

PLAN 7

PLANNING APPLICATION PLN-21-0006

7 CHURCH STREET, CRESSY

ATTACHMENTS

- A Application & plans
- B Referral responses
- C Representation & applicant's response

1-534
PLANNING APPLICATION
Proposal

Description of proposal: ...Proposed three unit development.....

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

(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: ...7 Church Street, Cressy.....

.....

CT no:15/63463.....

Estimated cost of project \$600,000..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? NO
If yes – main building is used as

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

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

(attach additional sheets if necessary)

Is any signage required?NO.....

(if yes, provide details)

14/5 T.N.

No of APPLICATION

DIAGRAM FROM ACTUAL SURVEY

P/L TOWN OF CRESSY

C T VOL XLIX. P. 173

REGISTERED NUMBER

63463

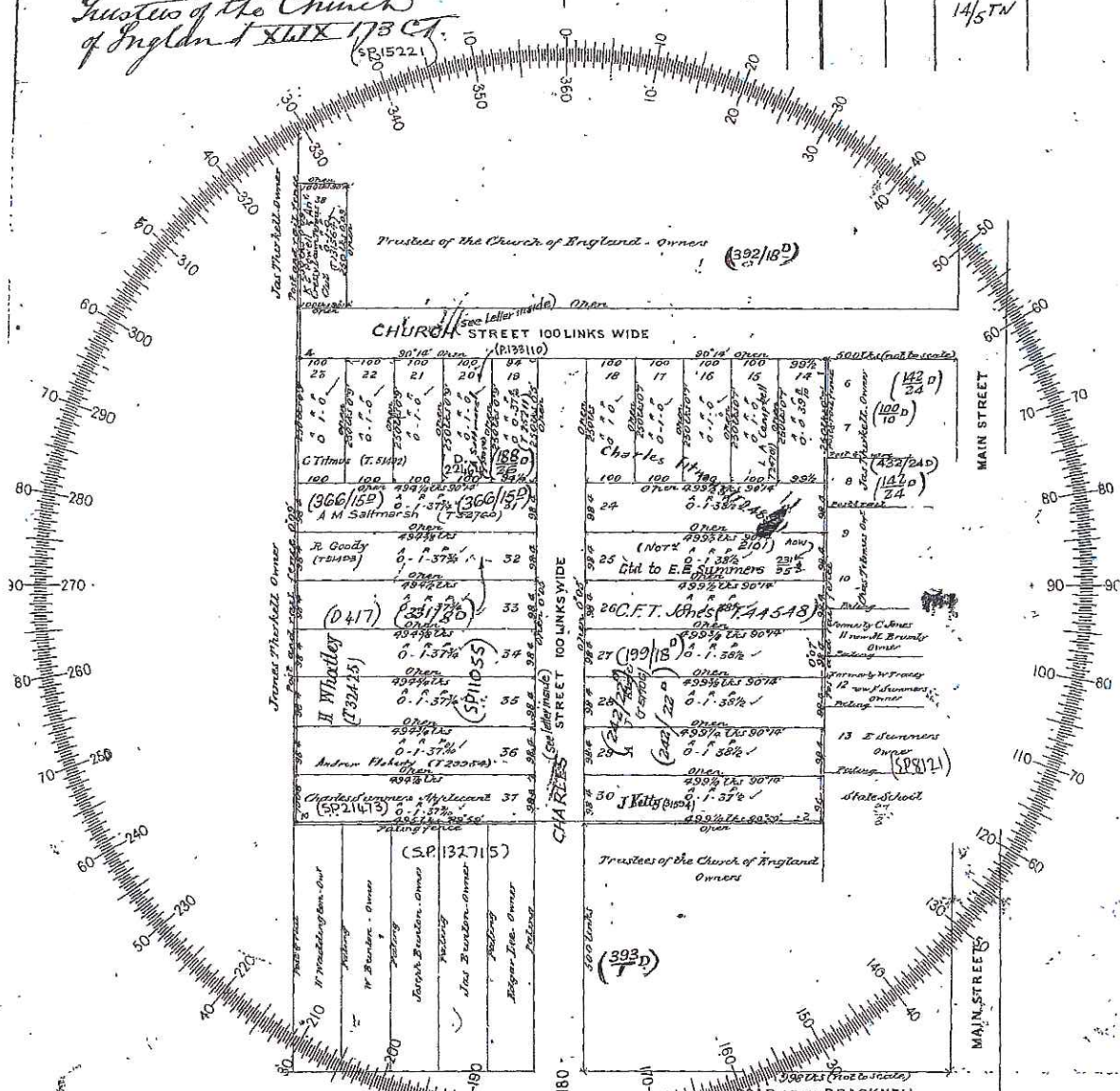
CORNERS.

872
8 FEB 04
4.52

Trustees of the Church
of England VOLX 173 CT.
(S.P. 5221)

Scale Two chains to an inch

FROM
14/5 T.N.



To be filled in
Office examination
by Surveyor

Date of instructions
Survey commenced 22nd Sept. 1903
Survey finished 24th do.
Error of class 1 to 8/30
Plotted by
Finally examined by
Entered on General Plan by
Taken and declared this 20th day of October 1903
before me,

I Alexander Clarke
Government Surveyor in Tasmania
do hereby declare and certify that the land herein delineated and colored
red, has been surveyed (and pegged) on the ground and plotted in accordance
with the Instructions approved of by His Excellency the Governor in Council
prescribing the standards of Survey work in surveys to be acted upon by the
Lands Titles Office, Tasmania, and that this plan is in all respects accurate
for the purposes of The Real Property Act

W. Braden
Recorder of Titles or J.P.

A. Clarke
Government Surveyor

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.
ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS COMPLETED
CONFIRM ALL SIZES AND HEIGHTS ON SITE
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1-536

