



DISCRETIONARY APPLICATION

For Public Display

Applicant:

S Greenwood

Location:

34 Johnsons Road, Miena

Proposal:

Dwelling and Outbuilding

DA Number:

DA 2020 / 00034

Date Advertised:

30 June 2020

Date Representation Period Closes:

14 July 2020

Responsible Officer:

Jacqui Tyson (Senior Planning Officer)

Viewing Documents:

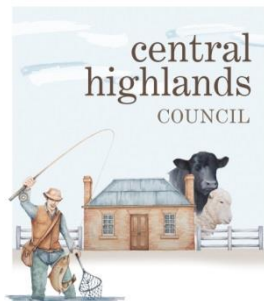
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

kbradburn@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

Steve Greenwood

Postal Address

Po Box 1271 Launceston

Phone No:

63111403

7250

Fax No:

Email address

steve@sgroup.com.au

Owner/s Name

Tina Cox

(if not Applicant)

Postal Address

PO BOX 7693 LAUNCESTON TAS 7250

Phone No:

+61 457 160 011

Fax No:

Email address:

tina.cox@naiharcourts.com.au

Description of proposed use and/or development:

Address of new use and development:

35 Johnsons Rd. Miena 7030

Certificate of Title No:

Volume No

152719

Lot No:

620

Description of proposed use or development:

Proposed dwelling & Garage

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

Current use of land and buildings:

Vacant Lot

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

Night Sky / Surf mist / natural stone

What is the proposed roof colour

Shale Grey

What is the proposed new floor area m².

128m² house / 85m² garage

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

\$ 200.000

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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

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>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

SEARCH OF TORRENS TITLE

VOLUME 152719	FOLIO 620
EDITION 4	DATE OF ISSUE 11-Nov-2019

SEARCH DATE : 17-Mar-2020

SEARCH TIME : 01.22 PM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND
Lot 620 on Sealed Plan 152719
Derivation : Part of Lot 29656, 95-2-15, Granted to Arthur
James Drysdale
Prior CT 149111/7

SCHEDULE 1

M781300 TRANSFER to TINA LOUISE COX and BRIAN JAMES COX
Registered 11-Nov-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP152719 COVENANTS in Schedule of Easements
SP152719 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER P. H. THIESSEN		PLAN OF SURVEY		REGISTERED NUMBER SP152719	
FOLIO REFERENCE 134098-8 149111-7		BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART		APPROVED 1 0 OCT 2007 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles	
GRANTEE PART OF LOT 29656, 953-2-15 GRANTED TO ARTHUR JAMES DRYSDALE		LOCATION LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK			
		SCALE 1: 3000 LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 105 (4634, 4635)		LAST UPI No. GHV67, GHV68		LAST PLAN No. SP134098, PI49111	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

INDEX PLAN

(P. 149111)

(SP. 134098)

(P.152720)

(SP. 148230)

639.

619.

620.

621.

638.

101.

102.

(P. 130057)

(SP. 134098)

622.

(15/25^{L0})

RESERVED ROAD

20.12

WIDE

504

505

506

507

508

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510

511

512

(S.P. 23619)

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518 (S.P. 23619)

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556 (S.P. 29959)

