

This planning application is open for  
public comment until  
29 June 2026

Reference no	<b>PLN-26-0101</b>
Site	<b>141 MAIN STREET CRESSY</b>
Proposed Development	<b>Demolish carport, construct new outbuilding</b>
Zone	<b>8.0 General Residential</b>
Use class	<b>Residential</b>

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](mailto:planning@nmc.tas.gov.au)

(no special form required)



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:

A 15x6 metre shed, two roller bays, 1 closed bay and a open double carport, PA door and window, eave height of 2.800m total height of 3.329m, walls, roof, barge, gutter, window and door in the colour color/bend bassett.

Driveway construction material:

milling gravel

### The Land

Site address:

141 Main Street Gassy TAS  
7302

Title reference:

C/T:

Existing buildings on site:

house, existing sheds

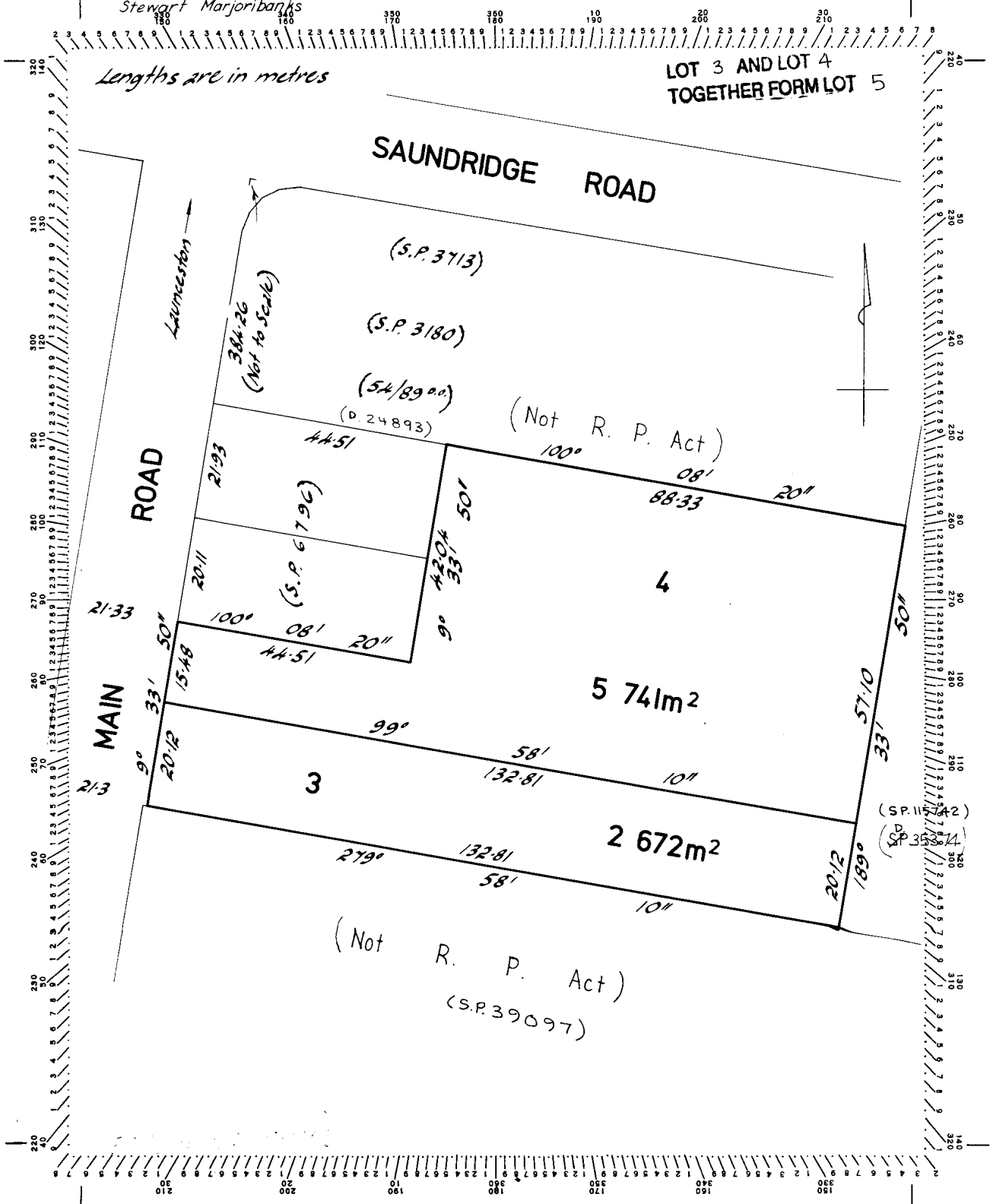
Existing use of site:

residential

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

We would like to build the shed as close to our two boundary fences as possible

Owner: <i>Lot 3 George Ernest Green &amp; C. G. Howard</i> <del>Marjorie Joyce Green Lot &amp; Vere Ross Jessup &amp; Gwendoline Mary Jessup</del>	PLAN OF SURVEY by Surveyor <i>Edward M. Rae Pedley</i> of land situated in the	Registered Number: <b>S.P.11293</b>
Title Reference: <i>Conveyance N<sup>o</sup> 46/1799</i> <i>Conveyance N<sup>o</sup> 34/1060</i>	TOWN OF CRESSY  Scale 1:750	Effective from: <b>1 DEC 1981</b>
Grantee: <i>Part of 20,000 Acres</i> <i>Granted to Robert Keate &amp; Others</i> <i>James Drummond Butler Elphinstone &amp; Stewart Marjoribanks</i>		ACTING DEPUTY Recorder of titles <i>J. Brooker</i>



## DRAWING SCHEDULE

A000	COVER PAGE
A101	LOCALITY PLAN
A102	SITE PLAN

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	11293/5
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	M
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

### REVISION SCHEDULE

REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	Revision 1	30.04.25	R.A

### Area Schedule (Gross Building)

Name	Area
EX. CARPORT	51.49 m <sup>2</sup>
EX. DWELLING	233.26 m <sup>2</sup>
EX. SHED	77.00 m <sup>2</sup>
PROPOSED SHED AND CARPORT	90.00 m <sup>2</sup>
	451.75 m <sup>2</sup>

## ISSUED FOR CLIENT REVIEW

## PROPOSED SHED AND CARPORT

**PROJECT NO:** EP2026-143

**BRYCE R. & GABBIE N.**  
141 MAIN ST CRESSY TAS 7302

**NORTHERN MIDLANDS COUNCIL**

Exhibited



LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER

**NOTE:**  
 THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN AIRPORT OBSTACLE LIMITATION ZONE AND IS BUSH-FIRE PRONE AREA

**DRAINAGE**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
 STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

**LOCALITY PLAN**  
 SCALE 1 : 600

info@engineeringplus.com.au  
 Ph 03 6337 7021

**NOTE:**  
 ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY. BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

Accredited Building Designer  
 Designer Name : G. Pfeiffer  
 Accreditation No : CC2211T  
 Revision Number : SK1  
 Revision Description : Revision 1  
 Revision Date : 30.04.25  
 Revision Issued By : R.A

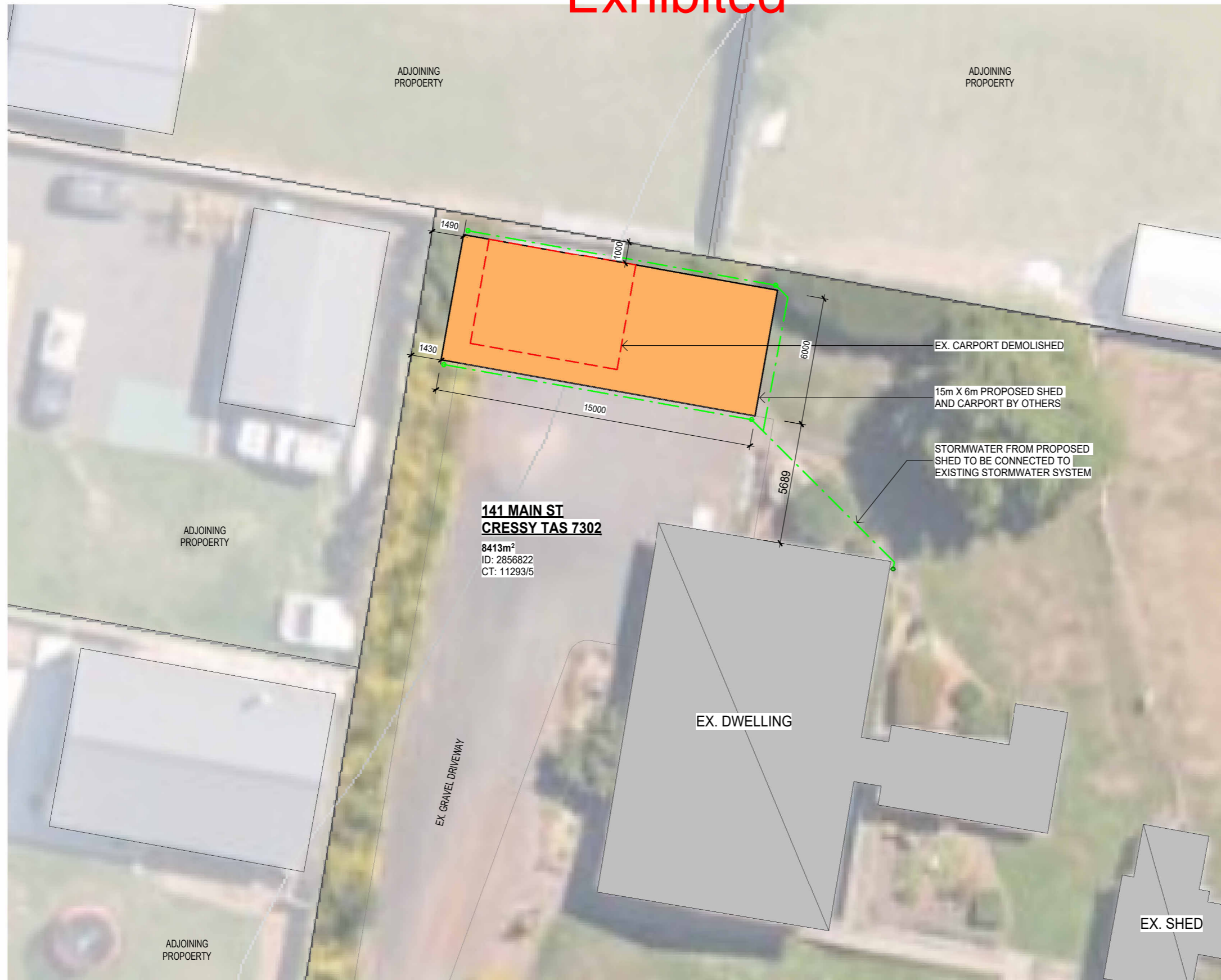
Date Drawn: Issue Date  
 Drawn: C. LIM  
 Checked: R. HALL  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3

