

PLAN 1

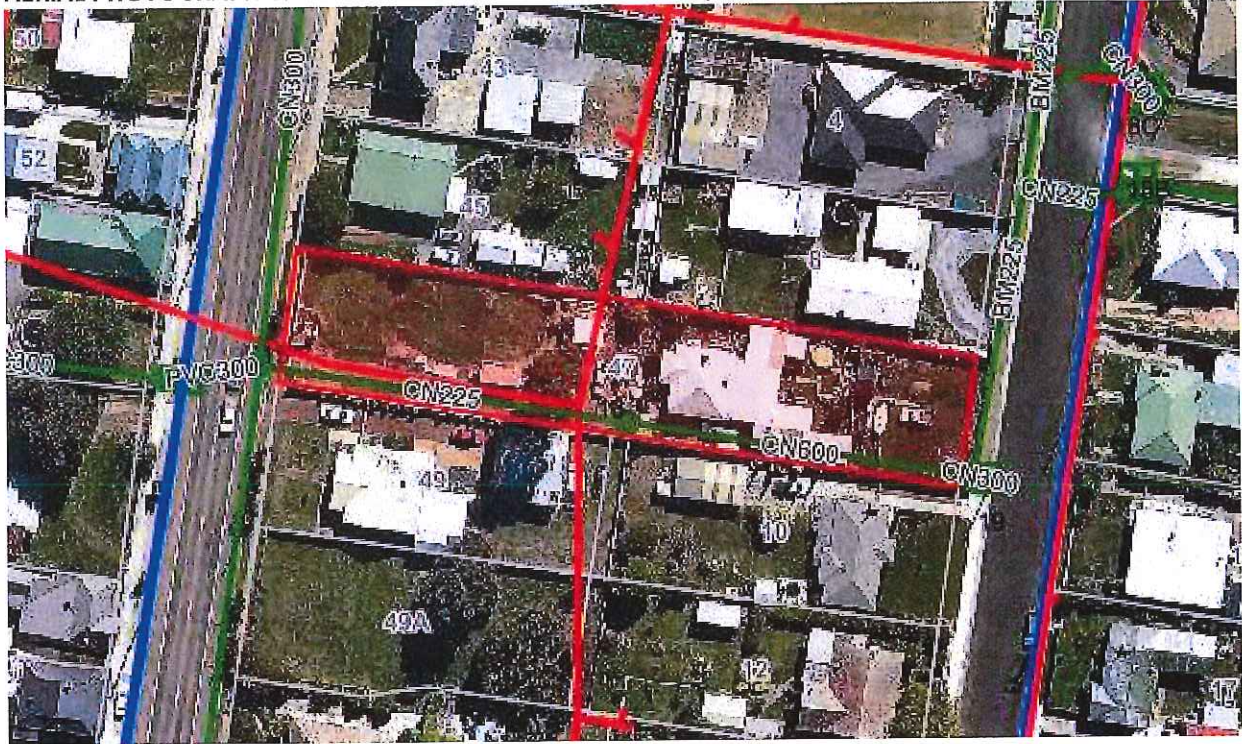
PLANNING APPLICATION PLN-18-0188

47 MAIN STREET, CRESSY

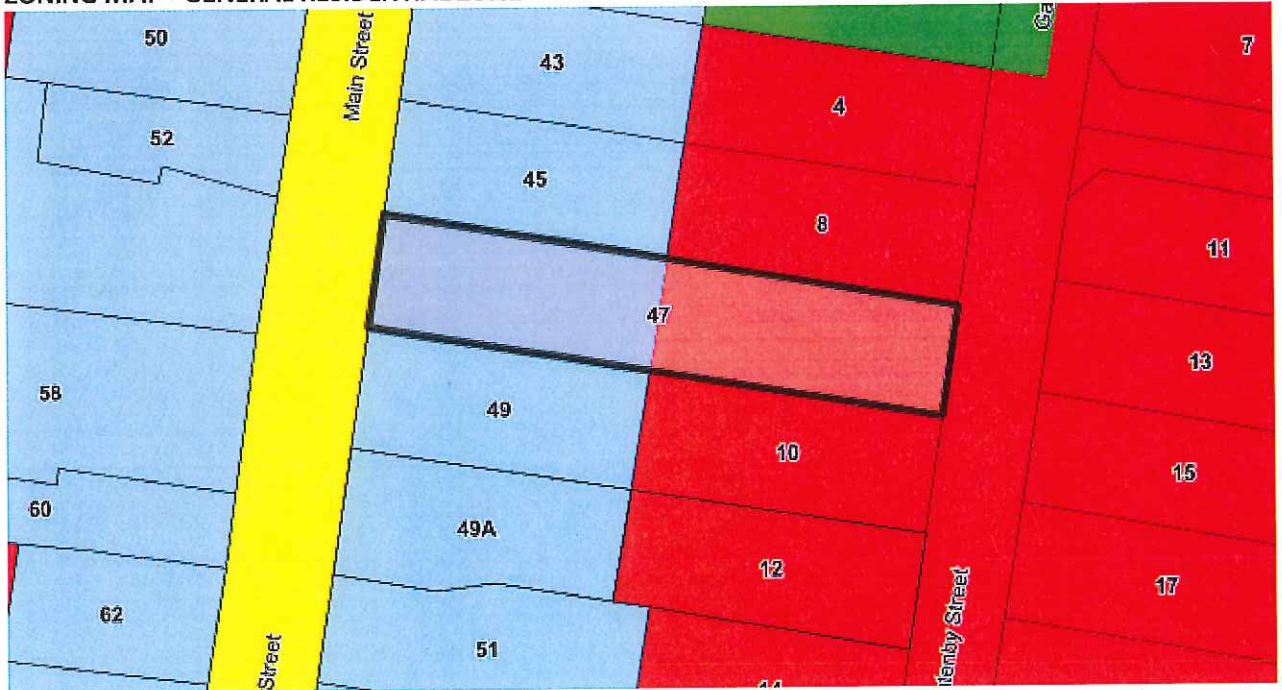
ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations

AERIAL PHOTOGRAPH & SERVICES MAP for 47 MAIN STREET, CRESSY



ZONING MAP - GENERAL RESIDENTIAL ZONE

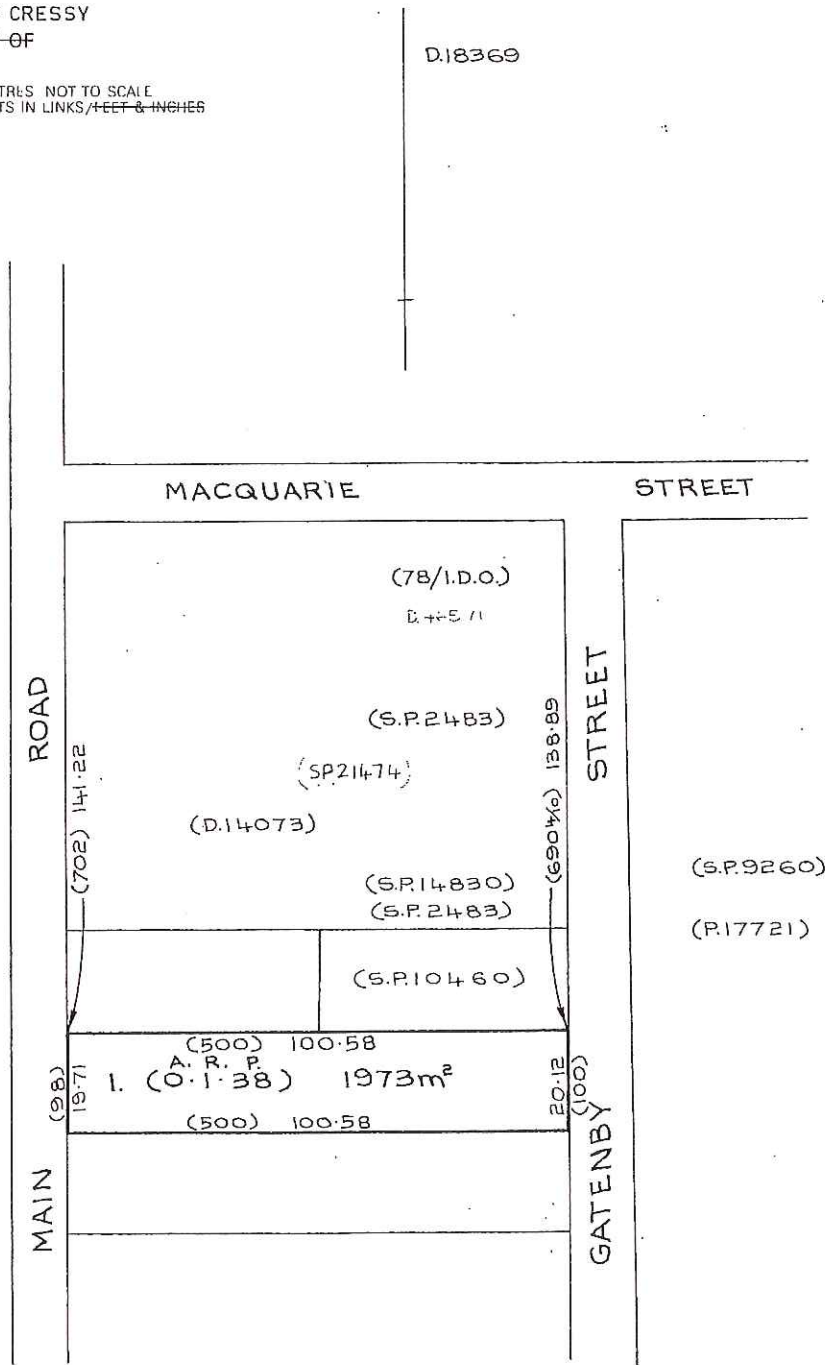


EXHIBITED

APPROVED FROM <i>J. Srouter</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.18369
FILE NUMBER Y.177	GRANTEE PART OF 100-0-0 LOCATED TO WILLIAM BRUMBY.	B. HILL. 8-6-82

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF CRESSY  
LAND DISTRICT OF  
PARISH OF  
LENGTHS ARE IN METRES NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES



EXHIBITED



# PLANNING APPLICATION

## Proposal

Description of proposal: Domestic shed 30m x 10m x 4m  
with amenities

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 47 MAIN STREET  
CRESSY, TAS, 7302

CT no: VOLUME 18369/FOLIO 1

Estimated cost of project \$110,000-00 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No  
If yes - main building is used as A DWELLING

If variation to Planning Scheme provisions requested, justification to be provided:

.....  
.....  
.....  
.....

(attach additional sheets if necessary)

