

DISCRETIONARY APPLICATION

For Public Display

Applicant:

Tim Penny Architecture & Interiors

Location:

Bothwell District School, 37-39A Patrick Street, Bothwell

Proposal:

Additions to Existing Building & New Outbuilding

DA Number:

DA 2021 / 00047

Date Advertised:

24 May 2021

Date Representation Period Closes:

7 June 2021

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

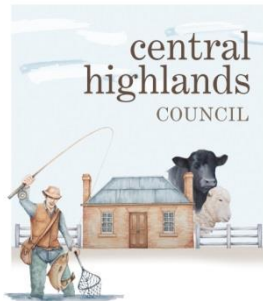
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



central
highlands
COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503

Fax: (03) 6259 5722

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

TIM PENNY ARCHITECTURE + INTERIORS

Postal Address

187 LIVERPOOL ST

Phone No: (03) 6231 5655

HOBART

7000

Fax No:

Email address

info@timpennyarchitecture.com

Owner/s Name

DEPARTMENT OF EDUCATION

(if not Applicant)

Postal Address

GPO Box 169

Phone No: (03) 6165 6321

HOBART

7001

Fax No:

Email address:

servicecentre@education.tas.gov.au

Description of proposed use and/or development:

**Address of new use
and development:**

37 - 39A PATRICK STREET

**Certificate of Title
No:**

Volume No

150194

Lot No:

1

**Description of
proposed use or
development:**

SCHOOL / EDUCATIONAL

ADDITION TO AN EXISTING BUILDING FOR A GLA, BREAK OUT SPACE

AND AMENITIES, AND NEW SHED/ WORKSHOP.

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

**Current use of land
and buildings:**

SCHOOL / EDUCATIONAL USE

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

NEW GLA: CHARCOAL FC PANELS, COLORBOND
DUNE AND GREEN GLAZED BRICKS.
NEW SHED: COLOURBOND BASALT

What is the proposed
roof colour

COLOURBOND BASALT

What is the proposed
new floor area m².

270 m2

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

\$ 635,000.00

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature


(if not the Owner)

Applicant Name (Please print)

TIM PENNY

Date

06/05/2021

Land Owner(s) Signature

REFER TO LETTER OF AUTHORITY

Land Owners Name (please print)

REFER TO LETTER OF AUTHORITY

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Information & Checklist sheet

		✓
1.	A completed Application for Planning Approval – Use and Development form. <i>Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.</i>	✓
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>	✓
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.	✓
4.	A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Interim Planning Scheme 2015, 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.	✓
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

<p>Information</p> <p>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”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>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</p>	<input checked="checked" type="checkbox"/>
<p>Heritage Tasmania</p> <p>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)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

Department of Education

FACILITY SERVICES

Letitia House, Olinda Grove, Mt Nelson TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia
Ph (03) 6165 6321



DOC/21/71693

3 May 2021

Lyn Eyles
General Manager
Central Highlands Council
PO Box 20
Hamilton TAS 7140

Dear Sir/Madam

Bothwell District School – Years 11 and 12 Extension J677

Section 52 (1B) of the *Land Use Planning and Approvals Act 1993* requires an “owner’s declaration” to be completed to enable a Development Application to be considered by Council.

The Minister administering the *Education Act 2016* has delegated this responsibility to me.

Accordingly, my written permission for redevelopment at Bothwell District School is hereby given.

I also hereby provide my written permission for Tim Penny Architecture + Interiors to act as agent in relation to all required permit applications for the proposed redevelopment.

Yours sincerely



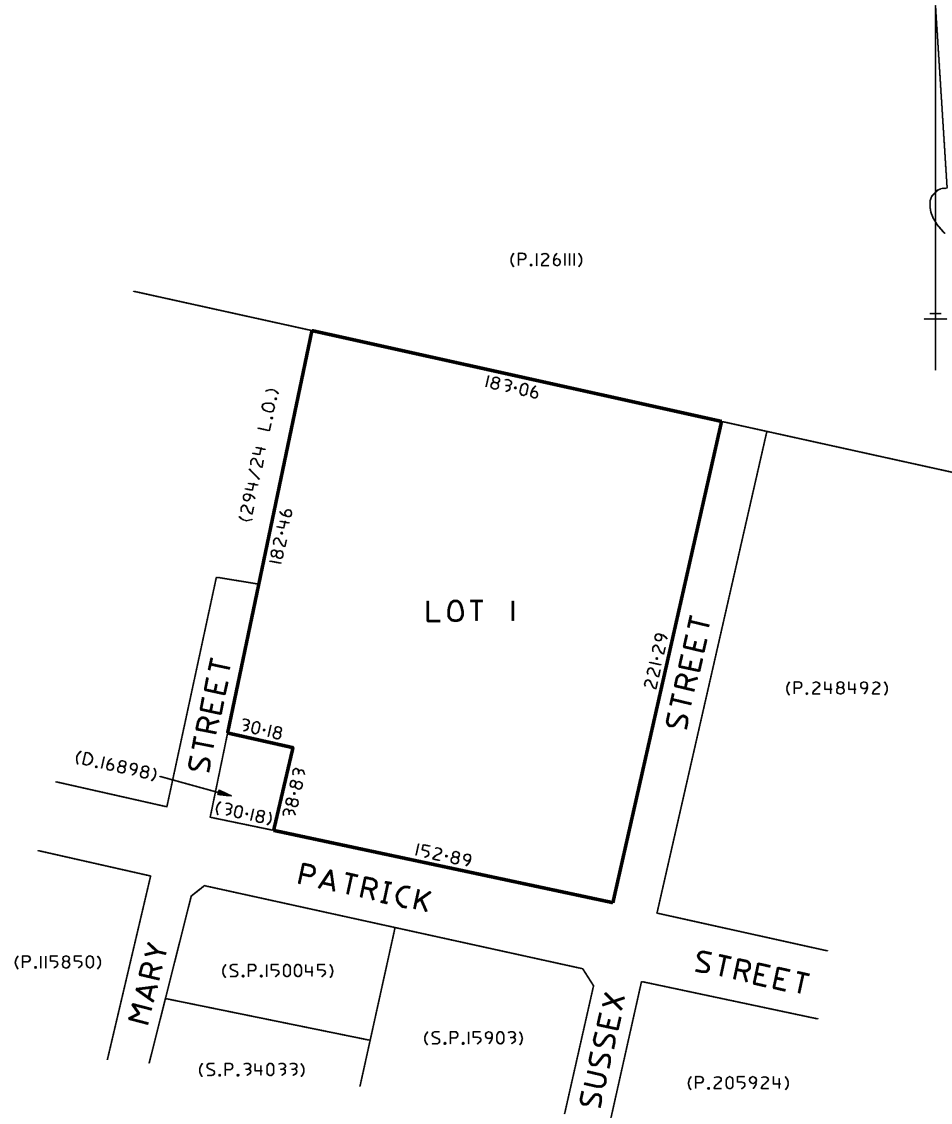
Todd Williams

Director
Facility Services

<p>FILE NUMBER A.22324</p> <p>GRANTEE</p> <p>PART OF 10 ACRES GTD TO R.PATTERSON</p>		<p>CONVERSION PLAN</p> <p>LOCATION</p> <p>TOWN OF BOTHWELL</p> <p>CONVERTED FROM 32/0852</p> <p>NOT TO SCALE LENGTHS IN METRES</p>		<p>Registered Number</p> <p style="font-size: 1.5em;">P.150194</p> <p>APPROVED 19 MAR 2007</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 105 (5030-21)	LAST UPI No. 1102351	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN NC	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



SEARCH OF TORRENS TITLE

VOLUME 150194	FOLIO 1
EDITION 1	DATE OF ISSUE 01-May-2007

SEARCH DATE : 16-Nov-2020

SEARCH TIME : 04.18 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Plan 150194

Being the land described in Surrender No.32/0852

Derivation : Part of 10A-0R-0P Gtd to R.Patterson

Derived from A22324

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

TIM PENNY ARCHITECTURE + INTERIORS



02020_Authorities 01

5th May 2021

General Manager
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Dear Sir/Madam,

Re: **Planning Application – Bothwell District School – New Year 11 and 12 Facilities**

On behalf of The Department of Education please find enclosed the Development Application for the proposed new Year 11 and 12 facilities at Bothwell District School.

