

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-049
PROPOSED DEVELOPMENT:	Residential (Outbuilding)
LOCATION:	57 Gillies Road Granton
APPLICANT:	Tastech Sheds (Ranbuild Hobart)
ADVERTISING START DATE:	26/05/2026
ADVERTISING EXPIRY DATE:	09/06/2026

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 **09.06.2026**.

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 **09.06.2026**, or for postal and hand delivered representations, by 5.00 pm on **09.06.2026**.



**PROPOSED SHED FOR:
ORANGE**
57 GILLIES ROAD, GRANTON
TAS 7030

VOLUME: 155358 FOLIO: 19 LOT NO: 19
CLIMATE ZONE: 7 WIND CLASS: TBC BAL: TBC
BUILDING CLASS: 10a SITE AREA: 10120 m² ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: TBC

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER, BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2 CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES, MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

STAGE 1

1	COVER PAGE
2	PROPOSED SITE PLAN
3	PROPOSED DEVELOPMENT SUMMARY
4	PROPOSED SHED LOCATION / FLOOR PLAN
5	PROPOSED ROOF / STORMWATER PLAN
6	PROPOSED SHED ELEVATIONS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-26-049**

DATE RECEIVED **6 March 2026**

ORANGE

NEW SHED
57 GILLIES ROAD,
GRANTON, TAS 7030

Date: 6/3/2026 Size: A2 Scale:
Job: #ATT1697 Drawn: N Valentine
Email: nik@theattic.net.au



ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-049
DATE RECEIVED 6 March 2026