EXHIBITED

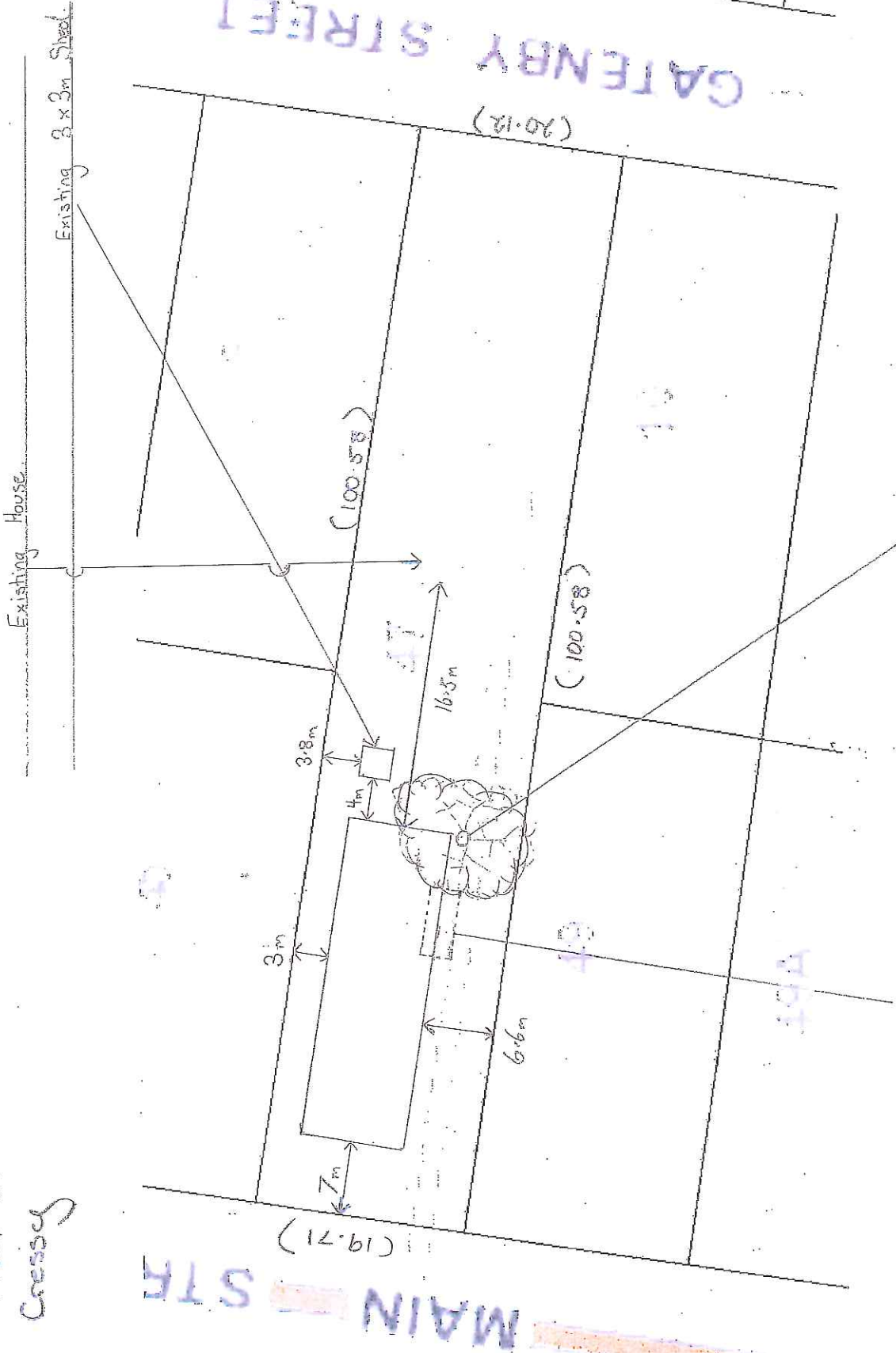
Is any signage required? .....  
(if yes, provide details)

Site Plan

47 main street

Cressy

1-121



Shipping container to be removed from site.

Tree was cut in April 2016 due to storm damage & danger of falling. Tree stump to be removed.

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Google Map  
47 main street Crosses



P22

EXHIBITED



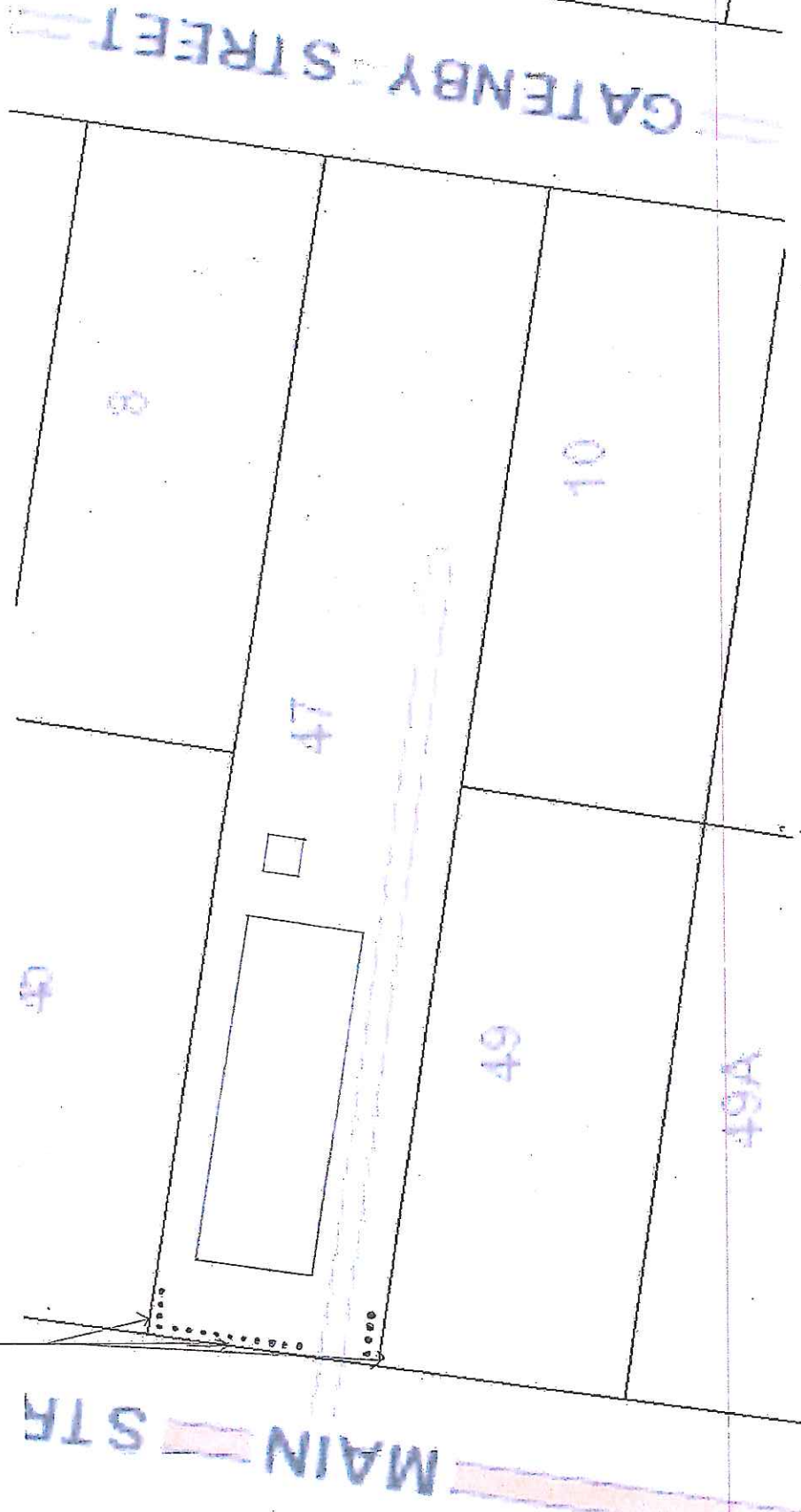
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P3

All plants to be 1200mm from boundaries.

