

This planning application is open for
public comment until
17 April 2026

Reference no	PLN-26-0038
Site	104 MAIN STREET CRESSY
Proposed Development	Retrospective dwelling extension, outbuilding demolition and new outbuilding (garage)
Zone	8.0 General Residential
Use class	Residential

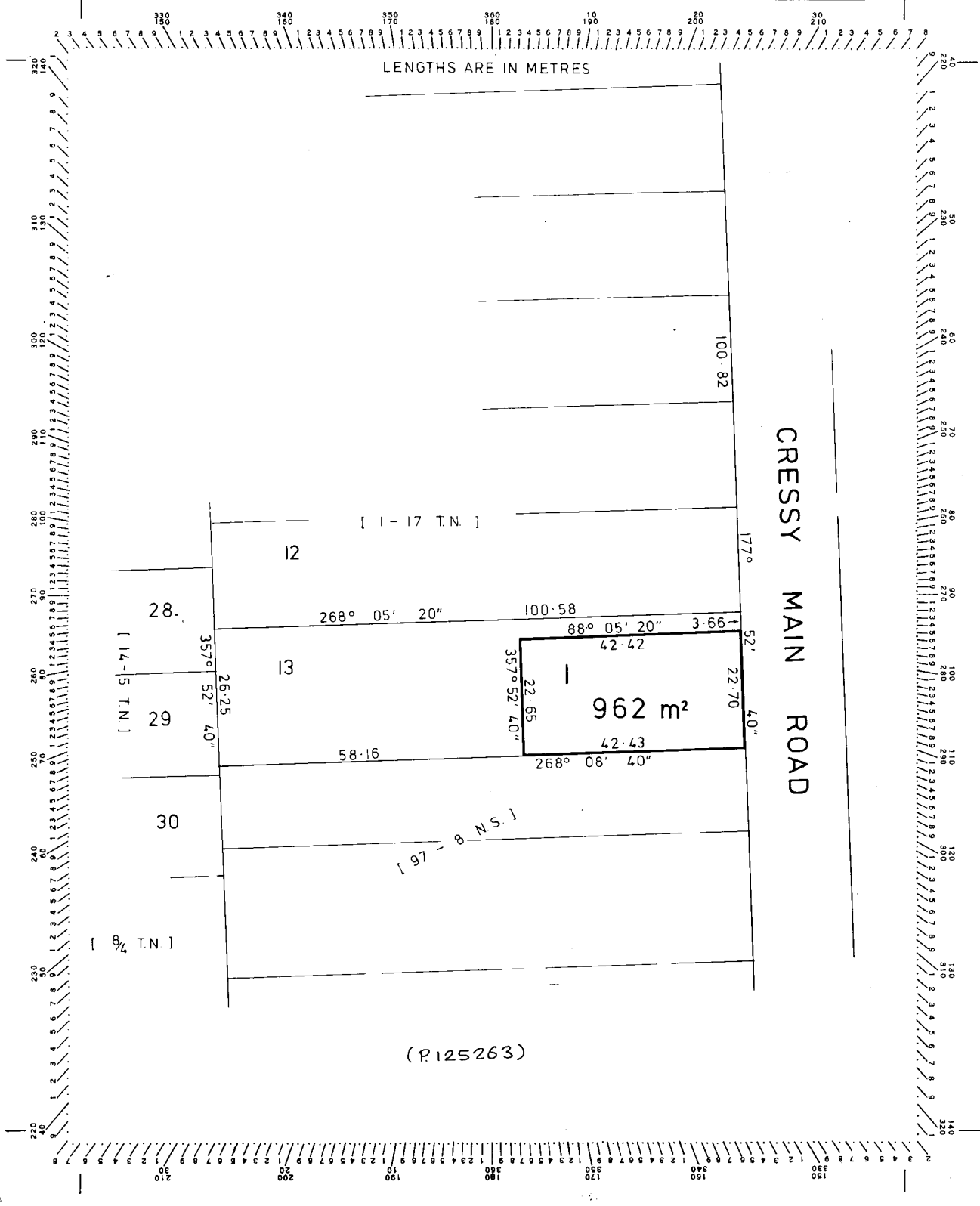
Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

1877

97/49

<p>Owner: Maurice Ernest Hayes and Doris Rita Hayes</p>	<p>PLAN OF SURVEY by Surveyor <u>C. J. Cohen</u> of land situated in the</p>	<p>Registered Number: S.P 8121</p>
<p>Title Reference: C.T. Vol. 2871 fol. 17</p>	<p>TOWN OF CRESSY</p>	<p>Effective from: 12 JUL 1976</p>
<p>Grantee: Part of 20,000 acres Granted to Robert Keate, James Drummond, Butler Elphingstone & Stewart Marjori-banks</p>	<p>Scale 1:750</p>	<p><i>[Signature]</i> ACTING Recorder of titles</p>



Exhibited

Office Use Only:



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

The Proposal

Description of proposal: Retrospective Approval & New Outbuilding

Driveway construction material:

Existing (Gravel)

The Land

Site address:

104 Main Street, Cressy

TAS 7302

Title reference:

C/T: 8121/1

Existing buildings on site:

Residential and Garage (to be demolished)

Existing use of site:

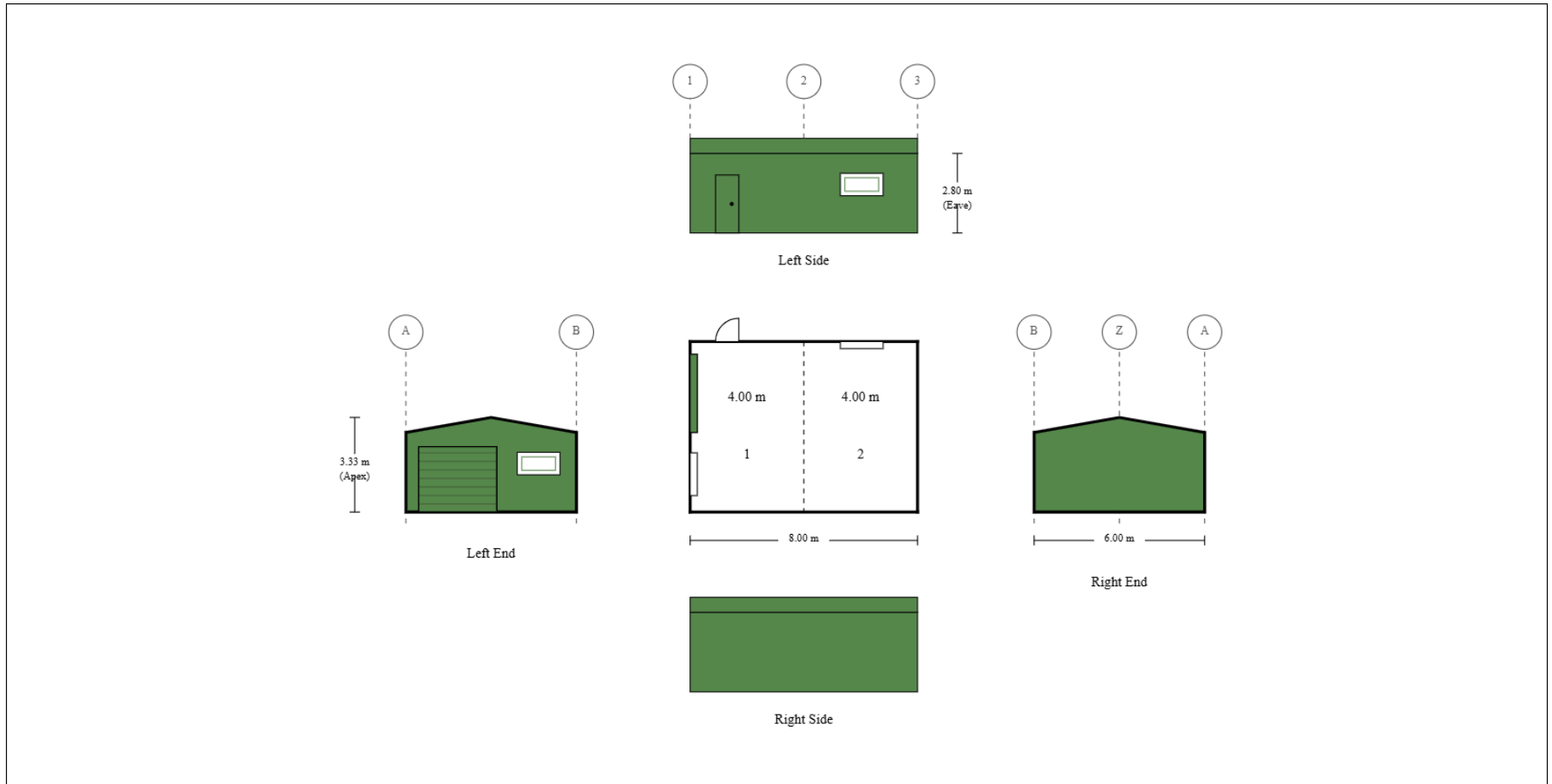
Residential

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

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www.shedsnhomes.com.au



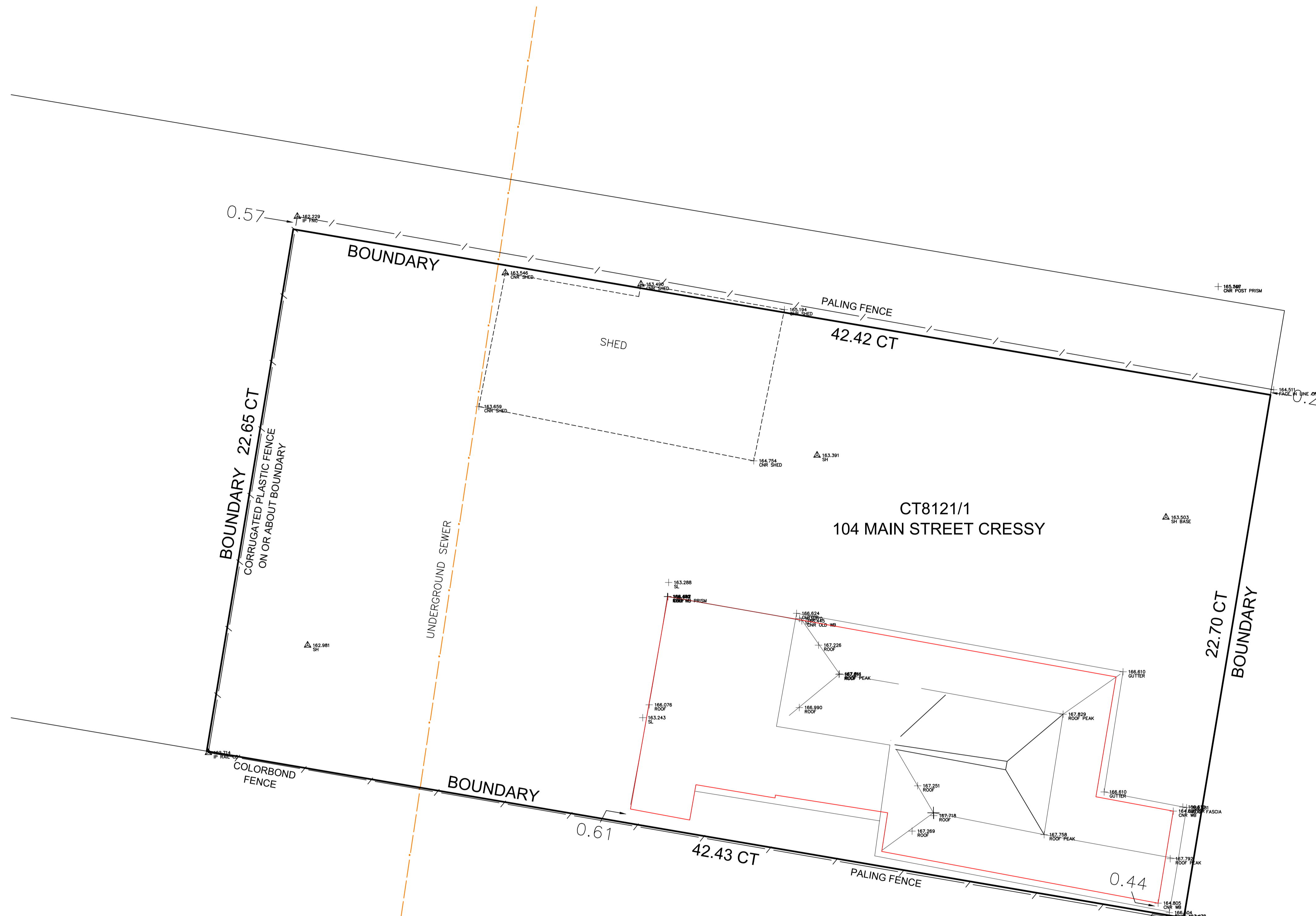
Purchaser Name: Simone Roach		Building Layout Ref# rebtl2511059	Seller: Sheds n Homes Launceston Name: Rebecca Thomson Phone: 03 6343 3649 Fax: Email: rebecca.thomson@shedsnhomes.com.au		 SHEDS MADE TOUGH
Site Location:					
Ref # rebtl2511059	Print Date: 25/11/25				

Postal Address
 PO Box 63
 Riverside
 Tasmania 7250
 W 6ty.com.au
