



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2025/60
Application Type:	Discretionary Development Application
Property Location:	254 Nant Lane, Bothwell
Proposal:	Alterations to Dwelling
Advertising Commencement Date:	Tuesday 4 th November 2025
Representation Period Closing Date:	Tuesday 18 th November 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.

Project: Alterations - " Nant " Homestead
254 Nant Lane, Bothwell

Client: Annie & John Ramsay

Project Number: CE2506
Issue Number: DA1

AREAS:		
Site Area	76.11ha	Accreditation no: CC7464
Existing Gross Floor Area:	112m2	Title Reference: 151816/1
New Addition Floor Area:	N/A	Soil Classification: TBC
New Total Gross Floor Area:	N/A	Wind Classification: TBC
(Gross excl. outbuildings, verandahs, decks)	N/A	Wind speed: TBC
Existing Roofed Area:	N/A	Climate Zone: 7
Proposed Total Roofed Area:	N/A	Bushfire Management: TBC
New deck:	N/A	
Impervious surfaces (total)	N/A	
Pervious Surface:	N/A	
Site Coverage:	N/A	

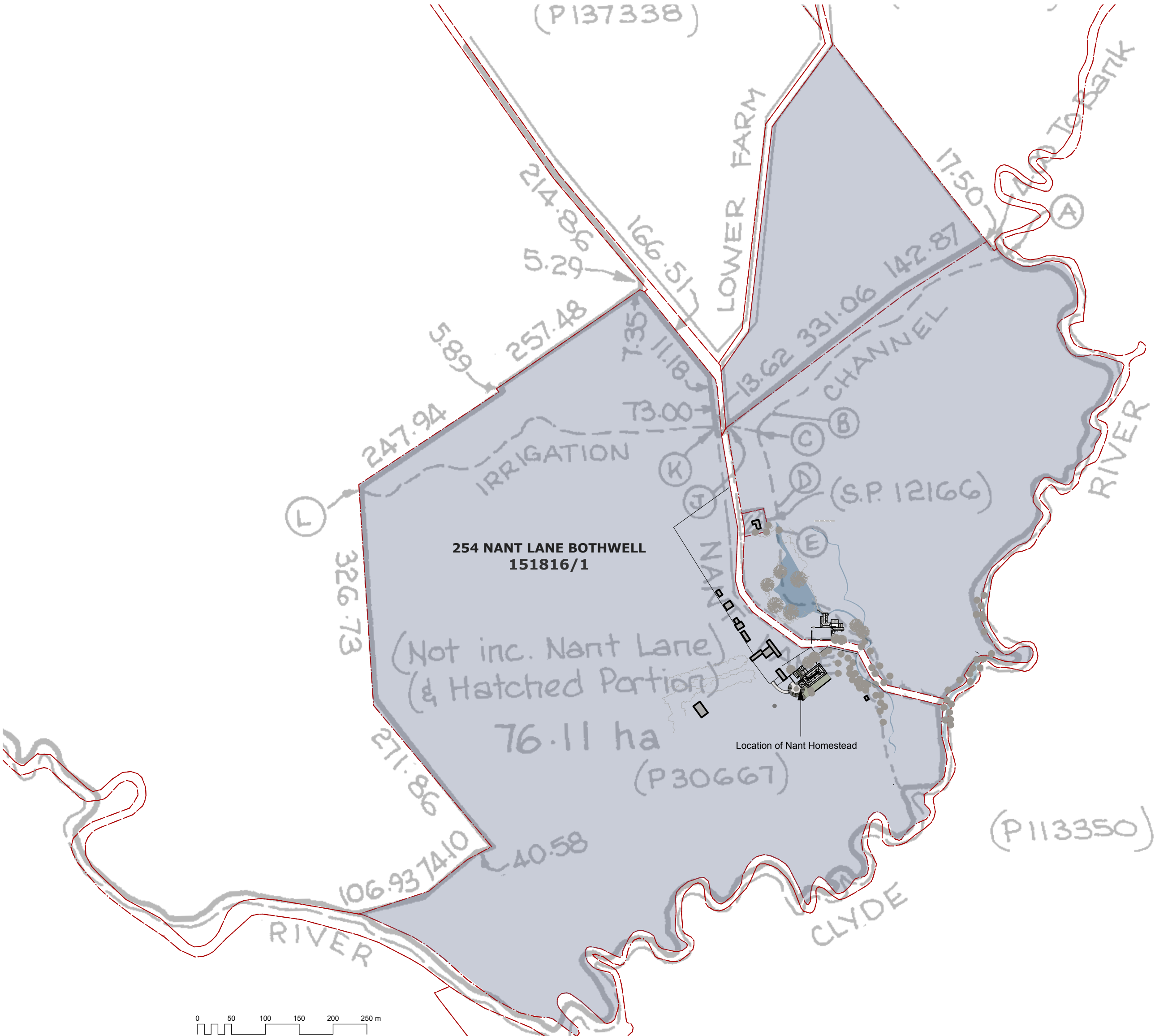
ARCHITECTURAL DRAWINGS:

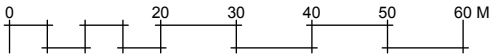
WD00	Cover/Locality Plan
WD01	SITE Plan
WD02	Exist DEMO Floor Plan
WD03	PROP FLOOR PLAN
WD04	Exist Attic Plan
WD05	Roof Plan
WD06	Existing Elevations 1
WD07	Existing Elevations 2
WD08	Proposed Elevations 1
WD09	Proposed Elevations 2

