

PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2025/71
Application Type:	Discretionary Development Application
Property Location:	18 Patrick Street, Bothwell
Proposal:	Alterations & Additions to Supermarket including Proposed Bottle Shop
Advertising Commencement Date:	5 February 2026
Representation Period Closing Date:	20 February 2026
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.

CHARLIE ELLIS
ARCHITECTURE

27th Nov 2025

Planning Department
Central Highlands Council
Bothwell, Tas 7030

**Re: Alterations & Additions -
Existing Supermarket at 18 Patrick St, Bothwell**

To whom it may concern,

The proposed planning application involves some minor internal and external alterations to the existing supermarket and fuel station with the addition of a new Loading Dock/Store building to the NE side on Patrick street, and bottle shop to the SW side on William St.

The proposal will modernise and “tidy-up” the existing street scape on a prominent corner within Bothwell. It will provide the local community with a wider range of goods, services, and products.

The updates to the existing use include operating hours between 6:30am to 7pm 7days a week, and employees at any one time will be between 3-4.

The local Planning Scheme contains the Bothwell Heritage Precinct overlay (CHI-C6.2.1), which is designed to protect the existing heritage townscape and encourage sympathetic new development.

The below responses to this overlay relate to the proposed alterations and additions to 18 Patrick St as described above:

CHI-C6.2.1 Bothwell Heritage Precinct

(A) *respect the townscape qualities of the settlement through appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting;*

Response:

The proposed Loading Dock/Store addition to the NE side of William St is adjacent to the existing re-purposed sandstone garage store building. The eaves gutter height and roof form and pitch have been designed to match the existing roof. This is consistent with other neighbouring buildings. The material selection includes subdued colorbond “Basalt” colour and rough sawn timber cladding as a reference to familiar local farm structures.

The Proposed Bottle Shop on the SW side of Patrick Street has been designed to be recessive to the existing supermarket building by setting it back off the street slightly and keeping the parapet height below the existing.

(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;*

Response:

The alterations and additions are directly linked and encompassed by the existing Supermarket and Fuel Station buildings and are appropriately scaled in form and architectural style to ensure they do not compete or detract from the existing service station building across William St and St Michael & All Angels Anglican Church, the old Library, and other Heritage listed stone buildings in Market Pl opposite.

(C) *maintain the visual **amenity** of historic buildings when viewed from streets and public spaces within the settlement;*

Response:

The recessive design of the additions' ensures there will be minimal impact on the streetscape. The sandstone barn to the south of the proposed Bottle Shop is 12.5m away from the proposed boundary wall, allowing it to maintain its individual heritage character.

(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;*

Response:

Please refer to the responses above (A), (B), & (C)

I trust this is sufficient for your consideration and look forward to hearing from you.

Regards,



Charlie Ellis
BA Env.Des. B.Arch
Registered Architect (TAS)
Accredited Building Practitioner (Architect CC7464)

Project:

IGA Supermarket & Bottle Shop
18 Patrick Street, Bothwell, Tas

Client:

ARYA Property Holding Pty Ltd

Project Number: CE2511
Issue Number: RFI#1

AREAS:

Site Area 1112m²
Existing Gross Floor Area: 493m²
New Addition Floor Area: 165m²
New Total Gross Floor Area: 614m²
(Gross excl. outbuildings, verandahs, decks)
Existing Roofed Area: 577m²
Proposed Total Roofed Area: 714m²
New deck: N/A
Impervious surfaces (total) 192m²
Pervious Surface: 236m²
Site Coverage: 78%

Accreditation no: CC7464
Title Reference: 185050/2
Soil Classification: TBC
Wind Classification: TBC
Wind speed: TBC
Climate Zone: 7
Bushfire Management: N/A

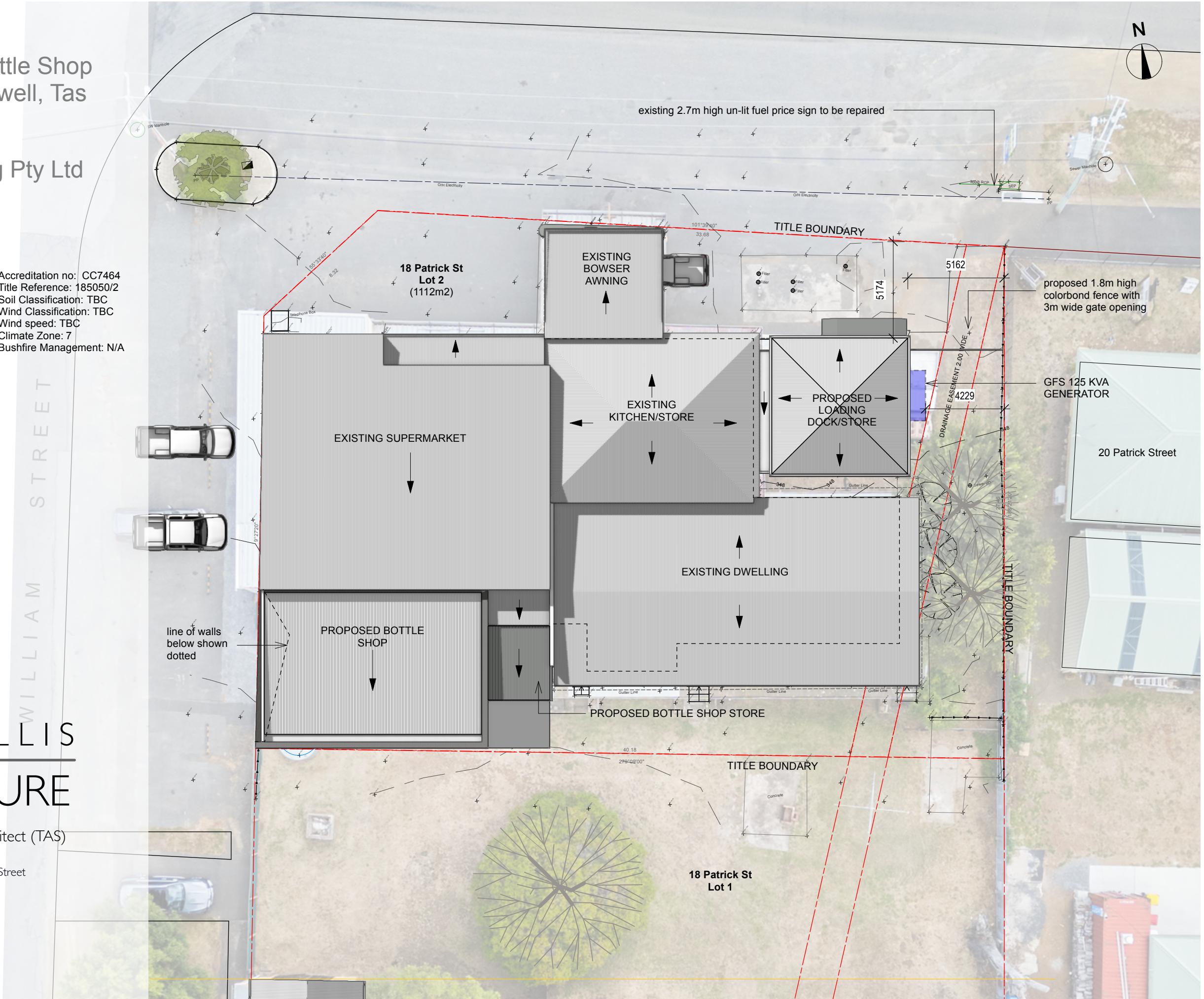
ARCHITECTURAL DRAWINGS:

