



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/30
Application Type:	Discretionary Development Application
Property Location:	61 Thiessen Crescent, Miena
Proposal:	Outbuilding
Advertising Commencement Date:	11 May 2026
Representation Period Closing Date:	25 May 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

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 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. 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

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.



blueprint

PLANNING
& DEVELOPMENT

23 April 2026

Ref: 1020

Central Highlands Council
Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

By electronic lodgement only: development@centralhighlands.tas.gov.au

Dear Sir/Madam

Re: **Application for planning approval – Proposed garage – 61 Thiessen Crescent, Miena Tas (Lot 1 SP152640)**

Please find the **attached** application for the above development.

Tasmanian Planning Scheme responses are provided at **Attachment 1**.

Should any further information be required I can be contacted on 02 6023 6844 or at james@blueprintplanning.com.au

Yours sincerely,
Blueprint Planning

James Laycock MPiA, RPIA
PRINCIPAL PLANNER

/Encl.

ATTACHMENT 1

Tasmanian Planning Scheme	Response
Zones	
10.0 Low Density Residential Zone	
10.1 Zone Purpose	
<i>The purpose of the Low Density Residential Zone is:</i>	
<i>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i>	Complies – The Proposal comprises a garage for an existing residential use at the Site.
<i>10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</i>	Not relevant to the Proposal.
<i>10.1.3 To provide for Visitor Accommodation that is compatible with residential character.</i>	Not relevant to the Proposal.
10.5 Development Standards for Non-dwellings	
<i>10.5.1 Non-dwelling development</i>	
<i>Objective: That all non-dwelling development:</i>	
<i>(a) is compatible with the streetscape;</i>	Complies – The Proposal is compatible with the streetscape of Thiessen Crescent, is compatible with the form and scale of existing residential development, and would not cause an unreasonable loss of amenity to adjoining properties for the following reasons –
<i>(b) is compatible with the form and scale of existing residential development; and</i>	

(c) *does not cause an unreasonable loss of amenity to adjoining properties.*

- the proposed garage is one-storey and single car width (low bulk and form), which matches and integrates with existing nearby garage development,
- siting is downslope of the Thiessen Crescent formed carriageway and is visually screened by existing roadside vegetation, and is therefore not visually prominent from either direction when the Site is viewed from Thiessen Crescent,
- construction requires no removal of existing vegetation,
- external cladding materials and colours and roof pitch would match and integrate with the existing shack and adjoining and nearby development, and
- the garage building would not overshadow or block views from adjoining shacks.

Acceptable Solutions	Performance Criteria	Response
<p>A1</p> <p><i>A building that is not a dwelling must have a building height not more than 8.5m.</i></p>	<p>P1</p> <p><i>The height of a building that is not a dwelling must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(a) the topography of the site;</i> <i>(b) the height of buildings on the site and adjacent properties;</i> <i>(c) the bulk and form of existing and proposed buildings;</i> <i>(d) sunlight to habitable rooms of dwellings and private open space; and</i> <i>(e) any overshadowing of adjoining properties.</i></p>	<p>Complies (3.5m). Refer to above 'objective' responses.</p>
<p>A2</p> <p><i>A building that is not a dwelling, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.</i></p>	<p>P2</p> <p><i>The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</i></p> <p><i>(a) the topography of the site;</i> <i>(b) the setbacks of surrounding buildings;</i> <i>(c) the height, bulk and form of existing and proposed buildings;</i></p>	<p>Variation requested (0m lot boundary setback to Thiessen Crescent). In support of the requested variation, the following is noted –</p> <ul style="list-style-type: none"> • the site analysis and design response is supported by Title lot boundary survey (refer to the attached plans),

	<p>(d) <i>the appearance when viewed from roads and public open space adjacent to the site; and</i></p> <p>(e) <i>the safety of road users.</i></p>	<ul style="list-style-type: none"> • compliance with 8m would mean that it would be impossible to construct a garage at the Site without significant removal of existing vegetation and significant earthworks, • refer to above 'objective' responses, which reasonably demonstrate that an alternative siting solution is available which reasonably satisfied relevant 'performance criteria'.
<p>A3</p> <p><i>A building that is not a dwelling excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</i></p>	<p>P3</p> <p><i>The siting of a building that is not a dwelling, must not cause unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p>(a) <i>the topography of the site;</i></p> <p>(b) <i>the size, shape and orientation of the site;</i></p> <p>(c) <i>the setbacks of surrounding buildings;</i></p> <p>(d) <i>the height, bulk and form of existing and proposed buildings;</i></p> <p>(e) <i>the existing buildings and private open space areas on the site;</i></p> <p>(f) <i>sunlight to private open space and windows of habitable rooms on adjoining properties; and</i></p> <p>(g) <i>the character of development existing on established properties in the area.</i></p>	<p>Complies.</p>
<p>A4</p> <p><i>A building that is not a dwelling must have a site coverage of not more than 30%.</i></p>	<p>P4</p> <p><i>The site coverage of a building that is not a dwelling must be consistent with that existing on established properties in the area, having regard to:</i></p> <p>(a) <i>the topography of the site;</i></p>	<p>Complies.</p>

	<ul style="list-style-type: none"> (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties. 	
<p>A5</p> <p><i>No Acceptable Solution.</i></p>	<p>P5</p> <p><i>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</i></p> <ul style="list-style-type: none"> (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	Not relevant to the Proposal.
<p>A6</p> <p><i>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</i></p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas. 	<p>P6</p> <p><i>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</i></p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed. 	Not relevant to the Proposal.

