

DISCRETIONARY APPLICATION For Public Display

Applicant:

Rainbow Building Solutions

Location:

6 Barrack Street, Bothwell

Proposal:

Addition to Fire Station

DA Number:

DA 2024/34

Date Advertised:

17 June 2024

Date Representation Period Closes:

01 July 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



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

					J	.,
Applicant / Ov	vner Details:					
Applicant Name	Nick Smith of Rainbow Building Solutions					
Postal Address	139 Main Road, So	rell TAS 7172		Phone No:	1300737	910
				Fax No:		
Email address	nick@rainbowbuildi	ng.com.au				
Owner/s Name (if not Applicant)	State Fire Commis	ssion				
Postal Address	Level 7 / 7 Liverpo	ool St		Phone No:		
	Hobart TAS		7000	Fax No:		
Email address:						
Description of	proposed use and/	or developme	nt:			
Address of new use and development:	6 Barrack Street, Bo	othwell (Bothwe	ell Fire St	ation)		
Certificate of Title No:	Volume No 123330		Lot No:	1		
Description of proposed use or development:	Rear patio for doo	r coverage			/ /Shed / F	welling /Additions/ Demolition Farm Building / Carport / Pool or detail other etc.
	Fire station					there any existing buildings
Current use of land and buildings:				on this title? If yes, what is the main building used as?		
					J	
Proposed Material	What are the proposed external wall colours	NA		What is the propose	d roof colour	Pale Eucalypt
	What is the proposed new floor area m ² .	62.0		What is the estimate all the new work pro		\$ 27500

Is proposed development to be staged:	Yes 🗀	No 🛂 ,	lick ✔
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	Applicant Name (Please print)	Date
4	Nick Smith of Rainbow Building Solutions	30.05.2024
(if not the Owner)		
Land Owner(s) Signature	Land Owners Name (please print)	_ Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

Information & Checklist sheet 1. A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant. A current copy of the Certificate of Title for all lots involved in the proposal. The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer. 3. Two (2) copies of the following information -An analysis of the site and surrounding area setting out accurate descriptions of the following topography and major site features including an indication of the type and extent of native (i) vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; existing pedestrian and vehicle access to the site; (iv) (v) any existing buildings on the site; adjoining properties and their uses; and (vi) (vii) soil and water management plans. A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not b) less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -(i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; (xi) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.

Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has

been received.

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 \checkmark 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)

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

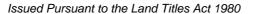
Post: 19 Alexander Street, BOTHWELL 7030

In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

SEARCH DATE : 30-May-2024 SEARCH TIME : 04.03 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Diagram 123330

Derivation: Whole of lot 41767 granted to STATE FIRE

COMMISSION

SCHEDULE 1

STATE FIRE COMMISSION

SCHEDULE 2

355/42 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



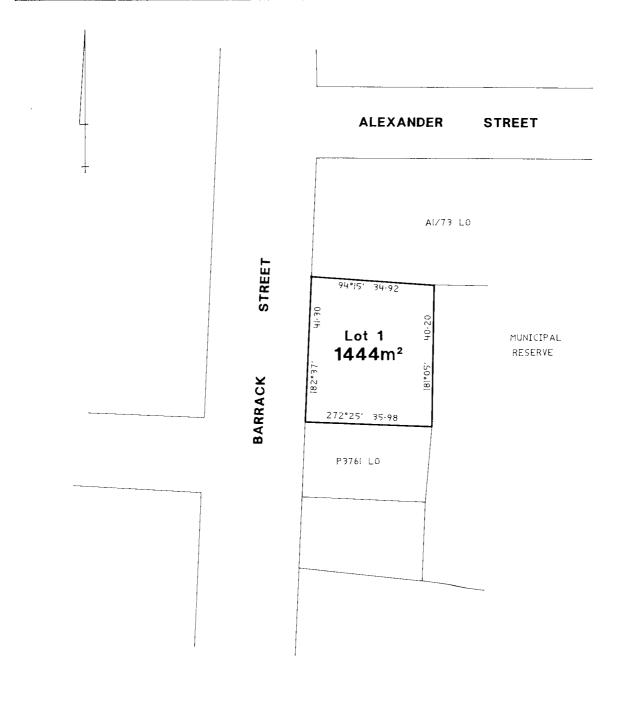
FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

