



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Allure Building Design (James Faulkner)

Location:

7 Patrick Street, Bothwell

Proposal:

Part Demolition & Addition to Dwelling

DA Number:

DA 2023 / 00037

Date Advertised:

07 August 2023

Date Representation Period Closes:

21 August 2023

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

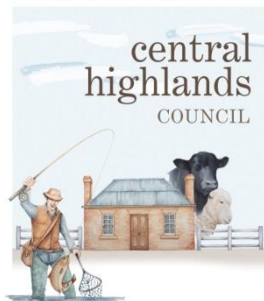
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Office 19 Alexander Street, Bothwell during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@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	James Faulkner - Allure Building Design		
Postal Address	2/18 Smith Street	Phone No:	0400 020 908
	North Hobart TAS	7000	Fax No:
Email address	james@allurebuildingdesign.com.au		
Owner/s Name (if not Applicant)	Jessica Downie		
Postal Address	3289 Highland Lakes Road	Phone No:	0438 073 656
	Bothwell TAS	7030	Fax No:
Email address:	jess@dungrove.com.au		

Description of proposed use and/or development:

Address of new use and development:	7 Patrick Street, Bothwell TAS 7030			
Certificate of Title No:	Volume No	D.29974	Lot No:	1
Description of proposed use or development:	Proposed demolition and extension.			
Current use of land and buildings:	Residential			
Proposed Material	What are the proposed external wall colours	White "or Similar"	What is the proposed roof colour	Green "or Similar"
	What is the proposed new floor area m ² .	190.00 m2	What is the estimated value of all the new work proposed:	\$ 50,000.00

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

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

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 ☐

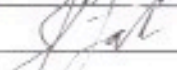
No ☒

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)

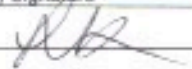
Applicant Name: (Please print)

James Faulkner

Date

30/06/2023

Land Owner(s) Signature



Land Owners Name (please print)

Jessica Downie

Date

30/06/2023

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 	

SEARCH OF TORRENS TITLE

VOLUME 29974	FOLIO 1
EDITION 6	DATE OF ISSUE 24-Aug-2016

SEARCH DATE : 17-May-2023

SEARCH TIME : 04.31 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Diagram 29974

Being the land described in Conveyance No. 62/6043

Derivation : Part of Location to A. Reid.

Prior CT 4300/23

SCHEDULE 1

M586895 TRANSFER to JESSICA KATE DOWNIE Registered
24-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E59486 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 24-Aug-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



2/18 Smith Street
North Hobart, TAS 7000
0400 020 908

03/07/2023

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

To whomever it may concern,

RE: 7 Patrick Street, Bothwell 7030 – Proposed Dwelling Extension & Partial Demolition

The following attachments have been included as part of the Proposed Dwelling Extension to the address mentioned above:

- Registered Folio Plan & Text
- Application Form
- Architectural plans (Including Site Plan, Floor Plans and Elevations)

The proposal is to remove several existing add on extensions and replace them with a much more suitable and functional open plan living with a new bathroom and Laundry.

The main façade and original dwelling are to remain in their current form with weatherboards and paintwork refurbished as required. Therefore, the development will make no alter to the existing frontage to Patrick Street.

Please refer to the information provided for a full understanding of the proposal and how it complies Planning Scheme requirements.

Feel free to contact me if you have any queries or concerns. Otherwise please proceed with your assessment & I look forward to hearing from you soon.

Yours Faithfully,

James Faulkner

Allure Building Design

E: james@allurebuildingdesign.com.au

P: 0400 020 908

A: 2/18 Smith Street, North Hobart 7000

DEVELOPMENT APPLICATION

Project:
PROPOSED EXTENSION
Address:
7 PATRICK STREET, BOTHWELL
For:
JESS DOWNIE
Date:
28/06/2023
Job No.:
BOTH.PATR.0007



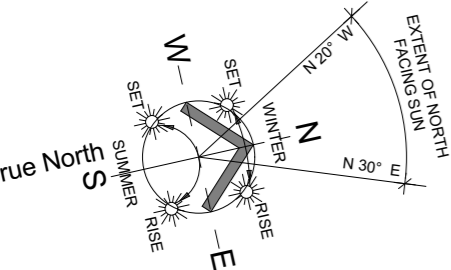
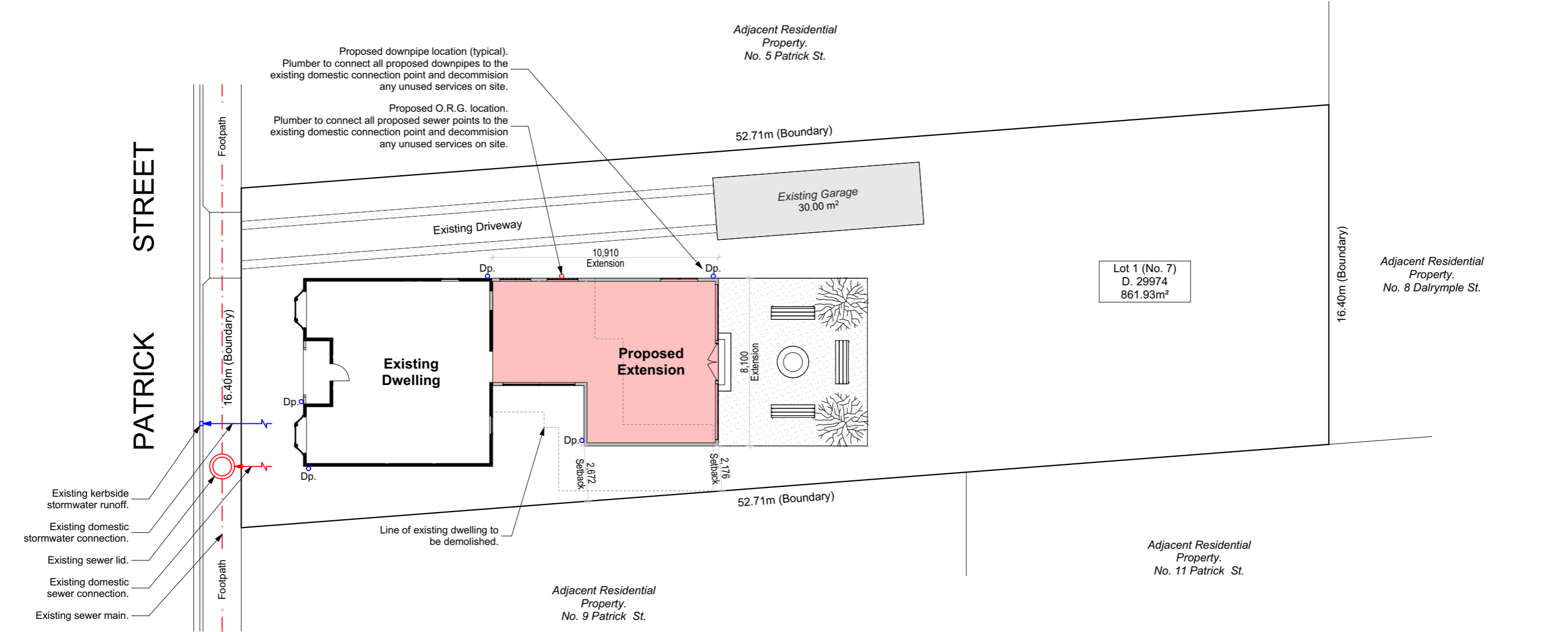
2/18 Smith Street, North Hobart TAS 7000
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095

