



# PUBLIC NOTICE DETAILS

## PLANNING APPLICATION DETAILS

<b>Application Number:</b>	DA 2026/18
<b>Application Type:</b>	Discretionary Development Application
<b>Property Location:</b>	105 Jones Road, Miena
<b>Proposal:</b>	Addition to Outbuilding
<b>Advertising Commencement Date:</b>	08 April 2026
<b>Representation Period Closing Date:</b>	22 April 2026
<b>Responsible Officer:</b>	Louisa Brown, Senior Planning Officer

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 business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing [development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au). Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030  
Email: [development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

# DRAWING SCHEDULE

A000	COVER PAGE
A100	SITE PLAN
A200	CONSTRUCTION FLOOR PLAN
A300	ELEVATION #1
A600	PERSPECTIVES



## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	10.0 LOW DENSITY RESIDENTIAL
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	10711/115
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBA
ALPINE AREA:	YES
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

## ISSUED FOR DEVELOPMENT APPROVAL PROPOSED SHED EXTENSION

**PROJECT NO:** EP2025-385

MICHAEL JOHN COUSINS  
105 JONES RD, MIENA TAS 7030

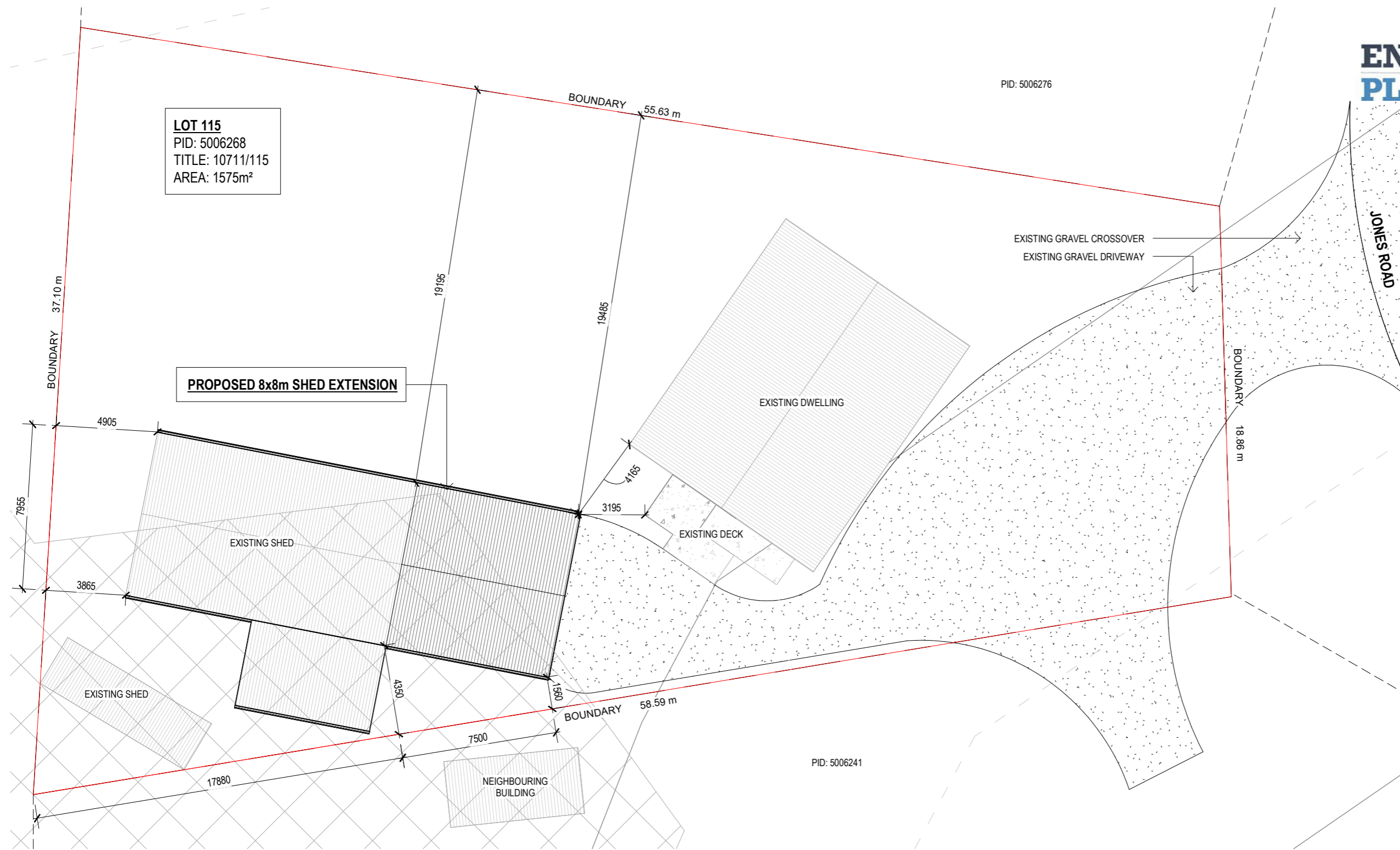
CENTRAL HIGHLANDS COUNCIL

### REVISION SCHEDULE

REVISION NO	DESCRIPTION	DATE
SK01	Revision 1	28.01.26
A	Revision 2	17.02.26

PID: 5006276

**LOT 115**  
 PID: 5006268  
 TITLE: 10711/115  
 AREA: 1575m<sup>2</sup>



LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	PRIORITY VEGETATION AREA

**SITE PLAN**  
 SCALE 1:200

Area Schedule (Gross Building)	
Name	Area
APPROX. EXISTING SHED	130 m <sup>2</sup>
PROPOSED SHED EXTENSION	64 m <sup>2</sup>

