



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Catalyst Design & Drafting (Peter Brown)

Location:

25 Drysdale Road, Miena

Proposal:

Dwelling & Outbuildings (2)

DA Number:

DA 2024 / 07

Date Advertised:

22 February 2024

Date Representation Period Closes:

07 March 2024

Responsible Officer:

Louisa Brown (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

Senior Statutory Planner
Central Highlands Council
19 Alexander Street
Bothwell, TAS 7030

To Whom It May Concern:

RE: PROPOSED DWELLING AND OUTBUILDINGS – 25 DRYSDALE ROAD, MIENA

Accompanying this letter are documents forming a development application for a proposed dwelling and outbuildings at 25 Drysdale Road, Miena.

The property is zoned as Low Density Residential under the Tasmanian Planning Scheme.

The property is within Bushfire-prone areas and Priority vegetation area overlays. Email communication with Louisa Brown on 6 October 2023, following our enquiry on 1 October 2023 indicated that it is unlikely that further information regarding priority vegetation will be requested.

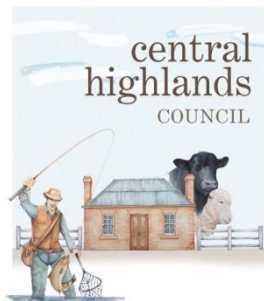
The location of Proposed Outbuilding 2 is discretionary under 10.4.3 A2/P2

We look forward to your response to this proposal.

Kind regards,



Peter Brown
Building Designer
Catalyst Design & Drafting
26 January 2024



central
highlands
COUNCIL

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

Peter Brown, Catalyst Design & Drafting (Agent)

Postal Address

PO Box 2030

Phone No: 0410 606 900

Howrah

7018

Fax No:

Email address

peter@catdd.com.au

Owner/s Name

William (Bill) Penman & Tabitha Florent-Penman

(if not Applicant)

Postal Address

335 Boat Harbour Drive

Phone No: 0405 386 202

Scarness QLD

4655

Fax No:

Email address:

williampenman@y7mail.com

Description of proposed use and/or development:

Address of new use
and development:

25 Drysdale Road, Miena. 7030

Certificate of Title
No:

Volume No

163639

Lot No:

671

Description of
proposed use or
development:

New dwelling and outbuildings

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

Current use of land
and buildings:

Vacant

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

Various - per drawings

What is the proposed roof colour

Various - per drawings

What is the proposed
new floor area m².

371

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

\$900,000

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)

Peter Brown (Agent)

Date

26/01/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

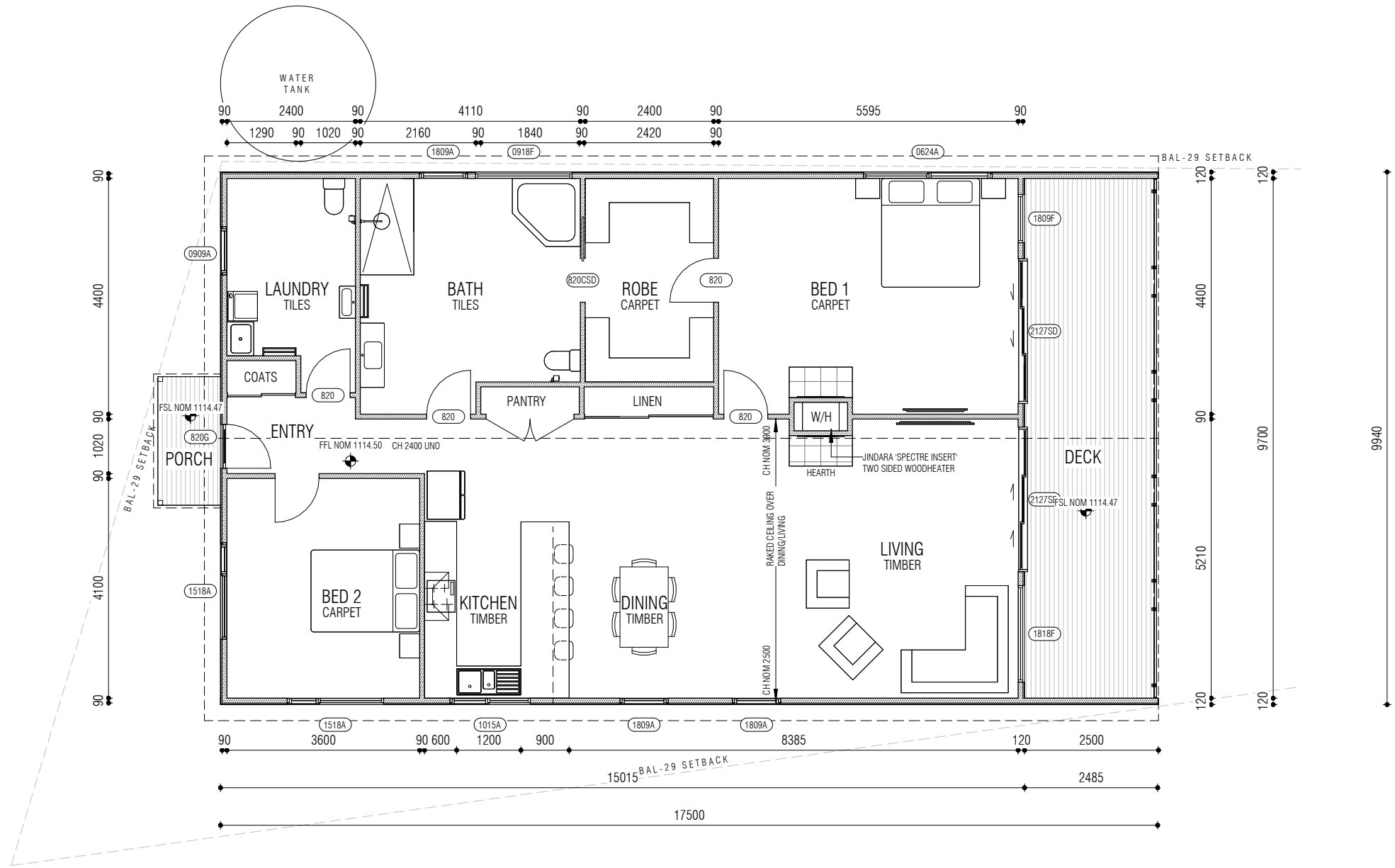
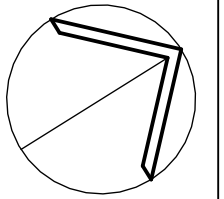
✓