PROPOSED THREE UNIT DEVELOPMENT FOR JID CONSTRUCTIONS AT 7 CHURCH ST. CRESSY

EXHIBITED



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
23/12/2020

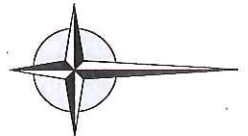
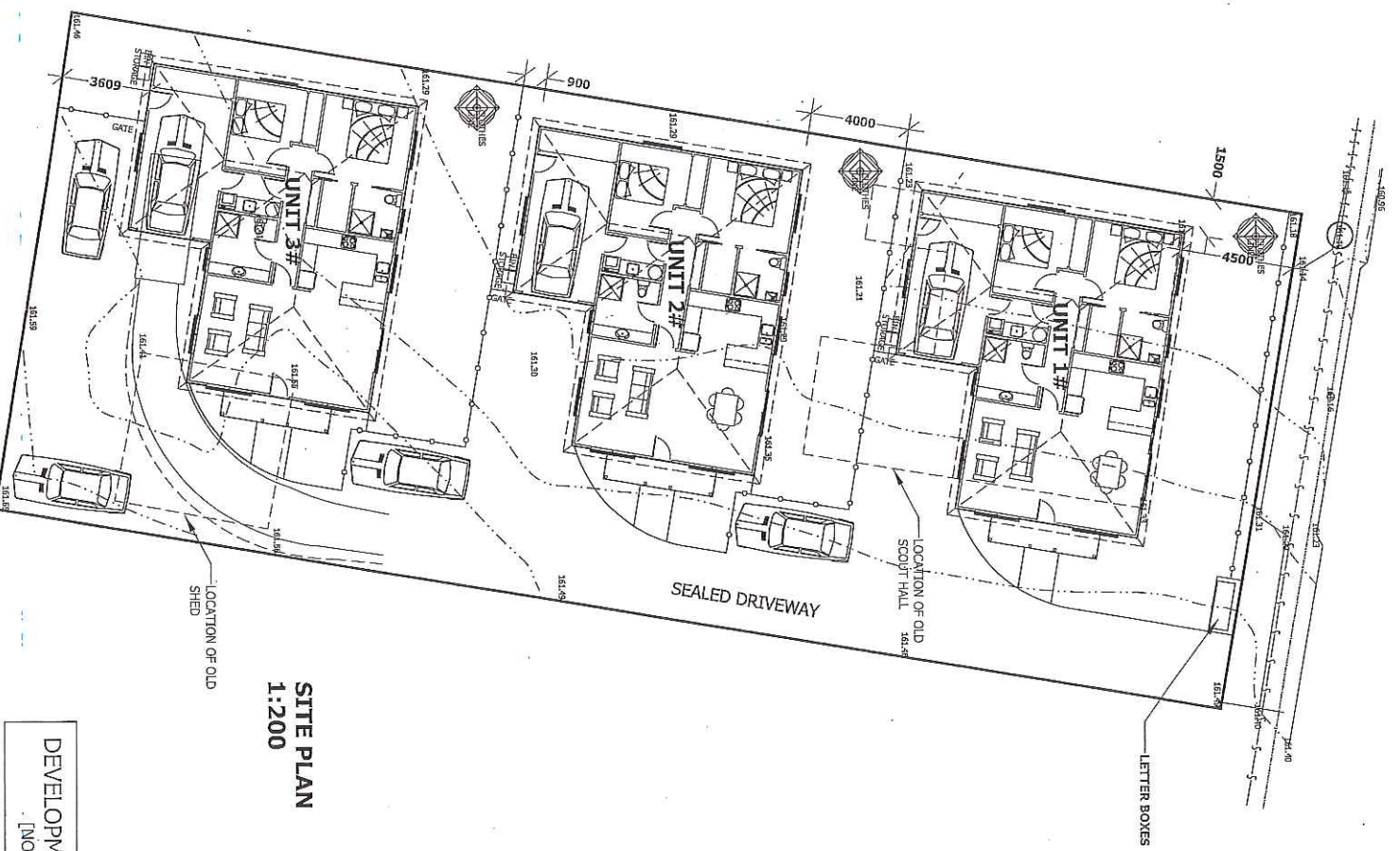
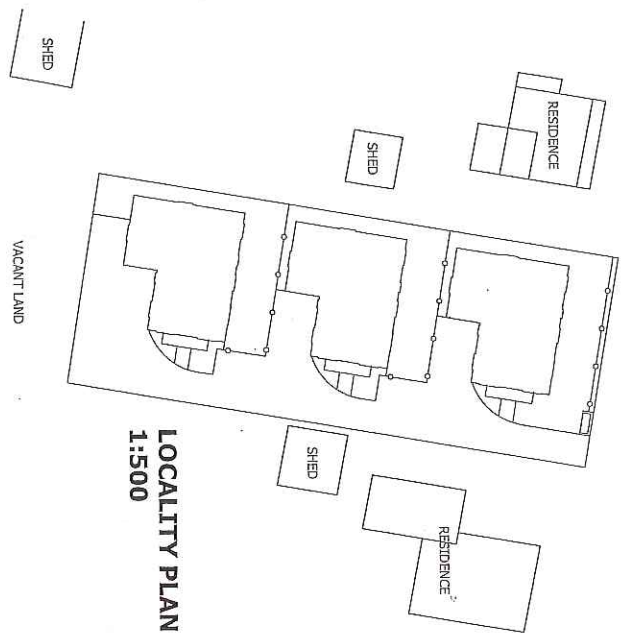
JOB NUMBER:
DA-201249

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

1-537



7 CHURCH ST CRESSY
TAS 7302
TITLE REF: 63463/15
PROPERTY ID: 6748642
AREA = 1,011m²*



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NOTES:

PROJECT TITLE:
THREE UNIT
DEVELOPMENT
7 CHURCH ST.
CRESSY

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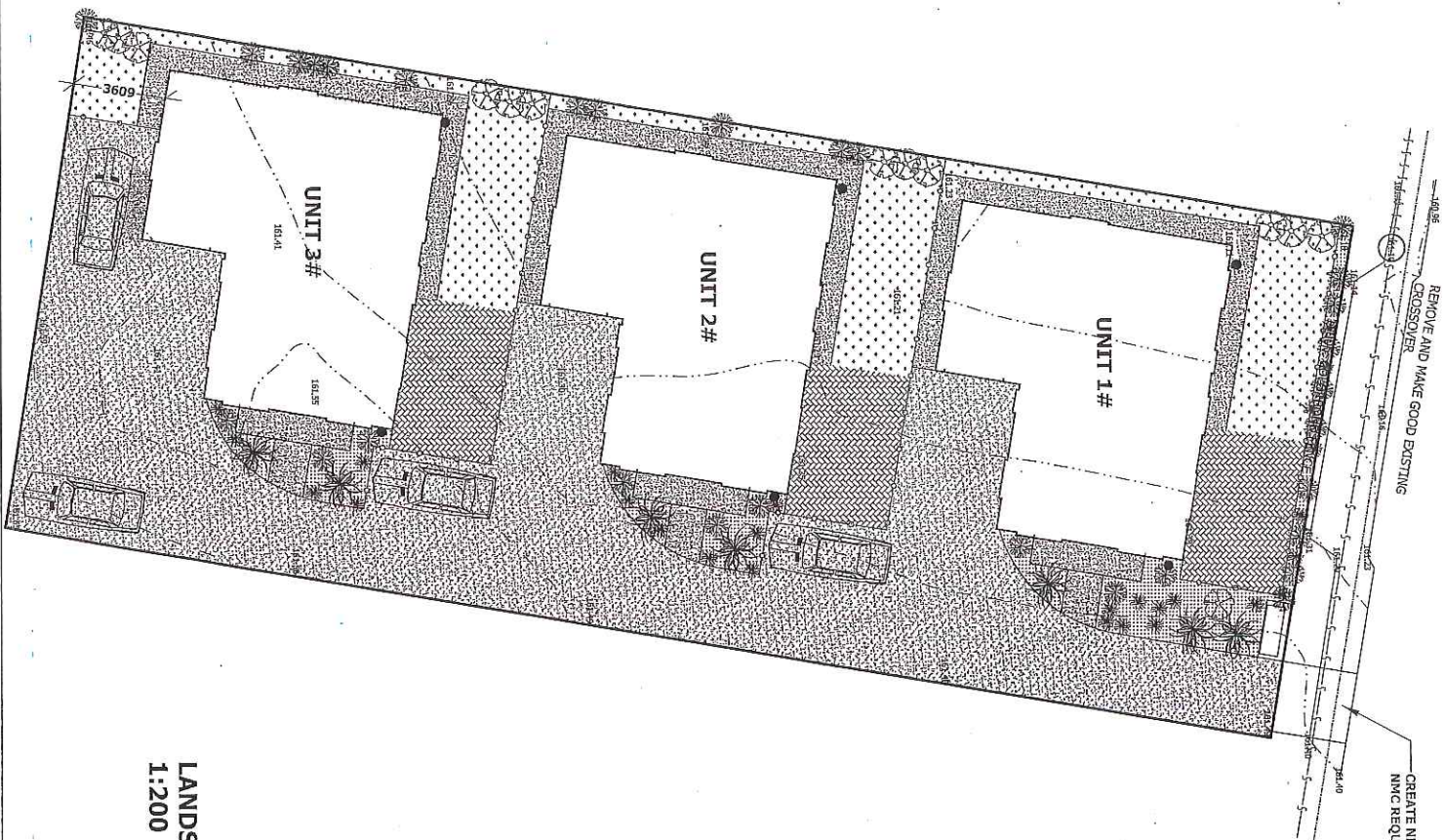
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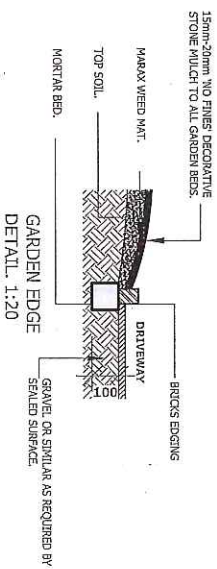
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PAGE:
01 of 05

