DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057996

PROPOSAL: Additions & Alterations (Educational & Occasional Care)

LOCATION: 39,43 & 45 Currajong Street, Mornington

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15/07/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15/07/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 15/07/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Application for Development / Use or Subdivision

Use this form toobtain planning approval for developing or using land, including subdividing it into smaller lotsor lot consolidation.

Proposal:

Location:

Personal Information Removed

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Is the property on the Tasmanian Heritage Register? Yes ☐ No ■

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:
Janelle Townsend

Current use of site: Mackillop Catholic College

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ■

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

City of Clarence
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Development/use or subdivision checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☒ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site. DA03 / DA04
  - Boundaries and dimensions of the site. DA03 TO DA05
  - Topography, including contours showing AHD levels and major site features. DA03 TO DA05
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site. DA03 TO DA05
  - Soil type. DA03
  - Vegetation types and distribution, and trees and vegetation to be removed. DA10, DA20

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- Location and capacity of any existing services or easements on/to the site. DA03 / DA04
- Existing pedestrian and vehicle access to the site. DA03 - DA05
- Location of existing and proposed buildings on the site. DA03 - DA05
- Location of existing adjoining properties, adjacent buildings and their uses. DA02 - DA03
- Any natural hazards that may affect use or development on the site. DA02 - DA03
- Proposed roads, driveways, car parking areas and footpaths within the site. DA03 - DA05
- Any proposed open space, communal space, or facilities on the site. DA03 - DA05
- Main utility service connection points and easements. DA03 - DA05
- Proposed subdivision lot boundaries. DA02 - DA03

☒ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:

- Internal layout of each building on the site. DA10-DA40
- Private open space for each dwelling. N/A
- External storage spaces. NA
- Car parking space location and layout. DA05
- Major elevations of every building to be erected. DA30-DA31
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites. SOIL REPORT ISLAND SITE - NO IMPACT ON NEIGHBOURS
- Relationship of the elevations to natural ground level, showing any proposed cut or fill. DA30-DA31
- Materials and colours to be used on rooves and external walls. DA30-DA31

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:

- Planting concepts. REFER SITE PLANS + LANDSCAPE ARCHITECTS DRAWINGS
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
55119	244
EDITION	DATE OF ISSUE
2	24-Mar-2009

SEARCH DATE : 04-Sep-2025
SEARCH TIME : 08.42 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 244 on Sealed Plan 55119 (formerly being SP2474)
Derivation : Part of 152 Acres originally Gtd to John Orson Oldfield McArdell and duly surrendered by Transfer A332923
Prior CT 2610/78

SCHEDULE 1

B656669 C896272 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 24-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
55119	143
EDITION	DATE OF ISSUE
5	10-Sep-2024

SEARCH DATE : 04-Sep-2025
SEARCH TIME : 12.21 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 143 on Sealed Plan 55119 (formerly being SP2474)
Derivation : Part of 152 Acres Gtd. to J.O.O. McArdell
Prior CT 2597/4

SCHEDULE 1

N211726 TRANSFER to ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 10-Sep-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
55119	142
EDITION	DATE OF ISSUE
4	02-Aug-2019

SEARCH DATE : 04-Sep-2025
SEARCH TIME : 12.20 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 142 on Sealed Plan 55119 (formerly being SP2474)
Derivation : Part of 152 Acres - Gtd. to J.O.O. McArdell.
Prior CT 2597/3

SCHEDULE 1

M768740 TRANSFER to ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 02-Aug-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Director of Housing ~~Housing Dept~~
Reference 2488 35 C.T.

Areas of Parcels

Number	Area	Lot Number	Area
Total			

MEMO 11/8/69

PLAN OF SURVEY

by Surveyor ROSS D. CASSELL / B.3720

of land situated in the

TOWN OF WARRANE

Grantee: Part of 152 ac. Gtd. to J. C. C. McArdell

Scale 1 = 140 feet to an inch

P1

S.P. 2474

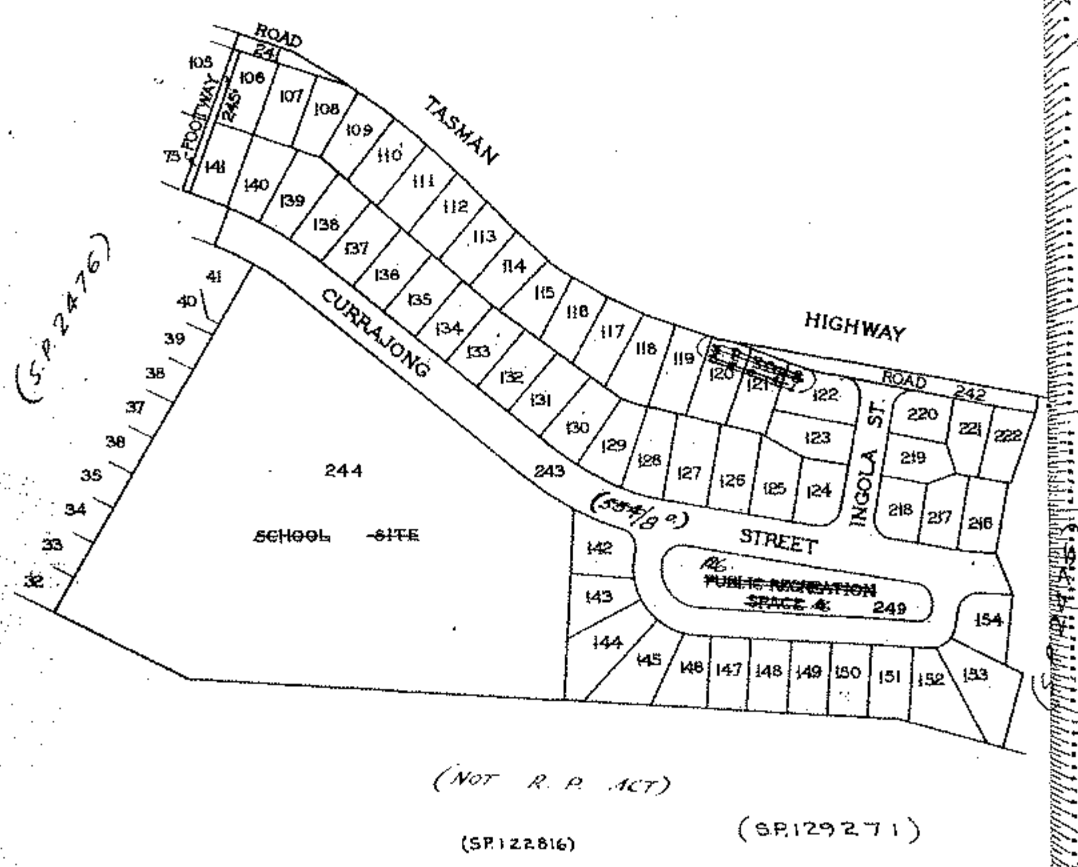
Registered Number: P2474

For Office Use

Filed by: Crown Sol.
on 20/6/69 at 3.44
Receipt No. 007991
Receiving Clerk
Effective from 19/12/69
Recorder of Titles / ~~Registrar of Deeds~~

REGISTERED NUMBER

55119



Plan of Survey

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

STAPLE HERE

ANNEXURE SHEET No 1 (of 4 annexures) to Plan by Surveyor

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-12-68, and that declaration extends to the detail shown on this sheet.

Surveyor

Signed for the purposes of identification.

Council Clerk

Owner ~~Housing Dept~~ Director of Housing Dev

Title Reference 2408-35 etc

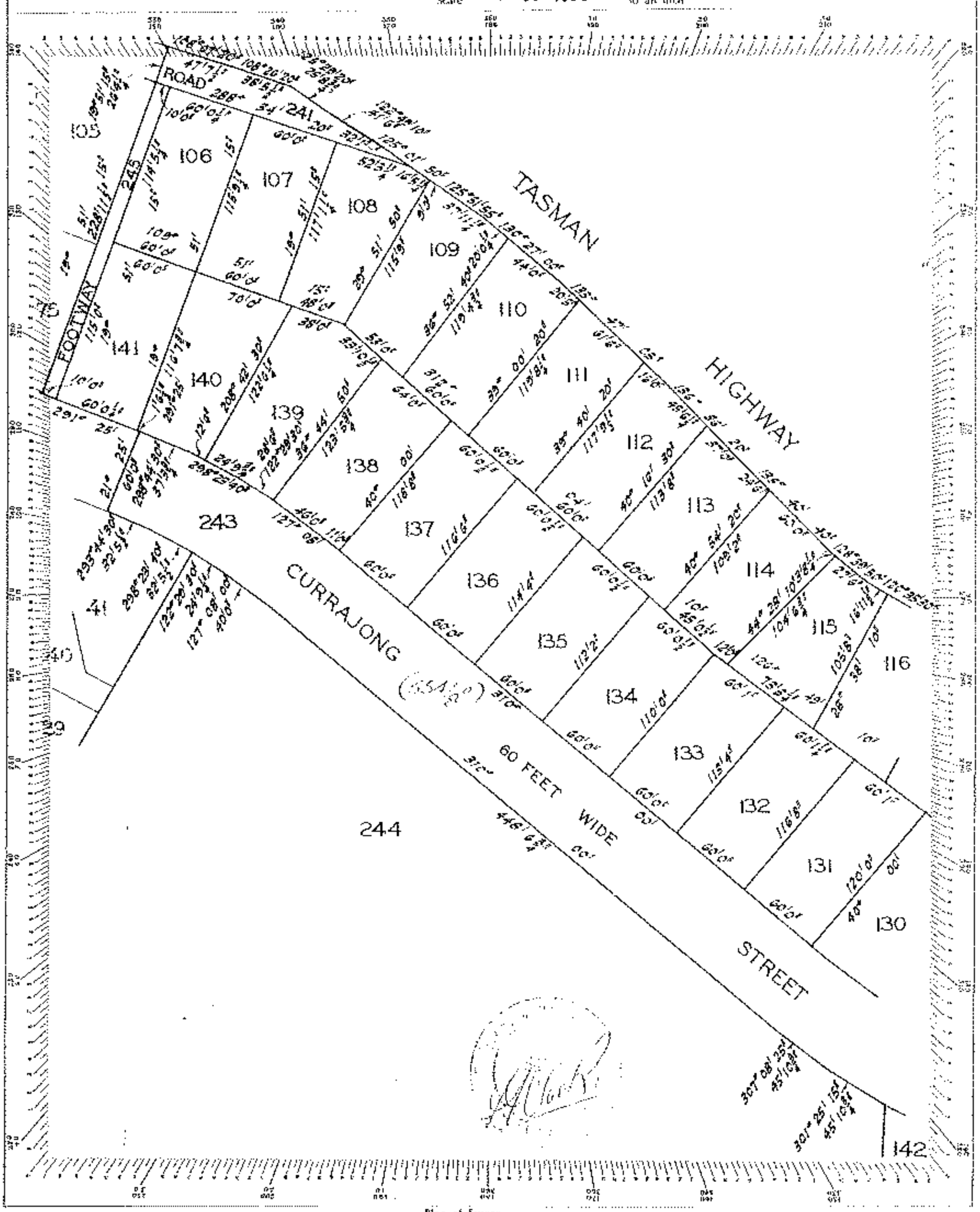
Registered Number **S.P. 2474**

Areas of Parcels

Lot Number	Area	Lot Number	Area	Lot Number	Area
106	25·3P	131	26–P	141	25·5P
107	25·6P	132	25·3P	241	13·1P
108	25·1P	133	24·6P	245	8·4P
109	25·8P	134	24·4P		
110	27·3P	135	24·9P		
111	26·4P	136	25·4P		
112	25·8P	137	25·9P		
113	24·7P	138	26·8P		
114	23·6P	139	28·6P		
115	22·3P	140	26·4P		
Total		Total		Total	

Scale 1" = 60 feet to an inch

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



Plan of Survey

STAPLE HERE

ANNEXURE SHEET No 2
(of 4 annexures) to Plan by Surveyor

Owner: Director of Housing Inc. ~~Housing Dept~~

Title Reference: 2408-55

Registered Number: **S.P.2474**

Areas of Parcels

Lot Number	Area	Lot Number	Area	Lot Number	Area
116	24·1 P	144	39·7 P		
117	26·1 P	145	33·3 P		
118	29 – P				
119	28·4 P				
128	27·2 P				
129	26·5 P				
130	28 – P				
142	28·5 P				
143	23·9 P				
Total		Total		Total	

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-12-68, and that declaration extends to the detail shown on this sheet.

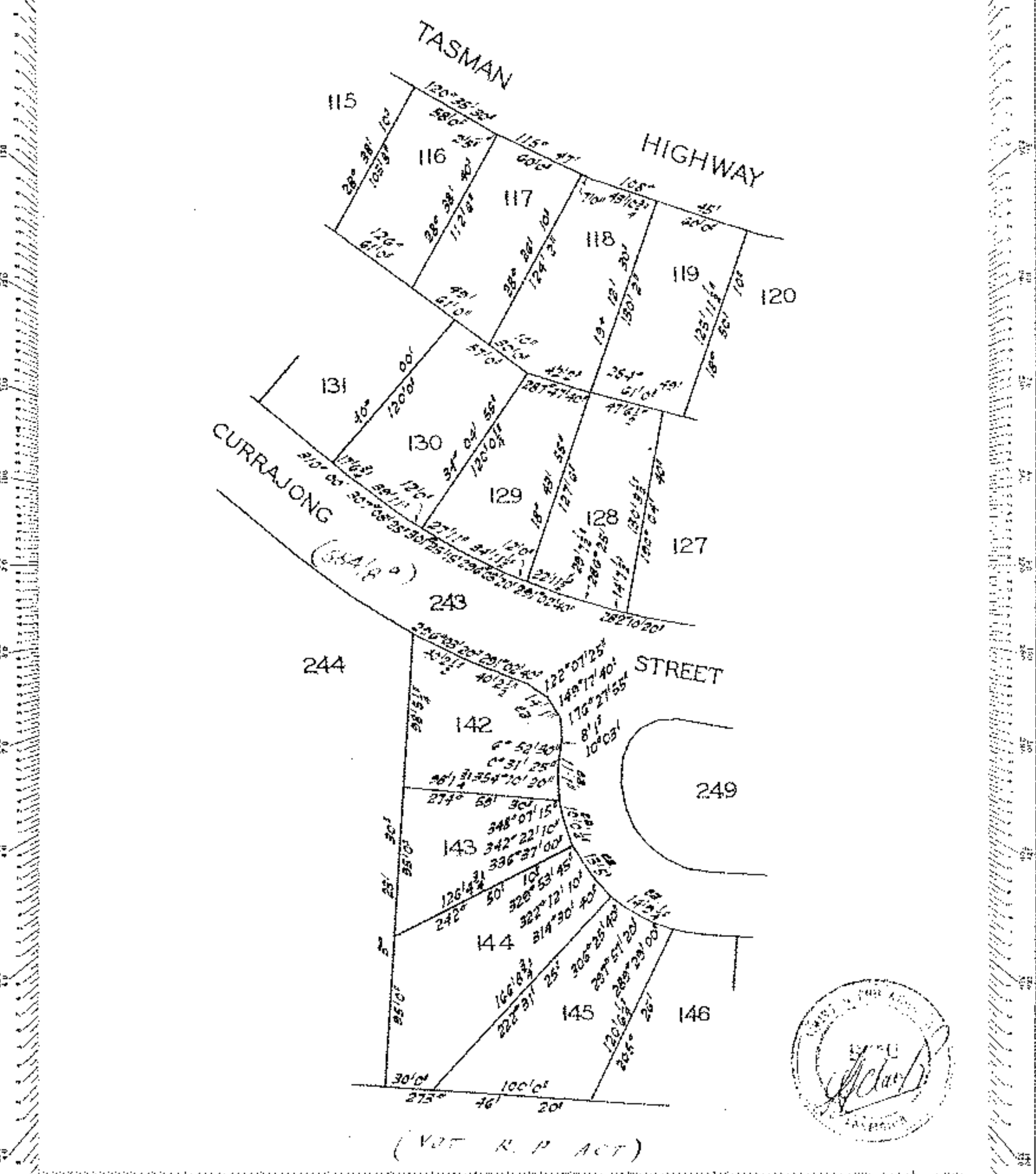
Surveyor

Signed for the purposes of identification.

Council Clerk

Scale 1" = 60 feet to an inch

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



Plan of Survey

Director of Housing &c.

STAPLE HERE

ANNEXURE SHEET No. 3
(of 4 annexures) to Plan by Surveyor

Owner Housing Dept

Title Reference

Registered Number **S.P.2474**

Areas of Parcels

Lot Number	Area	Lot Number	Area	Lot Number	Area
120	28 – P	148	24·2P	219	22·5P
121	26·5P	149	24·2P	220	22·3P
122	30·5P	150	24·2P	221	22 – P
123	26·2P	151	24·2P	222	23·1P
124	24 – P	152	33·1P	242	37 – P
125	25·8P	153	39·8P	~~241~~	~~13·1P~~
126	29·2P	154	25·3P	~~245~~	
127	30·5P	216	24·3P	249	2R-30·5P
146	25·5P	217	23 – P		
147	24·2P	218	22·3P		
Total		Total		Total	

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-12-68, and that declaration extends to the detail shown on this sheet.

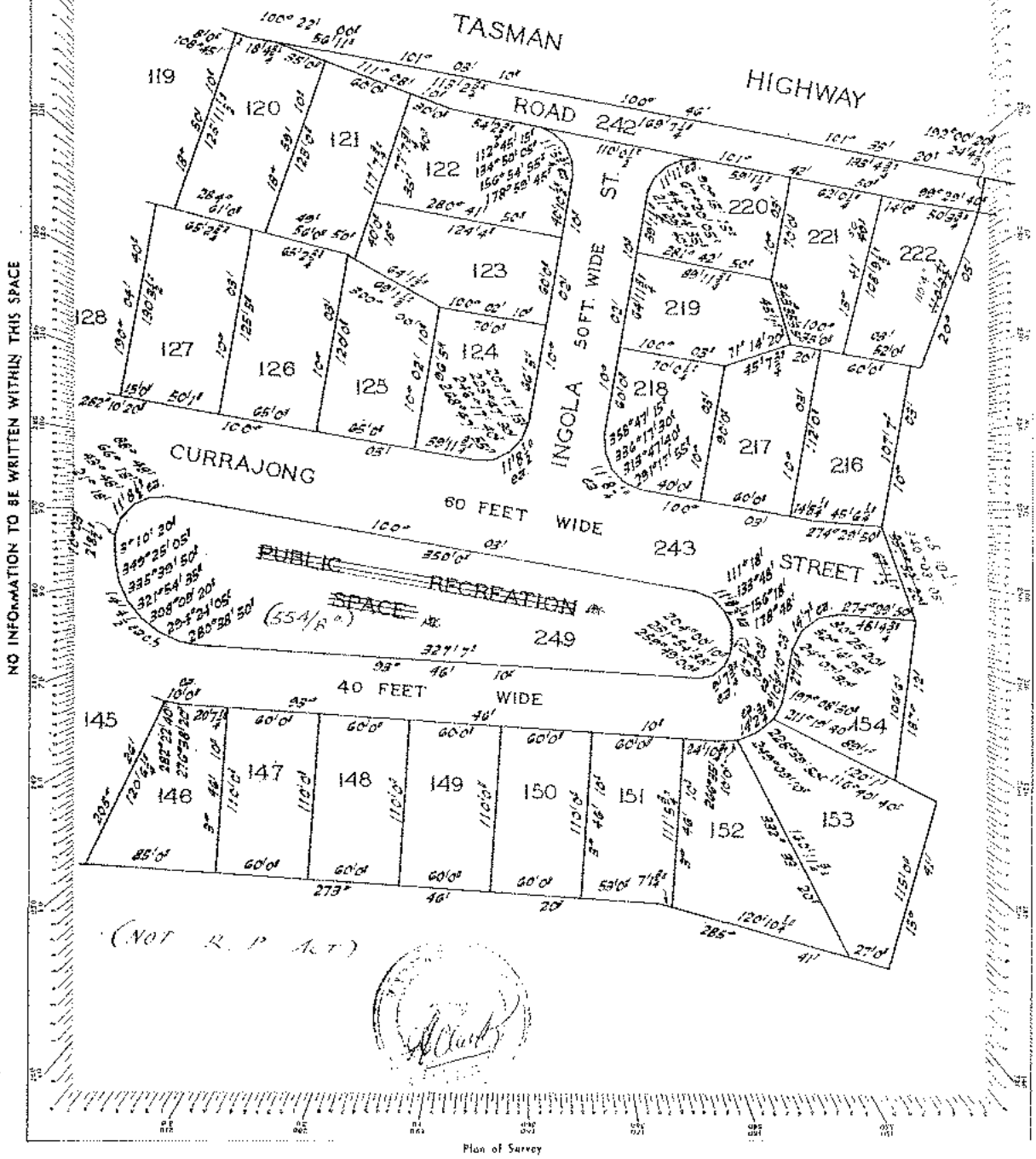
Surveyor

Signed for the purposes of identification

Council Clerk

Scale ~ 60 feet to an inch

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



Plan of Survey

STAPLE HERE

ANNEXURE SHEET No. 4
(of 4 annexures) to Plan by Surveyor

Owner ~~Housing Dept~~ Manager of Housing Dpt

Title Reference [illegible]

Registered Number **S.P.2474**

Lot Number	Area	Lot Number	Area
243	2 · 2 · 7 1/10		
Total		Total	

Lot Number	Area
Total	

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-12-68, and that declaration extends to the detail shown on this sheet.

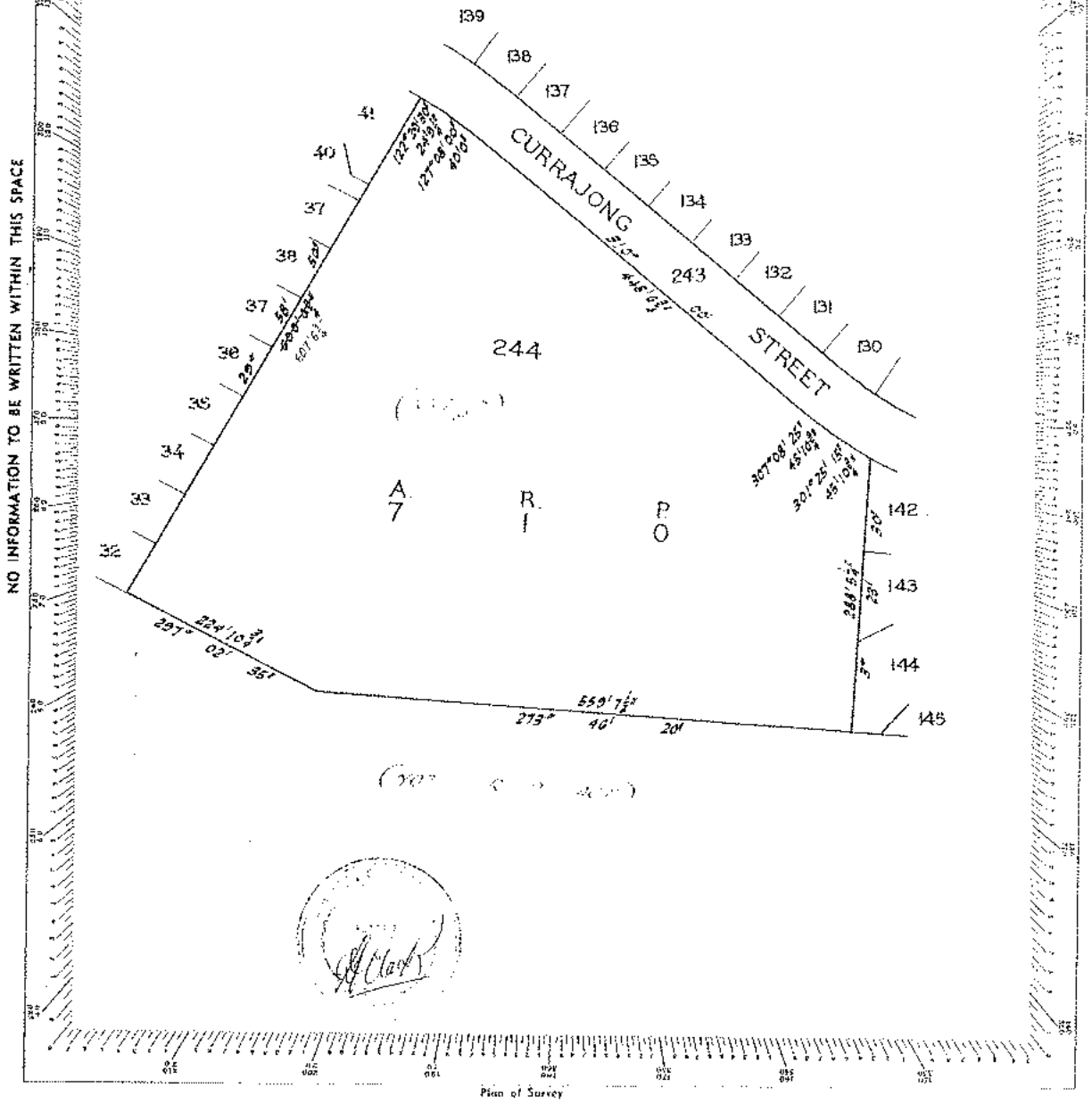
Surveyor [signature]

Signed for the purposes of identification.