[illegible]

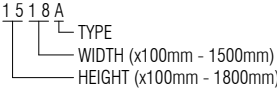
<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of 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>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	



C:\Users\aruth\Catalyst Design & Drafting\Catalyst Design and Drafting - Documents\Projects\Penman 23-012\Drawings\23-012 Penman 250124.rvt



WINDOW & SLIDING DOOR LEGEND:



- TYPES:
- A - AWNING
 - BF - BIFOLD
 - CSD - CAVITY SLIDING DOOR
 - F - FIXED
 - ND - NO DOOR LEAF
 - PD - PANELIFT TYPE GARAGE DOOR
 - SD - SLIDING DOOR
 - FFL - FINISHED FLOOR LEVEL
 - FSL - FINISHED SURFACE LEVEL

DATE	REVISION/ISSUE
23/01/2024	CLIENT REVIEW
25/01/2024	DEVELOPMENT APP

DRAWING LIST	
SITE PLAN	23-012 A01
FLOOR PLAN - DWELLING	23-012 A02
ELEVATIONS - DWELLING	23-012 A03
OUTBUILDING 1 - FLOOR PLAN	23-012 A04
OUTBUILDING 1 - ELEVATIONS	23-012 A05
OUTBUILDING 2 PLAN, ELEVATIONS	23-012 A06
3D VIEWS	23-012 B01



Catalyst Design & Drafting Pty Ltd
ABN 98 546 582 336
PO Box 2030 Howrah TAS 7018
0410 606 900
design@catdd.com.au
www.catalystdesignanddrafting.com.au
Building Services Provider Licence Nos
619068752 & CC6621

Client:
W. PENMAN & T. FLORENT-PENMAN
Project:
PROPOSED DWELLING & OUTBUILDING
25 DRYSDALE ROAD,
MIENA, TAS, 7030

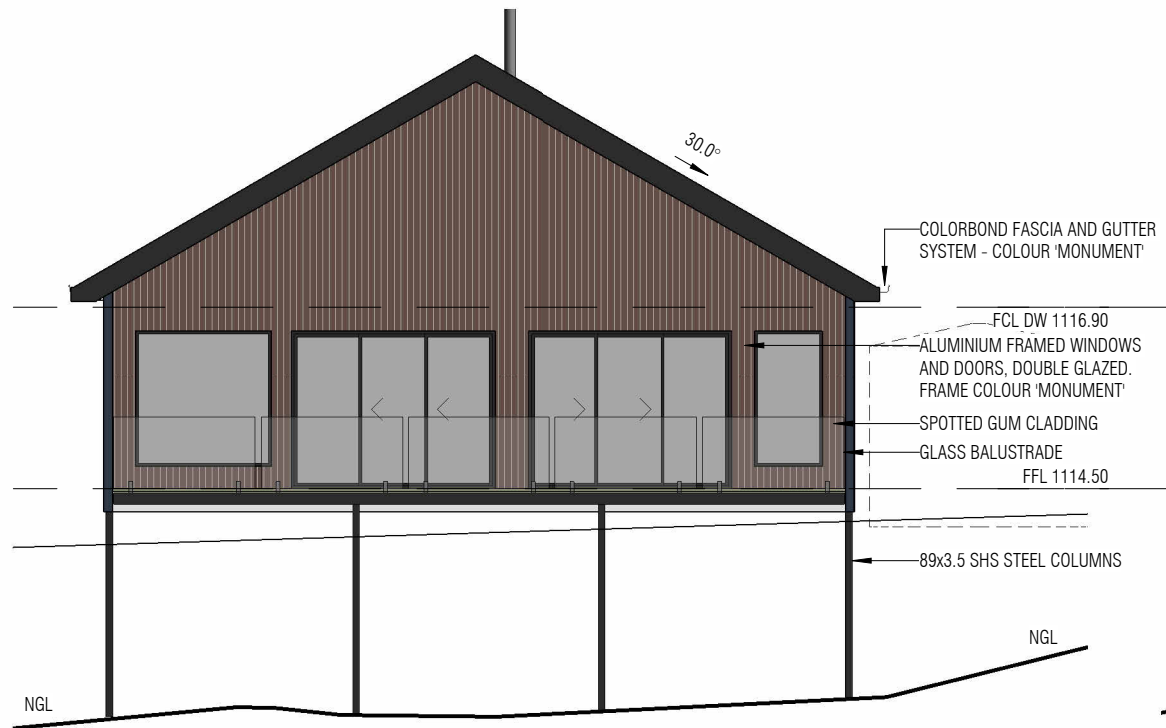
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Drawn: PB
Checked: PP



DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:100 0 1 2 3 4 5m

FLOOR PLAN

Project No:
23-012
Drawing No:
A02



NORTH EAST ELEVATION
SCALE 1 : 100 at A3



NORTH WEST ELEVATION
SCALE 1 : 100 at A3



SOUTH WEST ELEVATION
SCALE 1 : 100 at A3



SOUTH EAST ELEVATION
SCALE 1 : 100 at A3

FCL - FINISHED CEILING LEVEL
FFL - FINISHED FLOOR LEVEL
FSL - FINISHED SURFACE LEVEL
NGL - NATURAL GROUND LEVEL

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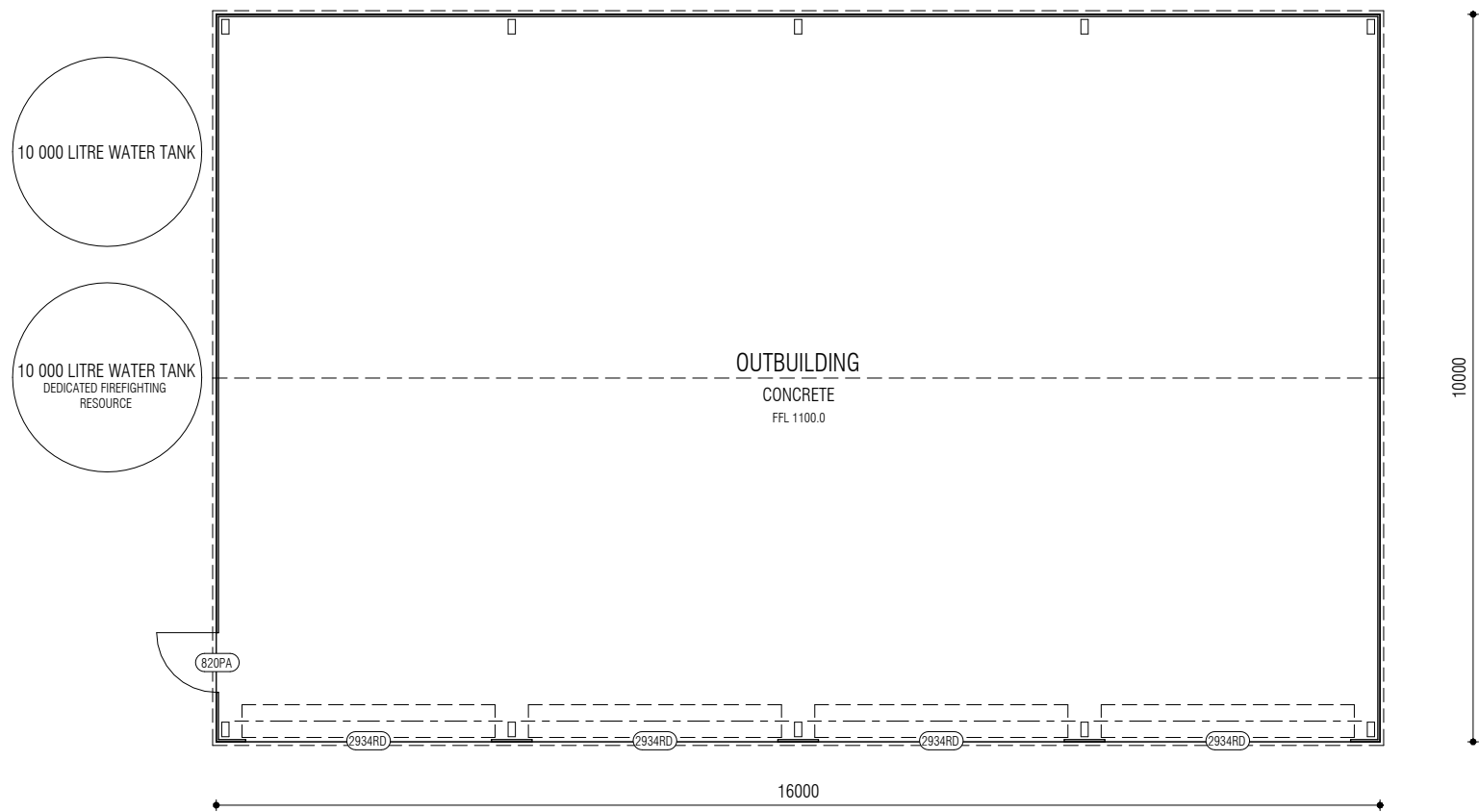
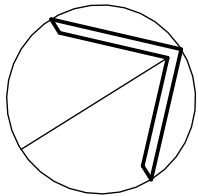
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Checked: PP



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1:100 0 1 2 3 4 5m

ELEVATIONS

Project No:
23-012
Drawing No:
A03



WINDOW & SLIDING DOOR LEGEND:

1 5 1 8 A
TYPE
WIDTH (x100mm - 1500mm)
HEIGHT (x100mm - 1800mm)

- TYPES:
- A - AWNING
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OUTBUILDING 1 - ELEVATIONS 23-012 A05
OUTBUILDING 2 PLAN, ELEVS 23-012 A06
3D VIEWS 23-012 B01