EXHIBITED



LANDSCAPING PLAN
1:200



● GARDEN TAP (TTP) LOCATIONS TO BE CONTINUED BY OWNER TYPICALLY 2-4 PER DWELLING.

- WESTRINGIA FRUTICOSA SPACED @ 900mm CENTRES, MATURE HEIGHT APPROX. 1.5m
 - ANGOZANTHOS FLAVIDUS (KANGAROO PAV) MATURE HEIGHT APPROX. 1.5m
 - DIPLOARENA MORAEA (WHITE IRIS) MATURE HEIGHT APPROX. 0.6m
 - DANIELA TASMANICA (TASMANIAN FLAX LILY) MATURE HEIGHT APPROX. 1.0m
- NOTE: IF SPECIFIED PLANTS ARE NOT AVAILABLE AT TIME OF PLANTING SIMILAR SIZE AND TYPE OF PLANTS SHOULD BE INSTALLED IN LOCATIONS SHOWN. WHERE REQUIRED GARDEN BEDS TO HAVE AN IRRIGATION SYSTEM, IN-LINE DRIPPER TUBE @ 300cms. TO BE PROVIDED

- 6.0m. x 4.0m. PRIVATE OPEN SPACE AREA
- CONCRETE OR SIMILAR PATH TO BE PROVIDED AS SHOWN INCLUDING FROM PATH TO CLOTHES LINE
- SIR WALTER BUFFALO OR SIMILAR GRASS
- 15mm-20mm NO FINES DECORATIVE STONE MULCH TO ALL GARDEN BEDS.
- SEALED DRIVEWAY
- 1500m PALING FENCE TO DIVIDING AREAS AND 1800m TO PERMITTER FENCES EXCEPT 1500m COLORBOND FENCE TO FRONT (INSIDE BOUNDARY BY 500mm)

TOTAL AREA OF LAND - 1011m²*

IMPERVIOUS SURFACES:
 BITUMEN SEALED DRIVE-WAY - 275m²
 PAVED PRIVATE OPEN SPACE - 72m²
 CONC. PATHS INC VERANDAHs - 48m²
 UNIT FOOTPRINTS - 360m²
 TOTAL - 755m²

PERVIOUS SURFACES:
 LANDSCAPING AND LAWN (PERVIOUS) - 256m²
 RATIO PERVIOUS TO IMPERVIOUS - 25%

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02 of 05

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7 CHURCH ST.
CRESSY

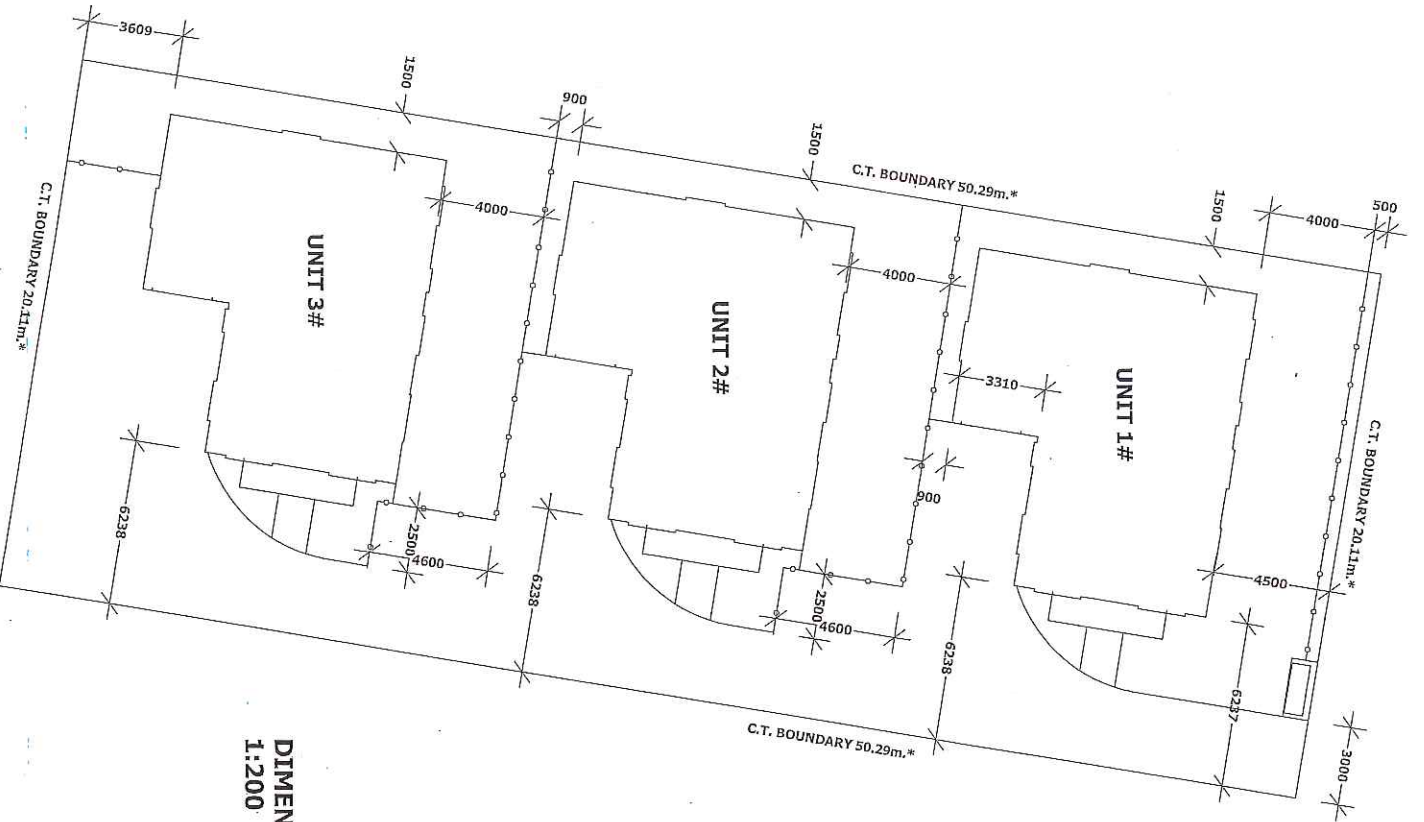
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02 of 05



TOTAL AREA OF LAND - 1011m²*
 TOTAL SITE AREA DIVIDED BY THREE UNITS - 337m²

DIMENSIONING PLAN
1:200

EXHIBITED

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 * TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS, PERCHES AND ROODS AND MUST NOT BE USED FOR SETTING OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE INDICATIVE ONLY.

