

# 11 Spring Farm Lane, Kingston

Planning scheme amendment

era

Document Set ID: 4732657  
Version: 1, Version Date: 27/02/2026

Final | February 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

---

Era Advisory Pty Ltd

---

ABN 21 681 443 103

---

Level 1, 125A Elizabeth St Hobart 7000  
(03) 6165 0443

---

[enquiries@era-advisory.com.au](mailto:enquiries@era-advisory.com.au)  
[era-advisory.com.au](http://era-advisory.com.au)

---

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited

---

Client	Tipalea Private No.27 Pty Ltd
--------	-------------------------------

---

Document version	Final
------------------	-------

---

Date	25 February 2026
------	------------------

---

Author	Mark O'Brien
--------	--------------

---

Reviewer	Emma Riley
----------	------------

---

Job number	2223-070
------------	----------

# Contents

<b>1</b>	<b>Introduction</b>	<b>2</b>
1.1	Purpose of the report	2
1.2	Title details	2
1.3	Enquiries	2
<b>2</b>	<b>Site and surrounds</b>	<b>3</b>
2.1	The site	3
<b>3</b>	<b>The draft amendment</b>	<b>5</b>
3.1	Draft amendment	5
3.2	Reason for the draft amendment	6
<b>4</b>	<b>Assessment of planning scheme amendment</b>	<b>7</b>
4.1	Requirements of the Act	7
4.2	Assessment against Section 20(1)(a) – schedule 1 objectives	8
4.3	Assessment against Section 20(1)(b), and (e) – state policy	10
4.3.1	State Policy on the Protection of Agricultural Land 2009	10
4.3.2	State Policy on Water Quality Management 1997	10
4.3.3	State Coastal Policy 1996	10
4.3.4	National Environmental Protection Measures	10
4.3.5	Gas Pipelines Act 2000	11
4.4	Assessment against Section 20(1)(d) – Council strategic plan	11
4.5	Assessment against Section 30O(1) – regional land use strategy	11
4.6	Assessment against Section 32(1)(e) – land use conflict	12
4.7	Assessment against Section 32(1)(ea)	12
4.8	Assessment against Section 32(1)(f) – regional scale impact	12
4.9	Assessment against Section 32(2)	12
<b>5</b>	<b>Conclusion</b>	<b>13</b>
<b>Appendix A</b>	<b>Title documents</b>	
<b>Appendix B</b>	<b>Planning permit and approved plans for Spring Farm Village</b>	
<b>Appendix C</b>	<b>Aboriginal heritage permit for Spring Farm Village</b>	

# 1 Introduction

## 1.1 Purpose of the report

Era Advisory (Era) has been engaged to request an amendment to the Kingborough Interim Planning Scheme 2015 (planning scheme) pursuant to section 33 of the *Land Use Planning and Approvals Act 1993* (the Act)<sup>1</sup>.

This report forms the basis of the amendment application and has been prepared considering the provisions of the planning scheme, the requirements of the Act, and other relevant strategic documents.

## 1.2 Title details

The draft amendment relates to land at 11 Spring Farm Lane, Kingston, with title reference 189699/1. The land is owned by Tipalea Private No.27 Pty Ltd. Title documents are provided in Appendix A.

Pursuant to Section 33 of the Act, the landowner's written permission for the making of this application has been provided and is available separately to this report

## 1.3 Enquiries

Enquiries relating to this report can be directed to Monica Cameron, Principal Planner, on (03) 6165 0443 or at [monica@era-advisory.com.au](mailto:monica@era-advisory.com.au).

---

<sup>1</sup> References in this document to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the former provisions of the Act as defined in Section 2 of Schedule 6 – Savings and transitional provisions of the Act.

# 2 Site and surrounds

## 2.1 The site

The site is at 11 Spring Farm Lane, Kingston, with title reference 189699/1. The site is approximately 2.55 ha and comprises the Spring Farm Village shopping centre. Planning and building approvals have been granted for the shopping centre, which is under construction. A copy of the approved plans is in Appendix B, and an extract of the approved site plan is in Figure 1.

Zoning for the site and surrounds is shown in Figure 2.



Figure 1 Approved site plan for Spring Farm Village shopping centre



Figure 2 Existing zones and overlays for site and surrounds (Commercial Zone is purple, Utilities Zone is yellow, Environmental Management Zone is green, and residential zones are red)

# 3 The draft amendment

## 3.1 Draft amendment

The draft amendment seeks a planning scheme amendment for a rezoning and site-specific qualification at the Spring Farm Village shopping centre, which is currently under construction. Specifically, the proposal seeks to rezone land from the Utilities Zone and Environmental Management Zone to the Commercial Zone, to ensure that all of the shopping centre area is in the Commercial Zone as shown in Figure 3 and Figure 4.

The site-specific qualification is achieved by amending the use table at Clause 23.2 of the Kingborough Interim Planning Scheme 2015 to include as a discretionary use per the following:

Use Class	Qualification
Hotel Industry	Only if a bottle shop located at 11 Spring Farm Lane, Kingston (189699/1)

No other changes are proposed to the zone and code provisions.

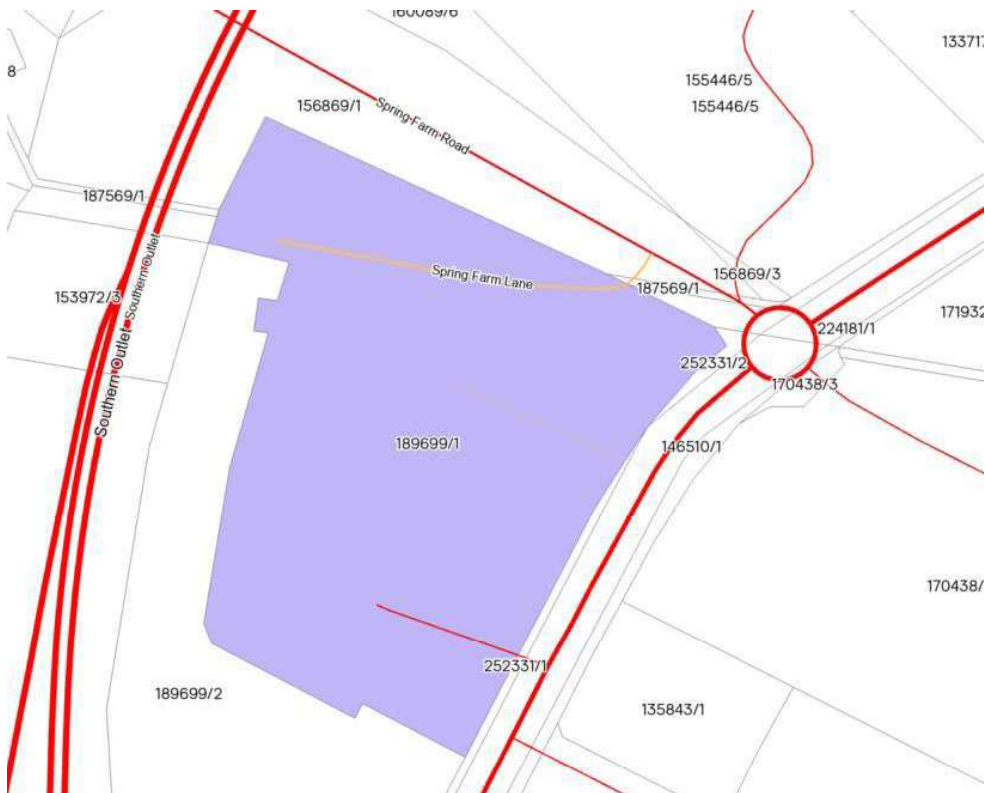


Figure 3 Proposed Commercial zone for Spring Farm Village (source: Esk Spatial)

### 3.2 Reason for the draft amendment

The draft amendment seeks to rezone land from the Utilities Zone and Environmental Management Zone to the Commercial Zone, to ensure that all of the shopping centre site is in the Commercial Zone. Currently, the site is split zoned as a result of historic title and ownership arrangements, which have recently been resolved with Council selling the redundant area of road. Having the entire shopping centre under a single zone intended for its purpose provides for orderly planning. The proposed rezoning is depicted in Figure 4.

The proposed site-specific qualification enables a bottle shop as a discretionary use on the site. A bottle shop is part of the hotel industry use class, which is prohibited in the Commercial Zone in the planning scheme. However, a bottle shop is part of the general retail and hire use class in the State Planning Provisions of the Tasmanian Planning Scheme (TPS), which is discretionary in the Commercial Zone. Therefore, the proposed SSQ seeks to bring forward a use that will become permissible under the TPS.



Figure 4 Proposed zoning

# 4 Assessment of planning scheme amendment

## 4.1 Requirements of the Act

This planning scheme amendment request is made under Section 33 of the Act.<sup>1</sup> The following assessment parameters are relevant to the proposal:

### *Section 20*

*(1) An amendment must ...*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) [not applicable]*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

### *Section 30O*

*(1) An amendment is as far as practicable consistent with the regional land use strategy*

### *Section 32*

*(1) A draft amendment of a planning scheme ...*

*(a) – (d) [not applicable]*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O ; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

## 4.2 Assessment against Section 20(1)(a) – schedule 1 objectives

Section 20(1)(a) requires that the amendment furthers the objective of the resource management and planning system set out in Schedule 1 of the Act. An assessment of the proposal against these objectives is provided in Table 1.

Table 1 - Assessment against objective of the Act

Part 1 Objective	Response
<b>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</b>	The land subject to the amendment is existing urban land, with an approved shopping centre under construction. Natural values in the adjoining Environmental Management Zone land are in the biodiversity protection area overlay and will continue to be protected through the prevailing zone and code provisions. In addition, these values have been further protected in perpetuity by a Part 5 Agreement and the transfer of that land to Council as part of the planning permit for the shopping centre development.
<b>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</b>	The proposed rezoning will ensure that the entire shopping centre is in the Commercial Zone, rather than its current split zoning. This will provide for more fair and orderly development and addresses an anomaly given the closure of the redundant road and its transfer to private ownership.
<b>(c) to encourage public involvement in resource management and planning</b>	This objective is achieved through the legislative process. The draft amendment will be placed on public exhibition for a formal comment period. Representors will be provided the opportunity to provide additional input during a public hearing process.
<b>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</b>	The proposed amendment allows a wider variety of commercial uses to be permissible in the shopping centre, which will directly contribute to the economic development of the area and serve the local community without impacting on natural values.
<b>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</b>	The proposed amendment represents a process of shared responsibility between State government, local government, the development industry and the community. All relevant bodies will be consulted as part of the planning approval process.
Part 2 Objective	Response
<b>(a) to require sound strategic planning and co-ordinated action by State and local government</b>	The site contains the under construction Spring Farm Village shopping centre, which was subject to previous planning approvals in accordance with sound strategic planning. The proposed amendment will not expand the footprint or scale of the shopping centre. Rather, the rezoning element will ensure that all land is contained in a single zone, tidying up an anomaly that is currently preventing onsite parking in some areas of the site. The SSQ element will ensure that a bottle shop is a permissible use in the zone, which will reflect the strategic intent in the State Planning Provisions for such use to be permissible in the Commercial Zone.

---

**(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land**

The proposal does not affect the attainment of this objective. The proposed amendment does not seek any change to the zone and code provisions. This system of planning instruments is enabled by the Act and will allow for future development of the site to be considered against the provisions of the planning scheme.

---

**(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land**

As indicated in the responses to Part 1 (a) through (d) above, future development of the site will contribute positively to the economic and social fabric of the municipality without introducing unmitigated environmental impacts. This is primarily achieved through the application of the prevailing zone and code provisions of the planning scheme during subsequent development stages.

---

**(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels**

The proposal does not affect the attainment of this objective.

---

**(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals**

The proposal does not affect the attainment of this objective.

---

**(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation**

The proposed amendment contributes towards the shopping centre's ability to provide for the needs of the community. Consolidating various retail needs into a shopping centre format enables a pleasant and efficient shopping experience. Providing reasonable access to services is an important part of promoting well-being.

---

**(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value**

The site has not been identified as having historic heritage values. Aboriginal heritage values have previously been identified on the site and the adjoining land in the Environmental Management Zone. As part of the planning and building approvals for Spring Farm Village shopping centre, Aboriginal heritage assessments were completed by Cultural Heritage Management Australia, and the relevant permits have been obtained pursuant to the requirements of the *Aboriginal Heritage Act 1975*; see Appendix C. The proposed planning scheme amendment will result in no material change to the existing approved development on the land. Therefore, no impacts on heritage values will result from the proposal.

---

**(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.**

Roads, water, sewer, stormwater, gas, and electricity supply is protected and provided for in typical development assessment processes under legislation including but not limited to the *Land Use Planning and Approvals Act 1993*, *Water and Sewerage Industry Act 2008*, *Urban Drainage Act 2013*, and *Gas Pipelines Act 2000*. That is, the planning scheme amendment process itself will not affect the attainment of this objective given the significant legislative framework in place to protect and provide for public infrastructure throughout various stages of the development process.

Spring Farm Lane previously traversed the site, which was a public road in the Utilities Zone. However, this land has recently been disposed by Council and sold to the

---

currently landowner to for the purposes of developing Spring Farm Village. Therefore, noting that the public road is no longer required and the shopping centre approved, the proposal to rezone from the Utilities Zone to the Commercial Zone provides for coordinated and orderly planning.

In summary, planning and building permits have been issued for the shopping centre in accordance with this legislative framework, and the proposed rezoning will not impact on the public road network.

---

**(i) to provide a planning framework which fully considers land capability.**

The proposal does not affect the attainment of this objective. The site is not productive land capable of being used for rural or agricultural pursuits.

## 4.3 Assessment against Section 20(1)(b), and (e) – state policy

Section 20(1)(b) and (e) requires that the amendment be consistent with each State policy and the Gas Pipelines Act 2000. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. The National Environmental Protection Measures are also taken as State policy for the purposes of this assessment. The relevance of these policies to the proposed scheme amendment are addressed below.

### 4.3.1 State Policy on the Protection of Agricultural Land 2009

This policy is not relevant to the proposed amendment. The site is already zoned for non-agricultural purposes and is not in proximity to agricultural land.

### 4.3.2 State Policy on Water Quality Management 1997

The site has access to full reticulated services, including stormwater. Council's building and plumbing permit processes will manage stormwater flows in accordance with the *Urban Drainage Act 2013* and relevant Council policies. It is considered that these existing provisions are adequate for this site to ensure future works are compliant with the State policy.

### 4.3.3 State Coastal Policy 1996

The site is more than 1 km from the coast. Therefore, this policy is not applicable.

### 4.3.4 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline objectives and protections for aspects of the environment. Section 12A of the State Policies and Projects Act 1993 empowers NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with ambient air quality, air toxins, assessment of site contamination, diesel vehicle emissions, movement of controlled waste between states and territories, national pollutant inventory, and used packaging materials.

The site is not identified as potentially contaminated, and the proposal does not involve any potential use or development that require environmental considerations under the NEPMs.

### 4.3.5 Gas Pipelines Act 2000

The site is not affected by a gas pipeline. Therefore, this requirement is not applicable.

## 4.4 Assessment against Section 20(1)(d) – Council strategic plan

Section 20(1)(d) of the Act requires the amendment to have regard to the Kingborough Council Strategic Plan 2020-2025. The plan provides the direction for the future delivery of Council services, to influence the quality of life for residents and businesses. The plan is based on key priorities to support a safe, healthy and connected community, to deliver quality infrastructure and services, and to sustain the natural environment whilst facilitating development. The proposed amendment furthers these priorities, contributing directly with quality services on existing commercial land.

## 4.5 Assessment against Section 30O(1) – regional land use strategy

Section 30O(1) requires the amendment, as far as practicable, to be consistent with the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS). The STRLUS guides the planning direction for the region and provides a critical link between State and local strategic planning. It sets out the strategy and policy basis to facilitate and manage change, growth, and development.

The STRLUS includes a suite of land use planning policies that are intended to guide decision making by State and local government including through the planning scheme amendment process. They outline how the strategic outcomes will be achieved. The STRLUS includes regional policies of relevance to the proposed amendment, including policies for activity centres.

An assessment of the proposed amendment against the relevant regional policies is provided below. The assessment approach considers the STRLUS as a holistic document and balances the draft amendment against all policies. Individual policies and actions are not taken as absolute requirements.

### Regional policies for physical infrastructure

*PI 1 – Maximise the efficiency of existing physical infrastructure*

### Regional policies for land use and transport integration

*LUTI 1 – Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*

### Regional policies for activity centres

*AC 1 – Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*

The proposed amendment will enable an additional use class on the site, being hotel industry for a bottle shop. Allowing for a wider variety of uses in the existing shopping centre will optimise the efficiency of existing physical infrastructure by eliminating the need for out of centre development, and improve land use and transport integration by optimising use and development in proximity to the existing transport network.

Spring Farm Village shopping centre is a neighbourhood centre scale in the activity centre hierarchy. The introduction of a single additional use class into a newly establishing neighbourhood centre, without any associated increase in floor space, will also have no impact on the activity centre hierarchy.

## **4.6 Assessment against Section 32(1)(e) – land use conflict**

Section 32(1)(e) requires the amendment, as far as practicable, avoid the potential for land use conflicts with adjacent land. Land adjacent to the site is in the Commercial Zone to the north and east, and both the Utilities Zone and Environmental Management Zone to the west and south. There are no land use conflicts between the adjacent land and the potential non-residential use on the site. Spring Farm Village is already approved for a variety of non-residential uses.

## **4.7 Assessment against Section 32(1)(ea)**

Section 32(1)(ea) requires the amendment to not conflict with Section 300 of the Act. Refer to Section 4.5 of this report for assessment against Section 300(1) of the Act. The proposed amendment is consistent with the regional land use strategy.

## **4.8 Assessment against Section 32(1)(f) – regional scale impact**

Section 32(1)(f) of the Act requires consideration of any regional scale impact that potential use and development could have because of the amendment. Assessment against regional scale impacts is provided in Sections 4.2, 4.3, and 4.5 of this report. In summary, the minor scale of the changes to the approved Spring Farm Village will not result in regional impacts.

## **4.9 Assessment against Section 32(2)**

Section 32(2) of the Act requires that Sections 20(2) to 20(9) of the Act apply to the amendment in the same manner as they apply to planning schemes. The proposed amendment seeks a rezoning and SSQ without change to the underlying planning scheme provisions. This will have no impact on the existing legislative operations relevant to assessment in Section 32(2) of the Act.

# 5 Conclusion

The proposal seeks a rezoning and site-specific qualification at Spring Farm Village shopping centre. The rezoning will resolve an issue with split zoning that has resulted from now superseded title anomalies on the site. Specifically, from a section of Council road reservation that is no longer required and has been transferred to private ownership. Rezoning will ensure that all of the shopping centre is in the Commercial Zone. The site-specific qualification will enable the Hotel Industry use for a bottle shop as a discretionary use on the site. A bottle shop is a discretionary use in the Commercial Zone of the State Planning Provisions in the upcoming Tasmanian Planning Scheme. Therefore, the proposal will bring forward a use that will otherwise become permissible when the planning scheme transitions to the Tasmania Planning Scheme.

The proposed amendment has been assessed against the requirements of the *Land Use Planning and Approvals Act 1993*. Based on the supporting information provided in this report, it is submitted that there is sufficient justification to support the case for an amendment as proposed. Notably, the rezoning allows for the orderly development of unconstrained commercial land that meets the needs of the community without distorting the activity centre hierarchy nor introducing land use conflict with the adjacent use.

The proposed amendment meets the legislative requirements and is recommended for approval.

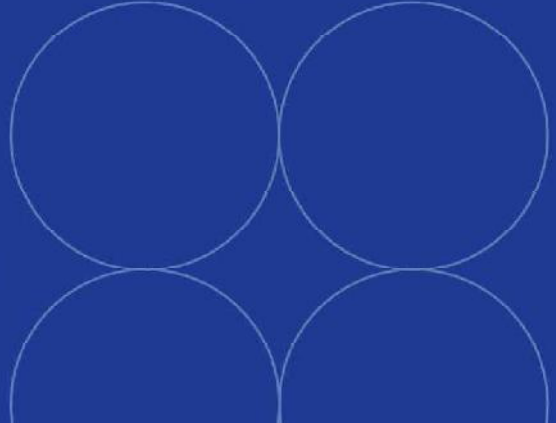
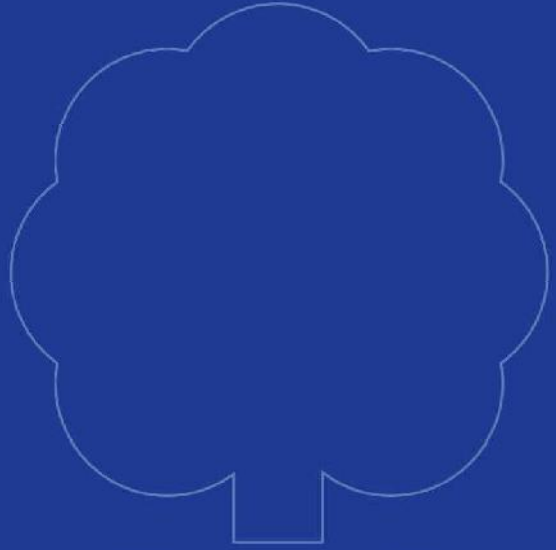
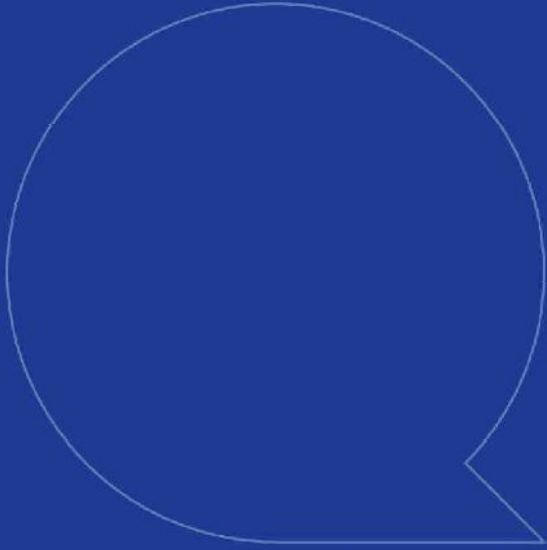
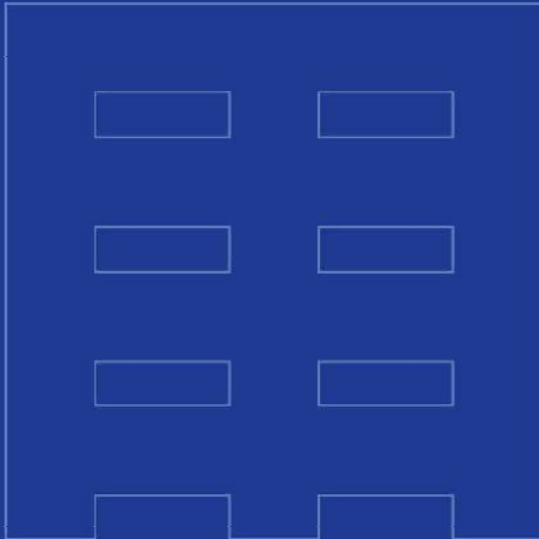
# Appendix A Title documents

# Appendix B Planning permit and approved plans for Spring Farm Village

# Appendix C Aboriginal heritage permit for Spring Farm Village

Era Advisory  
Level 1, 125A Elizabeth St  
Hobart 7000

(03) 6165 0443  
[enquiries@era-advisory.com.au](mailto:enquiries@era-advisory.com.au)  
[era-advisory.com.au](http://era-advisory.com.au)



**era**

# 11 Spring Farm Lane, Kingston

Planning scheme amendment

era

Document Set ID: 4732657  
Version: 1, Version Date: 27/02/2026

Final | February 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

---

Era Advisory Pty Ltd

---

ABN 21 681 443 103

---

Level 1, 125A Elizabeth St Hobart 7000  
(03) 6165 0443

---

[enquiries@era-advisory.com.au](mailto:enquiries@era-advisory.com.au)  
[era-advisory.com.au](http://era-advisory.com.au)

---

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited

---

Client	Tipalea Private No.27 Pty Ltd
--------	-------------------------------

---

Document version	Final
------------------	-------

---

Date	25 February 2026
------	------------------

---

Author	Mark O'Brien
--------	--------------

---

Reviewer	Emma Riley
----------	------------

---

Job number	2223-070
------------	----------

# Contents

<b>1</b>	<b>Introduction</b>	<b>2</b>
1.1	Purpose of the report	2
1.2	Title details	2
1.3	Enquiries	2
<b>2</b>	<b>Site and surrounds</b>	<b>3</b>
2.1	The site	3
<b>3</b>	<b>The draft amendment</b>	<b>5</b>
3.1	Draft amendment	5
3.2	Reason for the draft amendment	6
<b>4</b>	<b>Assessment of planning scheme amendment</b>	<b>7</b>
4.1	Requirements of the Act	7
4.2	Assessment against Section 20(1)(a) – schedule 1 objectives	8
4.3	Assessment against Section 20(1)(b), and (e) – state policy	10
4.3.1	State Policy on the Protection of Agricultural Land 2009	10
4.3.2	State Policy on Water Quality Management 1997	10
4.3.3	State Coastal Policy 1996	10
4.3.4	National Environmental Protection Measures	10
4.3.5	Gas Pipelines Act 2000	11
4.4	Assessment against Section 20(1)(d) – Council strategic plan	11
4.5	Assessment against Section 30O(1) – regional land use strategy	11
4.6	Assessment against Section 32(1)(e) – land use conflict	12
4.7	Assessment against Section 32(1)(ea)	12
4.8	Assessment against Section 32(1)(f) – regional scale impact	12
4.9	Assessment against Section 32(2)	12
<b>5</b>	<b>Conclusion</b>	<b>13</b>
<b>Appendix A</b>	<b>Title documents</b>	
<b>Appendix B</b>	<b>Planning permit and approved plans for Spring Farm Village</b>	
<b>Appendix C</b>	<b>Aboriginal heritage permit for Spring Farm Village</b>	

# 1 Introduction

## 1.1 Purpose of the report

Era Advisory (Era) has been engaged to request an amendment to the Kingborough Interim Planning Scheme 2015 (planning scheme) pursuant to section 33 of the *Land Use Planning and Approvals Act 1993* (the Act)<sup>1</sup>.

This report forms the basis of the amendment application and has been prepared considering the provisions of the planning scheme, the requirements of the Act, and other relevant strategic documents.

## 1.2 Title details

The draft amendment relates to land at 11 Spring Farm Lane, Kingston, with title reference 189699/1. The land is owned by Tipalea Private No.27 Pty Ltd. Title documents are provided in Appendix A.

Pursuant to Section 33 of the Act, the landowner's written permission for the making of this application has been provided and is available separately to this report

## 1.3 Enquiries

Enquiries relating to this report can be directed to Monica Cameron, Principal Planner, on (03) 6165 0443 or at [monica@era-advisory.com.au](mailto:monica@era-advisory.com.au).

---

<sup>1</sup> References in this document to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the former provisions of the Act as defined in Section 2 of Schedule 6 – Savings and transitional provisions of the Act.

# 2 Site and surrounds

## 2.1 The site

The site is at 11 Spring Farm Lane, Kingston, with title reference 189699/1. The site is approximately 2.55 ha and comprises the Spring Farm Village shopping centre. Planning and building approvals have been granted for the shopping centre, which is under construction. A copy of the approved plans is in Appendix B, and an extract of the approved site plan is in Figure 1.

Zoning for the site and surrounds is shown in Figure 2.



Figure 1 Approved site plan for Spring Farm Village shopping centre



Figure 2 Existing zones and overlays for site and surrounds (Commercial Zone is purple, Utilities Zone is yellow, Environmental Management Zone is green, and residential zones are red)

# 3 The draft amendment

## 3.1 Draft amendment

The draft amendment seeks a planning scheme amendment for a rezoning and site-specific qualification at the Spring Farm Village shopping centre, which is currently under construction. Specifically, the proposal seeks to rezone land from the Utilities Zone and Environmental Management Zone to the Commercial Zone, to ensure that all of the shopping centre area is in the Commercial Zone as shown in Figure 3 and Figure 4.

The site-specific qualification is achieved by amending the use table at Clause 23.2 of the Kingborough Interim Planning Scheme 2015 to include as a discretionary use per the following:

Use Class	Qualification
Hotel Industry	Only if a bottle shop located at 11 Spring Farm Lane, Kingston (189699/1)

No other changes are proposed to the zone and code provisions.

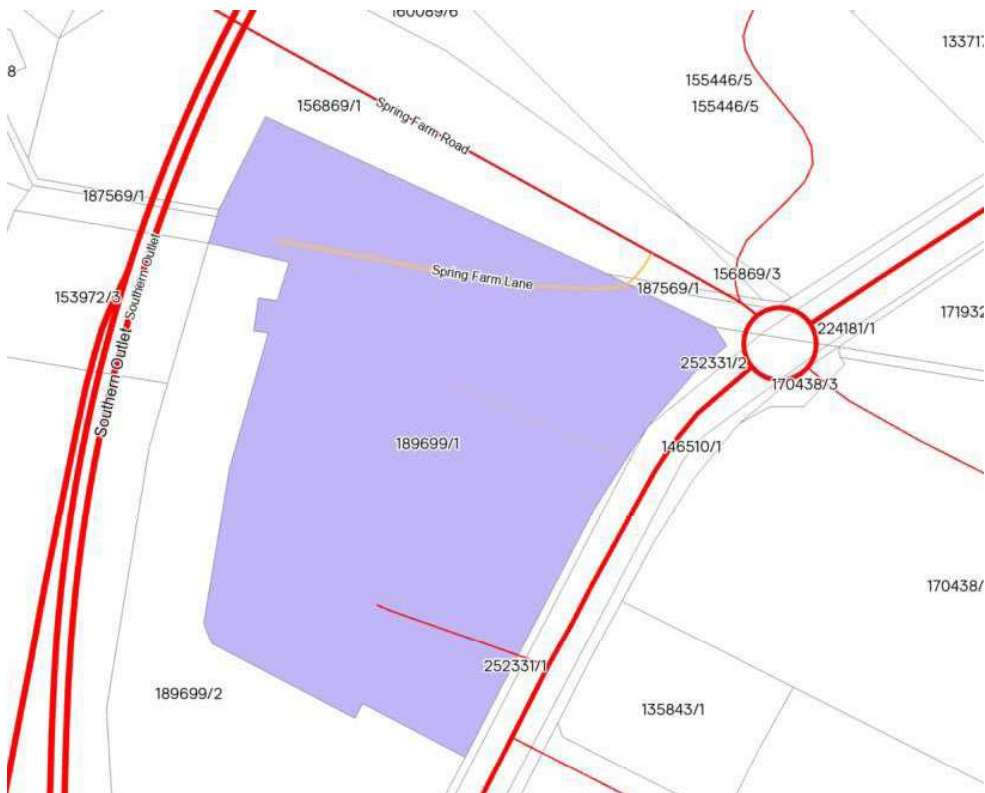


Figure 3 Proposed Commercial zone for Spring Farm Village (source: Esk Spatial)

### 3.2 Reason for the draft amendment

The draft amendment seeks to rezone land from the Utilities Zone and Environmental Management Zone to the Commercial Zone, to ensure that all of the shopping centre site is in the Commercial Zone. Currently, the site is split zoned as a result of historic title and ownership arrangements, which have recently been resolved with Council selling the redundant area of road. Having the entire shopping centre under a single zone intended for its purpose provides for orderly planning. The proposed rezoning is depicted in Figure 4.

The proposed site-specific qualification enables a bottle shop as a discretionary use on the site. A bottle shop is part of the hotel industry use class, which is prohibited in the Commercial Zone in the planning scheme. However, a bottle shop is part of the general retail and hire use class in the State Planning Provisions of the Tasmanian Planning Scheme (TPS), which is discretionary in the Commercial Zone. Therefore, the proposed SSQ seeks to bring forward a use that will become permissible under the TPS.



Figure 4 Proposed zoning

# 4 Assessment of planning scheme amendment

## 4.1 Requirements of the Act

This planning scheme amendment request is made under Section 33 of the Act.<sup>1</sup> The following assessment parameters are relevant to the proposal:

### *Section 20*

*(1) An amendment must ...*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) [not applicable]*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

### *Section 30O*

*(1) An amendment is as far as practicable consistent with the regional land use strategy*

### *Section 32*

*(1) A draft amendment of a planning scheme ...*

*(a) – (d) [not applicable]*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O ; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

## 4.2 Assessment against Section 20(1)(a) – schedule 1 objectives

Section 20(1)(a) requires that the amendment furthers the objective of the resource management and planning system set out in Schedule 1 of the Act. An assessment of the proposal against these objectives is provided in Table 1.

Table 1 - Assessment against objective of the Act

Part 1 Objective	Response
<b>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</b>	The land subject to the amendment is existing urban land, with an approved shopping centre under construction. Natural values in the adjoining Environmental Management Zone land are in the biodiversity protection area overlay and will continue to be protected through the prevailing zone and code provisions. In addition, these values have been further protected in perpetuity by a Part 5 Agreement and the transfer of that land to Council as part of the planning permit for the shopping centre development.
<b>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</b>	The proposed rezoning will ensure that the entire shopping centre is in the Commercial Zone, rather than its current split zoning. This will provide for more fair and orderly development and addresses an anomaly given the closure of the redundant road and its transfer to private ownership.
<b>(c) to encourage public involvement in resource management and planning</b>	This objective is achieved through the legislative process. The draft amendment will be placed on public exhibition for a formal comment period. Representors will be provided the opportunity to provide additional input during a public hearing process.
<b>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</b>	The proposed amendment allows a wider variety of commercial uses to be permissible in the shopping centre, which will directly contribute to the economic development of the area and serve the local community without impacting on natural values.
<b>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</b>	The proposed amendment represents a process of shared responsibility between State government, local government, the development industry and the community. All relevant bodies will be consulted as part of the planning approval process.
Part 2 Objective	Response
<b>(a) to require sound strategic planning and co-ordinated action by State and local government</b>	The site contains the under construction Spring Farm Village shopping centre, which was subject to previous planning approvals in accordance with sound strategic planning. The proposed amendment will not expand the footprint or scale of the shopping centre. Rather, the rezoning element will ensure that all land is contained in a single zone, tidying up an anomaly that is currently preventing onsite parking in some areas of the site. The SSQ element will ensure that a bottle shop is a permissible use in the zone, which will reflect the strategic intent in the State Planning Provisions for such use to be permissible in the Commercial Zone.

---

**(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land**

The proposal does not affect the attainment of this objective. The proposed amendment does not seek any change to the zone and code provisions. This system of planning instruments is enabled by the Act and will allow for future development of the site to be considered against the provisions of the planning scheme.

---

**(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land**

As indicated in the responses to Part 1 (a) through (d) above, future development of the site will contribute positively to the economic and social fabric of the municipality without introducing unmitigated environmental impacts. This is primarily achieved through the application of the prevailing zone and code provisions of the planning scheme during subsequent development stages.

