

DISCRETIONARY APPLICATION

For Public Display

Applicant:

Tim Penny Architecture & Interiors

Location:

37-39A Patrick Street, Bothwell

Proposal:

Educational Building

DA Number:

DA 2022 / 00091

Date Advertised:

27 October 2022

Date Representation Period Closes:

10 November 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

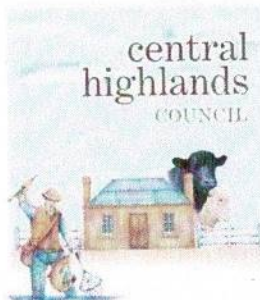
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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 STREET

Phone No: (03) 6231 5655

HOBART TAS

7000

Fax No: _____

Email address

adam@timpennyarchitecture.com

Owner/s Name

THE CROWN IN RIGHT TASMANIA. (DEPARTMENT OF EDUCATION.)

(if not Applicant)

Postal Address

GPO BOX 169

Phone No: (03) 6165 6370

HOBART TAS

7001

Fax No: _____

Email address:

mark.hallsworth@education.tas.gov.au.

Description of proposed use and/or development:

Address of new use
and development:

37-39 PATRICK STREET

Certificate of Title
No:

Volume No

150194

Lot No:

1

Description of
proposed use or
development:

SCHOOL/EDUCATIONAL.

NEW AGRICULTURAL/FARM BASED

LEARNING SPACES, STORAGE & AMENITIES.

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

TIMBER - NATURAL

What is the proposed roof colour

ZINCALUME.

What is the proposed
new floor area m².

140m²

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

\$900,000

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)

ADAM GOURLAY

Date

12/9/2022

→ REFER ATTACHED CONSENT LETTER

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

<p>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></p>	<input checked="" type="checkbox"/>
<p>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></p>	<input checked="" type="checkbox"/>
<p>3. Two (2) copies of the following information -</p> <ul style="list-style-type: none"> a) An analysis of the site and surrounding area setting out accurate descriptions of the following - <ul style="list-style-type: none"> (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 - <ul style="list-style-type: none"> (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. 	<input checked="" type="checkbox"/>
<p>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.</p>	<input checked="" type="checkbox"/>
<p>5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.</p>	<input type="checkbox"/>

Information

If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ☒ the box

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application.
(Phone 1300 850 332 or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

FILE NUMBER A.22324 GRANTEE PART OF 10 ACRES GTD TO R.PATTERSON		CONVERSION PLAN LOCATION TOWN OF BOTHWELL CONVERTED FROM 32/0852 NOT TO SCALE LENGTHS IN METRES		Registered Number P.150194 APPROVED 19 MAR 2007 <i>Alice Kawa</i> Recorder of Titles
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

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/21/96860

17 August 2022

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

Dear Sir/Madam

Bothwell District School – Agricultural Upgrade J711

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

TIM PENNY ARCHITECTURE + INTERIORS



01921_Authorities 01

12 September 2022

General Manager
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Dear Sir/Madam,

Re: **Planning Application – Bothwell District School – New Agricultural Centre**

On behalf of The Department of Education please find enclosed the Development Application for the proposed New Agricultural Centre at Bothwell District School.

The application includes:-

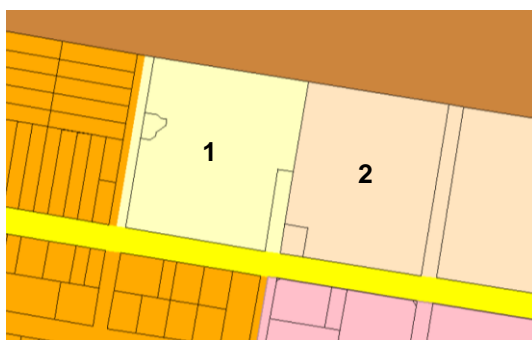
- TPA+i Architectural Drawings 01921_DA01
- Copy of Title
- Completed Planning Application Form
- Department of Education Letter of Authority
- Together with this covering letter

The Site

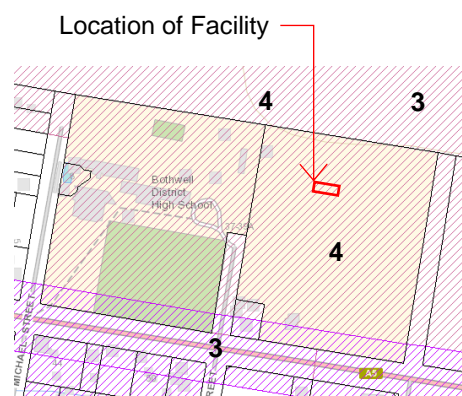
Bothwell District School is located at 37-39A Patrick Street, Bothwell, situated on the eastern side of the town of Bothwell.