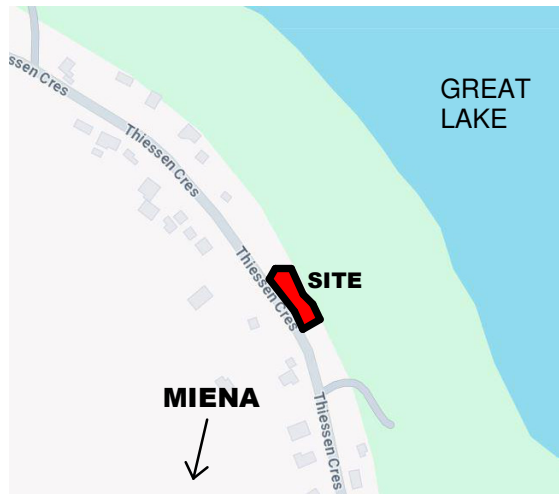
<p>A7</p> <p><i>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use of not less than 10m.</i></p>	<p>P7</p> <p><i>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of a the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</i></p> <p><i>(a) the characteristics and frequency of any emissions generated;</i> <i>(b) the nature of the proposed use;</i> <i>(c) the topography of the site and location of the sensitive use; and</i> <i>(d) any mitigation measures proposed.</i></p>	<p>Not relevant to the Proposal.</p>
<p>Codes</p>		<p>Response</p>
<p>C13.0 Bushfire-Prone Areas Code</p> <p>C13.2 Application of this Code <i>C13.2.1 This code applies to:</i> <i>(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and</i> <i>(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.</i></p>		<p>Not relevant to the Proposal (the Proposal does not comprise a subdivision or a “hazardous use” or “vulnerable use”, as defined).¹</p>
<p>C15.0 Landslip Hazard Code</p> <p>C15.4 Use or Development Exempt from this Code <i>C15.4.1 The following use or development is exempt from this code:</i> ... <i>(d) development (including subdivision) on land:</i></p>		<p>Not relevant to the Proposal (the Proposal comprises building work as defined in the <i>Building Act 2016</i> and it is noted that engineered footings will be provided for the building).</p>

¹ It is also noted that the *Director’s Determination - Bushfire Hazard Areas* does not apply to the Proposal because the proposed garage (a Class 10a building) is located >6m from the existing shack (a habitable building) (section 2.1(1)(vi)(a)).



- (i) *within a low landslip hazard band, if for:*
 - a. *building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work, or*
 - b. *works if it does not involve significant works; or*

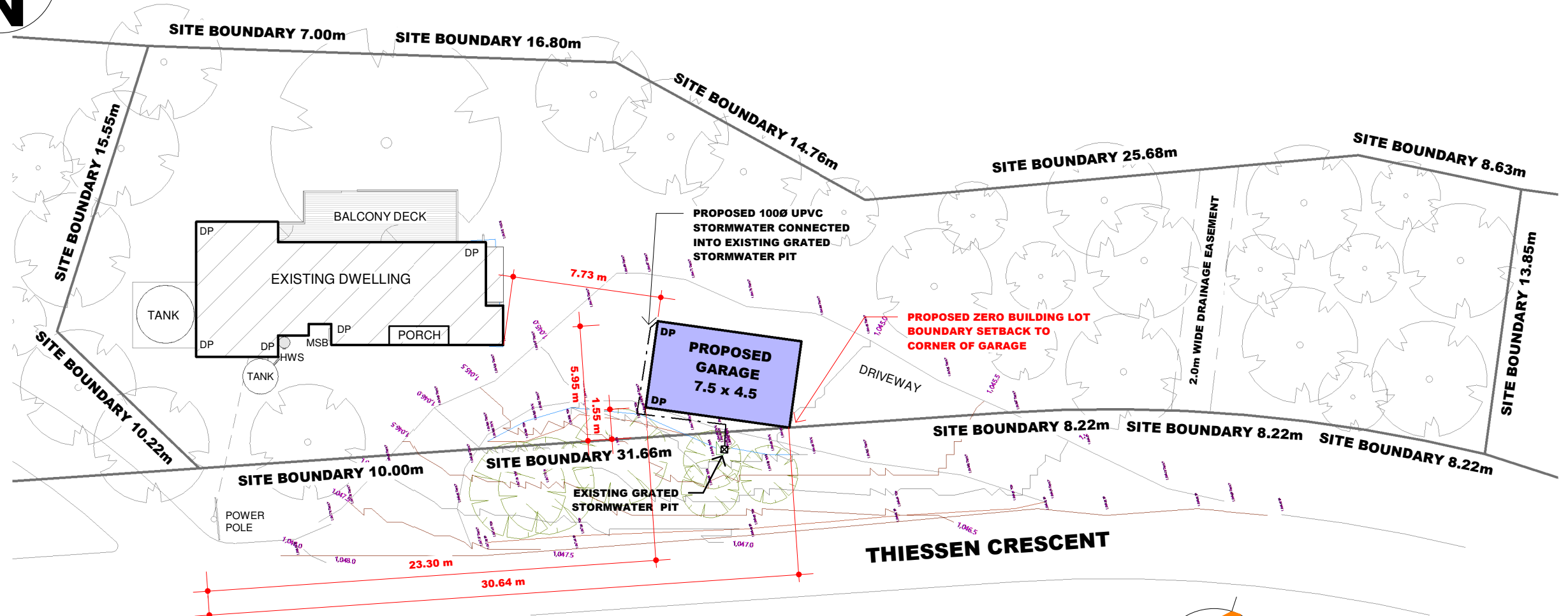
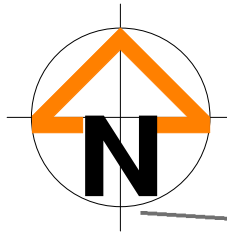
...



