

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-258
PROPOSED DEVELOPMENT:	Single Dwelling and outbuilding
LOCATION:	628 Main Road Granton
APPLICANT:	J S Bedelph
ADVERTISING START DATE:	20/10/2026
ADVERTISING EXPIRY DATE:	04/11/2026

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 **04/11/2026**.

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 **04/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **04/11/2026**.

From:
Sent:
To:
Subject:
Attachments:

Categories:

CAUTION: External email.

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Hello planning officers,

Please find attached amended plans addressing the matters raised in the Request for Additional Information dated 13 October 2026.

The following amendments have been incorporated into the resubmitted plans:

1. Car Parking Numbers (C2.5.1)

Two on-site car parking spaces are now identified and dimensioned on the Site Plan and Stormwater Drainage Plan. The parking spaces are shown as 5.4m x 2.6m and have been designed in accordance with AS 2890.1:2004 and the requirements of the Tasmanian Planning Scheme.

2. Construction of Parking Areas (C2.6.1)

Driveway, parking and hardstand construction details have been added to the plans, including pavement design, compaction requirements, reinforcement, surface treatment and construction specifications demonstrating compliance with the requirement for a durable all-weather sealed surface.

3. Stormwater Management (C2.6.1)

A stormwater concept plan has been provided showing the capture and disposal of runoff from the proposed driveway, parking and hardstand areas. The amended plans identify finished surface levels, drainage gradients, grated drains, silt sumps and connection to the existing approved stormwater outlet. Minimum drainage falls have been incorporated, and spot levels are shown on the plans.

4. Design of Parking Areas (C2.6.2)

The amended plans now include parking space dimensions, driveway dimensions, vehicle manoeuvring arrangements and B85 turning movements. Notes have been included confirming that the parking and driveway layout is designed to comply with AS 2890.1:2004 and Clause C2.6.2 of the Tasmanian Planning Scheme. Parking area and driveway gradients are shown on the plans and remain within the maximum gradients specified by Council.

Please do not hesitate to contact me if you require any additional information,

Kind regards,

Project Details

Floor Areas: **245.44m²** Dwellingm (incl. Veranda)
+ **160m²** Shed

Deck Design Wind Speed: N3

Soil Classification: As per Soil report- Class P , due to presence of uncontrolled fill.

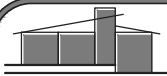
The natural soil has 'H-2' reactivity with normal moisture conditions.

Climate Zone: 7

Title Reference: 178773/2

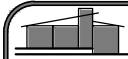
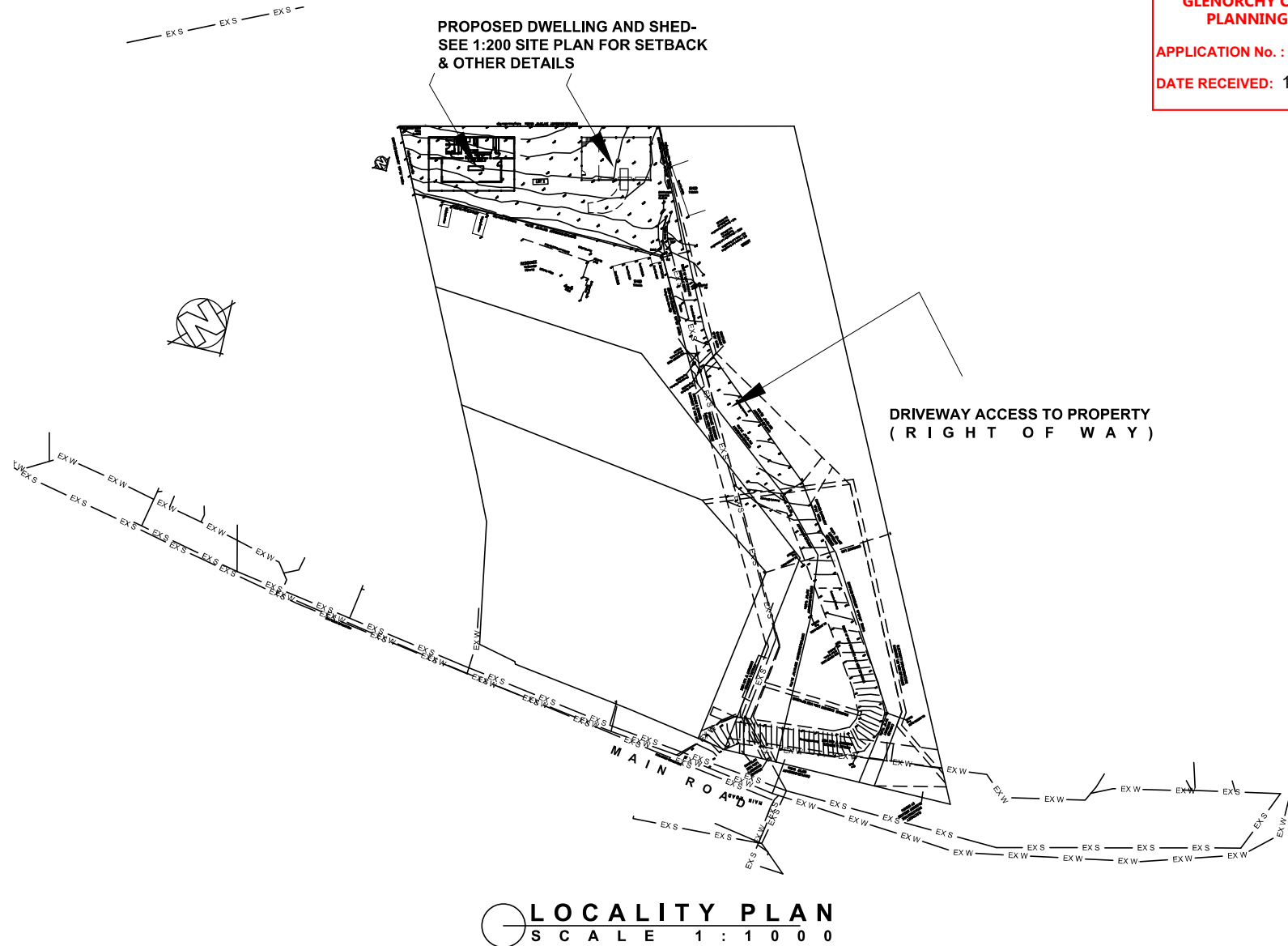
SHEET KEY