CHARLIE ELLIS
ARCHITECTURE

BA Env.Des. B.Arch Registered Architect (TAS)

Holyman House, Level 2, 52-54 Brisbane Street
LAUNCESTON TAS 7250
0407355489
cellisarchitecture@bigpond.com





notes:

- All dimensions in millimetres.
- Do not scale drawings
- Contractor to verify all dimensions on site prior to commencement of any work or shop drawings.
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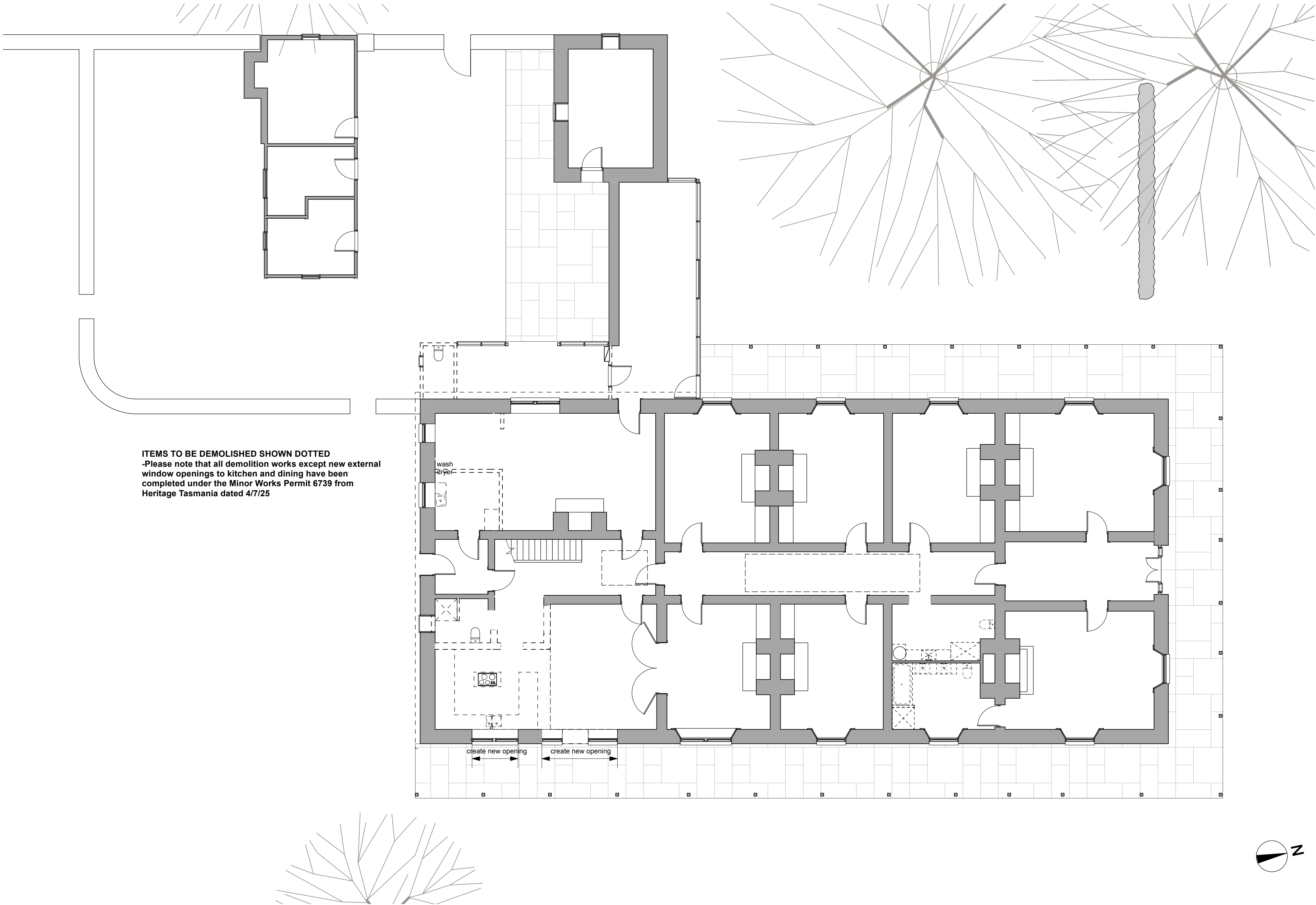


ORIENTATION OF ROOM ELEVATIONS
REFER INTERNAL ELEVATIONS

CHARLIE ELLIS
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0407355489 - cellisarchitecture@bigpond.com

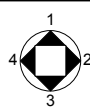
PROJECT ALTERATIONS		PROJECT #		
" NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		CE2506		
CLIENT	Annie & John Ramsay	DATE #	26/9/25	
DWG	SITE PLAN	SCALE @ A2	WD01	
		DRAWN		CE
		ACC No	CC7464	REVISION