---

**(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels**

The proposal does not affect the attainment of this objective.

---

**(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals**

The proposal does not affect the attainment of this objective.

---

**(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation**

The proposed amendment contributes towards the shopping centre's ability to provide for the needs of the community. Consolidating various retail needs into a shopping centre format enables a pleasant and efficient shopping experience. Providing reasonable access to services is an important part of promoting well-being.

---

**(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value**

The site has not been identified as having historic heritage values. Aboriginal heritage values have previously been identified on the site and the adjoining land in the Environmental Management Zone. As part of the planning and building approvals for Spring Farm Village shopping centre, Aboriginal heritage assessments were completed by Cultural Heritage Management Australia, and the relevant permits have been obtained pursuant to the requirements of the *Aboriginal Heritage Act 1975*; see Appendix C. The proposed planning scheme amendment will result in no material change to the existing approved development on the land. Therefore, no impacts on heritage values will result from the proposal.

---

**(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.**

Roads, water, sewer, stormwater, gas, and electricity supply is protected and provided for in typical development assessment processes under legislation including but not limited to the *Land Use Planning and Approvals Act 1993*, *Water and Sewerage Industry Act 2008*, *Urban Drainage Act 2013*, and *Gas Pipelines Act 2000*. That is, the planning scheme amendment process itself will not affect the attainment of this objective given the significant legislative framework in place to protect and provide for public infrastructure throughout various stages of the development process.

Spring Farm Lane previously traversed the site, which was a public road in the Utilities Zone. However, this land has recently been disposed by Council and sold to the

---

currently landowner to for the purposes of developing Spring Farm Village. Therefore, noting that the public road is no longer required and the shopping centre approved, the proposal to rezone from the Utilities Zone to the Commercial Zone provides for coordinated and orderly planning.

In summary, planning and building permits have been issued for the shopping centre in accordance with this legislative framework, and the proposed rezoning will not impact on the public road network.

---

**(i) to provide a planning framework which fully considers land capability.**

The proposal does not affect the attainment of this objective. The site is not productive land capable of being used for rural or agricultural pursuits.

## 4.3 Assessment against Section 20(1)(b), and (e) – state policy

Section 20(1)(b) and (e) requires that the amendment be consistent with each State policy and the Gas Pipelines Act 2000. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. The National Environmental Protection Measures are also taken as State policy for the purposes of this assessment. The relevance of these policies to the proposed scheme amendment are addressed below.

### 4.3.1 State Policy on the Protection of Agricultural Land 2009

This policy is not relevant to the proposed amendment. The site is already zoned for non-agricultural purposes and is not in proximity to agricultural land.

### 4.3.2 State Policy on Water Quality Management 1997

The site has access to full reticulated services, including stormwater. Council's building and plumbing permit processes will manage stormwater flows in accordance with the *Urban Drainage Act 2013* and relevant Council policies. It is considered that these existing provisions are adequate for this site to ensure future works are compliant with the State policy.

### 4.3.3 State Coastal Policy 1996

The site is more than 1 km from the coast. Therefore, this policy is not applicable.

### 4.3.4 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline objectives and protections for aspects of the environment. Section 12A of the State Policies and Projects Act 1993 empowers NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with ambient air quality, air toxins, assessment of site contamination, diesel vehicle emissions, movement of controlled waste between states and territories, national pollutant inventory, and used packaging materials.

The site is not identified as potentially contaminated, and the proposal does not involve any potential use or development that require environmental considerations under the NEPMs.

### 4.3.5 Gas Pipelines Act 2000

The site is not affected by a gas pipeline. Therefore, this requirement is not applicable.

## 4.4 Assessment against Section 20(1)(d) – Council strategic plan

Section 20(1)(d) of the Act requires the amendment to have regard to the Kingborough Council Strategic Plan 2020-2025. The plan provides the direction for the future delivery of Council services, to influence the quality of life for residents and businesses. The plan is based on key priorities to support a safe, healthy and connected community, to deliver quality infrastructure and services, and to sustain the natural environment whilst facilitating development. The proposed amendment furthers these priorities, contributing directly with quality services on existing commercial land.

## 4.5 Assessment against Section 30O(1) – regional land use strategy

Section 30O(1) requires the amendment, as far as practicable, to be consistent with the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS). The STRLUS guides the planning direction for the region and provides a critical link between State and local strategic planning. It sets out the strategy and policy basis to facilitate and manage change, growth, and development.

The STRLUS includes a suite of land use planning policies that are intended to guide decision making by State and local government including through the planning scheme amendment process. They outline how the strategic outcomes will be achieved. The STRLUS includes regional policies of relevance to the proposed amendment, including policies for activity centres.

An assessment of the proposed amendment against the relevant regional policies is provided below. The assessment approach considers the STRLUS as a holistic document and balances the draft amendment against all policies. Individual policies and actions are not taken as absolute requirements.

### Regional policies for physical infrastructure

*PI 1 – Maximise the efficiency of existing physical infrastructure*

### Regional policies for land use and transport integration

*LUTI 1 – Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*

### Regional policies for activity centres

*AC 1 – Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*

The proposed amendment will enable an additional use class on the site, being hotel industry for a bottle shop. Allowing for a wider variety of uses in the existing shopping centre will optimise the efficiency of existing physical infrastructure by eliminating the need for out of centre development, and improve land use and transport integration by optimising use and development in proximity to the existing transport network.

Spring Farm Village shopping centre is a neighbourhood centre scale in the activity centre hierarchy. The introduction of a single additional use class into a newly establishing neighbourhood centre, without any associated increase in floor space, will also have no impact on the activity centre hierarchy.

## **4.6 Assessment against Section 32(1)(e) – land use conflict**

Section 32(1)(e) requires the amendment, as far as practicable, avoid the potential for land use conflicts with adjacent land. Land adjacent to the site is in the Commercial Zone to the north and east, and both the Utilities Zone and Environmental Management Zone to the west and south. There are no land use conflicts between the adjacent land and the potential non-residential use on the site. Spring Farm Village is already approved for a variety of non-residential uses.

## **4.7 Assessment against Section 32(1)(ea)**

Section 32(1)(ea) requires the amendment to not conflict with Section 300 of the Act. Refer to Section 4.5 of this report for assessment against Section 300(1) of the Act. The proposed amendment is consistent with the regional land use strategy.

## **4.8 Assessment against Section 32(1)(f) – regional scale impact**

Section 32(1)(f) of the Act requires consideration of any regional scale impact that potential use and development could have because of the amendment. Assessment against regional scale impacts is provided in Sections 4.2, 4.3, and 4.5 of this report. In summary, the minor scale of the changes to the approved Spring Farm Village will not result in regional impacts.

## **4.9 Assessment against Section 32(2)**

Section 32(2) of the Act requires that Sections 20(2) to 20(9) of the Act apply to the amendment in the same manner as they apply to planning schemes. The proposed amendment seeks a rezoning and SSQ without change to the underlying planning scheme provisions. This will have no impact on the existing legislative operations relevant to assessment in Section 32(2) of the Act.

# 5 Conclusion

The proposal seeks a rezoning and site-specific qualification at Spring Farm Village shopping centre. The rezoning will resolve an issue with split zoning that has resulted from now superseded title anomalies on the site. Specifically, from a section of Council road reservation that is no longer required and has been transferred to private ownership. Rezoning will ensure that all of the shopping centre is in the Commercial Zone. The site-specific qualification will enable the Hotel Industry use for a bottle shop as a discretionary use on the site. A bottle shop is a discretionary use in the Commercial Zone of the State Planning Provisions in the upcoming Tasmanian Planning Scheme. Therefore, the proposal will bring forward a use that will otherwise become permissible when the planning scheme transitions to the Tasmania Planning Scheme.

The proposed amendment has been assessed against the requirements of the *Land Use Planning and Approvals Act 1993*. Based on the supporting information provided in this report, it is submitted that there is sufficient justification to support the case for an amendment as proposed. Notably, the rezoning allows for the orderly development of unconstrained commercial land that meets the needs of the community without distorting the activity centre hierarchy nor introducing land use conflict with the adjacent use.

The proposed amendment meets the legislative requirements and is recommended for approval.

# Appendix A Title documents

SEARCH OF TORRENS TITLE

VOLUME 189699	FOLIO 1
EDITION 1	DATE OF ISSUE 20-Feb-2026

SEARCH DATE : 24-Feb-2026

SEARCH TIME : 12.26 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM  
 Lot 1 on Sealed Plan 189699  
 Derivation : Part of 200 Acres Gtd. to J. Baynton, Part of Lot  
 678, 152 Acres Gtd. to Daniel O'Connor and Whole of Lot 1,  
 1706m2 The Crown  
 Prior CTs 62794/3, 62794/4, 160089/6, 164731/100, 164731/101,  
 164731/202, 187415/1 and 187569/1

SCHEDULE 1

N129555 & N275772 TRANSFER to TIPALEA PRIVATE NO. 27 PTY LTD  
 Registered 20-Feb-2026 at 12.01 pm

SCHEDULE 2

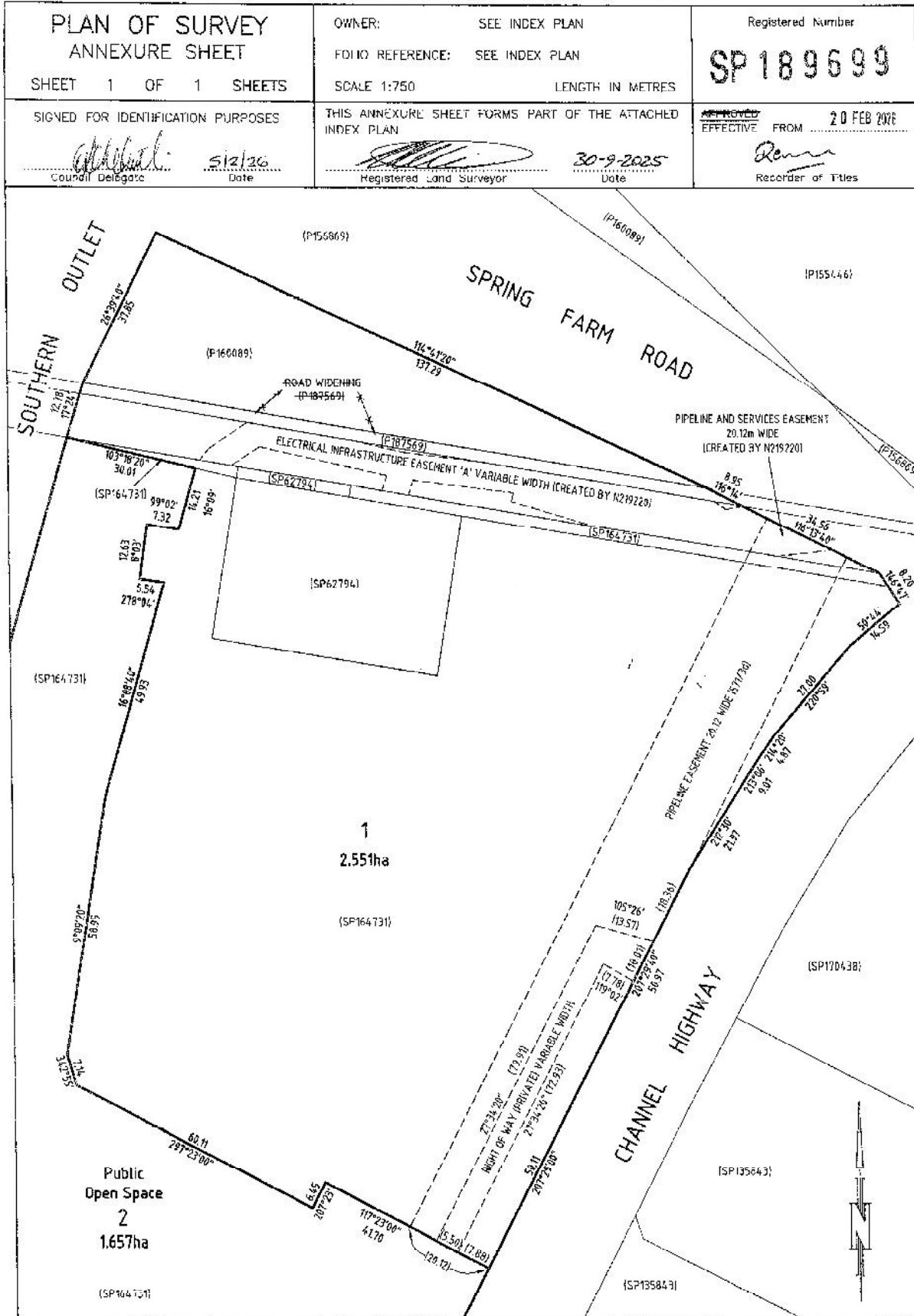
N219220 & N219246 Land is limited in depth to 15 metres,  
 excludes minerals and is subject to reservations  
 relating to drains sewers and waterways in favour of  
 the Crown  
 SP189699 EASEMENTS in Schedule of Easements  
 SP189699 COVENANTS in Schedule of Easements  
 SP164731 FENCING PROVISION in Schedule of Easements  
 A132707 FENCING CONDITION in Transfer  
 N219246 FENCING CONDITION in Transfer  
 A843867 PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 affecting the said land within  
 described Registered 25-May-1983 at noon  
 E405866 AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 22-Feb-2025 at noon  
 E423220 MORTGAGE to Commonwealth Bank of Australia  
 Registered 09-Aug-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended plan notation  
 pursuant to Request to Amend No. E391458 made under  
 Section 103 of the Local Government (Building and

Miscellaneous Provisions) Act 1993. Search Sealed  
Plan No. 189699 Lodged by ROGERSON & BIRCH on  
03-Nov-2025 BP: 189699  
N149234 PRIORITY NOTICE reserving priority for 90 days  
D/MORTGAGE Commonwealth Bank of Australia to Tipalea  
Private No. 27 Pty Ltd (Mortgage E423220)  
MORTGAGE Tipalea Private No. 27 Pty Ltd to  
Commonwealth Bank of Australia Lodged by SIMMONS  
WOLFHAGEN on 20-Feb-2026 BP: N149234





20 February 2026

**TO: ROGERSON & BIRCH  
UNIT 1  
2 KENNEDY DR  
CAMBRIDGE TAS 7170**

**NOTICE OF ACCEPTANCE  
OF**

**SEALED PLAN NO: 189699**

**SUBDIVIDER: KINGBOROUGH COUNCIL and TIPALEA PRIVATE NO.27 PTY  
LTD**

I have accepted this Plan. Enclosed is a copy in the form in which it has taken effect.

**Titles issued and dispatch details are as follows:**

Volume	Folio	Dispatch
189701	6	Dispatched on: 23-Feb-2026 To: SIMMONS WOLFHAGEN
189699	1	Edition of: 20-Feb-2026 held on behalf of: COMMONWEALTH BANK OF AUSTRALIA
189699	2	Dispatched on: 23-Feb-2026 To: KINGBOROUGH COUNCIL
189700	1	Dispatched on: 23-Feb-2026 To: SIMMONS WOLFHAGEN



**ROBERT MANNING**

Recorder of Titles

SP 189699

# COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)  
The subdivision shown in this plan is approved



In witness whereof the common seal of Kingborough Council  
has been affixed, pursuant to a resolution of the Council of the said municipality  
passed the 23 day of August 2011, in the presence of us  
Member [Signature]  
Member [Signature]  
Council Delegate [Signature]

Council Reference DAS-328-2

# NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
the owner has nominated

SIMMONS WOLFHAGEN LAWYERS      Solicitor to act for the owner  
ROGERSON & BIRCH SURVEYORS      Surveyor to act for the owner

OFFICE EXAMINATION:      Indexed .....      Computed MR.17/2/2026      Examined MR.17/2/2026

OWNER TIPALEA PRIVATE NO.27 PTY LTD,  
KINGBOROUGH COUNCIL

FOLIO REFERENCE C.T.164731/202,  
C.T.164731/100, C.T.164731/101,  
C.T.187415/1, C.T.187569/1, 160089/6  
C.T.62794/4, C.T.62794/3

GRANTEE PART OF 200 ACRES GTD TO JAMES  
BAYNTON, PART OF LOT 678 (152A-OR-0P)  
GTD TO DANIEL O'CONNOR, WHOLE OF LOT 1  
(1708m<sup>2</sup>) GTD TO THE CROWN (P:87415)

# PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH  
ROGERSON AND BIRCH SURVEYORS  
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK  
PH 6248 5899

LAND DISTRICT OF BUCKINGHAM  
PARISH OF KINGBOROUGH

SCALE 1:1000 1:250 LENGTHS IN METRES

REGISTERED NUMBER

**SP189699**

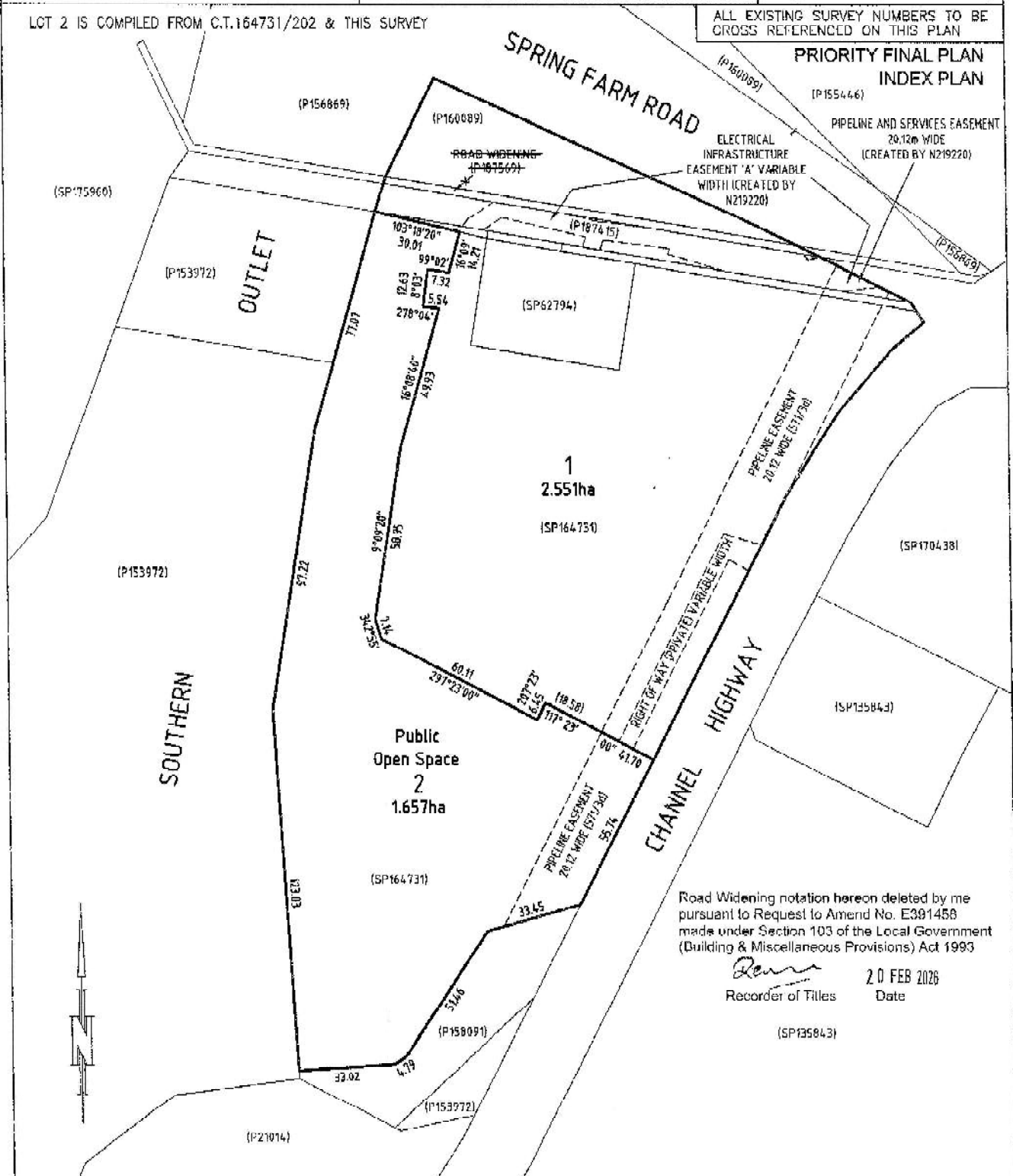
APPROVED EFFECTIVE FROM 20 FEB 2026

*Andrew Birch*  
Recorder of Titles

LOT 2 IS COMPILED FROM C.T.164731/202 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN

**PRIORITY FINAL PLAN  
INDEX PLAN**



Road Widening notation hereon deleted by me  
pursuant to Request to Amend No. E391458  
made under Section 103 of the Local Government  
(Building & Miscellaneous Provisions) Act 1993

*Andrew Birch*  
Recorder of Titles 20 FEB 2026  
Date

(SP135843)

*Andrew Birch*  
Registered Land Surveyor 30-9-2025  
Date

*Michael*  
Council Delegate 5/2/26  
Date

**PLAN OF SURVEY  
ANNEXURE SHEET**

SHEET 1 OF 1 SHEETS

OWNER: SEE INDEX PLAN

FOLIO REFERENCE: SEE INDEX PLAN

SCALE 1:750 LENGTH IN METRES

Registered Number

**SP 189699**

SIGNED FOR IDENTIFICATION PURPOSES

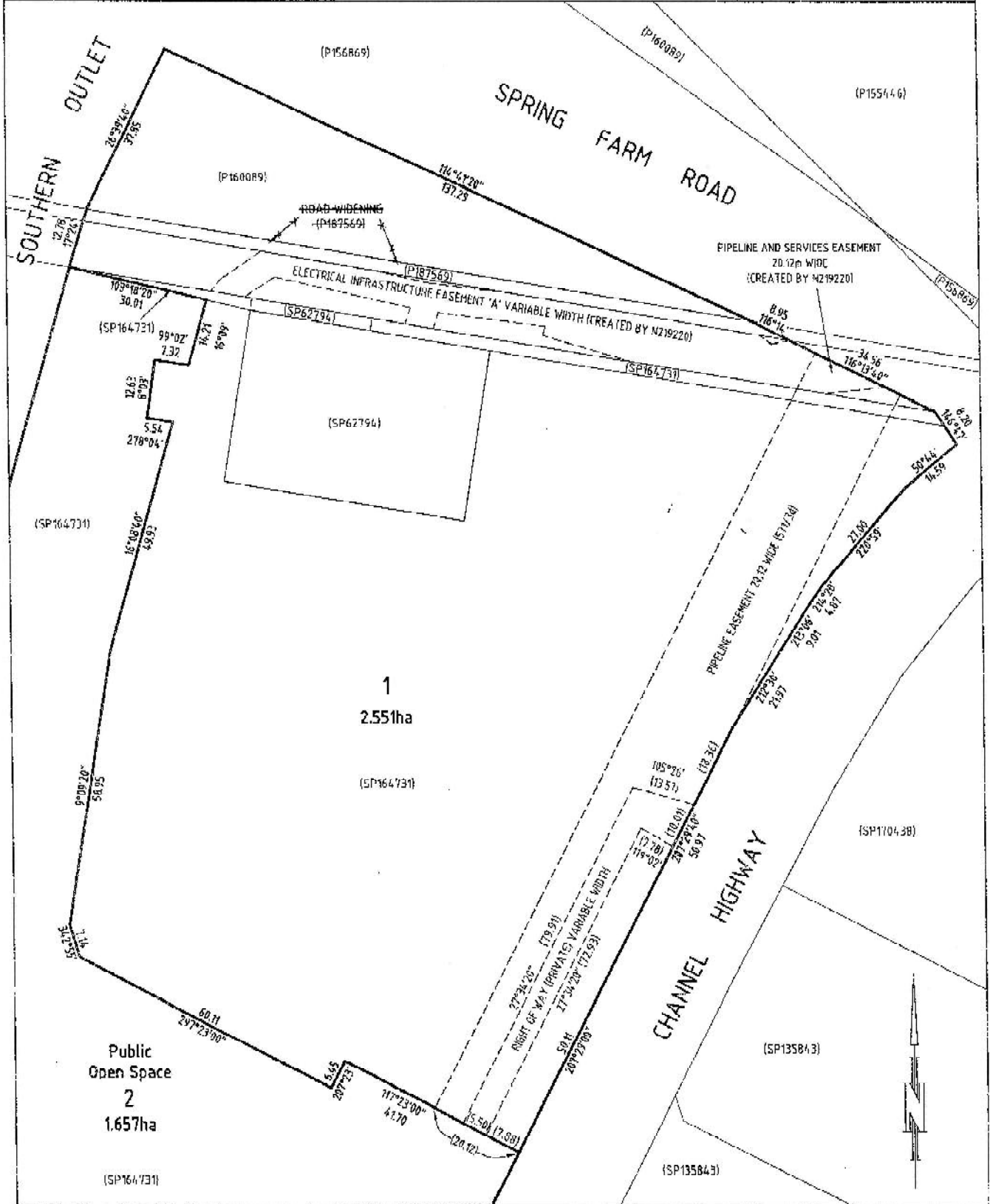
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

APPROVED EFFECTIVE FROM 20 FEB 2025

*Atchafal*  
County Delegate  
Date 5/2/26

*[Signature]*  
Registered Land Surveyor  
Date 30-9-2025

*[Signature]*  
Recorder of Titles



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 189699</b>

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**1. EASEMENTS**

1.1 Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 2 on the Plan) over the land marked 'RIGHT OF WAY (PRIVATE) VARIABLE WIDTH' shown passing through Lot 1 on the Plan.

in favour of Tasmanian Networks Pty Ltd

1.2 Lot 1 on the Plan is subject to an Electrical Infrastructure Easement (as defined in N219220) over the land marked 'ELECTRICAL INFRASTRUCTURE EASEMENT 'A' VARIABLE WIDTH (CREATED BY N219220)' shown passing through Lot 1 on the Plan.

1.3 Lot 1 on the Plan ("the Lot") is subject to a Pipeline and Services Easement (as defined in N219220) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT 20.12 WIDE (CREATED BY N219220)' shown on the Plan ("the Easement Land")

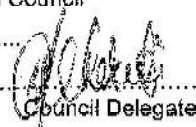
1.4 Lot 1 on the Plan ("the Lot") is subject to a Pipeline Easement (as defined in SP164731) in gross in favour of TasWater over the land marked 'PIPELINE EASEMENT 20.12 WIDE (571/3d) shown on the Plan ("the Easement Land")

1.5 Lot 2 on the Plan is together with a right of carriageway over the land marked 'RIGHT OF WAY (PRIVATE) VARIABLE WIDTH' shown passing through Lot 1 on the Plan.

1.6 Lot 2 on the Plan ("the Lot") is subject to a Pipeline Easement (as defined in SP164731) in gross in favour of TasWater over the land marked 'PIPELINE EASEMENT 20.12 WIDE (571/3d)' shown on the Plan ("the Easement Land")

Lots 1 & 2 on the Plan are each subject to a pipeline easement (for the Metropolitan Water Board) over the land marked Pipeline Easement 20.12 wide (571/3D) on the Plan as more fully defined in A357873 & A355592 (subject to conditions).

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Tipalea Private No. 27 Pty Ltd &amp; Kingborough Council</p> <p>FOLIO REF: CT 164731/202, CT 164731/100, CT 164731/101, CT 187415/1, CT 187569/1, CT 160089/6, CT62794/4 and C1 62794/3</p> <p>SOLICITOR &amp; REFERENCE: C Wootton - 240551</p>	<p>PLAN SEALED BY: Kingborough Council</p> <p>DATE: 5/2/26</p> <p>Doc No: 2624-2</p> <p>REF NO. </p> <p style="text-align: right;">Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP 189699</b>
SUBDIVIDER: Tipalea Private No. 27 Pty Ltd & Kingborough Council FOLIO REFERENCE: CT 164731/202, CT 164731/100, CT 164731/101, CT 187415/1, CT 187569/1, CT 160089/6, CT62794/4 and CT 62794/3	

## 2. INTERPRETATION

“Right of Carriage Way” means a right of carriage way as set out in long form within Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

## 3. COVENANTS


3.1 The owner or owners of Lot 1 on the plan or any part thereof covenant with the Kingborough Council to the intent that the burden of this covenant may run with and bind the covenantor’s lot and every part thereof and that the benefit thereof may be created in gross in favour of the Kingborough Council to observe the following stipulation:

- Not to undertake any development on Lot 1 on the Plan that relies upon management of vegetation within Lot 2 on the Plan, based on the classification of Lot 2 on the Plan as forest.

3.2 The owner or owners of Lot 2 on the plan or any part thereof covenant with the Kingborough Council to the intent that the burden of this covenant may run with and bind the covenantor’s lot and every part thereof and that the benefit thereof may be created in gross in favour of the Kingborough Council to observe the following stipulations:

- (a) Not to construct or permit to be constructed any habitable buildings on any part of Lot 2 on the Plan;
- (b) Not to erect, or permit to be erected any building, structure or works on Lot 2 on the Plan unless such building, structure or works is for the purpose of natural and cultural values management or passive recreation and in accordance with any endorsed management plan for Lot 2;
- (c) Not to use the said Lot 2 for any purpose other than biodiversity offset reserve, natural and cultural values management and public open space purposes.

Signed by:

  
 Tipalea Private No. 27 Pty Ltd

  
 Kingborough Council

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



**ANNEXURE TO  
SCHEDULE OF EASEMENTS**  
PAGE 3 OF 3 PAGES

Registered Number

**SP 189699**


SUBDIVIDER: Tipalea Private No. 27 Pty Ltd & Kingborough Council  
FOLIO REFERENCE: CT 164731/202, CT 164731/100, CT 164731/101, CT 187415/1, CT 187569/1, CT 160089/6,  
CT62794/4 and CT 62794/3

**4. EXECUTION**

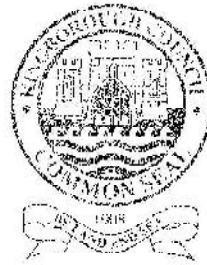
Signed on behalf of **Tipalea Private No. 27 Pty Ltd**

(ACN 656 207 082) in accordance with section 127

of the *Corporations Act 2001 (Cth)* by:

  
\_\_\_\_\_  
Signature

Scott Spanton  
Sole Director/Sole Secretary

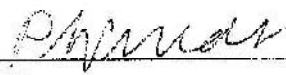


Signed by **Kingborough Council** in  
accordance with sections 19(3) & (5) of the  
*Local Government Act 1993*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Position

\_\_\_\_\_  
Full Name

  
\_\_\_\_\_  
Signature

MAYOR  
\_\_\_\_\_  
Position

PAULA WRIEDT  
\_\_\_\_\_  
Full Name

**DAVE STEWART** – CHIEF EXECUTIVE OFFICER being the General Manager  
as appointed by the Kingborough Council pursuant to section 61 of the Local  
Government Act 1993 (Tas)

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

# TASMANIAN LAND TITLES OFFICE

## Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E405866

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
164731	202		

REGISTERED PROPRIETOR: Tipalea Private No. 27 Pty Ltd (ACN 656 207 082) of Level 11, 50 Clarence Street Sydney in New South Wales


PLANNING AUTHORITY: Kingborough Council of 15 Channel Highway, Kingston in Tasmania

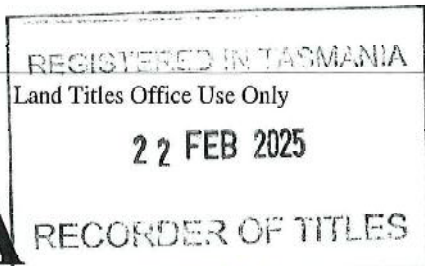
I/we **DAVE STEWART** of Kingborough Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: **10 JANUARY 2025**

Signed:   
(on behalf of the Planning Authority)



**LUA**  
Version 2 (TOLD)

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Created 03-Dec-2024 10:46AM

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

PAGE 1 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

**AGREEMENT UNDER PART 5  
LAND USE PLANNING AND APPROVALS ACT 1993**

This **Agreement** is made on the

10

day of

JANUARY

25  
2024

PW  
S

BETWEEN: **TIPALEA PRIVATE NO. 27 PTY LTD** (ACN 656 207 082) of Level 11, 50 Clarence Street, Sydney in New South Wales ("the Owner")

-and-

**KINGBOROUGH COUNCIL**

of 15 Channel Highway Kingston in Tasmania ("the Council")

**TERMS OF AGREEMENT**

**1. OBJECTIVES**

- (a) This **Agreement** is entered into pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*.
- (b) The purpose of the **Agreement** is to ensure orderly compliance with the requirements of Division 8 of the *Local Government (Building and Miscellaneous Provisions Act 1993* and facilitation of the development of the Land.
- (c) It is the intention of both parties to the **Agreement** that it will have the effect of binding all future owners as well as the current owner of the **Land**. The **Owner's** covenants shall run with the Land as if they were covenants to which section 102(2) of the *Land Titles Act 1980* applies.
- (d) This **Agreement** is to be registered pursuant to section 78 of the *Land Use Planning and Approvals Act 1993*.

**2. LAND**

This **Agreement** applies to the **Land**, being:

The whole of the land comprised in Folio of the Register 164731 folio 202 and known as 202 Channel Highway, Kingston in the Municipality of Kingborough in Tasmania comprising 3.505 hectares.

**3. DEFINITIONS AND INTERPRETATIONS**

3.1 In this agreement unless the contrary intention appears:

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**

PW  
S

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- (a) **“Agreement”** means this instrument including any schedules, attachments and annexures;
- (b) **“Bond”** means the sum of \$300,000.00 (three hundred thousand dollars) in lieu of the transfer of the POS Land prior to commencement of the Works.
- (c) **“CEO”** means DAVE STEWART – CHIEF EXECUTIVE OFFICER being the General Manager as appointed by the Kingborough Council pursuant to section 61 of the Local Government Act 1993 (Tas) or any person holding the position of General Manager for the time being.
- (d) **“Council”** means Kingborough Council;
- (e) **“Development”** means the amalgamation of titles and construction of a Coles anchored shopping centre including car parking and multiple retail tenancies generally in accordance with the **Permit**.
- (f) **“Land”** means the land described in clause 2 of this **Agreement**;
- (g) **“Owner”** means the person or persons named at the beginning of this **Agreement** as “the Owner” and includes any successors or assignees of that person;
- (h) **“Permit”** means Planning Permit reference DAS-2024-2 issued on 21 October 2024 a copy of which forms Schedule B of this agreement.
- (i) **“POS Land”** means all that part of the Land shown on the plan forming Schedule A of the Agreement as Lot 2 with an approximate area of 1.658 hectares, the area of which may vary within reasonable margins once the final plan for the Land is prepared.
- (j) **“Works”** means the construction works intended to be carried out as part of the Development.