The application includes:-

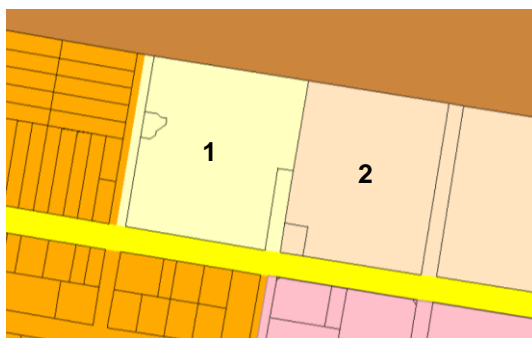
- TPA+i Architectural Drawings 02020_DA01-DA08_A3
- Copy of Title
- Completed Planning Application Form
- Department of Education Letter of Authority
- Together with this covering letter

The Site

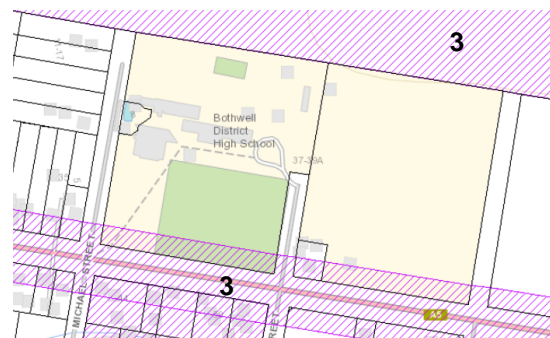
Bothwell District School is located at 37-39A Patrick Street, Bothwell, situated on the eastern side of the town of Bothwell.

Central Highlands Interim Planning Scheme 2015, site overlay:

1. 17.0 Community Purpose
2. 26.0 Rural Resource
3. 126.HER Historic Heritage



Zoning Overlay



CHC Overlay

TPA+|



The Proposal

The project comprises:-

- Addition to an existing building for a GLA, break out space and amenities FOR. within the Community Purpose Zone.
- New facility for workshop and class-based learning with focus on horticultural vocational training for Year 11 and 12 within the Rural Resource Zone.

Planning Scheme Provisions

17.0 Community Purpose

The site is located within the Community Purpose Zone under the Central Highlands Interim Planning Scheme 2015. Educational use is permitted within the Community Purpose Zone and this application does not propose any change of use.

17.4.1 Building Height

Scheme Requirements	Response
A1 Building height must be no more than 10m.	The proposed building is approx. 4.7 m high above natural ground level at its highest point. Therefore, the proposed application is in accordance with A1.

17.4.1 Setback

Scheme Requirements	Response
A1 Building setback from frontage must be no less than 3m.	The proposed building setback is approx. 100 m from frontage. Therefore, this proposed application is in accordance with A1.
A2 Building setback from a residential zone must be no less than: (a) 3 m (b) half the height of the wall, whichever is the greater.	This proposed application meets A2 as building setback from boundaries is not less than approx. 80m.
A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200m.	This proposed application is in accordance to A3.



17.4.3 Design

Scheme Requirements	Response
<p>A1 Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>This proposed building is part of Bothwell District School and not accessible for all the community. Also, it is setback approx. 100m from the frontage boundary being far from the road, so A1 does not apply.</p>

17.4.4 Passive Surveillance

Scheme Requirements	Response
<p>A1 Buildings design must complying with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; 	<p>This proposed building is part of Bothwell District School and not accessible for all the community. Also, it is setback approx. 100m from the frontage boundary being far from the road, so A1 does not apply.</p>



(e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	
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17.4.5 Landscaping

Scheme Requirements	Response
Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	The proposed application is an addition to the existing School facilities and the existing landscaping along the frontage satisfies the requirements.

26.0 Rural Resource

The site is located within the Rural Resource Zone under the Central Highlands Interim Planning Scheme 2015. Educational use is discretionary within that zone if related to rural resource use, and the workshop proposed to be built in that area focus on horticultural vocational training.

26.4.1 Building Height

Scheme Requirements	Response
A1 Building height must be no more than 8.5 m if for a residential use. 10 m otherwise.	The proposed shed is approx. 4.6 m high above natural ground level at its highest point. Therefore, the proposed application is in accordance with A1.

26.4.2 Setback

Scheme Requirements	Response
A1 Building setback from frontage must be no less than 20m Building setback from side and rear boundaries must be no less than 50m Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m. Performance Solutions: Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site;	<p>The proposed shed setback is approx. 90m from frontage, approx. 80m from rear boundaries and approx. 156m from side boundaries.</p> <p>The proposed shed does not propose any sensitive use and maintains the character of the surrounding rural landscape meeting all requirements of A1.</p>

TIM PENNY ARCHITECTURE + INTERIORS



(d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation.	
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26.4.3 Design

Scheme Requirements	Response
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in an area not require the clearing of native vegetation and not on a skyline or ridgeline. Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent. The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	The proposed shed is located in a area that does not require the clearing of native vegetation. This proposed application is in accordance with A1.

In summary, the proposed development accords with the Central Highlands Interim Planning Scheme 2015 development standards for 17.0 Community Purpose Zone and 26.0 Rural Resource and remains as 'Educational and Occasional care' use within the precinct.

I trust the information and drawings provided are sufficient for the Development Application. If you have any queries please do not hesitate in contacting me.

Yours Sincerely,

Tim Penny
Director
Tim Penny Architecture + Interiors

Encl: 02020_DA01-DA08_A3
Copy of Title
Department of Education Letter of Authority

TPA+|



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE
BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS
THIS DRAWING IS COPYRIGHT AND REMAINS THE
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PTY LTD

BOTHWELL DISTRICT SCHOOL NEW Y11-12 FACILITIES

37-39A PATRICK STREET,
BOTHWELL

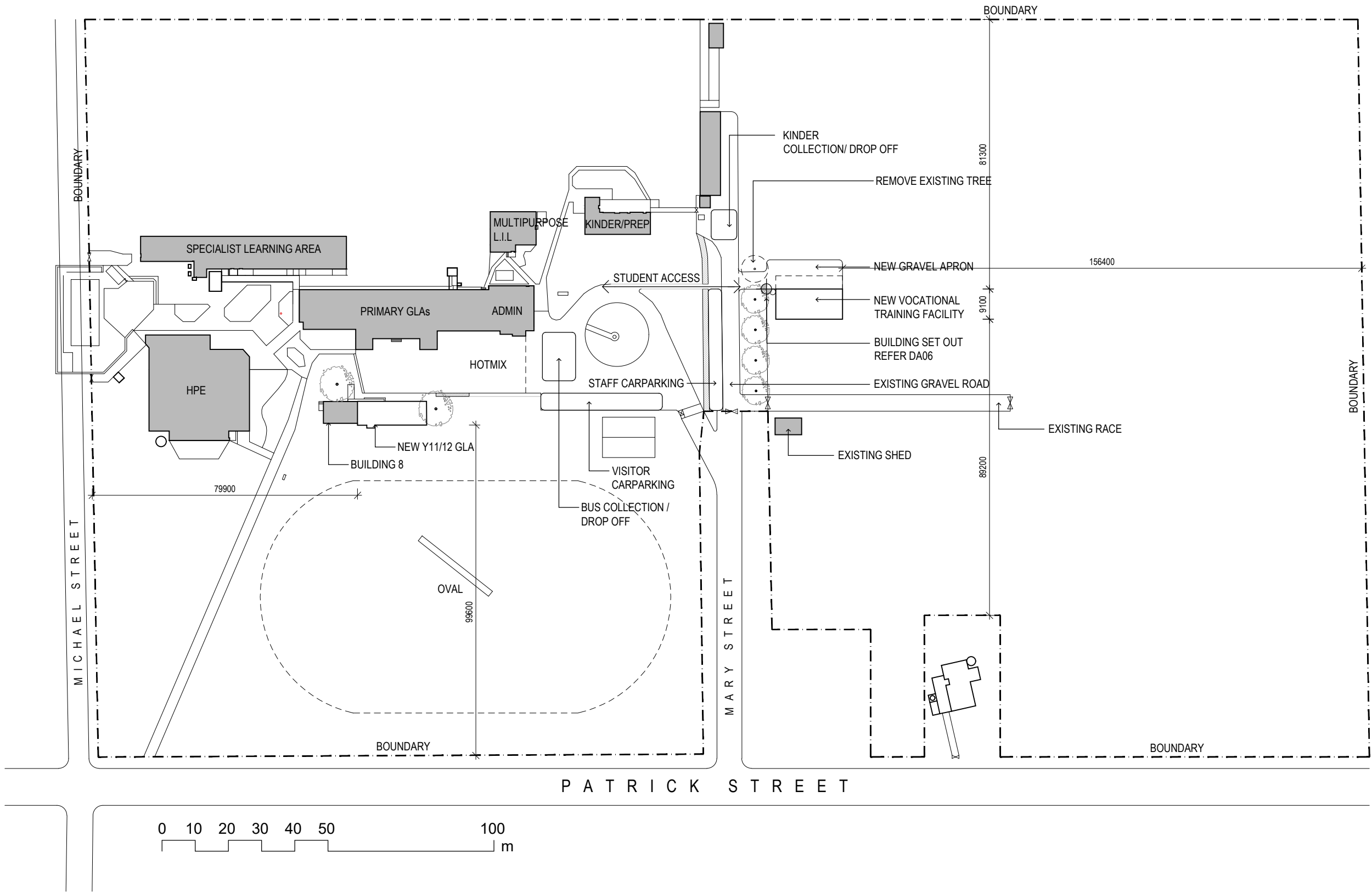
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DATE : APRIL 2021
DRAWN : JR
CHECKED : TP
SCALE : AS SHOWN @ A3
REVISION : A