Council Clerk

Scale ≈ 100 feet to an inch

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



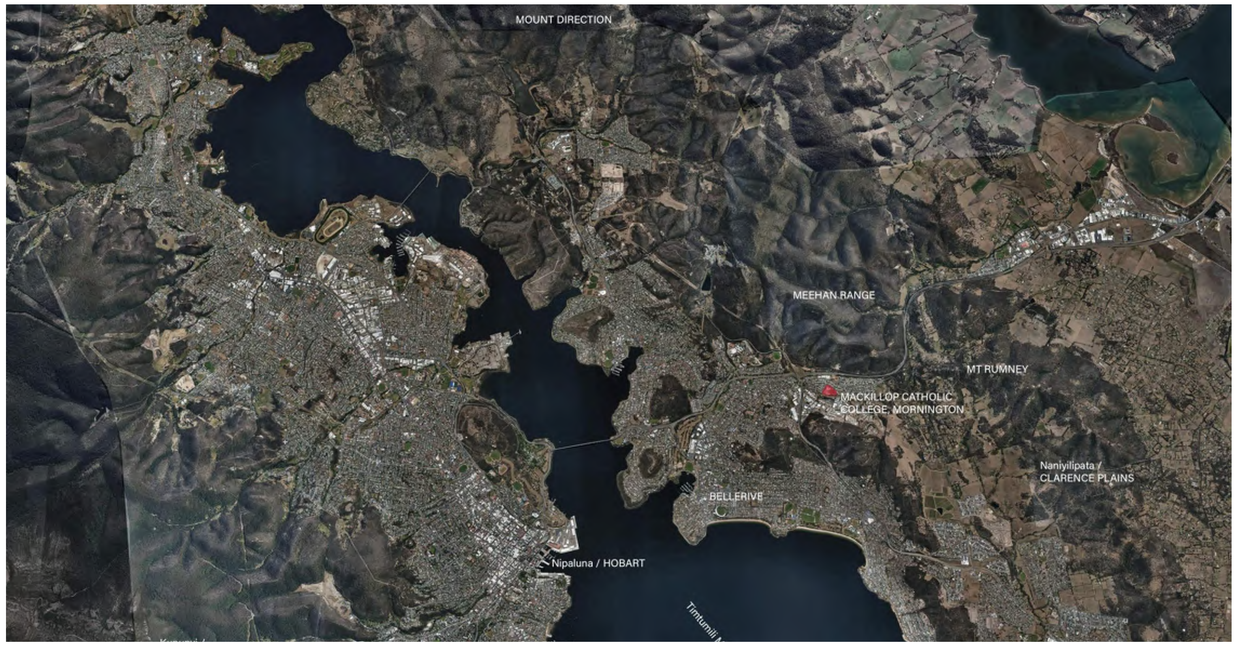
Plan of Survey

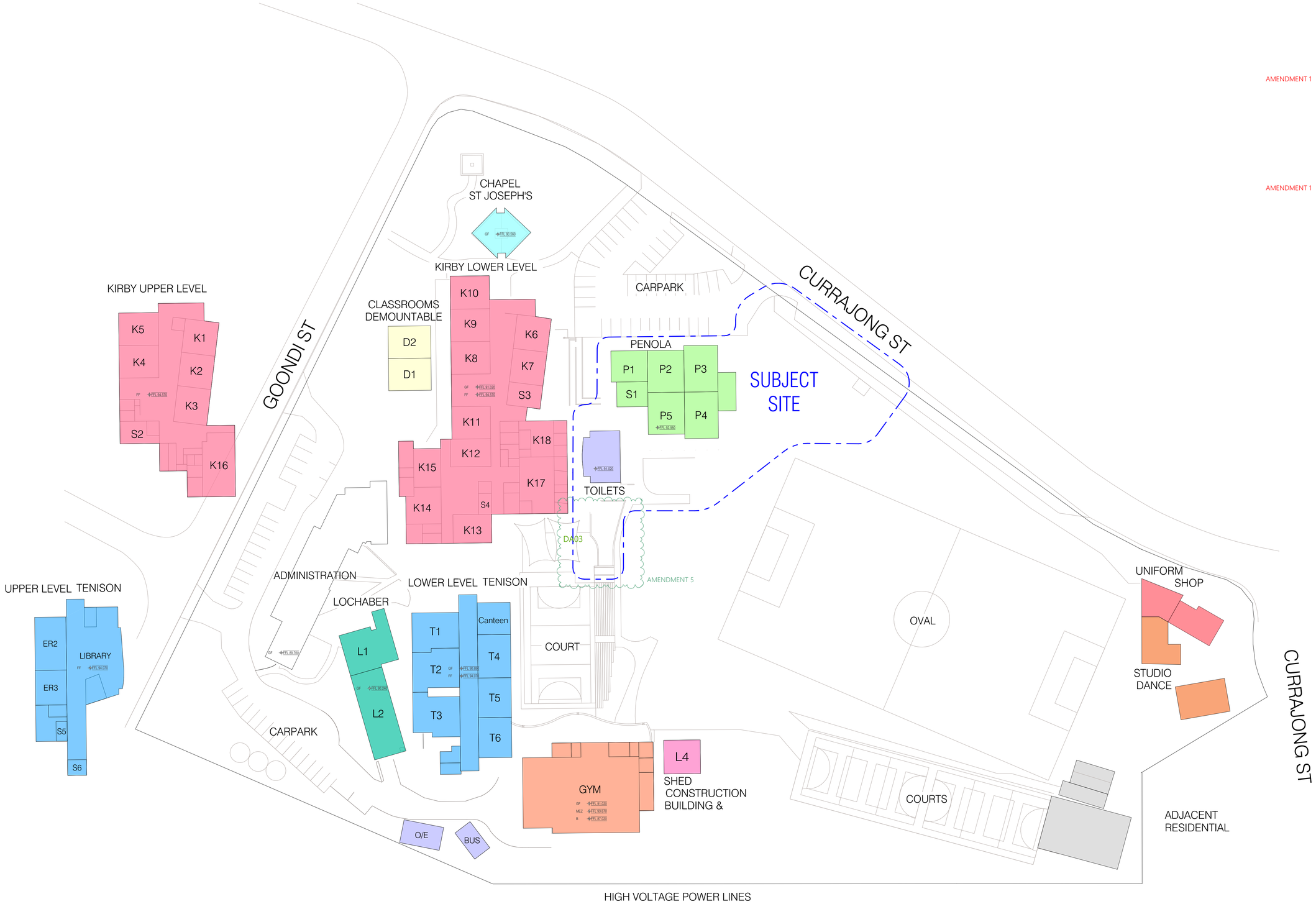
MACKILLOP CATHOLIC COLLEGE
PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON TASMANIA 7018

DEVELOPMENT PHASE
PRELIMINARY DEVELOPMENT APPLICATION

December 2025





AMENDMENT 1

SITE AREA
CONSOLIDATED SITE - 35,856m2

SITE COVERAGE
EXISTING SITE COVERAGE - 19.2%
PROPOSED SITE COVERAGE - 20.1%

EXISTING BUILDING AREA

PENOLA BLOCK - 604m2
TOILET BLOCK - 128m2

PROPOSED BUILDING AREA

AMENDMENT 1

PENOLA BLOCK - 900m2
TOILET BLOCK - 128m2

UNEFFECTED BUILDINGS

KIRBY BLOCK GF - 1,987m2
KIRBY BLOCK L1 - 1,126m2

CHAPEL - 111m2

DEMOUNTABLE CLASSROOMS - 189m2

TENISON BLOCK GF - 1,601m2
TENISON BLOCK L1 - 1,344m2

ADMINISTRATION - 593M2

LOCHABER BLOCK - 342m2

GYM - 800m2

SHOP AND DANCE - 413m2

SHEDS - 129m2

DEVELOPMENT SUMMARY

NOTE:
AREAS OF EXISTING UNAFFECTED BUILDINGS APPROXIMATE ONLY AND DERIVED FROM EXISTING CONDITION PLANS AND SURVEYS BY OTHERS.

PLANNING ZONES

COMMUNITY PURPOSE - COLLEGE SITE
LOCAL BUISNESS - UNIFORM SHOP No 43
GENERAL RESIDENTIAL - HOUSE No 45

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HOBART, TAS, 7004
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Rev			
A	29/01/26	RFI RESPONCE	DW

SCALE
1:500 AT A1
A:1000 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

DATE GENERATED
3/03/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
COLLEGE LOCATION PLAN

DRAWING NUMBER
DA01

REVISION
A

C:\Users\DuncanIOneDrive - Mana Architects\Mana\05 Projects\ACTIVE\202461 MACKILLOP COLLEGE CAMPUS\06.00 Documentation\06.01 Model\10.01.01 SD-TP\00 ARCHICAD\Penola DA RevA1.pln3/03/202653:56 PM

SOIL TYPE - CLASS M
REFER GES REPORT
AS2870-2011 SITE ASSESSMENT
2 Goondi Street Mornington - December 2020

CARPARKING:
77 EXISTING CARPARKS
2 EXISTING MINIBUS BAYS

EXISTING UNIFORM SHOP PARKING
SHOWN BUT NOT INCLUDED.

REFER TO TRAFFIC ENGINEERS REPORT
FOR PROPOSED WORKS OUTSIDE OF
THIS PERMIT APPLICATION

CARPARKING:

CARPARK A
37 TOTAL SPACES
35 STANDARD
2 ACCESSABLE

CARPARK B
16 TOTAL SPACES
14 STANDARD
2 ACCESSABLE

CARPARK C
24 STANDARD
2 MINI BUS

CARPARK D
EXISTING SPACES USED BY
UNIFORM SHOP

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Rev A	29/01/26	RFI RESPONSE	DW
Rev B	14/04/26	RFI RESPONSE 2	DW

SCALE
1:500 AT A1
A:1000 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

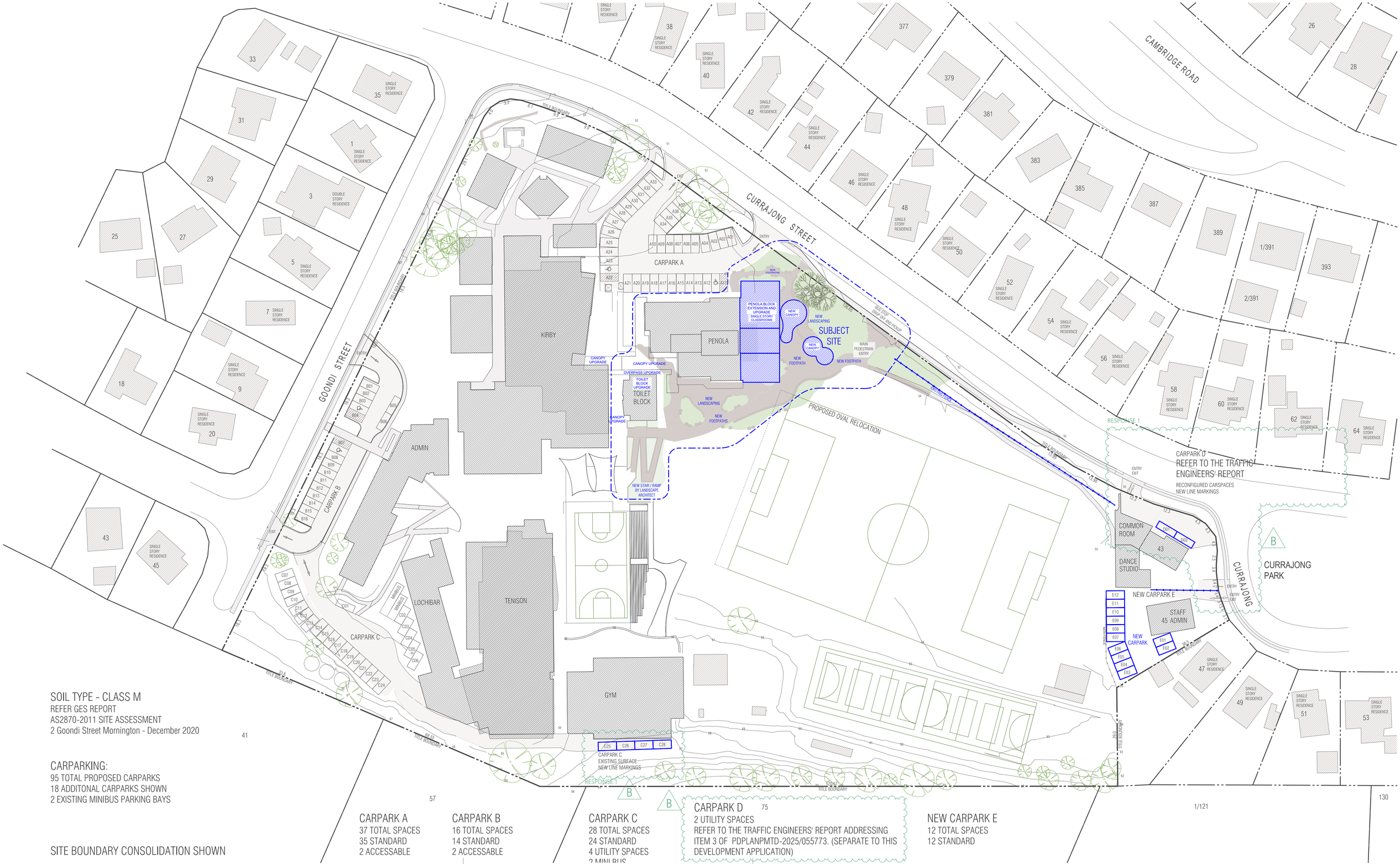
DATE GENERATED
20/04/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
EXISTING SITE CONTEXT

DRAWING NUMBER
DA02

REVISION
B



SOIL TYPE - CLASS M
REFER GES REPORT
AS2870-2011 SITE ASSESSMENT
2 Goondi Street Mornington - December 2020

CARPARKING:
95 TOTAL PROPOSED CARPARKS
18 ADDITONAL CARPARKS SHOWN
2 EXISTING MINIBUS PARKING BAYS

SITE BOUNDARY CONSOLIDATION SHOWN

CARPARK A
37 TOTAL SPACES
35 STANDARD
2 ACCESSABLE

CARPARK B
16 TOTAL SPACES
14 STANDARD
2 ACCESSABLE

CARPARK C
28 TOTAL SPACES
24 STANDARD
4 UTILITY SPACES
2 MINI BUS

CARPARK D
2 UTILITY SPACES
REFER TO THE TRAFFIC ENGINEERS' REPORT ADDRESSING ITEM 3 OF PDPLANPMTD-2025/055773. (SEPARATE TO THIS DEVELOPMENT APPLICATION)

NEW CARPARK E
12 TOTAL SPACES
12 STANDARD

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Rev A	29/01/26	RFI RESPONSE	DW
Rev B	14/04/26	RFI RESPONSE 2	DW

SCALE
1:500 AT A1
A:1000 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES
2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

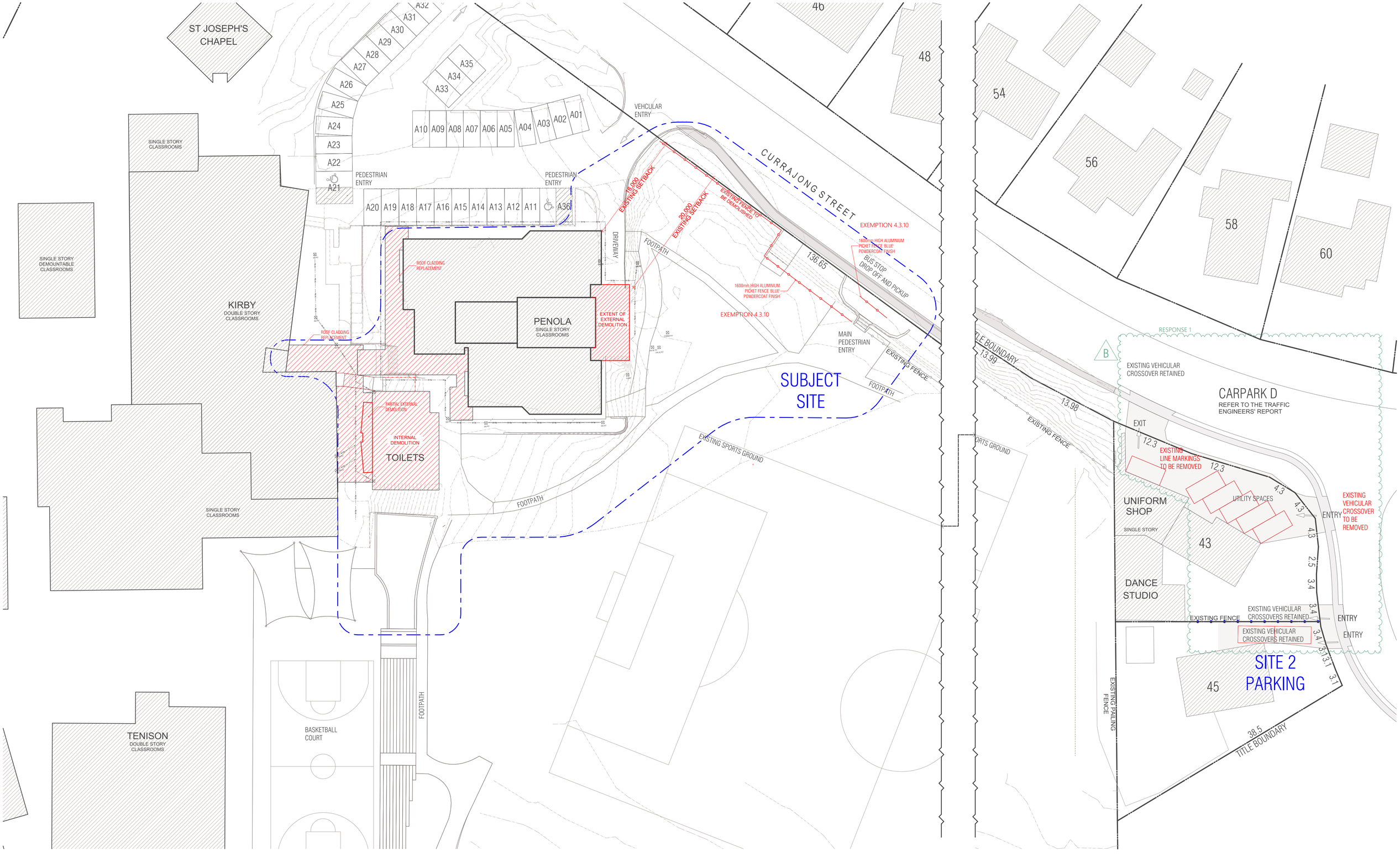
DATE GENERATED
20/04/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
PROPOSED SITE CONTEXT

DRAWING NUMBER
DA03

REVISION
B



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Rev A	29/01/26	RFI RESPONSE	DW
Rev B	14/04/26	RFI RESPONSE 2	DW

SCALE
1:250 AT A1
A:500 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

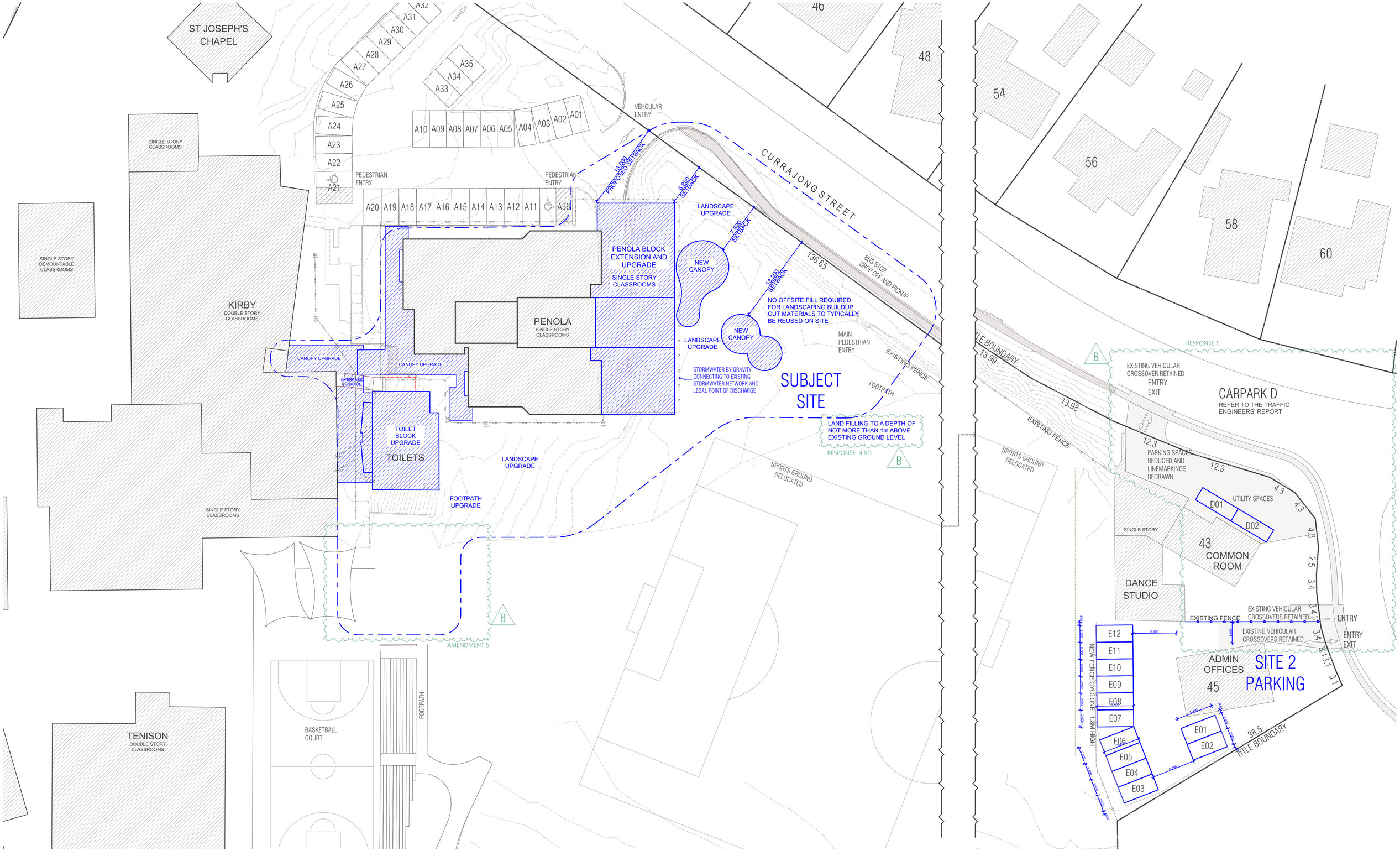
DATE GENERATED
20/04/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
EXISTING SITE AND DEMOLITION PLAN

DRAWING NUMBER
DA04

REVISION
B



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Rev A	29/01/26	RFI RESPONSE	DW
Rev B	14/04/26	RFI RESPONSE 2	DW