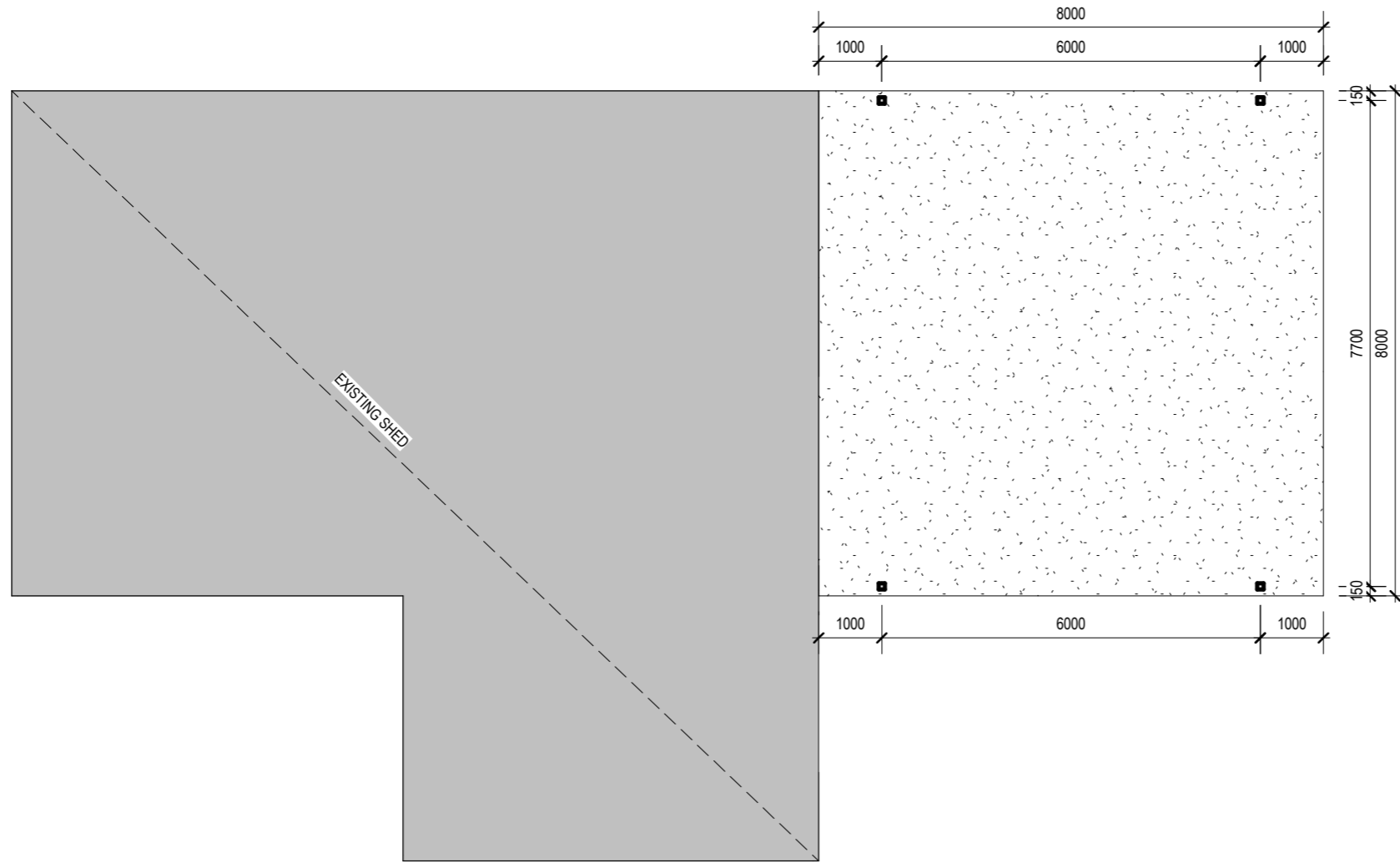
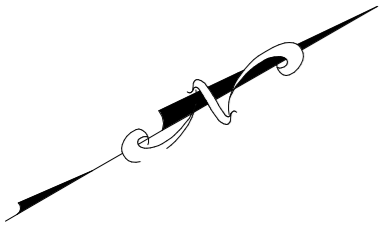
Accredited Building Designer  
 Designer Name : G. Pfeiffer  
 Accreditation No : CC2211T  
 Revision Number : A  
 Revision Description : Revision 2  
 Revision Date : 17.02.26  
 Revision Issued By : J.Chin

Date Drawn: 28/01/26  
 Drawn: J. Chin  
 Checked: R. Hall  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3

Client: MICHAEL JOHN COUSINS  
 Project: PROPOSED SHED EXTENSION  
 Address: 105 JONES RD, MIENA TAS 7030

**NOTE:**  
 ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY. BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

**NOTE:**  
 THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN BUSHFIRE PRONE AREA



**FLOOR LEVEL**  
 SCALE 1 : 100

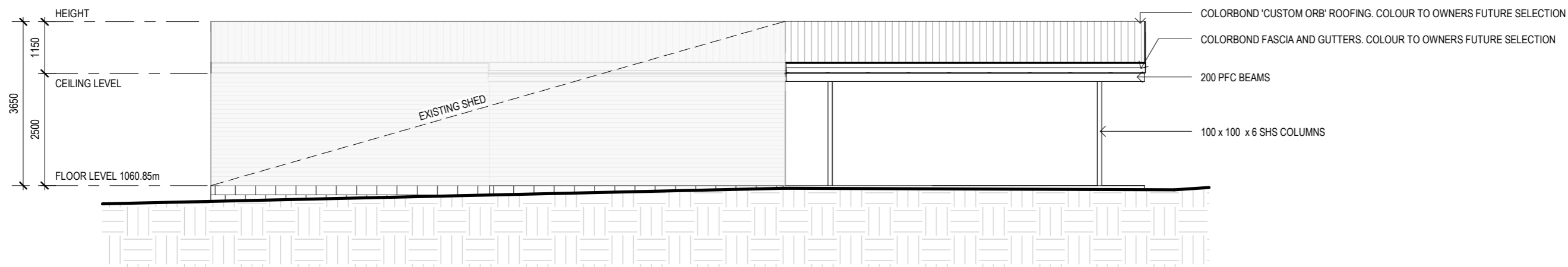
FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

