

Kangaroo Bay MP – Draft Permit Conditions	
Approved Plans	DRAFTING NOTES
1. Design plans, management plans and other plans that are required and approved under a condition of this permit, form part of the permit.	New conditions Conditions 1-3 are taken from the Major Project Permit for the Bridgwater Bridge and are preferred over repetition of similar requirements under each condition. Definitions may be required for Design Plans and Management Plans TBC pending identifier of regulators
2. Use and development must be undertaken generally in accordance with the required, approved design plans, management plans and other plans.	
3. Approved design plans, management plans and other plans must not be altered or modified without the written consent of the Commission, or the relevant regulator responsible for enforcement of a management plan or other plan.	
Design Plans	DRAFTING NOTES
4. For the purpose of condition 2, the following plans are the approved design plans: <u>Architectural Plans</u> - Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.01_Cover page (Rev. N - dated 19-Feb-26); - Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.02_Ground (Rev. N - dated 19-Feb-26); - Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.03_Carpark (Rev. N - dated 19-Feb-26); - Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No.	Previous condition reference #1 Plans that have been superseded by subsequent plans are highlighted. For clarity, the approved plans should be updated to reflect the updated plans as follows: - Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.02_Ground (Rev. Q - dated 29-Jun-26); - Kangaroo Bay Hotel – Car Park General Arrangement – Option A: Drawing No. S-P.23.0373-00-CIV-SKT-5002 (Rev. A – Dated 13-Aug-26) - Kangaroo Bay Hotel - Concept Stormwater Design - General Arrangement - Drawing No. S-P.23-0373-00-DRN-DRG-0001

A.04_First (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.05_Second (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.06_Third (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.07_Fourth (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.08_Roof (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.09_Area Plans (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.10_North & South Elevation (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.11_East & West Elevation (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.12_Section A & B (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.13_Long Section – NE to SW (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.14_Shadow Diagrams (Rev. N dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.15_Facade Material Schedule (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.16_Facade Material Schedule (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No.	(Rev. D – dated 24-Jun-26)
---	-----------------------------------

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);
- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Signage Plan-Ground (Rev. N - dated 19-Feb-26);
- Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Signage Plan-First (Rev. N dated 19-Feb-26);

Landscape Plans

- Kangaroo Bay Hotel – MPIS – Landscape Concept Plans:
 - Drawing No. 23651-00-L100_GF_Concept Plan (Rev. A)
 - Drawing No. 23651-00-L106_GF_Concept Plan_Planting (Rev. A)
 - Drawing No. 23651-02-L200_LV1_Concept Plan (Rev. A)
 - Drawing No. 23651-02-L203_LV1_Concept Plan_Planting (Rev. A)
 - Drawing No. 001_Section 1 – Northern entrance (Rev. A)
 - Drawing No. 002_Section 2 – Boardwalk (Rev. A)
 - Drawing No. 003_Section 3 – Platform Edge (Rev. A)
 - Drawing No. 004_Section 4 – Viewing Platform (Rev. A)
 - Drawing No. 010_Section 1 – Podium (Rev. A); and
 - Drawing No. 011_Section 2 – Podium – Northern Walkway (Rev. A)

Car Park Plans

- Kangaroo Bay Hotel – MPIS - Car Park General Arrangement:
 - Drawing No. S-P.23.0373-00-CIV-SKT-5000 (Rev. A– dated 19-

Dec-2025) <u>Stormwater Plans</u> - Kangaroo Bay Hotel – MPIS – Concept Stormwater Plans: - General Arrangement - Drawing No. S-P.23-0373-00-DRN-DRG-0001 (Rev. D – dated 13-Jan-26) - Catchment Plan – Drawing No. S-P.23-0373-00-DRN-DRG-0002 (Rev. C) <u>Concept Servicing Plans</u> - Kangaroo Bay Hotel – MPIS – Concept Water and Wastewater Plans: - General Arrangement – Drawing No. S-P.23.0373-00-DRN-DRG-0003 (Rev. B) <u>Title Consolidation / Amalgamation Plan</u> - Kangaroo Bay Hotel – MPIS – Proposed Title Amalgamation - Drawing No. 54846AC-DA-07 (Dated, 26 November 2025)	
Amended Design Plans Required	DRAFTING NOTES
5. Prior to the commencement of works, amended Architectural plans must be prepared and provided to the satisfaction of the Commission, detailing: - The façade materials of the building, including the type of material, colour and finishes generally in accordance with Attachment C to Representation 18, being Specification of Proposed Materials dated 22 June 2026 - Alignment to other plans as required by this permit	Previous condition reference #2 Includes requirement that plans to satisfaction of the Commission. The inclusion of reference to “A revised design for the publicly accessible walkway connecting the Clarence Foreshore Trail” as proposed by the Council has been removed from the draft condition. Reference to “Alignment to other plans including car parking, landscape, stormwater – treatment to Cambridge Road” has been updated Requirement for consent from Council has been removed.