1 of 13	Cover Sheet
2 of 13	Location Plan
3 of 13	Site Plan - Setout
4 of 13	Dwelling Floor Plan
5 of 13	Dwelling Elevations 1
6 of 13	Dwelling Elevations 2
7 of 13	Details
8 of 13	Shed Ground Floor Plan
9 of 13	Shed Upper Floor Plan
10 of 13	Shed Elevations 1
11 of 13	Shed Elevations 2
12 of 13	Storm Water Drainage Plan
13 of 13	SWMP

 Skizze Building Design custom building design PO Box 562 Swansea NSW 2281. P.0423099841 Accreditation Number CC645J	Client: J Bedelph	At: 628 Main Road, Granton.	Revisions: See separate Dated Revision Notes on the relevant drawing pages and cover page for description of amendments	JOB:26014
	Proposed: Dwelling + Shed	COPYRIGHT 2026 SKIZZE BUILDING DESIGN- THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SKIZZE BUILDING DESIGN. THIS DOCUMENT AND DESIGN MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.		Application Type: Development Application
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-258
DATE RECEIVED: 14 October 2026



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Proposed:
Dwelling + Shed

At: 628 Main Road, Granton.

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LOCALITY PLAN

Revisions:
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JOB:26014

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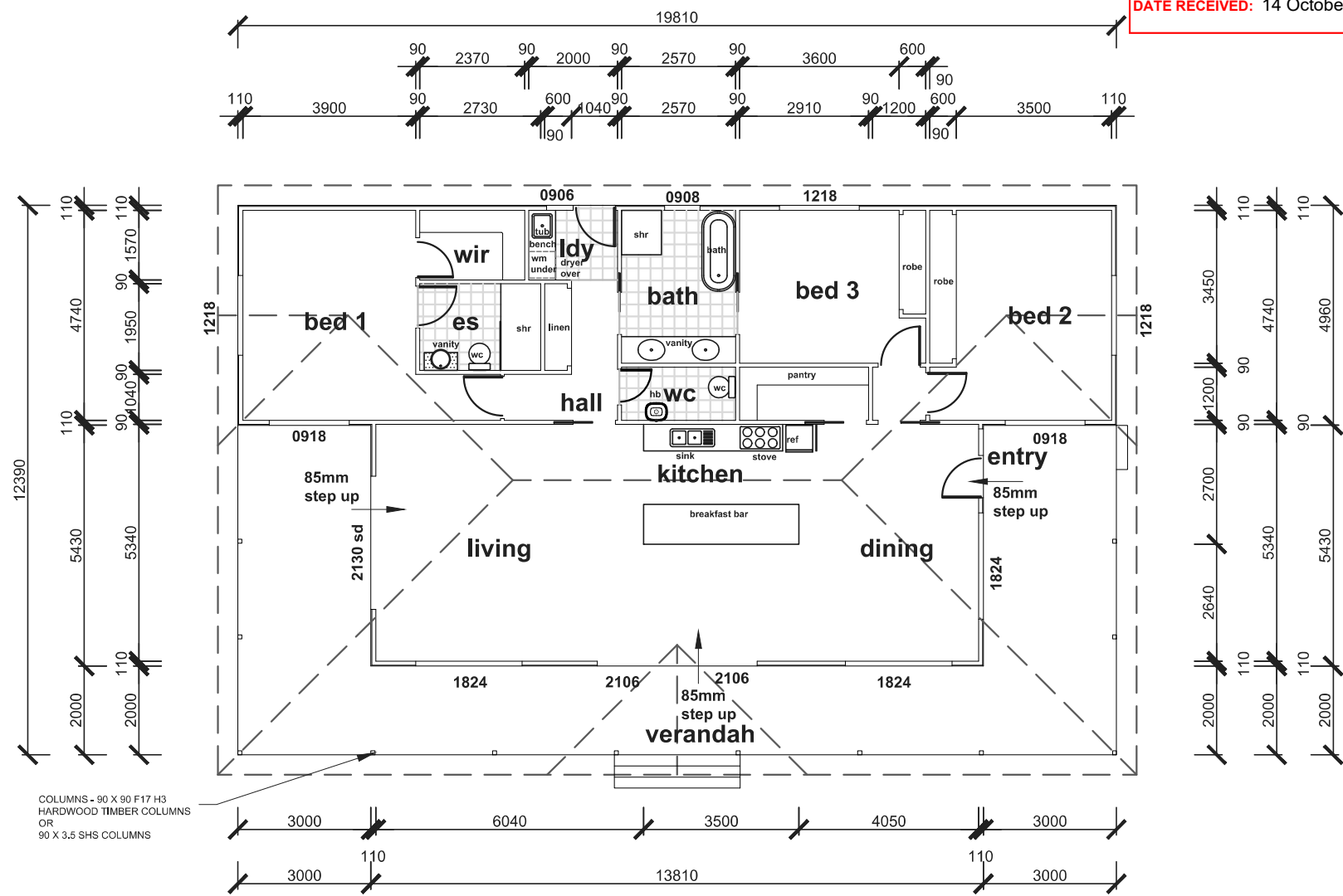


**Proposed:
Dwelling + Shed**

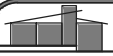
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S I T E P L A N - S E T O U T

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FLOOR PLAN
Area=173.24m² Dwelling + 72.2m² Verandah
SCALE 1 : 1 0 0