All plants to be planted 1200mm apart,

There will be 18 to 20 plants being planted.

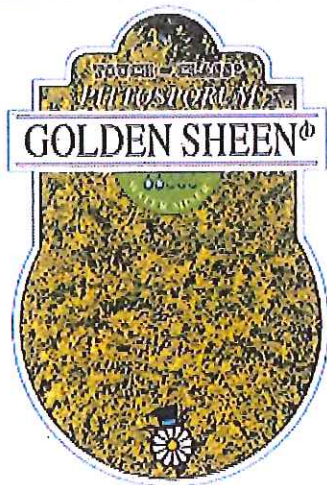


LANDSCAPING PLAN

# LANDSCAPING 1 SCHEDULE

8/8/2018

Pittosporum tenuifolium Golden Sheen | Touch of Class Plants | Modern Plants for Modern Gardens



## Description:

An attractive evergreen medium-growing shrub to around 3m; can be trimmed to keep smaller. Golden wavy light vibrant green leaves edged with an ivory white border rest upon almost black stems creating a very dense, healthy looking shrub.

## Key Features:

Stunning foliage, compact growing habit

## Cultural:

Prefers well-drained soil in a sunny or partly shaded position. Keep moist in drier weather but not wet. Prune late autumn and fertilise with a long-term slow release fertiliser.

## Plant Landscape:

Its compact growing habit makes it useful for both garden beds and a decorative subject in a patio pot or container. Looks attractive when used as a back-drop for smaller plants. Excellent for hedging.

- **Growth Rate:** Moderate
- **Max Height:** 300 cm
- **Size:** 3m x 1.5m

EXHIBITED



**Colorbond** austrcon

**Colour** **PAPERBARK**

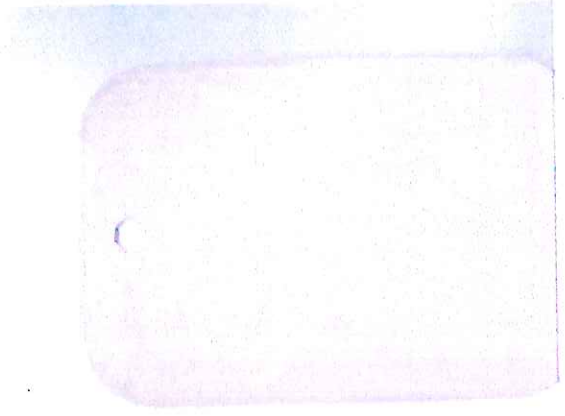
**Available in**  
COLORBOND<sup>®</sup> STEEL  
COLORBOND<sup>®</sup> ULTRA STEEL

**BCA classification** Medium

**Solar absorbance** 0.42

**Colour values**  
CMYK 51 30 10 104  
RGB 101 101 104  
HEX C8E8F1

COLORBOND<sup>®</sup>, BlueScope and Colorbond are registered trademarks and the color names are trademarks of BlueScope Steel Limited. Color value conversions have been provided as a guide only to assist designers and homeowners to visualize products made from COLORBOND<sup>®</sup> steel in their projects and represent best match color values for commercial printing and web based applications. BCA classification is consistent at the time of printing but may be subject to change. Check your local state building requirements at the time of your project.



**Colorbond** austrcon

**Colour** **SHALE GREY™**

Previously named SANDY GREY in labeling panels.

**Available in**  
COLORBOND<sup>®</sup> STEEL  
COLORBOND<sup>®</sup> ULTRA STEEL

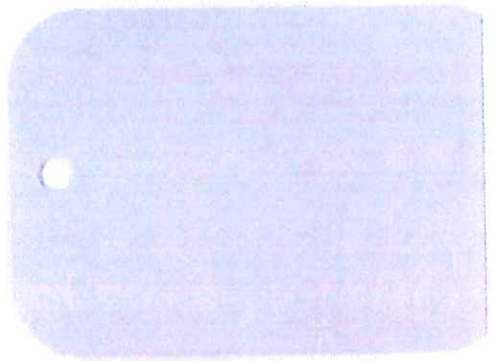
Available in all COLORBOND<sup>®</sup> steel products. For the printing, packaging and labels, use the line and availability of the product, please contact your supplier.

**BCA classification** Medium  
Solar absorbance = 0.43

**Solar reflectance Index** = 66

**Colour values**  
CMYK 10 4 11 26  
RGB 189 181 116  
HEX B8B574

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**Colorbond** austrcon

**Colour** **TERRAIN**

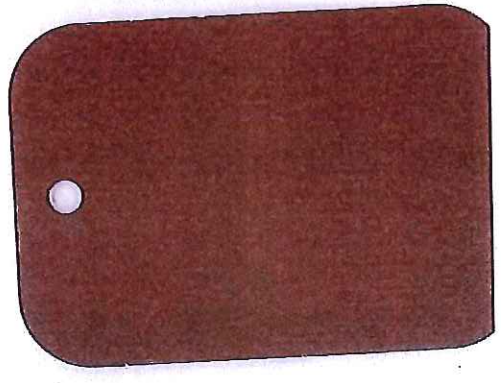
**Available in**  
COLORBOND<sup>®</sup> STEEL  
COLORBOND<sup>®</sup> ULTRA STEEL

**BCA classification** Dark

**Solar absorbance** 0.69

**Colour values**  
CMYK 30 66 76 51  
RGB 101 67 46  
HEX 67422E

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EXHIBITED

COLOUR Schedule

PS

CLADDING			
ITEM	PROFILE (mm)	FINISH	COLOUR
ROOF	CUSTOM ORE 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HIGUARD	CB	AA