3.2 Nothing contained herein should be taken to mean or imply that planning approval or any other approval has been or will be granted for activities which require such approval;

#### 4. GENERAL COVENANTS

In consideration of the Council granting such permits as required for the commencement of construction of the **Works** and/or use of the **Land** the **Owner** hereby covenants with the **Council** as follows:

- (a) Upon execution of the Part 5 Agreement, the POS Land is established as a Bushland Reserve and will be managed by the Owner as an offset in accordance with the endorsed Conservation Management Plan required under the permit for DAS-2024-2 until the land is transferred to the Council;
- (b) Prior to completion of the **Works** and issue of any Occupancy Certificate, or within 12 months of the issue of the permit unless otherwise agreed by Council in writing whichever is the sooner, the

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

**Owner** is to provide the **Council** with a signed Transfer in registrable form in relation to the **POS Land** transferring that **POS Land** to **Council** for the sum of \$1.00 together with any other necessary document to enable transfer of that part of the **Land**;

- (c) The **Owner** and the **Council** agree and the **Owner** accepts that no certificate of occupancy for the **Development** shall be granted to the **Owner** until the condition set out in paragraph (b) is satisfied.
- (d) The **Owner** must provide the **Bond** to **Council** within 10 business days of execution of this Agreement by all parties.
- (e) In addition to the matters set out above, the parties acknowledge that upon satisfaction of the above matters and Transfer of the **POS Land** to **Council** the **Bond** must returned to the **Owner** within 10 business days.
- (f) If the **Works** have not commenced and the **Permit** lapses, this agreement is at an end and the **Bond** must be promptly returned to the **Owner**.

## 5. DISPUTE

- (a) If a dispute arises between the parties under this **Agreement**, then (except in the case of action required to be taken under statute) the parties agree that it must be resolved expeditiously in accordance with the provisions of this clause.
- (b) If a dispute arises requiring resolution, a party must serve a notice on the other specifying the nature and substance of the matter in dispute.
- (c) If, within thirty (30) days of a notice under Clause 5(b) being served, the parties are unable to resolve the dispute, then the dispute must be submitted by the parties for resolution under the following sub-clauses.
- (d) The matter in dispute must be referred for resolution by a person of appropriate qualifications and experience, as agreed between the parties, who will act as mediator and conduct a mediation concerning the matter in dispute.
- (e) If the dispute is not settled under Clause 5(d) or the parties fail to appoint a mediator, the **CEO** may establish, in an attempt to resolve the dispute, a review committee comprising an independent chairperson and a representative of the **Owner** and a representative of the **Council**. This committee will be required to review the dispute and then attempt to resolve the dispute by agreement.
- (f) The costs of all mediation under this clause are to be shared equally between the parties.
- (g) Each of the parties agrees to use their best endeavours to resolve the dispute through mediation.

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/11/2025

PAGE 4 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- (h) If a dispute cannot be settled within thirty (30) days (or such other period as the parties agree) of one party serving a notice of that dispute in accordance with Clause 5(b), the dispute must be determined under the provisions of the *Commercial Arbitration Act 1986*.

## 6. SEVERANCE

If any provision of this **Agreement** or its application to any person or circumstance is or becomes invalid, illegal or unenforceable, then so far as possible, the provision will be read down to the extent necessary to ensure that it is not illegal, invalid or unenforceable. If any provision or part of it cannot be so read down, then the provision or part of it will be taken to be void and severable and the remaining provisions of this **Agreement** will not be affected or impaired in any way.

## 7. NOTIFICATION OF CHANGE OF OWNERSHIP

- (a) The **Owner** must notify the **Council** in writing of any agreement entered into by the **Owner** to effect any change of ownership or control of the **Land** and that notice must detail the name and address of all parties to the agreement and the nature of the change of ownership or control.
- (b) The **Owner** must notify the **Council** in writing of any change of ownership or control of any portion of the **Land** and that notice must detail the name and address of the new owner, lessee or licensee.
- (c) The **Owner** must provide a copy of all directions and approvals given by the **Council** under the terms of this **Agreement** to all prospective purchasers, lessees or licensees of the **Land**.

## 8. NOTIFICATION AND COMMUNICATION

- (a) The **Owner** and the **Council** must:
- i) advise each other of any proposed action which could adversely affect the **Land**; and,
  - ii) respond promptly to all communications from each other relating to this **Agreement**.
- (b) The **Owner** must notify the **Council** if the **Owner** intends to alter the use of any part of the **Land**; and
- (c) The **Council** must notify the **Owner** of any information relating to the **Land** within its knowledge that could adversely affect the use and management of the **Land**.

## 9. NOTICES

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

PAGE 5 OF 22 PAGES

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT


EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

Vol. 164731 Fol. 202

- (a) A notice or other communication given or made under this **Agreement** must be in writing and addressed to the party to whom the notice is to be given at the address for service of notices as agreed by the parties from time to time.
- (b) A notice or other communication is taken to have been duly served:
  - i) in the case of hand delivery - when delivered;
  - ii) if sent by prepaid post - on the third business day after the date of posting;
  - iii) if sent by email, when the recipient acknowledges receipt of the email.
- (c) A notice or other communication given or made under this Agreement is sufficient if:
  - i) in the case of the **Council**, it is under the hand of the **CEO** or a duly authorised officer of the **Council** or the **Council's** solicitors;
  - ii) in the case of the **Owner**, it is under the hand of the **Owner** or the **Owner's** solicitors.
- (d) A printed or copied signature is sufficient for the purposes of sending any demand, written consent or other communication by email.

## 10. COSTS

The **Owner** must pay all costs associated with the preparation, execution and registration of this **Agreement**. Each party is to pay its own costs of the future operation of this **Agreement**.

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

EX-OFFICIO COMMISSIONER FOR LAND AND SURVEYS  
(TASMANIA)

**SIGNED BY THE OWNER**

Signed on behalf of **Tipalea Private No. 27 Pty Ltd**  
(ACN 656 207 082) in accordance with section 127  
of the *Corporations Act 2001 (Cth)* by:

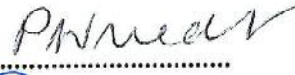

  
Signature  
Scott Stanton  
Director

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Director/Secretary

Sole

THE COMMON SEAL of the Kingborough Council  
has been hereunto affixed pursuant to a resolution of  
the said Council passed the 23<sup>rd</sup> day of August 2011 in  
the presence of us:



Mayor/Councillor:   
Council Delegate: 

DAVE STEWART – CHIEF EXECUTIVE OFFICER being the General Manager  
as appointed by the Kingborough Council pursuant to section 61 of the Local  
Government Act 1993 (Tas)

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

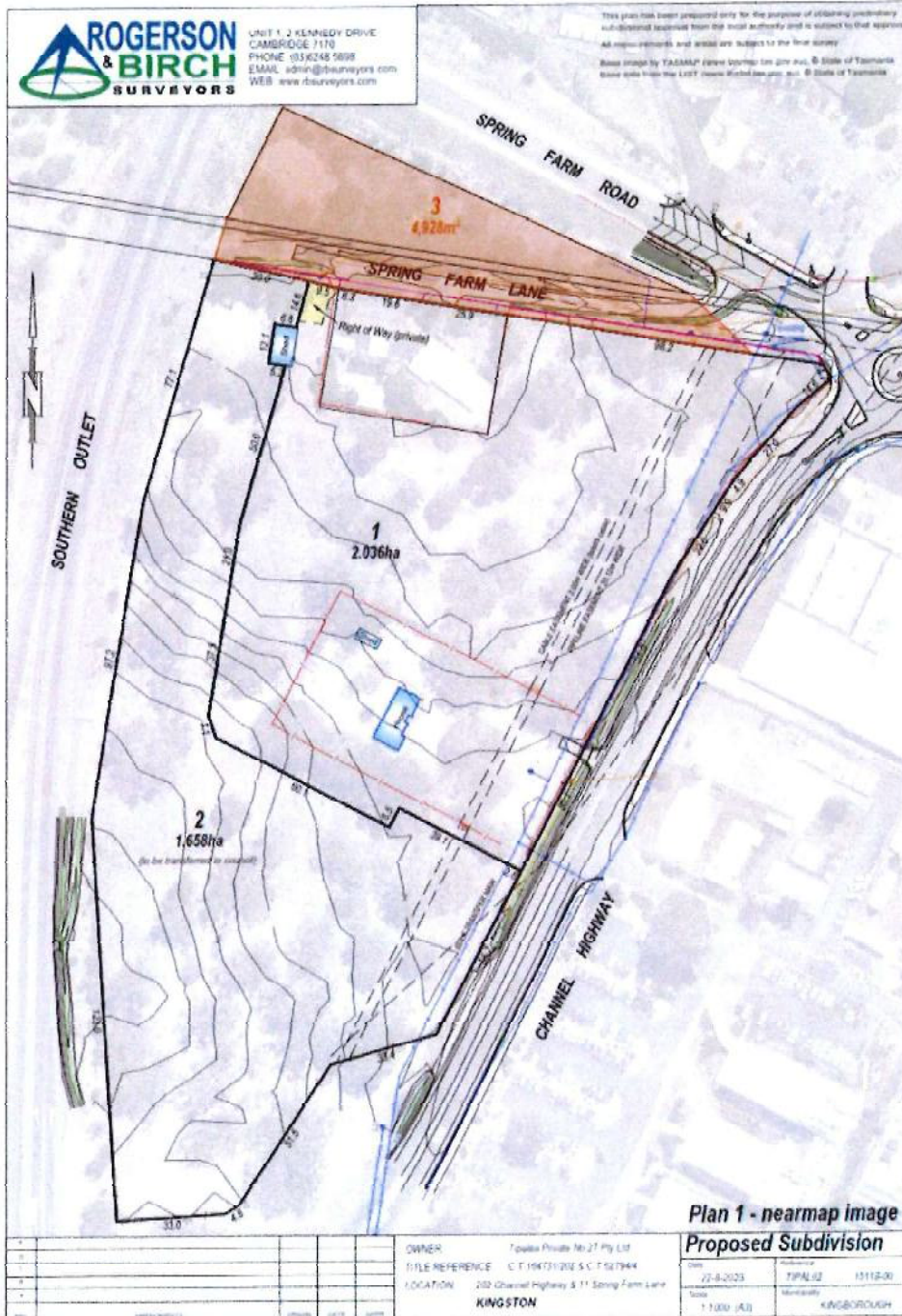
I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/11/2021

PAGE 7 OF 22 PAGES

Vol. 164731 Fol. 202

*[Signature]*  
ELECTRONIC SIGNATURE FOR DECLARATIONS  
(TASMANIA)

**SCHEDULE A**



Signed by: *[Signature]*

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**


*[Handwritten initials]*

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

PAGE 8 OF 22 PAGES

Vol. 164731 Fol. 202

  
EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

### SCHEDULE B



**Civic Centre**  
15 Channel Hwy, Kingston, Tasmania 7050  
Locked Bag 1, Kingston, Tasmania 7050  
T: 651 6211 6200  
F: 651 6211 6214  
AusDoc, CX 70554  
E: [kingborough@tas.gov.au](mailto:kingborough@tas.gov.au)

#### PLANNING PERMIT

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

##### ADDRESS OF THE LAND:

182 & 202 Channel Highway, 11 Spring Farm Lane, Lot 501 Spring Farm Road (CT 175960/501), Spring Farm Road, Spring Farm Lane and Channel Highway road reservations and various road lots (CT 164731/100, CT 62794/3, CT 164731/101, CT 252331/1, CT 252331/2 and CT 156869/1), Kingston  
CT160089/6, CT155446/5, CT35547/1, CT164731/202, CT62794/4, CT164731/100, CT62794/3, CT164731/101, CT252331/2, CT252331/2, CT175960/501 and CT156869/1

##### REFERENCE:

DAS-2024-2

##### THE PERMIT ALLOWS:

Staged subdivision of 8 lots into 3 lots and 4 balance lots, demolition of existing buildings and combined commercial development (general retail and hire, food services, business and professional services), signage, associated works and infrastructure, and vegetation removal

##### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the commencement of works, amended plans, excluding the subdivision proposal plan, Council Plan Reference No. P5 submitted on 14/08/2024, to the satisfaction and approval of the Manager Development Services must be submitted to and approved. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans dated 19/12/2023 and 15/07/2024 and prepared by i2G, Council Plan Reference P4 submitted on 08/08/2024, and the plan dated 06/06/2024 prepared by Play Street Architecture, Council Plan Reference P3 submitted on 21/07/2024 and the Civil Drawings prepared by Gandy & Roberts, Council Plan Reference P5 submitted on 14/08/2024, but modified to show:
  - a) The redesign of the carparking areas and removal of car parking spaces from the land in the Utilities Zone as required by Condition 3 of this permit.
  - b) Landscaping as required by Condition 9 of this permit.

Page 1 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10 / 1 / 2024

PAGE 9 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- c) Fencing of Lot 2 as required by Condition 10 of this permit.
- d) Provision of increased bicycle parking, including the provision of secure bicycle parking facilities in accordance with clause E6.0 "parking and access code" to the satisfaction of the Manager Development Services.

Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with the endorsed plans (and/or reports).

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

- 2. Prior to the permit coming into effect, the landowner must enter into a Part 5 Agreement with and to the satisfaction of Kingborough Council to the effect that:
  - (a) A \$300,000 bond for the security of the transfer of the Bushland Reserve to Council must be paid prior to commencement of on-site works.
  - (b) The Bushland Reserve on future Lot 2 must be established and managed as an offset in accordance with the endorsed Conservation Management Plan required under Condition 5 by the developer from execution of the Part 5 Agreement until such time as the land is transferred to Council.
  - (c) The Bushland Reserve must be transferred to Council prior to the issue of a Certificate of Occupancy for any buildings or within 12 months of the date of issue of this Permit, whichever is the earlier, unless otherwise agreed by Council in writing.
  - (d) No Certificate of Occupancy may be issued for any buildings until such time as the Bushland Reserve on future Lot 2 is transferred to Council for the purposes of public open space and as an offset.

This Part 5 Agreement must be to the satisfaction of the Manager Development Services and generally in accordance with the draft Agreement (Version 2) submitted to Council on 12 September 2024 and as amended by Council on 4 October 2024.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

*Advice: Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.*

- 3. The use of the land zoned Utilities is restricted to use for access and utility infrastructure purposes only, or any other No Permit Required Use, or an approved Permitted or Discretionary Use in accordance with the relevant Planning Scheme in force at the time. The land must not be used for car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use approved on proposed Lot 1.

Prior to the commencement of onsite works, an amended site plan removing any car parking and trolley bays within the Utilities Zone to the satisfaction of the Manager Development Services must be submitted to and approved by Council.

Page 2 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED

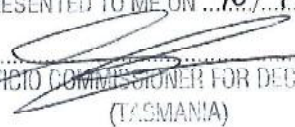
AW  


PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON ...10/.../...2025

PAGE 10 OF 22 PAGES

Vol. 164731 Fol. 202

  
EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

When approved, the plans will be endorsed and will then form part of this Permit.

*For Advice: The use of car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use on proposed Lot 1 is deemed to be a use ancillary to and associated with those uses which are Prohibited within the Utilities zone. Such uses are not able to be undertaken on the Utilities zoned land until and unless the land is rezoned to a zone that allows these uses to occur and any relevant planning approval is obtained.*

4. Approved tree/vegetation removal and modification:

(a) Is limited to:

- (i) 120 trees as shown in Council Plan Reference P4 (submitted on 08/08/2024) and P5 (submitted on 14/08/2024), the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024); and
  - (ii) no more than 1.68 hectares of native vegetation comprising 1 hectare of Eucalyptus amygdalina forest and woodland on sandstone and 0.68 hectares of Eucalyptus obliqua dry forest and woodland as shown in Figure 2 of the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024), excluding individual trees identified for retention in Council Plan Reference P5 (submitted on 14/08/2024), the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024).
- (b) Must not occur prior to building approval for Stage One, securing the conservation offset through the execution of the Part 5 Agreement required under condition 2 and payment of the financial contribution required under condition 5 and approval of an 'Application for Approval of Planning Start of Works Notice' required condition 14.
- (c) Must be undertaken outside the breeding season of the swift parrot and blue-winged parrot (September-January inclusive). Alternatively, clearing may occur during the breeding season provided:
- (i) a suitably qualified consultant undertakes an activity assessment immediately prior to the commencement of clearing to determine whether breeding activity is evident and identify any mitigation measures that need to be applied to reduce impacts on breeding;
  - (ii) this assessment verifies that the species are not currently breeding within or adjacent to the trees to be removed;
  - (iii) this assessment confirms that any disturbance to the species is tolerable and will not compromise their ability to breed this season; and
  - (iv) the assessment is provided to Council for review and Council approves commencement of clearing, subject to implementation of any mitigation measures identified in the activity assessment.
- (d) Must be overseen by a wildlife spotter to identify and respond to any displaced wildlife in accordance with the endorsed Construction Environmental Management Plan required under Condition 8.

Page 3 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 19/11/2025

PAGE 11 OF 22 PAGES

Vol. 164731 Fol. 202

  
EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- (e) Must include the identification and stockpiling of suitable large logs from felled trees within the development area in accordance with the endorsed Construction Environmental Management Plan required under Condition 8 for later strategic placement in the offset area in accordance with the endorsed Conservation Management Plan required under Condition 5.
5. To offset the loss of 1 hectare of the *Eucalyptus amygdalina* forest and woodland on sandstone, 1.28 hectares of potential swift parrot and blue-winged parrot nesting habitat and 0.99 hectares of *Chaostola* skipper habitat and eastern barred bandicoot habitat within the Commercial Zone and two (2) trees of very high conservation value within the Environmental Management Zone, the following offset package must be secured and implemented:
- A. The on-site protection area (the Bushland Reserve) of 1.658 hectares, including 0.43 hectares of *Eucalyptus ovata* forest and woodland, 0.45 hectares of *Eucalyptus amygdalina* forest on sandstone, 0.63 hectares of *Eucalyptus obliqua* dry forest and 0.13 hectares of cleared land with emergent *Eucalyptus ovata* trees, as 'secure conservation land' through:
- (a) Development and implementation of a Conservation Management Plan (CMP) for Lot 2. This plan must be submitted to and approved by the Manager Development Services prior to the commencement of on-site works. This CMP must:
- (i) provide for the protection for all native vegetation and habitat values within the Bushland Reserve in perpetuity;
  - (ii) identify conservation actions and management prescriptions to ensure that environmental and cultural values are managed for their long-term survival, including but not limited to fencing of the Bushland Reserve, a weed management plan, facilitating natural regeneration, strategic placement of large woody debris from the development site, ensuring ongoing retention and maintenance of individual trees, and ongoing monitoring and reporting for a period of not less than 5 years following implementation of any primary conservation actions;
  - (iii) be drafted by a suitably qualified environmental consultant; and
  - (iv) include a schedule of works specifying timeframes, details and costings for each action.
- Once endorsed, this Plan forms part of the permit.
- (b) Interim protection of Lot 2 under a Part 5 Agreement prior to the permit coming into effect in accordance with Condition 2.
- (c) Payment of the costs equivalent to implementing, monitoring and reporting outstanding actions required as part of the Conservation Management Plan at the time of the sealing of the Final Plan of Survey. This payment must be made prior to the sealing of the Final Plan of Survey.
- (d) Transfer of Lot 2 to Council as a permanent Bushland Reserve and Public Open Space upon sealing of the Final Plan of Survey.

Page 4 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



**PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/11/2025

PAGE 12 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

6. All remaining native vegetation identified for retention in Council Plan Reference P4 (submitted on 08/08/2024) and P5 (submitted on 14/08/2024), the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024) must be appropriately protected during and after construction in accordance with the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024). This includes but is not limited to implementation of the following measures:
- A. Prior to Construction:
- Prior to the commencement of any on-site works (including but not limited to vegetation removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):
- (i) Appointing a Project Arborist.
  - (ii) Conducting a site briefing between the Project Arborist and the project manager and site supervisor or equivalent for the development, including provision of the TPP.
  - (iii) Installing tree protection fencing in accordance with the TPP and Condition 7.
  - (iv) Tagging of trees for retention with aluminium tags labelled with the corresponding identifying number.
  - (v) Pruning of overhanging branches from Trees 49 and 62 in accordance with the TPP by a minimum Australian Qualifications Framework (AQF) level 3 arborist following the guidelines in the Australian Standard 4373-2007 Pruning of amenity trees (Standards Australia 2007).
  - (vi) Obtaining Project Arborist input into the landscaping plan required under Condition 9 to ensure landscape design and associated works do not adversely impact retained trees.
  - (vii) Providing certification by the Project Arborist of satisfactory implementation of tree protection, tree tagging and pruning measures to the Manager Development Services prior to the commencement of any on-site works.
- B. During Construction:
- (a) Maintaining tree protection measures required above for the duration of the construction.
  - (b) Removal of the existing shed within the tree protection zone of Tree 49 from within the development area and in a way that does not damage the tree.
  - (c) Ensuring the Project Arborist conducts a site audit during construction to check compliance against the TPP and permit conditions.
- C. Post Construction:
- (a) Providing written certification by the Project Arborist of satisfactory

Page 5 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/11/2022

PAGE 13 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

implementation of the measures identified in B. above to the Manager Development Services upon completion of construction, including implementation of any recommended remediation measures.

- (b) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:
- (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
  - (ii) the tree protection zone must be free from the storage of fill, contaminants or other materials;
  - (iii) machinery and vehicles are not permitted to access the tree protection zone; and
  - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.

7. Tree protection fencing required under Condition 6 must:

- (a) Be located in accordance with Figure E3 in the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024).
- (b) Exclude the following from the tree protection zones:
  - (i) Machine excavation including trenching.
  - (ii) Machinery movement.
  - (iii) Excavation of silt fencing.
  - (iv) Cultivation.
  - (v) Storage.
  - (vi) Preparation of chemicals, including preparation of cement products.
  - (vii) Parking of vehicles and plant.
  - (viii) Refuelling.
  - (ix) Dumping waste.
  - (x) Placement of fill.
  - (xi) Lighting of fires.
  - (xii) Soil level changes.
  - (xiii) Temporary or permanent installation of utilities and signs.
  - (xiv) Physical damage to the trees.
- (c) Be constructed in accordance with the following requirements:

Page 6 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED

AW  
B

PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2021

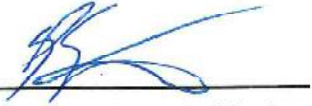
PAGE 14 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO PUBLIC OFFICER  
(MAGISTRATE)

- (i) Utilise 1.8m high temporary chain wire mesh supported by concrete fence and covered with shade cloth, unless otherwise in accordance with the advice of the Project Arborist and approved in writing by Council.
  - (ii) Form a visual and physical barrier.
  - (iii) Include signage securely attached to the fence and visible from all angles within the development site.
8. Prior to commencement of any on-site works, a Construction Environmental Management Plan (CEMP) must be submitted to and endorsed by the Manager Development Services. No works are permitted to occur until the plan has been endorsed. The plan must provide details of the following:
- (a) hours for construction activity in accordance with any other condition of this Permit;
  - (b) measures to control noise, dust, water and sediment laden runoff;
  - (c) measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) a plan showing the location of parking areas for construction workers and sub-contractor's vehicles on the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. No vehicle parking is permitted within the Channel Highway road reservation;
  - (e) a Traffic Management Plan showing truck routes to and from the site;
  - (f) a plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - (g) measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the CEMP;
  - (h) weed management measures in accordance with condition 12;
  - (i) the specifications and location of tree and vegetation protection measures in accordance with conditions 6 and 7;
  - (j) the extent of cut and fill;
  - (k) storage locations for the stockpiling of fill on site;
  - (l) demonstration that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;
  - (m) the location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;
  - (n) measures to minimise impacts on fauna species during construction including: the timing of works, fauna spotting on site during tree removal, and identification and stockpiling of logs suitable for placement in reserve as large woody debris in accordance with condition 4 and collision risk of fencing;

Page 7 of 20

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**

PH  
B

**PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 16/1/2025

PAGE 15 OF 22 PAGES

Vol. 164731 Fol. 202

~~EX-OFFICIO PUBLIC OFFICER FOR DECLARATIONS  
(M. M. M. M.)~~

- (o) waste management during construction works including:
  - (i) collection and storage in appropriate enclosures onsite;
  - (ii) regularly emptying and maintaining the waste storage enclosures so that no litter overflows the construction site onto adjoining land, including roads;
  - (iii) appropriately locating waste storage on the subject site so that it does not impede traffic or parking at any time;
- (p) a site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (q) Contact details of key construction site staff.

Once endorsed, the Plan will form part of the permit and must be implemented to the satisfaction of Council.

9. Prior to commencement of any on-site works, an amended landscaping plan must be submitted to Council for approval. The plan must be prepared by a suitably qualified person in consultation with the Project Arborist, be to the satisfaction of the Manager Development Services, be generally in accordance with the plan dated 06/06/2024 prepared by Play Street Architecture, Council Plan Reference P3 submitted on 21/07/2024 but modified to:
- (a) remove *Metaleuca ericifolia* and replace with a species of local provenance;
  - (b) appropriate irrigation systems;
  - (c) retention of Trees 92-100 and Trees 105-106 as required in condition 6 and inclusion of these trees in the landscaping;
  - (d) the landscape design and associated works do not adversely impact retained trees; and
  - (e) perimeter fencing of the boundary between proposed Lots 1 and 2 consistent with the requirements of condition 10.

Once endorsed, the plan will form part of this permit.

For Advice: It is recommended that consideration be given to Council's Landscape Guidelines (Preparing a Landscape Plan), which is available on Council's website.

10. Prior to commencement of any on-site works, a fencing plan developed in consultation with the Project Arborist must be submitted to and endorsed by Council. This plan must provide for fencing as follows:
- (a) The fence located on the side boundary between proposed Lots 1 and 2, between the proposed building and the Channel Highway frontage must be redesigned so that it does not detract from the appearance of the site or the locality and provides for passive surveillance to include:
    - (i) a maximum height of 1.5m;
    - (ii) at least 50% transparency above a height of 1.2m; and
    - (iii) does not contain barbed wire or chain mesh.

Page 8 of 20

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**




PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 1 / 10 / 2025

PAGE 16 OF 22 PAGES

Vol. 164731 Fol. 202

  
EX-CERTIFIED SIGNATURE FOR DECLARATIONS  
(TASMANIA)

- (b) The remainder of the boundary between Lots 1 and 2 must be fenced with a minimum 1.8m high paling fence.
- (c) All fencing must not impact upon environmental or cultural values within Lot 2.


Once endorsed this plan will form part of the Permit.

11. Prior to the commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and comply with:
- Austroads Standards and Australian Standards.
  - Australian Rainfall and Runoff Guidelines.
  - The recommendations in the Traffic Impact Assessment Review by Midson Traffic, dated May 2024.
  - Engineering plans and requirements approved by the Department of State Growth for road and road reservations in the Channel Highway.
  - the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024).

The Plans must include, but are not limited to:

- (a) Road/access design plans, including:
  - (i) Design of the internal road network (including parking areas, aisles and loading bays), in accordance with the approved plans including junctions, vehicular crossovers to all lots, footpaths, and associated stormwater drainage system; and
  - (ii) Design of external adjoining roads (Channel Highway and Spring Farm Road access) including pavement design to suit the ultimate traffic loads.
  - (iii) Location and specification of the required bicycle parking facilities (as required by condition 1(d) of this permit).
- (b) A lighting plan for the parking and access areas in accordance with Code E6.0 'Parking and Access' Code of the Kingborough Interim Planning Scheme 2015.
- (c) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
  - (i) A water sensitive urban design system that achieves the acceptable stormwater quality and quantity targets, required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling;
  - (ii) The reticulated stormwater system sized to accommodate at least the estimated 5% AEP flow based on a future fully-developed catchment;
  - (iii) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a future fully-

Page 9 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON ... 1 / 10 / 2025

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

developed catchment;

- (d) Demonstration that the services alignment between 202 Channel Highway and Lot 501 Hollyhock Drive (CT 175960/501) is consistent with the approved plans and services along this alignment are installed via drilling rather than trenching; and
- (e) Inclusion of a Vegetation and Tree Protection Plan (which must be overlaid on the design plans indicating areas of cut, trenching, lines, poles, pits etc) which:
  - (i) identifies the species, diameter, tree protection zone and location of trees identified for retention in the approved plans within the vicinity of all civil works;
  - (ii) verifies that Trees 92-100 and Trees 105-106, all native vegetation within the Environmental Management Zone on CT 164731/202 (excluding Trees 53 and 61) and all trees within the Bypass Corridor and Lot 501 Hollyhock Drive (CT 175960/501), are to be retained in accordance with the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024);
  - (iii) demonstrates that the total extent of encroachment into the tree protection zones of these trees is no greater than shown in Council Plan Reference P5 (submitted on 14/08/2024) and the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024); and
  - (iv) includes the tree and vegetation protection measures required in conditions 6 and 7.

Once endorsed the plans will form part of the permit.

- 12. Declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy are present on the site, including but not limited to gorse, blackberry, boneseed, Spanish heath and Montpellier broom. To prevent the spread of weeds elsewhere and manage the weeds within the site, the following weed management measures must be undertaken to the satisfaction of the Manager Development Services:

A. Prior to Construction:

Prior to the commencement of on-site works (including but not limited to native vegetation and/or tree removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings) the following is required:

- (a) a Weed Management Plan by a suitably qualified person must be submitted to and approved by the Manager Development Services. The plan is limited to land within the Commercial and Utilities zones and footprint of the subdivision and development works and must include:
  - (i) a list and site plan of all declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy present on the site;

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED

PN  


**PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/11/2025

PAGE 18 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- (ii) timeframes and methods of primary, secondary and follow up treatments for these weeds;
- (iii) weed hygiene measures to minimise the spread of weeds to and from the site during on site works; and
- (iv) an implementation, monitoring and reporting plan (including timeframes and costings for each action).

Once endorsed the plan will form part of the permit and must be complied with to the satisfaction of the Manager Development Services, unless otherwise agreed in writing by the Manager of Development Services.

- (b) Primary treatment of all declared, environmental and/or listed weeds on land within the Commercial and Utilities zones and footprint of the subdivision and development works must be undertaken prior to the commencement of on-site works and the removal of any native vegetation.

**B. During and Post Construction:**

Weed management measures must be implemented in accordance with the endorsed plan to the satisfaction of the Manager Development Services.

- 13. Unless otherwise approved by the General Manager in writing, building works (excluding vegetation removal and access works) within Stage Two as shown on the Staging Plan (Council Plan Reference P4, submitted on 08/08/2024) must not commence unless and until all the lots within Stage One and Two are consolidated and the new title to Lot 1 is issued in accordance with the approved plan of subdivision (Council Plan Reference P5, submitted in 14/08/2024).

- 14. Prior to the commencement of any on-site works for each stage, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

This application must be lodged a minimum of 14 days prior to commencement of on-site works for each stage and works for each stage must not commence until this notice has been approved by the Manager Development Services.

For Advice: This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department. A copy of the application form is available on Council's website.

- 15. Prior to undertaking any works in the Channel Highway road reserves a Works permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. The application is to be accompanied by detailed engineering drawings that include confirmation of the linemarking for the median turn lane and any islands/pedestrian crossing facilities on the Channel Highway.

For Advice: Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings). Applications must be received by the Department of State Growth at least 20

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**

*PN*  


PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 12/1/2025

PAGE 19 OF 22 PAGES

Vol. 164731 Fol. 202

~~EX-OFFICIO COMMISSIONER FOR DECLARATIONS  
(TASMANIA)~~

*business days before the expected start date for works, to allow enough time to assess the application.*

*The application is to comply with any conditions listed on the Crown Landowner Consent.*

16. The design of the buildings must, to the satisfaction of the Manager Development Services:
  - (a) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces as much as practical; and
  - (b) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof.
17. The measures contained within the certified subdivision Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) v2.0 (ERA Planning Pty Ltd, 2 July 2024) must be implemented in relation to any future development on Lot 1 involving development in a Building Class 1, 2, 3, 8 or 9, or a Class 10a building within 6m of a Class 1, 2, 3, 8 or 9 building, unless superseded by an alternative BHMP certified by an accredited person or TFS, and only if this alternative BHMP demonstrates that the hazard management measures are wholly contained within Lot 1 and do not rely upon any management of vegetation within Lot 2 as shown on the Final Plan of Survey, based on the classification of vegetation on Lot 2 as forest.
18. Prior to sealing of the Final Plan of Survey, fencing must be constructed between the boundary of proposed Lots 1 and 2 in accordance with the endorsed fencing plan required under condition 10.
19. Prior to sealing of the Final Plan of Survey for the subdivision Certificates of Completion issued under the Building Act 2016 for the demolition of the existing buildings on the land approved under BA/214-2024 and PA/205-2024 must be issued.
20. A Right of Way in favour of Lot 2 over proposed Lot 1 from the Channel Highway to the gate located on the western boundary between proposed Lots 1 and 2, generally in accordance with the endorsed subdivision proposal plan (Council Reference No. P5 submitted on 14/08/2024) and to the satisfaction of the Manager Development Services, must be included on the Final Plan of Survey submitted for signing and sealing by Council.
21. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include a restrictive covenant on Lot 1 to the effect that any bushfire hazard management measures on Lot 1 must not rely upon any management of vegetation within Lot 2 as shown on the Sealed Plan, based on the classification of vegetation on Lot 2 as forest.
22. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include restrictive covenants for Lot 2 to the following effect:
  - (a) no habitable buildings are to be constructed on any part of this lot.
  - (b) no other buildings, structures or other works are to occur on any part of this lot unless for the purposes of natural and cultural values management or passive recreation and in accordance with any endorsed management plan for the reserve; and

Page 12 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THE BACK OF THIS PAGE MUST NOT BE USED



**PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 15/11/2025

PAGE 20 OF 22 PAGES

Vol. 164731 Fol. 202

IN OFFICE OF THE COMMISSIONER FOR DECLARATIONS  
(TASMANIA)

- (c) the lot must not be used for any purpose except as a biodiversity offset reserve, natural and cultural values management and for public open space purposes.
23. Prior to the issue of a Certificate of Practical Completion of the public infrastructure for each approved stage of the subdivision, the developer must lodge a maintenance bond or bank guarantee equivalent to 10% of the total contract sum (including GST) of the public infrastructure works. This is to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period.
- Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period.*
24. The maintenance period for completion of public infrastructure for each stage of the subdivision will be considered complete when:
- (a) All defects and any defective works have been rectified to the satisfaction of the Director Engineering Services; Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
  - (b) the statutory 52-week maintenance period has ended and, the supervising Engineer requests a joint onsite inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed.


At the satisfactory completion of any outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council.

After takeover of the public infrastructure assets, it is the supervising engineer's responsibility to request in writing release of all Bond or Bank Guarantee monies.