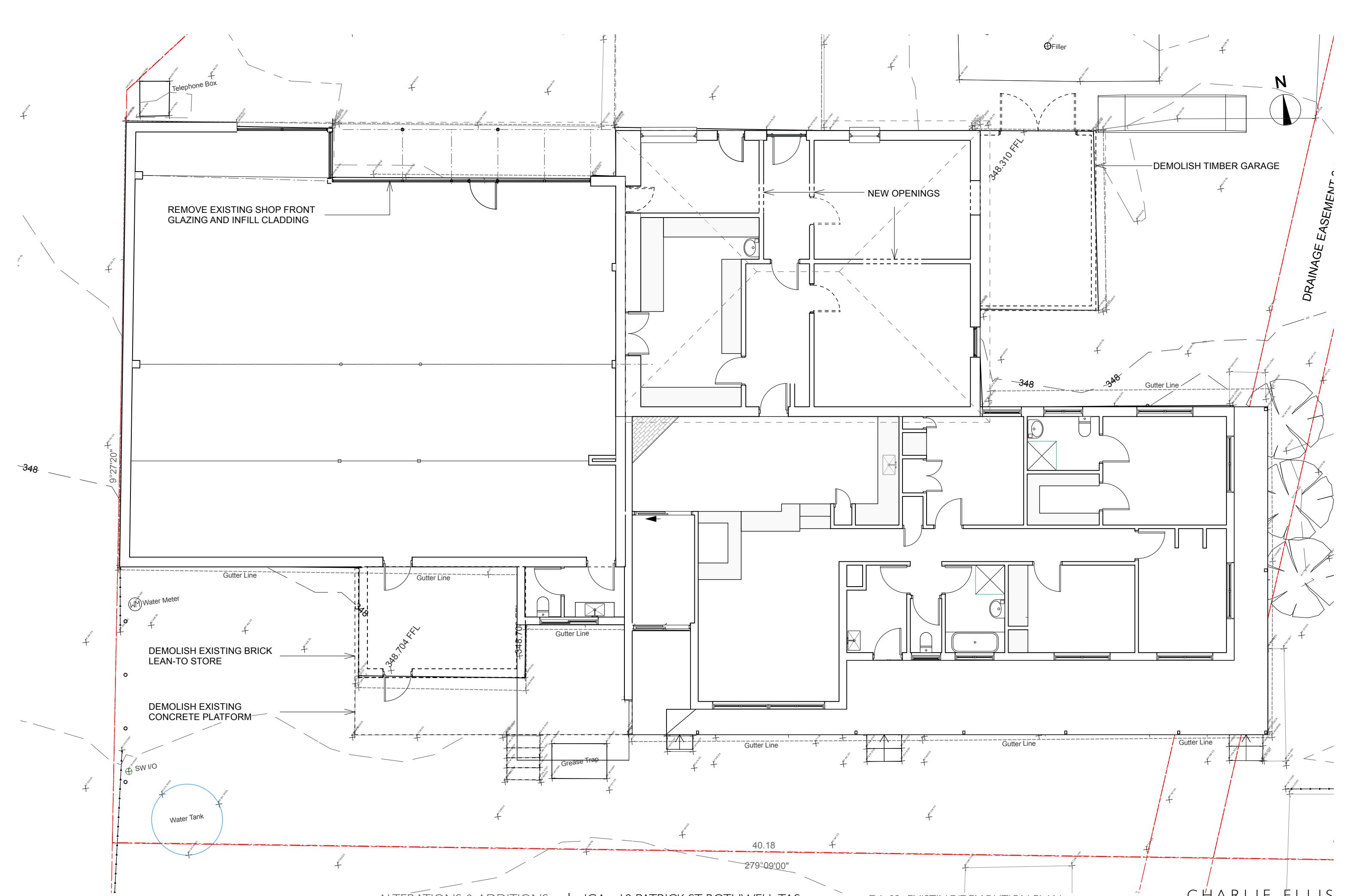
- ✓ DA-01 DA - SITE-PLAN
- DA-02 DA - EXISTING/DEMO FLOOR PLAN
- DA-03 DA - PROPOSED FLOOR PLAN
- DA-04 DA - ELEVATIONS 1
- DA-05 DA - ELEVATIONS 2
- DA-06 DA - ELEVATIONS 3
- DA-07 DA - RENDERS
- Parking layout