Area Schedule (Gross Building)	
Name	Area
APPROX. EXISTING SHED	130 m <sup>2</sup>
PROPOSED SHED EXTENSION	64 m <sup>2</sup>

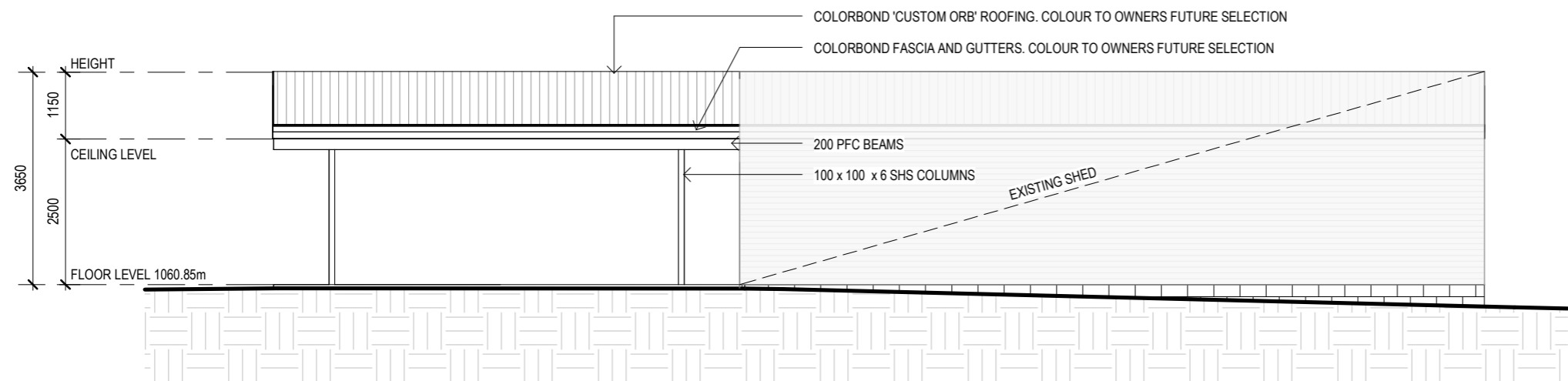
**DISCLAIMER**  
 ALL WINDOWS & DOORS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.  
 IF WINDOW HEIGHT IS GREATER THAN 2.0m TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

info@engineeringplus.com.au  
 Ph 03 6337 7021  
**ENGINEERING PLUS**  
 BUILDING DESIGN  
 PROJECT MANAGEMENT  
 CIVIL/STRUCTURAL ENGINEERING

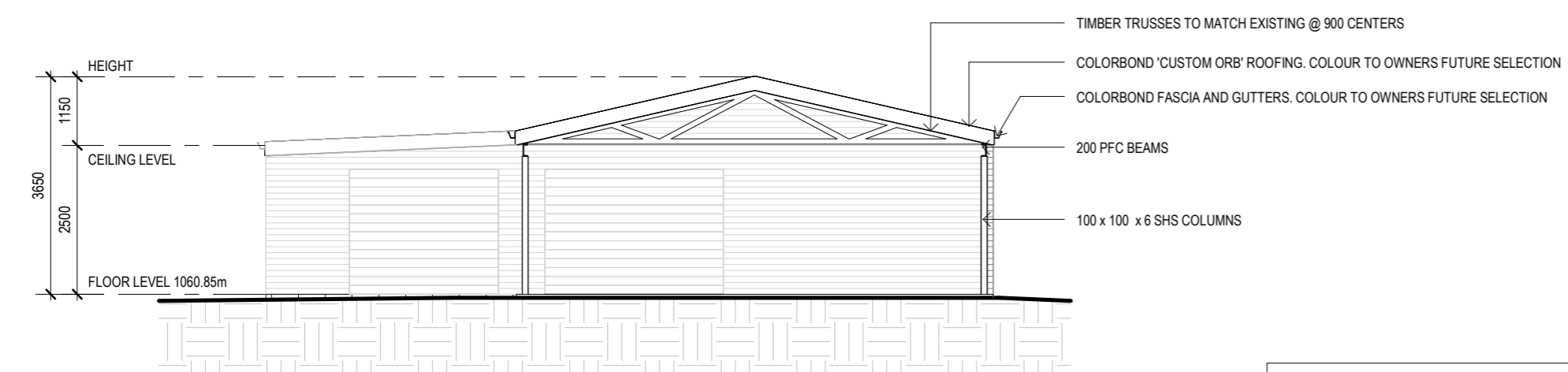
Accredited Building Designer	Date Drawn: 28/01/26	Client: MICHAEL JOHN COUSINS
Designer Name : G. Pfeiffer	Drawn: J. Chin	Project: PROPOSED SHED EXTENSION
Accreditation No : CC2211T	Checked: R. Hall	Address: 105 JONES RD, MIENA TAS 7030
Revision Number : A	Approved: J. Pfeiffer	
Revision Description : Revision 2	Scale: As Shown @ A3	
Revision Date : 17.02.26		
Revision Issued By : J.Chin		
<b>DEVELOPMENT APPROVAL</b>		<b>EP2025-385</b>
		<b>A200</b>



