



## **DISCRETIONARY APPLICATION**

### ***For Public Display***

**Applicant:**

Exceed Engineering

**Location:**

27 Drysdale Road, Miena

**Proposal:**

Outbuilding

**DA Number:**

DA 2025/18

**Date Advertised:**

29 April 2025

**Date Representation Period Closes:**

13 May 2025

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://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](mailto:development@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

EXCEED ENGINEERING - Peter Dingemanse

Postal Address

PO Box 1971

Phone No: 0458 009925

Lanceston

Fax No:

Email address

pd@cbmgroup.com.au

Owner/s Name

Callum Brown.

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

brownie2030@yahoo.com.au

Description of proposed use and/or development:

Address of new use  
and development:

27 DRYSDALE RD MIENA TAS

Certificate of Title  
No:

Volume No

167499/670

Lot No:

Description of  
proposed use or  
development:

NEW GARAGE for VACANT  
RESIDENTIAL LOT.

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

MID TO DARK  
GREY / GREEN

What is the proposed roof colour

MID GREY

What is the proposed  
new floor area m<sup>2</sup>.

92 m<sup>2</sup> + MEZZ

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

\$ 30,000



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 Dingemans

Date

3/4/2025

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



✓

[illegible]



**Information**

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").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

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

**Heritage Tasmania**

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](mailto:enquires@heritage.tas.gov.au))

**TasWater**

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

**Submission of Application**

Applications can be submitted in a number of ways as follows:

- Electronically: Email to [development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)
- Post: 19 Alexander Street, BOTHWELL 7030
- In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030



## PLANNING PERMIT MEMO

Date 3/4/2025  
To Planning Team – Central Highlands Council  
From Exceed Eng – Peter Dingemanse

### RE; DEVELOPMENT APPLICATION

Proposed Garage/ Shelter Building

Address 27 Drysdale Rd, Miema, Tas

Owner Callum Brown

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For the attention of the CHC planning team.

Thankyou for the opportunity to submit this application for development permit for the proposed garage/ shelter/ store for this property, details following

This planning memo describes the proposal and responds to the relevant section of the scheme. The application includes copy of title and sketch design drawings SK1-A01 to A03.

#### Planning Matters summary

Property 27 Drysdale Rd, Miema, Tas

Lot Area 5,079m<sup>2</sup>

Zone Low density residential

Overlays Bushfire hazard risk

Natural Values – vegetation

Discretion Setbacks 2 to 4m with no unreasonable loss of amenity

Exterior Colour Finish; Customorb and timber exterior cladding in dark natural tones of grey, green or brown having a light reflectance value not more than 40%,

## PROPOSAL

The proposal is to build a 92m<sup>2</sup> enclosed garage in the rear of the property near to the rear and south side boundary. The proposed garage is intended to be associated with the future home however is suitably separated from the future habitable building for reasons of bushfire



Head Office : L3, 51 York Street, Launceston Tas

Postal : PO Box 1971, Launceston Tas

Phone : (03) 6332 6955

Email : [info@exceedengineering.com.au](mailto:info@exceedengineering.com.au)

Web : [exceedengineering.com.au](http://exceedengineering.com.au)



ENGINEERS  
AUSTRALIA  
Chartered Professional Engineer  
MEMBER



risk management. The proposed garage is non-habitable, and includes a stores lockup and mezzanine floor for storage

In response Low Density residential zone, the garage is for residential use. The garage provides a base form which to develop the future home adjacent at the top of the lot.

The site coverage of the build is acceptable being 2% of the lot, the frontage setback is significant. The height of the garage is less than 8.5m from natural ground levels.

In regards to the side and rear setback the proposal is considered against the performance criteria. The large lot is predominantly sloping up from the point of access at the Drysdale road turn head, however the top of the site is flatter and a broad gravel turning area has been developed at this point. To enable the future home to make use of the flatter area, and to ensure suitable bush fire hazard management area around the home, the most suitable location for the garage is for it to be placed in the southwest corner of the site. In this location the rear setback is proposed to be + 2m from the eave to the undeveloped rural zoned land behind. The side setback to the adjacent undeveloped low density zoned land to the south is proposed to be 2m at one corner of the garage to 4m at the other.