0.35bmt=0.40cct; 0.42bmt=0.47cct; 0.48bmt=0.53cct

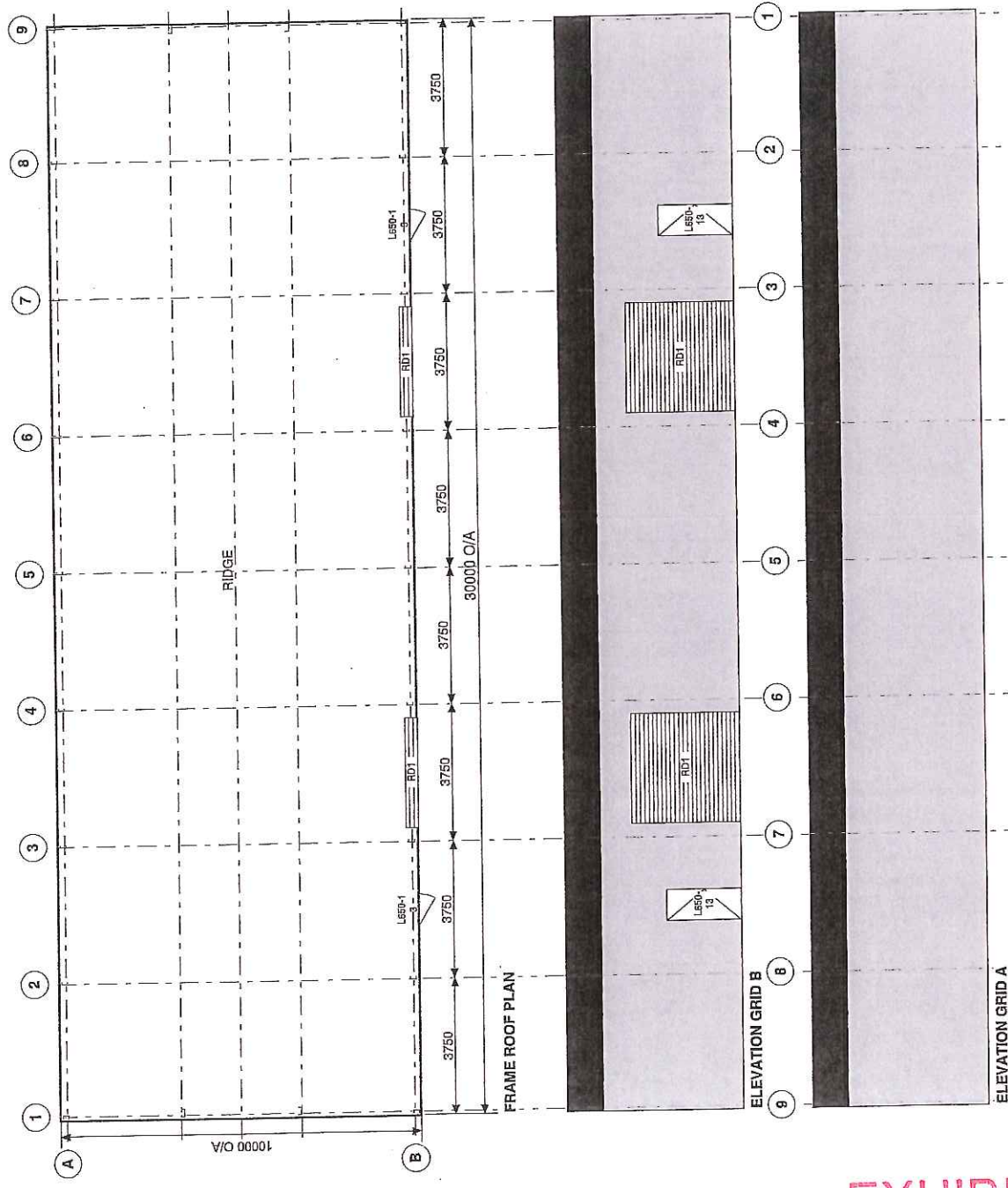
ACCESSORY SCHEDULE & LEGEND	
QTY	MARK DESCRIPTION
2	RD1 8x0, Firmador, R.D. Residential "R11", 2825 high x 3000 wide Clear Operating C/B
2	LE50-13 Larnac Door & Frame Kit, 850x97, Std. 2040 x 820 C/Band

1-126

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Me
2	A	2.5	1.0

CLIENT Craig Best	BUILDING SUNDOWN DELUXE 10000 SPAN x 4000 EAVE x 30000 LONG
SITE TBA CRESSY TAS 7302	
TITLE GENERAL ARRANGEMENT	
SCALE A3 SHEET 1:125	DRAWING NUMBER LAUNC3-8876
LICENSE NO: CC27473	
PAGE 1/2	

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EXHIBITED





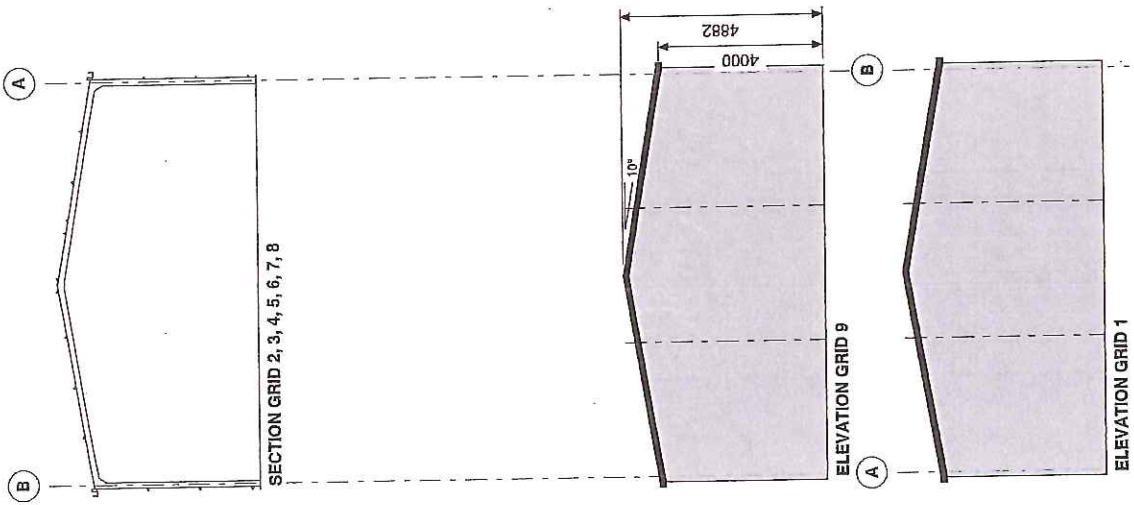
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1-127

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SCALE AS SHEET 1:125	PAGE 2/2
DRAWING NUMBER LAUNC3-8876	

P7



Doc No: 1515  
 Version: 1  
 Date: 10/08/2010

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Better sheds. Bigger choices.

