

DISCRETIONARY APPLICATION

For Public Display

Applicant:

J Woodbury

Location:

30 & 32 Thiessen Crescent, Miena

Proposal:

Dwelling Addition and Outbuilding

DA Number:

DA 2020 / 00061

Date Advertised:

07 September 2020

Date Representation Period Closes:

21 September 2020

Responsible Officer:

Jacqui Tyson (Senior Planning Officer)

Viewing Documents:

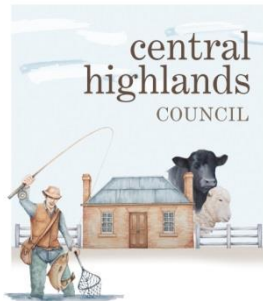
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name

Jo Woodbury

Postal Address

28 Denison Road

Phone No:

0407319437

Launceston TAS

7250

Fax No:

Email address

jo@woodburyco.com.au

Owner/s Name

RANDALL TRETHEWIE

(if not Applicant)

Postal Address

235 Wellington St Longford

Phone No:

0418 130 012

7301

Fax No:

Email address:

randall@trethewie.com

Description of proposed use and/or development:

Address of new use and development:

30,32 THIESSENS CRESCENT HADDENS BAY TAS 7030

Certificate of Title No:

Volume No

C.T 16764

Lot No:

87,86

Description of proposed use or development:

New Shed - Outbuilding

Extension to dwelling

ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings:

Residential

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours

Shed - Woodland Grey
House - refer elevations

What is the proposed roof colour

Woodland Grey

What is the proposed new floor area m².

46.9m² House
96m² Shed

What is the estimated value of all the new work proposed:

\$ \$200,000 Additions
\$20,000 Shed

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐


No ☒

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature


(if not the Owner)

Applicant Name (Please print)

Jo Woodbury

Date

04/08/2020

Land Owner(s) Signature

Land Owners Name (please print)

Randall TRETHEWIE

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	<input type="checkbox"/>
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	<input type="checkbox"/>

DEVELOPMENT APPLICATION

PROJECT INFORMATION

CENTRAL HIGHLANDS COUNCIL

PERMITTED USE - COMPLIES WITH ALL SCHEME STANDARDS AND CODES FOR LOW DENSITY RESIDENTIAL ZONE

BUILDING AREAS AREA SCHEDULE (Gross Building)		
Name	Area	Perimeter

Kitchen Extension	28.94	24245
Bedroom/ Ensuite extension	17.46	18900
Existing	100.50	42900

TOTAL ADDITIONAL FLOOR AREA: 46.4M²
TOTAL BUILDING 146.9M² +
SHED ON C.T 16764/LOT 86 96M²
ALLOTMENT C.T 16764/LOT 87 : 1687M²
9% COVERAGE
C.T 16764/LOT 86 : 1545M²
6.5% COVERAGE

BUILDING DESIGNER
ACCREDITATION No:
LAND TITLE REFERENCE NUMBER:
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
CLIMATE ZONE:
BUSHFIRE-PRONE BAL RATING:
ALPINE AREA:
CORROSION ENVIRONMENT:
FLOODING:
LANDSLIP:
DISPERSIVE SOILS:
SALINE SOILS:
SAND DUNES:
MINE SUBSIDENCE:
LANDFILL:
DATUM LEVEL AT KERB:
GROUND LEVEL:
FINISHED FLOOR LEVEL:
OVERFLOW RELIEF GULLY LEVEL:

JO WOODBURY
CC 5879 n
XXXX
XX
X
7
XXX
NOT APPLICABLE
MED
NO
NO
UNKNOWN
UNKNOWN
UNKNOWN
NO
UNKNOWN
REFER DWGS
REFER DWGS
REFER DWGS
MIN 150MM BELOW LOWEST
FIXTURE

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..