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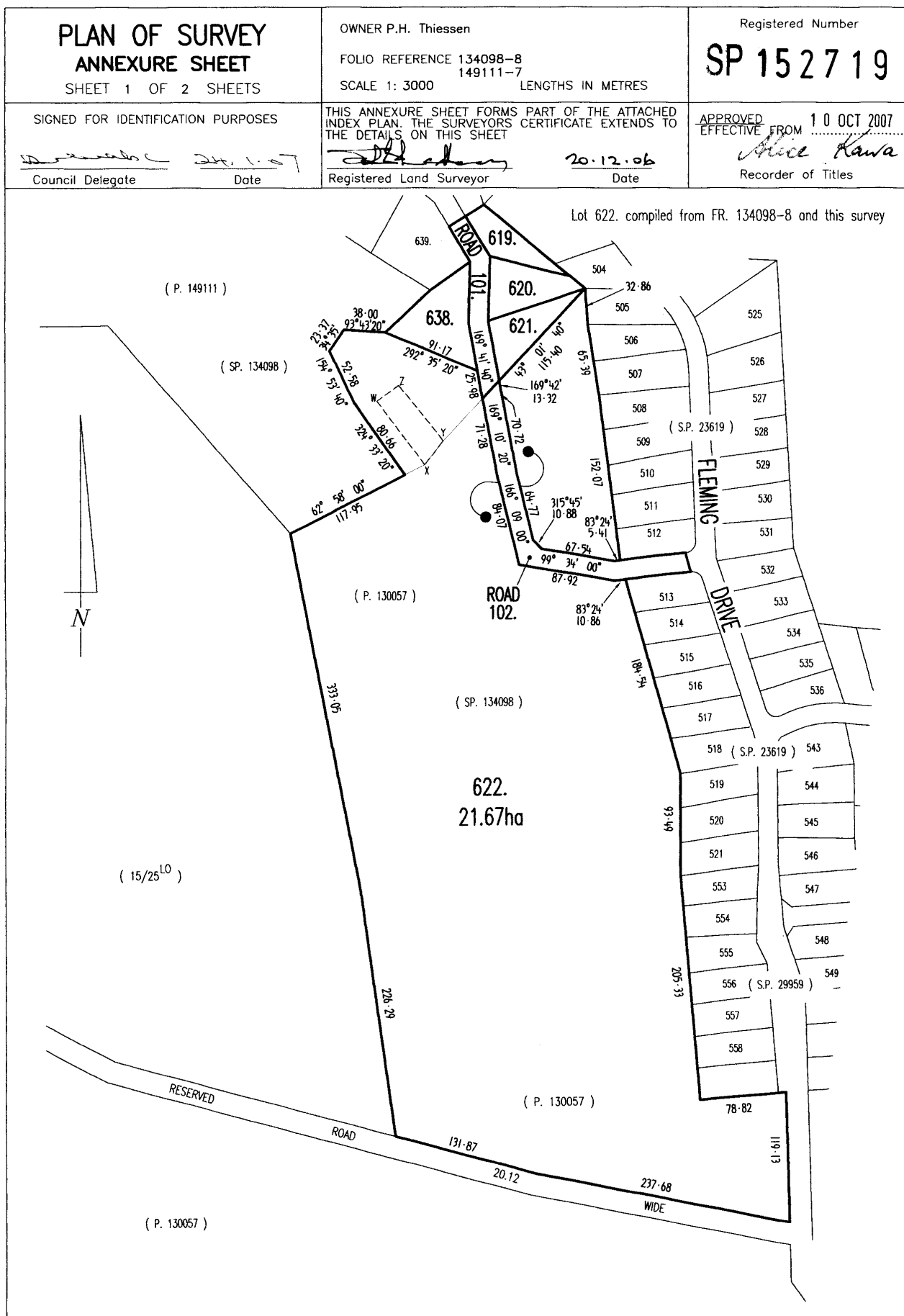
