

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-051
PROPOSED DEVELOPMENT:	Shed
LOCATION:	258 Black Snake Road Granton
APPLICANT:	Sheds N Homes Hobart
ADVERTISING START DATE:	15/04/2025
ADVERTISING EXPIRY DATE:	05/05/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **05/05/25**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **05/05/25**, or for postal and hand delivered representations, by 5.00 pm on **05/05/25**.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-051

DATE RECEIVED: 13 March 2025



1 Site
1 : 2000

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

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57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	JAKE HENDERSON			DRAWING TITLE	SITEPLAN		
PROJECT ADDRESS	258 BLACK SNAKE RD, GRANTON TAS 7030			DATE	11/03/2025	SCALE	1 : 2000
PROJECT	NEW SHED			REVISION No		SHEET SIZE	A3
						JOB No	SNH25-008
						SHEET No	C2.0



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			PROJECT ADDRESS 258 BLACK SNAKE RD, GRANTON TAS 7030		DATE 11/03/2025	SCALE 1 : 200		DRAWN BY BH	
			PROJECT NEW SHED		REVISION No		SHEET SIZE A3	JOB No SNH25-008	SHEET No C2.6



PROPOSED BUILDING LOCATION

PIPE EXIT IN ACCORDANCE WITH S1.1 & S1.2 - IECA, drawing OS-01 (a) "Typical layout of rock pad outlet structure for a pipe outlet"

75MM ROCK WITH GEO-FAB UNDERLAY

RIVULET BASE



UP-STREAM



DOWN-STREAM

Asset ID :	141374
Asset Type :	Creek
Parline No :	0
Upstream Node :	BS001/EW10
Upstream Invert Level :	0
Upstream Depth :	0
Downstream Node :	BS001/HW10
Downstream Invert Level :	0
Downstream Depth :	0
Pipe Length :	204.66
Pipe Shape :	Semi-Circular
Material :	ER
Pipe Diameter (mm) :	0
Pipe Height (mm) :	0
Installation Date :	1996-07-01T00:00:00
Surface :	NS
Area :	BS
Owner :	GCC
Capacity :	0
Condition :	0
Cond_Eval :	N/A



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CLIENT NAME	JAKE HENDERSON	DRAWING TITLE	SCOUR POINT
PROJECT ADDRESS	258 BLACK SNAKE RD, GRANTON TAS 7030	DATE	11/03/2025
PROJECT	NEW SHED	SCALE	1 : 500
		REVISION No	
		SHEET SIZE	A3
		JOB No	SNH25-008
		SHEET No	S01.0



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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME JAKE HENDERSON		DRAWING TITLE FLOODPRONE AREA		
PROJECT ADDRESS 258 BLACK SNAKE RD, GRANTON TAS 7030		DATE 11/03/2025	SCALE 1 : 500	DRAWN BY BH
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-008 SHEET No C2.1

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ABN 52 660 422 159

CLIENT NAME JAKE HENDERSON		DRAWING TITLE PRIORITY VEGETATION		
PROJECT ADDRESS 258 BLACK SNAKE RD, GRANTON TAS 7030		DATE 11/03/2025	SCALE 1 : 500	DRAWN BY BH
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-008 SHEET No C2.4



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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	JAKE HENDERSON			DRAWING TITLE	WATERWAY & COASTAL PROTECTION		
PROJECT ADDRESS	258 BLACK SNAKE RD, GRANTON TAS 7030			DATE	11/03/2025	SCALE	1 : 500
PROJECT	NEW SHED			REVISION No		SHEET SIZE	A3
						JOB No	SNH25-008
						SHEET No	C2.5