CLADDING		
ITEM	PROFILE (min)	FINISH COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB SH
WALLS	TRIMDEK 0.42 BMT	CB PB
CORNERS		CB AA
BARGE		CB TN
GUTTER	HI-QUAD	CB TN

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND	
QTY	MARK DESCRIPTION
2	RD1 B&O, Firmador, R.D, Residential "R1F", 2525 High x 3000 wide Clear Opening C/B
2	L650-13 Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	MS
2	A	2.5	1.0

CLIENT  
 Craig Best

SITE  
 47 Main St  
 CRESSY TAS 7302

BUILDING  
 SUNDOWN DELUXE  
 10000 SPAN X 4000 EAVE X 30000 LONG

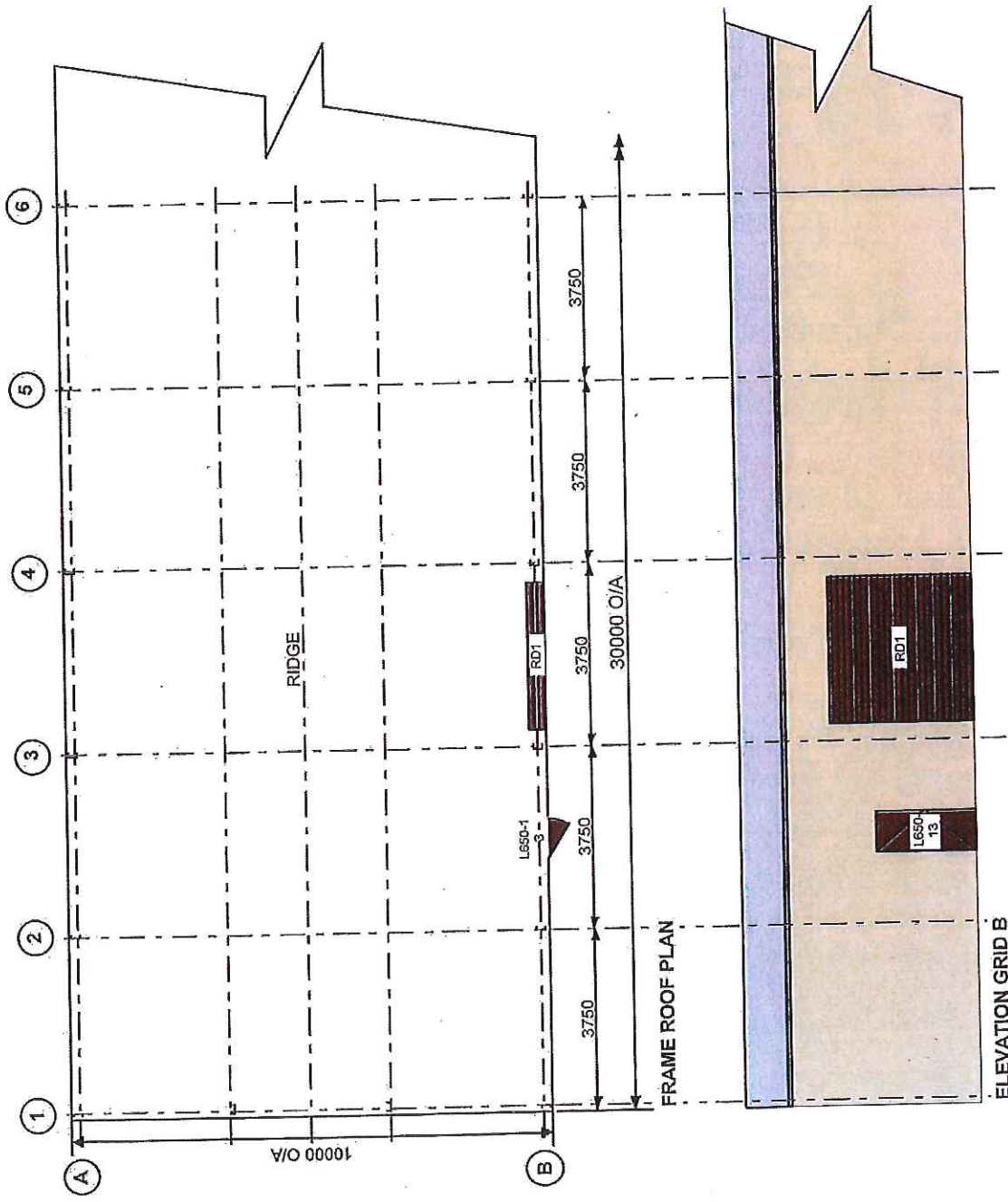
TITLE  
 GENERAL ARRANGEMENT

LICENSE NO: CC2747G

SCALE  
 A4 SHEET 1:125