WD01



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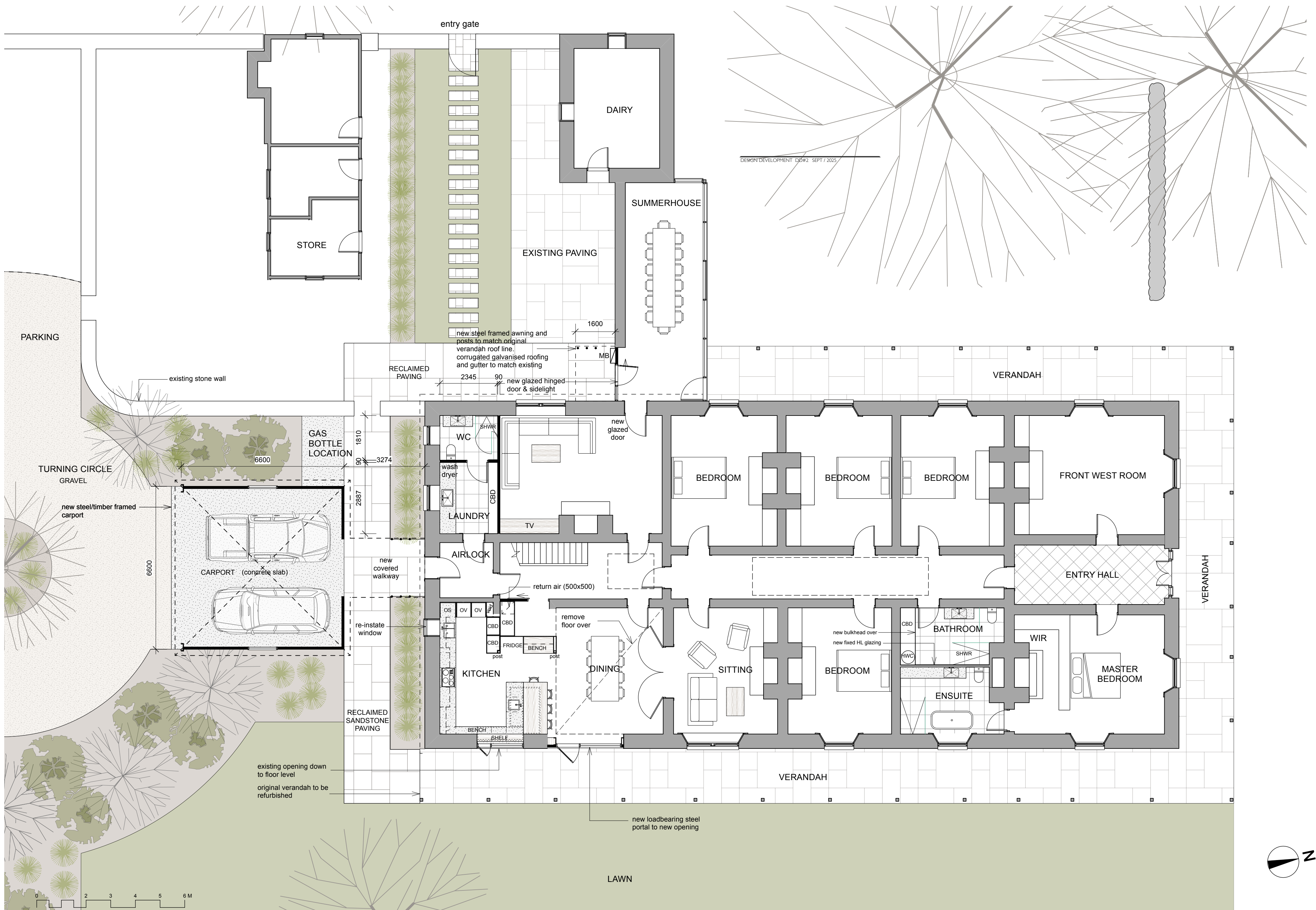


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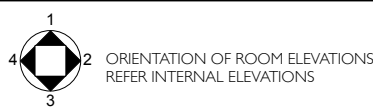
0407355489 - cellisarchitecture@bigpond.com

PROJECT ALTERATIONS		PROJECT # CE2506	
CLIENT " NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		DATE # 26/9/25	DWG # WD03
DRAWN CE		SCALE @ A2	REVISION DA1
DWG EXIST/DEMO PLAN		ACC No CC7464	