 E admin@6ty.com.au

6ty Pty Ltd
 ABN 27 014 609 900
 Designer
 Chester Bullock - CC16331

Tamar Suite 103
 The Charles
 287 Charles Street
 Launceston Tasmania
 P (03) 6332 3300

57 Best Street
 Devonport Tasmania
 P (03) 6424 7161



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	00.00.00	INFORMATION	-

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: IDENTIFICATION SURVEY &
 HOUSE LOCATION
 AT: 104 MAIN STREET
 AT: CRESSY
 FOR: PLANS TO BUILD

DRAWING: SITE PLAN

DESIGNED: DSM DRAWN: DSM CHECKED: RMP

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.240 DRAWING No. V01 REV. -

RETROSPECTIVE APPROVAL & NEW OUTBUILDING at 104 MAIN STREET, CRESSY TAS 7302 for S ROACH & T BENTLEY

Exhibited

PROJECT NUMBER:
25080

PROPERTY ID:
6750267

LAND TITLE, VOLUME & FOLIO
CT - 8121/1

SITE AREA:
 923m²

FLOOR AREAS:
 EXISTING DWELLING FLOOR AREA - APPROX. 118m²
 RETROSPECTIVE FLOOR AREA - 61m²
 NEW OUTBUILDING FLOOR AREA - 48m²