SITE DATA:-

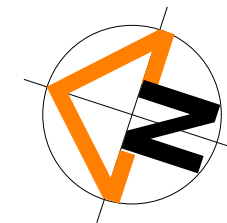
ADDRESS: ...61 THIESSEN CRESCENT
 MIENA, TAS 7030
 LOT NUMBER: ...1
 SP NUMBER: ...152640
 SITE AREA: ...1154m²
 CLIMATE ZONE: ...8
 LAND ZONE: ...LOW DENSITY RESIDENTIAL

LOCALITY MAP



SITE PLAN - PROPOSED

1 : 250



SHEET SIZE "A3"

PROPOSED DETACHED GARAGE

COPYRIGHT RESERVED. - NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT THE WRITTEN CONSENT OF ROB PICKETT DESIGN.

For: JAMES LAYCOCK

At: 61 THIESSEN CRESCENT, MIENA TAS 7030

COLOUR USED FOR PRESENTATION ONLY



ROB PICKETT DESIGN

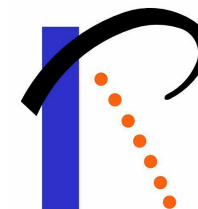
PO Box 3054 Albury NSW 2640

www.rpdesign.com.au

Email: euan@rpdesign.com.au

PHONE 02 6021 1355

INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

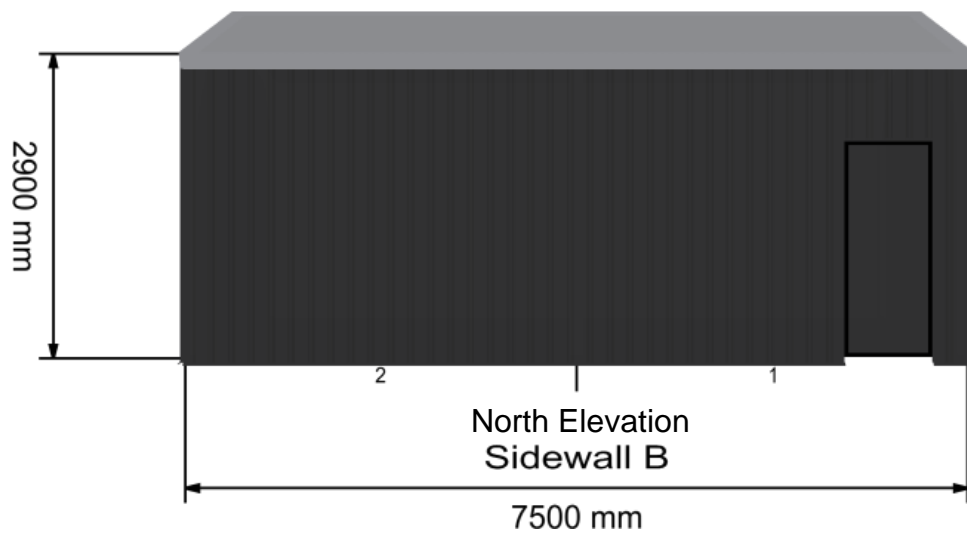
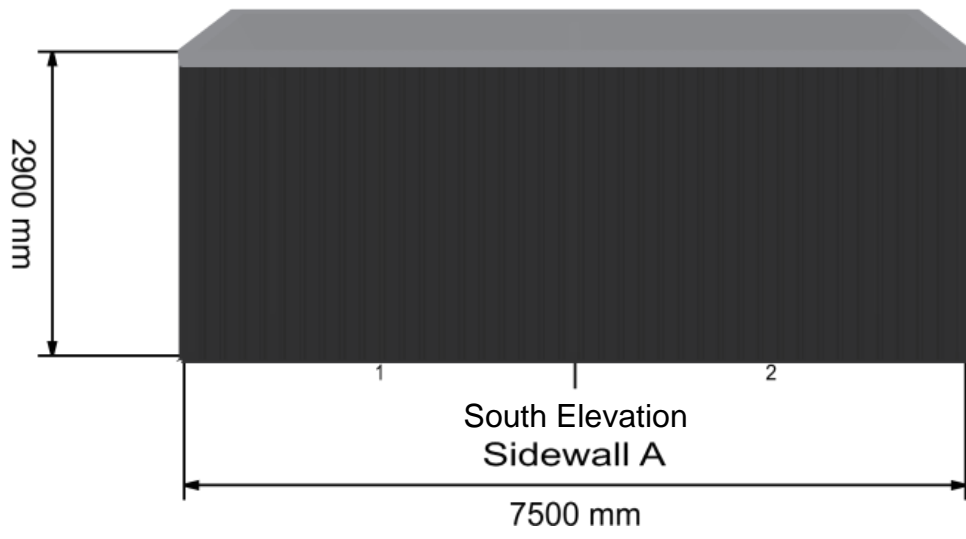
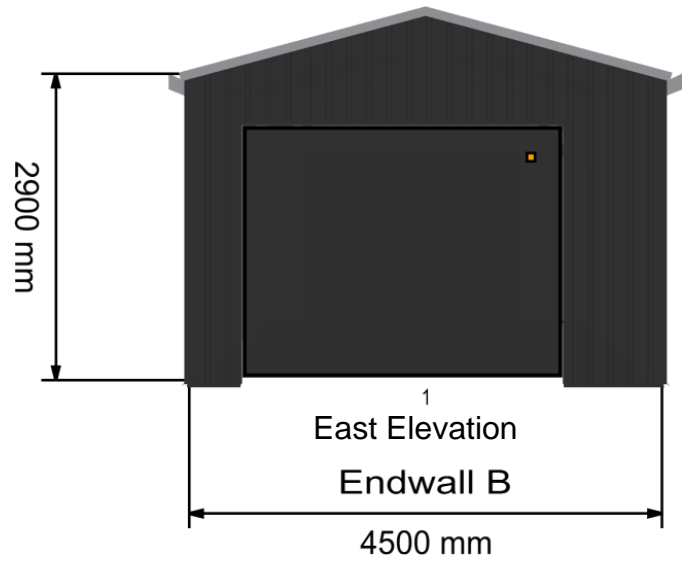
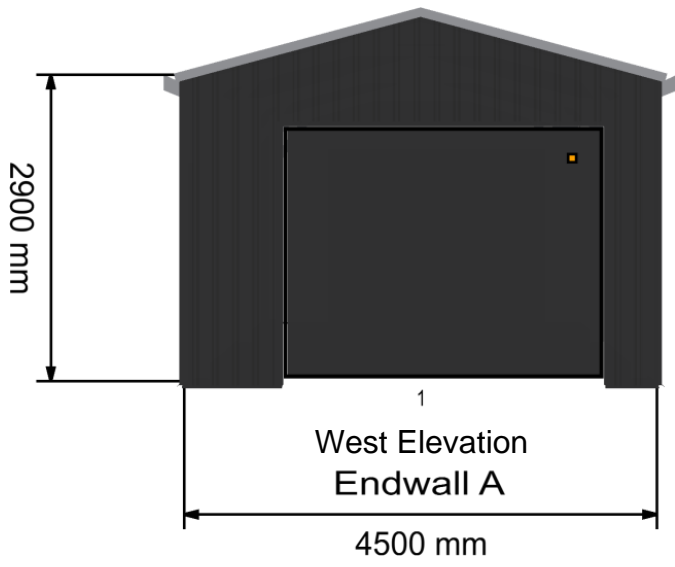