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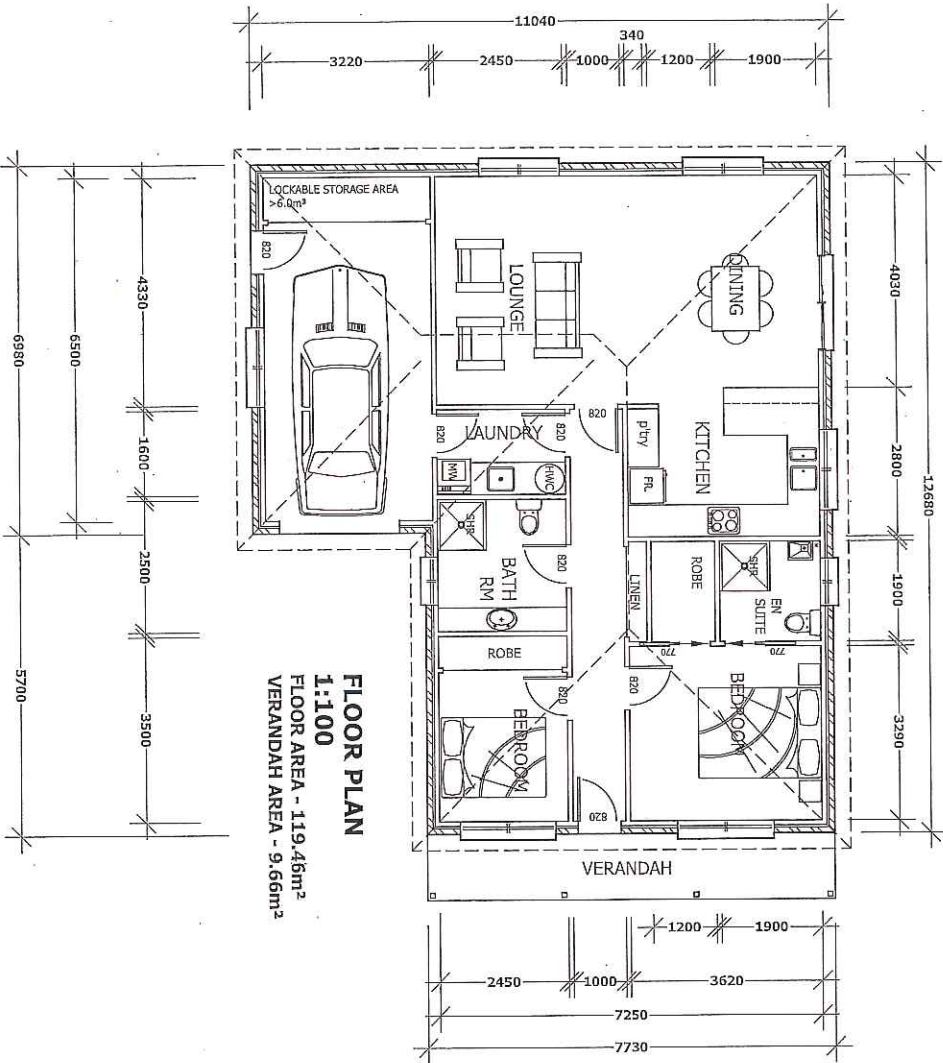
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 03 of 05



FLOOR PLAN
1:100
 FLOOR AREA - 119.46m²
 VERANDAH AREA - 9.66m²

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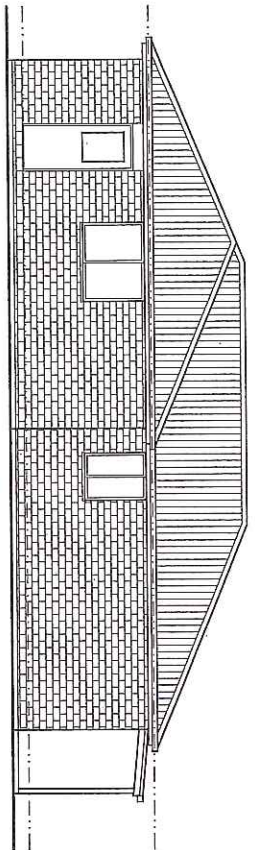
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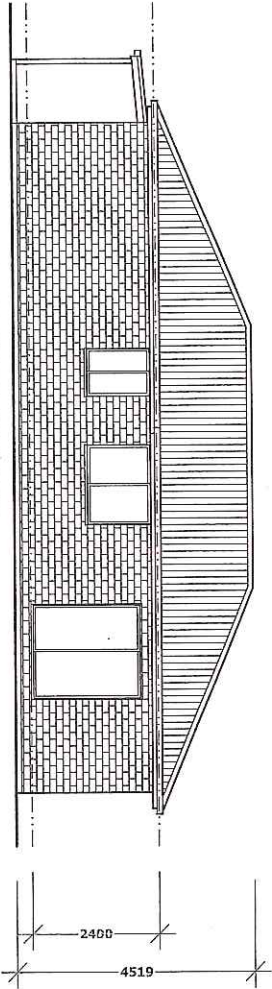
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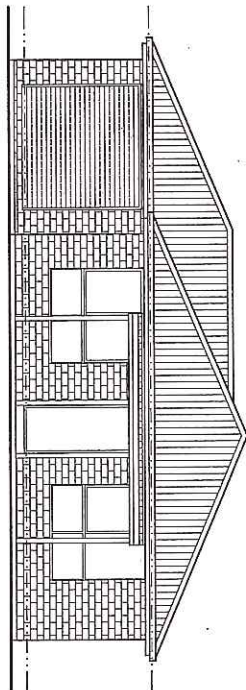
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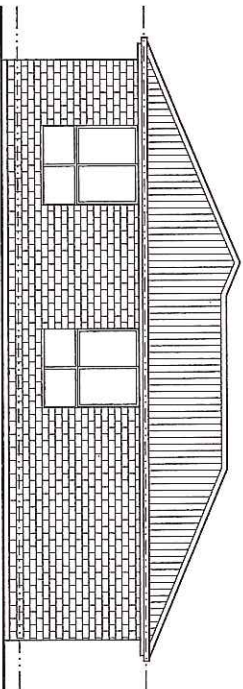
SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100

