

**Special Council Meeting Agenda
Attachments**

5th March 2026

Bothwell Council Chambers

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AGENDA ITEM 4.1

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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 PI 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

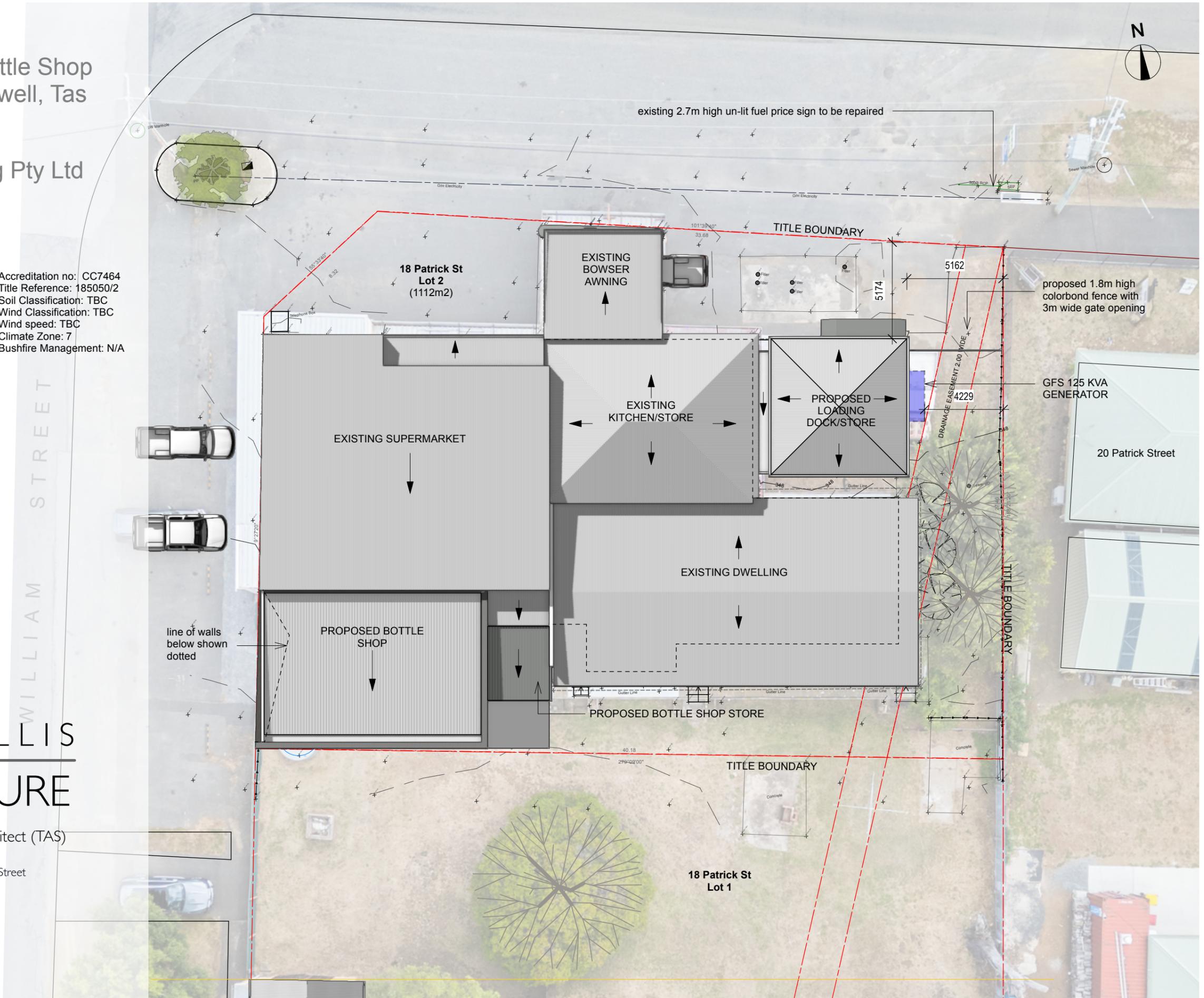
ARCHITECTURAL DRAWINGS:

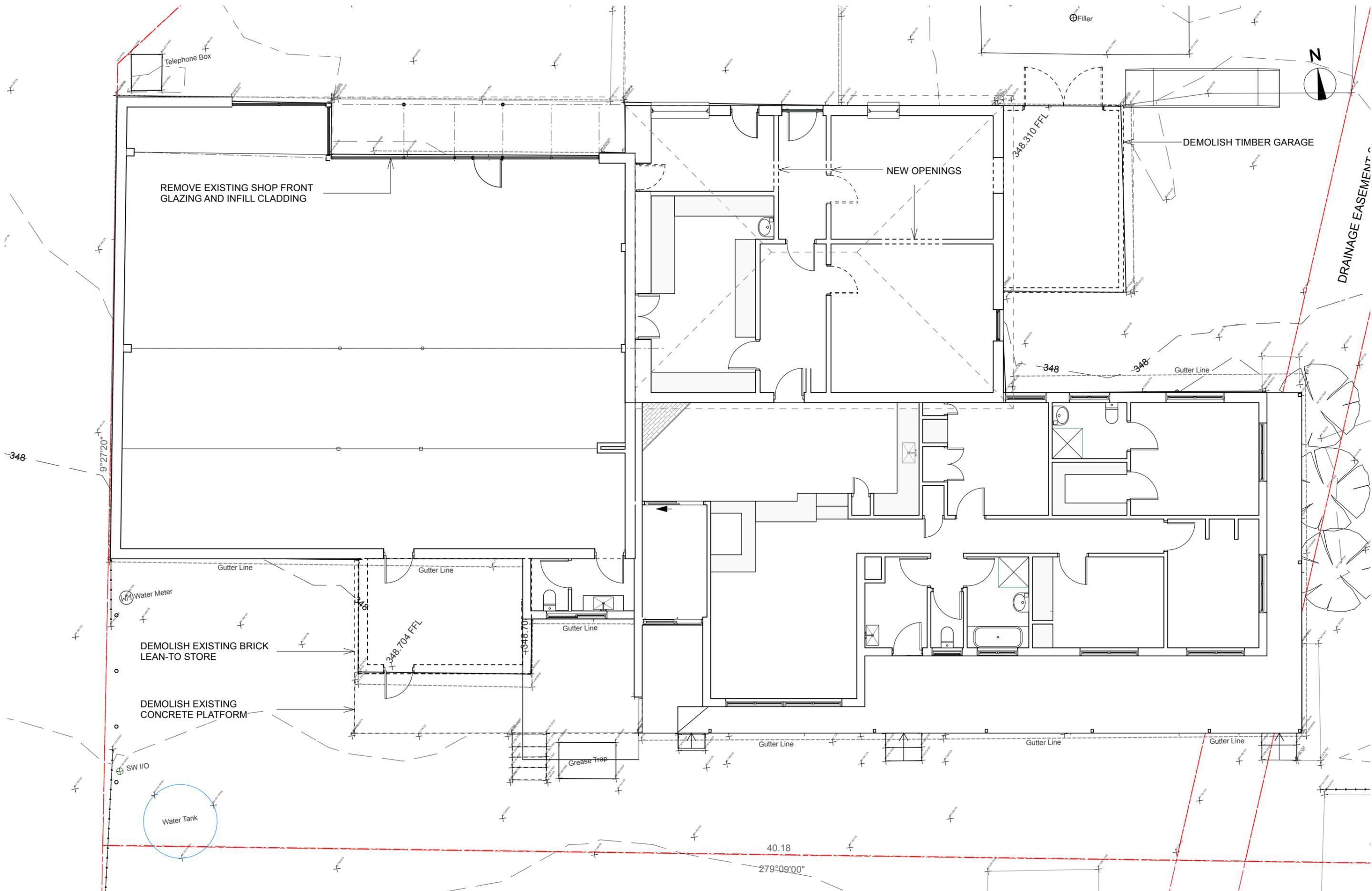
- | | |
|-------|-------------------------------|
| DA-01 | DA - SITE-PLAN |
| DA-02 | DA - EXISTING/DEMO FLOOR PLAN |
| DA-03 | DA - PROPOSED FLOOR PLAN |
| DA-04 | DA - ELEVATIONS 1 |
| DA-05 | DA - ELEVATIONS 2 |
| DA-06 | DA - ELEVATIONS 3 |
| DA-07 | DA - RENDERS |
| -- | Parking layout |