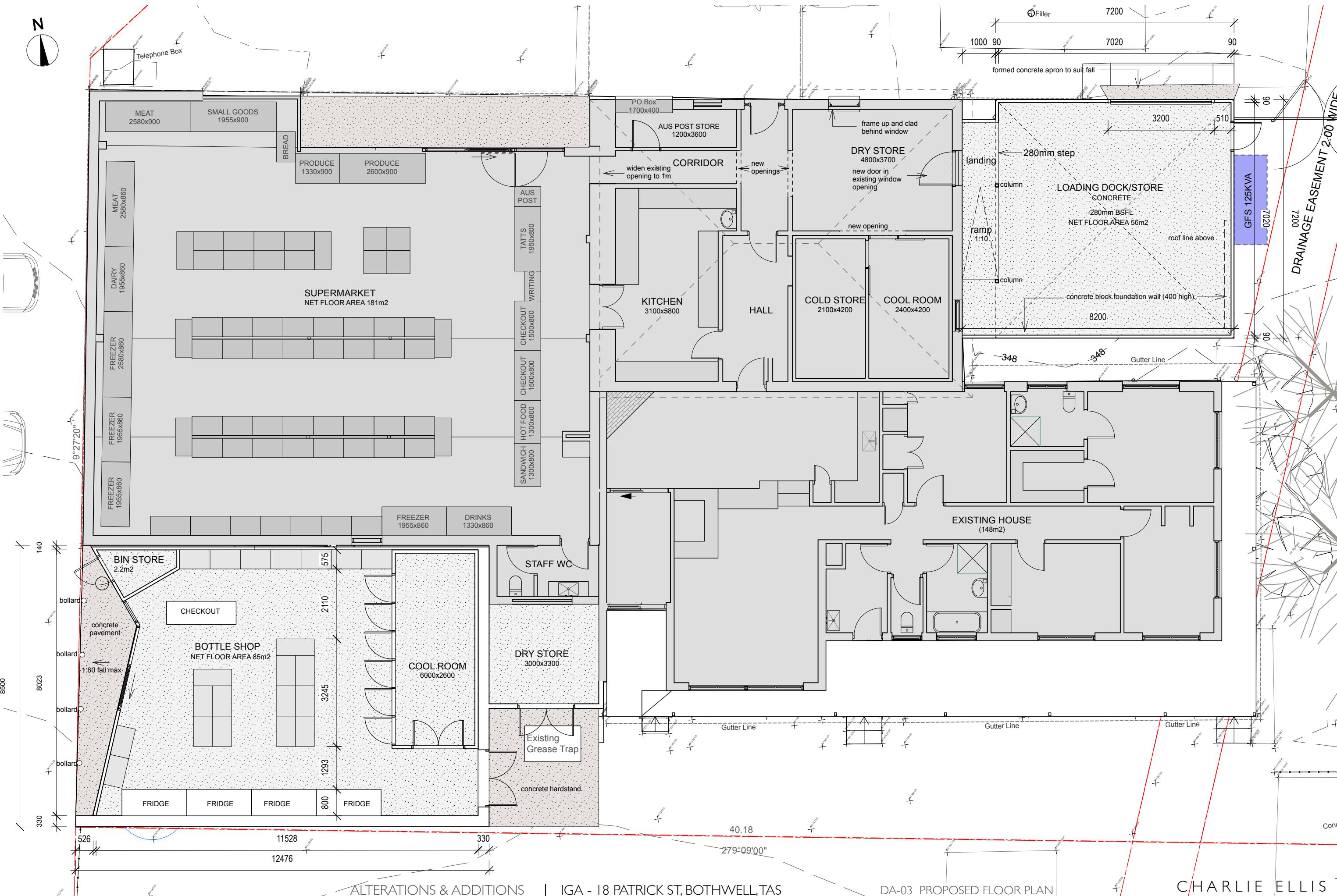
CHARLIE ELLIS
ARCHITECTURE

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

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







NOT FOR CONSTRUCTION - DO NOT SCALE OFF DRAWINGS

ALTERATIONS & ADDITIONS

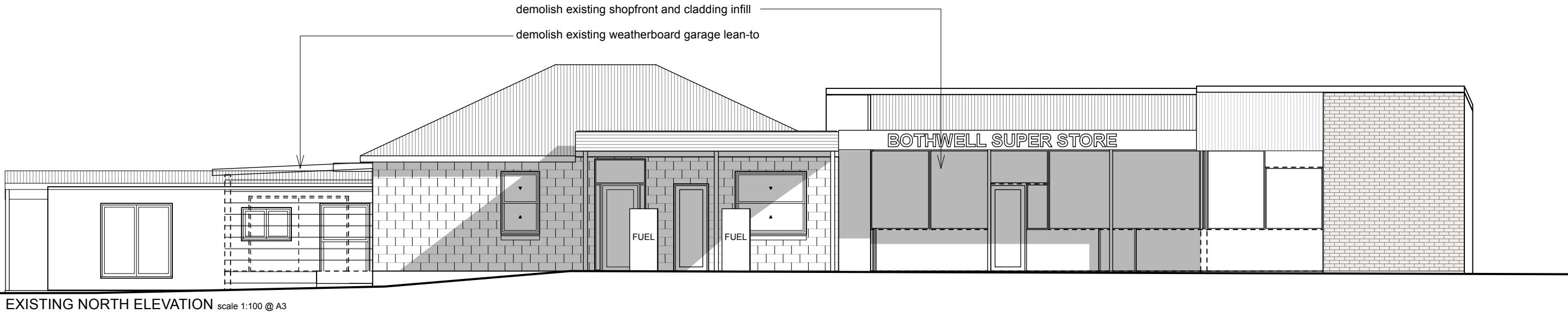
IGA - 18 PATRICK ST, BOTHWELL, TAS

