

TASMANIAN PLANNING COMMISSION



MAJOR PROJECT PERMIT

GRANTED BY THE DEVELOPMENT ASSESSMENT PANEL UNDER SECTION 60ZZM(1)(a) OF THE *LAND USE PLANNING AND APPROVALS ACT 1993*

**MAJOR PROJECT
NAME**

Kangaroo Bay Hotel Major Project

PERMIT NUMBER

MPP2601

PERMIT DATE

19 October 2026

PERMIT HOLDER

Chambroad Overseas Investment Pty Ltd

PROJECT LAND

The land subject to this permit includes all the land on which the use and development allowed by the permit is located, as set out in the map in Schedule 2.

**THE PERMIT
ALLOWS**

1. The use of the project land for a hotel, restaurants, café, bars, function centre and car parking; and
2. The development of the project land for a five-storey building incorporating a green plaza, footbridge and boardwalk, and associated development including a car park with pedestrian and cycle pathway, signage, lighting, hard and soft landscaping, site servicing works, and lot consolidation.

**THE PERMIT
INCLUDES**

All conditions and restrictions set out in the permit
Schedule 1 – Definitions
Schedule 2 – Project Land

Conditions and Restrictions

Plans and drawings generally

Compliance with plans and drawings

1. The use and development must be undertaken generally in accordance with the approved design drawings listed in condition 4, except where modified by condition 5 or by another condition of this permit.
2. Design drawings, management plans and other plans or designs that are approved or required under a condition of this permit, form part of this permit and must be complied with.
3. The use and development must be undertaken generally in accordance with the design drawings, management plans and other plans or designs that are approved or required under a condition of this permit, unless there is written consent from the Commission to alter or modify those plans, drawings, or designs.

Approved design drawings

4. The design drawings listed below are the approved design drawings.

Architectural design drawings

Drawing No. A.01_Cover page (Rev. N - dated 19-Feb-26)

Drawing No. A.02_Ground (Rev. N - dated 19-Feb-26)

Drawing No. A.04_First (Rev. N - dated 19-Feb-26)

Drawing No. A.03_Carpark (Rev. N - dated 19-Feb-26)

Drawing No. A.04_First (Rev. N - dated 19-Feb-26)

Drawing No. A.05_Second (Rev. N - dated 19-Feb-26)

Drawing No. A.06_Third (Rev. N - dated 19-Feb-26)

Drawing No. A.07_Fourth (Rev. N - dated 19-Feb-26)

Drawing No. A.08_Roof (Rev. N - dated 19-Feb-26)

Drawing No. A.09_Area Plans (Rev. N - dated 19-Feb-26)

Drawing No. A.10_North & South Elevation (Rev. N - dated 19-Feb-26)

Drawing No. A.11_East & West Elevation (Rev. N - dated 19-Feb-26)

Drawing No. A.12_Section A & B (Rev. N - dated 19-Feb-26)

Drawing No. A.13_Long Section – NE to SW (Rev. N - dated 19-Feb-26)

Drawing No. A.14_Shadow Diagrams (Rev. N dated 19-Feb-26)

Drawing No. A.15_Facade Material Schedule (Rev. N - dated 19-Feb-26)

Drawing No. A.16_Facade Material Schedule (Rev. N - dated 19-Feb-26)

Drawing No. A.17_Electrical Plan-Ground (Rev. P1 - dated 16-Feb-26)

Drawing No. A.18_Electrical Plan-First (Rev. P1 - dated 16-Feb-26)

Drawing No. A.17_Signage Plan-Ground (p034 undated)

Drawing No. A.17_Signage Plan-First (p035 undated)

Landscape design drawings

Drawing No. 23651-00-L100_GF_Concept Plan (undated)

Drawing No. 23651-00-L106_GF_Concept Plan_Planting (undated)

Drawing No. 23651-02-L200_LV1_Concept Plan (undated)

