

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-102

Proposal: Extension and alteration to existing building and change of use to educational and occasional care (childcare centre)

Subject Site: 1686 Channel Highway, Margate

Responsible Planning Officer: Cassinia Devries

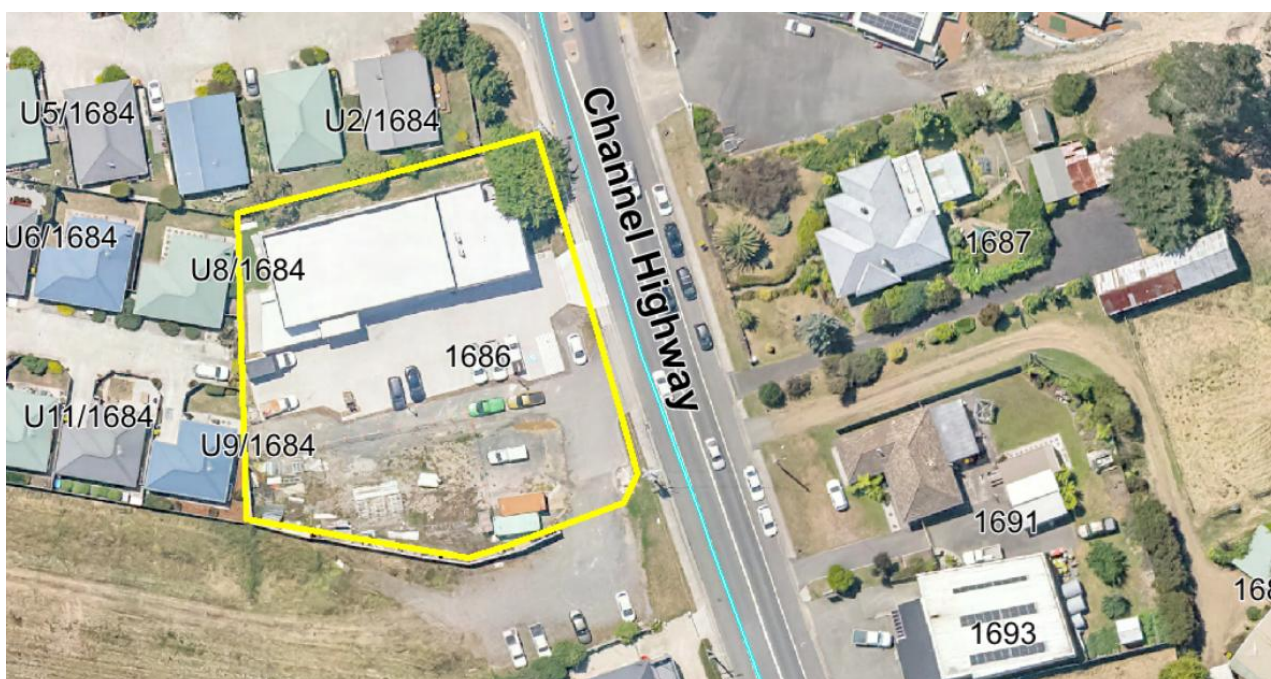
Advertised Documents:

- Application Plans
 - Arboricultural Impact Assessment
 - Bushfire Hazard Report
 - Environmental Site Assessment
 - Noise Assessment Report
 - Planning Submission
 - Traffic Impact Assessment
- Planning Submission
 - Traffic Impact Assessment
- Available upon request:
- Application Form
 - Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **22 June 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.





DRAWING SCHEDULE		DRAWING SCHEDULE	
Drawing	Sheet Name	Drawing	Sheet Name
	COVER PAGE	12	ELEVATIONS 1
1	LOCALITY PLAN	13	ELEVATIONS 2
2	EXISTING SITE PLAN	14	SECTIONS
3	EXISTING PLAN - GROUND	15	ROOF PLAN
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6	DEMOLITION PLAN - GROUND	18	SOLAR ACCESS DIAGRAM
7	DEMOLITION PLAN - FIRST	19	WINDOW SCHEDULE
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Kingborough Council

Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

Date placed on Public Exhibition: 6/6/2026

1 6 8 6 Channel Highway Margate TAS 7 0 5 4

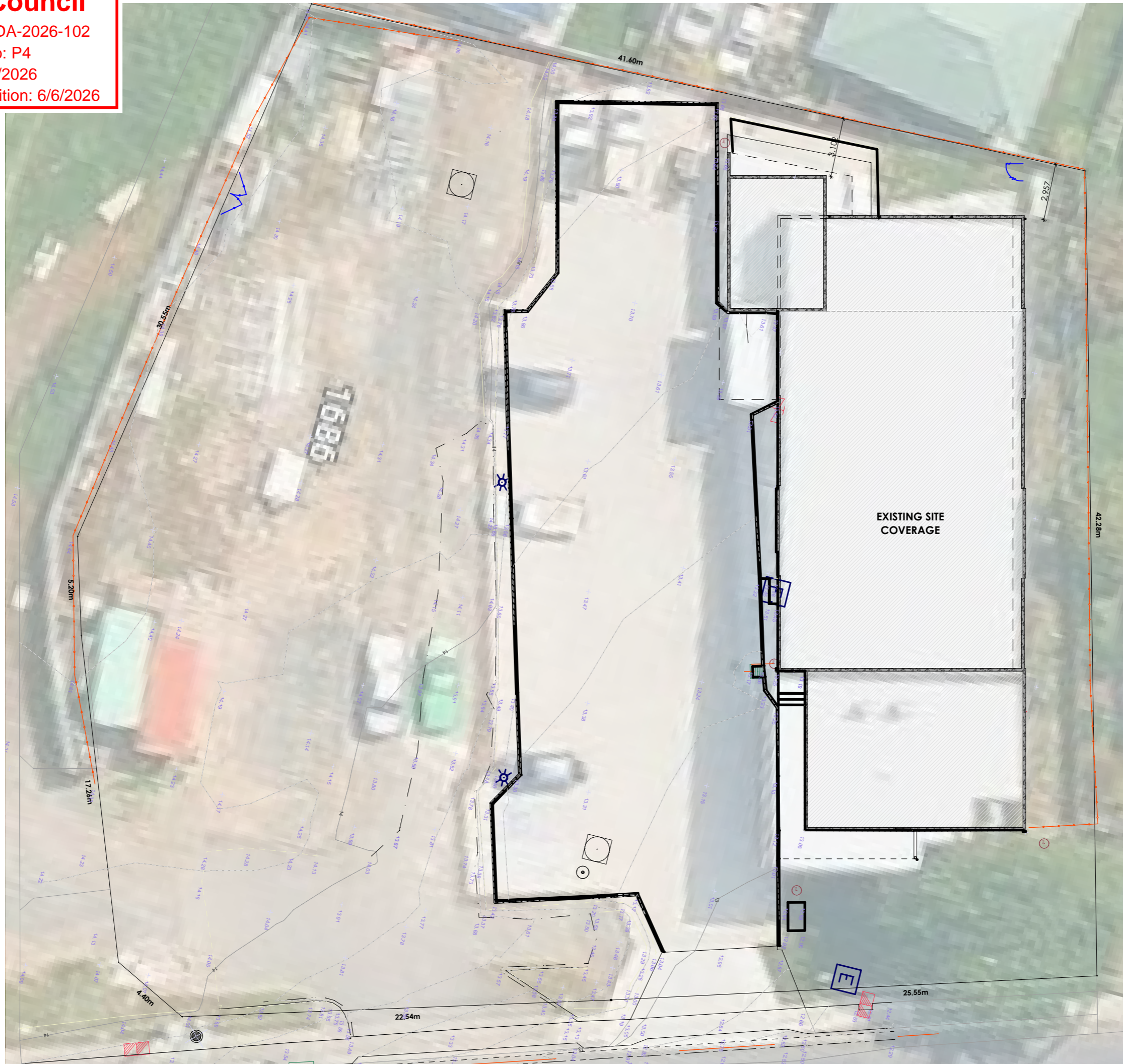
Kingborough Council

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EXISTING SITE PLAN
Scale: 1:200



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REAL PROPERTY DESCRIPTION
LOT: 1 on sp16258
AREA: 2,400m²
ZONE: Local Business
AUTHORITY: Kingborough Council

BUILDING CLASSIFICATION
CHILD CARE: CLASS 9B
TYPE C CONSTRUCTION
OFFICE: CLASS 5
TYPE C CONSTRUCTION

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
F	23/02/26	DA Drawings Issue_1
G	10/03/26	DA Drawings Issue_2
H	13/03/26	DA Drawings Issue_3
I	18/03/26	DA Drawings Issue_4
J	17/04/26	RFI Updates
K	26/05/26	RFI Updates
L	02/06/26	RFI Updates