**SOUTH ELEVATION**  
 SCALE 1 : 100



**NORTH ELEVATION**  
 SCALE 1 : 100



**EAST ELEVATION**  
 SCALE 1 : 100

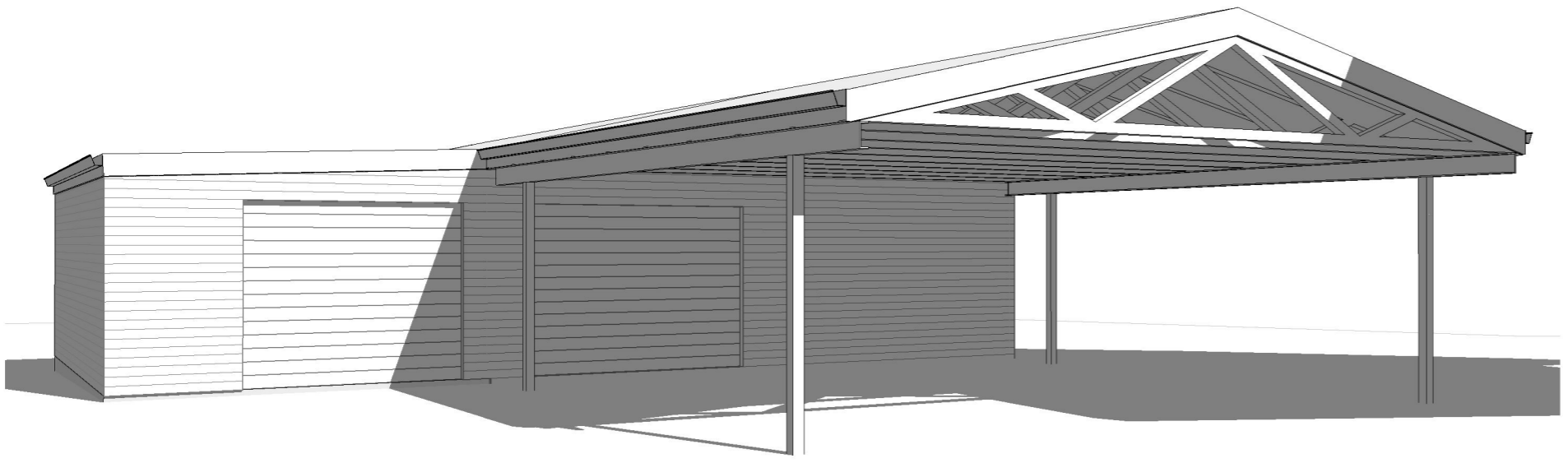
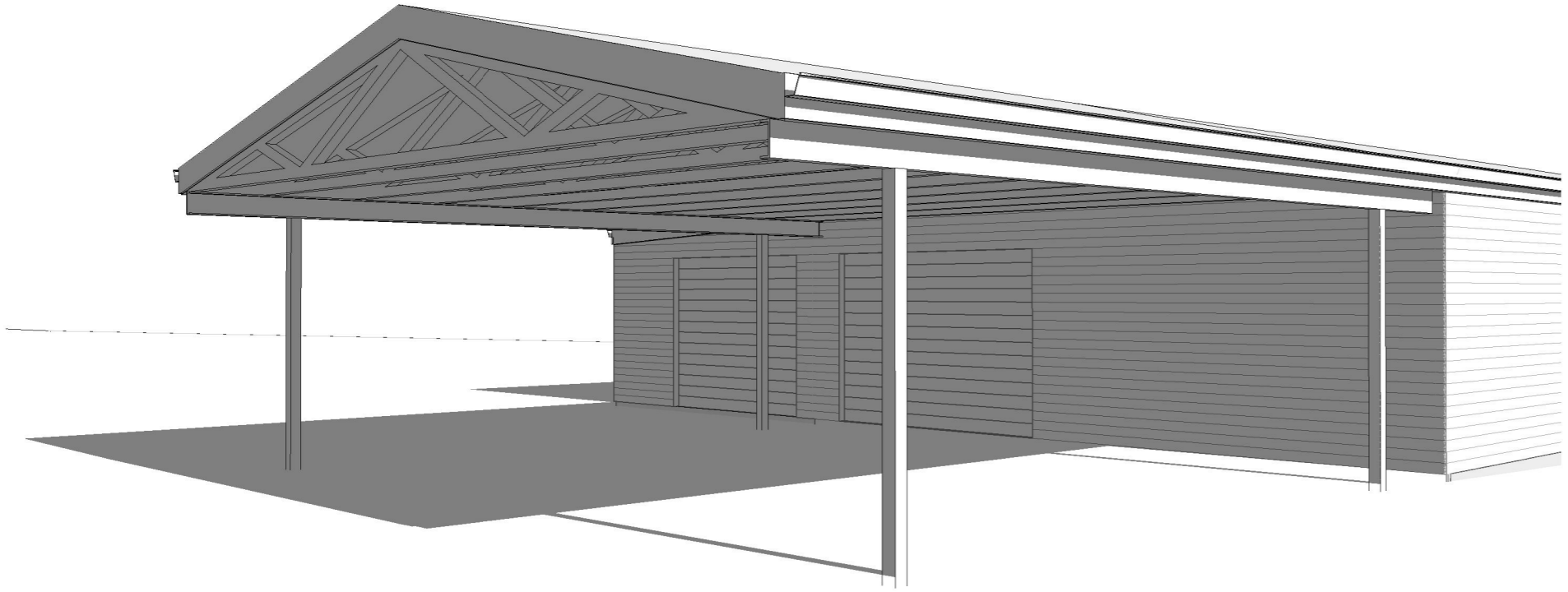
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EAVE & SOFFIT CONSTRUCTION IN ACCORDANCE WITH NCC 2022

- EAVE WIDTH - 600MM
- SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

Accredited Building Designer	Date Drawn: 28/01/26	Client: MICHAEL JOHN COUSINS
Designer Name : G. Pfeiffer	Drawn: Designer	Project: PROPOSED SHED EXTENSION
Accreditation No : CC2211T	Checked: Checker	Address: 105 JONES RD, MIENA TAS 7030
Revision Number : A	Approved: J. Pfeiffer	
Revision Description : Revision 2	Scale: As Shown @ A3	
Revision Date : 17.02.26		
Revision Issued By : J.Chin		

