

Our Ref: 1905

28<sup>th</sup> April 2026

Glenorchy City Council  
Planning Department

**NEW PLANNING APPLICATION  
506 MAIN ROAD, GRANTON (C.T. 150189/1)**

Dear

As previously discussed via email, the application for 504 and 506 Main Road, Granton (PLN-25-074) has now been withdrawn, due to various complexities. A separate application will be submitted to Council for each property.

This letter is in relation to the new Planning Application for 506 Main Road, seeking retrospective approval for the following unapproved work around the existing single dwelling: -

- Vernadah roof attached to the existing dwelling.
- Above ground swimming pool, decking, safety fencing and gates.
- Garden shed.
- Boundary fencing (west and south facing).

The following documents are attached with this letter to support the application: -

- Certificate of title.
- Drawing set (site plan, floor plans, elevations, stormwater plan).
- Responses to the relevant Tasmanian Planning Scheme Performance Criteria.
- Photos of the boundary fencing facing Sharron Drive (west).
- Examples of properties in the surrounding area with existing solid fencing facing the street.

If you have any queries in relation to this application, please feel free to contact the applicant or me to clarify any aspects of the information that has been provided. Thank you.

Kind regards,

## RETROSPECTIVE APPROVAL

No. 506 MAIN ROAD, GRANTON  
N. BUREKAS + T. HARRIS

## SCHEDULE OF DRAWINGS

### ARCHITECTURAL

A01	DRAWING SCHEDULE & LOCATION PLAN
A02	SITE PLAN
A03	FLOOR PLAN
A04	ROOF PLAN
A05	EXTERIOR ELEVATIONS
A06	EXTERIOR ELEVATIONS
A07	STORMWATER PLAN

## GENERAL INFORMATION

LAND CERTIFICATE OF TITLE REFERENCE Nos. - C.T. 150189/1

SOIL REPORT CONSULTANT & CLASSIFICATION - NONE PROVIDED.

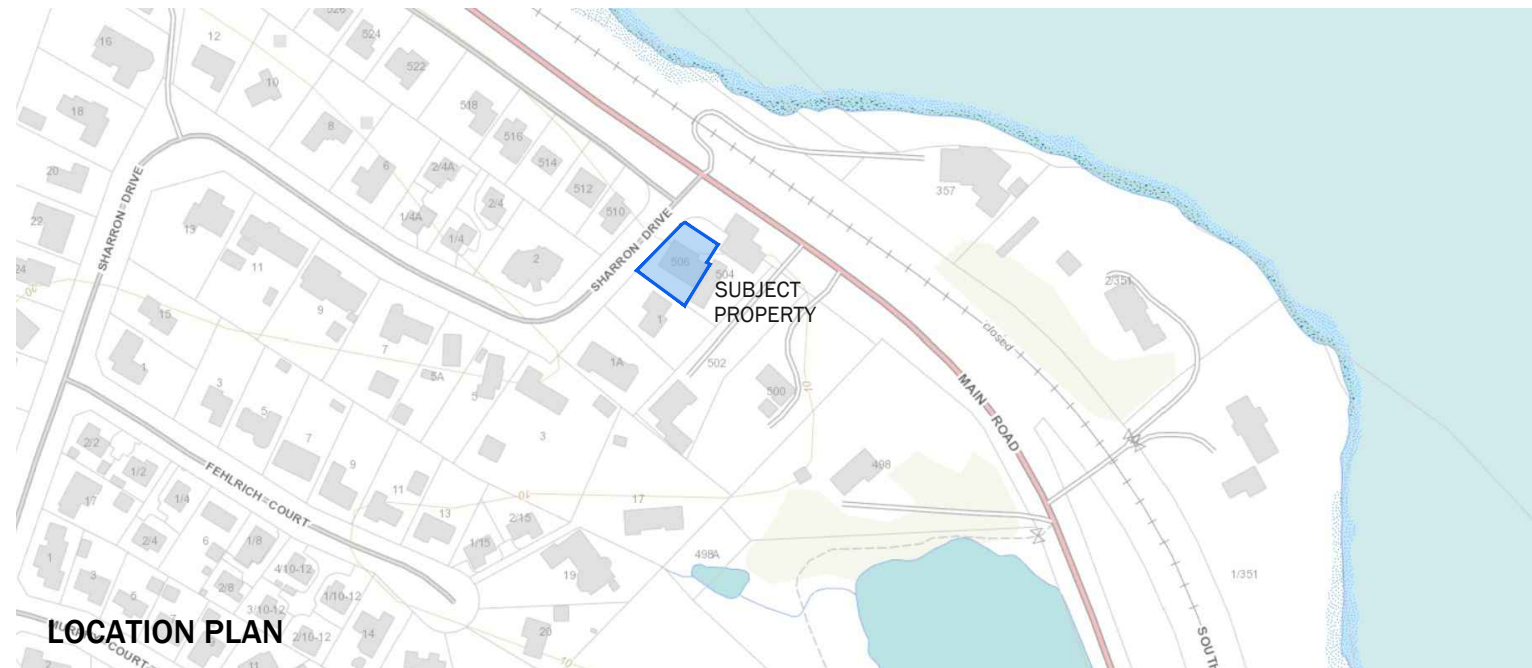
DESIGN WIND SPEED - N3 (50m/s).

CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - N/A. AS PER THE TASMANIAN PLANNING SCHEME, THE SITE IS ZONED 'GENERAL RESIDENTIAL' AND IS NOT LOCATED WITHIN A COUNCIL DESIGNATED BUSHFIRE PRONE AREA.

ALPINE AREA (fire safety) - NO

CORROSION ENVIRONMENT - MEDIUM (mild steel corrosion rate 25 to 50µm/year). TYPICALLY MORE THAN 1km FROM BREAKING SURF OR AGGRESSIVE INDUSTRIAL AREAS OR MORE THAN 50m FROM SHELTERED BAYS.



LOCATION PLAN

PROJECT:

### RETROSPECTIVE APPROVAL

No. 506 MAIN ROAD  
GRANTON

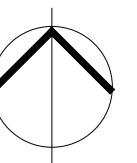
N. BUREKAS + T. HARRIS

DATE: APR 2026

PROJECT No. 1905

ISSUE/REV:

A. DA ISSUE. 28.4.26



TITLE:

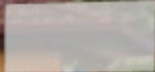
### DRAWING SCHEDULE

SCALE: N/A (A3)

DRAWING No:

**A01**

SHEET: 1 OF 7



© 2024 Google



Tasmanian Planning Scheme – Responses to Performance Criteria.

Clause 8.4.7 Frontage Fencing (P1):

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

- (a) provide for security and privacy while allowing for passive surveillance of the road;  
**The height and transparency provide adequate privacy and security for the residence. The sliding gate is made of spaced horizontal slats, and much of the fence has a 620mm high slatted screen along the top. The slatted portion of the front fence allows for 25% transparency (light and visibility) in those areas.**
- (b) be compatible with the height and transparency of fences in the street, having regard to:
  - (i) the topography of the site;  
**The fence generally follows the existing surface grade up from Main Road. There are a couple of examples of existing solid front fences and No. 3 and No. 5 Sharron Drive (see attached photos). At the lower end of the front fence unimpeded passive surveillance is provide at the existing front entry deck facing Main Road and into part of Sharron Drive.**
  - (ii) traffic volumes on the adjoining road.  
**Solid portions of the fence serve as an acoustic and visual buffer to the owner's private open space. Cars exiting the property have sufficient visibility of pedestrians and oncoming traffic at the automatic slatted gate. The slatted portion of the front fence allows for 25% transparency (light and visibility) in those areas.**