

Exhibited

This planning application is open for
public comment until
12 October 2026

Reference no	PLN-26-0171
Site	17 CHARLES STREET CRESSY
Proposed Development	Retrospective outbuilding (garage) and front boundary fence
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)

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

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

Office Use Only:

The Proposal

Description of proposal: Retrospective approval for an outbuilding and frontage fence.

Driveway construction material: Gravel

The Land

Site address:

17 Charles Street, Cressy TAS 7302

Title reference:

C/T: 225225/1

Existing buildings on site:

One single dwelling, two existing outbuildings

Existing use of site:

Residential

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

8.4.7 Frontage Fences for all dwellings - Performance Criteria P1

(a) The new fence provides security and privacy while allowing for passive surveillance of the road

due to its non-opaque timber slat design that begins above 1,330mm, only slightly above the maximum

for an exemption. Surveillance is further increased as the slats only cover ~44% of the space above 1,330mm

providing a uniform transparency of 56%, which is more than required for an exemption.

(b) The new fence is compatible with the height and transparency of fences on the street with many fences

having a very similar termination height for the opaque sections. With regards to the topography, the new

fence does not introduce any negative implications and the low volume of pedestrian and vehicular traffic

means that the street has a lesser requirement for passive surveillance and thus we believe that the fence

should be accepted. Please see drawing set for fence elevations and photos.

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2893 65

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Michael Pinn

Recorder of Titles.

DESCRIPTION OF LAND



TOWN OF CRESSY

THIRTY NINE PERCHES on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

JUDITH ANN HAYWARD SANDRA MARLENE HODGETTS and

JANICE MARY CONNELL, all of Cressy, Married Women.

ENTRY CANCELLED

SECOND SCHEDULE (continued overleaf)

NIL

CANCELLED

21 MAR 1995

Michael Pinn
RECORDER OF TITLES

NEW TITLE ISSUED

ER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

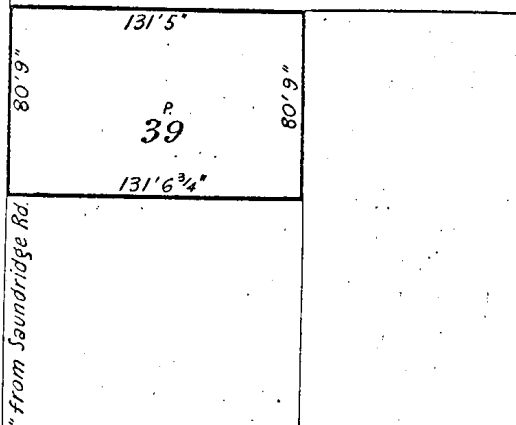
REGISTERED NUMBER

225225

ST

CHARLES

249'3" from Saundridge Rd.



Part of 20,000 acres Gtd. to R.Keate & ors and duly surrendered to her Majesty the Queen by Transfer A171405 and regranted to J.A.Hayward & ors by Transfer A350336.

- 4 055 1970

Meas. in Ft. & Ins.

FIRST Edition. Registered

Derived from C.T.Vol.2795 Fol.85. Transfer A350336- H. M. the Queen

Exhibited

RETROSPECTIVE APPROVAL - GARAGE & FENCE

at 17 CHARLES STREET CRESSY TAS 7302

for J. BRAMICH

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

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

PROJECT NUMBER:

26071

PROPERTY ID:

6748503

LAND TITLE, VOLUME & FOLIO

CT - 225225/1

SITE AREA:

986m2

FLOOR AREAS:

EXISTING DWELLING FLOOR AREA - 66.67m²

NEW GARAGE (SEEKING APPROVAL) AREA - 87.46m²

COUNCIL:

NORTHERN MIDLANDS

SCHEME / ZONE:

8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:

AIPORT OBSTACLE LIMITATION AREA

SITE CLASSIFICATION: AS EX.

WIND CLASSIFICATION: N1

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: TC 3.0

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:

19/08/2026

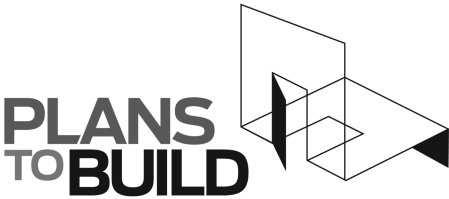


LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE DEMOLITION PLAN
- A02 SITE PLAN & FENCE ELEVATION
- A03 FRONTAGE FENCE ELEVATION & PHOTOS
- A04 SITE DRAINAGE PLAN
- A05 FLOOR PLAN
- A06 ROOF PLAN
- A07 NORTHERN & EASTERN ELEVATIONS
- A08 SOUTHERN & WESTERN ELEVATIONS

MEMBER
you're in good hands



ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

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.