**DEVELOPMENT APPROVAL EP2025-385 A300**



Accredited Building Designer <b>Designer Name</b> : G. Pfeiffer <b>Accreditation No</b> : CC2211T <b>Revision Number</b> : A <b>Revision Description</b> : Revision 2 <b>Revision Date</b> : 17.02.26 <b>Revision Issued By</b> : J.Chin	<b>Date Drawn:</b> 28/01/26 <b>Drawn:</b> J. Chin <b>Checked:</b> R. Hall <b>Approved:</b> J. Pfeiffer <b>Scale:</b> As Shown @ A3	<b>Client:</b> MICHAEL JOHN COUSINS <b>Project:</b> PROPOSED SHED EXTENSION <b>Address:</b> 105 JONES RD, MIENA TAS 7030
<b>DEVELOPMENT APPROVAL</b>		<b>EP2025-385</b>
		<b>A600</b>

SEARCH OF TORRENS TITLE

VOLUME 10711	FOLIO 115
EDITION 1	DATE OF ISSUE 07-Aug-1992

SEARCH DATE : 27-Jan-2026

SEARCH TIME : 03.16 pm

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND  
 Lot 115 on Sealed Plan 10711  
 Derivation : Part of Lots 3374 & 3156 Gtd. to F. & W. Synnot  
 Prior CT 3679/63

SCHEDULE 1

A760736 MICHAEL JOHN COUSINS

SCHEDULE 2

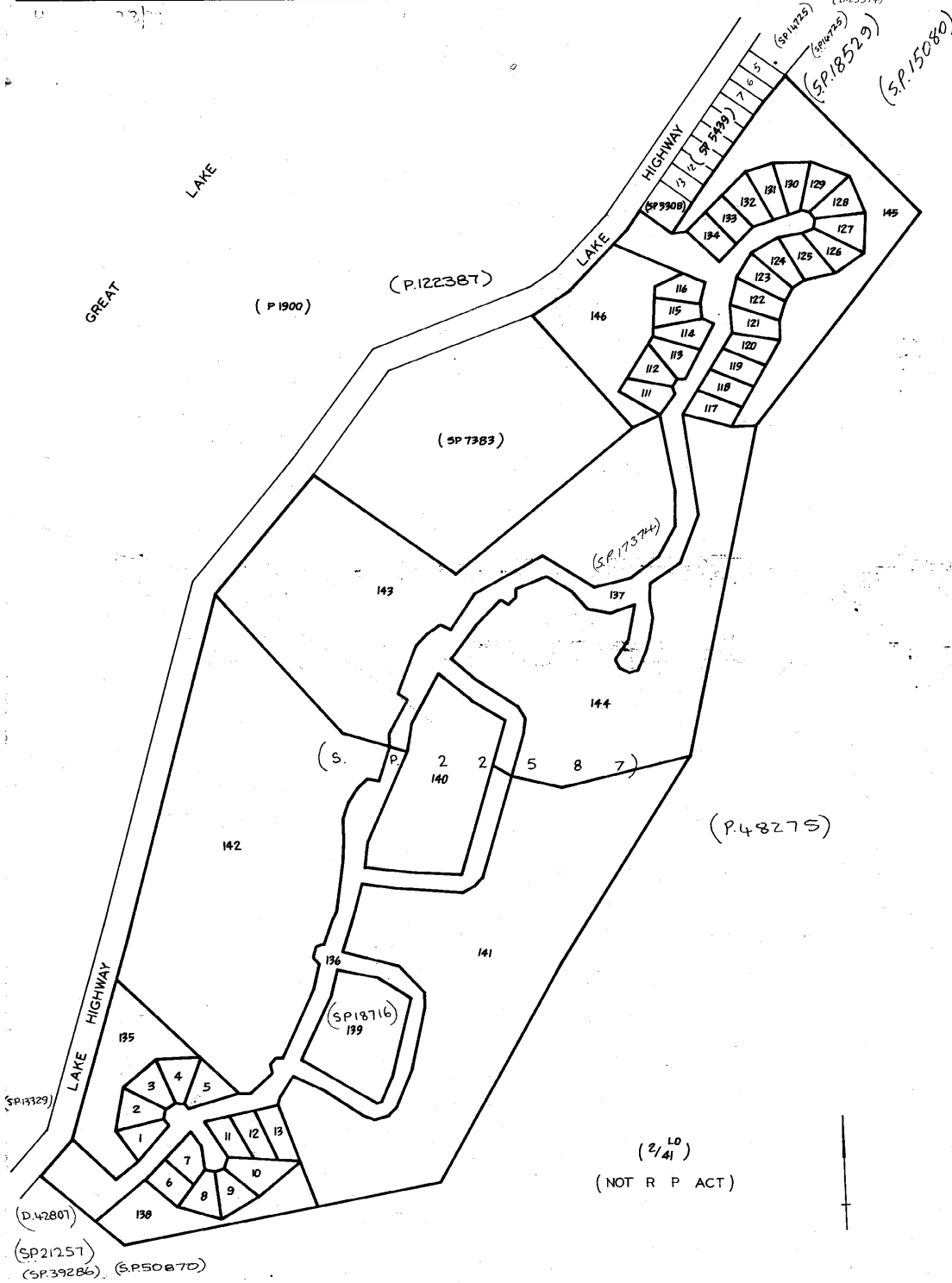
Reservations and conditions in the Crown Grant if any  
 SP 10711 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 B87020 MORTGAGE to National Australia Bank Limited  
 Registered 17-Dec-1986 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

