



Kingborough

Civic Centre

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PLANNING PERMIT

*Land Use Planning and Approvals Act 1993
Kingborough Interim Planning Scheme 2015*

ADDRESS OF THE LAND:

50 Huntingfield Avenue, Huntingfield
131210/62

REFERENCE:

DA-2019-655

THE PERMIT ALLOWS:

Change of use to educational and occasional care (secondary school), alteration to car parking and signage

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2019-655 and Council Plan Reference No. P1 submitted on 14 November 2019. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. The developer must enter into a planning agreement under section 71 of the *Land Use Planning and Approvals Act 1993* which provides a mechanism to reassess the need for traffic management measures for the proposed use and development into the future as the number of students and staff increase with the school's expansion.

The Part 5 agreement must require an amended Traffic Impact Assessment (TIA) by the same consultancy to be provided no later than 31 October 2022 on the basis of a revised traffic projection to the Year 2023. The TIA must include, but not be limited to, the following:

- traffic surveys conducted during the ordinary schooling year to ensure the most appropriate information is captured.
- recommendations for any road or traffic modifications required to manage issues of traffic movement and generation as a result of the use of the site as a school.
- suggested timing for any such works to be undertaken.
- any limitations, if necessary, on the number of students or staff on the site to ensure that offsite impacts are minimised.

The Part 5 agreement must detail:

- that any modifications to the road network or infrastructure must be through written agreement with Council and the Department of State Growth as appropriate.
- the timing of any required (and agreed) works must be in agreement with the Council before the number of students reaches 450 (it is expected that the increased number of staff will correlate with the number of students and therefore is not specified).
- that any costs of modifications to the road network or infrastructure must be borne by the owner/operator of the site.

The terms of the Part 5 agreement must be to the satisfaction of the Manager Development Services.

All costs associated with drafting and registering the Part 5 Agreement on the title are to be borne by the developer. All terms of this Agreement must be complied with once executed.

Please note, planning permits containing a requirement for a Part 5 Agreement are not valid until such time as the Agreement is executed, as specified in the *Land Use Planning and Approvals Act 1993*. Therefore the above Agreement must be signed and sealed prior to the Planning Permit coming into effect and commencement of works. A template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

3. The approval is granted for a maximum of 565 students at 50 Huntingfield Avenue campus and 362 students at the existing Nautilus Grove campus in the year 2023.
4. Hours of operation must be within:
 - (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 6.00 pm Saturdays;
 - (c) 10.00 am to 5.00 pm Sundays and Public Holidays;

except for office and administrative tasks.
5. Commercial vehicle movements, (including loading and unloading and garbage removal), to or from the site must be within the hours of:
 - (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5 pm Saturdays;
 - (c) 10.00 am to 12 noon Sundays and Public Holidays.
6. Prior to the commencement of operation, a vehicle movement plan must be established and communicated to all carpark users. The plan must include appropriate signage within the carpark to guide users.
7. Prior to the commencement of operation, school zone speed (40km/h) and appropriate signage plan must be established for the site by a suitable qualified traffic engineer. The plan must be approved by the relevant Authorities (Department of State Growth and Council) prior to implementation. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation for implementation of the school zone.
8. Prior to the commencement of operation, a bicycle parking area is required

to be established with a minimum capacity of 61 parking spaces.

9. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The possible bus parking area if implemented requires widening of the access driveway to Huntingfield Avenue and requires a separate works approval. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation
- C. Separate planning application must be made to Council for new signage or any changes other than changes to the graphics of the existing sign, including text, graphic design and colour.
- D. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

SITE INFORMATION

Address 50 Huntingfield Avenue,
Huntingfield TAS 7055
Title ref. Lot 62 on SP 131210
Property ID 1895379

PROPOSED CAR PARKING

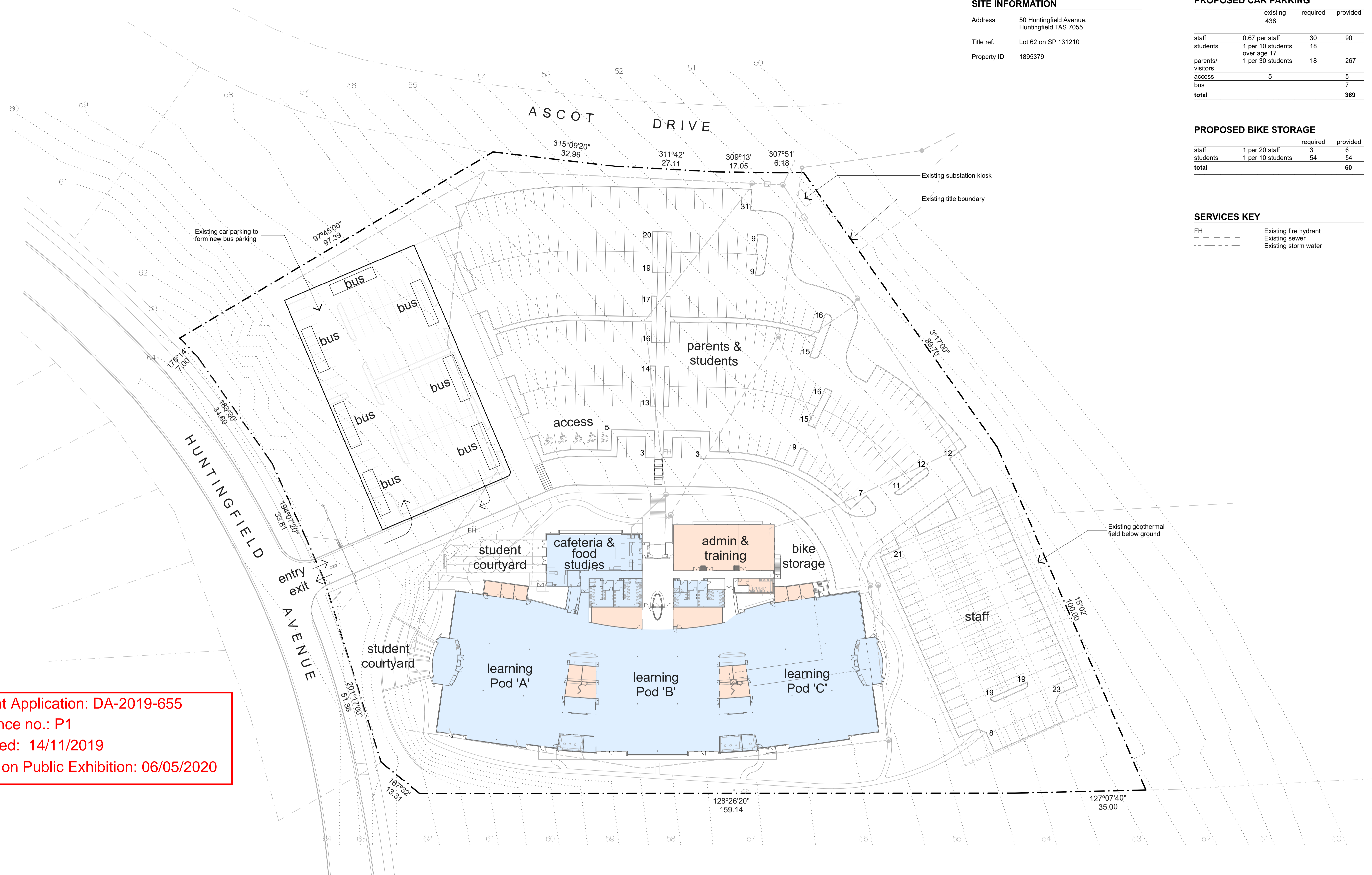
	existing	required	provided
staff	0.67 per staff	30	90
students	1 per 10 students over age 17	18	18
parents/visitors	1 per 30 students	18	267
access	5		5
bus			7
total			369

PROPOSED BIKE STORAGE

	required	provided
staff	1 per 20 staff	3
students	1 per 10 students	54
total		60

SERVICES KEY

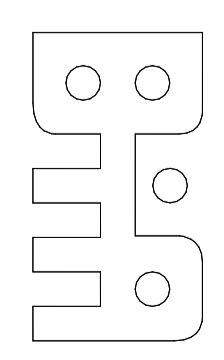
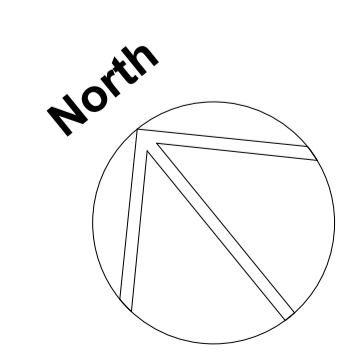
FH Existing fire hydrant
- - - Existing sewer
- - - Existing storm water



Development Application: DA-2019-655
Plan Reference no.: P1
Date Received: 14/11/2019
Date placed on Public Exhibition: 06/05/2020

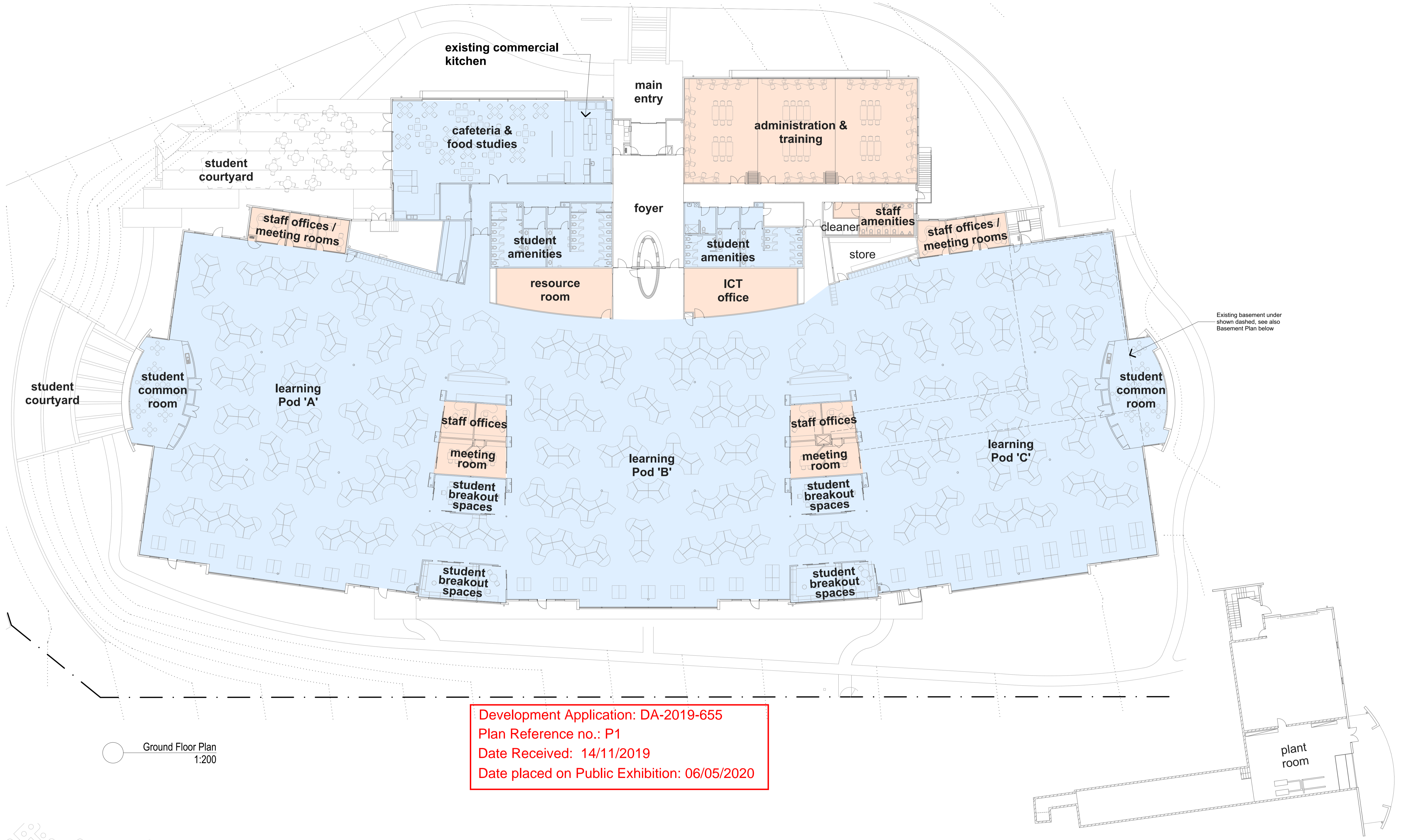


REV	DATE	NOTES
b	26/9/19	For Consultants input & Clients review
a	23/9/19	For Consultants input & Clients review
REV	DATE	NOTES



BYA Architects
Architecture & Project Management
171a Sandy Bay Road,
Sandy Bay TAS 7005
P 03 6286 7319
architects@bya-architects.com.au

PROJECT St Aloysius Catholic College	DATE 26/9/19	PROJECT NUMBER 190904	DRAWING NUMBER DA000
CLIENT Tasmanian Catholic Education Office	ADDRESS 50 Huntingfield Ave Huntingfield TAS 7055	SCALE @ A1 1:500	DRAWN RL
DRAWING Site Plan	PURPOSE FOR INFORMATION	CHECKED DE	REVISION b



Existing basement under shown dashed, see also Basement Plan below

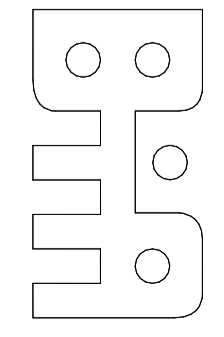
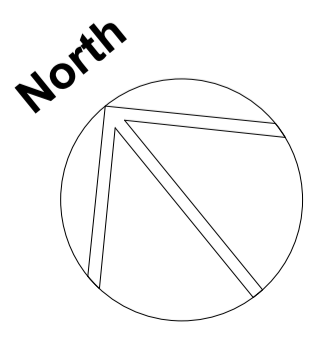
Development Application: DA-2019-655
 Plan Reference no.: P1
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Ground Floor Plan
1:200

Basement Plan
1:200



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PROJECT St Aloysius Catholic College	DATE 26/9/19	PROJECT NUMBER 190904	DRAWING NUMBER DA100
CLIENT Tasmanian Catholic Education Office	ADDRESS 50 Huntingfield Ave Huntingfield TAS 7055	SCALE @ A1 1:200	DRAWN RL
DRAWING Floor Plans	PURPOSE FOR INFORMATION	CHECKED DE	REVISION b