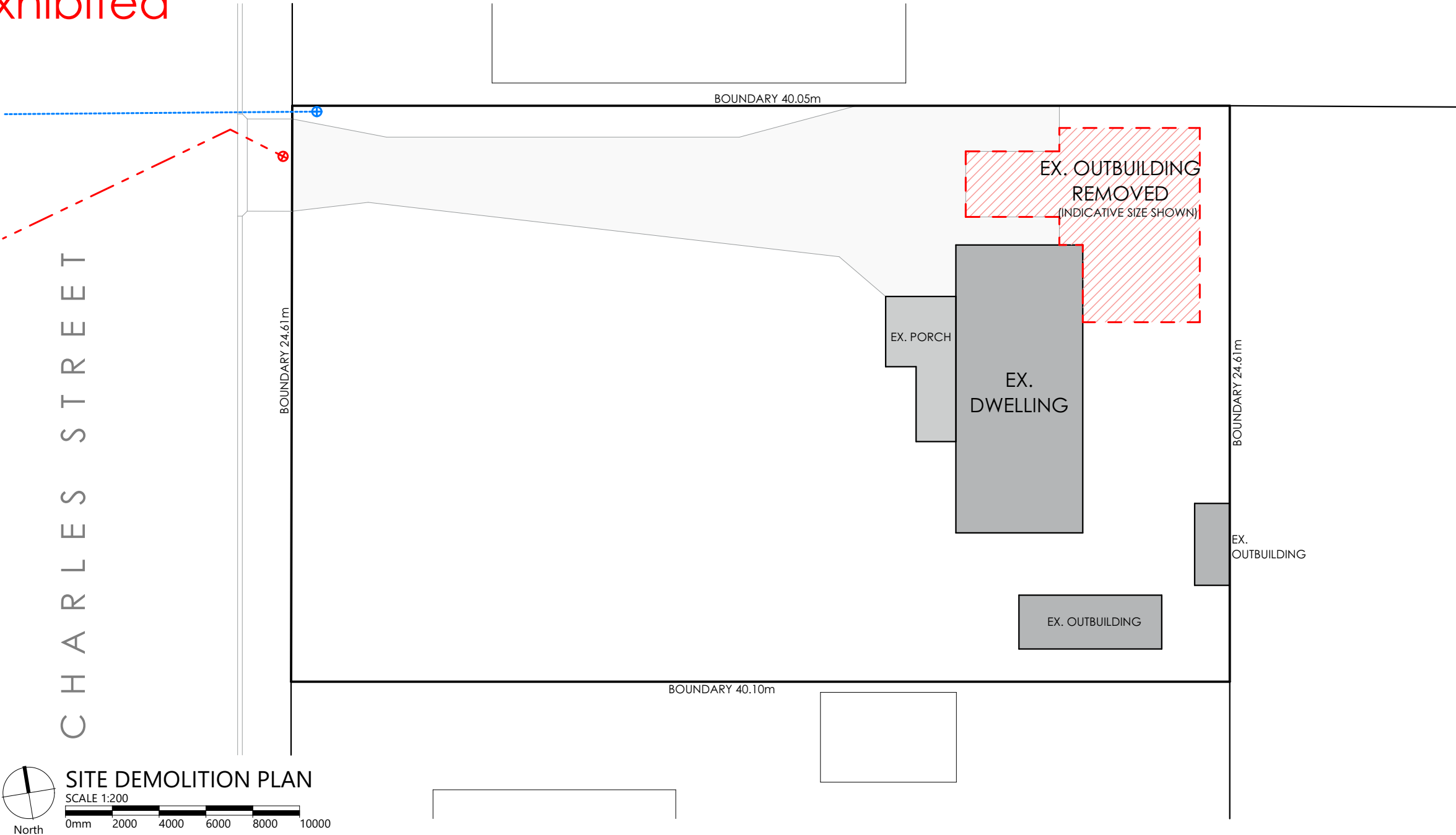
THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

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.

02	SUBMISSION FOR DA	19.08.26
01	SUBMISSION FOR PLANNING REVIEW	18.08.26
rev.	Amendment	Date
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A00		REV: 02
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SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

SITE PLAN LEGEND

- RETICULATED WATER MAIN UNLESS NOTED OTHERWISE
- WATER CONNECTION POINT
- GRAVITY RETICULATION
- SEWER MAIN UNLESS NOTED OTHERWISE
- SEWER CONNECTION POINT
- STORMWATER MAIN UNLESS NOTED OTHERWISE

DEMOLITON LEGEND

- ELEMENTS SHOWN RED DASHED ARE TO BE DEMOLISHED AND REMOVED
- EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITON OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS

RETROSPECTIVE APPROVAL - GARAGE & FENCE
17 CHARLES 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.

