



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	2025/39
Application Type:	Discretionary Development Application
Property Location:	9 Adelaide Street, Bothwell
Proposal:	Demolition and Clear Water Storage Reservoir with Associated Works and Services
Applicant:	MC Planners
Advertising Commencement Date:	08 August 2025
Representation Period Closing Date:	22 August 2025
Responsible Officer:	Louisa Brown, Senior Planning Officer

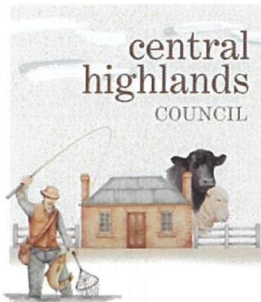
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

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.



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Email: development@centralhighlands.tas.gov.au
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 MC Planners obo TasWater Capital Delivery Office

Postal Address

2/129 Bathurst Street, Hobart

Phone No: 6288 7248

Fax No:

Email address

planning@mcplanners.com.au

Owner/s Name

Central Highlands Council

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

9 Adelaide Street, Bothwell

Certificate of Title No:

Volume No

157417/1

Lot No:

Description of proposed use or development:

Demolition and Clear Water Storage Reservoir with associated works and services.

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

Current use of land and buildings:

Water storage and infrastructure (Utilities)

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

Proposed Material

What are the proposed external wall colours

What is the proposed roof colour

What is the proposed new floor area m².

What is the estimated value of all the new work proposed:

\$ 2.4 million

Is proposed development to be staged:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Tick ✓
Is the proposed development located on land previously used as a tip site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Is the place on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Have you sought advice from Heritage Tasmania?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Has a Certificate of Exemption been sought for these works?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Signed Declaration	
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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 <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="text-align: center; margin-top: -20px;"> </div> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> (if not the Owner)	Applicant Name (Please print) <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	Date <div style="border: 1px solid black; padding: 5px; text-align: center;">04 July 2025</div>
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Land Owner(s) Signature <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="text-align: center; margin-top: -20px;"> </div>	Land Owners Name (please print) <div style="border: 1px solid black; padding: 5px;">Central Highlands Council</div>	Date <div style="border: 1px solid black; padding: 5px; text-align: center;">16 July 2025</div>
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Land Owner(s) Signature <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	Land Owners Name (please print) <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	Date <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
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✓

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.	<div style="margin-bottom: 10px; text-align: right;"><input type="checkbox"/></div> <div style="margin-bottom: 10px; text-align: right;"><input type="checkbox"/></div> <div style="text-align: right;"><input type="checkbox"/></div>
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)

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



Our Ref:
Email:
Telephone:

DA 2025/39
development@centralhighlands.tas.gov.au
(03) 6259 5503

16 July 2025

Peter Coney
MC Planners
2/129 Bathurst Street
HOBART TAS 7000

Dear Sir / Madam,

**COUNCIL CONSENT TO APPLICATION FOR PLANNING PERMIT
DEMOLITION & NEW CLEAR WATER STORAGE RESERVOIR
9 ADELAIDE STREET, BOTHWELL**

I refer to your request for landowner consent relating to a development application for the demolition and a new clear water storage reservoir at 9 Adelaide Street, Bothwell.

Consent is hereby given, pursuant to Section 52(1B) of the *Land Use Planning and Approvals Act 1993*, for the proposal outlined in DA 2025/39 prepared by MC Planners dated 04 July 2025.

The consent given by this letter is for the making of the application only insofar as that it impacts land that is owned or administered by Central Highlands Council.

Yours faithfully

Stephen Mackey
Acting General Manager

Administration & Works & Services
Tarleton Street Tel: (03) 6286 3202
Hamilton, Tasmania 7140 Fax: (03) 6286 3334

Development & Environmental Services
Alexander Street Tel: (03) 6259 5503
Bothwell, Tasmania 7030 Fax: (03) 6259 5722

website www.centralhighlands.tas.gov.au



MC Planners Ref: 25046

04 July 2025

General Manager

Central Highlands Council

Via email - development@centralhighlands.tas.gov.au

Attention: Planning Department - Lousia Brown

Dear Louisa,

DEVELOPMENT APPLICATION - CLEAR WATER STORAGE FACILITY - 9 ADELAIDE STREET, BOTHWELL (CT 157417/1)

This letter details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme - Central Highlands Council* ('the Planning Scheme').

In our assessment, the proposal is discretionary solely owing to its location within a historic heritage precinct. Specifically, the application generates the following discretions under the planning scheme:

- C6.7.1 (P1) Demolition within a local heritage precinct; and
- C6.7.3 (P1) Buildings and works excluding demolition.

The following documents are enclosed in support of the application:

- Attachment A - Proposal Plans
- Attachment B - Visual Impact Assessment
- Attachment C - Title Information

1. Site Location and Context

The development is located at 9 Adelaide Street, Bothwell, which is identified by PID 5013759 and CT 157417/1. The site is owned by the Central Highlands Council and has a total area of 4.57ha and 20m of frontage to Adelaide Street to the east (see Figure 1). The site also has frontages to undeveloped road reserves to the west, north-east and south-east.

The site is located within a rural residential and agricultural area at the western end of Bothwell, with residential development, pasture and bushland located near the site. Ratho Flats Dam is located to the north and the River Clyde is to the east. The locality (Figure 2) is characterised by its agricultural, tourism and heritage significance, and contains a concentration of properties listed on the Tasmanian Heritage Register (THR), including Clifton Priory, Rockford, Wentworth House, Fort Wentworth, the Tannery and Ratho, all within 350m of the site (Figure 3).

The site accommodates an existing water storage and treatment facility, which is operated and maintained by TasWater. There are several existing structures on the site for the operation of the facility, including two large water tanks, a shed, and multiple other structures. The site is served by a gravel vehicle circulation road extending from the western termination of Adelaide Street.

The site is located on a hill known as 'Mount Adelaide' or 'Barrack Hill', with the existing water storage facility on the summit. There are gradients on the site ranging between gently sloping at 3° to 5° and moderate at 21° to 30°. There are some trees on the site reaching up to 20m in height, located around the facility.

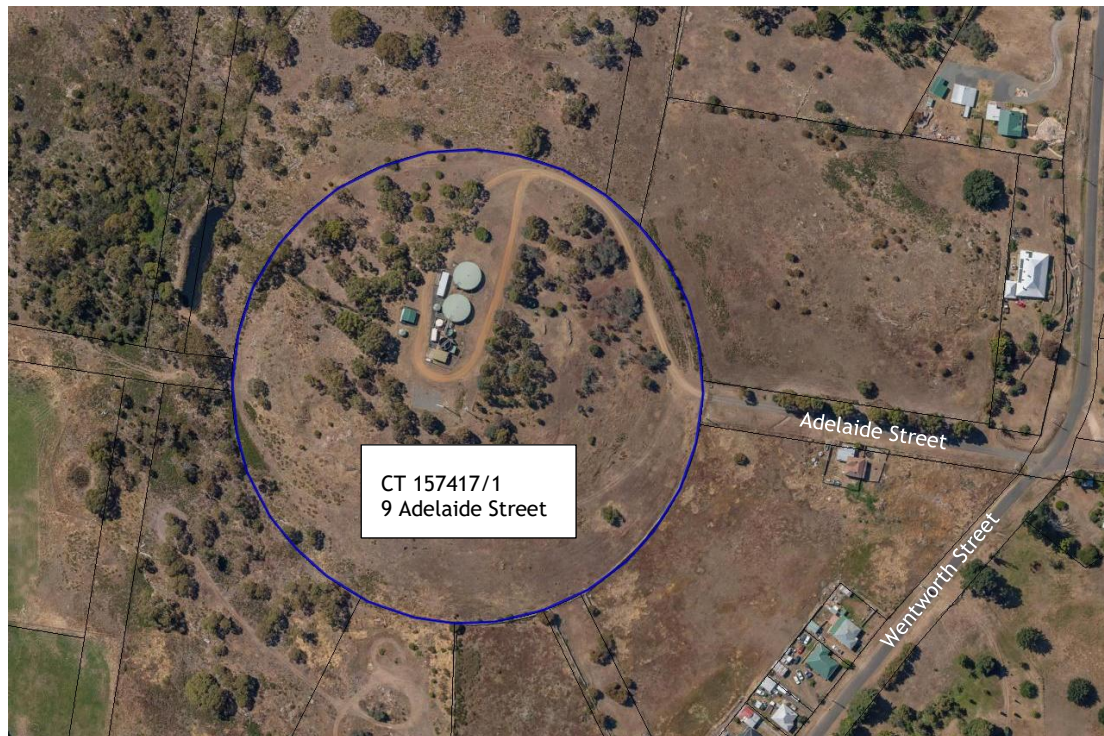


Figure 1. Subject Site and Surroundings (source: LISTmap, Accessed 23.05.2025; annotated).

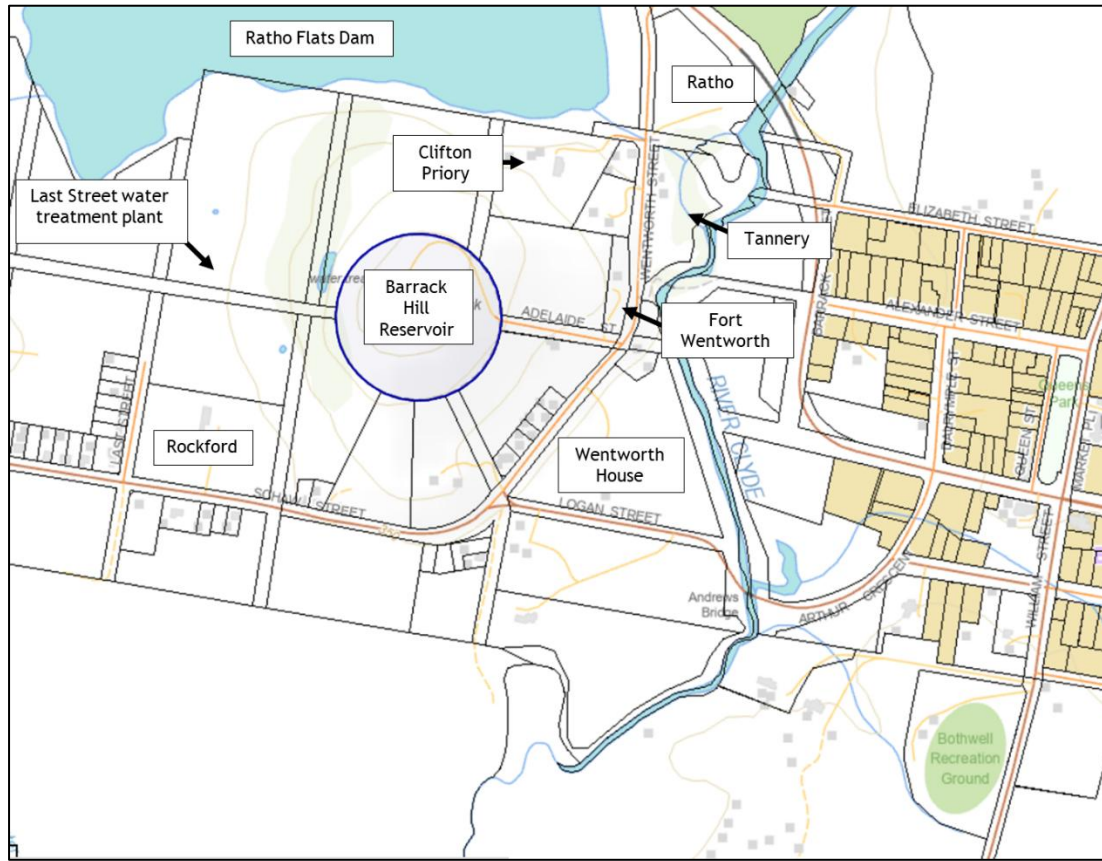


Figure 2. Subject Site and Surroundings (source: LISTmap, Accessed 23.05.2025; annotated).



Figure 3. Nearby properties listed on the Tasmanian Heritage Register (blue) (source: LISTmap, accessed 24/06/2025)



2. Proposed Use and Development

The proposal seeks approval for a new clear water storage facility.

The proposed development is for a new, enclosed water reservoir at the southern side of the existing facility on the site. The proposed reservoir has a diameter of approximately 23m and a height of 4m, with a 1m high balustrade encircling the perimeter.

An existing water treatment plant on the site will be decommissioned, while two existing reservoirs, associated infrastructure and sheds on the site will be retained.