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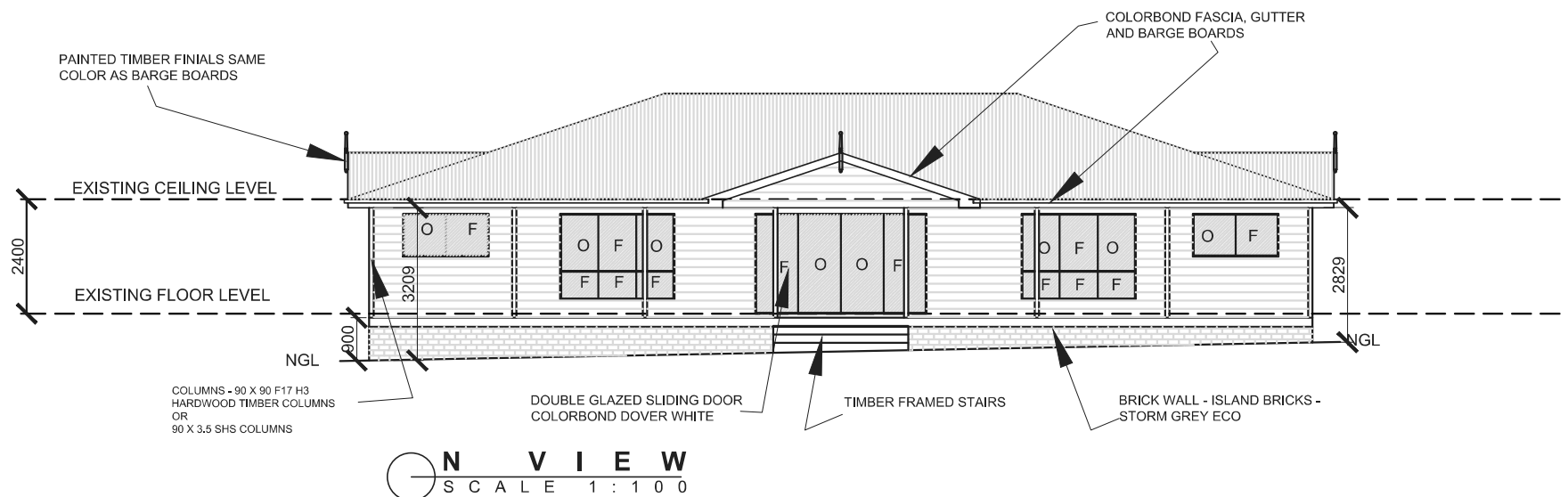
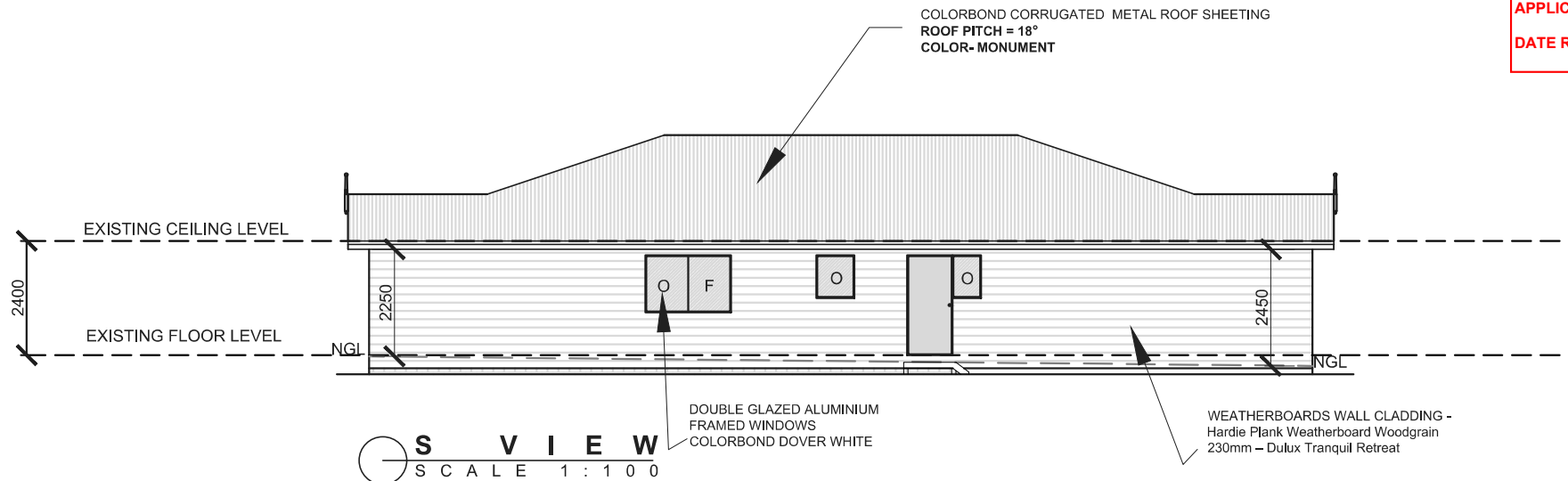
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DWELLING FLOOR PLAN



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Proposed:
Dwelling + Shed

At: 628 Main Road, Granton.