The siting of the proposed garage is considered to not cause an unreasonable loss of [amenity](#) to [adjoining](#) properties. The adjoining land is undeveloped and, as lots in the area are large and it is unlikely that there be any effect on sunlight to future habitable or private spaces. The form and scale is typical of outbuildings on the large lots of the area.

Because the property is a Low Density Residential lot the planning aspects of the Natural values code does not apply.

The site is in a bushfire prone area, there are no planning implications as the planning code does not apply to this proposal.

We look forward to the planning authority's assessment, the advertising in due course and the subsequent permit.





## SEARCH OF TORRENS TITLE

VOLUME 167499	FOLIO 670
EDITION 3	DATE OF ISSUE 21-Jul-2021

SEARCH DATE : 01-Apr-2025

SEARCH TIME : 03.04 PM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND  
Lot 670 on Sealed Plan 167499  
Derivation : Part of Lot 29656, 953A-2R-15P Gtd. to A J  
Drysdale  
Prior CT 165575/7

SCHEDULE 1

M897721 TRANSFER to CALLUM FERGUS BROWN Registered  
21-Jul-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP167499 COVENANTS in Schedule of Easements  
SP167499 FENCING COVENANT in Schedule of Easements  
SP157865, SP160025, SP160310, SP163639, SP164560 & SP165575  
COVENANTS in Schedule of Easements  
SP157865, SP160025, SP160310, SP163639, SP164560 & SP165575  
FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants  
pursuant to Request to Amend No. D145369 made under  
Section 103 of the Local Government (Building and  
Miscellaneous Provisions) Act 1993. Search Sealed  
Plan No. 165575 Lodged by WALLACE WILK & WEB on  
24-Nov-2014 BP: D145369

NOTICE: This folio is affected as to amended covenants  
pursuant to Request to Amend No. D145370 made under  
Section 103 of the Local Government (Building and  
Miscellaneous Provisions) Act 1993. Search Sealed  
Plan No. 167499 Lodged by WALLACE WILK & WEB on  
24-Nov-2014 BP: D145369



OWNER P.H. THIESSEN		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP167499</b>
FOLIO REFERENCE 165575-7		BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART		APPROVED - 2 APR 2014 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF LOT 29636, 953-2-15 GRANTED TO ARTHUR JAMES DRYSDALE		LOCATION <b>LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK</b>		
MAPSHEET MUNICIPAL CODE No. 105 (4635)		LAST UPI No.		LAST PLAN No. (SP. 165575)
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				

LOT 7 IS COMPILED FROM SP 165575  
AND THIS SURVEY

LOT AREAS AMENDED TO  
ACCORD WITH SURVEY NOTES.

*Alice Kawa*  
15 APRIL 2014

*Keyes* 2013/14  
COUNCIL DELEGATE DATE



**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

**SP 167499**

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.

**EASEMENTS**

That part of Lot 7 on the Plan marked OPQRSTUVWXYZ is together with a Right of Carriageway over the Right of Way (private) shown on the Plan.

**COVENANTS****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 to that 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 Central Highlands Council to observe the following stipulations:-

- 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;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Henric Thiessen

FOLIO REF: 165575/7

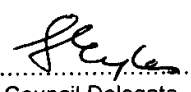
SOLICITOR Wallace Wilkinson & Webster  
& REFERENCE: William C Justo:52666

PLAN SEALED BY: Central Highlands Council

DATE: 20 March 2014

on 22/03

REF NO.

  
Council Delegate

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



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 167499</b>
SUBDIVIDER: Peter Henric Thiessen FOLIO REFERENCE: 165575/7	

- 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 further subdivide <sup>670</sup>any Lot on the Plan.

**COVENANTS CONTINUED BELOW**

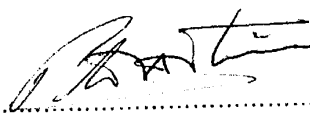
SIGNED by the said **PETER HENRIC THIESSEN** in the presence of:

Witness ..... 