Drawing No. 23651-02-L203_LV1_Concept Plan_Planting (undated)

Drawing No. 001_Section 1 – Northern entrance (p36 undated)

Drawing No. 002_Section 2 – Boardwalk (p37 undated)

Drawing No. 003_Section 3 – Platform Edge (p38 undated)

Drawing No. 004_Section 4 – Viewing Platform (p39 undated)

Drawing No. 010_Section 1 – Podium (p40 undated); and

Drawing No. 011_Section 2 – Podium – Northern Walkway (p41 undated)

Figure 22: Planting zones – ground floor (p47 undated)

Figure 23: Planting zones – plaza level (p50 undated)

Carparking design drawing

Drawing No. S-P.23.0373-00-CIV-SKT-5000 (Rev. A– dated 19-Dec-2025)

Stormwater design drawings

Drawing No. S-P.23-0373-00-DRN-DRG 0001 (Rev. D – dated 13-Jan-26)

Drawing No. S-P.23-0373-00-DRN-DRG-0002 (Rev. C – dated 13-Jan-26)

Site servicing design drawing

Drawing No. S-P.23.0373-00-DRN-DRG 0003 (Rev. B – dated 4 Dec 2025)

Design drawings to be modified

5. Prior to commencement of works, design drawings that are generally in accordance with the approved design drawings in condition 4 but modified to give effect to the requirements of this permit, must be submitted to and approved by the Commission.

The design drawings must be prepared by a suitably qualified person and include the following modifications:

Carparking, access, and circulation areas

- 5.1. be generally in accordance with Drawing No. S-P.23.0373-00-CIV-SKT-5003 'Option B' (Rev A - dated 13-Aug 2026); and
- 5.2. be generally in accordance with AS/NZS 2890.1:2004 Parking Facilities Part 1: Off street car parking, or if deviating from AS/NZS 2890.1:2004 Parking Facilities Part 1: Off street car parking, provide safe and efficient access to enable safe and efficient use.

- 5.3. provide a two-way 7.0m vehicle access way with a minimum clearance height of 4.6m between Kangaroo Bay Drive and folio of the Register 173171/9;
- 5.4. not provide any parallel vehicle parking adjoining the vehicle access way;
- 5.5. provide a 4m wide pedestrian and cycle path that adjoins the vehicle access way, and that connects to the Right of Way “B” (Private) 4.00m wide shown on lot 9 of SP173171;
- 5.6. remove, move, or reorientate structural pillars from the pedestrian and cycle path adjoining the vehicle access way, as shown in Drawing No. S-P.23.0373-00-CIV-SKT-5003 (Rev A - dated 13-Aug 2026) to minimise obstruction to pedestrian and cycle movement and sight distances;
- 5.7. provide adequate visual delineation or physical separation, between vehicle paths, the pedestrian and cycle path, and zebra crossing in the car park area, to ensure safe and efficient access and use;
- 5.8. specify driveways, parking areas and other areas accessible to vehicles are to be constructed in bituminous asphalt or concrete, providing for adequate stormwater drainage in accordance with condition 12;
- 5.9. show dimensions, levels, gradients, transitions and other information necessary to satisfy the above requirements;
- 5.10. show any staging and the timing, commencement and completion; and
- 5.11. include the written advice of the Planning Authority.

Materials and finishes

- 5.12. specify the façade materials, palette and finishes, generally in accordance with Attachment C to Representation 18, specifications of proposed materials dated 22 June 2026; and
- 5.13. specify hard surfacing areas, materials and finishes including proposed paths, parking areas, pedestrian and cycle circulation areas, foreshore shared path, irrigation and fencing.

Retaining and cantilever structures

- 5.14. detail the extent of any excavation and the design of retaining structures and footings abutting the road reservation along Cambridge Road, to ensure the stability and integrity of the road reservation and that associated infrastructure is protected and maintained; and
- 5.15. provide details of the proposed structure(s) required to support the overhanging/cantilevered sections of the public walkway along the waterfront.