JODIE MARK
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07 3393 9159



CYBER SERVICES GROUP
QBCC: 15093960
ACN: 620 422 166

6/1631 WYNNUM ROAD, TINGALPA
QUEENSLAND 4173

PH: (07) 3393 9159
cyberservicesgroup.com.au

DRAWING TITLE

EXISTING SITE PLAN

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3

250164
JOB No.

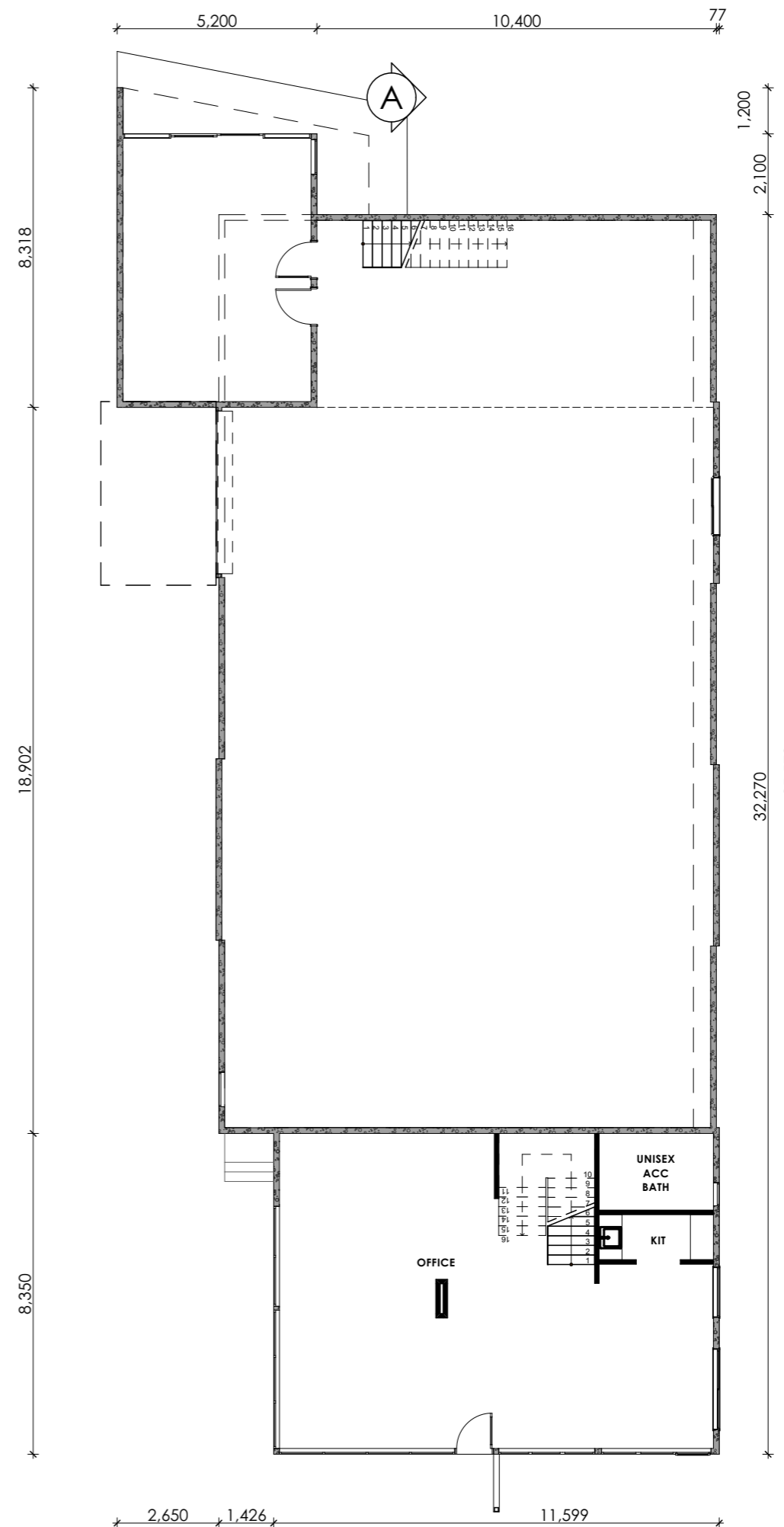


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2

AREA - EXISTING	
ID	AREA
FIRST FLOOR	
Office	102.3
Mezzanine	59.4
Deck	8.9
GROUND FLOOR	
Warehouse	333.8
Office	98.6
603.0 m²	



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EXISTING PLAN - GROUND

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3

DA DRAWINGS - NOT FOR CONSTRUCTION.

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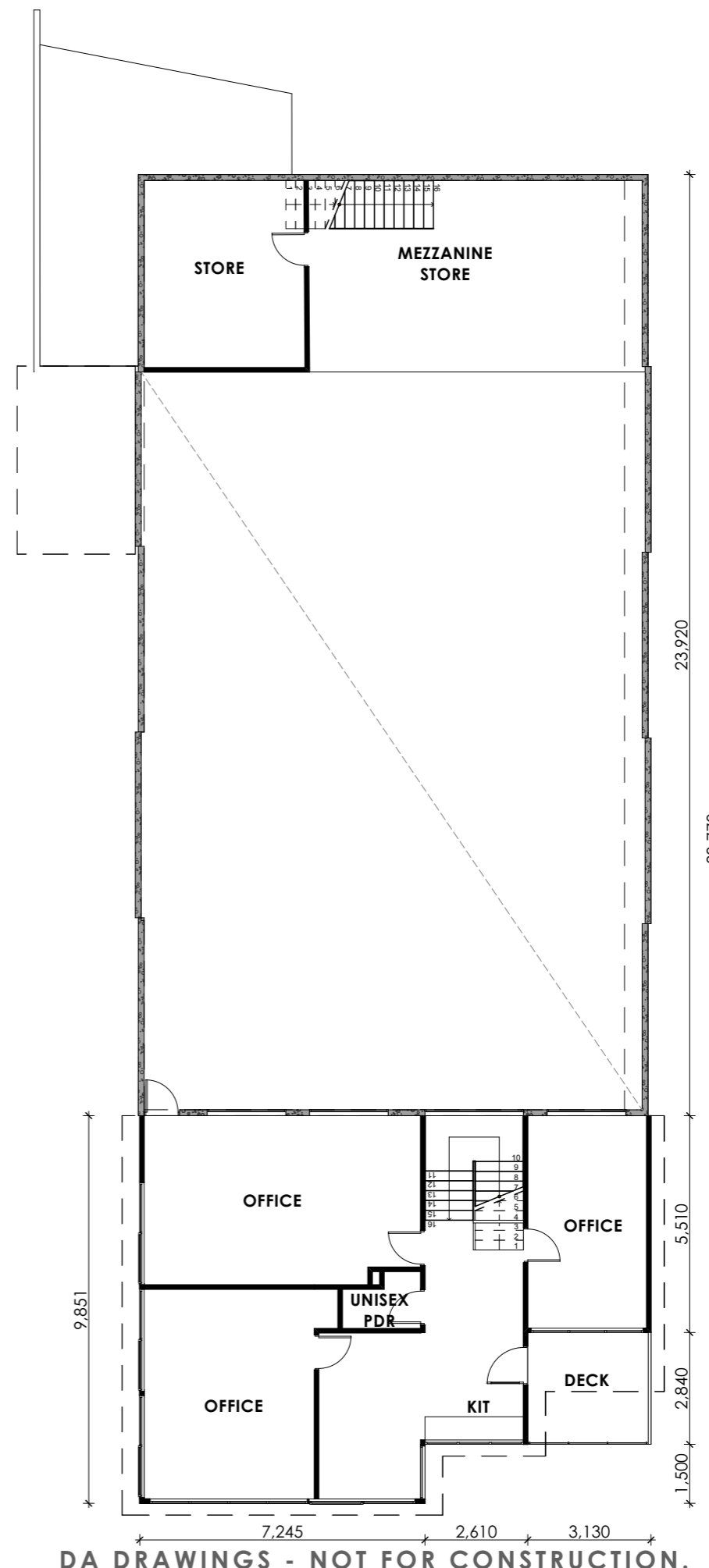
Date Received: 2/6/2026

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EXISTING GROUND FLOOR

Scale: 1:150

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Office	102.3
Mezzanine	59.4
Deck	8.9
GROUND FLOOR	
Warehouse	333.8
Office	98.6
603.0 m²	



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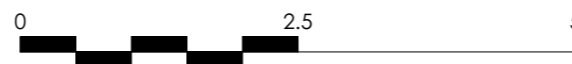
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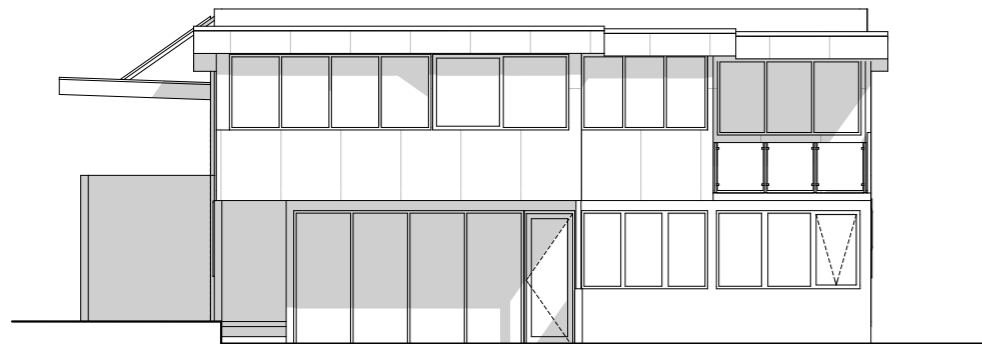
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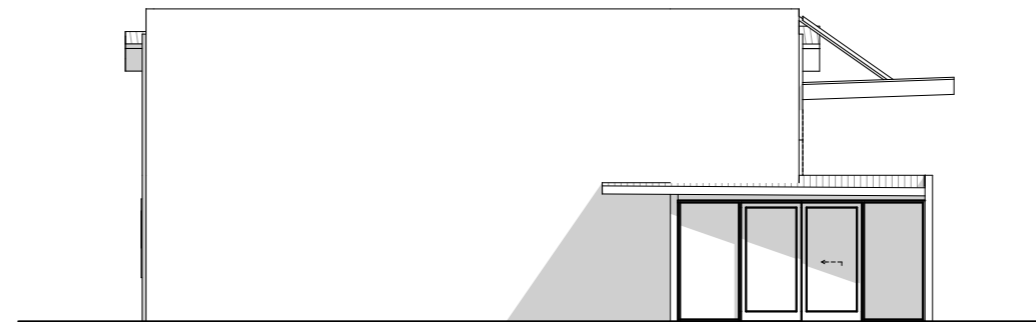


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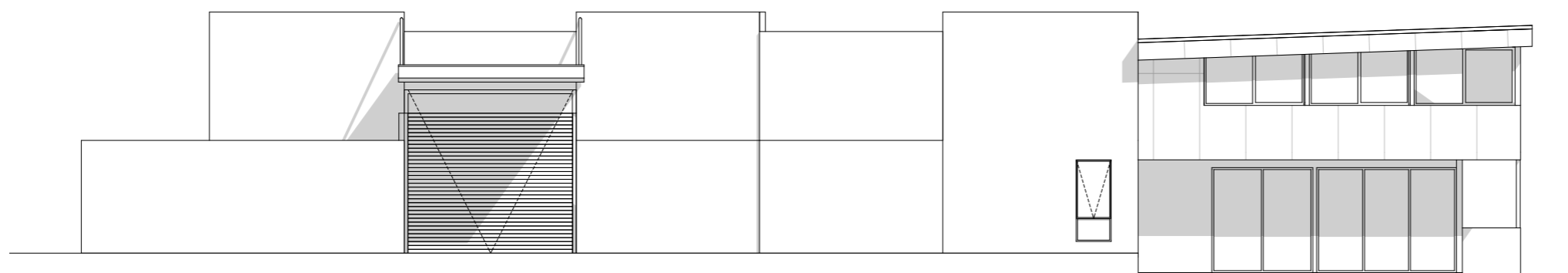
EXISTING FIRST FLOOR
Scale: 1:150



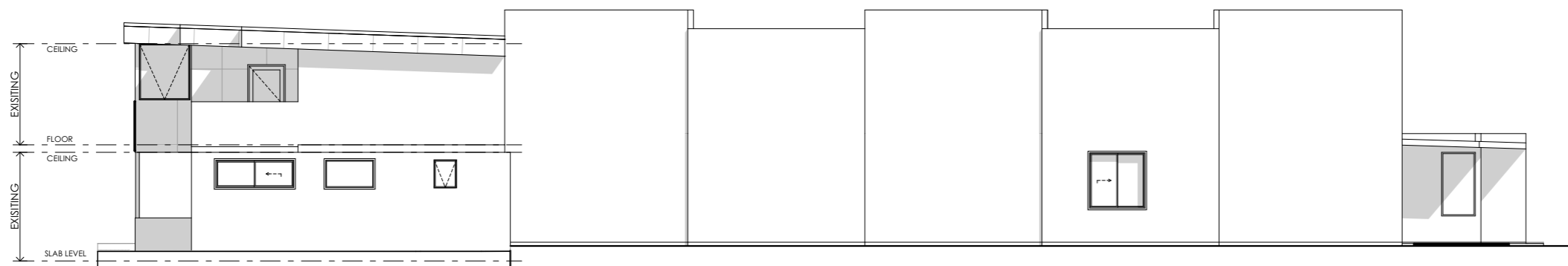
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Scale: 1:150



