

PLAN 1

PLANNING APPLICATION PLN-21-0047

1 KING STREET, CRESSY

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Referral responses
- C Representations & applicant's response

PLANNING APPLICATION Proposal

Description of proposal: New dwelling
.....
.....
.....
.....
.....

(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: Lot 2 / 1 Knig St, Cressy
.....

CT no: 197473/1

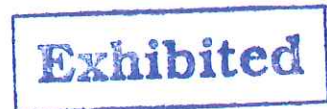
Estimated cost of project \$ 260,000. *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as Residence

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

Proximity to side boundary
.....
.....
.....
.....

(attach additional sheets if necessary)



Is any signage required? No
(if yes, provide details)

OWNER : KELLY VERNON SMITH & JENNIFER ELIZABETH SMITH FOLIO REFERENCE : F.R. 1974/73/1 GRANTEE : PART OF 2000 ACRES Gtd. TO ROBERT KEATE, JAMES DRUMMOND, BUTLER ELPHINSTONE & STEWART MAJORIBANKS.		PLAN OF SURVEY BY SURVEYOR MARTIN RALPH HEATLEY of PDA SURVEYORS 3/23 BRISBANE STREET, LAUNCESTON LOCATION TOWN OF CRESSY		REGISTERED NUMBER SP175060
MAPSHEET MUNICIPAL CODE No. 123 (5038)		LAST UPI No	LAST PLAN No. P.1974-73	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
SCALE: 1:400		LENGTHS IN METRES	SURVEYORS REF: L17154	APPROVED 24 MAY 2018 EFFECTIVE FROM <i>Alice Hawke</i> Recorder of Titles



[Signature] **22.5.18**
COUNCIL DELEGATE DATE

Exhibited

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4687 J
LAND TITLE REFERENCE No	-	VOLUME 175060 FOLIO 2
LAND AREA	-	1624 m ²
EXISTING DWELLING AREA	-	110 m ²
PROPOSED DWELLING AREA	-	151 m ²
PROPOSED SHED AREA	-	84 m ²
DESIGN WIND SPEED	-	N1
SOIL CLASSIFICATION	-	"H2"
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	EXEMPT
CORROSION ENVIRONMENT	-	MEDIUM

DRAWING SCHEDULE

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	GROUND FLOOR PLAN
DWG -SHEET 4	TOP FLOOR PLAN
DWG -SHEET 5	ELEVATIONS
DWG -SHEET 6	ELEVATIONS/WINDOW SCHEDULE
DWG -SHEET 7	SECTION A-A
DWG -SHEET 8	DRAINAGE DIAGRAM
DWG -SHEET 9	LIGHTING PLAN
DWG -SHEET 10	WATER PROOFING DETAILS
DWG -SHEET 11	SPECIFICATION SHEET

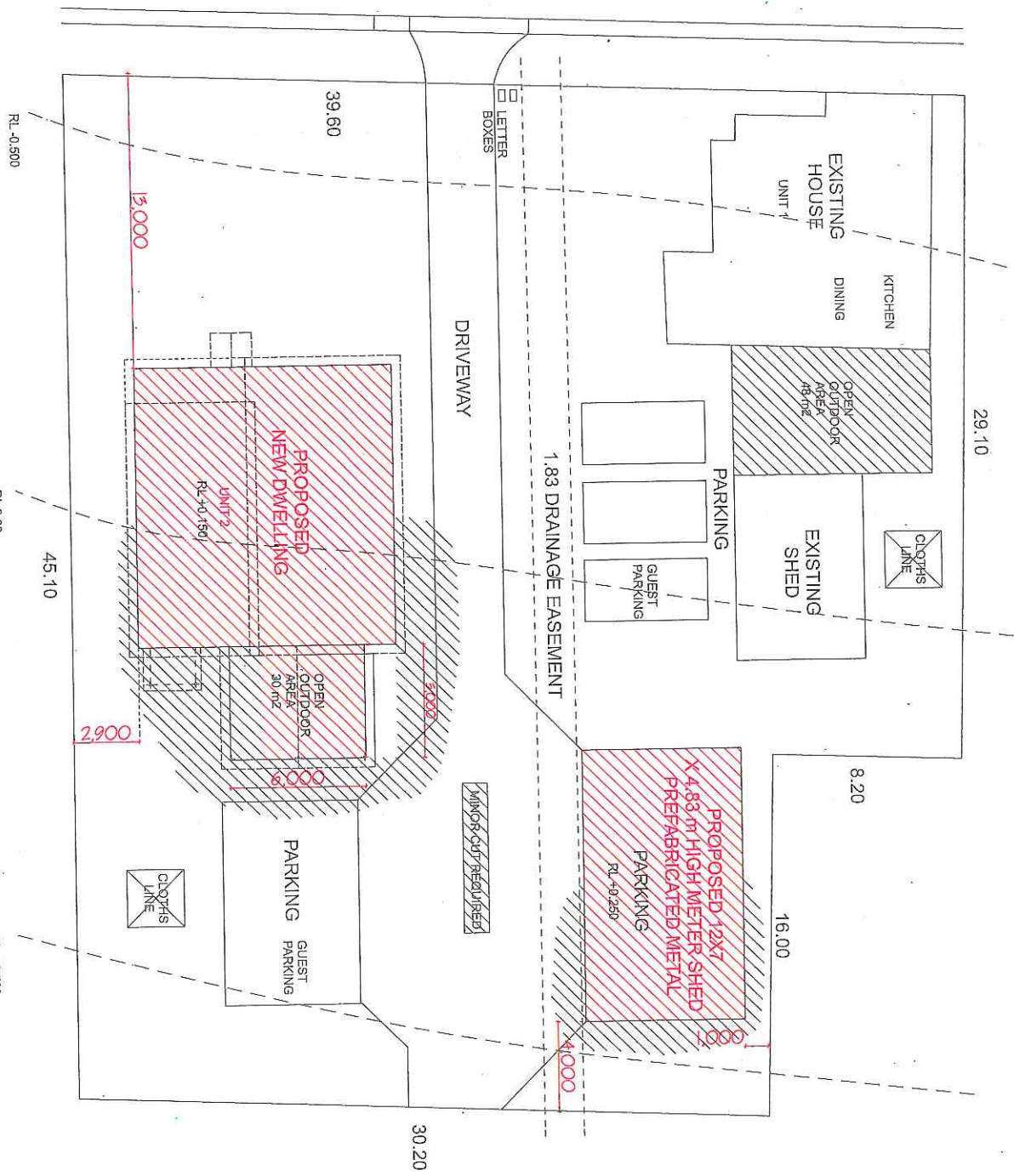
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

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 MBL 0413 235 160
 E-MAIL : stephenlawes@adorn.net.au

STEPHEN LAWES
 CC 4687 J
 CATEGORY ABP I
 25 JILLIAN ST
 KINGSMIDLANDS 7249

PROPOSED NEW DWELLING
 1 KING ST, CRESSY
 FOR KELLY & JENNY SMITH

DRAWING	COVER SHEET
DATE	18/1/2021
DWG 536	SHEET 1 OF 11



NOTE:
BOUNDARY LINES SHOWN ON SITE PLAN AND THE DISTANCES FROM EXISTING AND PROPOSED STRUCTURES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED ON FOR DWELLING POSITION AND HEIGHT.
A SURVEY PLAN AND SURVEY PEGS ARE TO BE USED FOR DWELLING POSITION AND LEVELS. (LEVELS SHOWN ARE AN ESTIMATE ONLY)