PROJECT NORTH



SITE PLAN

DA 01



SITE PLAN
N.T.S.



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

CA	CARPET
DP	DOWNPIPE
HR	STAINLESS STEEL HANDRAIL
PBD	PINBOARD
T	MODWOOD
TI	TACTILE INDICATOR
TV	TELEVISION
V	VINYL
WB	WHITEBOARD

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BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES

37-39A PATRICK STREET,
BOTHWELL

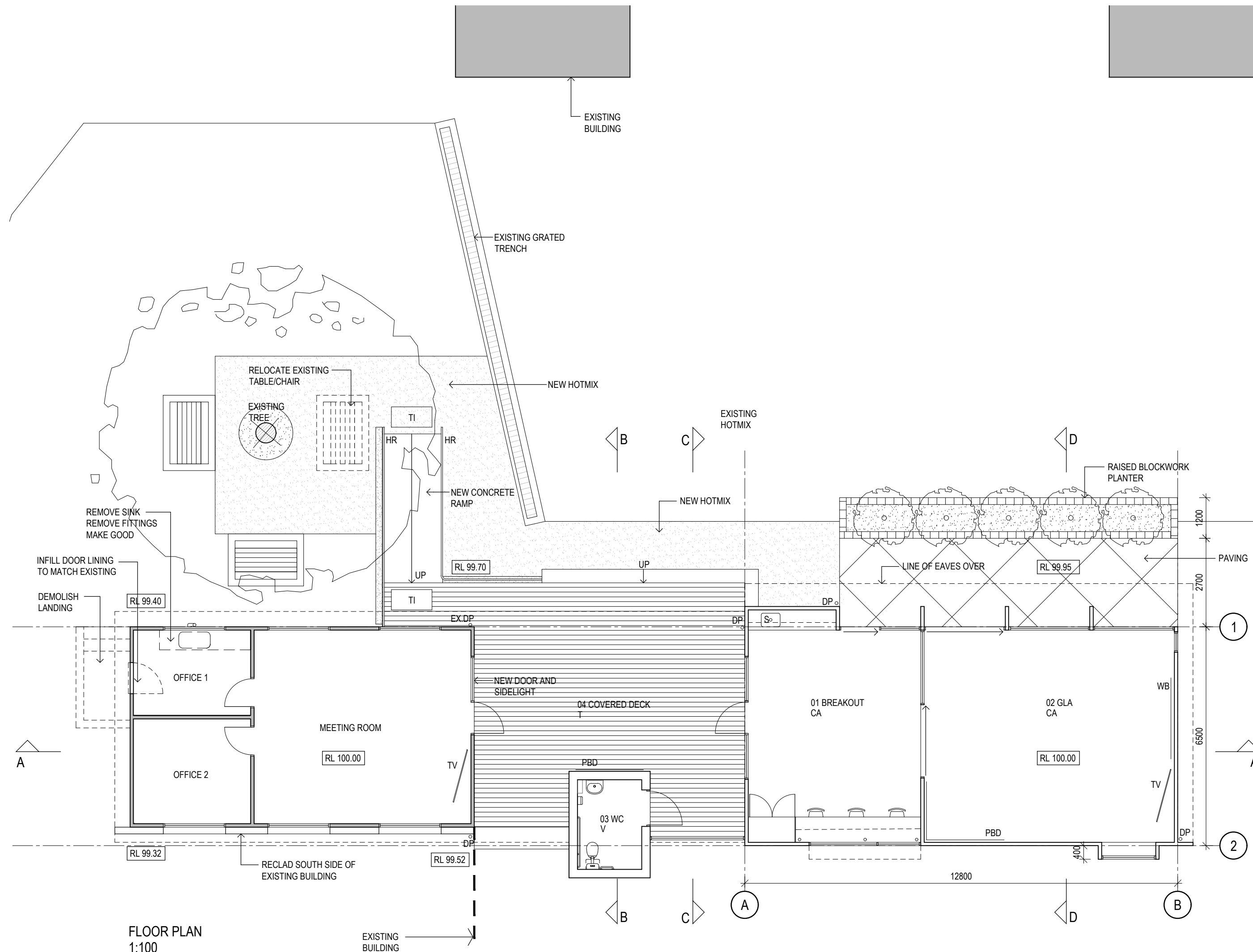
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DATE : APRIL 2021
DRAWN : JR
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REVISION : A

PROJECT NORTH



FLOOR PLAN

DA 02



FLOOR PLAN
1:100

EXISTING
BUILDING



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

CA	CARPET
DP	DOWNPIPE
PBD	PINBOARD
V	VINYL
T	TIMBER
TI	TACTILE INDICATOR
TV	TELEVISION
WB	WHITEBOARD

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BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES

37-39A PATRICK STREET,
BOTHWELL

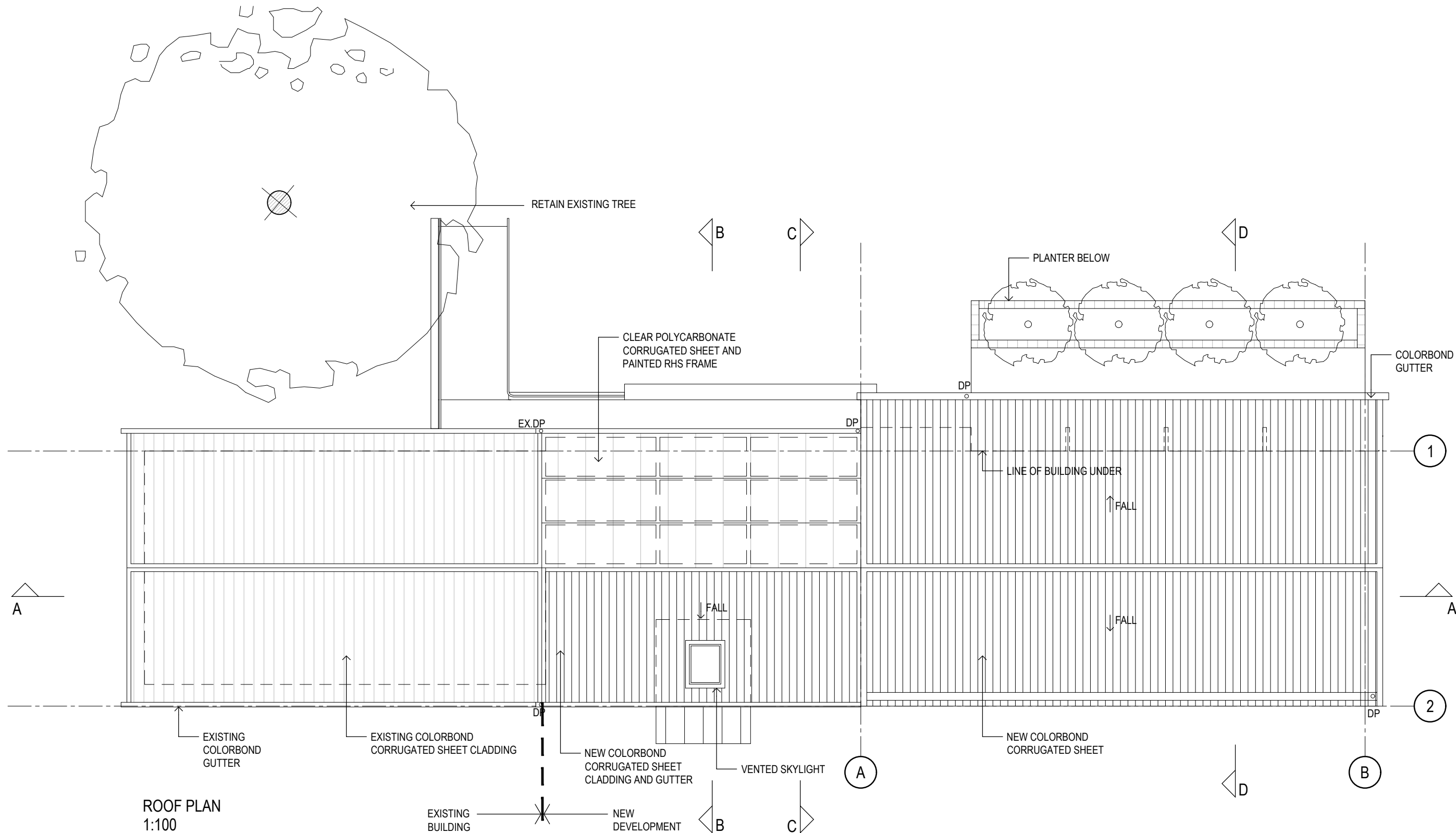
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DATE : APRIL 2021
DRAWN : JR
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REVISION : A

PROJECT NORTH



ROOF PLAN

DA 03



ROOF PLAN
1:100



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

DP	DOWNPIPE
F	FIXED GLASS
HR	HAND RAILS

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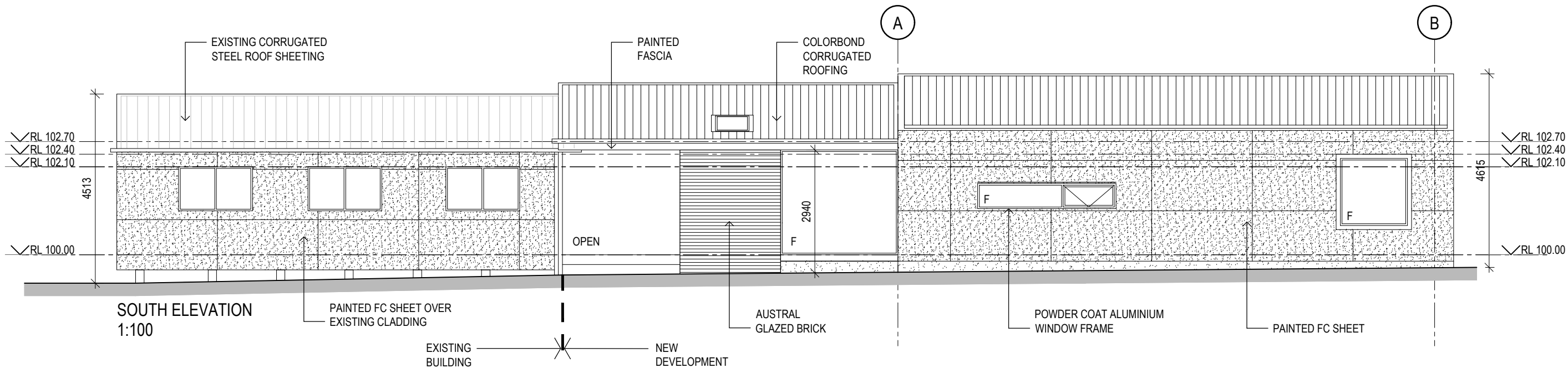
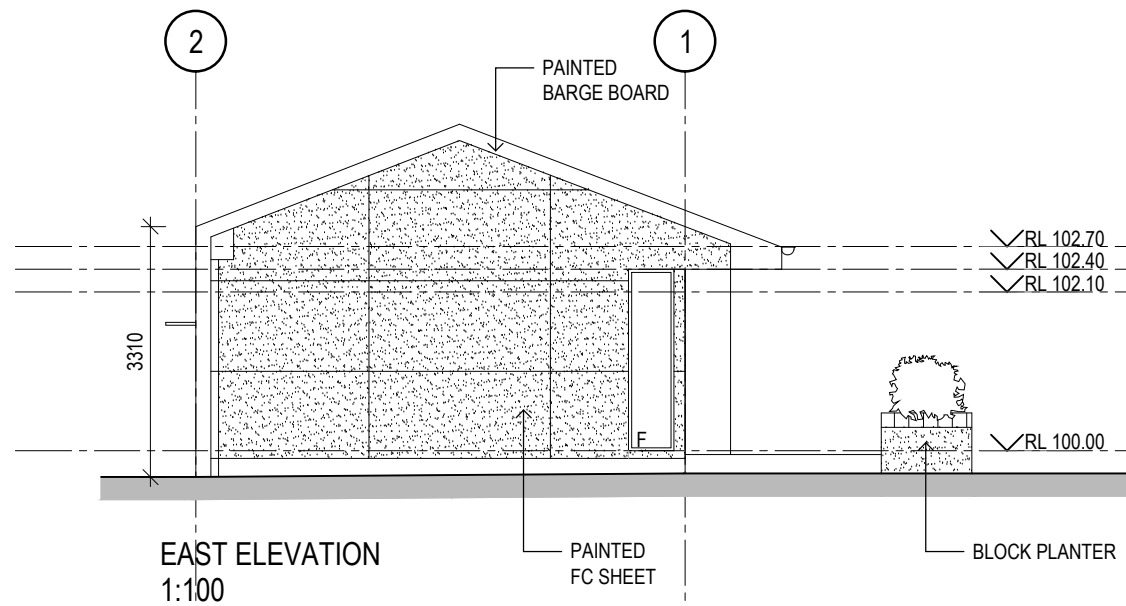
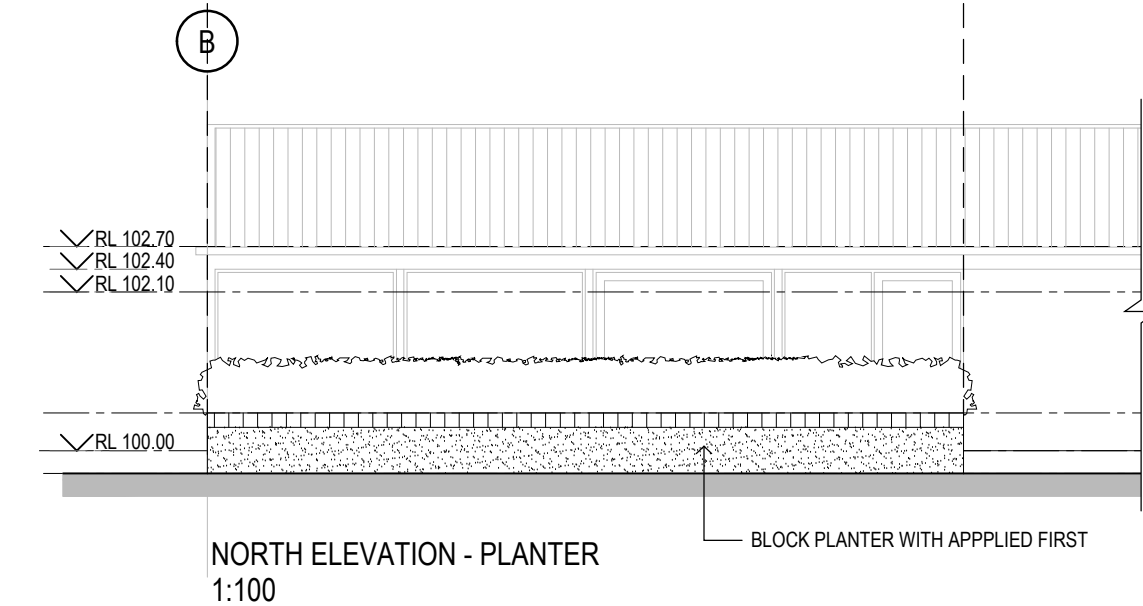
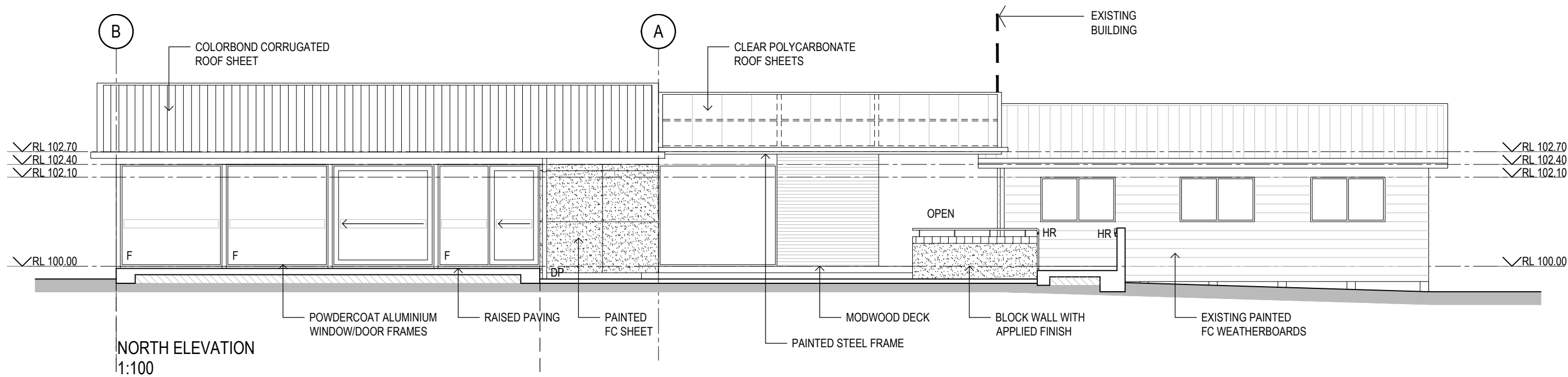
**BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES**