COUNCIL:
 NORTHERN MIDLANDS

SCHEME / ZONE:
 8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:
 N/A

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: EXEMPT

TERRAIN CLASSIFICATION: TC**

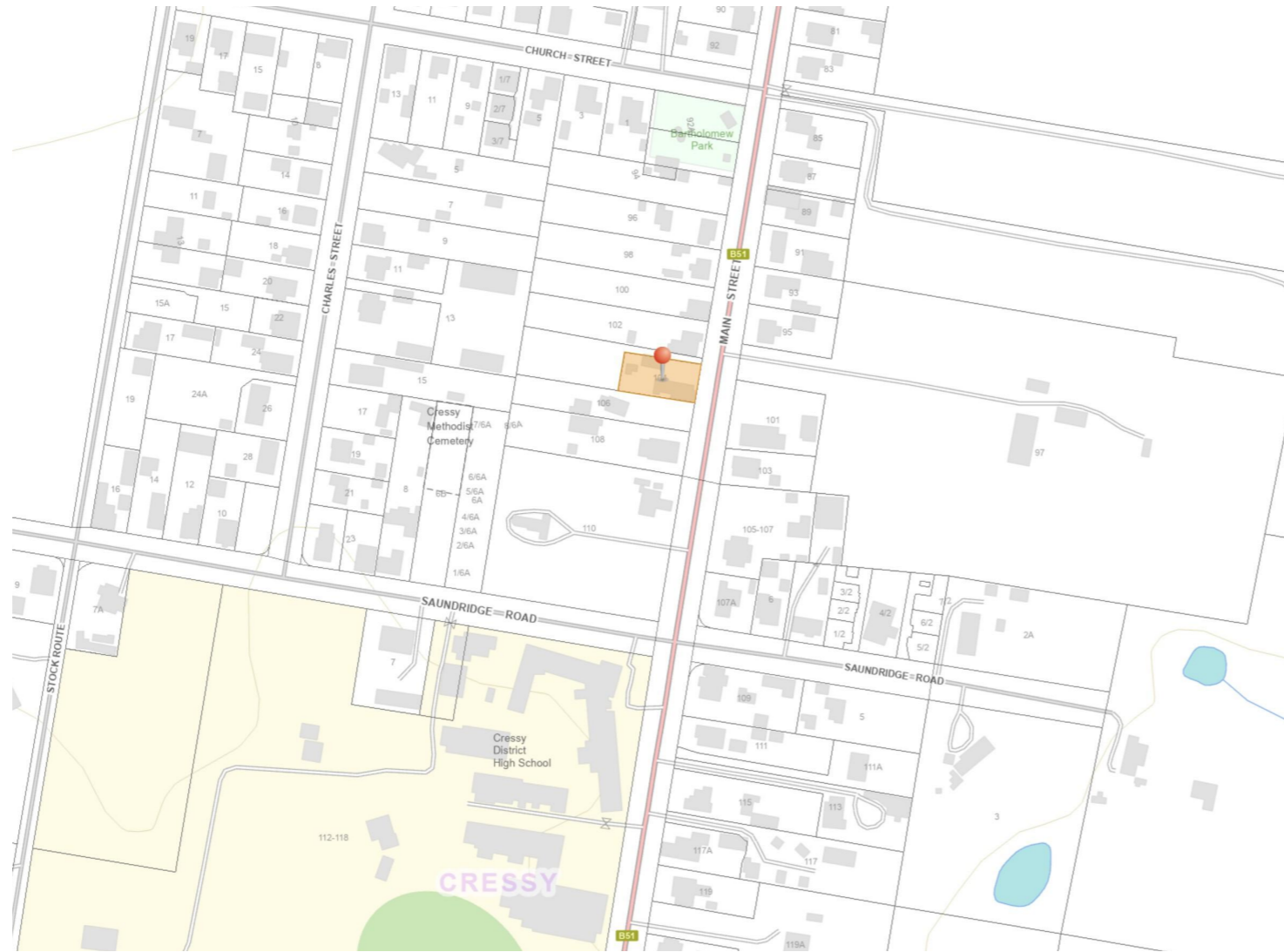
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

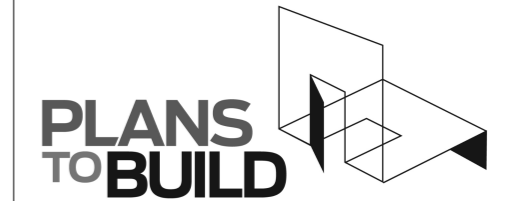
PRINT DATE:
4/03/2026



LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE SURVEY PLAN
- A02 SITE PLAN
- A03 EXISTING FLOOR PLAN
- A04 ELEVATIONS



ABN 23 269 055 701
 Level 1 Holyman House, 52-60 Brisbane St,
 Launceston, Tasmania, 7250.
 Tel - 6388 9914 - Mob - 0488 377 937
 Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:
 IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