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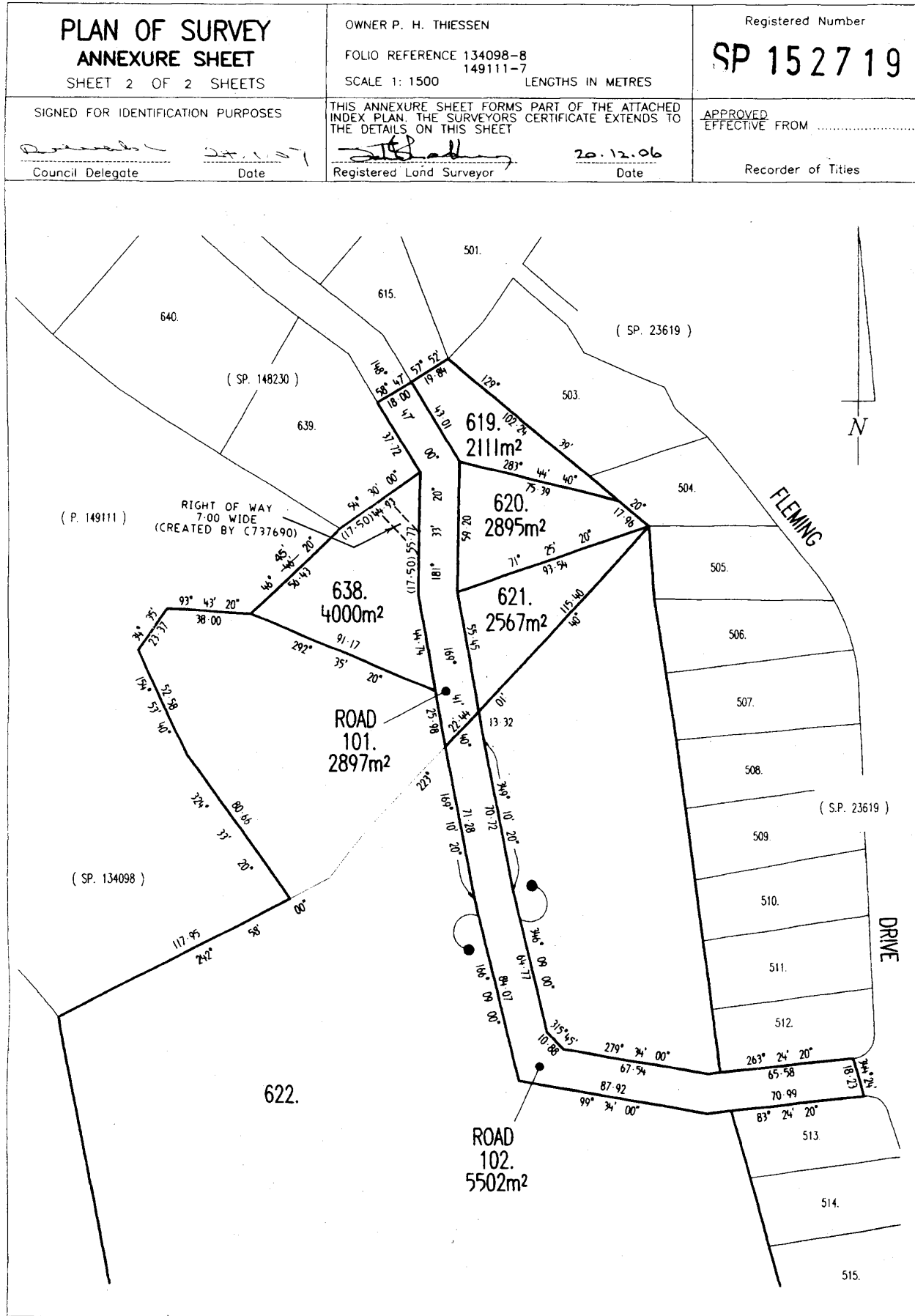
FLEMING DRIVE