Client: BRYCE R. & GABBIE N.  
 Project: PROPOSED SHED AND CARPORT  
 Page: LOCALITY PLAN  
 Address: 141 MAIN ST CRESSY TAS 7302

**CLIENT REVIEW**

**EP2026-143 A101**

# Exhibited



LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER

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**SITE PLAN**  
 SCALE 1:200

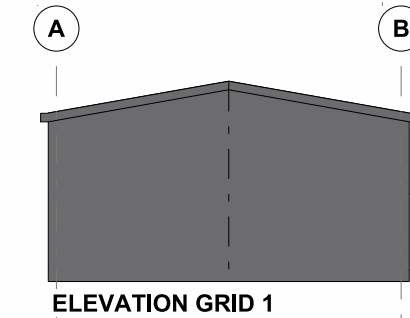
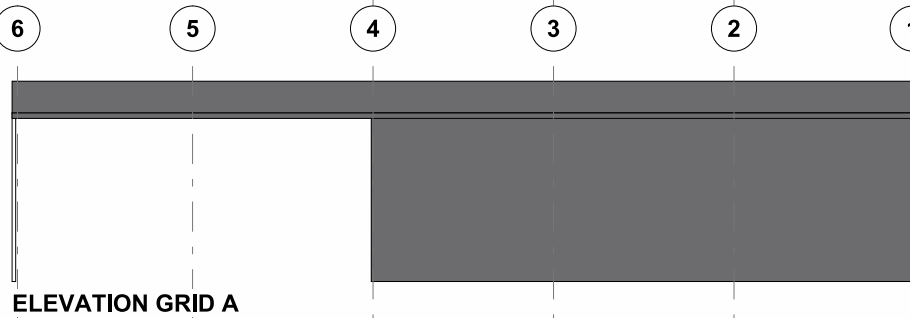
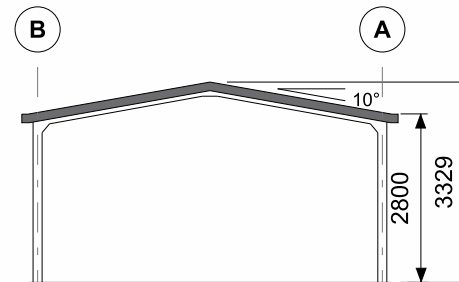
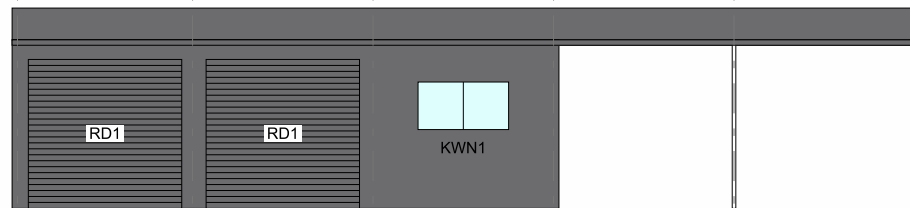
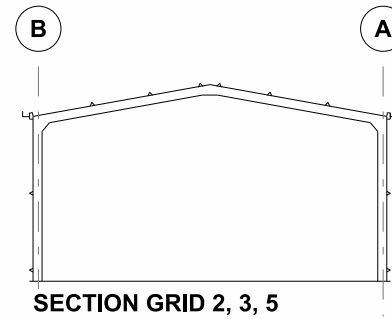
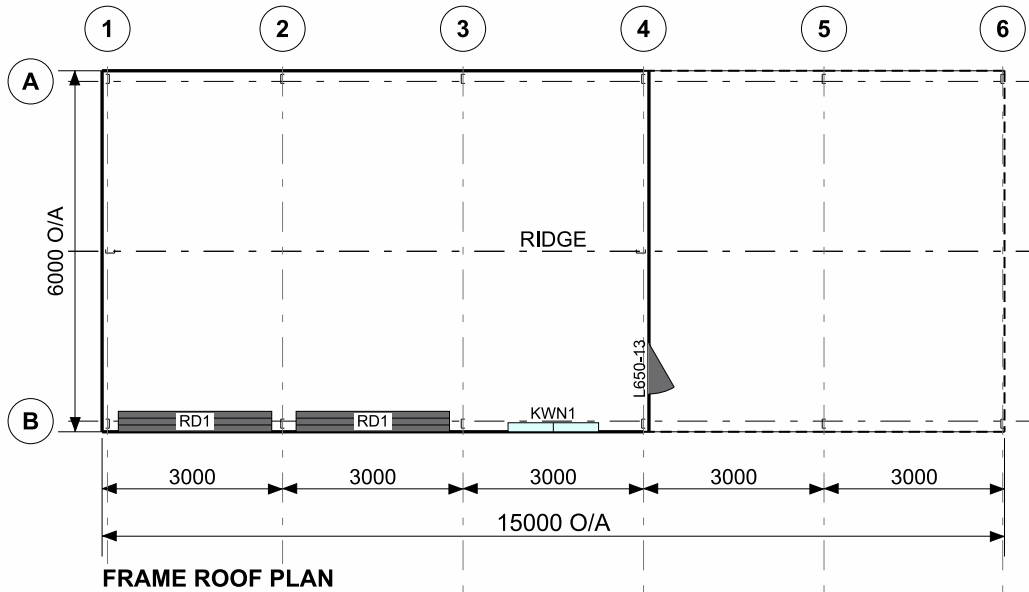
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Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number : SK1 Revision Description : Revision 1 Revision Date : 30.04.25 Revision Issued By : R.A	Date Drawn: Issue Date Drawn: C. LIM Checked: R. HALL Approved: J. Pfeiffer Scale: As Shown @ A3	Client: BRYCE R. & GABBIE N. Project: PROPOSED SHED AND CARPORT Page: SITE PLAN Address: 141 MAIN ST CRESSY TAS 7302