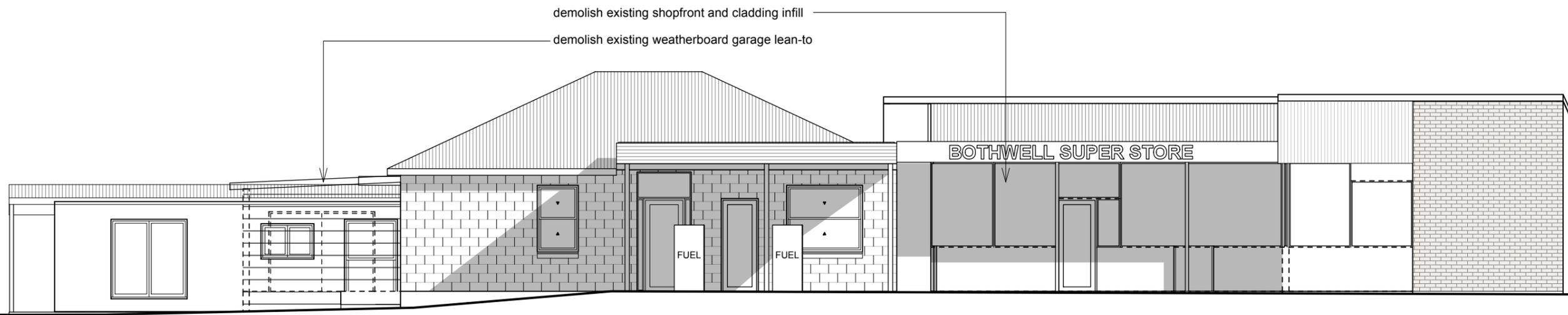
CHARLIE ELLIS
ARCHITECTURE

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

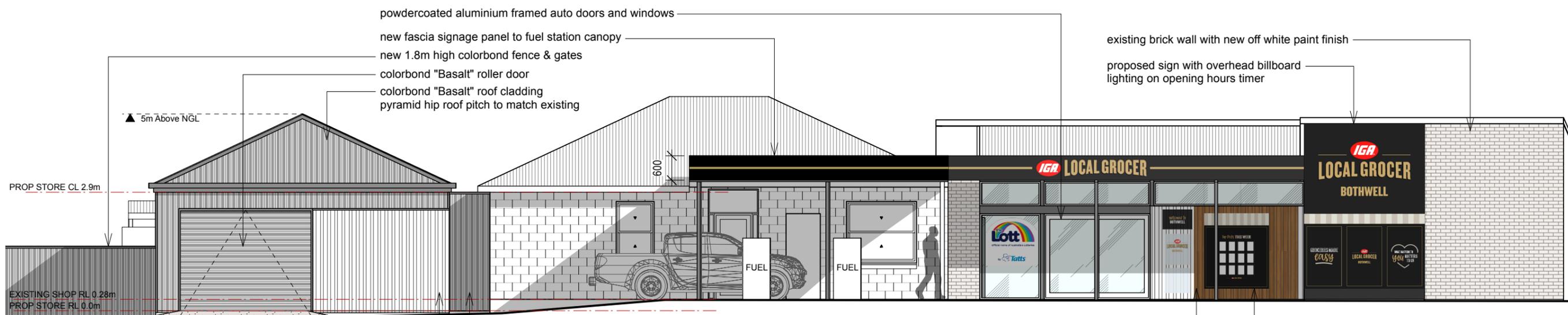
Holyman House, Level 2, 52-54 Brisbane Street
 LAUNCESTON TAS 7250
 0407355489
 cellisarchitecture@bigpond.com



