

TASMANIAN PLANNING COMMISSION



DECISION

Planning scheme	Kingborough Interim Planning Scheme 2015
Amendment	PSA-2025-1 - Insert new use classes and associated qualifications as discretionary uses under the Low Density Residential Zone to 124 Channel Highway, Tarooma (folio of the Register 152556/2)
Permit	DA-2025-164 – Change of use to a medical centre
Planning authority	Kingborough Council
Applicant	Era Advisory Pty Ltd for NOD on Paterson Pty Ltd
Date of decision	5 June 2026

Decision

The draft amendment is modified under section 41(ab) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 42.

The permit is modified under section 43H(1)(b)(ii) of the *Land Use Planning and Approvals Act 1993* as granted by the planning authority.

Michael Hogan
Delegate (Chair)

Claire Hynes
Delegate

Note:

References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to insert new site-specific use classes and associated qualifications as discretionary uses under the Low Density Residential Zone to apply to the land at 124 Channel Highway, Taroom (folio of the Register 152556/2). The additional discretionary uses include:

- Business and Professional Services;
- Food Services;
- General Retail and Hire; and
- Education and Occasional Care.

Permit

The permit allows for the use of the existing building at 124 Channel Highway, Taroom (folio of the Register 152556/2) to be changed to medical centre.

Site information

The site at 124 Channel Highway, Taroom (the site), is approximately 2,167m² in area. The land has frontage to Channel Highway, contains an existing vacant building that was formerly used as a church, driveway, and extensive front and rear car parking areas.

The site, zoned Low Density Residential under the *Kingborough Interim Planning Scheme 2015* (KIPS), immediately adjoins the Channel Highway to the west. The land to the south, east, and north of the site contains a mix of single and multiple dwellings and is also zoned Low Density Residential.

The site is subject to the Road and Railway Assets, Parking and Access, Stormwater Management and Signs codes.

The site is burdened by an existing drainage easement which runs along its southern boundary. Additionally, a right-of-way easement exists on the northern portion of the site.

An existing Part 5 Agreement affecting the site provides for the disability-accessible ramp and makes the owner responsible for its maintenance, repair and any required replacement within the Crown road reserve.

Issues raised in representations

Six representations were received during the exhibition period. The representations raised issues that included:

- land use conflict
- the proposal's alignment with the strategic planning framework
- inappropriate land use (food services)
- demand for a medical centre and other commercial uses in the area
- proposed changes to the qualifications

- impact on residential amenity through traffic impact, noise, external lighting and hours of operation; and
- the draft permit conditions.

Planning authority's response to the representations

The planning authority considered the representations and recommended that no amendment to the planning scheme amendment is required and no modifications to the draft permit conditions are required or proposed.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on Thursday, 14 May 2026.

Appearances at the hearing

Planning authority:	Adriaan Stander, Lead Strategic Planner Sarah Silva, Team Leader Development Services
Applicant:	Mark O'Brien, Principal Planner (Era Advisory Pty Ltd) for NOD on Paterson Pty Ltd

Consideration of the draft amendment

1. Under section 40 of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the amendment and the representations, statements and recommendations contained in the planning authority's section 39 report.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The amendment has been initiated and certified by the Kingborough Council, in its capacity as planning authority, and further supported in the reports under sections 35 and 39.
4. Under section 32(1), in the opinion of the relevant decision-maker, a draft amendment:
 - (a)-(d) . . .
 - (e) must, as far as practicable, avoid potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
 - (ea) must not conflict with the requirements of section 30O;
 - (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.
5. Under section 32(2), the provisions of section 20(2)-(9) inclusive apply to the amendment of a planning scheme in the same manner as they apply to a planning scheme.

6. Subsection 32(1)(e) is not relevant to the draft amendment as the site does not adjoin an adjacent municipal area.
7. Section 30O includes that:
 - (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker, practicable, consistent with the regional land use strategy for the regional area in which is situated the land to which the scheme applies.
8. Subsections 30O(2)-(5) inclusive relate to the effect of amending a local provision with respect to common provisions. These matters are not relevant, as the draft amendment has no implications for any common provisions.
9. Under section 32(1)(f), regional impacts of use and development permissible under the amendment have been considered with reference to the Southern Tasmania Regional Land Use Strategy 19 May 2025 (regional strategy).

Planning Scheme

10. Both the applicant and the planning authority noted the applicant's initial rezoning request for the site was to Local Business, which Council staff considered unsuitable due to strategic planning and spot-zoning concerns, after which the applicant instead pursued a site-specific qualification like mechanism.
11. At the hearing, the planning authority submitted that the Local Business Zone under the Tasmanian Planning Scheme (TPS) allows a significantly wider range of uses than under the KIPS, making the zone unsuitable for the site. Narrowing permissible uses through a site-specific qualification like mechanism was the most appropriate interim pathway.
12. The planning authority also submitted that its certified amendment limited the proposal to outcomes consistent with the TPS and treated the amendment as an interim measure aligned with the Low Density Residential Zone until the TPS comes into effect.
13. The local area objective for Taroona under the Local Business Zone of the KIPS states:
 - (a) Taroona requires improved local retail and convenience shopping services.
14. The planning authority submitted that it is reasonable to consider that this local area objective had not been achieved over the past 10 years. The planning authority submitted that it intended to undertake structure planning to identify appropriate locations for local retail and services in Taroona, informed by broader community expectations.
15. The planning authority further submitted that the existing local area objective does not fully recognise that some existing buildings and areas in Taroona could already support limited non-residential activity.
16. The applicant submitted that removing all qualifications from the proposed discretionary uses would allow a slightly broader range of outcomes than the

certified amendment, relying on the site's capacity to accommodate them and existing scheme safeguards to manage amenity impacts.

17. The applicant therefore maintained its objection to the certified amendment and reiterated its request that all qualifications be removed from the proposed discretionary uses.
18. The planning authority confirmed that it stands by the amendment as certified, and concluded that its position represented a holding approach, noting that longer-term decisions about land use in Tarooma must be informed by future strategic work and broader community expectations. While the TPS will introduce new uses in due course, the amendment if approved should operate as an interim measure until that strategic planning is undertaken.

Commission's consideration

19. The Commission notes the planning authority's submission that the Local Business Zone's objective to enhance retail and convenience services in Tarooma has not been achieved over the past decade, and that the planning authority intends to address this through forthcoming structure planning and community consultation.
20. The Commission also notes the planning authority's submission that several existing buildings of Tarooma may be utilised for non-residential purposes. The Commission however considers that the proposed amendment is not able to address broader planning matters concerning the range of and location of commercial services in the Tarooma area.
21. The Commission notes that the draft amendment represents the planning authority's initiative to give effect to policies consistent with the TPS, particularly those applying to the Low Density Residential Zone.
22. The Commission agrees with the planning authority's approach, however considers it unnecessary to restrict the use of the site for retail purposes to only activities associated with medical services, as the planning scheme already limits retail development to under 200m², ensuring use and development appropriate to the site and the Tarooma activity centre hierarchy.
23. Further, the Commission considers that, consistent with the planning authority's approach, the draft amendment should be revised so that the phrasing of the proposed use classes and associated qualifications specific to the site reflects that of the TPS. The Commission therefore finds it appropriate to modify the draft amendment accordingly.

Impact on residential amenity

24. The representors raised concerns on the potential impacts of the discretionary uses on residential amenity, particularly the introduction of non-residential activity and the associated noise impacts and lighting emissions.
25. The applicant submitted a Noise Impact Assessment report, prepared by Noise Vibration Consulting (NVC), with the application to the planning authority. Although this report is specific to a medical centre use, the applicant submitted that external noise from vehicles and mechanical plant are considered to generate the most significant source of noise impacts from a broad range of

uses possible under the proposed site specific use classes and associated qualifications.

26. The report concluded that predicted noise level generated from a medical centre at the site including by way of mechanical plant and vehicles (movement and the closing of vehicle doors) would typically be inaudible at all adjoining residential lots.
27. At the hearing, the planning authority acknowledged the concerns raised in the representations about amenity impacts and submitted that it was satisfied that the use standards in the Low Density Residential Zone provide adequate controls to ensure that non-residential uses at the site will not cause an unreasonable impact on residential amenity.

Commission's consideration

28. The Commission notes the representations and the submissions from all parties.
29. The Commission considered that the use standards of the Low Density Residential Zone in the KIPS, specifically clause 12.3, provides adequate controls to ensure that non-residential use at the site does not unreasonably impact residential amenity.

Kingborough Council Strategic Plan 2020-2025

30. The relevant strategic plan is the Kingborough Council Strategic Plan 2025-2025 (strategic plan).
31. The applicant considered that the application furthers the key priorities of the strategic plan which:
 - encourage and support a safe, healthy and connected community
 - deliver quality infrastructure and services; and
 - sustain the natural environment whilst facilitating development.
32. The planning authority considered that the outcomes of the strategic plan relevant to the application are:
 - 3.1 A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.
 - 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.
 - 3.5 Management of environmental assets is based on professional advice and strategic planning.
33. The planning authority concluded that application as certified, will ensure appropriate land use planning systems are in place to manage the current and future impacts of development in relation to this site, specifically consistent with strategic outcome 3.4.

Commission's consideration

34. The Commission finds that the application has regard to the strategic plan.

Kingborough Land Use Strategy 2019

35. In their respective reports, the applicant and the planning authority noted that the:
- the Kingborough Land Use Strategy 2019 (KLUS); a local strategy that focuses on reducing reliance on central Hobart by promoting local employment, services, and self-sufficiency in the Kingborough municipality, was relevant to the application; and
 - the KLUS seeks the consolidation of business activities to the existing neighbourhood centre, the Tarooma Shopping Centre at 148 Channel Highway, Tarooma.
36. The applicant considered that the application is of a scale and location that will not impact the achievement of the KLUS objective to consolidate business activity to the existing neighbourhood centre of Tarooma.
37. The planning authority considered that the KLUS is a high-level, non-statutory document that sets broad land-use aspirations and informed the initial Kingborough Draft LPS. It considered that, despite later divergence, its objectives remain relevant and have appropriately guided the revised Kingborough Draft LPS.
38. The planning authority stated that:
- This strategy seeks the consolidation of business activities around the existing neighbourhood centre; the Tarooma Shopping Centre. In considering this strategy in the context of non-residential uses which are considered in the Low Density Residential Zone under the TPS, the application is not considered to align with this strategy as it will provide for local business activity that is beyond what would be otherwise considered under the TPS arrangements which do not align with the intention of consolidation and could have broader strategic planning implications which will be best considered more holistically as part of intended future structure planning for the Tarooma area.
39. The planning authority submitted that the amendment as certified, would better align with the KLUS as the scale and type of business activity it would permit would be reflective of the Low Density Residential Zone provisions in the TPS.

Commission's consideration

40. The Commission notes the submissions by the applicant and the planning authority.
41. The Commission further notes that the KLUS states:
- The current view however is that a Local Business Zone is still most appropriate and in fact it is recommended that the use of this Zone within Tarooma should be restricted to this site [148-158 Channel Highway, Tarooma] and a few adjoining properties in order to focus this type of activity on to this location.

42. The Commission considers that enabling a narrow range of commercial services to be provided at the site in an existing commercial building in the Low Density Residential Zone is consistent with and will not diminish the intent of the KLUS.

Regional Land Use Strategy

43. The relevant regional strategy under section 30(O)(1) is the Southern Tasmanian Regional Land Use Strategy 2010-2035 (regional strategy).
44. The applicant, in its supporting report provided an assessment of the proposed amendment against the relevant policies of the regional strategy.
45. As stated in their application report, the applicant considered that the proposal was relevant to regional policies for social infrastructure, land use transportation and activity centres, and submitted that as the Low Density Residential Zone in the State Planning Provisions allows for numerous non-residential uses under a discretionary pathway, there is therefore:
- ...a policy position in the TPS to contemplate these types of small-scale local services in residential areas, noting that they will most likely not have an impact on the activity centre hierarchy of the region.
46. In its supporting report, the planning authority submitted it is generally supportive of the applicant's assessment however, contended that the proposal cannot be considered to align with the applicant's argument as it:
- ... does not seek to carry forward the qualifications, particularly in relation to Business and Professional Services and General Retail and Hire use classes, and as a result would provide for further types of these uses than is considered by the Low Density Residential Zone under the TPS.
- The proposed amendment is not considered to achieve alignment with this aspect of the STRLUS.
- With modifications, the proposed amendment is considered to accord with the intended policy outcomes of the STRLUS.

Commission's consideration

47. The Commission considers that the amendment, in enabling a range of commercial services to be provided at a site in the Low Density Residential Zone, is consistent with and gives effect to the policies of the regional strategy that relate to activity centres and that this aligns with the existing activity centre hierarchy in the locality.
48. The Commission finds that the draft amendment is, as far as practicable, consistent with the regional strategy.

State Policies and Resource Management and Planning System Objectives

49. The planning authority submitted that the proposal is not inconsistent with the outcomes sought by the relevant State Policies.

State Coastal Policy 1996

50. The applicant addressed the proposal under the *State Coastal Policy 1996* and considered that the policy is not relevant to the proposed amendment.

State Policy on Water Quality Management

51. The applicant addressed the proposal's alignment with the *State Policy on Water Quality Management 1997* and stated that Council's building and plumbing permit processes will manage stormwater flows in accordance with the *Urban Drainage Act 2013* and relevant Council policies.

State Policy on the Protection of Agricultural Land 2009

52. The applicant addressed the proposal's alignment with the *State Policy on the Protection of Agricultural Land 2009* and stated that the policy is not relevant to the proposed amendment.

National Environment Protection Measures

53. The applicant considered that 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 National Environment Protection Measures (NEPMs).

Commission's consideration

54. The Commission acknowledges the evidence presented by the applicant, and the Commission is satisfied that the draft amendment is consistent with all the State Policies and NEPMs.
55. The Commission finds that the draft amendment furthers the objectives set out in Schedule 1 of the Act as it supports the sustainable, fair and orderly use and development of the land by:
- allowing for additional non-residential use servicing the local community; and
 - providing an orderly and efficient use of infrastructure and resources.

Modifications required to draft amendment

56. Modifications to the draft amendment are required, as discussed above.

Decision on draft amendment

57. Subject to the modifications described above, the Commission finds that the draft amendment is in order and gives its approval.

Consideration of the permit

58. Under section 43H, the Commission is required to review the planning authority's decision as reported under section 43F.
59. In this application, a permit is sought to change the use of the existing vacant building at the site to medical centre.

60. The site is subject to the Road and Railway Assets, Parking and Access, Stormwater Management and Signs codes. The proposal meets the relevant zone and code acceptable solutions, with the exception of those discussed in further detail below.

12.0 Low Density Residential Zone

Use Standards – Clause 12.3.1 Non-Residential Use

61. In its supporting report, the planning authority, consistent with the applicant, considered that the proposal complies with clause 12.3.1 P1 relating to hours of operation, and stated that:

The site has previously operated as a church and it is not considered that the proposed use of this site for medical centre would have a significantly greater impact on surrounding residential amenity.

The Noise Impact Assessment completed by Noise Vibration Consulting [NVC] dated 16 May 2025 concludes that noise levels from vehicles and mechanical plant will be largely inaudible at nearby sensitive receivers and will therefore not have an unreasonable impact on residential amenity.

It is noted that the NVC report does consider longer hours of operation however the assessment is still considered to appropriately assess the impacts that would occur between 8am-5pm 7 days a week.

62. At the hearing, the planning authority submitted that the use standards of the Low Density Residential Zone provide adequate controls to ensure that non-residential use at the site will not cause an unreasonable impact on residential amenity.

Commission's consideration

63. The Commission notes that conditions 3 to 5 of the draft permit are intended to limit the medical centre use by:
- hours of operation to 8:00am and 5:00pm, seven days a week
 - daily commercial vehicle movements to and from the site, and the hours during which they may occur; and
 - maximum allowable noise limits at the site boundary.
64. The Commission further notes that the objective of clause 12.3.1 and a relevant objective of the Environment Protection Policy (Noise) 2009 (EPP); Tasmania's environmental policy that formally governs environmental noise, is to ensure that non-residential use does not unreasonably impact residential amenity.
65. The Commission considers that, as the medical centre will utilise all car parking spaces on the site and there is no capacity to provide additional parking, any simultaneous non-residential uses would be required to meet the scheme's minimum parking standards and are unlikely to be able to do so.
66. The Commission is satisfied that the conditions imposed on the permit as drafted will ensure that the proposed use of the site, will not, in alignment with

the provisions of the KIPS and the EPP, have an unreasonable impact upon residential amenity.

67. The Commission finds that the relevant requirements of clause 12.3.1 are met.

Resource Management and Planning System Objectives

68. The Commission finds that the permit seeks to further the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Modifications to permit conditions

69. The draft permit prepared by the planning authority includes conditions relating to vehicle movements, noise emissions, landscaping, car parking and TasWater requirements.
70. The Commission considers that modification to the permit is required to remove conditions that are not for a proper planning purpose as set out in Annexure B.

TasWater conditions

71. The TasWater notice to the planning authority provided conditions to be included in the permit under section 56P and 56S of the *Water and Sewerage Industry Act 2008*.
72. Condition 9 of the TasWater notice provides for the payment by the developer of a fee for development and assessment.
73. This condition is not for a proper planning purpose¹ and is to be removed but may be included as advice.

Decision on permit

74. The Commission modified the conditions attached to the permit granted by the planning authority, as set out above.

Attachments

Annexure A – Modified amendment

Annexure B – Modified permit

¹ See *Western Australian Planning Commission v Temwood Holding Pty Ltd* [2004] HCA 63 at 57 and 60

Annexure A

Modified amendment PSA-2025-1 of the Kingborough Interim Planning Scheme 2015

The Kingborough Interim Planning Scheme 2015 is amended as follows:

1. Omit the table in clause 12.2 and substitute with the following:

No Permit Required	
Use Class	Qualification
Education and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Natural and cultural values management	
Passive recreation	
Residential	Only if a single dwelling or home-based business.
Utilities	Only if for minor utilities.
Permitted	
Use Class	Qualification
Residential	Except if no permit required. Only if located in Area C.
Visitor accommodation	
Discretionary	
Use Class	Qualification
Business and Professional Services	Only if for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services at 124 Channel Highway, Tarooma (CT 152556/2).
Community meeting and entertainment	Only if church, art and craft centre or public hall.
Domestic animal breeding, boarding or training	
Educational and occasional care	If: (a) for a day respite facility, or (b) at 124 Channel Highway, Tarooma (CT 152556/2) and not for a tertiary institution; or (c) not listed as No Permit Required.

Emergency services	
Food Services	If at 124 Channel Highway, Taroona (CT 152556/2) and not for a takeaway food premises with drive through facility.
General Retail and Hire	If at 124 Channel Highway, Taroona (CT 152556/2) and for a local shop.
Residential	Only if a retirement village and located in Areas A and/or B.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	
Use Class	Qualification
All other uses	

Annexure B

Modified permit DA-2025-164

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA2025 164 and Council Plan Reference No. P1. submitted on 19 May 2025 and Council Plan Reference No. P2. submitted on 13 August 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.
2. The use of the medical centre must be limited to no more than six (6) persons providing medical services on the site at any one time.
3. The hours of operation are limited to 8:00 a.m. and 5:00 p.m., seven (7) days per week.
4. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site are limited to 20 vehicle movements per day and occur only within the following hours:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 12 noon Saturdays;
 - (c) nil on Sundays and Public Holidays.
5. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
 - (c) 65dB(A) (LAmix) at any time
6. The use requires a minimum of two (2) on-site bicycle spaces. These spaces must be installed prior to the commencement of the use and maintained to the satisfaction of the Manager Development Services.
7. External lighting must be turned off between 6:00 pm and 8:00 am, except for security lighting
8. A minimum of 29 car parking spaces must be provided on site, including two (2) parking spaces provided for people with a disability. The layout of parking areas must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025 to the satisfaction of the Director- Engineering Services.
9. Landscaping must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025. Landscaping must be installed prior to the commencement of the use and maintained to the satisfaction of the Manager Development Services.

10. Lighting must be provided in accordance with Council Plan Reference No. P2. submitted on 13 August 2025, and AS/NZS 1158.3.1(2020). All lighting must be installed prior to the commencement of the use and maintained to the satisfaction of the Manager - Development Services.
11. Signage must be provided in accordance with Council Plan Reference No. P1. submitted on 19 May 2025, and the wall sign (1) must:
 - a) Directly relate to the use of the building which it is affixed
 - b) not contain flashing lights, moving parts or moving or changing messages or graphics
 - c) not be illuminated
 - d) not project the face of the wall no more than 450mm
 - e) not extend laterally beyond the wall or above the top of the wall to which it is attached
 - f) be no greater than 2m² in area.
 - g) Only include messages on the front face of the sign
12. *The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit, with the exception of condition 9.

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. 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.
- C. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- D. Section 7 of the *Environmental Management and Pollution Control (Noise) Regulations 2016* below is relevant to the development:
 - (1) A person must not operate fixed equipment on any premises –
 - (a) from 7.00 a.m. until 10.00 p.m., if the fixed equipment, when so operated, emits noise that is greater than 45dB(A); or

- (b) from 10.00 p.m. until 7.00 a.m., if the fixed equipment, when so operated, emits noise that is greater than 40dB(A).
- (2) A measurement of noise, emitted by fixed equipment on any premises, that is to be measured at residential premises –
 - (a) is to be taken one metre from the external wall, of the residential premises, that is closest to the fixed equipment emitting the noise; or
 - (b) if the distance between the external wall of the residential premises closest to the fixed equipment and the property boundary of the residential premises is less than one metre, is to be taken at that property boundary.

Fixed equipment includes domestic heating equipment, systems for the production of hot water, air conditioners, evaporative coolers, pumps, generators or wind turbines, that are affixed at the location at which they are in use.

***permit condition modified by the decision of the Tasmanian Planning Commission dated 5 June 2026**

Appendix A



Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA-2025-164 and PSA-2025-1
Council notice date	23/06/2025
TasWater Reference No.	TWDA 2025/00705-KIN
Date of response	03/07/2025
Amendment date	10/12/2025
TasWater Contact	Phil Papps [REDACTED]
Trade Waste Contact	Simon Josey [REDACTED]

Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	[REDACTED]
Development details	
Address	124 CHANNEL HWY, TAROONA
Property ID (PID)	2838800
Description of development	Planning Scheme Amendment For a Site Specific Qualification and Change of use to Medical Centre

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Era Advisory P/L	Planning Report	V3	Oct 2025
Artas Architects	Site Plan / A00-COU02	02	03/03/3035
Artas Architects	Demolition Plan / A10-COU01	01	17/03/2025
Artas Architects	Floor Plan / A11-COU01	01	17/03/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56S(2) TasWater makes the following submission(s):

1. TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

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

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

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CONNECTIONS, METERING & BACKFLOW

1. The proposed development must be serviced by a suitably sized water supply with a metered connection and sewerage system and connection to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. 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.
3. Prior to 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

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

DEVELOPER CHARGES

7. 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 \$2,811.20 to TasWater for water infrastructure for 1.6 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: TasWater has applied a credit of 1.2 ETs for water infrastructure for the previous use of the building as a Church.

8. 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 \$4,216.80 to TasWater for sewerage infrastructure for 2.4 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: TasWater has applied a credit of 1.8 ETs for sewerage infrastructure for the previous use of the building as a Church.

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51 to TasWater, as approved by the Economic Regulator and the fee 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>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage –

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

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. 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.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all construction documentation submitted to Council.

Documentation must include a floor and site plan with:

- Location of all pre-treatment devices (eg.e Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design;
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

Declaration

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