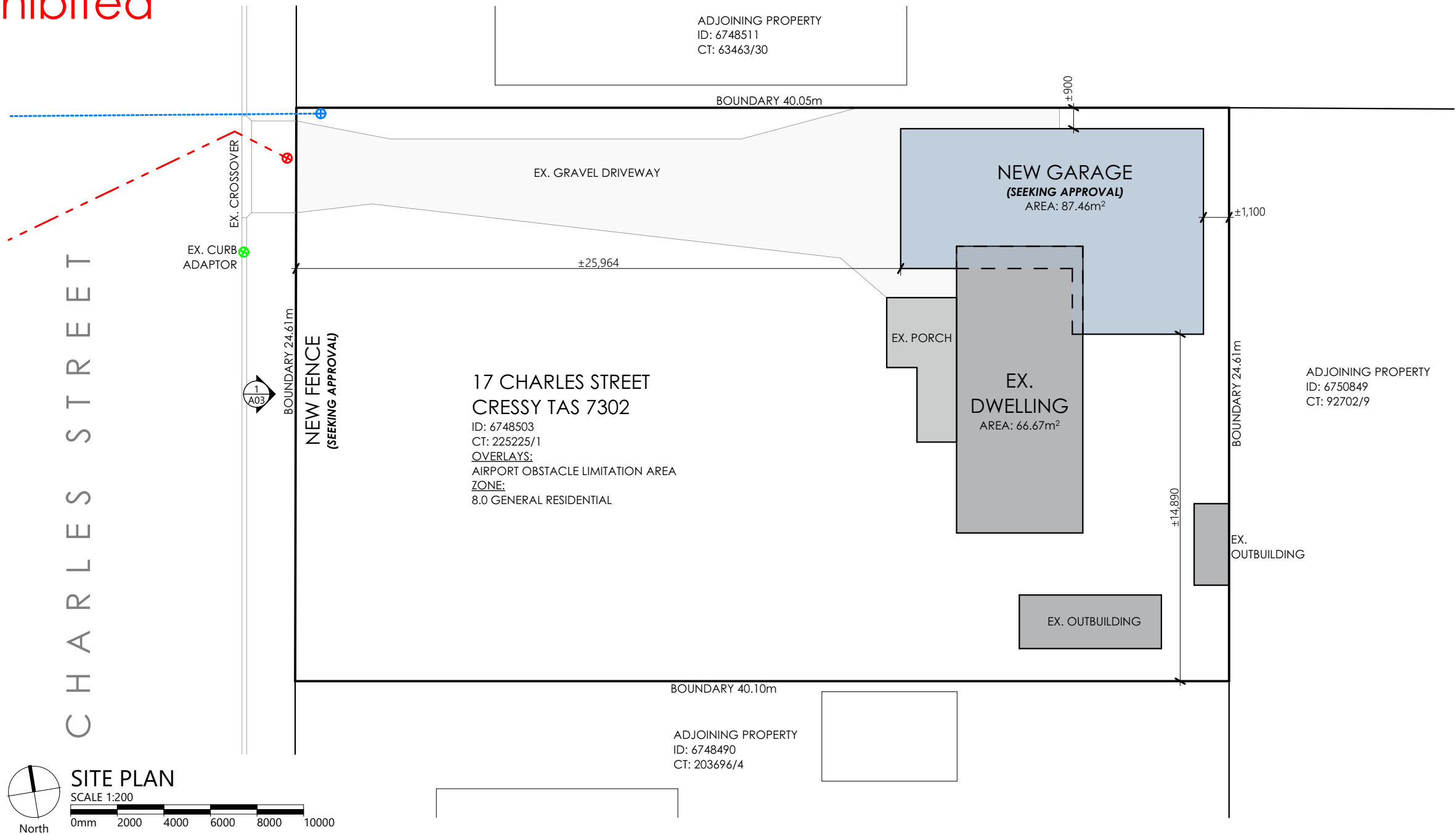
PROJECT NUMBER: 26071	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 19/08/2026	DRAWING No: A01	ISSUE: APPROVAL REV: 02
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**PLANS
TOBUILD**

ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner: J. BRAMICH		
02	SUBMISSION FOR DA	19.08.26
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UNLESS NOTED OTHERWISE
-  WATER CONNECTION POINT
-  GRAVITY RETICULATION
SEWER MAIN UNLESS NOTED OTHERWISE
-  SEWER CONNECTION POINT
-  STORMWATER MAIN UNLESS
NOTED OTHERWISE

PLANS TO BUILD

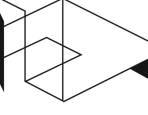
ABN 23 269 055 701

Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.

Tel - 6388 9287 - Mob - 0400 655 771

Email - leigh@planstobuild.com.au

M.DELL LIC. No. CC5932 G



Owner:

J. BRAMICH

2	SUBMISSION FOR DA	19.08.26
1	SUBMISSION FOR PLANNING REVIEW	18.08.26
Rev.	Amendment	Date

DRAWING No:

A02

ISSUE: APPROVAL

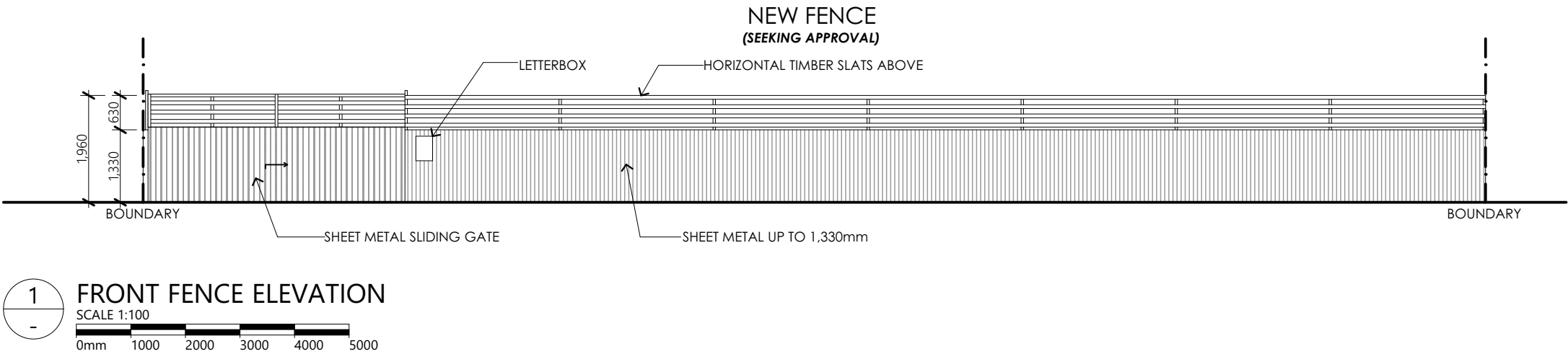
3 of 9
REV: 02

RETROSPECTIVE APPROVAL - GARAGE & FENCE

17 CHARLES STREET CRESSY TAS 7302

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BROADER CONTEXT PHOTO
TAKEN VIA GOOGLE EARTH
(CURRENTLY UNFINISHED
WITHOUT TIMBER SLATS)



FINISHED FENCE AS IT
CURRENTLY STANDS

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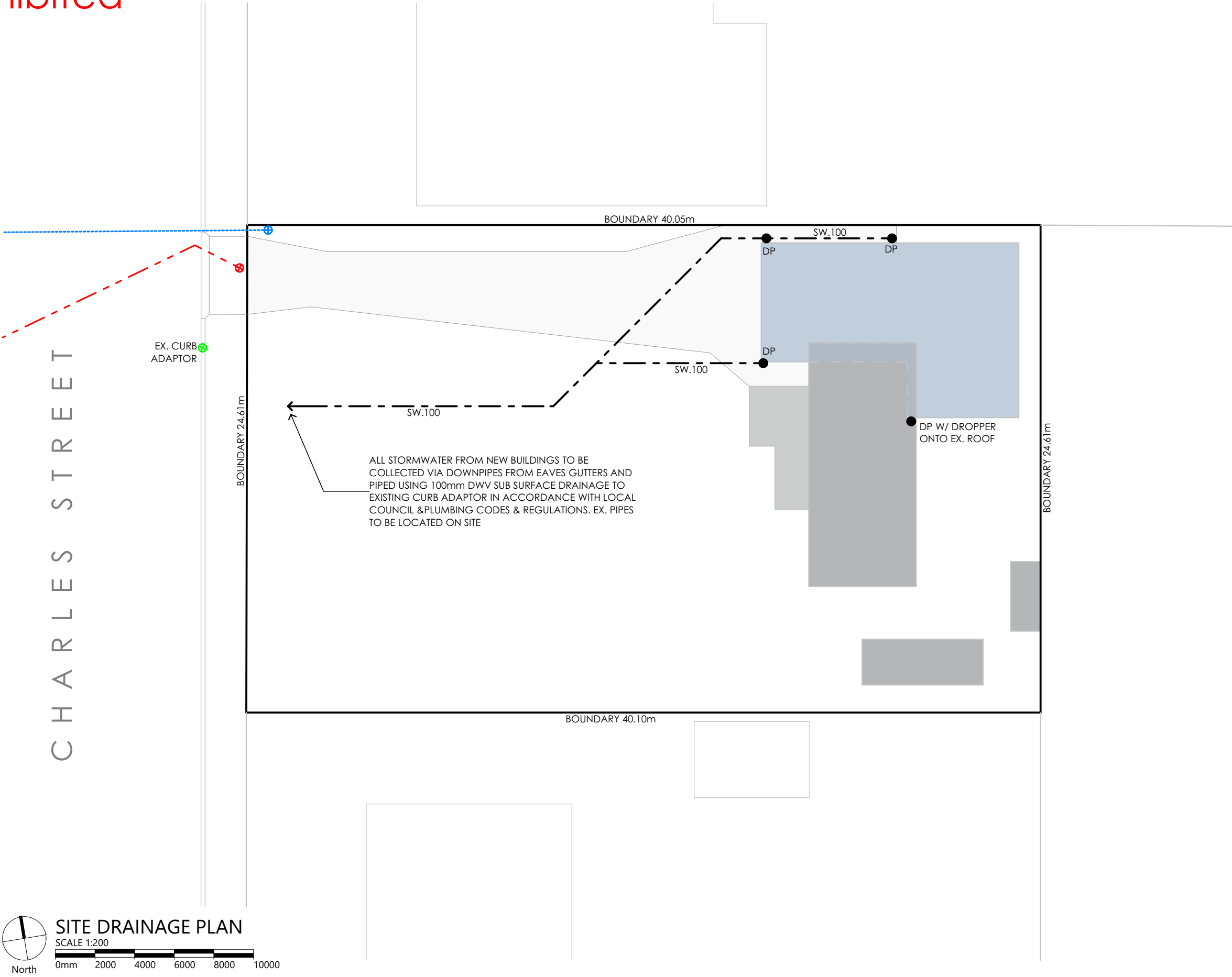
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DRAWING No: A03		ISSUE: APPROVAL
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RETROSPECTIVE APPROVAL - GARAGE & FENCE