Drawing Register

Pg No:	Layout Name	Date	Rev	Scale	Size
DA00	Cover Sheet	28/06/2023			A3
DA01	Proposed Site Plan	28/06/2023		1:200	A3
DA02	Existing Floor Plan	28/06/2023		1:100	A3
DA03	Proposed Floor Plan	28/06/2023		1:100	A3
DA04	Existing Elevations	28/06/2023		1:100	A3
DA05	Proposed Elevations	28/06/2023		1:100	A3
DA06	Shadow Diagram - June 21 (9am)	28/06/2023		1:200	A3
DA07	Shadow Diagram - June 21 (12pm)	28/06/2023		1:200	A3
DA08	Shadow Diagram - June 21 (3pm)	28/06/2023		1:200	A3

Proposed Site Plan

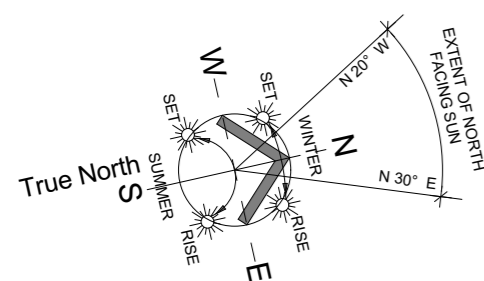
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ISSUE: Development Application		DESCRIPTION: PROPOSED EXTENSION	
PROPOSED AREA SCHEDULE		ADDRESS: 7 PATRICK STREET, BOTHWELL	
SITE		FOR: JESS DOWNIE	
SURFACE COVER		TITLE Proposed Site Plan	
BUILDING COVER		DRAWN JF	
PERMEABILITY		DATE 28/06/2023	
		SHEET DA01 JOB BOTH.PATR.0007	

2/18 Smith Street, North Hobart TAS 7000
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095

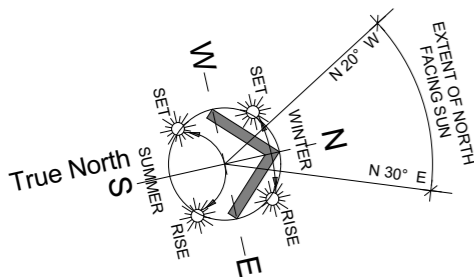
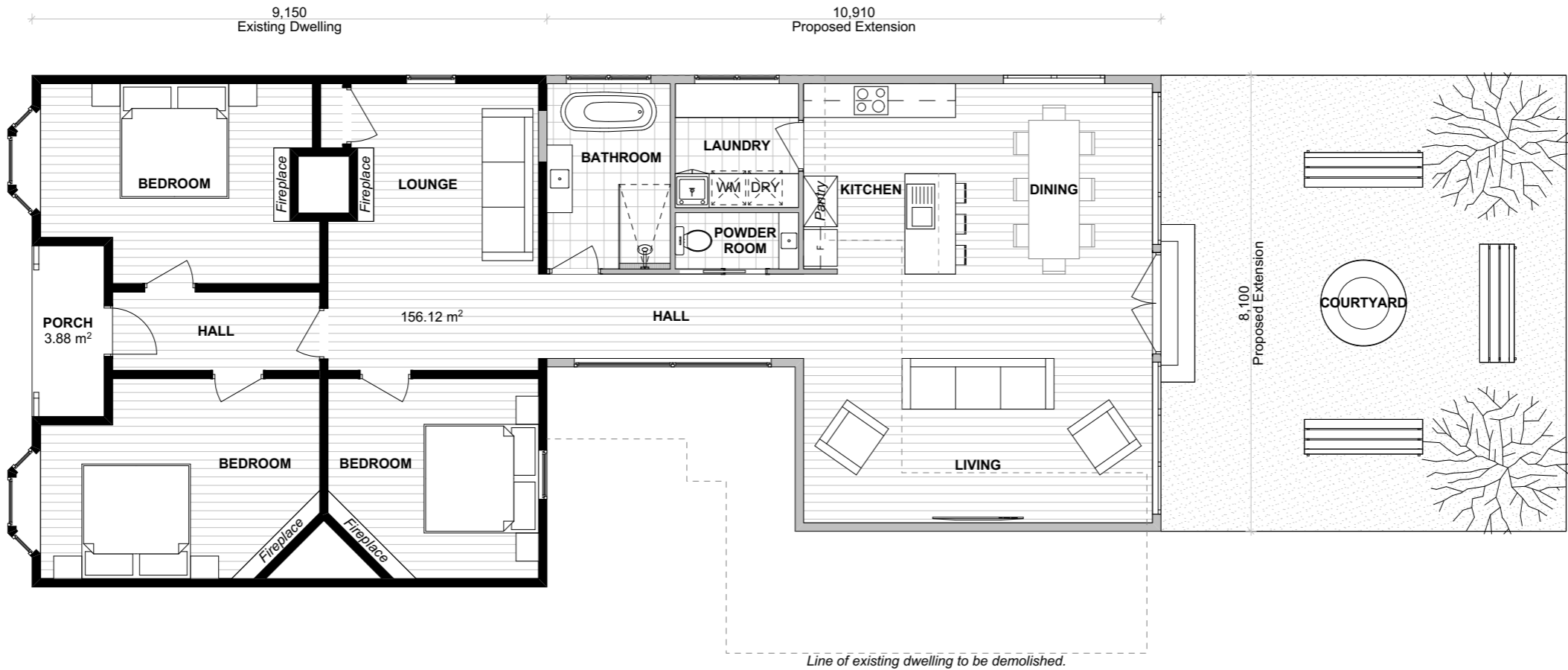
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ISSUE: Development Application				<u>DESCRIPTION:</u> PROPOSED EXTENSION		<div><p>2/18 Smith Street, North Hobart TAS 7000 PH: 0400 020 908 info@allurebuildingdesign.com.au Building Designer No. 147104095</p></div>
EXISTING AREA SCHEDULE		PROPOSED AREA SCHEDULE		<u>ADDRESS:</u> 7 PATRICK STREET, BOTHWELL		
<u>EXISTING:</u> HOUSE 143.71 m ² PORCH 3.88 m ² GARAGE 30.00 m ²		<u>PROPOSED:</u> HOUSE 156.12 m ² PORCH 3.88 m ² GARAGE 30.00 m ²		<u>FOR:</u> JESS DOWNIE		
<u>TOTAL</u> 177.59 m ² 19.12 SQ		<u>TOTAL</u> 190.00m ² 20.45 SQ		<u>TITLE</u> Existing Floor Plan <u>DRAWN</u> JF <u>DATE</u> 28/06/2023 <u>SHEET</u> DA02 <u>JOB</u> BOTH.PATR.0007		