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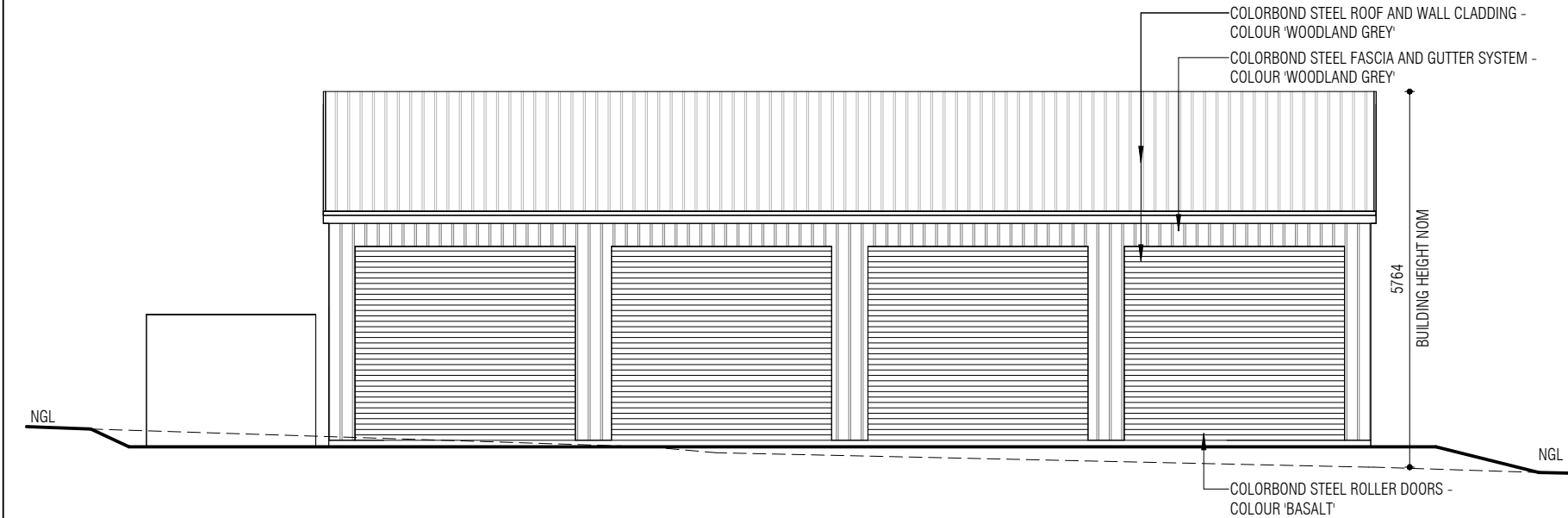
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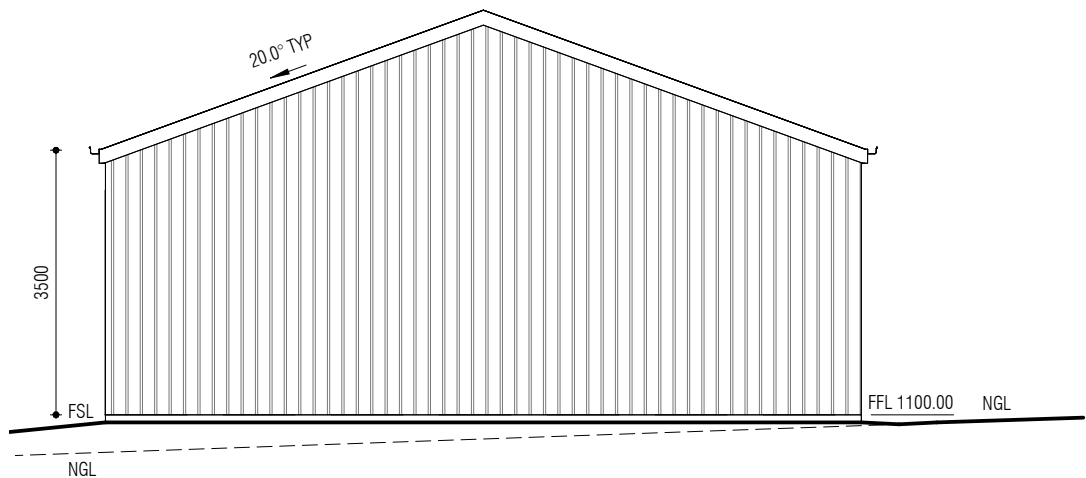
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OUTBUILDING 1 FLOOR PLAN