As constructed design drawings

6. Within 12 months of completion of the development, a consolidated set of as constructed design drawings must be submitted to the Commission and the Planning Authority.

Additional management plans and designs

Cultural heritage management and implementation plan

7. Prior to commencement of works, a cultural heritage engagement and implementation plan prepared by a suitably qualified person must be submitted to and approved by the Commission.

The cultural heritage engagement and implementation plan must:

- 7.1. be generally in accordance with Attachment D to the Supplementary Submission prepared by Chambroad Australia Tasmanian Aboriginal Heritage Council Response (REALM and Milangkani Projects); and
 - 7.2. outline the proposed process for engagement with the Aboriginal community, and implementation of engagement outcomes.
8. Prior to commencement of landscaping, signage, or other interpretation works, a report prepared by a suitably qualified person detailing the outcomes from the cultural heritage engagement, and recommendations on the incorporation of culturally informed elements such as, art, signage and wayfinding, storytelling, interpretation or landscaping in the public realm, must be submitted to and approved by the Commission.

Landscape design

9. Prior to commencement of landscaping works, a landscape design prepared by a suitably qualified person must be submitted to and approved by the Commission.

The landscape design must:

- 9.1. be generally in accordance with the Kangaroo Bay Hotel – MPIS – Landscape Concept Plans, as specified in condition 4;
- 9.2. incorporate the outcomes and recommendations of the cultural heritage engagement required by condition 8;
- 9.3. include details of bike parking provision sufficient to accommodate a range of bike sizes and weights;
- 9.4. include treatments or methodologies to designate the start/finish of the foreshore shared path through the project land to distinguish the project land from other areas of the Clarence Foreshore Trail and signal a lower speed environment;
- 9.5. include details of the rooftop gardens including methods of soil and water containment;
- 9.6. include details for the treatment of the Cambridge Road interface including integration of seating and restrictions to rooftop access, generally in accordance with Drawing No. A21_Public seat and handrail (Rev R – dated 18 August 2026);
- 9.7. include finished surface levels or contours;
- 9.8. include a schedule of the plants and grasses to be used, noting tree, hedge and shrub sizes at planting and maturity;

- 9.9. include a landscape management program detailing management responsibilities and maintenance schedules for landscaped areas; and
- 9.10. show any staging and the timing, commencement and completion of landscaping.

Signage and wayfinding design

10. Prior to commencement of signage works, a signage and wayfinding design prepared by a suitably qualified person must be submitted to and approved by the Commission.

The signage and wayfinding design must be generally in accordance with:

- Signage and Wayfinding Design Report by Bluesky (12 February 2026);
- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Signage Plan-Ground (p034 undated);
- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Signage Plan-First (p035 undated); and
- Kangaroo Bay Hotel – MPIS – Landscape Concept Plans, as specified in condition 4.

The signage and wayfinding design must:

- 10.1. incorporate the outcomes and recommendations of the cultural heritage engagement required by condition 8;
- 10.2. ensure all signs are within the project land; and
- 10.3. ensure that the illumination of signs is consistent with the lighting design required by condition 11.

Lighting design

11. Prior to commencement of any approved use on the project land, a lighting design must be prepared by a suitably qualified person and submitted to and approved by the Commission.

The lighting design must be generally in accordance with:

- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Electrical Plan-Ground (Rev. N - dated 19-Feb-26);
- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.18_Electrical Plan-First (Rev. N - dated 19-Feb-26); and
- Lighting Design Approach by Electro-light (Rev. A - 21 November 2025
11.2 include details of any illuminated signage.

