

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-127
PROPOSED DEVELOPMENT:	Outbuilding (Residential)
LOCATION:	142 Black Snake Road Granton
APPLICANT:	Island Life Designers
ADVERTISING START DATE:	03/06/2025
ADVERTISING EXPIRY DATE:	18/06/2025

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 **18/06/2025**.

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 **18/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **18/06/2025**.

GENERAL INFORMATION

Land Title Reference	-	150310/1
Building Class	-	10a
Property Zone	-	30.0 Future Urban
Wind Classification	-	A4
Soil Classification (AS 2870)	-	CLASS T.B.C
Climate Zone (NCC 3.12)	-	NA
Alpine Area (900m above AHD) -	-	NA
BAL Rating (AS3959)	-	TBC
Heritage Building	-	NO
Flood Prone Area	-	NO
Coastal Ingress Area	-	NO
Coastal Erosion Area	-	NO
Corrosion Environment	-	Moderate

OTHER CONSULTANTS

Structural Engineer	-	T.B.C
Geological Report (Soil)	-	T.B.C
Energy Assessment	-	T.B.C
Waste Water Report	-	NA
Bushfire Assessment	-	TBC
Natural Value Assessment	-	TBC
Civil Engineer	-	NA
Mechanical Engineer	-	NA
Electrical Engineer	-	NA
Site Survey	-	NA
Hydrologist Report	-	NA
Contaminated Site Survey	-	NA

AREA SCHEDULE *(All measurements in m2)*

Site Plan	-	7,841 m2
Existing Residence	-	230.0m2
Residence (Ground Floor)	-	NA
Residence (First Floor)	-	NA
Alfresco Area	-	NA
Verandah Area	-	NA
Porch (Laundry)	-	NA
Detached Office / Study	-	NA
Porch	-	NA
Decking Area	-	NA
Balcony (existing)	-	NA
Residential Shed / Outbuilding	-	93.50m2

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No **PLN-25-127**

DATE RECEIVED **14/05/25**

Drawing Schedule:	
Sheet number	Sheet name
01	COVER PAGE
02	SITE PLAN-OVERALL
03	SITE PLAN
04	SITE DRAINAGE PLAN
05	SHED FLOOR PLAN
06	PLUMBING PLAN
07	SHADOW DIAGRAMS

Proposed Shed

142 Black Snake Rd

Granton TAS 7030

ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943670
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

notes	revision
Shed design	0

stage	<input type="checkbox"/> sketch design
<input type="checkbox"/> design development	
<input type="checkbox"/> contract documentation	
<input checked="" type="checkbox"/> DA	
<input type="checkbox"/> BA	
<input type="checkbox"/> construction drawings	