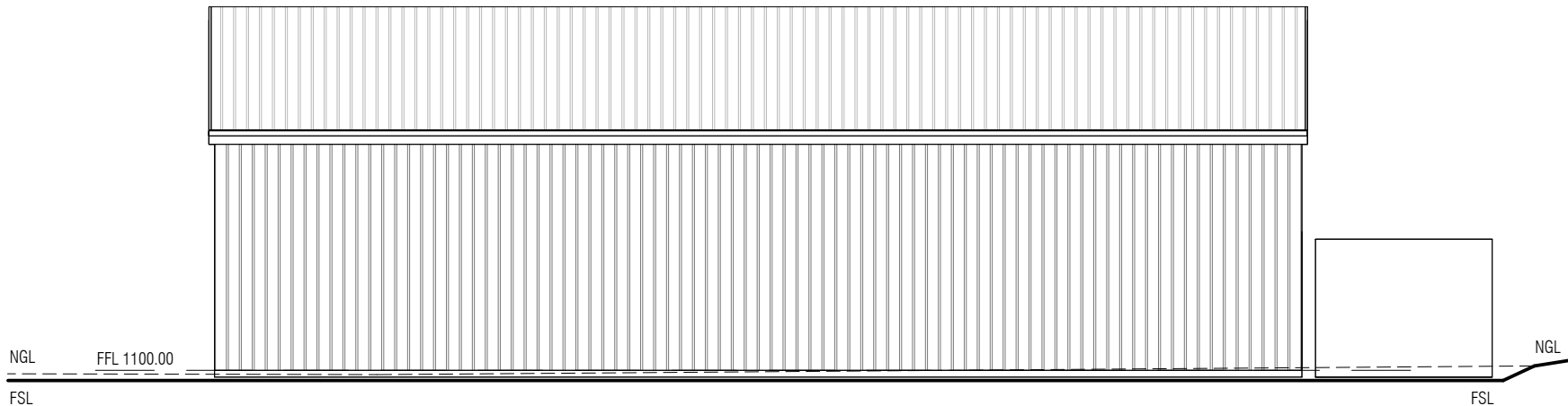
Project No:
23-012
Drawing No:
A04



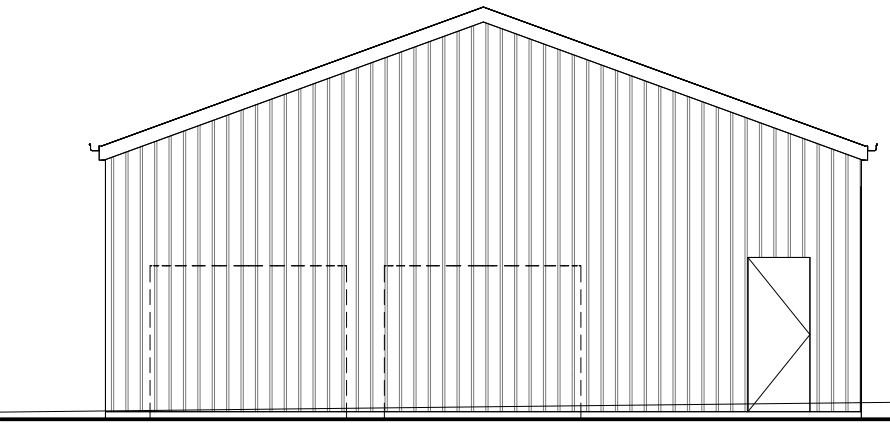
SOUTH EAST ELEVATION - OUTBUILDING
SCALE 1 : 100 at A3



NORTH EAST ELEVATION - OUTBUILDING
SCALE 1 : 100 at A3



NORTH WEST ELEVATION - OUTBUILDING
SCALE 1 : 100 at A3



SOUTH WEST ELEVATION - OUTBUILDING
SCALE 1 : 100 at A3

FCL - FINISHED CEILING LEVEL
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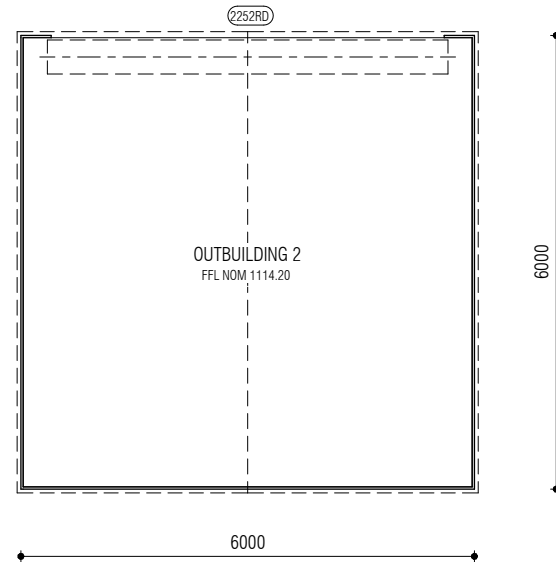
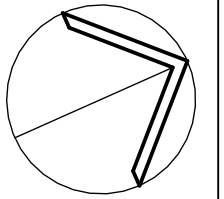
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Drawn: PB
Checked: PP



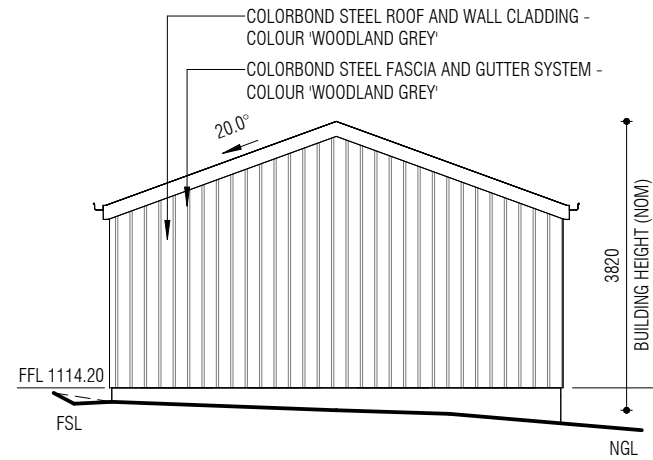
DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:100 0 1 2 3 4 5m