3 EXISTING WEST ELEVATION
Scale: 1:150



2 EXISTING SOUTH ELEVATION
Scale: 1:150



4 EXISTING NORTH ELEVATION
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SCALE
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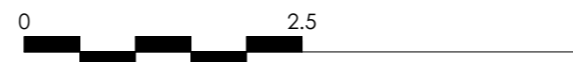
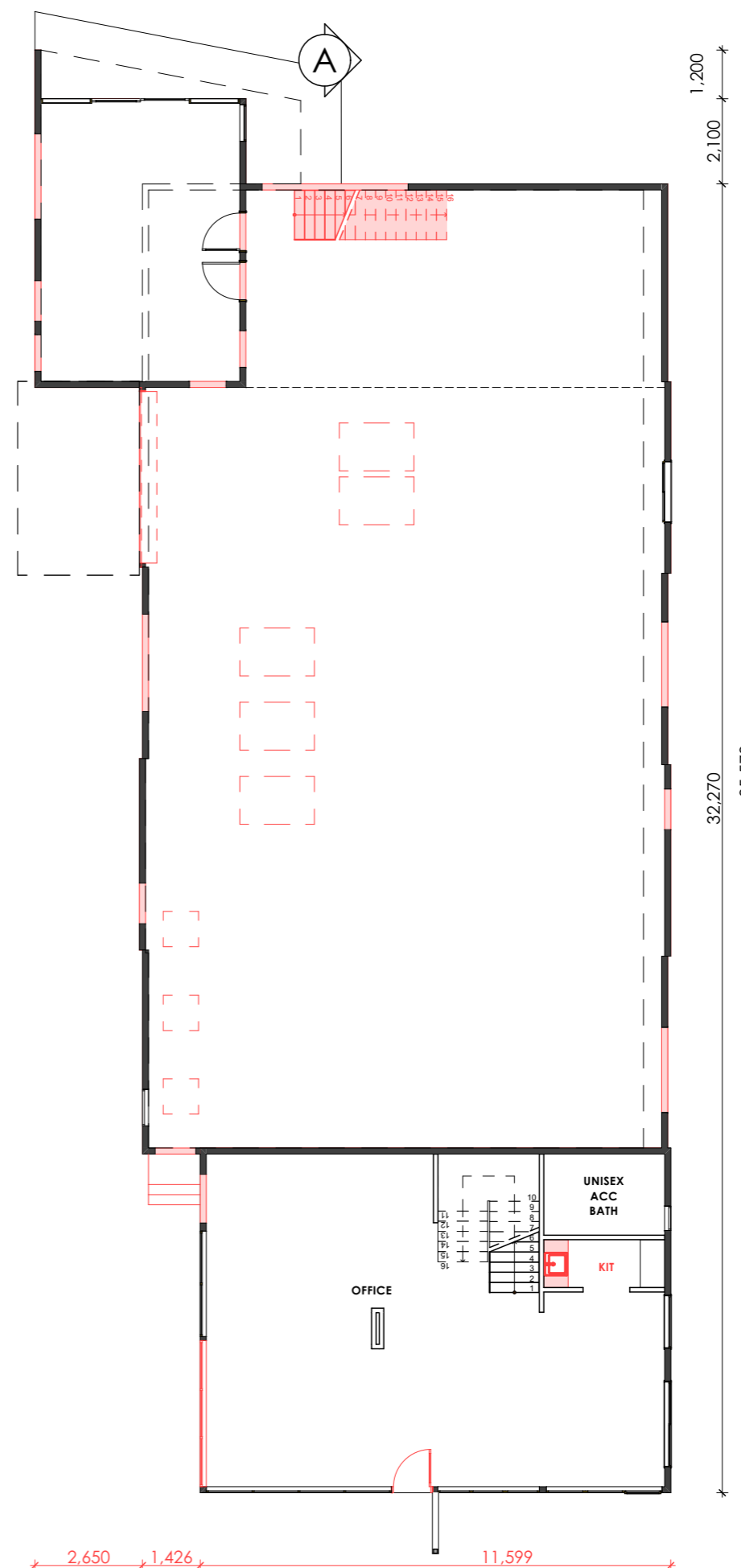


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DEMOLITION GROUND FLOOR
 Scale: 1:150

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DEMOLITION PLAN - FIRST

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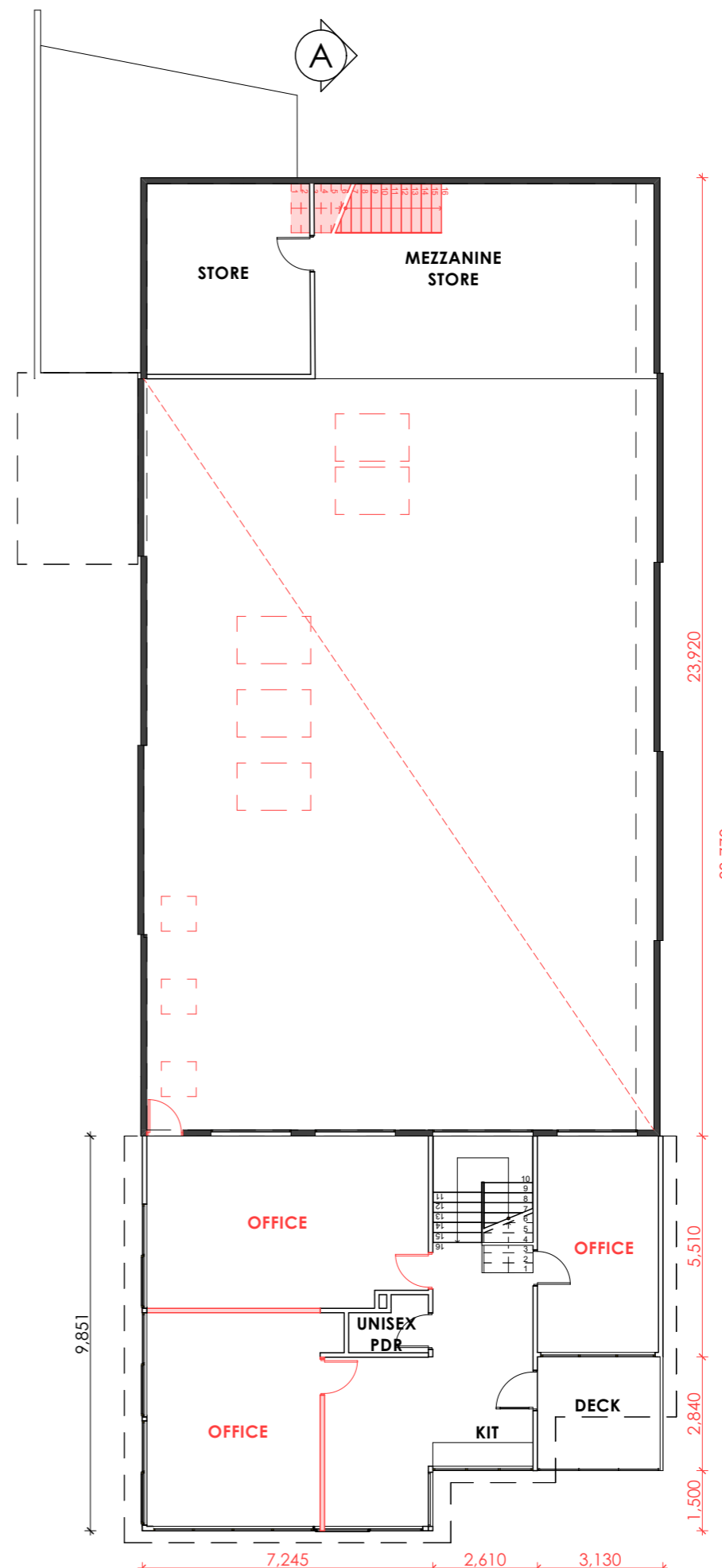


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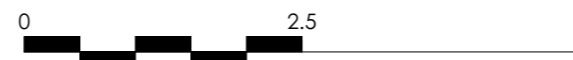
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DEMOLITION FIRST FLOOR
 Scale: 1:150








AREA ANALYSIS





74 PLACES

SITE COVERAGE	
EXISTING	433m ²
PROPOSED	493m ²
TOTAL	926m ²
GROSS FLOOR AREA	
	868m ²
HARDSTAND	
	673m ²
LANDSCAPING (EXCLUDES OUTDOOR PLAY)	
	263m ²
TOTAL USABLE OUTDOOR PLAY AREA (min 518m ² required for 74 places)	
	599m ²

PARKING SCHEDULE

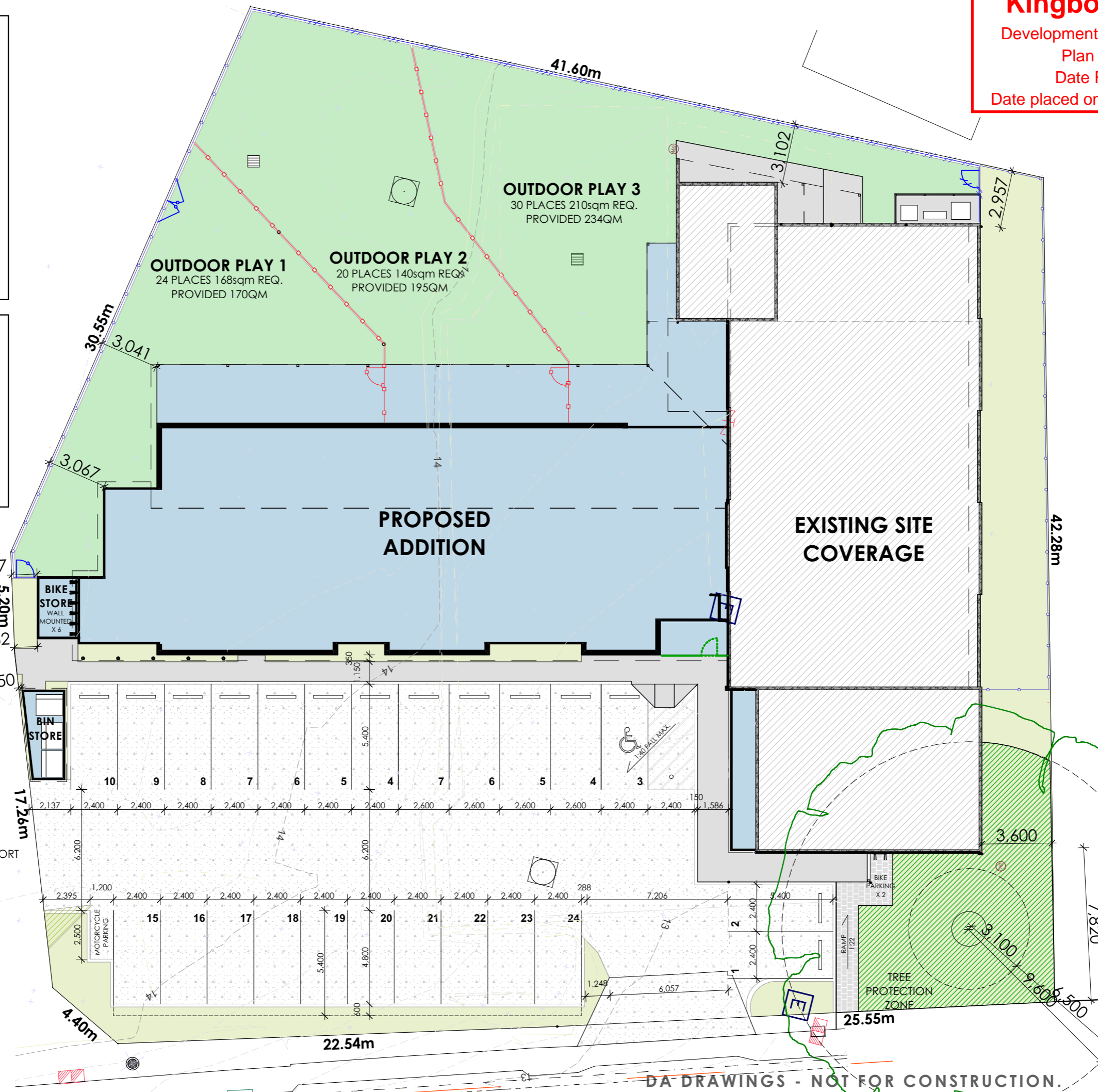
STAFF/VISITOR PARKING	23 SPACES
ACCESSIBLE PARKING	1 SPACE
MOTORCYCLE	1 SPACE
TOTAL	25 SPACES
BICYCLE SPACES	
SECURITY LEVEL B	6 SPACES
SECURITY LEVEL C	2 SPACES
TOTAL	8 SPACES