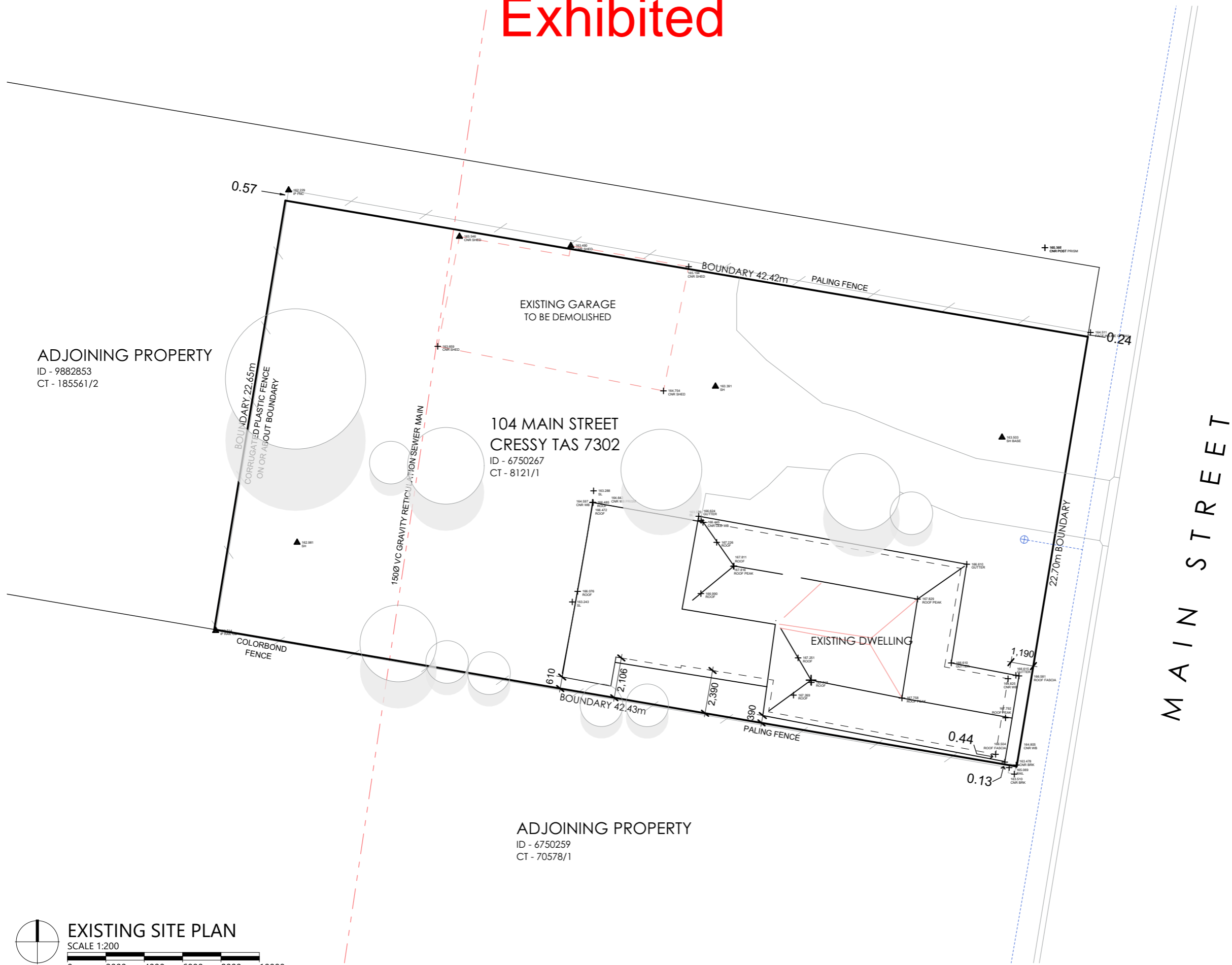
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

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rev. Amendment	Date
DRAWING No: A00	ISSUE: CONCEPTUAL
1 of 5	REV: 0

Exhibited



RETROSPECTIVE APPROVAL & NEW OUTBUILDING

104 MAIN STREET, CRESSY TAS 7302

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PLANS TO BUILD

ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
S ROACH & T BENTLEY

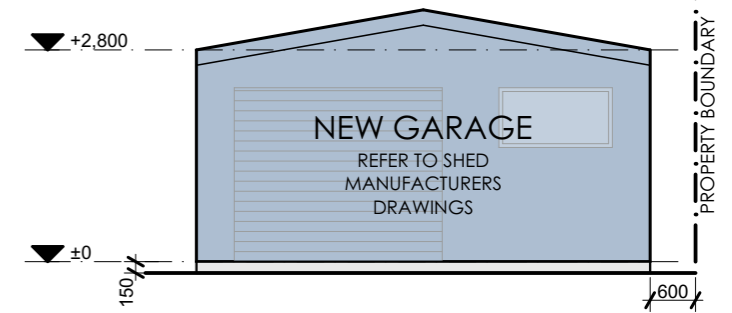
rev.	Amendment	Date
DRAWING No: A01		ISSUE: CONCEPTUAL
2 of 5		REV: 0

