

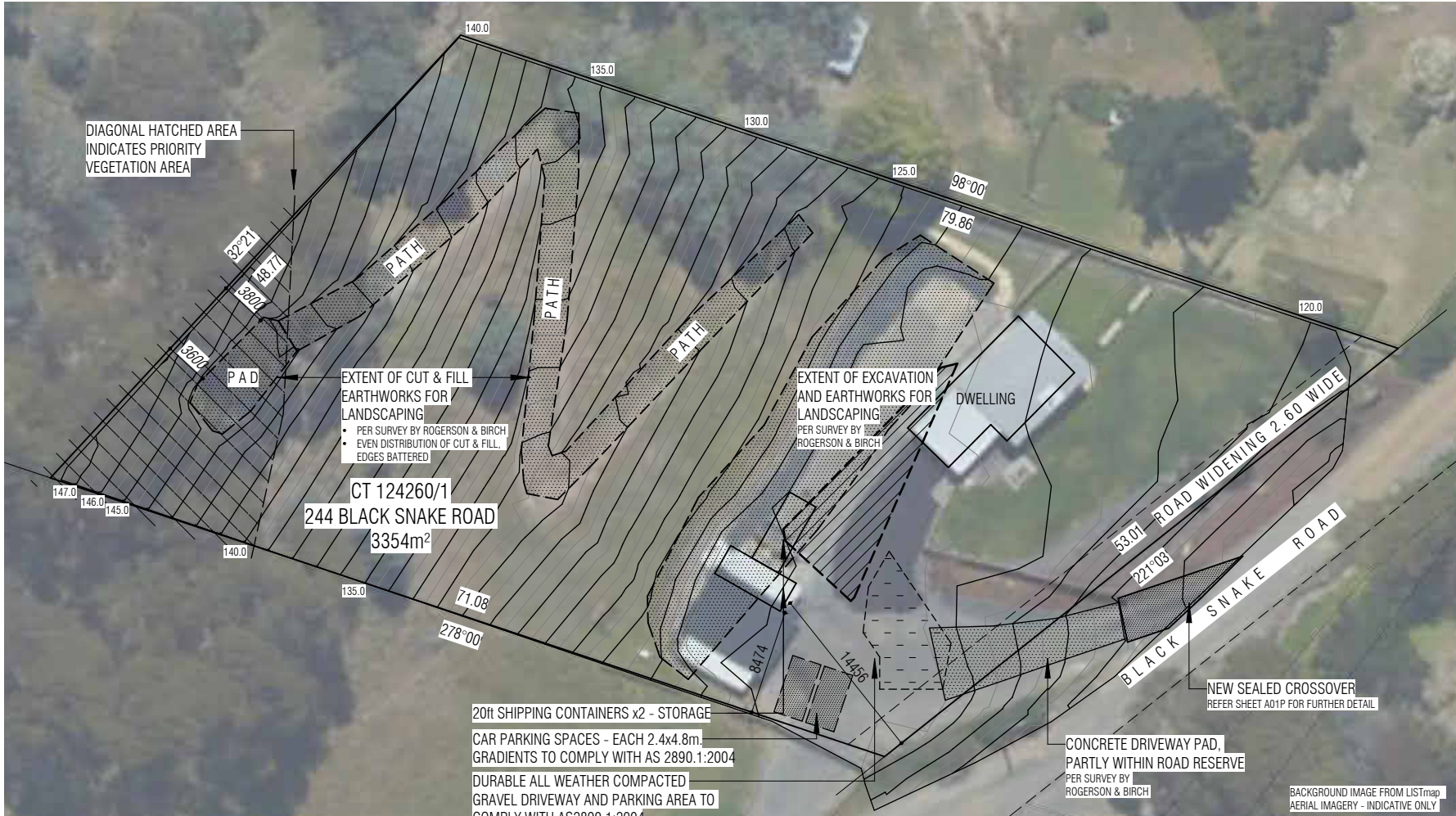
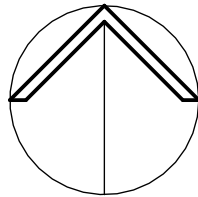
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-194
PROPOSED DEVELOPMENT:	Shipping Containers (2), Driveway Works and Walkway Works (Residential)
LOCATION:	244 Black Snake Road, Granton
APPLICANT:	Catalyst Design & Drafting
ADVERTISING START DATE:	09/05/2025
ADVERTISING EXPIRY DATE:	23/05/2025

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 **23/05/2025**.