17 CHARLES STREET CRESSY TAS 7302

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26071	SCALE @ A3	19/08/2026



PLUMBING LEGEND

SW. 100 NEW 100mm DWV PVC SN6
STORMWATER PIPE WITH 1: 100
MINIMUM GRADE
UNLESS NOTED OTHERWISE

SITE PLAN LEGEND

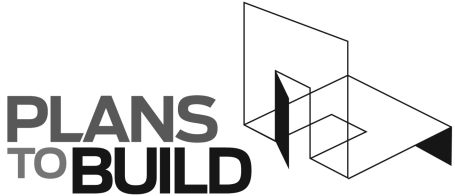
--- RETICULATED WATER MAIN
UNLESS NOTED OTHERWISE

--- WATER CONNECTION POINT

--- GRAVITY RETICULATION
--- SEWER MAIN UNLESS NOTED
OTHERWISE

--- SEWER CONNECTION POINT

--- STORMWATER MAIN UNLESS
NOTED OTHERWISE



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TO BUILD**

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Owner:
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DRAWING No: A04		ISSUE: APPROVAL
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RETROSPECTIVE APPROVAL - GARAGE & FENCE

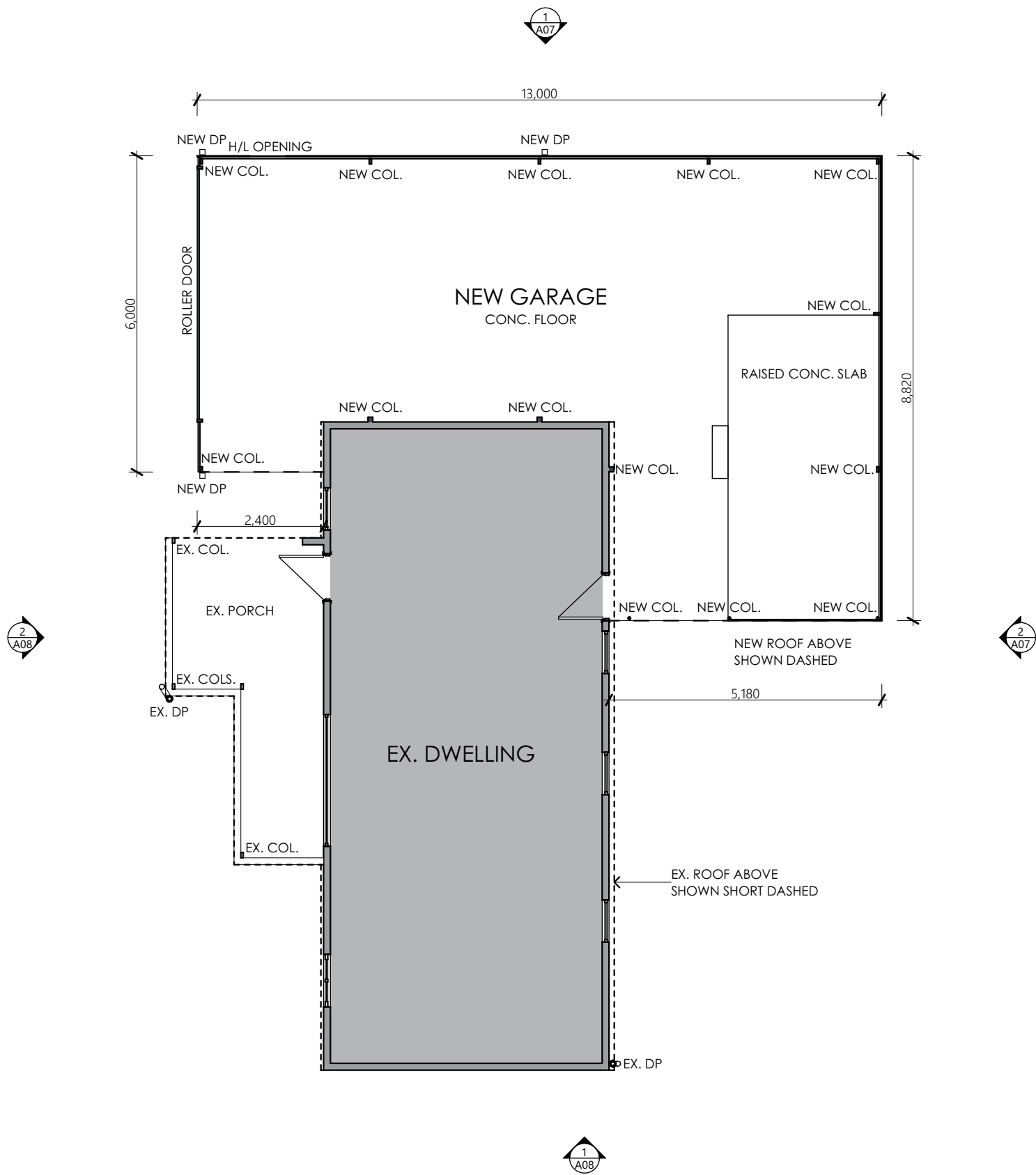
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PROJECT NUMBER: **26071**