Stormwater from the proposed reservoir will be disposed of onsite via stormwater outlets facilitated by new headwalls and shallow swales, to the east and west of the new structure. New safety fencing will contain the proposed reservoir, and new external stairs and landing will provide access to the top of the structure. Minor excavations will provide a level building area and the existing circulation road within the site will be realigned to accommodate the new reservoir.

The new reservoir will connect to the recently approved water treatment facility at Last Street. However, any associated pipeworks are excluded from regulation under the *Land Use Planning and Approvals Act 1993* (LUPAA) as detailed in the Policy Assessment below, and therefore do not form part of this planning permit application.

The purpose of the proposed TasWater water reservoir is to store and provide drinking water for the residents of Bothwell. The proposal entails minor changes to the operation of the use, with water treatment activities on the site being discontinued and water storage capacity increased. The use will continue to be undertaken 24 hours a day, 7 days a week, though the activity of storing water has negligible associated activities. There is no lighting proposed, no additional plant or machinery, and vehicle traffic will remain the same, being for infrequent TasWater staff access for maintenance.

Details of the proposal are provided in Attachment A.

3. Policy Assessment

The applicable planning instrument in the assessment of the application is the *Tasmanian Planning Scheme - Central Highlands Council* ('the Planning Scheme').

The site will retain its existing use class, which is Utilities (collecting, treating, transmitting, storing and distributing water).

The site is located on land zoned 'Open Space' (see Figure 4) and is entirely within the Local Heritage Precinct and the Bushfire-Prone Areas Overlay. Part of the site is within the Priority Vegetation Areas Overlay (see Figure 5). The nature of the proposal and the location of the site require the proposal to be considered against the following Scheme elements:

- Open Space Zone (29.0);
- Parking and Sustainable Transport Code (C2.0);
- Road and Railway Assets Code (C3.0);
- Local Historic Heritage Code (C6.0);
- Natural Assets Code (C7.0); and
- Bushfire-Prone Areas Code (C13.0).

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

In addition, the site is within the area of the *Draft Bothwell Township Structure Plan 2024*¹. Although the structure plan does not have statutory effect, the proposed development supports the targeted increase in population and tourism growth identified under the plan.

Importantly, any pipeline works associated with the proposal are not subject to the Planning Scheme, in accordance with s56l of the *Water and Sewerage Industry Act 2008* and regulation 11(d) of the *Water and Sewerage Industry (General) Regulations 2019*. Together, these provisions specify that the laying, removal, repair, maintenance, modification or use of any underground pipeline by a regulated entity for the removal or distribution of water or sewage is not to be regarded as development or use for the purposes of LUPAA.

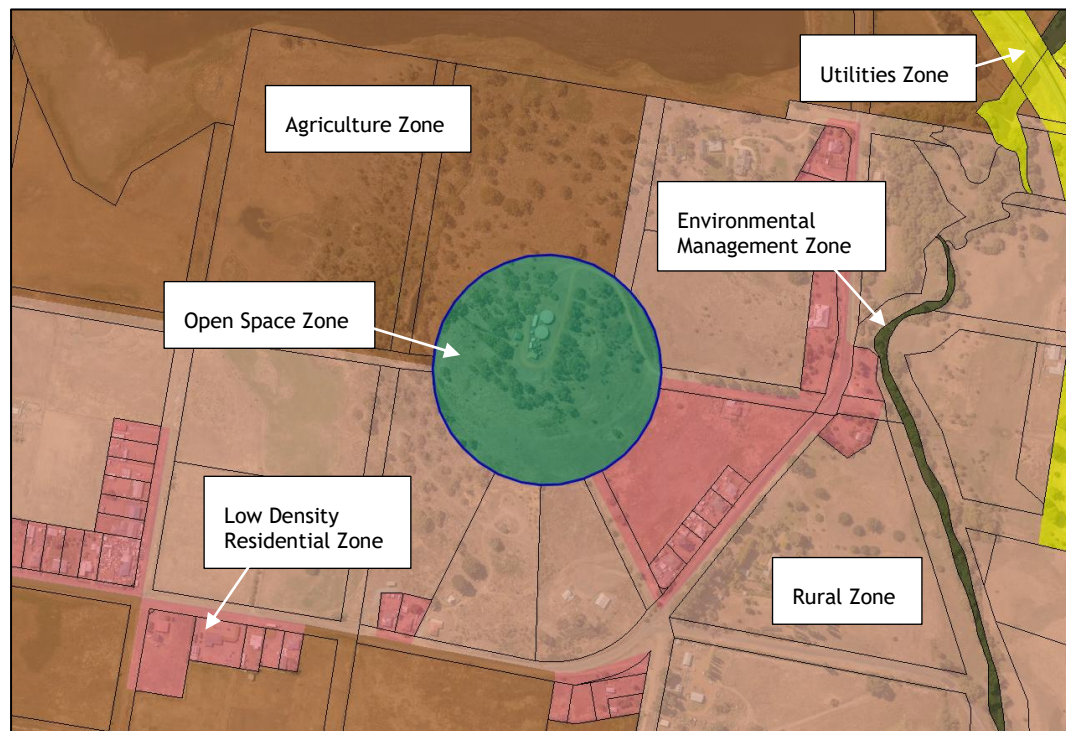


Figure 4. Land use zones subject site in Blue (source: LIST map - accessed 23.05.2025 annotated).

¹ <https://centralhighlands.tas.gov.au/wp-content/uploads/20241023-Bothwell-Structure-Plan-DRAFT.pdf>



Figure 5. Priority Vegetation Areas Overlay (source: LIST map - accessed 23.05.2025).

Tasmanian Planning Scheme - Central Highlands Council

Open Space Zone (29.0)

The site is zoned *Open Space* in the *Tasmanian Planning Scheme - Central Highlands Council*.

29.2 Use Table

The proposed use of the development is Utilities. As the proposed development is not for minor utilities, the proposal has Discretionary status under the zone use table. However, in accordance with General Provision 7.2.1, development for a Discretionary use must be considered as if the use class had Permitted status, provided the proposal does not establish a new use or substantially intensify the existing use.

The proposal does not establish a new use, nor substantially intensify the existing use. Although the water storage capacity is to be increased, the operational characteristics of the site will remain the same, with only occasional maintenance activity. Therefore, the proposal is considered as if the use class had Permitted status in the zone.

29.3 Use Standards

The zone use standards relate to Discretionary uses, for hours of operation and flood lighting of Sports and Recreation facilities, and do not pertain to the proposal. None of the use standards apply.



29.4 Development Standards for Buildings and Works

29.4.1 Building height, setback and siting

A1 <i>Building height must be not more than 10m.</i>	P1 ...
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The proposed development has a maximum building height of approximately 4m, complying with A1.

A2 <i>Buildings must have a setback from a frontage of:</i> <i>(a) not less than 5m; or</i> <i>(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.</i>	P2 ...
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The proposed reservoir has a setback in excess of 100m from all site frontages, complying with A2.

A3 <i>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</i> <i>(a) 3m; or</i> <i>(b) half the wall height of the building, whichever is the greater.</i>	P3 ...
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The proposed reservoir has a setback in excess of 100m from the boundary adjoining the Low Density Residential Zone to the south-east, complying with A3.

A4 <i>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.</i>	P4 ...
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The area of development is located greater than 100m from the Low Density Residential Zone. As such, any noise generating equipment will be located greater than 10m from the Low Density Residential Zone, compliant with A4.

Therefore, the proposal complies with clause 29.4.1.

29.4.2 Outdoor storage areas

No outdoor storage areas are proposed, and the standard does not apply.

29.5 Development Standards for Subdivision

There is no proposed subdivision; as such, clause 29.5 and all sub-clauses are not applicable.

Parking and Sustainable Transport Code (C2.0)

There are no exemptions from the *Parking and Sustainable Transport Code* (C2.2.1); therefore provisions under C2.0 must be considered.

C2.5 Use Standards

C2.5.1 Car Parking numbers

<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>P1.1 ...</p> <p>P1.2 ...</p>
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As per Table C2.1, there is no requirement for the provision of car parking spaces for Utilities Usage. As such, the proposal complies with clause C2.5.1.

C2.5.2 Bicycle parking numbers

<p>A1 Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>P1 ...</p>
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As per Table C2.1, there is no requirement for the provision of bicycle parking spaces for Utilities Usage. As such, the proposal complies with clause C2.5.2.

C2.5.3 Motorcycle parking numbers

<p>A1 <i>The number of on-site motorcycle parking spaces for all uses must:</i> <i>(a) be no less than the number specified in Table C2.4; and</i> <i>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</i></p>	<p>P1 ...</p>
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As per Table C2.4, there is no requirement for the provision of motorcycle parking spaces for uses requiring less than 20 car parking spaces. As there are no car parking requirements for Utilities Usage, the proposal complies with clause C2.5.3.

C2.5.4 Loading bays

<p>A1 <i>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</i></p>	<p>P1 ...</p>
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The total floor area of the three reservoirs on the site will be approximately 720m². As the proposed floor area is less than 1000m², there is no requirement for the provision of loading bays. As such, the proposal complies with clause C2.5.4.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

As the subject site is not located within the General Residential or Inner Residential Zones, clause C2.5.5 is not applicable.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

<p>A1 <i>All parking, access ways, manoeuvring and circulation spaces must:</i> <i>(a) be constructed with a durable all weather pavement;</i> <i>(b) be drained to the public stormwater system, or contain stormwater on the site; and</i> <i>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i></p>	<p>P1 ...</p>
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The proposal includes realignment of the vehicle circulation road within the site. The road will have a gravel finish to match the existing surface. The construction details of the proposed road works (refer to drawing 0172-DWG-BOTWS01-CI-0006 at Attachment A) will result in a durable all weather pavement appropriate to the occasional use of the access for maintenance vehicles (a).



Stormwater from the circulation road will be dissipated onsite, noting the development is located in excess of 100m from the nearest boundary (b).

The use is located in the Open Space Zone, and is therefore excluded from (c).

The proposal complies with Acceptable Solution A1.

C2.6.2 Design and layout of parking areas

<p>A1.1 <i>Parking, access ways, manoeuvring and circulation spaces must either:</i> <i>(a) comply with the following:</i> <i>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</i> <i>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</i> <i>(iii) have an access width not less than the requirements in Table C2.2;</i> <i>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</i> <i>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</i> <i>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</i> <i>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</i> <i>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>A1.2 <i>Parking spaces provided for use by persons with a disability must satisfy the following:</i> <i>(a) be located as close as practicable to the main entry point to the building;</i> <i>(b) be incorporated into the overall car park design; and</i> <i>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. 1</i></p>	<p>P1 ...</p>
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As specified on the plans (refer to drawing 0172-DWG-BOTWS01-CI-0002 at Attachment A), the road works will be carried out to local council and DSG approved standards, complying with A1.1(b).

There is no requirement for accessible parking spaces, and clause A1.2 does not apply.

The proposal complies with the Acceptable Solution.

C2.6.3 Number of accesses for vehicles

<p>A1 <i>The number of accesses provided for each frontage must:</i> <i>(a) be no more than 1; or</i> <i>(b) no more than the existing number of accesses, whichever is the greater.</i></p>	<p>P1 ...</p>
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There is one existing access to the site which will be retained, complying with A1.

A2 <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i>	P2 ...
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As the subject site is not located within the Central Business Zone or a pedestrian priority street, A2 is not applicable.

The proposal complies with clause C2.6.3.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

As the subject site is not located within the General Business or the Central Business Zones, clause C2.6.4 is not applicable.

C2.6.5 Pedestrian access

As the proposed development does not require 10 or more car parking spaces, clause C2.6.5 is not applicable.

C2.6.6 Loading bays

As there is no requirement for loading bays, clause C2.6.6 is not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

As the subject site is not located within the General Business or Central Business Zones, clause C2.6.7 is not applicable.

C2.6.8 Siting of parking and turning areas

As the subject site is not located within the Inner Residential, Village, Urban Mixed Use, Local Business, General Business or Central Business Zones, clause C2.6.8 is not applicable.

C2.7 Parking Precinct Plan

As the subject site is not located within a parking precinct plan, clause C2.7 is not applicable.

Road and Railway Assets Code (C3.0)

Clause C3.2 specifies the application of the code.