-  EXISTING FOOTPRINT
-  PROPOSED FOOTPRINT
-  DRIVEWAY
-  PATH - BFC
-  OUTDOOR PLAYSCAPE
-  LANDSCAPING
-  PAVING AS PER ABORISTS REPORT

-  ACOUSTIC FENCE
1800 HIGH AS PER ACOUSTIC REPORT
-  TIMBER PALING FENCE
1800 HIGH
-  VERTICAL TUBULAR FENCE
1200 HIGH
-  SEMI FRAMELESS GLASS
1200 HIGH

PROPOSED SITE PLAN

Scale: 1:200



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NOTE
* INDICATIVE LANDSCAPE LAYOUT

- ARTIFICIAL TURF
- OUTDOOR PLAYSCAPE

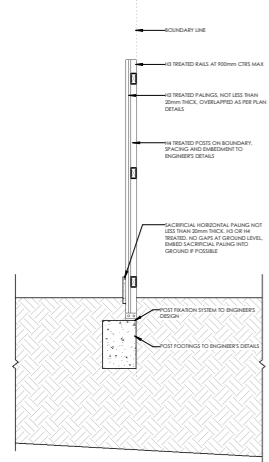
PLANTING SCHEDULE

- GRASS**
- LOMANDRA LONGIFOLIA
 - POA LABILLARDIEREI

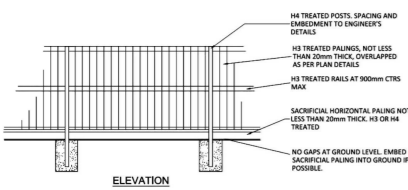
SHRUB/PERENNIAL/TREE

- OLEARIA RAMULOSA
- DIANELLA TASMANICA
- NOTELAEA LIGUESTRINA
- BANKSIA MARGINATA

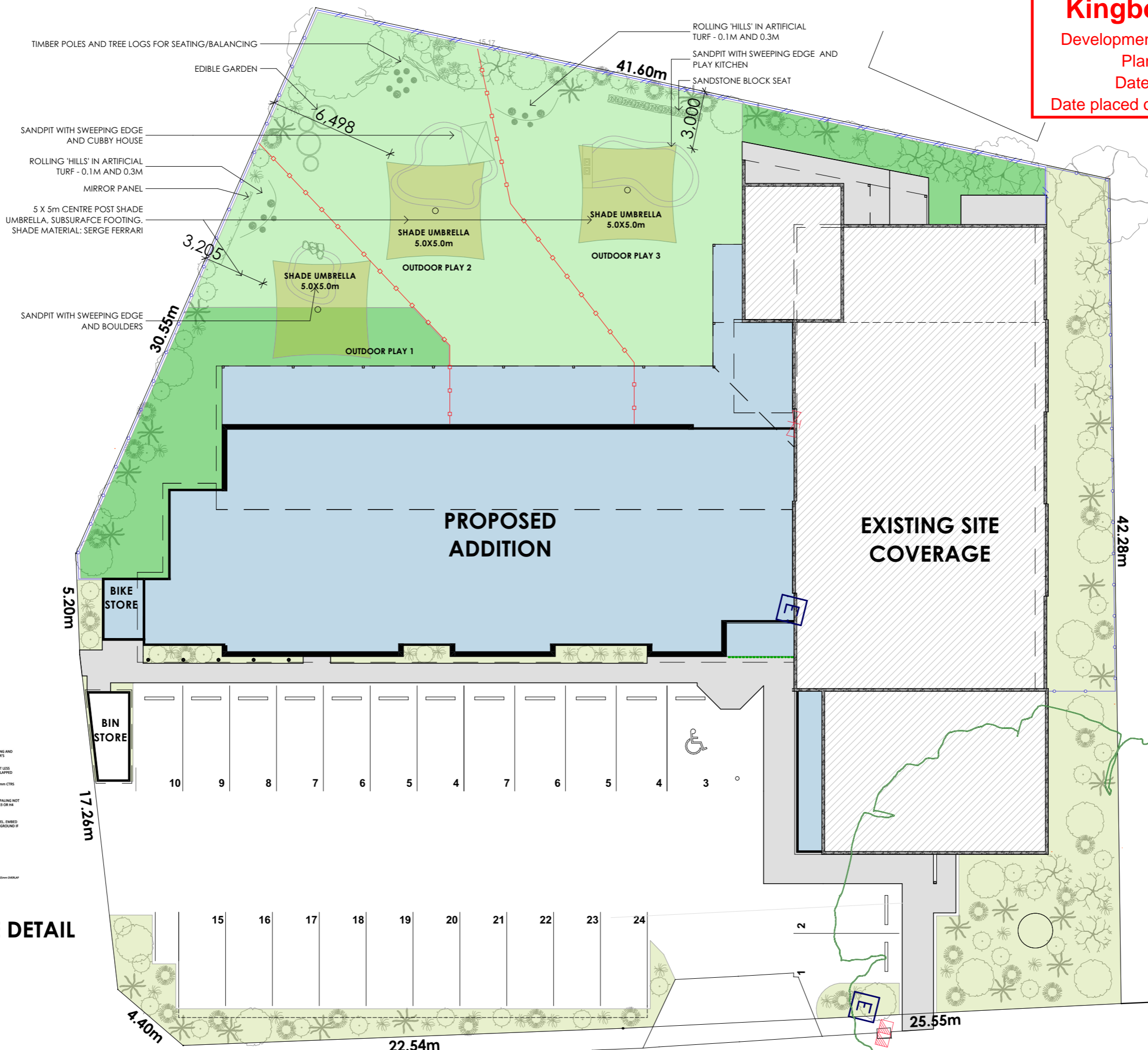
PLAYAREA NEIGHBOUR



ALL ACOUSTIC FENCES TO HAVE A MINIMUM SURFACE DENSITY OF 15KG/M² AND FREE OF GAPS AND HOLES.



ACOUSTIC FENCE DETAIL



PROPOSED LANDSCAPE PLAN

Scale: 1:200

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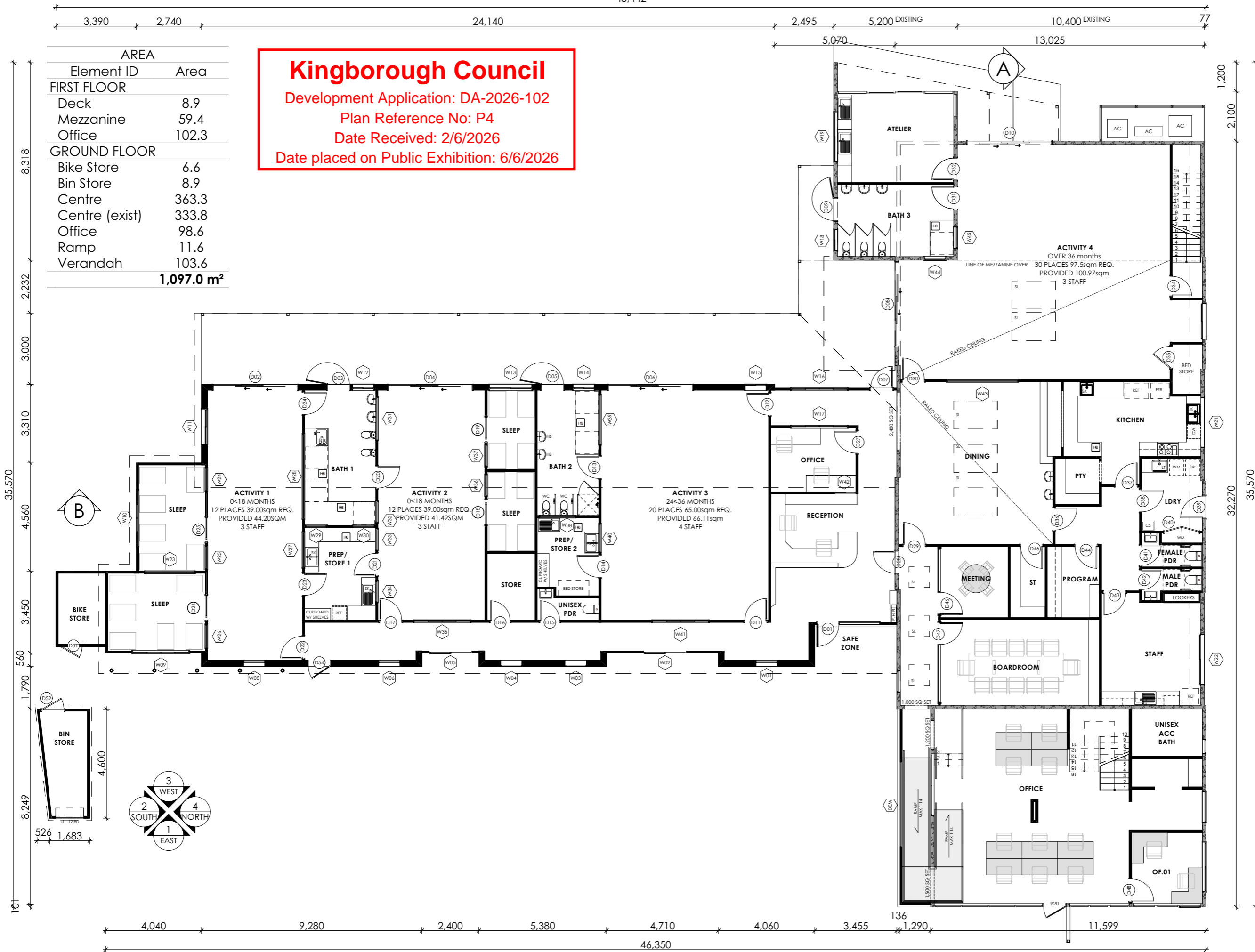
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AREA	
Element ID	Area
FIRST FLOOR	
Deck	8.9
Mezzanine	59.4
Office	102.3
GROUND FLOOR	
Bike Store	6.6
Bin Store	8.9
Centre	363.3
Centre (exist)	333.8
Office	98.6
Ramp	11.6
Verandah	103.6
1,097.0 m²	