Owner: THE CROWN			PLAN OF TITLE		Registered Number:
			of land situated in the		D123330
Title Reference:		т	OWN OF BOTHWE	LL	D 120000
			SECTION B		3 0 JUL 1996
Grantee: Whole of Lot STATE FIRE (41767 Granted to COMMISION	СОМР	ILED FROM <u>P376LLO</u>		Wir In Olim
		SCALE I:	750 MEASUREMENTS	N METRES	Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105	LAST UPI No.)2271	LAST SURVEY PLAN No. P3761 LO		STING SURVEY NUMBERS TO BE REFERENCED ON THIS PLAN



9633|8|

Search Date: 30 May 2024 Search Time: 04:03 PM Volume Number: 123330 Revision Number: 01 Page 1 of 1



Client Name State Fire Commission - Bothwell Fire Station Client Email nick@rainbowbuilding.com.au_ Client Phone 0407843613 Client Signature



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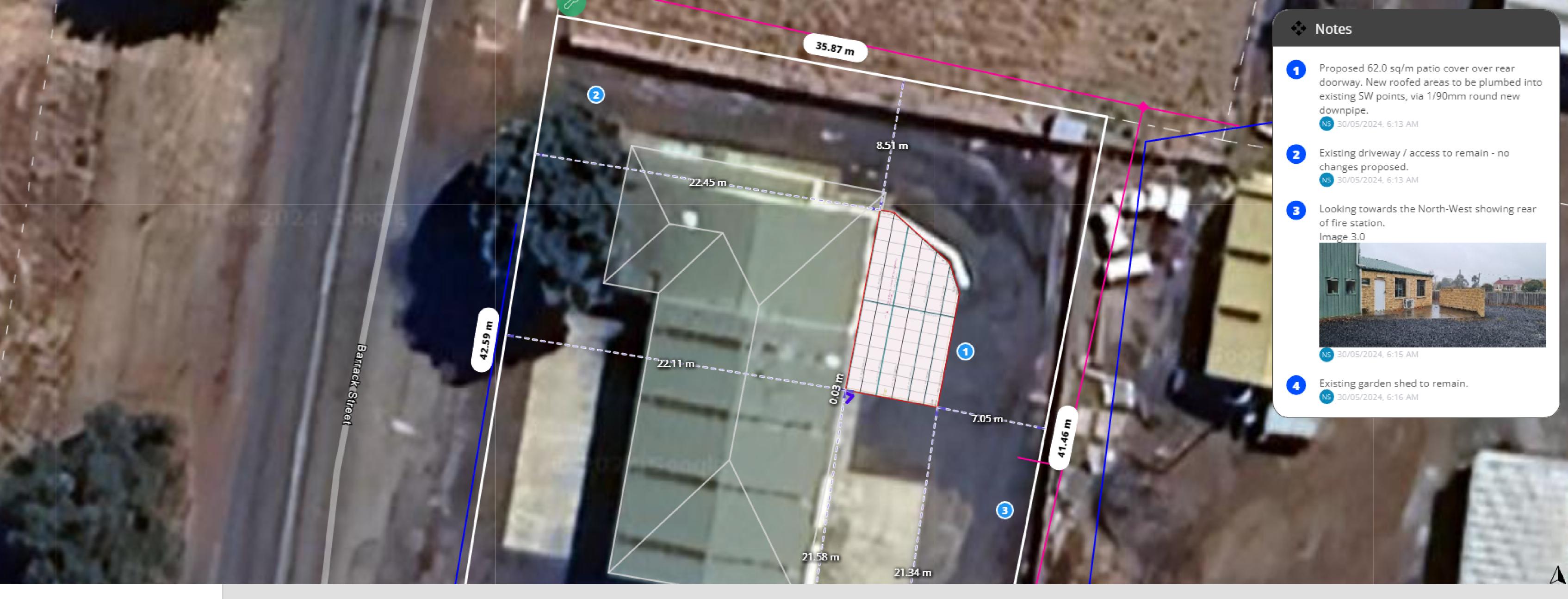
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Generated by	Phone	Sheet name	Lic no.
Nick Smith		Site Plan	181916529
nick@rainbowbuilding.com.au			
Property Details 6 Barrack St, Bothwell, TAS 7030, Australia 1/123330		Design Title: 0	Scale 1:500
Central Highlands Lot/DP: 1/123330		Date Thu May 30 2024	0m 5m 10m