Application Type:
Development Application

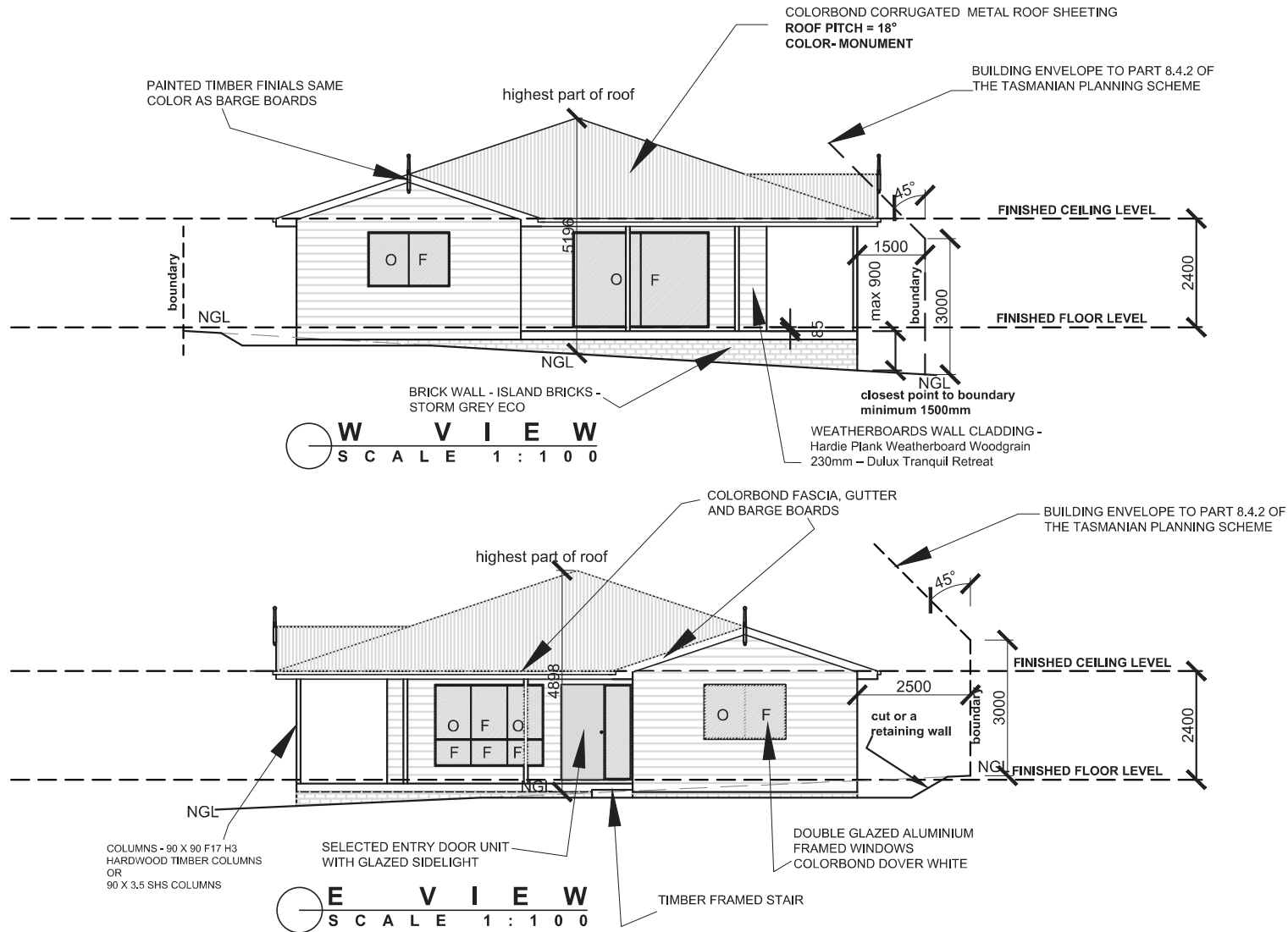
Elevations 1

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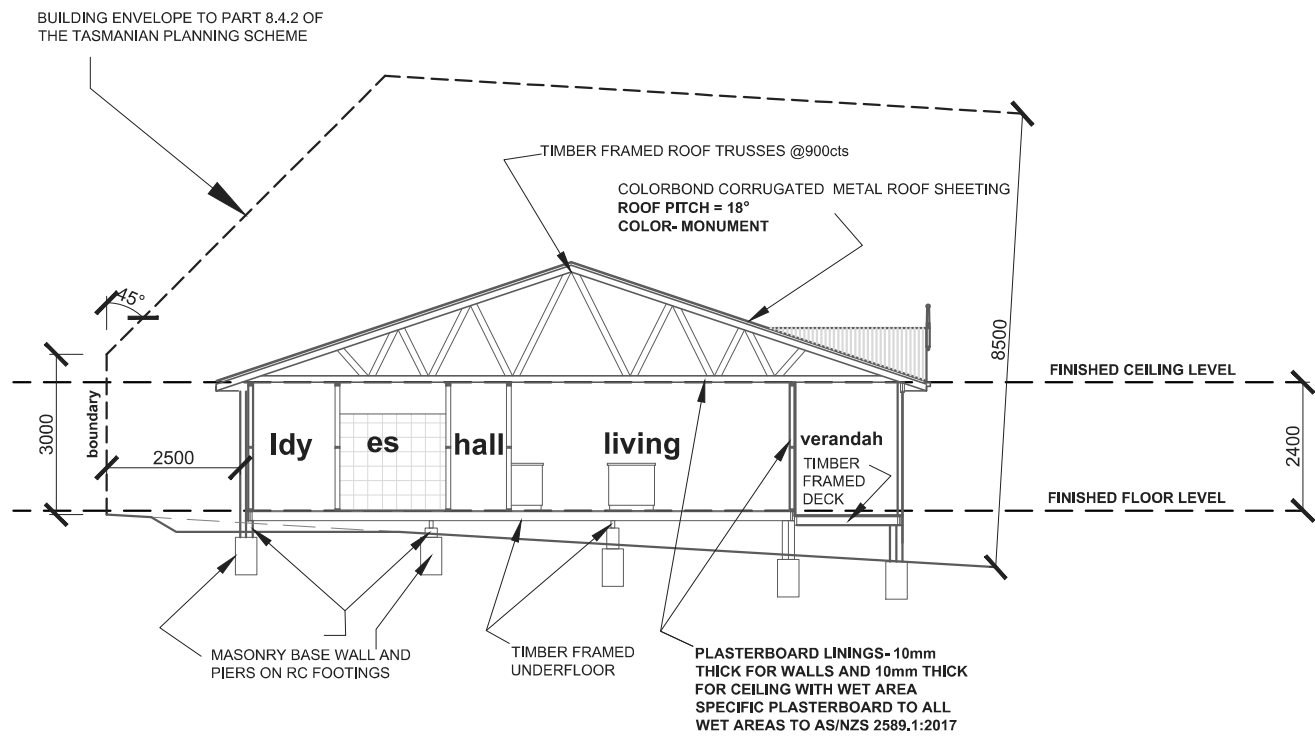
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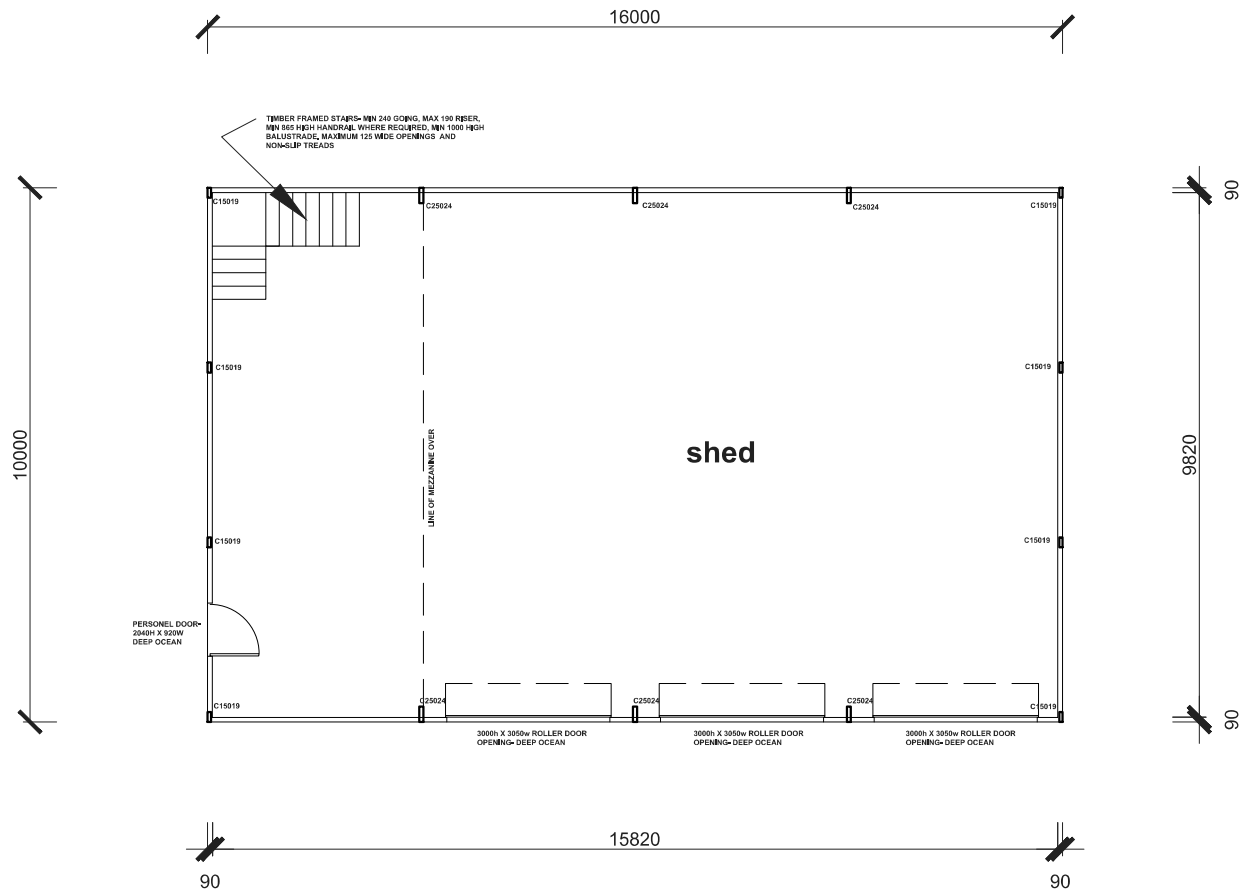
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TYPICAL SECTION
SCALE 1 : 1 0 0