27 FEB 1978

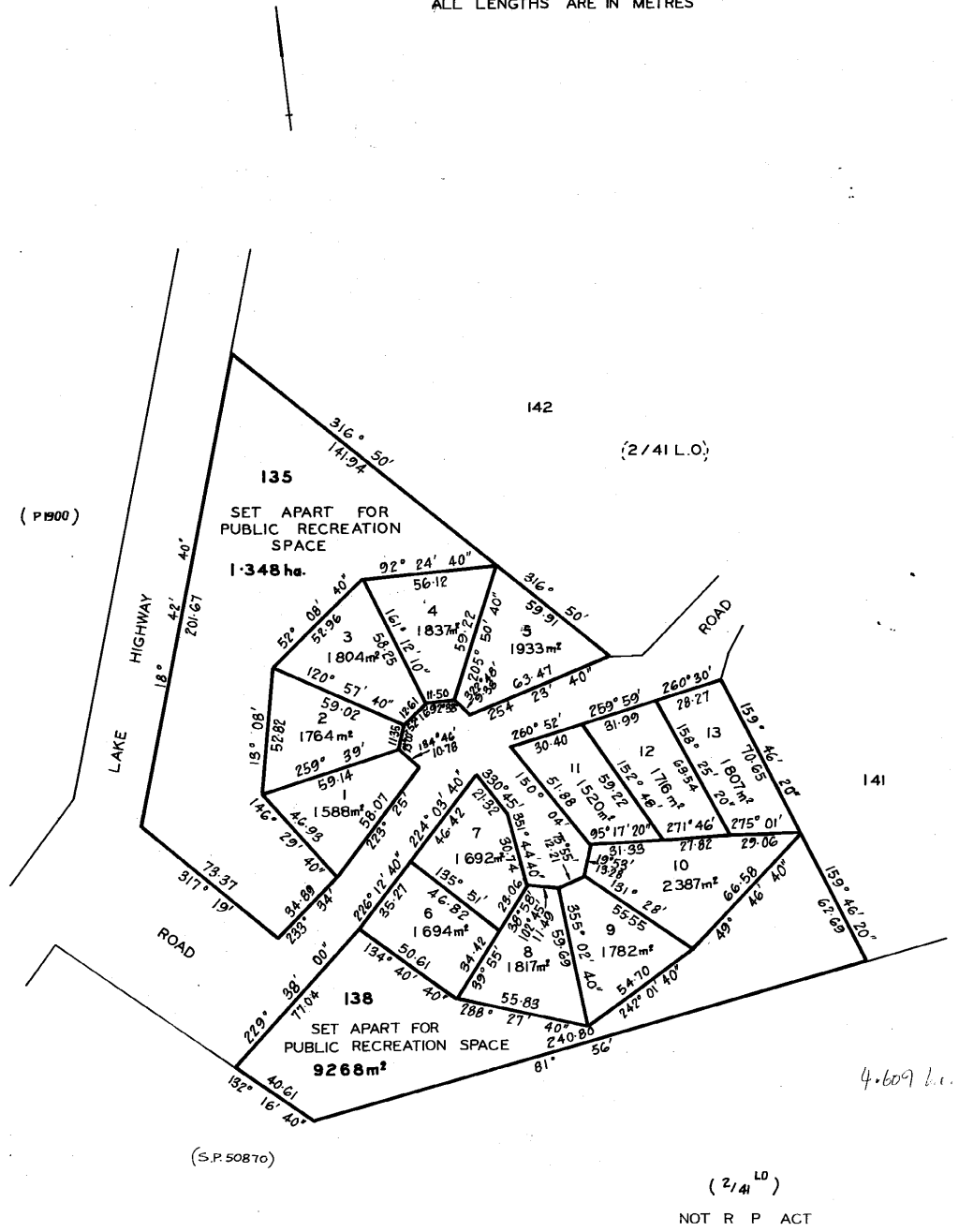
Owner: Rex Arnold Jones	PLAN OF SURVEY by Surveyor M. G. Darcey of land situated in the	Registered Number: <b>S. P10711</b>
Title Reference: CONV 40 / 9715	LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK	Effective from <b>14 APR 1978</b>
Grantee: part of lot 3374 (500.0.0) & part of lot 3156 (640.0.0) Frederick & Walter Synnot	scale 1:4000	<b>P/I</b> Recorder of Titles



38700 7126

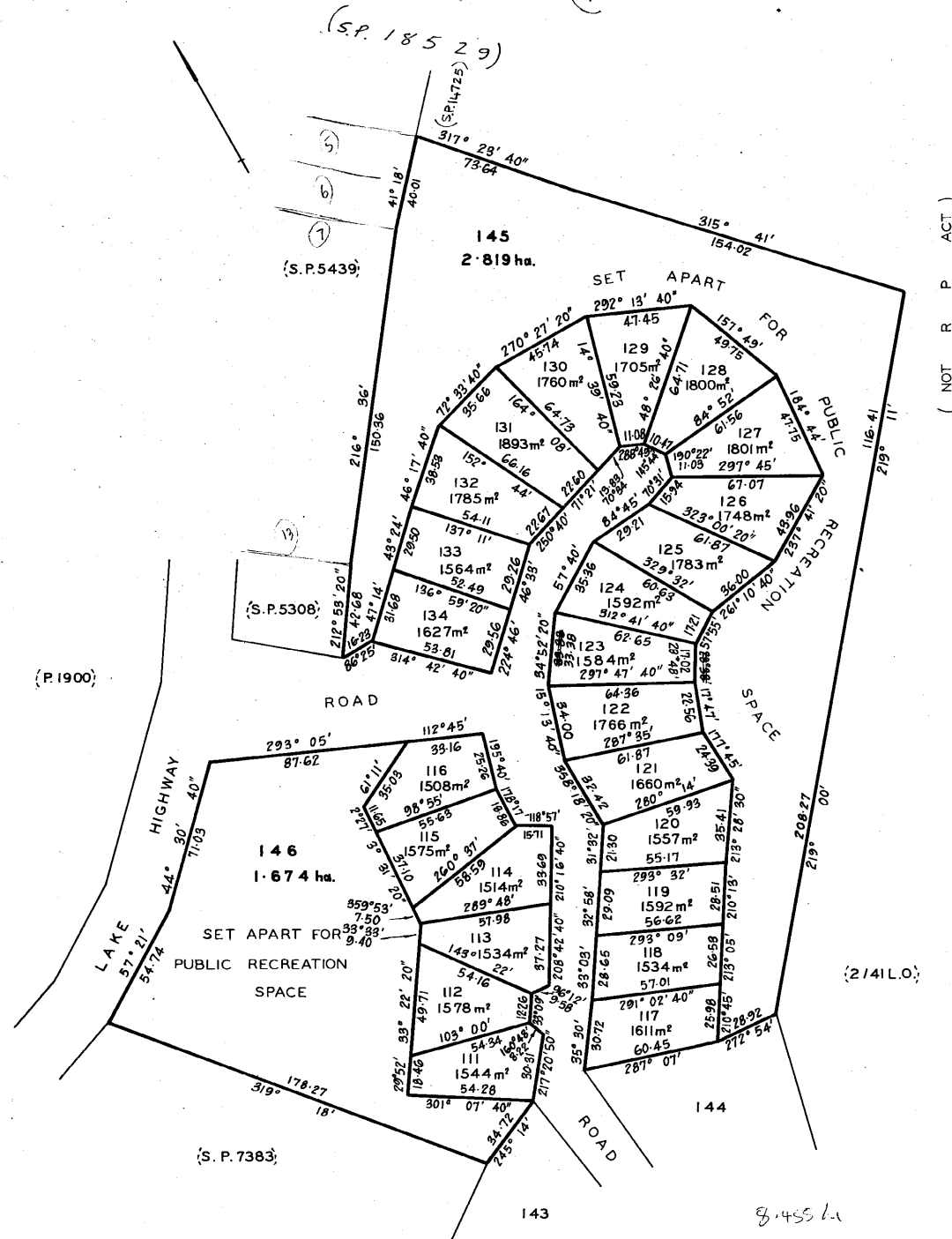
<p><b>ANNEXURE SHEET No. 1</b> (of 4 annexures) to plan by Surveyor M.G. Parcey</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 22-12-1977 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P10711</b></p>
<p>Signed for the purposes of identification  Council Clerk <i>R.M.Siff</i></p>	<p>Surveyor <i>M.G. Parcey</i> Owner: Rex Arnold Jones Title Reference: conv 40/9715</p>	<p>scale 1:1900</p>