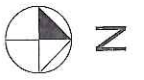
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LOT 2, 1 KING ST, CRESSY
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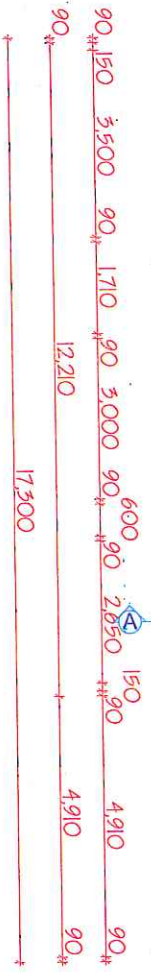
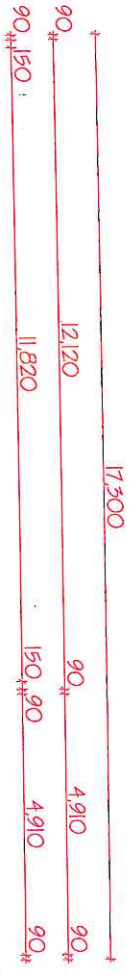
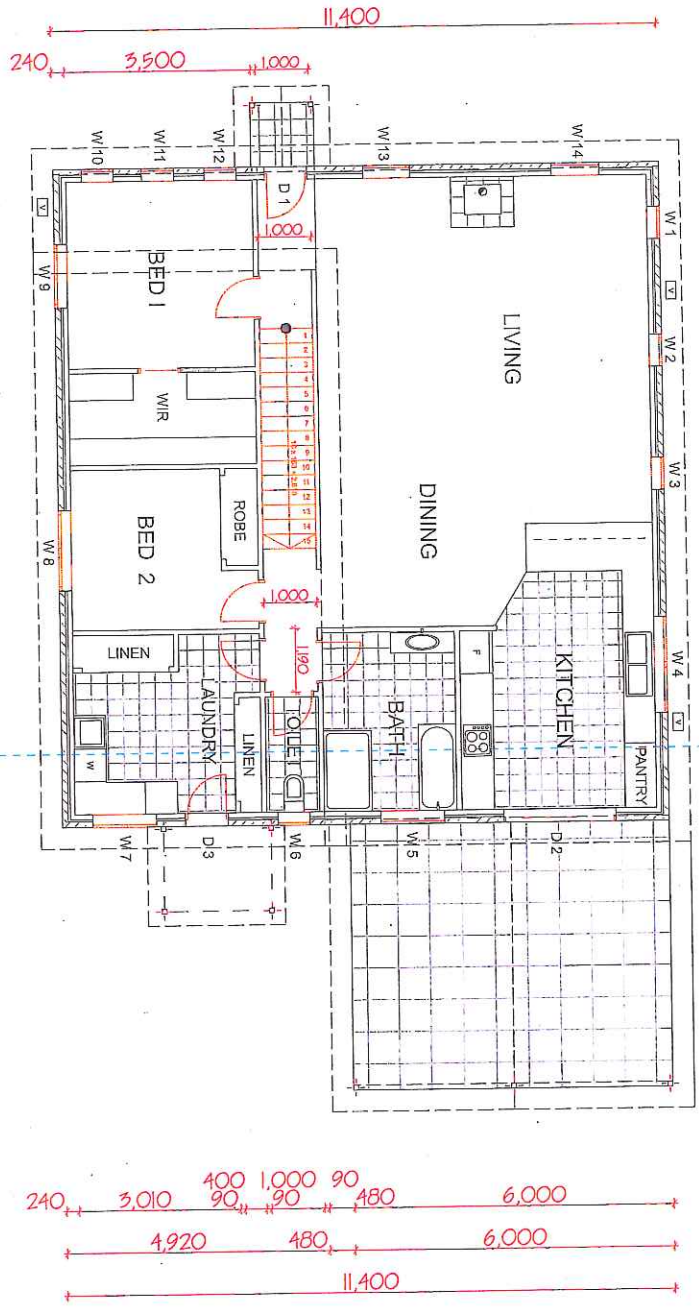
DRAWING	SITE PLAN
DATE	18/1/2020
DWG	536 SHEET 2 OF 12
SCALE	1:200



Amended
14.05.21

2-6

WOOD HEATER AND FLUE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND IN COMPLIANCE WITH BCA VOL. 2 PART 3.7.3 -SEE FIGURE 3.7.3.1-3.7.3.3 AND 3.7.3.4 FOR CLEARANCES OF FREE STANDING HEAT APPLIANCES



WINDOWS AND DOOR SCHEDULE IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE - ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER - SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERNATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

W	HEIGHT	WIDTH	TYPE	GLASS
W 1	1800X600	AWN	AWN	
W 2	1800X600	AWN	AWN	
W 3	1800X600	AWN	AWN	
W 4	1200X1800	AWN	AWN	
W 5	900X1200	AWN	OBS	
W 6	900X800	AWN	OBS	
W 7	900X1200	AWN	AWN	
W 8	600X1500	AWN	AWN	
W 9	600X1200	AWN	AWN	
W 10	1800X600	AWN	AWN	
W 11	1800X600	AWN	AWN	
W 12	1800X600	AWN	AWN	
W 13	1800X900	AWN	AWN	
W 14	1800X900	AWN	AWN	
W 15	900X1800	AWN	AWN	
W 16	900X1200	AWN	OBS	
W 17	1200X600	AWN	AWN	
W 18	1200X600	AWN	AWN	
W 19	900X1800	FXD	FXD	

D	HEIGHT	WIDTH	TYPE	GLASS
D 1	2040X820	SLD	FULL GLASS	
D 2	2100X2100	SLD	HALF GLASS	
D 3	2040X820	SLD	HALF GLASS	
D 4	2100X1600	SLD	HALF GLASS	

INTERNAL DOORS

2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN	TIMBER LINTELS MGP 10
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