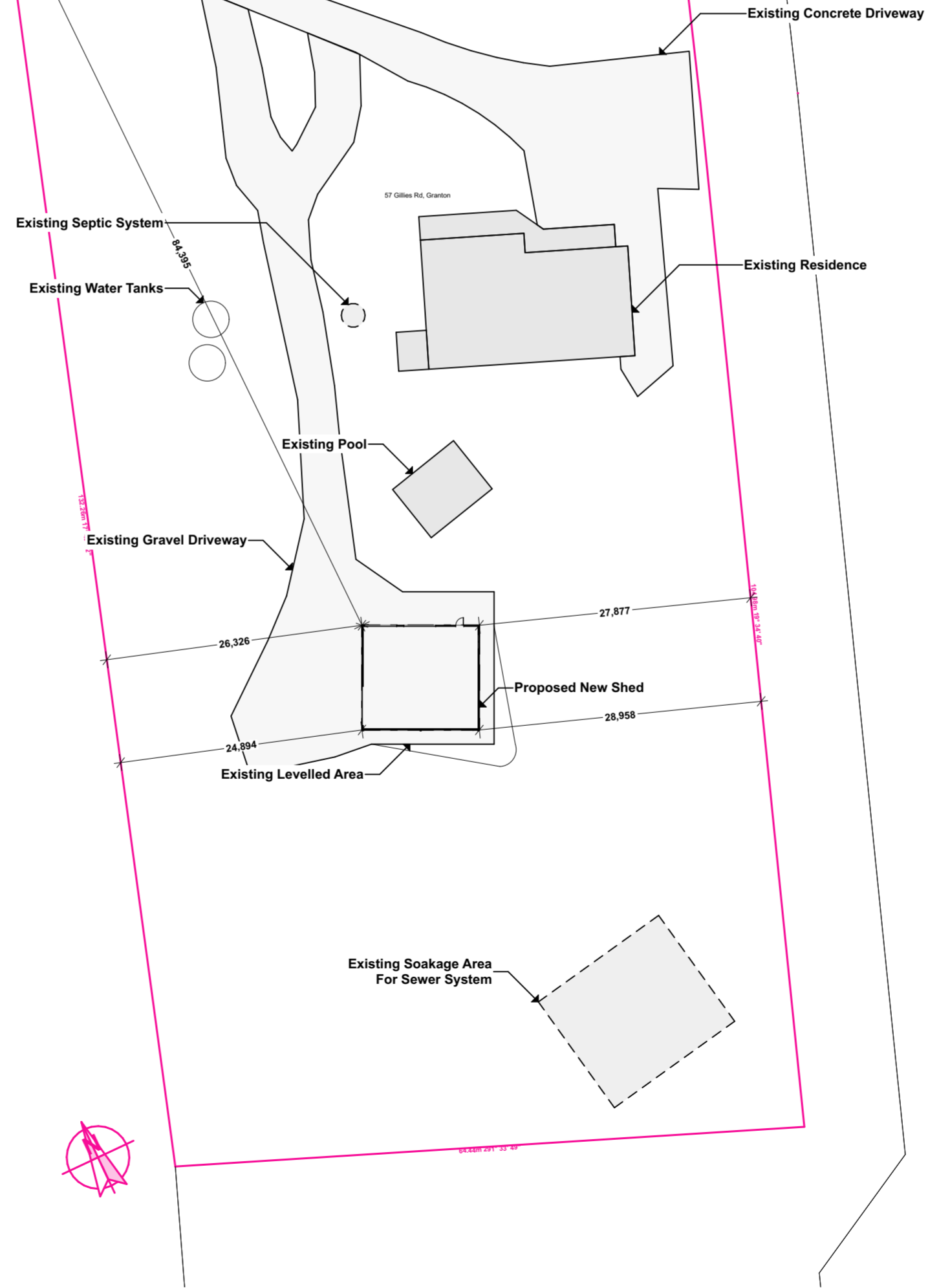
70 Gillies Rd, Granton

GILLIES ROAD

Gillies Rd, Granton

61 Gillies Rd, Granton

57 Gillies Rd, Granton



ORANGE

NEW SHED
57 GILLIES ROAD,
GRANTON, TAS 7030

Date: 6/3/2026 Size: A2 Scale: 1:200, 1:500
Job: #ATT1697 Drawn: N Valentine
Email: nik@theattic.net.au