[Signature]

COUNCIL DELEGATE

DATE





Proposed Dwelling

34 johnsons Road, Miena

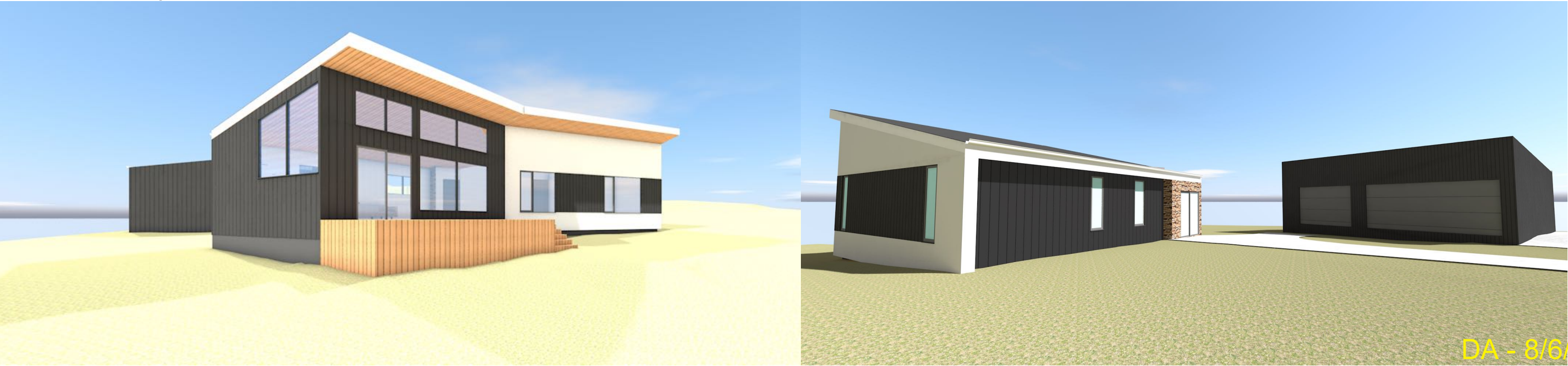
DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A0-000	Cover		
A1-001	Site		
A2-001	Floor plan		
A3-001	Elevations		
A3-002	Elevations		

GENERAL INFORMATION:

Accredited Architect:	Sam Haberle
Accreditation Number:	CC5618 U
Land Title Reference Number:	152719/620 (Certificate volume and folio)
Municipality:	CENTRAL HIGHLANDS COUNCIL
Planning Scheme Overlay:	Interim Planning Scheme 2015
	Biodiversity Protection Area, Scenic Landscape Area, Landslide Hazard Area
Zoning:	12.0 Low Density Residential
Building Class:	1
Soil classification:	TBC Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	TBC Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	7 (www.abcb.gov.au map)
Alpine Area:	N/A <300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating: (AS3959-2009)	Dwelling - N/A at this stage As determined by registered Bushfire Assessor
	Shed - N/A as this stage Report Number: RGA-B841 by Rebecca Green & Associates.
Other Known site hazards:	N/A High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors

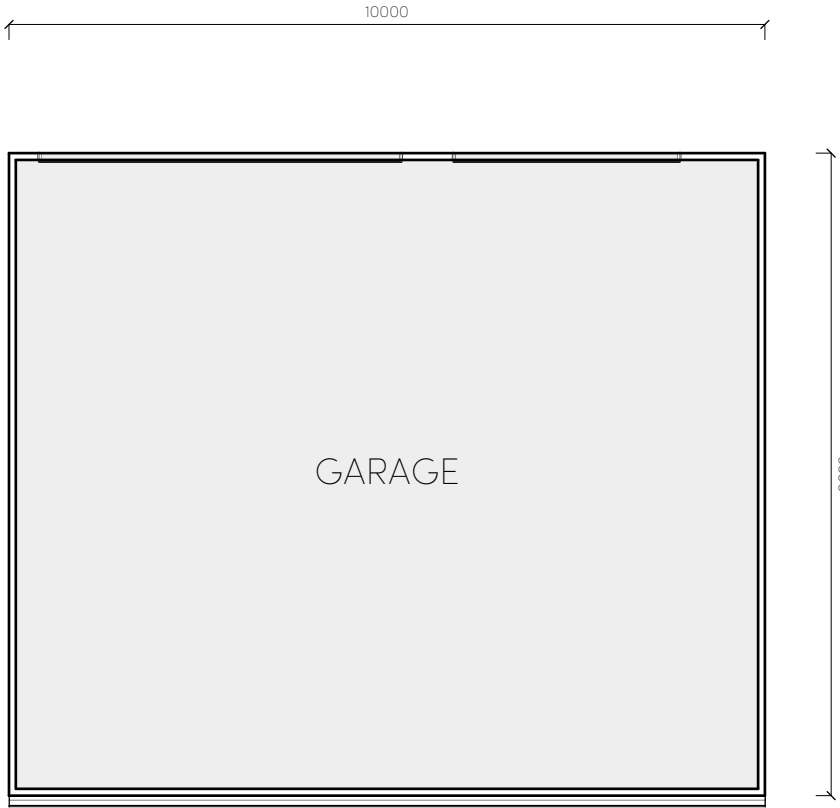
Artist impression



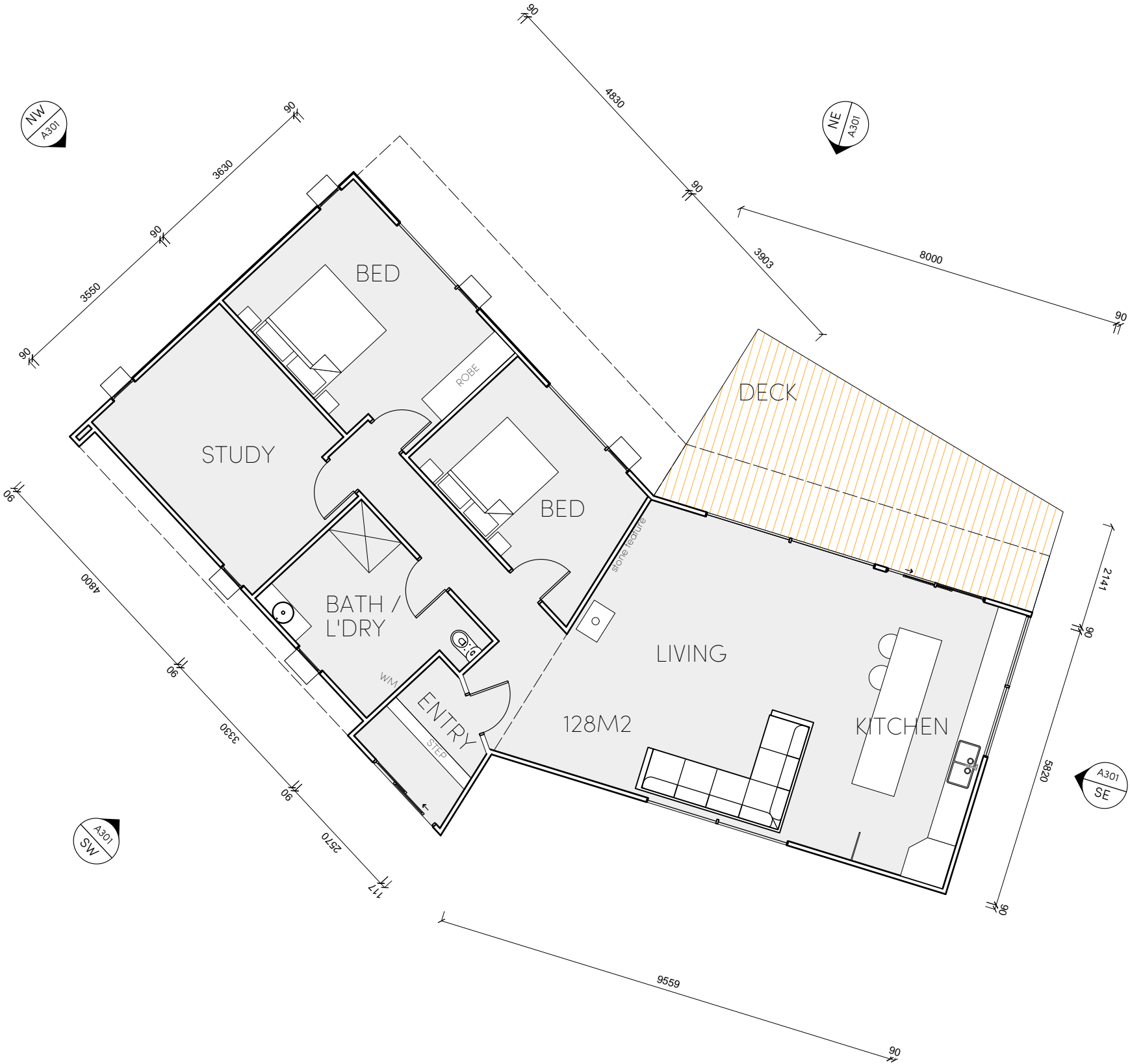
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REVISION	DATE	DESCRIPTION		
ADDRESS	34 Johnsons Rd. Meina		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT	Tina and Brian			DWG #
DWG	Site		SCALE @ A3 1:250	A1-001
			DRAWN JU	
			CHKD JU	PROJECT# J006531
S. Group © Copyright 2019			Level 1, 10-14 Paterson st, Launceston Level 1, 90-92 Murray st, Hobart T: 03 63 111 403 E: info@sqrup.com.au sqrrup.com.au	