PROJECT NUMBER: **25080**

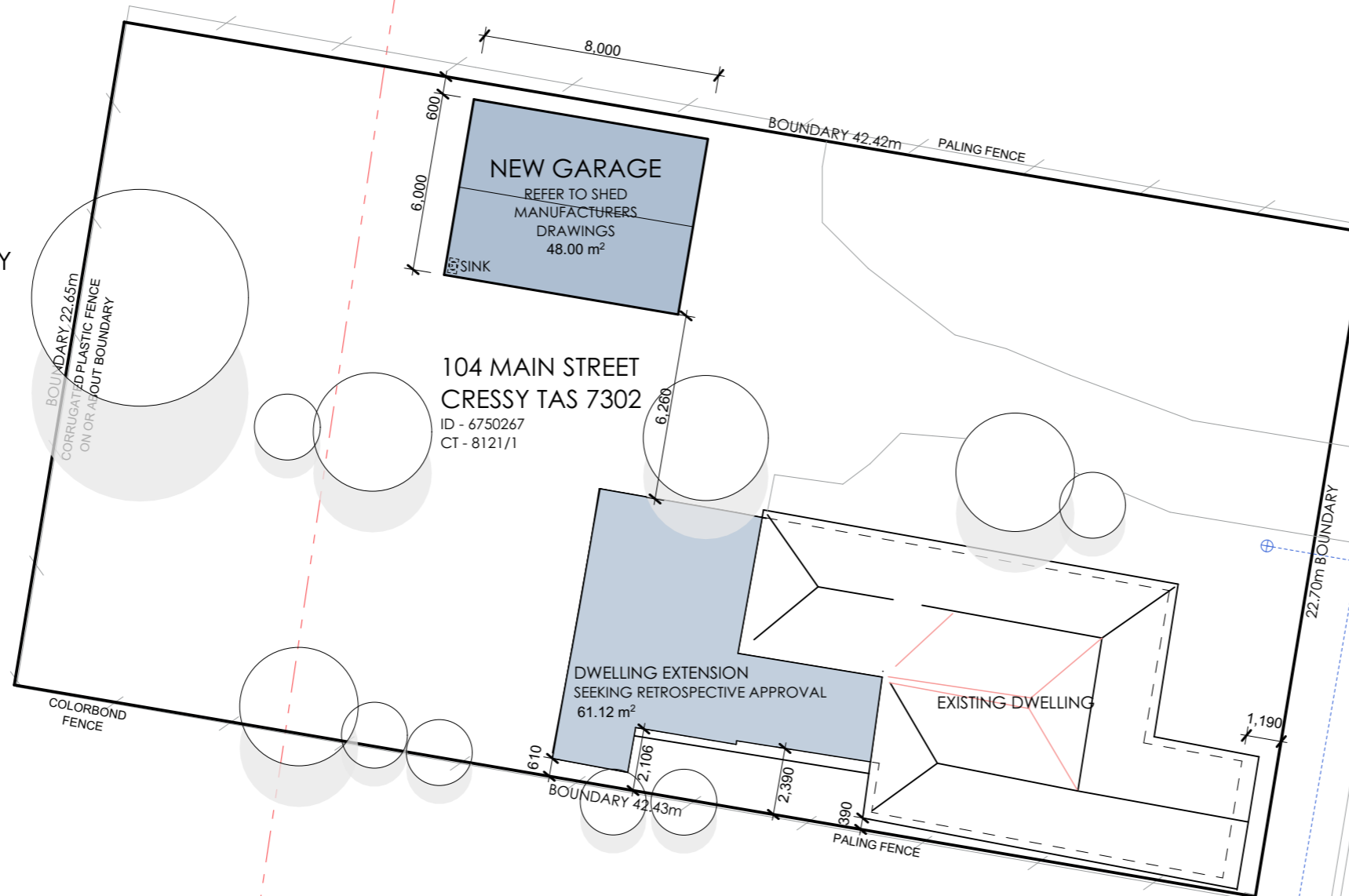
SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE: **4/03/2026**

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2 GARAGE FRONT ELEVATION
SCALE 1:100