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	TYPICAL DETAILS			

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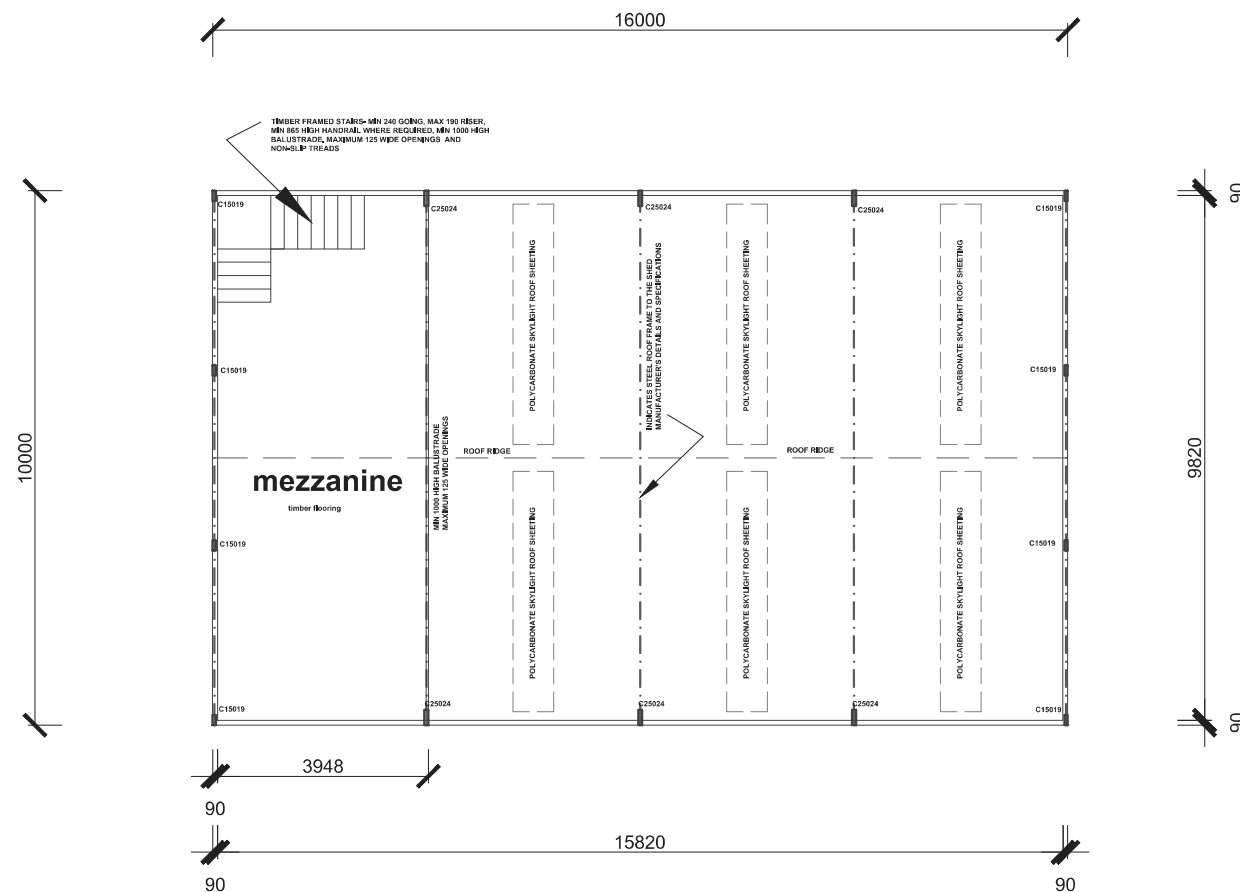
SHED FLOOR PLAN