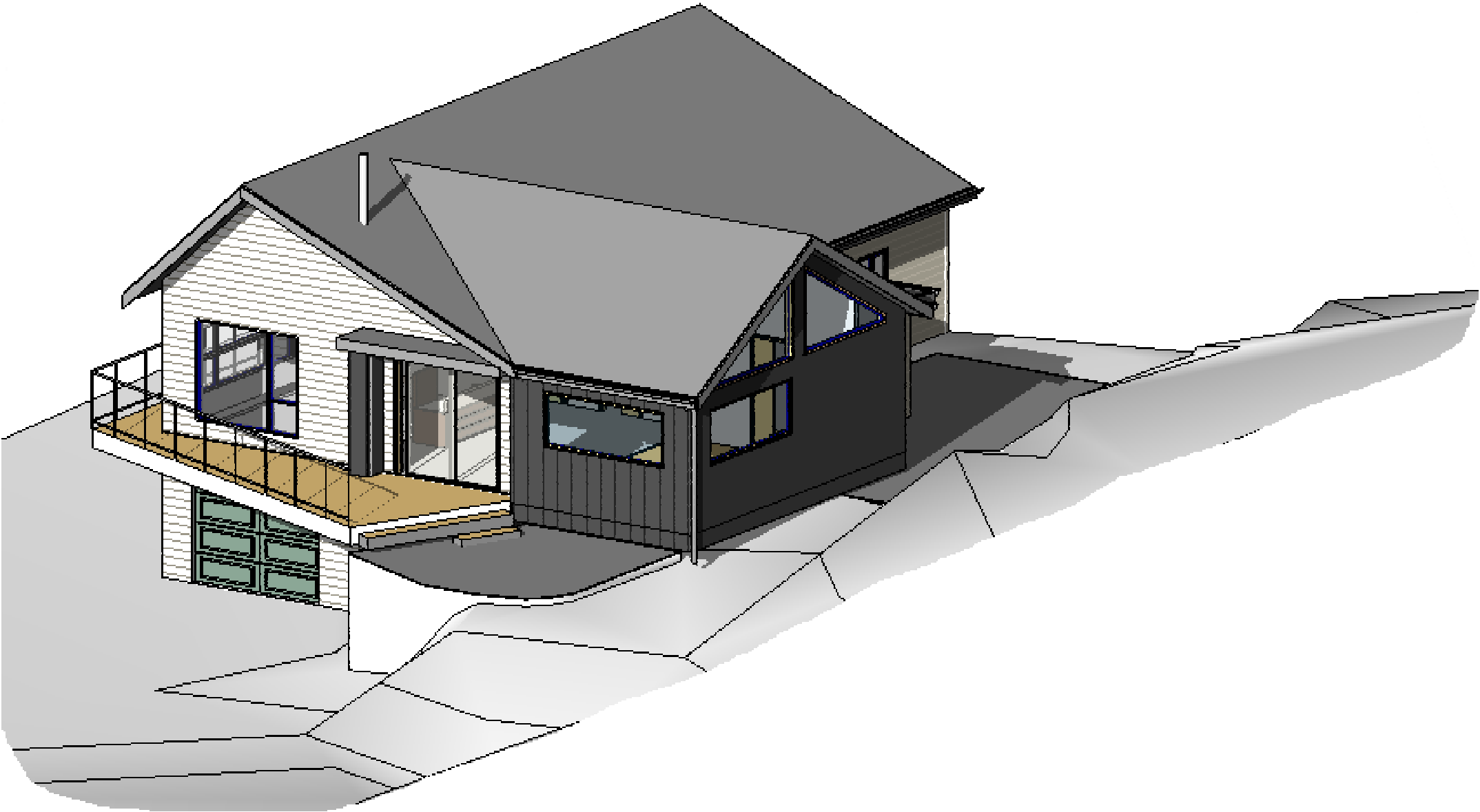
DEVELOPMENT APPLICATION

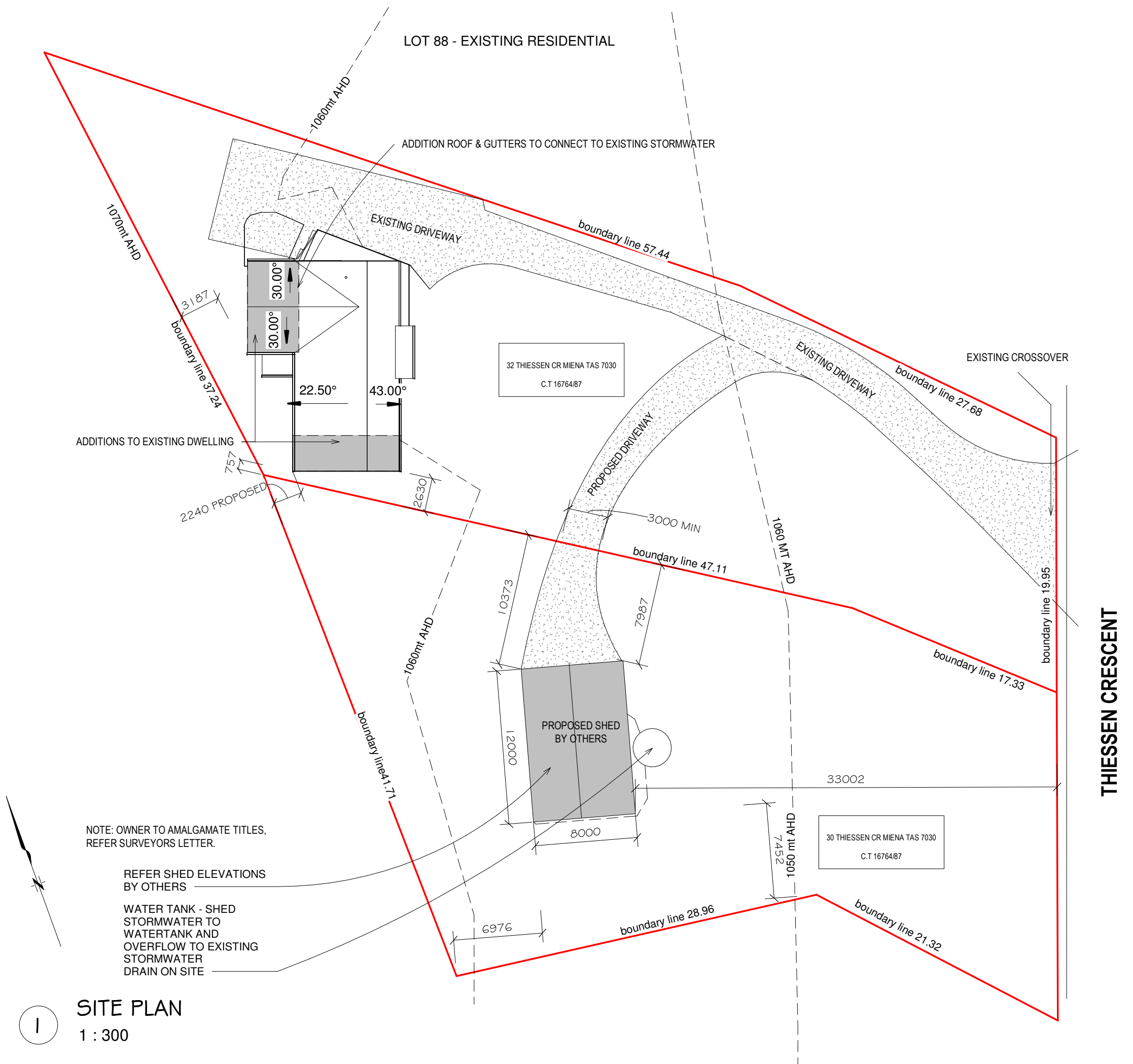
87 THIESSEN CR. MIENA / RANDAL TRETHEWIE

DRAWING SHEETS

Sheet	Drawing
A001	TITLE SHEET
A100	SITE PLAN
A101	EXISTING PLANS
A102	FLOOR PLANS
A201	ELEVATIONS
A202	ELEVATIONS

SEE ALSO ATTACHED SHED DRAWINGS BY OTHERS





PROJECT
ALTERATIONS AND ADDITION

FOR
RANDAL TRETHEWIE

LOCATION
87 THIESSEN CR. MIENA

DRAWING TITLE
SITE PLAN

DATE:
AUG 2020

SCALE:
1 : 300

SHEET NO:

A100

PROJECT NO:

RT 2020

W WOODBURY&CO
BUILDING DESIGN

BUILDING DESIGN
INTERIOR DESIGN
PLANNING

Jo Woodbury

Phone 0407 319 437
28 Denison Road
West Launceston TAS 7250
jo@buildingdesignstudio.com.au

IICENSE No CC 5879N

REVISIONS

DATE	

26/08/2020 4:44:39
PM

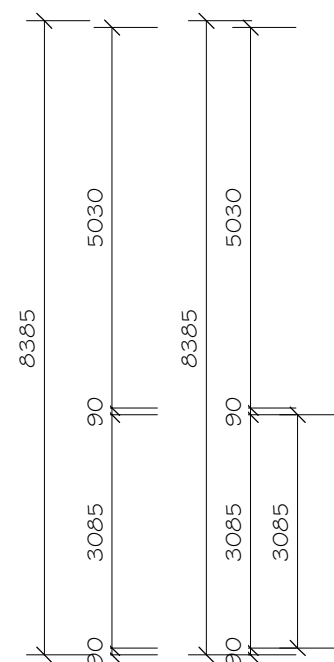
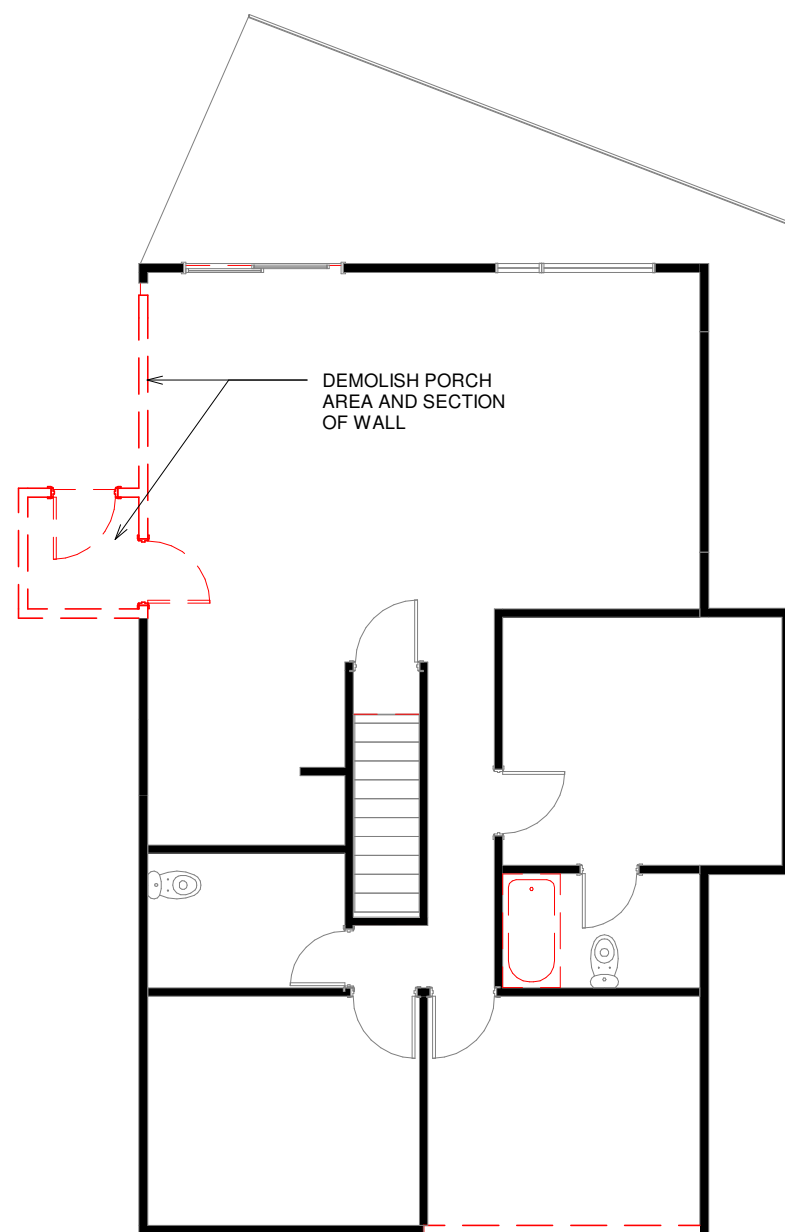