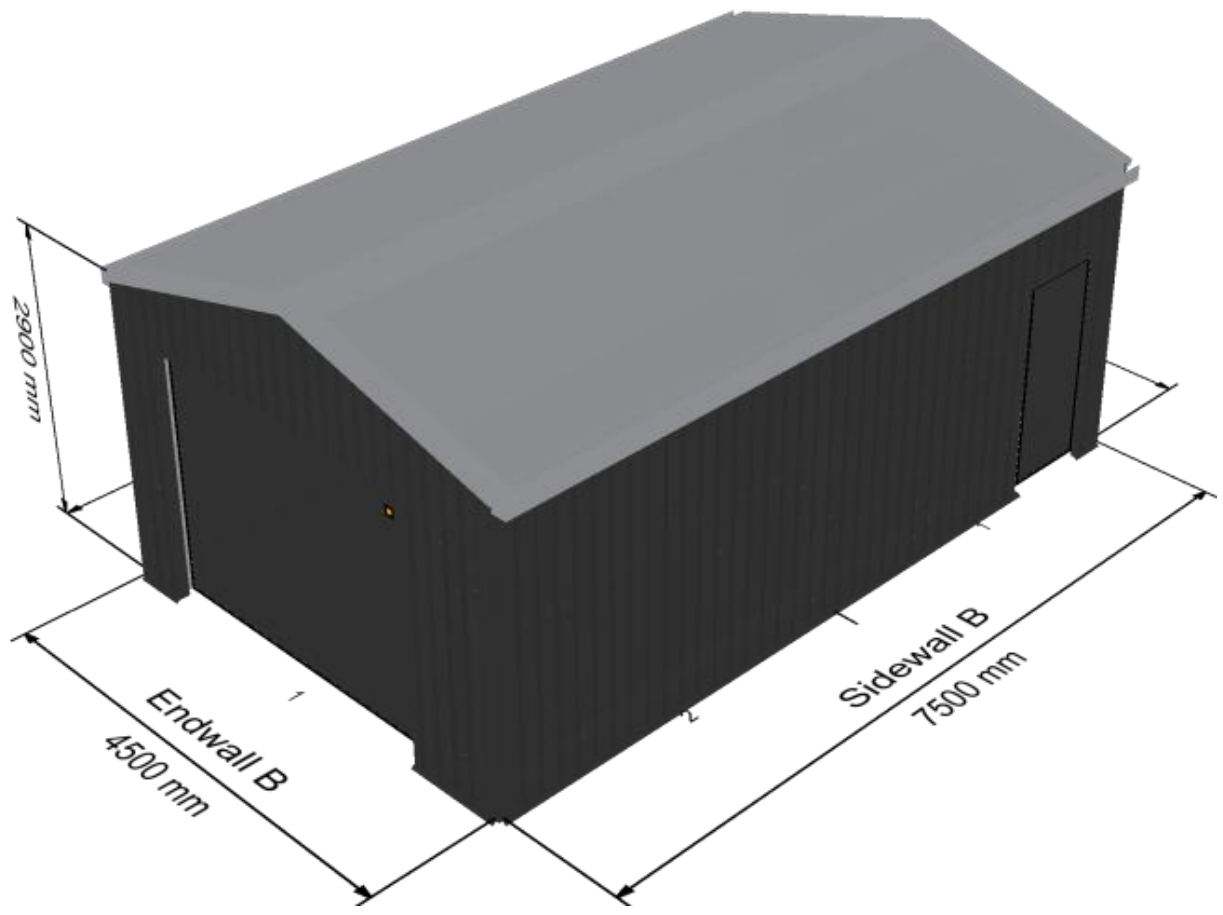
Sketch: THREE

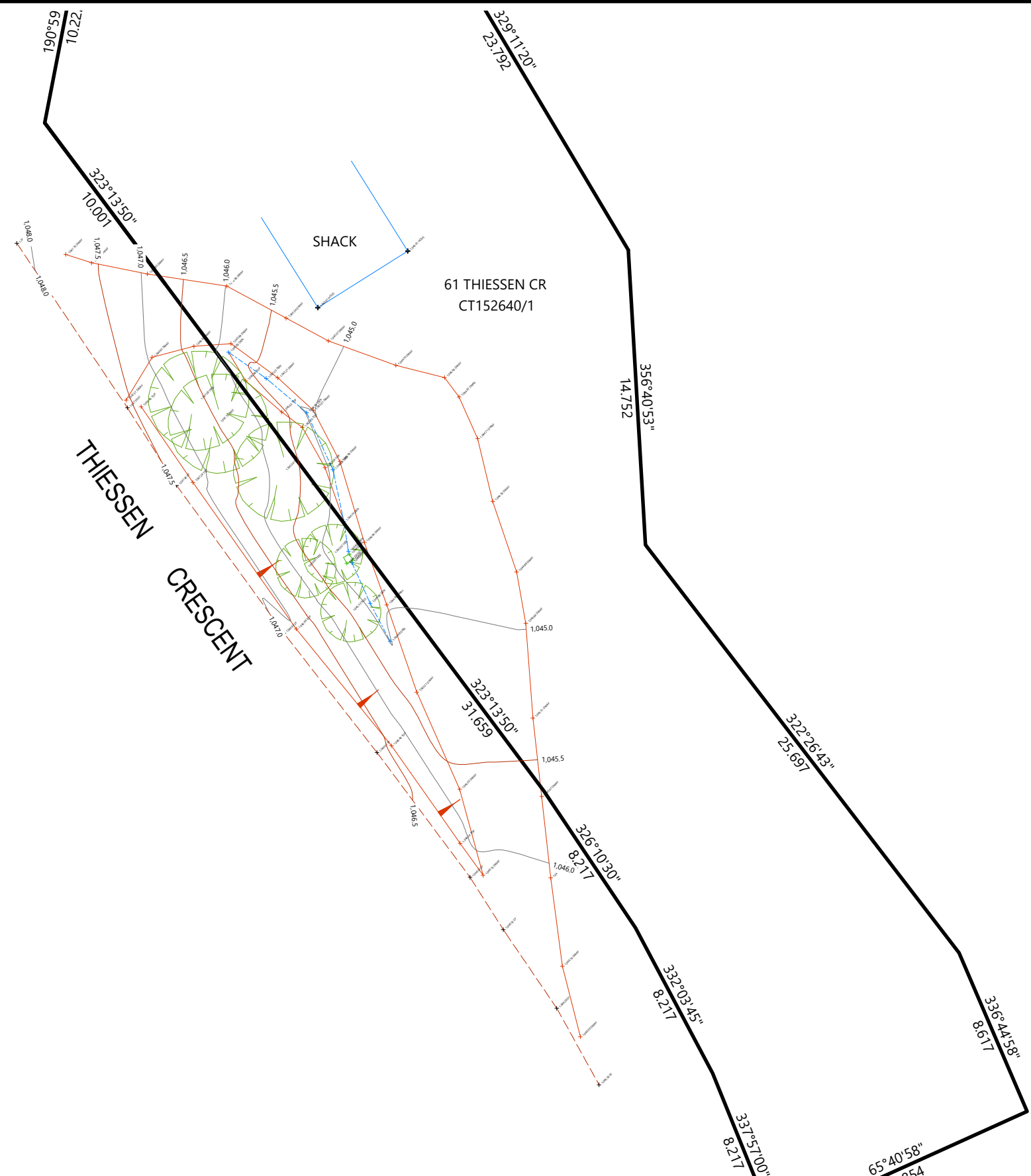
Sheet: A01

Date: 21-4-2026

Job No: 7686








This drawing remains the intellectual property of SURVEY & ALIGNMENT SERVICES, & may only be used by the intended recipient for the originally intended use of the drawing. Any unauthorised use, alteration, reproduction or dissemination of any part or parts of this drawing, including any data or information therein, & including this disclaimer voids any responsibility or liability on the part of SURVEY & ALIGNMENT SERVICES, & may also infringe copyright and/or intellectual property laws.