METAL LINTELS

0-1200	1200-1500	1500-2400	2400-3000
75X10 BAR	75X75 10 ANGLE	125X75X10 ANGLE	150X90X10 ANGLE

FOR LINTELS OVER 3000 mm SEE ENGINEER'S DRAWINGS

ROOF LOAD WIDTH UP TO 4500 mm

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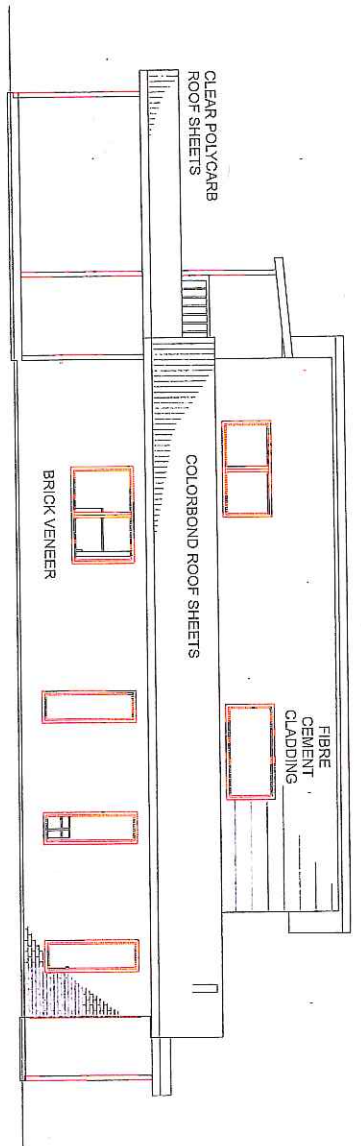
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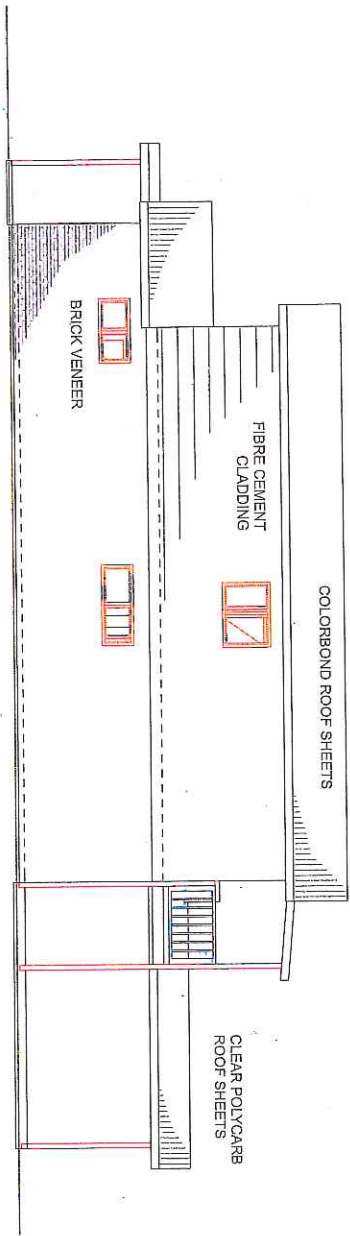
PROPOSED NEW DWELLING
1 KING ST, CRESSY
FOR KELLY & JENNY SMITH

DRAWING	FLOOR PLAN
DATE	18/1/2021
DWG 536	SHEET 3 OF 11
SCALE	1:100

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NORTH ELEVATION



SOUTH ELEVATION

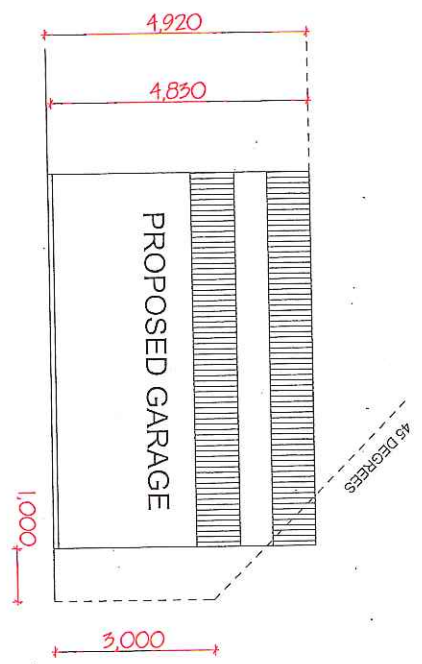
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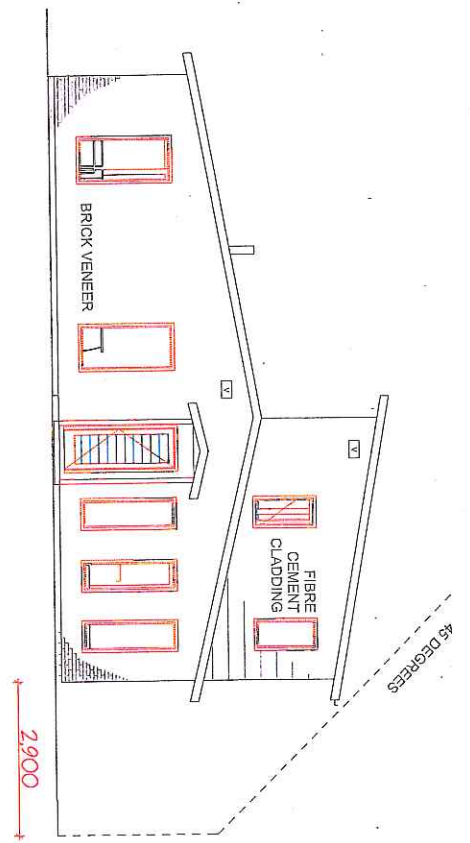
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 1 KING ST, CRESSY
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DRAWING ELEVATIONS	
DATE	18/1/2021
DWG	536
SCALE	SHEET 5 OF 11
	1:100

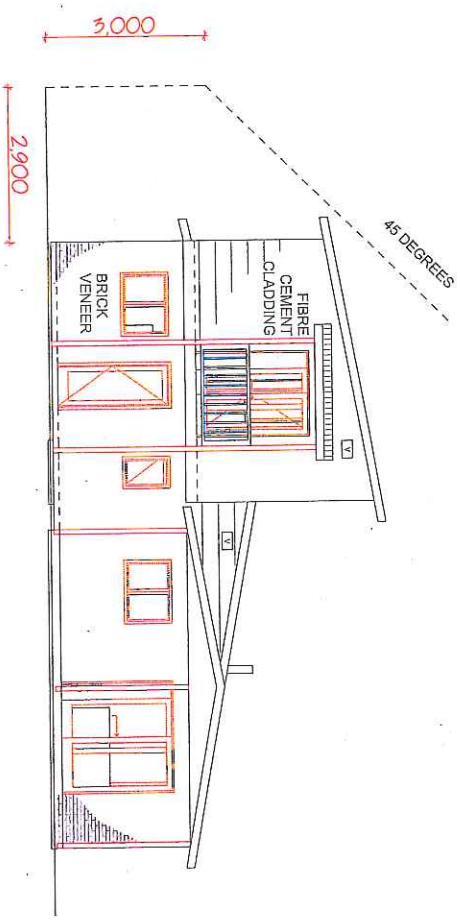


EAST ELEVATION



WEST ELEVATION

- AWNING ROOF FRAMING
ROOF PITCH - 5 DEGREES
- CLEAR POLYCARB ROOF SHEETS
90X35 MGP 10 PINE BATTENS @ 900 CRS
ANTI-NOISE TAPE ON BATTENS
- 140X45 MGP 10 PINE RAFTERS @ 800 CRS
140X45 MGP 10 PINE WALLING PLATE
140X45 F7 PINE BEAM BOLTED TO POSTS
90X30 F5 TP POSTS/GAL STRYRUP/SPADS
- DECK
90X22 F5 TREATED PINE DECKING
- 140X45 F5 TREATED PINE JOISTS@450 CRS
2140X45 F5 TREATED PINE BEARERS
140X45 F5 TREATED PINE WALLING PLATE
- 90X90 F5 TREATED PINE POSTS
/GALVANIZED STRYRUPS BOLTED TO
CONCRETE PADS
- HANDBAIL-MINIMUM 1000 mm HIGH
70X45 F5 TREATED PINE TOP AND BOTTOM RAIL
42X35 F5 TREATED PINE BALUSTRADE



EAST ELEVATION

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PROPOSED NEW DWELLING
LOT 2, 1 KING ST, CRESSY
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DRAWING	ELEVATIONS
DATE	18/1/2021
DWG	536 SHEET 6 OF 12
SCALE	1:100

Amended
14.05.21

WALL FRAMING

- TO COMPLY WITH BCA AND AS 1684
- 2400 mm HIGH BRICK VENEER WALLS
- 90X35 MGP 10 PINE STUDS AND NOGGINGS
- 90X35 MGP 10 PINE TOP AND BOTTOM PLATES
- BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS
- 10mm PLASTERBOARD TO WALLS AND CEILINGS
- INSULATION BATTIS TO WALLS
- INSULATION BATTIS TO CEILINGS
- SEE ENEGRY EFFICIENCY CERTIFICATE