DRAWING NUMBER  
 381308-GA

PAGE  
 1/15



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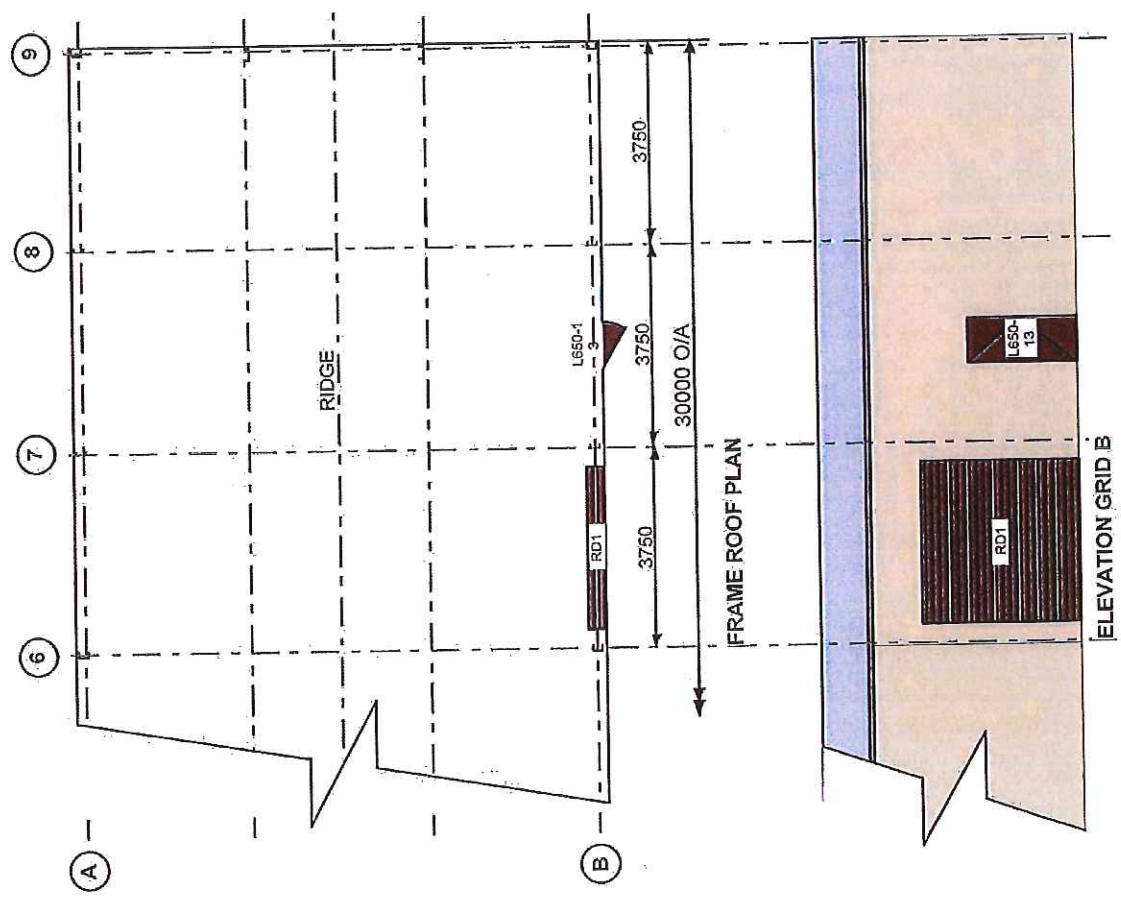
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EXHIBITED

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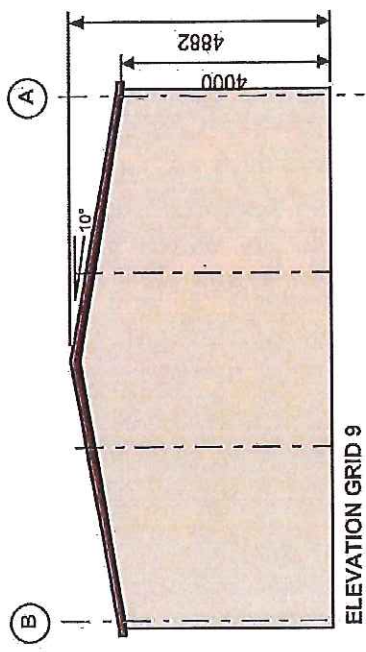
SCALE A4 SHEET 1:125	PAGE 3/5
DRAWING NUMBER: 381308-GA	



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Better sheds. Bigger choice.

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SCALE A4 SHEET 1:125	PAGE 4/6
DRAWING NUMBER 381308_CA	

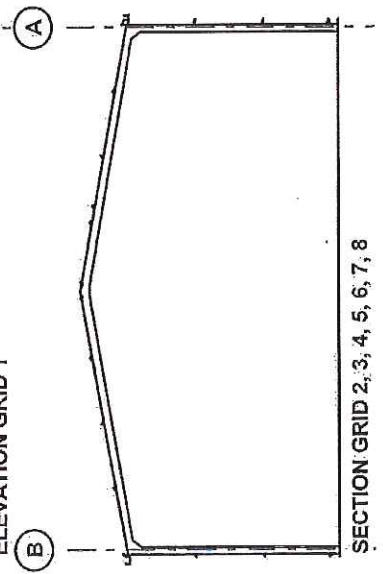
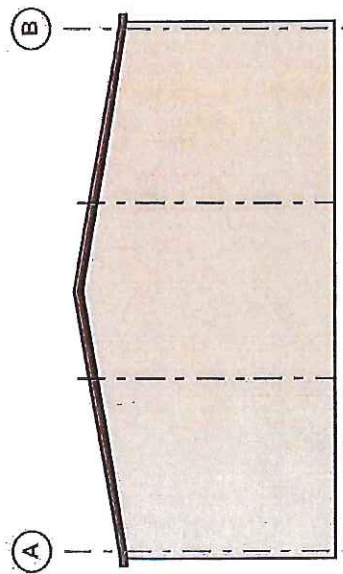
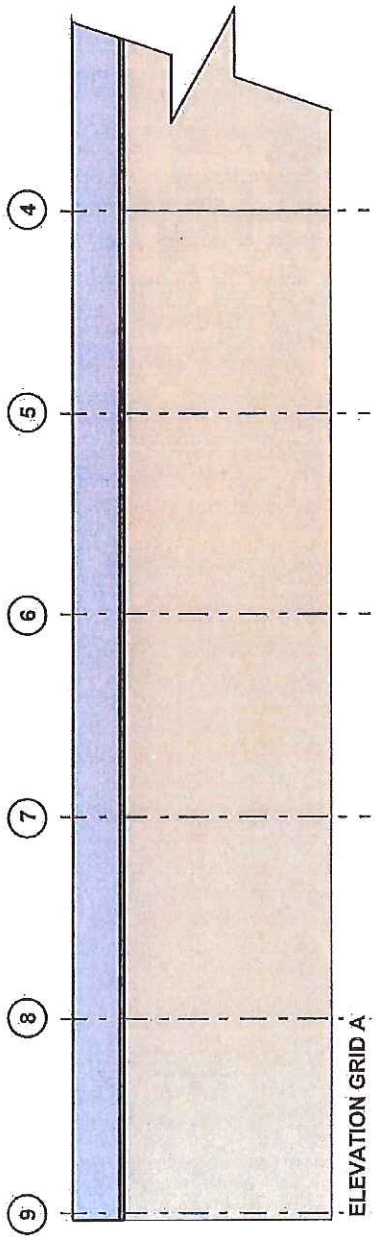