DA-03 PROPOSED FLOOR PLAN

CHARLIE ELLIS

ARCHITECTURE

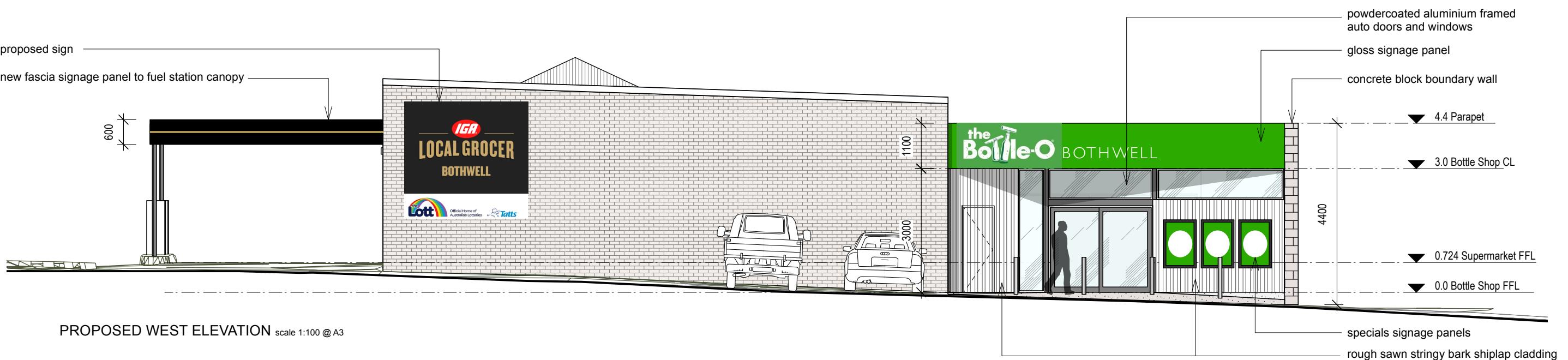
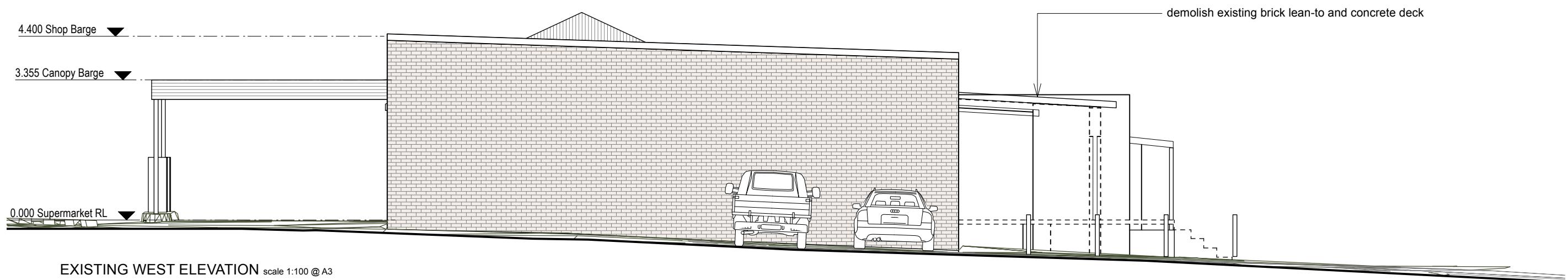
0407355489 - mail: cellisarchitecture@bigpond.com
www.cellisarchitecture.com.au

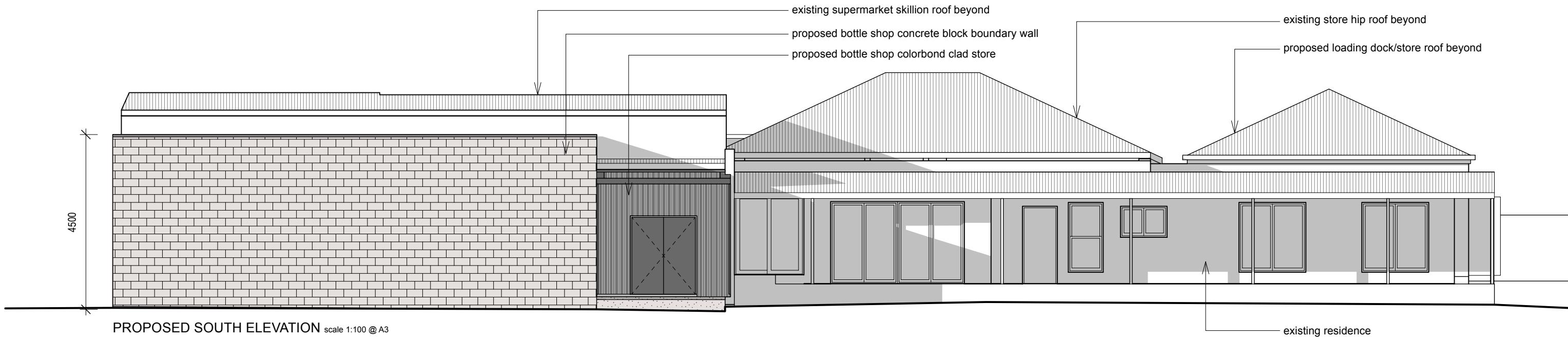
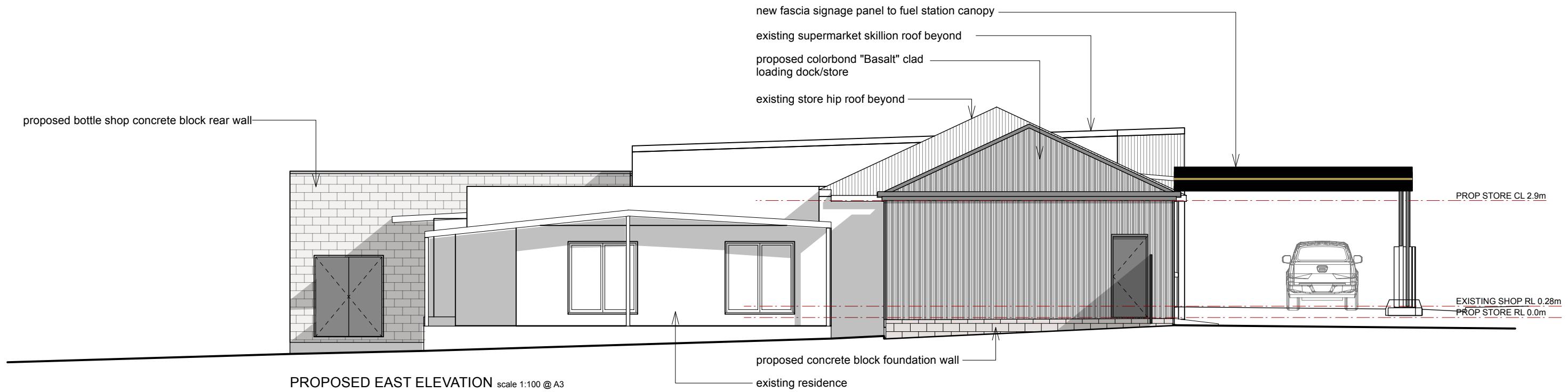