Name: ..... **WILLIAM BEST**

Address: ..... **4 WATCANN ST HOBART**

Occupation: ..... **SOLICITOR**

.....   
Covenant 3 hereon amended by me pursuant to Request to Amend No. D145370 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

5 / 12 / 2014

  
Recorder of Titles

**COVENANTS CONTINUED**

Each Lot on the Plan is burdened by the restrictive covenants created by and more fully set forth in Sealed Plans 157865, 160025, 160310, 163639, 164560 and 165575.

**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.





PROPOSED GARAGE  
& SHELTER BUILDING

27 DRYSDALE RD  
MIEMA. TAS.

1:1000 @ A3

Exceed Engineering

LTN 51 York Street, PO Box 1971, Launceston, TAS 7250  
HBT 1 Kyeema Place, Cambridge, TAS 7170  
VIC Level 14, 390 St Kilda Road, Melbourne, VIC 3004  
NSW Impact Centre, 19 Chetwynd Road, Ennis, NSW 2250  
P +613 8332 8955; E info@exceedengineering.com.au; A CC5339H



REV	AMENDMENT	DATE

ISSUED BY:

DRAWN BY:  
PD

APPROVED BY:

C. BROWN  
MIEMA SHELTER  
DWG: SK1 A.01  
PROJECT:

EXCEED  
ENGINEERING  
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Exceed Engineering

LIN 51 York Street, PO Box 1971, Launceston, TAS 7250  
HBT 1 Kyeema Place, Cambridge, TAS 7170  
VIC Level 14, 196 St Kilda Road, Melbourne VIC 3004  
NSW Impact Centre, 19 Chetwynd Road, Ennis NSW 2250  
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H



REV	AMENDMENT	DATE

ISSUED BY:

DRAWN BY:

PD

APPROVED BY:

C. BROWN

DWG:

SK1 ~~REV~~ A.02

PROJECT:

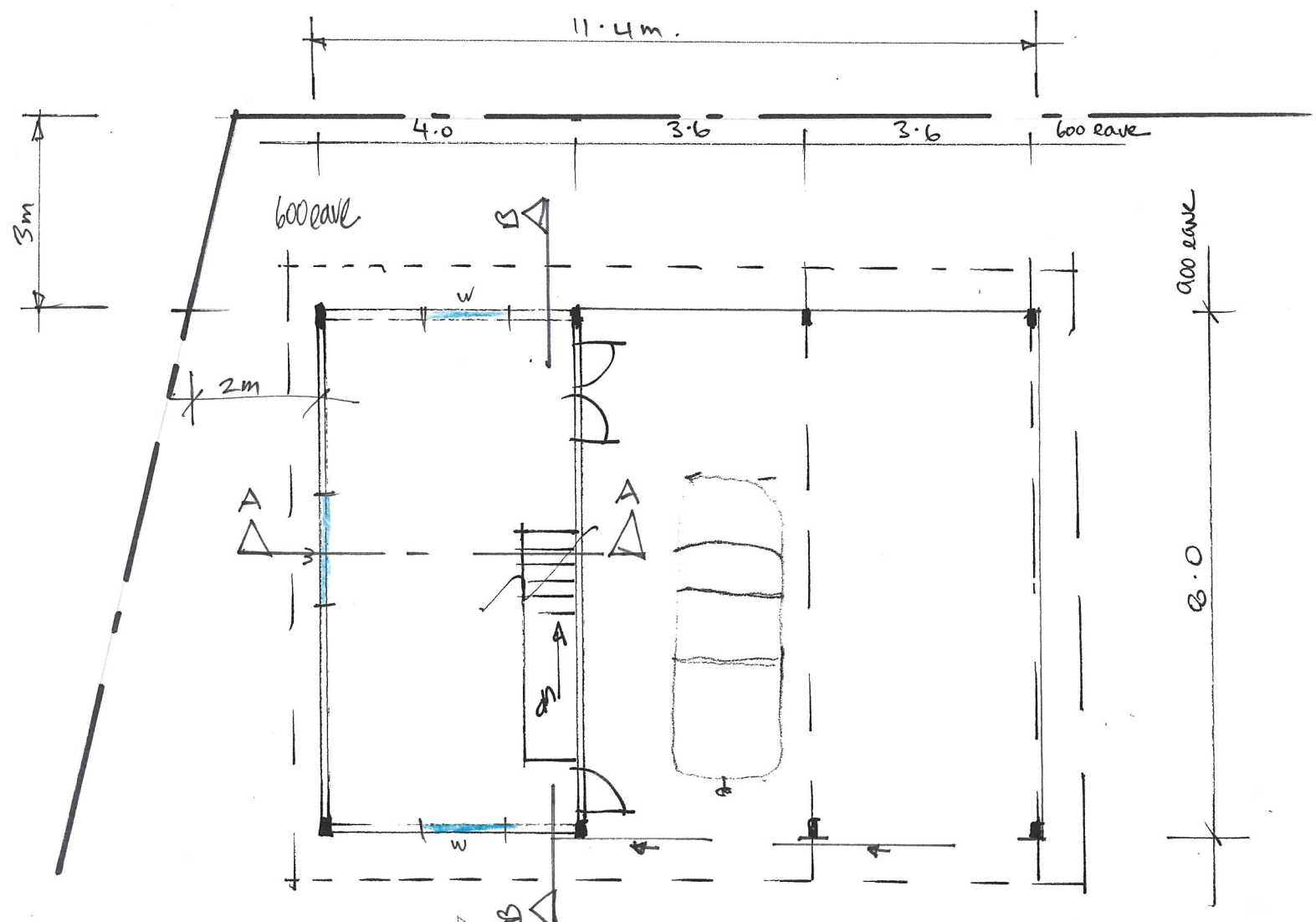
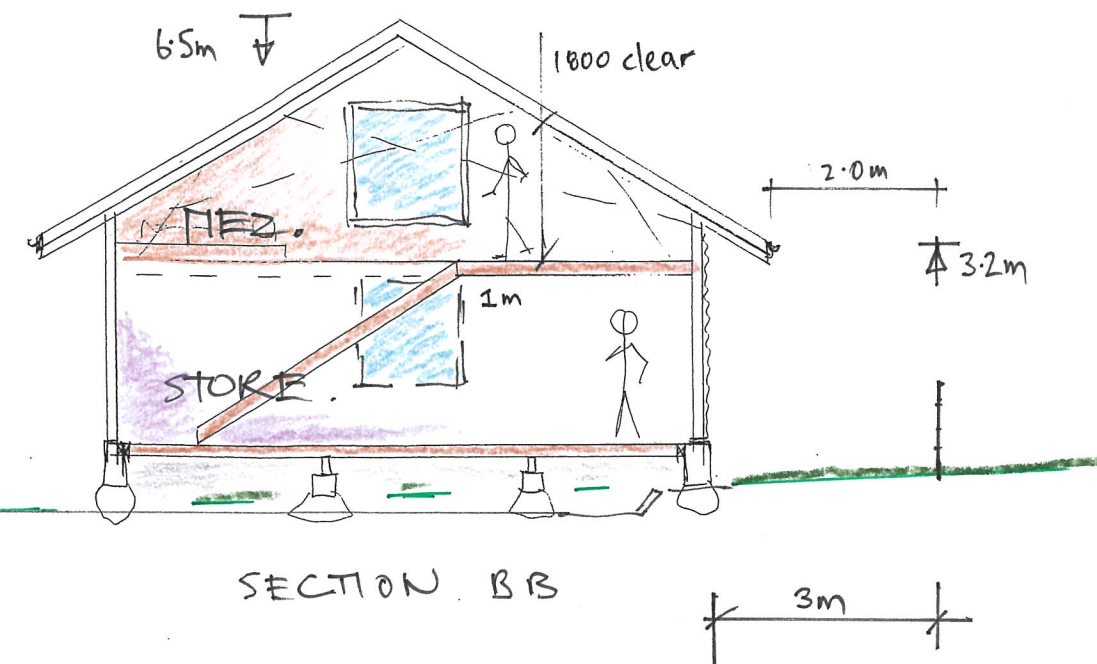
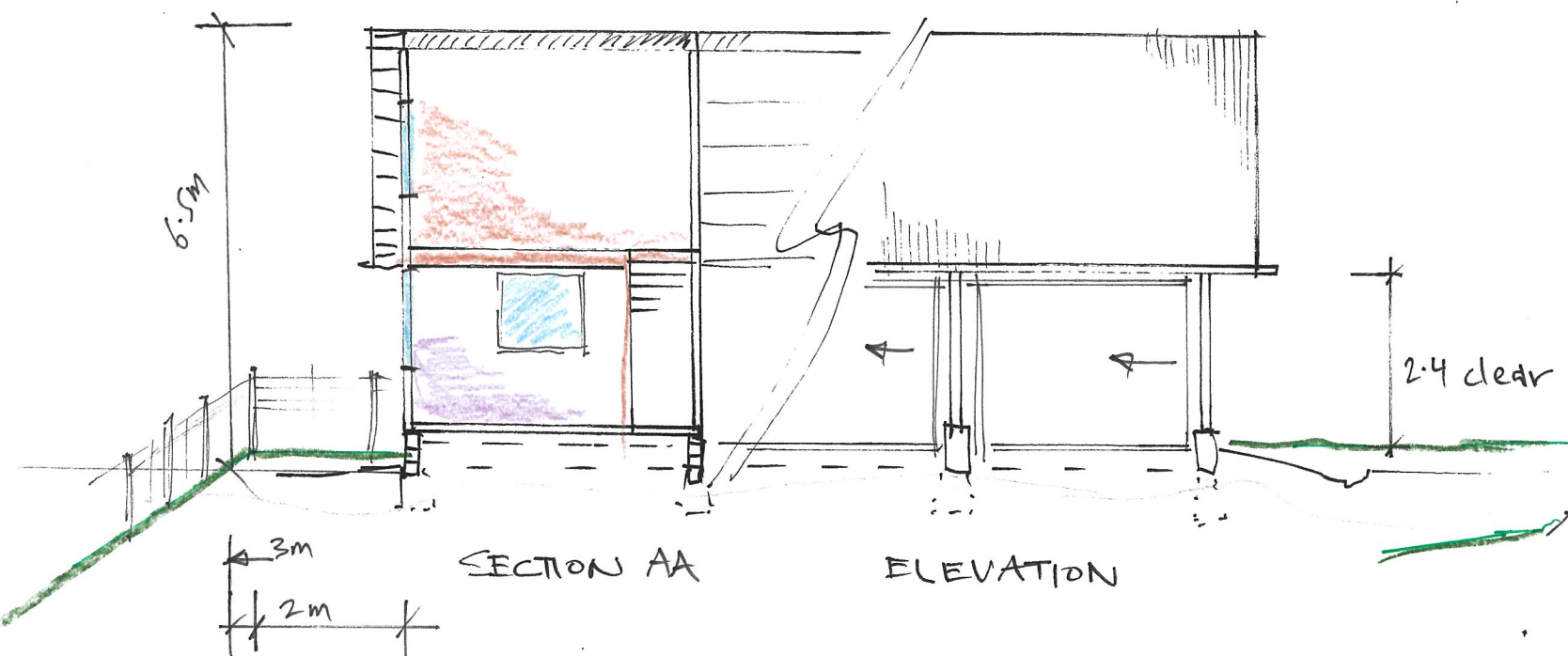
MIENA SHELTER

EXCEED  
ENGINEERING

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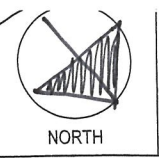




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Exceed Engineering

LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250  
 HBT: 1 Kyeema Place, Cambridge, TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004  
 NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250  
 P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H



PROJECT NAME/NUMBER	DATE	ISSUED BY:	C. BROWN	EXCEED ENGINEERING www.exceedengineering.com.au
CONCEPT & BRIEF	13/3/25 PD	DRAWN BY:		
		APPROVED BY:		
		DWG:	SK 1. REV: A.03	
		PROJECT:	MIENA SHELTER	