37-39A PATRICK STREET,
BOTHWELL

PROJECT NO : 02020
DATE : APRIL 2021
DRAWN : JR
CHECKED : TP
SCALE : AS SHOWN @ A3
REVISION : A

ELEVATIONS

DA 04





REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

BS	BASIN
HR	HAND RAILS
PBD	PINBOARD

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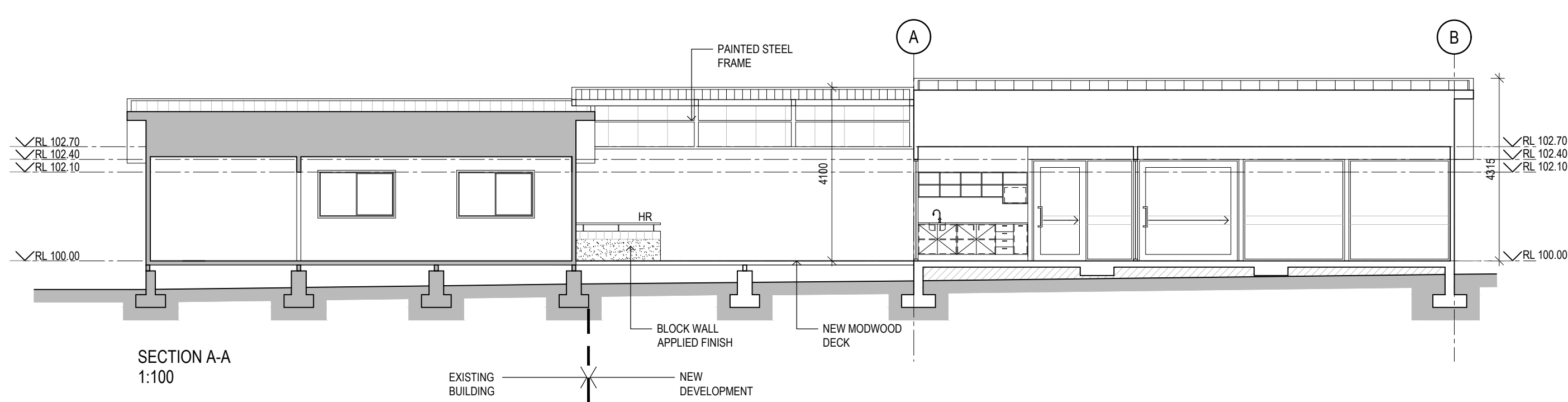
**BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES**

37-39A PATRICK STREET,
BOTHWELL

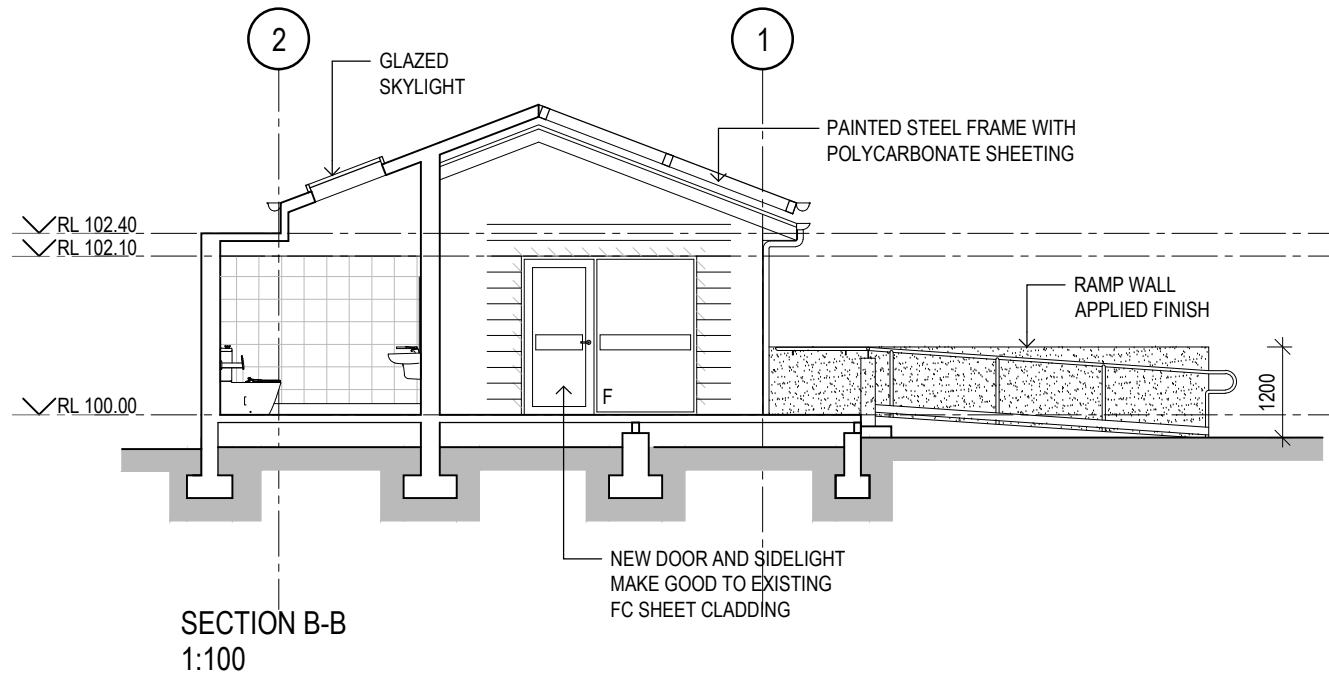
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SCALE : AS SHOWN @ A3
REVISION : A