attic

PROPOSED SITE PLAN 2

IMPORTANT: BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION

Document Set ID: 3092438
Version: 1, Version Date: 00/03/2026

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70 Gillies Rd, Granton

GILLIES ROAD

25 Gillies Rd, I

73 Gillies Rd, Granton

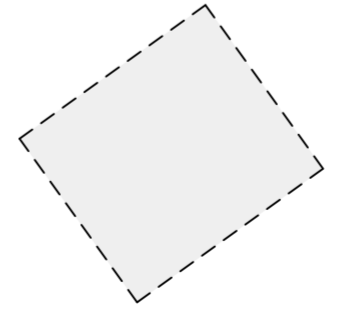
61 Gillies Rd, Granton

57 Gillies Rd, Granton

EXISTING RESIDENCE
318.88 m²
3.14%

EXISTING POOL
50.36 m²
0.49%

NEW SHED
128.40 m²
1.26%



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ORANGE

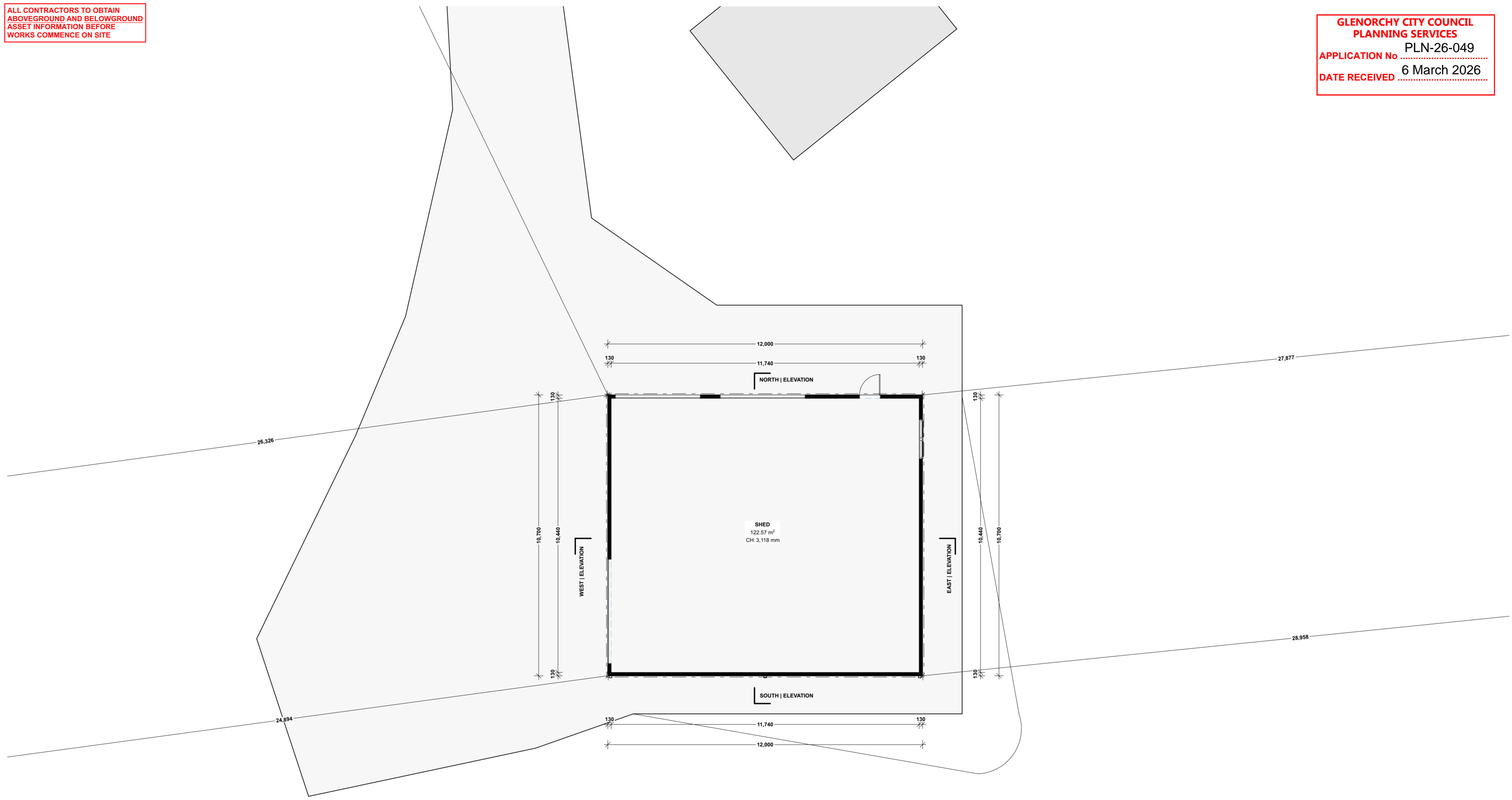
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GRANTON, TAS 7030