PERGOLA ROOF FRAMING

- ROOF PITCH - 10 DEGREES
- CLEAR POLYCARB ROOF SHEETS
- 90X35 MGP 10 PINE BATTENS @ 900 CRS
- ANTI NOISE TAPE ON BATTENS

TRUSSES

- DESIGNED BY MANUFACTURER
- INSTALLATION, BRACING AND FIXING TO MANUFACTURERS SPECIFICATIONS
- 70X35 MGP 12 ROOF BATTENS @ 900 CRS
- METAL CEILING BATTENS @ 450 CRS

- 140X45 MGP 10 PINE RAFTERS @ 800 CRS
- RIDGE AND BEAMS TO ENGINEERS DRAWINGS
- 90X90 F5 TP POSTS/GAL STR/RUPS/PADS

FLOOR FRAMING

- 19 mm PARTICLE BOARD SHEET FLOORING
- 200X45 HYPSPAN
- LVL FLOOR JOISTS @ 450 CRS

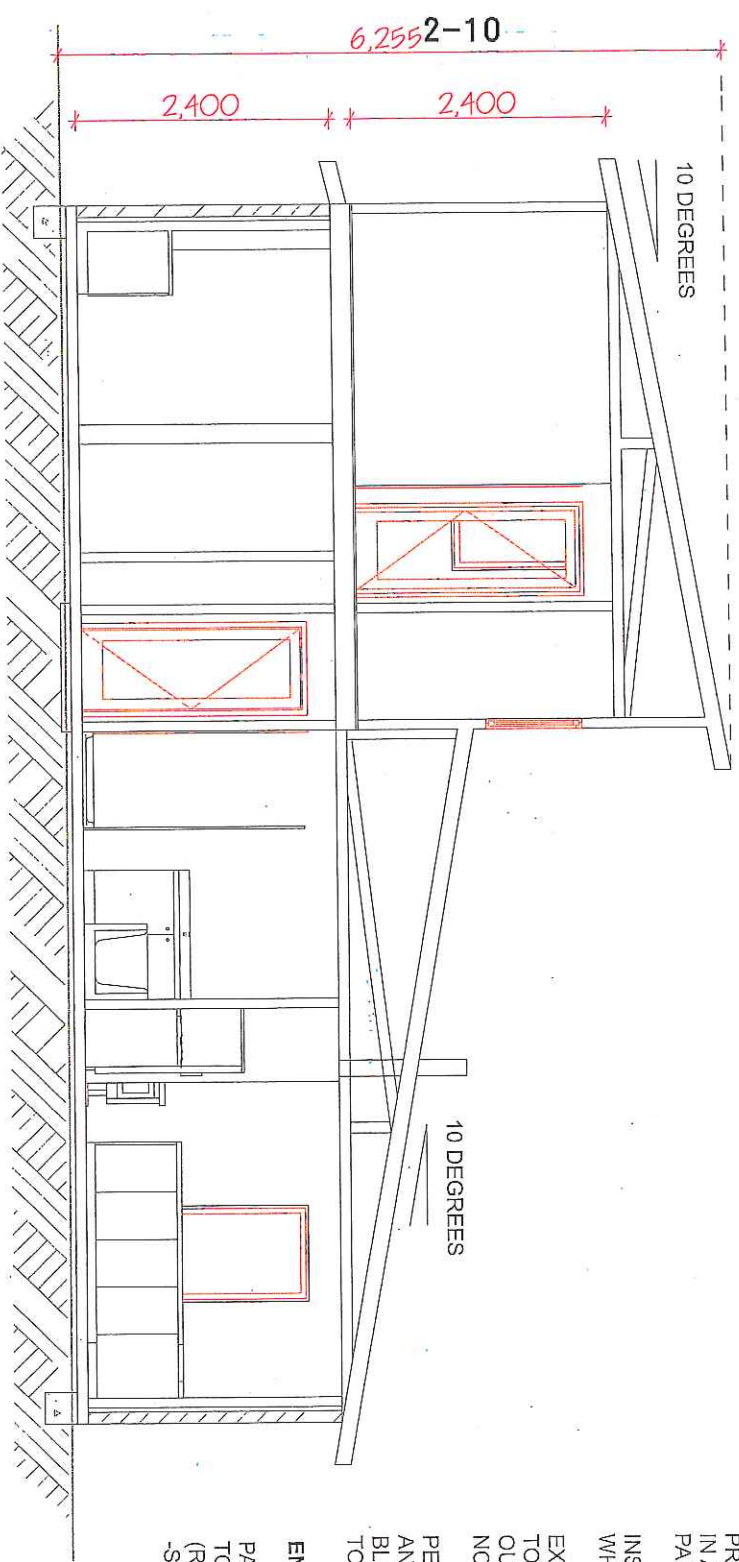
- ROOF PITCH - 10 DEGREES
- CUSTOM ORB ROOF SHEETS
- ANTICONDENSATION BLANKET INSTALLED TO MANUFACTURERS SPECIFICATIONS
- FIXED AS PER MANUFACTURERS SPECIFICATIONS
- 400 mm EAVES -4.5 mm FIBRE CEMENT SHEET

CONDENSATION MANAGEMENT

- PROVIDE ROOF VENTILATION IN ACCORDANCE WITH NCC 2019 PART 3.8.7 -CONDENSATION MANAGEMENT
- INSTALL VENTS TO EAVES AND GABLE ENDS WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
- EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2019 PART 3.8.7.2
- PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS ANTICONDENSATION BLANKET TO FINISH AT EACH TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

ENGINEERING

- PADS, SLABS AND FOOTINGS TO COMPLY WITH AS 2870 (RESIDENTIAL SLABS AND FOOTINGS)
- SEE ENGINEER'S DRAWINGS



SECTION A-A

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PROPOSED NEW DWELLING
1 KING ST, CRESSY
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DRAWING	SECTION A-A
DATE	18/1/2021
DWG 536	SHEET 7 OF 11
SCALE	1:50

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH AS 3500 'THE PLUMBING CODE OF AUSTRALIA' AND THE RELEVANT STATE PLUMBING CODE
ALL PLUMBING WORK TO BE COMPLETED BY A QUALIFIED AND LICENSED PLUMBER.
SEWER AND STORMWATER CONNECTION POINTS ARE APPROXIMATE ONLY.

LEGEND

- IO - WET AREAS
 - GRG - INSPECTION POINT
 - EV - OVERFLOW RELIEF GULLY
 - DP - VENT PIPE
 - DP - DOWN PIPE
 - STORM WATER PIPE - MINIMUM FALL OF 1:100
 - SEWER PIPE - MINIMUM FALL OF 1:80
 - SILT PT
- PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
STORM WATER AND DOWNPIPES TO BE 90 mm
SEWER TO BE 100 mm