SURVEY & ALIGNMENT SERVICES cannot guarantee the completeness of any data or information contained within this drawing, and recommends location of any underground assets by qualified contractors prior to any design or construction.

DATUM: MGA'20 / AHD CONTOUR INTERVAL 0.5m

- S Sewer Main
- E O/H Elec
- E U/G Elec
- SW Storm Water Pipe Invert
- W Water Main
- T U/G Comms/NBN
- Fencing

REFERENCE:	SCALE:	1:250 @ A3
2026034	DRAWN:	DT
	SURVEYED:	DT
	DATE:	18/04/2026
	SHEET #	1 of 1
	REVISION	00

DETAIL & BOUNDARY SURVEY
 61 THIESSEN CRESCENT
 CT 152640/1
 MIENA

**SURVEY &
ALIGNMENT
SERVICES**

- INDUSTRIAL ALIGNMENT
- ENGINEERING SURVEYING
- LAND DEVELOPMENT

Mobile: 0429 003 584
 Email: admin@survalign.com.au
 Website: www.survalign.com.au

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 152640		FOLIO 1
EDITION 4	DATE OF ISSUE 13-Dec-2023	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND
Lot 1 on Sealed Plan 152640
Derivation : Part of Lot 26980, 309A-2R-33P, J.A.L. Robertson
& F.E. Johnson pur.
Prior CTs 146216/2, 19996/148 and 19996A/148

SCHEDULE 1

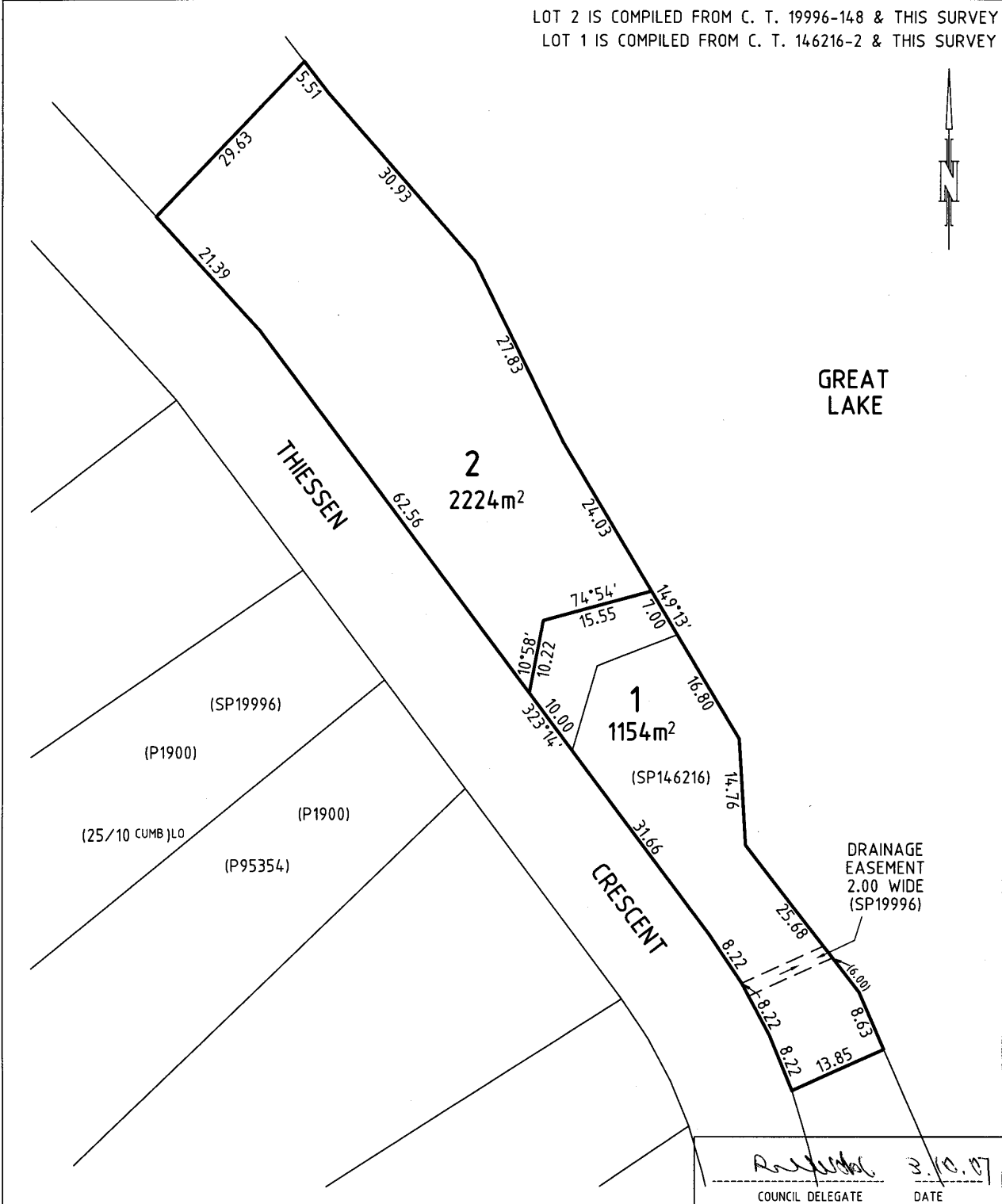
N168805 TRANSFER to JAMES WALTER LAYCOCK and AMANDA LOUISE
LAYCOCK Registered 13-Dec-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP152640 EASEMENTS in Schedule of Easements
SP152640 COVENANTS in Schedule of Easements
SP152640 FENCING PROVISION in Schedule of Easements
SP152640 WATER SUPPLY RESTRICTION
SP152640 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP19996 & SP146216 COVENANTS in Schedule of Easements
SP16765 & SP146216 FENCING COVENANT in Schedule of Easements
SP146216 WATER SUPPLY RESTRICTION
SP146216 SEWERAGE AND/OR DRAINAGE RESTRICTION