SECTIONS

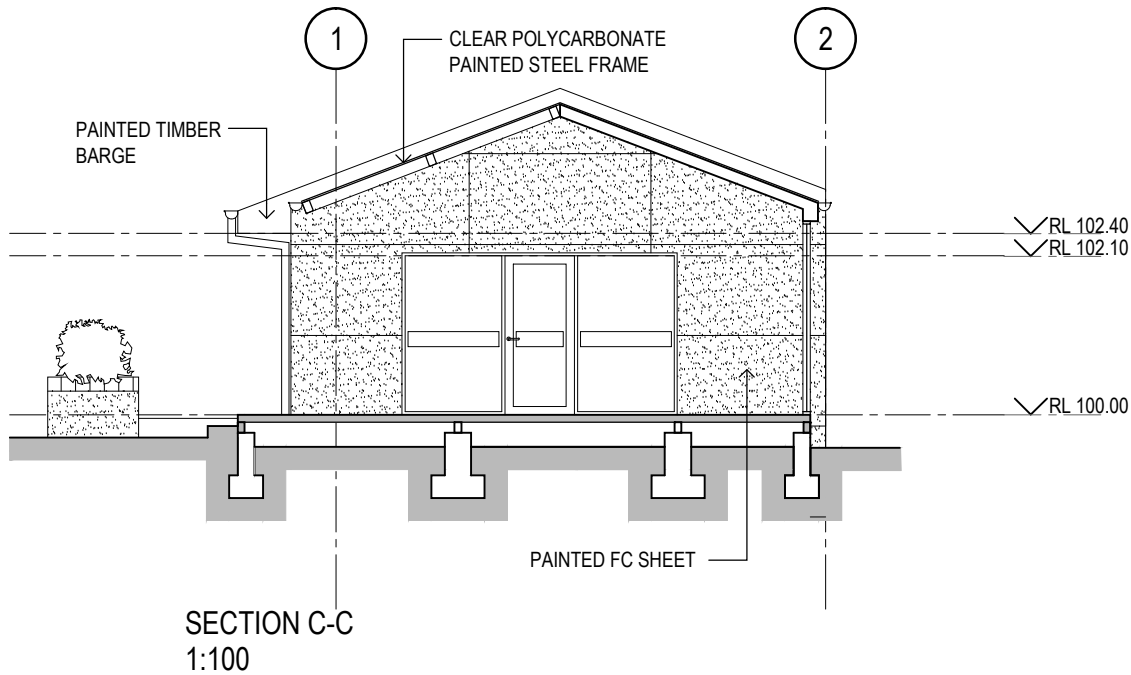
DA 05



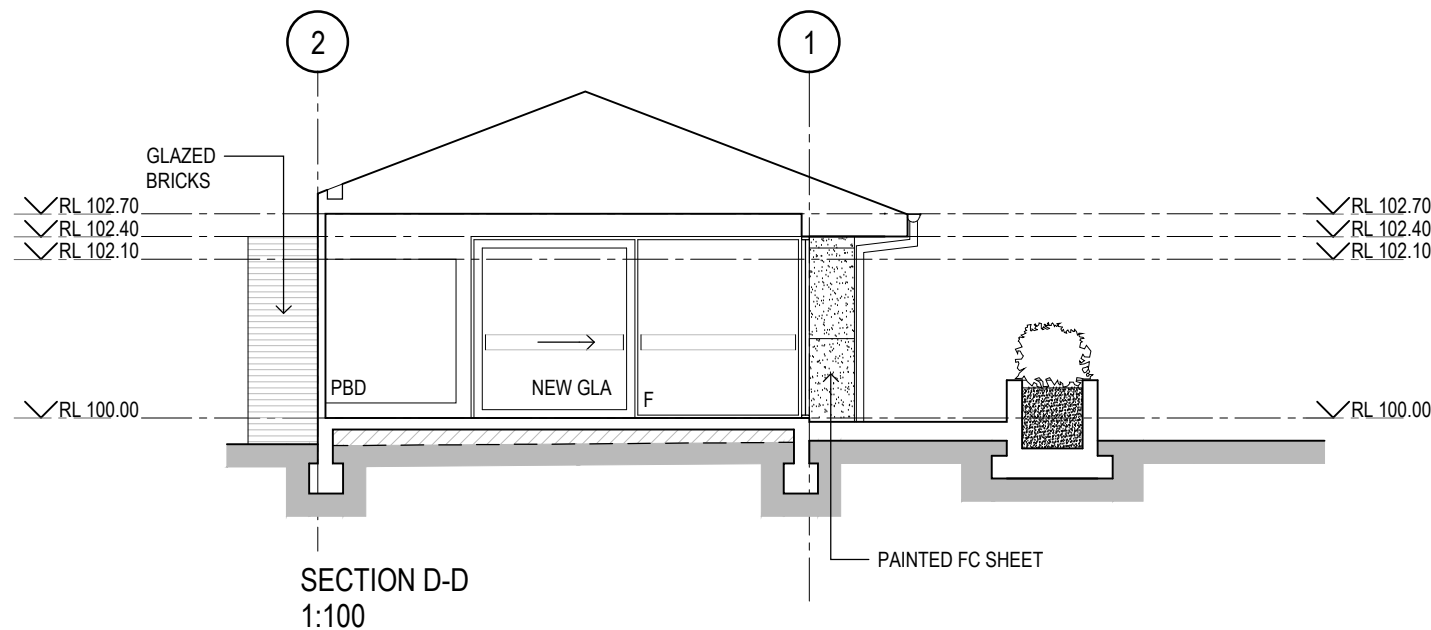
SECTION A-A
1:100



SECTION B-B
1:100



SECTION C-C
1:100



SECTION D-D
1:100



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

B	BENCH
BS	BASIN
CA	CARPET
DP	DOWNPIPE
IOC	INTERNAL/EXTERNAL CARPET
TR	TROUGH
TV	TELEVISION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES

37-39A PATRICK STREET,
BOTHWELL

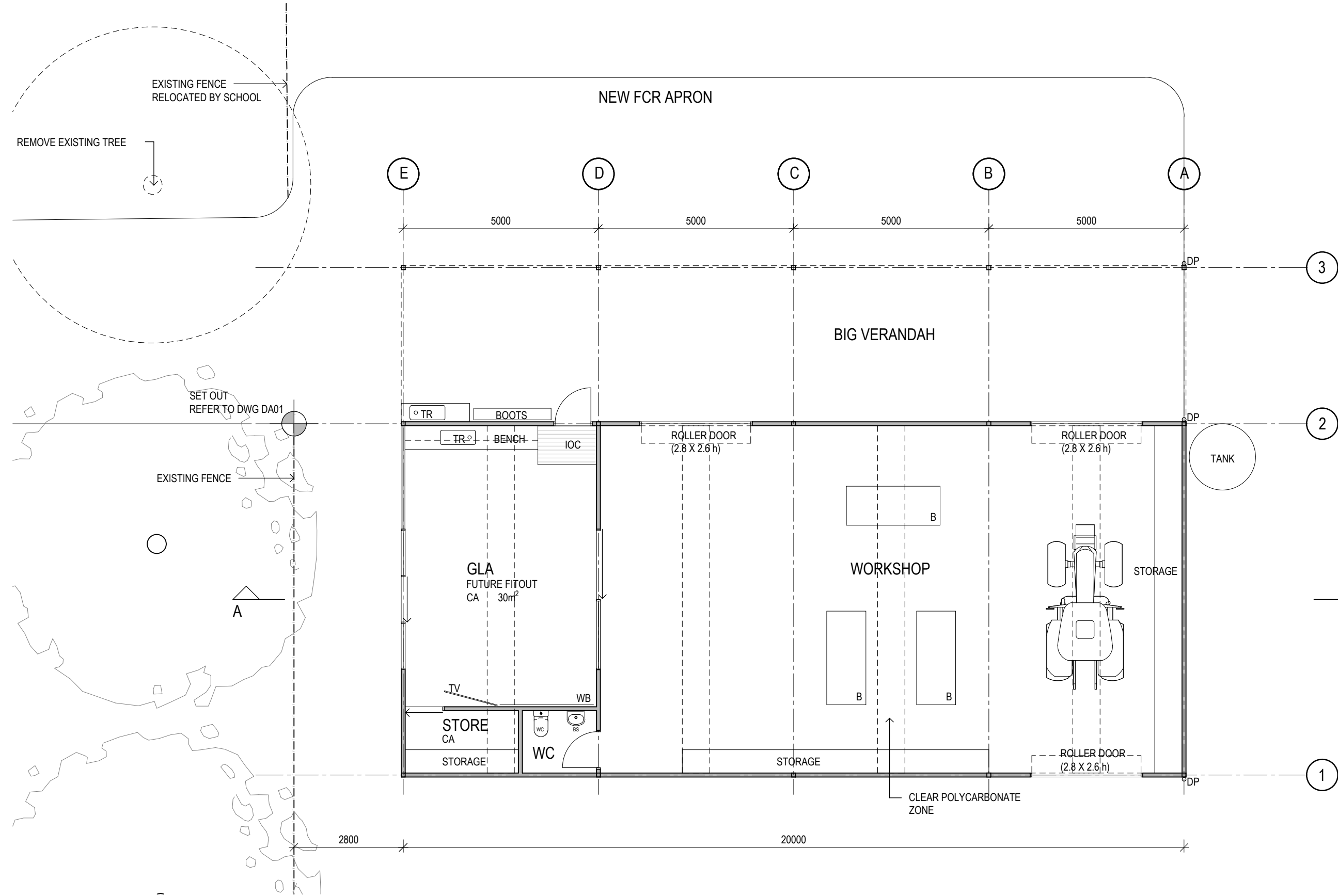
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SCALE : AS SHOWN @ A3
REVISION : A