EXISTING NORTH ELEVATION scale 1:100 @ A3



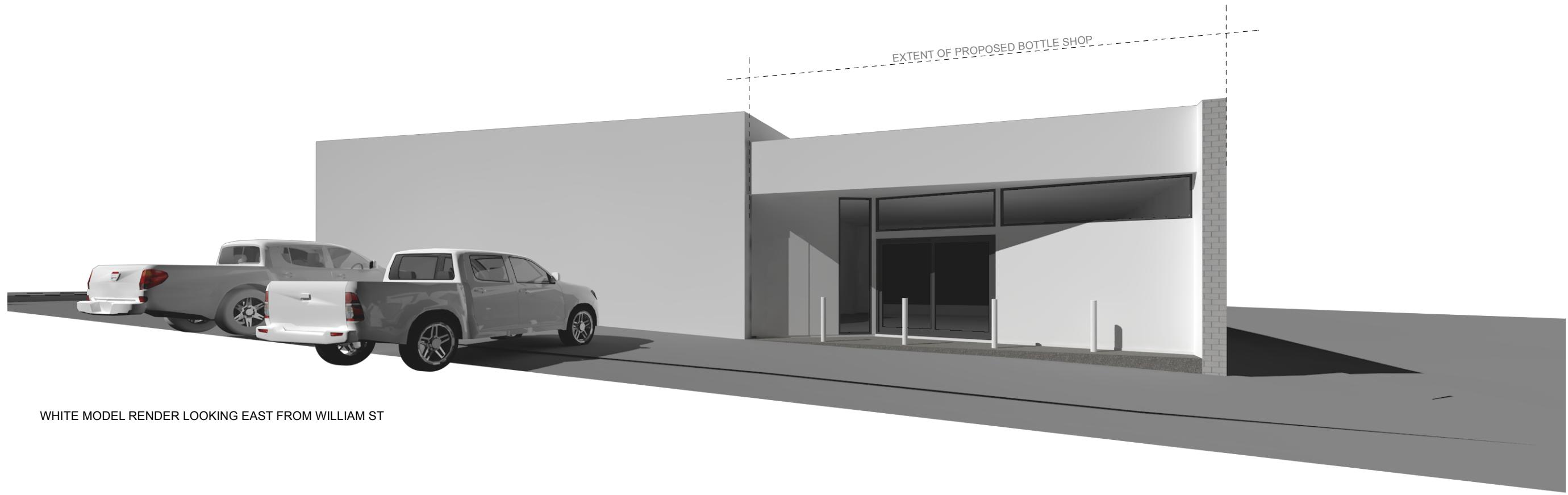
PROPOSED NORTH ELEVATION scale 1:100 @ A3