RT 2020

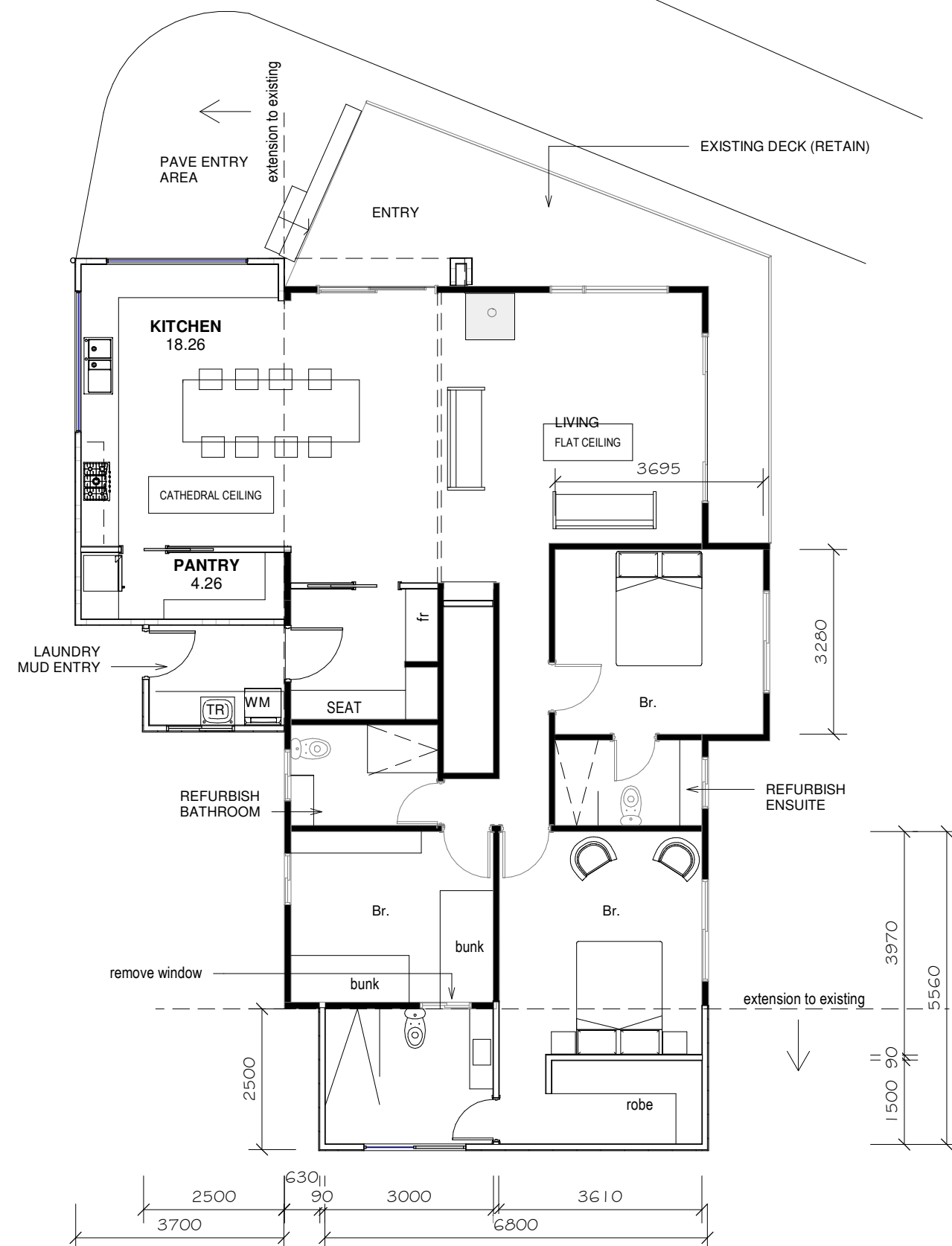


Jo Woodbury LICENSE No CC 5879N

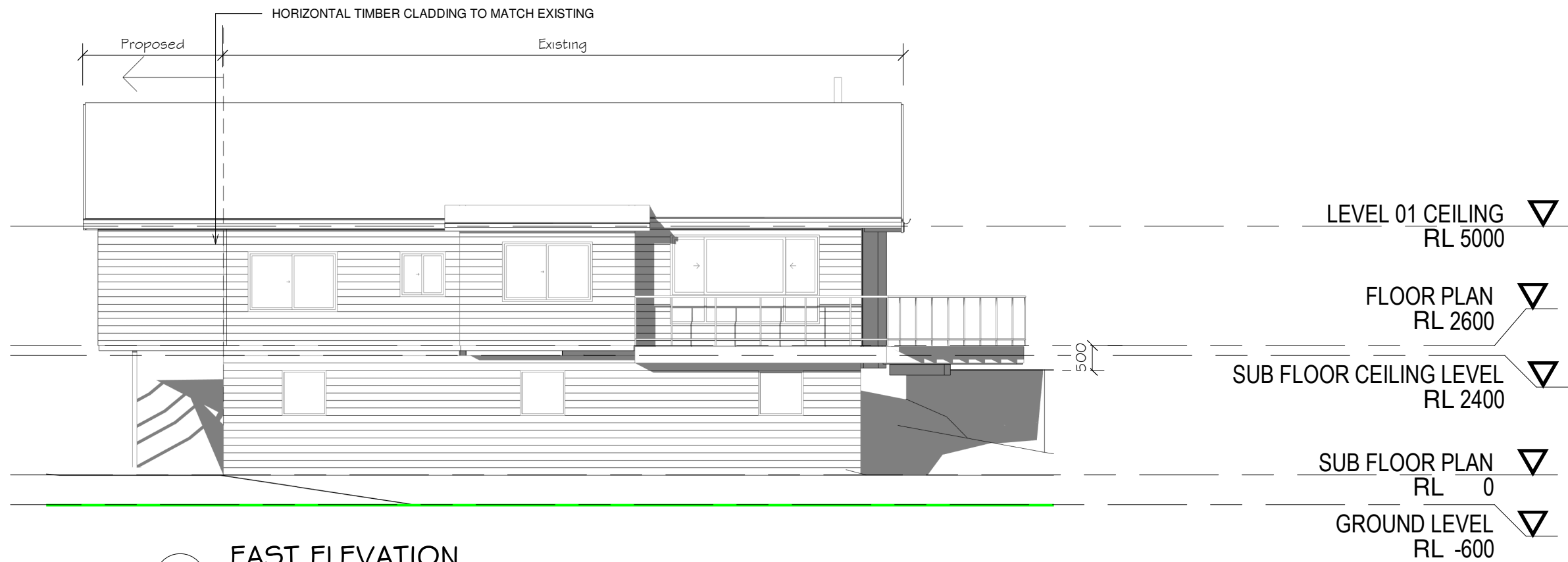
REVISIONS	
DATE	



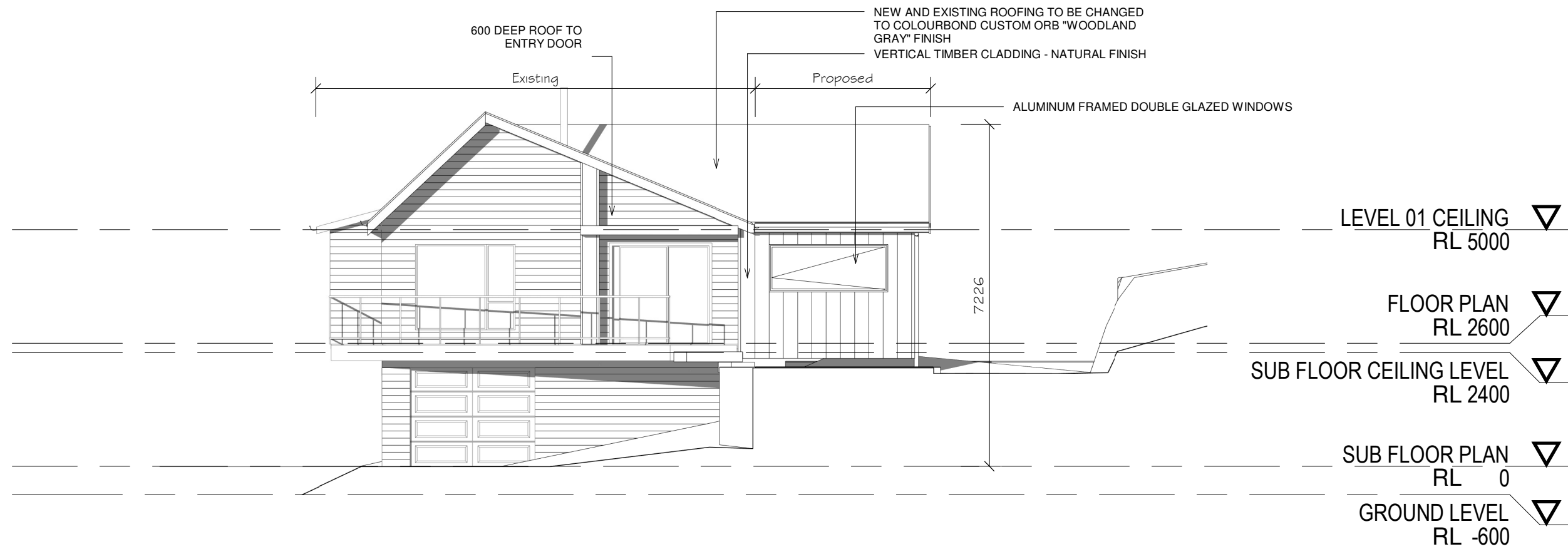
2 DEMOLITION FLOOR PLAN
1 : 100



1 FLOOR PLAN
1 : 100



1 EAST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100



PROJECT
ALTERATIONS AND ADDITION

FOR
RANDAL TRETHEWIE

LOCATION
87 THIESSEN CR. MIENA

DRAWING TITLE
ELEVATIONS

DATE:
AUG 2020

SCALE:
1 : 100

SHEET NO:

A201

PROJECT NO:

RT 2020



BUILDING DESIGN
INTERIOR DESIGN
PLANNING

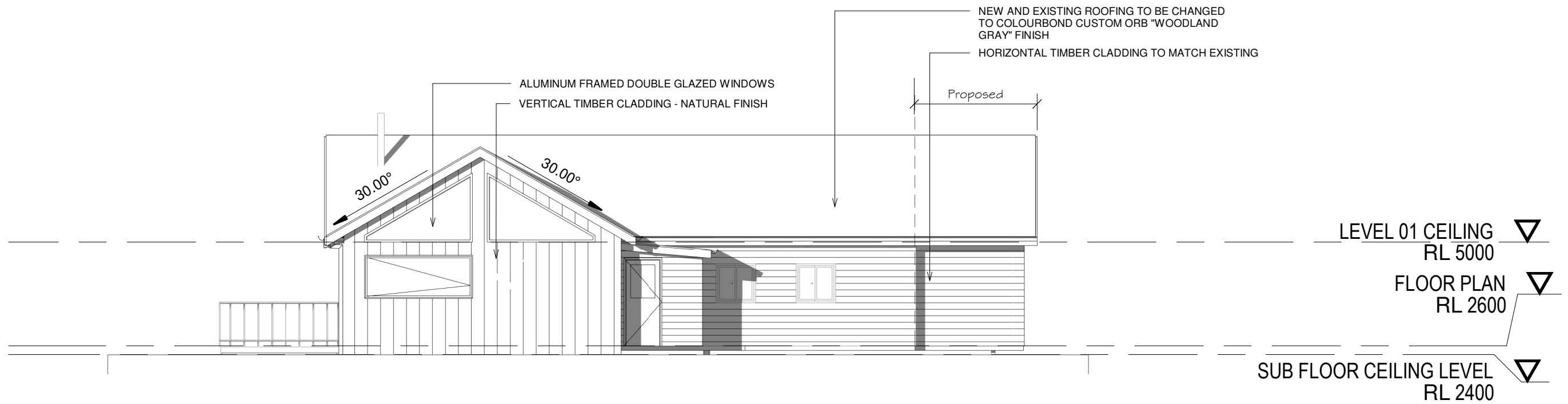
Jo Woodbury

Phone 0407 319 437
28 Denison Road
West Launceston TAS 7250
jo@buildingdesignstudio.com.au

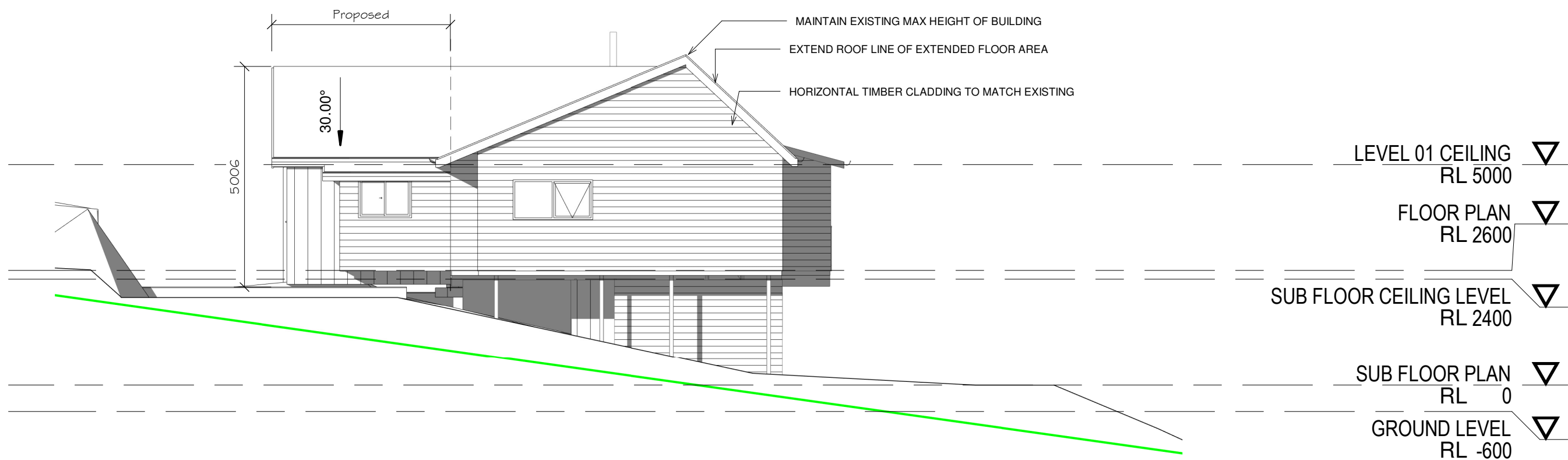
IICENSE No CC 5879N

REVISIONS

DATE	



1 WEST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



WOODBURY&CO

BUILDING DESIGN

Phone 0407 319 437
28 Denison Road/ West Launceston TAS 7250
jo@buildingdesignstudio.com.au

Job Title	ALTERATIONS AND ADDITION	Date:	AUG 2020	Drawing Title	ELEVATIONS
Client	RANDAL TRETHEWIE	Drawn By:	Jo Woodbury	Sheet No:	A202
at	87 THIESSEN CR. MIENA	Accreditation No.	CC 5879N	Project No:	RT 2020
		Scale:	1 : 100		

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Randall Trethewie

Owner name

32 Thiessen Crs

Address

Miena

7030

Suburb/postcode

Form **35**

Designer details:

Name:

Stephen Healey

Category:

Engineer

Business name:

Eclipse Consulting Engineers Pty Ltd

Phone No:

02 9894 8500

Business address:

304/12 Century Circuit, Norwest Central

Norwest NSW

2153

Fax No:

Licence No:

CC4030P

Email address:

info@eclipse-consulting.com.au

Details of the proposed work:

Owner/Applicant

Randall Trethewie

Designer's project reference No.

cb-982-f35

Address:

32 Thiessen Crs

Lot No:

Miena

7030

Type of work:

Building work

☒

Plumbing work

(X all applicable)

Description of work:

New Building

(new building / alteration /
addition / repair / removal /
re-erection
water / sewerage /
stormwater /
on-site wastewater
management system /
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input checked="" type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>		Performance Solution: <input type="checkbox"/> (X the appropriate box)
Other details: Structural design of Steel framing.		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 2125 - 1A & 2A	Prepared by: Stephen Healey	Date: 20 Sep 01
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

We hereby certify that when constructed in accordance with the above referenced documentation that the building will comply with the Building Code of Australia & it's referenced Australian Standards and be structurally adequate.