Client Name State Fire Commission - Bothwell Fire Station Client Email nick@rainbowbuilding.com.au_ Client Phone 0407843613 Client Signature _____



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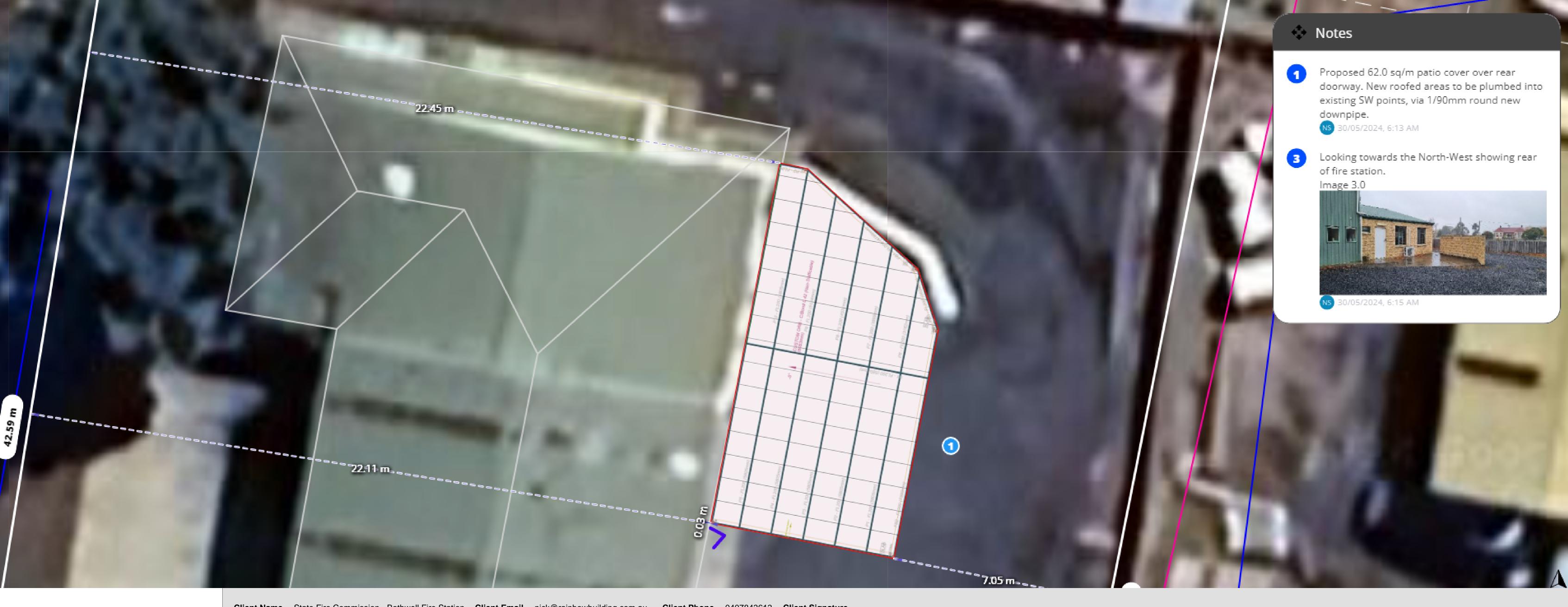
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Nick Smith		Site Plan	181916529
nick@rainbowbuilding.com.au			
Property Details 6 Barrack St, Bothwell, TAS 7030, Australia 1/123330		Design Title: 0	Scale 1:200
Central Highlands Lot/DP: 1/123330		Date Thu May 30 2024	0m 2.5m 5m



Client Name State Fire Commission - Bothwell Fire Station Client Email nick@rainbowbuilding.com.au_ Client Phone 0407843613 Client Signature _____