Date: 6/3/2026 Size: A2 Scale: 1:500
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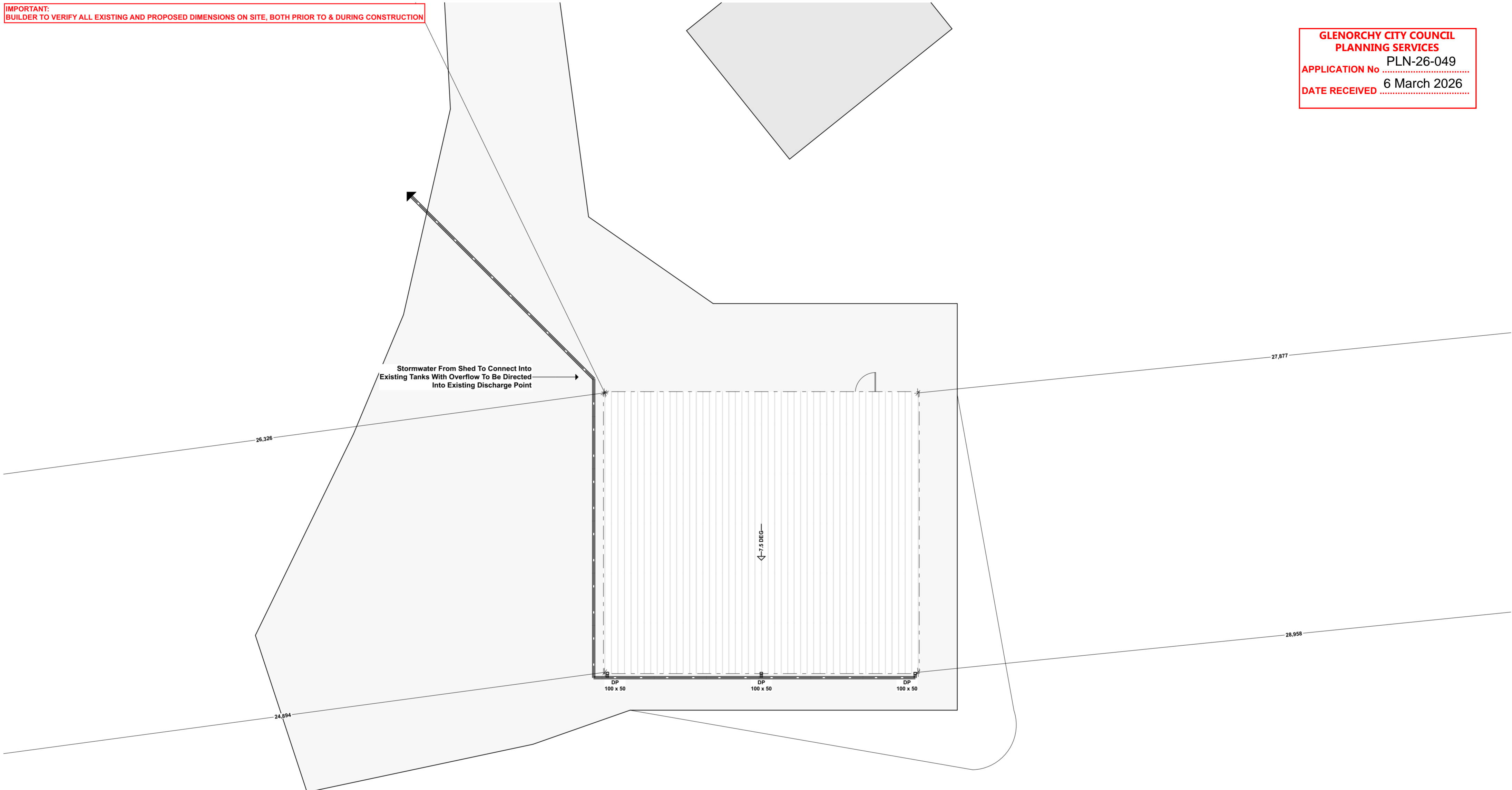
Date: 6/3/2026 Size: A2 Scale: 1:100
Job: #ATT1697 Drawn: N Valentine
Email: nik@theattic.net.au