Proposed Floor Plan

Scale: 1:100 - A3

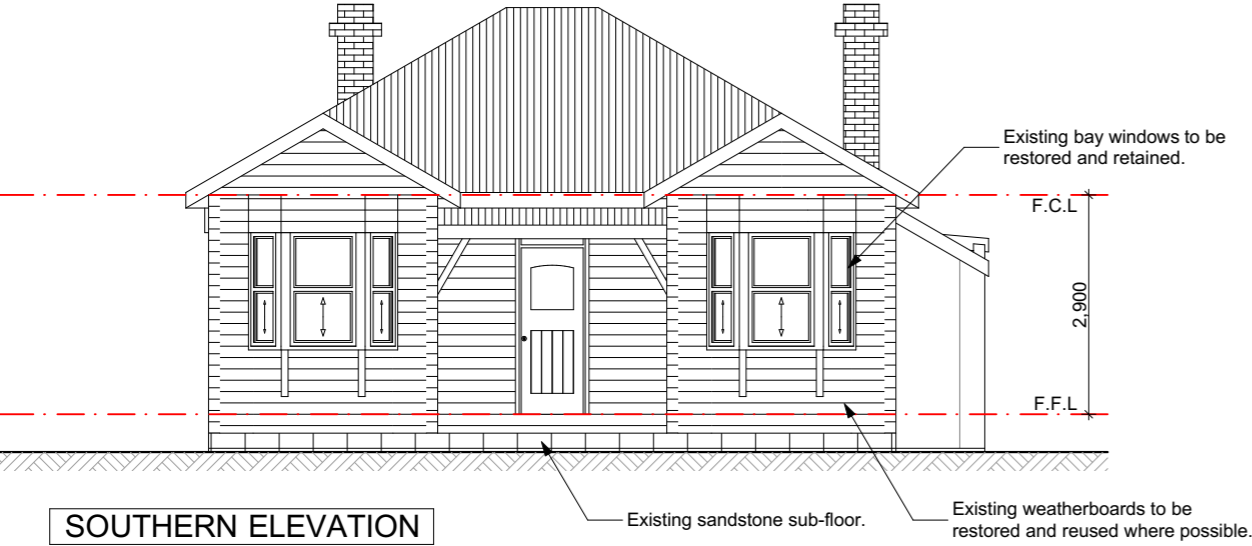
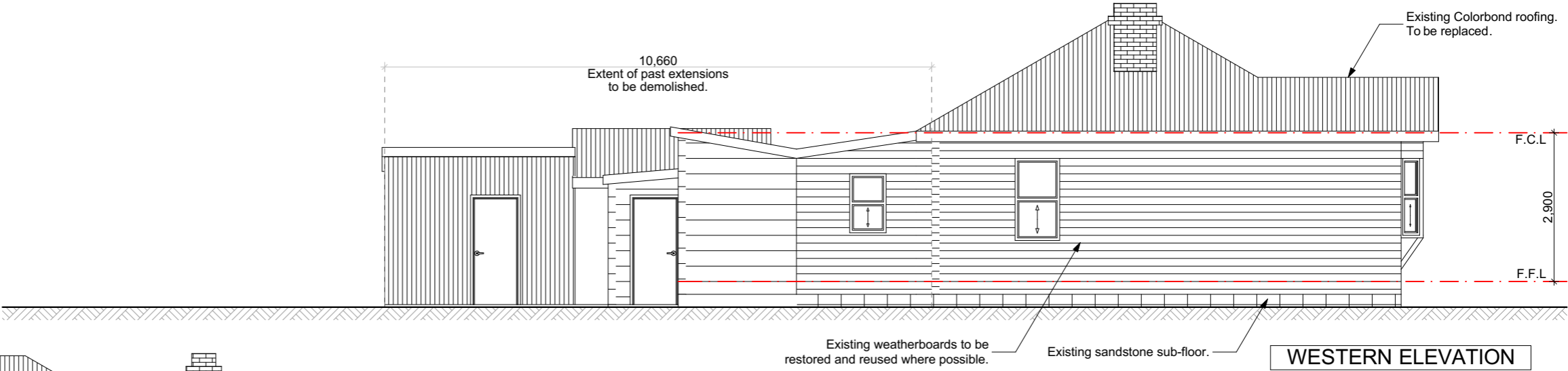
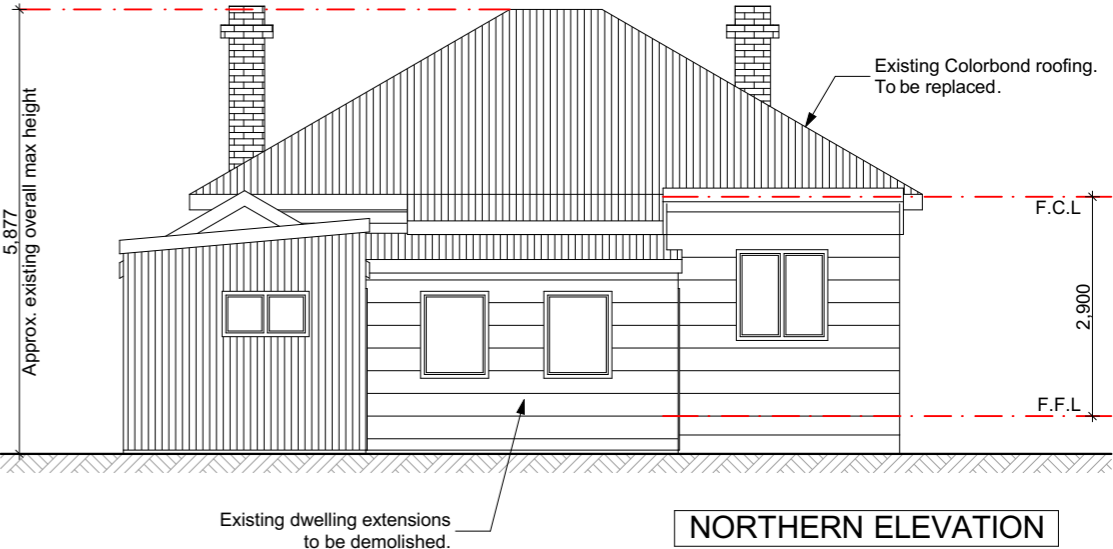
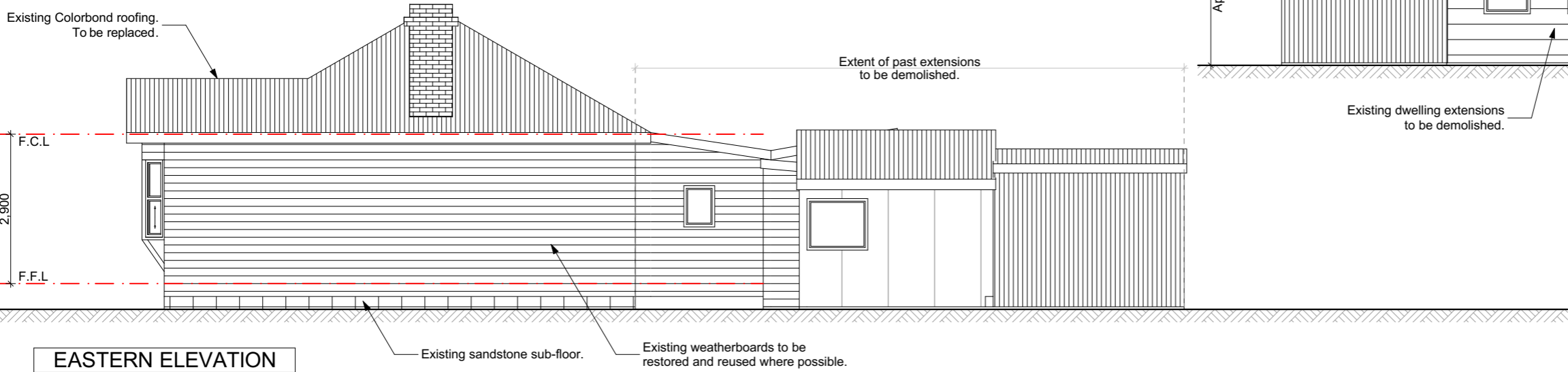