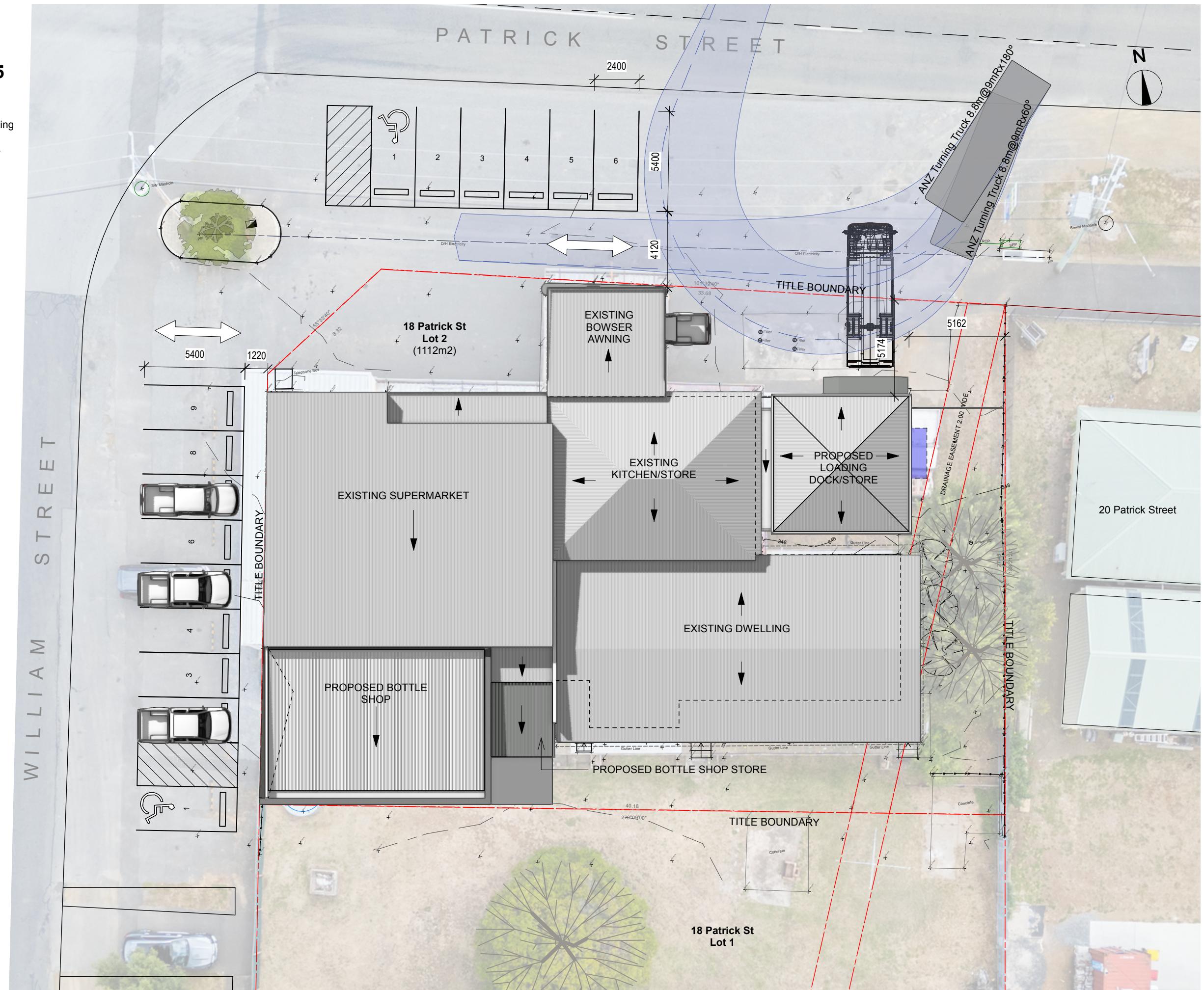
WHITE MODEL RENDER LOOKING WEST FROM PATRICK STREET



WHITE MODEL RENDER LOOKING EAST FROM WILLIAM ST

PARKING DIAGRAM 21/01/25

Please note that the provided parking layouts are for planning purposes only.
All car parking spaces are designed to AS 2890- Parking facilities, Parts 1-6 and AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.
Turning circles shown comply with AS2890.2 Part 2.



CHARLIE ELLIS
ARCHITECTURE

21st Jan 2026

Planning Department
Central Highlands Council
Bothwell, Tas 7030

**Re: Planning Application RFI Response Dated 22 Dec -
Existing Supermarket at 18 Patrick St, Bothwell**

To whom it may concern,

Please see below council RFI shown in italic and responses in bold below.

1. Hours of operation

Please confirm the hours of operation, including the proposed Bottle Shop, in line with the Acceptable solution 12.3.1 All non-residential uses A1.

Response:

Proposed supermarket hours of operation will be between 6.30am to 7.00pm Monday to Friday; 8.00am to 6.30pm Saturday and Sunday and public holidays. This is in line with other regional stores near by (ouse).

Bottle shop hours of operation will be between 10.00am to 9.00pm Monday to Friday; 10.00am to 6.00pm Saturday; and 10.00am to 5.00pm Sunday and public holidays. This is as per Acceptable solution 12.3.1 All non-residential uses A1.

2. Lighting

Please confirm if additional lighting is proposed and if so that the lighting is baffled so that it does not cause emission of light onto adjoining residential properties, in line with the Acceptable Solution 12.3.1 All non-residential uses A2.

Response:

The proposed external lighting for both the bottle shop and supermarket is located under soffit and baffled as per A2 (a) and will only be visible during operating hours.

3. Delivery hours

Please confirm if commercial vehicle movements and the unloading and loading of commercial vehicles are within the following hours, in line with the Acceptable Solution 12.3.1 All non-residential uses A3 (or P3); 7.00am to 7.00pm Monday to Friday; 8.00am to 6.00pm Saturday, Sunday and public holidays.

Response:

The proposed delivery hours will be as per the acceptable solutions listed above.

4. Setbacks of Additions

Please provide a written response to 12.4.3 Setback P1, P2 and A3 (or P3).

Response:

P1

*Buildings must be sited to be compatible with the **streetscape** and character of development existing on established properties in the area, having regard to:*

(a) *the topography of the site.*

The proposed additional buildings on both William Street and Patrick Street have been designed so that the floor levels are close to natural ground where there are access points. The proposed bottle shop floor level on William Street is approximately 800mm below the existing supermarket floor level which has allowed us to subsequently lower the height of the parapet. This follows the street level similar to opposite properties.

(b) *the setbacks of buildings on adjoining properties.*

The proposed bottle shop on William Street follows the setback of the existing supermarket and nearby barn. The south wall is positioned on or close to the title boundary. The closest neighbouring building is an un-occupied sandstone barn approximately 12.5m away. The proposed Loading Dock/Store on Patrick St complies A1 with setbacks of not less than 4.5m.

(c) *the height, bulk and form of existing and proposed buildings.*

Please refer to responses to the CHI-C6.2.1 Bothwell Heritage Precinct letter dated 27th Nov 2025.

(d) *the appearance of proposed buildings when viewed from roads and public places adjoining the site*

Please refer to responses to the CHI-C6.2.1 Bothwell Heritage Precinct letter dated 27th Nov 2025.

(e) *the safety of road users.*

The proposed new buildings are located adjacent to the existing supermarket and with the same or greater setback to ensure that there is no additional impact on the safety of road users.