SCALE
1:250 AT A1
A:500 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

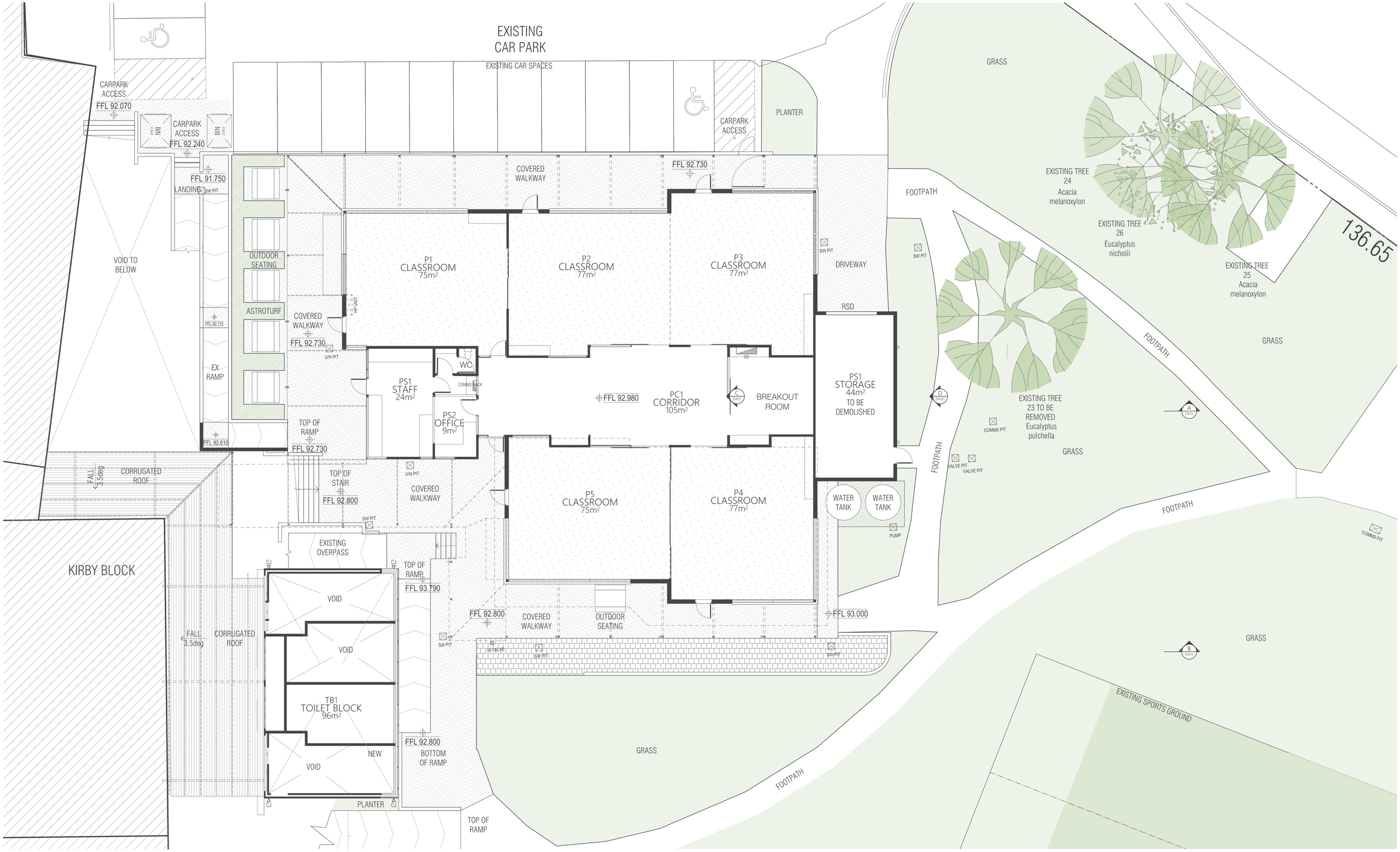
DATE GENERATED
20/04/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
DA05

REVISION
B



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HOBART, TAS, 7004
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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

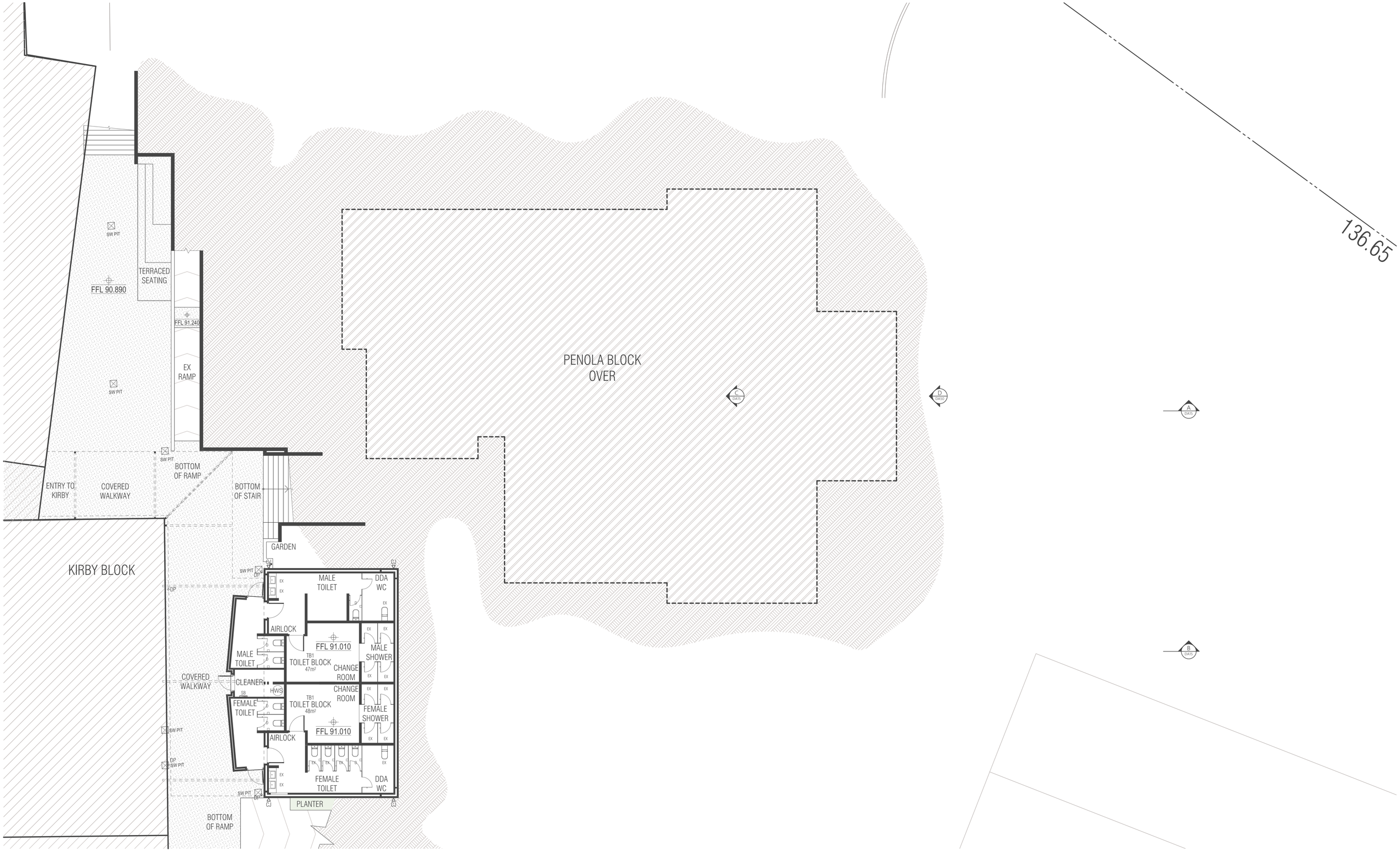
DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
EXISTING FLOOR PLAN - PENOLA BLOCK

DRAWING NUMBER
DA10

REVISION

BIMcloud: MANABimCloud28 - BIMcloud Basic for Archicad 28/202461 Penola WC DA 25091816/12/20254:14 PM



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

DRAWN SP/AH
APPROVED NA

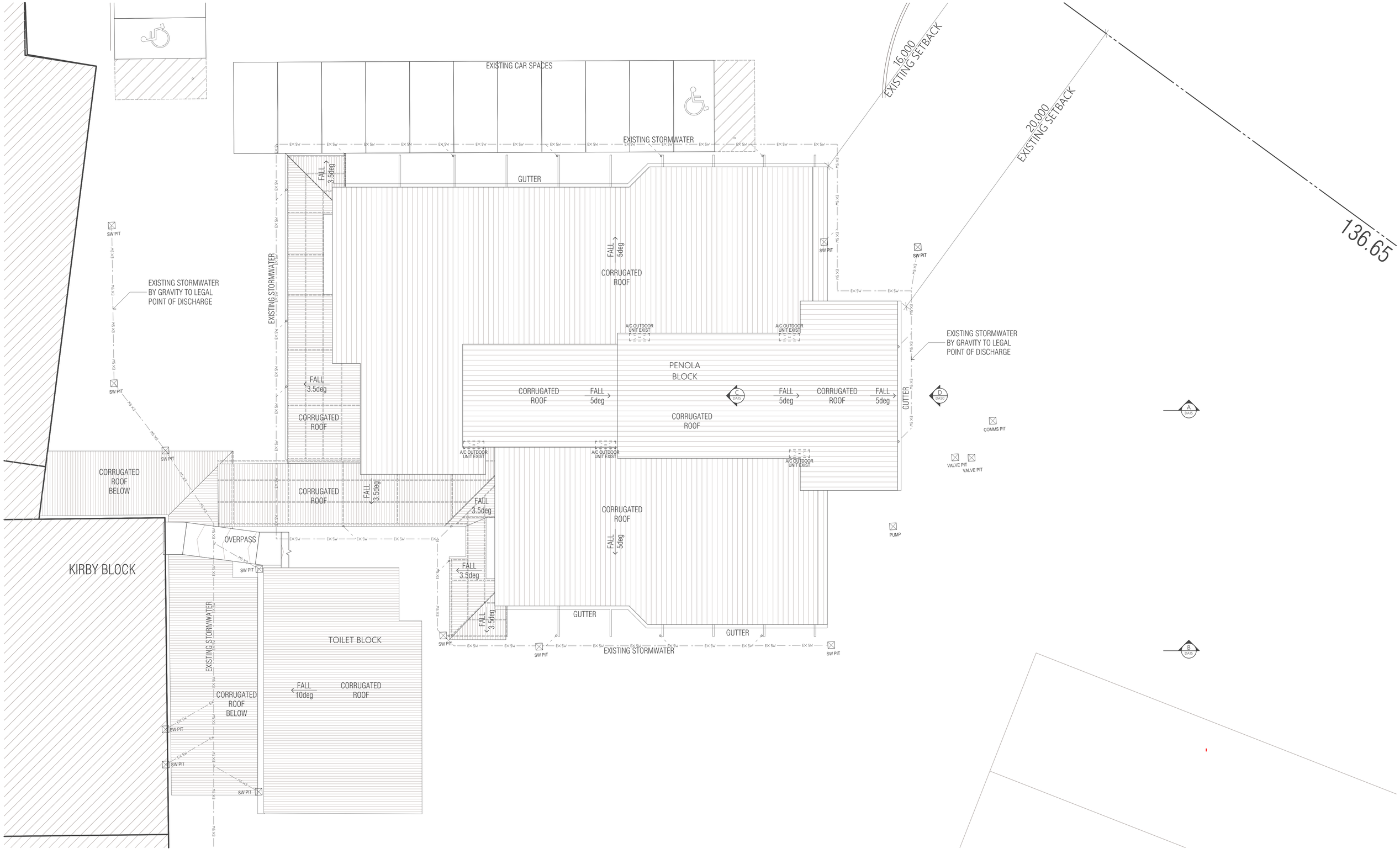
ARCHITECTURAL

DRAWING TITLE
EXISTING LOWER FLOOR PLAN - TOILET BLOCK

DRAWING NUMBER
DA11

REVISION

BIMcloud: MANABimCloud28 - BIMcloud Basic for Archicad 28/202461 Penola WC DA 250918\16/12/20254:14 PM



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

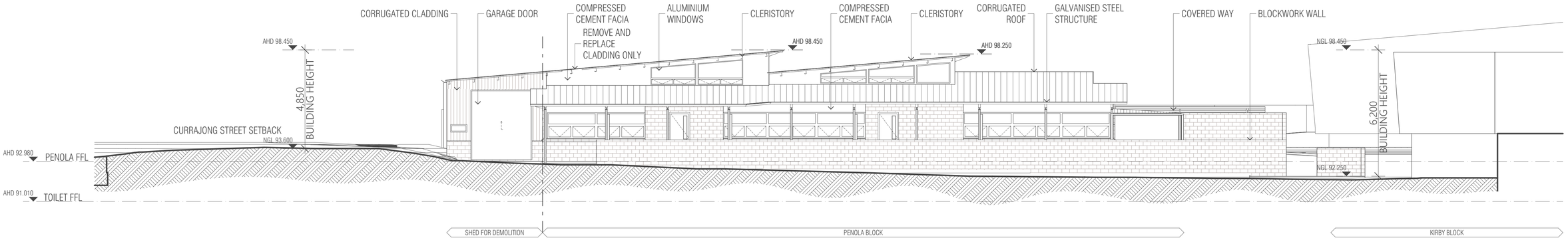
DRAWN SP/AH
APPROVED NA

ARCHITECTURAL

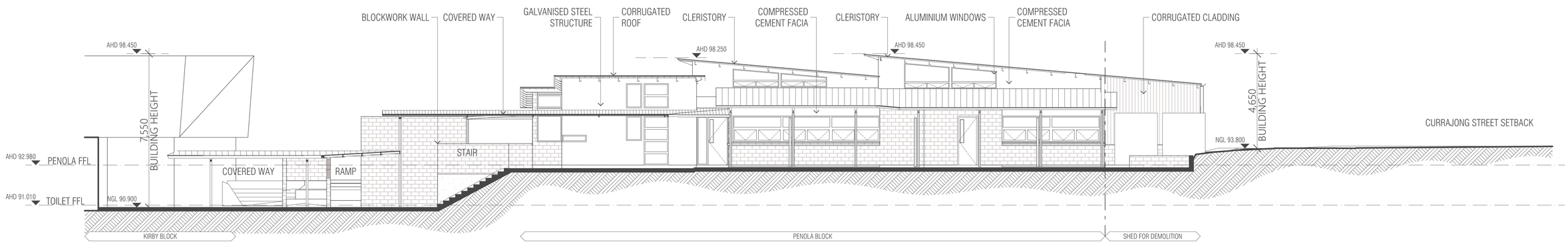
DRAWING TITLE
EXISTING ROOF AND DRAINAGE PLAN

REVISION

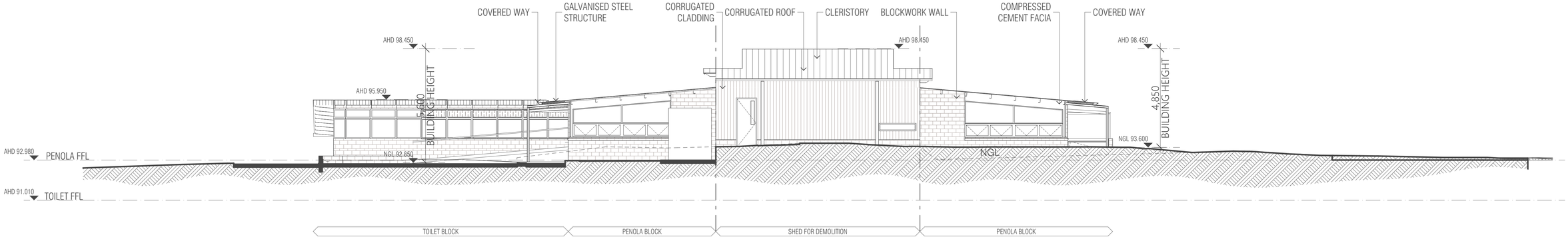
DRAWING NUMBER
DA12



NORTH ELEVATION - PENOLA BLOCK

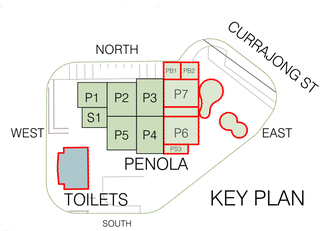


SOUTH ELEVATION - PENOLA BLOCK



EAST ELEVATION - PENOLA BLOCK

EXISTING PENOLA MATERIALITY



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES
2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

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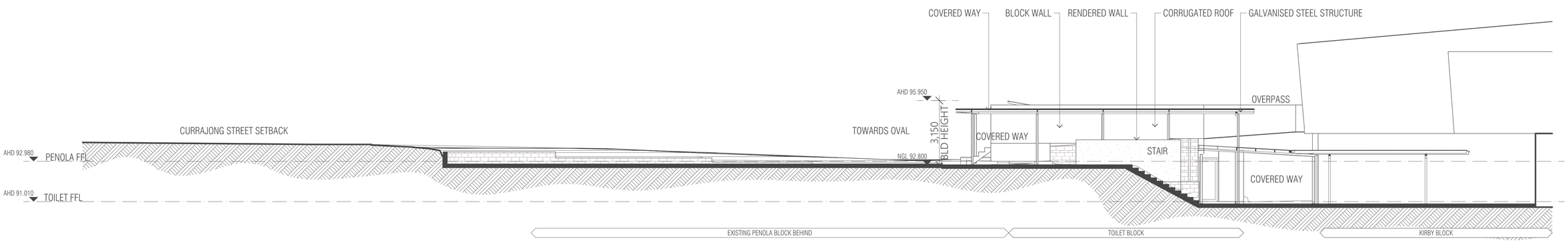
16/12/2025

DRAWN SP/AH
APPROVED NA

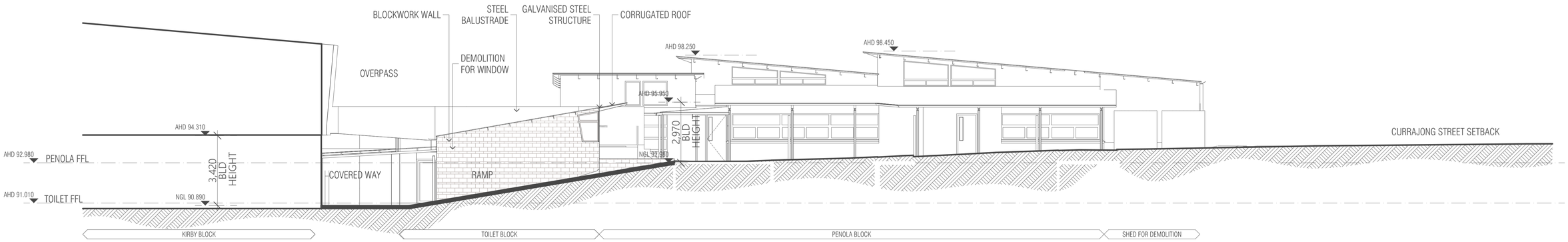
ARCHITECTURAL
DRAWING TITLE
EXISTING ELEVATIONS

DRAWING NUMBER
DA13

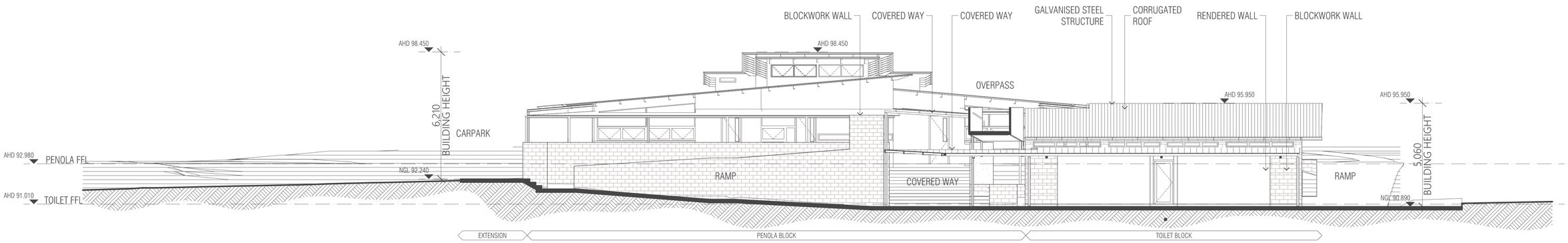
REVISION



NORTH ELEVATION - TOILET BLOCK

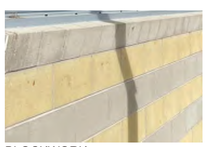


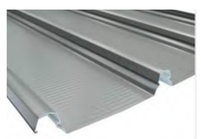
SOUTH ELEVATION - TOILET BLOCK

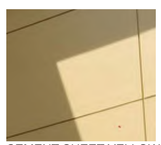


WEST ELEVATION

EXISTING PENOLA MATERIALITY


BLOCKWORK


CLIPLOCK METAL SHEETING

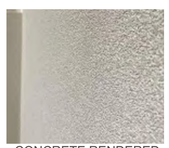

CEMENT SHEET YELLOW

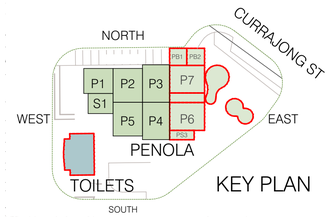

CEMENT SHEET WHITE

EXISTING TOILET BLOCK MATERIALITY


EXISTING BANDED GRANITE BRICK & BLOCKWORK


PATTERN GLASS STEEL FRAME PERF VENT MESH


CONCRETE RENDERED WALL (WHITE)



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

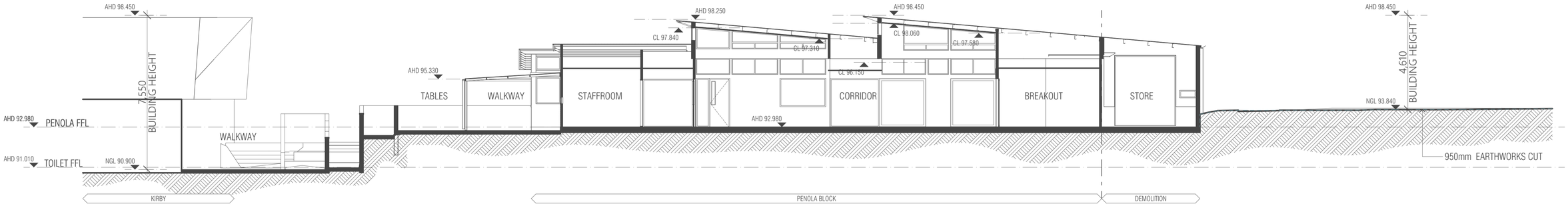
DATE GENERATED
16/12/2025

DRAWN SP/AH
APPROVED NA

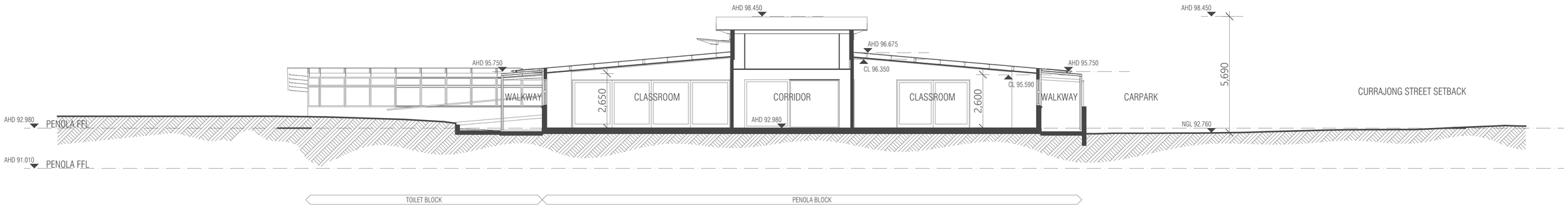
ARCHITECTURAL
DRAWING TITLE
EXISTING ELEVATIONS

DRAWING NUMBER
DA14

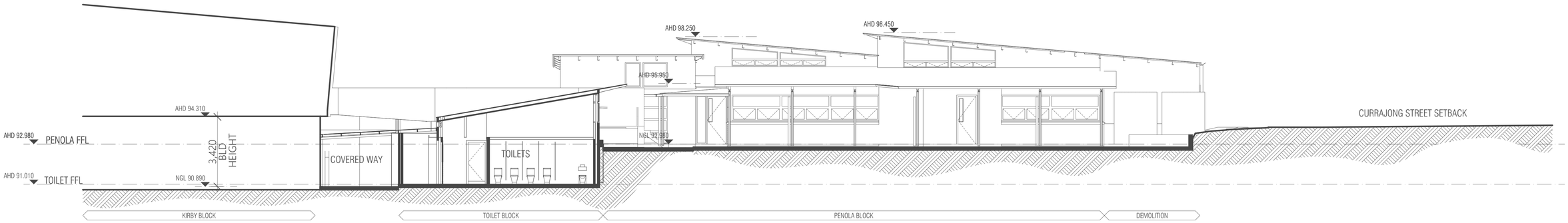
REVISION



SECTION AA - EXISTING PENOLA BLOCK



SECTION CC - EXISTING PENOLA BLOCK



SECTION BB - EXISTING TOILET BLOCK

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SCALE
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A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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MACKILLOP CATHOLIC COLLEGE