OUTBUILDING 1 ELEVATIONS

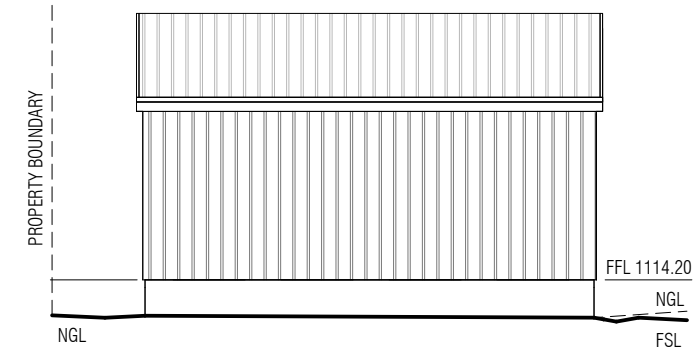
Project No:
23-012
Drawing No:
A05



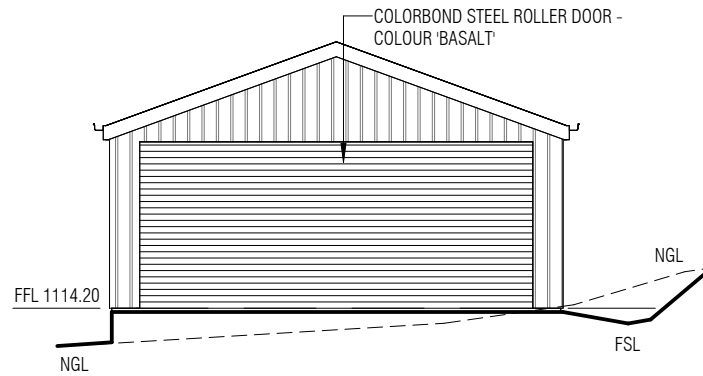
FLOOR PLAN - OUTBUILDING 2
SCALE 1 : 100 at A3



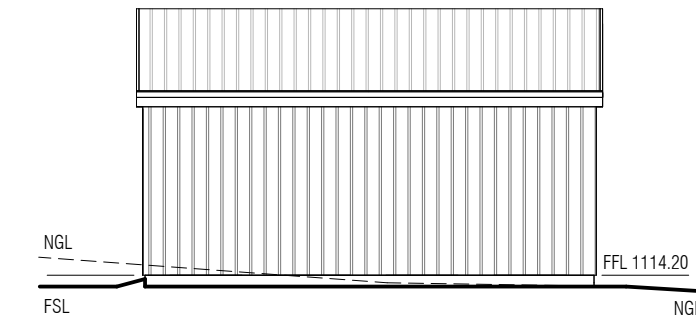
SOUTH EAST ELEVATION - OUTBUILDING 2
SCALE 1 : 100 at A3



NORTH EAST ELEVATION - OUTBUILDING 2
SCALE 1 : 100 at A3



NORTH WEST ELEVATION - OUTBUILDING 2
SCALE 1 : 100 at A3



SOUTH WEST ELEVATION - OUTBUILDING 2
SCALE 1 : 100 at A3

WINDOW & SLIDING DOOR LEGEND:

1 5 1 8 A
TYPE
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HEIGHT (x100mm - 1800mm)

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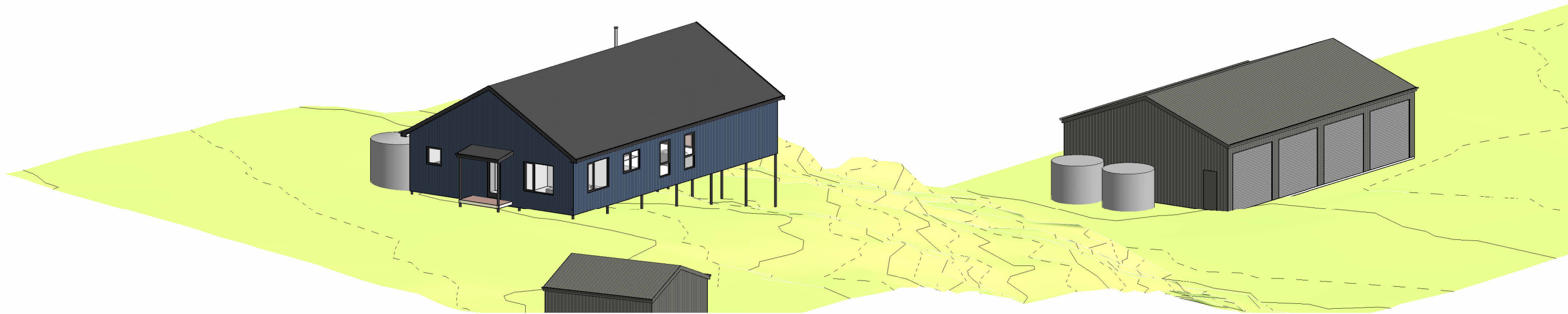
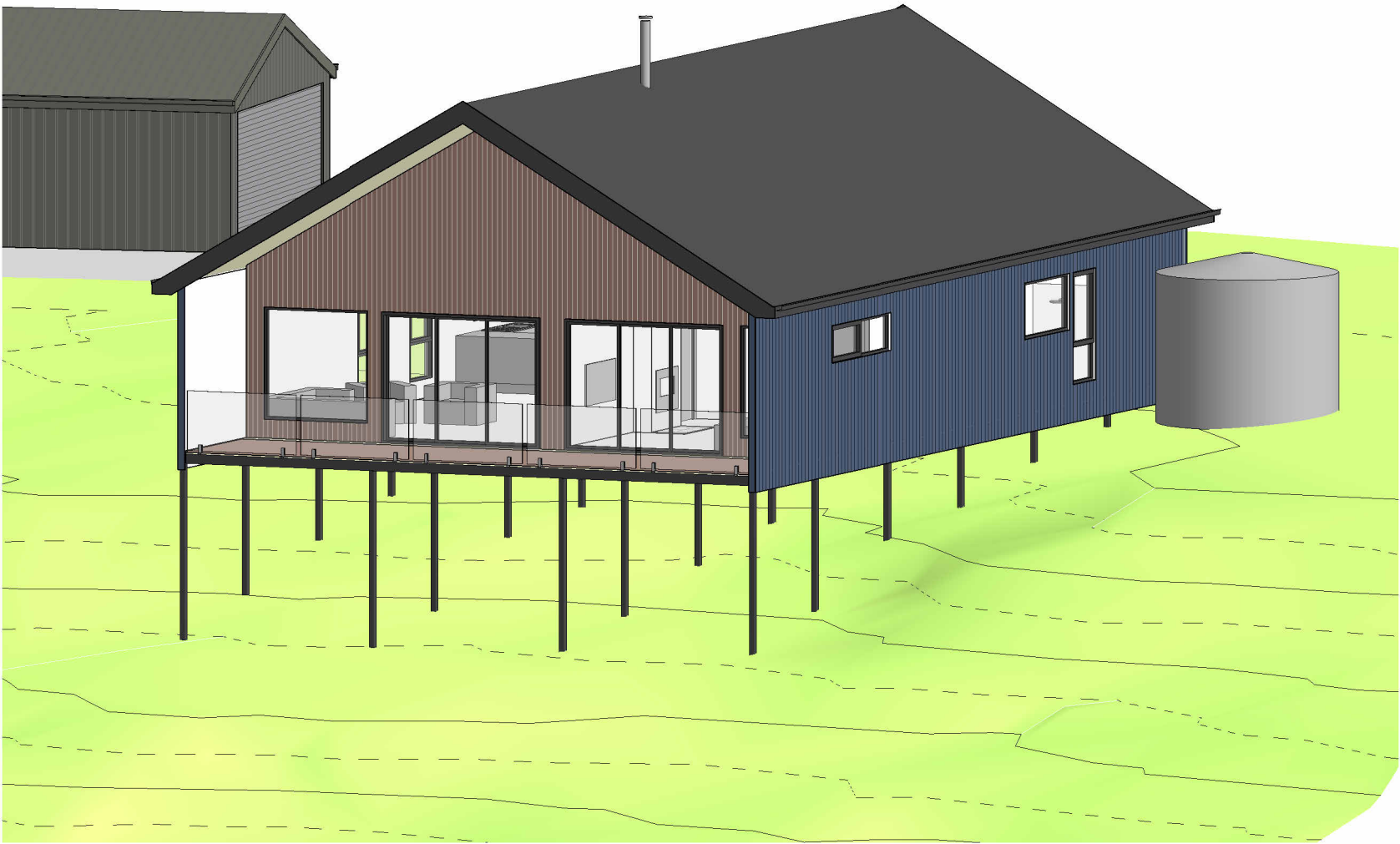
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1:100 0 1 2 3 4 5m