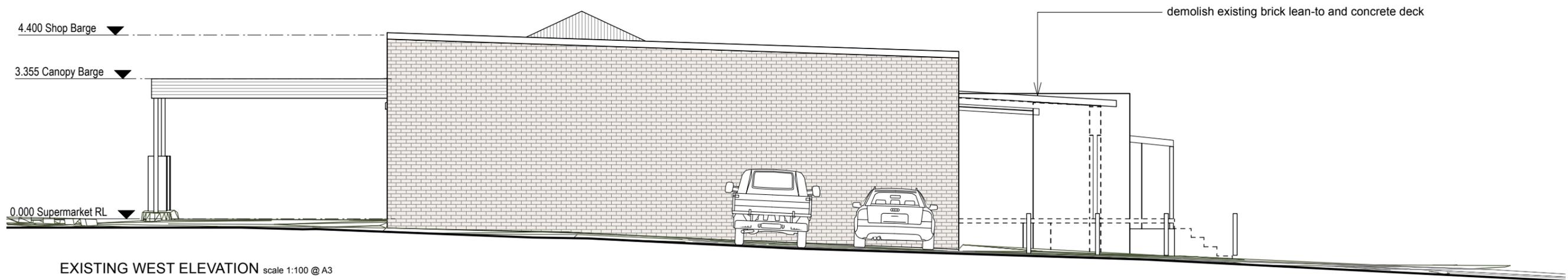




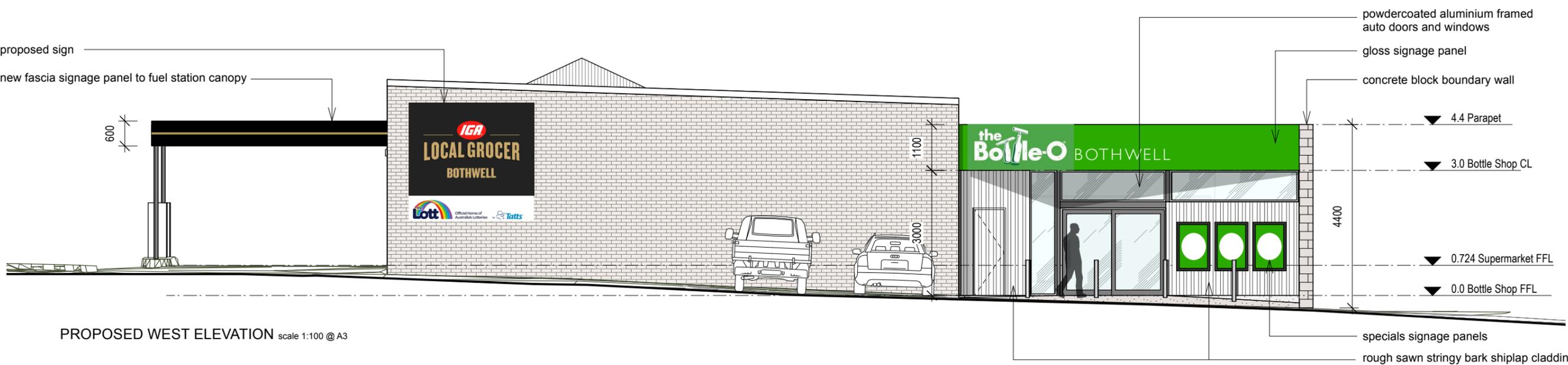
EXISTING NORTH ELEVATION scale 1:100 @ A3



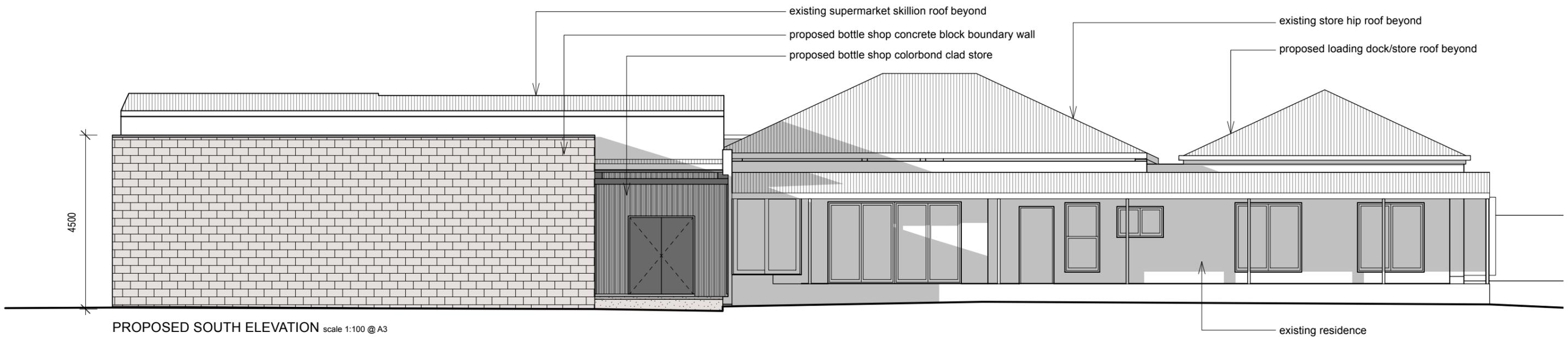
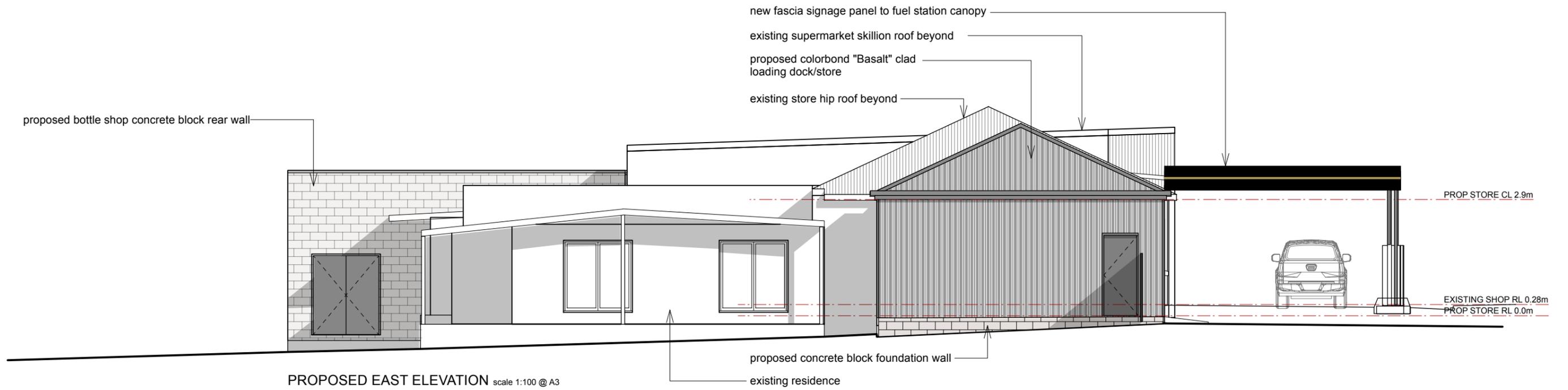
PROPOSED NORTH ELEVATION scale 1:100 @ A3