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202461

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16/12/2025

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APPROVED NA

ARCHITECTURAL

DRAWING TITLE
EXISTING SECTIONS

DRAWING NUMBER
DA15

REVISION

EXISTING CAR PARK
EXISTING CAR SPACES
CARPARK ACCESS
FFL 92.070
CARPARK ACCESS
FFL 92.240
BIN
BIN
CARPARK ACCESS
PLANTER
FFL 91.750
LANDING
SW PIT
COVERED WALKWAY
FFL 92.730
VOID TO BELOW
OUTDOOR SEATING
P1 CLASSROOM 75m²
P2 CLASSROOM 77m²
P3 CLASSROOM 77m²
SW PIT
DRIVEWAY
RSD
ASTROTURF
FFL 92.175
COVERED WALKWAY
FFL 92.730
UIN PIT
WC
EX RAMP
PS1 STAFF 24m²
PS2 OFFICE 9m²
FFL 92.980
PC1 CORRIDOR 105m²
C DA05
BREAKOUT ROOM
PS1 STORAGE 44m² TO BE DEMOLISHED
ROOF SHEETING TO BE REMOVED EXISTING STRUCTURE TOBE RETAINED
FFL 92.610
TOP OF RAMP
FFL 92.730
FALL 3.5deg
CORRUGATED ROOF
TOP OF STAIR
FFL 92.800
UIN PIT
COVERED WALKWAY
P5 CLASSROOM 75m²
P4 CLASSROOM 77m²
SW PIT
WATER TANK
WATER TANK
PUMP
RELOCATE WATER TANKS
EXISTING OVERPASS
TOP OF RAMP
FFL 93.790
KIRBY BLOCK
VOID
VOID
TB1 TOILET BLOCK 96m²
NEW
VOID
FFL 92.800
BOTTOM OF RAMP
FFL 92.800
COVERED WALKWAY
OUTDOOR SEATING
FFL 93.000
W VALVE
SW PIT
SW PIT
PLANTER
TOP OF RAMP
FALL 3.5deg
CORRUGATED ROOF
GRASS
FOOTPATH
FOOTPATH
SW PIT
D DA05
COMMS PIT
VALVE PIT
VALVE PIT
FOOTPATH
GRASS
EXISTING TREE 24 Acacia melanoxylon
EXISTING TREE 26 Eucalyptus nicholii
EXISTING TREE 25 Acacia melanoxylon
136.65
EXISTING TREE 23 TO BE REMOVED Eucalyptus pulchella
A DA05
FOOTPATH
COMMS PIT
GRASS
B DA05
EXISTING SPORTS GROUND
GRASS
FOOTPATH

DEMOLITION LEGEND
- WALL DEMOLITION
- ROOF CLADDING REMOVAL
- PAVING DEMOLITION
- ASHPHALT DEMOLITION
- GENERAL DEMOLITION WALL PEND / FITTINGS AND FIXTURES
- DOOR DEMOLITION

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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES
2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

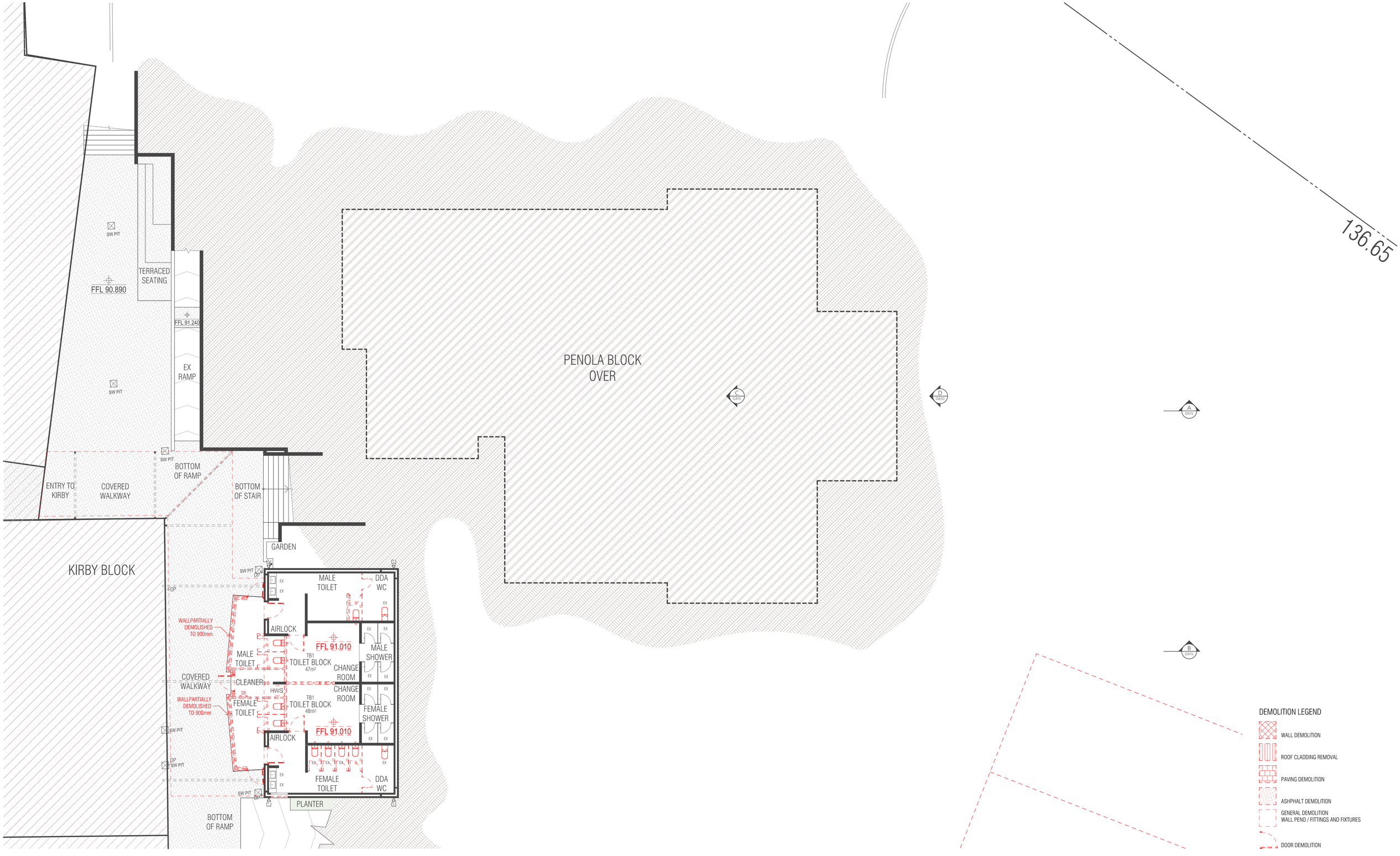
PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
DEMOLITION PLAN - PENOLA BLOCK
REVISION

DRAWING NUMBER
DA20



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

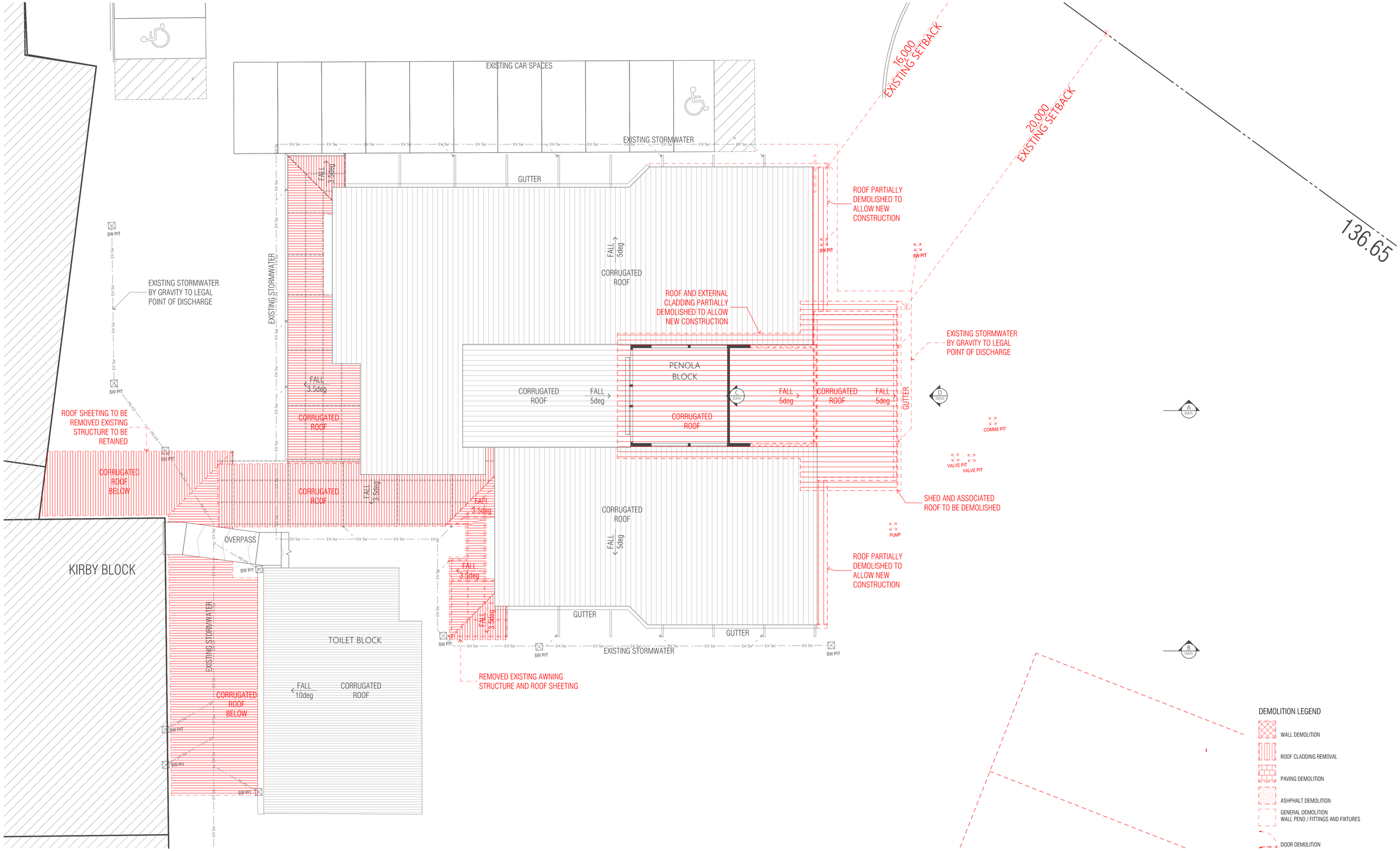
DATE GENERATED
16/12/2025

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
DEMOLITION FLOOR PLAN - TOILET BLOCK

DRAWING NUMBER
DA21

REVISION



DEMOLITION LEGEND

- WALL DEMOLITION
- ROOF CLADDING REMOVAL
- PAVING DEMOLITION
- ASHPHALT DEMOLITION
- GENERAL DEMOLITION WALL PENO / FITTINGS AND FIXTURES
- DOOR DEMOLITION

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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

DRAWN SP/AH
APPROVED NA

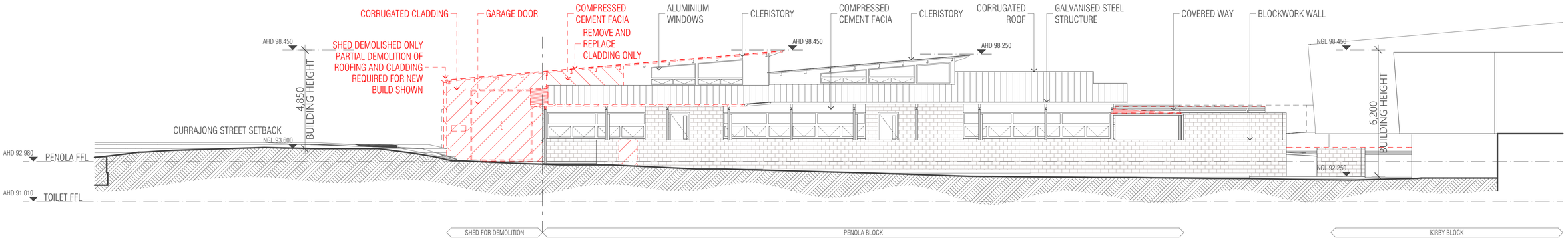
ARCHITECTURAL

DRAWING TITLE
DEMOLITION ROOF PLAN

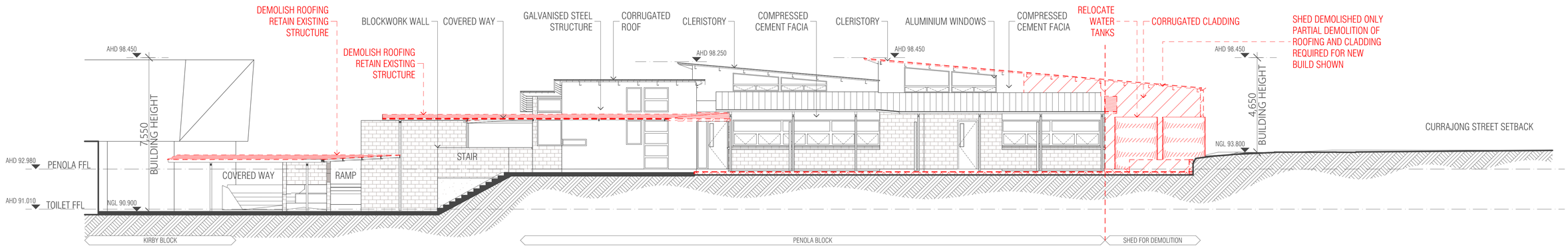
DRAWING NUMBER
DA22

REVISION

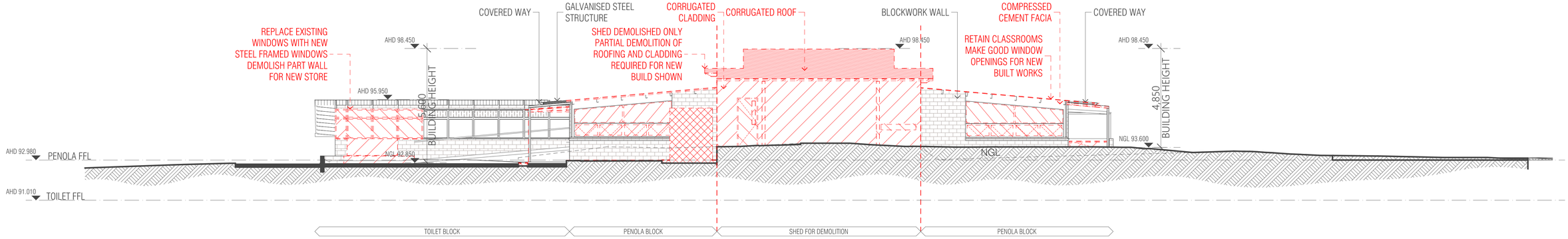
BIMcloud: MANABimCloud26 - BIMcloud Basic for Archicad 28/202461 Penola WC DA 25091816/12/20254:15 PM



NORTH ELEVATION - PENOLA BLOCK



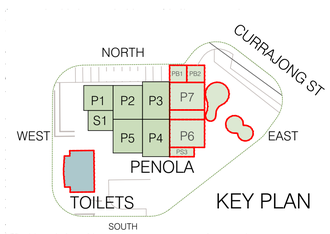
SOUTH ELEVATION - PENOLA BLOCK



EAST ELEVATION - PENOLA BLOCK

DEMOLITION LEGEND

- WALL DEMOLITION
- ROOF CLADDING REMOVAL
- PAVING DEMOLITION
- ASHPHALT DEMOLITION
- GENERAL DEMOLITION WALL PENO / FITTINGS AND FIXTURES
- DOOR DEMOLITION



KEY PLAN

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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION

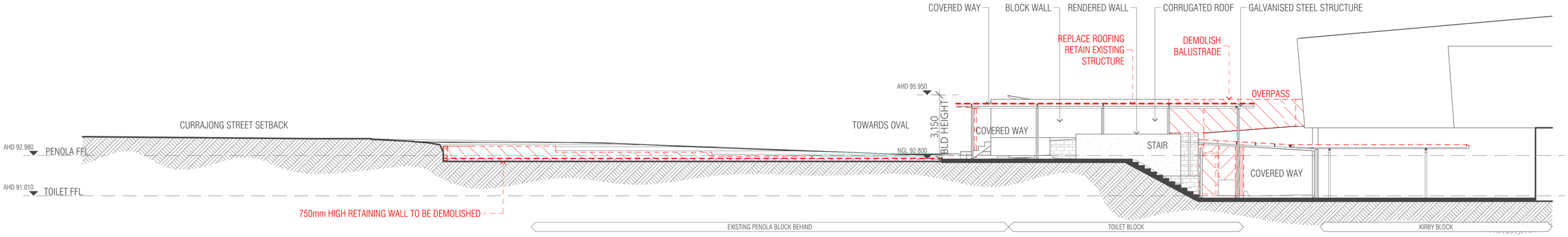
PROJECT NUMBER
202461

DATE GENERATED
16/12/2025

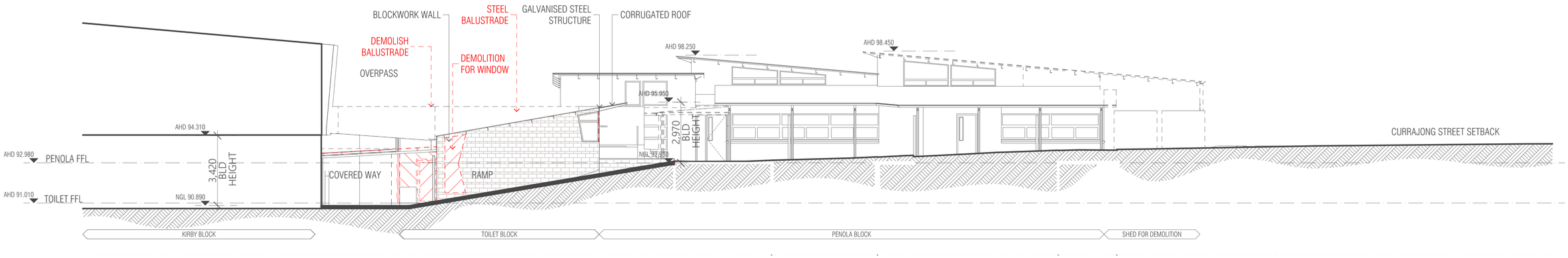
DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
DEMOLITION ELEVATIONS - PENOLA BLOCK
REVISION

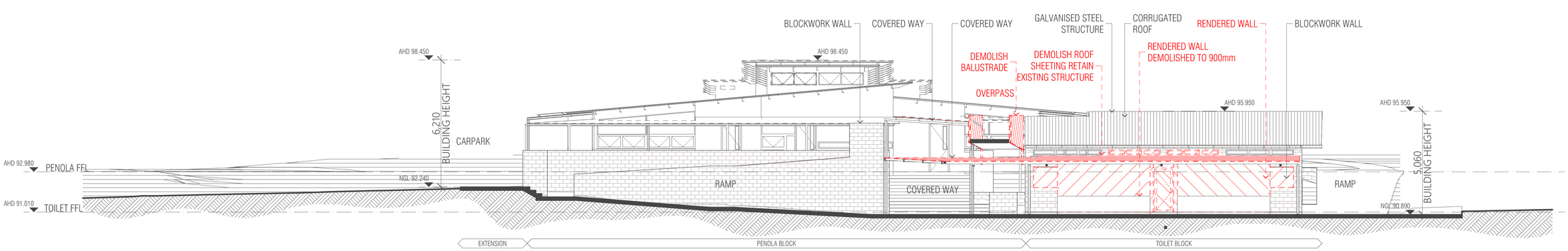
DRAWING NUMBER
DA23



NORTH ELEVATION - TOILET BLOCK



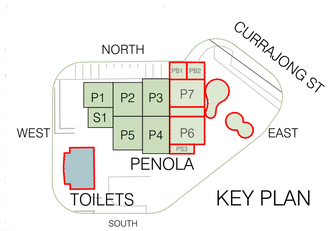
SOUTH ELEVATION - TOILET BLOCK



WEST ELEVATION

DEMOLITION LEGEND

- WALL DEMOLITION
- ROOF CLADDING REMOVAL
- PAVING DEMOLITION
- ASHPHALT DEMOLITION
- GENERAL DEMOLITION WALL PENO / FITTINGS AND FIXTURES
- DOOR DEMOLITION



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

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DEVELOPMENT APPLICATION

PROJECT NUMBER
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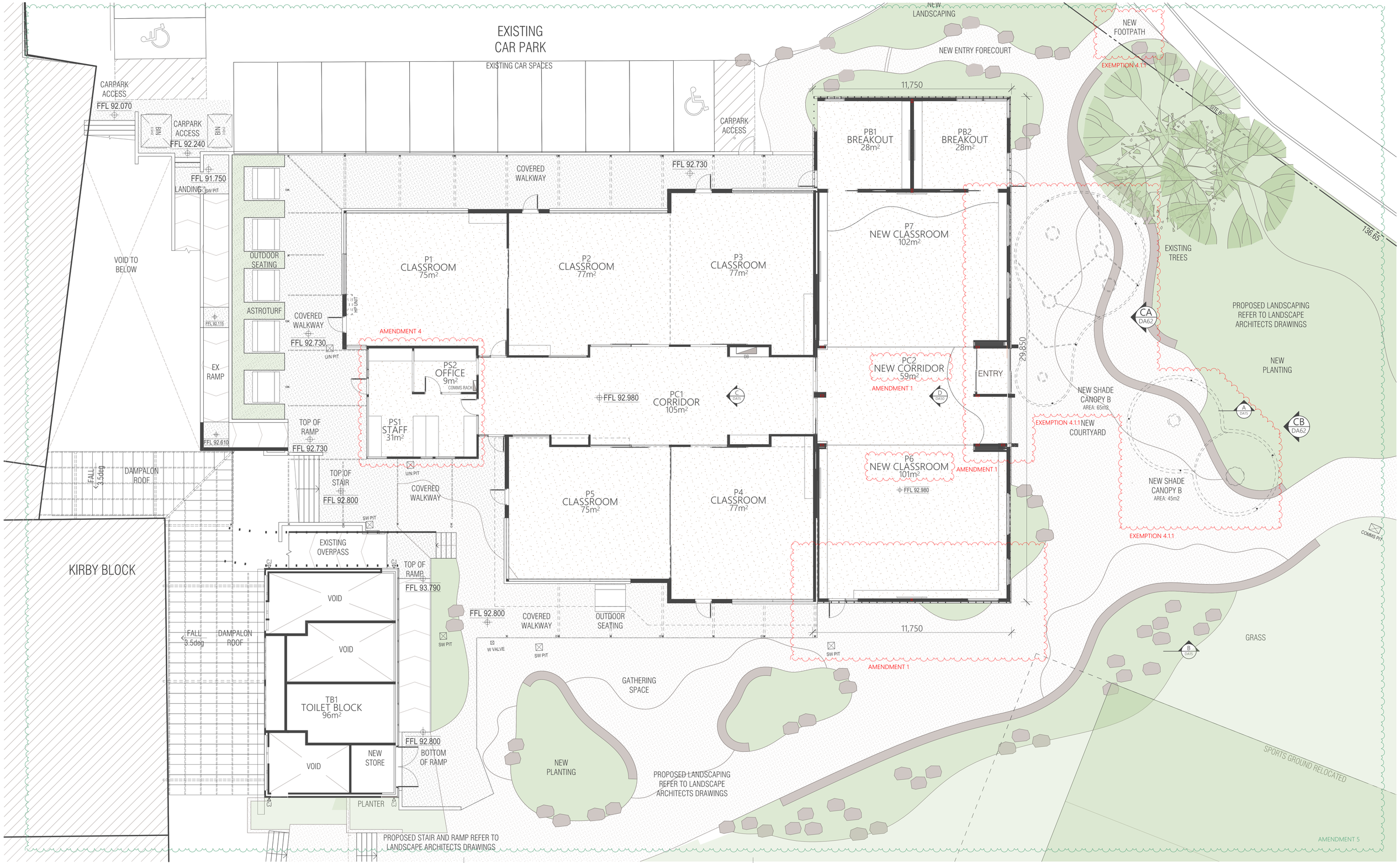
16/12/2025

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
DEMOLITION ELEVATIONS - TOILET BLOCK
REVISION

DRAWING NUMBER
DA24



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Rev			
A	29/01/26	RFI RESPONCE	DW

SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

DATE GENERATED
3/03/2026

DRAWN SP/AH
APPROVED NA

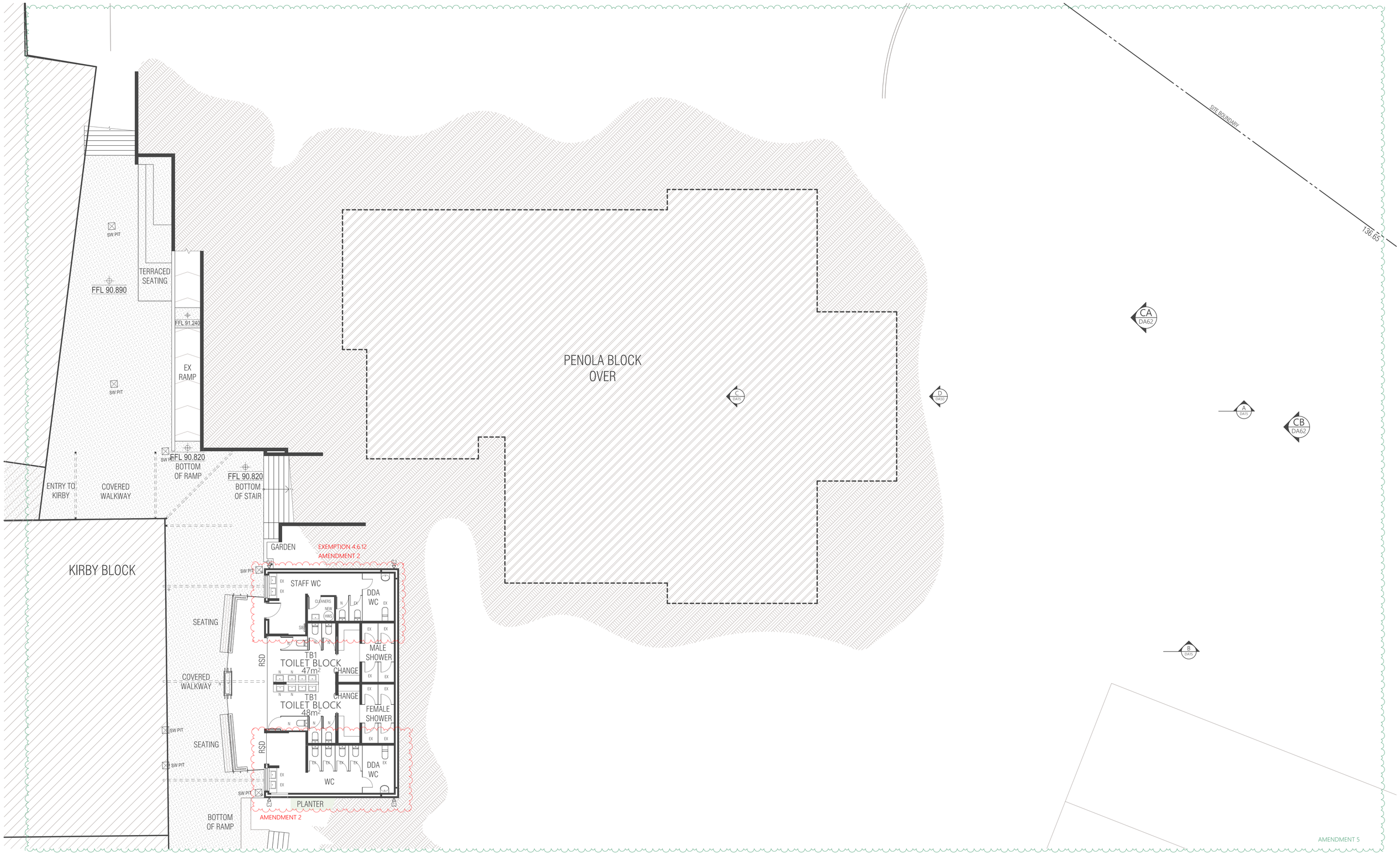
ARCHITECTURAL

DRAWING TITLE
FLOOR PLAN - PENOLA BLOCK

DRAWING NUMBER
DA30

REVISION
A

C:\Users\DuncanIOneDrive - Mana Architects\Mana\05 Projects\ACTIVE\202461 MACKILLOP COLLEGE CAMPUS\06.00 Documentation\06.01 Model\10.01.01 SD-TP.00.ARCHICAD\Penola DA RevA1.pln3/03/202653:56 PM



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Rev A 29/01/26 RFI RESPONCE DW

SCALE
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A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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PROJECT NUMBER
202461

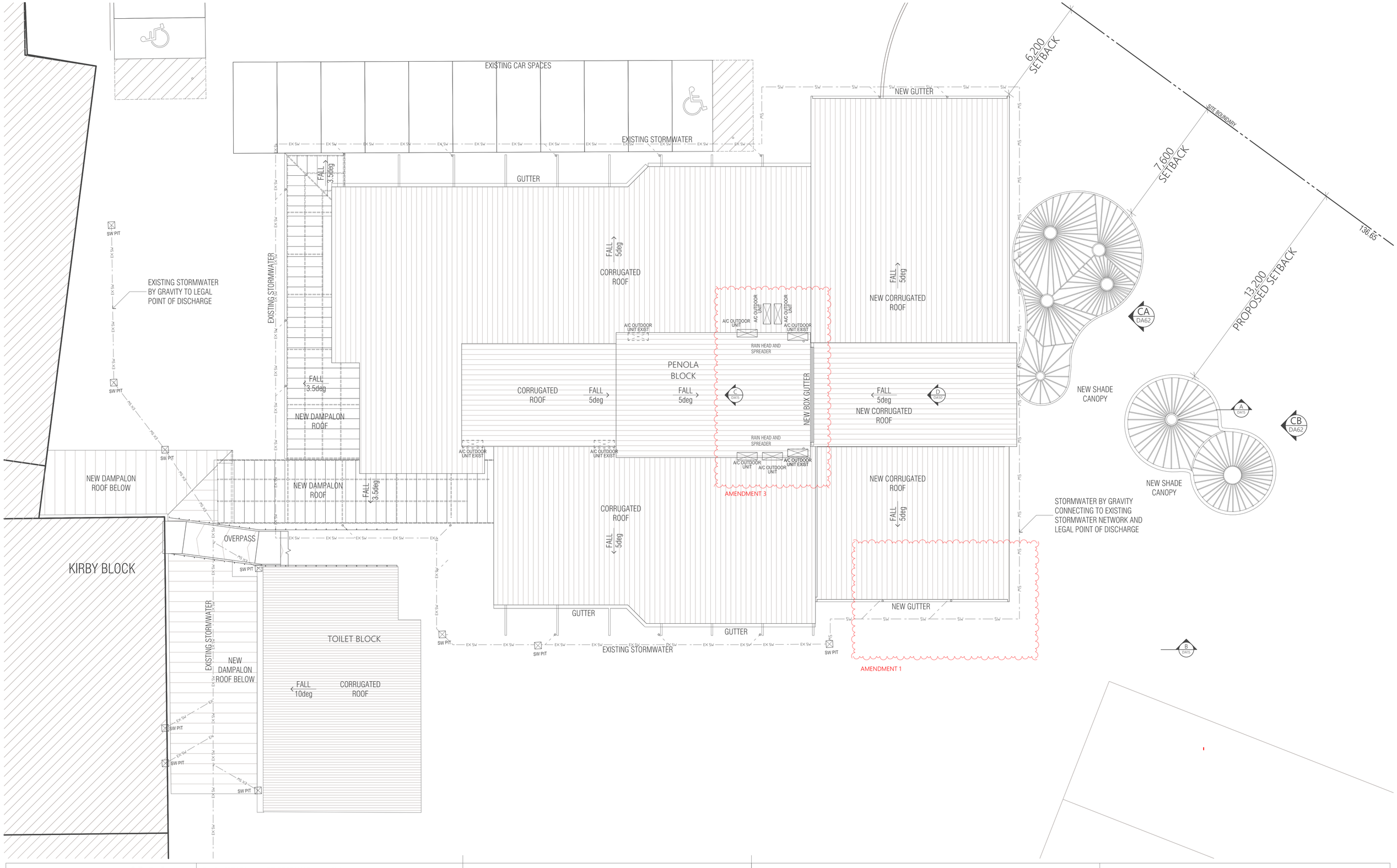
DATE GENERATED
3/03/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
LOWER FLOOR PLAN - TOILET BLOCK

DRAWING NUMBER
DA31

REVISION
A



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Rev			
A	29/01/26	RFI RESPONCE	DW

SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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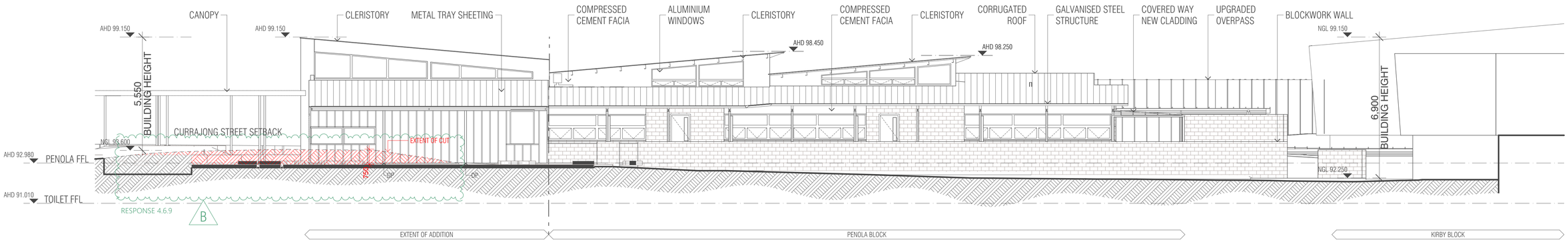
APPROVED NA

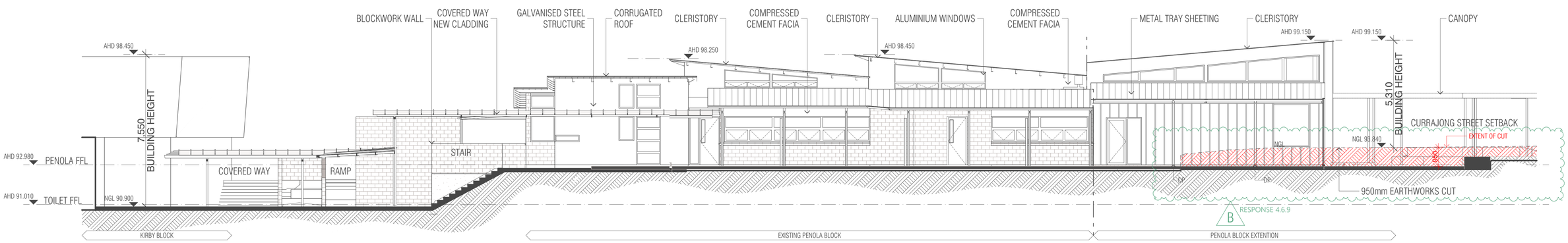
ARCHITECTURAL
DRAWING TITLE
ROOF AND DRAINAGE PLAN

DRAWING NUMBER
DA32

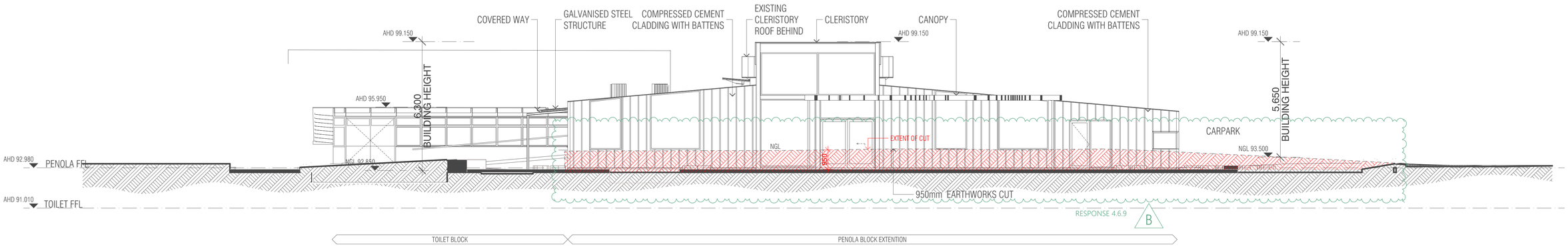
REVISION
A



NORTH ELEVATION - PENOLA BLOCK



SOUTH ELEVATION - PENOLA BLOCK



EAST ELEVATION - PENOLA BLOCK

PENOLA PROPOSED MATERIALS

ALL NEW WALLS & TIMBER CANOPY

ROOFING, GUTTERS DP, WINDOWS, STEEL SUPPORT STRUCTURES

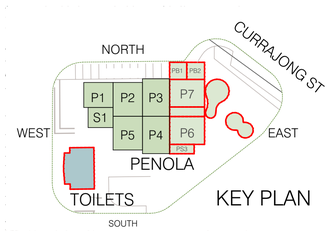
KLIPLOCK SHEETING COLOUR SHALE GREY

DANPALON SHEETING TO EXISTING AND PROPOSED AWNINGS

TIMBER CANOPY

TIMBER WALL BATTENS & CEMENT SHEET COLOUR SURFMIST

EXISTING BLOCKWORK PAINTED COLOUR SURFMIST



KEY PLAN

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Rev B	19/03/26	RFI RESPONSE 2	DW

SCALE
1:50 AT A1
A:100 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
TASMANIA 7018

MACKILLOP CATHOLIC COLLEGE

STATUS
DEVELOPMENT APPLICATION PRELIMINARY

PROJECT NUMBER
202461

DATE GENERATED
9/04/2026

DRAWN SP/AH
APPROVED NA

ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - PENOLA BLOCK

DRAWING NUMBER
DA40

REVISION
B

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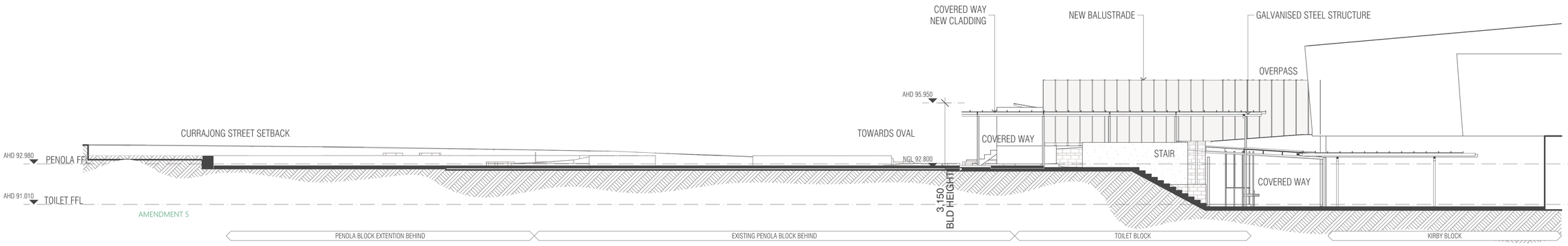
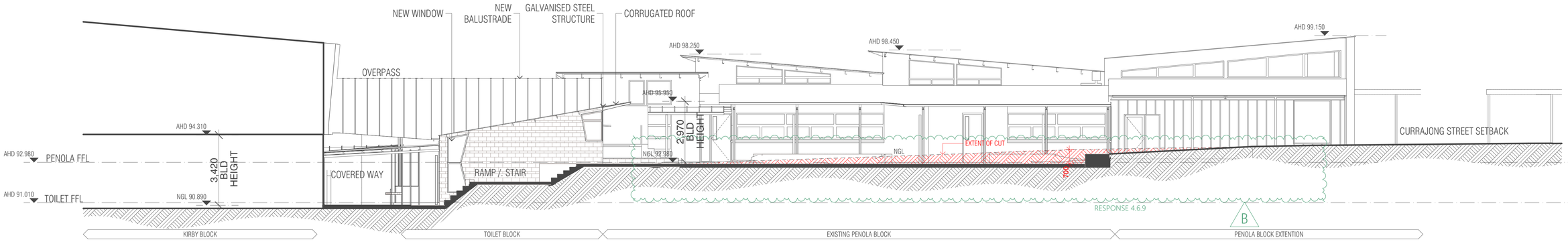
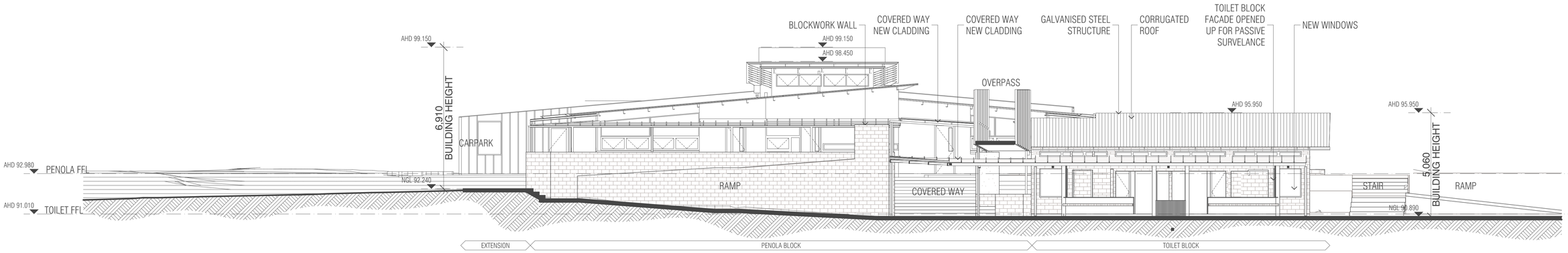


NORTH ELEVATION - TOILET BLOCK



SOUTH ELEVATION - TOILET BLOCK



WEST ELEVATION

PROPOSED TOILET BLOCK MATERIALITY

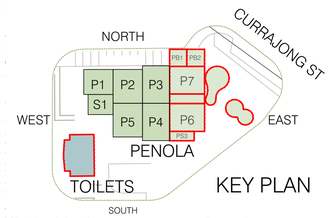
TIMBER CANOPY

ROOFING, GUTTERS DP, STEEL SUPPORT STRUCTURES, WINDOWS

DANPALON SHEETING TO EXISTING AND PROPOSED AWNINGS

TIMBER SCREEN COLOUR SURFMIST

BANDED GRANITE BRICK & BLOCKWORK RETAIN



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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

2 GOONDI STREET MORNINGTON
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MACKILLOP CATHOLIC COLLEGE

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ARCHITECTURAL
DRAWING TITLE
ELEVATIONS - TOILET BLOCK

DRAWING NUMBER
DA41

REVISION
B

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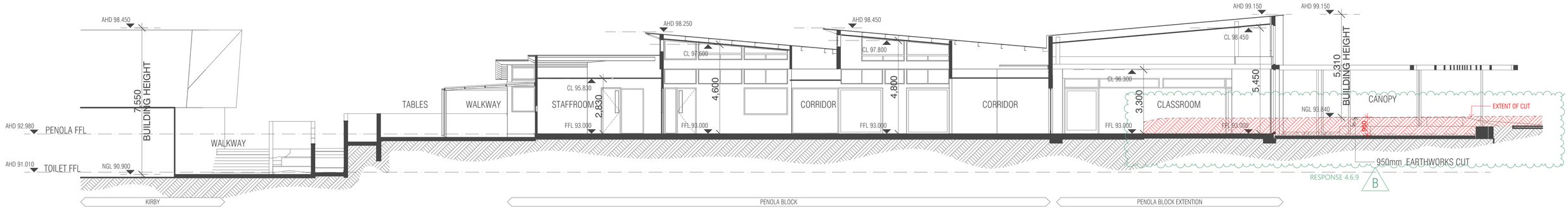
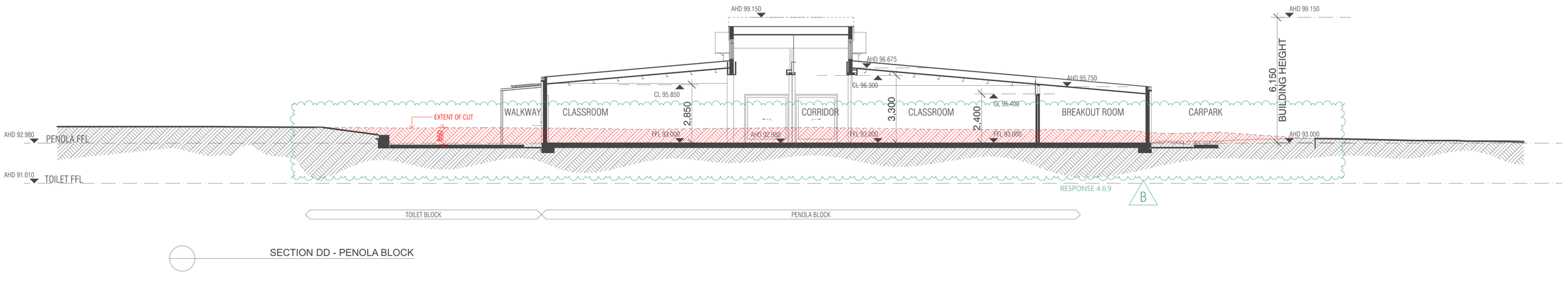
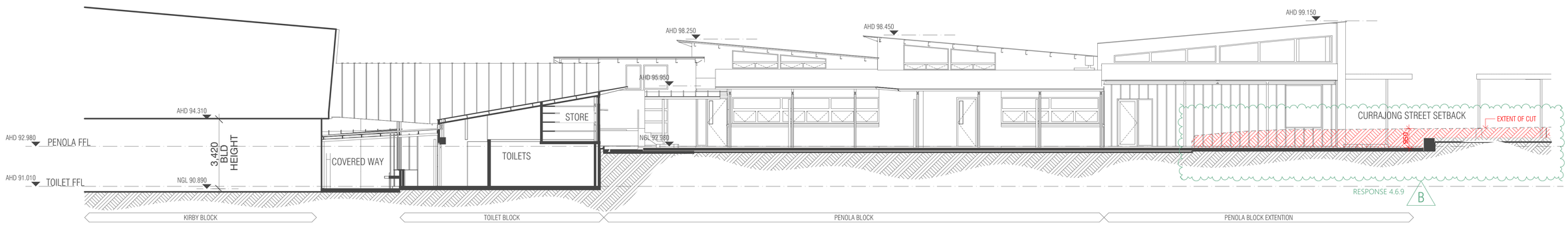


SECTION AA - PENOLA BLOCK



SECTION DD - PENOLA BLOCK



SECTION BB - TOILET BLOCK

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SCALE
1:100 AT A1
A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

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ARCHITECTURAL

DRAWING TITLE
SECTIONS

DRAWING NUMBER
DA50

REVISION
B

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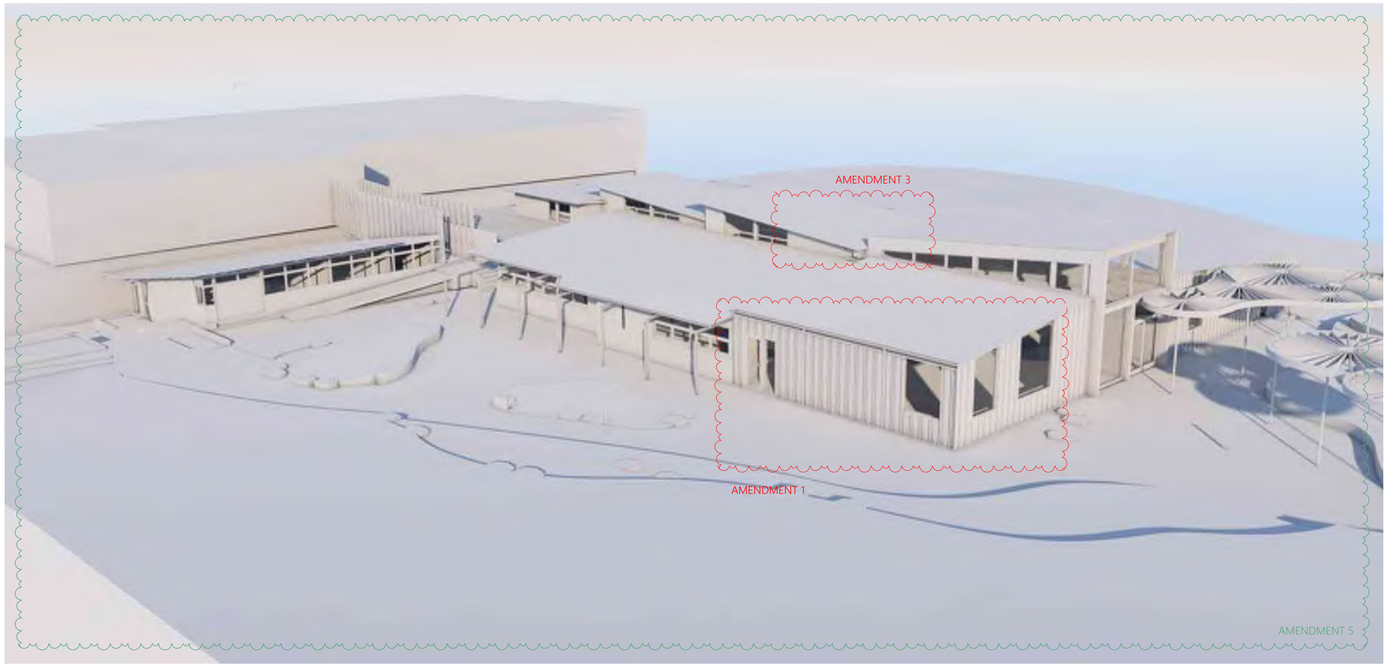
PENOLA VIEW NORTH EAST VISUALISATION

NEW PENOLA CLASSROOM EXTENSION AND CANOPIES

THE EXISTING PENOLA CLASSROOMS, DESIGNED BY DAVID MENZIES IN THE 1990S, ARE CONSTRUCTED FROM TWO-TONE CONCRETE BLOCKWORK WITH A STEEL PERGOLA AND CLERESTORY FOYER. THE FINISHES ARE NOW DATED AND DO NOT PROVIDE A WELCOMING ENTRY.