ISSUE: Development Application				DESCRIPTION: PROPOSED EXTENSION	
EXISTING AREA SCHEDULE		PROPOSED AREA SCHEDULE		ADDRESS: 7 PATRICK STREET, BOTHWELL	
EXISTING:		PROPOSED:		FOR: JESS DOWNIE	
HOUSE	143.71 m ²	HOUSE	156.12 m ²	TITLE Proposed Floor Plan	
PORCH	3.88 m ²	PORCH	3.88 m ²		
GARAGE	30.00 m ²	GARAGE	30.00 m ²		
TOTAL	177.59 m ²	TOTAL	190.00m ²	DRAWN JF	
	19.12 SQ		20.45 SQ	DATE 28/06/2023	
				SHEET DA03 JOB BOTH.PATR.0007	
				2/18 Smith Street, North Hobart TAS 7000	
				PH: 0400 020 908	
				info@allurebuildingdesign.com.au	
				Building Designer No. 147104095	



Existing Elevations

Scale: 1:100 - A3



ISSUE: Development Application

DESCRIPTION: PROPOSED EXTENSION

ADDRESS: 7 PATRICK STREET, BOTHWELL

FOR: JESS DOWNIE

TITLE Existing Elevations

DRAWN JF

DATE 28/06/2023

SHEET DA04

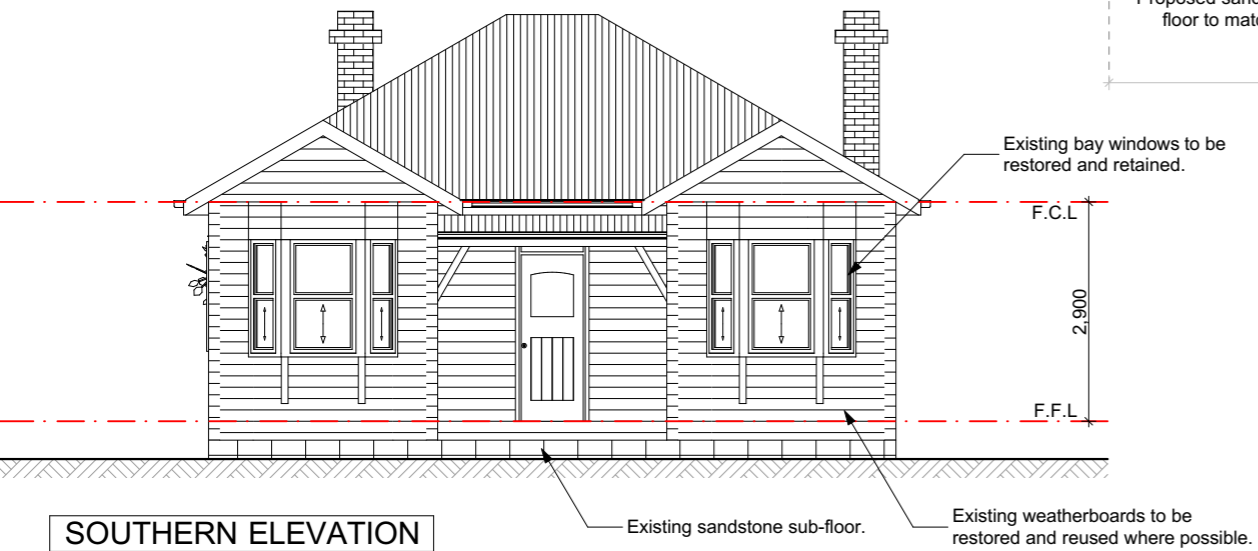
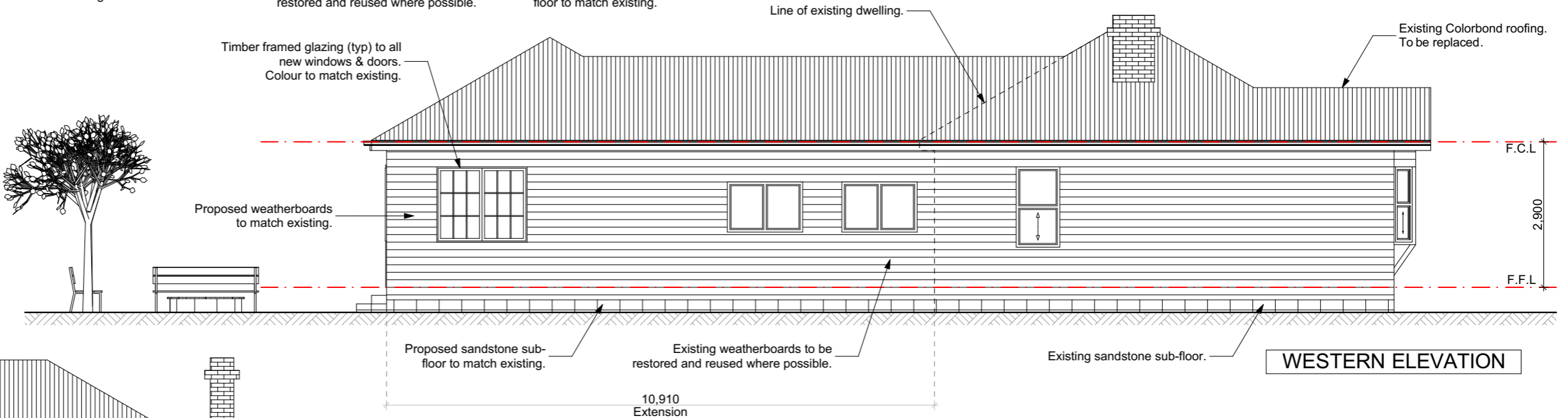
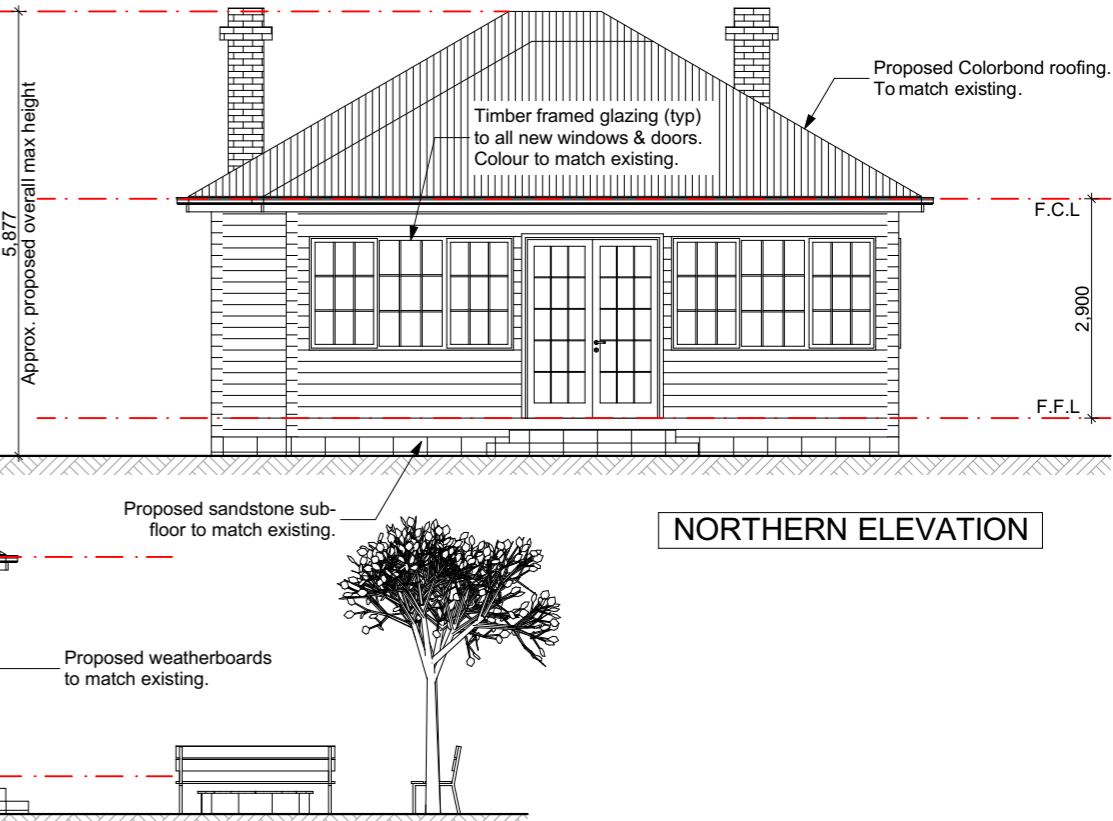
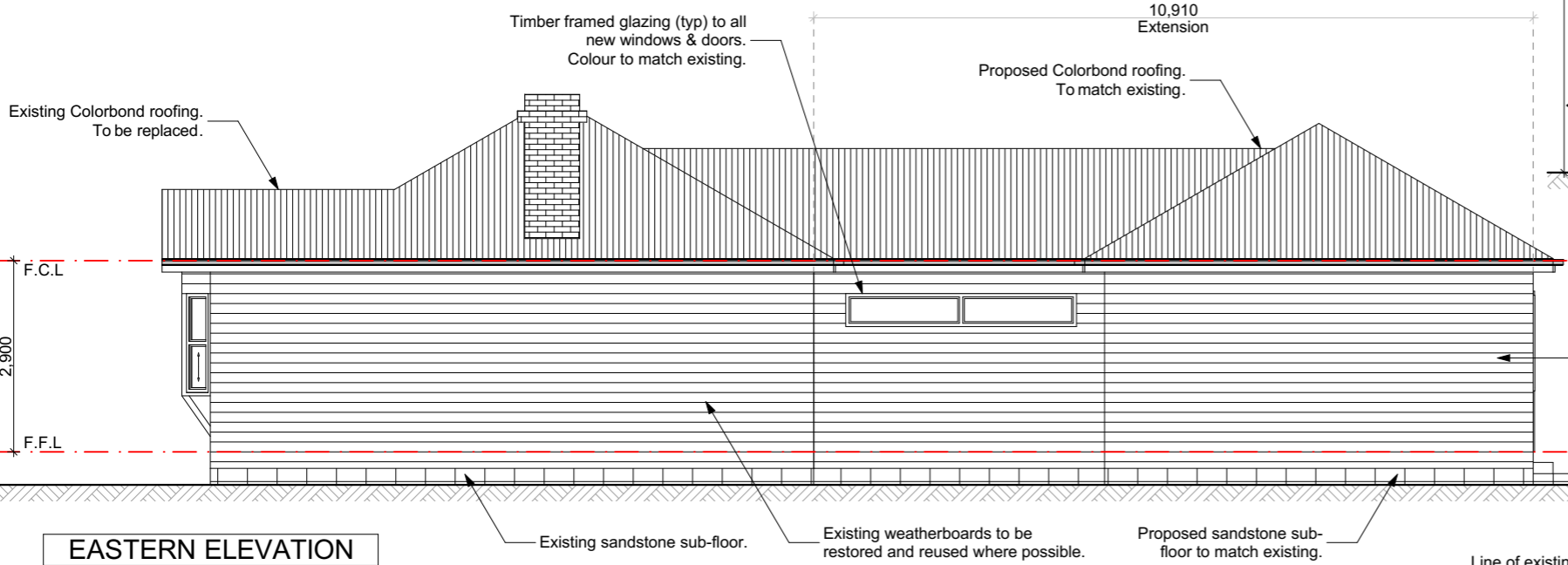
JOB BOTH.PATR.0007