OWNER Ernest James Masters; Andrew Piers Ranicar		PLAN OF SURVEY		REGISTERED NUMBER SP152640	
FOLIO L.S., H.C. & A.W. VON STIEGLITZ REFERENCE C. T. 19996-148; C. T. 146216-2 & CT 19996A-148.				BY SURVEYOR S. Roberts of PEACOCK, DARCEY & ANDERSON PTY LTD 127 BATHURST STREET, HOBART	
GRANTEE Part of Lot 26980, 309A-2R-33P, John Alfred Leslie Robertson & Frederick Esmond Johnson purchasers		LOCATION Land District of CUMBERLAND Parish of FENWICK		APPROVED BY <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. (4635)	105	SCALE: 1:500	LENGTHS IN METRES	SURVEYORS REF: H742C	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
LAST UPI No FZP37,FPZ42		LAST PLAN No.	SP19996 SP146216		

LOT 2 IS COMPILED FROM C. T. 19996-148 & THIS SURVEY
LOT 1 IS COMPILED FROM C. T. 146216-2 & THIS SURVEY



<p style="text-align: center;">SURVEY INFORMATION ONLY SURVEY NOTES</p> <p style="text-align: center;">DEPOSITED FOR PUBLIC RECORD (SEE LTO CIRCULAR 1 OF 2007)</p>	<p style="font-size: small;">Main LTO Plan</p> <p style="font-size: large; font-weight: bold;">SP152640</p>	<p>I, David Paul Tompkins of Riverside in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits.</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p>			
<p>SHEET 1 OF 2 SHEETS</p>	<p style="font-size: small;">SIO Reference</p>				
<p>Owner: JAMES WALTER LAYCOCK; AMANDA LOUISE LAYCOCK</p>		<p style="text-align: center;"> Signature </p> <p style="text-align: right;">Date 18/04/2026</p>			
<p>Folio Reference: F.R.152640/1</p>					
<p>Purpose of Survey: REMARK SURVEY OF THE ABOVE-MENTIONED FOLIO OF THE REGISTER</p>		<p>LENGTHS IN METRES</p>			
<p>Survey Commenced: 18/04/2026</p>	<p>Survey Completed: 18/04/2026</p>	<p>Surveyors Ref: 2026034</p>			
<p>Horizontal Datum: GDA2020</p>	<p>Bearing Datum: MGA2020</p>	<p>Combined Scale Factor: 0.999442</p>			
<p>MGA2020 COORDINATE ORIGIN</p>					
<p>SURCOM</p>	<p>Mark ID: SPM 7841 RM1</p>	<p>E 476741.333</p>	<p>N 5352148.908</p>	<p>EPU ±0.037</p>	
<p>RTK/STATIC</p>	<p>Local coordinated mark:</p>	<p>E</p>	<p>N</p>	<p>EPU</p>	
<p>AUSPOS</p>	<p>Local coordinated mark:</p>	<p>E</p>	<p>N</p>	<p>EPU</p>	<p>Duration:</p>
<p>MGA2020 BEARING ORIGIN [If bearing origin is determined from SURCOM marks or GNSS observations, state the line adopted (station identifiers and bearing between) and ground distance comparison (where appropriate)].</p>					
<p>RTK GNSS OBSERVATIONS</p>					
<p>BOUNDARY REINSTATEMENT REPORT</p>					
<p>(Where not documented in the body of these survey notes, describe all evidence, (including statements by interested parties), comparisons and other information relevant to the reinstatement of boundaries)</p>					
<p>Note: Unless shown otherwise: a) All boundaries are open b) The apparent age of all marks found is consistent with their stated origin.</p>					
<ol style="list-style-type: none"> 1. ALL MARKS FOUND ADOPTED AS SHOWN 2. (5) FIXED ON LINE (7) - (6) USING DISTANCE PER (SP146216) 3. (17) FIXED FROM (1) & (13) FIXED FROM (2) USING BEARING ADJUSTMENT PER COMPARISON 'A' AND DISTANCES PER (SP146216) 4. (14); (15) & (16) FIXED BETWEEN (17) & (13) USING BEARING ADJUSTMENT PER COMPARISON 'B' AND SCALE FACTOR PER COMPARISON 'B' APPLIED TO DISTANCES PER (SP19996) 5. EPU OF COORDINATES ±0.070m 6. SURVEY METHOD: RTK GNSS 					
<p style="font-weight: bold; border-left: 2px solid black; padding-left: 5px; margin: 0;">SURVEY & ALIGNMENT SERVICES</p>					