C3.2.1	<p><i>This code applies to a use or development that:</i></p> <ul style="list-style-type: none"> <i>(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;</i> <i>(b) will require a new vehicle crossing, junction or level crossing; or</i> <i>(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.</i>
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The proposal does not entail an increase in vehicular traffic or vehicle movements, which will continue to comprise infrequent TasWater staff access for maintenance of the facility



(a). No new crossing or junction is required (b), and the site does not involve subdivision or a habitable building, and is not within a road or railway attenuation area (c). The code does not apply.

Local Historic Heritage Code (C6.0)

The Local Historic Heritage Code applies to development on land within a local heritage precinct. The site is located within the CHI-C6.2.1 local heritage precinct in the *Central Highlands Local Provisions Schedule*, and the code applies.

C6.4 Development Exempt from this Code

Table C6.4.1 Exempt Development

<i>Exempt Development</i>	<i>Qualifications</i>
<i>Development within a local heritage place, local heritage precinct, or local historical landscape precinct</i>	<p>(a)-(h) ...</p> <p>(i) minor upgrade by, or on behalf, of a State authority or a council, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:</p> <p>(i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and</p> <p>(ii) road markings, street lighting and landscaping, except where any of those elements are specifically part of a local heritage place listed in the relevant Local Provisions Schedule.</p>

The proposed upgrades to the existing driveway on the site are exempt, as they comprise only a minor realignment of the existing driveway and are to be undertaken on behalf of TasWater, being a State authority (i(i)).

C6.5 Use Standards

There are no use standards in the code.

C6.6 Development Standards for Local Heritage Places

As the subject site is not located within a Local Heritage Place, clause C6.6 and all sub-clauses are not applicable.

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

<p>A1</p> <p><i>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:</i></p> <p>(a) not be on a local heritage place;</p> <p>(b) not be visible from any road or public open space; and</p>	<p>P1</p> <p><i>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage</i></p>
--	--

<p><i>(c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</i></p>	<p><i>precinct as identified in the relevant Local Provisions Schedule, having regard to:</i></p> <p><i>(a) the physical condition of the building, works, structure or trees;</i></p> <p><i>(b) the extent and rate of deterioration of the building, works, structure or trees;</i></p> <p><i>(c) the safety of the building, works, structure or trees;</i></p> <p><i>(d) the streetscape in which the building, works, structure or trees is located;</i></p> <p><i>(e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;</i></p> <p><i>(f) any options to reduce or mitigate deterioration;</i></p> <p><i>(g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and</i></p> <p><i>(h) any economic considerations.</i></p>
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The proposal includes decommissioning of the redundant water treatment facility on the site. As the site is on publicly owned land in the Open Space Zone, the proposal is unable to meet clause A1(b), and is therefore considered under Performance Criterion P1.

The proposed demolition will have no impact on the local historic heritage significance of the local historic landscape precinct. The precinct's values pertain to its settlement history, colonial Georgian character and nomenclature (clause CHI-C6.2.1), to which the redundant water treatment infrastructure makes no contribution. As such, the removal of the infrastructure will not impact on those values.

The structures to be demolished have reached end of life and are no longer required for water treatment. Their physical condition, rate of deterioration and safety considerations have no bearing on the precinct values ((a), (b) and (c)). They make no contribution to the precinct values (d) and there is no imperative to reduce or mitigate their deterioration, noting that a new water treatment facility has been approved at Last Street (e). The demolition is required to facilitate the development of the new reservoir (f), and there are no economic considerations pertaining to the precinct's heritage values (g).

The proposal meets Performance Criterion P1 and complies with the standard.

C6.7.2 Demolition within a local historic landscape precinct

As the subject site is not located within a Local Historic Landscape Precinct, clause C6.7.2 is not applicable.

C6.7.3 Buildings and works excluding demolition

<p>A1</p> <p><i>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</i></p> <p><i>(a) not be on a local heritage place;</i></p> <p><i>(b) not be visible from any road or public open space; and</i></p> <p><i>(c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape</i></p>	<p>P1.1</p> <p><i>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</i></p> <p><i>(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as</i></p>
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<i>precinct listed in the relevant Local Provisions Schedule.</i>	<i>identified in the relevant Local Provisions Schedule;</i> <i>(b) the character and appearance of the surrounding area;</i> <i>(c) the height and bulk of other buildings in the surrounding area;</i> <i>(d) the setbacks of other buildings in the surrounding area; and</i> <i>(e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</i> <i>P1.2</i> <i>...</i> <i>P1.3</i> <i>...</i>
---	---

The proposal includes decommissioning of the redundant water treatment facility on the site. As the site is on publicly owned land in the Open Space Zone, the proposal is unable to meet clause A1(b), and is therefore considered under Performance Criterion P1.

The proposed reservoir and road realignment works are compatible with the local heritage precinct. The precinct's values pertain to its settlement history, colonial Georgian character and nomenclature (clause CHI-C6.2.1). The proposed development will not impact on any of these values (a). The immediate area surrounding the development within the site contains existing water storage infrastructure screened by native vegetation. The proposal is consistent with the existing character of the immediate location. More broadly, the area is characterised by the historic town of Bothwell, set amongst large tracts of pasture and some remnant native vegetation. A Visual Impact Assessment (Attachment B) has been undertaken for the proposal and concludes that there will be minimal visibility of the proposed development from outside the site (b).

The finished height of the proposed reservoir is marginally taller (~0.4m) than that of the existing reservoirs to be retained on the site, and although the diameter is greater, it remains less than the combined width of the two existing reservoirs. The scale of the proposed development therefore accords with the height and bulk of the other nearby buildings (c). Similarly, the setbacks of the new reservoir accord with those of the existing tanks on the site, being in excess of 100m (d).

The planning scheme specifies design criteria / conservation policy for the precinct (e).

<i>CHI-C6.2.1</i>	<i>...</i> <i>Design Criteria / Conservation Policy:</i> <i>(a) respect the townscape qualities of the settlement having regard to appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting;</i> <i>(b) that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town;</i> <i>(c) maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;</i> <i>(d) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;</i> <i>(e) new buildings must not visually dominating neighbouring historic buildings; and</i> <i>(f) if feasible, additions and new buildings must be confined to the rear of existing buildings.</i>
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As demonstrated in the Visual Impact Assessment, the proposed development will have minimal visual impact to surrounding receptors, including the Bothwell town setting. The design of the proposed development, including building form, scale, roof pitch, height, bulk,



rhythm, materials, finishes and colours, accords with that of the other reservoirs on the site ((a) and (d)). In particular, the new reservoir will have a low reflectivity, concrete finish, which will develop an appropriate patina over time. The siting and design of the proposed development respects the townscape qualities, is sympathetic to the character and heritage significance of the town, its streetscapes and the landscape, and maintains the visual amenity of historic buildings in the precinct, primarily by minimising the visibility and visual intrusion of the development ((a), (b), (c), and (d)).

The proposed reservoir is to be located in excess of 250m from the nearest historic buildings, being Clifton Priory, Fort Wentworth, Rockford and Wentworth House, as shown in Figure 2, and will be screened from view by retained vegetation on the site, avoiding any visual dominance (e). The new reservoir is to the rear of the existing buildings on the site only relative to the northern aspect; from the south, the development will be forward of the existing reservoirs. This is unavoidable in light of the circular site with frontages and adjoining private properties in each direction (f).

The proposal complies with the applicable design criteria / conservation policy and meets criterion P1.1(e).

Performance Criterion P1.2 relates to extensions to existing buildings, and does not pertain to the proposal. Performance Criterion P1.3 relates to development within a local historic landscape precinct, and does not pertain to the proposal.

The proposal meets Performance Criterion P1.1 and complies with the standard.

<i>A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</i>	<i>P2 ...</i>
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As there are no new front fences and gates proposed, A2 is not applicable.

Therefore, the proposed development complies with clause C6.7.3.

C6.8 Development Standards for Places or Precincts of Archaeological Potential

As the subject site is not located within a Place or Precinct of Archaeological Potential, clause C6.8 and all sub-clauses are not applicable.

C6.9 Significant Trees

There are no listed significant trees on the site. As the proposal does not include any works involving trees, clause C6.9 and all sub-clauses are not applicable.

C6.10 Development Standards for Subdivision

No subdivision is proposed; clause C6.10 and all sub-clauses are not applicable.

Natural Assets Code (C7.0)

The Natural Assets Code applies to development on land within a priority vegetation area in the Open Space Zone (C7.2.1). The site is within the Open Space Zone and is partly located within the *Priority Vegetation Areas Overlay* in the *Tasmanian Planning Scheme - Central Highlands Council*.



However, the proposed development is located entirely outside the overlay area. The code therefore does not apply to the proposal.

Bushfire-Prone Areas Code (13.0)

The site is located within the *Bushfire-Prone Areas Overlay* in the *Tasmanian Planning Scheme - Central Highlands Council*. The code applies to subdivision and to vulnerable use or hazardous use (C13.2.1).

No subdivision is proposed, and the use, which is existing on the site, is not a vulnerable or hazardous use (C13.3). Therefore, the code does not apply to the proposal.

4. Conclusion

This proposal seeks approval for the development of a clear water storage tank at 9 Adelaide Street, Bothwell (CT 157417/1). The development is on land zoned *Open Space*, and the site is subject to the Local Heritage Precinct, Priority Vegetation Areas and Bushfire-Prone Areas Overlays. The Parking and Sustainable Transport Code also applies.

The proposal has been considered against the development standards of Zone and the proposal generates the following discretions under the Scheme:

- C6.7.1 (P1) Demolition within a local heritage precinct; and
- C6.7.3 (P1) Buildings and works excluding demolition.

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.

If Council requires any further information or clarification concerning this application, please contact us at planning@mcplanners.com.au or by phone at 6288 7248.

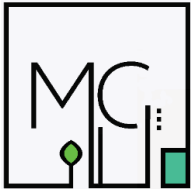
Yours faithfully

MC PLANNERS

A handwritten signature in black ink, appearing to read 'Angela Dionysopoulos'.

Angela Dionysopoulos

PLANNER



ATTACHMENT A

Proposal Plans



ATTACHMENT B

Visual Impact Assessment



ATTACHMENT C

Title Information

BOTWS01 -BOTHWELL

ADELAIDE STREET, BOTHWELL, TASMANIA



LOCATION PLAN







The Essential First Step.

B	100% ISSUED FOR APPROVAL	11/11/2024	RJN
A	70% ISSUED FOR REVIEW	25/10/2023	RJN
Rev.No.	Amendment	Date	Authorised



Scale	AS SHOWN
Datum	AHD (TAS.)
Sheet Size	A1
References	A

DESIGN			DATE	REVIEW			DATE
Drawn	DRP		11/11/2024	Checked	B.S.		11/11/2024
Designed	N.M.		11/11/2024	Approved	R.N.		11/11/2024