THE PROPOSAL UNIFIES OLD AND NEW THROUGH A SINGLE COLOUR PALETTE AND A NEW LANDSCAPED COURTYARD THAT CREATES A GENEROUS ENTRY AND IMPROVES CONNECTION TO THE SCHOOL OVAL. LOCATED BESIDE THE BUS STOP, THIS AREA IS A POPULAR GATHERING SPACE BUT CURRENTLY LACKS SHADE AND SEATING. THE EXISTING CONCRETE BLOCK BANDING IS REINTERPRETED IN THE EXTENSION THROUGH VERTICAL TIMBER BATTENS.

THE SHADE STRUCTURES REFERENCE THE BUILDING'S NAME, PENOLA, AN ABORIGINAL WORD FOR THE RIVER RED GUM. THIS TREE WAS A VITAL RESOURCE FOR THE PAINTJUNGA / PINCHUNGA PEOPLE, AND THE DESIGN RESPONDS TO THE CULTURAL STORY OF THE SCHOOL'S NAME.



PENOLA NORTH WEST VISUALISATION

NEW PENOLA CLASSROOM EXTENSION AND CANOPIES

THERE IS AN EXISTING TOILET BLOCK THAT IS UNDERUTILISED, ADJACENT TO THE PENOLA CLASSROOMS.

IT WILL BE UPGRADED INTERNALLY WITH MINOR ADJUSTMENTS EXTERNALLY. EXISTING BROKEN WINDOWS WILL BE REPLACED, AND A CONCRETE WALL TO THE REAR WILL BE REMOVED TO ALLOW LARGER OPENINGS FOR LIGHT AND PASSIVE SURVEILLANCE TO PROVIDE SAFER TOILETS.

ASSOCIATED WALKWAYS TO THE TOILET BLOCK AND NEIGHBOURING CLASSROOMS WILL HAVE THE ROOF SHEETING REPLACED WITH OPAQUE SHEETING TO MAXIMISE DAYLIGHT TO THESE ZONES.

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A:200 AT A3

PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

STATUS
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PROJECT NUMBER
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ARCHITECTURAL

DRAWING TITLE
VISUALISATIONS PENOLA

DRAWING NUMBER
DA61

REVISION
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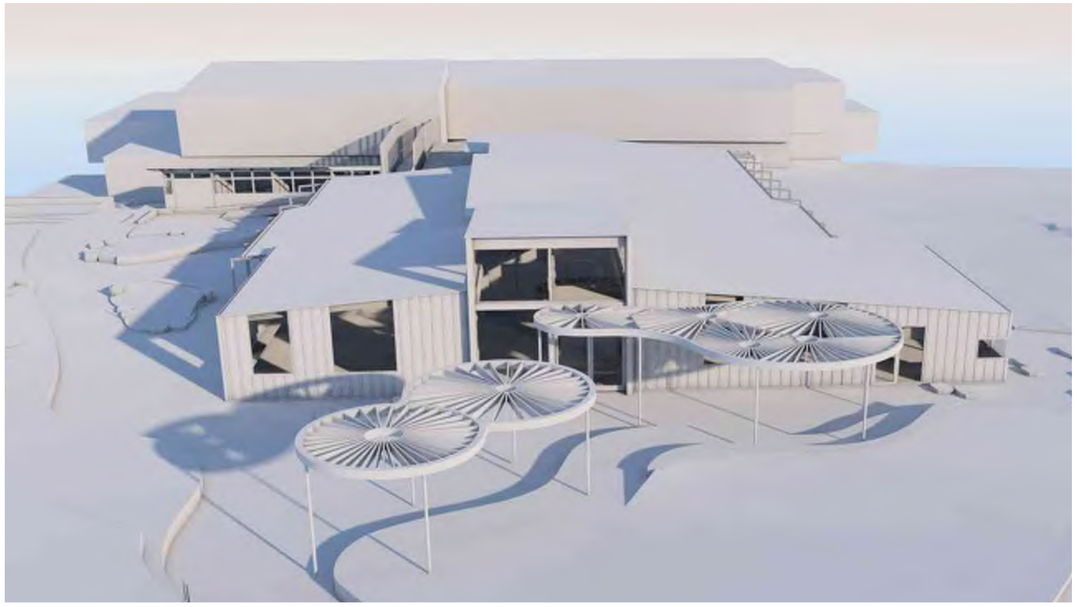
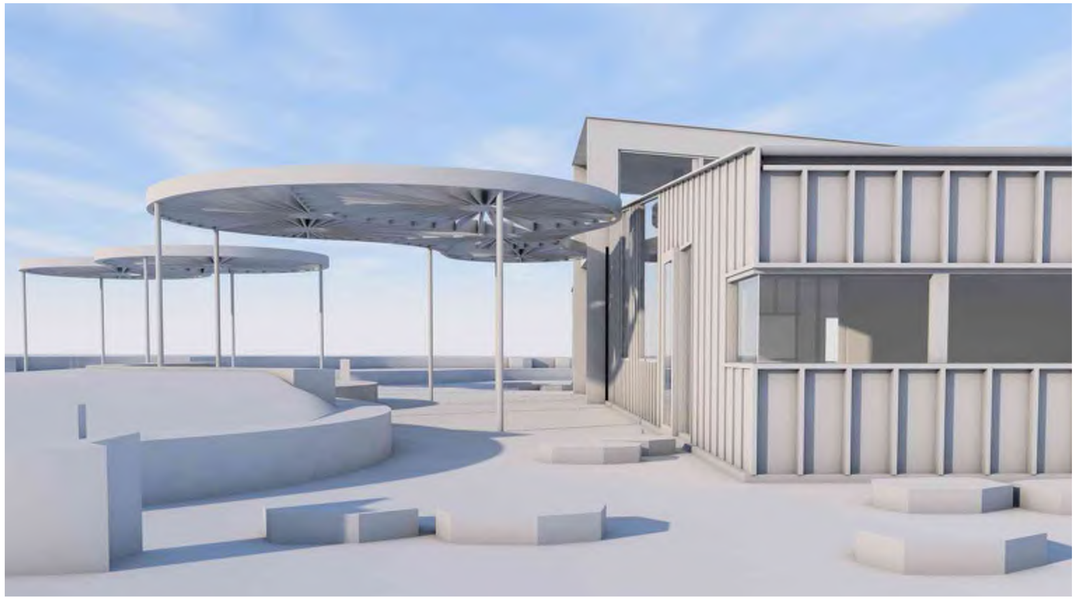


PENOLA OVERALL VISUALISATION

NEW CLASSROOM EXTENTION AND SHADE STRUCTURE

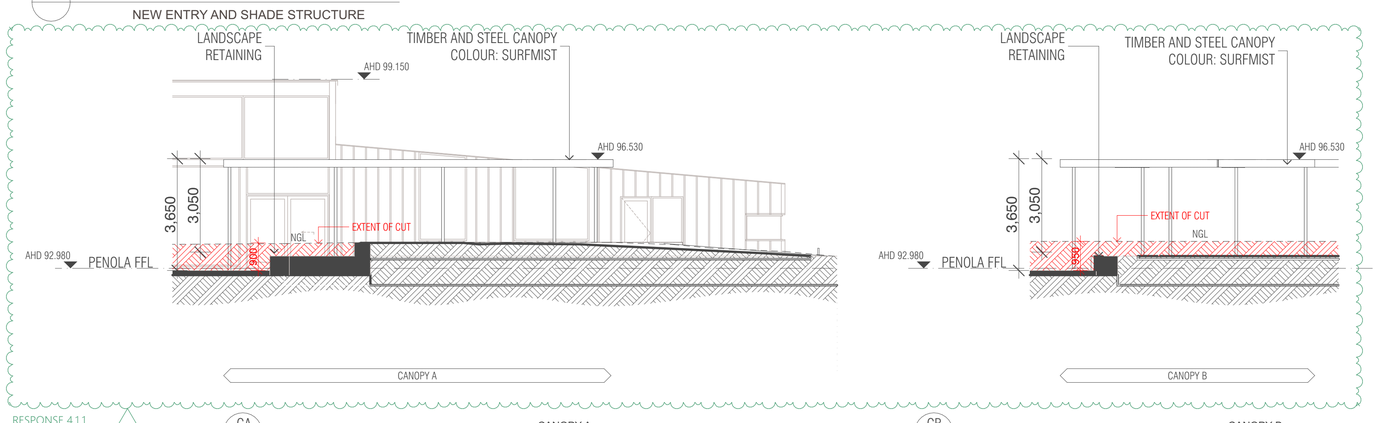
PENOLA MAIN ENTRY VISUALISATION

NEW ENTRY AND SHADE STRUCTURE



PENOLA SIDE ENTRY VISUALISATION

NEW ENTRY AND SHADE STRUCTURE



RESPONSE 4.1.1
RESPONSE 4.6.9

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CA
DA10, DA11, DA12, DA20, DA21, DA22, DA30, DA31, DA32, DA80, DA81, DA82, DA90
CANOPY A

CB
DA10, DA11, DA12, DA20, DA21, DA22, DA30, DA31, DA32, DA80, DA81, DA82, DA90
CANOPY B

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PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

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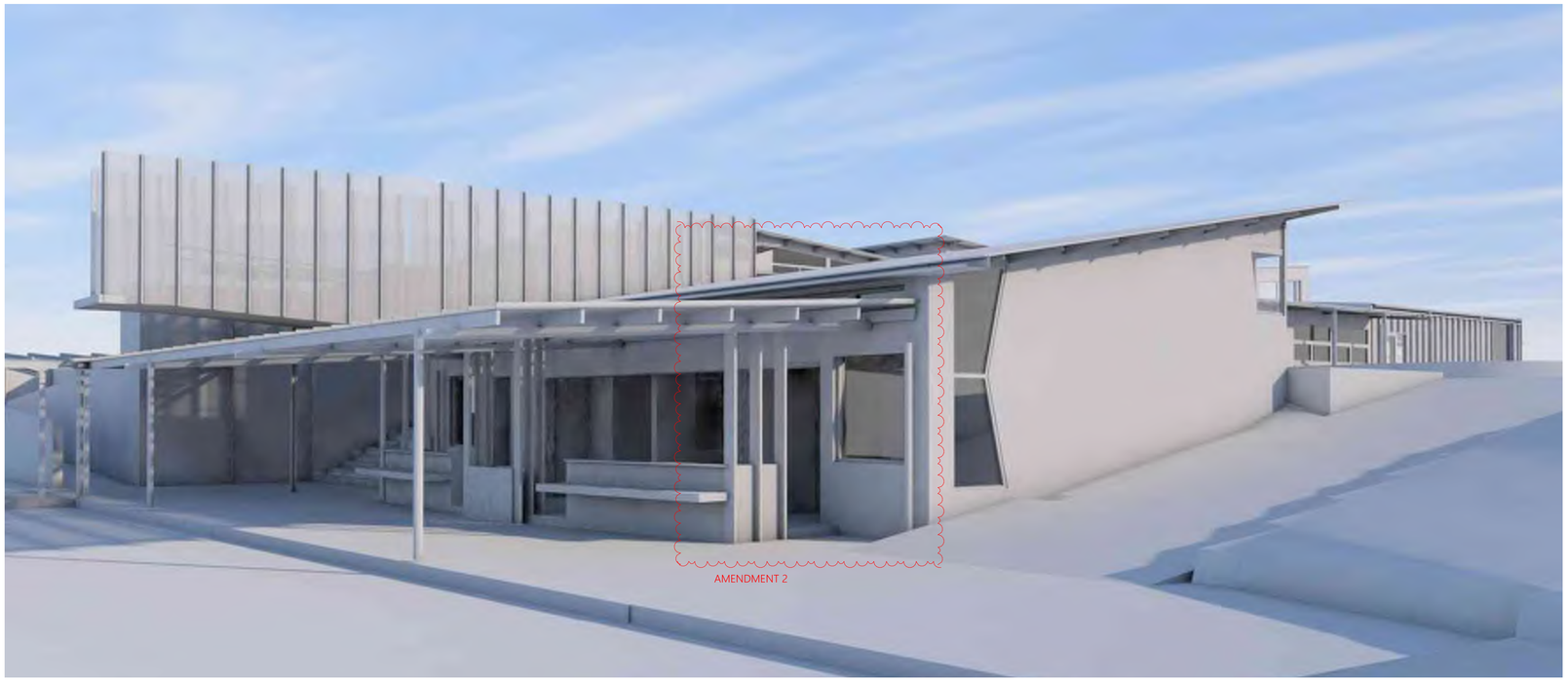
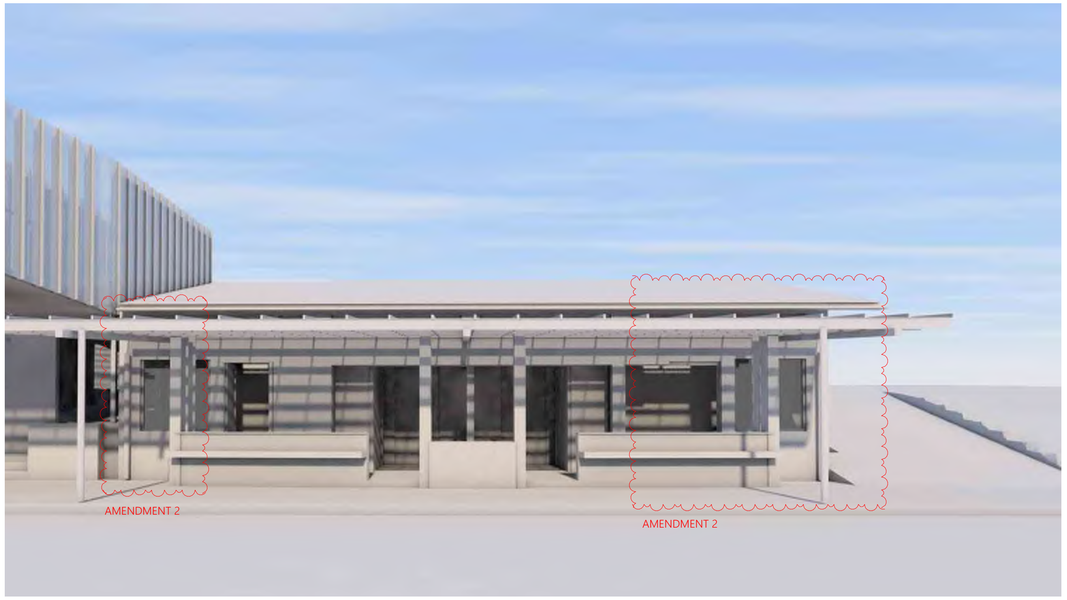
ARCHITECTURAL
DRAWING TITLE
VISUALISATIONS PENOLA DETAIL

DRAWING NUMBER
DA62

REVISION
B



TOILET BLOCK SOUTH WEST VISUALISATION



TOILET BLOCK WEST VISUALISATION

TOILET BLOCK EAST VISUALISATION

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PENOLA CLASSROOM & TOILET BLOCK UPGRADES

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MACKILLOP CATHOLIC COLLEGE

STATUS
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PROJECT NUMBER
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ARCHITECTURAL

DRAWING TITLE
VISUALISATIONS TOILET BLOCK

DRAWING NUMBER
DA63

REVISION
A

MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE

2 GOONDI STREET, MORNINGTON TAS 7018

DESIGN DEVELOPMENT

LOCATION PLAN

DRAWING INDEX

DWG	TITLE	SCALE	REVISION
L000	COVER PAGE	N.T.S.	P1
L100	LANDSCAPE FINISHES PLAN	1:150 @ A1	P1
L200	LANDSCAPE GRADING & DRAINAGE PLAN	1:150 @ A1	P1
L300	LANDSCAPE PLANTING PLAN	1:150 @ A1	P1
L001	LANDSCAPE SCHEDULES	N.T.S.	P1

GENERAL NOTES

Coordination
Surveyor: xxxxx
Architect: Mana Architects
Structural & Hydraulic Engineer: xxxxx
Mechanical & Electrical Engineer: xxxxx

These drawings are to be read in conjunction with Landscape Materials Schedule (L001), Landscape Specification (Lxxx), and Architect's and Engineer's documentation and specifications.

Details of structural elements including walls, footings, pavements, structures and custom furniture elements are shown for general arrangement and coordination purposes only - refer to structural engineer's or architect's documentation for construction details. This includes required compaction rates for bases, concrete specifications, curing methods, jointing and reinforcement.

Refer to civil engineer's documentation for all bulk earthworks and base preparation. Refer civil engineer's documentation for all stormwater pits, pipes and agricultural drains.

Notify the superintendent immediately of any discrepancies between landscape documentation package and architect's and/or engineer's documentation, or existing site conditions.

Services
Refer to existing conditions survey for all existing services. Existing electrical and telecommunications services to be relocated during construction - refer to electrical engineer's documentation. Water services to be connected from street and located within works - refer hydraulic engineer's documentation. Locations of any known site services shown notionally only; contractor to conduct Dial Before You Dig enquiry and full review of architect's and engineer's documentation prior to the commencement of works. Locate and mark all existing services prior to construction. Repair any existing services damaged during construction at contractor's expense.Locate existing irrigation infrastructure and salvage and re-use where possible in proposed works.

Demolition
Refer to architect's and engineer's documentation for detailed demolition scope.

Levels and drainage
Confirm all levels on site prior to construction. Ensure positive drainage to all surfaces and subgrades to pits and agricultural drains. Contractor is to notify the Superintendent immediately of any levels or drainage conflict between landscape documentation and existing site conditions. Any agricultural drains and connections to existing stormwater infrastructure not installed by main building to be installed by landscaper's registered plumber.

Setout
Set out all works and seek approval prior to construction. Setout drawings are provided for cross-check information only, all works to be set out digitally. A CAD (.dwg) file can be provided upon request. Setout locations of pits, manholes, lights and services turrets per engineer's documentation and check against landscape documentation - notify the superintendent immediately of discrepancies between services positions and landscape documentation. All pits to be oriented to be perpendicular and parallel to adjacent hardstand. Lids of manholes, electrical, comms, or junction pits within pavements to be flush with no lippage and match grade of pavements. Pits in garden beds or swales to be set down from adjacent pavements as per levels plan, with minimum 150mm offset to adjacent pavement to allow for shaping down of soft surface.

Soft landscaping
All soft landscape works to be carried out by a qualified landscape contractor.

Excavation
Any excavation adjacent to existing buildings, walls, footings or within Tree Protection Zones in order to achieve landscape design to be confirmed on site and approved by Superintendent prior to commencement of excavation works. Contractor to produce an erosion control management plan prior to commencing works for approval.

Subgrade
Ensure approved compacted subgrade prior to constructing pavements. Refer to engineer's documentation for subgrade CBR %. Compaction of all subgrades under pavements or granular surfaces to engineer's specification. Refer landscape documentation for treatment of subgrades under soft landscape treatments.

Base course (FCR)
FCR compaction to a minimum of 95% MMDD. FCR shall be compacted to a minimum 95% MMDD or as specified by the engineer. Engineer's specification takes precedence.

Garden bed preparation
Remove everything on or above site surface including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble. Excavate planting beds to allow for soil depths per garden bed types as documented. Shape the base of garden beds to fall to subsoil drains. Break up subsoil layer when dry to a further depth of 75mm and cultivate to an even loose loam. Where new garden bed profiles are built up above existing FCR base (of existing bitumen) allow to rip existing FCR to full depth prior to placement of new fill material and/or topsoil to achieve design levels. Where garden bed profiles extend below existing FCR base (of existing bitumen) allow for removal of FCR base and stripping of existing subsoil to extents required to achieve design levels.Weed eradication by manual removal only - no herbicide use permitted.

Subsoil
Rip parallel to the final contours. Do not rip when the subsoil is wet or plastic. Do not rip within the dripline of trees to be retained.In garden bed areas, excavate to reduce the subsoil level to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains, if required. Break up to the subsoil to a further depth of 100mm.Cultivate to a minimum depth of 100mm. Do not disturb services or tree roots - if required, cultivate these by hand. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brough to the surface during cultivation. Trim the surface to design levels after cultivation.

Subsoil additives
Apply additives after ripping and incorporate into the upper 75mm layer of the subsoil. Gypsum: incorporate at the rate of 0.25kg/m2.

Topsoil
Topsoil refers to screened salvaged site topsoil, imported topsoil or a combination of the two. With the exception of seeded grass areas, preference is for use of salvaged site topsoils where existing site topsoils are of acceptable quality. Where there is insufficient site topsoil to complete the works, imported topsoils are to be used in addition to salvaged site soils. Imported topsoils are to be fully incorporated with salvaged site soils.Imported topsoil to AS 4454, potting mixes to AS 3743, composts, soil conditioners and mulches to AS 4454. Areas for use of site topsoil: garden bed areas. Areas for use of imported topsoil: seeded grass areas. Confirm stockpile locations with client prior to construction. Spread topsoil on prepared subsoil and grade evenly, making allowances for finished levels after light compaction. Topsoil to 300mm depth in garden beds, 100mm in grassed areas. Dispose of surplus topsoil off-site.

Turfing
Deliver turf within 24 hours of cutting, and lay within 36 hours of cutting. Prevent turf from drying out between cutting and laying. If not laid within 36 hours of cutting, roll turf out on a flat surface with the grass up, and water as required to maintain a healthy condition.Method: Lay the turf as follows:
- Stretcher bond pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- Finish flush, after tamping, with adjacent finished surfaces of ground, and paving edging.

Laying: Close butt the end joints and space the turf strips 300 mm apart. Lay top dressing between the turf strips. Finish with an even surface.Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.Water immediately after laying until the topsoil is moistened to its full depth. Maintain moisture to this depth. Maintain turfed areas until there is a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height. Lift failed turf and replace with new turf.If levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.Mow the established turf and remove cuttings. Lightly top dress to a depth of 10 mm. Rub the dressing into the joints and correct any unevenness in the turf surface.

Mulch
Place mulch to the required depth and clear of plant stems, so that after settling it conforms to the following:
- Smooth and evenly graded between design surface levels.
- Flush with the surrounding finished levels.
- Sloped towards the base of plant stems in plantation bed.
- For gravel mulches: Not closer to the stem than 50 mm.Install mulch to 75mm depth, after the preparation of the planting bed but before planting and other work.

Planting
Do not plant in unsuitable weather conditions, including extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.
Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.Individual plantings in grassed areas: Prepare for planting as follows:
- Excavate a hole twice the diameter of the rootball and at least 100 mm deeper than the rootball.
- Break up the base of the hole to a further depth of 100 mm.
- Loosen compacted sides of the hole to prevent confinement of root growth.Place plants as follows:
- Remove the plant from the container with minimum disturbance to the rootball. Make sure that the rootball is moist.
- If required, root prune to make sure all circling roots have been either severed or aligned radially into the surrounding soil.
- Place the plant in its final position, in the centre of the hole and plumb, and with the topsoil level of the plant rootball level with the finished surface of the surrounding soil.

In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting. Refer to manufacturer's specifications for application rate.Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Make sure that topsoil is not placed over the top of the rootball, so the plant stem remains the same height above ground as it was in the container. Avoid mixing mulch with topsoil.

Pavements
Isolation joints to objects, pits and walls.
Construction/expansion joints to LGAT Standards. Saw cuts every 3m minimum. Curing by an approved method.

Existing trees
Protect existing trees to be retained throughout the course of the works. No machining over structural root zone. Avoid compaction of tree protection zone. Hand excavation only within driplines of existing trees. If roots are exposed, notify the client. Ensure they are maintained moist and covered with hessian or similar to prevent damage during the course of the works.Do not stockpile materials, store equipment, park or drive vehicles or machinery on soft surfaces under the driplines of existing trees to be retained.Establish extent of works and mark exclusion zones around existing trees areas with star pickets or bunting or similar as indicated on Demolition Plan.Where new works require the removal of pavement, kerbs or edges or from around existing trees or within Tree Protection Zones coordinate works to allow for minimal distrubance. Notify superintendent prior to demolition works adjacent to existing trees to be retained to allow for inspection of the root system during the removal of existing pavements, kerbs and FCR base.