SCALE: IF IN DOUBT ASK **SCALE @ A3**

PRINT DATE: **19/08/2026**



FLOOR PLAN LEGEND

- EXISTING WALLS RETAINED
- EX. DOORS RETAINED
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- NEW OR INFILL WALLS

GROUND FLOOR PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North

RETROSPECTIVE APPROVAL - GARAGE & FENCE
17 CHARLES STREET CRESSY TAS 7302

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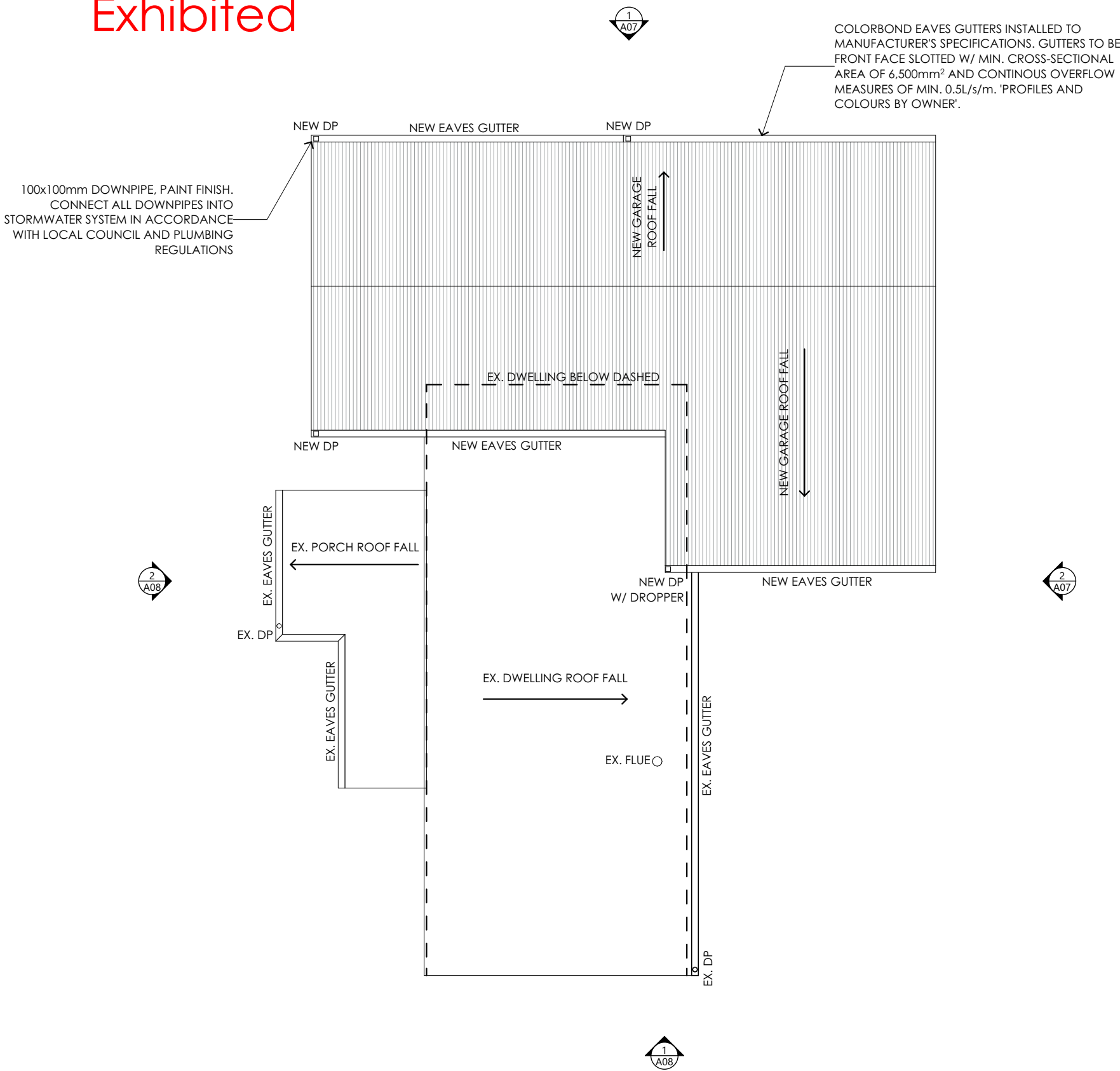
PROJECT NUMBER: 26071
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PRINT DATE: 19/08/2026

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DRAWING No:	A05	
ISSUE: APPROVAL	6 of 9	
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Exhibited



ROOF PLAN NOTES

METAL SHEET ROOFING SHALL BE IN ACCORDANCE WITH PART 3.5.1. OF THE BCA. WHEREVER POSSIBLE HAVE THE SHEETS LAID SO THAT THE SIDE LAPS ARE FACING AWAY FROM THE PREVAILING WEATHER.

GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA. ALL DWV PVC DOWNPIPES TO BE JOINTED WITH APPROVED SOLVENT AND PRIMER. PAINT FINISH.