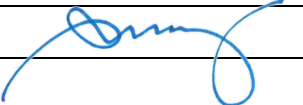
- Snow loads to AS 1170.3
- Wind swept loads for a 20 degrees building to 2.59 kpa (1:20 Year)
- 2/C20024 Internal Portals – C20024 End Frames – 2/C15015 End Wall Columns
- Roof purlins TS6110 spacing @600 c/c Maximum (Lapped 15%).
- Bay Spacing max 3.0m
- Max Span 8.0m

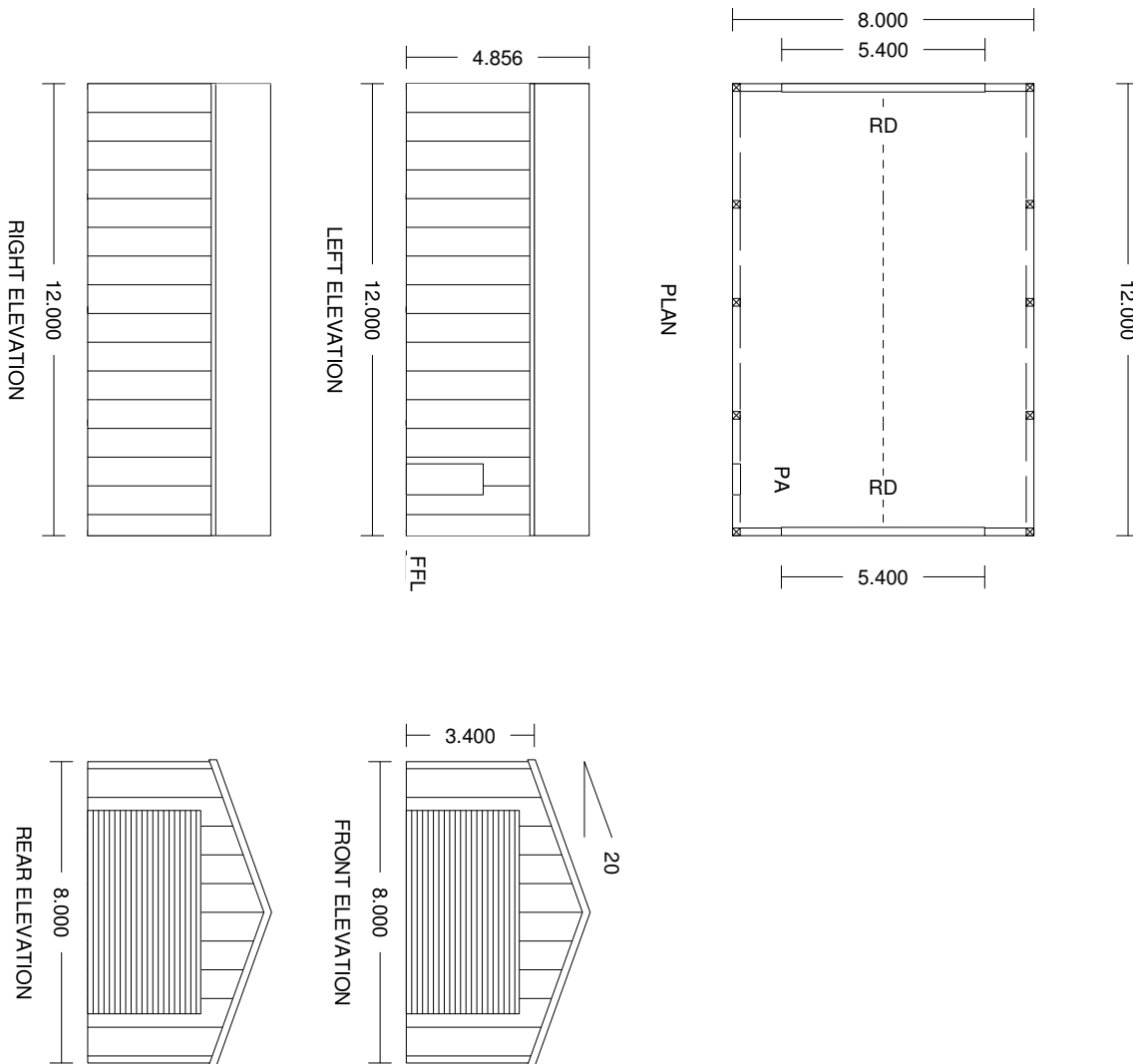
Any other relevant documentation:**Attribution as designer:**

I Stephen Healey am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Stephen Healey		03/08/2020
Licence No:	CC4030P		



PROPOSED SAVEMASTA 8.000x12.000x3.600 Reg A Cat 3 Open	
At 32 Thiessen Crs Miena	
For Randall Trethewie	
Wall Colour - Colorbond - TBA	Roof colour - Colorbond - TBA
Barge Colour - Colorbond - TBA	Roller Door Colour - Colorbond - TBA
Job No JAAAa240706122612Quote No QAAAa24070612273402scale 1:200	
All Work To Be In Accordance With Accompanying Engineers Details	


 Building Designer CC2747G
 3 Swanston Drive Launceston
 PO Box 31 Newstead 7250
 Phone: 03 6339 4489
 Mob: 0407 329 060
 Email: cyclad@cycladbuildings.com.au

SEARCH OF TORRENS TITLE

VOLUME 16764	FOLIO 86
EDITION 4	DATE OF ISSUE 07-Feb-2020

SEARCH DATE : 24-Aug-2020

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND

Lot 86 on Sealed Plan 16764

Derivation : Part of Lot 29656 Gtd to A J Drysdale, Part of
Lot 3156 Gtd to F & W Synnott and Part of Lot 26980 Gtd to J A
Robertson & F E Johnson
Prior CT 3942/69

SCHEDULE 1

M800740 TRANSFER to HENRY RANDALL TRETHEWIE Registered
07-Feb-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 16764 EASEMENTS in Schedule of Easements (if any)
SP 16764 COVENANTS in Schedule of Easements (if any)
SP 16764 & SP 16765 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: **Peter Henric Thiessen.**

PLAN OF SURVEY
by Surveyor: **Edward M^{re} Rae, Pedley.**
of land situated in the

Registered Number: **S.P. 16764**

Title Reference: **C.T. Vol. 2755 Fol. 58. Corr. 52/8875.**
ACQUISITION NO 43/6413