P2

Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:

(a) *the topography of the site;*

The adjoining property along William Street is currently un-occupied with class 10 buildings located approximately 12.5m away. The orientation of the adjoining block to the south allows for many development opportunities that will not be affected by the proposed new buildings. The proposed Loading Dock/Store on Patrick St complies A2 with side setbacks of not less than 3m.

(b) *the size, shape and orientation of the site;*

Refer to the response above.

(c) *the setbacks of surrounding buildings;*

The proposed new buildings match the setbacks of surrounding buildings.

(d) *the height, bulk and form of existing and proposed buildings;*

Refer to the response to (a) above and the CHI-C6.2.1 Bothwell Heritage Precinct letter dated 27th Nov 2025.

(e) *the existing buildings and private open space areas on the site;*

The private open space to the residence effectively remains the same as the bottle shop now occupies the original loading dock area of the supermarket.

(f) *sunlight to private open space and windows of habitable rooms on adjoining properties;*

Refer to the response to (a).

(g) and the character of *development* existing on established properties in the area. Please refer to responses to the CHI-C6.2.1 Bothwell Heritage Precinct letter dated 27th Nov 2025.

A3

*Air extraction, pumping, refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, must have a **setback** from a property containing a **sensitive use** of not less than 10m. An exemption for air conditioners and heat pumps applies in this zone. Refrigeration will be contained internally within the proposed and existing retail spaces. A proposed generator (GFS 125 KVA) is shown on the updated RFI#1 floor plans on the east side of the store.*

5. Outdoor Storage Areas

Please provide a written response to 12.4.6 Outdoor storage areas P1

Response:

Outdoor storage areas comply with A1 as they will not be visible from any road or public open space adjoining the site.

6. Car Parking

*Please provide a written response to clause C2.5.1 Car parking numbers, A1 (d) and C2.6.1 Construction of parking areas A1 of the Code. Please provide a Parking Plan with the spaces allocated for the use, demarcated and Comply with Australian **Standard AS 2890-Parking facilities, Parts 1-6** and 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.***

C2.5.1 Car parking numbers, A1 (d)

Response:

The site currently has no demarcation for car parking. Table C2.1 specifies the following number of car spaces:

- Food Services (Take away food premises) 1 space/15m²

The Supermarket NET area is 181m² /15m² = 12 car spaces required

- General Retail 1 space per 30m²

The Proposed bottle shop NET area is 85m²/30m² = 3 car parking spaces

A total of 15 car parking spaces are required with one of these as an accessible parking space for each tenancy as per AS/NZS 2890.6:2009

Refer to the Parking Plan dated 21/01/25 for layouts. The layout provided demonstrates that the Acceptable solution for C2.5.1 can be satisfied.

The parking layout provided is requires General Managers consent due to a section of land to the corner of Patrick Street and William Street is within Council land. Please find attached letter of consent from the general manager.

7. Loading Bays

Please confirm that the loading bay meets the requirements of C2.6.6 Loading bays A1 and A2 or the Performance Criteria.

A1

*The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, *Parking facilities, Part 2: Off-street commercial vehicle facilities*, for the type of vehicles likely to use the site.*

A2

The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part

2: Parking facilities - Off-street commercial vehicle Facilities.

Response:

The AS2890.2 Part 2 vehicle type for the loading dock area is classed as a Medium Rigid Vehicle MRV (8.8m). The turning circles for this vehicle are shown on the Parking Plan dated 21/01/2026. The diagram illustrated shows it meets or exceeds the standard listed above.

8. Signage

Please confirm that the proposed signage is not illuminated or contains moving images.

Response:

The proposed signage is not illuminated and does not contain moving images.

I trust this is sufficient for your consideration and look forward to hearing from you.

Regards,



Charlie Ellis
BA Env.Des. B.Arch
Registered Architect (TAS)
Accredited Building Practitioner (Architect CC7464)

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185050	2
EDITION	DATE OF ISSUE
1	26-Sep-2023

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 04.50 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 2 on Sealed Plan [185050](#)

Derivation : Part of 3A-0R-14P Gtd. to John White

Prior CT [28244/8](#)**SCHEDULE 1**

[C243566](#) TRANSFER to MICHAEL KENNETH GORDON and SHANE PATRICK NOONAN as tenants in common in equal shares
Registered 08-Aug-2000 at noon