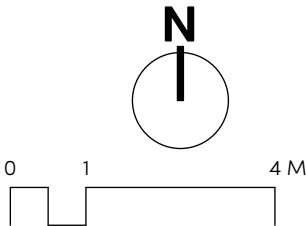
NOTES:
all window dimensions to aluminium to be confirmed on site
window location dimension taken from external stud frame
all glazing to comply with NCC 3.6 and AS1288 & AS2047
all wet areas to be comply with NCC 3.8.1 and AS3740
all timber framing to comply with NCC 3.4.3 and AS1684
all works to be in compliance with NCC 3.12 energy efficiency
all works to comply with BAL ASSESSMENT



2 Shed
Scale: 1:100
85m2 floor area



1 Ground Floor / Site
Scale: 1:100
128m2 floor area



DA - 8/6/20



REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE
ADDRESS	34 Johnsons Rd. Meina			DA
CLIENT	Tina and Brian		SCALE @ A3 1:100	DWG #
DWG	Floor plan		DRAWN JU	A2-001
			CHKD JU	PROJECT# 1006531
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EXTERNAL FINISHES & COLOURS SCHEDULE:

- tb

vertical shiplap timber cladding groove.
Installed to maunfacturers specifications.
natural stain finish
- el

James Hardie® Easylap™
Texture paint finish (acratex or similar approved)
- co

Colorbond® Customorb™ roofing
Colorbond colour to future selection

2.4m CH
1087650

Ground FFL
1085250

1 NORTH EAST
Scale: 1:100

2.4m CH
1087650

Ground FFL
1085250

2 NORTH WEST
Scale: 1:100

DA - 8/6/20



REVISION	DATE	DESCRIPTION	ISSUE
ADDRESS	34 Johnsons Rd. Meina	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	DA
CLIENT	Tina and Brian	SCALE @ A3 1:100	DWG # A3-001
DWG	Elevations	DRAWN JU	PROJECT# 1006531
CHKD	JU		
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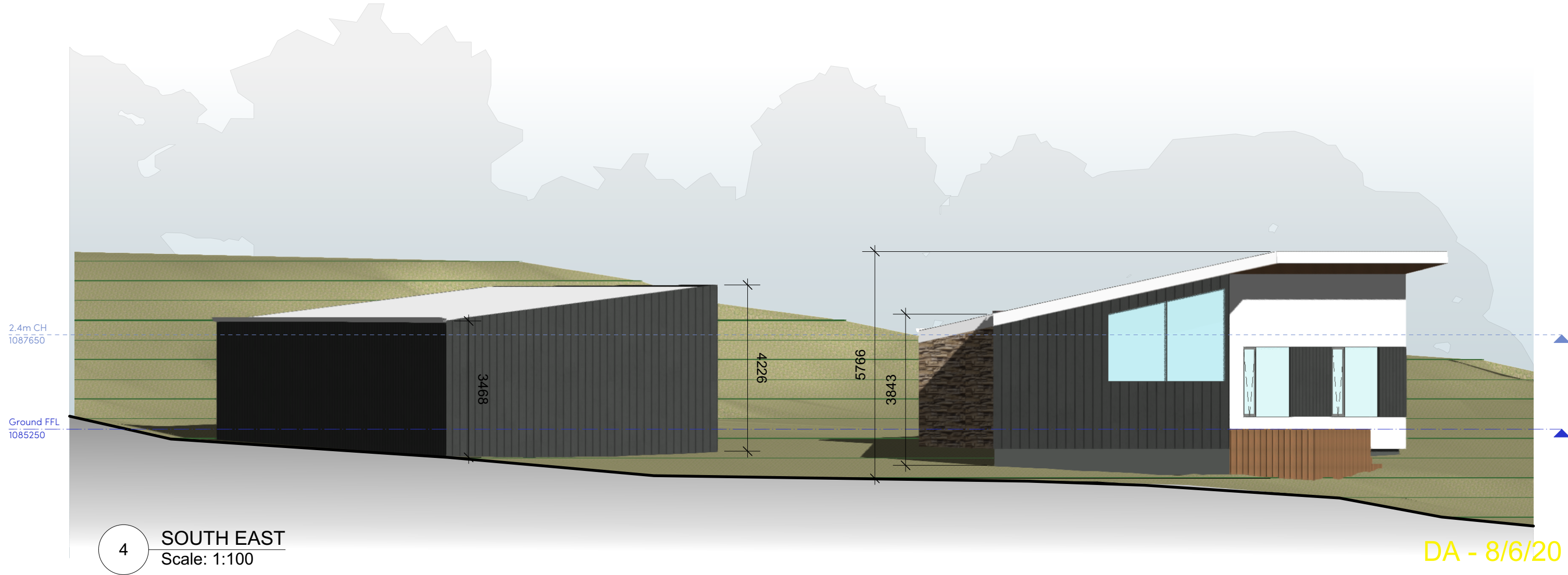
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REVISION	DATE	DESCRIPTION	ISSUE
ADDRESS		34 Johnsons Rd. Meina	DA
CLIENT		Tina and Brian	DWG #
DWG		Elevations	A3-002
CHKD		JU	PROJECT# 1006531
S. Group © Copyright 2019		Level 1, 10-14 Paterson st, Launceston Level 1, 90-92 Murray st, Hobart T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au	

11th June 2020

Re: DA for the single dwelling and proposed shed on the vacant lot at no. 35 Johnsons Rd, Miena 7030.