ALLURE
BUILDING DESIGN

2/18 Smith Street, North Hobart TAS 7000
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095

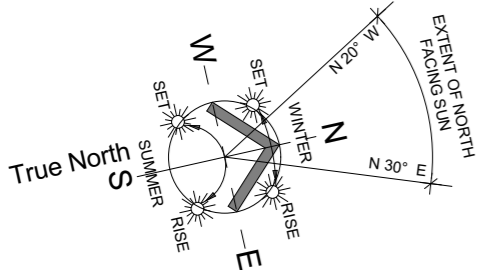
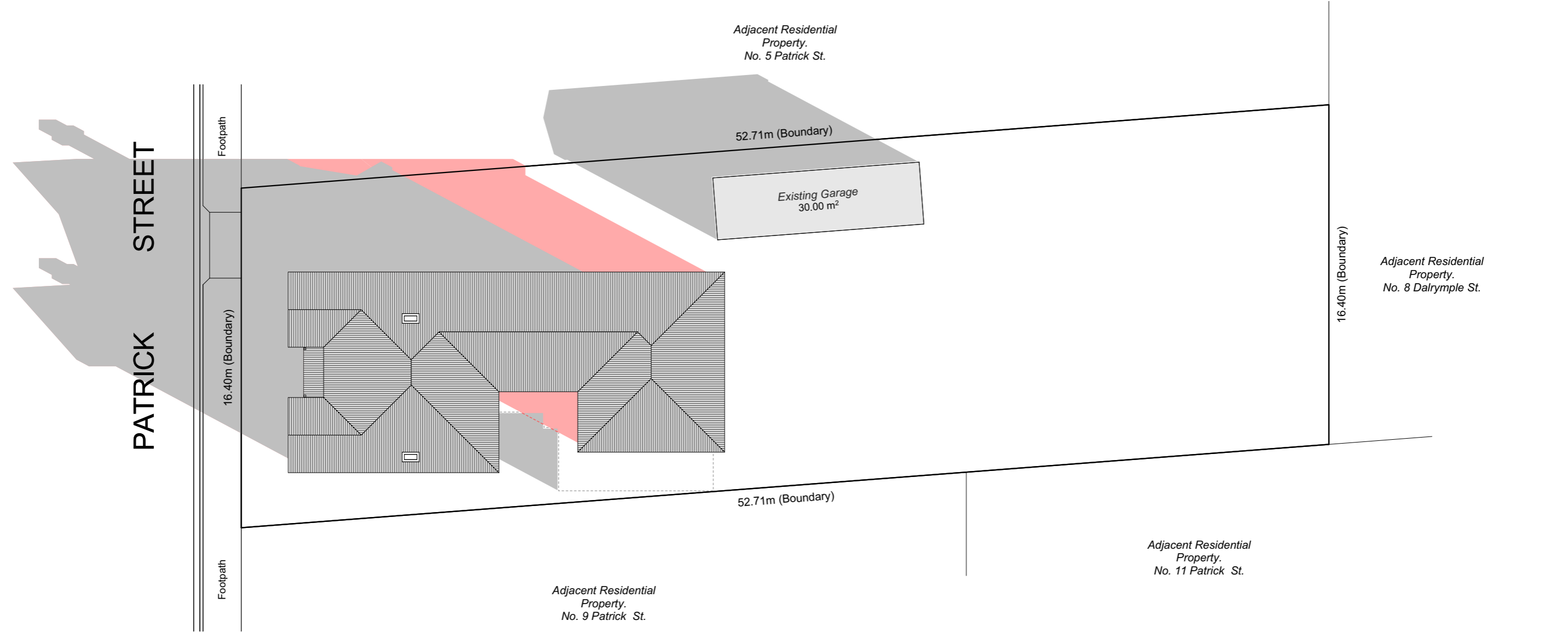
Proposed Elevations
 Scale: 1:100 - A3



ISSUE: Development Application		<div></div> <div>2/18 Smith Street, North Hobart TAS 7000 PH: 0400 020 908 info@allurebuildingdesign.com.au Building Designer No. 147104095</div>
DESCRIPTION: PROPOSED EXTENSION		
ADDRESS: 7 PATRICK STREET, BOTHWELL		
FOR: JESS DOWNIE		
TITLE Proposed Elevations		
DRAWN JF	DATE 28/06/2023	
SHEET DA05	JOB BOTH.PATR.0007	

Shadow Diagram - June 21 (9am)