PROJECT NAME :
Proposed Shed

CLIENT :
Shannan Wuttke

SITE :
142 Black Snake Rd
Granton TAS 7030

DRAWING TITLE :
Cover Page

REVISION NO. 0

DRAWING NO 01

SCALE: As noted on
A3 paper size

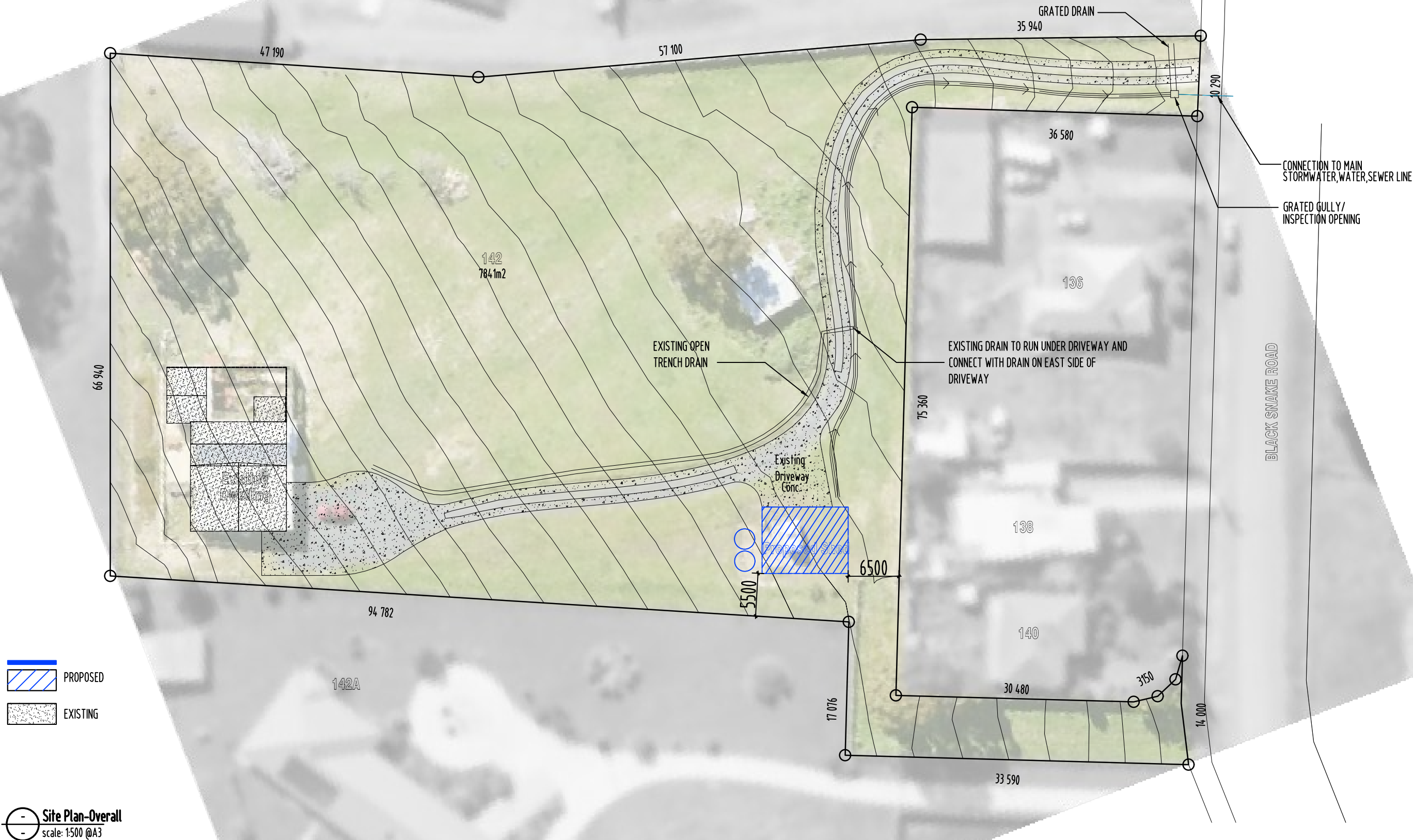
DRAWN BY : M.S.

CHECKED BY : Nicholas Young

PROJECT NO. 25-006

Plot Date: 15/04/2025

Document Set ID: 3498802
Version: 1, Version Date: 20/05/2025



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Shed design	0

stage	
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed Shed

CLIENT:
Shannan Wuttke

SITE:
142 Black Snake Rd
Granton TAS 7030

DRAWING TITLE:
Site Plan-Overall

REVISION NO. 0

DRAWING NO 02

SCALE: As noted on
A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 25-006

Plot Date: 15/04/2025

142 Black Snake Road Granton TAS 7030
Site Area: 7,841m²
Existing Site Cover (Dwelling) 230.00m² = 2.93%
Proposed Site Cover Proposed Shed 93.5m² + Existing Dwelling 230.00m²
Total Site Cover: 323.50m² = 4.12%



EXISTING OPEN TRENCH DRAIN

EXISTING DRAIN TO RUN UNDER DRIVEWAY AND
CONNECT WITH DRAIN ON EAST SIDE OF
DRIVEWAY

Existing
Driveway
Cone

Exist.
meter box

Proposed Shed

Rainwater tanks
Size: 2540mm diameter and 2350mm high
10,000L each Colour: Woodland Grey

5500
setback

6500
setback

Site Plan
scale: 1:200 @A3

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stage	
sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

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Proposed Shed

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Granton TAS 7030

DRAWING TITLE:
Site Plan

REVISION NO. 0

DRAWING NO. 03

SCALE: As noted on
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PROJECT NO. 25-006