25. Prior to the occupation of any of the new buildings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
- (a) All lots are to be consolidated in accordance with the endorsed Subdivision Proposal Plan, Plan 2 of 3 - Resultant Titles, Proposed Subdivision, Rogerson & Birch Surveyors, Plan Ref TIPAL02 15118-00, dated 6/03/2024 v. D - (Council Plan Reference P5 submitted 14/08/2024).
  - (b) The parking areas (including signage and access).
  - (c) The garden and landscape areas in accordance with the endorsed Landscaping Plan required under condition 9.
  - (d) Fencing in accordance with the endorsed Fencing Plan required under condition 10.
  - (e) Drainage works undertaken and completed.
  - (f) Channel Highway and Spring Farm Road upgraded including any new footpaths.
  - (g) Installation of required bicycle parking including the secure spaces.

Every page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed

Page 13 of 20

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**



**PIN OR STAPLE HERE  
DO NOT GUM THIS  
FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

PAGE 21 OF 22 PAGES

Vol. 164731 Fol. 202

EX-OFFICIO CLERK FOR DECLARATIONS  
(2025-10-01)

26. Prior to occupation of any of the new buildings, all waste material generated during construction works must be completely removed from the site.
27. Prior to the use commencing, a Waste Management Plan must be prepared to the satisfaction of the Manager Development Services. Once satisfactory, the plan will be endorsed and form part of the Permit. Implementation of the Plan must be to the satisfaction of the Manager Development Services. The Plan must provide the following details of a regular private waste (including recyclables) collection service for the subject land including:
  - Location of the bins for each tenancy (must not occupy parking, turning or access areas).
  - The type/s and number of waste bins.
  - Screening of bins, if visible from outside the site or areas visible by the public.
  - Type/size of trucks.
  - Frequency of waste collection.
  - Hours of collection (to comply with EPA Regulations)
  - Notation that the waste collection is a private service managed by the owner/occupants.The endorsed Waste Management Plan must not be amended without prior written consent of the Manager Development Services.
28. The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose (i.e. parking, storage of goods, trafficable area) and any landscaping must be maintained to the satisfaction of the Manager Development Services.
29. The loading and unloading of vehicles and the storage of materials must be contained within the properly boundaries and must not encroach on any part of any road reserve or public open space area.
30. Goods, materials or equipment must not be stored or displayed outside the buildings, unless otherwise approved in writing by Council.
31. Graffiti on the site which is visible to the public must be removed promptly to the satisfaction of the Manager Development Services.
32. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

**ADVICE:**

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.

Page 14 of 20

Signed by: 

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**

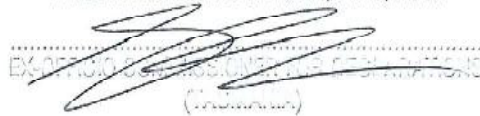


**PIN OR STAPLE HERE**  
**DO NOT GUM THIS**  
**FORM TO THE INSTRUMENT**

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL DOCUMENT  
PRESENTED TO ME ON 10/1/2025

PAGE 22 OF 22 PAGES

Vol. 164731 Fol. 202

  
EXCERPT OF PROVISIONS OF THE ACT  
(Continued)

- B. A Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- C. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

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

- D. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- E. The Developer should not allocate any property address numbers for the proposed lots.

New property addresses have been allocated as follows:

Lot No.	Allocated Property Address
1	202 Channel Highway, Kingston (no change)
2	204 Channel Highway, Kingston
3	102 Channel Highway, Kingston (no change)

- F. TasNetworks have advised that based on the information provided, the development is likely to adversely affect TasNetworks' operations. As with any development of such scale, consideration needs to be given to whether existing electricity supply arrangements to the site will remain sufficient. The proponent is advised to make contact with TasNetworks Early Engagement team to explore that issue further at their earliest convenience. The Early Engagement team can be contacted at:


[Early.Engagement@tasnetworks.com.au](mailto:Early.Engagement@tasnetworks.com.au)

or Ph 8324 7583.

  
TASHA TYLER-MOORE  
MANAGER DEVELOPMENT SERVICES  
Decision Date: 21 October 2024

NOTE: This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

Page 15 of 20

Signed by: 

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**THE BACK OF THIS PAGE MUST NOT BE USED**



# Appendix B Planning permit and approved plans for Spring Farm Village

---

## AMENDED PLANNING PERMIT

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

---

### ADDRESS OF THE LAND:

182 & 202 Channel Highway, 11 Spring Farm Lane, Lot 501 Spring Farm Road (CT 175960/501), Spring Farm Road, Spring Farm Lane and Channel Highway road reservations and various road lots, Kingston CT160089/6, CT155446/5, CT35517/1, CT164731/202, CT62794/4, CT164731/100, CT62794/3, CT164731/101, CT252331/2, CT252331/2, CT175960/501 and CT156869/1

### REFERENCE:

DAS-2024-2/B

### THE PERMIT ALLOWS:

Staged subdivision of 8 lots into 3 lots and 4 balance lots, demolition of existing buildings and combined commercial development (general retail and hire, food services, business and professional services), signage, associated works and infrastructure, and vegetation removal

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with:
  - Development Application DAS-2024-2 and Council Subdivision Plan Reference No. P5 submitted on 14/08/2024; and
  - DAS-2024-2/A and:
    - Council Architectural Plan Reference No. P12 - Site Analysis prepared by i2C and submitted on 13/05/2025
    - Council Architectural Plan Reference No. P12 - Design Response prepared by i2C and submitted on 13/05/2025
    - Council Architectural Plan Reference No. P12 - Signage plans prepared by i2C and submitted on 13/05/2025
    - Landscape Irrigation Plan prepared by Play Street and submitted on the 13/05/2025
  - DAS-2024-2/B and:
    - Council Architectural Plan Reference No. P15 – Architectural Drawings prepared by i2C and submitted on 28/10/2025

- Landscape Plan prepared by Play Street and submitted on the 28/10/2025
- Council Civil Plan Reference No. P15 – Civil Drawings prepared by Gandy and Roberts and submitted on the 28/10/2025

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

2. Prior to the permit coming into effect, the landowner must enter into a Part 5 Agreement with and to the satisfaction of Kingborough Council to the effect that:
  - (a) A \$300,000 bond for the security of the transfer of the Bushland Reserve to Council must be paid prior to commencement of on-site works.
  - (b) The Bushland Reserve on future Lot 2 must be established and managed as an offset in accordance with the endorsed Conservation Management Plan required under Condition 5 by the developer from execution of the Part 5 Agreement until such time as the land is transferred to Council.
  - (c) The Bushland Reserve must be transferred to Council prior to the issue of a Certificate of Occupancy for any buildings or within 12 months of the date of issue of this Permit, whichever is the earlier, unless otherwise agreed by Council in writing.
  - (d) No Certificate of Occupancy may be issued for any buildings until such time as the Bushland Reserve on future Lot 2 is transferred to Council for the purposes of public open space and as an offset.

This Part 5 Agreement must be to the satisfaction of the Manager Development Services and generally in accordance with the draft Agreement (Version 2) submitted to Council on 12 September 2024 and as amended by Council on 4 October 2024.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

*Advice: Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.*

3. The use of the land zoned Utilities is restricted to use for access and utility infrastructure purposes only, or any other No Permit Required Use, or an approved Permitted or Discretionary Use in accordance with the relevant Planning Scheme in force at the time. The land must not be used for car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use approved on proposed Lot 1.

Prior to the commencement of onsite works, an amended site plan removing any car parking and trolley bays within the Utilities Zone to the satisfaction of the Manager Development Services must be submitted to and approved by Council.

When approved, the plans will be endorsed and will then form part of this Permit.

*For Advice: The use of car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use on proposed Lot 1 is deemed to be a use ancillary to and associated with those uses which are Prohibited within the Utilities zone. Such uses are not able to be undertaken on the Utilities zoned land until and unless the land is rezoned to a zone that allows these uses to occur and any relevant planning approval is obtained.*

4. Approved tree/vegetation removal and modification:
- (a) Is limited to:
    - (i) 120 trees as shown in Council Architectural Plan Reference No. P13 – Architectural Drawings, Demolition Plan submitted on 28/10/2025 and Council Civil Plan Reference No. P12 – Civil Drawings, C022 Tree Plan & C023 Tree Plan 02, submitted on 28/10/2025, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024); and
    - (ii) no more than 1.68 hectares of native vegetation comprising 1 hectare of Eucalyptus amygdalina forest and woodland on sandstone and 0.68 hectares of Eucalyptus obliqua dry forest and woodland as shown in Figure 2 of the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024), excluding individual trees identified for retention in Council Civil Plan Reference No. P12 – Civil Drawings, C022 Tree Plan & C023 Tree Plan 02, submitted on 28/10/2025, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024).
  - (b) Must not occur prior to building approval for Stage One, securing the conservation offset through the execution of the Part 5 Agreement required under condition 2 and payment of the financial contribution required under condition 5 and approval of an 'Application for Approval of Planning Start of Works Notice' required condition 14.
  - (c) Must be undertaken outside the breeding season of the swift parrot and blue-winged parrot (September-January inclusive). Alternatively, clearing may occur during the breeding season provided:
    - (i) a suitably qualified consultant undertakes an activity assessment immediately prior to the commencement of clearing to determine whether breeding activity is evident and identify any mitigation measures that need to be applied to reduce impacts on breeding;
    - (ii) this assessment verifies that the species are not currently breeding within or adjacent to the trees to be removed;
    - (iii) this assessment confirms that any disturbance to the species is tolerable and will not compromise their ability to breed this season; and
    - (iv) the assessment is provided to Council for review and Council approves commencement of clearing, subject to implementation of any mitigation measures identified in the activity assessment.
  - (d) Must be overseen by a wildlife spotter to identify and respond to any displaced wildlife in accordance with the endorsed Construction Environmental Management Plan required under Condition 8.

- (e) Must include the identification and stockpiling of suitable large logs from felled trees within the development area in accordance with the endorsed Construction Environmental Management Plan required under Condition 8 for later strategic placement in the offset area in accordance with the endorsed Conservation Management Plan required under Condition 5.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

- 5. To offset the loss of 1 hectare of the *Eucalyptus amygdalina* forest and woodland on sandstone, 1.28 hectares of potential swift parrot and blue-winged parrot nesting habitat and 0.99 hectares of *Chaostola* skipper habitat and eastern barred bandicoot habitat within the Commercial Zone and two (2) trees of very high conservation value within the Environmental Management Zone, the following offset package must be secured and implemented:

- A. The on-site protection area (the Bushland Reserve) of 1.658 hectares, including 0.43 hectares of *Eucalyptus ovata* forest and woodland, 0.45 hectares of *Eucalyptus amygdalina* forest on sandstone, 0.63 hectares of *Eucalyptus obliqua* dry forest and 0.13 hectares of cleared land with emergent *Eucalyptus ovata* trees, as 'secure conservation land' through:

- (a) Development and implementation of a Conservation Management Plan (CMP) for Lot 2. This plan must be submitted to and approved by the Manager Development Services prior to the commencement of on-site works. This CMP must:
  - (i) provide for the protection for all native vegetation and habitat values within the Bushland Reserve in perpetuity;
  - (ii) identify conservation actions and management prescriptions to ensure that environmental and cultural values are managed for their long-term survival, including but not limited to fencing of the Bushland Reserve, a weed management plan, facilitating natural regeneration, strategic placement of large woody debris from the development site, ensuring ongoing retention and maintenance of individual trees, and ongoing monitoring and reporting for a period of not less than 5 years following implementation of any primary conservation actions;
  - (iii) be drafted by a suitably qualified environmental consultant; and
  - (iv) include a schedule of works specifying timeframes, details and costings for each action.

Once endorsed, this Plan forms part of the permit.

- (b) Interim protection of Lot 2 under a Part 5 Agreement prior to the permit coming into effect in accordance with Condition 2.
- (c) Payment of the costs equivalent to implementing, monitoring and reporting outstanding actions required as part of the Conservation Management Plan at the time of the sealing of the Final Plan of Survey. This payment must be made prior to the sealing of the Final Plan of Survey.

- (d) Transfer of Lot 2 to Council as a permanent Bushland Reserve and Public Open Space upon sealing of the Final Plan of Survey.
- B. The off-site protection of 4.74 hectares of high priority biodiversity values via a financial contribution of \$13,650/ha, totalling \$64,701. In addition, the loss of two (2) very high conservation value trees within the Environmental Management Zone must be offset at a rate of \$570/tree. This offset is to be used for the protection and management of E. amygdalina forest on sandstone, swift parrot and blue-winged parrot breeding habitat and Chaostola skipper habitat in the vicinity of Kingston. This payment, totalling \$65,841, must be made into Kingborough Council's Environmental Fund prior to the removal of the vegetation and the commencement of any on-site works.
6. All remaining native vegetation identified for retention in Council Plans endorsed by Condition 1, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024), the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024) must be appropriately protected during and after construction in accordance with the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Appendix B of the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025). This includes but is not limited to implementation of the following measures:
- A. Prior to Construction:
 

Prior to the commencement of any on-site works (including but not limited to vegetation removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

    - (i) Appointing a Project Arborist.
    - (ii) Conducting a site briefing between the Project Arborist and the project manager and site supervisor or equivalent for the development, including provision of the TPP.
    - (iii) Installing tree protection fencing in accordance with the TPP and Condition 7.
    - (iv) Tagging of trees for retention with aluminium tags labelled with the corresponding identifying number.
    - (v) Pruning of overhanging branches from Trees 49 and 62 in accordance with the TPP by a minimum Australian Qualifications Framework (AQF) level 3 arborist following the guidelines in the Australian Standard 4373-2007 Pruning of amenity trees (Standards Australia 2007).
    - (vi) Obtaining Project Arborist input into the landscaping plan required under Condition 9 to ensure landscape design and associated works do not adversely impact retained trees.
    - (vii) Providing certification by the Project Arborist of satisfactory implementation of tree protection, tree tagging and pruning measures to the Manager Development Services prior to the commencement of any on-site works.
  - B. During Construction:
    - (a) Maintaining tree protection measures required above for the

duration of the construction.

- (b) Removal of the existing shed within the tree protection zone of Tree 49 from within the development area and in a way that does not damage the tree.
- (c) Ensuring the Project Arborist conducts a site audit during construction to check compliance against the TPP and permit conditions.

C. Post Construction:

- (a) Providing written certification by the Project Arborist of satisfactory implementation of the measures identified in B. above to the Manager Development Services upon completion of construction, including implementation of any recommended remediation measures.
- (b) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:
  - (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
  - (ii) the tree protection zone must be free from the storage of fill, contaminates or other materials;
  - (iii) machinery and vehicles are not permitted to access the tree protection zone; and
  - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

7. Tree protection fencing required under Condition 6 must:

- (a) Be located in accordance with Figure E3 in the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Appendix C of the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025).
- (b) Exclude the following from the tree protection zones:
  - (i) Machine excavation including trenching.
  - (ii) Machinery movement.
  - (iii) Excavation of silt fencing.
  - (iv) Cultivation.
  - (v) Storage.
  - (vi) Preparation of chemicals, including preparation of cement products.
  - (vii) Parking of vehicles and plant.
  - (viii) Refuelling.
  - (ix) Dumping waste.
  - (x) Placement of fill.
  - (xi) Lighting of fires.

- (xii) Soil level changes.
  - (xiii) Temporary or permanent installation of utilities and signs.
  - (xiv) Physical damage to the trees.
- (c) Be constructed in accordance with the following requirements:
- (i) Utilise 1.8m high temporary chain wire mesh supported by concrete fence and covered with shade cloth, unless otherwise in accordance with the advice of the Project Arborist and approved in writing by Council.
  - (ii) Form a visual and physical barrier.
  - (iii) Include signage securely attached to the fence and visible from all angles within the development site.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

8. Prior to commencement of any on-site works, a Construction Environmental Management Plan (CEMP) must be submitted to and endorsed by the Manager Development Services. No works are permitted to occur until the plan has been endorsed. The plan must provide details of the following:
- (a) hours for construction activity in accordance with any other condition of this Permit;
  - (b) measures to control noise, dust, water and sediment laden runoff;
  - (c) measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) a plan showing the location of parking areas for construction workers and sub-contractor's vehicles on the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. No vehicle parking is permitted within the Channel Highway road reservation;
  - (e) a Traffic Management Plan showing truck routes to and from the site;
  - (f) a plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - (g) measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the CEMP;
  - (h) weed management measures in accordance with condition 12;
  - (i) the specifications and location of tree and vegetation protection measures in accordance with conditions 6 and 7;
  - (j) the extent of cut and fill;
  - (k) storage locations for the stockpiling of fill on site;
  - (l) demonstration that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;
  - (m) the location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;
  - (n) measures to minimise impacts on fauna species during construction including: the timing of works, fauna spotting on site during tree removal, and identification and stockpiling of logs suitable for placement in reserve as large woody debris in accordance with condition 4 and collision risk of fencing;
  - (o) waste management during construction works including:
    - (i) collection and storage in appropriate enclosures onsite;
    - (ii) regularly emptying and maintaining the waste storage enclosures so that no litter overspills the construction site onto adjoining land,

- including roads;
- (iii) appropriately locating waste storage on the subject site so that it does not impede traffic or parking at any time;
- (p) a site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (q) Contact details of key construction site staff.

Once endorsed, the Plan will form part of the permit and must be implemented to the satisfaction of Council.

9. Prior to commencement of any on-site works, an amended landscaping plan must be submitted to Council for approval. The plan must be prepared by a suitably qualified person in consultation with the Project Arborist, be to the satisfaction of the Manager Development Services, be generally in accordance with the plan dated 06/06/2024 prepared by Play Street Architecture, Council Plan Reference P3 submitted on 21/07/2024 but modified to:

- (a) remove *Melaleuca ericifolia* and replace with a species of local provenance;
- (b) appropriate irrigation systems;
- (c) retention of Trees 92-100 and Trees 105-106 as required in condition 6 and inclusion of these trees in the landscaping;
- (d) the landscape design and associated works do not adversely impact retained trees; and
- (e) perimeter fencing of the boundary between proposed Lots 1 and 2 consistent with the requirements of condition 10.

Once endorsed, the plan will form part of this permit.

For Advice: It is recommended that consideration be given to Council's Landscape Guidelines (Preparing a Landscape Plan), which is available on Council's website.

10. Prior to commencement of any on-site works, a fencing plan developed in consultation with the Project Arborist must be submitted to and endorsed by Council. This plan must provide for fencing as follows:

- (a) The fence located on the side boundary between proposed Lots 1 and 2, between the proposed building and the Channel Highway frontage must be redesigned so that it does not detract from the appearance of the site or the locality and provides for passive surveillance to include:
  - (i) a maximum height of 1.5m;
  - (ii) at least 50% transparency above a height of 1.2m; and
  - (iii) does not contain barbed wire or chain mesh.
- (b) The remainder of the boundary between Lots 1 and 2 must be fenced with a minimum 1.8m high paling fence.
- (c) All fencing must not impact upon environmental or cultural values within Lot 2.

Once endorsed this plan will form part of the Permit.

11. Prior to the commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and comply with:

- Austroads Standards and Australian Standards.
- Australian Rainfall and Runoff Guidelines.
- The recommendations in the Traffic Impact Assessment Review by Midson Traffic, dated August 2025.
- Engineering plans and requirements approved by the Department of State Growth for road and road reservations in the Channel Highway.
- the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025).

The Plans must include, but are not limited to:

- (a) Road/access design plans, including:
  - (i) Design of the internal road network (including parking areas, aisles and loading bays), in accordance with the approved plans including junctions, vehicular crossovers to all lots, footpaths, and associated stormwater drainage system; and
  - (ii) Design of external adjoining roads (Channel Highway and Spring Farm Road access) including pavement design to suit the ultimate traffic loads.
  - (iii) Location and specification of the required bicycle parking facilities (as required by condition 1(d) of this permit).
  
- (b) A lighting plan for the parking and access areas in accordance with Code E6.0 'Parking and Access' Code of the Kingborough Interim Planning Scheme 2015.
  
- (c) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
  - (i) A water sensitive urban design system that achieves the acceptable stormwater quality and quantity targets, required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling;
  - (ii) The reticulated stormwater system sized to accommodate at least the estimated 5% AEP flow based on a future fully-developed catchment;
  - (iii) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a future fully-developed catchment;
  
- (d) Demonstration that the services alignment between 202 Channel Highway and Lot 501 Hollyhock Drive (CT 175960/501) is consistent with the approved plans and services along this alignment are installed via drilling rather than trenching where shown in Drawing C510 (Council Civil Plan Reference No. P12 – Sewer Long Section submitted on 28 October 2025); and
  
- (e) Inclusion of a Vegetation and Tree Protection Plan (which must be overlaid on the design plans indicating areas of cut, trenching, lines, poles, pits etc) which:
  - (i) identifies the species, diameter, tree protection zone and location of trees identified for retention in the approved plans within the vicinity of all civil works;
  - (ii) verifies that Trees 92-100 and Trees 105-106, all native vegetation within the Environmental Management Zone on CT

164731/202 (excluding Trees 53 and 61) and all trees within the Bypass Corridor and Lot 501 Hollyhock Drive (CT 175960/501), are to be retained in accordance with the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024), the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024);

- (iii) demonstrates that the total extent of encroachment into the tree protection zones of these trees is no greater than shown in Council Civil Plan Reference No. P12 (submitted on 28/10/2025), the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025); and
- (iv) includes the tree and vegetation protection measures required in conditions 6 and 7.

Once endorsed the plans will form part of the permit.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

12. Declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy are present on the site, including but not limited to gorse, blackberry, boneseed, Spanish heath and Montpelier broom. To prevent the spread of weeds elsewhere and manage the weeds within the site, the following weed management measures must be undertaken to the satisfaction of the Manager Development Services:

A. Prior to Construction:

Prior to the commencement of on-site works (including but not limited to native vegetation and/or tree removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings) the following is required:

- (a) a Weed Management Plan by a suitably qualified person must be submitted to and approved by the Manager Development Services. The plan is limited to land within the Commercial and Utilities zones and footprint of the subdivision and development works and must include:
  - (i) a list and site plan of all declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy present on the site;
  - (ii) timeframes and methods of primary, secondary and follow up treatments for these weeds;
  - (iii) weed hygiene measures to minimise the spread of weeds to and from the site during on site works; and
  - (iv) an implementation, monitoring and reporting plan (including timeframes and costings for each action).

Once endorsed the plan will form part of the permit and must be complied with to the satisfaction of the Manager Development Services, unless otherwise agreed in writing by the Manager of Development Services.

- (b) Primary treatment of all declared, environmental and/or listed weeds on land within the Commercial and Utilities zones and footprint of the subdivision and development works must be undertaken prior to the commencement of on-site works and the removal of any native vegetation.

B. During and Post Construction:

Weed management measures must be implemented in accordance with the endorsed plan to the satisfaction of the Manager Development Services.

- 13. Unless otherwise approved by the General Manager in writing, building works (excluding vegetation removal and access works) within Stage Two as shown on the Staging Plan (Council Architectural Plan Reference No. P13 – Staging Plan submitted on the 28/10/2025) must not commence unless and until all the lots within Stage One and Two are consolidated and the new title to Lot 1 is issued in accordance with the approved plan of subdivision (Council Plan Reference No. P5, submitted on 14/08/2024).

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

- 14. Prior to the commencement of any on-site works for each stage, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

This application must be lodged a minimum of 14 days prior to commencement of on-site works for each stage and works for each stage must not commence until this notice has been approved by the Manager Development Services.

For Advice: This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department. A copy of the application form is available on Council's website.

- 15. Prior to undertaking any works in the Channel Highway road reserve a Works permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. The application is to be accompanied by detailed engineering drawings that include confirmation of the linemarking for the median turn lane and any islands/pedestrian crossing facilities on the Channel Highway.

For Advice: Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings). Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

*The application is to comply with any conditions listed on the Crown Landowner Consent.*

- 16. The design of the buildings must, to the satisfaction of the Manager Development

Services:

- (a) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces as much as practical; and
  - (b) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof, where appropriate, otherwise, ensure infrastructure is adequately screened from public view as much as practical.
17. The measures contained within the certified subdivision Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) v2.0 (ERA Planning Pty Ltd, 2 July 2024) must be implemented in relation to any future development on Lot 1 involving development in a Building Class 1, 2, 3, 8 or 9, or a Class 10a building within 6m of a Class 1, 2, 3, 8 or 9 building, unless superseded by an alternative BHMP certified by an accredited person or TFS, and only if this alternative BHMP demonstrates that the hazard management measures are wholly contained within Lot 1 and do not rely upon any management of vegetation within Lot 2 as shown on the Final Plan of Survey, based on the classification of vegetation on Lot 2 as forest.
18. Prior to sealing of the Final Plan of Survey, fencing must be constructed between the boundary of proposed Lots 1 and 2 in accordance with the endorsed fencing plan required under condition 10.
19. Prior to sealing of the Final Plan of Survey for the subdivision Certificates of Completion issued under the Building Act 2016 for the demolition of the existing buildings on the land approved under BA/214-2024 and PA/205-2024 must be issued.
20. A Right of Way in favour of Lot 2 over proposed Lot 1 from the Channel Highway to the gate located on the western boundary between proposed Lots 1 and 2, generally in accordance with the endorsed subdivision proposal plan (Council Reference No. P5 submitted on 14/08/2024) and to the satisfaction of the Manager Development Services, must be included on the Final Plan of Survey submitted for signing and sealing by Council.
21. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include a restrictive covenant on Lot 1 to the effect that any bushfire hazard management measures on Lot 1 must not rely upon any management of vegetation within Lot 2 as shown on the Sealed Plan, based on the classification of vegetation on Lot 2 as forest.
22. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include restrictive covenants for Lot 2 to the following effect:
- (a) no habitable buildings are to be constructed on any part of this lot;
  - (b) no other buildings, structures or other works are to occur on any part of this lot unless for the purposes of natural and cultural values management or passive recreation and in accordance with any endorsed management plan for the reserve; and
  - (c) the lot must not be used for any purpose except as a biodiversity offset reserve, natural and cultural values management and for public open space purposes.
23. Prior to the issue of a Certificate of Practical Completion of the public infrastructure

for each approved stage of the subdivision, the developer must lodge a maintenance bond or bank guarantee equivalent to 10% of the total contract sum (including GST) of the public infrastructure works. This is to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period.

*Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period.*

24. The maintenance period for completion of public infrastructure for each stage of the subdivision will be considered complete when:
- (a) All defects and any defective works have been rectified to the satisfaction of the Director Engineering Services; Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
  - (b) the statutory 52-week maintenance period has ended and, the supervising Engineer requests a joint onsite inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed.

At the satisfactory completion of any outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council.

After takeover of the public infrastructure assets, it is the supervising engineer's responsibility to request in writing release of all Bond or Bank Guarantee monies.

25. Prior to the occupation of any of the new buildings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
- (a) All lots are to be consolidated in accordance with the endorsed Subdivision Proposal Plan, Plan 2 of 3 - Resultant Titles, Proposed Subdivision, Rogerson & Birch Surveyors, Plan Ref TIPAL02 15118-00, dated 6/03/2024 v. D – (Council Plan Reference P5 submitted 14/08/2024).
  - (b) The parking areas (including signage and access).
  - (c) The garden and landscape areas in accordance with the endorsed Landscaping Plan required under condition 9.
  - (d) Fencing in accordance with the endorsed Fencing Plan required under condition 10.
  - (e) Drainage works undertaken and completed.
  - (f) Channel Highway and Spring Farm Road upgraded including any new footpaths.
  - (g) Installation of required bicycle parking including the secure spaces.
26. Prior to occupation of any of the new buildings, all waste material generated during construction works must be completely removed from the site.
27. Prior to the use commencing, a Waste Management Plan must be prepared to the satisfaction of the Manager Development Services. Once satisfactory, the plan will be endorsed and form part of the Permit. Implementation of the Plan must be to the satisfaction of the Manager Development Services. The Plan must provide the following details of a regular private waste (including recyclables) collection service

for the subject land including:

- Location of the bins for each tenancy (must not occupy parking, turning or access areas).
- The type/s and number of waste bins.
- Screening of bins, if visible from outside the site or areas visible by the public.
- Type/size of trucks.
- Frequency of waste collection.
- Hours of collection (to comply with EPA Regulations).
- Notation that the waste collection is a private service managed by the owner/occupants.

The endorsed Waste Management Plan must not be amended without prior written consent of the Manager Development Services.

28. The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose (i.e. parking, storage of goods, trafficable area) and any landscaping must be maintained to the satisfaction of the Manager Development Services.
29. The loading and unloading of vehicles and the storage of materials must be contained within the property boundaries and must not encroach on any part of any road reserve or public open space area.
30. Goods, materials or equipment must not be stored or displayed outside the buildings, unless otherwise approved in writing by Council.
31. Graffiti on the site which is visible to the public must be removed promptly to the satisfaction of the Manager Development Services.
32. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

**Amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

**ADVICE:**

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. A Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- C. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings

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

- D. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- E. The Developer should not allocate any property address numbers for the proposed lots.

New property addresses have been allocated as follows:

Lot No.	Allocated Property Address
1	202 Channel Highway, Kingston (no change)
2	204 Channel Highway, Kingston
3	182 Channel Highway, Kingston (no change)

- F. TasNetworks have advised that based on the information provided, the development is likely to adversely affect TasNetworks' operations. As with any development of such scale, consideration needs to be given to whether existing electricity supply arrangements to the site will remain sufficient. The proponent is advised to make contact with TasNetworks Early Engagement team to explore that issue further at their earliest convenience. The Early Engagement team can be contacted at:

[Early.Engagement@tasnetworks.com.au](mailto:Early.Engagement@tasnetworks.com.au)

or Ph 6324 7583.



MELISSA STEVENSON  
COORDINATOR STATUTORY PLANNING

**Decision Date: 21 October 2024**

**Permit Amended (pursuant to section 56 of the *Land Use Planning and Approvals Act 1993*): 16 May 2025 and 14 November 2025**

NOTE: This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

## Amended Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	DAS-2024-2/A
Council notice date	21/02/2024
TasWater Reference No.	TWDA 2024/00210-KIN
Date of response	29/08/2024
Date of amendment(s)	14/11/2025
TasWater Contact	Phil Papps – 0474 931 272
Trade Waste Contact	Scott James – 0417 240 264

### Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au

### Development details

Address	202 CHANNEL HWY, KINGSTON
Property ID (PID)	3278681
Description of development	Subdivision- 3 lots -Staged ,Demolish Ex Dwellings & Combined Commercial Development (Retail & food services), Associated Works & Infrastructure

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch	Plan of Subdivision / TIPAL02 15118-00 / Shts 1 & 2	D	08/03/2024
i2C Architects	Existing Context & Conditions / DA41 & 42	3	08/08/2025
i2C Architects	Demolition & Site / DA43	4	08/08/2025
i2C Architects	Demolition & Site / DA44	10	08/08/2025
i2C Architects	Staging Plan / DA44A	10	08/08/2025
i2C Architects	Ground Floor Plans DA45	13	08/08/2025
i2C Architects	Ground Floor Plans DA45A	9	08/08/2025
i2C Architects	L1 Floor Plan / DA46	10	08/08/2025
Gandy & Roberts	Sewer & Water Civil Plan / C050	D	30/07/2024

### Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### CONNECTIONS, METERING & BACKFLOW

- A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.  
*Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end if break tanks are required, the rate of flow into the break tank must be controlled so that peak flows to fill the tank do not also cause negative effect on the network.*
- Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### TRADE WASTE

- Prior to the commencement of operation the developer/property owner must obtain Consent to Discharge Trade Waste from TasWater.
- The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to Discharge.
- The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

**ASSET CREATION & INFRASTRUCTURE WORKS (Sewer Extension)**

7. Prior to applying for a Certificate for Certifiable Work/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
8. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
  - a. Included in the application for Engineering Design Approval, must be a detailed report demonstrating exactly how the bored sewer will be guaranteed to meet the nominated grade and TasWater's Construction Requirements to make it fit for purpose and hand over (for example standard plans MRWA-S-208 and Sect 21.6.3 of WSA 02-2014-3.1).
9. Prior to applying for a Permit to Construct the new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
10. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
11. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
12. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
13. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
14. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
15. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
  - b. Submit evidence demonstrating that the bored sewer has been constructed to the approved grade thus meeting the relevant standards. The evidence must include, but not be limited to electronic testing – CCTV light ring and measurement software as per Sect 21.6.3 of WSA 02-2014-3.1 and MRWA 21.11.1.
  - c. A request for a joint on-site inspection with TasWater's authorised representative must be made.
  - d. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

- e. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

- 16. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
- 17. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 18. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- 19. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater sewerage infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

- 20. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
- 21. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.
- 22. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
  - a. the exact location of the existing water/sewerage infrastructure,
  - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

#### **56W CONSENT**

- 23. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development if applicable which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### DEVELOPER CHARGES

24. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$19,620.42 (Stage 1) and \$8,152.48 (Stage 2) to TasWater for water infrastructure for 11.167 (Stage 1) and 4.640 (Stage 2) additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**Advice:** 2.0 ET vacant lot water credits have been applied to Stage 1.

25. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$34,992.41 (Stage 1) and \$12,228.72 (Stage 2) to TasWater for sewerage infrastructure for 19.916 (Stage 1) and 6.960 (Stage 2) additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**Advice:** No vacant lot sewer ET credits apply.

26. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### DEVELOPMENT ASSESSMENT FEES

27. The applicant or landowner as the case may be, must pay a development assessment fee of \$775.39 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

##### Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

##### Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ([www.taswater.com.au](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be

located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
Development Application: DAS-2024-2/B  
Plan Reference No: P15  
Date Received: 28/10/2025  
Approved via Delegated Authority  
Amendment Decision Date: 14/11/2025

# ARCHITECTURAL DRAWINGS

## 04





**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



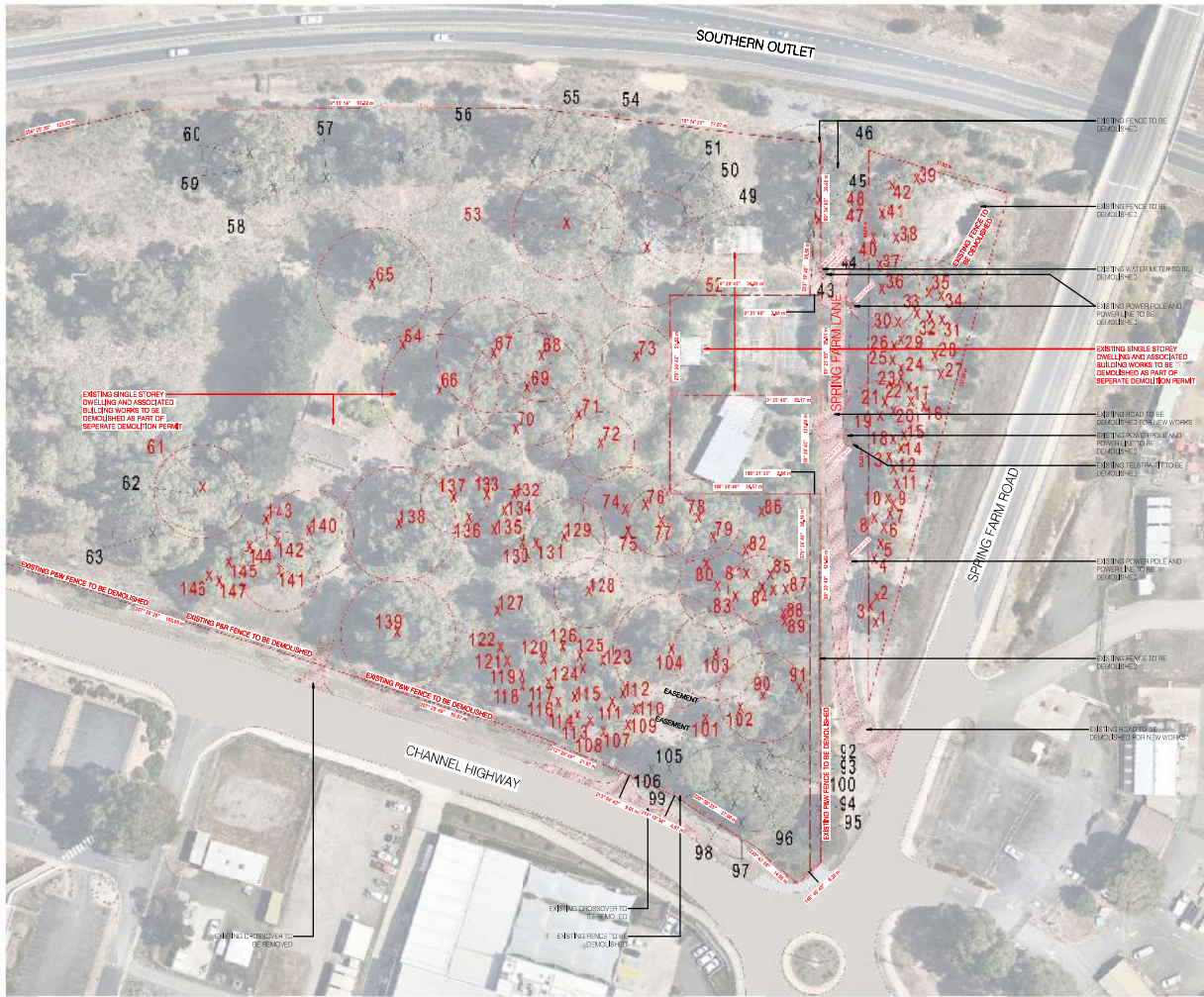
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**IC** inspiring ideas to enhance  
 human experience

**EXISTING CONDITIONS PLAN**  
 MINOR AMENDMENT

Project	Drawing No.	Issue
2022-004	DA42	3
1:500	FMO	WOOD



**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

NOTES: Refer to associated report and Attachment 4 for more details on the site plan, including the location of the proposed works.			
Project No:	2023-004	Issue No:	04
Project Name:	SDD	Project Type:	FMO
Project Location:	SDD	Project Status:	WDD

Author:	...
Checked:	...
Approved:	...
Date:	...

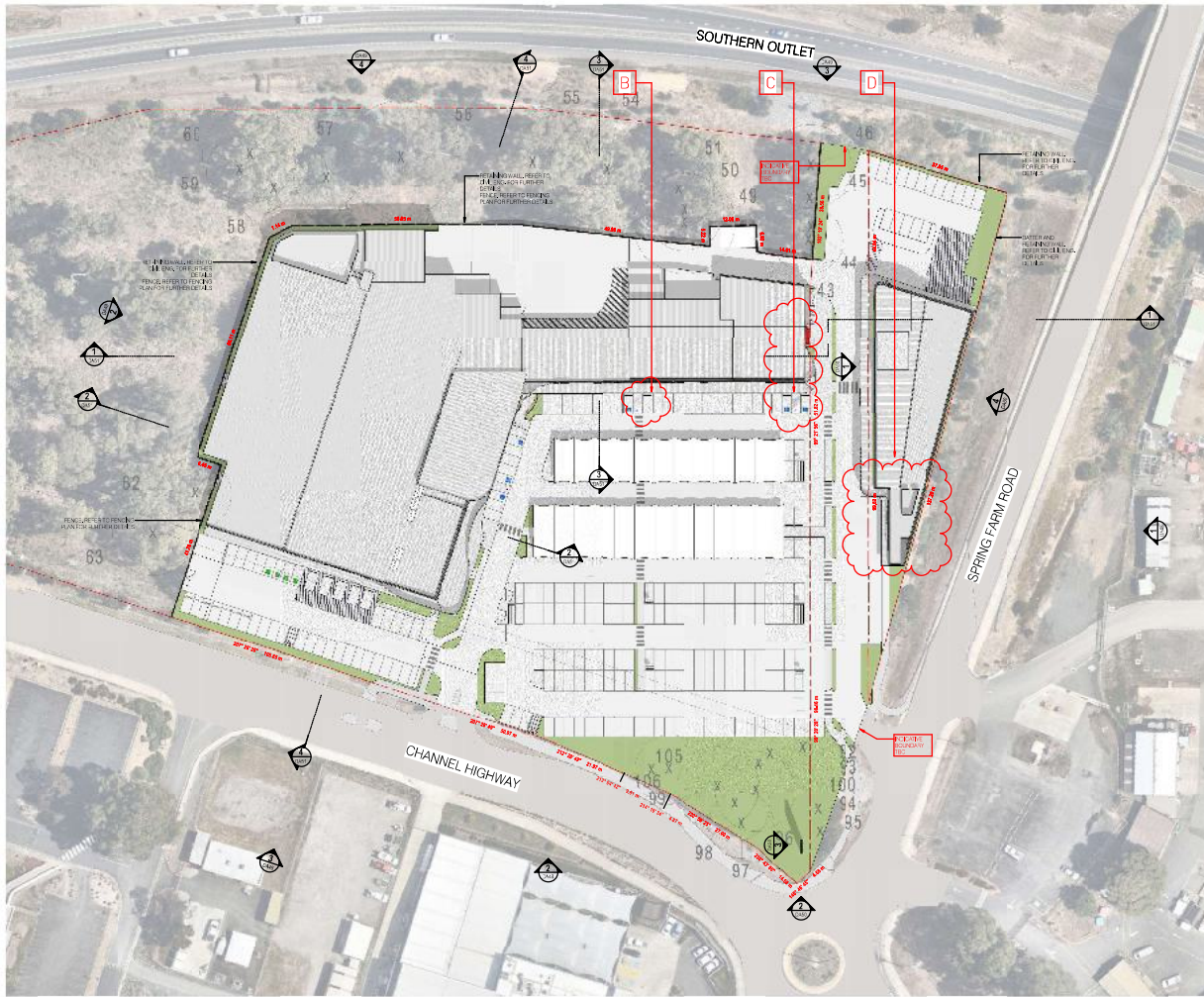
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**ic** inspiring ideas to enhance human experience

**DEMOLITION PLAN**  
 MINOR AMENDMENT

Project No:	2023-004	Issue No:	04
Project Name:	SDD	Project Type:	FMO
Project Location:	SDD	Project Status:	WDD



**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**A**

**DEVELOPMENT SUMMARY**

DESCRIPTION	MEASURE
Site Area	142,000 m <sup>2</sup>
Site Area (Excl. Road)	137,000 m <sup>2</sup>
Site Area (Excl. Road & Building)	132,000 m <sup>2</sup>
Site Area (Excl. Road, Building & Parking)	127,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking & Landscaping)	122,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping & Stormwater)	117,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater & Retention Pond)	112,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond & Stormwater Channel)	107,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel & Stormwater Treatment Pond)	102,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond & Stormwater Treatment Pond)	97,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	92,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	87,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	82,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	77,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	72,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	67,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	62,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	57,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	52,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	47,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	42,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	37,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	32,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	27,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	22,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	17,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	12,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	7,000 m <sup>2</sup>
Site Area (Excl. Road, Building, Parking, Landscaping, Stormwater, Retention Pond, Stormwater Channel, Stormwater Treatment Pond, Stormwater Treatment Pond & Stormwater Treatment Pond)	2,000 m <sup>2</sup>

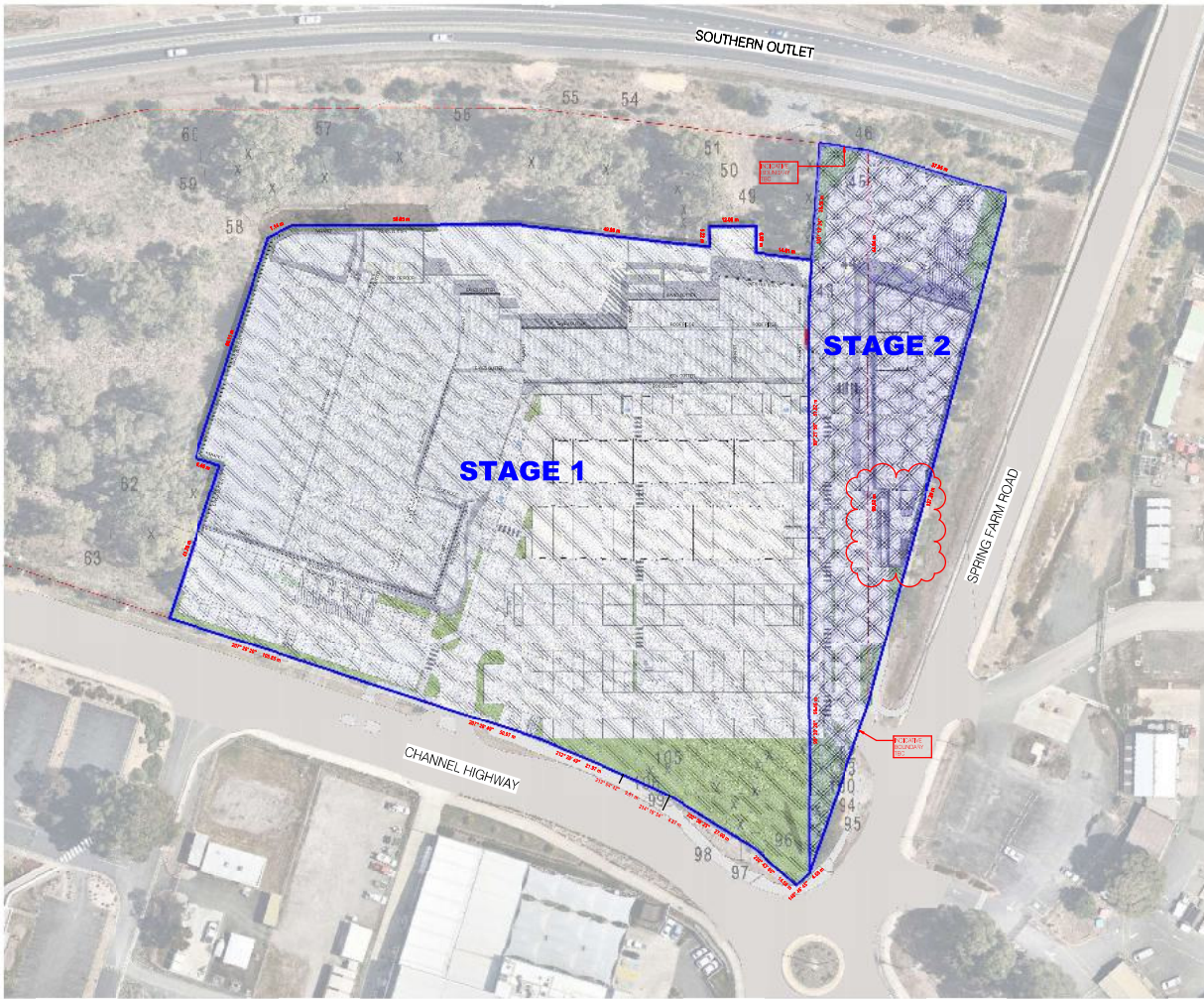
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**inspiring ideas to enhance human experience**

**PROPOSED SITE PLAN**  
 MINOR AMENDMENT

Project No:	2024-004	Project Name:	DA44
Project Date:	2024-10-28	Project Status:	FMO
Project Location:	202 Channel Hwy, Kingston, TAS	Project Type:	15E



**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



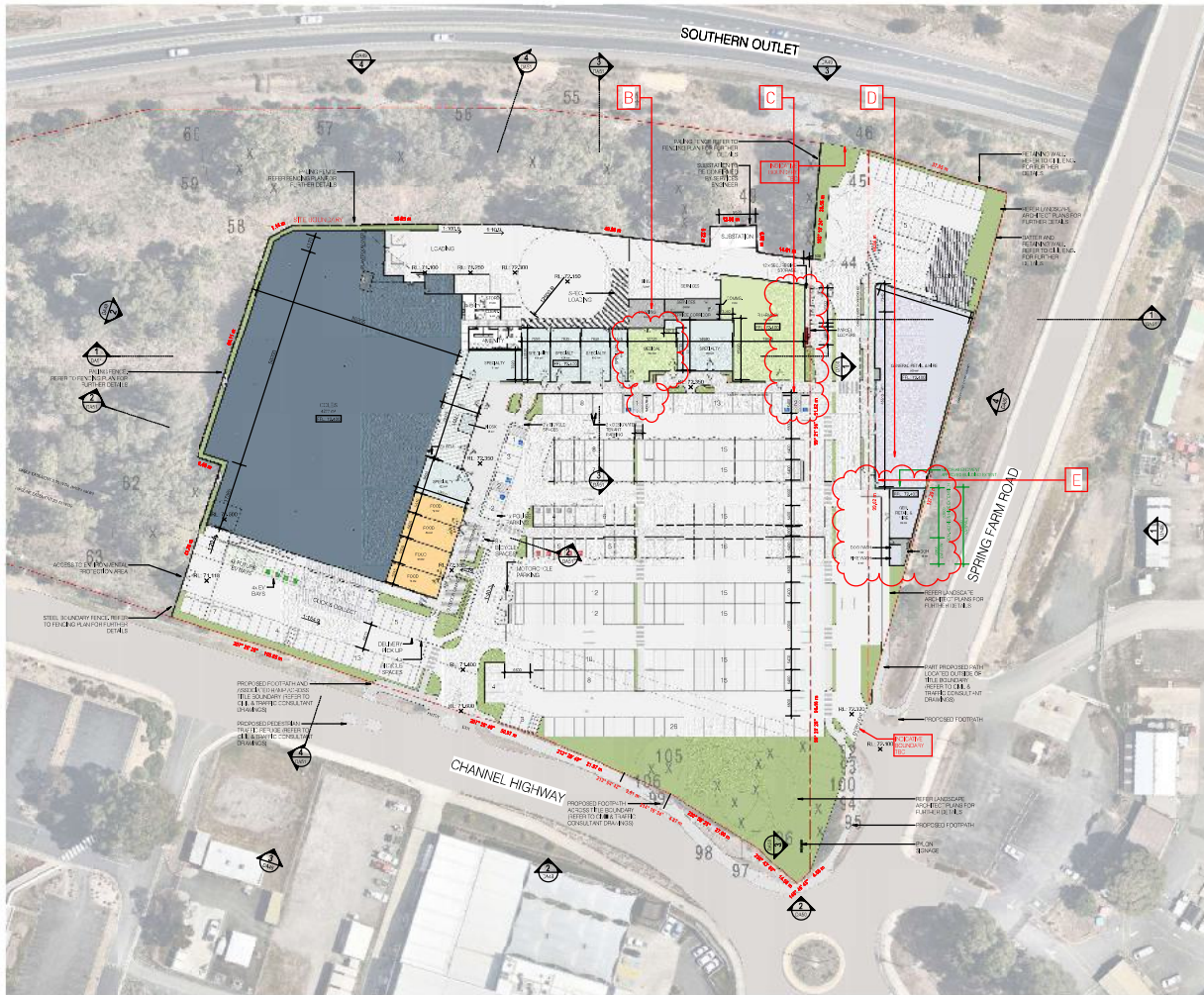
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**ic** inspiring ideas to enhance  
 human experience

**PROPOSED STAGING PLAN**  
 MINOR AMENDMENT

Project	2023-084	Issue	00
Prepared By	DA&A	Checked	ISE
Scale	1:500	Format	FMO



**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**A DEVELOPMENT SUMMARY**

MINOR AMENDMENT	
Site Area	20,255.3 m <sup>2</sup>
LOT	14,116 m <sup>2</sup>
Area 1	4,277.0 m <sup>2</sup>
Area 2	757.0 m <sup>2</sup>
Area 3	888.0 m <sup>2</sup>
Area 4	50.0 m <sup>2</sup>
Area 5	1,204.0 m <sup>2</sup>
Area 6	5.0 m <sup>2</sup>
Area 7	8.0 m <sup>2</sup>
Area 8	7,155.3 m <sup>2</sup>
Area 9	16,144 m <sup>2</sup>
Area 10	16,144 m <sup>2</sup>
Area 11	16,144 m <sup>2</sup>
Area 12	16,144 m <sup>2</sup>
Area 13	16,144 m <sup>2</sup>
Area 14	16,144 m <sup>2</sup>
Area 15	16,144 m <sup>2</sup>
Area 16	16,144 m <sup>2</sup>
Area 17	16,144 m <sup>2</sup>
Area 18	16,144 m <sup>2</sup>
Area 19	16,144 m <sup>2</sup>
Area 20	16,144 m <sup>2</sup>
Area 21	16,144 m <sup>2</sup>
Area 22	16,144 m <sup>2</sup>
Area 23	16,144 m <sup>2</sup>
Area 24	16,144 m <sup>2</sup>
Area 25	16,144 m <sup>2</sup>
Area 26	16,144 m <sup>2</sup>
Area 27	16,144 m <sup>2</sup>
Area 28	16,144 m <sup>2</sup>
Area 29	16,144 m <sup>2</sup>
Area 30	16,144 m <sup>2</sup>
Area 31	16,144 m <sup>2</sup>
Area 32	16,144 m <sup>2</sup>
Area 33	16,144 m <sup>2</sup>
Area 34	16,144 m <sup>2</sup>
Area 35	16,144 m <sup>2</sup>
Area 36	16,144 m <sup>2</sup>
Area 37	16,144 m <sup>2</sup>
Area 38	16,144 m <sup>2</sup>
Area 39	16,144 m <sup>2</sup>
Area 40	16,144 m <sup>2</sup>
Area 41	16,144 m <sup>2</sup>
Area 42	16,144 m <sup>2</sup>
Area 43	16,144 m <sup>2</sup>
Area 44	16,144 m <sup>2</sup>
Area 45	16,144 m <sup>2</sup>
Area 46	16,144 m <sup>2</sup>
Area 47	16,144 m <sup>2</sup>
Area 48	16,144 m <sup>2</sup>
Area 49	16,144 m <sup>2</sup>
Area 50	16,144 m <sup>2</sup>

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

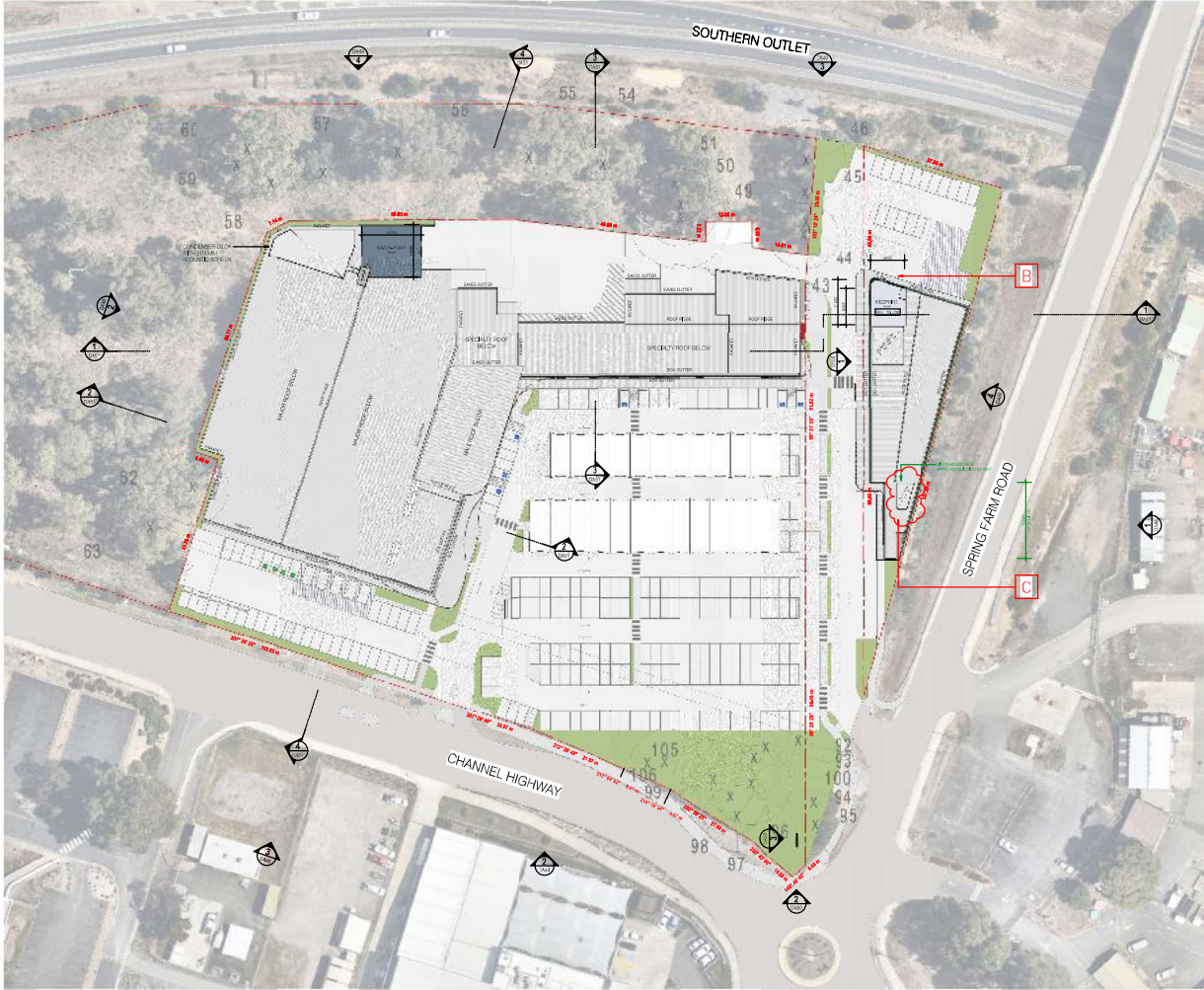


**inspiring ideas to enhance human experience**

**PROPOSED GROUND FLOOR PLAN**  
 MINOR AMENDMENT

Project	Issue	Date
2024-016	DAAS	13
2024-016	FMO	15E





**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**A**

**DEVELOPMENT SUMMARY**

TITLOR AMENDMENT 70065.Emp

SPACING	1:1 view
USL	
Secure lot	\$270.00
Play area (swamp)	\$100.00
Specialty	\$100.00
Miscellaneous	\$100.00
Concrete (total 5.0m x 1.0m x 0.1m)	\$100.00
Engineered (total 5.0m x 1.0m x 0.1m)	\$100.00
Site work (total 5.0m x 1.0m x 0.1m)	\$100.00
Net ground floor area	27.45 EMP
Net GFA	27.45 EMP
USL	
General building Z	100.00
Site work (total 5.0m x 1.0m x 0.1m)	100.00

**EXTRA COSTS**

Construction	
Site work	
Net GFA	27.45 EMP
Net cycle parking	

REMARKS: SITE WORK TO BE COMPLETED BY THE 10/11/2025. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF THE DEVELOPMENT.

NOTE: REFER TO THE DEVELOPMENT APPLICATION FOR THE FULL LIST OF COSTS AND CONDITIONS. THE COSTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF THE DEVELOPMENT.

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

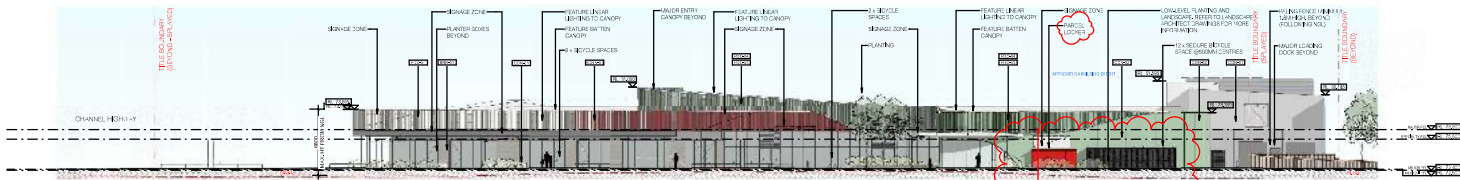


**IC** inspiring ideas to enhance human experience

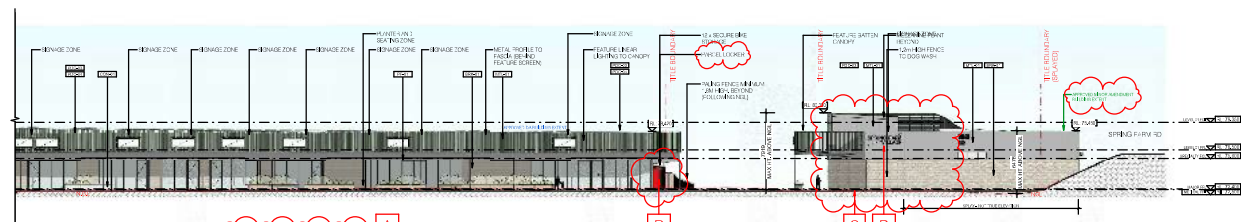
**PROPOSED LEVEL 01 PLAN**  
 MINOR AMENDMENT

Project	2024-006	Drawing No.	DA46	Issue	01
Client	SDD	Project	FMO	Project	15E

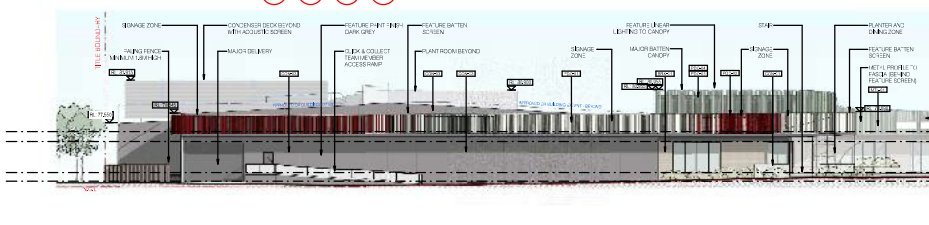




1 - PROPOSED NORTH ELEVATION - MINOR AMENDMENT 1 : 200



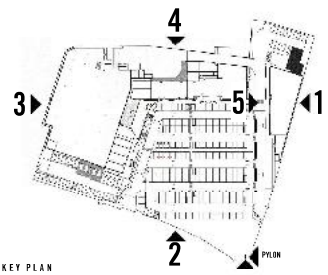
2 - PROPOSED EAST ELEVATION - SPECIALTY / GENERAL RETAIL & HIRE - MINOR AMENDMENT 1 : 200



2 - PROPOSED EAST ELEVATION - MAJOR / FOOD - MINOR AMENDMENT 1 : 200

IMAGE TAG	MATERIAL SCHEDULE DESCRIPTION
BRW01	BRICK - BROWN-NEUTRAL FINISH
CCN01	PRECAST CONCRETE
CCN02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
CCN03	PRECAST CONCRETE WITH PAINT FINISH - DARK GREY
MT01	PREPARED METAL
PWC01	POWDERCOAT FINISH - WHITE
PDC02	POWDERCOAT FINISH - RED
PDC03	POWDERCOAT FINISH - GREEN
PDC04	POWDERCOAT FINISH - LIGHT GREEN
PR01	PAINT FINISH - DARK GREY
TLS01	EMERALD GREEN GLOSSY TILE
TBR01	TIMBER CLADDING - NEUTRAL FINISH

**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



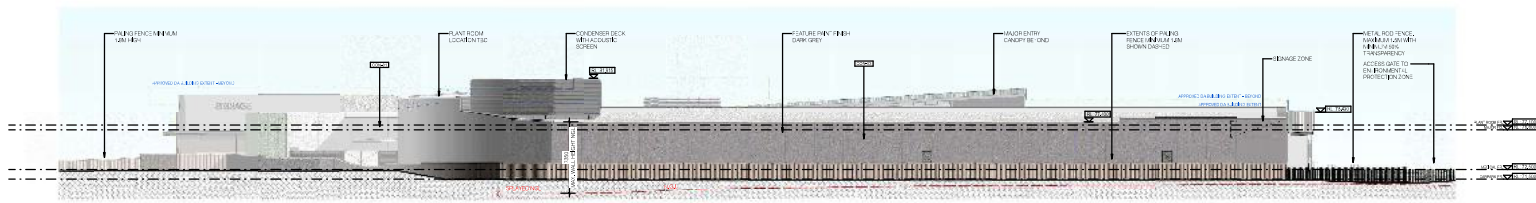
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



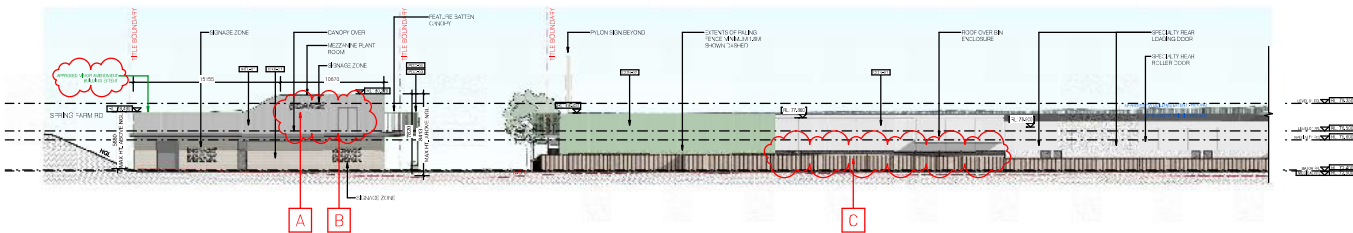
**IC** inspiring ideas to enhance human experience

**PROPOSED ELEVATIONS**  
 MINOR AMENDMENT  
 Project No: 2022-016  
 Drawing No: DA48  
 Issue No: 8  
 Date: 14/11/2025  
 Project Manager: FMO  
 Designer: TSE

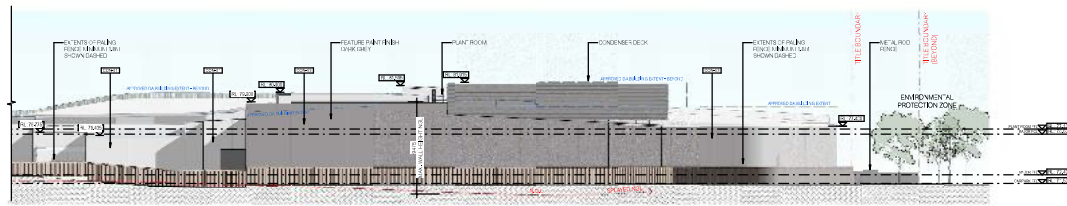
Document Set ID: 488848  
 Version: 1 - Vendor Date: 20/10/2025



3 - PROPOSED SOUTH ELEVATION - MINOR AMENDMENT 1:200



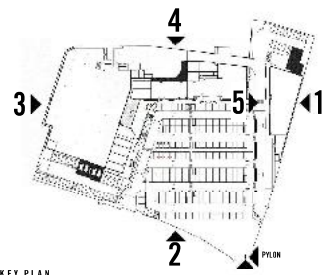
4 - PROPOSED WEST ELEVATION - PART A - MINOR AMENDMENT 1:200



4 - PROPOSED WEST ELEVATION - PART B - MINOR AMENDMENT 1:200

**MATERIAL SCHEDULE**

IMAGE TAG	DESCRIPTION
BFG20	BRICK VENEER - NEUTRAL FINISH
CON40	PRECAST CONCRETE
CON402	PRECAST CONCRETE WITH FINISH FINISH - DARK GREEN
CON403	PRECAST CONCRETE WITH FINISH FINISH - DARK GREY
MT40	PERFORATED METAL
POD40	POWDERCOAT FINISH - WHITE
POD402	POWDERCOAT FINISH - RED
POD403	POWDERCOAT FINISH - GREEN
POD404	POWDERCOAT FINISH - LIGHT GREEN
PS20	PAINTE FINISH - DARK GREY
TLE40	EMERALD GREEN GLOSSY TILE
TMS40	TIMBER SCABS - NEUTRAL FINISH



KEY PLAN

**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**IC** inspiring ideas to enhance human experience

**PROPOSED ELEVATIONS**  
 MINOR AMENDMENT  
 Project: 2023-016  
 Drawing No: DA49  
 Issue: 07  
 Date: 11/2025  
 Author: JMO  
 Checker: TSE



**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

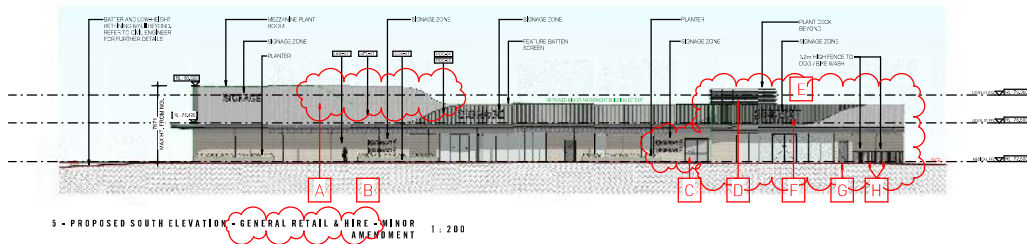
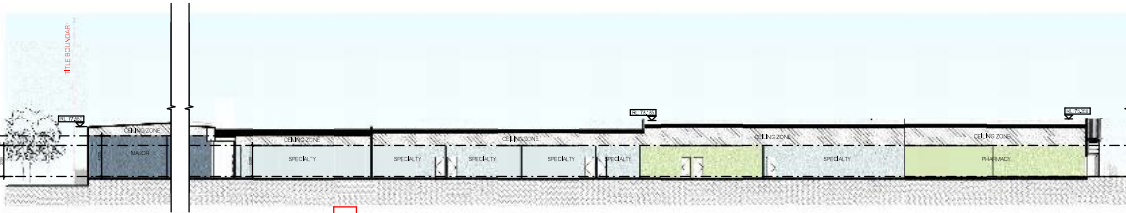


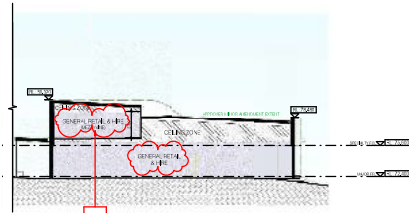
IMAGE	TAG	DESCRIPTION
	BRV01	BRICK VENEER - NEUTRAL TONES
	CON01	PRECAST CONCRETE
	CON02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	CON03	PRECAST CONCRETE WITH PAINT FINISH - DARK GREY
	MTF01	PROFILED METAL
	POC01	POWDERCOAT FINISH - WHITE
	POC02	POWDERCOAT FINISH - RED
	POC03	POWDERCOAT FINISH - GREEN
	POC04	POWDERCOAT FINISH - LIGHT GREEN
	PF01	PAINT FINISH - DARK GREY
	TMT01	EMERALD GREEN GLOSSY TILE
	TMS01	TIMBER SCAPES - NEUTRAL TONES