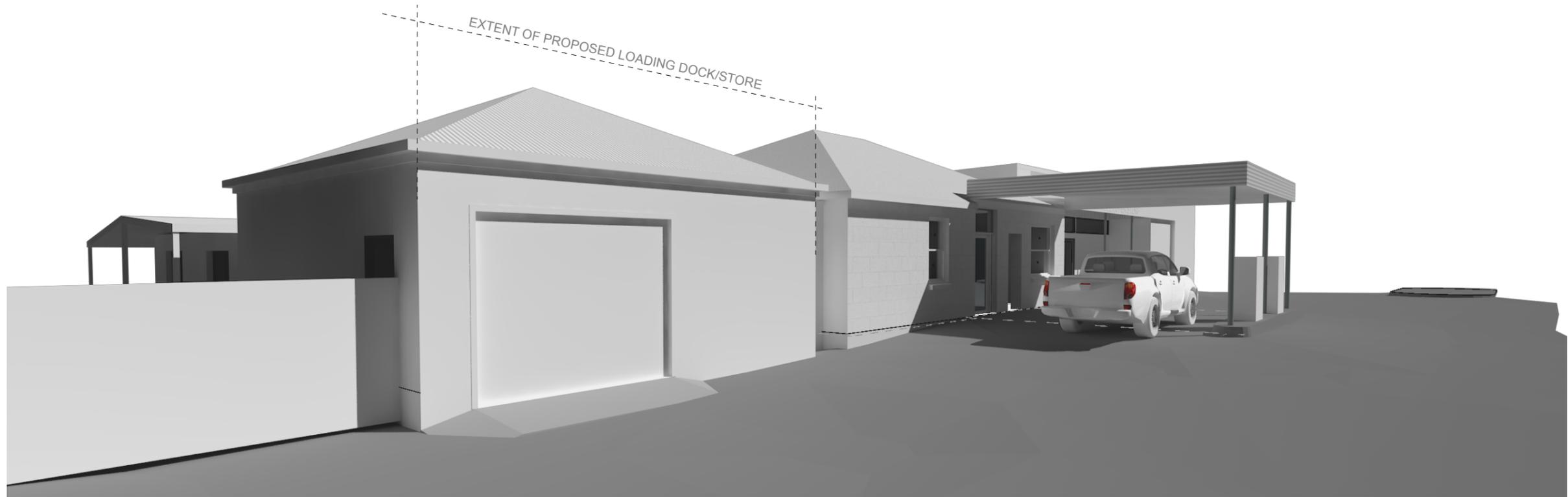


EXISTING WEST ELEVATION scale 1:100 @ A3

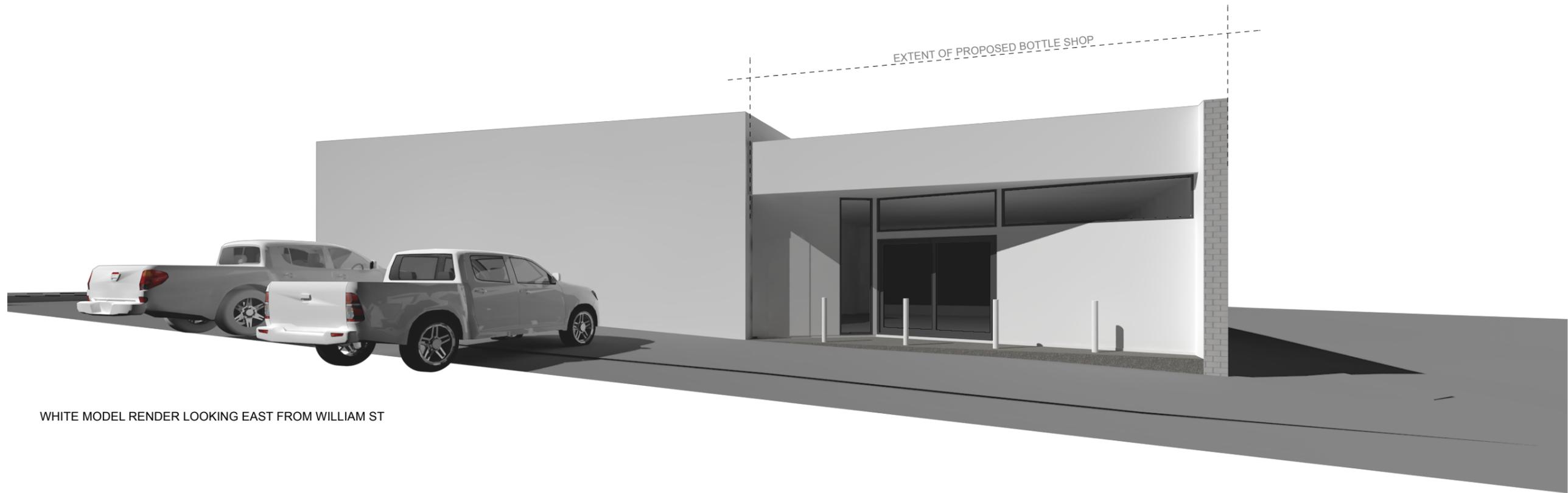


PROPOSED WEST ELEVATION scale 1:100 @ A3





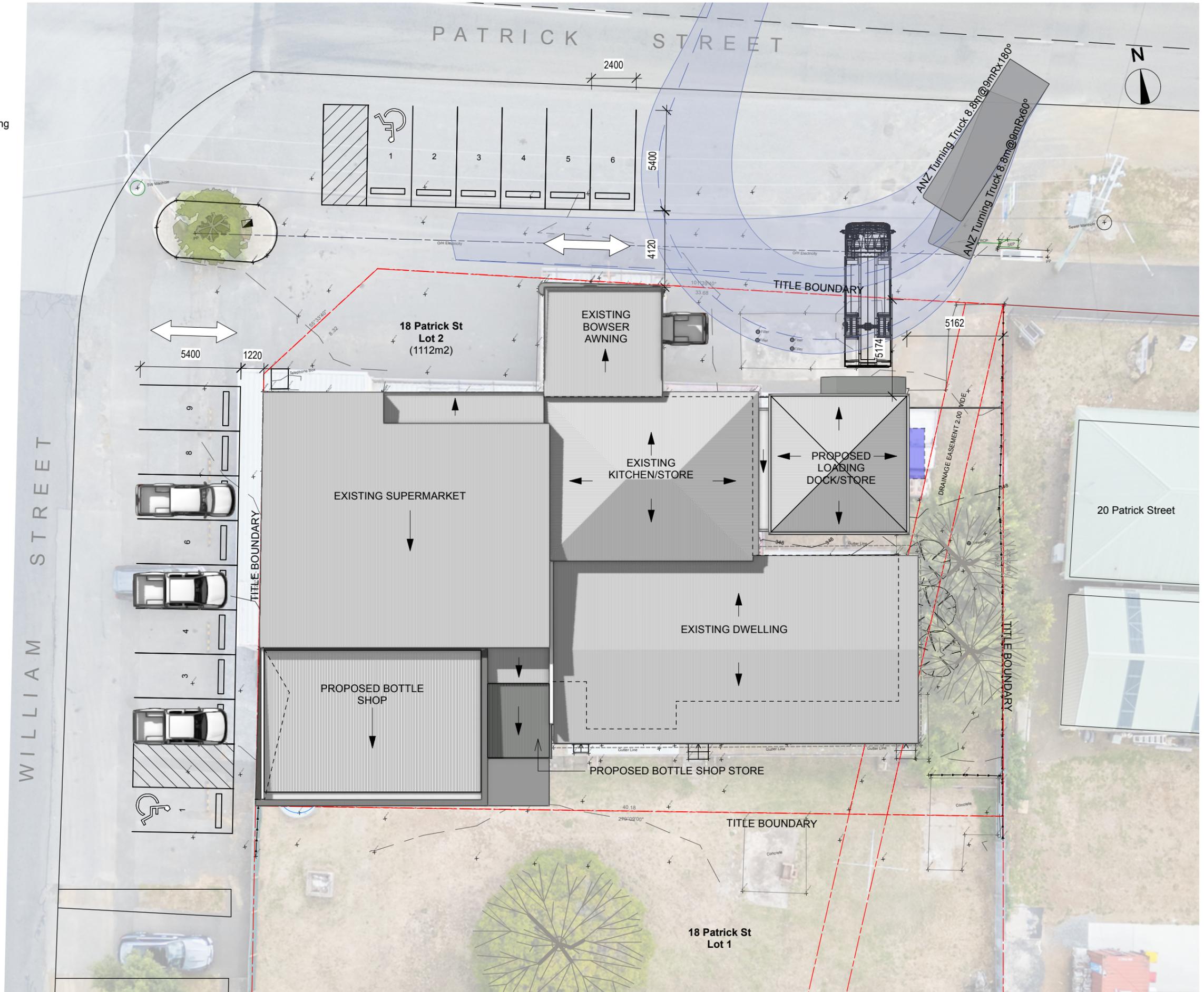
WHITE MODEL RENDER LOOKING WEST FROM PATRICK STREET



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 Mangers 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 185050	FOLIO 2
EDITION 1	DATE OF ISSUE 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

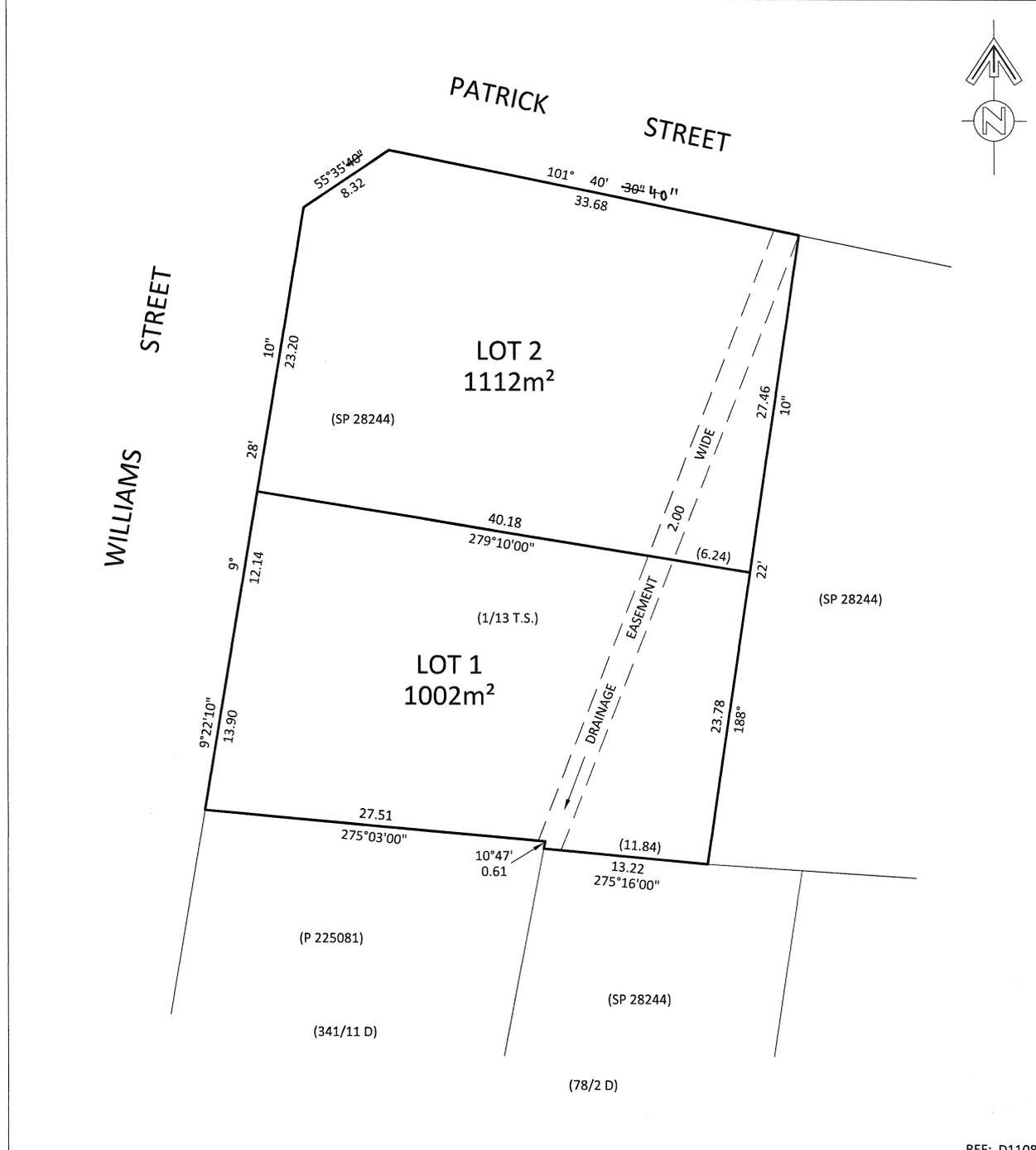
Reservations and conditions in the Crown Grant if any
[SP185050](#) EASEMENTS in Schedule of Easements
[SP185050](#) FENCING PROVISION in Schedule of Easements
[SP 28244](#) FENCING PROVISION in Schedule of Easements
[C243567](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 08-Aug-2000 at 12.01 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	REGISTERED NUMBER SP185050
	LOCATION: TOWN OF BOTHWELL (SEC. F) SCALE 1: 300 LENGTHS IN METRES	APPROVED EFFECTIVE FROM 26 SEP 2023 Recorder of Titles

PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor Date: 20-4-23	REF: D1108 Council Delegate Date: 14/9/2023
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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: 14/9/2023
SOLICITOR	09/2022/4
& REFERENCE: Page Seager Lawyers (DAS 230187)	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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

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:)

Michael Gordon
.....
Signature of **MICHEAL KENNETH GORDON**

Dimmock
.....
Signature of Witness

Catherine Dimmock
.....
Name of Witness

2/179 Murray St, HOBART TAS 7000
.....
Address and Occupation of Witness *Conveyancing Paralegal*

S. Noonan
.....
Signature of **SHANE PATRICK NOONAN**

RFA
.....
Signature of Witness

Renae Fisher
.....
Name of Witness

- 5 Adelong Crt, Nichols Point VIC 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.