PROJECT NORTH



FLOOR PLAN

DA 06



FLOOR PLAN
1:100



REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

DP DOWNPIPE

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BOTHWELL
DISTRICT SCHOOL
NEW Y11-12 FACILITIES

37-39A PATRICK STREET,
BOTHWELL

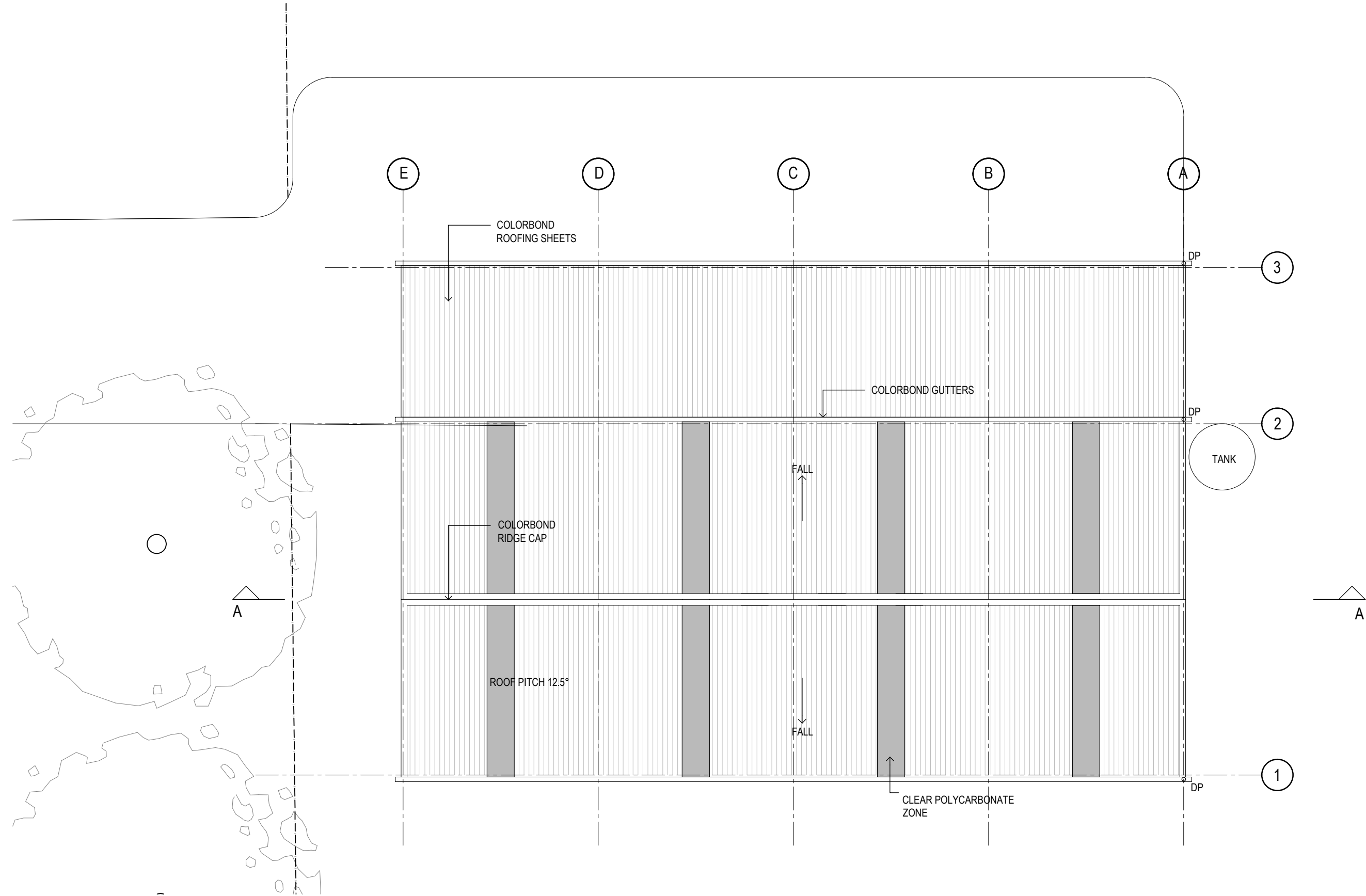
PROJECT NO : 02020
DATE : APRIL 2021
DRAWN : JR
CHECKED : TP
SCALE : AS SHOWN @ A3
REVISION : A