IMAGE	TAG	DESCRIPTION
	PF01	PAINT FINISH - BULKY MONUMENT
	PF02	PAINT FINISH - BULKY CURVA
	POC01	POWDERCOAT FINISH - BULLOCK OVER WHITE
	TMB02	100x100mm VERTICAL TIMBER BATTENS

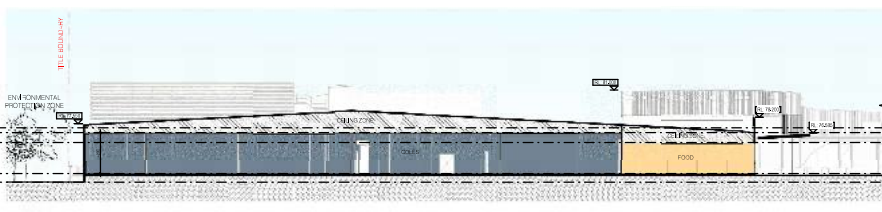




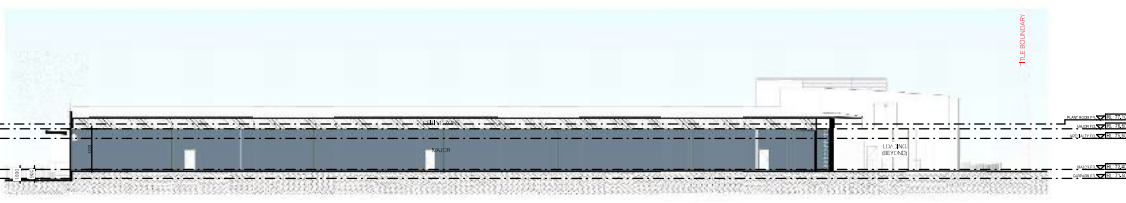
SECTION A - MAJOR / SPECIALTY / GENERAL RETAIL & MORE / MINOR AMENDMENT 1:200



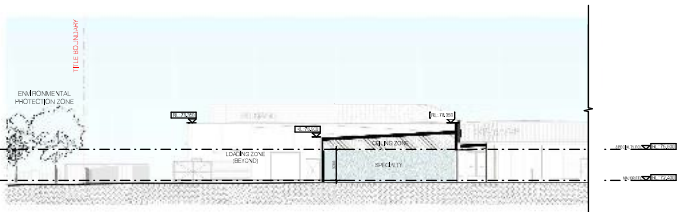
B



SECTION B - MAJOR / FOOD - MINOR AMENDMENT 1:200

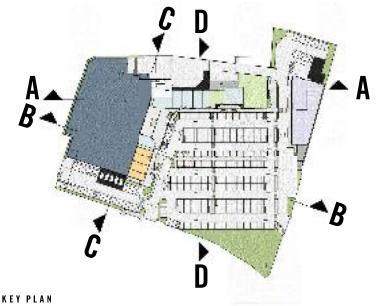


SECTION C - MAJOR / LOADING - MINOR AMENDMENT 1:200



SECTION D - SPECIALTY / LOADING - MINOR AMENDMENT 1:200

**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



KEY PLAN

Project Name	Spring Farm Village
Address	202 Channel Hwy, Kingston, TAS, 7050
Client	Spring Farm Village
Architect	IC
Engineer	IC
Planner	IC
Surveyor	IC
Other	IC

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

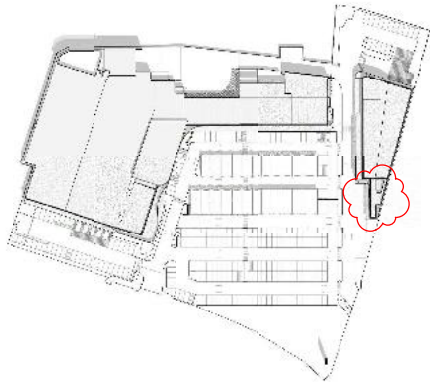


**IC** inspiring ideas to enhance human experience

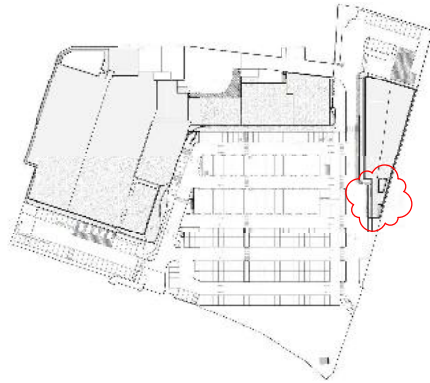
**PROPOSED SECTIONS**  
 MINOR AMENDMENT

Project	2024-004	Drawing No.	DAS1	Issue	8
Client	Spring Farm Village	Project	FMO	Discipline	ISE
As Indicated					

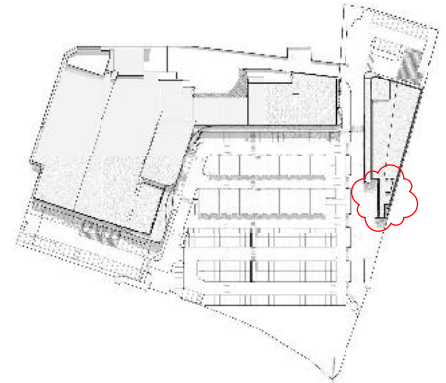
Document Set ID: 488888  
 Version: 1. Version Date: 20/10/2025



SUMMER SOLSTICE - 22 DEC, 9AM - MINOR AMENDMENT

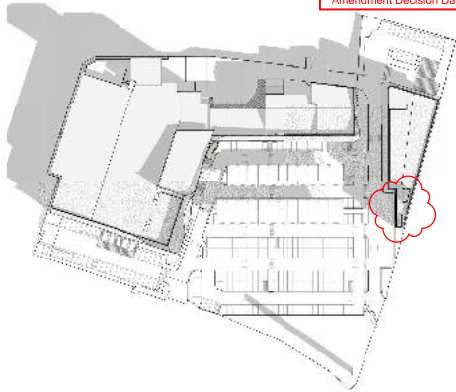


SUMMER SOLSTICE - 22 DEC, 12PM - MINOR AMENDMENT

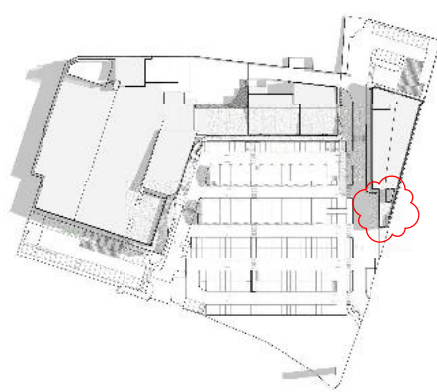


SUMMER SOLSTICE - 22 DEC, 3PM - MINOR AMENDMENT

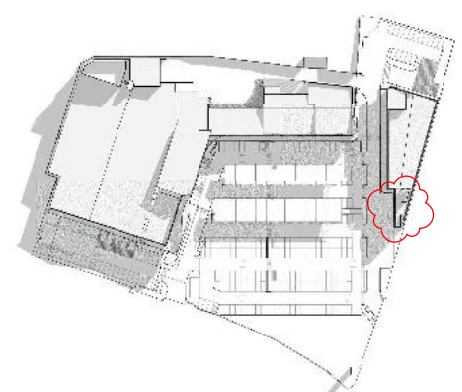
**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



WINTER SOLSTICE - 22 JUN, 9AM - MINOR AMENDMENT



WINTER SOLSTICE - 22 JUN, 12PM - MINOR AMENDMENT



WINTER SOLSTICE - 22 JUN, 3PM - MINOR AMENDMENT



**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

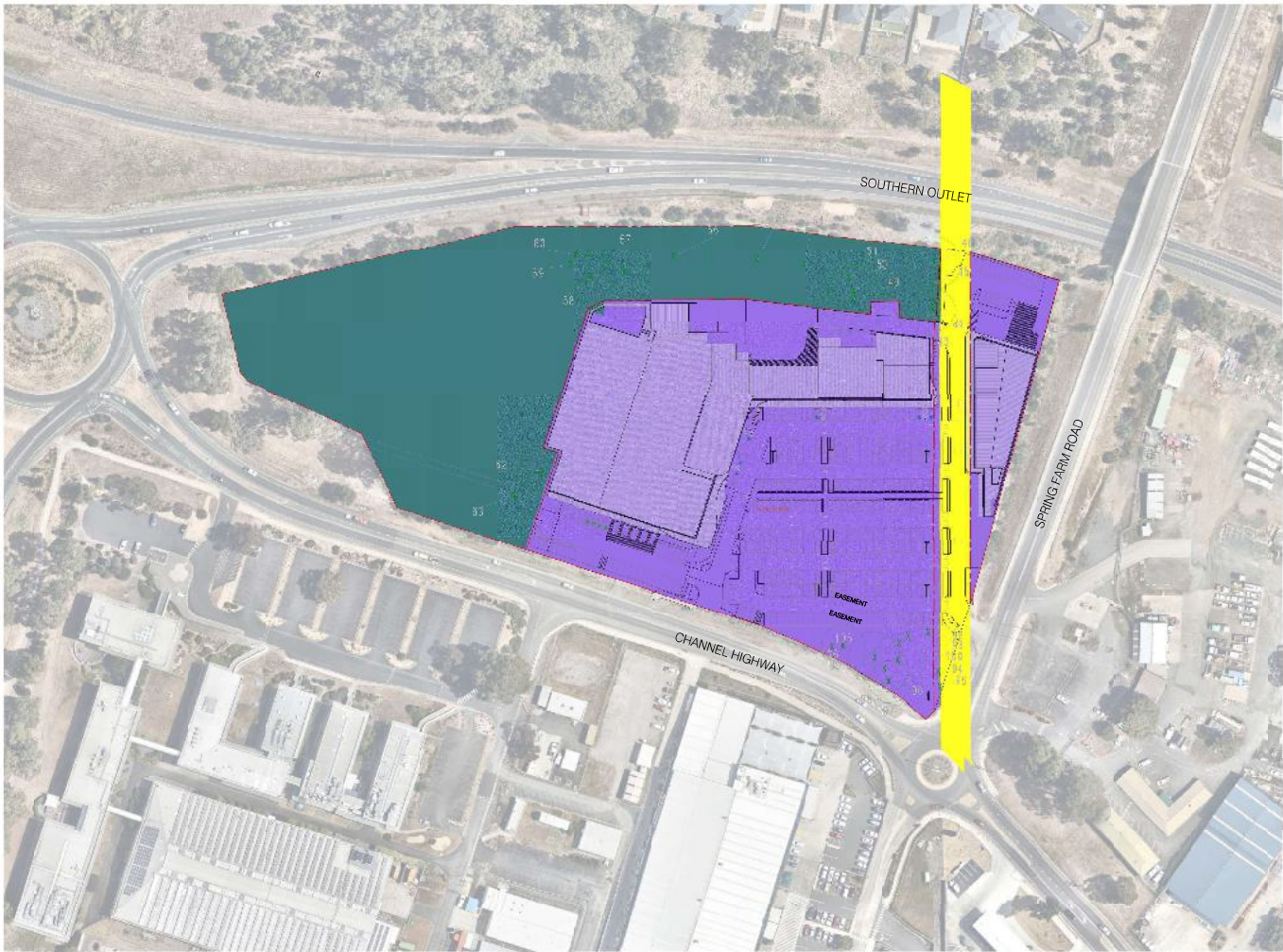


**IC** inspiring ideas to enhance human experience

**SHADOW DIAGRAMS**  
 MINOR AMENDMENT

Project No:	DAS2	Issue:	07
Project Name:	SPRING FARM VILLAGE	Project:	MINOR AMENDMENT
Scale:	1:1000	Document:	FMO
		Discipline:	USE





**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

- 23.0 COMMERCIAL
- 28.0 UTILITIES
- 29.0 ENVIRONMENTAL MANAGEMENT

TASMANIAN PLANNING SCHEME - ZONING 1 : 750



**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**ic** inspiring ideas to enhance  
 human experience



**TASMANIAN PLANNING SCHEME ZONING**  
 MINOR AMENDMENT

Project	Drawing No.	Issue
2022-004	DAS4	9
2024-004	As Indicated	FMO
As Indicated	FMO	ISE



# Appendix C Aboriginal heritage permit for Spring Farm Village



**Permit for the purposes of Section 14  
of the *Aboriginal Heritage Act 1975* (Tas)**

Permit No.: **P250**  
Name of Applicant: **Scott Spanton (Tipalea Private No.27 Pty Ltd)**  
Project Title: **Commercial Development – 202 Channel Highway,  
Kingston**

# Permit for the purposes of Section 14 of the *Aboriginal Heritage Act 1975* (Tas)

---

## 1 Background

- (a) The Applicant has made an application to the Minister for a Permit for the purpose of enabling persons to undertake the Approved Works on The Land without contravening Section 14 of the Act.
  - (b) The Minister has determined that the relics within the Site known as AH 10965/10966 is a Relic.
  - (c) The Minister has received a recommendation from the Director of National Parks and Wildlife that the Minister grant a permit pursuant to Section 14 of the Act under the terms contained in this permit.
- 

## 2 Grant of Permit

The Minister in the exercise of their powers under the Act, hereby grants, on the terms set out in clause 3, to the Approved Persons a permit, for the purposes of Section 14 of the Act, to do the Permitted Acts in relation to Relics in connection with the carrying out on The Land of the Approved Works. This permit does not provide authorisation to undertake these works under any legislation other than the *Aboriginal Heritage Act 1975*.

---

## 3 Permit terms (conditions)

This permit is granted subject to the following terms:

- (a) The term of the permit is limited to the Permit Period.
- (b) Each Approved Person must comply with any direction given by the Minister in relation to:
  - (i) the Relics; or
  - (ii) any Relics disturbed by, uncovered or otherwise discovered during, or as a result of, the carrying out of the Approved Works,including, but not limited to, a direction to suspend the Approved Works.
- (c) All Approved Works and/or Permitted Acts must be undertaken in strict accordance with the conditions prescribed in this permit.
- (d) No persons may interfere with any Relic except for the purpose of undertaking the Approved Works.
- (e) This permit does not revoke any earlier permit granted for the purposes of Section 14 of the Act in respect of any part of The Land.

- (f) The Applicant must allow, and must ensure that any person who has control of The Land permits the Director and/or their delegate to enter and inspect The Land at all times for the purpose of monitoring compliance with this permit.
- (g) Prior to the commencement of the Approved Works, all persons involved in the Approved Works must be made aware of the location of the Relics and be made familiar with the permit and the requirements and conditions therein.
- (h) A copy of this permit must be kept at the construction site office or in the absence of a site office in the possession of the contractor/s for the duration of the Approved Works.
- (i) The two artefacts recorded in test pits 16 and 17 are to be salvaged and relocated by an Aboriginal Heritage Officer to the southern boundary of AH10965/10966.
- (j) An Aboriginal Heritage Officer is to monitor the removal and transfer of topsoil occurring during the Approved Works.
- (k) A permanent fence is to be erected along the southern boundary of the development to prevent construction works from encroaching and inadvertently impacting AH 10965/10966 beyond the Approved Works. The erection of this fence is to be monitored by an Aboriginal Heritage Officer to ensure that the fence is installed outside of the boundary of AH 10965/10966 where possible.
- (l) In the event that unanticipated material, being that other than AH 10965/10966, is located during the Approved Works, the Applicant must ensure that the Unanticipated Discovery Plan (Schedule 2 of this Permit) is implemented.
- (m) Photographs of the completed works and impacts to AH 10965/10966 must be forwarded to Aboriginal Heritage Tasmania as soon as practicable after the completion of the Permitted Acts.

---

## 4 Definitions

In this permit:

**Act** means the *Aboriginal Heritage Act 1975* (Tas).

**AH** means the abbreviated prefix for the Aboriginal Heritage number assigned to known Aboriginal Heritage Sites recorded within the Aboriginal Heritage Register.

**Applicant** means Scott Spanton on behalf of Tipalea Private No.27 Pty Ltd.

**Approved Persons** means the following:

- (a) the Applicant;
- (b) each contractor engaged by the Applicant to carry out the Approved Works or part thereof;
- (c) the sub-contractors engaged by any such contractor in connection with carrying out any Approved Works; and

- (d) the employees, servants and agents of each of the above whilst carrying out any Approved Works.

**Approved Works** means the construction of a commercial development within the proposed footprint as shown in Schedule 1, including vegetation clearing, levelling and removing topsoils, with disturbance extending beyond a depth of 1m. Two known artefacts will be relocated from test pits 16 and 17 to the southern section of AH10965/10966.

**Director** has the meaning in the Act.

**Delegate** means the following:

- a) Aboriginal Heritage Tasmanian staff member;
- b) Police Officer; and
- c) Warden

**Interfere with** means to destroy, damage, deface, conceal, or otherwise interfere with.

**The Land** means 202 Channel Highway, Kingston (Title Reference: 164731/202) and the road easement (Title Reference: 252331/1), identified in Schedule 1.


**Minister** means the Minister administering the Act.

**Permitted Acts** means to interfere with the Relic known as AH 10965/10966 within the area that lies within The Land, associated with undertaking the Approved Works within the terms of this permit.

**Permit Period** means the period commencing from the date of signing and ending three years henceforth or at the completion of the Permitted Acts, whichever is the sooner.

**Relic** has the meaning in the Act.

Dated:

19/5/24  


**Hon Roger Jaensch MP**

**Schedule 1: The Land – 202 Channel Highway, Kingston (Title Ref: 164731/202)**

The map displays a residential area with several streets including 'SOUTHERN CUTLET ROAD', 'PERCH CT', 'HOCK DRIVE', 'SPRING FARM LANE', and 'CHANNEL HIGHWAY'. A large parcel is highlighted in pink. A red pin is placed on this parcel, with a callout box containing the text 'AH10965/10966'. An information popup window is overlaid on the map, providing details for the selected feature.

**Identify Results**  
 one feature found in one layer  
 > Cadastral Parcels - Owner Information (one feature)

**Warning - Property boundaries are indicative only. See explanation here.**

FeatureID	Property Address	Property ID	Title Reference	Owner Name(s)	Postal Address
	202 CHANNEL HWY KINGSTON TAS 7050	3278681	164731/202	TIPALEA PRIMATE FID.27 PTY LTD	LEVEL 11 50 CLARENCE ST SYDNEY NSW 2000

POI: GDA94 MGASS - 523671E, 5240943N

**Identify**

# The Land – Road Casement (Title Ref: 252331/1)

**Identify Results**

3 features found in one layer

Owner Name(s)  
TIPALEA PRIVATE NO.27 PTY LTD

Postal Address  
LEVEL 11, 50 CLARENCE ST SYDNEY NSW 2000

**Warning - Property boundaries are indicative only. See explanation here.**

FeatureDEF  
Casement Type  
Road (type unknown)

**Warning - Property boundaries are indicative only. See explanation here.**

FeatureDEF  
Title Reference  
252331/1

Casement Type  
Acquired Road

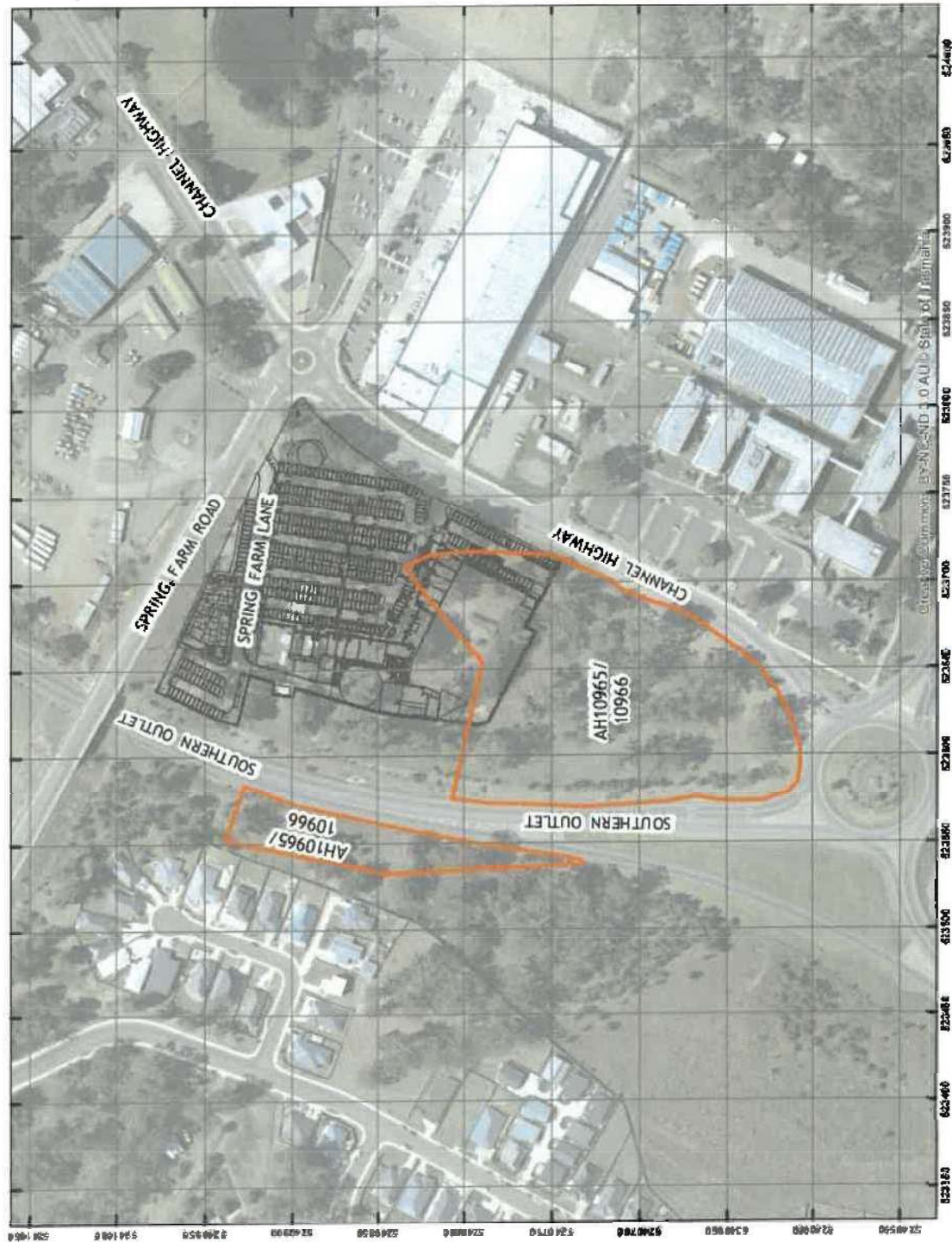
Owner Name(s)  
THE CROWN

POI: GD894 MGA55 : 523698E, 5240719N

**Disclaimer**

A1110965/10966

Footprint of proposed development in association with recorded Aboriginal heritage AH10965/10966

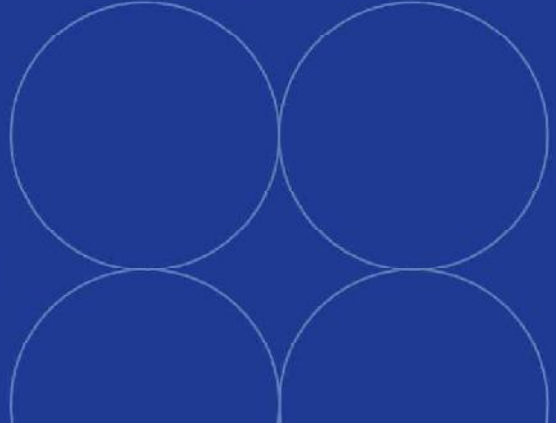
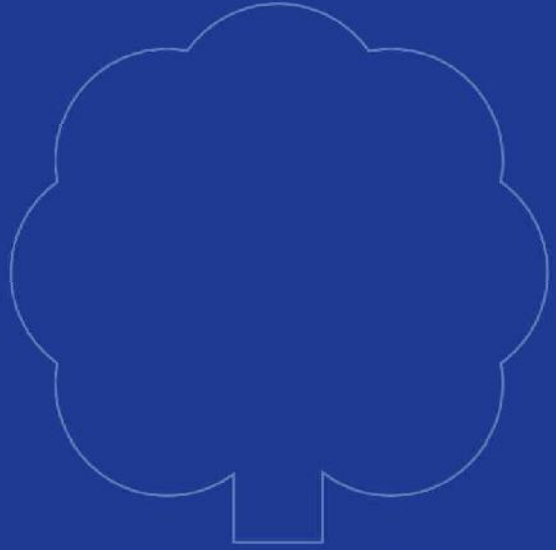
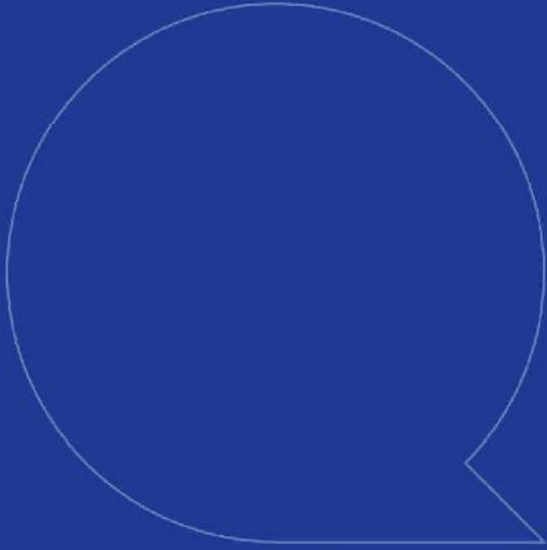
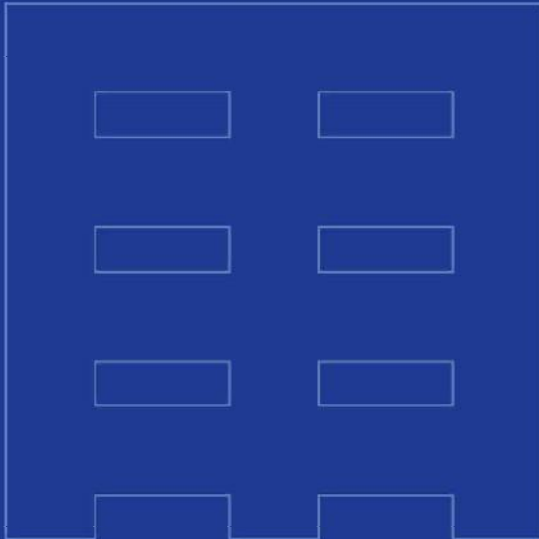


## **Schedule 2**

### Unanticipated Discovery Plan

Era Advisory  
Level 1, 125A Elizabeth St  
Hobart 7000

(03) 6165 0443  
[enquiries@era-advisory.com.au](mailto:enquiries@era-advisory.com.au)  
[era-advisory.com.au](http://era-advisory.com.au)



**era**



**Permit for the purposes of Section 14  
of the *Aboriginal Heritage Act 1975* (Tas)**

Permit No.: **P250**  
Name of Applicant: **Scott Spanton (Tipalea Private No.27 Pty Ltd)**  
Project Title: **Commercial Development – 202 Channel Highway,  
Kingston**

# Permit for the purposes of Section 14 of the *Aboriginal Heritage Act 1975* (Tas)

---

## 1 Background

- (a) The Applicant has made an application to the Minister for a Permit for the purpose of enabling persons to undertake the Approved Works on The Land without contravening Section 14 of the Act.
  - (b) The Minister has determined that the relics within the Site known as AH 10965/10966 is a Relic.
  - (c) The Minister has received a recommendation from the Director of National Parks and Wildlife that the Minister grant a permit pursuant to Section 14 of the Act under the terms contained in this permit.
- 

## 2 Grant of Permit

The Minister in the exercise of their powers under the Act, hereby grants, on the terms set out in clause 3, to the Approved Persons a permit, for the purposes of Section 14 of the Act, to do the Permitted Acts in relation to Relics in connection with the carrying out on The Land of the Approved Works. This permit does not provide authorisation to undertake these works under any legislation other than the *Aboriginal Heritage Act 1975*.

---

## 3 Permit terms (conditions)

This permit is granted subject to the following terms:

- (a) The term of the permit is limited to the Permit Period.
- (b) Each Approved Person must comply with any direction given by the Minister in relation to:
  - (i) the Relics; or
  - (ii) any Relics disturbed by, uncovered or otherwise discovered during, or as a result of, the carrying out of the Approved Works,including, but not limited to, a direction to suspend the Approved Works.
- (c) All Approved Works and/or Permitted Acts must be undertaken in strict accordance with the conditions prescribed in this permit.
- (d) No persons may interfere with any Relic except for the purpose of undertaking the Approved Works.
- (e) This permit does not revoke any earlier permit granted for the purposes of Section 14 of the Act in respect of any part of The Land.

- (f) The Applicant must allow, and must ensure that any person who has control of The Land permits the Director and/or their delegate to enter and inspect The Land at all times for the purpose of monitoring compliance with this permit.
- (g) Prior to the commencement of the Approved Works, all persons involved in the Approved Works must be made aware of the location of the Relics and be made familiar with the permit and the requirements and conditions therein.
- (h) A copy of this permit must be kept at the construction site office or in the absence of a site office in the possession of the contractor/s for the duration of the Approved Works.
- (i) The two artefacts recorded in test pits 16 and 17 are to be salvaged and relocated by an Aboriginal Heritage Officer to the southern boundary of AH10965/10966.
- (j) An Aboriginal Heritage Officer is to monitor the removal and transfer of topsoil occurring during the Approved Works.
- (k) A permanent fence is to be erected along the southern boundary of the development to prevent construction works from encroaching and inadvertently impacting AH 10965/10966 beyond the Approved Works. The erection of this fence is to be monitored by an Aboriginal Heritage Officer to ensure that the fence is installed outside of the boundary of AH 10965/10966 where possible.
- (l) In the event that unanticipated material, being that other than AH 10965/10966, is located during the Approved Works, the Applicant must ensure that the Unanticipated Discovery Plan (Schedule 2 of this Permit) is implemented.
- (m) Photographs of the completed works and impacts to AH 10965/10966 must be forwarded to Aboriginal Heritage Tasmania as soon as practicable after the completion of the Permitted Acts.

---

## 4 Definitions

In this permit:

**Act** means the *Aboriginal Heritage Act 1975* (Tas).

**AH** means the abbreviated prefix for the Aboriginal Heritage number assigned to known Aboriginal Heritage Sites recorded within the Aboriginal Heritage Register.

**Applicant** means Scott Spanton on behalf of Tipalea Private No.27 Pty Ltd.

**Approved Persons** means the following:

- (a) the Applicant;
- (b) each contractor engaged by the Applicant to carry out the Approved Works or part thereof;
- (c) the sub-contractors engaged by any such contractor in connection with carrying out any Approved Works; and

- (d) the employees, servants and agents of each of the above whilst carrying out any Approved Works.

**Approved Works** means the construction of a commercial development within the proposed footprint as shown in Schedule 1, including vegetation clearing, levelling and removing topsoils, with disturbance extending beyond a depth of 1m. Two known artefacts will be relocated from test pits 16 and 17 to the southern section of AH10965/10966.

**Director** has the meaning in the Act.

**Delegate** means the following:

- a) Aboriginal Heritage Tasmanian staff member;
- b) Police Officer; and
- c) Warden

**Interfere with** means to destroy, damage, deface, conceal, or otherwise interfere with.

**The Land** means 202 Channel Highway, Kingston (Title Reference: 164731/202) and the road easement (Title Reference: 252331/1), identified in Schedule 1.


**Minister** means the Minister administering the Act.

**Permitted Acts** means to interfere with the Relic known as AH 10965/10966 within the area that lies within The Land, associated with undertaking the Approved Works within the terms of this permit.

**Permit Period** means the period commencing from the date of signing and ending three years henceforth or at the completion of the Permitted Acts, whichever is the sooner.

**Relic** has the meaning in the Act.

Dated:

19/5/24  


**Hon Roger Jaensch MP**

**Schedule 1: The Land – 202 Channel Highway, Kingston (Title Ref: 164731/202)**

The map displays a residential area with several streets including 'HOCK DRIVE', 'PERCH CT', 'SOUTHERN CUTLET ROAD', 'SPRING FARM LANE', and 'CHANNEL HIGHWAY'. A large parcel is highlighted in pink. A red pin is placed on this parcel, with a callout box containing the alphanumeric code 'AH10965/10966'. An information popup window is overlaid on the map, providing details about the selected feature.