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025/71
Council notice date	5/12/2025
TasWater Reference No.	TWDA 2025/01478-CHL
Date of response	12/12/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	CENTRAL HIGHLANDS COUNCIL
Contact details	development@centralhighlands.tas.gov.au
Development details	
Address	18 PATRICK ST, BOTHWELL
Property ID (PID)	7295016
Description of development	Alterations & Additions to Supermarket Including Proposed Bottle Shop

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Charlie Ellis Architecture	Plans / DA-01 – DA03	--	Nov 2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. The proposed development must be serviced by a suitably sized water supply with a metered connection and sewerage system and connection to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

Advice: *The existing site activities include fuel sales and the discharge of trade waste. TasWater has no record of the existing level of boundary backflow containment protection for the site. The developer's building designer should ensure consideration is given to the location of any above ground boundary backflow containment protection device when*

preparing construction plans for submission when applying for a Certificate for Certifiable Work (Building and/or Plumbing).

INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Certifiable Work, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. If applicable, and prior to undertaking any works related to new water and/or sewerage connections, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. If applicable, and prior to the issue of a Certificate of Water and Sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed to the satisfaction of TasWater, with live connections performed by TasWater.

DEVELOPER CHARGES

9. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$298.69 to TasWater for water infrastructure for 0.17 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
10. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$448.04 to TasWater for sewerage infrastructure for 0.255 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

11. The applicant or landowner as the case may be, must pay a development assessment fee of \$251.35 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

11.02.2026

General Manager

Mr S Mackay

Central Highlands Council

19 Alexander St

Bothwell 7030

Application Number DA 2025/71

Dear Mr Mackay

As the resident at [REDACTED] next to commercial properties in Bothwell I would like to discuss parking plans in the development application DA 2025/71 for 18 Patrick St Bothwell.

I notice there is designated parking across the front of the dwelling in Patrick St. and one is marked as Disabled Parking.

My concern is that the particular disabled spot marked, is at the end of a row of parking bays right near the corner of the intersection of Patrick and William Street. This is a very busy intersection with large machinery, trucks, caravans and more turning the corner to go into William Street. It is also at that intersection many caravans turn to go to the caravan park.

As we know, vehicles for the disabled are often larger to accommodate wheelchairs, walking assist items and more. To have a larger vehicle backing out of that spot right on the intersection may cause accidents or difficulties with large machinery negotiating turns. It is dangerous for all.

I do note that there is a disabled spot marked in William Street down near the bottle shop, but perhaps bay 6 could be adjusted to be for disabled as well (instead of the one in Patrick St) as it would be close to the store entrance and safer.

The parking bays at the front of the store mean that all the vehicles will need to back out into oncoming traffic. Would it be safer if the cars could drive forward to exit only into William Street where the vehicles could then safely turn left or right?

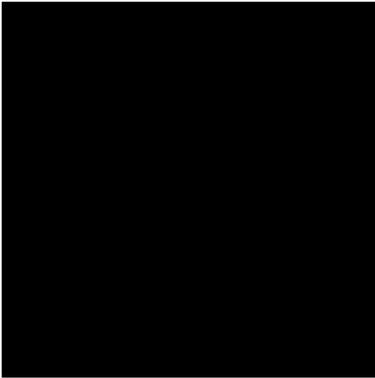
Living [REDACTED] I see many near misses, . The church side of the road frequently has very large trucks, caravans and others parked so they can access the shops. That works well, however having cars leaving the supermarket parking and backing into that intersection area is going to be a problem.

On a similar note I feel that vehicles parking outside my house will increase. Because the driveways in this part of Patick St are not bitumen, people often park across them oblivious to the fact that they are blocking driveways. With the anticipated increase of traffic and cars parked while the occupants do their supermarket shop, to have my driveways in bitumen may help alleviate this problem.

I look forward to your reply in this matter.