Plot Date: 15/04/2025

NEW PIPEWORK

SEWER DN100 uPVC

SUB SOIL DRAINAGE Ø90

STORMWATER DN100 uPVC

COLD WATER DN20

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

GRATED PIT
(DETAILS BY CIVIL)

WATER TAP

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

FWG FLOOR WASTE GULLY

IOS INSPECTION OPENING SHAFT

ORG ORVERFLOW RELIEF GULLY

IV ISOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

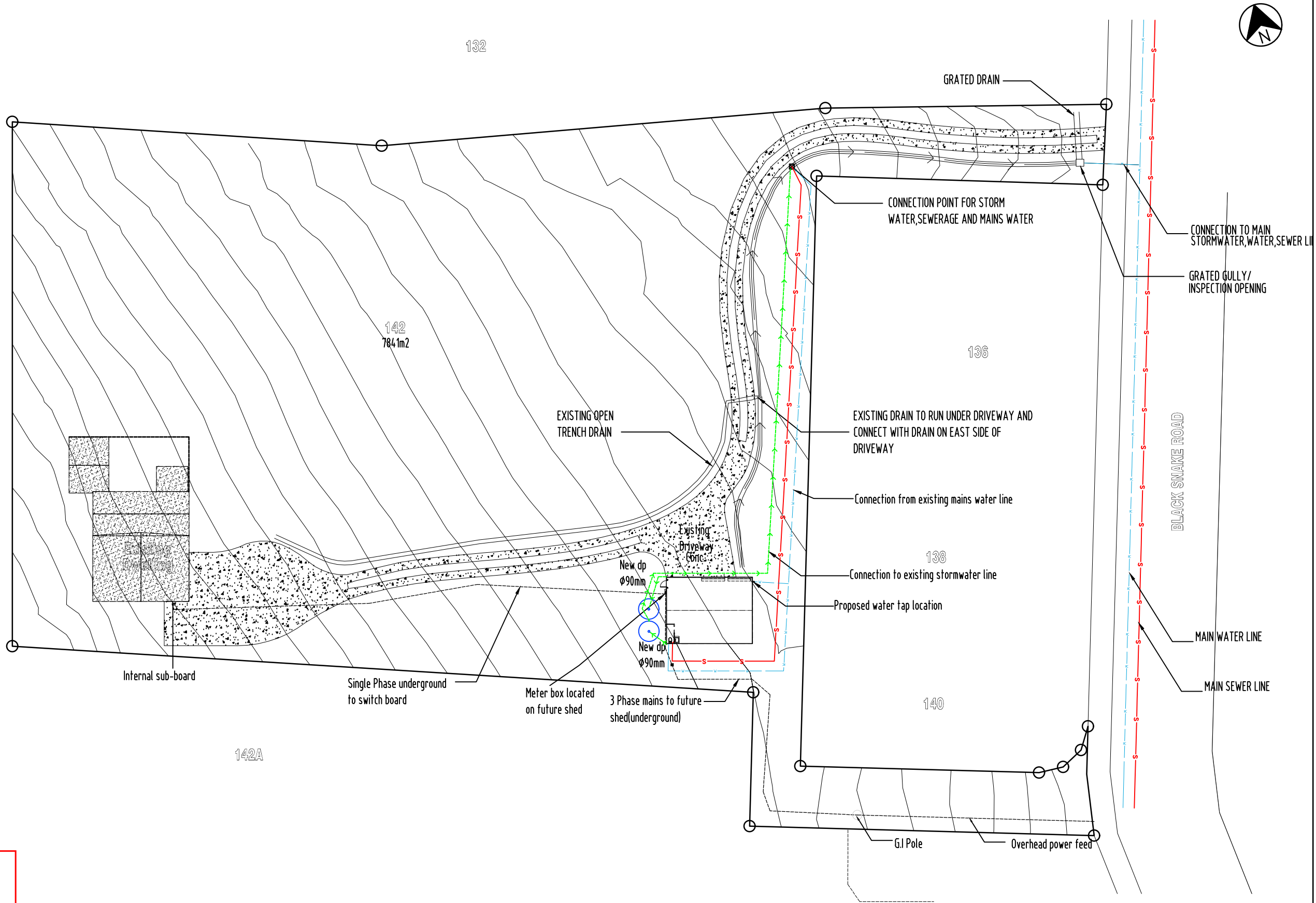
CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT



GLENORCHY CITY COUNCIL
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Site Plan-Drainage

scale: 1:500 @A3



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contract documentation	
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BA	
construction drawings	

Proposed Shed

CLIENT :
Shannan Wuttke

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DRAWING TITLE :
Site Drainage Plan

REVISION NO. 0

DRAWING NO 04

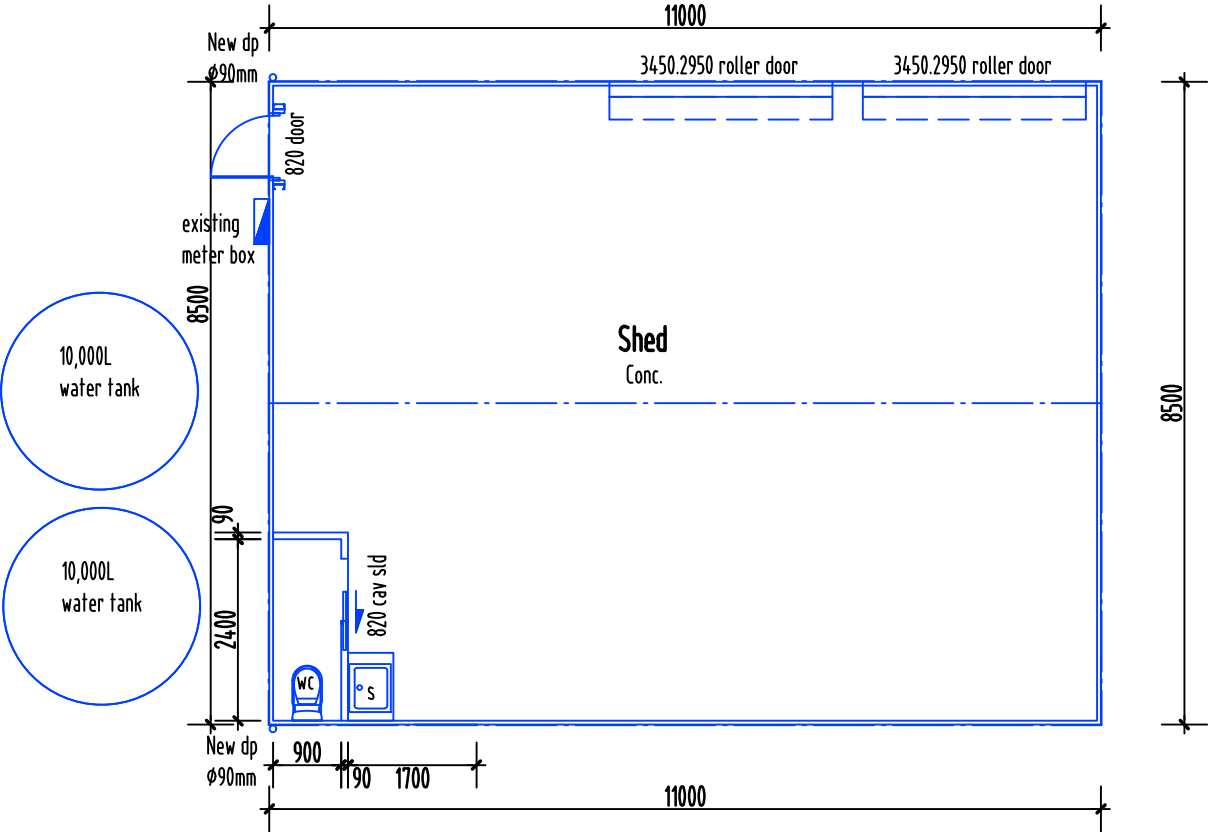
SCALE As noted on
A3 paper size

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PROJECT NO. 25-006

Plot Date: 15/04/2025



AREAS

Shed:	93.50m ²
TOTAL FLOOR AREA:	93.50m ²

 **Shed Floor Plan**
scale 1:100@A3



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sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

Proposed Shed

CLIENT :
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DRAWING TITLE :
Shed Floor Plan

REVISION NO. 0

DRAWING NO 05

SCALE: As noted on
A3 paper size

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CHECKED BY : Nicholas Young

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SUB SOIL DRAINAGE Ø90

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IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT

NOTE:

ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:

- N.C.C., AS3500.2 & AS3500.3

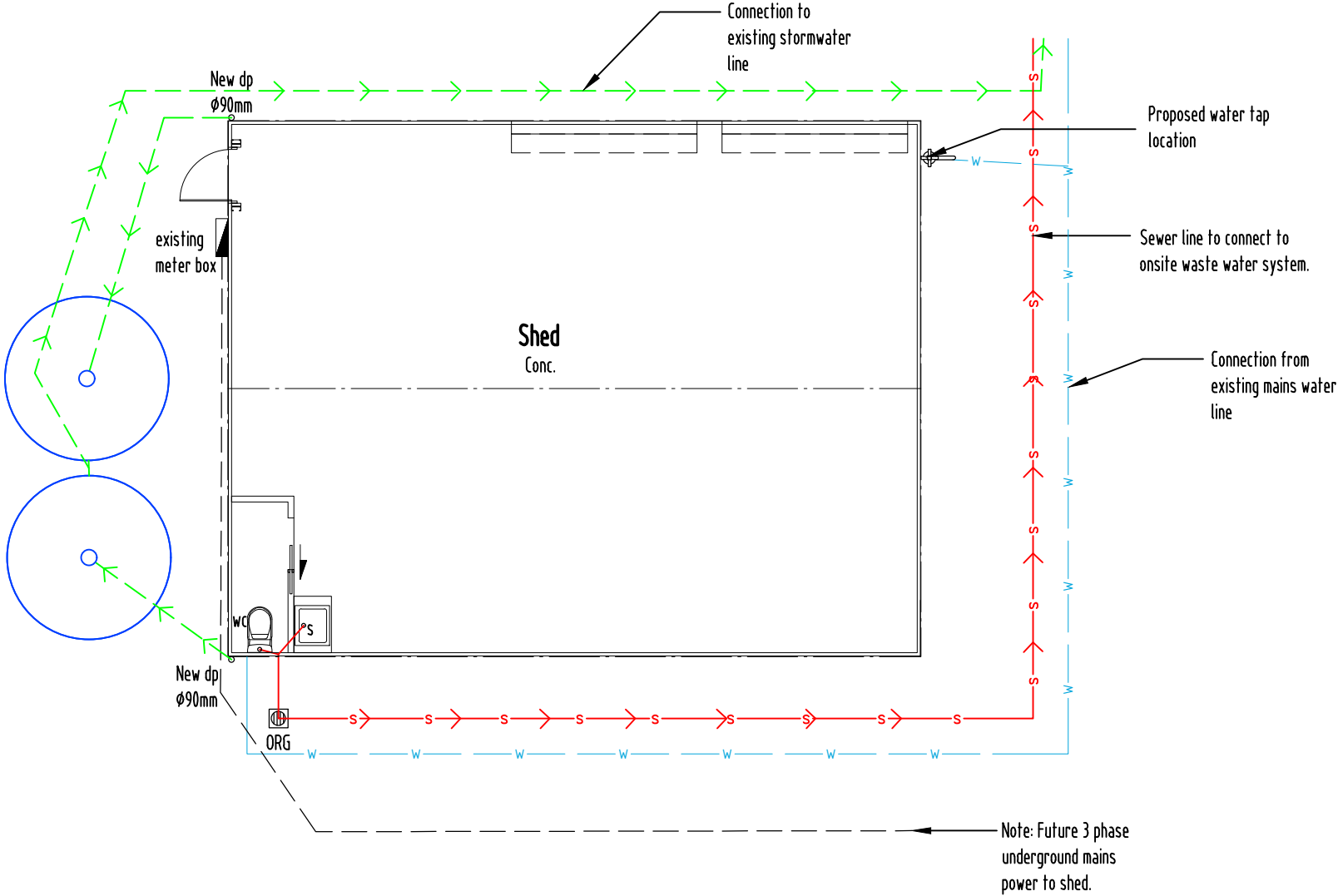
- WATER SERVICES ASSOCIATION OF AUSTALIA CODES(WSAA)

- LOCAL COUNCIL REQUIREMENTS

- TASWATER TECHNICAL STANDARDS

- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS

REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS



Shed Plumbing Plan

scale 1:100@A3