This piece of property is zoned low density residential. It is understood that this type of development is permitted development and this letter outlines and addresses the relevant / applicable codes for this development.

Overview:

Proposed is a single dwelling 2 level home, incorporating 4 bedrooms, 2 living zones, double garage and a North (view) facing deck. Also proposed is a 6.6 x 9m shed.

12.0 Low Density Residential Zone

12.4.1 Non-dwelling development

A2a (12.4.2 A2) The proposed garage is setback from the frontage further than 5.5m.

A2b (12.4.5 A1) The proposed garage is setback further than 12m of the primary frontage.

12.4.2 Setbacks and building envelope.

A1. The proposed dwelling is setback further than the required 4.5m

A3 The dwellings location is completely contained within diagram 12.4.2a with a rear setback of 42.6m.

12.4.3 Site coverage and private open space

A1. Total site coverage is 8.15%. the development leaves 82% free from impervious surfaces.

A2 A 24m² deck is provided to the north which is directly accessible from a habitable room.

12.4.4 Sunlight and overshadowing

A1. The living room has a window within 30 degrees east of north.

12.4.6 Privacy

A1 The north facing deck has a setback further than 3m from a side boundary and 4m from the rear boundary.

A2 All windows to the proposed dwelling have a setback further than 3m from a side boundary and 4m from the rear boundary.



S.

S. Group

Level 1, 10-14 Paterson Street

PO Box 1271 Launceston Tasmania 7250

12.4.7 Frontage Fences

A1. No frontage fence is proposed within this application.

I trust that contents of this letter and the attached documentation have satisfactorily addressed the planning requirements for the proposal at 35 Johnsons Rd, Miena. If there are any further questions or queries on the above, please do not hesitate to contact S. Group directly.

Yours Sincerely,

Steve Greenwood

Chase. Wonder.