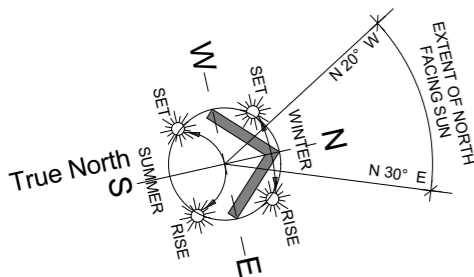
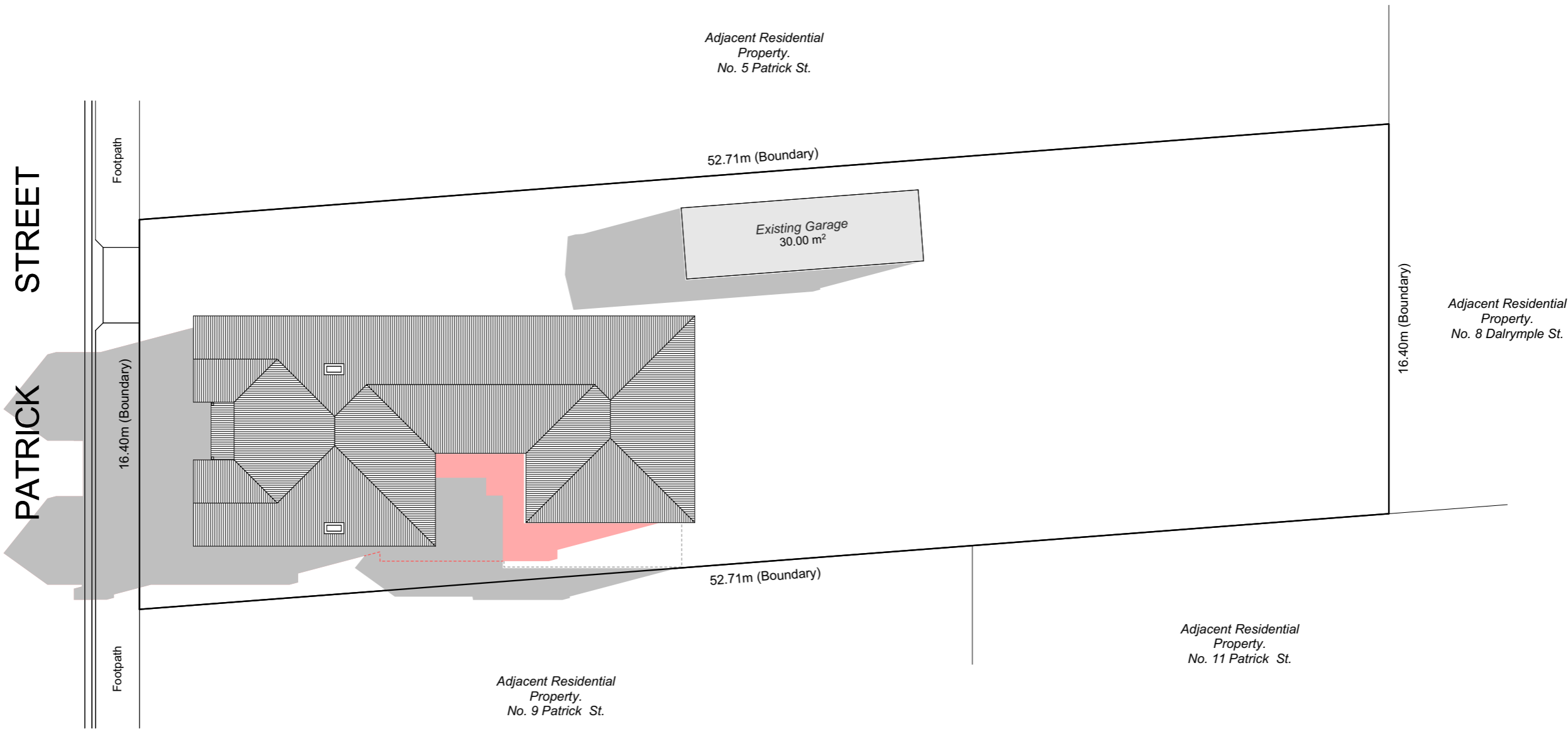
Scale: 1:200 - A3



<div><div></div>Existing shadow line</div> <div><div></div>Proposed shadow line</div>	ISSUE: Development Application		DESCRIPTION: PROPOSED EXTENSION	
	PROPOSED AREA SCHEDULE		ADDRESS: 7 PATRICK STREET, BOTHWELL	
	SITE 861.93m ² SURFACE COVER 000.00m ² / 00.00% BUILDING COVER 190.00m ² / 22.04% PERMEABILITY 672.06m ² / 77.96%		FOR: JESS DOWNIE	
TITLE Shadow Diagram - June 21 (9am)				
DRAWN JF				
		DATE 28/06/2023		
		SHEET DA06 JOB BOTH.PATR.0007		
<div><div>ALLURE</div><div>BUILDING DESIGN</div></div> <div>2/18 Smith Street, North Hobart TAS 7000 PH: 0400 020 908 info@allurebuildingdesign.com.au Building Designer No. 147104095</div>				

Shadow Diagram - June 21 (12pm)

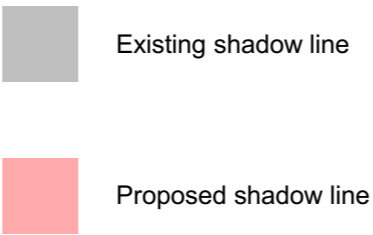
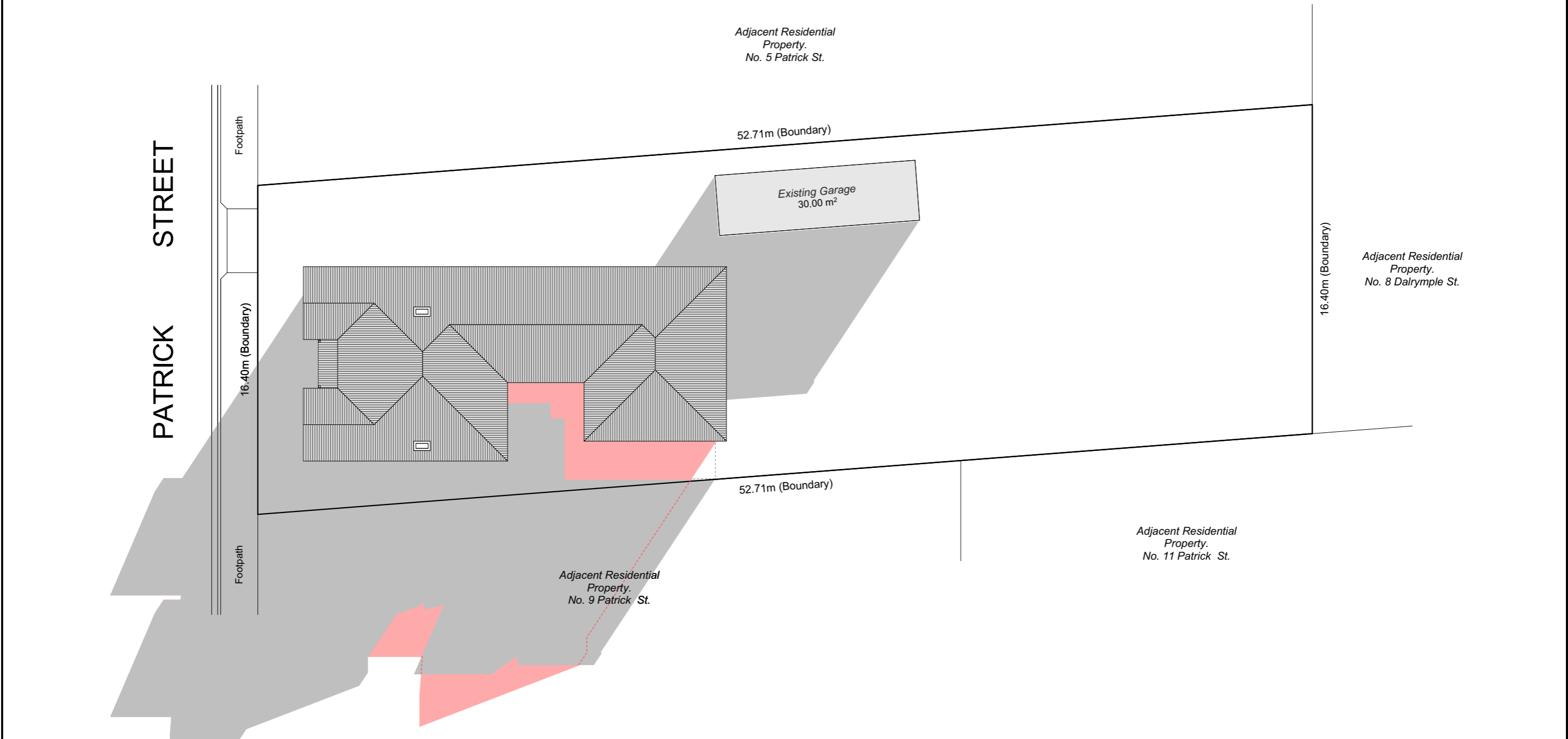
Scale: 1:200 - A3



<div><div></div><div>Existing shadow line</div></div> <div><div></div><div>Proposed shadow line</div></div>	ISSUE: Development Application		DESCRIPTION: PROPOSED EXTENSION		<div><div></div><div>ALLURE</div><div>BUILDING DESIGN</div></div> <div>2/18 Smith Street, North Hobart TAS 7000</div> <div>PH: 0400 020 908</div> <div>info@allurebuildingdesign.com.au</div> <div>Building Designer No. 147104095</div>
	PROPOSED AREA SCHEDULE		ADDRESS: 7 PATRICK STREET, BOTHWELL		
			FOR: JESS DOWNIE		
SITE 861.93m ²		TITLE Shadow Diagram - June 21 (12pm)			
SURFACE COVER 000.00m ² / 00.00%		DRAWN JF			
BUILDING COVER 190.00m ² / 22.04%		DATE 28/06/2023			
PERMEABILITY 672.06m ² / 77.96%		SHEET DA07		JOB BOTH.PATR.0007	

Shadow Diagram - June 21 (3pm)

Scale: 1:200 - A3



ISSUE: Development Application		DESCRIPTION: PROPOSED EXTENSION
PROPOSED AREA SCHEDULE		ADDRESS: 7 PATRICK STREET, BOTHWELL
SITE		FOR: JESS DOWNIE
SURFACE COVER		861.93m ²
BUILDING COVER		000.00m ² / 00.00%
PERMEABILITY		190.00m ² / 22.04%
DATE		28/06/2023
SHEET		DA08
JOB		BOTH.PATR.0007
TITLE		Shadow Diagram - June 21 (3pm)
DRAWN		JF
DATE		28/06/2023
SHEET		DA08
JOB		BOTH.PATR.0007

ALLURE
BUILDING DESIGN

2/18 Smith Street, North Hobart TAS 7000
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095



PLANNING COMPLIANCE REPORT:
In support of the Proposed Extension at
7 Patrick Street, Bothwell TAS

Accompanying Report to support a Planning Permit Application
lodged by:
Allure Building Design

(July 2023)

Document Control

Rev No.	Date	Revision Details

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Introduction

The following response is provided as requested on the 7/7/23 via request for additional information (DA 2023/37).

As instructed the response below is to address *CHI-C6.2.1 Bothwell Heritage Precinct (Design Criteria/Conservation Policy)*.

The proposed dwelling extension is to be completed and maintained by the Owner.

Owner Details

Jessica Downie

3289 Highland Lakes Road
Bothwell
TAS 7030

PH: 0438 073 656

E: jess@dungrove.com.au

Subject Site

Site Details

The development site is located within the Bothwell township with established residential and commercial properties surrounding. The site currently consists of the original 3-bedroom house with additional extensions added to the rear over time consisting of a kitchen, laundry, and bathroom. There is also a detached shed (10.0 x 3.0) on the site.

Zone: Village



Dwelling Details

The proposal is to demolish the pre-existing extensions to the rear of the property that are of a sub-standard condition and replace it with an open plan living with a laundry and bathroom. Maintaining the original house and façade in its original state.

Use Class: Residential

Response to Planning Codes

CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE

CHI-Table C6.2 LOCAL HERITAGE PRECINCTS

CHI-C6.2.1 Bothwell Heritage Precinct (Design Criteria/Conservation Policy)

Acceptable Solutions

- a) The proposed development/alterations have made a concerted effort to ensure that the form lines of the proposal, the materials & colours are all to compliment/match the features of the existing dwelling.
- b) The additions have been designed in a way so that they do not protrude past the setbacks of the existing dwelling and therefore have no impact on the existing streetscape. The proposal does not plan to change any features of the front façade of the house.
- c) Once complete, with careful matching of materials and colours, the addition will seem as if it is part of the original dwelling and has purposely been designed this way.
- d) The new additions are minor in scale and do not exceed the ridge height of the existing dwelling. All colours and materials are to match the existing dwelling.
- e) All setbacks of the proposed additions are the same or less than the existing part of the dwelling to be demolished. Therefor the development reduces the visual dominance of the dwelling to neighbouring properties.
- f) All works are proposed at the rear of the dwelling.

Conclusion

With a detailed assessment undertaken of the proposed development in accordance with *CHI-C6.2.1 Bothwell Heritage Precinct (Design Criteria/Conservation Policy)* the following conclusion can be drawn on this proposal:

The proposed design to be undertaken at 7 Patrick Street, Bothwell is respectful and complimentary to the existing Neighbourhood character and is designed in a manner so that the building heights and articulation will provide adequate spacing between the proposal and adjoining properties. All in accordance with *CHI-C6.2.1 Bothwell Heritage Precinct (Design Criteria/Conservation Policy)*. It is felt that the proposal is a minor scale development in relation to the land size it is on.

It is proposed for all the above reasons that this application for the proposed additions at 7 Patrick Street, Bothwell should be supported by the Central Highlands Council with the delegation available to the officers of the Municipality.