Area = 1 6 0 . 0 0 m ²

SCALE 1 : 1 0 0

NB- ALL CONSTRUCTIONAL AND CLADDING DETAILS FOR THE SHED, EXTERNAL DOORS TO BE TO THE SHED MANUFACTURER'S ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS

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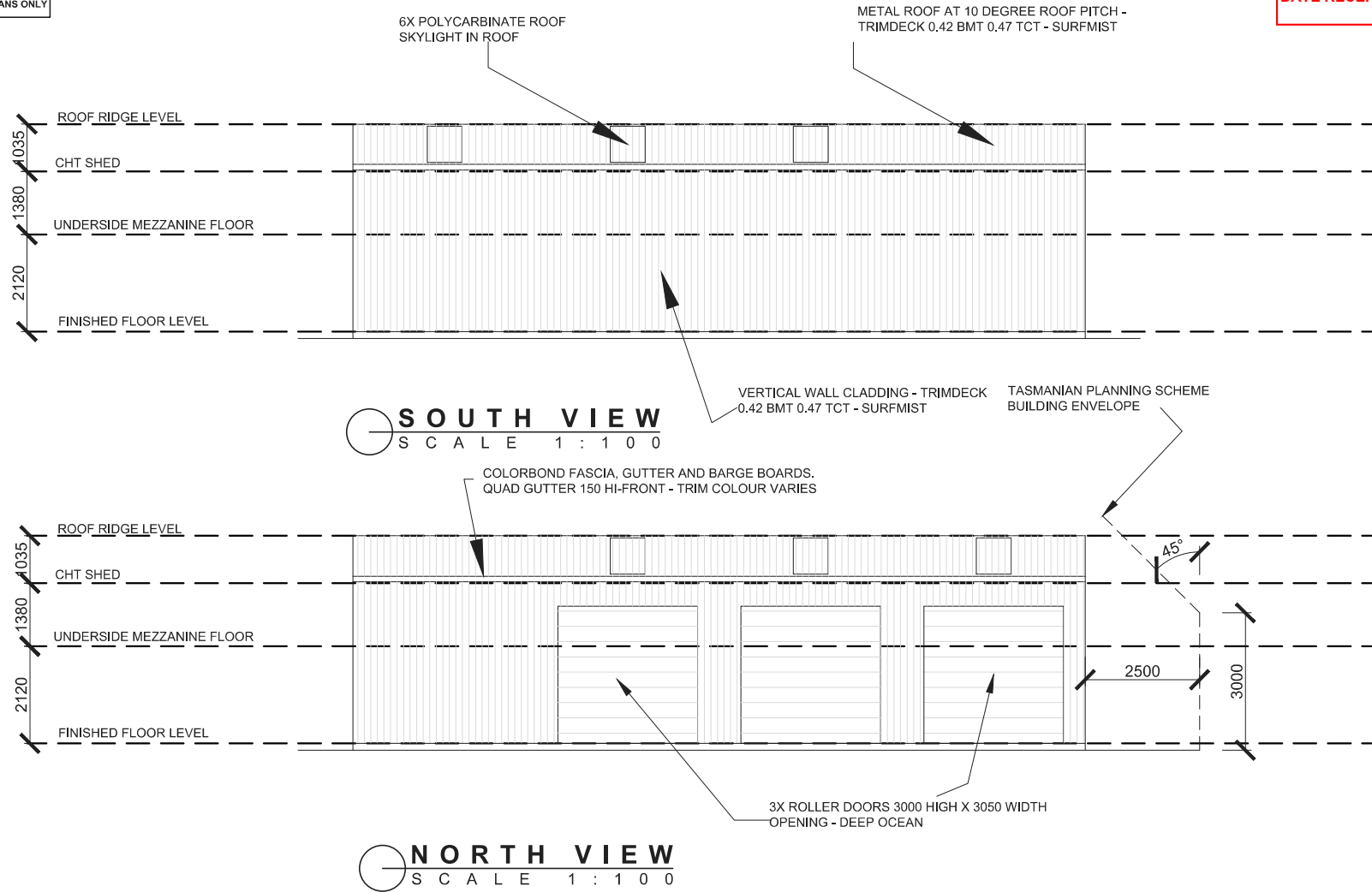