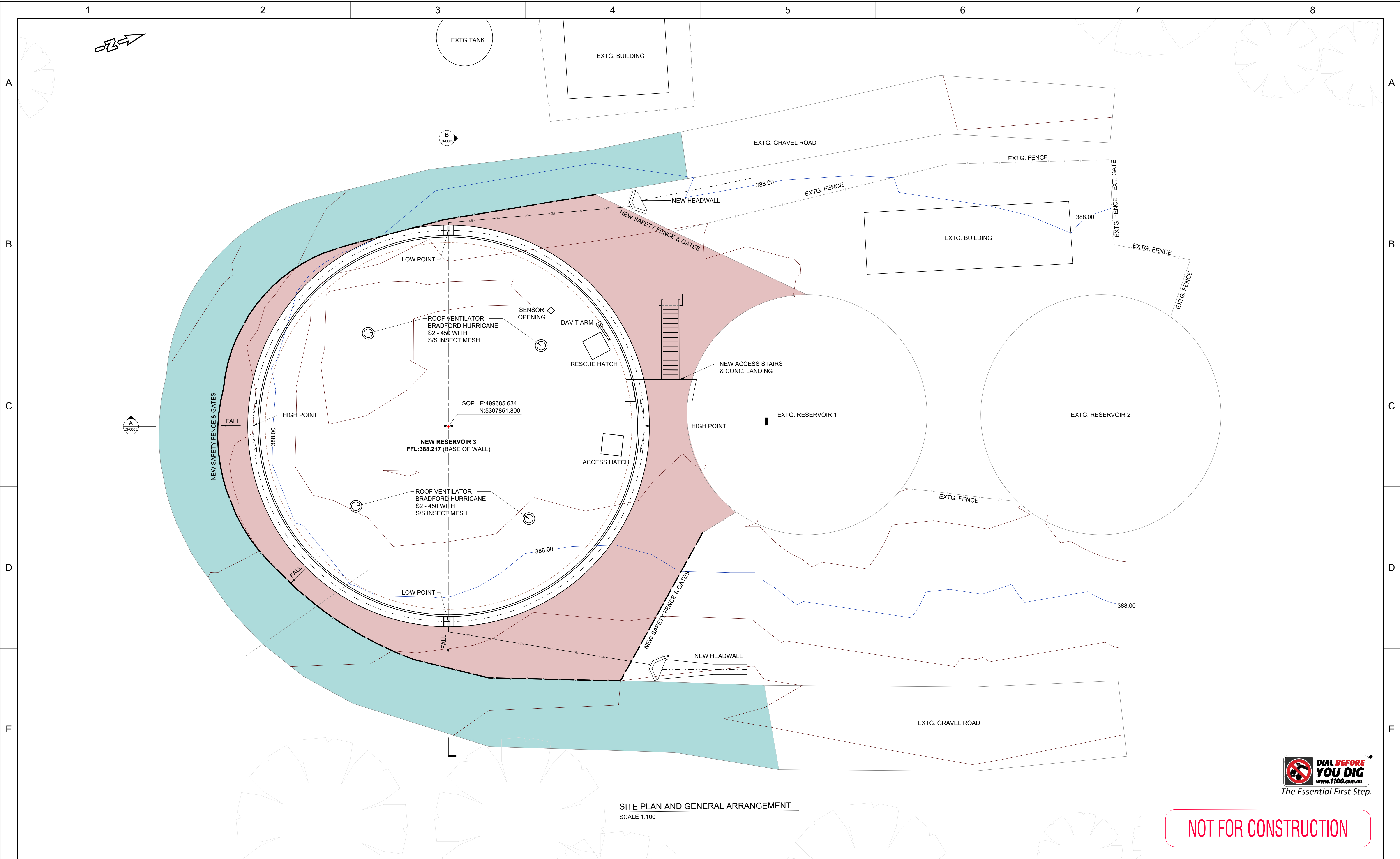
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APPROVAL

DONALD TOWNS STAGE 4

Drawing Number	0172-DWG-BOTWS01-CI-0001	Sheet Number	Revision
		0001	B



SITE PLAN AND GENERAL ARRANGEMENT
SCALE 1:100



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B	100% ISSUED FOR APPROVAL	11/11/2024	RJN	
A	70% ISSUED FOR REVIEW	25/10/2023	RJN	
Rev.No.	Amendment	Date	Authorised	

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DESIGN		DATE		REVIEW		DATE	
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Designed	N.M.	11/11/2024	Approved	R.N.	11/11/2024		
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Drawing Issue

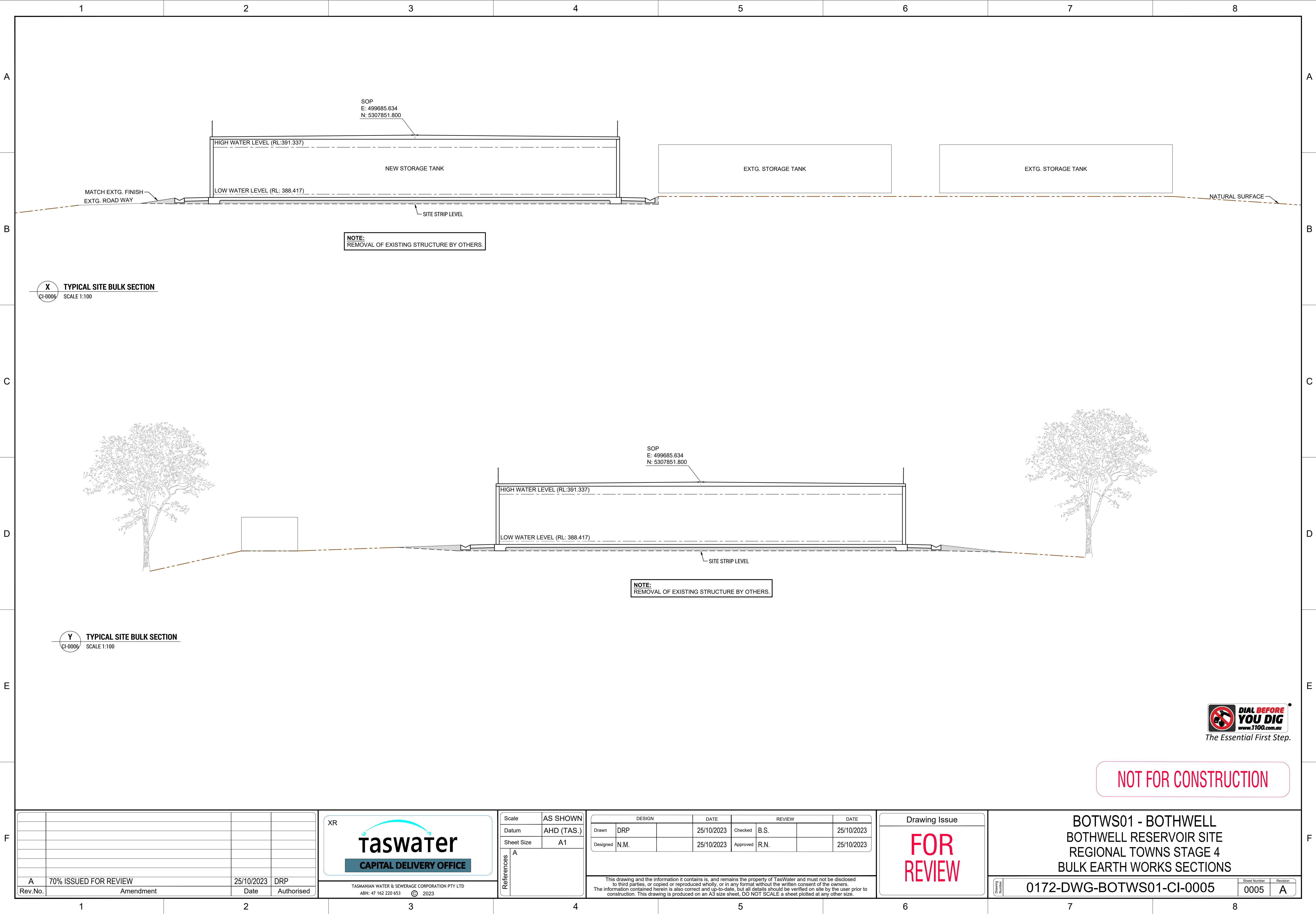
FOR APPROVAL

BOTWS01 - BOTHWELL
BOTHWELL RESERVOIR SITE
REGIONAL TOWNS STAGE 4
SITE PLAN AND GENERAL ARRANGEMENT

0172-DWG-BOTWS01-CI-0003


0003

B



A	70% ISSUED FOR REVIEW	25/10/2023	DRP
Rev.No.	Amendment	Date	Authorised

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Designed	N.M.	25/10/2023	Approved	R.N.	25/10/2023

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Drawing Issue

FOR REVIEW

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REGIONAL TOWNS STAGE 4
BULK EARTH WORKS SECTIONS

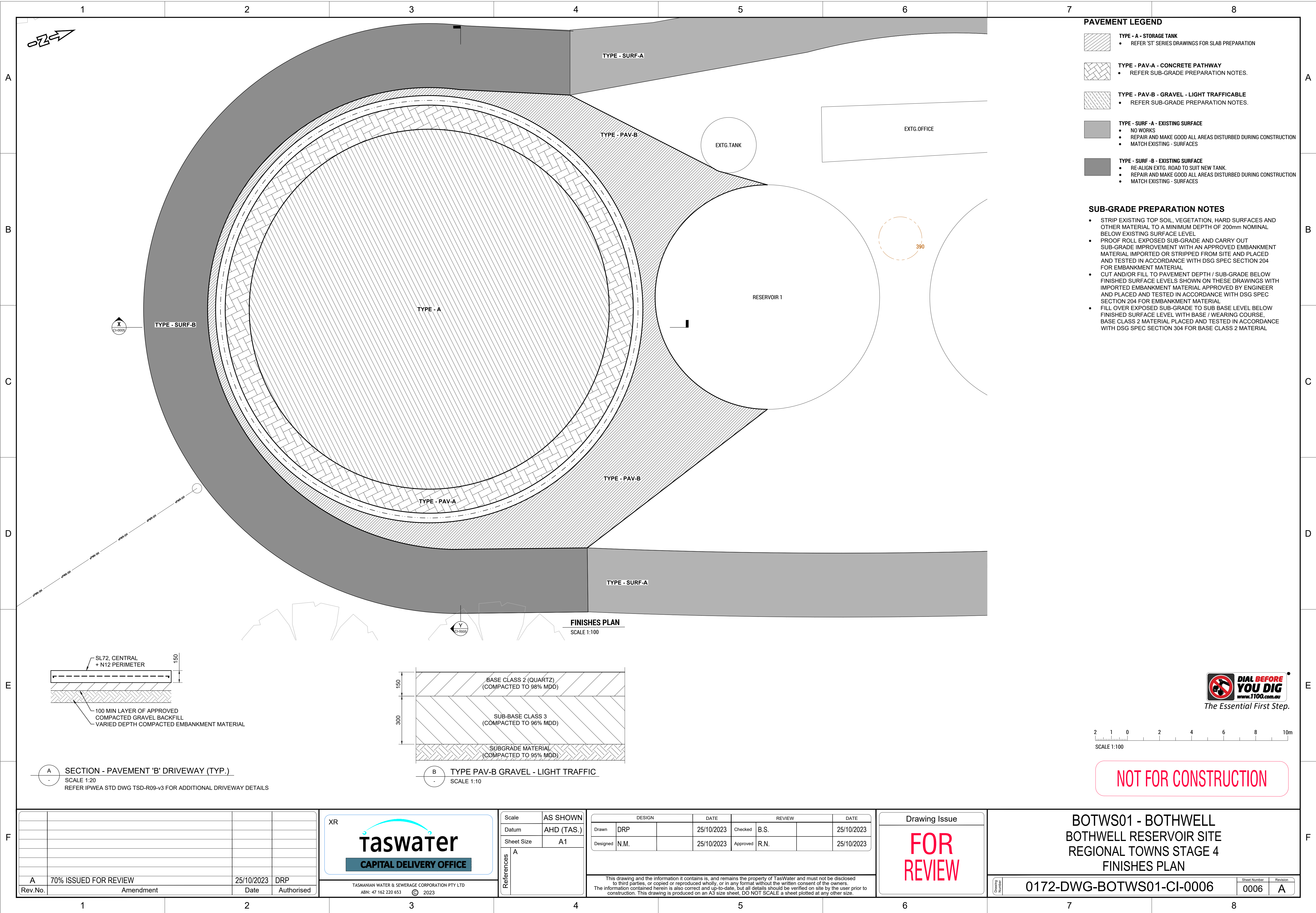
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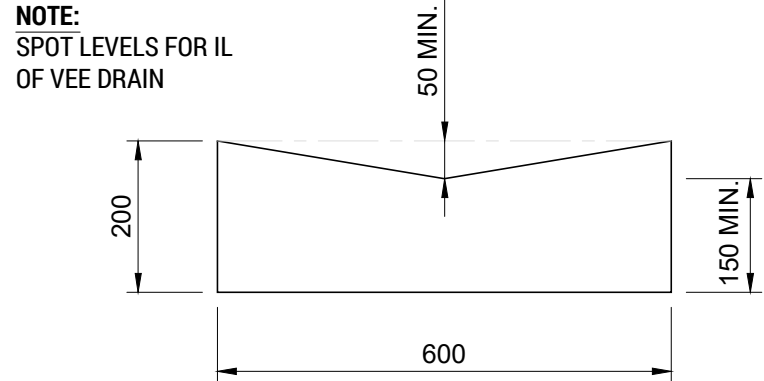
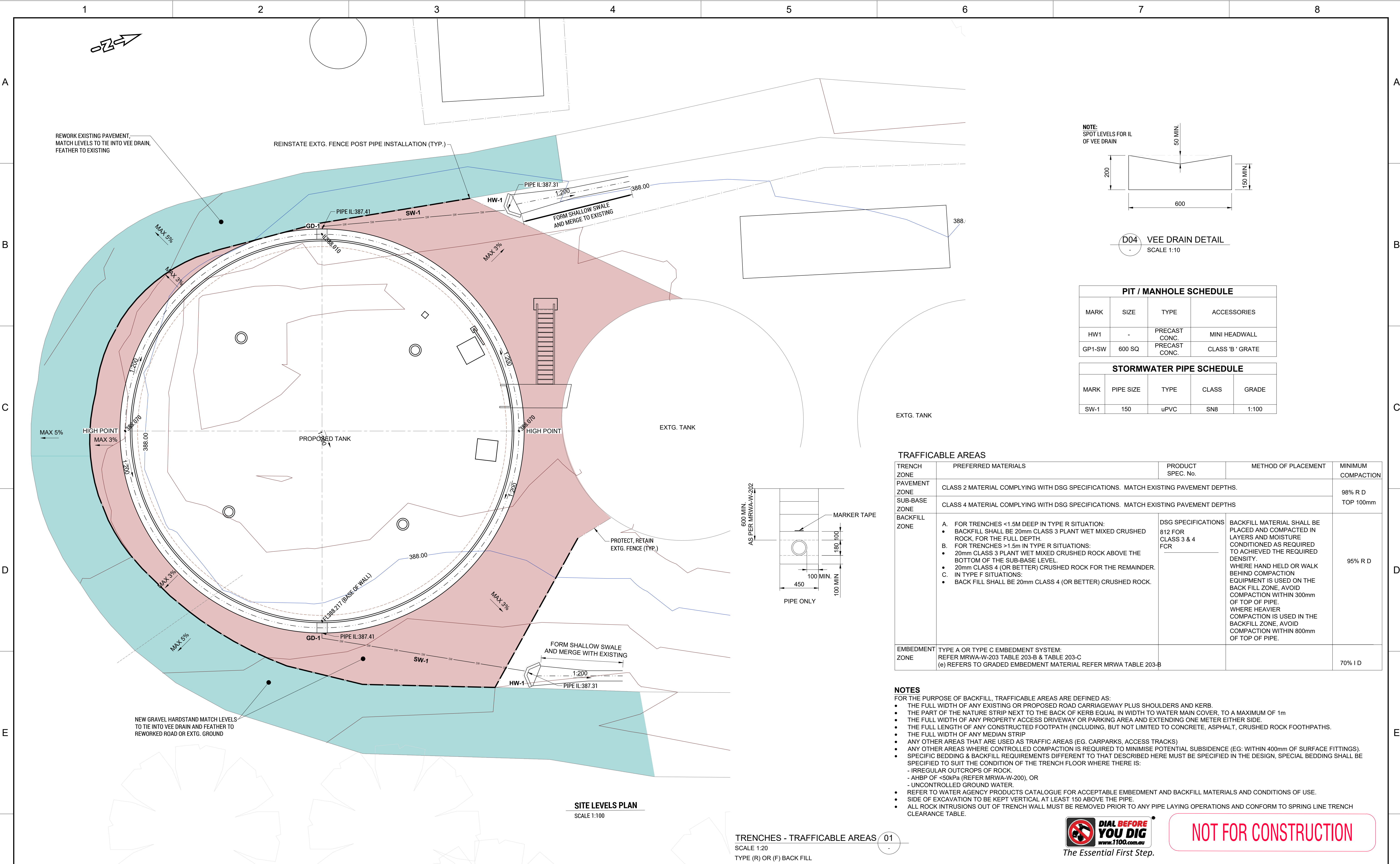
Sheet Number