New trees
Proposed tree specimens to be inspected by landscape architect prior to delivery to site.

Fencing
All climbable elements within 1200mm of boundary fence shall be 1200mm lower than top of fence.Re-use and relocate existing fence panels marked for salvage where possible, then use new panels to match existing. Refer L002 Demolition Plan and L100 Surfaces & Finishes Plan for details.

Irrigation design and installation guidelines
Confirm extent of any existing infrastructure on site prior to construction and salvage for re-use where possible. -
Irrigation to be design and constructed by a recognised irrigation tradesperson.
- Irrigation schematic design to be provided by the irrigation installer to the Superintendent for client approval prior to construction.
- Layout of irrigation zones with valve boxes suitable to achieve effective irrigation to all garden bed and trees to courtyard areas and street frontages shown. Run suitable sized arterial irrigation pipes to all irrigation zones. All irrigation pipes and fixtures to be of a high quality suitable for commercial irrigation purposes. All dripline to be Tetafim Techline AS XR 13dia 1.6L/hr @0.3 dripper spacings in 600mm rows, to be buried 100mm below surface.

Alternative irrigation methods can be provided by the irrigation installer to the Superintendent for client approval.
- Alternative irrigation approach can be provided to approval.
- Coordination will include integration of conduits within slabs and through walls as required, final locations and levels of irrigation boxes. - Isolation valves to be located at junction/feed to each zone.
- Ensure sufficient backflow prevention is in place.
- Battery operated controllers within irrigation box unless client requests central master controller.
- As built diagram of zones, box and irrigation layout to be provided at completion.
- Basic maintenance manual to be provided by the installer for the above layout.
- Induction of system to be provided to the caretaker at end of the maintenance period.

Defects period
26 week defect period for soft landscape items starting at practical completion. Defects period for all other items - 12 months.

Maintenance period
13 weeks maintenance period for all soft landscape works.

0 10 20 30 40 50 60 70 80 90 100 MM @ INTENDED PRINT SCALE

PLAYSTREET
LANDSCAPE
ARCHITECTURE
92 ARGYLE STREET,
NIPALUNA HOBART 7000
OFFICE: 0455 022 266
WWW.PLAYSTREET.COM.AU

REV	DATE	DR	CH	COMMENT
P1	2/24/2026	BG	PST	100% DD ISSUE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE	DRAWN BY: BG	PROJECT NUMBER: 25080	
CLIENT: MANA ARCHITECTS	CHECKED BY: PST	STAGE: DD	DRAWING: L000
ADDRESS: 2 GOONDI STREET, MORNINGTON TAS 7018		SCALE: N.T.S.	
DRAWING TITLE: COVER PAGE	SHEET: 1 of 5		P1

Material schedule

CODE	NAME	COMPOSITION / FINISH	CONSTRUCTION DETAIL / REFERENCE	KNOWN SUPPLIER	REQUIRED DIMENSIONS	SAMPLE AND INSPECTION HOLD POINTS
SURFACES						
GB01	GARDEN BED	75mm depth black well composted gum bark over 300mm imported topsoil profile. Top of mulch to finish 50mm set down at adjacent surfaces. No leaf litter. Planting to occur within this zone - refer planting plan. Typhoon slow release fertiliser pellet/s suitable to plant species to base of planting hole - refer manufacturer's specifications for quantity.	Refer xx/Lxxx for detail	Males Sand (ph: 03 6223 6088)	75mm mulch 300mm topsoil	• Plant stock at nursery • Ripped subgrade and gypsum application • Topsoil prior to mulching • 20L bag mulch • 20L bag imported topsoil
L01	LAWN	'Sun and Shade' seed mix. Spread evenly over 150mm sandy loam, smooth even surface. Establish to consistent sward. Allow to top dress over seed and manage weeds until established.	Refer xx/Lxxx for detail	Total Turf Care - Nick Hansen	-	20L bag topsoil 1L bag seed Inspection of prepared topsoil required prior to seeding.
HS01	CONCRETE- TYPE 01	Pedestrian grade. N25 insitu general purpose concrete in Colourmix 'Soapstone' with Bakers Beach aggregate mix (or simlar approved). Exposed aggregate. Finish to visually remove picture frames. Curing by an approved method. Saw cut joints and other joints to LGAT standards. Isolation joints to objects, walls and pits. Ensure all corners and edges are rounded to a minimum radius of 3mm. Leading edges and corners where users are more likely to come into contact with during normal use should be rounded to a radius of 20mm as best practice. 300L dowell N12 at 300mm centres each way into existing concrete.	Refer xx/Lxxx for detail	Boral Concrete (ph: 03 6274 1628)	150mm	2m2
HS02	CONCRETE- TYPE 02	Pedestrian grade. N25 insitu general purpose concrete in Colourmix 'Cargo.' Plate finish (swirly). Finish to visually remove picture frames. Curing by an approved method. Saw cut joints and other joints to LGAT standards. Isolation joints to objects, walls and pits. Ensure all corners and edges are rounded to a minimum radius of 3mm. Leading edges and corners where users are more likely to come into contact with during normal use should be rounded to a radius of 20mm as best practice. 300L dowell N12 at 300mm centres each way into existing concrete.	Refer xx/Lxxx for detail	Boral Concrete (ph: 03 6274 1628)	150mm	2m2
HS03	CONCRETE - TYPE 03	Pedestrian grade. N25 insitu general purpose concrete in Colourmix 'Ginger.' Plate finish (swirly). Finish to visually remove picture frames. Curing by an approved method. Saw cut joints and other joints to LGAT standards. Isolation joints to objects, walls and pits. Ensure all corners and edges are rounded to a minimum radius of 3mm. Leading edges and corners where users are more likely to come into contact with during normal use should be rounded to a radius of 20mm as best practice. 300L dowell N12 at 300mm centres each way into existing concrete.	Refer xx/Lxxx for detail	Boral Concrete (ph: 03 6274 1628)	150mm	2m2
HS04	CONCRETE - VEHICULAR - TYPE 01	Vehicular grade. N25 insitu general purpose concrete in Colourmix 'Soapstone' with Bakers Beach aggregate mix (or simlar approved). Exposed aggregate. Finish to visually remove picture frames. Curing by an approved method. Saw cut joints and other joints to LGAT standards. Isolation joints to objects, walls and pits. Ensure all corners and edges are rounded to a minimum radius of 3mm. Leading edges and corners where users are more likely to come into contact with during normal use should be rounded to a radius of 20mm as best practice. 300L dowell N12 at 300mm centres each way into existing concrete.	Refer xx/Lxxx for detail	Boral Concrete (ph: 03 6274 1628)	100mm	2m2
HS05	CONCRETE - VEHICULAR - TYPE 02	Vehicular grade. N25 insitu general purpose concrete in Colourmix 'Ginger.' Plate finish (swirly). Finish to visually remove picture frames. Curing by an approved method. Saw cut joints and other joints to LGAT standards. Isolation joints to objects, walls and pits. Ensure all corners and edges are rounded to a minimum radius of 3mm. Leading edges and corners where users are more likely to come into contact with during normal use should be rounded to a radius of 20mm as best practice. 300L dowell N12 at 300mm centres each way into existing concrete.	Refer xx/Lxxx for detail	Boral Concrete (ph: 03 6274 1628)	100mm	2m2
SS01	CEMENT STABILISED TOPPINGS	'Tasman Gold' gravel 4mm screen with fines mixed with 5% cement. Install topping and cement mix over 150mm compacted FCR base over compacted subgrade. Compact topping with moisture to create solid surface. Ensure final surface is smooth and even surface with a consistent gradient between spot heights. No loose gravel should be on the surface. Loose screenings should be removed.	Refer xx/Lxxx for detail	The Pines Landscaping Supplies (ph: 6248 4994)	50mm compacted topping over 150mm FCR base	5m2 compacted
EDGES & WALLS						
WA01	IN-SITU CONCRETE SEATING WALL	Off form 32Mpa concrete 500mmW x 600mmH (450mm above finished surface level) to the proposed layout. White cement, Finish to be class 3. 20mm radius to all exposed edges. Ag drain, clean metal and tanking behind all walls.	Refer xx/Lxxx for detail	-	-	2Lm
ED01	DOWNTURNED CONCRETE EDGE	Downturned concrete edge nom. 300 mm wide x 400 mm deep	Refer xx/Lxxx for detail	-	-	2Lm
ED02	SPADE EDGE	Define edge with spade, remove any turf and clods of soil inside edge.	Refer xx/Lxxx for detail	-	150mm depth	2Lm
FURNITURE & FIXTURES						
R01	DOLERITE FLAT-TOPPED BOULDER	Flat-topped weathered dolerite bouldered nom 600-900mm. Geofabric layer to back of boulder retaining to prevent soil migration through cracks. Existing sandstone blocks to be used instead of dolerite where possible, spread evenly throughout design.	Refer xx/Lxxx for detail	-	-	2Lm
FC01	FENCE - NEW PROPOSED	1200mm H x 2500mm W 'Bass' fence powdercoated in 'Monument' Flat	Refer xx/Lxxx for detail	-	-	2Lm
DRAINAGE PITS						
SV01	400 X 400MM GRATED PIT	Refer civil	-	-	-	-
SV02	100MM GRATED TRENCH DRAIN	Refer civil	-	-	-	-
SV03	150MM GRATED CIRCULAR POINT DRAIN	Refer civil	-	-	-	-

Plant schedule

ABB.	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY.
TREES				
Ame	*Acacia mearnsii*	Black Wattle	75L	4
Epu	*Eucalyptus pulchella*	White Peppermint	75L	3
Eri	*Eucalyptus risdonii*	Risdon Peppermint	75L	12
SHRUBS / FEATURES				
Bma	*Banksia marginata 'Bright'*	Silver Banksia	300mm	15
Dvi	*Dodonaea viscosa*	Sticky Hop Bush	300mm	12
Iau	*Indigofera australis*	Austral Indigo	300mm	8
GRASSES / GROUNDCOVERS				
Mix A				
Cre	*Correa reflexa 'Dusky Bells'*	Correa Dusky Bells	140mm	148
Llo	*Lomadra longifolia 'Tanika'*	Lomandra Tanika	140mm	148
Pau	*Pelrgonium australe*	Austral Storksbill	140mm	148
Mix B				
Cap	*Chrysocephalum apiculatum*	Common Everlasting	140mm	157
Ppo	*Poa poiformis 'Kingsdale'*	Tussock Grass 'Kingsdale'	140mm	157
Vpe	*Veronica perfoliata*	Digger's Speedwell	140mm	157
Mix C				
Min	*Myoporum insulare 'Ground Hug'*	Ground Hug Myoporum	140mm	143
Wfr	*Westringia fruticosa 'Low Horizon'*	Westringia Low Horizon	140mm	143

TOTAL 1255

PLAYSTREET LANDSCAPE ARCHITECTURE
92 ARGYLE STREET,
NIPALUNA HOBART 7000
OFFICE: 0455 022 266
WWW.PLAYSTREET.COM.AU

REV	DATE	DR	CH	COMMENT
P1	2/24/2026	BG	PST	100% DD ISSUE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME	MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE
DRAWN BY	BG
PROJECT NUMBER	25080
CLIENT	MANA ARCHITECTS
CHECKED BY	PST
STAGE	DD
DRAWING	L001
ADDRESS	2 GOONDI STREET, MORNINGTON TAS 7018
SCALE	N.T.S.
DRAWING TITLE	LANDSCAPE SCHEDULES
SHEET	2 of 5
	P1

0 10 20 30 40 50 60 70 80 90 100 MM @ INTENDED PRINT SCALE

SOURCE: K:\SERVER1\PROJECTS\TCEO\South\McKillop Catholic College\25-080 MANA McKillop College IS PRODUCTION\CAD\LAYOUT FILES\25-080_LAYOUT PRINTED: 24/02/2026 12:18

MATERIALS LEGEND

Refer material schedule (L001)

SYMBOLS

- Title boundary
- + RL 00.00 — Surface level
- Existing tree
- Tree to be removed
- Proposed tree (75L)

SURFACES

- GB01 — Garden bed (466m²)
- L01 — Lawn (196m²)
- HS01 — Concrete - type 01 (170m²)
- HS02 — Concrete - type 02 (230m²)
- HS03 — Concrete - type 03 (124m²)
- HS04 — Concrete - vehicular - type 01 (350m²)
- HS05 — Concrete - vehicular - type 02 (40m²)
- SS01 — Cement stabilised toppings (24m²)

EDGES & WALLS

- WA01 — In-situ concrete seating wall (89LM)
- ED01 — Downturned concrete edge
- ED02 — Spade edge

FURNITURE & FIXTURES

- R01 — Dolerite flat-topped boulder (75)
- FC01 — Fence - new proposed (35LM)
- Fence - existing to be retained

0 1.88 3.75 7.5 15 m
1:150 @ A1

0 10 20 30 40 50 60 70 80 90 100 MM @ INTENDED PRINT SCALE

MacKillop CATHOLIC COLLEGE
IN FAITH AND HOPE AND LOVE

mana.

PLAYSTREET LANDSCAPE ARCHITECTURE
92 ARGYLE STREET,
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P/ST.

REV	DATE	DR	CH	COMMENT
P1	2/24/2026	BG	PST	100% DD ISSUE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME	MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE	DRAWN BY	BG
		PROJECT NUMBER	25080
CLIENT	MANA ARCHITECTS	CHECKED BY	PST
		STAGE	DD
		DRAWING	L100
ADDRESS	2 GOONDI STREET, MORNINGTON TAS 7018	SCALE	1:150 @ A1
DRAWING TITLE	LANDSCAPE FINISHES PLAN	SHEET	3 of 5
			P1

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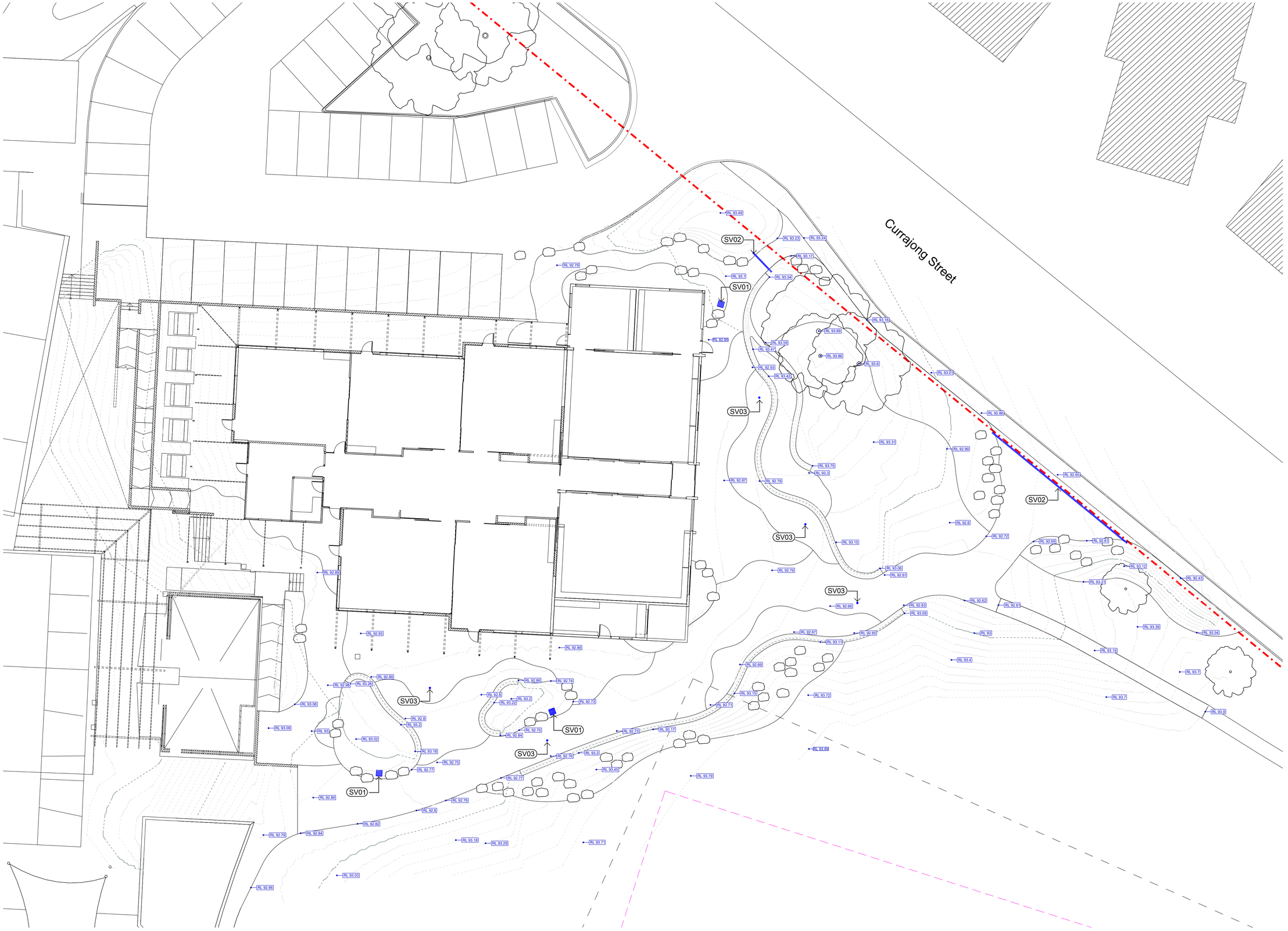

GRADING LEGEND

SYMBOLS

- Title boundary
- RL 00.00 — Surface level
- Existing tree
- Major contour (designed surface)
- Minor contour (designed surface)

DRAINAGE PITS

- SV01 — Nom. 400 x 400mm grated pit
- SV02 — Nom. 100mm width grated trench drain
- SV03 — Nom. 150mm grated circular point drain

0 1.88 3.75 7.5 15 m
1:150 @A1

0 10 20 30 40 05 60 70 80 90 100 MM @ INTENDED PRINT SCALE

MacKillop CATHOLIC COLLEGE

mana.

PLAYSTREET
LANDSCAPE
ARCHITECTURE
92 ARGYLE STREET,
NIPALUNA HOBART 7000
OFFICE: 0455 022 266
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P/ST.

REV	DATE	DR	CH	COMMENT
P1	2/24/2026	BG	PST	100% DD ISSUE

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME	MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE
DRAWN BY	BG
PROJECT NUMBER	25080
CLIENT	MANA ARCHITECTS
CHECKED BY	PST
STAGE	DD
DRAWING	L200
ADDRESS	2 GOONDI STREET, MORNINGTON TAS 7018
SCALE	1:150 @ A1
DRAWING TITLE	LANDSCAPE GRADING & DRAINAGE PLAN
SHEET	4 of 5
	P1

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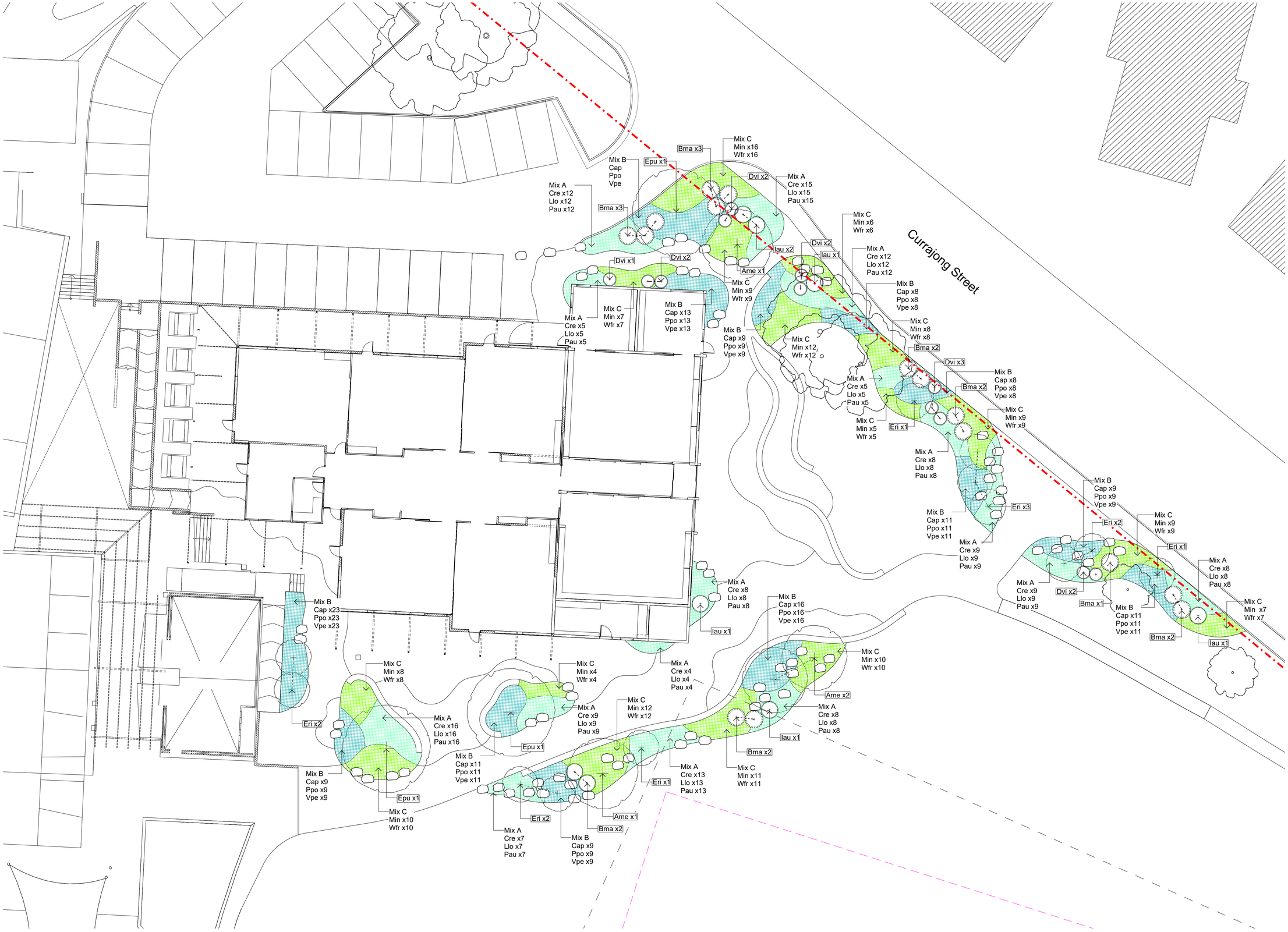

PLANTING LEGEND

Refer plant schedule (L001)

SYMBOLS

- Title boundary
- Existing tree
- Tree to be removed
- Proposed tree (75L)
- Proposed shrub

PLANT MIXES

- Mix A: Corre reflexa 'Dusky Bells' / Lomandra longifolia 'Tanika' / Pelargonium australe
- Mix B: Chrysocephalum apiculatum / Poa poiformis 'Kingsdale' / Veronica perfoliata
- Mix C: Myoporum insulare 'Ground Hug' / Westringia fruticosa 'Low Horizon'

0 1.88 3.75 7.5 15 m
1:150 @ A1

0 10 20 30 40 05 60 70 80 90 100 MM @ INTENDED PRINT SCALE

MacKillop CATHOLIC COLLEGE

mana.

PLAYSTREET LANDSCAPE ARCHITECTURE
92 ARGYLE STREET,
NIPALUNA HOBART 7000
OFFICE: 0455 022 266
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P/ST.

REV	DATE	DR	CH	COMMENT
P1	2/24/2026	BG	PST	100% DD ISSUE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: MACKILLOP CATHOLIC COLLEGE - PENOLA UPGRADE	DRAWN BY: BG	PROJECT NUMBER: 25080	
CLIENT: MANA ARCHITECTS	CHECKED BY: PST	STAGE: DD	DRAWING: L300
ADDRESS: 2 GOONDI STREET, MORNINGTON TAS 7018		SCALE: 1:150 @ A1	
DRAWING TITLE: LANDSCAPE PLANTING PLAN	SHEET: 5 of 5		P1

SOURCE: K:\SERVER1\PROJECTS\TCEO\South\MacKillop Catholic College\25-080 MANA MacKillop College \5 PRODUCTION\CAD\LAYOUT FILES\25-080_LAYOUT PRINTED: 24/02/2026 12:18

LEGEND

- Downpipe
- Grated Pit
- Square Bollard
- Round bollard
- Goal post
- Light Pole
- FL — Floor Level
- Survey Control
- SV — Water valve
- Water tap
- Water tank
- P — Unknown Pit
- Water pump
- Tree
- Property Boundary
- Fence

CURRAJONG STREET

136.72

FFL = 92.98

FFL = 92.98

FFL = 92.97

FFL = 92.98

FFL = 92.98

FFL = 93.76

FFL = 90.97

FFL = 94.57

FFL = 91.01

FFL = 92.99

FFL = 91.01

FFL = 91.02

0m 7.5m 15m 22.5m 30m

1:300

244
2.935ha

NOTES:

This plan and associated digital model is prepared for Mana Architects from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per BYDA only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: CCC1701
E 532458.192 N 5254681.011 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Contour & Detail Plan

FOR: MANA ARCHITECTS

LOCATION: MACKILLOP COLLEGE, 39 CURRAJONG ST MORNINGTON

Date: 18/07/2025	**Contour interval:** 0.100m	**Reference:** MANAA01 16191-01
Drawn: AD	**Scale:** 1:300 (A3)	**Bearing Datum:** MGA2020
Approved: AD	**Title Reference:** 55119/244	**Vertical Datum:** AHD83 per CCC1701

LEGEND

- Title boundary
- SW main
- UG power
- Top/toe of bank
- Fence
- Survey point
- Boundary mark
- Hydrant
- Roof & gutter heights (with red cross)
- Tree

NOTES

Date of Survey: 11th December 2020

Bearing datum is GDA94 per GNSS obaservations.