ALL LENGTHS ARE IN METRES



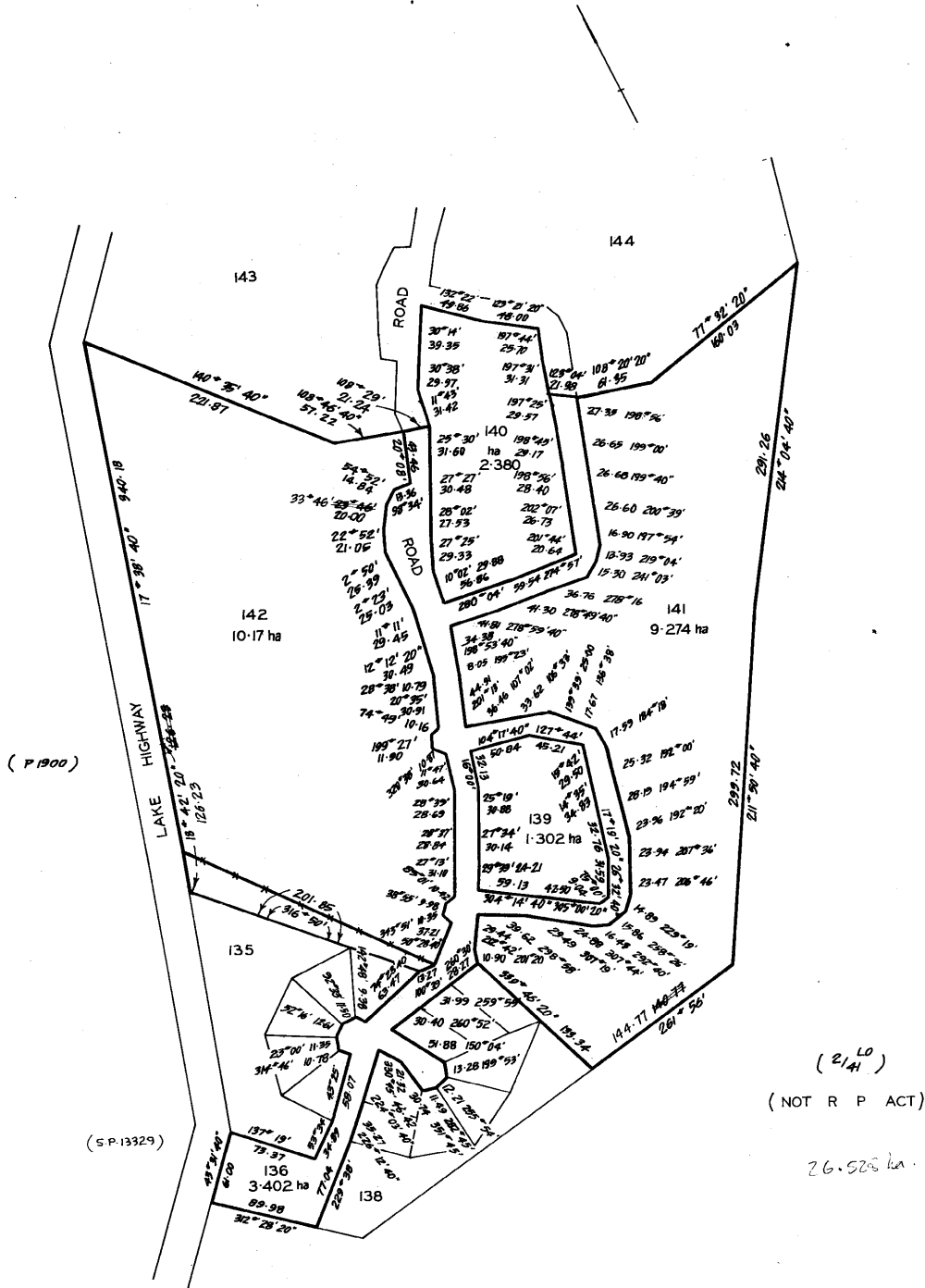
<p><b>ANNEXURE SHEET No. 2</b> (of 4 annexures) to plan by Surveyor M.G.Darcey</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 22-12-1977 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.10711</b></p>
<p>Signed for the purposes of identification  Council Clerk <i>R.D.B.iff</i></p>	<p>Surveyor <i>M.G. Darcey</i> Owner: Rex Arnold Jones Title Reference: Conv. 40/9715</p>	<p>1500</p>