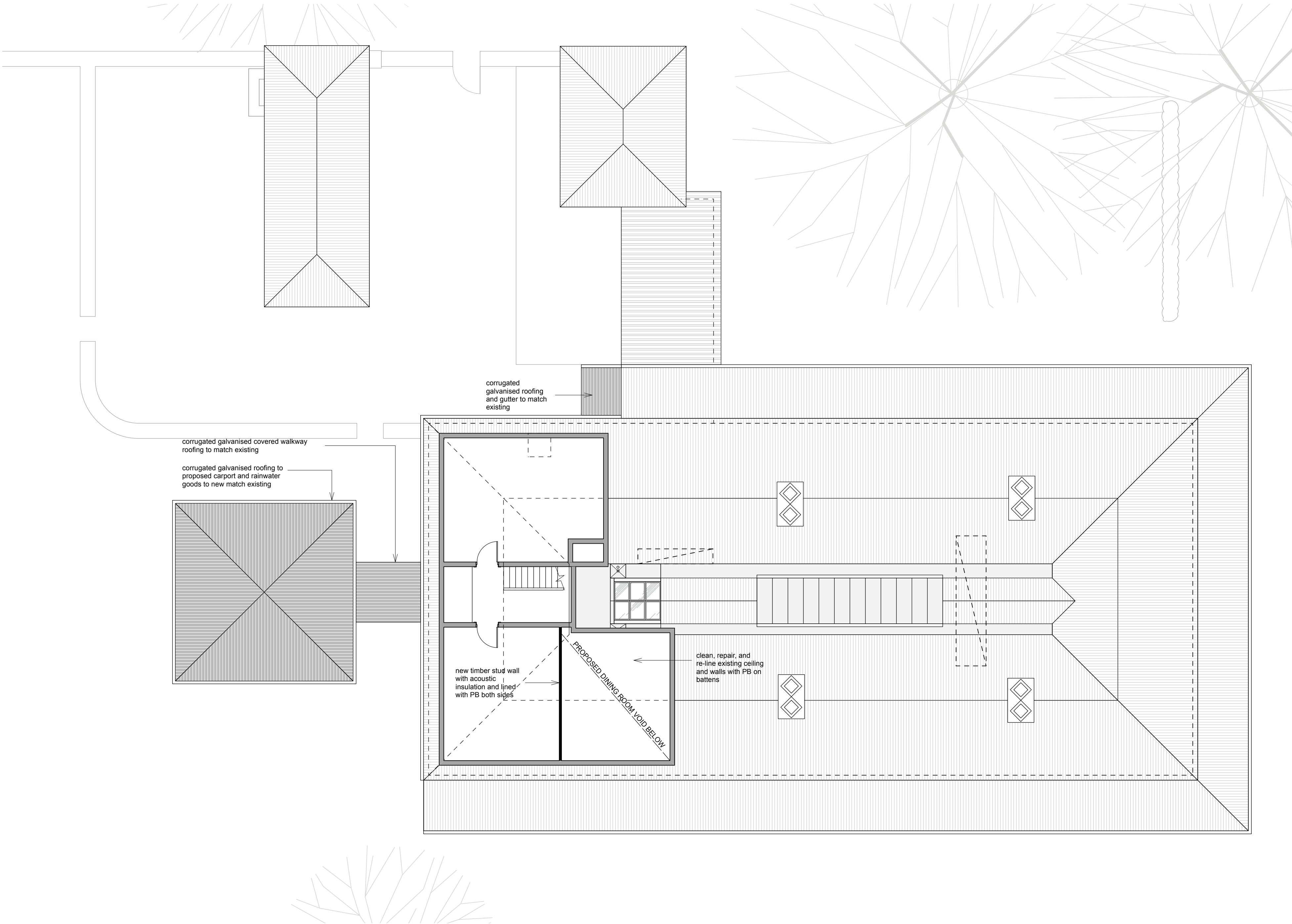
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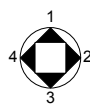
CHARLIE ELLIS
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0407355489 - cellisarchitecture@bigpond.com

PROJECT ALTERATIONS		PROJECT # CE2506	
CLIENT " NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		DATE # 26/9/25	DWG # WD03
DWG PROPOSED FLOOR PLAN		SCALE @ A2	REVISION DA1
		DRAWN CE	
		ACC No CC7464	



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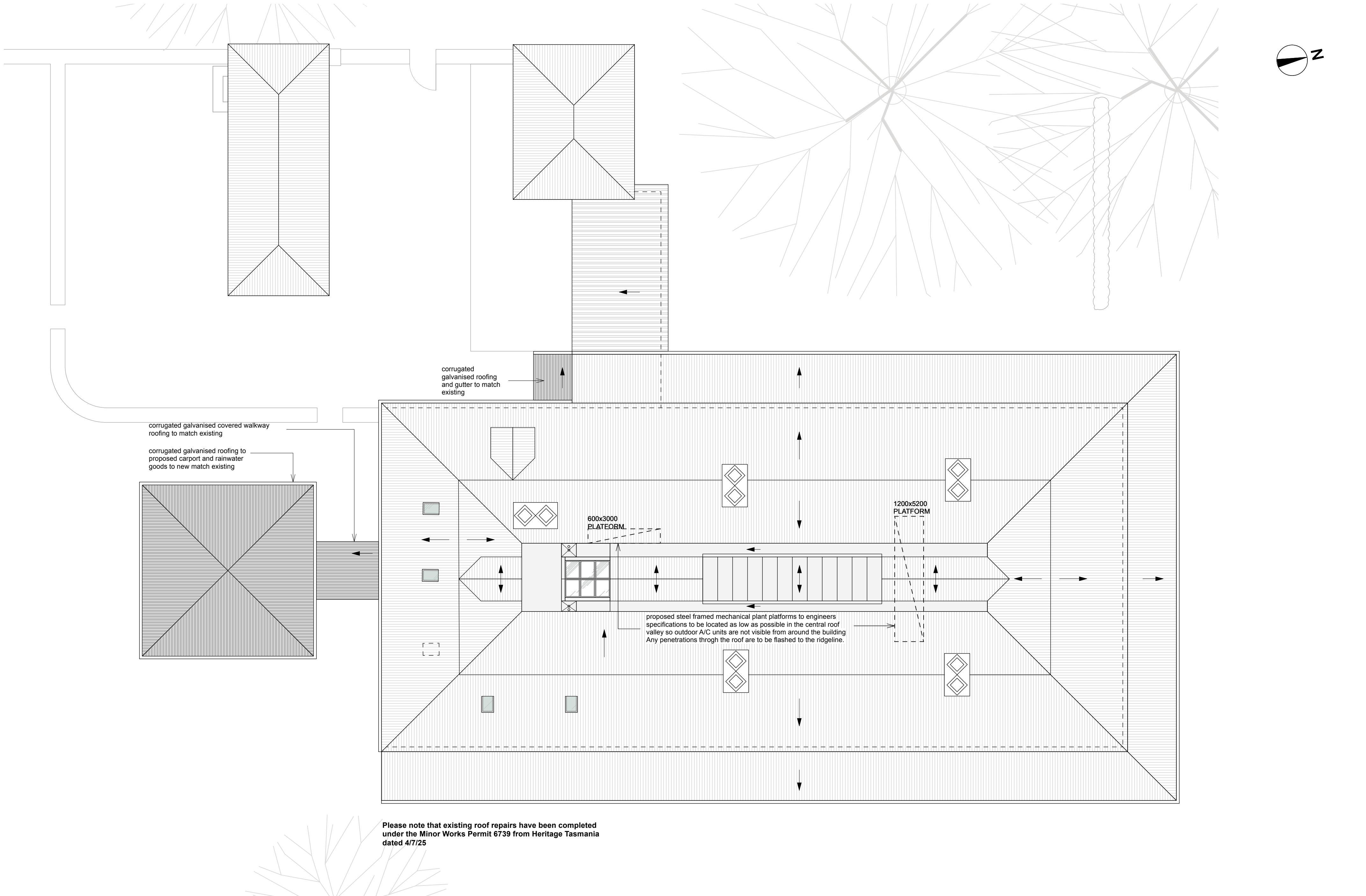