Central Highlands Interim Planning Scheme 2015, site overlay:

1. 17.0 Community Purpose
2. 26.0 Rural Resource
3. 126.HER Historic Heritage
4. 126.FRE Bushfire Prone Areas



Zoning Overlay



CHC Overlay

TPA+|



The Proposal

The project comprises:-

- A new building comprising of three teaching spaces for agriculture, science and produce focussed classes. An undercover outdoor learning space 'Big Verandah', storage for equipment, and amenities.

Planning Scheme Provisions

Bothwell District School is located within two distinct zones under the Central Highlands Interim Planning Scheme 2015. 17.0 Community Purpose and 26.0 Rural Resource. Educational use is permitted within the Community Purpose Zone and discretionary within the Rural Resource Zone. This application is not seeking any change of use to the current use.

26.0 Rural Resource

The site for this proposal is located within the Rural Resource Zone under the Central Highlands Interim Planning Scheme 2015. Educational use is discretionary within this zone if related to rural resource use, and the New Agricultural Centre will be focussed on horticultural and agricultural vocational training. This facility is located within the Rural Resource Zone and adjacent to the recently completed school shed which provides storage and associated activity.

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 building is approx. 4m 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;	<p>The proposed building setback is approx. 170m from the frontage, approx. 40m from rear boundary and approx. 157m from the side boundary.</p> <p>The proposed building does not propose any sensitive use and maintains the character of the surrounding rural landscape meeting all requirements of A1.</p>



(c) the location of existing buildings on the site; (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 building is located in an area that does not require the clearing of native vegetation. This proposed application is in accordance with A1.

Overlays

The Bothwell District School site is located within a Bushfire Prone Areas overlay and as such, a Bushfire Assessment and report is currently being prepared and will be lodged with our Building Approval documentation. It is also located adjacent to the Historic Heritage overlay, however, is set back at least 40 metres from the closest boundary which contains this overlay.

In summary, the proposed development accords with the Central Highlands Interim Planning Scheme 2015 development standards for 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 on 6231 5655.

Yours Sincerely,

Adam Gourlay

Architect

Tim Penny Architecture + Interiors

Encl: 01921_DA01_A1
Copy of Title
Department of Education Letter of Authority



BOTHWELL DISTRICT SCHOOL NEW AGRICULTURAL CENTRE

TIM PENNY ARCHITECTURE + INTERIORS



WWW.TIMPENNYARCHITECTURE.COM
INFO@TIMPENNYARCHITECTURE.COM
187 LIVERPOOL STREET
HOBART TAS 7000
T. 03 6231 5655 F. 03 6231 4530

HOBART + LAUNCESTON + BURNIE

REVISION DESCRIPTION DATE

DRAWING KEY

BS	BASIN
CA	CARPET
CS	CLEANERS SINK
CT	COOKTOP
D	DOOR
DP	DOWNPIPE
EW	EYE WASH STATION
FB	FACE BRICKWORK
FW	FLOOR WASTE
NSV	NON SLIP VINYL
OV	OVEN
PBD	PINBOARD
R	REFRIGERATOR
S	SINK
SHR	SHOWER
TV	TELEVISION
W	WINDOW
WBD	WHITEBOARD
WC	TOILET SUITE

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

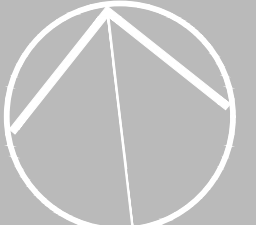
THIS DRAWING IS COPYRIGHT AND REMAINS THE
PROPERTY OF TIM PENNY ARCHITECTURE & INTERIORS
PTY LTD

BOTHWELL DISTRICT SCHOOL NEW AGRICULTURAL CENTRE

37-39A PATRICK STREET,
BOTHWELL

PROJECT NO : 01921
DATE : SEPTEMBER 2022
DRAWN : AG
CHECKED : TP
SCALE : AS SHOWN @ A1
REVISION : -

NORTH



SITE PLAN, FLOOR PLAN,
ROOF PLAN,
ELEVATIONS AND
SECTIONS

DA 01