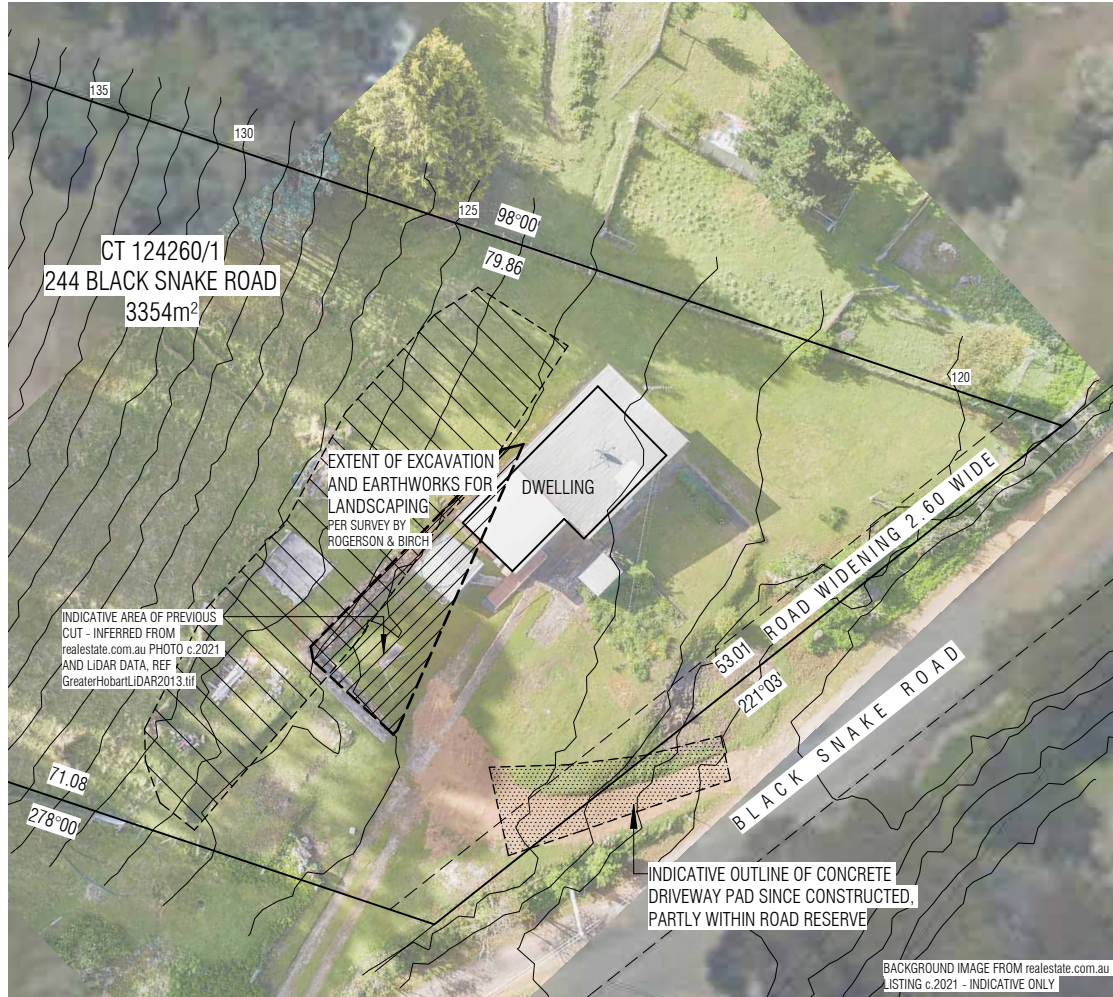
During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **23/05/2025**, or for postal and hand delivered representations, by 5.00 pm on **23/05/2025**.