OUTBUILDING 2 PLAN &
ELEVATIONS

Project No:
23-012
Drawing No:
A06



DATE 23/01/2024 25/01/2024	REVISION/ISSUE CLIENT REVIEW DEVELOPMENT APP	DRAWING LIST SITE PLAN FLOOR PLAN - DWELLING ELEVATIONS - DWELLING OUTBUILDING 1 - FLOOR PLAN OUTBUILDING 1 - ELEVATIONS OUTBUILDING 2 PLAN, ELEV 3D VIEWS	23-012 A01 23-012 A02 23-012 A03 23-012 A04 23-012 A05 23-012 A06 23-012 B01	 - BUILDING DESIGN - DRAFTING - GUIDANCE - ADVICE -	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752 & CC6621	Client: W. PENMAN & T. FLORENT-PENMAN Project: PROPOSED DWELLING & OUTBUILDING 25 DRYSDALE ROAD, MIENA, TAS, 7030	Scale: NO SCALE Drawn: PB Checked: -  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. NOT TO SCALE. 3D VIEWS 1	Project No: 23-012 Drawing No: B01
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SEARCH OF TORRENS TITLE

VOLUME 163639	FOLIO 671
EDITION 3	DATE OF ISSUE 02-Aug-2021

SEARCH DATE : 26-Jan-2024

SEARCH TIME : 09.56 AM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND

Lot 671 on Sealed Plan 163639

Derivation : Part of Lot 29636, 953A-2R-15P Granted to Arthur
James Drysdale

Prior CT 160310/7

SCHEDULE 1M898011 TRANSFER to WILLIAM WAYNE DEAN PENMAN and TABITHA GAI
FLORENT-PENMAN Registered 02-Aug-2021 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP163639 COVENANTS in Schedule of Easements