PROPOSED SHED LOCATION / FLOOR PLAN 4

IMPORTANT:
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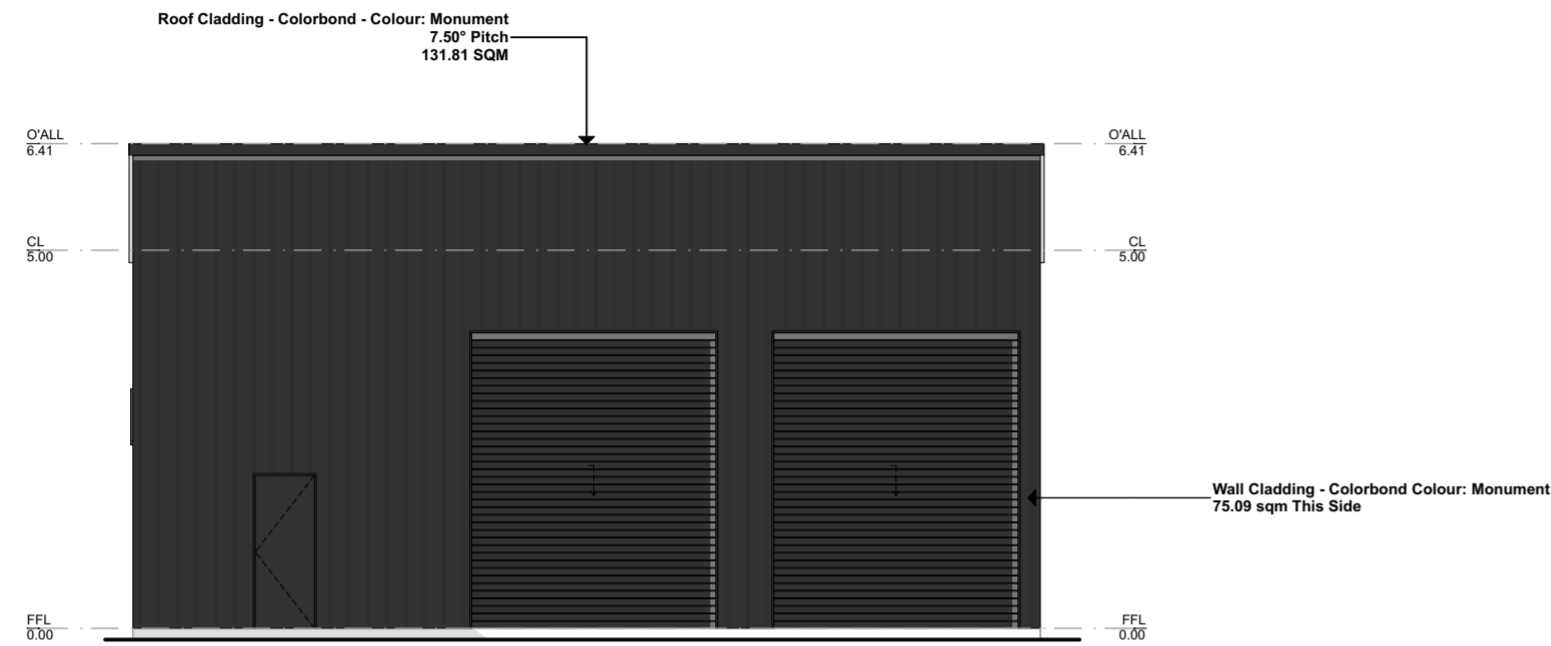
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Date: 6/3/2026 Size: A2 Scale: 1:100
Job: #ATT1697 Drawn: N Valentine
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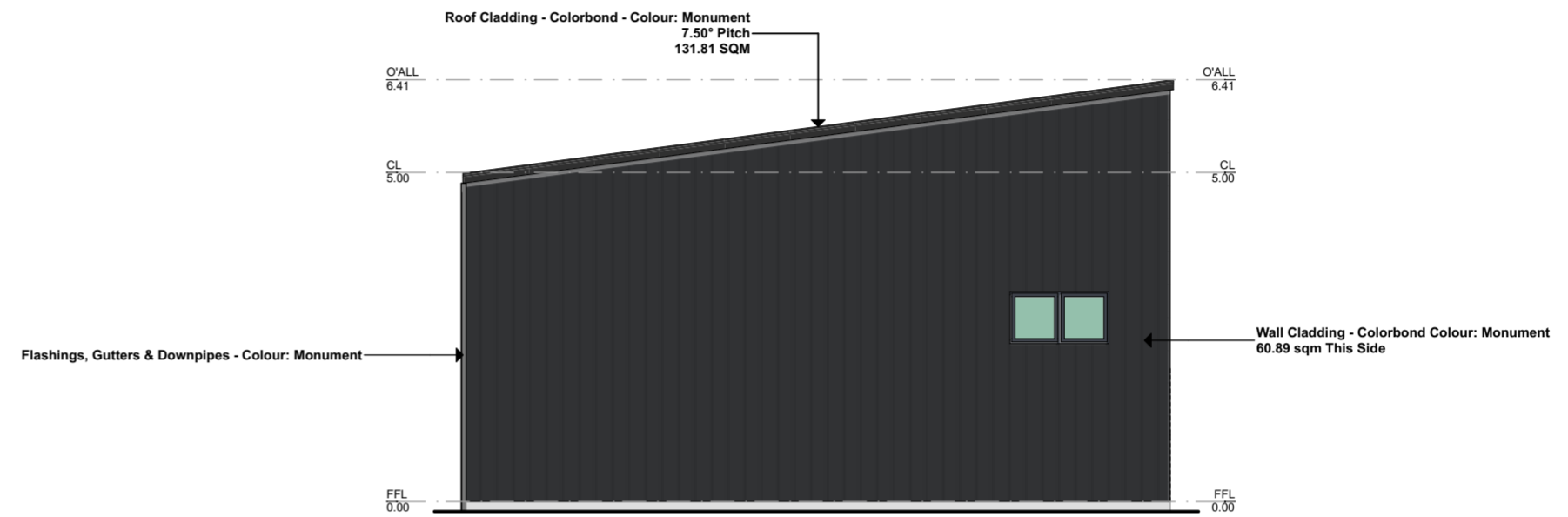