**Identify Results**  
 one feature found in one layer  
 > Cadastral Parcels - Owner Information (one feature)

**Warning - Property boundaries are indicative only. See explanation here.**

FeatureID	Property Address	Property ID	Title Reference	Owner Name(s)	Postal Address
	202 CHANNEL HWY KINGSTON TAS 7050	3278681	164731/202	TIPALEA PRIMATE FID.27 PTY LTD	LEVEL 11 50 CLARENCE ST SYDNEY NSW 2000

POI: GDA94 MGASS - 523671E, 5240943N

**Identify**

# The Land – Road Casement (Title Ref: 252331/1)

**Identify Results**

**3 features found in one layer**

Owner Name(s)	TIPALEA PRIVATE NO.27 PTY LTD
Postal Address	LEVEL 11, 50 CLARENCE ST SYDNEY NSW 2000

**Warning - Property boundaries are indicative only. See explanation here.**

FeatureDEF	Road (type unknown)
------------	---------------------

**Warning - Property boundaries are indicative only. See explanation here.**

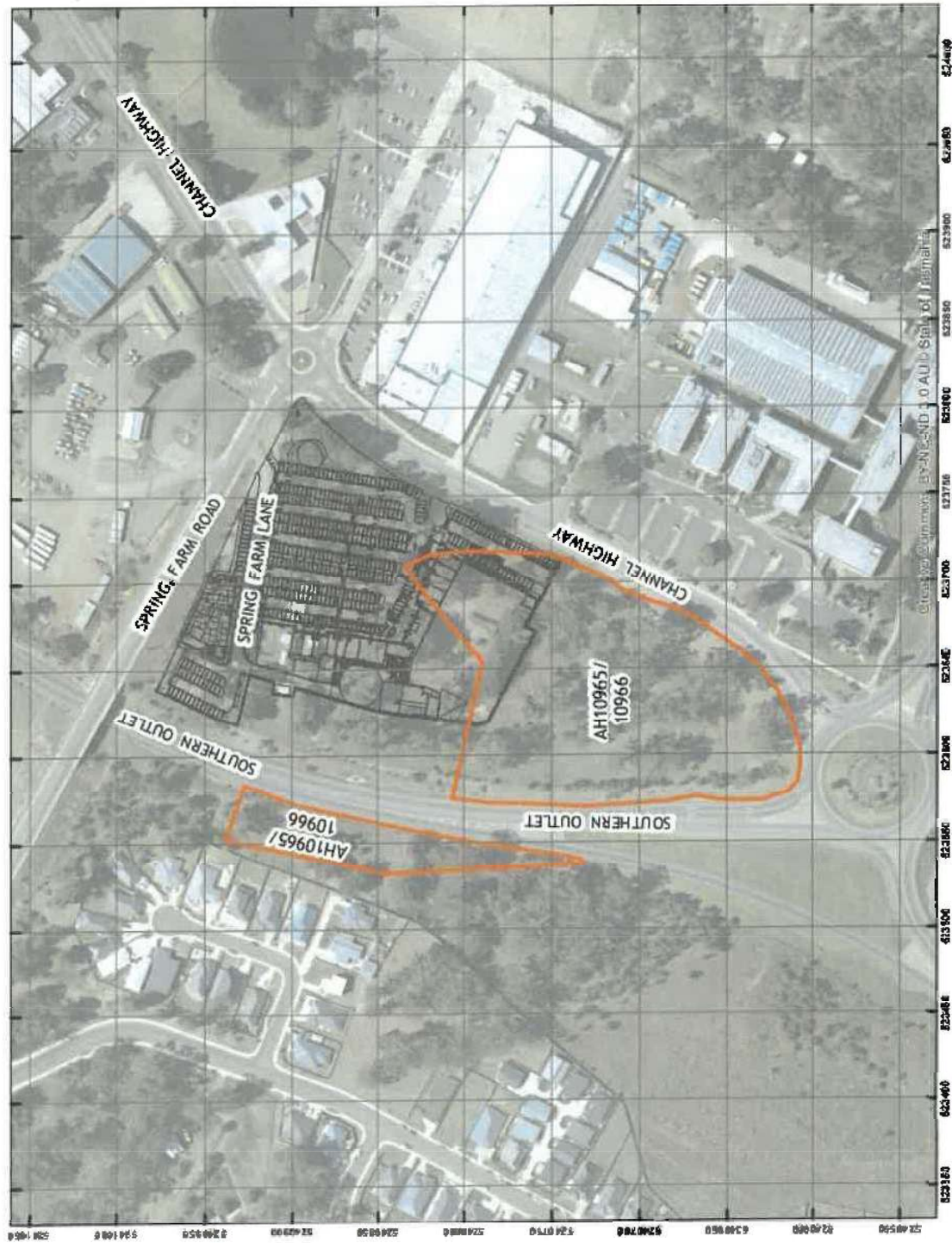
FeatureDEF	252331/1
Title Reference	Acquired Road
Casement Type	THE CROWN
Owner Name(s)	

**POI: GD894 MGA55 : 523698E, 5240719N**

**Identify On**

A1110965/10966

**Footprint of proposed development in association with recorded Aboriginal heritage AH10965/10966**



## **Schedule 2**

### Unanticipated Discovery Plan

---

## AMENDED PLANNING PERMIT

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

---

### ADDRESS OF THE LAND:

182 & 202 Channel Highway, 11 Spring Farm Lane, Lot 501 Spring Farm Road (CT 175960/501), Spring Farm Road, Spring Farm Lane and Channel Highway road reservations and various road lots, Kingston CT160089/6, CT155446/5, CT35517/1, CT164731/202, CT62794/4, CT164731/100, CT62794/3, CT164731/101, CT252331/2, CT252331/2, CT175960/501 and CT156869/1

### REFERENCE:

DAS-2024-2/B

### THE PERMIT ALLOWS:

Staged subdivision of 8 lots into 3 lots and 4 balance lots, demolition of existing buildings and combined commercial development (general retail and hire, food services, business and professional services), signage, associated works and infrastructure, and vegetation removal

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with:
  - Development Application DAS-2024-2 and Council Subdivision Plan Reference No. P5 submitted on 14/08/2024; and
  - DAS-2024-2/A and:
    - Council Architectural Plan Reference No. P12 - Site Analysis prepared by i2C and submitted on 13/05/2025
    - Council Architectural Plan Reference No. P12 - Design Response prepared by i2C and submitted on 13/05/2025
    - Council Architectural Plan Reference No. P12 - Signage plans prepared by i2C and submitted on 13/05/2025
    - Landscape Irrigation Plan prepared by Play Street and submitted on the 13/05/2025
  - DAS-2024-2/B and:
    - Council Architectural Plan Reference No. P15 – Architectural Drawings prepared by i2C and submitted on 28/10/2025

- Landscape Plan prepared by Play Street and submitted on the 28/10/2025
- Council Civil Plan Reference No. P15 – Civil Drawings prepared by Gandy and Roberts and submitted on the 28/10/2025

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

2. Prior to the permit coming into effect, the landowner must enter into a Part 5 Agreement with and to the satisfaction of Kingborough Council to the effect that:
  - (a) A \$300,000 bond for the security of the transfer of the Bushland Reserve to Council must be paid prior to commencement of on-site works.
  - (b) The Bushland Reserve on future Lot 2 must be established and managed as an offset in accordance with the endorsed Conservation Management Plan required under Condition 5 by the developer from execution of the Part 5 Agreement until such time as the land is transferred to Council.
  - (c) The Bushland Reserve must be transferred to Council prior to the issue of a Certificate of Occupancy for any buildings or within 12 months of the date of issue of this Permit, whichever is the earlier, unless otherwise agreed by Council in writing.
  - (d) No Certificate of Occupancy may be issued for any buildings until such time as the Bushland Reserve on future Lot 2 is transferred to Council for the purposes of public open space and as an offset.

This Part 5 Agreement must be to the satisfaction of the Manager Development Services and generally in accordance with the draft Agreement (Version 2) submitted to Council on 12 September 2024 and as amended by Council on 4 October 2024.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

*Advice: Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.*

3. The use of the land zoned Utilities is restricted to use for access and utility infrastructure purposes only, or any other No Permit Required Use, or an approved Permitted or Discretionary Use in accordance with the relevant Planning Scheme in force at the time. The land must not be used for car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use approved on proposed Lot 1.

Prior to the commencement of onsite works, an amended site plan removing any car parking and trolley bays within the Utilities Zone to the satisfaction of the Manager Development Services must be submitted to and approved by Council.

When approved, the plans will be endorsed and will then form part of this Permit.

*For Advice: The use of car parking and trolley bays associated with any business and professional services, food services, or general retail and hire use on proposed Lot 1 is deemed to be a use ancillary to and associated with those uses which are Prohibited within the Utilities zone. Such uses are not able to be undertaken on the Utilities zoned land until and unless the land is rezoned to a zone that allows these uses to occur and any relevant planning approval is obtained.*

4. Approved tree/vegetation removal and modification:
- (a) Is limited to:
    - (i) 120 trees as shown in Council Architectural Plan Reference No. P13 – Architectural Drawings, Demolition Plan submitted on 28/10/2025 and Council Civil Plan Reference No. P12 – Civil Drawings, C022 Tree Plan & C023 Tree Plan 02, submitted on 28/10/2025, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024); and
    - (ii) no more than 1.68 hectares of native vegetation comprising 1 hectare of Eucalyptus amygdalina forest and woodland on sandstone and 0.68 hectares of Eucalyptus obliqua dry forest and woodland as shown in Figure 2 of the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024), excluding individual trees identified for retention in Council Civil Plan Reference No. P12 – Civil Drawings, C022 Tree Plan & C023 Tree Plan 02, submitted on 28/10/2025, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024).
  - (b) Must not occur prior to building approval for Stage One, securing the conservation offset through the execution of the Part 5 Agreement required under condition 2 and payment of the financial contribution required under condition 5 and approval of an ‘Application for Approval of Planning Start of Works Notice’ required condition 14.
  - (c) Must be undertaken outside the breeding season of the swift parrot and blue-winged parrot (September-January inclusive). Alternatively, clearing may occur during the breeding season provided:
    - (i) a suitably qualified consultant undertakes an activity assessment immediately prior to the commencement of clearing to determine whether breeding activity is evident and identify any mitigation measures that need to be applied to reduce impacts on breeding;
    - (ii) this assessment verifies that the species are not currently breeding within or adjacent to the trees to be removed;
    - (iii) this assessment confirms that any disturbance to the species is tolerable and will not compromise their ability to breed this season; and
    - (iv) the assessment is provided to Council for review and Council approves commencement of clearing, subject to implementation of any mitigation measures identified in the activity assessment.
  - (d) Must be overseen by a wildlife spotter to identify and respond to any displaced wildlife in accordance with the endorsed Construction Environmental Management Plan required under Condition 8.

- (e) Must include the identification and stockpiling of suitable large logs from felled trees within the development area in accordance with the endorsed Construction Environmental Management Plan required under Condition 8 for later strategic placement in the offset area in accordance with the endorsed Conservation Management Plan required under Condition 5.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

- 5. To offset the loss of 1 hectare of the *Eucalyptus amygdalina* forest and woodland on sandstone, 1.28 hectares of potential swift parrot and blue-winged parrot nesting habitat and 0.99 hectares of *Chaostola* skipper habitat and eastern barred bandicoot habitat within the Commercial Zone and two (2) trees of very high conservation value within the Environmental Management Zone, the following offset package must be secured and implemented:

- A. The on-site protection area (the Bushland Reserve) of 1.658 hectares, including 0.43 hectares of *Eucalyptus ovata* forest and woodland, 0.45 hectares of *Eucalyptus amygdalina* forest on sandstone, 0.63 hectares of *Eucalyptus obliqua* dry forest and 0.13 hectares of cleared land with emergent *Eucalyptus ovata* trees, as 'secure conservation land' through:

- (a) Development and implementation of a Conservation Management Plan (CMP) for Lot 2. This plan must be submitted to and approved by the Manager Development Services prior to the commencement of on-site works. This CMP must:
  - (i) provide for the protection for all native vegetation and habitat values within the Bushland Reserve in perpetuity;
  - (ii) identify conservation actions and management prescriptions to ensure that environmental and cultural values are managed for their long-term survival, including but not limited to fencing of the Bushland Reserve, a weed management plan, facilitating natural regeneration, strategic placement of large woody debris from the development site, ensuring ongoing retention and maintenance of individual trees, and ongoing monitoring and reporting for a period of not less than 5 years following implementation of any primary conservation actions;
  - (iii) be drafted by a suitably qualified environmental consultant; and
  - (iv) include a schedule of works specifying timeframes, details and costings for each action.

Once endorsed, this Plan forms part of the permit.

- (b) Interim protection of Lot 2 under a Part 5 Agreement prior to the permit coming into effect in accordance with Condition 2.
- (c) Payment of the costs equivalent to implementing, monitoring and reporting outstanding actions required as part of the Conservation Management Plan at the time of the sealing of the Final Plan of Survey. This payment must be made prior to the sealing of the Final Plan of Survey.

- (d) Transfer of Lot 2 to Council as a permanent Bushland Reserve and Public Open Space upon sealing of the Final Plan of Survey.
- B. The off-site protection of 4.74 hectares of high priority biodiversity values via a financial contribution of \$13,650/ha, totalling \$64,701. In addition, the loss of two (2) very high conservation value trees within the Environmental Management Zone must be offset at a rate of \$570/tree. This offset is to be used for the protection and management of *E. amygdalina* forest on sandstone, swift parrot and blue-winged parrot breeding habitat and *Chaostola* skipper habitat in the vicinity of Kingston. This payment, totalling \$65,841, must be made into Kingborough Council's Environmental Fund prior to the removal of the vegetation and the commencement of any on-site works.
6. All remaining native vegetation identified for retention in Council Plans endorsed by Condition 1, the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024), the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024) must be appropriately protected during and after construction in accordance with the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Appendix B of the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025). This includes but is not limited to implementation of the following measures:
- A. Prior to Construction:
 

Prior to the commencement of any on-site works (including but not limited to vegetation removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

    - (i) Appointing a Project Arborist.
    - (ii) Conducting a site briefing between the Project Arborist and the project manager and site supervisor or equivalent for the development, including provision of the TPP.
    - (iii) Installing tree protection fencing in accordance with the TPP and Condition 7.
    - (iv) Tagging of trees for retention with aluminium tags labelled with the corresponding identifying number.
    - (v) Pruning of overhanging branches from Trees 49 and 62 in accordance with the TPP by a minimum Australian Qualifications Framework (AQF) level 3 arborist following the guidelines in the Australian Standard 4373-2007 Pruning of amenity trees (Standards Australia 2007).
    - (vi) Obtaining Project Arborist input into the landscaping plan required under Condition 9 to ensure landscape design and associated works do not adversely impact retained trees.
    - (vii) Providing certification by the Project Arborist of satisfactory implementation of tree protection, tree tagging and pruning measures to the Manager Development Services prior to the commencement of any on-site works.
  - B. During Construction:
    - (a) Maintaining tree protection measures required above for the

duration of the construction.

- (b) Removal of the existing shed within the tree protection zone of Tree 49 from within the development area and in a way that does not damage the tree.
- (c) Ensuring the Project Arborist conducts a site audit during construction to check compliance against the TPP and permit conditions.

C. Post Construction:

- (a) Providing written certification by the Project Arborist of satisfactory implementation of the measures identified in B. above to the Manager Development Services upon completion of construction, including implementation of any recommended remediation measures.
- (b) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:
  - (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
  - (ii) the tree protection zone must be free from the storage of fill, contaminates or other materials;
  - (iii) machinery and vehicles are not permitted to access the tree protection zone; and
  - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

7. Tree protection fencing required under Condition 6 must:

- (a) Be located in accordance with Figure E3 in the Tree Protection Plan (TPP) contained in Appendix E of the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Appendix C of the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025).
- (b) Exclude the following from the tree protection zones:
  - (i) Machine excavation including trenching.
  - (ii) Machinery movement.
  - (iii) Excavation of silt fencing.
  - (iv) Cultivation.
  - (v) Storage.
  - (vi) Preparation of chemicals, including preparation of cement products.
  - (vii) Parking of vehicles and plant.
  - (viii) Refuelling.
  - (ix) Dumping waste.
  - (x) Placement of fill.
  - (xi) Lighting of fires.

- (xii) Soil level changes.
  - (xiii) Temporary or permanent installation of utilities and signs.
  - (xiv) Physical damage to the trees.
- (c) Be constructed in accordance with the following requirements:
- (i) Utilise 1.8m high temporary chain wire mesh supported by concrete fence and covered with shade cloth, unless otherwise in accordance with the advice of the Project Arborist and approved in writing by Council.
  - (ii) Form a visual and physical barrier.
  - (iii) Include signage securely attached to the fence and visible from all angles within the development site.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

8. Prior to commencement of any on-site works, a Construction Environmental Management Plan (CEMP) must be submitted to and endorsed by the Manager Development Services. No works are permitted to occur until the plan has been endorsed. The plan must provide details of the following:
- (a) hours for construction activity in accordance with any other condition of this Permit;
  - (b) measures to control noise, dust, water and sediment laden runoff;
  - (c) measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) a plan showing the location of parking areas for construction workers and sub-contractor's vehicles on the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. No vehicle parking is permitted within the Channel Highway road reservation;
  - (e) a Traffic Management Plan showing truck routes to and from the site;
  - (f) a plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - (g) measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the CEMP;
  - (h) weed management measures in accordance with condition 12;
  - (i) the specifications and location of tree and vegetation protection measures in accordance with conditions 6 and 7;
  - (j) the extent of cut and fill;
  - (k) storage locations for the stockpiling of fill on site;
  - (l) demonstration that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;
  - (m) the location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;
  - (n) measures to minimise impacts on fauna species during construction including: the timing of works, fauna spotting on site during tree removal, and identification and stockpiling of logs suitable for placement in reserve as large woody debris in accordance with condition 4 and collision risk of fencing;
  - (o) waste management during construction works including:
    - (i) collection and storage in appropriate enclosures onsite;
    - (ii) regularly emptying and maintaining the waste storage enclosures so that no litter overspills the construction site onto adjoining land,

- including roads;
- (iii) appropriately locating waste storage on the subject site so that it does not impede traffic or parking at any time;
- (p) a site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (q) Contact details of key construction site staff.

Once endorsed, the Plan will form part of the permit and must be implemented to the satisfaction of Council.

9. Prior to commencement of any on-site works, an amended landscaping plan must be submitted to Council for approval. The plan must be prepared by a suitably qualified person in consultation with the Project Arborist, be to the satisfaction of the Manager Development Services, be generally in accordance with the plan dated 06/06/2024 prepared by Play Street Architecture, Council Plan Reference P3 submitted on 21/07/2024 but modified to:
  - (a) remove *Melaleuca ericifolia* and replace with a species of local provenance;
  - (b) appropriate irrigation systems;
  - (c) retention of Trees 92-100 and Trees 105-106 as required in condition 6 and inclusion of these trees in the landscaping;
  - (d) the landscape design and associated works do not adversely impact retained trees; and
  - (e) perimeter fencing of the boundary between proposed Lots 1 and 2 consistent with the requirements of condition 10.

Once endorsed, the plan will form part of this permit.

For Advice: It is recommended that consideration be given to Council's Landscape Guidelines (Preparing a Landscape Plan), which is available on Council's website.

10. Prior to commencement of any on-site works, a fencing plan developed in consultation with the Project Arborist must be submitted to and endorsed by Council. This plan must provide for fencing as follows:
  - (a) The fence located on the side boundary between proposed Lots 1 and 2, between the proposed building and the Channel Highway frontage must be redesigned so that it does not detract from the appearance of the site or the locality and provides for passive surveillance to include:
    - (i) a maximum height of 1.5m;
    - (ii) at least 50% transparency above a height of 1.2m; and
    - (iii) does not contain barbed wire or chain mesh.
  - (b) The remainder of the boundary between Lots 1 and 2 must be fenced with a minimum 1.8m high paling fence.
  - (c) All fencing must not impact upon environmental or cultural values within Lot 2.

Once endorsed this plan will form part of the Permit.

11. Prior to the commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and comply with:

- Austroads Standards and Australian Standards.
- Australian Rainfall and Runoff Guidelines.
- The recommendations in the Traffic Impact Assessment Review by Midson Traffic, dated August 2025.
- Engineering plans and requirements approved by the Department of State Growth for road and road reservations in the Channel Highway.
- the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025).

The Plans must include, but are not limited to:

- (a) Road/access design plans, including:
  - (i) Design of the internal road network (including parking areas, aisles and loading bays), in accordance with the approved plans including junctions, vehicular crossovers to all lots, footpaths, and associated stormwater drainage system; and
  - (ii) Design of external adjoining roads (Channel Highway and Spring Farm Road access) including pavement design to suit the ultimate traffic loads.
  - (iii) Location and specification of the required bicycle parking facilities (as required by condition 1(d) of this permit).
  
- (b) A lighting plan for the parking and access areas in accordance with Code E6.0 'Parking and Access' Code of the Kingborough Interim Panning Scheme 2015.
  
- (c) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
  - (i) A water sensitive urban design system that achieves the acceptable stormwater quality and quantity targets, required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling;
  - (ii) The reticulated stormwater system sized to accommodate at least the estimated 5% AEP flow based on a future fully-developed catchment;
  - (iii) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a future fully-developed catchment;
  
- (d) Demonstration that the services alignment between 202 Channel Highway and Lot 501 Hollyhock Drive (CT 175960/501) is consistent with the approved plans and services along this alignment are installed via drilling rather than trenching where shown in Drawing C510 (Council Civil Plan Reference No. P12 – Sewer Long Section submitted on 28 October 2025); and
  
- (e) Inclusion of a Vegetation and Tree Protection Plan (which must be overlaid on the design plans indicating areas of cut, trenching, lines, poles, pits etc) which:
  - (i) identifies the species, diameter, tree protection zone and location of trees identified for retention in the approved plans within the vicinity of all civil works;
  - (ii) verifies that Trees 92-100 and Trees 105-106, all native vegetation within the Environmental Management Zone on CT

164731/202 (excluding Trees 53 and 61) and all trees within the Bypass Corridor and Lot 501 Hollyhock Drive (CT 175960/501), are to be retained in accordance with the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024), the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025) and the Natural Values Assessment (North Barker Ecosystem Services, 13 August 2024);

- (iii) demonstrates that the total extent of encroachment into the tree protection zones of these trees is no greater than shown in Council Civil Plan Reference No. P12 (submitted on 28/10/2025), the Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 8/8/2024) and the Addendum to the Arborist Arboriculture Impact Assessment (Tasmanian Arboriculture Consultants, 19 August 2025); and
- (iv) includes the tree and vegetation protection measures required in conditions 6 and 7.

Once endorsed the plans will form part of the permit.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

12. Declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy are present on the site, including but not limited to gorse, blackberry, boneseed, Spanish heath and Montpelier broom. To prevent the spread of weeds elsewhere and manage the weeds within the site, the following weed management measures must be undertaken to the satisfaction of the Manager Development Services:

A. Prior to Construction:

Prior to the commencement of on-site works (including but not limited to native vegetation and/or tree removal, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings) the following is required:

- (a) a Weed Management Plan by a suitably qualified person must be submitted to and approved by the Manager Development Services. The plan is limited to land within the Commercial and Utilities zones and footprint of the subdivision and development works and must include:
  - (i) a list and site plan of all declared weeds under the Weed Management Act 1999, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy present on the site;
  - (ii) timeframes and methods of primary, secondary and follow up treatments for these weeds;
  - (iii) weed hygiene measures to minimise the spread of weeds to and from the site during on site works; and
  - (iv) an implementation, monitoring and reporting plan (including timeframes and costings for each action).

Once endorsed the plan will form part of the permit and must be complied with to the satisfaction of the Manager Development Services, unless otherwise agreed in writing by the Manager of Development Services.

- (b) Primary treatment of all declared, environmental and/or listed weeds on land within the Commercial and Utilities zones and footprint of the subdivision and development works must be undertaken prior to the commencement of on-site works and the removal of any native vegetation.

B. During and Post Construction:

Weed management measures must be implemented in accordance with the endorsed plan to the satisfaction of the Manager Development Services.

- 13. Unless otherwise approved by the General Manager in writing, building works (excluding vegetation removal and access works) within Stage Two as shown on the Staging Plan (Council Architectural Plan Reference No. P13 – Staging Plan submitted on the 28/10/2025) must not commence unless and until all the lots within Stage One and Two are consolidated and the new title to Lot 1 is issued in accordance with the approved plan of subdivision (Council Plan Reference No. P5, submitted on 14/08/2024).

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

- 14. Prior to the commencement of any on-site works for each stage, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

This application must be lodged a minimum of 14 days prior to commencement of on-site works for each stage and works for each stage must not commence until this notice has been approved by the Manager Development Services.

For Advice: This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department. A copy of the application form is available on Council's website.

- 15. Prior to undertaking any works in the Channel Highway road reserve a Works permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. The application is to be accompanied by detailed engineering drawings that include confirmation of the linemarking for the median turn lane and any islands/pedestrian crossing facilities on the Channel Highway.

For Advice: Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings). Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

*The application is to comply with any conditions listed on the Crown Landowner Consent.*

- 16. The design of the buildings must, to the satisfaction of the Manager Development

Services:

- (a) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces as much as practical; and
  - (b) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof, where appropriate, otherwise, ensure infrastructure is adequately screened from public view as much as practical.
17. The measures contained within the certified subdivision Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) v2.0 (ERA Planning Pty Ltd, 2 July 2024) must be implemented in relation to any future development on Lot 1 involving development in a Building Class 1, 2, 3, 8 or 9, or a Class 10a building within 6m of a Class 1, 2, 3, 8 or 9 building, unless superseded by an alternative BHMP certified by an accredited person or TFS, and only if this alternative BHMP demonstrates that the hazard management measures are wholly contained within Lot 1 and do not rely upon any management of vegetation within Lot 2 as shown on the Final Plan of Survey, based on the classification of vegetation on Lot 2 as forest.
18. Prior to sealing of the Final Plan of Survey, fencing must be constructed between the boundary of proposed Lots 1 and 2 in accordance with the endorsed fencing plan required under condition 10.
19. Prior to sealing of the Final Plan of Survey for the subdivision Certificates of Completion issued under the Building Act 2016 for the demolition of the existing buildings on the land approved under BA/214-2024 and PA/205-2024 must be issued.
20. A Right of Way in favour of Lot 2 over proposed Lot 1 from the Channel Highway to the gate located on the western boundary between proposed Lots 1 and 2, generally in accordance with the endorsed subdivision proposal plan (Council Reference No. P5 submitted on 14/08/2024) and to the satisfaction of the Manager Development Services, must be included on the Final Plan of Survey submitted for signing and sealing by Council.
21. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include a restrictive covenant on Lot 1 to the effect that any bushfire hazard management measures on Lot 1 must not rely upon any management of vegetation within Lot 2 as shown on the Sealed Plan, based on the classification of vegetation on Lot 2 as forest.
22. The Schedule of Easements submitted for sealing with the Final Plan of Survey must include restrictive covenants for Lot 2 to the following effect:
- (a) no habitable buildings are to be constructed on any part of this lot;
  - (b) no other buildings, structures or other works are to occur on any part of this lot unless for the purposes of natural and cultural values management or passive recreation and in accordance with any endorsed management plan for the reserve; and
  - (c) the lot must not be used for any purpose except as a biodiversity offset reserve, natural and cultural values management and for public open space purposes.
23. Prior to the issue of a Certificate of Practical Completion of the public infrastructure

for each approved stage of the subdivision, the developer must lodge a maintenance bond or bank guarantee equivalent to 10% of the total contract sum (including GST) of the public infrastructure works. This is to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period.

*Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period.*

24. The maintenance period for completion of public infrastructure for each stage of the subdivision will be considered complete when:
- (a) All defects and any defective works have been rectified to the satisfaction of the Director Engineering Services; Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
  - (b) the statutory 52-week maintenance period has ended and, the supervising Engineer requests a joint onsite inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed.

At the satisfactory completion of any outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council.

After takeover of the public infrastructure assets, it is the supervising engineer's responsibility to request in writing release of all Bond or Bank Guarantee monies.

25. Prior to the occupation of any of the new buildings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
- (a) All lots are to be consolidated in accordance with the endorsed Subdivision Proposal Plan, Plan 2 of 3 - Resultant Titles, Proposed Subdivision, Rogerson & Birch Surveyors, Plan Ref TIPAL02 15118-00, dated 6/03/2024 v. D – (Council Plan Reference P5 submitted 14/08/2024).
  - (b) The parking areas (including signage and access).
  - (c) The garden and landscape areas in accordance with the endorsed Landscaping Plan required under condition 9.
  - (d) Fencing in accordance with the endorsed Fencing Plan required under condition 10.
  - (e) Drainage works undertaken and completed.
  - (f) Channel Highway and Spring Farm Road upgraded including any new footpaths.
  - (g) Installation of required bicycle parking including the secure spaces.
26. Prior to occupation of any of the new buildings, all waste material generated during construction works must be completely removed from the site.
27. Prior to the use commencing, a Waste Management Plan must be prepared to the satisfaction of the Manager Development Services. Once satisfactory, the plan will be endorsed and form part of the Permit. Implementation of the Plan must be to the satisfaction of the Manager Development Services. The Plan must provide the following details of a regular private waste (including recyclables) collection service

for the subject land including:

- Location of the bins for each tenancy (must not occupy parking, turning or access areas).
- The type/s and number of waste bins.
- Screening of bins, if visible from outside the site or areas visible by the public.
- Type/size of trucks.
- Frequency of waste collection.
- Hours of collection (to comply with EPA Regulations).
- Notation that the waste collection is a private service managed by the owner/occupants.

The endorsed Waste Management Plan must not be amended without prior written consent of the Manager Development Services.

28. The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose (i.e. parking, storage of goods, trafficable area) and any landscaping must be maintained to the satisfaction of the Manager Development Services.
29. The loading and unloading of vehicles and the storage of materials must be contained within the property boundaries and must not encroach on any part of any road reserve or public open space area.
30. Goods, materials or equipment must not be stored or displayed outside the buildings, unless otherwise approved in writing by Council.
31. Graffiti on the site which is visible to the public must be removed promptly to the satisfaction of the Manager Development Services.
32. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

**Amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

**ADVICE:**

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. A Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- C. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings

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

- D. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- E. The Developer should not allocate any property address numbers for the proposed lots.

New property addresses have been allocated as follows:

Lot No.	Allocated Property Address
1	202 Channel Highway, Kingston (no change)
2	204 Channel Highway, Kingston
3	182 Channel Highway, Kingston (no change)

- F. TasNetworks have advised that based on the information provided, the development is likely to adversely affect TasNetworks' operations. As with any development of such scale, consideration needs to be given to whether existing electricity supply arrangements to the site will remain sufficient. The proponent is advised to make contact with TasNetworks Early Engagement team to explore that issue further at their earliest convenience. The Early Engagement team can be contacted at:

[Early.Engagement@tasnetworks.com.au](mailto:Early.Engagement@tasnetworks.com.au)

or Ph 6324 7583.



MELISSA STEVENSON  
COORDINATOR STATUTORY PLANNING

**Decision Date: 21 October 2024**

**Permit Amended (pursuant to section 56 of the *Land Use Planning and Approvals Act 1993*): 16 May 2025 and 14 November 2025**

NOTE: This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

## Amended Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	DAS-2024-2/A
Council notice date	21/02/2024
TasWater Reference No.	TWDA 2024/00210-KIN
Date of response	29/08/2024
Date of amendment(s)	14/11/2025
TasWater Contact	Phil Papps – 0474 931 272
Trade Waste Contact	Scott James – 0417 240 264

### Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au

### Development details

Address	202 CHANNEL HWY, KINGSTON
Property ID (PID)	3278681
Description of development	Subdivision- 3 lots -Staged ,Demolish Ex Dwellings & Combined Commercial Development (Retail & food services), Associated Works & Infrastructure

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch	Plan of Subdivision / TIPAL02 15118-00 / Shts 1 & 2	D	08/03/2024
i2C Architects	Existing Context & Conditions / DA41 & 42	3	08/08/2025
i2C Architects	Demolition & Site / DA43	4	08/08/2025
i2C Architects	Demolition & Site / DA44	10	08/08/2025
i2C Architects	Staging Plan / DA44A	10	08/08/2025
i2C Architects	Ground Floor Plans DA45	13	08/08/2025
i2C Architects	Ground Floor Plans DA45A	9	08/08/2025
i2C Architects	L1 Floor Plan / DA46	10	08/08/2025
Gandy & Roberts	Sewer & Water Civil Plan / C050	D	30/07/2024

### Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### CONNECTIONS, METERING & BACKFLOW

- A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.  
*Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end if break tanks are required, the rate of flow into the break tank must be controlled so that peak flows to fill the tank do not also cause negative effect on the network.*
- Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### TRADE WASTE

- Prior to the commencement of operation the developer/property owner must obtain Consent to Discharge Trade Waste from TasWater.
- The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to Discharge.
- The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

**ASSET CREATION & INFRASTRUCTURE WORKS (Sewer Extension)**

7. Prior to applying for a Certificate for Certifiable Work/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
8. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
  - a. Included in the application for Engineering Design Approval, must be a detailed report demonstrating exactly how the bored sewer will be guaranteed to meet the nominated grade and TasWater's Construction Requirements to make it fit for purpose and hand over (for example standard plans MRWA-S-208 and Sect 21.6.3 of WSA 02-2014-3.1).
9. Prior to applying for a Permit to Construct the new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
10. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
11. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
12. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
13. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
14. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
15. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
  - b. Submit evidence demonstrating that the bored sewer has been constructed to the approved grade thus meeting the relevant standards. The evidence must include, but not be limited to electronic testing – CCTV light ring and measurement software as per Sect 21.6.3 of WSA 02-2014-3.1 and MRWA 21.11.1.
  - c. A request for a joint on-site inspection with TasWater's authorised representative must be made.
  - d. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

- e. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

- 16. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
- 17. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 18. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- 19. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater sewerage infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

- 20. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
- 21. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.
- 22. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
  - a. the exact location of the existing water/sewerage infrastructure,
  - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

#### **56W CONSENT**

- 23. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development if applicable which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### DEVELOPER CHARGES

24. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$19,620.42 (Stage 1) and \$8,152.48 (Stage 2) to TasWater for water infrastructure for 11.167 (Stage 1) and 4.640 (Stage 2) additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**Advice:** 2.0 ET vacant lot water credits have been applied to Stage 1.

25. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$34,992.41 (Stage 1) and \$12,228.72 (Stage 2) to TasWater for sewerage infrastructure for 19.916 (Stage 1) and 6.960 (Stage 2) additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**Advice:** No vacant lot sewer ET credits apply.

26. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### DEVELOPMENT ASSESSMENT FEES

27. The applicant or landowner as the case may be, must pay a development assessment fee of \$775.39 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

##### Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

##### Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ([www.taswater.com.au](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be

located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
Development Application: DAS-2024-2/B  
Plan Reference No: P15  
Date Received: 28/10/2025  
Approved via Delegated Authority  
Amendment Decision Date: 14/11/2025

# ARCHITECTURAL DRAWINGS

## 04





**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



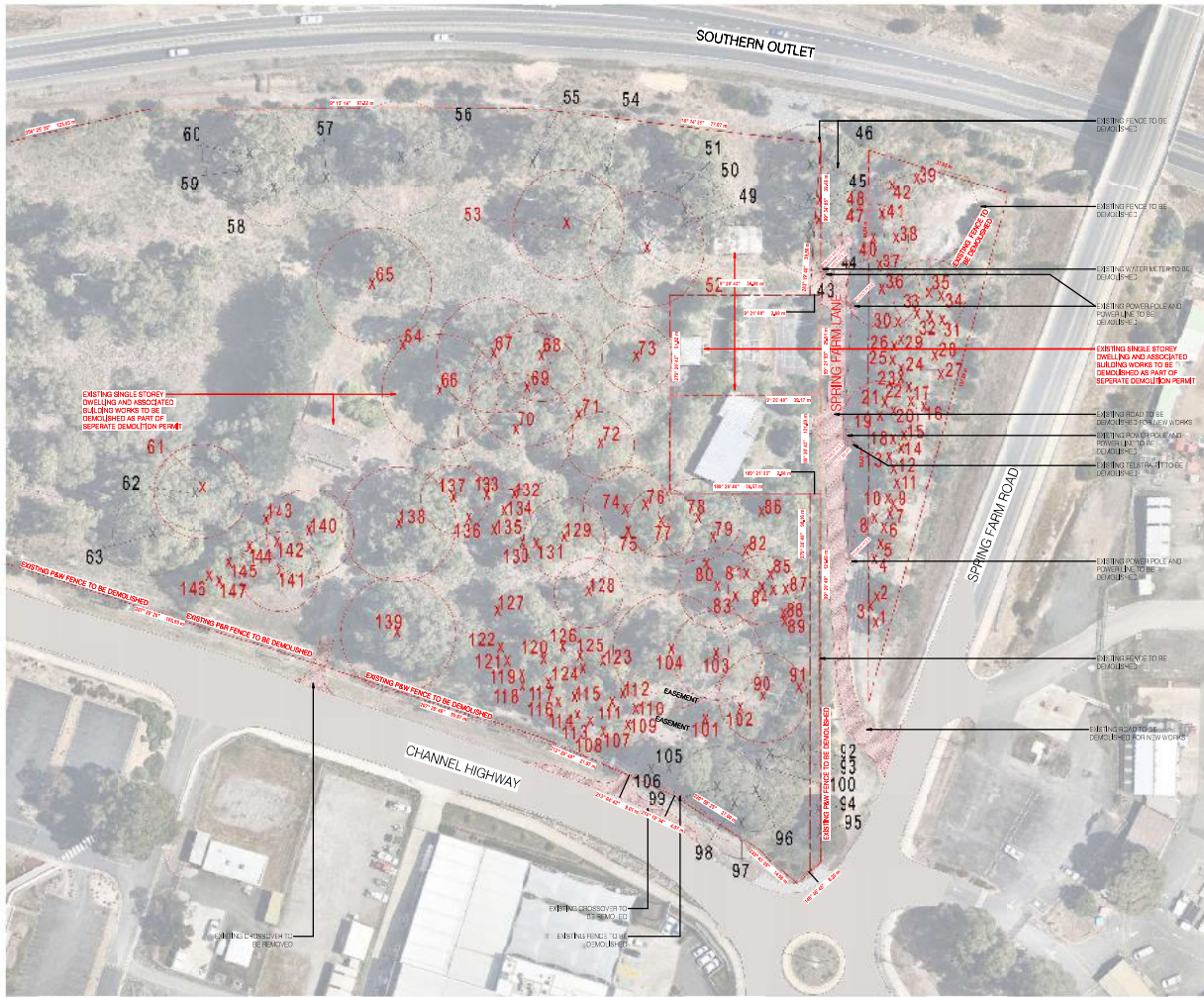
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**IC** inspiring ideas to enhance human experience

**EXISTING CONDITIONS PLAN**  
 MINOR AMENDMENT

Project	Drawing No.	Issue
2022-084	DA42	3
1:500	FMO	WOOD



**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

NOTES:  
 1. Refer to associated report and Attachment 4 for more details.  
 2. For more information, please contact the Council's Planning Department.