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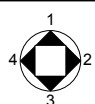
0407355489 - cellisarchitecture@bigpond.com

PROJECT ALTERATIONS		PROJECT # CE2506	
CLIENT " NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		DATE # 26/9/25	DWG #
		SCALE @ A2	WD04
DWG	DEMOLITION FLOOR PLAN	DRAWN CE	REVISION DA1
		ACC No CC7464	



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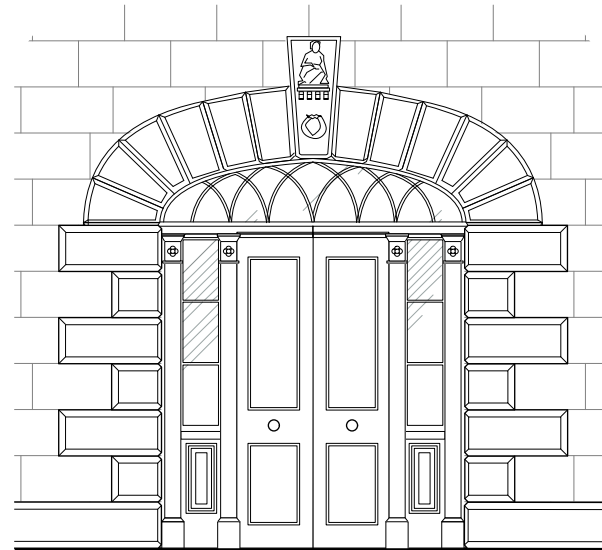


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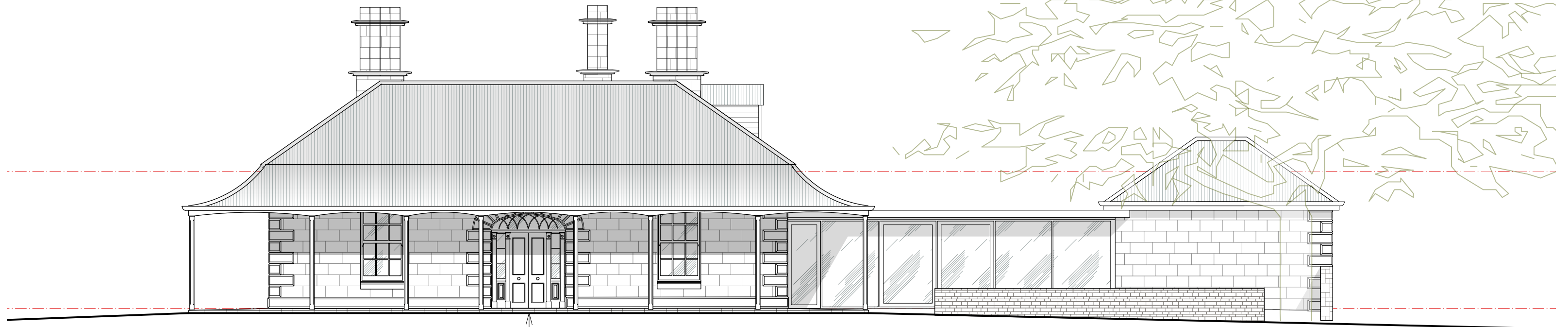
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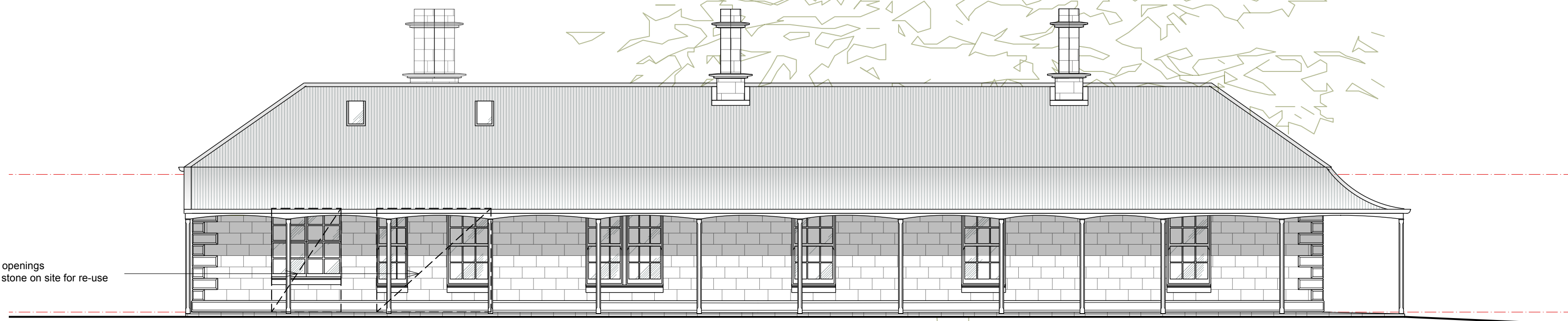
PROJECT	ALTERATIONS		PROJECT #	CE2506
CLIENT	" NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		DATE #	26/9/25
	Annie & John Ramsay		SCALE @ A2	WD05
DWG	ROOF PLAN		DRAWN	CE
			ACC No	CC7464
			REVISION	DA1