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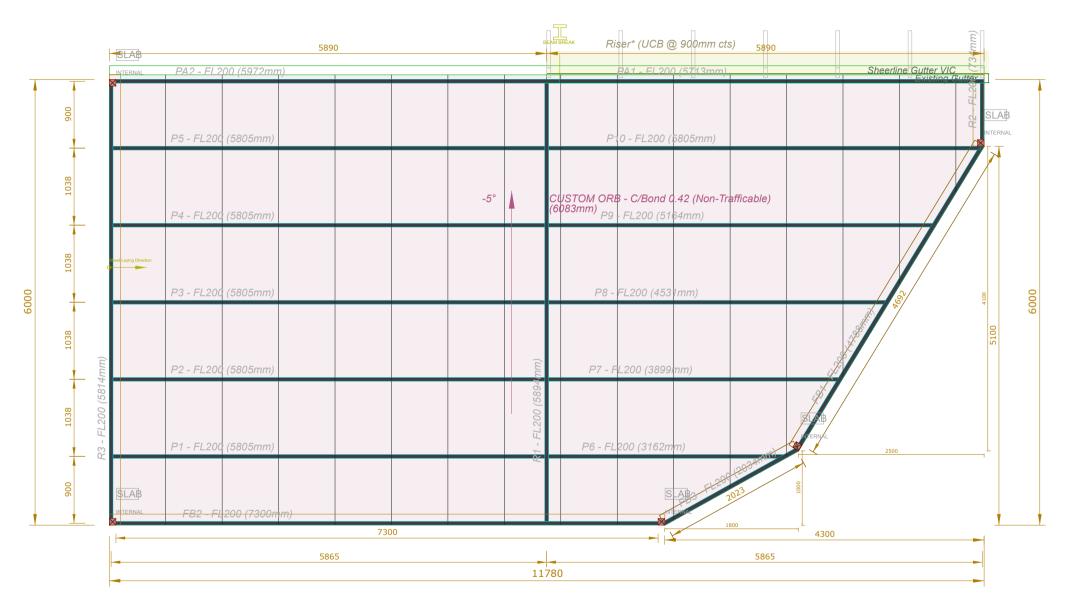
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	Nick Smith		Site Plan	181916529	
	nick@rainbowbuilding.com.au				
Property Details 6 Barrack St, Bothwell, TAS 7030, Australia 1/123330		23330	Design Title: 0	Scale 1:100	
	Central Highlands		Date Thu May 30 2024	0m 1m 2m	