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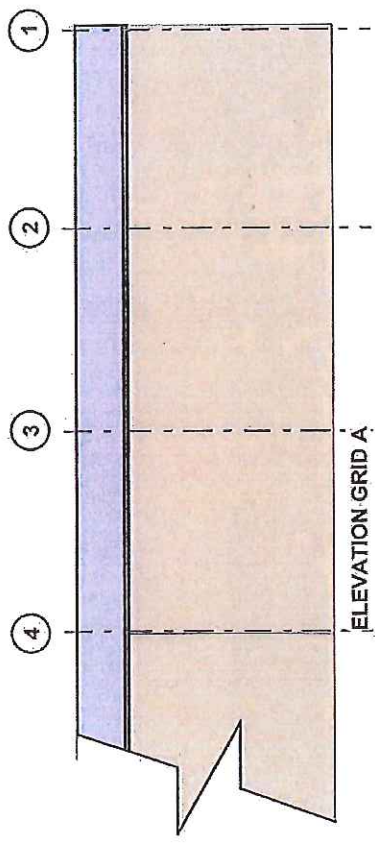


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Cont. on page 4

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30-7-18.

pf

DESCRIPTION OF <sup>1-133</sup> USE

Dear Erin,

Regarding Planning Application Number PLN-18-0188.

The purpose of our shed is primarily to be used as a Boxing Gymnasium, for our son Daniel Best, who is an active amateur Boxer. Daniel has been boxing for the past 4 years, which has found us travelling to either Prospect or Launceston, 6 times a week. To minimise our travel time, we have decided to build our own facility.

Our idea to minimise noise, is to have a purpose built structure within the shed, to attach and hold the boxing bags, speed balls and floor to ceiling balls. This will reduce both noise and vibration, to neighbouring dwellings. The shed will also house a full size Boxing ring, which takes up 6mx6m floor space.

Due to work and college/school commitments, we would be using the shed, for training purposes between 4:30pm-8:00pm Week days, and 3:00pm-6:00pm on Weekends.

To reduce the visual impact, of the shed, we would like to choose a colour which will blend in with either, the surrounding dwellings or the natural environment. Do you have standard/ minimum requirements or recommendations, for landscaping?

Initially this Gymnasium would be for Private use only, however, we would like to seek your advice, if in the future we want to change it to Commercial Enterprise. Can we change it later? What extra conditions/ costs/ fees would apply?

30/07/2018

Kind Regards

Craig and Deborah Best

DI

EXHIBITED

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-0188	Council notice date	28/08/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/01415-NMC	Date of response	03/09/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	47 MAIN ST, CRESSY	Property ID (PID)	6749581
Description of development	Shed ancillary to residence		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
n/k	Site Plan	--	--
Craig & Deborah Best	Letter in support of Planning Application	--	30/07/2018
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a>			
For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a>			
<b>Service Locations</b>			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.			
<ul style="list-style-type: none"> <li>• A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</li> <li>• TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies</li> <li>• TasWater will locate residential water stop taps free of charge</li> <li>• Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</li> </ul>			



**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**Authorised by**

 A handwritten signature in black ink, appearing to read "Jason Taylor".

**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

7 Murfett Street  
Cressy, TAS 7302

11-Sept -2018

General Manager  
Northern Midlands Council  
PO Box 156  
Longford, 7301  
Tasmania

RE: Planning Application PLN-18-0188 (47 Main Street Cressy)

Dear Sir, Madam,

I wish to raise the following concerns regarding the proposed shed and Gymnasium at 47 Main Street Cressy.

1. Whilst there are other large sheds situated around Cressy this particular shed is to be located on Main Street and is directly adjacent to existing residential housing.
2. The shed is intended to be used as a gymnasium which will most likely impact residents nearby with noise when boxing training activities take place.
3. If approved what, if any guarantees will be provided regarding the nominated usage times, what if these times are exceeded? What controls will be in place to ensure the Gymnasium operates as per any guidelines?

My feeling is that this is a good idea in the wrong location, if the gym progressed to a commercial operation as has been suggested the impact on nearby residents could be significant.

Yours Sincerely,



Jason Cox



The General Manager  
P O Box 156  
LONGFORD TAS 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 6 SEP 2018					
GM			MYR		
PADM			CHS		
CSM			PLAN		
E&M			BLD		
WM			HL		
PR					

7 September 2018

I, Kerry Williams on behalf of all the owners of the property at 45 Main Street Cressy, wish to lodge a representation to Planning Application No: PLN – 18 – 0188 (47 Main Street Cressy) on the following grounds.

We are the joint owners of 45 Main Street Cressy which is currently tenanted.

We do not accept that a shed of this size should be built adjacent to our house.

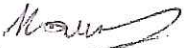
We consider the street appeal would not be appropriate and it would devalue our property.

The proposed use could also cause noise problems for our tenants and if the long term plan of a Commercial Gym was developed there would be numerous issues with noise, parking and possibly unruly behaviour next to our property. This is a residential area.

Therefore we wish to object to the current planning application due to our reasons above.

Perhaps the buildings at the Cressy Recreation Ground could be suitable for this project.



Yours sincerely,





Kerry Williams

Email: [willkamp@intas.net.au](mailto:willkamp@intas.net.au)  
Postal address: 16 Main Street Cressy Tas 7302  
Kerry Mobile: 0418 568 053

Joint owners' signatures:

Peggy Williams .....  ..... Sharmane Jones .....  .....

Kerry Williams .....  ..... Merrilyn Shelton .....  .....

