

86 – 92 Henty Street, Casterton

Description of change:

As per plans there are no changes to the size of the building except for the addition of a deck along the rear from one end of the building to the other.

Current shops to be converted to:

One small shop.

One double shop (two small shops with one entrance)

2 one bedroom fully self-contained studio apartments behind shops with bathroom, European laundry, full kitchen and open plan living.

1 three bedroom accessible apartment with front and rear access. Including one accessible bathroom, one ensuite, laundry, full kitchen and lounge room.

External overview

Front: restoration only. No changes to be made. All color will be like for like.

Roof and front bull nose verandah:

Restoration/replacement only: current roof and veranda is zinc alum. To be replaced with same. No changes to current roof line or verandah.

Rear:

As per plans changes to be made.

Sliding doors: double glazed with surfmist frames.

Wall siding: color bond surfmist slender rib wide flat pan. Refer below. There are no rear gutters/spouting as roof has box gutters. Any downpipes will be surfmist.

As per heritage requirements:

- Front door to be retained on all shops. – as noted on updated plan
- No change to shopfront glazing or structure – as noted on updated plan
- Tiling and brickwork to be repaired/restored – as noted on updated plan
- No change to rear chimneys- significant restoration requirements – as noted on updated plan
- Use weatherboards for rear cladding to match the existing - as noted on updated plan
- Include information regarding re-roofing - as noted on updated plan