IMPORTANT:
 BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION
 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY

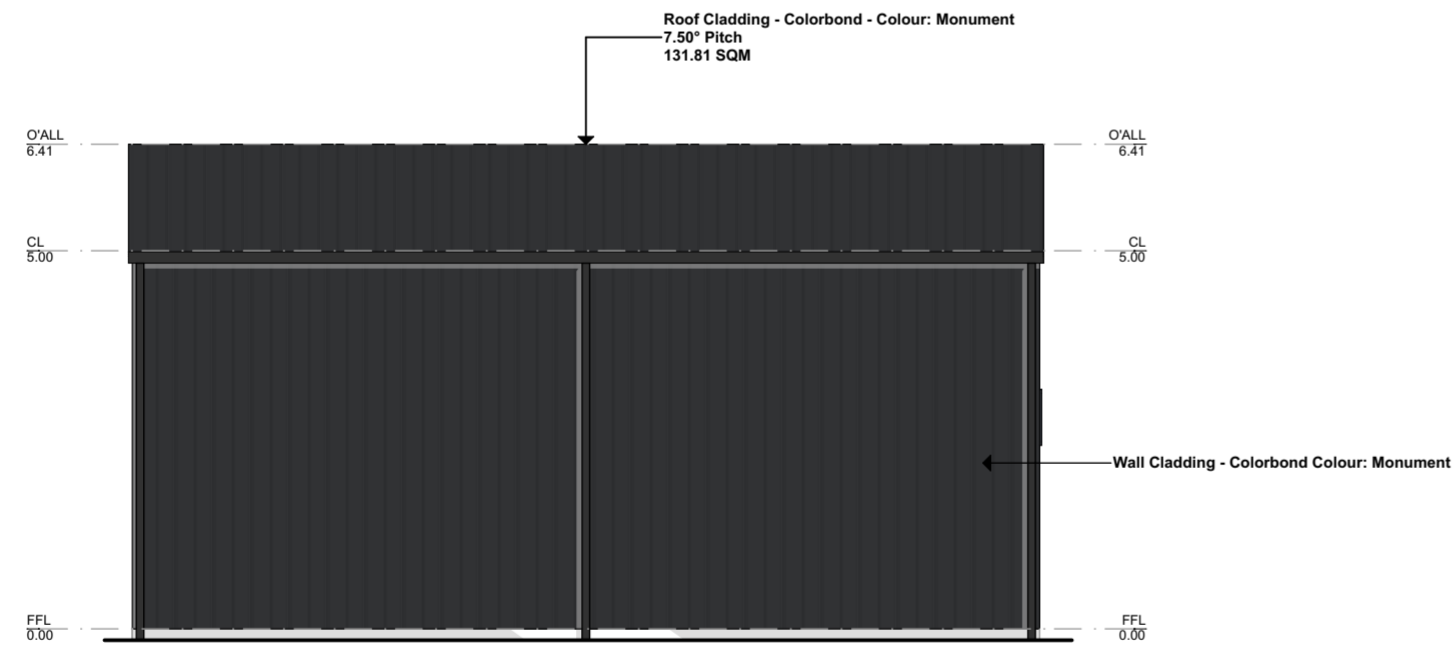
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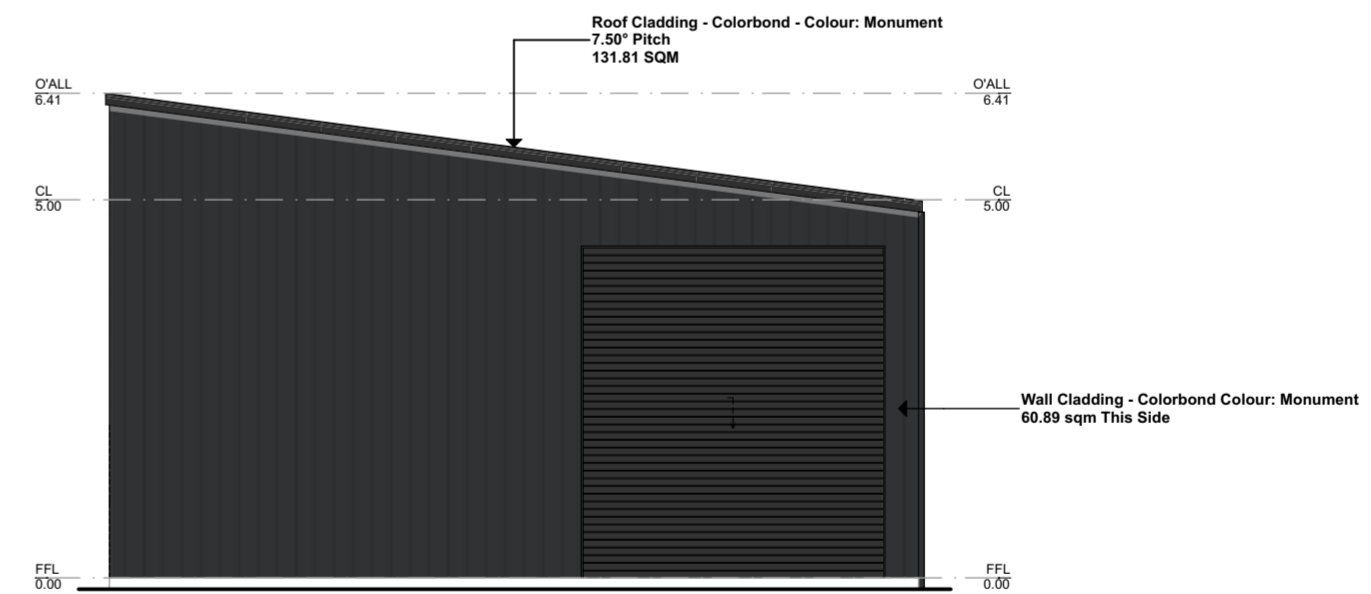
NORTH | ELEVATION



EAST | ELEVATION



SOUTH | ELEVATION



WEST | ELEVATION

IMPORTANT:
 ALL GLAZING TO COMPLY WITH AS1288 (2006) and AS2047.
 WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5
 WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION, THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.
 GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

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 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY
 * LIFT OF HINGES TO WATER CLOSETS LOCATED WITHIN 1.2M OF THE DOORWAY SWING
 * DECALS : MIN. 20mm HIGH DECALS TO FULL HEIGHT GLAZING LOCATED BETWEEN 700MM AND 1200MM HIGH FROM FINISHED FLOOR LEVEL
 * REFER TO APPROVED ENERGY REPORT FOR GLAZING U-VALUES & SHGC
 * REFER TO ELEVATIONS FOR SPECIFICATION OF OBCURE GLAZING

ORANGE

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 57 GILLIES ROAD,
 GRANTON, TAS 7030**