FINISHES
BRICKS - YARRA COLLECTION - PARKVILLE



COLORBOND ROOF - MONUMENT
WINDOWS - MONUMENT



SPOUTING FASCIA - WINDSPRAY



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23/12/2020

SCALE

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05 of 05

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DEVELOPMENT APPLICATION ONLY
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REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0006 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 102900.04

Date: 29 January 2021

Applicant: Wilkin Design & Drafting Pty Ltd

Proposal: Multiple dwellings x 3 (vary rear setback), demolish existing buildings

Location: 7 Church Street, Cressy

W&I referral PLN-21-0006, 7 Church Street, Cressy

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	N/A
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Unknown
If so, where is the current connection/s?	
Can all lots access stormwater services?	No (Pipe required)
If so, are any works required?	No
Is stormwater detention required	No
Has a stormwater detention design been submitted	N/A
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/A
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils stormwater policy	N/A
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate documentation (email etc.)	#:
Additional Comments/information	N/A

Stormwater works required:

<i>Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater connection and a pipe to be constructed to connect to the piped stormwater system</i>	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No (to be relocated)
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No
Is off-street parking available/provided?	Yes
Road / access works required:	
<i>Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover & apron from the edge of Church Street to the property boundary</i>	
Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

Engineer's comment:

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**STANDARD CONDITIONS FOR SMALL SUBDIVISIONS****W.1 Stormwater**

- a) A new stormwater main must be constructed to connect the property to the existing stormwater system in accordance with Council standards. Manholes must be installed at any changes in direction and also the end of the line.
- b) Prior to the issue of a planning permit the applicant shall provide design plans for the stormwater main, designed by a suitably qualified person.
- c) Concentrated stormwater must not be discharged into neighbouring properties
- d) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- e) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- f) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for internal stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- g) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access (Urban)

- a) A **3.6m wide ??** concrete driveway crossover must be constructed from the edge of Church Street to the property boundary in accordance with Council standard drawing TSD R09 and all other relevant standards and the existing footpath reshaped as necessary to match the new access.
- b) The access to the existing building on site shall be removed and reinstated in accordance with Council Standards.
- c) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of hydraulic services

- a) All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that services have been separated between the lots.

W.8 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

W.10 Bonds

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$2500 bond must be provided to Council, this bond will be held for a period of 12 months and shall be refunded following a satisfactory final completion inspection of all works in the road reserve including the new stormwater main.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter infrastructure must be reinstated to Council's standards if damaged and any repairs required to the stormwater main during the bond period are the responsibility of the developer.

Jonathan Galbraith (Engineering Officer)

Stormwater main discussed with Cameron Oakley (Consultant) and Leigh McCullagh (Works Manager)

Date: 18/2/21

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0006;	Council notice date	29/01/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00126-NMC	Date of response	04/02/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	7 CHURCH ST, CRESSY	Property ID (PID)	6748642
Description of development	Multiple dwellings x 3 & demolish existing buildings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilkin Design	Site Plan DA-201249	--	23/12/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

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) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



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

To Whom It May Concern:

I write to you today with several questions regarding a multiple dwelling proposal for 7 Church Street Cressy (PLN-21-0006).

Can a response to the following please be provided?

1. Are the overall dimensions of the units (excluding verandah) on the floor plan drawing correct given the different internal layout shown on the site plan?
 - a. If the overall dimensions shown on the floor plan are correct, is the rear setback 3609mm as shown on the dimensioning plan?
 - b. If the overall dimensions shown on the floor plan are correct, are the side setbacks 1500mm and 6237/6238mm respectively as shown on the dimensioning plan?
 - c. Is the verandah extent intended as shown on the floor plan drawing or the lesser extent shown on all other drawings?
2. Are site coverage calculations on the landscaping plan correct and if not, do they comply with requirements of the Northern Midlands Interim Planning Scheme?
3. Does the proposal comply with the requirements stipulated in Table E6.2 and Table E6.3 of the Scheme regarding driveway access widths and car parking spaces?
4. Does AS2890.1 – 2004 recommend additional clearances to obstructions such as fences, walls and the like and if so, does the proposal satisfy these recommendations?

Kind regards,

Mark Rhodes



Response to rep for unit development at 7 Church St Cressy
Questions in *italics* and responses in **red**.
16-02-21

To Whom It May Concern:

I write to you today with several questions regarding a multiple dwelling proposal for 7 Church Street Cressy (PLN-21-0006).

Can a response to the following please be provided?

*1. Are the overall dimensions of the units (excluding verandah) on the floor plan drawing correct given the different internal layout shown on the site plan? **Yes, the overlay is exact which I have attached showing the lighter line over the top being the proposed unit as per the site plan.***

*a. If the overall dimensions shown on the floor plan are correct, is the rear setback 3609mm as shown on the dimensioning plan? **Yes***

*b. If the overall dimensions shown on the floor plan are correct, are the side setbacks 1500mm and 6237/6238mm respectively as shown on the dimensioning plan? **Yes***

*c. Is the verandah extent intended as shown on the floor plan drawing or the lesser extent shown on all other drawings? **The lesser one.***

*2. Are site coverage calculations on the landscaping plan correct and if not, do they comply with requirements of the Northern Midlands Interim Planning Scheme? **Yes, they are correct, and we believe they comply.***

*3. Does the proposal comply with the requirements stipulated in Table E6.2 and Table E6.3 of the Scheme regarding driveway access widths and car parking spaces? **We believe they do.***

*4. Does AS2890.1 – 2004 recommend additional clearances to obstructions such as fences, walls and the like and if so, does the proposal satisfy these recommendations. **We believe it complies with 2.4.1 (b)(ii)***

Comment: Ultimately some of these questions need to be verified by the planning department we believe as they have the final say, as a RFI was not requested we do not know whether the planners have approved these points as compliant.

If you need anything else, please don't hesitate to ask.

Yours Sincerely

Todd Wilkin
Director

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

COMPARE ALL SIZES AND HEIGHTS ON SITE DO NOT SCALE OFF PLAN

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PROPOSED THREE UNIT DEVELOPMENT FOR JID CONSTRUCTIONS AT 7 CHURCH ST. CRESSY (UPDATE 01-03-21)