Horizontal datum is MGA94 per HCC1701, with coordinates of
E 532457.783
N 5254679.584 per the LIST.

Vertical datum is AHD per HCC1701 with reputed RL 62.116m.

Contour Interval 0.20m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by Judi Davis of IDW Architecture & Interiors have been located and subsequently shown on this plan.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

The boundaries shown on this plan are compiled from SP2474, SP130224, FB3414 and, as such, are approximate only.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer TRIANGLE_1 SURFACE to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
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A				

SCALE:

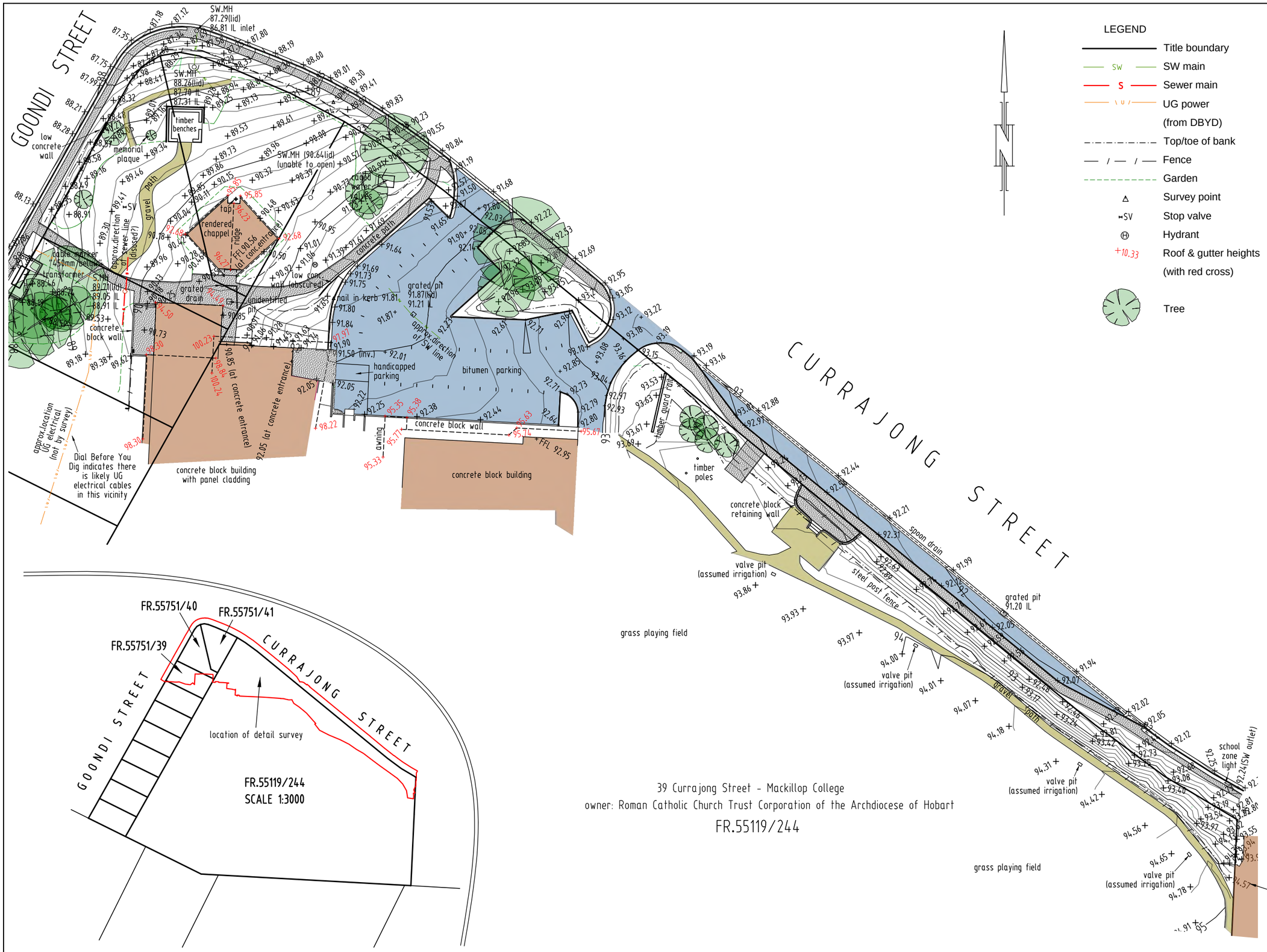
0 1 2 4 10 20m

SURVEYOR	GEOCIVIL
MR	46712MD
DRAWN	CHECKED
MR	MD
DATE	
18/12/2020	

DETAIL SURVEY MACKILLOP COLLEGE
39 CURRAJONG STREET
MORNINGTON
for IDW ARCHITECTURE & INTERIORS

PDA Surveyors Incorporating WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 806 325
127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston, Launceston & Burnie
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

SCALE	PAPER
1:400	(A3)
JOB NUMBER	DRAWING
46712MD-1	



39 Currajong Street - Mackillop College
owner: Roman Catholic Church Trust Corporation of the Archdiocese of Hobart
FR.55119/244

LEGEND

- Title boundary
- SW main
- Sewer main
- UG power (from DBYD)
- Top/toe of bank
- Fence
- Garden
- Survey point
- Stop valve
- Hydrant
- Roof & gutter heights (with red cross)
- Tree

NOTES

Date of Survey: 12th December 2020

Bearing datum is GDA94 per GNSS obaservations.

Horizontal datum is MGA94 per HCC1701, with coordinates of
E 532457.783
N 5254679.584 per the LIST.

Vertical datum is AHD per HCC1701 with reputed RL 62.116m.

Contour Interval 0.20m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

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REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
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A				

SCALE: 0 1 2 5 10 30m

SURVEYOR	GEOCIVIL
MR	46712MD
DRAWN	CHECKED
MR	MD
DATE	
11/1/2021	

DETAIL SURVEY MACKILLOP COLLEGE
39 CURRAJONG STREET
MORNINGTON
for IDW ARCHITECTURE & INTERIORS

PDA Surveyors
Incorporating WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 806 325
127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston, Launceston & Burnie
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

SCALE	PAPER
1:600	(A3)
JOB NUMBER	DRAWING
46712MD-2	

FR.55119/244

Owner: Roman Catholic Trust Corporation of the Archdiocese of Hobart

nail in concrete RL 91.22

marked

rubbish bin

irrigation valve

SW.MH 92.28 lid 91.87 inv.100PVC 90.65 inv.300PVC

approx. SW direction

playing field

rubbish bin

concrete plinth

mesh wire fence

paling fence

long jump pit

cricket nets

container

concrete

shed

inspection openings

tap

FFL 91.02

Gymnasium

FFL (ground floor)

150PVC downpipes

tap with inspection opening

underside of protruding first floor 90.00

irregular surface with rasied garden beds

bench

timber steps

kerb & channel

nail in concrete RL 93.03

high mesh wire fence

SW.MH 87.82 lid / direction only 100PVC approx.

old corner peg

old corner peg (disturbed)

INSET
SCALE 1:3000

GOONDI STREET

CURRAJONG STREET

46712MD–2
11/1/2021

46712MD–1
18/12/2020

EXTENTS OF SURVEY

75 Mornington Road
'Motor Registry & Inspection'
Owner: Australian Postal Corporation

LEGEND

- Title boundary
- Top/toe of bank
- SW main
- Fence
- Survey point
- Tree

NOTES

Date of Survey: 31 August 2021

Bearing datum is GDA94 per GNSS observations.

Horizontal datum is MGA94 per HCC1701, with coordinates of
E 532457.783
N 5254679.584 per the LIST.
All other coordinates have been treated as plane (csf=0.9996).

Vertical datum is AHD per HCC1701 with reputed RL 62.116m.

Contour Interval 0.20m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by IDW Architecture & Interiors have been located and subsequently shown on this plan.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

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The boundaries shown on this plan are compiled from SP2474, SP130224, FB3414 and, as such, are approximate only.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

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REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

SCALE: 0 1 2 5 10 25m

SURVEYOR	GEOCIVIL
MR	46712MD
DRAWN	CHECKED
MR	MD
DATE	
14 September 2021	

DETAIL SURVEY MACKILLOP COLLEGE
39 CURRAJONG STREET
MORNINGTON
for IDW ARCHITECTURE & INTERIORS

PDA Surveyors incorporating WALTER SURVEYS
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Also at: Kingston, Launceston & Burnie
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
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SCALE	PAPER
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MIDSON traffic pty ltd

MacKillop College

McKillop College Master Plan
Traffic Impact Assessment

December 2025

CELEBRATING 15 YEARS
2008 - 2023

Contents

Figure Index

Table Index

1. Introduction

1.1 Background

MacKillop Catholic College is a secondary school catering for students in Years 7 to 12. The school opened in 1994 with 59 students in Year 7. The current student population is approximately 811 students.

Midson Traffic were engaged by MacKillop College to prepare a traffic and parking assessment for the proposed amalgamation of two adjacent land titles into the school site, and to determine the on-site car parking provision required to facilitate future growth.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should consider impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth publication, *Traffic Impact Assessment Guidelines*, August 2020, and with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

This TIA addresses the relevant clauses of C2.0, *Parking and Sustainable Transport Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Clarence.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Engineering Executive (EngExec)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site comprises MacKillop College and an adjacent property proposed for amalgamation into the school:

- MacKillop College – The existing school site is located on the northern side of Currajong Street, Mornington. The school is accessed from Currajong Street at its northern frontage and Goondi Street at its eastern frontage.
- 45 Currajong Street – This property is located immediately east of the school and currently contains a residential dwelling. The property is accessed from Currajong Street. The dwelling will be repurposed for school use following amalgamation.
- 43 Currajong Street - This property is located immediately west of the main school site and was previously occupied by the school uniform shop, which operated as a separate business entity. The uniform shop has since relocated to a separate venue. The property will be amalgamated into the school site for school use, however no car parking will be provided.

  The existing vehicle crossover and parking area (6 spaces) served the uniform shop and were never utilised by the school. As a condition of a previous planning approval (Condition 3 of permit CT 2024/52), the existing vehicle crossover must be removed and the kerb, channel, and footpath area reinstated. Accordingly, the 43 Currajong Street access will be closed and no parking will be provided at this location.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Clarence, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management,* Part 12: *Integrated Transport Assessments for Developments*, 2020
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Transport NSW, *Guide to Traffic Impact Assessment*, 2024 (TfNSW Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)

2. Existing Conditions

2.1 Transport Network

For the purpose of this report, the transport network consists of Currajong Street, Goondi Street and Balcumbi Street.

Currajong Street connects between Cambridge Road at its western end and Joshua Street at its eastern end. It is approximately 1.25-kilometres long and services a residential catchment, as well as MacKillop College. The general urban speed limit of 50-km/h is applicable to Currajong Street and it carries approximately 2,500 vehicles per day near Cambridge Road.

Goondi Street connects between Currajong Street at its northern end and terminates a short distance south of the Balcumbi Street junction. Goondi Street provides access to the eastern car park of MacKillop College as well as a small residential catchment. Goondi Street near its southern end looking north is shown in Figure 2.

Balcumbi Street connects as a T-junction with Goondi Street at it's eastern end with Goondi Street having priority. It provides access to a small residential catchment along its length, connecting to Currajong Street at its western end. The Balcumbi Street junction is located opposite the existing Goondi Street car park exit of the school.

Balcumbi Street from Goondi Street is shown in Figure 3.

Figure 2 Goondi Street

Figure 3 Balcumbi Street

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2017 and 31st July 2022 for the full length of Goondi Street and Currajong Street. No crashes were reported during this time.

3. Proposed Development

3.1 Development Proposal

The proposed development involves the amalgamation of two adjacent land titles into the MacKillop College site:

- 45 Currajong Street – The existing residential dwelling will be repurposed for school use. Additional car parking is proposed on this property to accommodate future growth associated with the school.
- 43 Currajong Street - This property is located immediately west of the main school site and was previously occupied by the school uniform shop, which operated as a separate business entity. The uniform shop has since relocated to a separate venue. The property will be amalgamated into the school site for school use, however no car parking will be provided.

The school currently has 811 students enrolled across Years 7 to 12, with further growth expected. Staff numbers are forecast to increase from 145 to 155 as a result of this growth.

The existing school site currently provides 77 on-site car parking spaces. Following the amalgamation and minor changes within the school site, a total of 93 car parking spaces will be provided across the consolidated site. This represents a net increase of 16 spaces, comprising:

- 12 spaces at 45 Currajong Street.
- 4 additional spaces within the existing school grounds near the southern boundary.

The proposed development is shown in Figure 4.

Figure 4 Proposed Development Plans

4. Traffic Impacts

4.1 Trip Generation

Schools generate traffic by staff movements, student drop-off and pick-up, visitors, and deliveries.

Based on surveys undertaken by Midson Traffic at similar schools[1], it is known that typical peak traffic generation rates for school peak periods is equal to 0.55 times the student enrolments. This takes into account the fact that some students utilise bus transport, walk and cycle, as well as some vehicles transporting more than one student.

The daily traffic generation of the school is likely to be 2,060 vehicles per day. This is based on the following:

- 2 x 446 vehicles per hour to account for morning and afternoon peaks. This equates to ~900 one-way vehicle movements. The total two-way vehicle movements is 1,800 vehicles (each pick-up or drop-off manoeuvre results in two vehicle trips).
- 155 staff movements equates to approximately 250 vehicle movements. This is based on 80% of staff arriving by vehicle with one inward and one outward trip.
- 10 visitor and delivery movements per day.

4.2 Trip Assignment

Traffic generation associated with the school is distributed at various locations in the network as follows:

- Currajong Street – Traffic movements associated with the main car park, and 45 Currajong Street, as well as on-street parking (buses and cars) adjacent to the school grounds.
- Goondi Street – Traffic movements associated with the eastern car park, as well as on-street car parking.
- Balcumbi Street – Traffic movements associated with on-street car parking.

The majority of traffic generation occurs during school drop-off and pick-up periods, with activity concentrated at the main car park and on-street areas along Currajong Street.

The car parking at 45 Currajong Street will be utilised for staff parking. Staff parking areas typically have low traffic generation with arrivals concentrated before school commences and departures after school concludes. These accesses will therefore have minimal traffic activity during the peak drop-off and pick-up periods when the road network is busiest.

[1] Traffic generation surveys have been undertaken for schools including The Hutchins School, Illawarra Primary School, Dominic College and Scotch Oakburn.

4.3 Access Impacts

The proposed development utilises existing site accesses with minor changes to traffic generation at each location.

The Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme states "*vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not be increased by more than the amounts in Table C3.1*".

Table C3.1 specifies a maximum increase in daily traffic volume at an access to be 20% or 40 vehicle movements per day, whichever is greater. The access impacts are assessed for each access location as follows:

- Main car park (Currajong Street access) – No change in traffic generation. The existing access will continue to serve staff and visitor parking with a reduction of 1 space. The Acceptable Solution A1.4 of Clause C3.5.1 is satisfied.
- Main car park (Goondi Street access) – No change in traffic generation. The existing access will continue to serve staff parking. The Acceptable Solution A1.4 of Clause C3.5.1 is satisfied.
- Southern boundary car park (Goondi Street access) – The development includes 4 additional staff parking spaces at this location. Staff parking generates low traffic volumes, typically limited to one arrival in the morning and one departure in the afternoon. The additional traffic generation is approximately 8 vehicle movements per day, which is less than 40 vehicle movements per day. The Acceptable Solution A1.4 of Clause C3.5.1 is satisfied.
- 45 Currajong Street – The existing residential dwelling generates approximately 8 vehicle movements per day. The proposed 12 staff parking spaces will generate approximately 24 vehicle movements per day. The increase of 16 vehicle movements per day is less than 40 vehicle movements per day. The Acceptable Solution A1.4 of Clause C3.5.1 is satisfied.
- 43 Currajong Street – the two accesses associated with this site will be closed to vehicular traffic.

4.4 Pedestrian Impacts

The school generates a relatively high level of pedestrian activity and will continue to do so as a result of the development proposal.

The development will not specifically generate additional pedestrian movements on the surrounding road network as the movement of pedestrians between the car park and the school will take place within the school grounds.

Pedestrian infrastructure in Goondi Street and the surrounding road network is generally of a high standard with footpaths provided on both sides of the road near the subject site.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:

(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:

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or

(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles".

The car park does not provide separated pedestrian paths and therefore the Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

"Safe and convenient pedestrian access must be provided within parking areas, having regard to:

(a) the characteristics of the site;

(b) the nature of the use;

(c) the number of parking spaces;

(d) the frequency of vehicle movements;

(e) the needs of persons with a disability;

(f) the location and number of footpath crossings;

(g) vehicle and pedestrian traffic safety;

(h) the location of any access ways or parking aisles; and

(i) any protective devices proposed for pedestrian safety".

The following is relevant to the development proposal:

a. Characteristics of site. The site is a school. The movement of cars and pedestrians only relates to activity associated with the school and would be expected by all road users.

b. Nature of the use. The use is an educational facility.

c. Number of parking spaces. A total of 16 additional on-site parking spaces are proposed, accessed from several accesses connecting to Goondi Street and Currajong Street.

d. Frequency of vehicle movements. The peak traffic generation will be up to 446 vehicles per hour spread across all accesses. The traffic generation is coupled with the low speed of vehicles within the car park will result in an acceptable safety environment for shared use between pedestrians

and cars. The traffic generation provides a low risk environment for pedestrian/ vehicular conflict that is consistent with numerous similar school sites in Tasmania.

e. Needs of persons with a disability. Not applicable.

f. Location and number of footpath crossings. Not applicable.

g. Vehicle and pedestrian safety. The car parking areas will continue to be 'shared zones' where vehicles and pedestrians share the space with pedestrians having priority. As noted in d above, the low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and cars.

h. Location of access ways or parking aisles. The car park additions have relatively simple linear layouts with no internal junctions included.

i. Protective devices. No pedestrian protective devices are included in the design.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

4.5 Road Safety Impacts

Crash data for the road network in the vicinity of the school was reviewed in Section 2.2 of this report. No crashes were recorded on Goondi Street or Currajong Street during the 5+ year review period, demonstrating a high level of road safety performance on the surrounding network.

The proposed development involves minor increases in parking provision and does not introduce any new access points to the road network. The additional parking at 45 Currajong Street, and the southern boundary of the school site will be utilised for staff parking, which generates low traffic volumes outside of the school's peak drop-off and pick-up periods.

The parking layouts associated with the development are appropriate for the intended use. Staff parking areas operate as low-speed, low-volume environments with predictable vehicle movements. These characteristics result in a low risk of vehicle-vehicle and vehicle-pedestrian conflicts within the parking areas.

No adverse road safety impacts are anticipated as a result of the proposed development.

5. Parking Assessment

5.1 Parking Provision

The existing parking associated with the School consists of 77 spaces. The breakdown of these spaces is summarised in Table 1.

Table 1 Existing Parking used by School

Location	Existing Spaces
Main car park accessed via Currajong Street	37 spaces
Main car park accessed via Goondi Street	16 spaces
Car park accessed via Goondi Street (southern boundary)	24 spaces
TOTAL Existing	77 spaces

Note: 2 minibus spaces are also provided near the southern boundary (not included in the above total). Parking associated with 45 Currajong Street is not included as they are not currently utilised by the school.

The proposed changes to parking will result in the totals summarised in Table 2.

Table 2 Proposed Parking Provision

Location	Proposed Spaces	Change
Main car park accessed via Currajong Street	37 spaces	0
Main car park accessed via Goondi Street	16 spaces	0
Car park accessed via Goondi Street (southern boundary)	28 spaces	+4 spaces
45 Currajong Street (previous residential dwelling)	12 spaces	+12 spaces
TOTAL Parking	93 spaces	+16 spaces

5.2 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

> *"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:*
>
> *(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;*
>
> *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
>
> *(c) the site is subject to Clause C2.5.5; or*
>
> *(d) it relates to an intensification of an existing use or development or a change of use where:*
>
> *(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 the proposed use or development, in which case no additional on-site car parking is required; or*
>
> *(ii) 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:*
>
> *N = A + (C- B)*
>
> *N = Number of on-site car parking spaces required*
>
> *A = Number of existing on site car parking spaces*
>
> *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1*
>
> *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".*

The school currently has 145 staff and provides a total of 77 spaces. The increase in parking is shown in Figure 1 (which includes parking in the Goondi Street car park, Currajong Street car park, and 45 Currajong Street). The staff numbers are forecast to increase to 155 as a result of future development within the school.

Table C2.1 requires the provision of '*1 space per employee + 1 space per 6 tertiary education students'*. For '*Education and Occasional Care*' land use. This results in a requirement for:

Existing use, B = 145 spaces

Proposed use, C = 155 spaces

The Acceptable Solution therefore requires:

N = 77 + (155 – 145) = 87 spaces

The minimum increase in parking for the site would therefore be 10 spaces. The provision of 16 additional spaces therefore satisfies the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme. The increase provides flexibility to accommodate future growth of the school.

5.3 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"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;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(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;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".

The car parking layout associated with the new car parking additions is assessed in the following sections.

5.3.1 Gradient

Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

i. Longer than 20 metres – 1 in 5 (20%) maximum.

ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The driveway grades associated with 45 Currajong Street, as well as the southern access on Goondi Street are effectively level and therefore complies with AS2890.1 requirements.

Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

All proposed parking spaces comply with the requirements of AS2890.1.

5.3.2 Parking Dimensions & Manoeuvring Width

45 Currajong Street

The proposed parking at 45 Currajong Street comprises of 90-degree spaces that will be utilised by staff.

AS2890.1 define the parking as User Class 1A (residential, domestic and staff parking). User Class 1A requires the following 90-degree parking dimensions:

- Space width 2.4 metres
- Space length 5.4 metres
- Aisle width 5.8 metres

All parking spaces comply with AS2890.1 requirements, noting that the aisle width and space width exceeds minimum dimensions.

Goondi Street

An additional 4 parallel parking spaces are proposed that are accessed via Goondi Street. Parallel parking spaces require the following dimensions:

- End space length 5.4 metres
- Mid space length 6.2 metres
- Space width 2.1 metres

All spaces comply with AS2890.1 requirements.

5.3.3 AS2890.1 Assessment Summary

The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The Acceptable Solution A1 of Clause C2.6.2 of the Planning Scheme is satisfied.

6. Conclusions

This traffic impact assessment investigated the traffic and parking impacts of the proposed amalgamation of 45 Currajong Street into the MacKillop College site.

The key findings of the TIA are summarised as follows:

- The proposed development involves the amalgamation of two adjacent properties into the school site. The residential dwelling at 45 Currajong Street will be repurposed for school use. The property at 43 Currajong Street was formally the school uniform shop (operated separately from the school and has since relocated) will be amalgamated, but existing parking and access will be removed from the site.
- The development will increase on-site parking from 77 spaces to 93 spaces, a net increase of 16 spaces. This comprises 12 spaces at 45 Currajong Street, and 4 additional spaces near the southern boundary.
- The additional parking will accommodate an increase in staff numbers from 145 to 155 and provides flexibility for future growth of the school.
- The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme requires a minimum increase of 10 spaces. The provision of 21 additional spaces satisfies this requirement.
- All site accesses satisfy the Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme with respect to traffic generation thresholds.
- The car parking layout satisfies the requirements of AS2890.1 and the Acceptable Solution A1 of Clause C2.6.2 of the Planning Scheme.
- No adverse traffic efficiency, pedestrian safety, or road safety impacts are anticipated.

Based on the findings of this report, the proposed development is supported on traffic and parking grounds.

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