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REAL PROPERTY DESCRIPTION
 LOT: 1 on sp16258
 AREA: 2,400m²
 ZONE: Local Business
 AUTHORITY: Kingborough Council

BUILDING CLASSIFICATION
 CHILD CARE: CLASS 9B
 TYPE C CONSTRUCTION
 OFFICE: CLASS 5
 TYPE C CONSTRUCTION

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
F	23/02/26	DA Drawings Issue_1
G	10/03/26	DA Drawings Issue_2
H	13/03/26	DA Drawings Issue_3
I	18/03/26	DA Drawings Issue_4
J	17/04/26	RFI Updates
K	26/05/26	RFI Updates
L	02/06/26	RFI Updates

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 QUEENSLAND 4173
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 cyberservicesgroup.com.au

DRAWING TITLE
PROPOSED PLAN - GROUND

CLIENT
 Falcon Building Group
 1686 Channel Highway
 Margate TAS 7054

SCALE
 AS SHOWN @ A3

250164
 JOB No.

L
 REVISION

PROPOSED GROUND FLOOR
 Scale: 1:150



DA DRAWINGS - NOT FOR CONSTRUCTION.

Kingborough Council

Development Application: DA-2026-102
 Plan Reference No: P4
 Date Received: 2/6/2026
 Date placed on Public Exhibition: 6/6/2026

AREA	
Element ID	Area
FIRST FLOOR	
Deck	8.9
Mezzanine	59.4
Office	102.3
GROUND FLOOR	
Bike Store	6.6
Bin Store	8.9
Centre	363.3
Centre (exist)	333.8
Office	98.6
Ramp	11.6
Verandah	103.6
1,097.0 m²	



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DRAWING TITLE

PROPOSED PLAN - FIRST

CLIENT
 Falcon Building Group
 1686 Channel Highway
 Margate TAS 7054

SCALE
 AS SHOWN @ A3

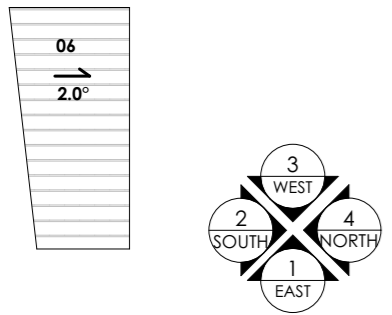
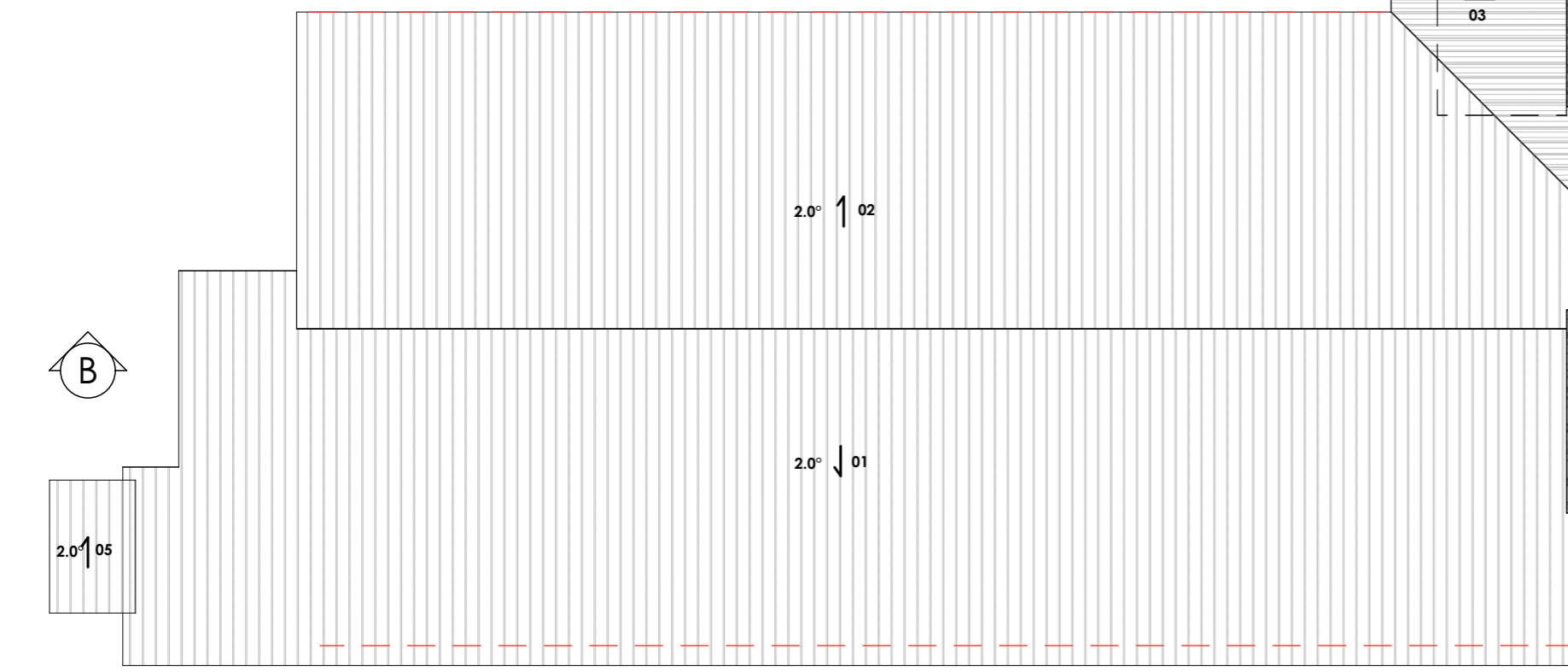
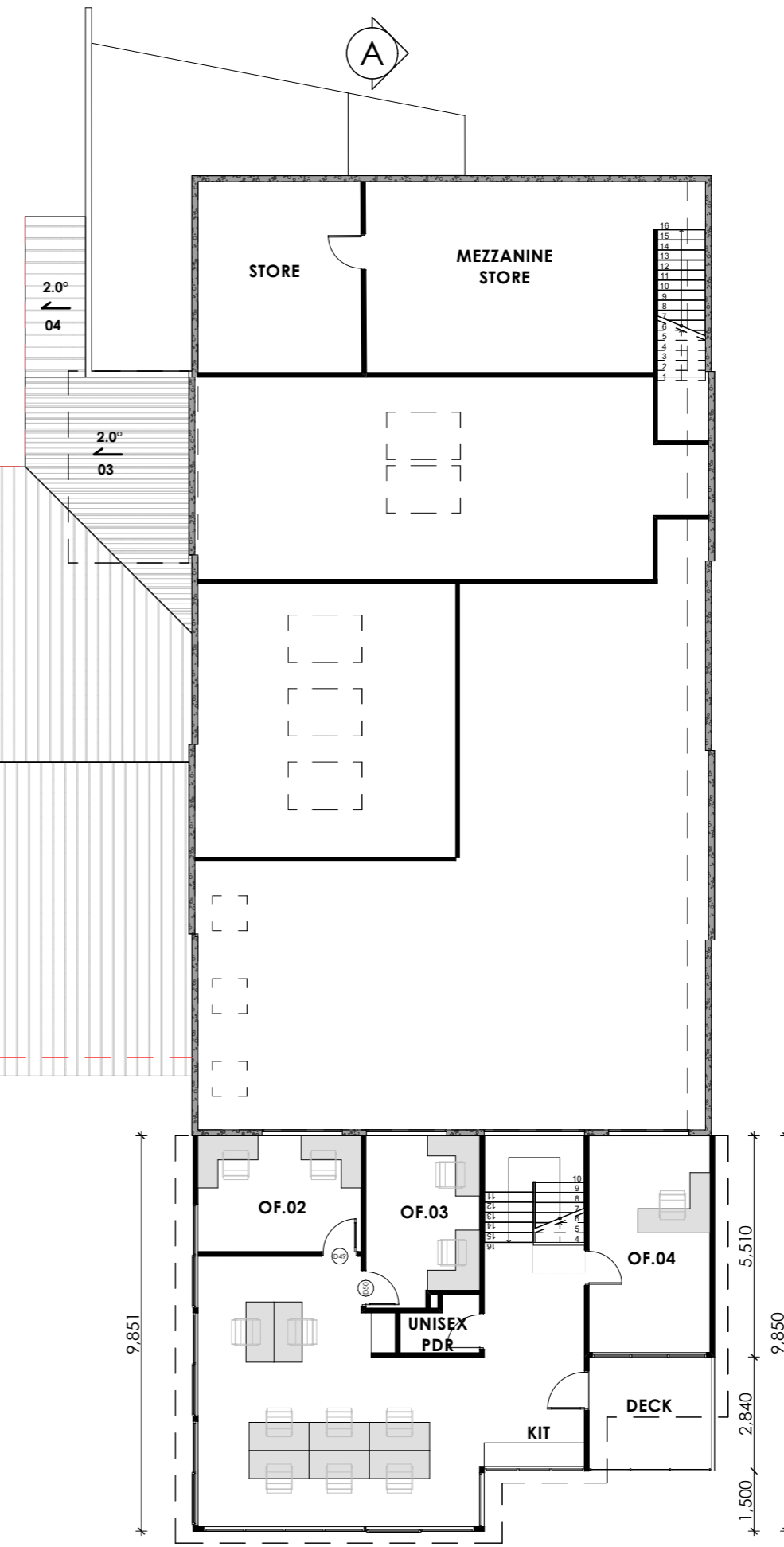
250164
 JOB No.