<b>CLIENT REVIEW</b>		<b>EP2026-143 A102</b>

# Exhibited



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Cont. on page 2

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

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

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1505 CLR, Window Kit (BDSP)
2	RD1	Steel-Line R.D, Manual "A", 2400 high x 2550 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT  
**Bryce Ripper**

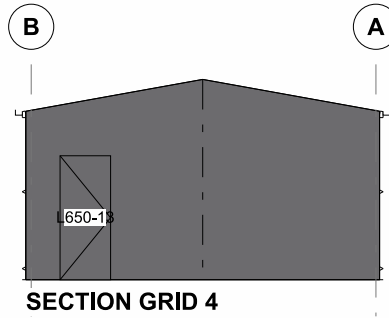
SITE  
**141 Main Street Cressy  
CRESSY TAS 7302**

BUILDING  
**DELUXE  
6000 SPAN x 2800 EAVE x 15000 LONG**

TITLE  
**FLOOR PLAN & ELEVATION**

SCALE A4 SHEET 1:125	DRAWING NUMBER <b>LAUNC2-11717</b>	REV <b>A</b>	PAGE <b>1/2</b>
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# Exhibited



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Cont. on page 1

SCALE  
A4 SHEET 1:125

REV  
**A**

DRAWING NUMBER  
**LAUNC2-11717**

PAGE  
**2/2**