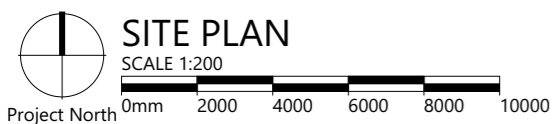


ADJOINING PROPERTY
ID - 9882853
CT - 185561/2

104 MAIN STREET
CRESSY TAS 7302
ID - 6750267
CT - 8121/1

ADJOINING PROPERTY
ID - 6750259
CT - 70578/1

MAIN STREET



RETROSPECTIVE APPROVAL & NEW OUTBUILDING

104 MAIN STREET, CRESSY TAS 7302

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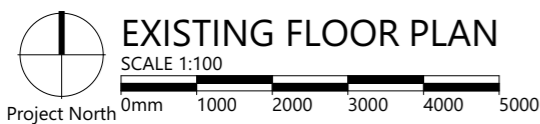
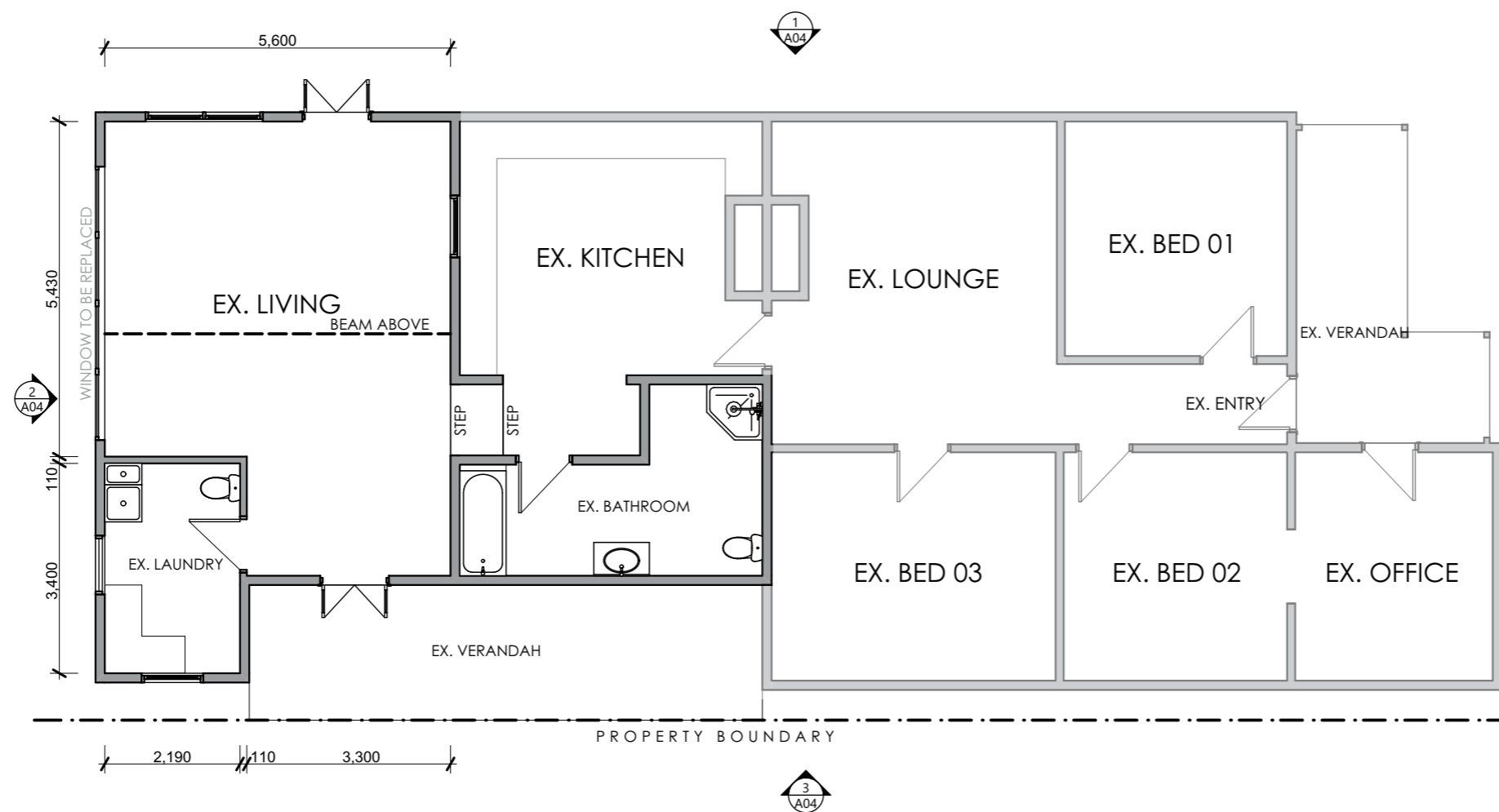
PROJECT NUMBER: 25080	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 4/03/2026	rev. Amendment	Date
			DRAWING No: A02	ISSUE: CONCEPTUAL
			3 of 5	REV: 0