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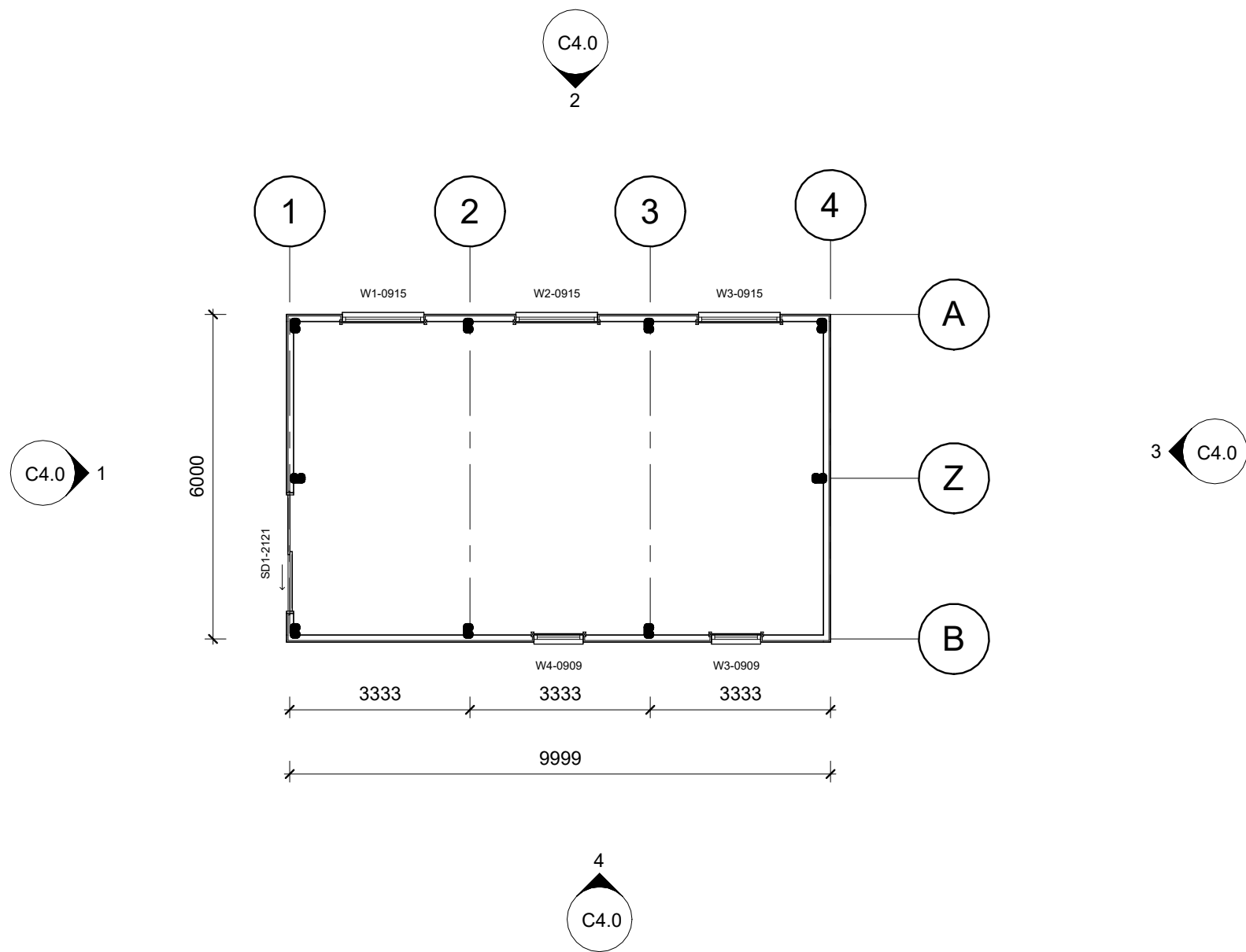
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				PROJECT ADDRESS 258 BLACK SNAKE RD, GRANTON TAS 7030			DATE 11/03/2025	SCALE 1 : 200		DRAWN BY BH	
				PROJECT NEW SHED			REVISION No	SHEET SIZE A3	JOB No SNH25-008	SHEET No C2.6	

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ABN 52 660 422 159

CLIENT NAME	JAKE HENDERSON	DRAWING TITLE	FLOORPLAN
PROJECT ADDRESS	258 BLACK SNAKE RD, GRANTON TAS 7030	DATE	11/03/2025
PROJECT	NEW SHED	SCALE	1 : 100
		REVISION No	
		SHEET SIZE	A3
		JOB No	SNH25-008
		SHEET No	C3.0
		DRAWN BY	BH