0005

Revision

A





D04 VEE DRAIN DETAIL
SCALE 1:10

PIT / MANHOLE SCHEDULE			
MARK	SIZE	TYPE	ACCESSORIES
HW1	-	PRECAST CONC.	MINI HEADWALL
GP1-SW	600 SQ	PRECAST CONC.	CLASS 'B' GRATE

STORMWATER PIPE SCHEDULE				
MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	150	uPVC	SN8	1:100

TRAFFICABLE AREAS

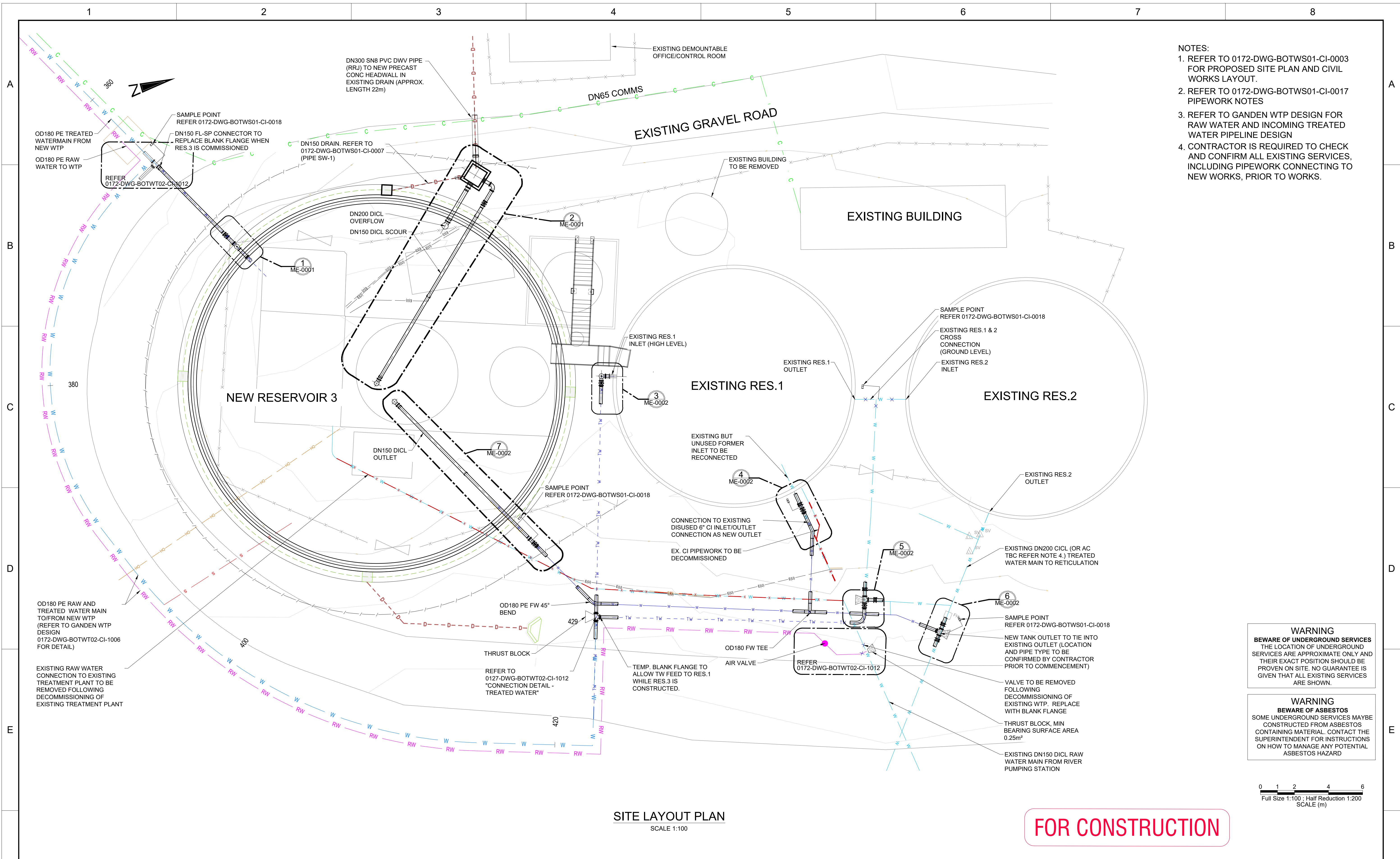
TRENCH ZONE	PREFERRED MATERIALS	PRODUCT SPEC. No.	METHOD OF PLACEMENT	MINIMUM COMPACTION
PAVEMENT ZONE	CLASS 2 MATERIAL COMPLYING WITH DSG SPECIFICATIONS. MATCH EXISTING PAVEMENT DEPTHS.			98% R D
SUB-BASE ZONE	CLASS 4 MATERIAL COMPLYING WITH DSG SPECIFICATIONS. MATCH EXISTING PAVEMENT DEPTHS			TOP 100mm
BACKFILL ZONE	<p>A. FOR TRENCHES <1.5M DEEP IN TYPE R SITUATION:</p> <ul style="list-style-type: none">BACKFILL SHALL BE 20mm CLASS 3 PLANT WET MIXED CRUSHED ROCK, FOR THE FULL DEPTH. <p>B. FOR TRENCHES >1.5m IN TYPE R SITUATIONS:</p> <ul style="list-style-type: none">20mm CLASS 3 PLANT WET MIXED CRUSHED ROCK ABOVE THE BOTTOM OF THE SUB-BASE LEVEL.20mm CLASS 4 (OR BETTER) CRUSHED ROCK FOR THE REMAINDER. <p>C. IN TYPE F SITUATIONS:</p> <ul style="list-style-type: none">BACK FILL SHALL BE 20mm CLASS 4 (OR BETTER) CRUSHED ROCK.	DSG SPECIFICATIONS 812 FOR CLASS 3 & 4 FCR	BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN LAYERS AND MOISTURE CONDITIONED AS REQUIRED TO ACHIEVE THE REQUIRED DENSITY. WHERE HAND HELD OR WALK BEHIND COMPACTION EQUIPMENT IS USED ON THE BACK FILL ZONE, AVOID COMPACTION WITHIN 300mm OF TOP OF PIPE. WHERE HEAVIER COMPACTION IS USED IN THE BACKFILL ZONE, AVOID COMPACTION WITHIN 800mm OF TOP OF PIPE.	95% R D
EMBEDMENT ZONE	TYPE A OR TYPE C EMBEDMENT SYSTEM: REFER MRWA-W-203 TABLE 203-B & TABLE 203-C (e) REFERS TO GRADED EMBEDMENT MATERIAL REFER MRWA TABLE 203-B			70% I D

- NOTES**
- FOR THE PURPOSE OF BACKFILL, TRAFFICABLE AREAS ARE DEFINED AS:
- THE FULL WIDTH OF ANY EXISTING OR PROPOSED ROAD CARRIAGEWAY PLUS SHOULDERS AND KERB.
 - THE PART OF THE NATURE STRIP NEXT TO THE BACK OF KERB EQUAL IN WIDTH TO WATER MAIN COVER, TO A MAXIMUM OF 1m
 - THE FULL WIDTH OF ANY PROPERTY ACCESS DRIVEWAY OR PARKING AREA AND EXTENDING ONE METER EITHER SIDE.
 - THE FULL LENGTH OF ANY CONSTRUCTED FOOTPATH (INCLUDING, BUT NOT LIMITED TO CONCRETE, ASPHALT, CRUSHED ROCK FOOTPATHS).
 - THE FULL WIDTH OF ANY MEDIAN STRIP
 - ANY OTHER AREAS THAT ARE USED AS TRAFFIC AREAS (EG. CARPARKS, ACCESS TRACKS)
 - ANY OTHER AREAS WHERE CONTROLLED COMPACTION IS REQUIRED TO MINIMISE POTENTIAL SUBSIDENCE (EG. WITHIN 400mm OF SURFACE FITTINGS).
 - SPECIFIC BEDDING & BACKFILL REQUIREMENTS DIFFERENT TO THAT DESCRIBED HERE MUST BE SPECIFIED IN THE DESIGN, SPECIAL BEDDING SHALL BE SPECIFIED TO SUIT THE CONDITION OF THE TRENCH FLOOR WHERE THERE IS:
 - IRREGULAR OUTCROPS OF ROCK.
 - AHBP OF <50kPa (REFER MRWA-W-200), OR
 - UNCONTROLLED GROUND WATER.
 - REFER TO WATER AGENCY PRODUCTS CATALOGUE FOR ACCEPTABLE EMBEDMENT AND BACKFILL MATERIALS AND CONDITIONS OF USE.
 - SIDE OF EXCAVATION TO BE KEPT VERTICAL AT LEAST 150 ABOVE THE PIPE.
 - ALL ROCK INTRUSIONS OUT OF TRENCH WALL MUST BE REMOVED PRIOR TO ANY PIPE LAYING OPERATIONS AND CONFORM TO SPRING LINE TRENCH CLEARANCE TABLE.