1-550

Revised
Received 01/03/2021

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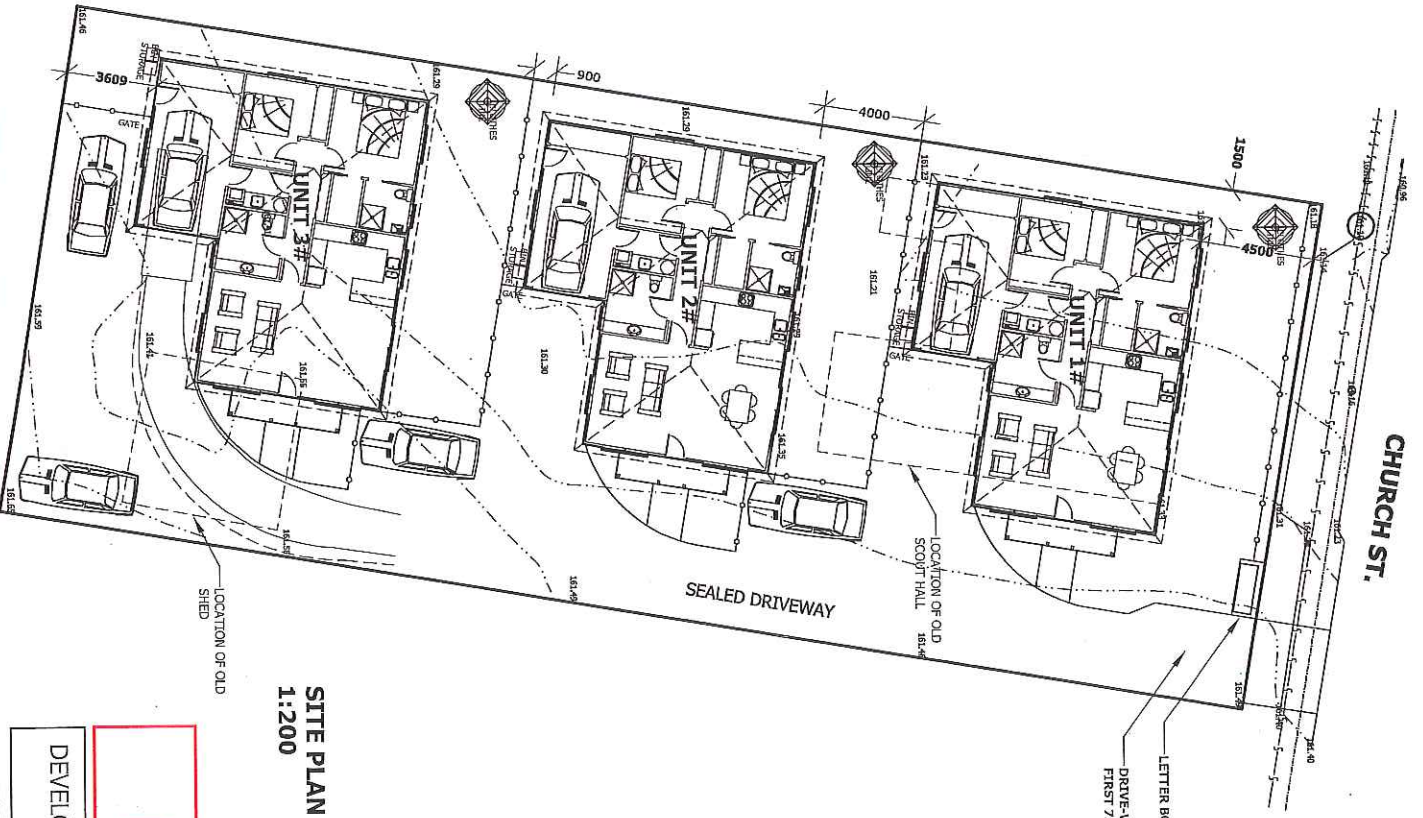
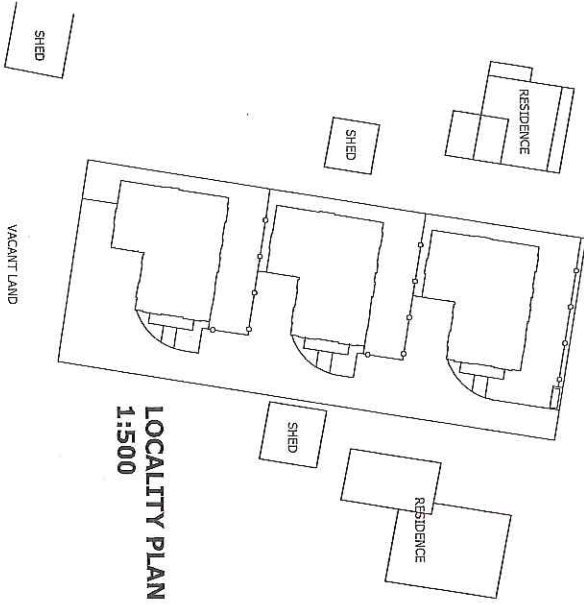
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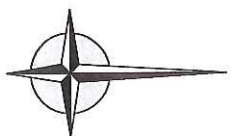
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SLOPE = H:1

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2 (SOFT) NOT SUITABLE	1:1 2:3 NOT SUITABLE



7 CHURCH ST CRESSY TAS 7302
 TITLE REF: 63463/15
 PROPERTY ID: 6748642
 AREA = 1,011m²*



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23/12/2020

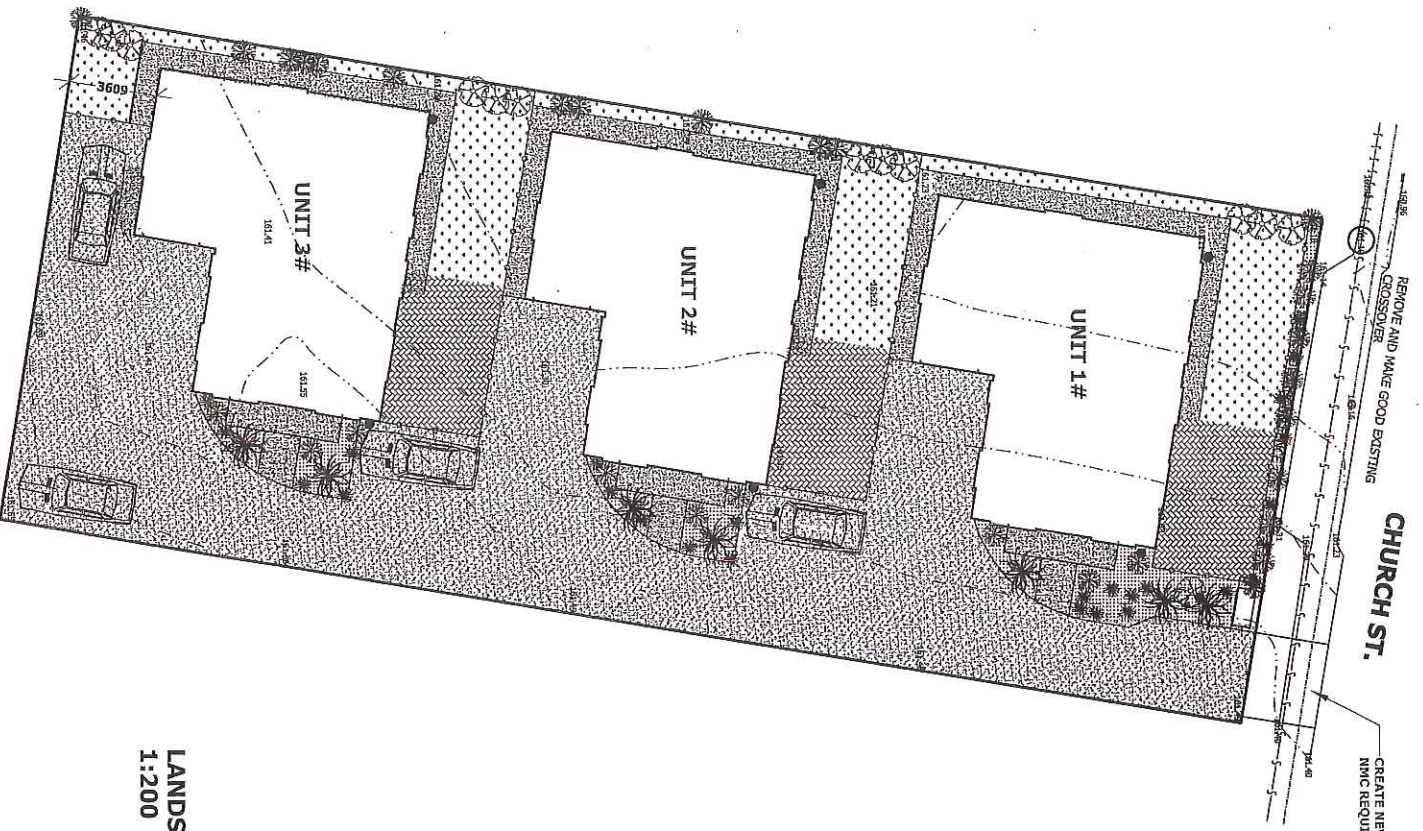
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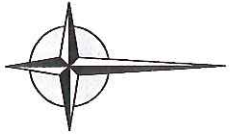
CHURCH ST.