ALL LENGTHS ARE IN METRES



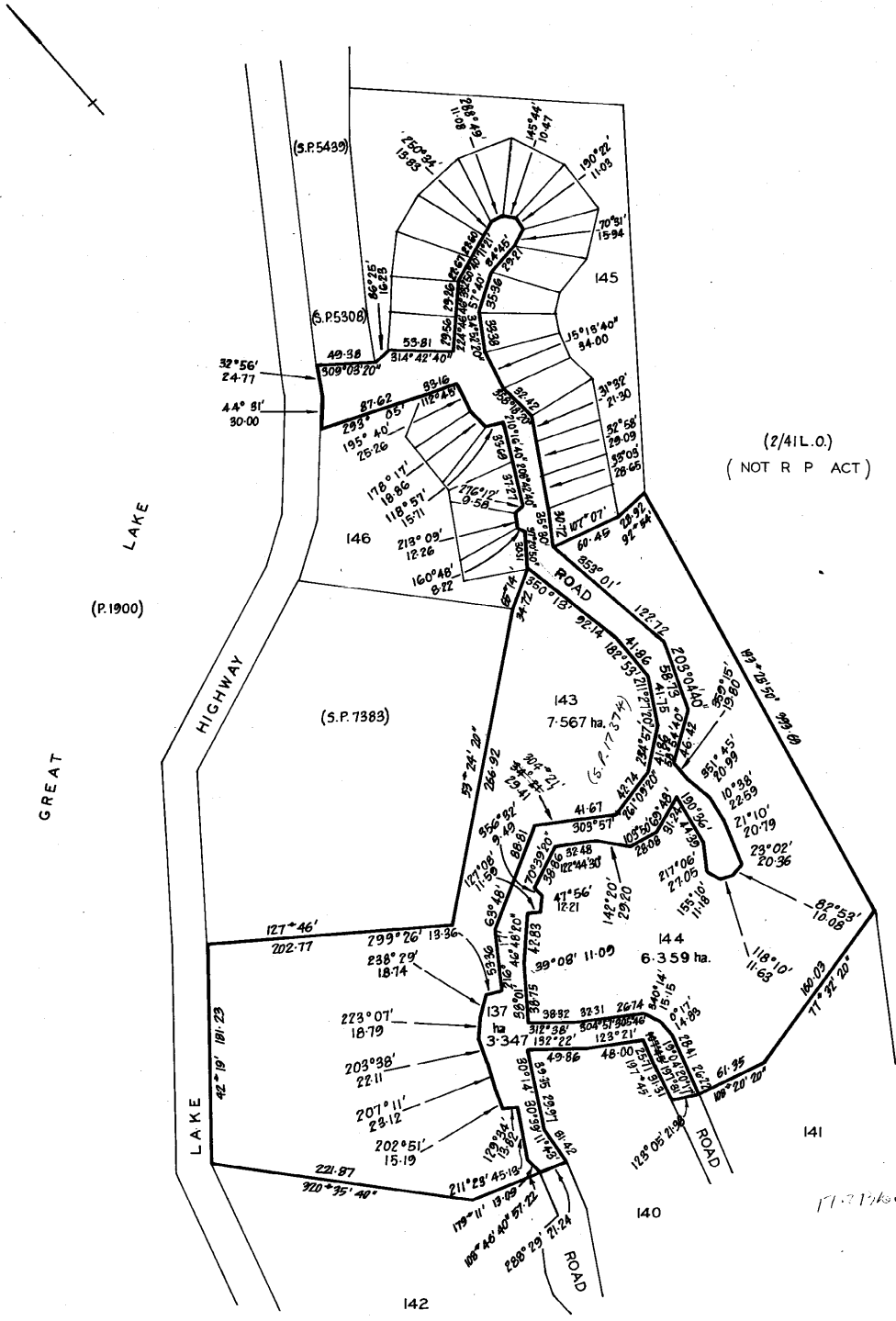
( NOT R P ACT )

<p><b>ANNEXURE SHEET No. 3</b> (of 4 annexures) to plan by Surveyor M.G. Darcey</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 22-12-77 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P10711</b></p>
<p>Signed for the purposes of identification Council Clerk <i>x R.P.B.J.</i></p>	<p>Surveyor: <i>M.G. Darcey</i> Owner: Rex Arnold Jones Title Reference: conv 40/9715</p>	<p>scale 1:3000</p>



ALL LENGTHS ARE IN METRES

<p>ANNEXURE SHEET No. 4 (of 4 annexures) to plan by Surveyor M.G. Darcey</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 22-12-77 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P10711</b></p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor <i>[Signature]</i> Owner: Rex Arnold Jones Title Reference: Con. 40/9715</p>	<p>Scale 1:3000</p>



ALL LENGTHS ARE IN METRES



SCHEDULE OF EASEMENTS

Plan No. **S.P**  
**10711**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

NO EASEMENTS NO COVENANTS AND NO PROFITS A PRENDRE ARE  
CREATED TO BENEFIT OR BURDEN ANY OF THE LOTS SHOWN ON THE  
PLAN.

SIGNED by REX ARNOLD JONES the )  
registered proprietor of the )  
land comprised in Indenture of )  
Conveyance No. *40/9715* )  
in the presence of: )

*R.A. Jones.*

*[Signature]*  
*Solicitor*  
*Notary*

10711

Certified correct for the purposes of the Real Property Act 1862, as amended.

DOBSON, MITCHELL & ALLPORT  
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of REX ARNOLD JONES  
(Insert Subdivider's Full Name)

..... affecting land in

conv 40/9715  
(Insert Title Reference)

Sealed by Municipality of Burnie on 15/2/1978

R.A.B. [Signature]  
Council Clerk/Town Clerk

3825