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1	ISSUED FOR CONSTRUCTION	28.02.2025	SJM
Rev.No.	Amendment	Date	Authorised



TASMANIAN WATER & SEWERAGE CORPORATION PTY LTD
ABN: 47 162 220 653 © 2022

Scale	AS SHOWN
Datum	-
Sheet Size	A1
References	

DESIGN			DATE	REVIEW			DATE
Drawn	P. XU	TW CDO	19.11.2024	Checked	V.BALAGTAS	TW CDO	05.12.2024
Designed	S MCSWEENEY	TW CDO	19.11.2024	Approved	S MCSWEENEY	TW CDO	12.12.2024

CDO Project Reference No. | 0172 - DWGBOTWS01 - CI - 0014

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A rectangular stamp with a black border. The top section contains the text "Drawing Issue" in black. The bottom section contains the text "FOR CONSTRUCTION" in large, bold, red capital letters.

BOTWS01 - BOTHWELL

BOTHWELL RESERVOIR SITE

REGIONAL TOWNS - STAGE 4

PIPEWORK GENERAL ARRANGEMENT

Drawing Number	0172-DWG-BOTWS01-CI-0014	Sheet Number	Revision
		1 of 1	1

VISUAL IMPACT ASSESSMENT

A new water storage facility is proposed to replace a redundant water treatment plant at Barrack Hill in Bothwell.

This visual impact assessment describes potential effects on the visual resources of the Barrack Hill setting from changes in the composition and quality of views, people's response to likely changes and the overall effect on visual amenity.

The scope of this study includes the following elements:

- Baseline visual values for the site at 9 Adelaide Street and the broader Bothwell area;
- Impact assessment for visual values related to the new development proposal;
- The likely sensitivity of visual receptors to development-related changes;
- Potential impact mitigation measures or strategies; and
- Overall evaluation of the development proposal in terms of visual effects.

Assessment methodology

In order to identify potential visual impact the assessment process must have a clear, logical and repeatable approach to the identification of effects and categorisation of impacts.

Tasmania does not have guidance at the State level directed towards an approved methodology to undertake Visual Impact Assessments (VIA).

The overall method applied to assess visual impacts selected by the report authors is broadly based on principles outlined in *The Guidance for Landscape and Visual Impact Assessment* (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment, Spon Press, April 2013, which represents a 'best practice' approach within the United Kingdom and has been extensively trialled since 1995 on a range of project types, including extractive industry projects, wind farms, property and road infrastructure development.

Selection of viewpoints

The potential viewpoints identified within this study and represented within the photo images meet the following criteria:

- Locations nominated were considered to be the most likely places where there may be an impact.
- Publicly accessible viewpoints were identified as being the most likely areas of potential visual impact. Within these areas, the most representative and the likely 'worst case' visual impact locations were chosen.
- LISTmap Hill-shade layer was utilised to determine sites that would be likely to be impacted without the impact of the intervening topography (refer to Figure 1 below).



Figure 1 - Hillshade Grey layer with viewpoint locations (source: theLIST annotated)

Impact Assessment

The site is visible from all directions. However, the existing development on the site is largely screened by established vegetation, limiting existing close, medium and long-range views of the water storage and treatment facility.

The following vantage points (Figure 2) provide a range of views from different receptor perspectives:

Long perspective views

- a) South-east from Keeling Road (603m);
- b) South from A5 Highway (894m);
- c) South-west from Highland Lakes Road (614m);
- d) West from Alexander Street (767m);
- e) West-north-west from Patrick Street (989m); and
- f) North-west from High Street (805m).

Medium perspective views

- g) North-east from Last Street (455m);
- h) West from Adelaide Street (302m);
- i) South-west from Frances Street (369m); and
- j) North-west from King Street (258m).

Short perspective views

- k) South from within the site (85m).

All receptors outside the site are located within the long and medium range perspectives, reflecting the site's relative prominence in the landscape and the substantial curtilage provided by the site itself, and the predominantly large semi-rural lots surrounding the site.



Figure 2 - Aerial photo with viewpoint locations (source: theLIST annotated)

1. Long perspective views

From the long-range vantage points, the site functions variably as a focal point and as a backdrop.

From outside the township (Figure 3), Barrack Hill is a distinct landscape feature. Views from these locations generally have relatively low sensitivity due to low receptor population and, in the case of the highway, limited viewing duration with a speed limit of 100km/h. Greater sensitivity is associated with the golf course located at 2122 Highland Lakes Rd, to the north-east.

Although located on the crest of the hill, long-range views of the proposed development will be obscured from north-west to north-east vantage points, by a combination of the generally gentle gradient of the landform which reduces the prominence of the crest; the siting of the development to the south of existing infrastructure to be retained on the site; and substantial mature screening vegetation.



Figure 3 - View of the proposal area (red) - looking south-east from Keeling Rd (a) and south from the A5 Highway (b)

From the western outskirts of Bothwell (Figure 4), the site is less prominent in the landscape. Receptors in these locations have a somewhat higher sensitivity, encompassing dwellings within the heritage precinct with views towards the development site.

Similarly to vantage points from outside Bothwell, the site's gradient limits the prominence of the crest, while mature vegetation provides substantial screening of the existing infrastructure and the proposed development location. In addition, other built and natural features in the intervening space draw visual attention to the middle-ground and foreground, further reducing the potential visual impact of the proposed development.



Figure 4 - View of the proposal area (red) - looking south-west from Highland Lakes Rd (c) and north-west from High St (d)

Long-range views to the west from within Bothwell (Figure 5) have greater sensitivity than those from outside the township. This reflects the sensitivity of the precinct's heritage values, which encompass the site, the greater concentration of population and the longer viewing timeframe resulting from lower (50km/h) speed limits and greater pedestrian activity.

Again, the potential for visual impacts is relatively low, as there will be limited visibility of the proposed development owing to the presence of screening vegetation and the limited prominence of the hillcrest. Within the township, there is additional screening of the site from development obscuring view lines from streets with a north-south axis, while various heritage places and local services form foreground landmarks that attract visual attention.

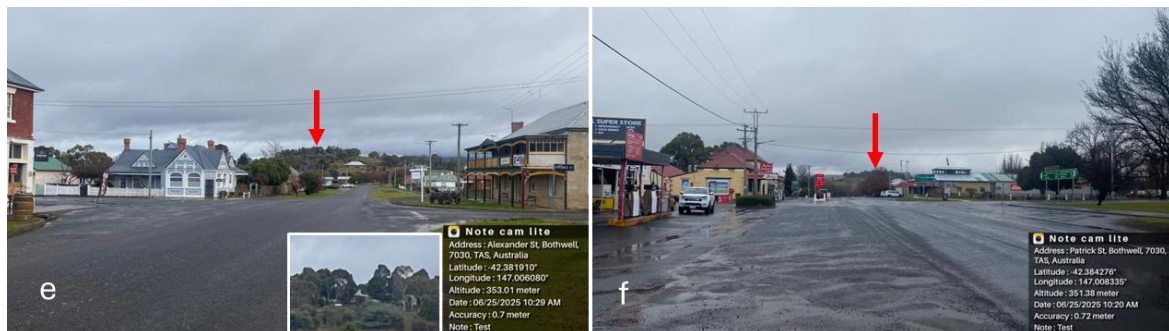


Figure 5 - View of the proposal area (red) - looking west from Alexander St (e) and north-west from Patrick St (f)

In all cases, the factor of distance in the long-range views of the site, and the small scale of the development relative to its context, reduce the extent and degree of any potential visual impact.

2. Medium perspective views

The site is generally more obscured within closer range, due to the relatively foreshortened perspective and the resulting greater prominence of foreground objects. An exception is Last Street, which at a distance of 455m is more akin to the longer range perspectives.

The Last Street area (Figure 6) contains a small cluster of single dwellings on suburban sized lots with uninterrupted views to Barrack Hill, resulting in a relatively high receptor sensitivity. The THR listed Rockford property is located in the middle ground; this site is used for a small stud farm and includes a dwelling, and is considered to have medium sensitivity. The proposed development will be located between this vantage point and the existing tanks on the site. However, the development will be obscured from view by established trees on the site and priority vegetation on adjoining land, minimising the potential for visual impacts from the proposal.

The development location is also effectively obscured by vegetation and the landscape contours from the Adelaide Street vantage point (Figure 6).



Figure 6 - View of the proposal area (red) - looking north-east from Last St (e - Source: Google Street View) and west from Adelaide St (f)

Clifton Priory (Figure 7), accessed via King Street, is one of the substantial properties in the area listed on the Tasmanian Heritage Register (THR), and at a distance of 168m is the heritage place closest to the site. Clifton Priory has previously been operated as visitor accommodation and may be considered to be a high sensitivity receptor. Owing to the substantial size of the property, the perspective from the rear of the dwelling towards the development site was unable to be viewed. However, the proposed development will be located behind the existing reservoirs relative to Clifton Priory, and in combination with the gradient of the land and presence of intervening vegetation, is not expected to cause a visual impact to that property.

Another relatively high receptor location is a row of single dwellings on suburban lots approximately 200m to the south-east of the development location, adjoining King Street to the south (Figure 7). These properties have a relatively direct line of sight to the proposed development. However, the view to the site from these dwellings is partially obscured by their outbuildings as well as by vegetation screening the development within the site. The THR listed Wentworth House to the south-east of the row of houses would similarly have views to the development site obscured by the dwellings opposite, as well as by substantial vegetation on the north-western boundary of the Wentworth House property.



Figure 7 - View of the proposal area (red) - looking south-west from Frances St (i - site not visible) and north-west from King St (j)

3. Short perspective views

The proposed development is located centrally within the site, with setbacks in excess of 100m from the boundary. As such, the only short perspective views of the development will be from within the site (Figure 8). Although the site is public land in the open space zone, its designated existing use is for the water treatment and storage facility, and there are no walking tracks or other public recreational infrastructure on or leading to the site. Receptors within the site itself are therefore of the lowest sensitivity.

The proposed reservoir has a diameter of roughly equivalent to the combined diameter of the two existing reservoirs to be retained on the site, but is only marginally taller with a finished RL approximately 0.4m above that of the existing tanks. The proposed development will be grouped with the two existing reservoirs and will displace a cluster of smaller infrastructure in the same location, offsetting the visual impact of the proposed development within the site.



Figure 8 - View of the proposal area (red) - looking south from an extension of Adelaide St within the site (j)

Mitigation measures

The objective of mitigation is to avoid, reduce, remedy or offset any significant adverse effects on the environment arising from the proposed development. Mitigation may also compensate for unavoidable effects or residual impacts. Mitigation measures may potentially involve modifications to intrinsic parts of the proposed development design or other measures, including off-site changes that reduce negative impacts.

The following mitigation measures are recommended:

Structure: Retaining walls should be avoided in preference to earth batters. No retaining walls are proposed, but if subsequently required should be coloured to a dark natural tone.

Reflective values: Exterior building finishes, including for the proposed balustrade, should have a light reflectance value not more than 40%.

Colour treatments: Dark natural tones of grey, green or brown should be utilised for the tank exterior and concrete paths. The natural patina developed on the concrete surface of the existing reservoirs on the site illustrates an appropriate finish.

Maintenance of existing site vegetation: The proposal does not include any vegetation clearing and it is anticipated that the subsequent building application will be exempt from bushfire hazard management requirements. Existing vegetation on the site should be retained to providing visual screening of the development from all directions.

Screen planting: Minimal excavation works are proposed to create a level building area and realign the vehicle circulation road. Batters should be revegetated with erosion protection, soil and native species. Additional revegetation around the hill crest would further mitigate any potential visual impact, including in the event that any clearing for bushfire hazard management is required.

Road works: the road surface is proposed to match the existing gravel surface. The gravel should be a dark natural tone.

Conclusion

The proposed reservoir development is likely to represent a relatively low and acceptable level of visual impact on the scenic qualities of the landscape. Measures to decrease the visual impact have been recommended.

Appendix 1.