REMOVE AND MAKE GOOD EXISTING CROSSOVER
CREATE NEW CROSSOVER AS PER MMC REQUIREMENTS AND LGAT GUIDELINES

TOTAL AREA OF LAND - 1011m²*

IMPERVIOUS SURFACES:
BITUMEN SEALED DRIVE-WAY - 279m²
PAVED PRIVATE OPEN SPACE - 72m²
CONC. PATHS INC VERANDAH'S - 48m²
UNIT FOOTPRINTS - 360m²
TOTAL - 755m²

PERVIOUS SURFACES:
LANDSCAPING AND LAWN (PERVIOUS) - 252m²
RATIO PERVIOUS TO IMPERVIOUS - 25%



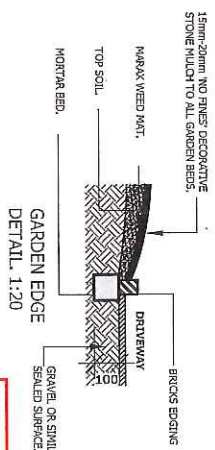
- WESTRINGIA RUTICOSA, SPACED @ 900mm CENTRES, MATURE HEIGHT APPROX. 1.5m
- ANIGOSANTHOS FLAVIDUS (KANGAROO PAW), MATURE HEIGHT APPROX. 1.5m
- DIPYLARRENA MORAFA (WHITE IRIS), MATURE HEIGHT APPROX. 0.6m
- DANIELLA TASMANNICA (TASMANIAN FLAX LILY), MATURE HEIGHT APPROX. 1.0m

NOTE: IF SPECIFIED PLANTS ARE NOT AVAILABLE AT TIME OF PLANTING SIMILAR SIZE AND TYPE PLANTS SHOULD BE INSTALLED IN LOCATIONS SHOWN WHERE REQUIRED. GARDEN BEDS TO HAVE AN IRRIGATION SYSTEM, IN-LINE DRIPPER TUBE @ 300CS, TO BE PROVIDED

● GARDEN TAP (TYP.) LOCATIONS TO BE CONFIRMED BY OWNER, TYPICALLY 2-4 PER DWELLING.

- 6.0m x 4.0m PRIVATE OPEN SPACE AREA
- CONCRETE OR SIMILAR PATH TO BE PROVIDED AS SHOWN INCLUDING FROM PATH TO CLOTHES LINE
- SFR WALTER BUFFALO OR SIMILAR GRASS
- 150mm 20mm 'NO FINES' DECORATIVE STONE MULCH TO ALL GARDEN BEDS.
- SEALED DRIVEWAY

1500H PALING FENCE TO DIVIDING AREAS AND 1800H TO PERMETER FENCES EXCEPT 1500H COLOURBOND FENCE TO FRONT (OUTSIDE BOUNDARY BY 500mm)



LANDSCAPING PLAN
1:200

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THREE UNIT DEVELOPMENT
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CREST

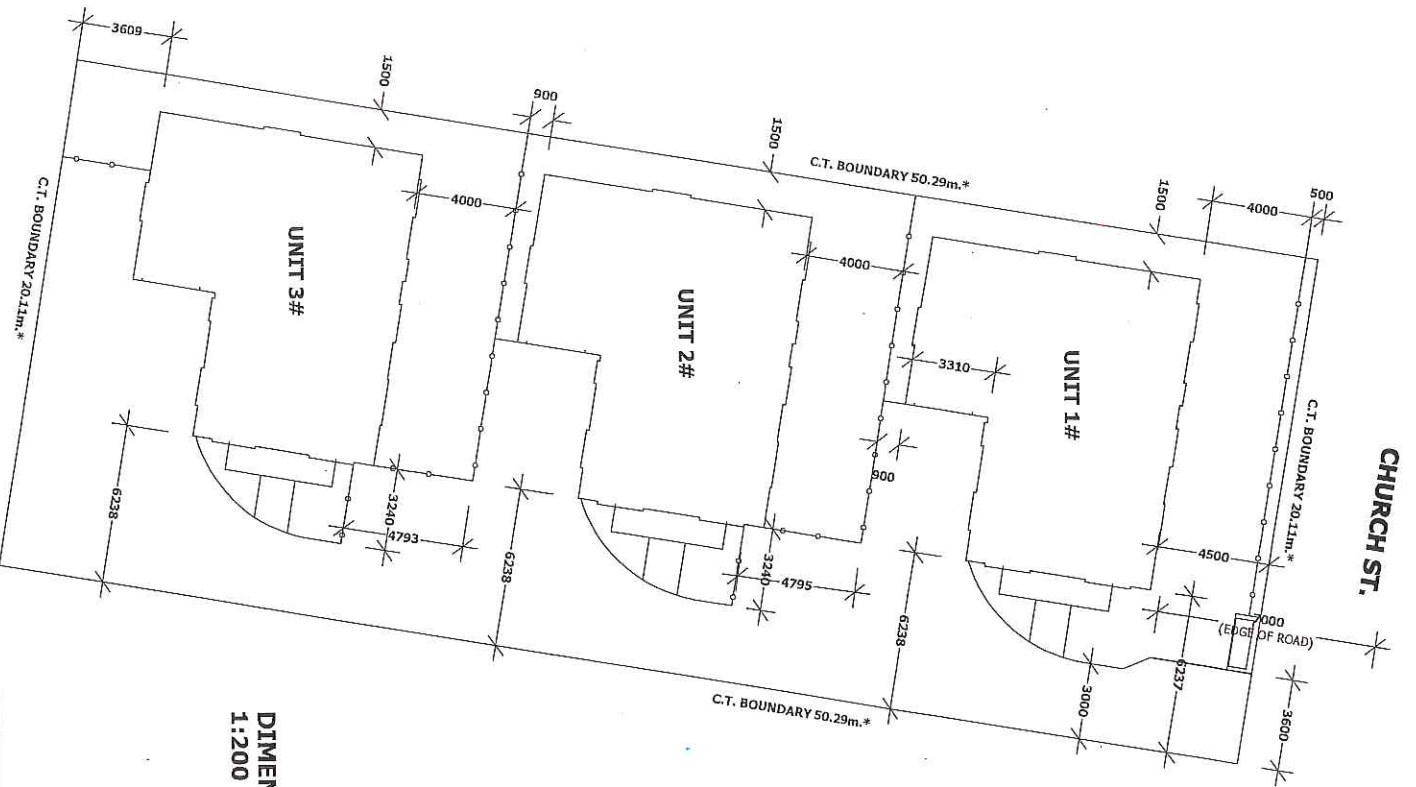
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TOTAL AREA OF LAND - 1011m²*
 TOTAL SITE AREA DIVIDED BY THREE UNITS - 337m²