L
 REVISION

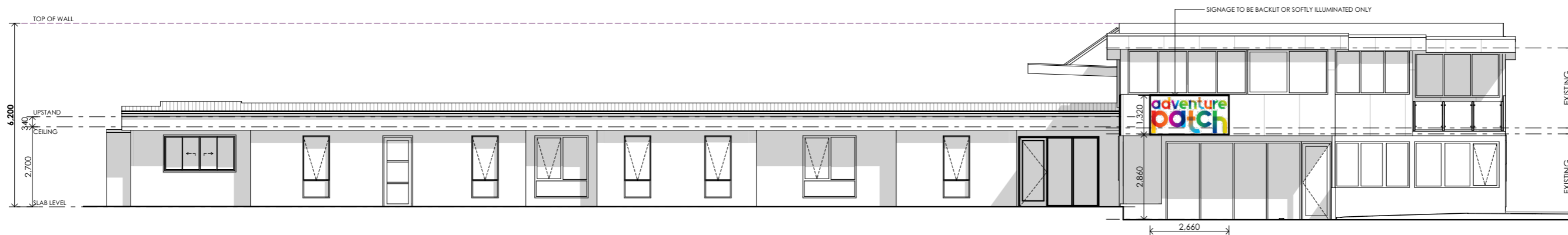
SHEET

11



DA DRAWINGS - NOT FOR CONSTRUCTION.

PROPOSED FIRST FLOOR
 Scale: 1:150



1 PROPOSED EAST ELEVATION

Scale: 1:150



2 PROPOSED SOUTH ELEVATION

Scale: 1:150

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AUTHORITY: Kingborough Council

BUILDING CLASSIFICATION

CHILD CARE: CLASS 9B
TYPE C CONSTRUCTION
OFFICE: CLASS 5
TYPE C CONSTRUCTION

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DRAWING TITLE

ELEVATIONS 1

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3



250164
JOB No.

L
REVISION

SHEET

12

Kingborough Council

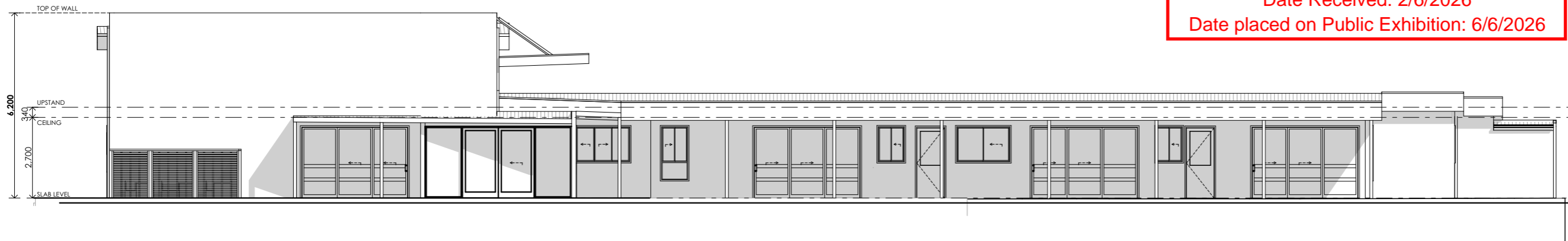
Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

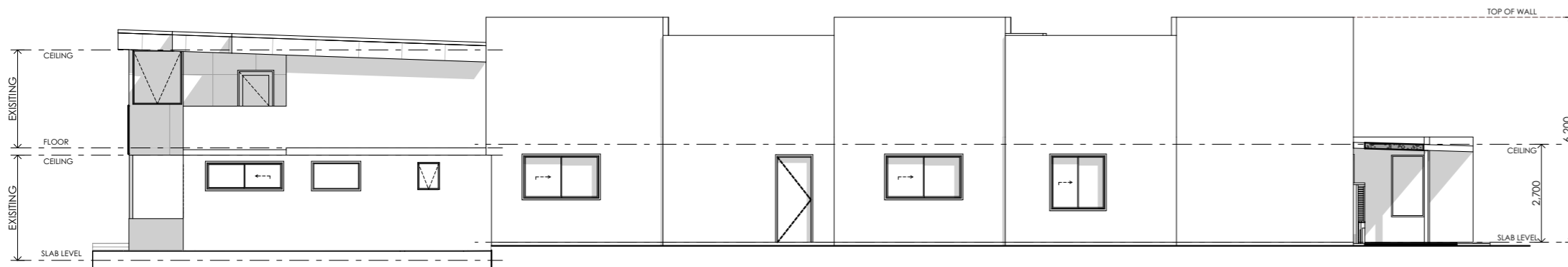
Date placed on Public Exhibition: 6/6/2026

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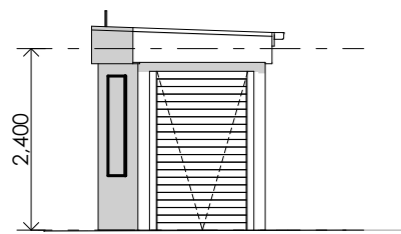
3 PROPOSED WEST ELEVATION

Scale: 1:150

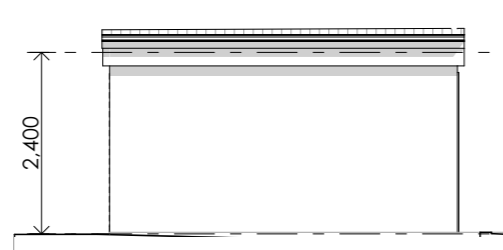


4 PROPOSED NORTH ELEVATION

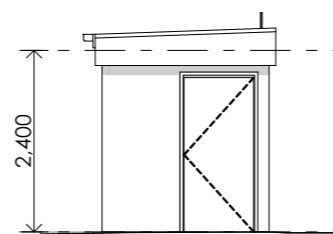
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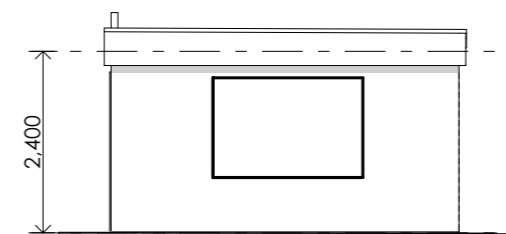
BIN STORE EAST
Scale: 1:100



BIN STORE NORTH
Scale: 1:100



BIN STORE WEST
Scale: 1:100



BIN STORE SOUTH
Scale: 1:100

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AUTHORITY: Kingborough Council

BUILDING CLASSIFICATION
CHILD CARE: CLASS 9B
TYPE C CONSTRUCTION
OFFICE: CLASS 5
TYPE C CONSTRUCTION

REVISION HISTORY

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DRAWING TITLE

ELEVATIONS 2

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3

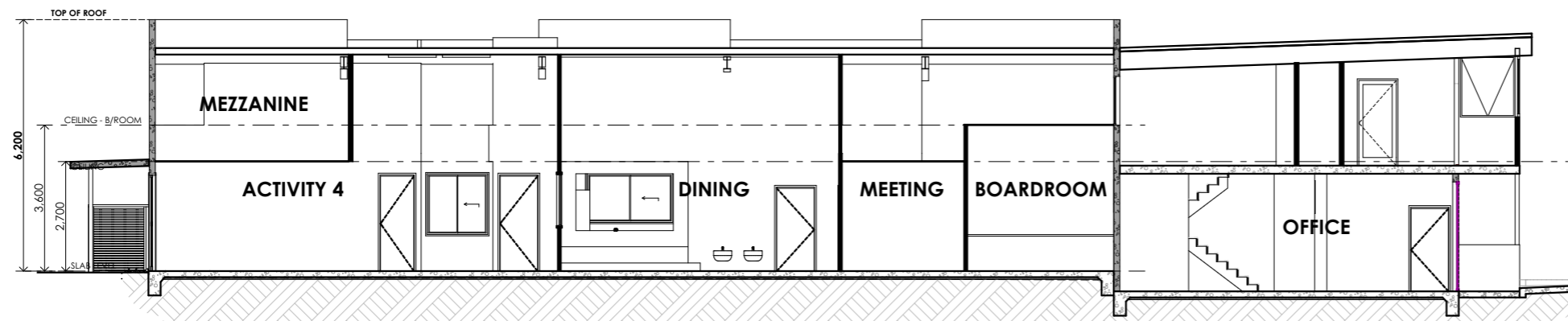


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JOB No.

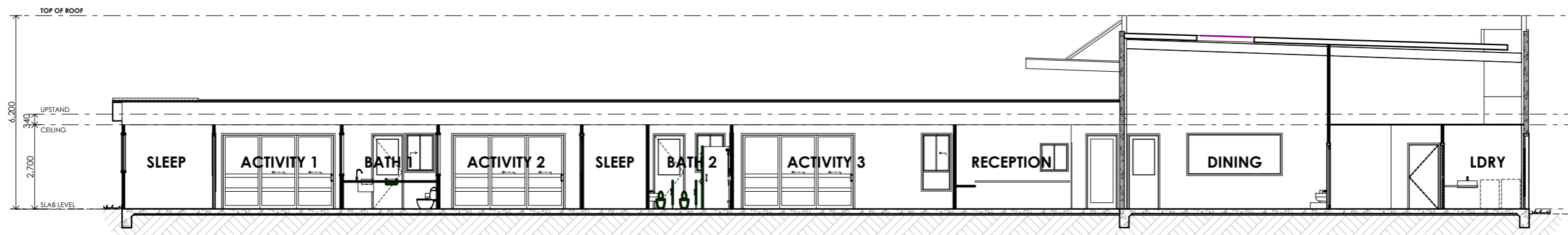
L
REVISION

SHEET

13



A SECTION
Scale: 1:150



B SECTION
Scale: 1:150

Kingborough Council

Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

Date placed on Public Exhibition: 6/6/2026

Document Set ID: 4783647
Version: 1, Version Date: 03/06/2026

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TYPE C CONSTRUCTION
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TYPE C CONSTRUCTION