PROJECT NORTH



ROOF PLAN

DA 07



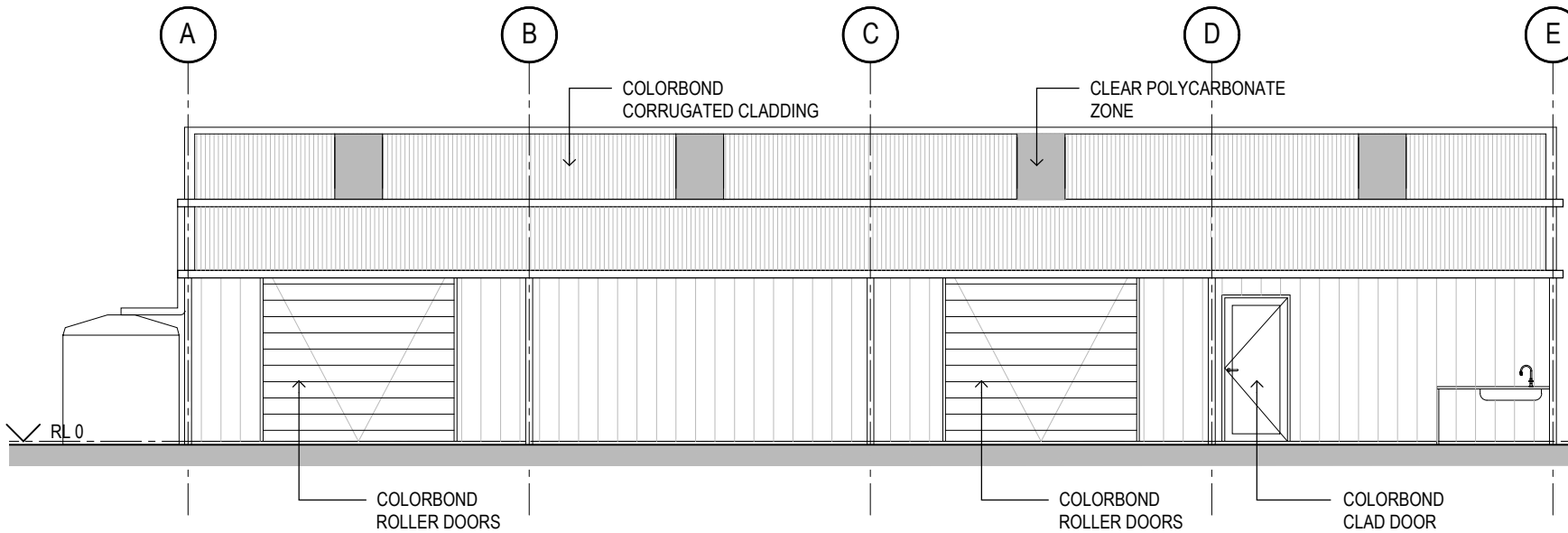
ROOF PLAN
1:100



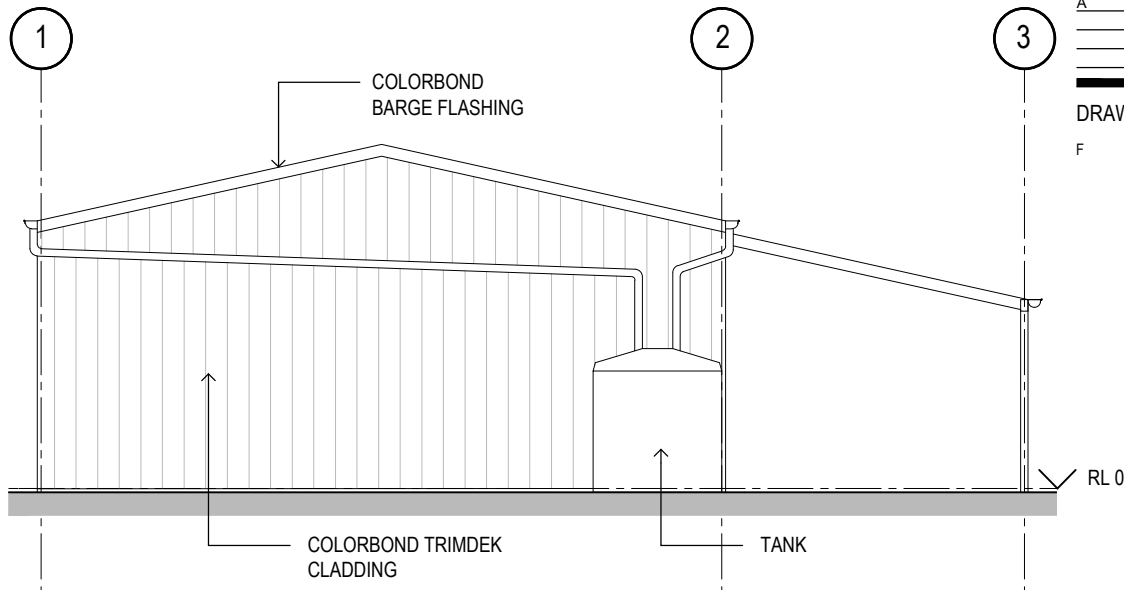
REVISION	DESCRIPTION	DATE
A	DESIGN REVIEW	23/03/21

DRAWING KEY

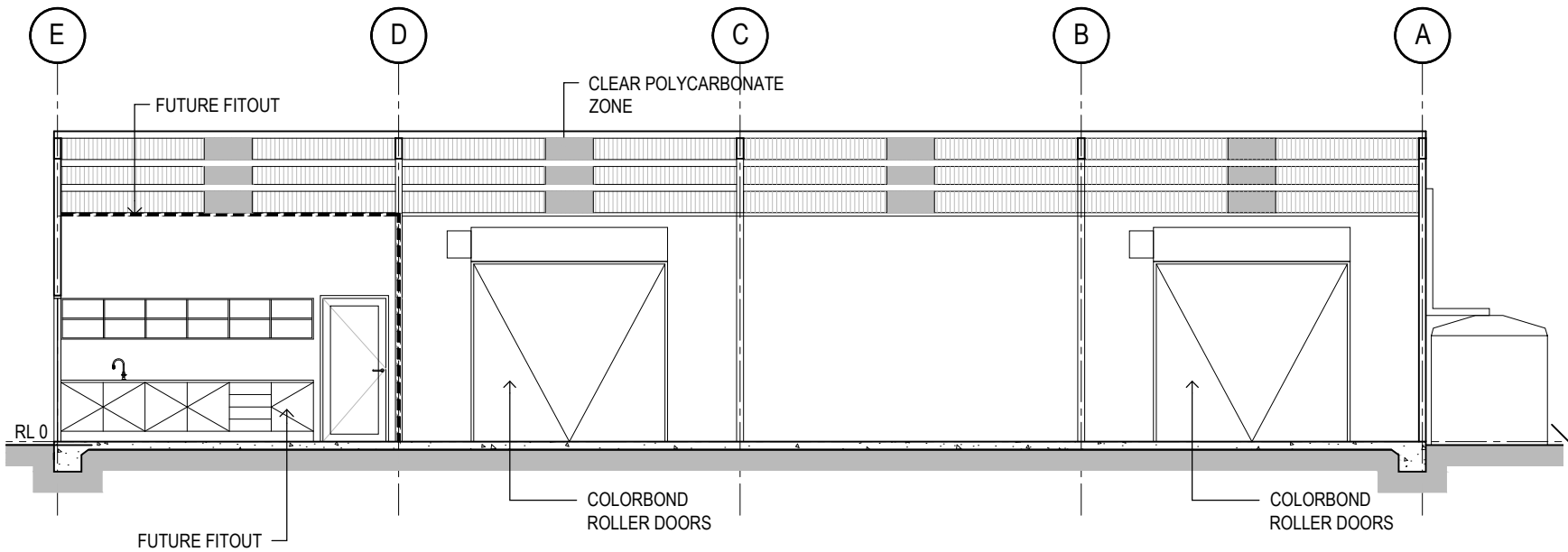
F FIXED GLASS



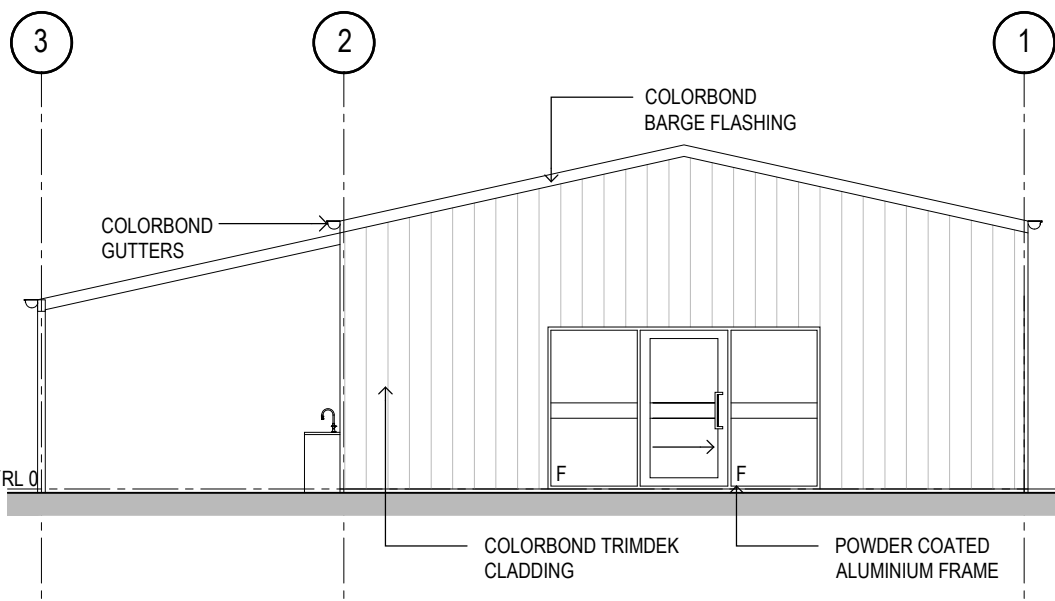
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SECTION A-A
1:100



WEST ELEVATION
1:100

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BOTHWELL

PROJECT NO : 02020
DATE : APRIL 2021
DRAWN : JR
CHECKED : TP
SCALE : AS SHOWN @ A3
REVISION : A

ELEVATIONS
AND SECTION A-A

DA 08