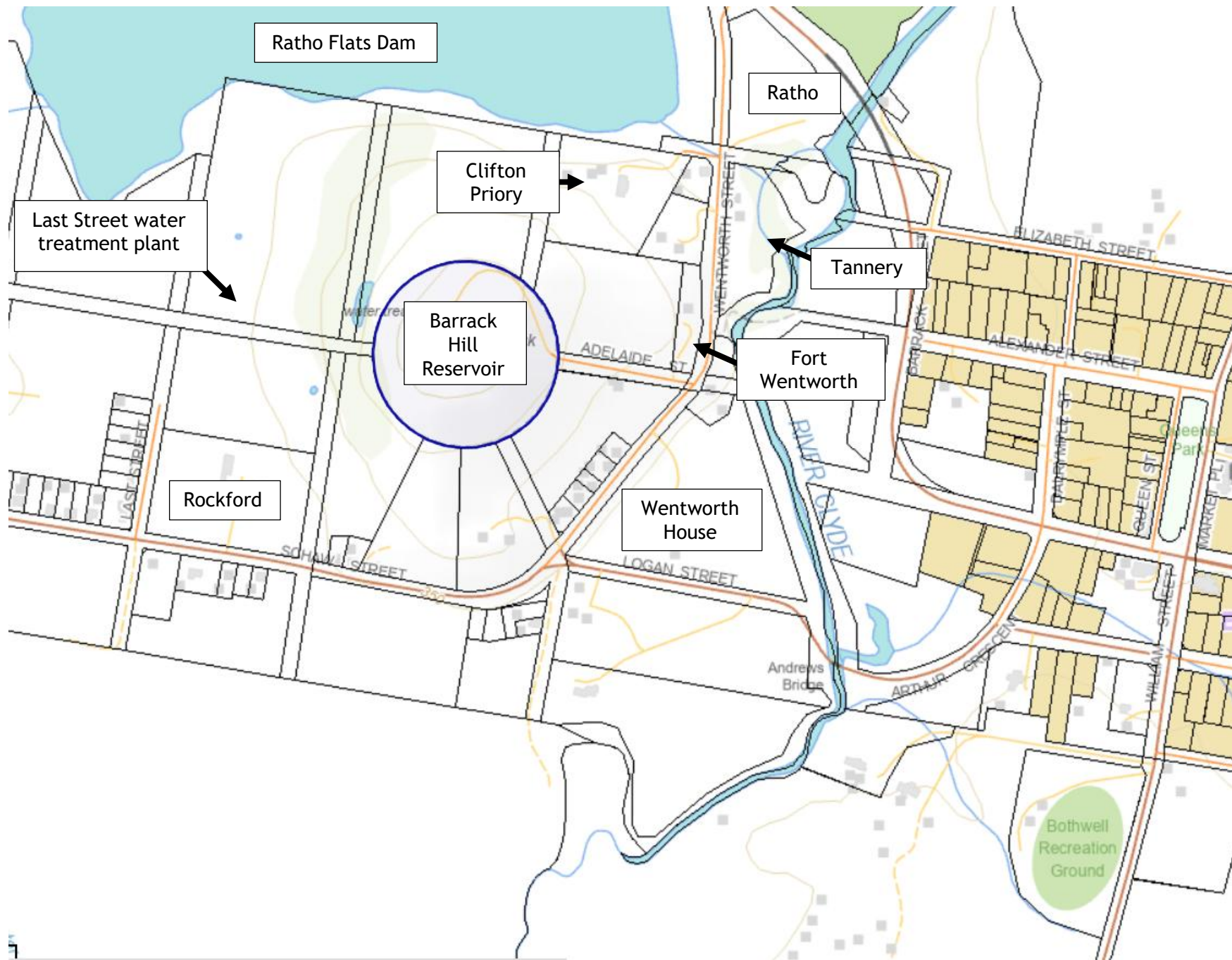
Visual Impact Assessment Images

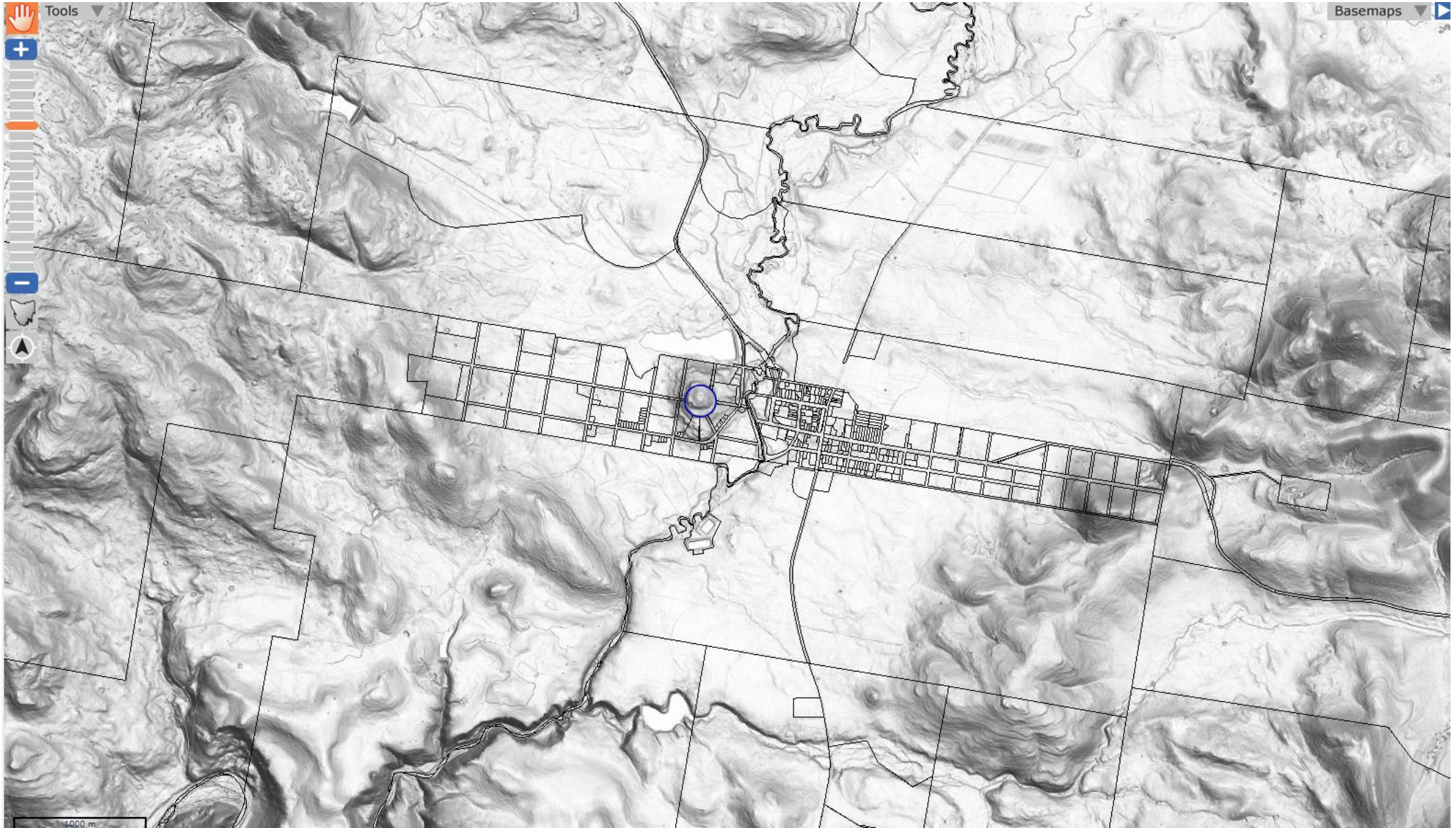
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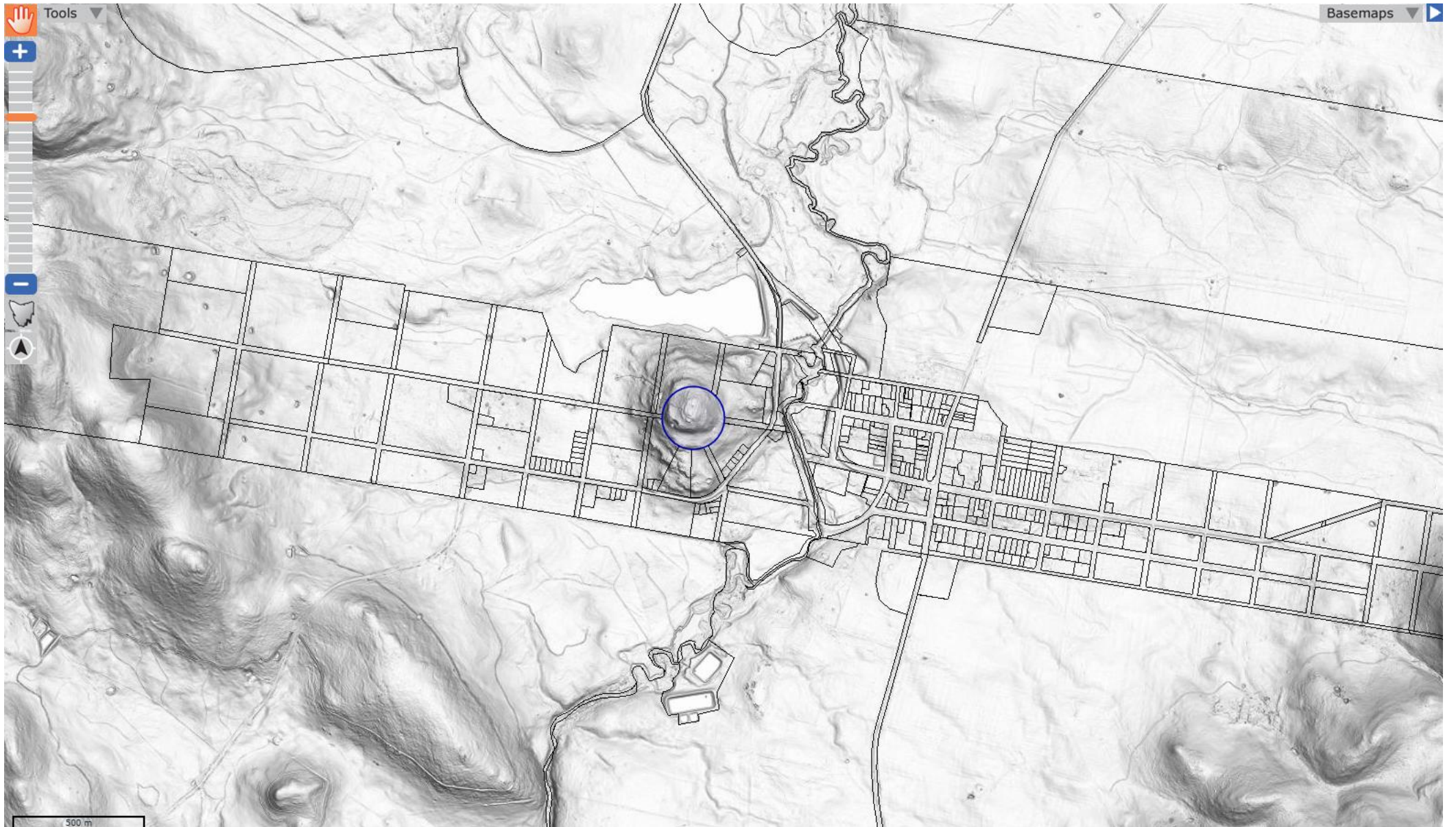
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Recreation Zone