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DRAWING TITLE

SECTIONS

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3



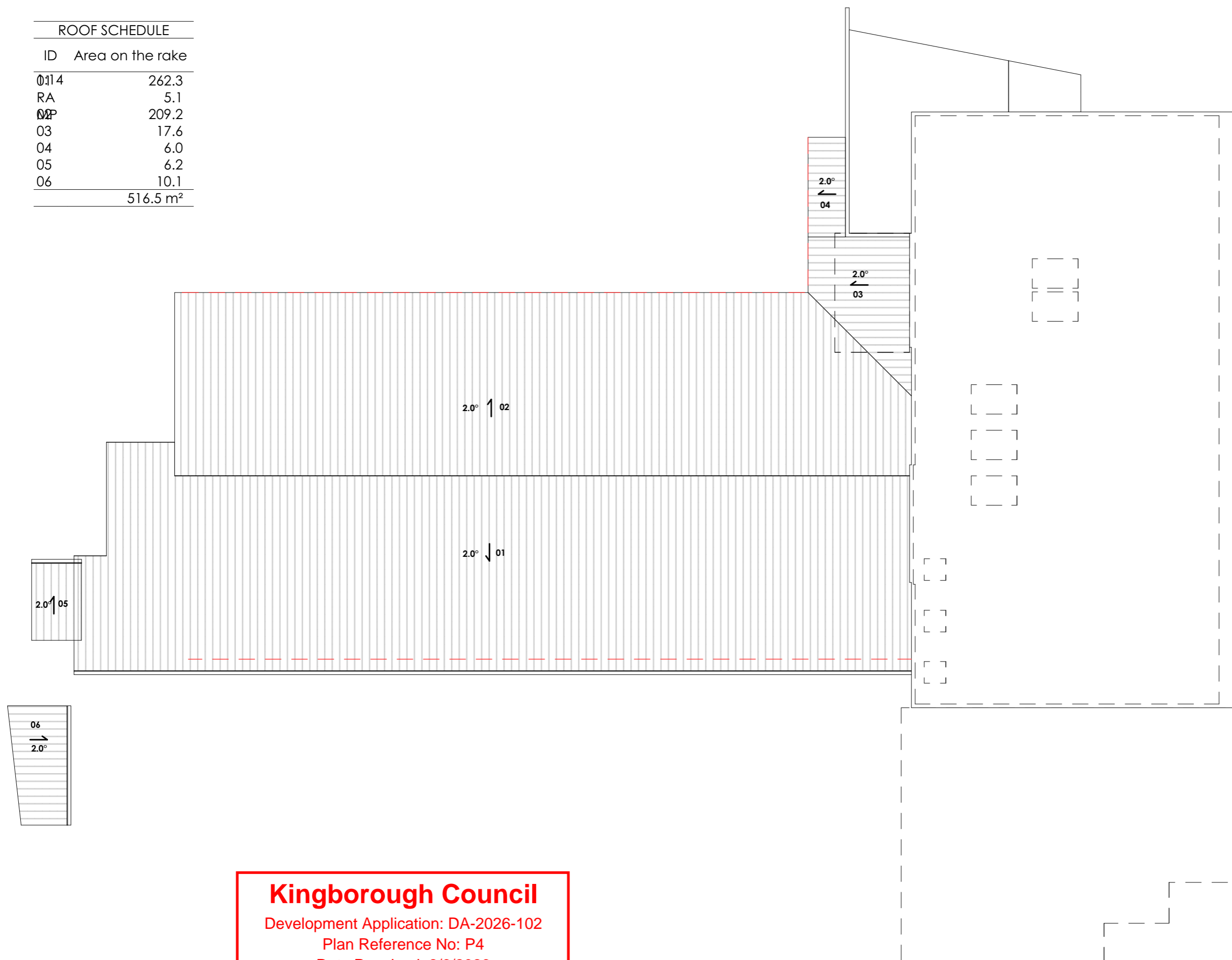
250164
JOB No.

L
REVISION

SHEET

14

ROOF SCHEDULE	
ID	Area on the rake
014	262.3
RA	5.1
02P	209.2
03	17.6
04	6.0
05	6.2
06	10.1
516.5 m ²	



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DRAWING TITLE

ROOF PLAN

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3



250164
JOB No.

L
REVISION

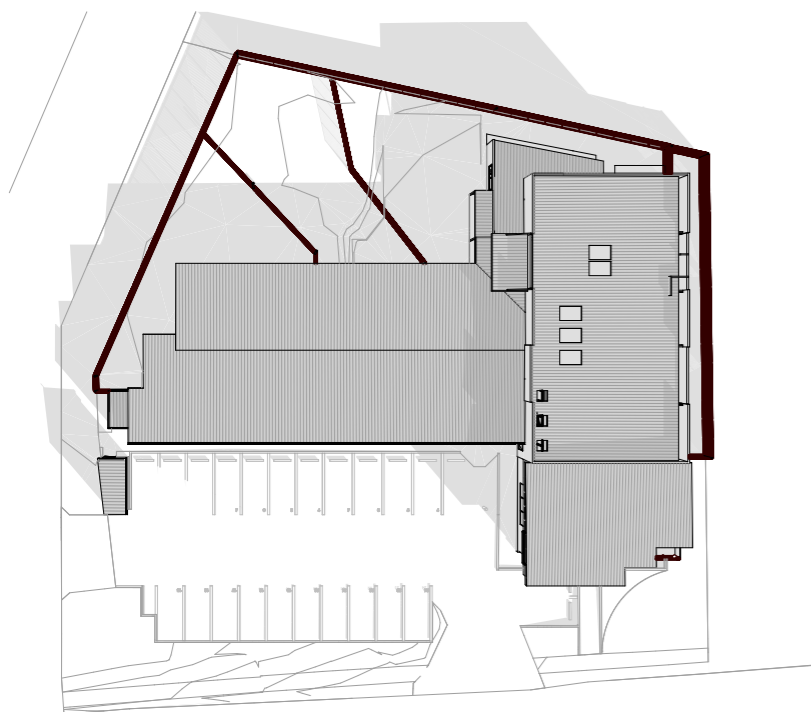
SHEET

15

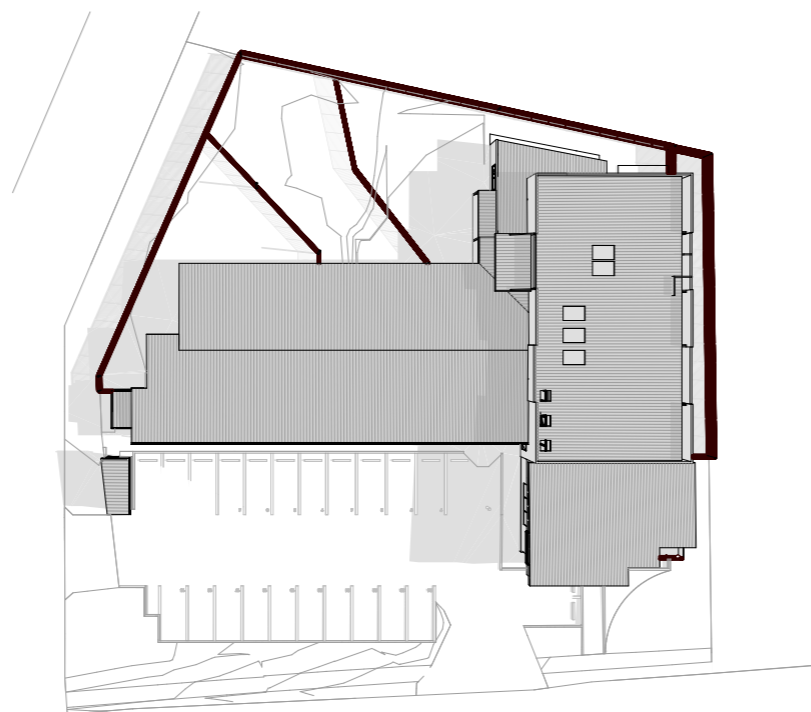
Kingborough Council
Development Application: DA-2026-102
Plan Reference No: P4
Date Received: 2/6/2026
Date placed on Public Exhibition: 6/6/2026

PROPOSED ROOF PLAN
Scale: 1:150

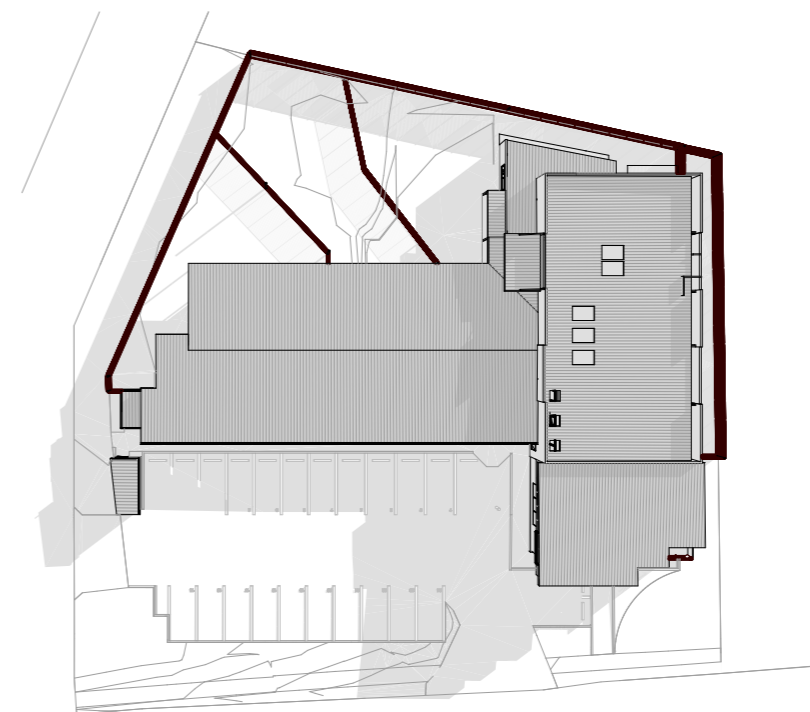
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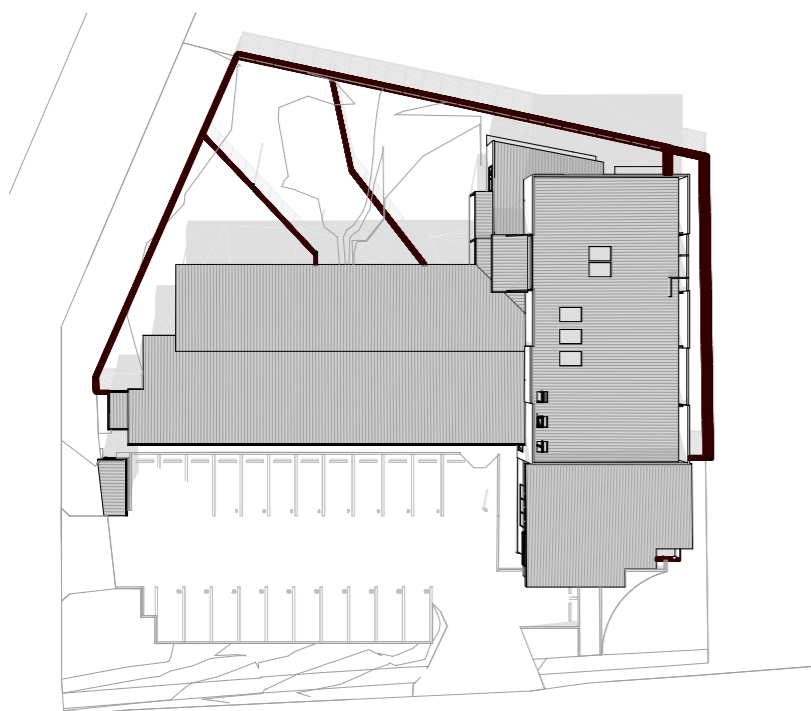
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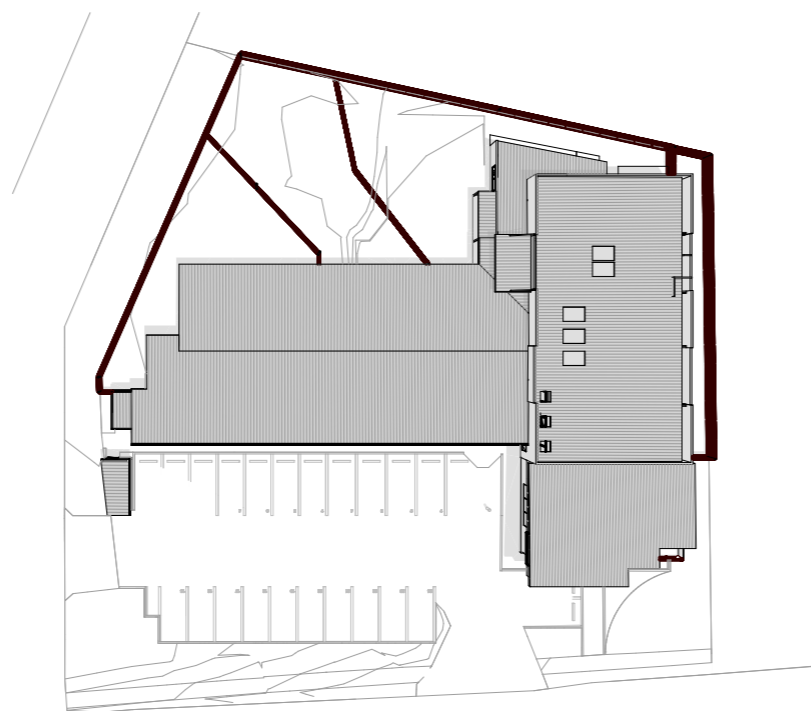
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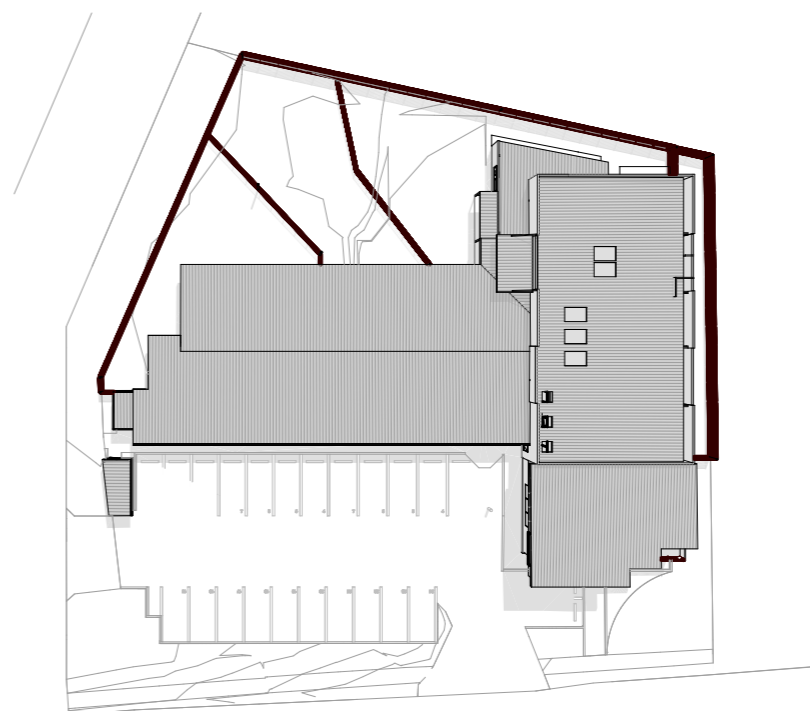
21 June 3:00pm