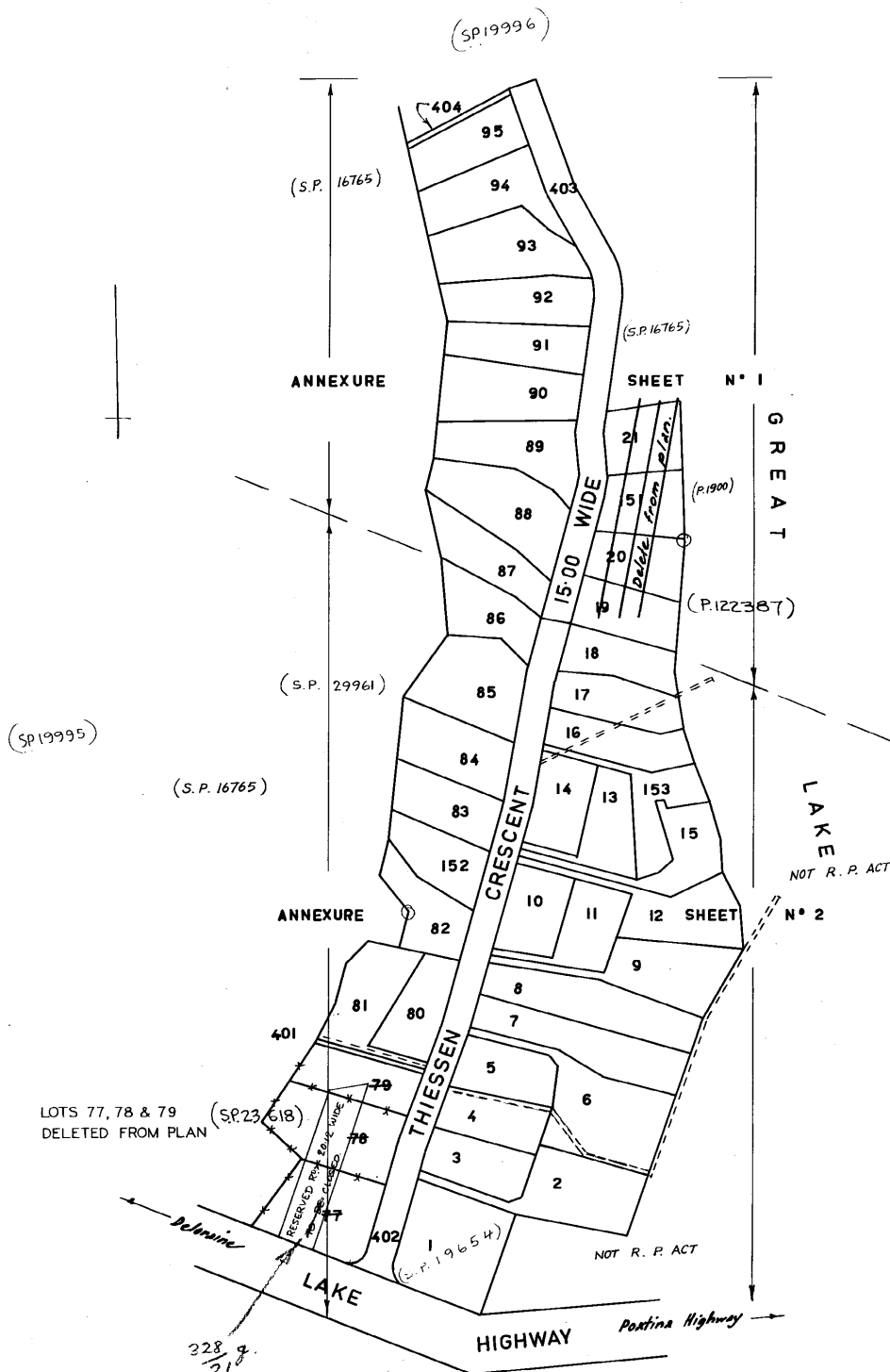
LAND DISTRICT OF CUMBERLAND
PARISH OF FENWICK

Effective from **24 FEB 1992**

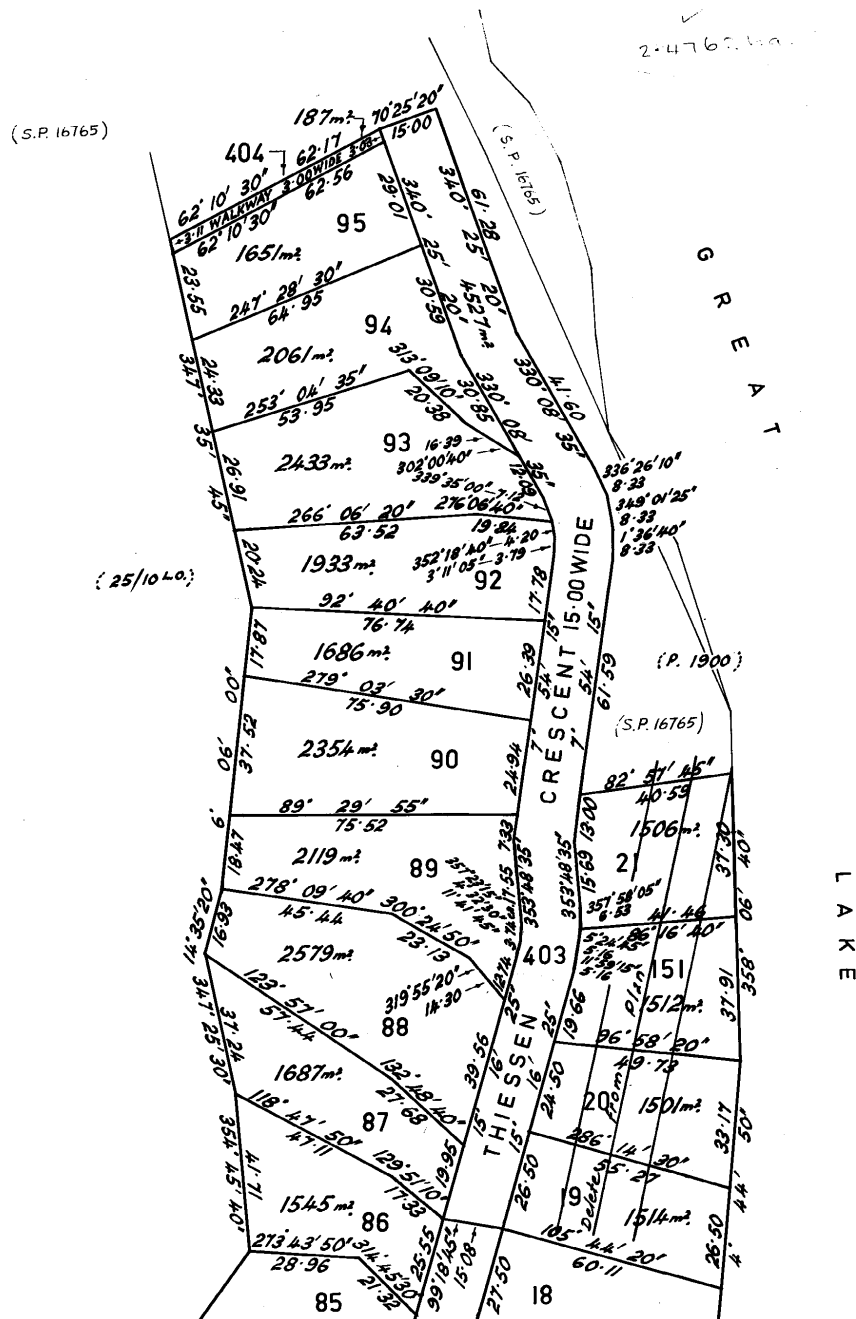
Grantee: **Part of Lots 26980 & 29656 953' 2" 15" 3156**
Arthur James Drysdale Pur. & Part of Lot 8158.
64 Acres. Frederick & Walter Synnot Pur. &
Part of lot 26980, 309' 2" 33, Gtd. to John Alfred Leslie
Robertson & Frederick Edmund Johnson.