MATERIALS

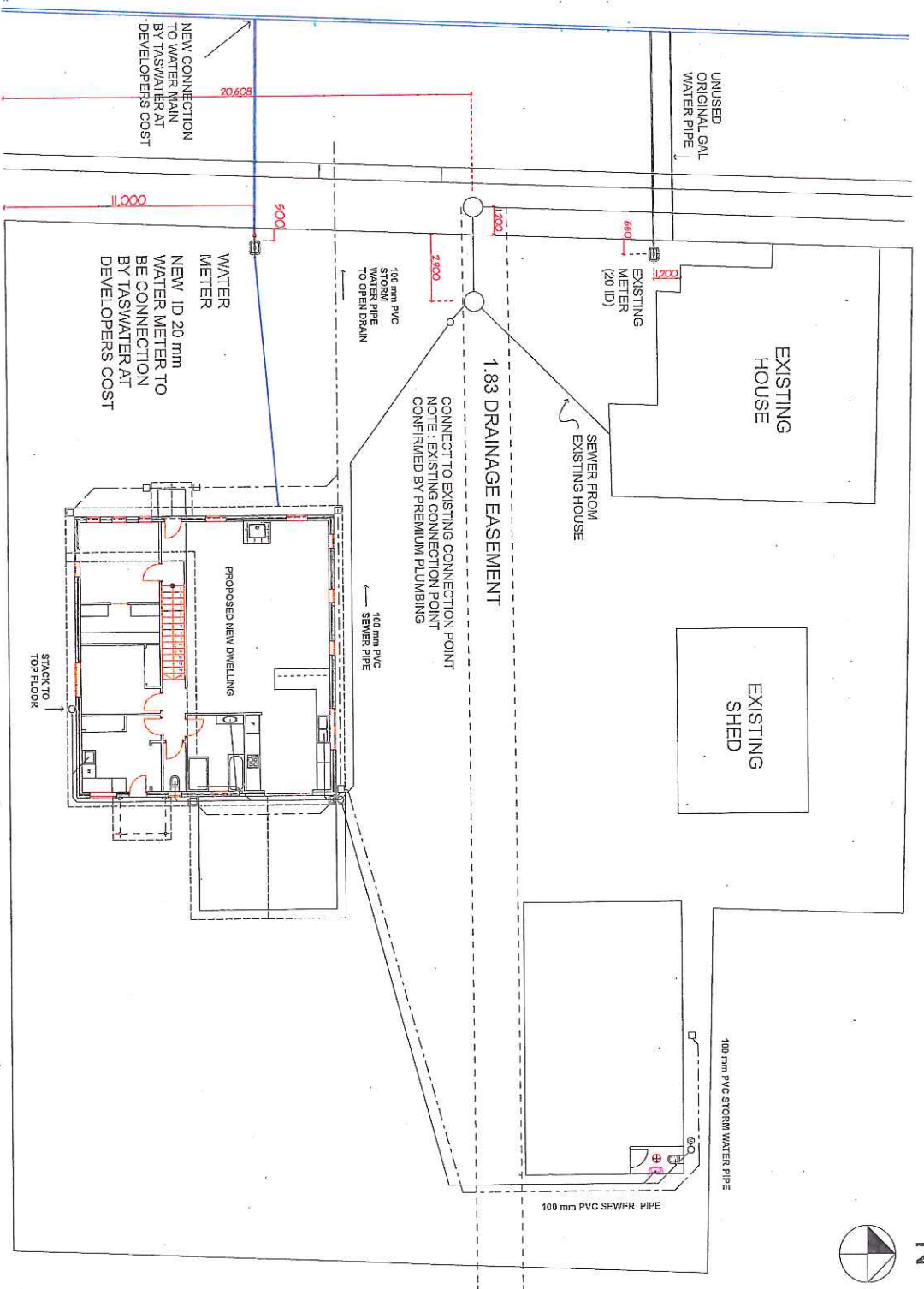
WATER PIPES TO COMPLY WITH AS/NZS 3500.1 AND AS/NZS 3500.5
COPPER OR POLY TYPE PIPES
HOT AND COLD WATER BRANCHES TO BE DN 16mm
MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
60 DEGREES TO LAUNDRY AND KITCHEN SINK
OUTLET PIPES FROM THE HOT WATER UNIT MUST BE COPPER FOR AT LEAST 1 METER BEFORE CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION DEVICE TO BE FITTED TO OUTSIDE TAPS
PRESSURE REGULATOR TO BE FITTED BETWEEN MAINS WATERLINE AND HOUSE.

ALL WORKS TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 2011-3.1 VERSION 3.0 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 022014.3.1 MRWA VERSION 2 AND TASMATER SUPPLEMENTS TO THESE CODES.



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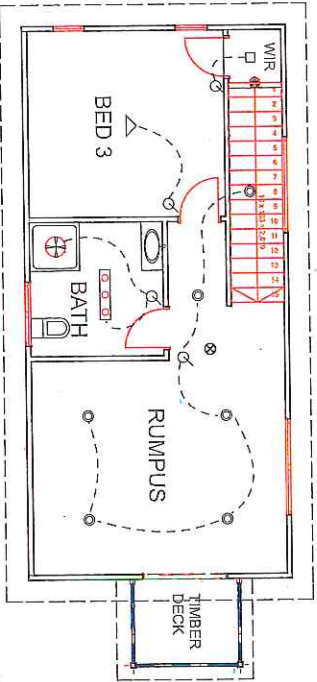
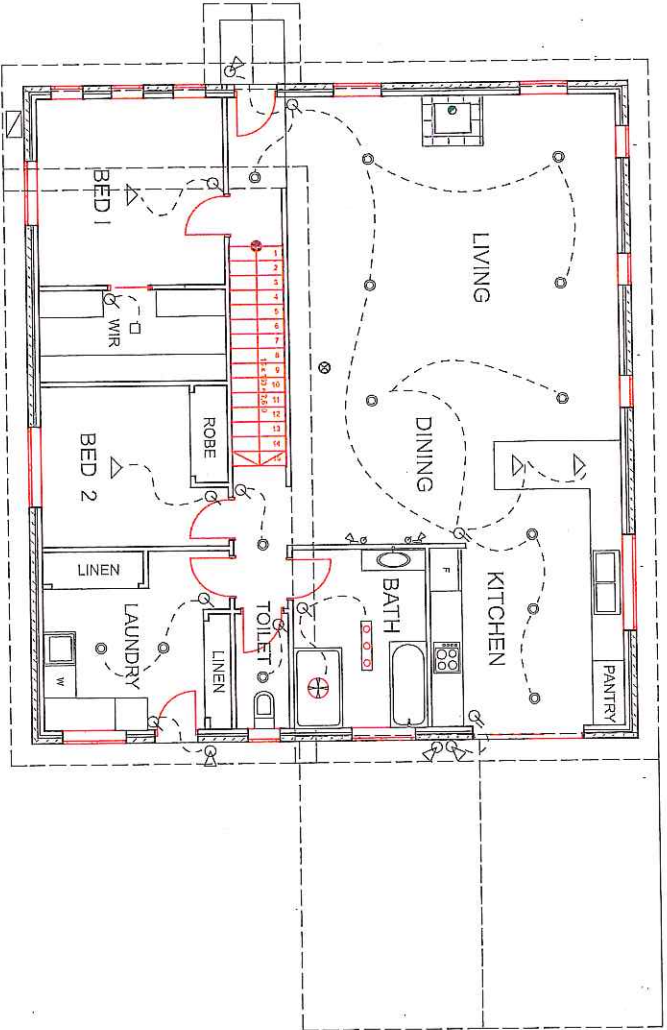
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PROPOSED NEW DWELLING
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REVISION "A" 4/5/2021
NEW AND EXISTING WATER METER POSITIONS
NEW AND EXISTING SEWER CONNECTION POSITIONS