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SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
4/03/2026

rev.	Amendment	Date

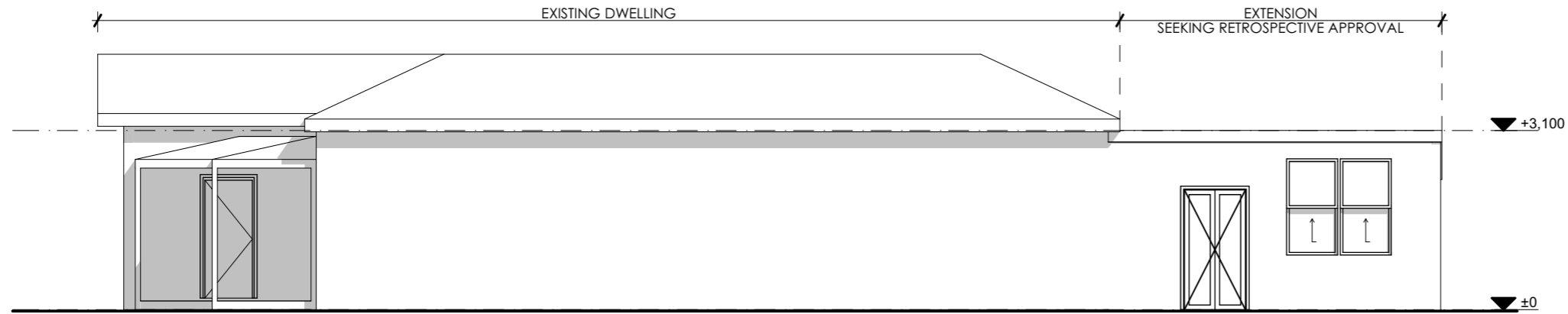
DRAWING No: **A03** ISSUE: CONCEPTUAL
4 of 5 REV: 0

PLANS TO BUILD

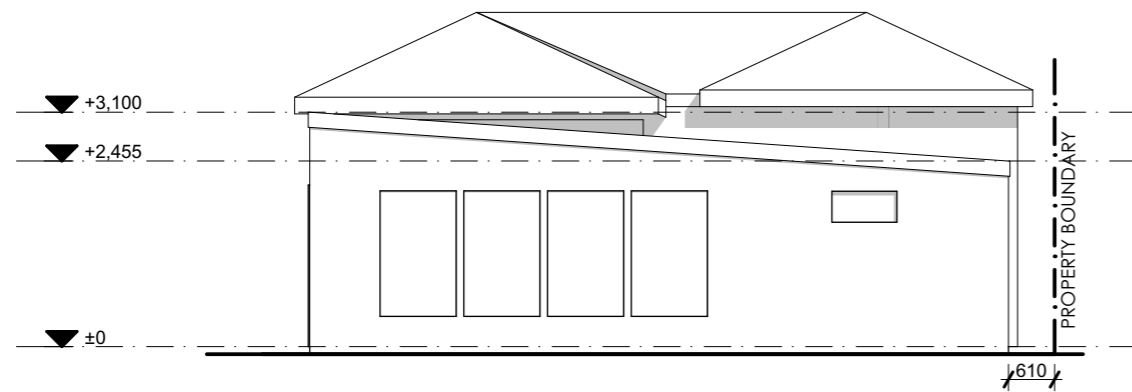
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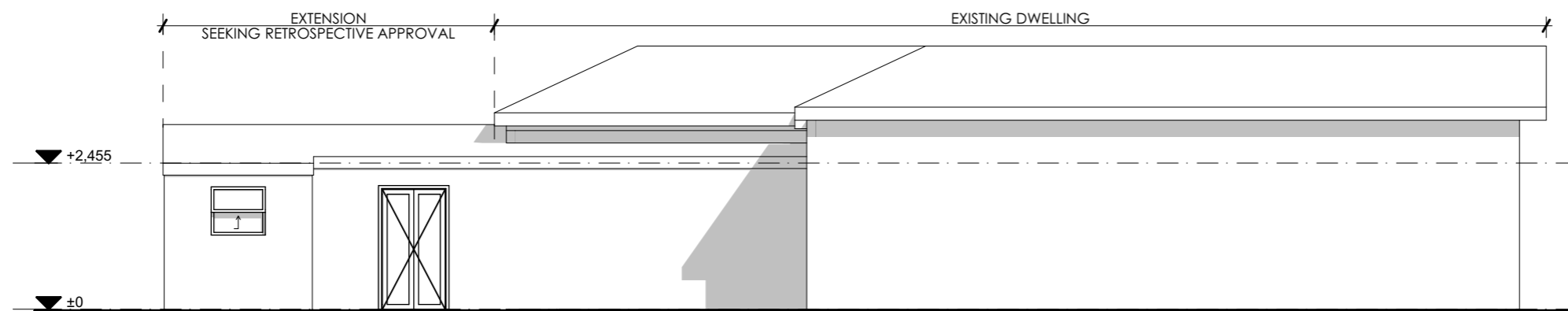
Exhibited



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

RETROSPECTIVE APPROVAL & NEW OUTBUILDING

104 MAIN STREET, CRESSY TAS 7302

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SCALE @ A3

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rev. Amendment	Date
DRAWING No: A04	ISSUE: CONCEPTUAL
5 of 5	REV: 0

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