SP163639 FENCING COVENANT in Schedule of Easements

SP157865, SP160025 & SP160310 COVENANTS in Schedule of
Easements

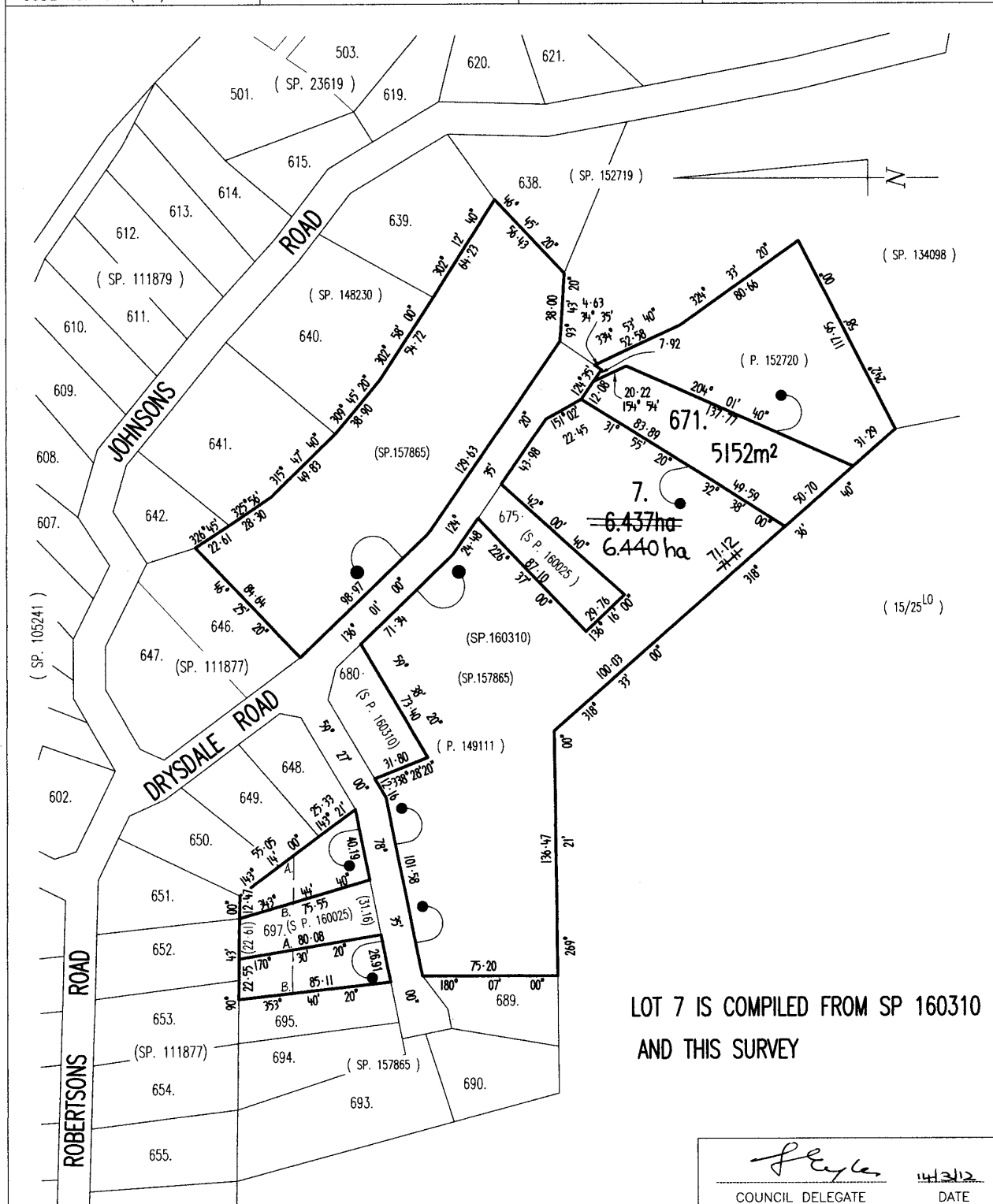
SP157865 & SP160025 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

163639

OWNER P.H. THIESSEN	PLAN OF SURVEY BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART LOCATION LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK SCALE 1: 2000 LENGTHS IN METRES	REGISTERED NUMBER SP163639
FOLIO REFERENCE 160310-7		APPROVED EFFECTIVE FROM 29 MAR 2012 <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF LOT 29636, 953-2-15 GRANTED TO ARTHUR JAMES DRYSDALE		
MAPSHEET MUNICIPAL CODE No. 105 (4635)	LAST UPI No. GHV67	LAST PLAN No. (SP. 160310) ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 163639

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- 2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- 2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

The owner of each Lot on the Plan covenants with the Vendor (Peter Henric Thiessen) that the Vendor shall not be required to fence.

RESTRICTIVE COVENANTS

The owner of each Lot on the Plan covenants with the Central Highlands Council and the owner or owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the Plan ~~and with the balance and each and every part thereof~~ to observe the following stipulations:-

& with the said Central Highlands Council

- 1) not to erect, or permit to be erected, a fence on any boundary of any Lot on the Plan without the prior written consent of the Central Highlands Council or its successor;
- 2) not to remove any native vegetation from any Lot on the Plan, except where required for safety purposes and where the prior written approval of the Central Highlands Council has been obtained, unless the removal is required in order to ensure compliance with the requirements of the Tasmania Fire Service for fire protection; and
- 3) not to use Lot 671 on the Plan for any purpose other than a residential building allotment.
- 4) not to conduct any business of a manufacturing or industrial nature on Lot 671.

Lot 7 on the Plan is burdened by the restrictive covenant created by Sealed Plan 157865 in the following terms:

Not to erect any building on the Lot within 30 metres from the road boundary, that being within the area from the road boundary to the dotted line marked "AB".

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P H Thiessen	PLAN SEALED BY: Central Highlands Council
FOLIO REF: 160310/7	DATE: 14/3/12
SOLICITOR PWB Lawyers (JAR:MJA)	22/03
& REFERENCE:	REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number

SP 163639

SUBDIVIDER: P H Thiessen
FOLIO REFERENCE: 160310/7Signed by
PETER HENRIC THIESSEN
in the presence of:

Witness signature:

Witness name:

Witness occupation:

Witness address:

[Signature]
[Signature]
JOHN B. MEDAWAY
REG. LAND SURVEYOR
224 CAMPBELL STREET
HOBART

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.