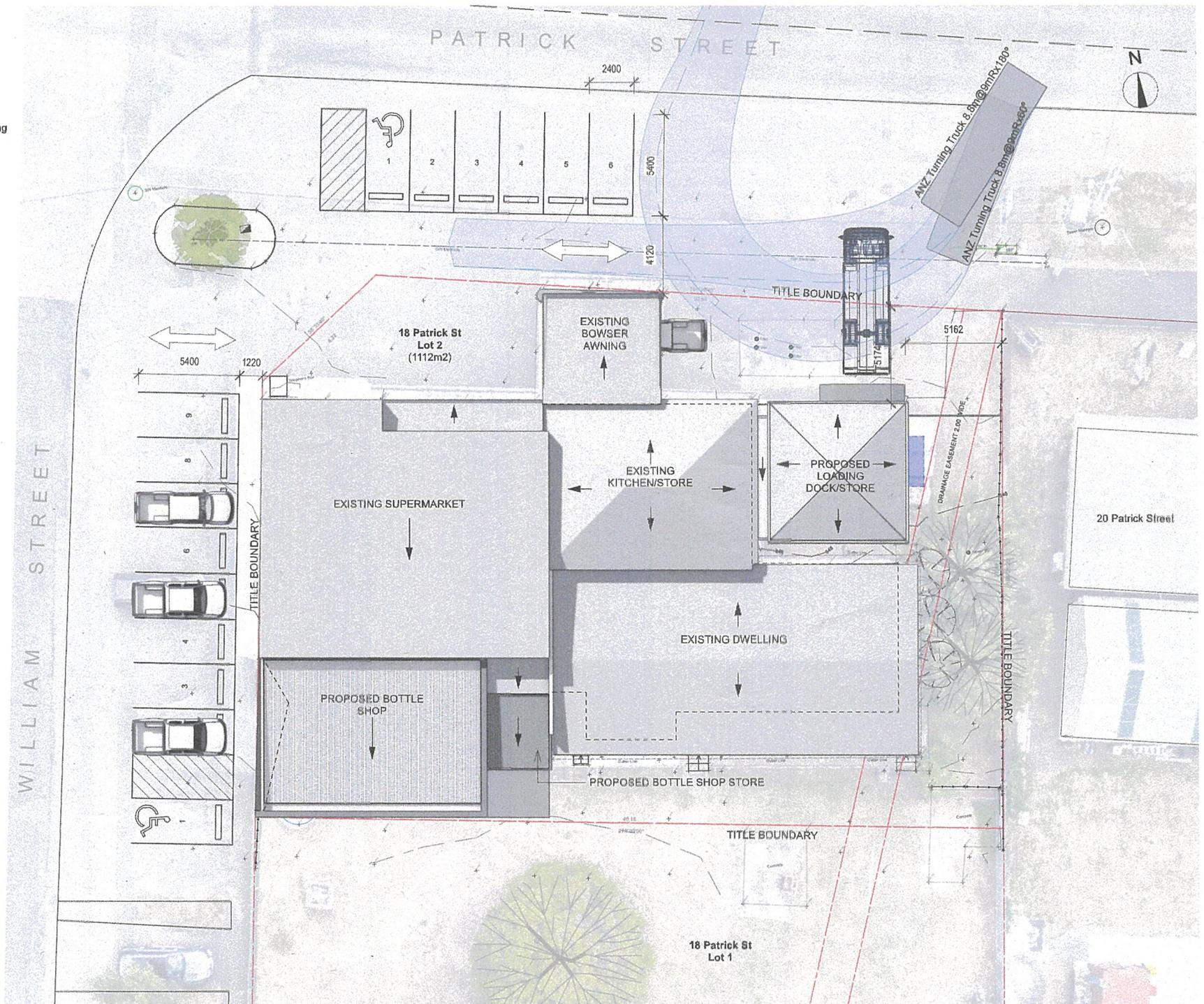
Thankyou

Yours sincerely



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.



Local Heritage Referral

Tasmanian Planning Scheme – Central Highlands

Application number:	DA 2025/71
Address:	18 Patrick Street BOTHWELL
Applicant:	Charlie Ellis
Proposal in brief:	Alterations and additions to existing supermarket
Planning Officer:	Louisa Brown
Heritage Officer:	Brad Williams
Date due:	27/02/2026

APPLICABLE STANDARDS (HIGHLIGHT AS REQUIRED)

Table		Clause	
C6.1	Local Heritage Places	C6.6.1	Demolition
		C6.6.2	Site coverage
		C6.6.3	Height and bulk of buildings
		C6.6.4	Siting of building and structures
		C6.6.5	Fences
		C6.6.6	Roof form and materials
		C6.6.7	Building alterations exc. roof
		C6.6.8	Outbuildings and structures
		C6.6.9	Driveways and parking (non-res)
		C6.6.10	Tree removal (specifically part)
		C6.10.4	Subdivision
C6.2	Local Heritage Precincts ¹	C6.7.1	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.3	Local Historic Landscape Precincts	C6.7.2	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.4	Places of Archaeological Potential	C6.8.1	Building and works
		C6.10.3	Subdivision
C6.5	Significant Trees	C6.9.1	Significant trees
C6.1 C6.2 C6.3	Signs	C1.6.4	Signs on local heritage places and in local heritage precincts and local historic landscape precincts

¹ Note that if a place is listed both on Table C6.1 and C6.2 it is only necessary to assess against the Clauses pursuant to Table C6.1.

CATEGORY OF POSSIBLE HERITAGE IMPACT

Category (highlight)	Likely magnitude of impact	Action
A	Clearly no heritage impact will arise from the proposal and with no representations received. Clearly complies with all heritage provisions and precinct conservation policies/design criteria.	Return to planner without written assessment. May include conditions.
B	Minimal and likely acceptable heritage impact likely/possible with no representations received. Complies with all heritage provisions and precinct conservation policies/design criteria.	Complete only Sections 5 & 7 and tickbox of applicable conservation policies/design criteria (if in a precinct) below and return to planner. May include conditions.
C	Possible medium-high impact and or representations received.	Complete entire referral and return to planner.

1. DESCRIPTION OF PLACE AND HISTORICAL CONTEXT

This proposal involves the refurbishment of the existing Bothwell supermarket and an extension at rear for a bottle shop. The heritage core of the complex is a mid-Victorian sandstone residence, of which part is used for ancillary areas for the existing shop. The main portion of the shop is a modern building, and there is a modern residence and other additions attached.

It is situated on a prominent corner in Bothwell, at the intersection of Patrick Street (Highland Lakes Road) and William Street (Hollow Tree Road).

2. STATEMENT OF SIGNIFICANCE

See below for a consideration of the significance of the local heritage precinct.

3. PRE-APPLICATION CONSULTATION

No pre-application consultation specific to historic heritage was undertaken.

4. PROPOSAL

The proposal involves:

- Modification to the existing modern shopfront.
- Demolition of a non-significant/contributory garage.
- Demolition of a non-significant/contributory skillion.
- Wall removal in the mid-Victorian sandstone building.
- Refurbishment of modern area of the building for the new supermarket.
- Modifications to the mid-Victorian sandstone building for use as kitchen, post office and storage.
- A new loading dock/storage shed on the site of the existing garage.
- A new bottle shop extension to the rear of the modern building.
- Associated signage.

5. DISCUSSION OF POSSIBLE HERITAGE IMPACT

Impact upon built heritage fabric.

The proposal mostly involves the demolition of modern and/or non-significant/contributory additions to the mid-Victorian building. The only works proposed to that building are the blocking of a non-original door to the northern elevation, and the insertion of post office boxes into an existing window opening (which does not retain its original window). The plans are deficient in the detail of the blocking of the door, and it appears that the window aperture is not to be enlarged. A condition of any approval is to include detail on these aspects to the satisfaction of Council's Planning Officer prior to the issue of a building permit. This should include clarification that the window aperture is not to be enlarged, and that the door is to be blocked in sandstone blocks to match the surrounding wall.

The proposal involves substantial alterations to the interior of the mid-Victorian stone building, which are considered excessive and to have an adverse heritage impact. This is not considered to

be good heritage practice and alternatives should be explored. However, the provisions of the Local Heritage Precinct do not extend to internal controls, therefore seeking to minimise that impact can be given as advice only.

Impact upon the setting of the heritage place/precinct.

The forms of the proposed extensions are considered to be appropriate for the setting of the place and precinct. The more prominent storage shed/loading dock on Patrick Street has an appropriately pitched hipped roof form and utilises rough sawn cladding to part of the front elevation, which is appropriate to the heritage context and gives the building some subservience in materiality. It is recommended that as a condition of approval that the same cladding be utilised on the entire clad area of the northern wall and on the eastern wall of that extension, given the prominence of those elevations and that the proposed colourbond cladding is not considered appropriate in that context.

The rear bottle shop extension is not of a traditional form, with a low and flat roof, however this is not considered to be inappropriate as it provides more subservience within the complex and streetscape and is more appropriately presented as an ancillary building to the modern shop building, rather than attempting to emulate a heritage form. The construction is proposed to be concrete block, which is not considered to be an appropriate finish for that context – in particular the southern wall which is prominent on the approach along William Street. It is recommended that this wall be rendered, or an imitation sandstone block be used as a condition of any approval.

The proposed doors and glazing of the shop façade refurbishment will have modern powdercoated frames which are considered acceptable given the context of that part of the building.

The proposed signage is considered to be a restrained strategy which adequately fulfils the purpose without excess signage area.