SCALE 1: 1020

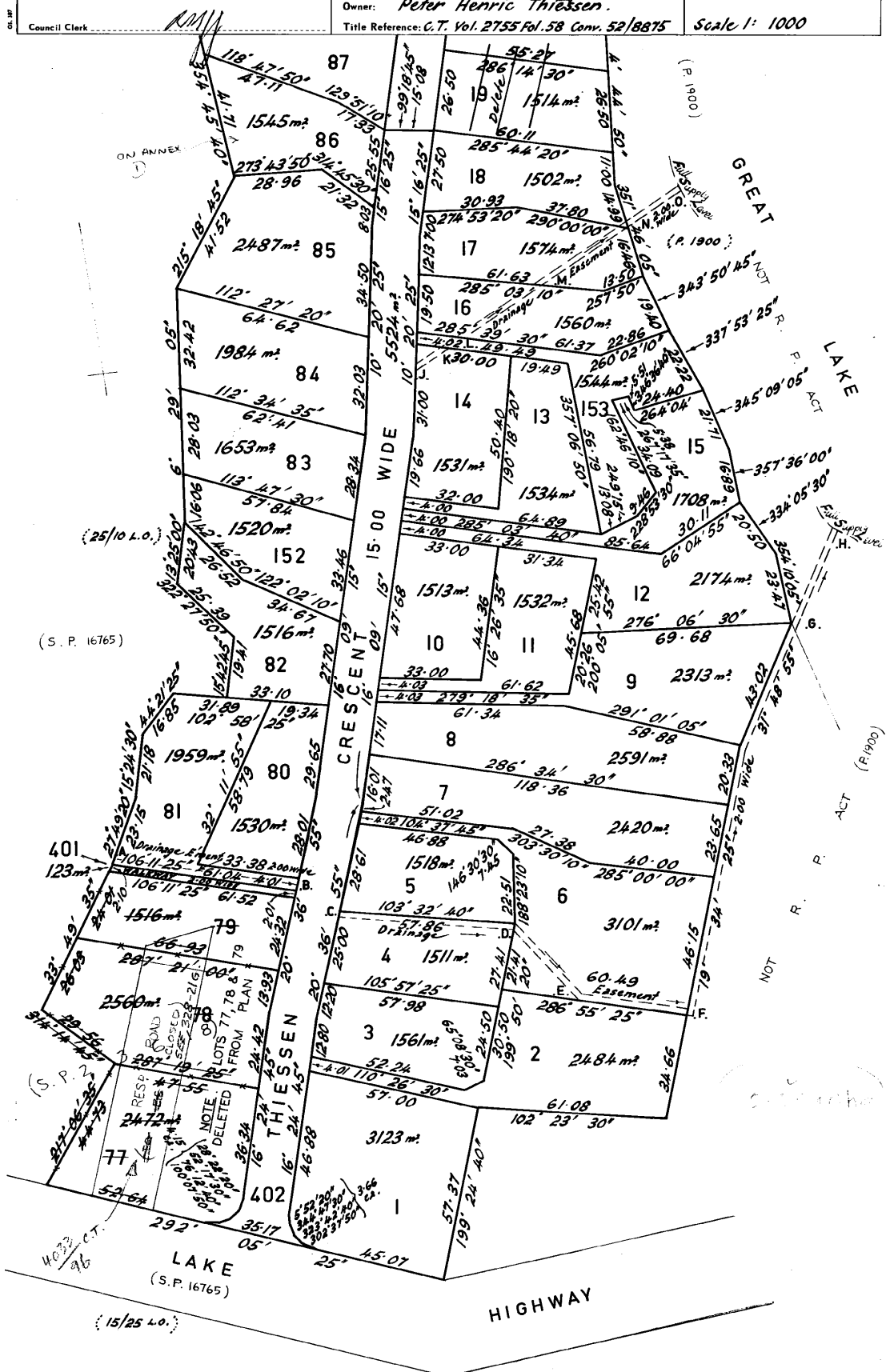
ACTING DEPUTY, Recorder of Titles



<p>ANNEXURE SHEET No. / (of 2 annexures) to plan by Surveyor <i>Edward M^cRae Pedley.</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.6.81 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.16764</p>
<p>Signed for the purposes of identification Council Clerk <i>RMS</i></p>	<p>Surveyor <i>M. Pedley</i> Owner: <i>Peter Henric Thiessen.</i> Title Reference: <i>C.T. Vol. 2755 fol. 58 Conn. 52/8875.</i></p>	<p>Scale 1: 1000</p>



<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor Edward M^r Rae Pedley.</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.6.81 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P16764</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor <i>M. Pedley</i></p>	<p>Scale 1: 1000</p>
<p>Council Clerk</p>	<p>Owner: Peter Henric Thriessen. Title Reference: C.T. Vol. 2755 Fol. 58 Conn. 52/8875</p>	<p></p>



SEARCH OF TORRENS TITLE

VOLUME 16764	FOLIO 87
EDITION 4	DATE OF ISSUE 07-Jan-2019

SEARCH DATE : 24-Aug-2020

SEARCH TIME : 12.15 PM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND

Lot 87 on Sealed Plan 16764

Derivation : Part of Lot 29656 Gtd to A J Drysdale, Part of
Lot 3156 Gtd to F & W Synnott and Part of Lot 26980 Gtd to J A
Robertson & F E Johnson
Prior CT 3942/70

SCHEDULE 1

M734781 TRANSFER to HENRY RANDALL TRETHEWIE Registered
07-Jan-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 16764 EASEMENTS in Schedule of Easements (if any)
SP 16764 COVENANTS in Schedule of Easements (if any)
SP 16764 & SP 16765 FENCING COVENANT in Schedule of Easements

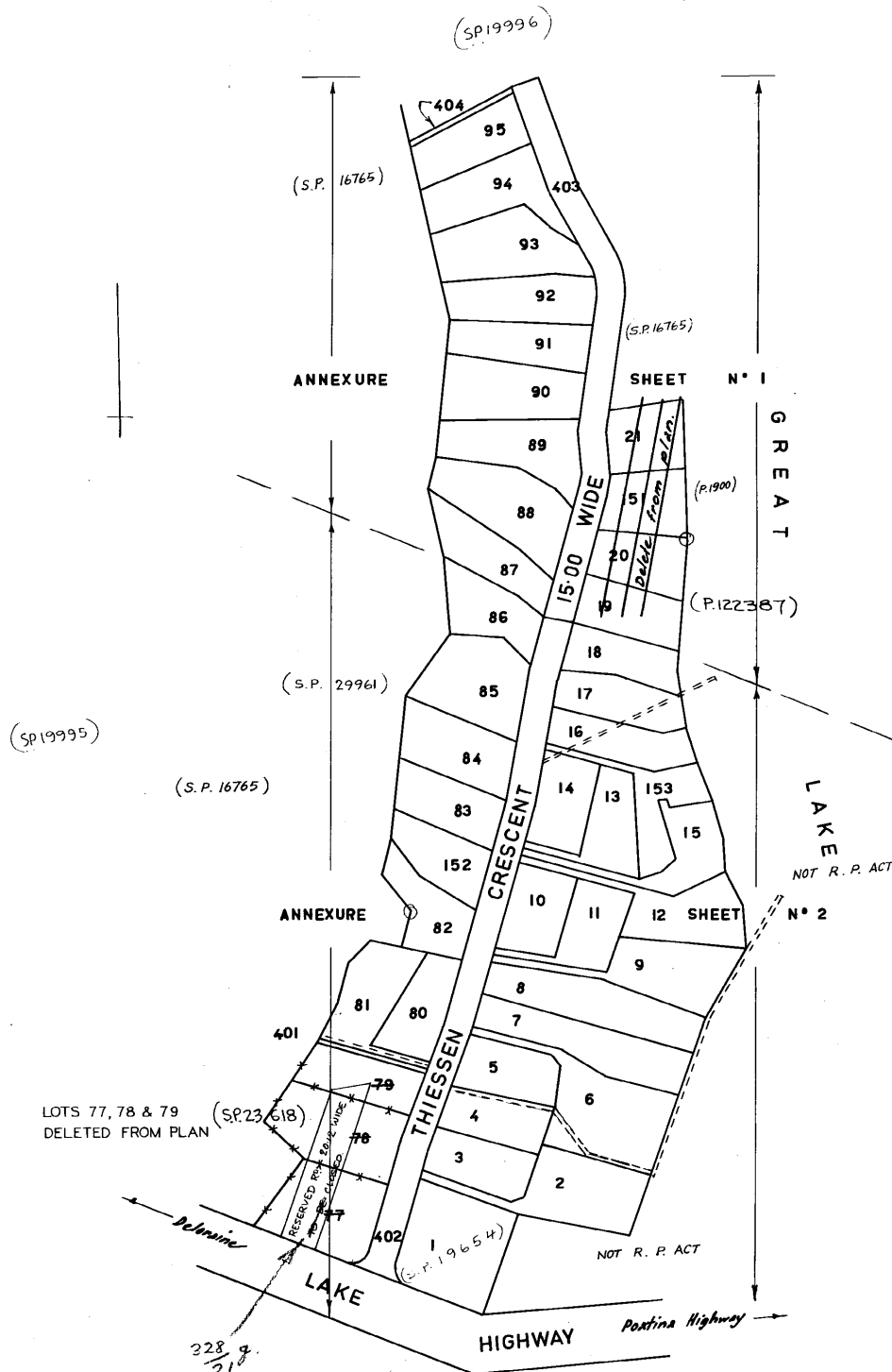
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