The lighting design must:

- 11.1. include details demonstrating integration with the architecture, including measures to minimise light spill outside the project land boundary;
- 11.2. have regard to National Light Pollution Guidelines for Wildlife;
- 11.3. provide for exterior lighting and security lighting that complies with:
 - 11.3.1. AS/NZS 1158.3.1:2005 Lighting for pedestrian paths and car parking areas, including:
 - (i) layout and spacing of luminaries;

- (ii) predicted illumination levels; and
 - (iii) compliance certification by a suitably qualified lighting engineer;
- 11.3.2. the principles of crime prevention through environmental design for lighting design; and
- 11.3.3. AS 4282 Control of the obtrusive effects of outdoor lighting.

Stormwater management plan

12. Prior to commencement of works, a Stormwater Management Plan (SMP) must be prepared by a suitably qualified person and submitted to and approved by the Commission.

The SMP must be generally in accordance with:

- General Arrangement - Drawing No. S-P.23-0373-00 DRN-DRG-0001 (Rev. D dated 24 Jun 2026); and
- Catchment Plan – Drawing No. S-P.23-0373-00-DRN-DRG 0002 (Rev. C – dated 13 Jan 2026).

The SMP must:

- 12.1. be updated to reflect the modified car park layout and access design drawing required by condition 5;
- 12.2. include stormwater controls and maintenance requirements to ensure the overall quality of the stormwater discharged from the impervious areas created by the project is appropriately treated in accordance with targets specified in the State Stormwater Strategy – including the location and integration of any rain gardens for the capture/treatment of stormwater, or any alternate treatment measures;
- 12.3. include measures to control stormwater runoff and overland flows along Cambridge Road and ensure flood hazards are not intensified;
- 12.4. detail the required drainage system along the retaining wall abutting the Cambridge Road reservation;
- 12.5. ensure that the proposed drainage system is designed to capture and direct peak overland flows to existing stormwater infrastructure or systems; and
- 12.6. include the written advice of the Planning Authority.

Construction management matters

Pre-construction works

13. For the purposes of conditions in this permit, the carrying out of pre-construction works is not commencement of works.

Pre-construction works include:

- 13.1. topographical or feature survey work including the installation of markers, underground service location, geotechnical investigation and soil sampling and testing;
- 13.2. survey of existing structures and roads;

- 13.3. the establishment of temporary facilities to support construction including site offices and testing rigs that do not require removal of native vegetation;
- 13.4. the establishment of protected areas where specific types of works are excluded;
- 13.5. installation of mitigation measures for sediment and erosion control; and
- 13.6. installation of temporary fences, signs and hoardings.

Construction environmental management plan

14. Prior to commencement of works, a Construction Environmental Management Plan (CEMP) must be prepared by a suitably qualified person and submitted to and approved by the Commission.

The CEMP must:

- 14.1. be generally consistent with the recommendations of the:
 - Kangaroo Bay Hotel Development - Environmental Site Assessment, Rev01 - dated: 13 February 2026 (ESA); and
 - Kangaroo Bay Hotel Development – Natural Values Assessment, Rev02 - dated: 2 December 2025 (NVA).
- 14.2. outline all construction methodologies, timeframes, environmental risks and management measures, including but not limited to:
 - (i) the proposed construction methodologies and a description of the proposed timings and sequencing of stages and associated activities;
 - (ii) details of proposed measures to mitigate or avoid potential environmental impacts generated by construction activities including noise, odour, vibration, erosion and runoff (air, land and water);
 - (iii) details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures; and
 - (iv) continuous monitoring and evaluation of the effectiveness of measures specified in the Plan;
- 14.3. limit construction activities to the following hours, unless otherwise approved in writing by the Commission:
 - Monday to Friday - 7.00am to 6.00pm;
 - Saturdays - 8.00am to 6.00pm; and
 - No work on Sundays and public holidays.

Note: Additional obligations arise under the *Environmental Management and Pollution Control Act 1994* and the *Environmental Management and Pollution Control (Waste Management) Regulations 2020*.

Contamination management plan

15. Prior to commencement of works, a Contamination Management Plan (CMP) must be prepared by a suitably qualified person and submitted to and approved by the Commission.