Date: 6/3/2026 Size: A2 Scale: 1:100
 Job: #ATT1697 Drawn: N Valentine
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PROPOSED SHED ELEVATIONS 6

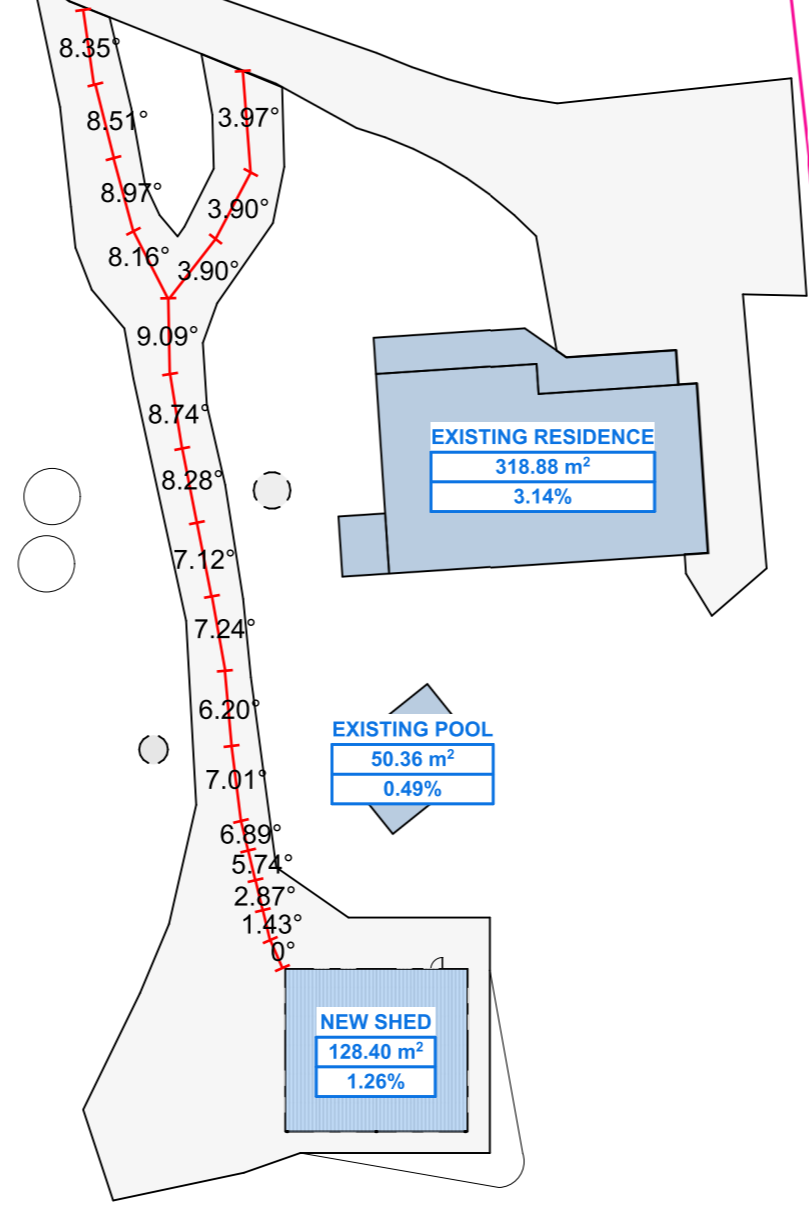
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GILLIES ROAD

Levels taken on existing driveway show that the gradient does not exceed 1 in 5 / 20% / 11.31°

The width of the existing driveway is 3.1m at the narrowest point



70 Gillies Rd, Granton

73 Gillies Rd, Granton

61 Gillies Rd, Granton

25 Gillies Rd, Granton

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Version: 1, Version Date: 23/05/2026

ORANGE

NEW SHED
57 GILLIES ROAD,
GRANTON, TAS 7030
Date: 13/05/26 Size: A2 Scale: 1:500
Job: RB1199 Drawn: H Mineur
Email: ranbuild@tastechsheds.com.au

EXISTING DRIVEWAY LEVELS