DRAWING	DRAINAGE PLAN
DATE	18/1/2020
DWG	536 SHEET 8 OF 12
SCALE	1:200

2-12



ROOM NAME	FLOOR AREA (m2)	ALLOWANCE W/m ²	WATTS - ILLUMINATION POWER LOAD ALLOWANCE
KITCHEN	18	5	90
LIVING	25	5	125
DINING	25	5	125
BATHROOM	6	5	30
LAUNDRY	11.5	5	57
BED 1	12	5	60
BED 2	9	5	45
BED 3	13	5	65
GROUND BATH	8.5	5	42
TOILET	2	5	10
STAIRS	4	5	20
RUMPUS	19	5	95
WIR	6	5	30
GROUND HALL	2.5	5	12
HALL	4	5	20
TOTAL			1665.5
			827.5

- ⊗ INTERLINKED SMOKE ALARM
- ▭ BATTEN HOLDER
- ▬ FLUORESCENT LIGHT
- ⊕ WALL LIGHT
- ⊖ SWITCH
- ⊙ LED - DOWN LIGHT
- ⊞ METER BOX
- ⊚ FAN
- ⊚ SENSOR LIGHT
- ⊕ PENDANT LIGHT
- ⊚ DBL POWER POINT
- ⚡ DIRECTIONAL WALL LIGHT

ELECTRICAL

WIRING RULES: AS/NZS 3000: 2007
 *ALL WIRING, LIGHTING, ELECTRICAL OUTLETS AND FIXTURES WIRING MUST BE INSTALLED BY A LICENSED PRACTITIONER.
 *ALL LIGHTING AND ELECTRICAL FITTINGS AND FIXTURES AS PRESCRIBED BY OWNER AT TIME OF INSTALLATION.
 *SMOKE DETECTORS AS SHOWN.
 *COMPLYING POSITIONS OF GPOs, LIGHT SWITCHING TO BE DIRECTED & AGREED WITH OWNER.

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 1A KING ST, CRESSY
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DRAWING LIGHTING PLAN
 DATE 18/1/2021
 DWG 536 SHEET 9 OF 11
 SCALE 1:100

Amended

14. General Specifications

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS, VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS.

IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS" AND "THE BUILDING CODE OF AUSTRALIA" AND AS 1684.4 RESIDENTIAL TIMBER BEAM CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

TO ACCOMPANY THESE PLANS FOR COUNCIL BUILDING APPLICATION, A SOIL REPORT, BRACING SCHEDULE AND STRUCTURAL DESIGN IS REQUIRED BY A GEO-TECHNICAL STRUCTURAL ENGINEER.

NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY. OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS.

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH BCA PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE. SURFACE DRAINAGE - ALL FINISHED GROUND TO FALL AWAY FROM BUILDING. 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS. GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870. PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870. CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870. REFER TO SOIL REPORT FOR SITE CLASSIFICATION. IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND DURING EXCAVATION IT SHOULD BE REPORTED TO THE BUILDING SURVEYOR FOR INSTRUCTIONS.

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PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

FLOORS

GENERALLY TO COMPLY WITH BCA 3.12.1.5 AND AS 1688.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684. MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1 SUBFLOOR AREA IS TO BE FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm² M² OF WALL LENGTH. WITH VENTS NOT MORE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400 mm TO ALL OTHER AREAS - SEE BCA TABLE 3.4.1.2 SUBFLOOR VENTILATION CLEARANCE.

THE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND AS 4065 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN ACCORDANCE WITH BCA 3.4.4 AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE. IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES. TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

THE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITE BRACKETS - FIX WITH 4/53x3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS - BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZERS - FIX WITH 3/36x3.15mm CONNECTOR NAILS TO TRUSS CORD AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN - FIX WITH 2/36x3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED THE DOWN OPTIONS

METAL FURRING CHANNEL SCREW FIXED @ 450 CRS. TO BOTTOM CORD OF ROOF TRUSSES

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH 3.12.1 BUILDING FABRIC INSULATION INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS.

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS. ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm.

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5. ROOF CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.1 AND : ROOF TILES AS 2049 AND AS 2050. METAL SHEET ROOFING AS 1582.1. POLYCARB ROOF SHEETING AS/NZS 4256 1.2.3 AND AS 1582.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5.2 AND AS/NZS 3500.3.2 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA. OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY

WALL CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.3 AND MANUFACTURERS SPECIFICATIONS. FLASHINGS TO BCA 3.5.3.6.

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm. EXTERNAL GLAZING IN ACCORDANCE WITH 3.1.2.2. WINDOWS ARE TO COMPLY WITH BCA WINDOW SAFETY REQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.9 AND AS 3700. UNREINFORCED MASONRY TO BCA 3.3.1 REINFORCED MASONRY TO BCA 3.3.2 MASONRY ACCESSORIES TO BCA 3.3.3 WEATHERROOFING OF MASONRY TO BCA 3.3.4. -SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION. INSURE CONTINUOUS COVER WITHOUT Voids EXCEPT AROUND SERVICES AND FITTINGS.

TYPICAL WALL FRAME

TO COMPLY WITH BCA AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90x35 MGP 10 PINE STUDS AND NOGGINGS. 90x35 MGP 10 PINE TOP AND BOTTOM PLATES. BRACING AND TIE DOWNS TO ENGINEERS DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION Batts TO WALLS TO COMPLY WITH BCA PART 3.12.1.3 INSULATION Batts TO CEILINGS TO COMPLY WITH BCA PART 3.12.1.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.12. ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.1.2.5 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY - AREA WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740 AND BCA 3.8.1 WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, 1500 mm. FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

WALL SURFACES ADJACENT TO PLUMBING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES. CEILING HEIGHTS TO BE IN ACCORDANCE WITH BCA 3.8.2

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.8.3 REQUIRED FACILITIES IN ACCORDANCE WITH 3.8.3.2 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH BCA 3.8.3.3. PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH BCA 3.8.4.2. WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH BCA 3.8.5 OR AS 1688.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/ WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF. NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA. IN ACCORDANCE WITH BCA 3.8.5.2

ADORN DRAFTING
M.B.L. 0413 235 160
E-MAIL : stephenlawes@aapl.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY / ABP 1
25 JILLIAN ST
KINGSMEADOWS 7249