ENTRANCE DETAIL



EXISTING CONDITION NORTH ELEVATION

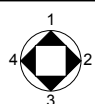


Extent of new wall openings
Number and store stone on site for re-use

EXISTING CONDITION EAST ELEVATION

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" NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		CE2506	
CLIENT	Annie & John Ramsay	DATE #	26/9/25
DWG	EXISTING ELEVATIONS 1	SCALE @ A2	DWG #
		DRAWN	CE
		ACC No	CC7464
REVISION		DA1	

WD06



EXISTING CONDITION WEST ELEVATION

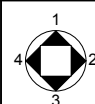


EXISTING CONDITION SOUTH ELEVATION

0 2 3 4 5 6 m

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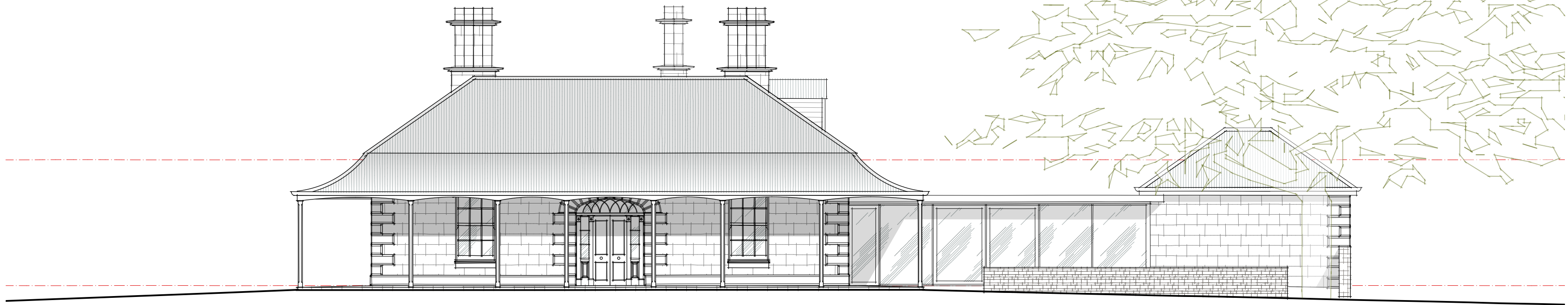
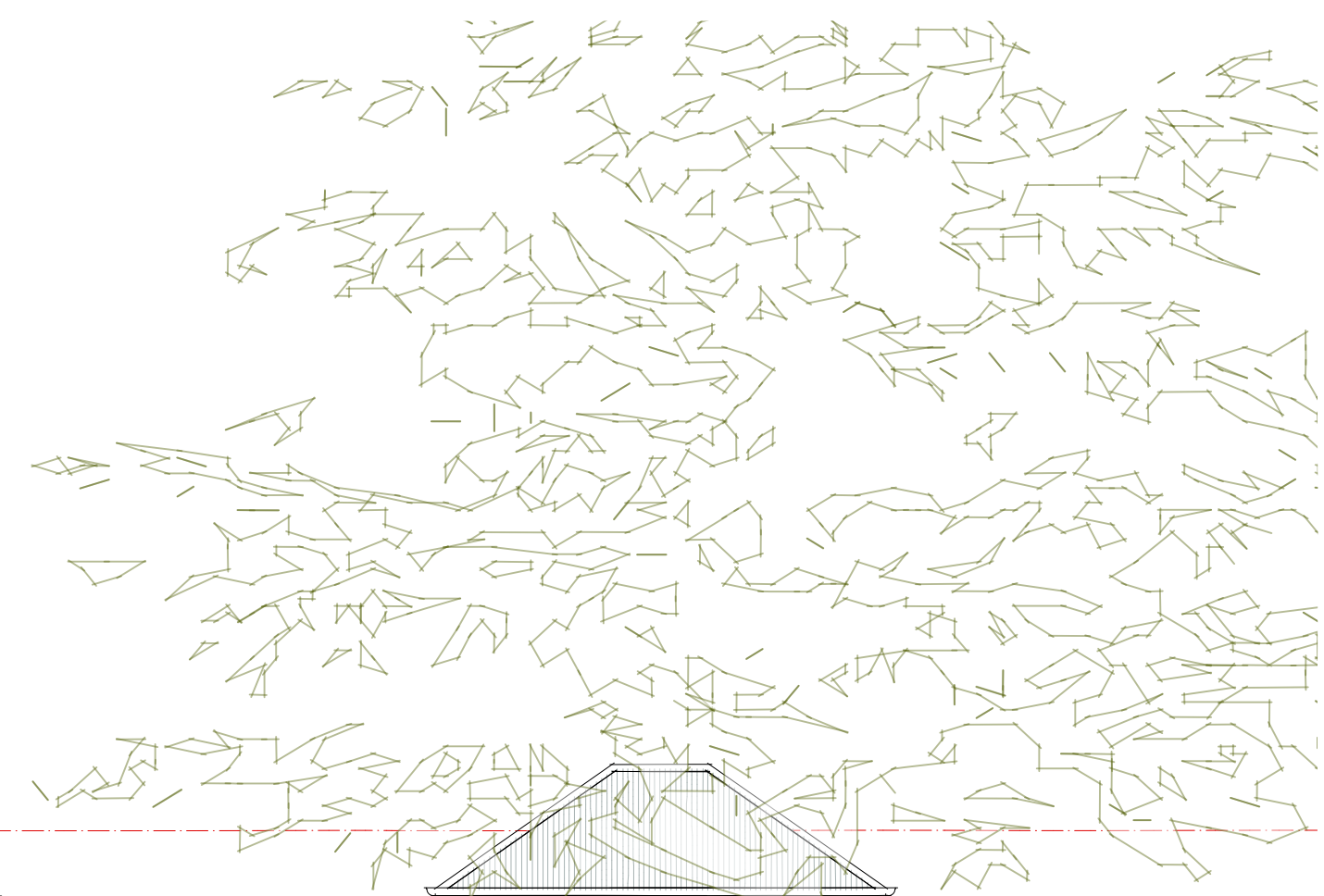