SHED MEZZANINE FLOOR PLAN
A r e a = 1 6 0 . 0 0 m ²
S C A L E 1 : 1 0 0

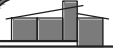
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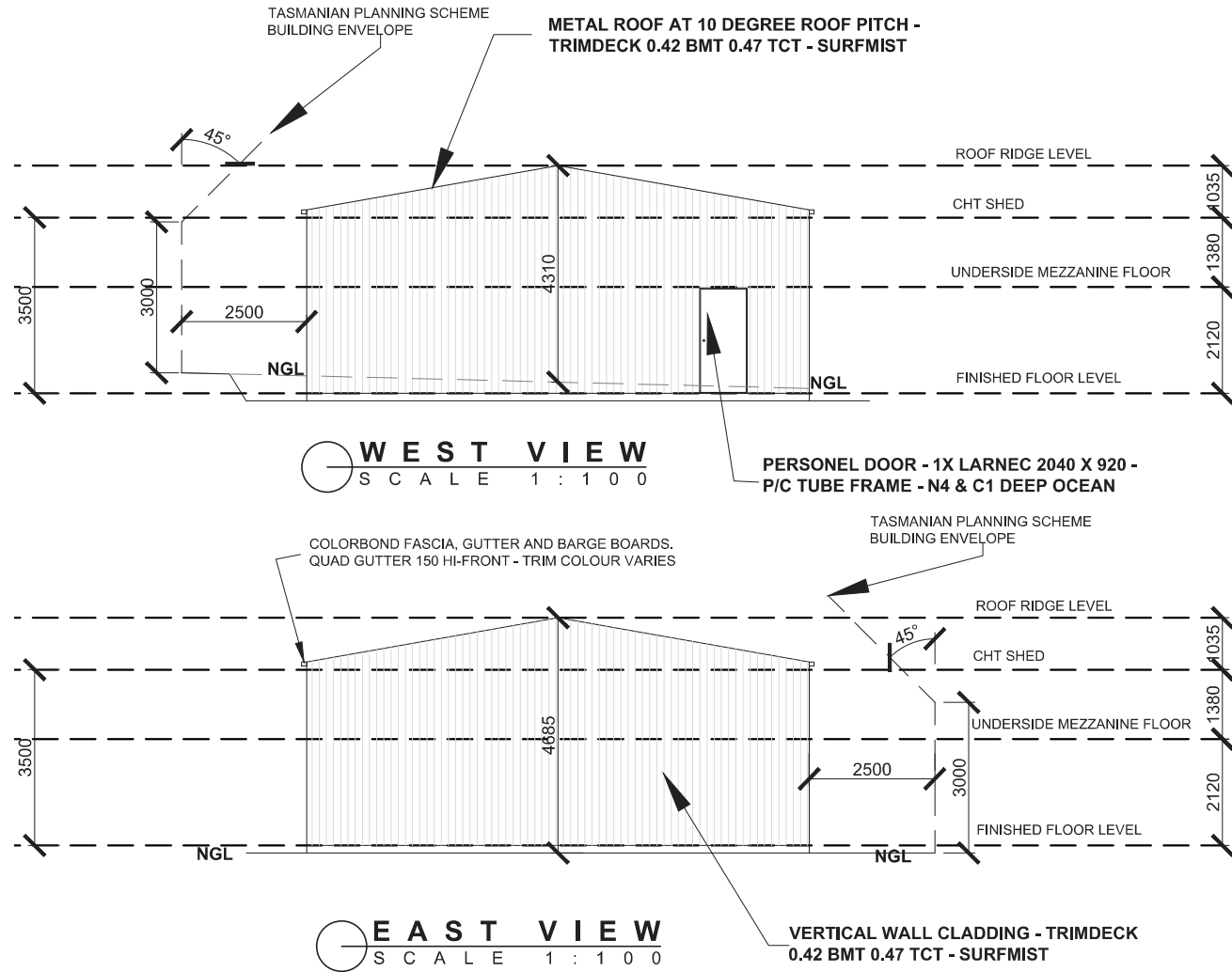
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	Document Set ID: 3677941	SHED ELEVATIONS 1		

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Proposed:
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At: 628 Main Road, Granton.

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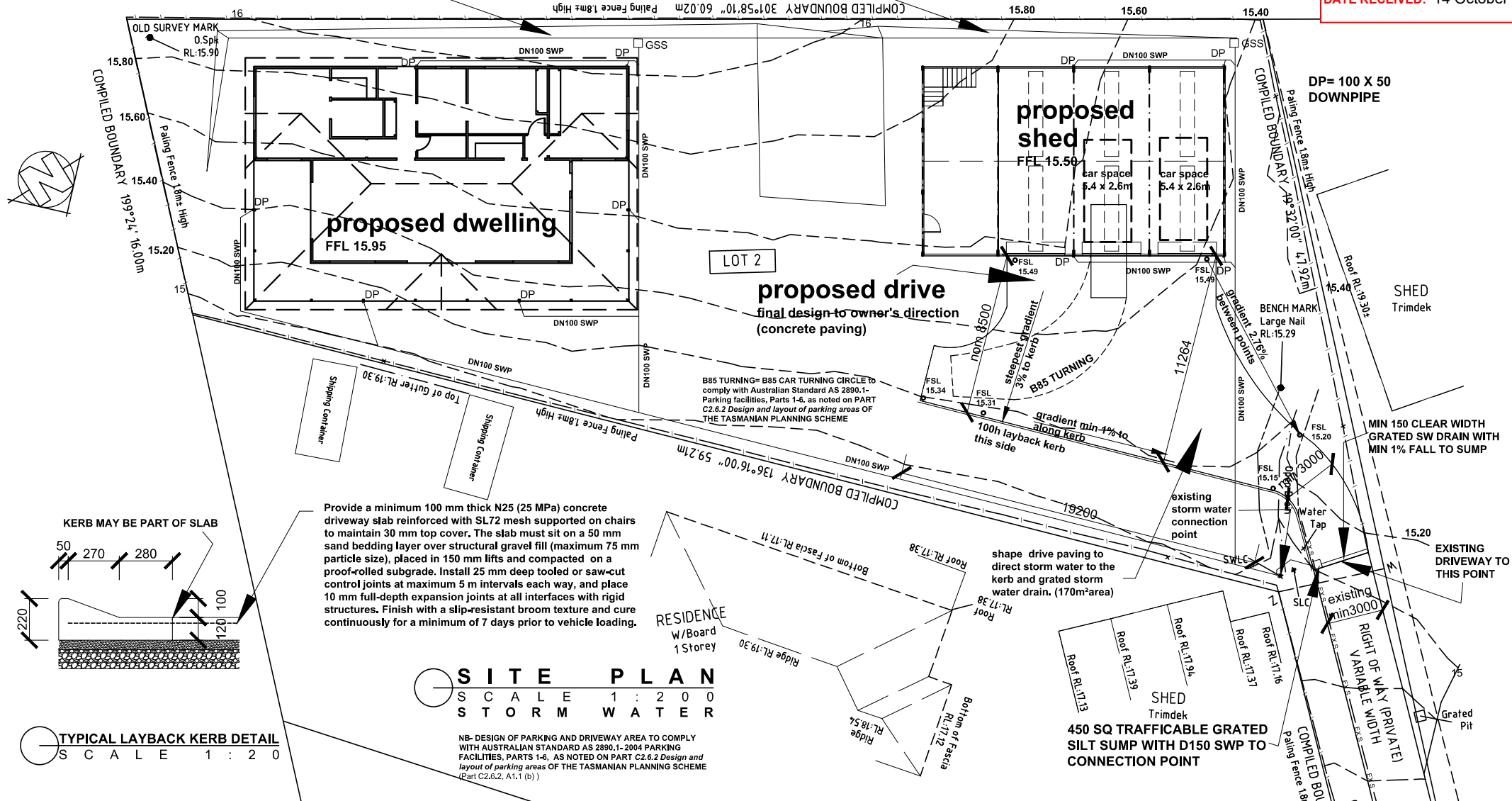
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S I T E P L A N

