



# PUBLIC NOTICE DETAILS

## PLANNING APPLICATION DETAILS

<b>Application Number:</b>	DA 2025/35
<b>Application Type:</b>	Discretionary Development Application
<b>Property Location:</b>	8 Patrick Street, Bothwell
<b>Proposal:</b>	Change of Use to Visitor Accommodation
<b>Applicant:</b>	S & C Finance Pty Ltd
<b>Advertising Commencement Date:</b>	30 June 2025
<b>Representation Period Closing Date:</b>	14 July 2025
<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.



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:

<b>Applicant Name</b>	S & C FINANCE PTY LTD		
<b>Postal Address</b>	PO Box 583	<b>Phone No:</b>	0431985476
	MERMMID BEACH	4218	<b>Fax No:</b> NA
<b>Email address</b>	HJPETRIE9@GMAIL.COM		
<b>Owner/s Name</b> (if not Applicant)	STEPHEN CAVILLIER		
<b>Postal Address</b>	PO Box 583	<b>Phone No:</b>	0431985476
	MERMMID BEACH	4218	<b>Fax No:</b>
<b>Email address:</b>	HJPETRIE9@GMAIL.COM		

Description of proposed use and/or development:

<b>Address of new use and development:</b>	8 PATRICK ST, BOTHWELL 7030		
<b>Certificate of Title No:</b>	<b>Volume No</b>	<b>Lot No:</b>	
	238643	1	
<b>Description of proposed use or development:</b>	AIR BNB OCCASIONALLY		
<b>Current use of land and buildings:</b>	HOME		

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?

<b>Proposed Material</b>	What are the proposed external wall colours	NA	What is the proposed roof colour	NA
	What is the proposed new floor area m <sup>2</sup> .	NA	What is the estimated value of all the new work proposed:	\$ NA

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.***

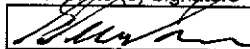
Applicant Signature

(if not the Owner)

Applicant Name (Please print)

Date

Land Owner(s) Signature



Land Owners Name (please print)

STEPHEN CAVALIER

Date

06/06/2025

Land Owner(s) Signature

Land Owners Name (please print)

Date

## Information & Checklist sheet

1. A completed Application for Planning Approval – Use and Development form. <i>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.</i>	<input type="checkbox"/>
2. A current copy of the Certificate of Title for all lots involved in the proposal. <i>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.</i>	<input type="checkbox"/>
3. Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native 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; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not 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 site; (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; (xi) any proposed private or public open space or communal space or facilities; (xii) 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.	<input type="checkbox"/>
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Tasmanian Planning Scheme - Central Highlands, 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.	<input type="checkbox"/>
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	<input type="checkbox"/>

**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

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
238643		1
EDITION	DATE OF ISSUE	
8	25-Jun-2024	
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

Town of BOTHWELL

Lot 1 on Plan 238643

Derivation : Whole of lot 35437 (Section D.) Gtd. to L.C. White

Prior CT 3539/38

### SCHEDULE 1

N194913 TRANSFER to S & C FINANCE PTY. LTD. Registered  
25-Jun-2024 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

OS 512

**VOL.**  
3539

**FOL.**  
38

**ANNEXURE TO CERTIFICATE OF TITLE**

REGISTERED NUMBER

**238643**

Lot 1 of this plan consists of all the  
land comprised in the above-mentioned  
cancelled folio of the Register

*[Signature]*

Recorder of Titles



MEAS. IN METRES

TWN. BOTHWELL

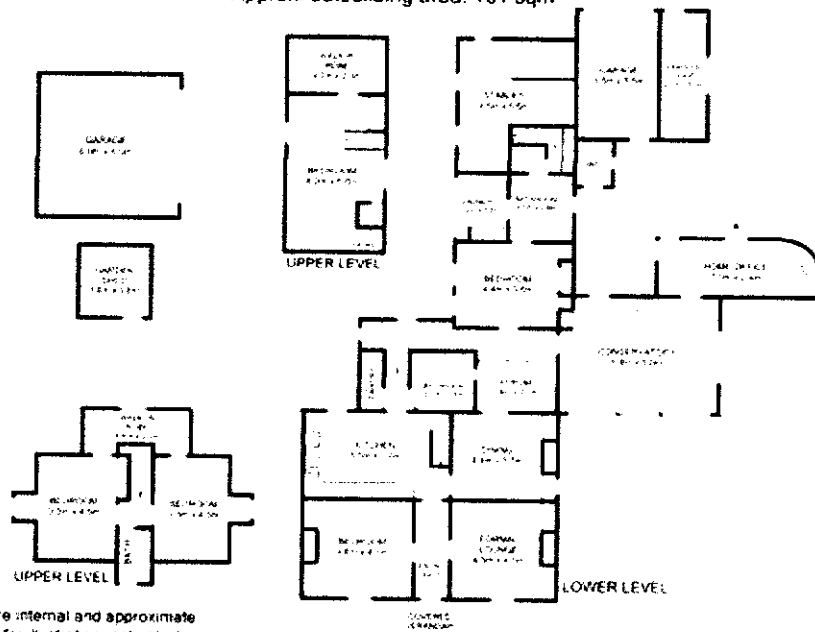
*2/6.*

PATRICK STREET





8 Patrick Street, Bothwell  
Approx. floor area: 298 sqm  
Approx. outbuilding area: 101 sqm



All measurements are internal and approximate  
This plan is a sketch for illustration: not valuation  
Produced by Open2view.com