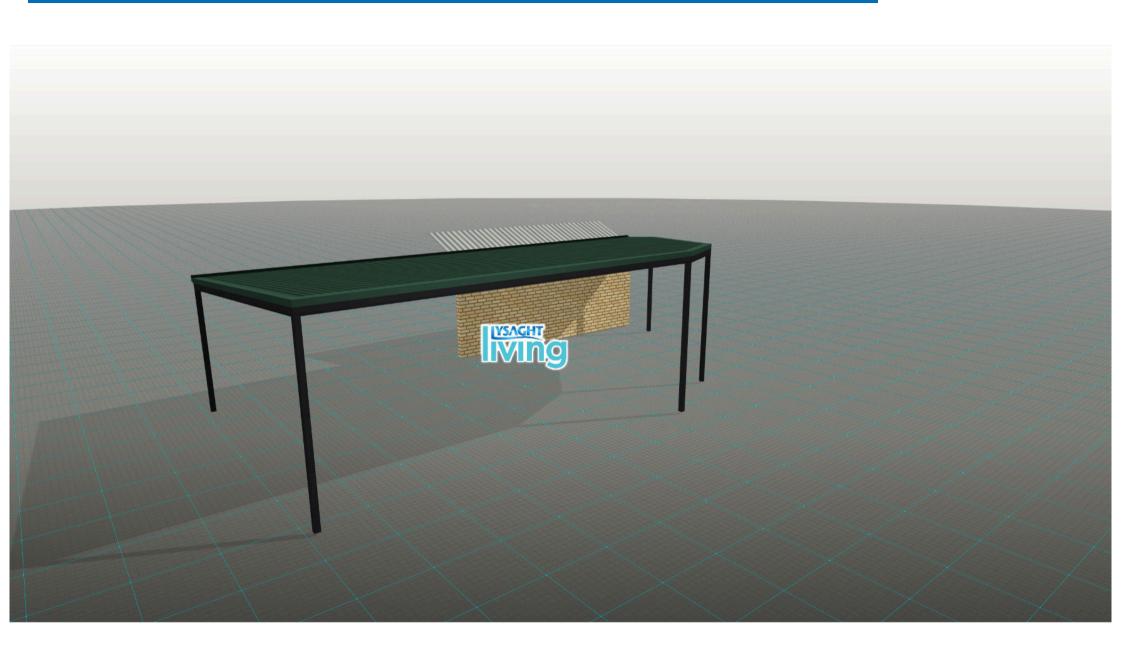




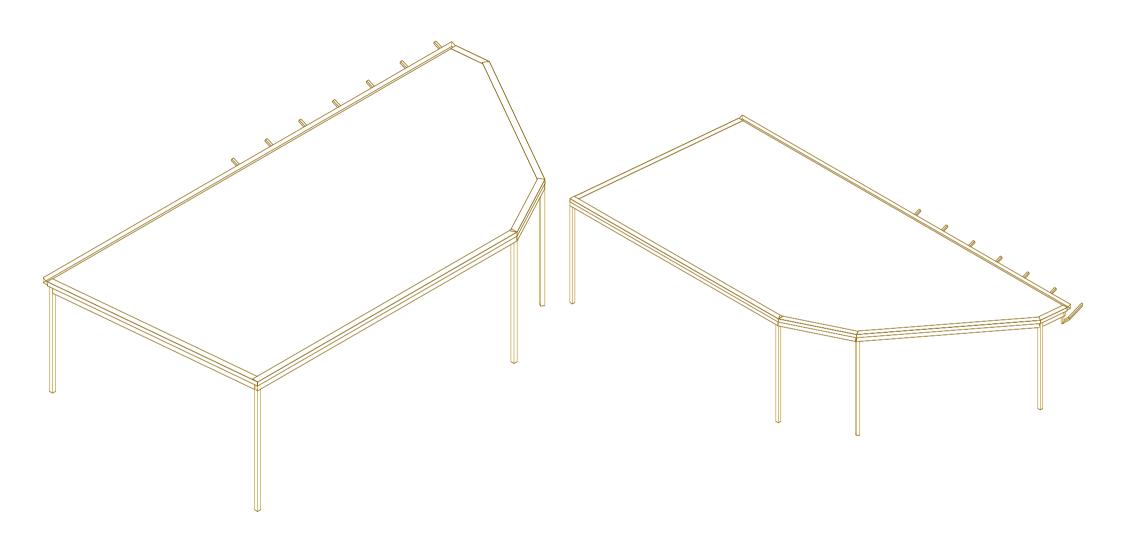
Full Plan Layout

LAYOUT - 3D RENDER



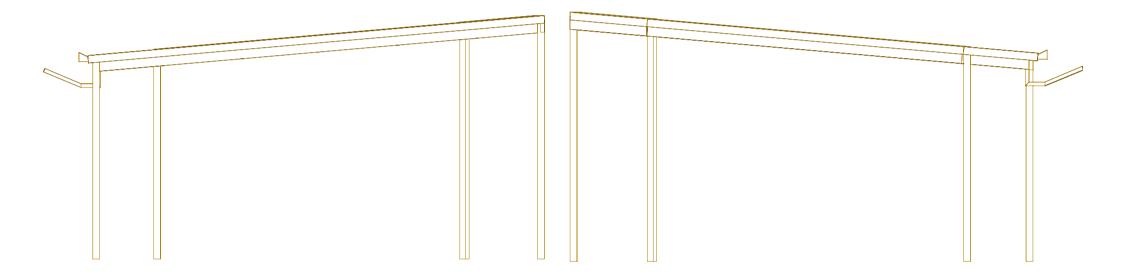






Isometric 1 Isometric 2





Left Elevation Right Elevation



[Area 1 has no bored piers: This section is intentionally left blank]