AN AUSTRALIAN STANDARD ROOF SAFETY MESH OR AN APPROVED ROOF SAFETY HARNESS OR RESTRAINT SYSTEM SHALL BE USED DURING INSTALLATION.

ROOF SHEETS MUST BE LAID WHEREVER POSSIBLE USING COMPLETE LENGTHS FROM RIDGES TO EAVES. SHEET METAL ROOF, CAPPINGS, FLASHINGS AND PENETRATIONS ARE TO COMPLY WITH PARTS 3.5.1.2 & 3.5.1.3 AND OF THE BCA.

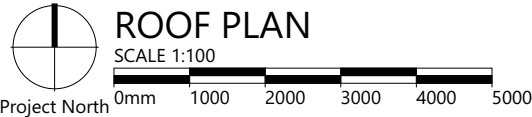
REFER TO ENGINEERS DETAILS FOR ROOF FRAMING. ENSURE THE ROOF SPACE IS VENTILATED AT THE RIDGE CAPPING AND VIA VENTS LOCATED AT THE EAVES.

ROOF BATTENS MUST BE FIXED IN ACCORDANCE WITH AS 1684.4 SECTION 9 TABLES 9.2 TO 9.7.

REFER TO INSULATION SCHEDULE FOR INSULATION REQUIREMENTS.

GUTTERS INSTALLED IN ACCORDANCE WITH PART 3.5.3 OF THE BCA, NCC. 1 IN 500 FALL.

BOX GUTTERS WITH 1 IN 100 FALL AND IN ACCORDANCE WITH AS/NZS 3500.3



RETROSPECTIVE APPROVAL - GARAGE & FENCE

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26071	SCALE @ A3	19/08/2026	A06	REV: 02

PLANS
TO BUILD

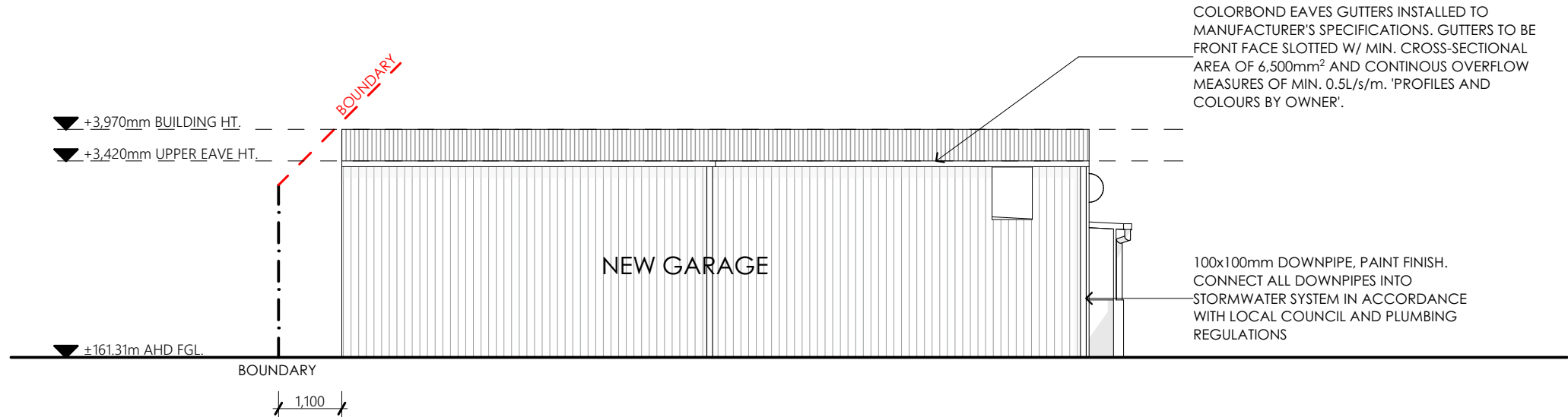
ABN 23 269 055 701
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Owner: J. BRAMICH		
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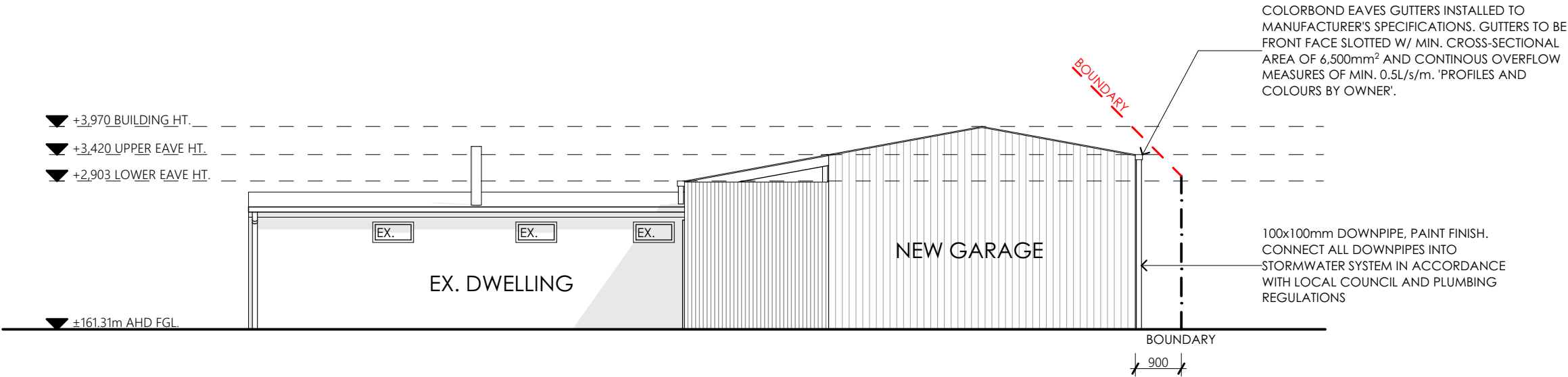
ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.