SITE PLAN

SCALE 1 : 500 at A3



SITE PLAN - PART (PREVIOUS)

SCALE 1 : 500 at A3

SITE INFORMATION

LAND TITLE REFERENCE 124260/1
WIND CLASSIFICATION UNKNOWN
SOIL CLASSIFICATION UNKNOWN

CLIMATE ZONE 7
BUSHFIRE ATTACK LEVEL UNKNOWN

ALPINE AREA NO
CORROSION ENVIRONMENT UNKNOWN
OTHER HAZARDS NIL KNOWN

PLANNING & ZONING INFORMATION

ZONING: 11.0 RURAL LIVING (ZONE A)
TASMANIAN PLANNING SCHEME -
GLENORCHY LOCAL PROVISIONS SCHEDULE

OVERLAYS:
• BUSHFIRE-PRONE AREAS CODE - BUSHFIRE-PRONE AREAS
• SCENIC PROTECTION CODE - SCENIC PROTECTION AREA (GLENORCHY HINTERLAND)
• NATURAL ASSETS CODE - PRIORITY VEGETATION AREA (PART)
• NATURAL ASSETS CODE - WATERWAY AND COASTAL PROTECTION AREA (PART)
• FLOOD-PRONE HAZARD AREAS CODE - FLOOD-PRONE AREAS (PART)

SITE AREAS

LAND AREA 3354m²

- HORIZONTAL DATUM (NORTH) IS GDA2020
- VERTICAL DATUM (HEIGHT) IS AHD83 PER SPM10772
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES
- SITE DATA AS PER SURVEY BY ROBERSON & BIRCH, REF WEBAS01 15561-01, 09/05/2024
- CONTOURS AND ELEVATION DATA ON SITE PLAN - PART (PREVIOUS) ARE APPROXIMATE ONLY
- BACKGROUND PHOTO IMAGES ARE FOR CONTEXT ONLY AND ARE NOT NECESSARILY TO SCALE OR PROPORTION

DATE 24/07/2024
REVISION/ISSUE DEVELOPMENT APP
13/01/2025 PLANNING RFI
03/03/2025 CONTOURS, PAD UPDATED
31/03/2025 UPDATES, SHEET A01P ADDED
01/05/2025 ADD SEALED CROSSOVER

DRAWING LIST
SITE PLAN
PART SITE PLAN

24-009 A01
24-009 A01P



Catalyst Design & Drafting Pty Ltd
ABN 98 546 582 336
PO Box 2030 Howrah TAS 7018
0410 606 900
design@catdd.com.au
www.catalystdesignanddrafting.com.au
Building Services Provider Licence Nos
619068752 & CC6621

Client:
ASHLEY WEBB
Project:
RETROSPECTIVE APPROVALS
244 BLACK SNAKE ROAD,
GRANTON, TAS, 7030

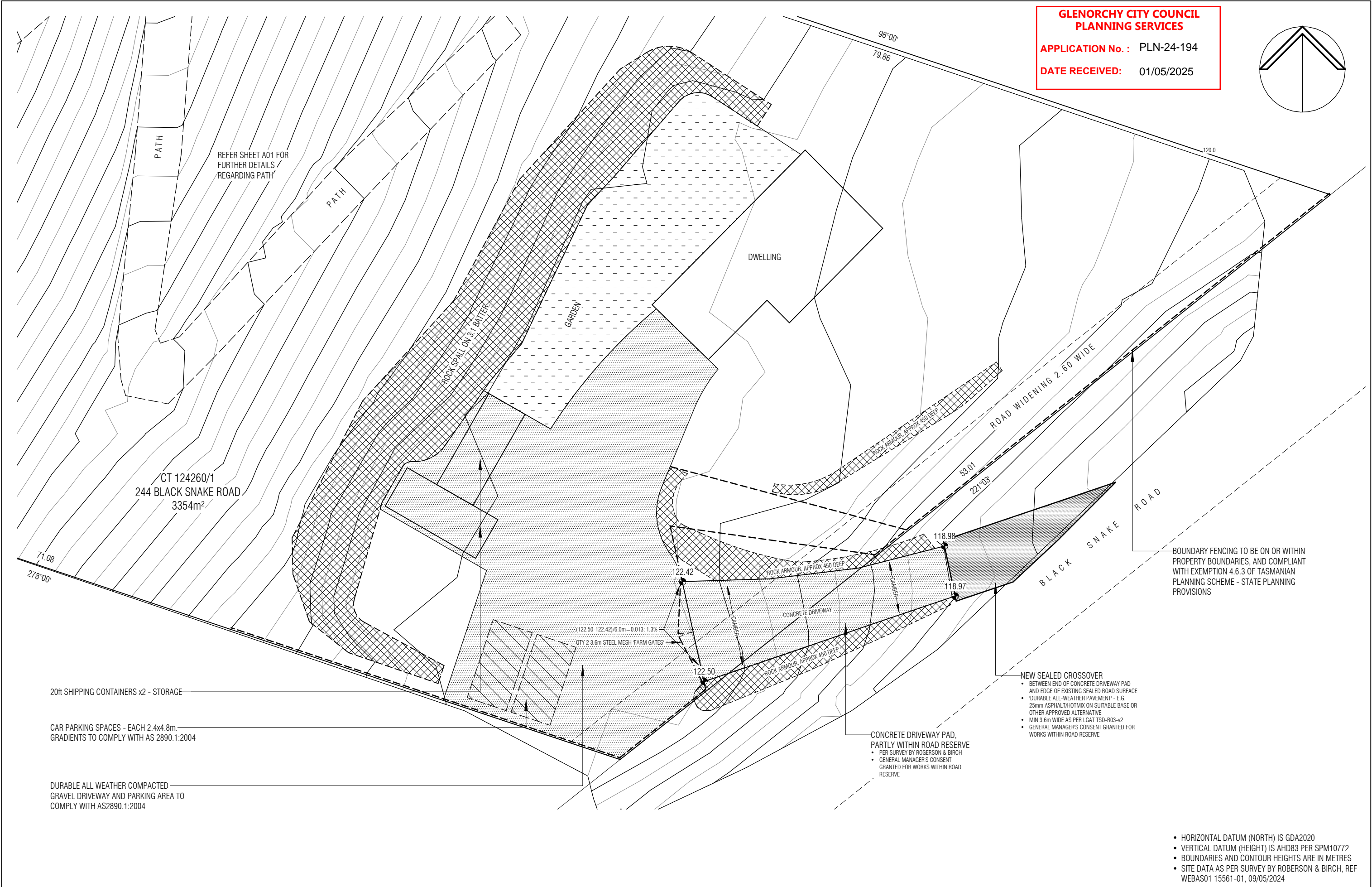
Scale: 1 : 500 at A3
Drawn: PB
Checked: -



DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:500 0 5 10 15 20 25m

SITE PLAN

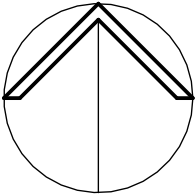
Project No:
24-009
Drawing No:
A01



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-24-194

DATE RECEIVED: 01/05/2025



BOUNDARY FENCING TO BE ON OR WITHIN
PROPERTY BOUNDARIES, AND COMPLIANT
WITH EXEMPTION 4.6.3 OF TASMANIAN
PLANNING SCHEME - STATE PLANNING
PROVISIONS

- NEW SEALED CROSSOVER**
- BETWEEN END OF CONCRETE DRIVEWAY PAD AND EDGE OF EXISTING SEALED ROAD SURFACE
 - 'DURABLE ALL-WEATHER PAVEMENT' - E.G. 25mm ASPHALT/HOTMIX ON SUITABLE BASE OR OTHER APPROVED ALTERNATIVE
 - MIN 3.6m WIDE AS PER LGAT TSD-R03-v2
 - GENERAL MANAGER'S CONSENT GRANTED FOR WORKS WITHIN ROAD RESERVE

- CONCRETE DRIVEWAY PAD, PARTLY WITHIN ROAD RESERVE**
- PER SURVEY BY ROBERSON & BIRCH
 - GENERAL MANAGER'S CONSENT GRANTED FOR WORKS WITHIN ROAD RESERVE

- HORIZONTAL DATUM (NORTH) IS GDA2020
- VERTICAL DATUM (HEIGHT) IS AHD83 PER SPM10772
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES
- SITE DATA AS PER SURVEY BY ROBERSON & BIRCH, REF WEBAS01 15561-01, 09/05/2024

DATE 24/07/2024 13/01/2025 03/03/2025 31/03/2025 01/05/2025	REVISION/ISSUE DEVELOPMENT APP PLANNING RFI CONTOURS, PAD UPDATED UPDATES, SHEET A01P ADDED ADD SEALED CROSSOVER	DRAWING LIST SITE PLAN PART SITE PLAN 24-009 A01 24-009 A01P	 CATALYST BUILDING DESIGN • DRAFTING • GUIDANCE • ADVICE	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752 & CC6621	Client: ASHLEY WEBB Project: RETROSPECTIVE APPROVALS 244 BLACK SNAKE ROAD, GRANTON, TAS, 7030	Scale: 1 : 200 at A3 Drawn: PB Checked: -	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:200 	Project No: 24-009 Drawing No: A01P
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