PROPOSED NEW DWELLING
1 A KING ST, CRESSY
FOR KELLY & JENNY SMITH

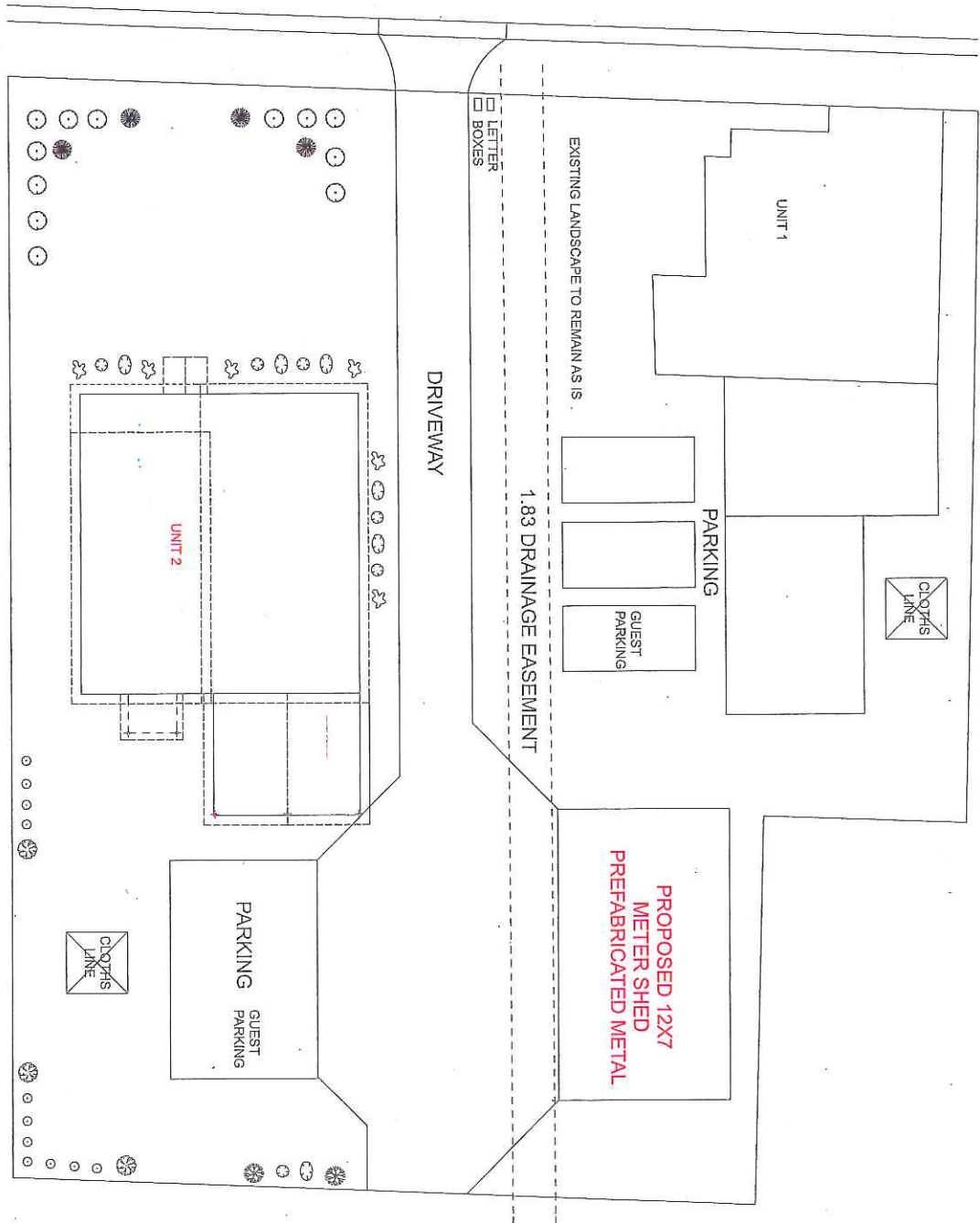
DRAWING	SPECIFICATIONS
DATE	18/11/2020
DWG 536	SHEET 11 OF 11

LANDSCAPE PLAN

LEGEND

-  FLAX-JACK SPROUT
-  FLAX-HZ YELLOW
-  PITTOSPORUM-GREEN PILLAR
-  PITTOSPORUM-SILVER SHEEN
-  ACAJA-RIVER CASCADE
-  ERICA CERINTHOIDES-PINK HAIRY HEATH
-  DWARF SCALLOVIA
-  GEANOTHUS-YABBY POINT

2-15



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

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 25 JILLIAN ST
 KINGSWOODS 7249

PROPOSED NEW DWELLING
 LOT 2, 1 KING ST, CRESSY
 FOR KELLY & JENNY SMITH

DRAWING	LANDSCAPE PLAN
DATE	18/1/2020
DWG	536 SHEET 12 OF 12
SCALE	1:200



Submission to Planning Authority Notice

Council Planning Permit No.		Council notice date	
PLN-21-0047		25/03/2021	
TasWater details			
TasWater Reference No.	TWDA 2021/00463-NMC	Date of response	24/05/2021
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	1 KING ST, CRESSY	Property ID (PID)	3588102
Description of development	Multiple dwellings x2 (1 new, 1 existing)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Adorn Drafting – SL	Site Plan / 536 - 02	--	18/01/2020
Adorn Drafting – SL	Drainage Plan / 536 – 08	A	04/05/2021
Conditions			
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:			
CONNECTIONS, METERING & BACKFLOW			
1.	A suitably sized water supply with metered connections and sewerage system and connections to each lot of 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 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.		
DEVELOPMENT ASSESSMENT FEES			
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.		
The payment is required within 30 days of the issue of an invoice by TasWater.			

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;
- (e) Plans submitted at the Certificate for Certifiable Works (CCW) stage should identify the location of the existing sewer IO on the existing property sewer connection. In the event there is no IO raised to surface, it will need to be installed in line with TasWater standards;
- (f) Existing water property connections that are being made redundant need to be shown to be cut and sealed by TasWater at developer's cost. Provide a note to this effect on the plans submitted at the CCW stage regarding the 'unused' water pipe shown on the Drainage Plan if required.

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 the Planning Department, Northern Midlands Council

We are writing to you regarding the development application at 1 King Street, Cressy, reference number PLN-21-0047. We believe that the size and proximity of the proposed shed will severely impact upon the amenity of the surrounding properties. The height of the shed and its distance to the rear boundary will cause overshadowing on our property to the east. This could be seen if the shed had been included in the shadow diagram on page 17.

Listed below are several instances where the proposed structures do not comply with the Planning Scheme.

- Clause 10.4.11 A1 states that outbuildings should not have an area greater than 45m². The proposed shed size is 84m² as per page 4 'Site Information'. The size of shed, combined with its location make it incompatible with the neighbourhood streetscape.
- As shown on page 5 of the development application, the proposed shed is set back 4m from the rear boundary. Clause 10.4.13.15, A1b states that as the lot size is greater than 1000m² (1624m² as per page 4 'Site Information') the shed must be set back at least 5m from the rear boundary. The size of the shed fails to meet the character of the area, as most sheds try to be discreet. The shed size prevents surrounding properties from being able to enjoy the scenic landscape and 'small town' character.
- As shown on page 5 of the development application, the shed is shown to be setback from the northern side boundary 1m. Clause 10.4.13.5 A2b states that the shed should be setback at least 2m. As the shed is proposed to be 4.83m tall, the setback should be at least 2.3m. There are no Performance Criteria for this clause, so the Acceptable Solution must be met.

We appreciate your time in considering this representation,

Emma and Jake Bourke

42B Main Street, Cressy

€ _____

Attention Planning Department, Northern Midlands Council

Comments regarding development application at 1 King Street, Cressy. Reference number PLN-21-0047

There are several comments we would like to make regarding the proposed dwelling and shed construction as outlined in the development application for 1 King Street, Cressy.

We believe the proposed development does not comply with the intent of, or parameters given in the Northern Midlands Planning Scheme (NMPS) as follows:

1. The residences immediately surrounding the proposed double story residence and large shed are all single story with shed and garages of a size of about 40 square metres. The proposed dwelling is 6.225 metres which is above the allowable 6 metres in the NMPS. We submit that the proposed development does not comply with the following sections of the NMPS:

2.2 Regional Land Use Strategy

2.2.2.8 Heritage

c) *New development is to be guided by the patterns of settlement already established*, and should seek to enhance and complement the identified heritage values and not detract from these assets, and will be subject to detailed assessment.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

10.1.1.4 The siting and scale of dwellings:

(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

16.4 Development Standards

16.4.1 Building Design and Siting Objective

a) To protect the residential amenity of adjoining lots by ensuring that the height, setbacks, siting and design of buildings provides adequate privacy, separation, open space and sunlight for residents; and

b) To ensure that the siting and design of development furthers the local area objectives and desired future character statements for the area, if any. Acceptable Solutions Performance Criteria A1 Site coverage must not exceed 50%.