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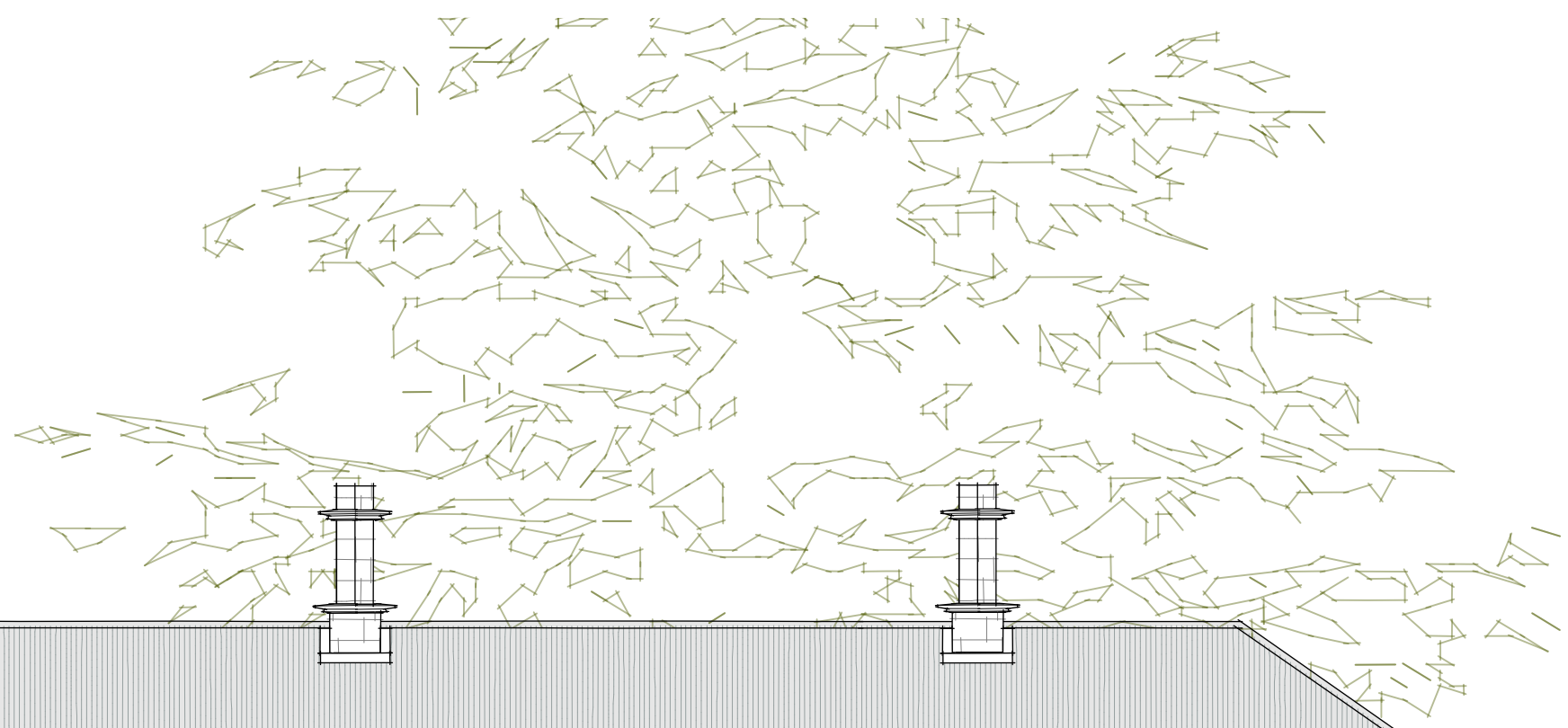
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PROJECT	ALTERATIONS		PROJECT #
	" NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		CE2506
CLIENT	Annie & John Ramsay		DWG #
			WD07
DWG	EXISTING ELEVATIONS 2		REVISION
	DATE #	26/9/25	DA1
	SCALE @ A2		
	DRAWN	CE	
	ACC No	CC7464	



PROPOSED NORTH ELEVATION



original verandah to be refurbished with new galvanised ogee gutters with galvanised external support brackets and new galvanised downpipes

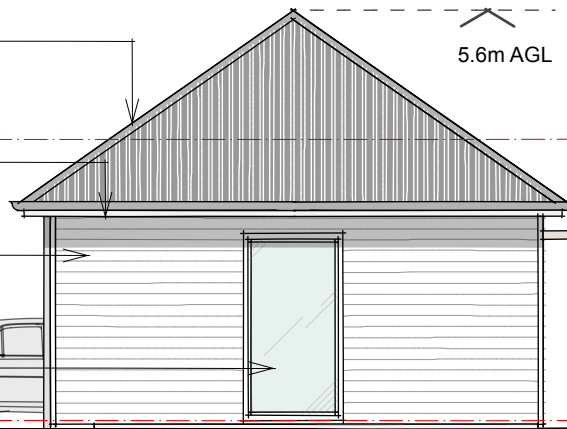
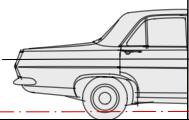
proposed painted steel framed covered link with corrugated galvanised roof cladding

proposed corrugated galvanised hip roof cladding and rainwater including ogee gutters to match existing house