SCHEDULE 2

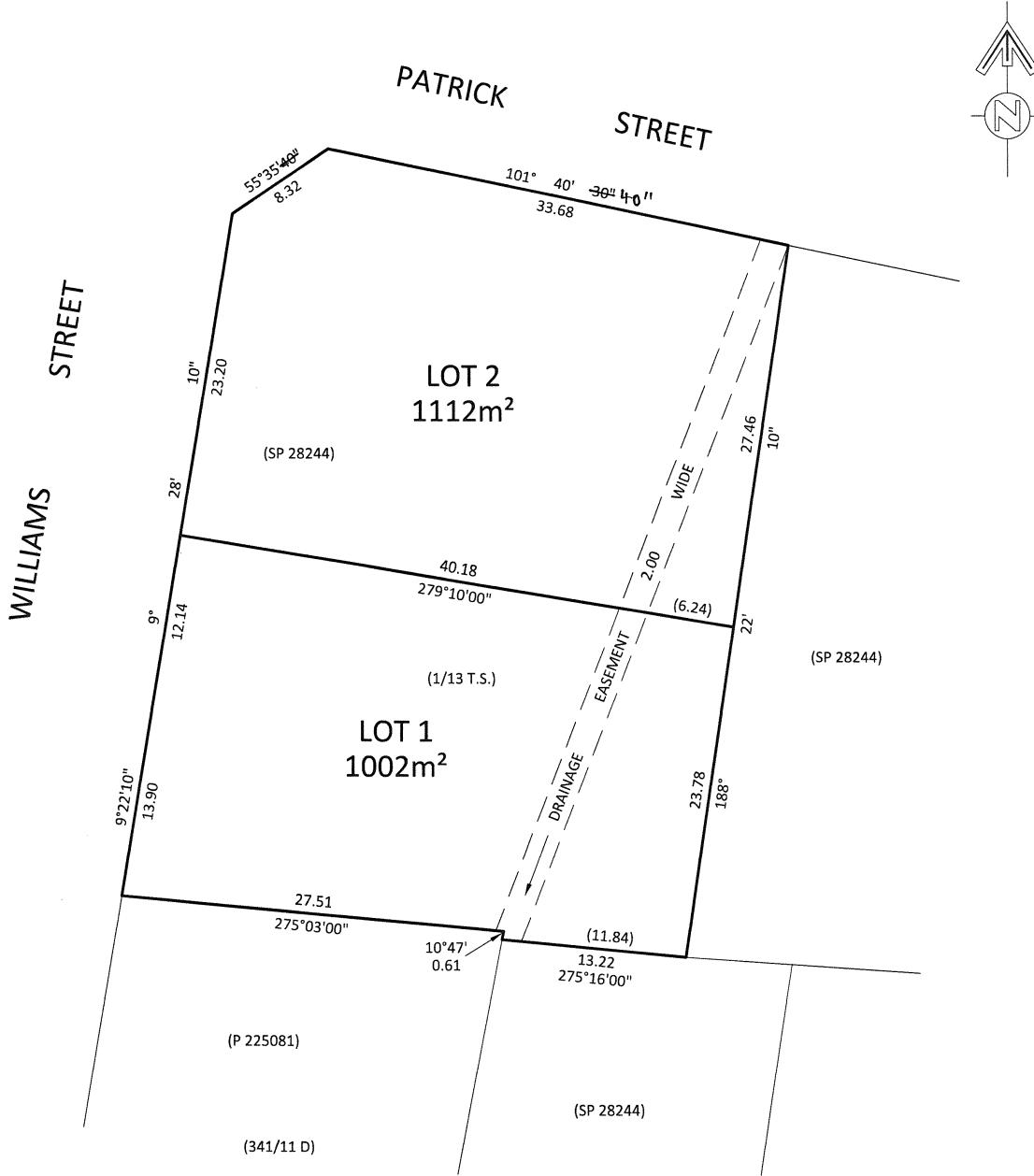
Reservations and conditions in the Crown Grant if any

[SP185050](#) EASEMENTS in Schedule of Easements[SP185050](#) FENCING PROVISION in Schedule of Easements[SP 28244](#) FENCING PROVISION in Schedule of Easements[C243567](#) MORTGAGE to Commonwealth Bank of Australia

Registered 08-Aug-2000 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: MICHAEL KENNETH GORDON SHANE PATRICK NOONAN FOLIO REFERENCE: C.T. 28244/8 GRANTEE: Part of 3A-OR-14Ps. Granted to John White.	PLAN OF SURVEY BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT. RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au LOCATION: TOWN OF BOTHWELL (SEC. F) SCALE 1: 300 LENGTHS IN METRES	REGISTERED NUMBER SP185050 APPROVED EFFECTIVE FROM 26 SEP 2023 Recorder of Titles
PRIORITY FINAL PLAN		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
 <p>WILLIAMS STREET</p> <p>PATRICK STREET</p> <p>LOT 2 1112m²</p> <p>LOT 1 1002m²</p> <p>(SP 28244)</p> <p>(1/13 T.S.)</p> <p>(P 225081)</p> <p>(341/11 D)</p> <p>(SP 28244)</p> <p>(78/2 D)</p> <p>REF: D1108</p> <p>..... J.W. Woolford Registered Land Surveyor</p> <p>20-4-23 Date</p> <p>..... D. G. Council Delegate</p> <p>14/9/2023 Date</p>		

SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 185050

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 1 and 2 on the plan are subject to a Drainage Easement (as defined) in gross in favour of the Central Highlands Council over the land marked DRAINAGE EASEMENT 2.00 WIDE on the Plan.

FENCING PROVISION

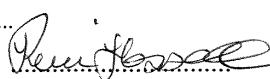
In respect of the Lots shown on the Plan, the Vendor (MICHAEL KENNETH GORDON and SHANE PATRICK NOONAN) shall not be required to fence.

DEFINITIONS

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Central Highlands Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Central Highlands Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to


MICHAEL KENNETH GORDON
SHANE PATRICK NOONAN

(USE ANNEXURE PAGES FOR CONTINUATION)

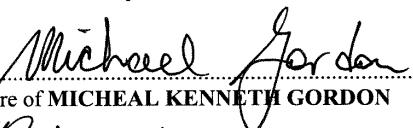
SUBDIVIDER: Michael Kenneth Gordon and Shane Patrick Noonan	PLAN SEALED BY: Central Highlands Council
FOLIO REF: CT 28244/8	DATE: 14/01/2023
SOLICITOR	09 2023/4
& REFERENCE: Page Seager Lawyers (DAS 230187)	REF NO.  Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 185050
SUBDIVIDER: Michael Kenneth Gordon and Shane Patrick Noonan FOLIO REFERENCE: CT 28244/8	

enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

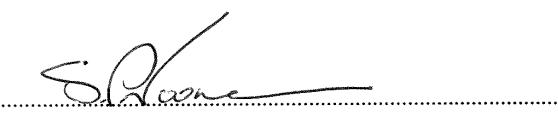
EXECUTED by **MICHAEL KENNETH GORDON** and)
SHANE PATRICK NOONAN as registered proprietors)
of the land comprised in the Folio of the Register Volume)
28244 Folio 8 duly witnessed as follows:)


Signature of MICHAEL KENNETH GORDON


Signature of Witness


Name of Witness

2/179 Murray St, HOBART TAS, 7000
Address and Occupation of Witness Conveyancing paralegal


Signature of SHANE PATRICK NOONAN


Signature of Witness


Name of Witness


- 5 Adelong Crt, Nichols Point VIL 3501
Address and Occupation of Witness - Property Valuer

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.