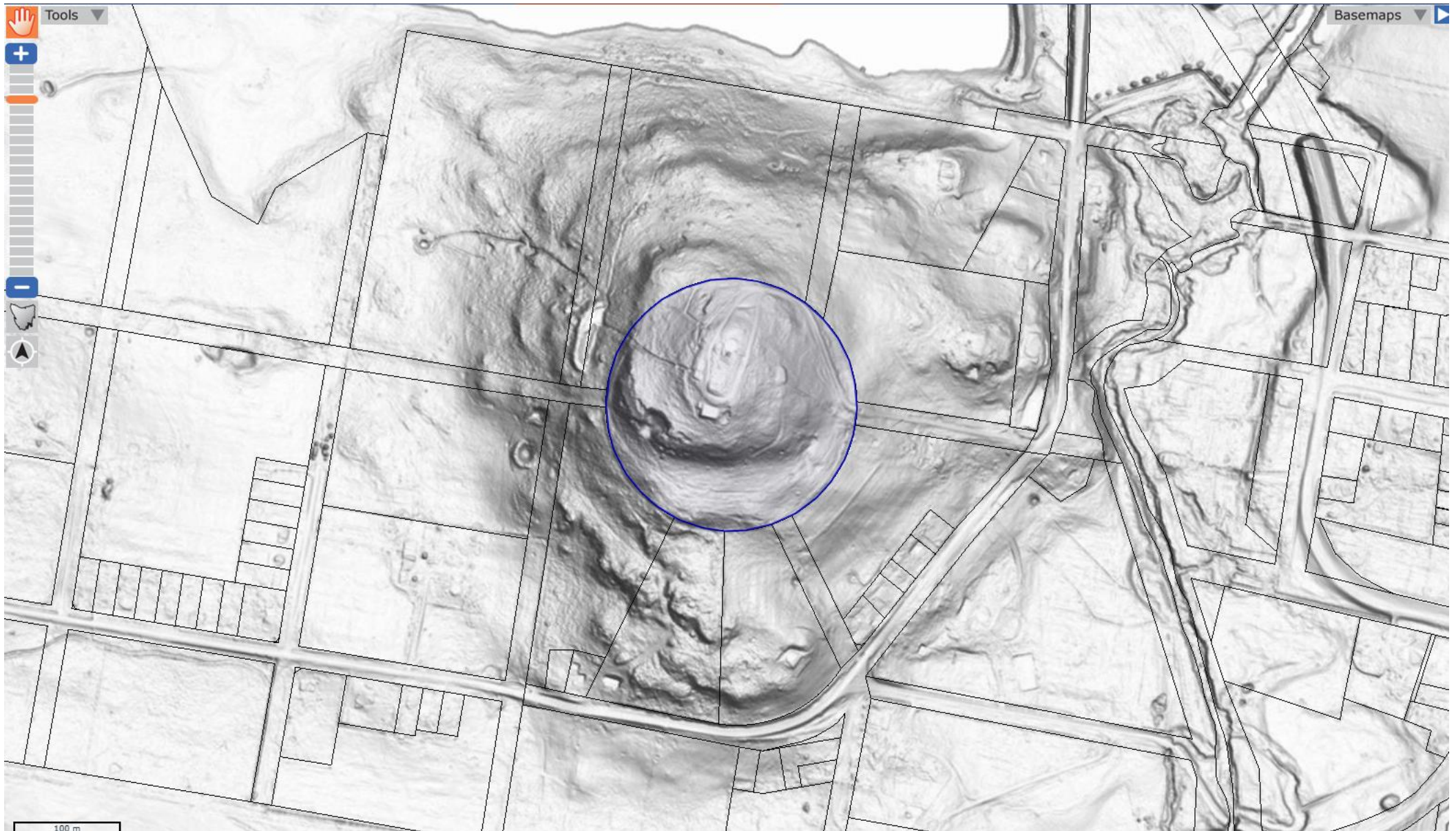


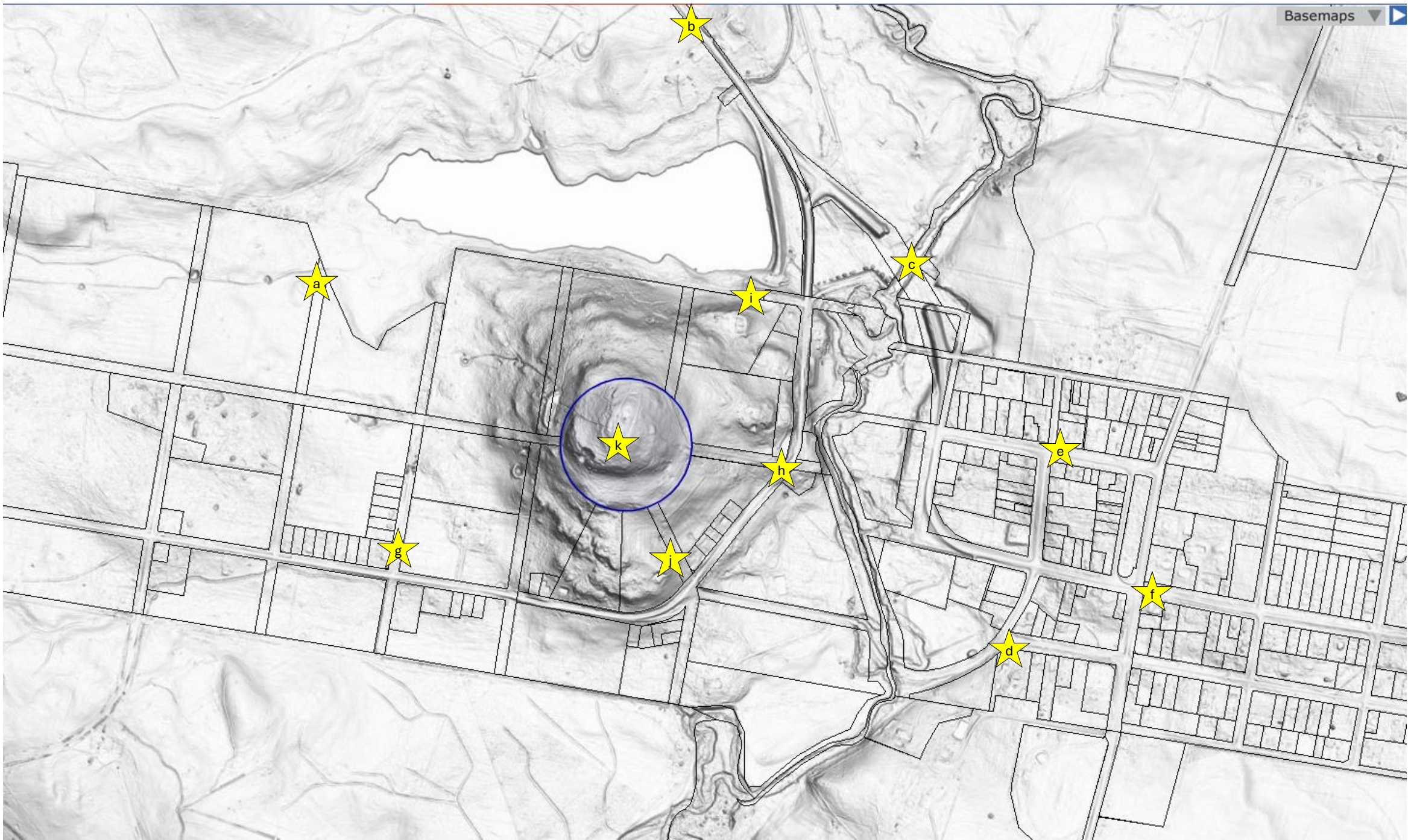










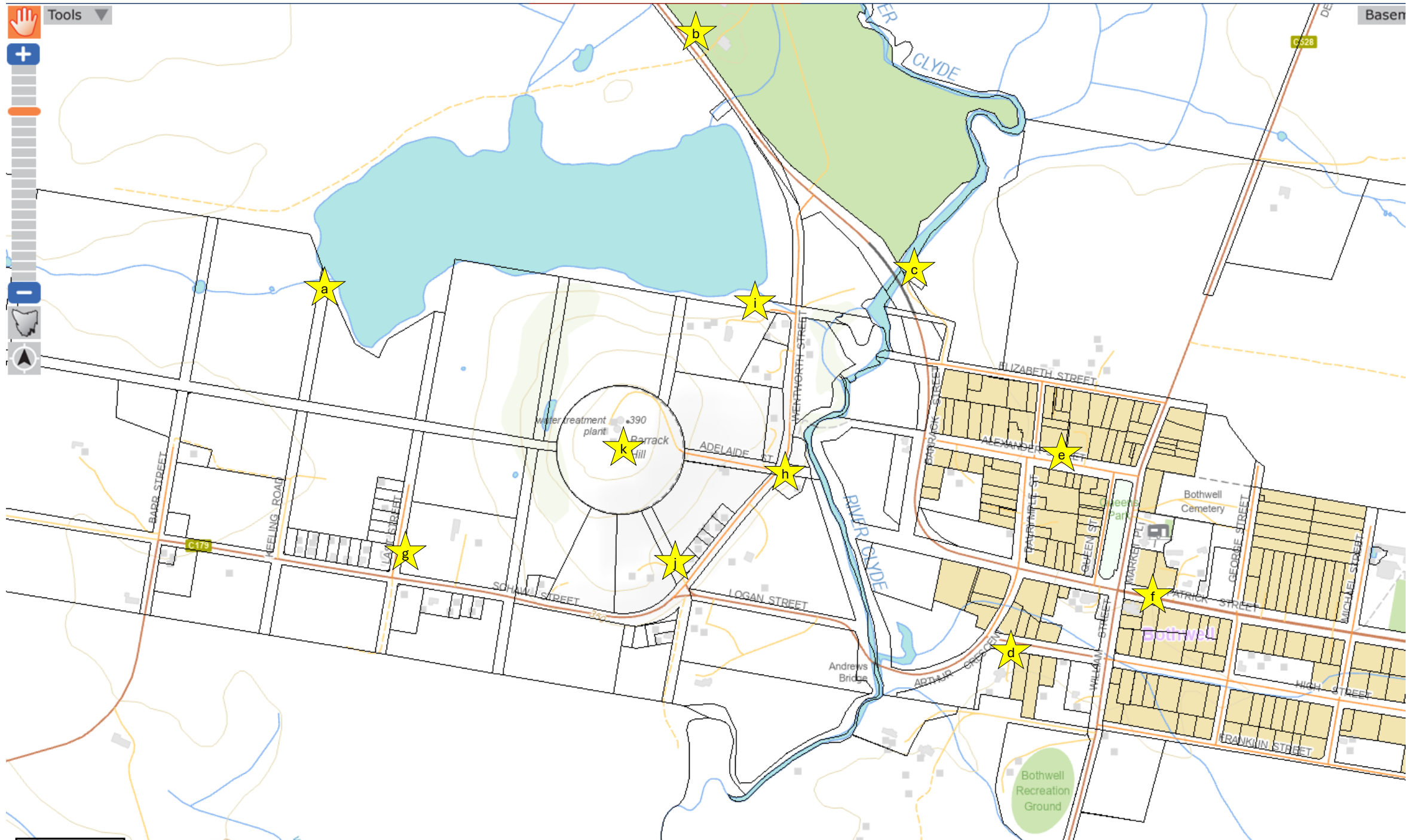




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Riverside Reserve



Mark Harvey

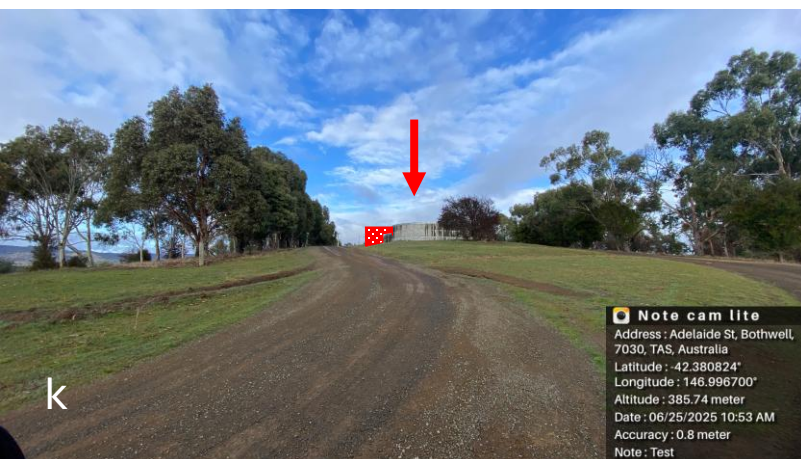
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SEARCH OF TORRENS TITLE

VOLUME 157417	FOLIO 1
EDITION 2	DATE OF ISSUE 15-Oct-2010

SEARCH DATE : 04-Jul-2025

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Plan 157417 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 on Plan 157417 Gtd. to The Crown

SCHEDULE 1

C948534 TRANSFER to CENTRAL HIGHLANDS COUNCIL Registered
15-Oct-2010 at noon

SCHEDULE 2

C924614 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

C948534 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

C948534 FENCING PROVISION in Transfer

C948534 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: The Crown</p> <p>FOLIO REFERENCE: SECTION 27A APPL. (C924614)</p> <p>GRANTEE: Whole of Lot 1, 4.577ha the Crown. (P157417)</p>		<p>PLAN OF TITLE</p> <p>LOCATION TOWN OF BOTHWELL</p> <p>FIRST SURVEY PLAN No L8/2 L.O.</p> <p>COMPILED BY OFFICE OF THE SURVEYOR-GENERAL</p> <p>SCALE 1:2000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER P157417</p> <p>APPROVED EFFECTIVE FROM 29 JUL 2009</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 105 (5030) (4830)</p>	<p>LAST UPI No 1101810</p>	<p>LAST PLAN No L8/2 L.O.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		

COMPILED PLAN

NOT EXAMINED

Compiled from L8/2 L.O.

N/A	
COUNCIL DELEGATE	DATE

081220