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



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

PLANS
TOBUILD

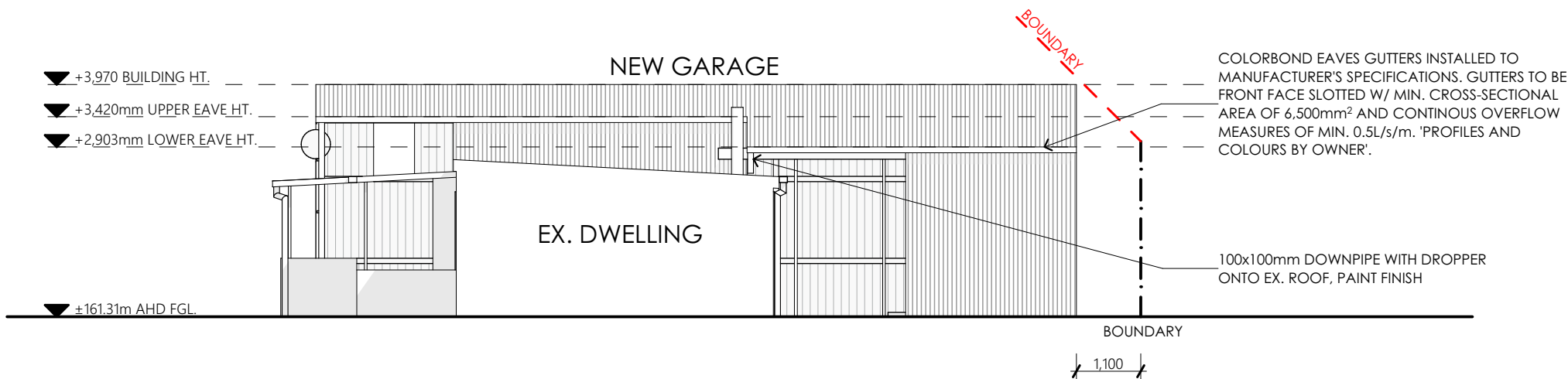
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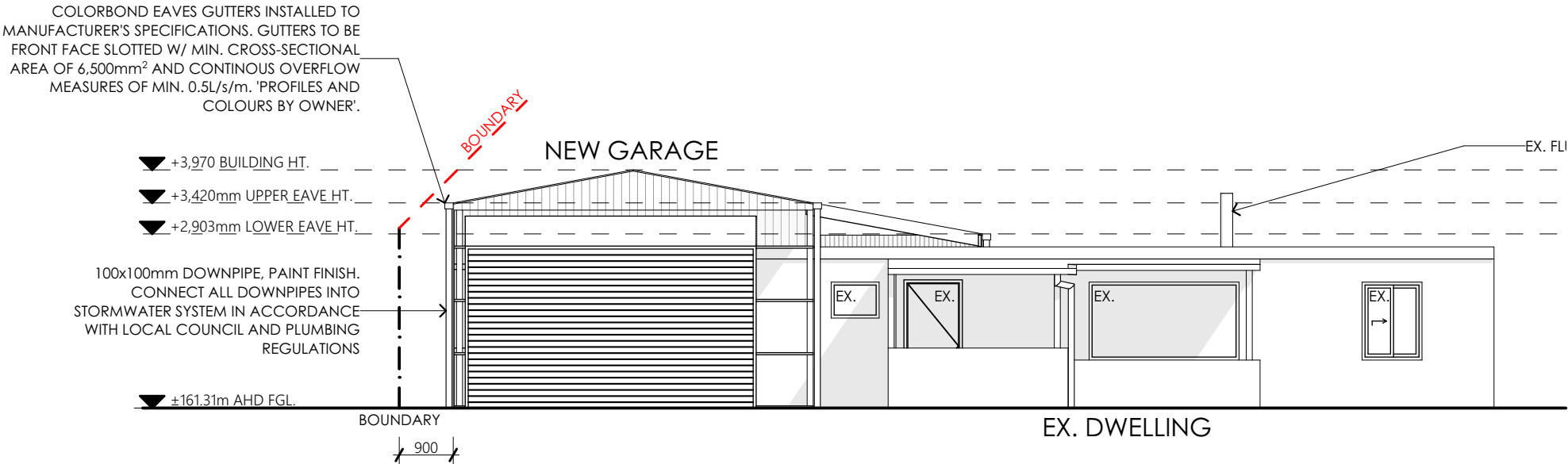
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1 SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



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

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

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