**SURVEY INFORMATION
ONLY SURVEY NOTES
ANNEXURE SHEET
SHEET 2 OF 2 SHEETS**

OWNER:
JAMES WALTER LAYCOCK; AMANDA LOUISE LAYCOCK
FOLIO REFERENCE: F.R.152640/1

Main LTO Plan
SP152640

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED
SURVEY INFORMATION ONLY SURVEY NOTES.

SIO Reference

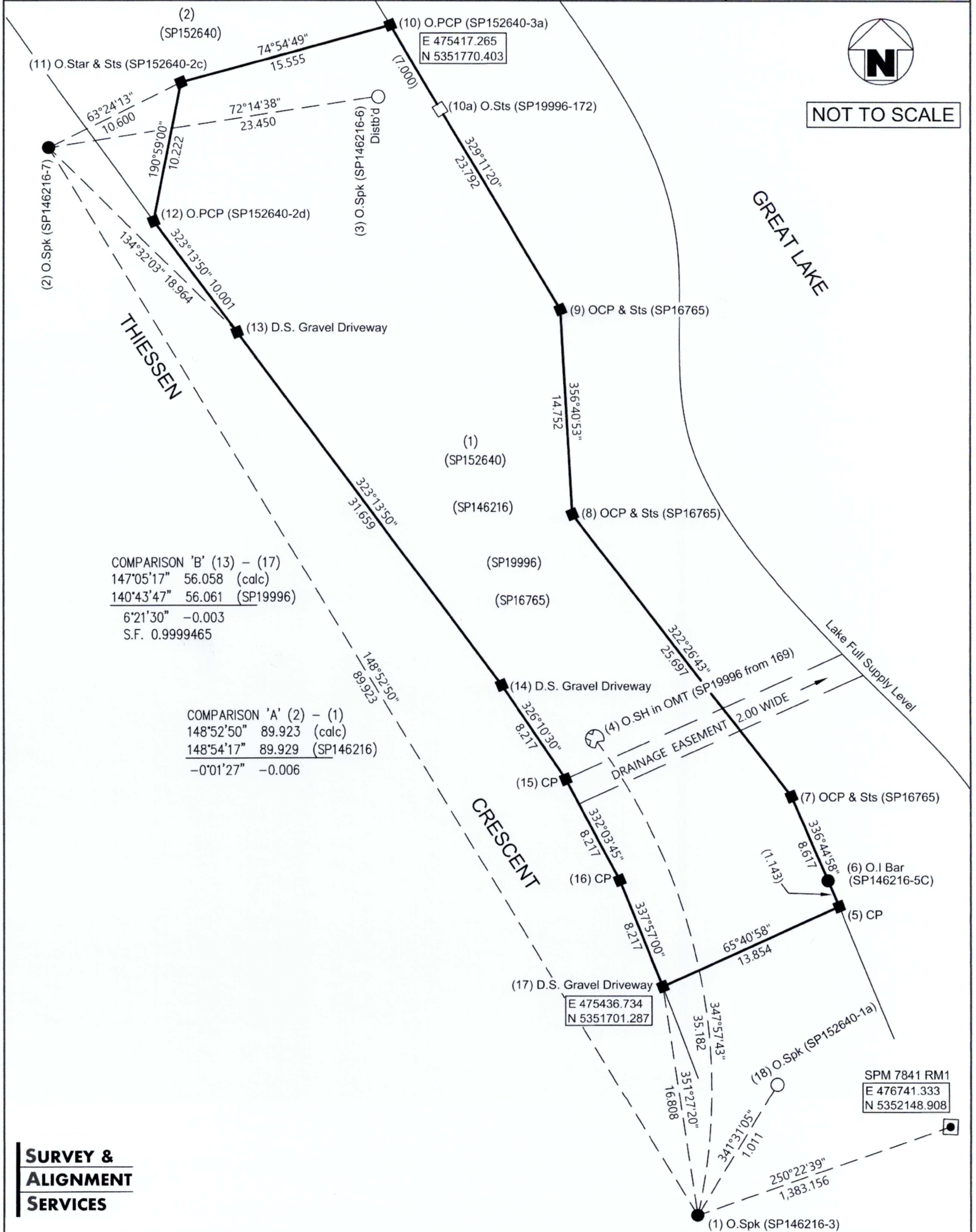
LENGTHS IN METRES

Registered Land Surveyor

18/04/2026
Date



NOT TO SCALE



COMPARISON 'B' (13) - (17)
147°05'17" 56.058 (calc)
140°43'47" 56.061 (SP19996)
6°21'30" -0.003
S.F. 0.9999465

COMPARISON 'A' (2) - (1)
148°52'50" 89.923 (calc)
148°54'17" 89.929 (SP146216)
-0°01'27" -0.006

**SURVEY &
ALIGNMENT
SERVICES**