DIMENSIONING PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 * TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS, PERCHES AND ROADS AND MUST NOT BE USED FOR SETTING OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE INDICATIVE ONLY.

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 THREE UNIT
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 CRESSY

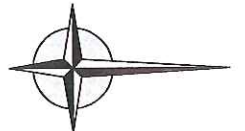
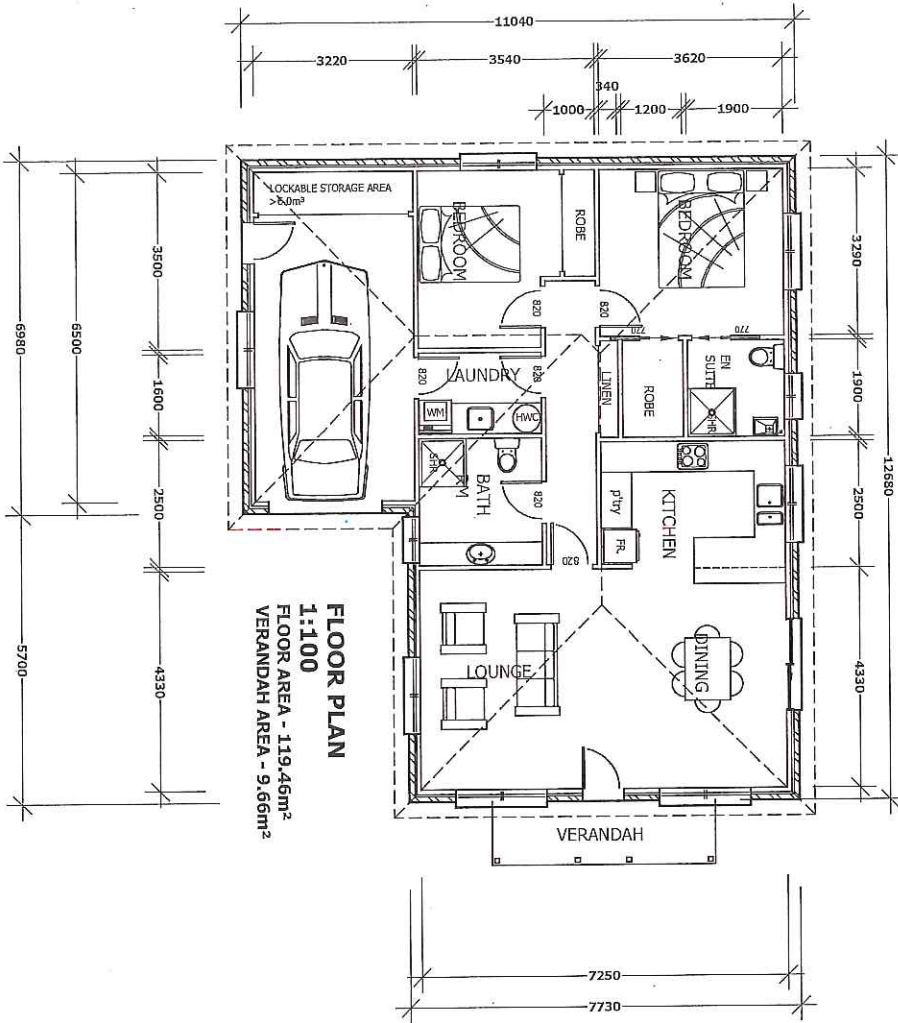
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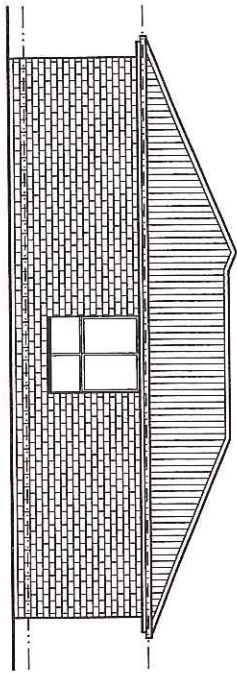
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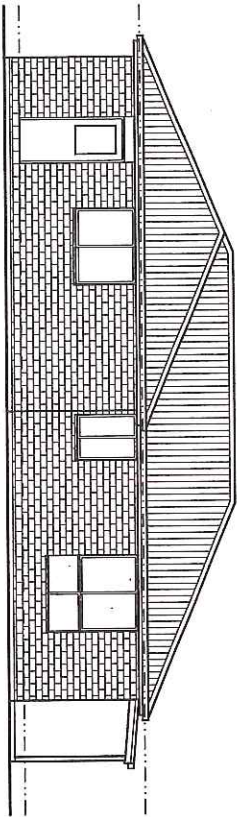
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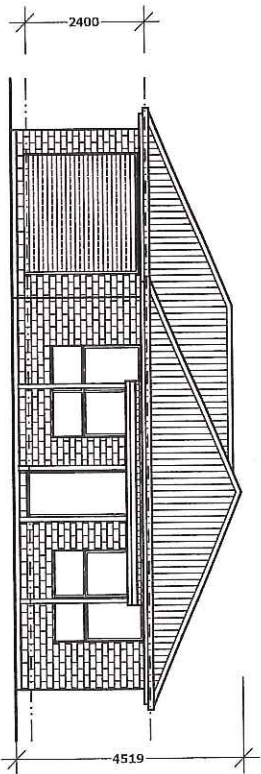
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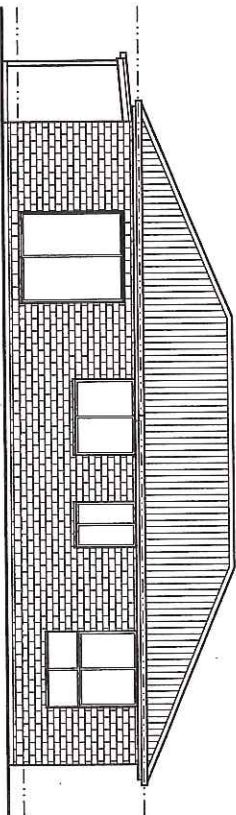
WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100

FINISHES
BRICKS - YARRA COLLECTION - PARKVILLE



COLORBOND ROOF - MONUMENT
WINDOWS - MONUMENT



SPOUTING FASCIA - WINDSPRAY



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