S C A L E 1 : 2 0 0

S W M P

450 SQ GRATED SILT SU
WITH D100 SWP TO SW S



Revisions: 13Oct26
CAR PARKING AND DRIVEWAY DETAILS CLARIFIED FOR
COUNCIL'S REQUEST FOR FURTHER INFORMATION



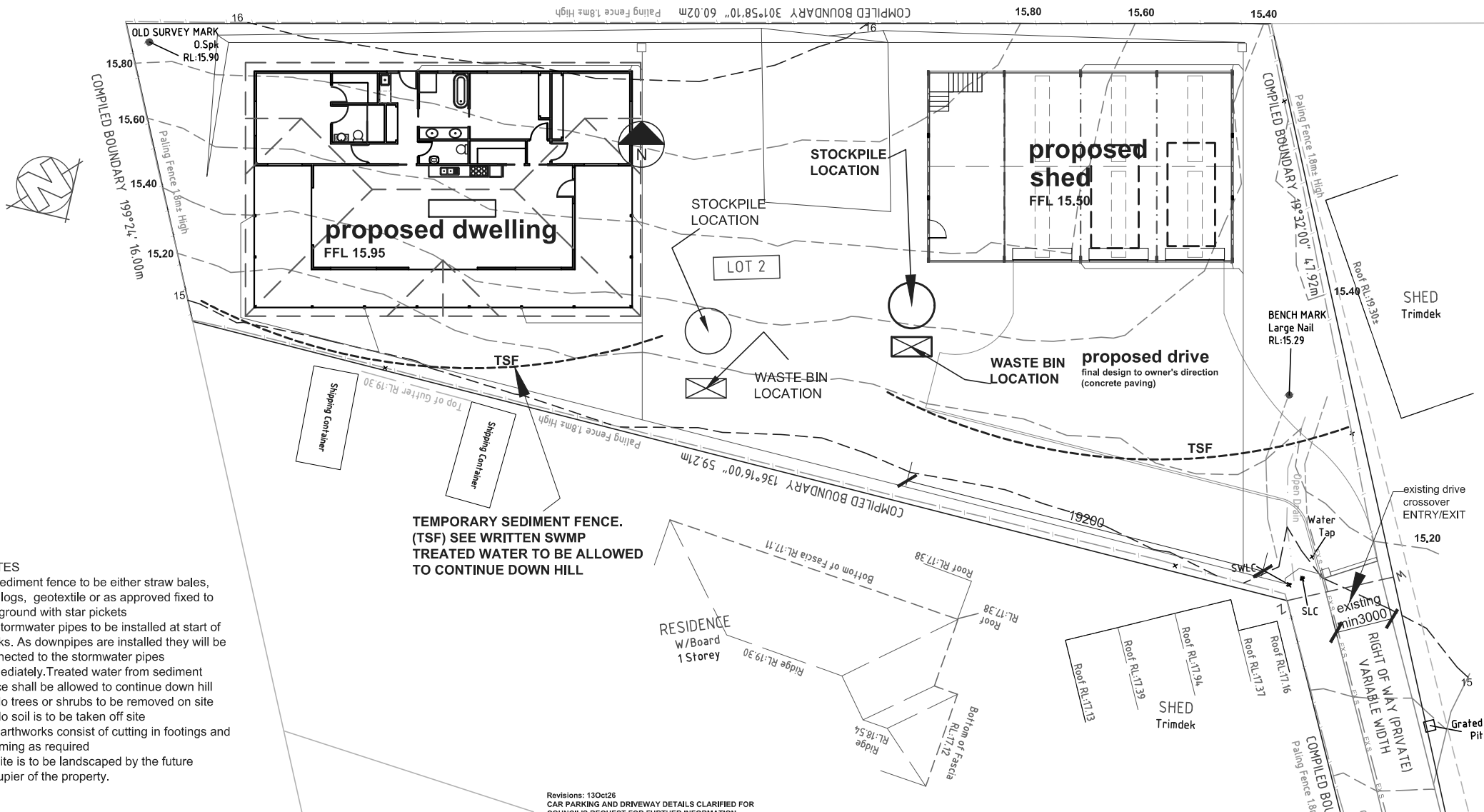
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STORM WATER DRAINAGE

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NOTES

- 1- Sediment fence to be either straw bales, coir logs, geotextile or as approved fixed to the ground with star pickets
- 2- Stormwater pipes to be installed at start of works. As downpipes are installed they will be connected to the stormwater pipes immediately. Treated water from sediment fence shall be allowed to continue down hill
- 3- No trees or shrubs to be removed on site
- 4- No soil is to be taken off site
- 5- Earthworks consist of cutting in footings and trimming as required
- 6- Site is to be landscaped by the future occupier of the property.

TEMPORARY SEDIMENT FENCE.
(TSF) SEE WRITTEN SWMP
TREATED WATER TO BE ALLOWED
TO CONTINUE DOWN HILL

Revisions: 13Oct26
CAR PARKING AND DRIVEWAY DETAILS CLARIFIED FOR
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S I T E P L A N
S C A L E 1 : 2 0 0
S T O R M W A T E R D R A I N A G E