The CMP must outline the requirements for any excavation, removal, stockpiling and/or transportation of waste soils for disposal and associated management measures – including, but not limited to:

- 15.1. effective dust suppression;
- 15.2. appropriate excavation/stockpile management, including segregation and containment of any likely Acid Sulfate Soil sediments (and treatment and management if an Acid Sulfate Soils Management Plan is required);
- 15.3. appropriate waste management measures, including reuse of clean blue metal gravel and fine crushed blue- metal gravel where possible (e.g. within onsite service trenches);
- 15.4. erosion and sediment runoff controls (refer to condition 17);
- 15.5. appropriate dewatering management (where required) including sediment settlement and containment before decanting/discharging to Kangaroo Bay via low flows; and
- 15.6. appropriate procedures for dealing with any unexpected contamination (e.g. asbestos-containing materials (ACM) or asbestos-containing fill, stained or odorous soils, solid wastes, etc.), which may include stop works, communicate with supervisor, and the assessment of potential contamination by a qualified professional.

Noise and vibration management plan

16. Prior to commencement of works, a Noise and Vibration Management Plan (NVMP) must be prepared by a suitably qualified person and submitted to and approved by the Commission.
 - 16.1. the NVMP must be prepared in accordance with the *Environmental Management and Control (Miscellaneous Noise) Regulations 2004* and the *Environmental Management and Pollution Control Act 1994*; and
 - 16.2. the NVMP must detail activities likely to generate noise emissions and measures to mitigate impacts, including but not limited to:
 - (i) identification of a suitably qualified person, appointed as the Responsible Person(s) with respect to noise and vibration;
 - (ii) training for workers and contractors in the use of equipment and carrying out works to minimise noise;
 - (iii) avoiding (where reasonably possible) the use of radios or stereos outdoors;
 - (iv) monitoring and rectification of any defective exhaust systems in trucks and machinery used on the project land;
 - (v) ensuring vehicles, plant, and equipment is switched off when not in use;
 - (vi) ensuring the working hours on the project land are controlled, to limit hours between 7am to 5pm on weekdays, and 7am to 3pm on Saturdays. (No work on Sundays or public holidays);
 - (vii) preparation of a communications plan, to ensure that the local community is advised on expected activities, coordinating scheduling and locations of noisy works around any critical user events where practicable; and

- (viii) use/implementation (where practicable) of sound dampening measures on vehicles.

Soil and water management plan

17. Prior to commencement of works, a Soil and Water Management Plan (SWMP) must be prepared by a suitably qualified person and submitted to and approved by the Commission.
 - 17.1. The SWMP must be prepared:
 - (i) in accordance with the Erosion and Sediment Control, the Fundamentals for Development in Tasmania and associated guideline documents (TEER & DEP, 2023), available from the Derwent Estuary Program's website;
 - (ii) in accordance with the recommendations provided in the Kangaroo Bay Major Project - Environmental Site Assessment, Rev01 – dated 13 February 2026; and
 - (iii) in consultation with the Road Authority.
 - 17.2. The SWMP must include measures to minimise erosion and the discharge of contaminated stormwater onto the road network, into the public drainage system or into the River Derwent, including but not limited to:
 - (i) provision of local surface water diversions around work areas;
 - (ii) provision of stormwater drains using suitable measures (e.g. kerb inlet filters);
 - (iii) installation of a silt curtain;
 - (iv) rehabilitation of temporary disturbance areas following completion of construction activities;
 - (v) monitoring of controls particularly during and after rain; and
 - (vi) prompt repair/replacement of damaged sediment and erosion runoff controls and remove accumulated sediment.
 - 17.3. The SWMP must include measures to minimise dust emissions from the project land, consistent with the *Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007*, including but not limited to:
 - (i) use of water suppression where necessary;
 - (ii) limiting excavation activities that will create dust during times of adverse wind;
 - (iii) covering of stockpiles;
 - (iv) trucks to have payload tarpaulin covers in place prior to leaving the loading area; and
 - (v) measures to manage the disposal of surface groundwater from excavations (if relevant).
 - 17.4. All erosion and sediment controls must be installed prior to commencing work and secured prior to the project land being left unoccupied (i.e. over the weekend).

Construction pedestrian and traffic management plan

18. Prior to commencement of works, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person and provided to the satisfaction of the Commission.

The CPTMP must:

- 18.1. detail measures to manage vehicle and pedestrian movements on and around the project land during construction and any temporary road closures;
- 18.2. ensure all vehicle loading and unloading and construction parking shall be onsite. Construction vehicle parking will not be permitted on public roads;
- 18.3. specify the start date and finish dates of various stages of works, including the times that trucks and other traffic associated with the works will be allowed to operate;
- 18.4. ensure the maintenance of north/south access and movement for vehicles, cyclists and pedestrians through the project land while it is a construction site; and
- 18.5. include the written advice of the Planning Authority.

Damage to Council infrastructure

19. The permit holder must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the permit holder, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

Use and operational matters

Approved uses and operation

20. The approved uses of tenancies 1 to 4 on the ground floor, as shown in Drawing No. A.02_Ground (Rev. N - dated 19-Feb-26), are:

- Tenancy 1: restaurant
- Tenancy 2: bar
- Tenancy 3: café
- Tenancy 4: restaurant.

21. The approved uses must operate within the following hours:

21.1. Hotel components

- Day to day operations (i.e. concierge, guest services, wellness centre etc):
 - 24hrs
- Ground Floor and 4th Floor Restaurant and Bar:
 - 6.00am to 11.00pm – Monday to Sunday

21.2. Function Centre

- 7.00am to 1.00am – Monday to Saturday; and

- 7.00am to 12.00am – Sundays

21.3. Tenancies 1-4 (restaurants, bar, café)

- 6.00am to 11.00pm - Monday to Sunday

Note: For the purpose of this permit, operations are defined to mean the hours when venues are open to the public (including hotel guests and private functions). Additional activity associated with operations (e.g. set-up/clean up) and administration may occur outside these hours.

Noise and operational management

22. Prior to commencement of any approved use on the project land, an ongoing Operational Noise Management Plan, must be prepared by a suitably qualified acoustic engineer, and provided to the satisfaction of the Commission.

The plan must:

- 22.1. Be generally in accordance with:

- Kangaroo Bay Hotel – MPIS – Noise Impact Assessment (Rev. 02 – dated 5/12/25).

- 22.2. Include a requirement that the operator maintain a noise complaint register, administered by a responsible person nominated by the hotel owner/operator. The register must:

- (i) record the date and time of any complaint, its nature (including the location of the complainant), and the action taken in response; and
- (ii) be made available to the Commission and/or planning authority upon request.

23. Unless otherwise approved by the Commission, within 6 months of the commencement of the use, a report prepared by a suitably qualified acoustic engineer must be submitted to the Commission.

The report must demonstrate:

- 23.1. that noise emitted by the Hotel (from both inside the building and outside it on the project land), measured at the boundary of any Residential zone (see note below), does not exceed:

- (i) 55 dB(A) (LAeq) between 7:00am and 7:00pm;
- (ii) 5 dB(A) above the background (LA90) level, or 40 dB(A) (LAeq), whichever is the lower, between 7:00pm and 7:00am; and
- (iii) 65 dB(A) (LAmx) at any time.

- 23.2. that noise emitted from fixed mechanical plant and equipment associated with the Hotel, measured at any existing sensitive use in other ownership, does not exceed:

- (i) 45 dB(A) between 7:00am and 10:00pm; and
- (ii) 40 dB(A) between 10:00pm and 7:00am.

Where the noise levels identified in condition 23.1 or 23.2 are exceeded (whether identified through the owner/operator's own monitoring or a complaint), appropriate mitigation and/or management measures must be identified and implemented to the satisfaction of the Commission.

Note 1: For the purposes of these conditions, 'Residential zone' includes dwellings located on folios of the Register 110437/1, 110437/2 or 108454/1 at the date of approval of the Clarence Interim Planning Scheme on 1 July 2015 (lifted from the Kangaroo Bay Particular Purpose Zone to include dwellings on Kangaroo Bay Drive).

Note 2: Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual 2008, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15minute time interval.

24. Unless prior written approval is given by the Commission, amplified sound associated with the Hotel must not occur externally within the Green Plaza between:

- 7:00pm and 7:00am – Monday to Sunday.

Late Night Event Management Plan

25. Prior to commencement of any approved use on the project land, a Late-Night Event Management Plan must be submitted to and approved by the Commission.

The plan must demonstrate how adverse impacts on the amenity of adjoining and nearby properties, including noise, traffic, patron behaviour and late-night departures, will be avoided, minimised, or otherwise mitigated. Measures may include:

- 25.1. procedures for the management of patron arrivals and departures;
- 25.2. designated vehicle pick-up and drop-off areas;
- 25.3. measures to prevent congregation of patrons within road reserves and other public places adjacent to the site;
- 25.4. procedures for the staged dispersal of patrons at the conclusion of events;
- 25.5. staffing and security arrangements;
- 25.6. noise mitigation measures; and
- 25.7. detailing frequency of late-night events permitted per calendar year.

The plan must:

- 25.8. include a procedure for recording and responding to complaints; and
- 25.9. be reviewed 24 months following commencement of the use and updated as necessary to ensure adverse impacts on the amenity of adjoining and nearby sensitive uses are being avoided, minimised, or otherwise mitigated. Any updated plan must be submitted to and approved by the Commission, within 30 days of the plan being updated.

Creation of public infrastructure amenities

26. Prior to commencement of any approved use on the project land:

- 26.1. A 7.0m two-way vehicle access way generally in accordance with the alignment shown on Kangaroo Bay Hotel – MPIS - Car Park General Arrangement – Option B: Drawing No. S-P.23.0373-00-CIV-SKT-5002 through the proposed car parking area to facilitate vehicle and cycle access from Kangaroo Bay Drive to the adjoining land described in CT173171/9 must be constructed and operational;
- 26.2. A 4m wide pedestrian and cycle shared path generally in accordance with the alignment shown on Kangaroo Bay Hotel – MPIS - Car Park General Arrangement – Option B: Drawing No. S-P.23.0373-00-CIV-SKT-5002 adjoining the vehicle access way to facilitate access from Kangaroo Bay Drive to the adjoining land described in CT173171/9 must be constructed and operational; and
- 26.3. A foreshore shared path generally in accordance with the approved design drawings must be constructed and operational.

All of the access ways and paths described above must at all times be open and maintained in a manner that enables safe use by public users of all abilities. Temporary closure may occur only where necessary for an emergency or essential maintenance.

Parking and access

27. Prior to commencement of any approved use, a transport and parking management plan prepared by a suitably qualified person must be submitted to and approved by the Commission.

The plan is to include measures to ensure:

- 27.1. On-site parking provides:
 - (i) a minimum of 83 car parking spaces available for use by patrons and the public;
 - (ii) a minimum of 44 car parking spaces available for use by persons other than hotel accommodation guests; and
 - (iii) a minimum of 8 motorcycle parking spaces for use by patrons and the public.
- 27.2. Procedures to ensure that a minimum 44 short to medium term parking spaces remain available for use by persons other than hotel accommodation guests at all times;
- 27.3. Information regarding on-site parking, nearby public parking, contracted parking arrangements and available public and private transport options is provided to organisers of major functions, conferences and events;
- 27.4. Provision and ongoing maintenance of a minimum of 28 bicycle parking spaces for use by patrons, staff and the public, and end-of-trip facilities, including showers, changerooms and lockers for staff travelling to and from the site by bicycle; and

- 27.5. The efficiency of the operative provisions in the Transport and Parking Management Plan must be reviewed 12 months following commencement of the use, and every 24 months thereafter, and updated as necessary to respond to observed parking demand, utilisation patterns and transport arrangements. Any updated plan must be submitted to and approved by the Commission, within 30 days of the plan being updated.
28. The design of motorcycle parking areas must be located, designed and constructed to comply with Section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.
29. The design of bicycle parking spaces must be to the class specified in Table 1.1 of AS2890.3-1993 Parking Facilities Part 3: Bicycle parking facilities in compliance with Section 2 “Design of Parking Facilities” and Clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard.

Waste and commercial vehicles management

30. Prior to commencement of any approved use on the project land, a waste and commercial vehicles management plan prepared by a suitably qualified person, must be submitted to and approved by the Commission. The plan must:
 - 30.1. specify that, unless otherwise approved in writing by the Council, waste collection is to be undertaken by a private contractor at the expense of the landowner/occupier and a suitable contract maintained at all times; and
 - 30.2. specify measures to ensure the safe use by vehicles of the ‘loading zone for BOH’ as depicted on approved design drawing No. A.02_Ground (Rev. N - dated 19-Feb-26), including, but not limited to:
 - 30.2.1. how vehicles enter and exit the loading zone;
 - 30.2.2. how conflicts with other users will be avoided while vehicles are using the loading zone; and
 - 30.2.3. the duration, timing, and extent of vehicular use of the loading zone.

Lot consolidation and easements

31. Prior to commencement of any approved use on the project land, folios of the register 173171/7, 173171/8 and 173171/11 must be consolidated into a single folio of the Register or otherwise adhered.
32. Prior to the commencement of any approved use on the project land, the following new easements must be provided:
 - (i) a Right of Carriageway, not less than 7.0m wide over the vehicle access way, benefiting folio of the Register 173171/9; and
 - (ii) either a Right of Foot Way or Right of Access, in favour of Clarence City Council:
 - a. not less than 3.5m wide over the foreshore shared path shown as boardwalk on Drawing No. A.02_Ground (Rev. N - dated 19-Feb-26), as varied by condition 5; and
 - b. not less than 4m wide, over the 4m wide pedestrian and cycle path required by condition 5.

Participating regulator requirements (TasWater)

Connections, metering and backflow

33. The development must be serviced by a suitably sized water supply with metered connection(s) and sewerage system and connection(s) to TasWater's satisfaction and be in accordance with any other conditions in this notice.
34. 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.
35. Prior to commencing construction /use of the development, any water connection utilised for construction/use of the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

Trade waste

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

Infrastructure works

39. Prior to applying for a Certificate(s) for Certifiable Work (Building and/or Plumbing), the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
40. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
41. 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.

56W consent

42. When applying for a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an 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/headworks charges

43. Prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay Developer/Headworks Charges in accordance with the policy in place at the time, to TasWater for water and sewerage infrastructure for additional Equivalent

Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of TasWater's Submission to Planning Authority Notice until the date it is paid to TasWater.

Schedule 1 – Definitions

Commission: the Tasmanian Planning Commission established under the *Tasmanian Planning Commission Act 1997*.

Council: the Clarence City Council.

Foreshore shared path: the path shown as 'boardwalk' on Drawing No. A.02_Ground (Rev. N - dated 19-Feb-26), as varied by condition 5.

Planning Authority: the Clarence City Council.

Road Authority: the Clarence City Council.

Sensitive use: a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

Vehicle Access way: a two-way 7.0m access way with a minimum clearance height of 4.6m between Kangaroo Bay Drive and folio of the Register 173171/9.

Schedule 2 – Project Land

**KANGAROO BAY HOTEL MAJOR PROJECT
PERMIT MPP2601
SCHEDULE 2 - PROJECT LAND**