P1 The proportion of the site covered by buildings must have regard to the:

a) existing site coverage and any constraints imposed by existing development or the features of the site; and

b) site coverage of adjacent properties; and

c) effect of the visual bulk of the building and whether it respects the village character; and

A2 *Building height must:*

a) not exceed 6m; or

b) be between the maximum heights of the two adjoining buildings.

Building Height P2 Building height must:

a) be consistent with the local area objectives, if any; and

b) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to:

i) the surrounding pattern of development; and

ii) the existing degree of overlooking and overshadowing; and

v) existing screening or the ability to implement screening to enhance privacy.

2. The applications to lessen setbacks to allow more dense building density is more suitable for a city or urban environment, not a country town like Cressy. This higher density has ramifications for stormwater management and mitigation on and off the site. The proposed shed is again not in keeping with a country town residence, for example, we have a double garage which covers 36 square metres and is three metres high at apex: large enough for a double car garage, workshop and storage. The proposed shed is 84 square metres and 4.8 metres at apex and more suited to a rural or industrial area. The size of outbuilding allowed under the NMPS for multiple dwelling sites is 45 square metres, the proposed shed is almost double that. We submit that the proposed shed does not comply with the following section of the NMPS:

10.4.11 A1 Outbuildings for each multiple dwelling must have a combined gross floor area not exceeding 45m²

3. The double story dwelling proposed will overlook adjoining residences from the upper story and directly into several houses and backyards from the proposed eastern facing balcony.

This proposed double story house and large outbuilding will have an adverse effect on the surrounding residents and we believe is not consistent with, considerate of or in keeping with small country town living. Allowing inappropriate development such as this proposal can lead to neighbourhood tensions and we feel that due consideration has not been given to surrounding residential house types, which is single-story dwellings, most of which are long established dwellings dating back to the early establishment of the town.

We submit that the proposed shed and dwelling do not comply with the following sections of the NMPS:

10.4.13.7 Overlooking

P1 Buildings (other than dwellings) must be designed to minimise the potential for loss of amenity caused by overlooking of adjacent dwellings having regard to the:

a) setback of the existing and proposed building; and

b) location of windows and private open spaces areas within the development and the adjoining sites;

10.4.6 Privacy for all dwellings

Objective: To provide a reasonable opportunity for privacy for dwellings.

P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

(a) a dwelling on an adjoining property or its private open space; or

(b) another dwelling on the same site or its private open space.

10.4.13.3 Building Height

Objective

To ensure that the height of development (other than dwellings) respects the existing neighbourhood character or desired future character statements, if any.

b) relationship between the proposed building height and the height of existing adjacent buildings; and

c) visual impact of the building when viewed from the road and from adjoining properties; and

d) degree of overshadowing and overlooking of adjoining properties.

In conclusion, we moved to Cressy just over three years ago after downsizing for retirement. Since that time, the density of buildings around us has been increasing, we moved to a quiet country town for our retirement.

We take no pleasure in submitting these comments but given the type of proposed development felt we had no choice. A proposal for a single-story dwelling and outbuilding complying with the NMPS would have been welcomed by us.

Contact Details:

Steve and Marlene Cronin

42a Main Street, Cressy, 7302.

To Whom It May Concern

RE: Response to comments opposing development application at 1 King Street, Cressy

The following point made in section 2.2 Regional Land Use Strategy, 2.2.2.8 Heritage c) *New development is to be guided by patterns of settlement already established, and should see to enhance and complement the identified heritage values and not detract from these assets, and will be subject to detailed assessment.*

This 'point' also references 10.1.1.4 (b) and (iv).

Our response:

The area immediately surrounding the area of development are generally new homes and there are no heritage listed properties to consider. In terms of heritage of the settlement, the township of Cressy boasts a diverse blend of new dwellings amidst the well-established, long standing homes and outbuildings that have been a part of the settlement for decades. We do not believe that this development detracts in any way from what already exists on the township, nor in the immediate vicinity of neighbouring dwellings.

In specific response to 10.1.1.4 *To encourage residential development that that respects the neighbourhood character and provides a high standard of residential amenity.*

A two storey home does not, in any way, disrespect the neighbourhood character, as there are several two storey homes already established in the neighbourhood. Nowhere in the planning scheme does it prohibit the future construction of a two storey dwelling. If this were to be the case it would be referred to in 10.1.3 Desired future character statements. It is clearly stated in this section 'There are no desired future character statements'.

In addition, the positioning of the shed and the dwelling are set back from the street front toward the rear boundary. With existing dwellings off the main road, including a large outbuilding/shed on the rear boundary of 44 Main Street, Cressy, the dwelling and outbuilding will be barely visible from the main road. The positioning of the shed/outbuilding will also be barely visible from the King Street access given the existing dwelling and outbuildings directly behind that.

In specific response to the points raised against 10.4.11 (a1)

There are many sheds/outbuildings in the township of similar and larger size, some of which have only been constructed in recent times. In terms of the 'streetscape', the positioning of the shed on the block is considered discreet and would only have limited visibility from both King Street and Cressy Main Road. To claim it's incompatible with the neighbourhood streetscape is an unreasonable and incorrect claim. A simple drive around the streets of Cressy will enlighten anyone to the diverse nature of dwellings and outbuildings that have been approved by this council and constructed in recent times.

The reason for an outbuilding of this size is purely to ensure that our assets and personal property can be stored safely and securely. We possess no less than a small excavator, small truck, trailer, 4WD vehicle, small SUV, a boat, motorbikes as well as a tool workshop and general storage requirements. The size of the shed is not excessive and as mentioned the positioning is not invasive, rather it is discreetly positioned on the block to maximise the use of the available space due to the easement we allowed those who built new dwellings on 42 and 42A Main Street.

We also argue that the points made in relation to 16.4 Development Standards are not applicable to 42 & 42A Main Street. The application to lessen setbacks is purely to fit an appropriately sized outbuilding in a discreet part of the block.

It's disappointing that we try to accommodate and support the owners of those properties in allowing the easement to go through our block. We don't believe our development impacts on them at all given the positioning of their dwelling and outbuildings. Note that you have not received any submissions from 44 Main Street, Lot 1A King Street or 3 King Street where we share 90% of our boundary. And if there were to be an overlooking concern, we expect it would have come from one of them...

We also submit that initial planning for the shed positioning needed to take into consideration the potential for future subdivision of the land given there is an existing dwelling on the property and recent subdivision of the land to incorporate a 1A King Street. It may be in the future that the owner (whether it be us or a new owner) may wish to subdivide the block in order to sell. It is not our intention in the interim, however, we were advised to consider this in planning. Therefore, it made sense to do this in line with the boundaries of 1A King Street to maintain a level of uniformity across both properties.

Regardless of whether subdivision is a decision we make for 1 King Street, or future owners, it should be a consideration when determining setbacks from boundaries for the current development application.

The following addresses are of two storey homes already established:

133 Main Street

93 Main Street

27 Charles Street

18 Gatenby Street

28 Archer Street

The following addresses/streets have outbuildings of similar or larger size than the proposed development:

5A King Street

28 King Street

47 Main Street

18 Wilson Street

Gatenby Street

We believe the above addresses are some examples of where a two storey dwelling has been accepted into the streetscape and where outbuildings of a larger size are more common in small country townships like Cressy. We refute the claims that our development application is not in keeping with the streetscape or nature of the town heritage and submit that the positioning of the outbuilding is discreet and appropriately positioned on the land given the easement that is currently in place due to our original goodwill.