L 86 SP 16764

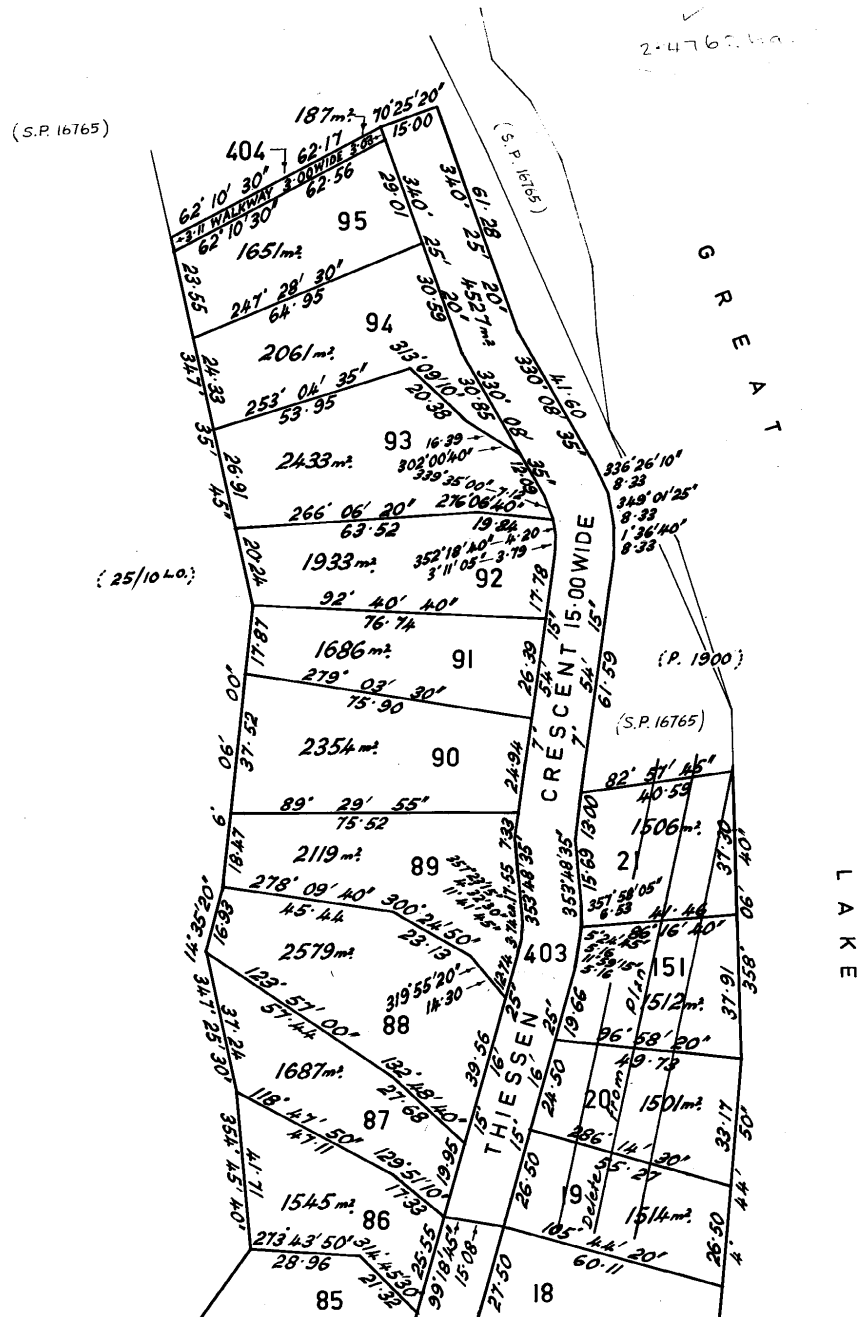
Owner: <i>Peter Henric Thiessen.</i>	PLAN OF SURVEY by Surveyor <i>Edward M^{re} Rae Redley</i> of land situated in the LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK	Registered Number: S.P. 16764 Effective from 24 FEB 1992
Title Reference: <i>PURSUANT TO C.T. TO ISSUE FROM S.P. 16765</i> C.T. Vol. 2755 Fol. 58. Corr. 52/8875. ACQUISITION NO 43/6413	SCALE 1: 1020	ACTING DEPUTY, Recorder of Titles <i>J. Sroube</i>
Grantee: <i>Part of Lots 26980 & 29656 953' 2" 15" 3156</i> <i>Arthur James Drysdale Pur. & Part of Lot 8158.</i> <i>64 Acres. Frederick & Walter Synnot Pur. &</i> <i>Part of lot 26980, 309' 2" 33, Gtd. to John Alfred Leslie</i> <i>Robertson & Frederick Edmund Johnson.</i>		

6/11/92 22/9/01

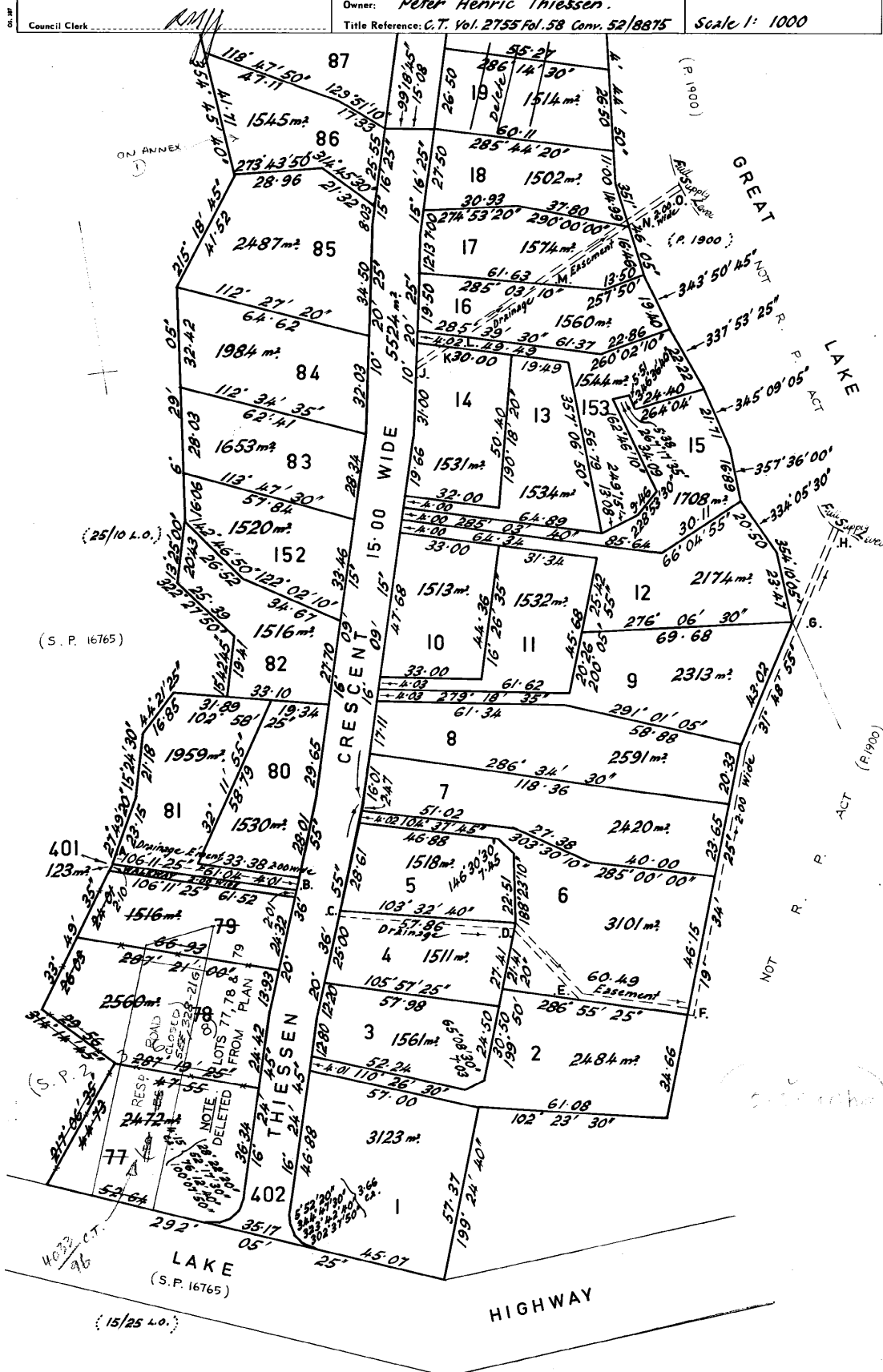


37/ Feb 22/9/01

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<p>Signed for the purposes of identification</p>	<p>Surveyor <i>Edward M^cRae Pedley</i></p>	<p>Scale 1:1000</p>
<p>Council Clerk <i>RMS</i></p>	<p>Owner: Peter Henric Thiessen. Title Reference: C.T. Vol. 2755 fol. 58 Conv. 52/8875.</p>	



<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor Edward M^r Rae Pedley.</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.6.81 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P16764</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor <i>M. Pedley</i></p>	<p>Scale 1: 1000</p>
<p>Council Clerk</p>	<p>Owner: Peter Henric Thriessen. Title Reference: C.T. Vol. 2755 Fol. 58 Conn. 52/8875</p>	



<p align="center">ANNEXURE SHEET No. / (of 2 annexures) to plan by Surveyor Edward M^cRae Pedley.</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-6-81 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P 16764</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>Edward M^cRae Pedley</i></p>	<p>Scale 1: 1000</p>
<p>Council Clerk <i>RMSH</i></p>	<p>Owner: Peter Henric Thriessen. Title Reference: C.T. Vol. 2755 Fol. 58 Conv. 52/8875.</p>	