Project	2023-016	Issue	6
Project	2023-016	Issue	6
Project	2023-016	Issue	6
Project	2023-016	Issue	6

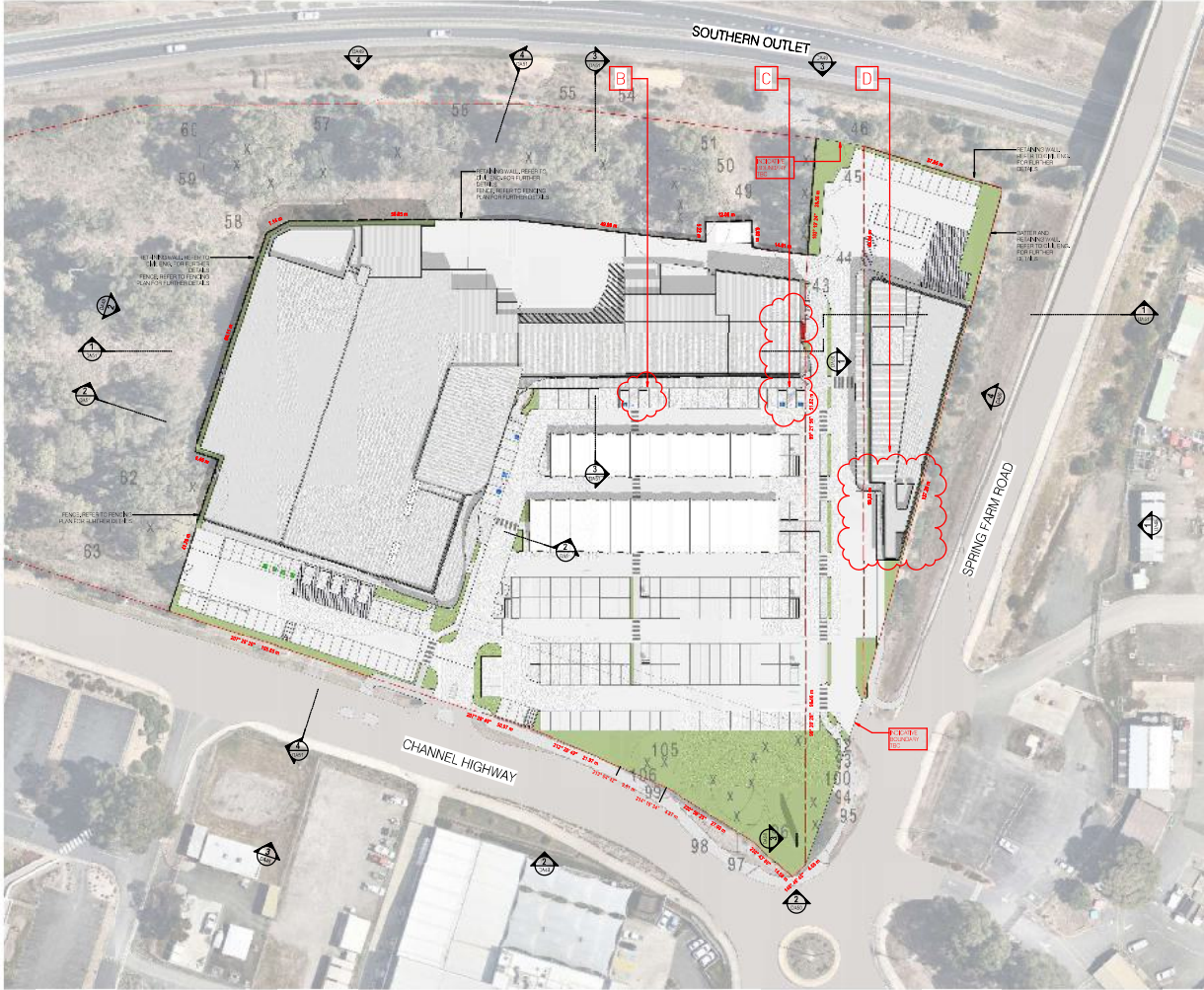
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**ic** inspiring ideas to enhance human experience

**DEMOLITION PLAN**  
 MINOR AMENDMENT

Project	2023-016	Issue	6
Project	2023-016	Issue	6
Project	2023-016	Issue	6
Project	2023-016	Issue	6



**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**A**

**DEVELOPMENT SUMMARY**  
 MINOR AMENDMENT

Lot Area	28,000 m <sup>2</sup>
Site	1/2 acre
Site Area	1,000 m <sup>2</sup>
Primary Zoning	SPZ
Secondary	SPZ
Use	SPZ
Vehicle Space Allocation	100
Maximum Building Height	10m
Site Ground Floor Area	10,000 m <sup>2</sup>
Site Area	10,000 m <sup>2</sup>
Site Area	10,000 m <sup>2</sup>
Site Area	10,000 m <sup>2</sup>

**PUBLIC WORKS**

Public Works	SPZ
Public Works	SPZ
Public Works	SPZ

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**inspiring ideas to enhance human experience**

**PROPOSED SITE PLAN**  
 MINOR AMENDMENT

Project	2024-016	Issue	10
Client	DA44	Project	FMO
Author	SDD	Checked	TSE

Document No: 488888  
 Version: 1.000-006-20250125

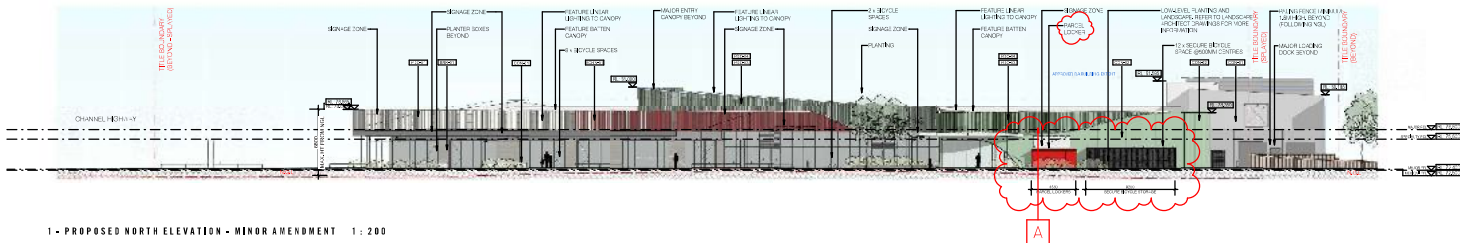




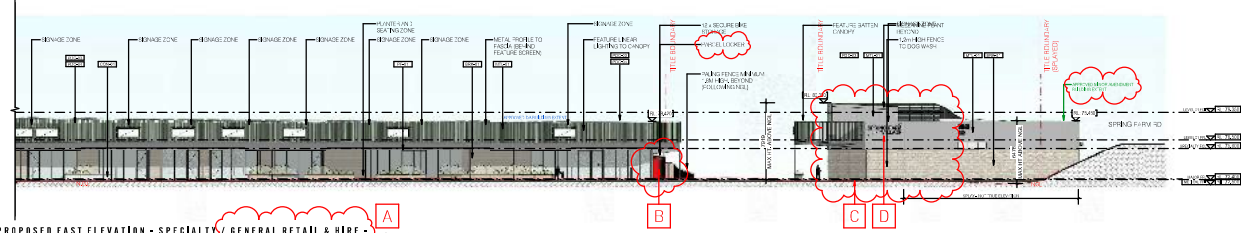




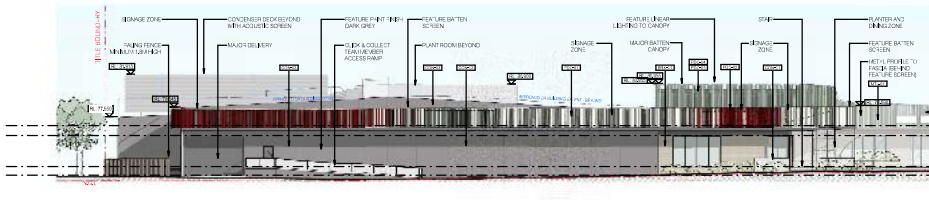




1 - PROPOSED NORTH ELEVATION - MINOR AMENDMENT 1 : 200



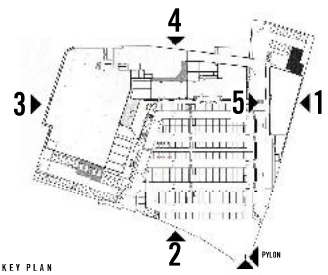
2 - PROPOSED EAST ELEVATION - SPECIALTY / GENERAL RETAIL & HIRE - MINOR AMENDMENT 1 : 200



2 - PROPOSED EAST ELEVATION - MAJOR / FOOD - MINOR AMENDMENT 1 : 200

IMAGE TAG	MATERIAL SCHEDULE DESCRIPTION
BRW-01	BRICK - BROWN-NEUTRAL FINISH
CCN-01	PRECAST CONCRETE
CCN-02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
CCN-03	PRECAST CONCRETE WITH PAINT FINISH - DARK GREY
MT-01	PREMIER METAL
PWC-01	POWDERCOAT FINISH - WHITE
PDC-02	POWDERCOAT FINISH - RED
PDC-03	POWDERCOAT FINISH - GREEN
PDC-04	POWDERCOAT FINISH - LIGHT GREEN
PRK-01	PAINT FINISH - DARK GREY
TLS-01	EMERALD GREEN GLOSSY TILE
TBR-01	TIMBER CLADDING - NEUTRAL FINISH

**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



KEY PLAN



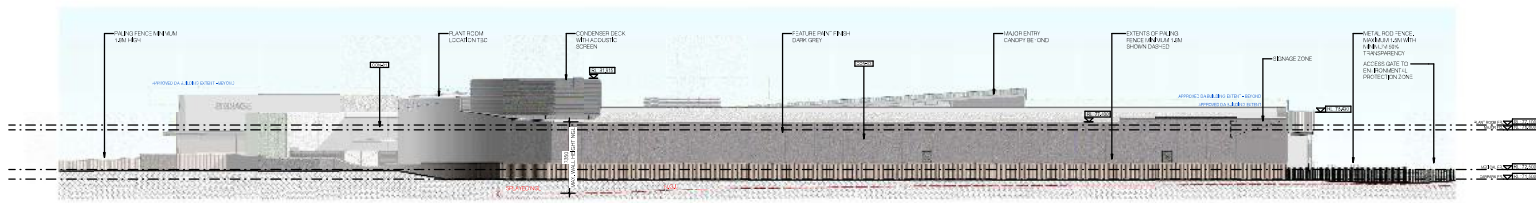
**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



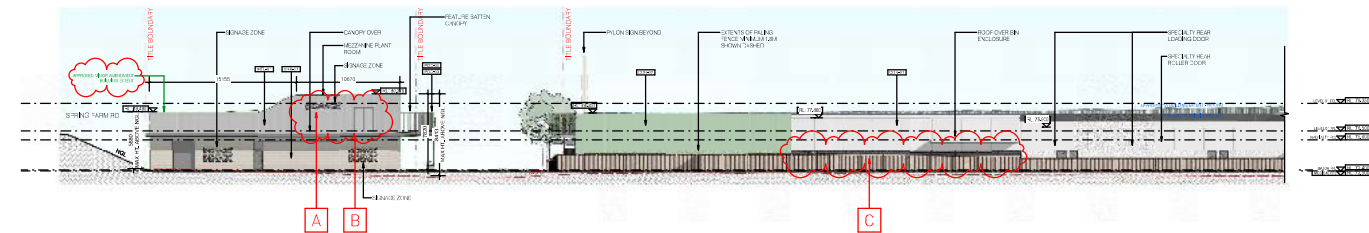
**inspiring ideas to enhance human experience**

**PROPOSED ELEVATIONS**

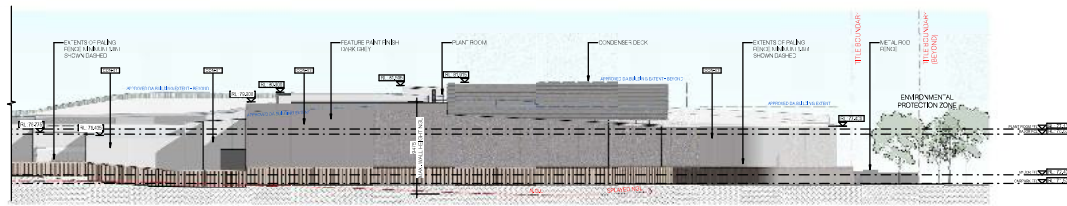
Project No:	2023-016	Issue No:	08
Project Name:	As Indicated	Project No:	DA48
Project No:	FMO	Issue No:	15E



3 - PROPOSED SOUTH ELEVATION - MINOR AMENDMENT 1:200



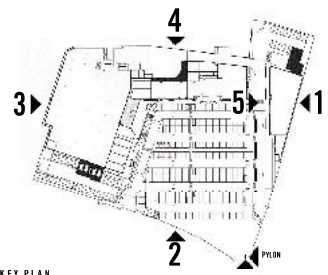
4 - PROPOSED WEST ELEVATION - PART A - MINOR AMENDMENT 1:200



4 - PROPOSED WEST ELEVATION - PART B - MINOR AMENDMENT 1:200

**MATERIAL SCHEDULE**

IMAGE	TAG	DESCRIPTION
	BRV20	BRICK VENEER - NEUTRAL FINISH
	CON40	PRECAST CONCRETE
	CON240	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	CON400	PRECAST CONCRETE WITH PAINT FINISH - DARK GREY
	MT140	PROFILED METAL
	POD40	POWDERCOAT FINISH - WHITE
	POD20	POWDERCOAT FINISH - RED
	POD30	POWDERCOAT FINISH - GREEN
	POD44	POWDERCOAT FINISH - LIGHT GREEN
	PR20	PAINT FINISH - DARK GREY
	TL240	EMERALD GREEN GLOSSY TILE
	TRV40	TIMBER SCAPES - NEUTRAL FINISH



KEY PLAN

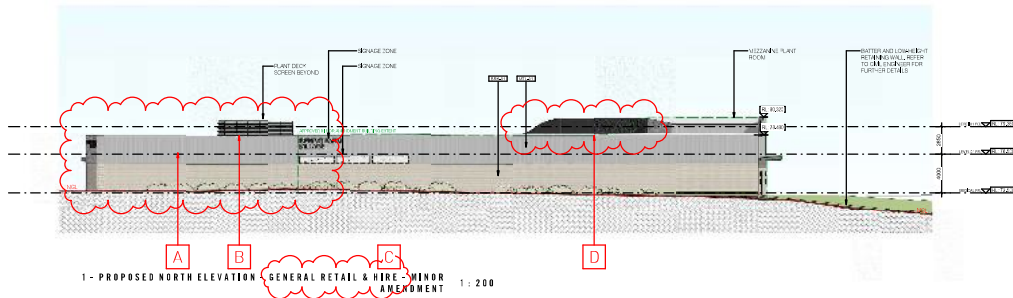
**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**IC** inspiring ideas to enhance human experience

**PROPOSED ELEVATIONS**  
 MINOR AMENDMENT  
 Project: 2023-016  
 Drawing No: DA49  
 Issue: 07  
 Date: 11/2025  
 Author: JMO  
 Checker: TSE



**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

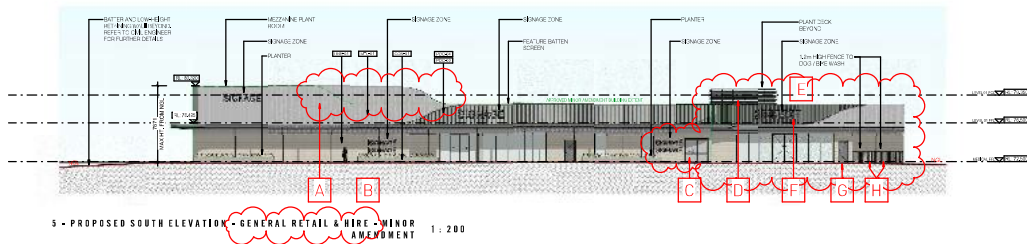
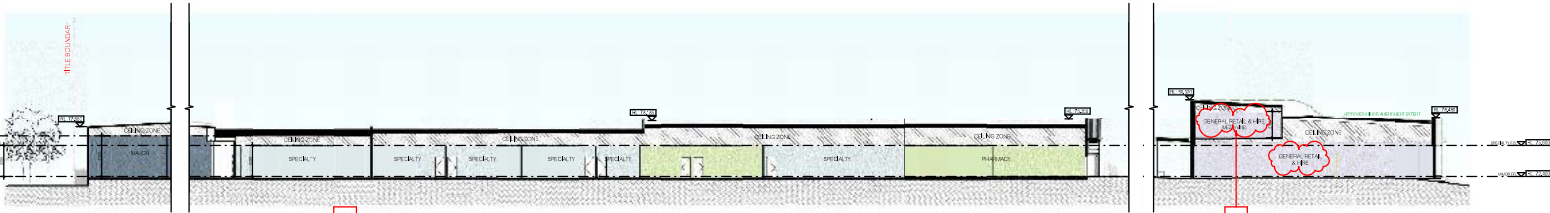


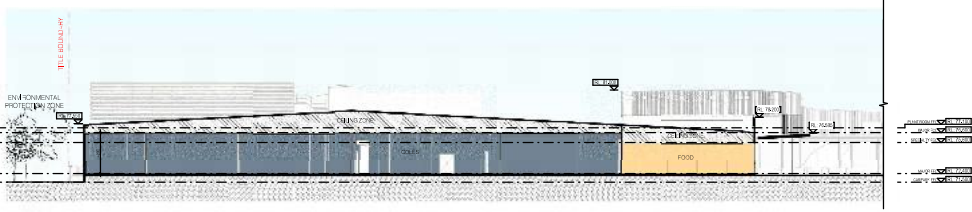
IMAGE	TAG	DESCRIPTION
	BRV01	BRICK VENEER - NEUTRAL TONES
	CON01	PRECAST CONCRETE
	CON02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	CON03	PRECAST CONCRETE WITH PAINT FINISH - DARK GREY
	MTF01	PROFILED METAL
	POC01	POWDERCOAT FINISH - WHITE
	POC02	POWDERCOAT FINISH - RED
	POC03	POWDERCOAT FINISH - GREEN
	POC04	POWDERCOAT FINISH - LIGHT GREEN
	PF01	PAINT FINISH - DARK GREY
	TIM01	EMERALD GREEN GLOSSY TILE
	TIM02	TIMBER SCAPES - NEUTRAL TONES

IMAGE	TAG	DESCRIPTION
	PF01	PAINT FINISH - BULKY MONUMENT
	PF02	PAINT FINISH - BULKY CURVA
	POC01	POWDERCOAT FINISH - BULKY OCKER WHITE
	TIM02	100x100mm VERTICAL TIMBER BATTENS

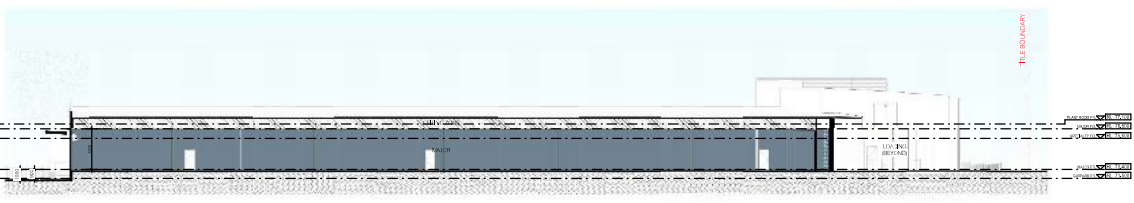




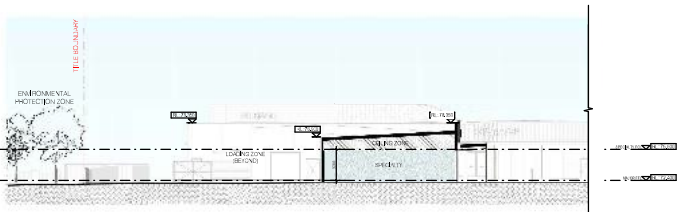
SECTION A - MAJOR / SPECIALTY / GENERAL RETAIL & MORE / MINOR AMENDMENT 1:200



SECTION B - MAJOR / FOOD - MINOR AMENDMENT 1:200

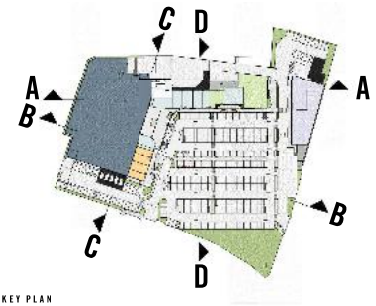


SECTION C - MAJOR / LOADING - MINOR AMENDMENT 1:200



SECTION D - SPECIALTY / LOADING - MINOR AMENDMENT 1:200

**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



KEY PLAN

Project Name	Spring Farm Village
Address	202 Channel Hwy, Kingston, TAS, 7050
Client	Spring Farm Village Pty Ltd
Architect	ICM Architecture
Engineer	ICM Architecture
Surveyor	ICM Architecture
Structural Engineer	ICM Architecture
Electrical Engineer	ICM Architecture
Mechanical Engineer	ICM Architecture
Plumbing Engineer	ICM Architecture
Fire Engineer	ICM Architecture
Acoustic Engineer	ICM Architecture
Environmental Engineer	ICM Architecture
Transport Engineer	ICM Architecture
Water Engineer	ICM Architecture
Sewerage Engineer	ICM Architecture
Stormwater Engineer	ICM Architecture
Energy Engineer	ICM Architecture
Health and Safety Engineer	ICM Architecture
Other	

**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

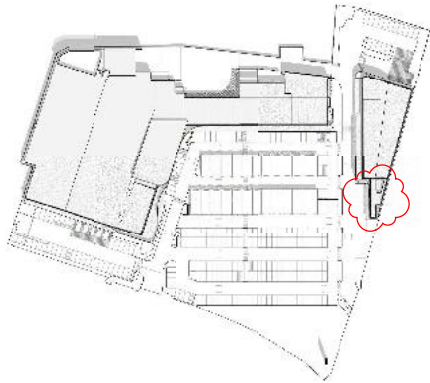


**ICM** inspiring ideas to enhance human experience

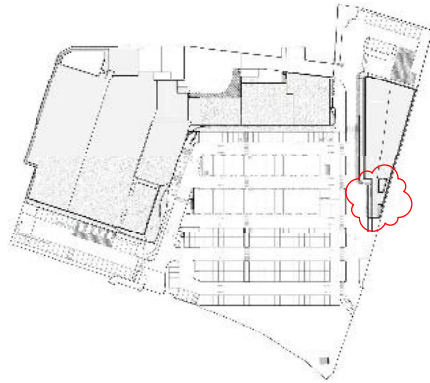
**PROPOSED SECTIONS**  
 MINOR AMENDMENT

Project	2024-004	Issue No.	DAS1	Issue	8
Project Name	Spring Farm Village	Project	As indicated	Project	ISE
Client	Spring Farm Village Pty Ltd	Client	As indicated	Client	ISE
Architect	ICM Architecture	Architect	As indicated	Architect	ISE
Engineer	ICM Architecture	Engineer	As indicated	Engineer	ISE
Surveyor	ICM Architecture	Surveyor	As indicated	Surveyor	ISE
Structural Engineer	ICM Architecture	Structural Engineer	As indicated	Structural Engineer	ISE
Electrical Engineer	ICM Architecture	Electrical Engineer	As indicated	Electrical Engineer	ISE
Mechanical Engineer	ICM Architecture	Mechanical Engineer	As indicated	Mechanical Engineer	ISE
Plumbing Engineer	ICM Architecture	Plumbing Engineer	As indicated	Plumbing Engineer	ISE
Fire Engineer	ICM Architecture	Fire Engineer	As indicated	Fire Engineer	ISE
Acoustic Engineer	ICM Architecture	Acoustic Engineer	As indicated	Acoustic Engineer	ISE
Environmental Engineer	ICM Architecture	Environmental Engineer	As indicated	Environmental Engineer	ISE
Transport Engineer	ICM Architecture	Transport Engineer	As indicated	Transport Engineer	ISE
Water Engineer	ICM Architecture	Water Engineer	As indicated	Water Engineer	ISE
Sewerage Engineer	ICM Architecture	Sewerage Engineer	As indicated	Sewerage Engineer	ISE
Stormwater Engineer	ICM Architecture	Stormwater Engineer	As indicated	Stormwater Engineer	ISE
Energy Engineer	ICM Architecture	Energy Engineer	As indicated	Energy Engineer	ISE
Health and Safety Engineer	ICM Architecture	Health and Safety Engineer	As indicated	Health and Safety Engineer	ISE
Other		Other		Other	

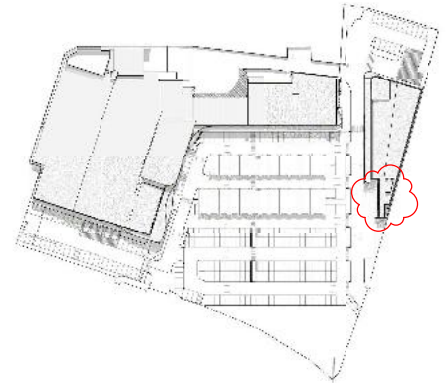
Document Set ID: 488888  
 Version: 1.0 - 2025-10-28



SUMMER SOLSTICE - 22 DEC, 9AM - MINOR AMENDMENT

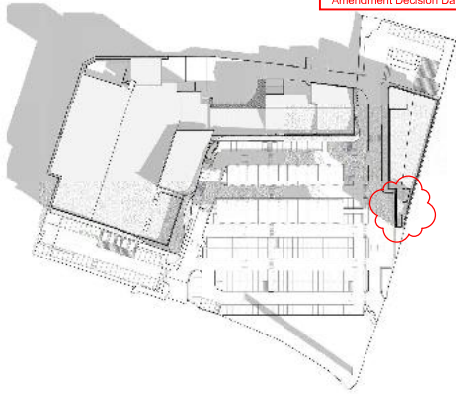


SUMMER SOLSTICE - 22 DEC, 12PM - MINOR AMENDMENT

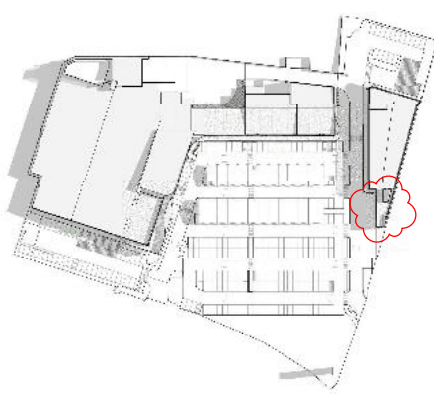


SUMMER SOLSTICE - 22 DEC, 3PM - MINOR AMENDMENT

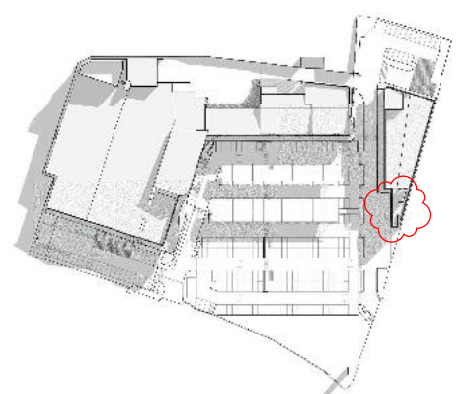
**Kingborough Council**  
**Minor Amendment to Planning**  
**Permit Document**  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025



WINTER SOLSTICE - 22 JUN, 9AM - MINOR AMENDMENT



WINTER SOLSTICE - 22 JUN, 12PM - MINOR AMENDMENT



WINTER SOLSTICE - 22 JUN, 3PM - MINOR AMENDMENT



**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050

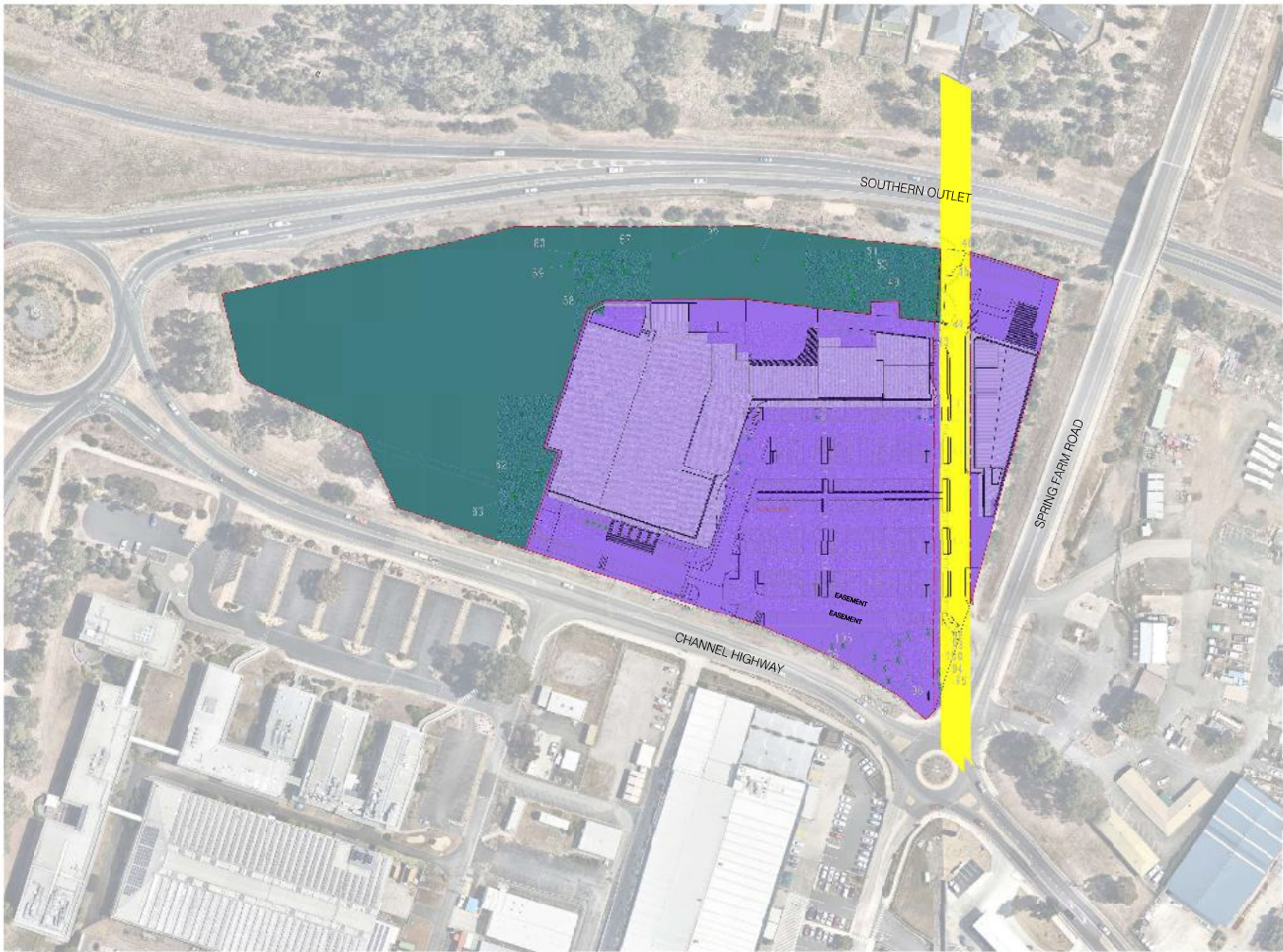


**IC** inspiring ideas to enhance  
 human experience

**SHADOW DIAGRAMS**  
 MINOR AMENDMENT

Project No:	DAS2	Issue:	01
Project Name:	SPRING FARM VILLAGE	Project:	MINOR AMENDMENT
Scale:	1:1000	Discipline:	FMG
		Prepared:	ISE





**Kingborough Council**  
 Minor Amendment to Planning  
 Permit Document  
 Development Application: DAS-2024-2/B  
 Plan Reference No: P15  
 Date Received: 28/10/2025  
 Approved via Delegated Authority  
 Amendment Decision Date: 14/11/2025

- 23.0 COMMERCIAL
- 28.0 UTILITIES
- 29.0 ENVIRONMENTAL MANAGEMENT

TASMANIAN PLANNING SCHEME - ZONING 1 : 750



**SPRING FARM VILLAGE**  
 202 CHANNEL HWY, KINGSTON, TAS, 7050



**ic** inspiring ideas to enhance  
 human experience



**TASMANIAN PLANNING SCHEME ZONING**  
 MINOR AMENDMENT

Project	Drawing No.	Issue
2022-004	DAS4	0
2024-004	001	1
As Indicated	FMO	1/SE