6. REPRESENTATIONS

One representation was received, which did not raise the Local Heritage Precinct as an issue.

Tenor	Merit

7. ASSESSMENT AGAINST APPLICABLE STANDARDS

C6.7 LOCAL HERITAGE PRECINCTS

Prior to considering Performance Criteria – complete commentary against the precinct conservation policies/design criteria (delete precincts that are not relevant to the application):

By virtue of Clause C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

CH-C6.2.1 – BOTHWELL – BOTHWELL HERITAGE PRECINCT	
Statements of significance	Commentary on proposal
Table C6.2 does not include any statements of significance for the Bothwell Heritage Precinct.	The inadequacy of the Table C6.2 entry does not allow a rigorous assessment of any proposal.
Design Criteria/Conservation Policy	Commentary on proposal
1. The design and siting of buildings and works must satisfy the following criteria:	
a) <i>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>	Refer to the assessment against the applicable Performance Criteria of the Local Historic Heritage Code below.
b) <i>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>	
c) <i>maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;</i>	
d) <i>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>	
e) <i>new buildings must not visually dominating neighbouring historic buildings; and</i>	
f) <i>if feasible, additions and new buildings must be confined to the rear of existing buildings.</i>	

C6.7.1 Demolition within a local heritage precinct		
Objective: That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>A1</p> <p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> a) not be on a local heritage place; b) not be visible from any road or public open space; and c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 	<p>P1</p> <p>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 precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> a) the physical condition of the building, works, structure or trees; b) the extent and rate of deterioration of the building, works, structure or trees; c) the safety of the building, works, structure or trees; d) the streetscape in which the building, works, structure or trees is located; 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; 	<p>The proposal does not meet the Acceptable Solution, therefore consideration against the Performance Criteria is required.</p> <p>The proposal does not result in the loss of any significant fabric or landscape elements (subject to Condition HER1 below). Consideration against points (a-h) is not required.</p> <p>The proposal satisfies this Performance Criterion.</p>

	<p>f) any options to reduce or mitigate deterioration;</p> <p>g) whether demolition is a reasonable option to secure the long-term future of a building. Works or structure; and</p> <p>h) any economic considerations.</p>	
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C6.7.3 Building and Works Excluding Demolition		
Objective: That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>A1</p> <p>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</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>c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.</p>	<p>P1.1</p> <p>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:</p> <p>a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;</p> <p>b) the character and appearance of the</p>	<p>The proposal does not meet the Acceptable Solution, therefore consideration against the Performance Criteria is required.</p> <p>As per the discussion above, the proposed new building forms are considered to be appropriate to the townscape context of the Local Heritage Precinct – despite the scheme being deficient with the absence of conservation policy/design guidelines.</p> <p>Clarification of detail on the treatment of the northern elevation of the existing sandstone</p>

	<p>surrounding area;</p> <p>c) the height and bulk of other buildings in the surrounding area;</p> <p>d) the setbacks of other buildings in the surrounding area; and</p> <p>e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</p>	<p>portion of the building is required to adequately address a-b – as per Condition HER1.</p> <p>The more prominent extension (on the Patrick Street frontage) utilises a traditional form and with conditions will utilise traditional materials which will provide the required functionality and subservience to the adjacent heritage building (which is a more robust stone building). Although the form of the rear extension is not traditional, the proposed form will result in a more subservient outcome, attached to a non-heritage portion of the complex which is responds to.</p> <p>The proposal satisfies this Performance Criterion.</p>
	<p>P1.2</p> <p>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</p> <p>a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;</p>	<p>As per P1.1.</p> <p>The proposal satisfies this Performance Criterion.</p>

	<ul style="list-style-type: none"> b) the character and appearance of the surrounding area; c) the height and bulk of other buildings in the surrounding area; d) the setbacks of other buildings in the surrounding area; and e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. 	
<p>A2</p> <p>Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2</p> <p>Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) height, form, style and materials of the proposed fence; and c) the style, characteristics and setbacks of fences and gates in the surrounding area. 	<p>No fencing is proposed.</p>

C1.6.4 SIGNS ON LOCAL HERITAGE PLACES AND IN LOCAL HERITAGE PRECINCTS AND LOCAL HISTORIC LANDSCAPE PRECINCTS

<p>Objective: That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.</p>		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</p> <ul style="list-style-type: none"> a) be not more than 0.2m²; b) not be an illuminated sign; and c) here must be not more than 1 sign per site. 	<p>P1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local historic heritage significance of the place or precinct, having regard to:</p> <ul style="list-style-type: none"> a. placement to allow the architectural details of the building to remain prominent; b. the size and design not substantially diminishing the local historic heritage significance of the place or precinct; c. where relevant, placement in a location on the building that would traditionally have been used as an advertising area; d. any domination or obscuring of any historic signs forming an integral part 	<p>The proposal does not meet the Acceptable Solution, therefore consideration against the Performance Criteria is required.</p> <ul style="list-style-type: none"> a. The proposed signage will not be installed on the mid-Victorian sandstone building – being limited to the existing modern awning and modern/proposed portion of the building. b. The size and design of the proposed signage is considered to be restrained and minimal and is not considered to have any adverse impact upon the local heritage precinct. c. The location of the proposed signage is considered appropriate for the context of the modern buildings within the complex. d. The proposed signage will not be installed on the mid-Victorian sandstone building. e. The proposed signage will not be installed on the mid-Victorian sandstone building

	<p>of a building’s architectural detailing or local historic heritage significance;</p> <p>e. using fixtures that do not and are not likely to damage building fabric;</p> <p>f. not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</p> <p>g. not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</p>	<p>f. Internal illumination is not proposed.</p> <p>The proposal satisfies this Performance Criterion.</p>
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8. RECOMMENDATION

It is concluded that the proposal satisfies Performance Criteria C6.7.1, C6.7.3 and C1.6.4 of the Tasmanian Planning Scheme – Central Highlands subject to the following conditions.

CONDITIONS

HER1. That the existing window aperture for the post office boxes on the northern elevation of the sandstone building is not to be enlarged and that the blocking of the adjacent door is to be undertaken with sandstone to match the surrounding wall.

HER2. That the cladding of the northern and eastern walls of the proposed store/loading area be timber (as per the proposed feature panel on the northern elevation).

HER3. That the wall material on the western and southern walls of the proposed bottle shop extension be either imitation sandstone block or rendered concrete block.

Documentation demonstrating the intent of these conditions must be submitted to the satisfaction of Council's Planning Officer as part of the building permit documentation package.

ADVICE

The extent of internal demolition to the mid-Victorian stone building is considered excessive and not good heritage practice. It is advised that this should be minimised as much as practicable – although noting that the planning scheme cannot mandate this.