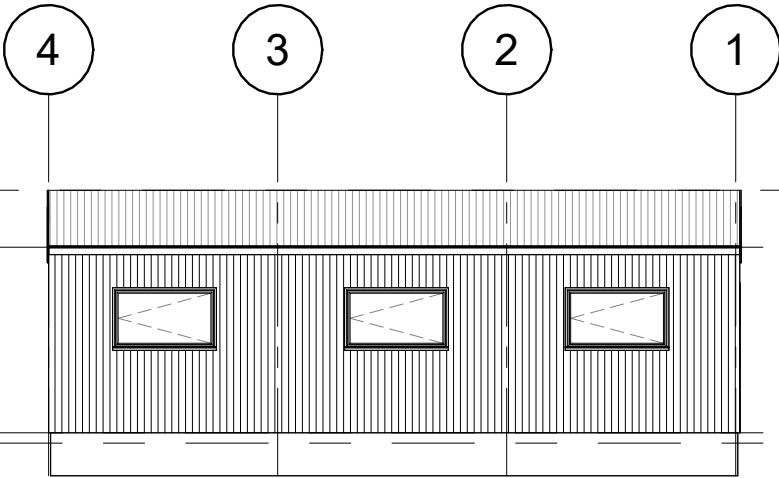
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ROOF: COLORBOND COL. TBA LRV >40%
WALLS: COLORBOND COL. TBA LRV >40%

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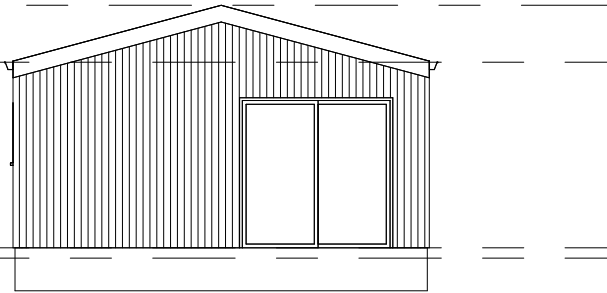
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DATE RECEIVED: 13 March 2025

APEX
3529
Eave
2700
FFL
0
FGL
-150

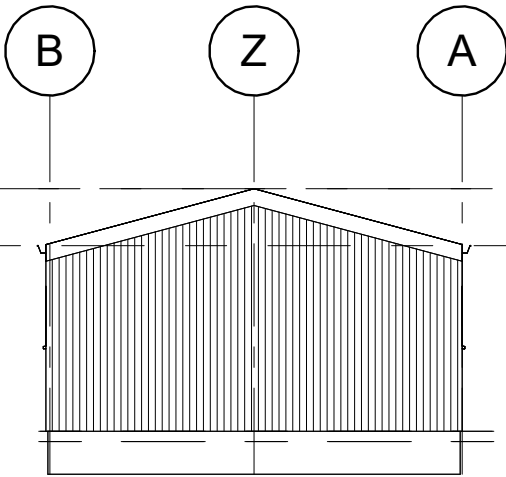


2 South East
1 : 100

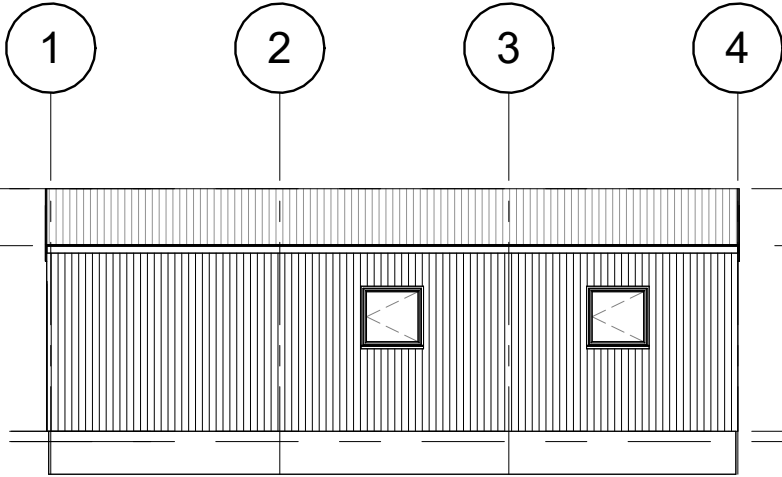


1 North East
1 : 100

APEX
3529
Eave
2700
FFL
0
FGL
-150



3 South West
1 : 100



4 North West
1 : 100

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CLIENT NAME	JAKE HENDERSON			ELEVATIONS		
PROJECT ADDRESS	258 BLACK SNAKE RD, GRANTON TAS 7030			DATE	11/03/2025	DRAWN BY
PROJECT	NEW SHED			SCALE	1 : 100	BH
				REVISION No		
				SHEET SIZE	A3	
				JOB No	SNH25-008	
				SHEET No	C4.0	