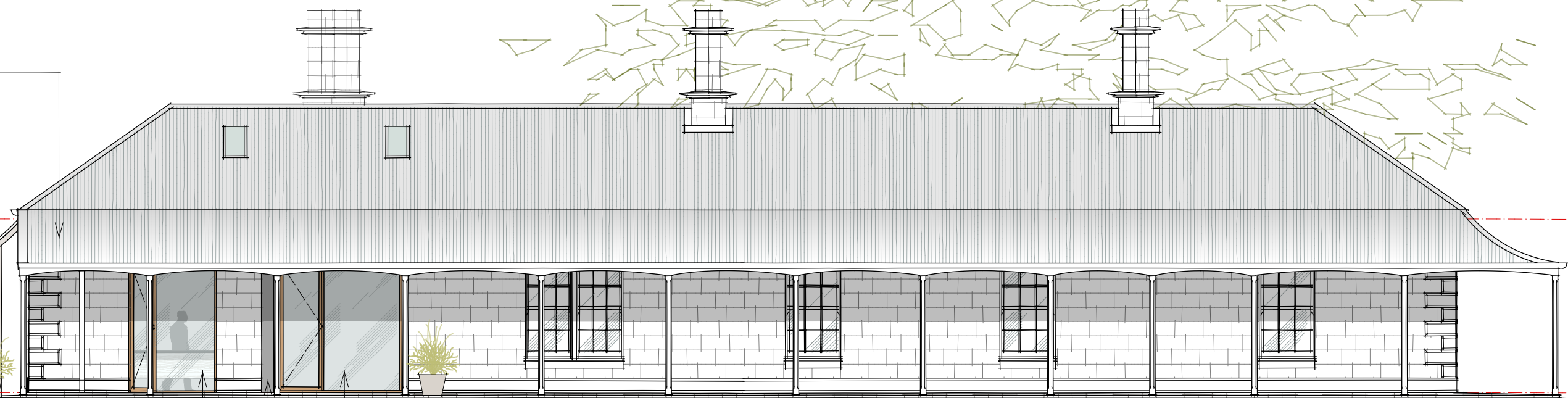
eaves height to match existing verandah height

JH Scyon Linear weatherboard cladding with paint finish to match existing outbuildings

powdercoated single glazed aluminium framed window



5.6m AGL



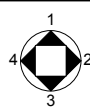
2754

new double glazed timber framed window
powdercoated aluminium cover plate
new double glazed timber framed window

PROPOSED EAST ELEVATION

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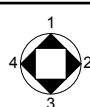
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	" NANT " HOMESTEAD - 254 NANT LANE, BOTHWELL		CE2506
CLIENT	Annie & John Ramsay	DATE #	26/9/25
		SCALE @ A2	WD08
DWG	PROPOSED ELEVATIONS 1	DRAWN	CE
		ACC No	CC7464
		REVISION	DA1



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CLIENT	Annie & John Ramsay	DATE #	26/9/25	
DWG	PROPOSED ELEVATIONS 2	SCALE @ A2	WD09	
		DRAWN		CE
		ACC No	CC7464	REVISION

OWNER CLYDE RIVER HOLDINGS PTY LTD, QUEENSLAND PROPERTY PARTNERS PTY LTD FOLIO REFERENCE C.T. 141298/1 C.T. 30667/1 GRANTEE PART OF 1830 ACRES GTD TO GEORGE NICHOLAS PART OF (211.2.38) GTD TO EDWIN LASCELLES	PLAN OF SURVEY BY SURVEYOR W.D.B. LARK LOCATION LAND DISTRICT OF CUMBERLAND PARISH OF AMHERST SCALE 1:10000 LENGTHS IN METRES	REGISTERED NUMBER SP151816 APPROVED EFFECTIVE FROM 16 JAN 2008 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL (5030) / (5031) LAST 1100328 UPI No 1100329	LAST PLAN No. P30667, P141298	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Lot 1 is compiled from P30667 and P997 D0
Lot 2 is compiled from P30667 and P997 D0

[Signature] 15.7.07
COUNCIL DELEGATE DATE

(1-1)

SEARCH OF TORRENS TITLE

VOLUME 151816	FOLIO 1
EDITION 8	DATE OF ISSUE 05-Jun-2025

SEARCH DATE : 13-Oct-2025

SEARCH TIME : 04.38 PM

DESCRIPTION OF LAND

Parish of AMHERST Land District of CUMBERLAND

Lot 1 on Sealed Plan [151816](#)Derivation : Part of 1830 Acres Gtd to George Nicholas and
Part of 211A-2R-38Ps. Gtd. to Edwin LascellesPrior CTs [141298/1](#) and [30667/1](#)SCHEDULE 1[N247203](#) TRANSFER to ANNE-MARIE STACEY RAMSAY Registered
05-Jun-2025 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[151816](#) EASEMENTS in Schedule of Easements[C704924](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
31-Mar-2006 at noon[E412236](#) MORTGAGE to National Australia Bank Limited
Registered 05-Jun-2025 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations