

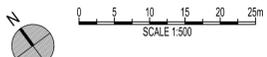
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-019
<b>PROPOSED DEVELOPMENT:</b>	Additions and alterations to Secondary School (Educational and Occasional Care)
<b>LOCATION:</b>	62 Ashbourne Grove West Moonah
<b>APPLICANT:</b>	MC Planners
<b>ADVERTISING START DATE:</b>	24/03/2026
<b>ADVERTISING EXPIRY DATE:</b>	10/04/2026

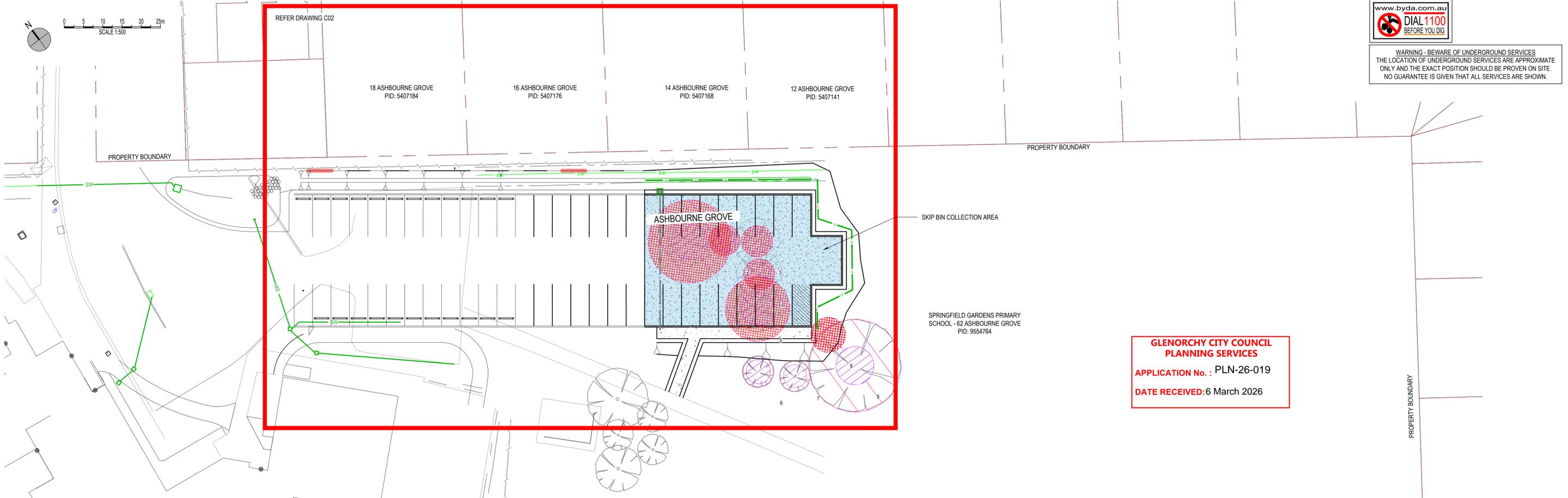
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **10/04/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

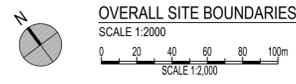
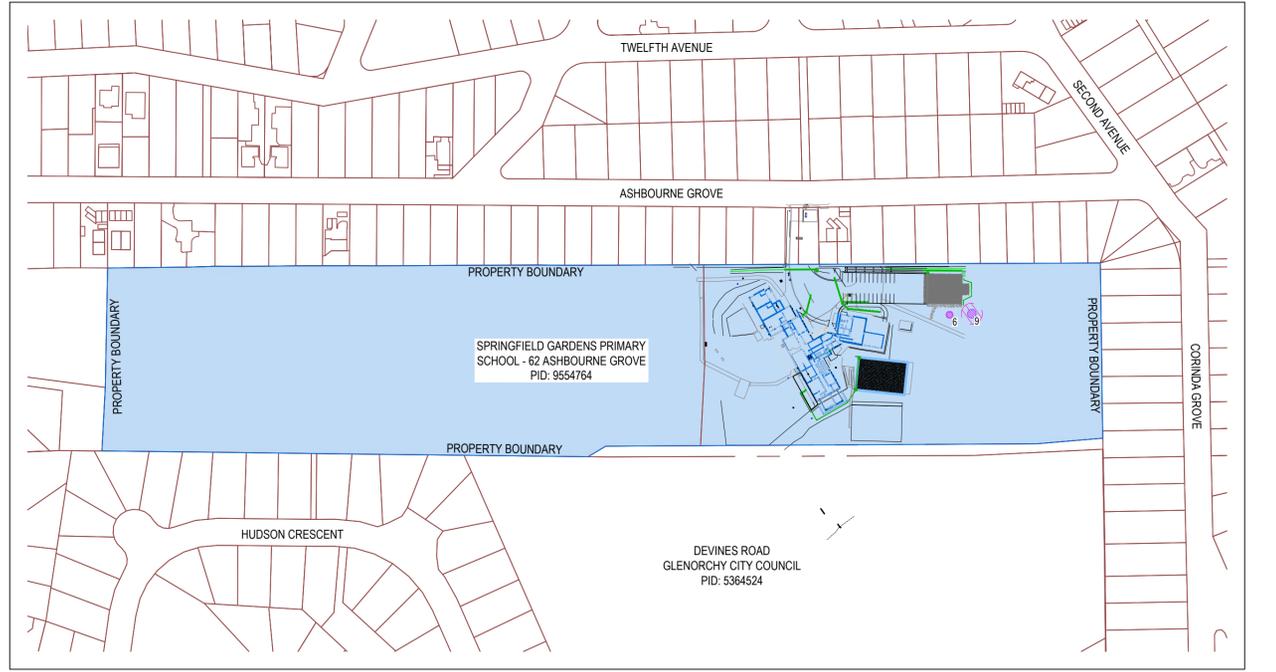
Representations must be received by no later than 11.59 pm on **10/04/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/04/2026**.



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 APPLICATION No. : PLN-26-019  
 DATE RECEIVED: 6 March 2026



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 P1 02.12.2025 CLIENT ISSUE

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Accepted (Team Leader)	MJR	Date
Approved (Principal)	CJM	Date

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1:2000	PLOT DATE	19/12/2025



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PROJECT  
**ST FRANCIS SCHOOL**  
**26 ASHBOURNE GROVE**  
**WEST MOONAH TAS 7008**

TITLE  
**CARPARK EXTENTION & NEW COURT**  
**SITE PLAN**

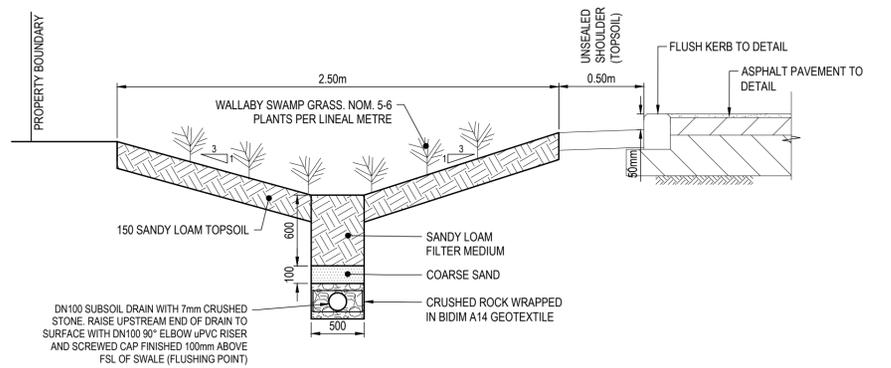
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DWG NO.	<b>C01</b>
REVISION	<b>DA1</b>
PLOT DETAILS	250610CS - GENERAL ARRANGEMENTS.DWG



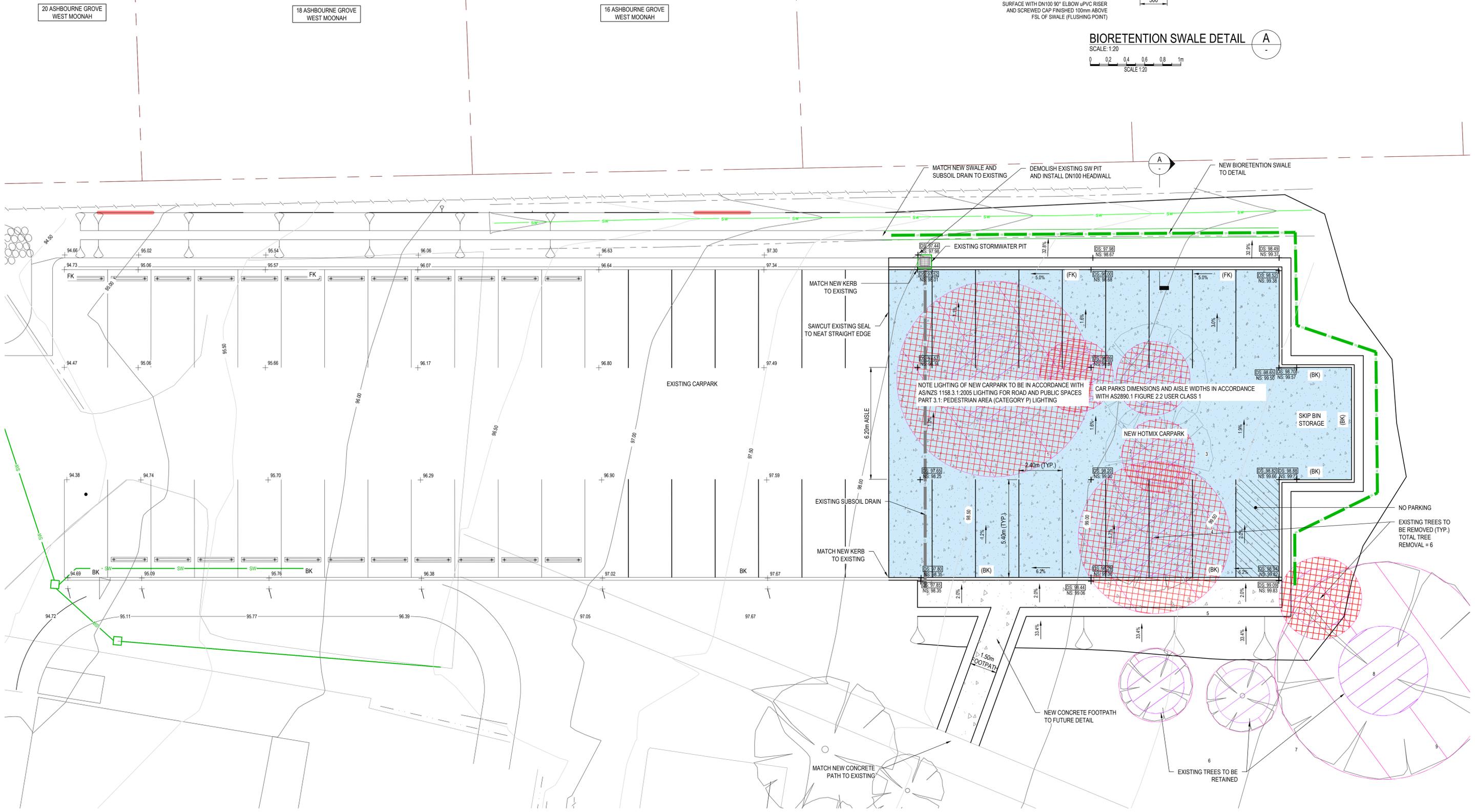
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**BIORETENTION SWALE DETAIL A**  
 SCALE: 1:20



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 DRAWN BY CEF  
 PLOT DATE 19/12/2025

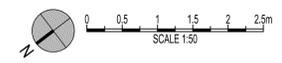


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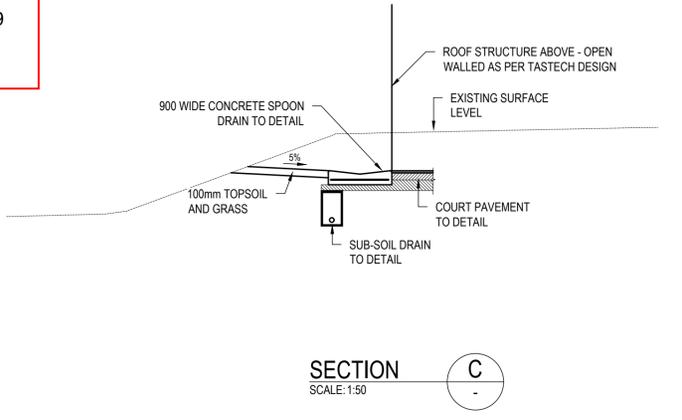
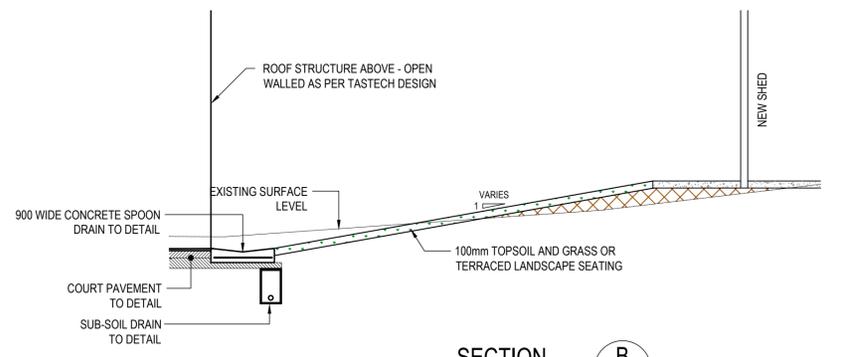
PROJECT  
**ST FRANCIS SCHOOL**  
**26 ASHBOURNE GROVE**  
**WEST MOONAH TAS 7008**

TITLE  
**CARPARK EXTENSION & NEW COURT**  
**GENERAL ARRANGEMENT SHEET 1**

PROJECT NO **250610CS**  
 DWG NO. **C02** REVISION **DA1**  
 PLOT DETAILS 250610CS - GENERAL ARRANGEMENTS.DWG



**GLENORCHY CITY COUNCIL  
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APPLICATION No. : PLN-26-019  
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CARPARK EXTENSION	REMOVED	19/12/2025

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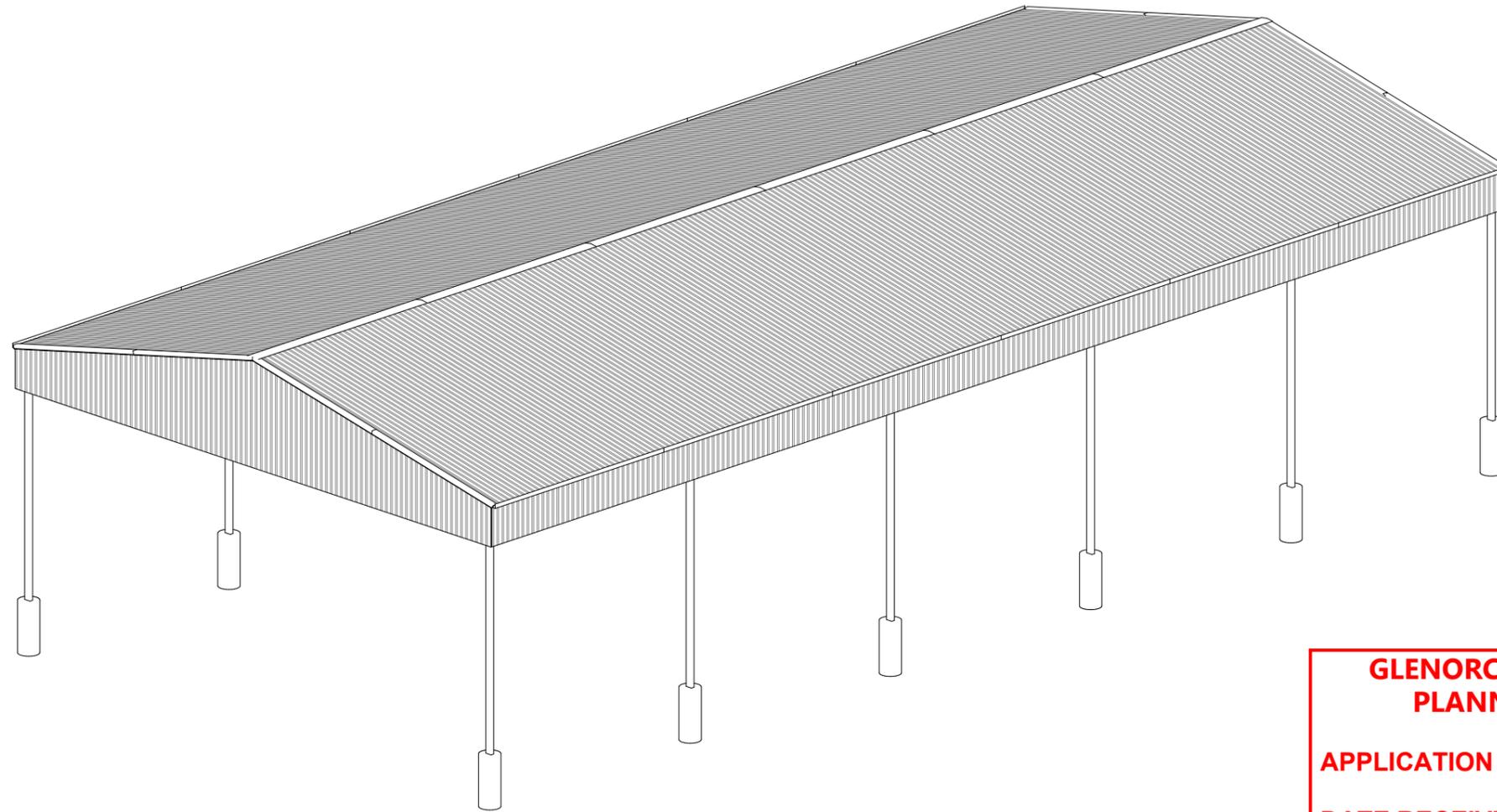
PROJECT  
ST FRANCIS SCHOOL  
26 ASHBOURNE GROVE  
WEST MOONAH TAS 7008

TITLE  
GENERAL ARRANGEMENT SHEET 2  
SHED

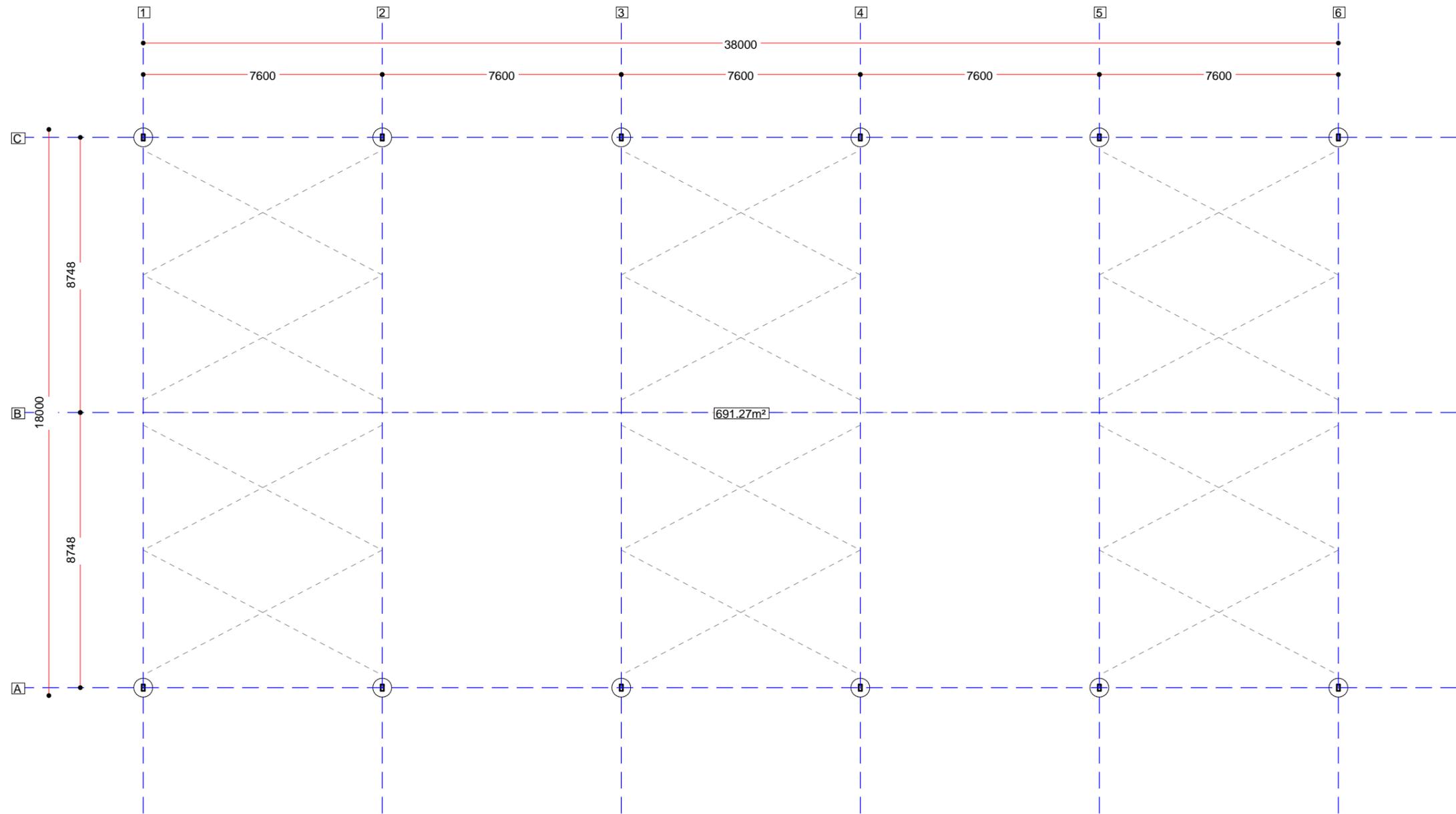
PROJECT NO.	250610CS
DWG NO.	C03
REVISION	DA1
PLOT DETAILS	250610CS - GENERAL ARRANGEMENTS.DWG



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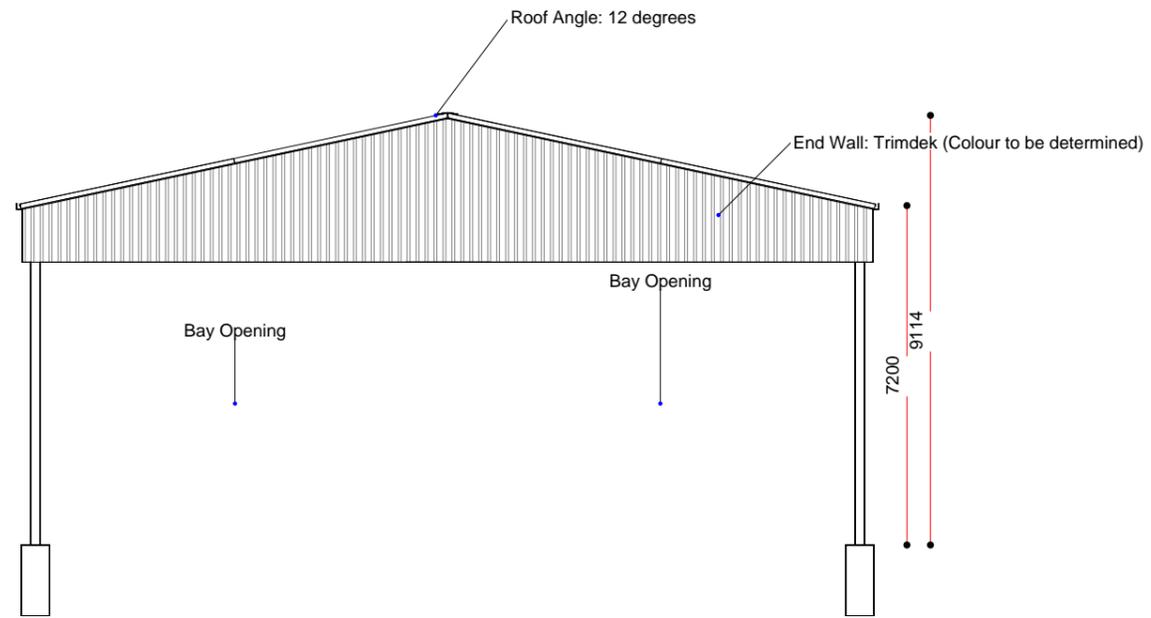


JOB: WOOD-DAVID-166-DRAFT-4-2025  
 CLIENT: David Wood  
 SHEET: Floor Plan

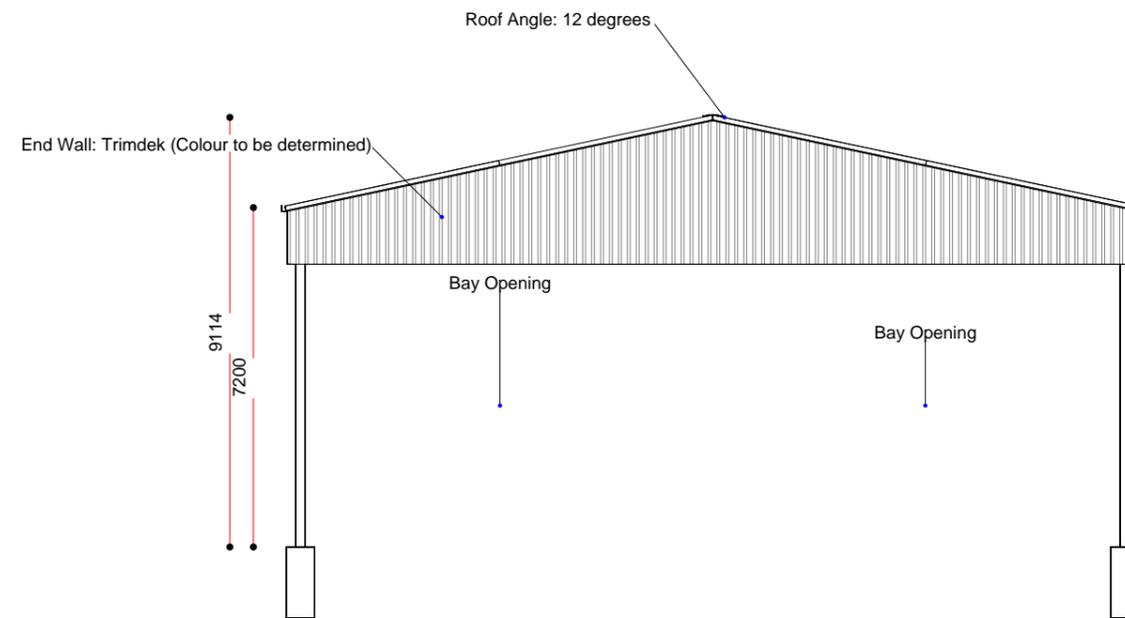
COMPANY: TasTech Building Systems  
 DRAWN BY: Paul Quilliam  
 REV DATE: 24/4/2025

ADDRESS:  
 GPS:





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APPLICATION No. : PLN-26-019  
DATE RECEIVED: 6 March 2026

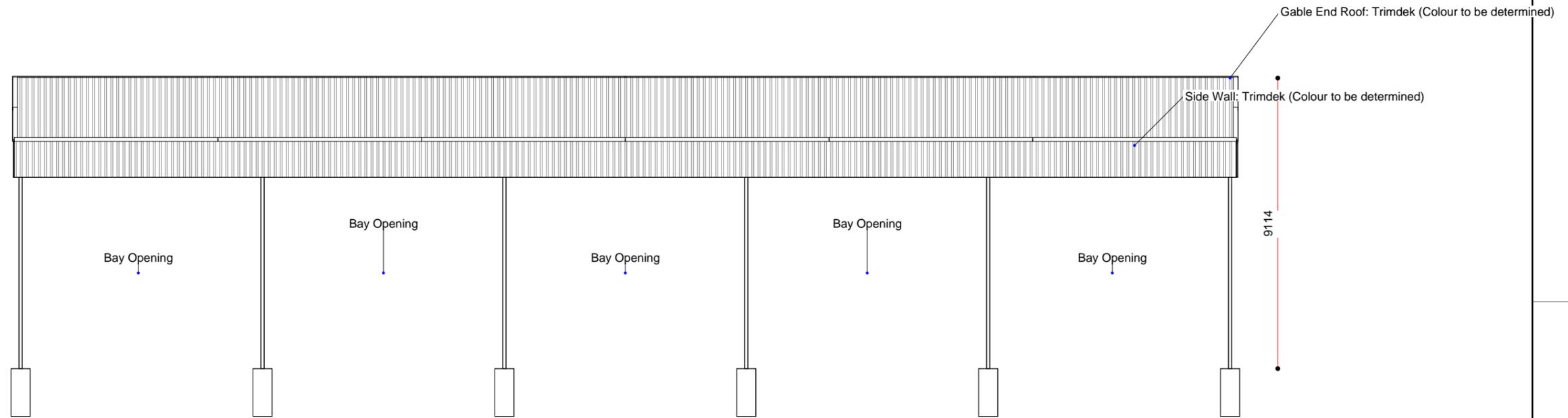


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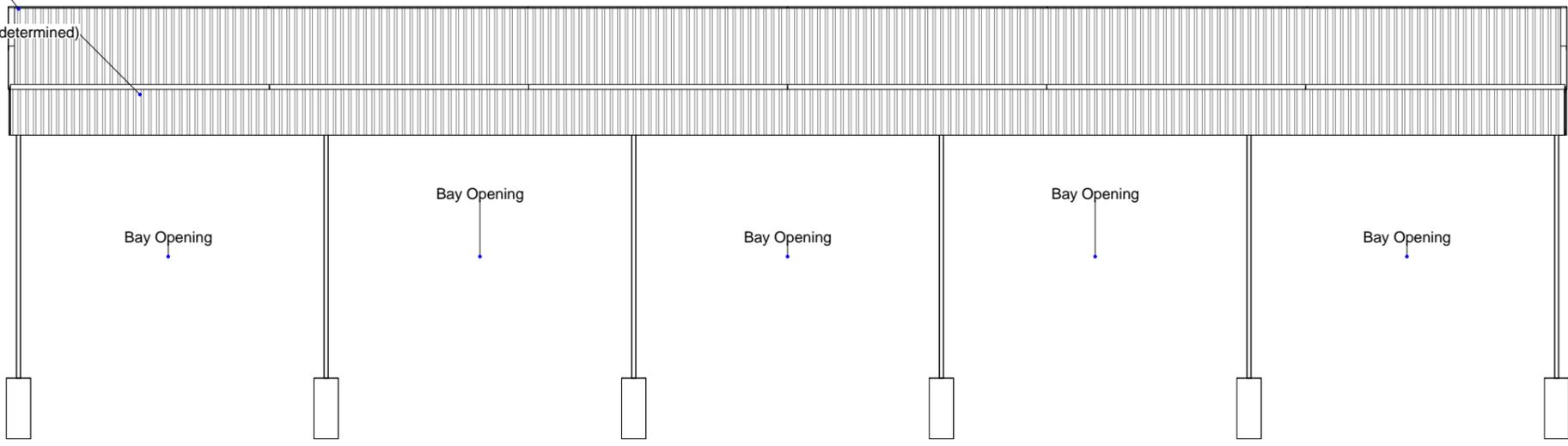


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APPLICATION No. : PLN-26-019  
DATE RECEIVED: 6 March 2026

Gable End Roof: Trimdek (Colour to be determined)

Side Wall: Trimdek (Colour to be determined)

9114



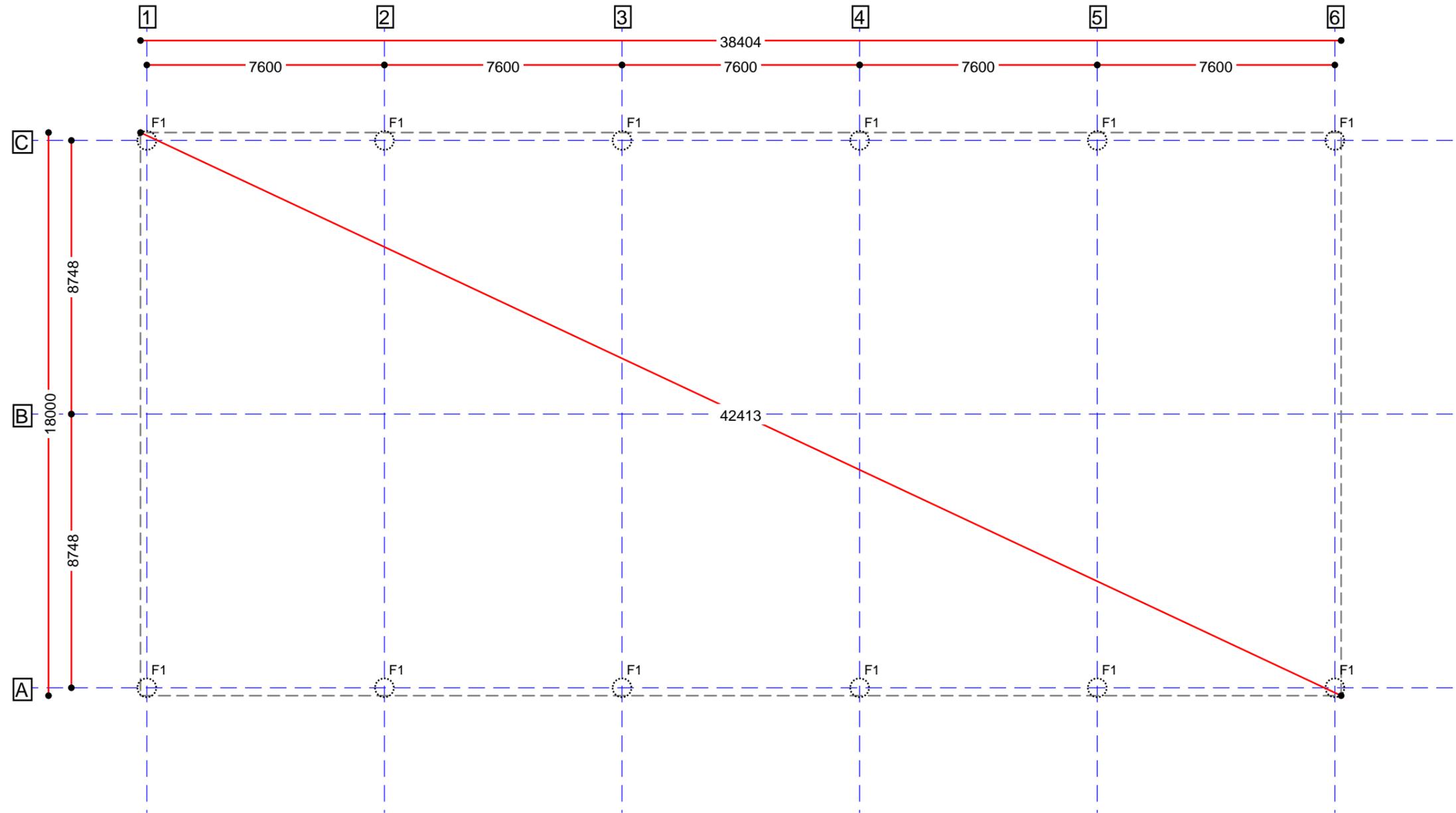
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DATE RECEIVED: 6 March 2026

JOB: WOOD-DAVID-166-DRAFT-4-2025  
CLIENT: David Wood  
SHEET: Left Elevation (4)

COMPANY: TasTech Building Systems  
DRAWN BY: Paul Quilliam  
REV DATE: 24/4/2025

ADDRESS:  
GPS:





**GLENORCHY CITY COUNCIL  
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**APPLICATION No. : PLN-26-019**  
**DATE RECEIVED: 6 March 2026**



**FOOTING LEGEND:**  
 F1: 600øx1500mm x12

Areas where slabs are not present, gray lines indicate square dimension and position of inner frames

JOB: WOOD-DAVID-166-DRAFT-4-2025  
 CLIENT: David Wood  
 SHEET: BASIC CONCRETE PLAN

COMPANY: TasTech Building Systems  
 DRAWN BY: Paul Quilliam  
 REV DATE: 24/4/2025

ADDRESS:  
 GPS:





MC Planners Ref: 25134

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-26-019

**DATE RECEIVED:** 6 March 2026

6<sup>th</sup> March 2026

Chief Executive Officer  
Glenorchy City Council  
Via email - gccmail@gcc.tas.gov.au

Attention: Planning Department - Helen Ayres

Dear Helen,

**DEVELOPMENT APPLICATION - CARPARK EXTENSION (17 ADDITIONAL SPACES), NETBALL COURT WITH ROOF, AND ASSOCIATED WORKS - ST FRANCIS FLEXIBLE SCHOOL, 62 ASHBOURNE GROVE, WEST MOONAH**

This letter details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme - Glenorchy* ('the Planning Scheme').

In our assessment the application generates the following discretions under the planning scheme:

- C7.6.2 P1.1 & P1.2 Clearance within a priority vegetation area;
- C2.5.3 P1 Motorcycle parking numbers.

The following documents are enclosed in support of the application:

- Attachment 1 - Title Information
- Attachment 2 - Proposal Plans
- Attachment 3 - TasTech Netball Court Roof Design
- Attachment 4 - Permission from the General Manager
- Attachment 5 - Landowner Notification Letter

## 1. Site Location and Context

The development is located at 62 Ashbourne Grove, West Moonah, owned by the Crown (Department for Education Children and Young People). The development area is the part of the site used by St Francis Flexible School (CT 185702/2 and CT135411/1) (see Figure 1).

St Francis Flexible School is managed by Catholic Education Tasmania and Edmund Rice Education Australia to provide alternative education options for students from grade 7 to 12.

St Francis Flexible School typically has 38 staff on site, but there are 45 staff in total. There are currently 173 students enrolled, but typical student attendance is around 90 students per



day as some students learn remotely and absenteeism is high. The school owns 16 vehicles and 5 trailers.

CT 135411/1 is 359 m<sup>2</sup> and has frontage to Ashbourne Grove but is accessed from CT185702/2. It provides 7 marked parking bays and waste storage. CT 185702/2 is 2.327 ha and has frontage to Ashbourne Grove. Approximately half of the site is open space with managed grass and scattered Eucalyptus trees. The school building is approximately 2,000 m<sup>2</sup> with a variety of outdoor recreation areas including a half basketball court, paved areas, and areas with playground equipment. There is a carpark with 37 marked bays, and an area for parking (of approximately 5 cars) adjacent to the building. There are several small sheds and shelters in the grounds. The site is gently sloping with slopes between 3° and 5°.

Apart from an area to the south of the site, which is public open space, the schools are surrounded by residential development.



Figure 1. Subject Sites (CT 185702/2 and 135411/1) in dark blue (source: LISTmap, Accessed 03/12/2025 annotated)

## 2. Proposed Use and Development

No change of use or intensification of use is proposed. The site will continue to operate as a secondary school.

The proposal seeks approval for extension of the carpark on CT185702/2 to create 17 additional car parking spaces, for construction of a netball court with a roof on an existing paved area, and associated works to manage stormwater and drainage. The extension of the carpark to the

southeast of the existing carpark necessitates the removal of 6 trees. The plans are more fully described in Attachment 2 Proposal Plans and Attachment 3 TasTech Netball Court Roof Design.

### 3. Policy Assessment

The applicable planning instrument in the assessment of the application is the *Tasmanian Planning Scheme - Glenorchy* ('the Planning Scheme').

The development site is located on land zoned 'Community Purpose' (see Figure 2) and is partly within the Flood-prone areas overlay and wholly within the Priority vegetation area overlay (see Figures 3 and 4). The nature of the proposal and the location of the site require the proposal be considered against the following Scheme elements:

- Community Purpose Zone [27.0];
- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Flood-prone Areas Hazard Code [C12.0].

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

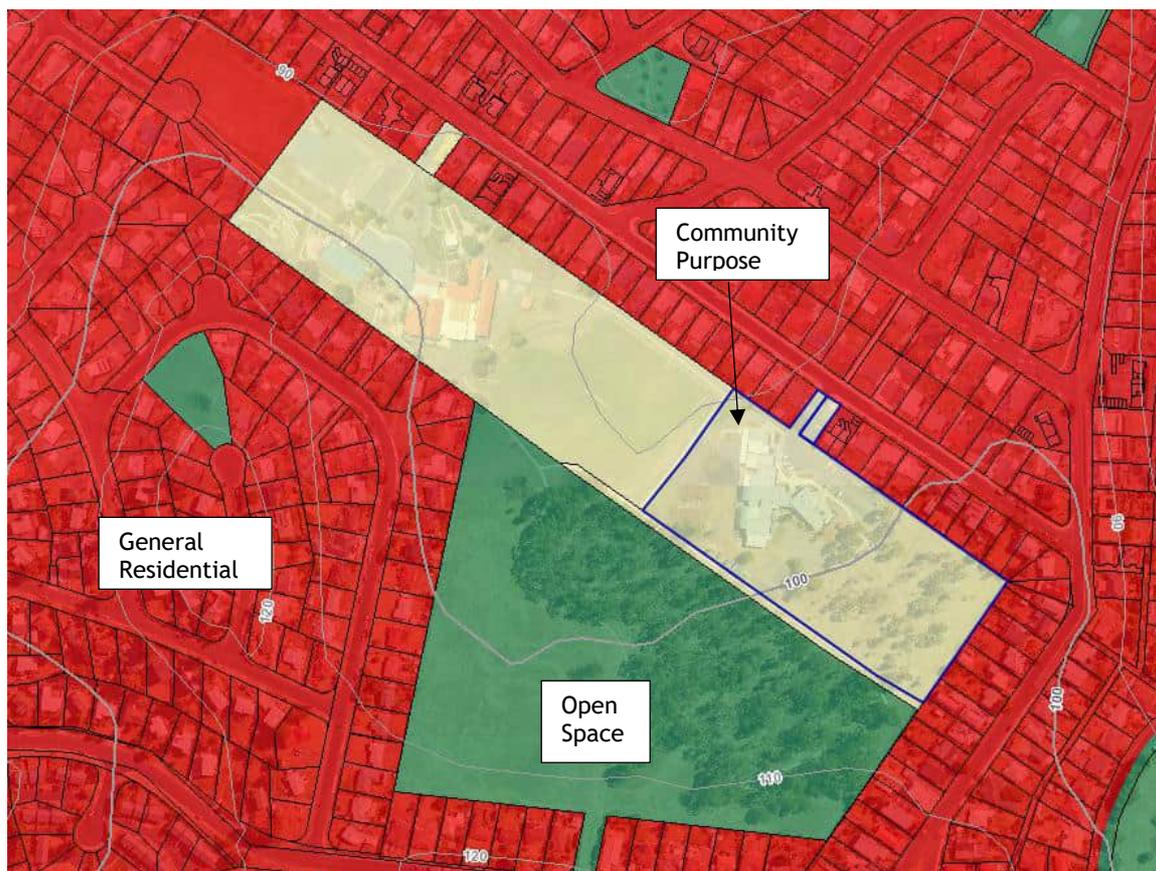


Figure 2. Land use zones (source: LISTmap - accessed 10/12/2025 annotated)



Figure 3. Flood-prone Areas Overlay (source: LISTmap - accessed 10/12/2025)



Figure 4. Priority Vegetation Area Overlay (source: LISTmap - accessed 10/12/2025)

## Tasmanian Planning Scheme

### Exemptions

No exemptions apply to this development.

### Community Purpose Zone [27.0]

The site is zoned Community Purpose in the *Tasmanian Planning Scheme - Glenorchy*.

#### 27.1 Zone Purpose

The purpose of the Community Purpose Zone is:



27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

Educational and Occasional Care is a permitted use in the Community Purpose Zone. This application supports the existing use of the site as a secondary school by increasing its capacity for parking and creating an all-weather play area for students. Thus, the proposal is consistent with purpose 27.1.1 to provide for educational facilities.

27.2 Use Table

Educational and Occasional Care is a permitted use within this zone. No changes to use or intensification of use are proposed.

27.3 Use Standards

27.3.1 Non-residential Use

*Objective: That non-residential use does not cause an unreasonable loss of amenity to residential zones.*

27.3.1 (A1) is not applicable as no changes to the school operating hours are proposed.

<p><b>A2</b>  <i>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must:</i></p> <p>(a) <i>not operate between 9.00pm and 6.00am, excluding any security lighting; and</i></p> <p>(b) <i>if for security lighting, must be baffled so that direct light does not extend into the adjoining property.</i></p>	<p><b>P2</b>  ***</p>
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27.3.1 (A2) is applicable as external lights will be provided for the car park in accordance with AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting - Performance and design requirements*. However, as there will be no flood lighting or external lighting other than security lighting (appropriately baffled) between 9pm and 6am, the proposal complies with A2.

27.3.1 (A3) is not applicable as no flood lighting of sporting facilities is proposed.

27.3.1 (A4) is not applicable as no change is proposed to commercial vehicle movements.

Thus, the proposal complies with subclause 27.3.1.

27.4 Development Standards for Buildings and Works

27.4.1 Building Height

*Objective: That building height:*

- (a) *is compatible with the streetscape; and*
- (b) *does not cause an unreasonable loss of amenity to adjoining residential properties.*





<b>A1</b> <i>Building height must be not more than 10m.</i>	<b>P1</b> <b>***</b>
--	-------------------------

The proposed roof over the netball court is 9.114m high. As it is less than 10 m, the proposal complies with 27.4.1 (A1).

**27.4.2 Setbacks**

*Objective: That building setback:*

- (a) *is compatible with the streetscape; and*
- (b) *does not cause an unreasonable loss of residential amenity to adjoining residential zones.*

<b>A1</b> <i>Buildings must have a setback from a frontage of:</i> (a) <i>not less than 5m; or</i> (b) <i>not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.</i>	<b>P1</b> <b>***</b>
<b>A2</b> <i>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</i> (a) <i>3m; or</i> (b) <i>half the wall height of the building, whichever is the greater.</i>	<b>P2</b> <b>***</b>
<b>A3</b> <i>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone<sup>30</sup>.</i>	<b>P3</b> <b>***</b>

The setback of the proposed roof over the netball court is more than 80m from the front boundary, western side boundary, and eastern side boundary and is more than 30 m from the rear boundary. As such, the proposed buildings setbacks, exceed the setbacks required by A1 and A2. A3 is not applicable as no mechanical equipment is proposed. Thus, the proposal complies with 27.4.2.

Subclause 27.4.3 is not applicable as no fencing is proposed.

Subclause 27.4.4 is not applicable as no outdoor storage areas are proposed.

Clause 27.5 and all its subclauses are not applicable as no subdivision is proposed.

**Parking and Sustainable Transport Code [2.0]**

There are no exemptions from the *Parking and Sustainable Transport Code (C2.2.1)*, therefore provisions under C2.0 must be considered.





C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

The provision of additional parking on site is consistent with the Code Purpose. This proposal is for extension of an existing car park to ensure that a safe and appropriate level of parking is provided for the school (C2.1.1). The proposed car park has no impact on access for pedestrians, vehicles and cyclists as the access to the street frontage is not altered (C2.1.3). Provision of additional carparking on the site ensures that parking by school staff and students, and parking of school vehicles, does not impact the amenity of the surrounding area (C2.1.4). The parking spaces and accesses will comply with AS 2890 (C2.1.5).

Under C2.2.1 this code applies to all use and development.

Subclause C2.2.2 requires assessment of this proposal against C2.5.3.

Subclause C2.2.4 requires assessment of this proposal against C2.5.5.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.

<p><b>A1</b>  The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) the site is subject to Clause C2.5.5; or</li> <li>(d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> <li>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for</li> </ul> </li> </ul>	<p><b>P1.1</b>  ***</p>
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<p><i>the proposed use or development, in which case no additional on-site car parking is required; or</i></p> <p>(ii) <i>the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</i></p> <p><math display="block">N = A + (C - B)</math></p> <p><i>N = Number of on-site car parking spaces required</i></p> <p><i>A = Number of existing on site car parking spaces</i></p> <p><i>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</i></p> <p><i>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i></p>	
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There are currently 49 car parks at the site. This proposal creates 17 additional parking spaces. Table C2.1 requires 1 space per employee for Educational and Occasional care. There are currently 45 employees at St Francis Flexible School (usually 38 employees on site at any given time). The current number of parking spaces exceeds the requirement under Table C2.1. The proposal provides car parking capacity that is beyond the required amount and thus the proposal complies with C2.5.1.

#### C2.5.2 Bicycle Parking Numbers

<p><b>A1</b> <i>Bicycle parking spaces must:</i></p> <p>(a) <i>be provided on the site or within 50m of the site; and</i></p> <p>(b) <i>be no less than the number specified in Table C2.1.</i></p>	<p><b>P1</b> ***</p>
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The site has existing bicycle parking for at least 7 bicycles and thus complies with C2.5.2.

#### C2.5.3 Motorcycle parking numbers

**Objective:** *That the appropriate level of motorcycle parking is provided to meet the needs of the use.*

<p><b>A1</b> <i>The number of on-site motorcycle parking spaces for all uses must:</i></p> <p>(a) <i>be no less than the number specified in Table C2.4; and</i></p> <p>(b) <i>if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing</i></p>	<p><b>P1</b> <i>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</i></p> <p>(a) <i>the nature of the proposed use and development;</i></p> <p>(b) <i>the topography of the site;</i></p> <p>(c) <i>the location of existing buildings on the site;</i></p> <p>(d) <i>any constraints imposed by existing development; and</i></p>
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<p><i>number of motorcycle parking spaces is maintained.</i></p>	<p><i>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</i></p>
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Table C2.4 requires the site to provide 2 motorcycle parking spaces. However, the car park is typically used for staff vehicles, school vehicles or by parents and caregivers transporting students. The use of motorcycles is rare, and provision of specific motorcycle spaces is not required to meet the needs of the use. In the rare event of a motorcycle requiring parking on the site, there are surplus car parking spaces that could be utilised. Thus, the proposal complies with subclause C2.5.3 (P1).

Subclause C2.5.4 is not applicable as no loading bays are proposed.

Subclause C2.5.5 is not applicable as the school is not located in a Residential zone.

## C2.6 Development Standards for Buildings and Works

### C2.6.1 Construction of parking areas

*Objective: That parking areas are constructed to an appropriate standard.*

<p><b>A1</b> All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement</p>	<p><b>P1</b> ***</p>
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All parking, access ways, manoeuvring and circulation spaces will be constructed of a durable all weather pavement (hot mix asphalt) (A1 (a)(c)) and drained to the public stormwater system (A1 (b)). Thus, the proposal complies with C2.6.1.

### C2.6.2 Design and layout of parking areas

*Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.*

<p><b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2;</p>	<p><b>P1</b> ***</p>
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<p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p><b>A1.2</b>          Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) 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.</p>	
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All proposed parking, accessways, manoeuvring and circulation spaces will be constructed to comply with AS2890 Parking Facilities, Parts 1-6 and thus the proposal complies with A1.1 (b). There is sufficient existing disabled parking near the buildings and no further disabled parking is proposed, therefore A1.2 is not applicable. Thus, the proposal complies with C2.6.2.

C2.6.3 Number of accesses for vehicles

Objective: That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

<p><b>A1</b>          The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p><b>P1</b>          ***</p>
<p><b>A2</b>          Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><b>P2</b>          ***</p>

This proposal does not increase the number of accesses and thus complies with A1 (b). As the site is not located in the Central Business Zone A2 is not applicable. Thus, the proposal complies with C2.6.3.

Subclause C2.6.4 is not applicable as the site is not located in the listed zones.

C2.6.5 Pedestrian Access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.





<p><b>A1.1</b> Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p><b>A1.2</b> In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p><b>P1</b> ***</p>
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The proposal plans show that a 1.5m footpath will be provided along the southern side of the proposed car park in compliance with A1.1 (a).

The footpath is not separated from the carpark by a horizontal distance of 2.5 m and thus protective devices such as kerbs and wheel stops will be installed to protect pedestrians on the footpath in compliance with A1.1 (a) (ii).

There are no designated points for pedestrians to cross the parking aisle and as such signage and line marking are not required (A1.1 (b)).

No additional disability parking is proposed, thus A1.2 is not applicable.

Subclause C2.6.6 is not applicable as no loading bays are proposed.

Subclause C2.6.7 is not applicable as the site is not in the listed zones.

Subclause C2.6.8 is not applicable as the site is not in the listed zones.

## Road and Railway Assets Code [3.0]

There are no exemptions from the *Road and Railway Assets Code* (C3.4.1), therefore provisions under C3.0 must be considered.

### C3.1 Code Purpose

*The purpose of the Road and Railway Assets Code is:*

*C3.1.1 To protect the safety and efficiency of the road and railway networks; and*

*C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.*

### C3.2 Application of this Code

*C3.2.1 This code applies to a use or development that:*

(a) *will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;*





- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

As this proposal does not increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing crossing (C3.2.1 (a)), does not require a new vehicle crossing (C3.2.1 (b)), and does not involve subdivision or habitable building within an attenuation area (C3.2.1 (c)), this proposal does not require assessment against this code.

## Natural Assets Code [7.0]

The site is located within the *Priority Vegetations Areas Overlay* in the *Tasmanian Planning Scheme (Glenorchy)*.

### C7.1 Code Purpose

*The purpose of the Natural Assets Code is:*

*C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands, and lakes.*

*C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes, and the natural ecological function of the coast.*

*C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*

*C7.1.4 To minimise impacts on identified priority vegetation.*

*C7.1.5 To minimise impacts on threatened fauna species by minimising clearance of significant habitat.*

C7.1.4 is applicable as removal of 6 trees is proposed within the priority vegetation overlay for the creation of the new carpark.

### C7.2 Application of this Code

This code applies to development on land within a priority vegetation area within a Community Purpose Zone C7.2.1 (c) (vii).

### C7.6 Development Standards for Buildings and Works

Subclause C7.6.1 is not applicable as no works are proposed in a waterway or coastal protection area.

#### C7.6.2 Clearance within a priority vegetation area

*Objective: That clearance of native vegetation within a priority vegetation area:*

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.



<p><b>A1</b>  <i>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</i></p>	<p><b>P1.1</b>  <i>Clearance of native vegetation within a priority vegetation area must be for:</i></p> <ul style="list-style-type: none"> <li>(a) <i>an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</i></li> <li>(b) <i>buildings and works associated with the construction of a single dwelling or an associated outbuilding;</i></li> <li>(c) <i>subdivision in the General Residential Zone or Low Density Residential Zone;</i></li> <li>(d) <i>use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</i></li> <li>(e) <i>clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</i></li> <li>(f) <i>the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</i></li> </ul> <p><b>P1.2</b>  <i>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the design and location of buildings and works and any constraints such as topography or land hazards;</i></li> <li>(b) <i>any particular requirements for the buildings and works;</i></li> <li>(c) <i>minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</i></li> <li>(d) <i>any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i></li> <li>(e) <i>any on-site biodiversity offsets; and</i></li> <li>(f) <i>any existing cleared areas on the site.</i></li> </ul>
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Six Eucalyptus trees will be removed to enable the car park extension. The largest trees are up to 15m tall. As the clearance of native vegetation is not within a building area on a sealed plan approved under this planning scheme, the proposal must be assessed against the performance criteria.

The proposal complies with P1.1 (f) because the clearance of native vegetation is of limited scale relative to the extent of priority vegetation on the site. The proposal is for removal of 6 trees out of an estimated 70+ trees on the site, covering less than 3% of the vegetated area to the east of the buildings.

The proposed carpark extension minimises the removal of priority vegetation while minimising the opportunity for conflict between students and vehicles, when compared with alternative carpark locations. Thus, the proposal complies with P1.2.

Clause C7.7 is not applicable as no subdivision is proposed.



## Flood Prone Areas Hazard Code [12.0]

The site is located within the *Flood-Prone Areas Overlay* in the *Tasmanian Planning Scheme (Glenorchy)*.

As the proposed works are not located within the portion of the site affected by the flood-prone area overlay (C12.2.1), do not involve a change of use or construction of habitable rooms or buildings (C12.2.2), areas of land have not been identified in a report as being subject to risk from flood (C12.2.3) and there has been no request from the planning authority (12.2.4), this code is not applicable.

## 4. Conclusion

This proposal seeks approval for a new carpark and roofed netball court at St Francis Flexible School at 62 Ashbourne Grove, West Moonah. The development is on land zoned Community Purpose, which is subject to the Priority Vegetation Areas and Flood-Prone Areas Overlays.

The proposal has been considered against the development standards of the Community Purpose Zone, and the proposal generates the following discretions under the Scheme:

- C7.6.2 P1.1 & P1.2 Clearance within a priority vegetation area;
- C2.5.3 P1 Motorcycle parking numbers.

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority

If Council requires any further information or clarification concerning this application, please contact us at [planning@mcplanners.com.au](mailto:planning@mcplanners.com.au) or by phone at 6288 7248.

Yours faithfully

**MC PLANNERS PTY LTD**

A handwritten signature in black ink, appearing to read 'S.L.' followed by a flourish.

**Sandra Roberts**

**PLANNER**





MC Planners Ref: 25134

6<sup>th</sup> March 2026

Stephen Wildsmith  
Glenorchy City Council  
Via email - gccmail@gcc.tas.gov.au

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-26-019**  
**DATE RECEIVED: 6 March 2026**

Attention: Stephen Wildsmith

Dear Stephen,

**FURTHER INFORMATION REQUEST - APPLICATION NUMBER: PLN-26-019 - PROPOSED USE/DEVELOPMENT: ADDITIONS AND ALTERATIONS TO SECONDARY SCHOOL (EDUCATIONAL AND OCCASIONAL CARE) ADDRESS: 62 ASHBOURNE GROVE WEST MOONAH**

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 25<sup>th</sup> February 2026. MC Planners has been engaged by Dynamic Works, Project Management to respond to the request.

In supporting this response, the following reports and documents are included:

- Attachment 1 - Revised Compliance Letter

### 27.0 Community Purpose Zone

#### 27.3.1 Non-residential use

- *Documents note that security lighting has been baffled to mitigate impacts on nearby residential uses. Please provide further information on measures taken in order to baffle security lighting.*

Response: The method of baffling is a detailed design issue and is not within the scope of a planning assessment. Typically, baffling is in accordance with *AS4282 1997 Control of Obtrusive Effects of Outdoor Lighting*. Council may condition this on the permit.

#### 27.4.2 Setback

- *Please provide the setbacks of the netball court from relevant boundaries.*
- *Please also provide the dimensions of the court.*

Response: The proposed netball court is setback approximately 30m from the southern boundary of the site, 108m from the eastern boundary of the site, 51m from the northern boundary of the site and 83m from the western boundary of the site (Figure



1). Distances were determined from the measurement tool in LISTmap and demonstrate that the setbacks exceed 5m from all boundaries of the site in compliance with clause 27.4.2.

The netball court is enclosed by the proposed roof which has dimensions of 18m x 38m.



Figure 1. Site layout with Netball court shown in orange, site boundary shown in blue, setbacks of netball court from boundary shown in white. (Source: LISTmap, annotated, 27/2/2026)

## C2.0 Parking and Sustainable Transport Code

### C2.5.1 Car parking numbers

- *The documentation notes that the number of parking spaces exceeds the requirement, stating that 67 spaces are provided. However, the plans provided show 56. While this may exceed the requirement, please provide consistent documentation.*
- *Additionally, documentation states that there will be 18 new car spaces provided. Plans provided show 17 new spaces. Please update documentation accordingly to confirm which it is.*



Response:

In the count of car parks servicing the site provided in the compliance letter, the seven car parks on PID 9554764 C/T135411/1, and approximately 5 spaces in front of the main building (Figure 1) were included in addition to the 55 spaces shown in the main carpark. As such a total of 66 spaces is correct for the site.

C2.1 requires 1 space per employee. As there are 45 employees, the number of spaces provided exceed the requirements of C2.5.1 and complies with the acceptable solution.

17 is the correct number of new spaces. The compliance letter has been corrected to reflect this (See Attachment 1).

#### C2.5.2 Bicycle parking numbers

- *The documentation states that bicycle spaces are provided on site, however, these are not shown on plans.*

Response: There are 5 bike hoops near the entry to the building (refer to Figure 1) currently being installed for staff. There is no increase in students, but regardless students are not permitted to ride to school under this model. Students are picked up at home by the school bus and dropped back by the same method, or dropped off and picked up by private vehicle.

#### C2.6.1 Construction of parking areas

- *Please address the Acceptable Solution A1(b) or alternatively the performance criteria P1(b) and (c) Advice: The additional impervious area of the driveway is more than 230m<sup>2</sup>*
- *Site detention and treatment is required in accordance with GCC's stormwater management policy. Suitably sized detention is to be provided with supporting calculations for the entire site. Please refer to GCC's stormwater management Policy. General Manager's Consent may be required.*

Response: The site has an existing connection to the public stormwater system and there is no requirement to meet the council stormwater management policy in the planning scheme and general managers consent under the Urban Drainage Act is not required.

Project No. 250610CS, Drawing No. C01-3 shows the proposed new stormwater pits, drains and spoon drain for the netball court and carpark connecting to the existing stormwater drainage on the site that is connected to the public stormwater system.

As such, the proposal complies with C2.6.1 A1(b).

#### C2.6.2 Design and layout of parking areas

- *Please address the Performance Criteria P1 (A) through to (J)*

Response: The parking aisle is 6.2m wide, and the proposed parking bays are 2.4m wide and 5.4m long. The dimensions comply with User Class (1) of AS2890.1 Figure 2.2. As parking, access ways, manoeuvring and circulation spaces will be constructed to comply with C2.6.2 A1.1(b) they do not require assessment against the performance criteria.





- *Bin collection area appears to compromise blind aisle widening. Confirm if the bin collection area is to act as a blind aisle widening as well and if there is sufficient room for this.*

Response: Skip bins are variable in size, however they typically have a width of 1.6-1.7m. The blind aisle is 4m deep. With a bin placed against the end of the blind aisle, there will still be approximately 2.4m of the blind aisle widening available which is greater than the 1m beyond the last parking space, required by 2.4.2 (c) of AS2890.1.

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on [planning@mcplanners.com.au](mailto:planning@mcplanners.com.au) or phone 6288 7248.

Yours faithfully

**MC PLANNERS PTY LTD**

S.L. ~~~~~

**Sandra Roberts**

**PLANNER**





MC Planners Ref: 25134

13<sup>th</sup> February 2026

The CEO/General Manager  
Glenorchy City Council  
Via email - [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au)

Attention: Stephen Wildsmith

Dear Stephen,

**FURTHER INFORMATION REQUEST - PROPOSED USE/DEVELOPMENT: ADDITIONS AND ALTERATIONS TO SECONDARY SCHOOL (EDUCATIONAL AND OCCASIONAL CARE) ADDRESS: 62 ASHBOURNE GROVE WEST MOONAH APPLICATION NUMBER: PLN-26-019**

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 6<sup>th</sup> February 2026. MC Planners has been engaged by Dynamic Works, Project Management to respond to the request.

In supporting this response, the following documents are included:

- Attachment 1 Signed Application Form
- Attachment 2 Letter from Todd Williams re delegated responsibility

#### 1. Crown consent

Please see the attached Application Form signed by Todd Williams, and the attached letter indicating that the minister has delegated responsibility for 'owner's declaration' to Todd Williams.

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on [planning@mcplanners.com.au](mailto:planning@mcplanners.com.au) or 6288 7248.

Yours faithfully

**MC PLANNERS PTY LTD**

A handwritten signature in blue ink, appearing to read 'S.L.' followed by a flourish.

**Sandra Roberts**  
**PLANNER**



MC Planners | 62 Ashbourne Grove, West Moonah

## Quotation No: QT8015

DATE	EXPIRATION DATE	REVISION/VERSION
24/04/2025	24/05/2025	1

### Client Details

<b>Name:</b>	David Wood
<b>Company</b>	Dynamic Works
<b>Address</b>	West Moonah
<b>Contact Phone</b>	0400 181 730
<b>Email</b>	david@dynamicworks.com.au

TasTech Building Systems appreciates the opportunity to provide you with a quotation for your new building. Please find below all project information, details, specifications, inclusions/exclusions, plans, terms and conditions and payment details.

- This proposal is valid until 24/05/2025 and is subject to a full site inspection, site classification conditions, final shed location & specifications and engineering data.
- As the designated builder we can assist in obtaining Council Planning and Building permits along with associated documentation if required.

Anything that has been discussed or implied that is not detailed in this quote has not been allowed for in the quote price. If you require anything extra, please contact us and we will send you a revised quotation. We look forward to being of assistance to you.

## PROJECT INFORMATION AND SITE LOCATION

<b>Project Name</b>	WOOD-DAVID-166-DRAFT-4-2025
<b>Site Address</b>	<b>22 Ashbourne Grove, West Moonah</b>
<b>Council</b>	
<b>Contact</b>	Paul Quilliam

## BUILDING

<b>Size</b>	18000mm W x 38000mm L x 7200mm H
<b>No of Bays</b>	5
<b>Design</b>	RHS

## QUOTE DETAILS

<b>Steel Building</b> (incl Design & Engineering)	\$129,400.00
<b>Construction</b>	\$87,400.00
<b>Concrete Footings</b>	\$24,000.00
<b>Plumbing &amp; Electrical / Other works</b>	Not Included
<b>Building Surveyor CLC &amp; Council Fees</b>	Not Included
<b>Total incl. GST</b>	<b>\$240,800.00</b>

<b>BUILDING SPECIFICATIONS</b>	
<b>Span Width</b>	18000mm
<b>Length</b>	38000mm
<b>Height</b>	7200mm
<b>No of Bays</b>	5
<b>Roof Type</b>	Gable End
<b>Roof Pitch</b>	12 degrees
<b>Roof Cladding</b>	Trimdek/Monoclad (Colour to be determined)
<b>Wall Cladding</b>	Trimdek/Monoclad(Colour to be determined)
<b>Insulation</b>	Roof – None Side Walls – None End Walls – None
<b>Roller Doors</b>	N/A
<b>Roller Door Motors</b>	N/A
<b>PA Doors</b>	N/A
<b>Windows</b>	N/A
<b>Glass Doors</b>	N/A
<b>Sliding Doors</b>	N/A
<b>Open Bays</b>	Fully open with skirts
<b>Skylights</b>	28 Allowed spaced evenly 14 per side of roof
<b>Wall Lights</b>	N/A
<b>Spin Aways/Roof Vents/Wall Vents</b>	N/A
<b>Gutters</b>	Square Fascia Gutter
<b>Corner Flashings</b>	Corner Flashings: (Colour to be determined)
<b>Barge Flashings</b>	Barge Trims: (Colour to be determined)
<b>Ridge Capping</b>	Ridge Caps: (Colour to be determined)
<b>Galvanising</b>	Not included steel painted (Galvanising option pricing below)
<b>Vermin Flashing &amp; Other Items</b>	N/A
<b>Down Pipes</b>	Downpipe pops only supplied 100mm. Downpipes to be installed by licensed Plumber.

<b>STEEL STRUCTURE DETAILS</b>	
<b>Columns</b>	RHS:200x100x5.0
<b>Rafters</b>	RHS:200x100x5.0
<b>Mullions</b>	
<b>Roof Purlins</b>	Z:150-19
<b>Wall Girts</b>	Z:150-19
<b>Bracings</b>	SHS -as per Engineering design
<b>Bridging Beams</b>	As per design

### OPTIONAL EXTRAS (IF ANY)

Description:	Additional Cost (incl. GST):
Galvanising of Steel	\$16,200

### CONCRETE DETAILS (subject to engineering)

Concrete Slabs	N/A
Aprons	
Column Footings	600mm x 1500mm x 12

### GENERAL SPECIFICATIONS

- TasTech Building Systems reserves the right to make design and engineering changes before the commencing of manufacturing. The engineer's final design requirement may override anything nominated.
- Steel Building price includes all structural drawings, designer certification, engineering for the shed and freight to site.
- Prices are subject to final engineering requirements, specifications and drawings.
- Concrete works and construction of building are based on a clear and level site pre-prepared with 100mm compacted FCR.
- Electrical works and plumbing works including downpipes must be completed by a licensed electrician or plumbing practitioner.
- Standard site level and excavation (if included in price) does not include an allowance for excavation in rock or excavating to a depth greater than 1m. If required, these items will increase the time & charges for the completion of the site preparation work.
- Standards & Codes – All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZE 1170, AS 3600, AS 4100 and AS 4600
- Design based on Wind Category: Reg wind speed 41m/s and Terrain Category: 2.0.
- All Australian made steel products
- All Class B8 screw fasteners
- Provisional allowances include builders margin and GST.
- All pricing indicated in this quote includes GST

## INCLUSIONS

- As per Building Specifications
- Engineering
- Insurance & Administration
- Freight allowances

## Construction Inclusions

- Shed Construction
- Install of Roller Doors, PA doors, windows, sliding doors & other (if applicable)
- Equipment Hire - Scissor Lift & Crane (if applicable)
- Site Office & Toilet

## Site & Concrete Inclusions

- Concrete as above (subject to onsite engineering and/or Geotech site assessment report)
- Pier Augering / Pier footings

## Plumbing

- Plumbing – Not Included

## Electrical

- Electrical – Not Included

## EXCLUSIONS

- Building Surveyor Fees including CLC
- Council applications & permit fees (DA, Building & Plumbing)
- Plumbing
- Electrical
- TasWater requirements
- TasFire requirements
- Geotech Environmental Site Assessment report
- Civil Works
- Concrete Slab
- Base and site prep

## NEXT STEPS - CONFIRMATION OF ORDER

In accepting this quote and proceeding to the Contract you acknowledge and agree to the following:

- 20% deposit is required upon acceptance of the quotation and signing a Contract.
- Once you have accepted your quote and a site visit has occurred, a \$300 charge will apply if you later cancel your shed.
- You confirm to proceed with the Optional Extra/s ticked below (if any):

<b>Optional Extras (if any)</b>		
✓	Description:	Additional Cost:
<input checked="" type="checkbox"/>	Galvanising of steel	\$16,200
<input type="checkbox"/>		
<input type="checkbox"/>		

Note – any selected optional extras will need to be added to your final contract price. The deposit payment of 20% will be calculated on the final contract price.

- Upon receiving the signed acceptance of your quote, TasTech Building Systems will send you a full Contract along with the deposit invoice. Your job will not proceed any further until the deposit invoice has been paid.
- I hereby agree to place this order based on the details and terms and conditions provided in this quote.

<b>Quotation Date:</b>	24/04/2025
<b>Quote No:</b>	QT8015
<b>Revision / Version No:</b>	1
<b>Customer Name:</b>	David Wood – St Francis Flexi School
<b>Customer Signature:</b>	_____
<b>Date:</b>	_____



# ATTACHMENT 1

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Signed Application Form

## APPLICATION REQUIREMENTS

An application does not become valid until all items below are met:

- Completed Planning Permit Application Form;
- Full copy of current Certificate Title including the folio text, folio plans and schedule of easements (if any);
- One (1) copy of plans drawn to scale (refer to separate Information Checklist for information to be shown on the plans);
- Full description of the proposed use/development; and
- Application Fees Paid



### Planning Application Form

374 Main Road Glenorchy  
P.O. Box 103 GLENORCHY

Phone (03) 6216 6800

gccmail@gcc.tas.gov.au  
www.gcc.tas.gov.au

You may also need to provide:

- Stormwater Concept Servicing plan showing how the stormwater will be managed and be connected to public infrastructure in accordance with Council's Stormwater Management policy
- Landscape plan
- Detailed documentation if the place is listed on the Tasmanian Heritage Register, noting that Council will refer any Applications for work to these places to the Tasmanian Heritage Council.
- Detailed documentation if the place is heritage listed at the local level (GLE-C6.0 Local Historic Heritage Code)

## TYPE OF APPLICATION BEING APPLIED FOR

<b>PRELIMINARY ASSESSMENT</b>	Select if: your application is eligible for a <i>No Permit Required</i> assessment.	<input type="checkbox"/>
<b>REGULAR ASSESSMENT</b>	Select if: you are lodging an application for a planning permit	<input checked="" type="checkbox"/>

### APPLICANT

Company	MC Planners
Contact Name	Sandra Roberts
Phone	03 6288 7248
Email	planning@mcplanners.com.au
Address	2/129 Bathurst St, Hobart, TAS, 7000

### PROPERTY OWNER(S)

Name (s)	Department of Education, Children and Young People
<i>If property is owned by Council/The Crown, ensure the Owner s declaration on the final page is fully completed.</i>	
Phone	61656331
Email	facpropertyservices@decyp.tas.gov.au
Address	GPO BOX 169 HOBART TAS 7001

### APPLICATION SITE

		PID	9554764
Street Address	62 Ashbourne Grove		
Suburb	West Moonah	Site Area (m <sup>2</sup> )	20686

<b>PROPOSED USE / DEVELOPMENT</b>	<b>Estimated Cost of Works</b> \$ 830,000 ex GST
Provide a summary of the purpose of the development, and activities proposed to be carried out on the site. <b>A full description of the proposal in a covering letter or as a planning report should be attached with this Application.</b>	
CARPARK EXTENSION (18 ADDITIONAL SPACES), NETBALL COURT WITH ROOF, AND ASSOCIATED WORKS - ST FRANCIS FLEXIBLE SCHOOL, 62 ASHBOURNE GROVE, WEST MOONAH	

<b>PRE-APPLICATION MEETING</b>	
Has a meeting been held with Council Planning staff in relation to this application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>If YES, please provide details:</i>	Name of Council's Planning Officer, Development Engineer and/or Heritage Officer
	Date of Meeting

<b>STAGING</b>	
Is the proposal to be carried out in more than one stage?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Note to applicant: if answering YES to the question above, ensure stages are marked on plans and provide details of the number and order of staging below.</i>	

<b>SUBDIVISION</b>	
Is a subdivision or boundary adjustment proposed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
How many lots are to be created?	
Is public open space proposed in accordance with Local Government (Building and Miscellaneous Provisions) Act 1993 and Council's Public Open Space policy?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>PRESENT USE OF THE LAND/BUILDINGS</b>	
If vacant, give last known use.	
St Francis Flexible School	

<b>SIGNS</b>	
Does the proposal involve the display of advertising signs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Note to applicant: if answering YES to the question above, ensure plans include dimensions of sign (height, width, total height above ground), content of the sign, where the sign will be located on the site, how it will be attached or supported, and details of any proposed illumination.</i>	

## FLOOR AREA OF NEW BUILDINGS / EXTENSIONS / CHANGES OF USE

State the gross floor area of proposed building/extension, or the area of land affected by the change of use (if any)

Hectares

m<sup>2</sup>

684

## MATERIALS

## COLOUR

Walls	Trimdek/Monoclad	(Colour to be determined)
Roof	Trimdek/Monoclad	(Colour to be determined)
Boundary fences, walls etc	n/a	

## SURFACING MATERIALS

Driveway area/ Access Road	Asphalt
Total Parking Area(s)	approx. 370m <sup>2</sup>

## ACCESSIBILITY

Does the proposal involve new or altered access to a road?

If YES, ensure the location & width of existing and/or proposed accesses are marked on plans

Yes

No

## VEHICLES VISITING OR DELIVERING TO OR FROM SITE

TYPE	NUMBER	TRIPS PER DAY	TYPE	NUMBER	TRIPS PER DAY
Car			Commercial Vehicle		

## PARKING ON SITE

TYPE	EXISTING	PROPOSED	TYPE	EXISTING	PROPOSED
Standard	49	67	Special (long/wide)		

## SERVICES

How will sewage be disposed of?	n/a
How will surface water be disposed of?	To public stormwater system - See proposal plans
What arrangements will be made for refuse storage and collection?	n/a
Are there any special water supply requirements?	n/a

## EMPLOYMENT *(please indicate if these numbers are estimates only)*

How many people are employed on the site now?	45
How many people are proposed to be employed?	45

## HOURS OF OPERATION

What are the proposed maximum hours of operation?	AM	PM
Weekdays	8	6
Saturdays		
Sundays		
Public Holidays		

## STORAGE

Will goods be stored outside?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is provision made for loading/unloading on site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

*Note to applicant: if answering YES to either question above, ensure storage and unloading areas are marked on plans.*

## TREES

Does the proposal involve the removal of trees or shrubs?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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*Note to applicant: if answering YES to the question above, state the number and identify the precise position and species on the plans.*

## PRIVACY NOTICE

Council collects personal information to carry out its operations as a Tasmanian Local Government. This personal information may be used for other purposes permitted by law. The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations.

You do not have to provide your personal information but if full information is not provided the Council may be unable to action your application or request.

You can find out more about how the Council manages personal information and how you can request access or corrections to it in the Council's Privacy Policy available on the Council website or on request.

## APPLICANT'S DECLARATION

***This section MUST be completed before an Application will be accepted.***

**I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans.**

- a) Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.
- b) I/we declare that the information contained in the form and any attached plans and documents is correct.
- c) I/we own the land, or have notified the owner/s of the land of the intention to make this application in accordance with Section 52 of the *Land Use Planning and Approvals Act 1993*.
- d) By providing Council with the plans and documents attached to this application ("Documents"), I/we:
  - i. warrant to Council I/we own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority;
  - ii. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public; and
  - iii. acknowledge Council is relying on my/our warranty and authorisation and may seek recovery of any damages suffered by it if my/our warranty and/or authority is incorrect.

<b>Signed by the Applicant:</b>	Sandra Roberts	<b>Date:</b>	5/1/2026
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## LAND OWNED BY COUNCIL OR THE CROWN

Is the land owned by Council or the Crown (i.e. government land)?

Yes  No

***If the answer above is YES:***

- a) The form must be signed by the Minister of the Crown responsible for the administration of the land or by the General Manager of the Council; and
- b) be accompanied by the written permission of that Minister or General Manager to the making of the application. A copy of the delegation must be provided.

**I/we hereby give my/our permission for the lodgement of this application.**

<b>Signed by the Owner(s):</b>		<b>Date:</b>	
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*If completing the following section by hand, please ensure legibility. The use of ALL CAPITALS is preferred.*

Name/s – please print	TODD WILLIAMS
Title/s (if the owner is a company)	DIRECTOR, FACILITY SERVICES, DECYP
Written permission to the making of the Application is provided with this form:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
A copy of the delegation is provided:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>