21 December 9:00am



21 December 12:00pm



21 December 3:00pm

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DRAWING TITLE

SOLAR ACCESS DIAGRAM

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3



250164
JOB No.

L
REVISION

SHEET

18

ID	W01	W02	W03	W04	W05	W06	W08	W09	W10	W11	W12	W13	W14	W15
ELEVATION														
HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	1,200	1,200	1,800	1,200	1,200	1,200	1,800
WIDTH	900	1,800	900	900	1,800	900	900	2,400	2,400	1,500	900	1,800	900	900
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

ID	W16	W17	W18	W19	W20	W21	W22	W22	W23
ELEVATION									
HEIGHT	1,200	1,200	1,200	1,200	1,500	1,200	1,200	1,300	1,000
WIDTH	2,400	2,400	900	2,100	3,600	2,100	2,100	900	2,100
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,300	2,400	2,400	2,400	2,400

ID	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33
ELEVATION											
HEIGHT	1,300	1,300	1,300	1,300	1,300	1,300	1,000	1,000	1,300	1,300	1,300
WIDTH	900	1,000	1,000	1,000	1,500	3,600	900	900	1,800	900	900
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

ID	W34	W35	W36	W37	W37	W38	W38	W39	W40	W41	W42
ELEVATION											
HEIGHT	1,300	1,200	1,300	1,300	1,300	1,000	1,300	1,300	1,300	1,200	900
WIDTH	900	2,400	900	600	900	1,500	600	2,100	1,200	2,400	900
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,100

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QUEENSLAND 4173
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DRAWING TITLE

WINDOW SCHEDULE

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
AS SHOWN @ A3



250164
JOB No.

L
REVISION

SHEET

19

Kingborough Council

Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

Date placed on Public Exhibition: 6/6/2026

DA DRAWINGS - NOT FOR CONSTRUCTION.

DOOR SCHEDULE														
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D10	D11	D12	D13
ELEVATION														
HEIGHT	2,340	2,400	2,340	2,400	2,340	2,400	2,340	2,400	2,340	2,340	2,400	2,340	2,340	2,340
WIDTH	920	3,600	920	3,600	920	3,600	920	3,600	920	1,020	3,600	920	920	920
DOOR HEAD HEIGHT	2,340	2,400	2,340	2,400	2,340	2,400	2,340	2,400	2,340	2,340	2,400	2,340	2,340	2,340

DOOR SCHEDULE																	
ID	D14	D15	D16	D17	D18	D19	D20	D20	D21	D21	D22	D22	D23	D23	D24	D24	D25
ELEVATION																	
HEIGHT	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340
WIDTH	920	820	820	920	1,020	1,020	920	1,840	820	920	920	920	920	920	920	1,680	1,020
DOOR HEAD HEIGHT	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340

DOOR SCHEDULE																	
ID	D25	D26	D26	D27	D28	D29	D30	D31	D32	D34	D35	D36	D37	D38	D39	D40	D41
ELEVATION																	
HEIGHT	2,400	2,340	2,340	2,040	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,040	2,040	2,040	2,340	2,340	2,040
WIDTH	3,000	920	1,020	920	920	920	920	920	920	820	920	920	920	920	920	1,440	820
DOOR HEAD HEIGHT	2,400	2,340	2,340	2,040	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,040	2,040	2,040	2,340	2,340	2,040

DOOR SCHEDULE															
ID	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	
ELEVATION															
HEIGHT	2,040	2,040	2,040	2,040	2,072	2,072	2,040	2,100	2,100	2,040	2,040	2,100	2,340	2,640	
WIDTH	820	920	920	920	920	920	920	820	820	920	920	1,200	920	920	
DOOR HEAD HEIGHT	2,040	2,040	2,040	2,040	2,072	2,072	2,040	2,100	2,100	2,040	2,040	2,100	2,340	2,640	

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REAL PROPERTY DESCRIPTION

LOT: 1 on sp16258
 AREA: 2,400m²
 ZONE: Local Business
 AUTHORITY: Kingborough Council
BUILDING CLASSIFICATION
 CHILD CARE: CLASS 9B
 TYPE C CONSTRUCTION
 OFFICE: CLASS 5
 TYPE C CONSTRUCTION

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
F	23/02/26	DA Drawings Issue_1
G	10/03/26	DA Drawings Issue_2
H	13/03/26	DA Drawings Issue_3
I	18/03/26	DA Drawings Issue_4
J	17/04/26	RFI Updates
K	26/05/26	RFI Updates
L	02/06/26	RFI Updates

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 ACN: 620 422 166

6/1631 WYNNUM ROAD, TINGALPA
 QUEENSLAND 4173

PH: (07) 3393 9159
 cyberservicesgroup.com.au

DRAWING TITLE

DOOR SCHEDULE

CLIENT
 Falcon Building Group
 1686 Channel Highway
 Margate TAS 7054

SCALE
 AS SHOWN @ A3



250164
 JOB No.

L
 REVISION

SHEET

20

Kingborough Council

Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

Date placed on Public Exhibition: 6/6/2026

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FINISHES SCHEDULE

CLIENT
Falcon Building Group
1686 Channel Highway
Margate TAS 7054

SCALE
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250164
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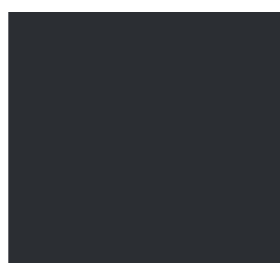
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REVISION

SHEET

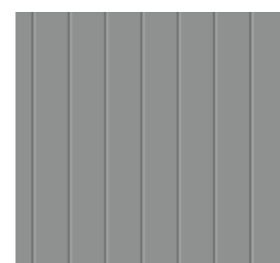
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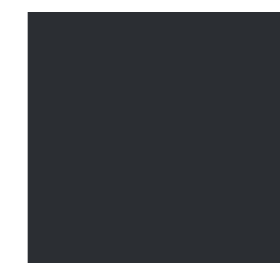
ROOF
LYSAGHT TRIMDEK
SURFMIST



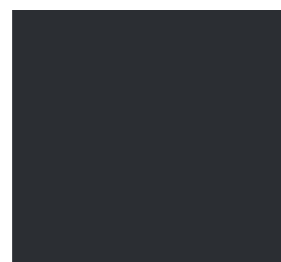
FASCIA
COLORBOND
MONUMENT
LIGHT REFLECTANCE VALUE - 8%



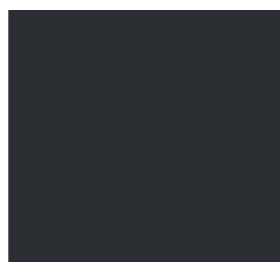
EXTERNAL VERTICAL CLADDING
'JAMES HARDIES' SCYON AXON CLADDING 133mm
'DULUX' TIMELESS GREY
LIGHT REFLECTANCE VALUE - 30%



STEEL POSTS, TUBULAR FENCING
DULUX POWDER COAT
MONUMENT
LIGHT REFLECTANCE VALUE - 8%



GUTTER
COLORBOND
MONUMENT
LIGHT REFLECTANCE VALUE - 8%



WINDOW FRAMES, BATTEN SCREENS
DULUX POWDER COAT
MONUMENT
LIGHT REFLECTANCE VALUE - 8%



RENDER
RESENE SHADY LADY
LIGHT REFLECTANCE VALUE - 40%



EXTERNAL EXISTING CLADDING
'CEMINTEL' BARESTONE ORIGINAL CLADDING
LIGHT REFLECTANCE VALUE - 39.8%

Kingborough Council

Development Application: DA-2026-102

Plan Reference No: P4

Date Received: 2/6/2026

Date of Public Exhibition: 6/6/2026

Version: 1, Version Date: 03/06/2026

DA DRAWINGS - NOT FOR CONSTRUCTION.



Kingborough Council
 Development Application: DA-2026-102
 Plan Reference No: P4
 Date Received: 2/6/2026
 Date placed on Public Exhibition: 6/6/2026

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ARTIST IMPRESSIONS
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