	If the foreshadowed building corner adjustment is to be advanced, the following additional point should be included: Revisions to the area marked as [12] Back of House (Mezzanine Over) to facilitate sight lines and cycle travel paths connecting between Kangaroo Bay Drive and the cycle path required by condition (insert reference)
6. Prior to the commencement of works, amended engineering plans, must be prepared by a suitably qualified person and provided to the satisfaction of the Commission, detailing: - The extent of any excavation, and design of retaining structures and footings abutting the road reservation along Cambridge Road. The plans must ensure the stability and integrity of the road reservation and associated infrastructure is protected and maintained; and - Details of the proposed structure(s) required to support the overhanging / cantilevered sections of the public walkway along the waterfront	Previous condition reference #2 Include requirement that plans to satisfaction of Commission. Reference to “Details of the required drainage system along the base of the retaining wall abutting the Cambridge Road reservation” has been removed from this condition as this is picked up in the requirement for a stormwater management plan Requirement for consent from Council has been removed.
7. Prior to the commencement of works, an amended Car Parking Layout and Access plan, must be prepared by a suitably qualified person, and provided to the satisfaction of the Commission. The Car Parking Layout and Access plan must: 7.1 be generally in accordance with: Kangaroo Bay Hotel – MPIS - Car Park General Arrangement – Option A: Drawing No. S-P.23.0373-00-CIV-SKT-5002	Previous condition reference #8 and #24 Simplified condition to reflect provision of amended plan Note that plan is to incorporate details for surface finishes. In the event that the planning authority is to sign off the plan, the following may be re-introduced as a note: Works shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

7.2 include car parking, access and circulation areas designed generally in accordance with: - AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking, if possible; Or - demonstrate that the design will provide safe and efficient access and enable safe and efficient use where deviation from AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking is sought; 7.3 maintain a two-way 6.5m access with a minimum clearance height of 4.6m to provide access from Kangaroo Bay Drive to the adjoining land described in CT173171/9; 7.4 document driveways, parking areas and other areas accessible to vehicles to be constructed in bituminous asphalt or concrete, providing for adequate stormwater drainage in accordance with condition 102; 7.5 show dimensions, levels, gradients, transitions and other information necessary to satisfy the above requirements; and 7.6 show any staging and the timing, commencement and completion.	A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or land owned or managed by the Clarence City Council. And a 'start of works' permit must be obtained from Council prior to the commencement of any works. If parallel parking is to be required to be removed and changes to the pedestrian path / cycle path introduced, this should be included in this condition.
Further Development of Design Plans	DRAFTING NOTES
8. Prior to the commencement of works, a cultural heritage engagement and implementation plan must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. The cultural heritage engagement and implementation plan must: 8.1 be generally in accordance with: Attachment D to the Supplementary Submission prepared by Chambroad Australia Tasmanian Aboriginal Heritage Council	New Condition as discussed during hearing

Response (REALM & Milangkani Projects) 8.2 outline the proposed process for engagement with community; 8.3 include outcomes and recommendations including for development of landscaping, signage and wayfinding and construction management plans.	
9. Prior to the commencement of works, a landscape plan prepared by a suitably qualified person must be provided to the satisfaction of the Commission. The landscape plan 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 and implementation plan; 9.3 include details of hard surfacing areas, materials and finishes including proposed paths, parking areas, pedestrian and cycle circulation areas, boardwalk, irrigation and fencing, including; - provision for bike parking sufficient to accommodate a range of bike sizes and weights; 9.4 include treatments or methodologies to designate the start/finish of the shared user path through the site to distinguish the site from other areas of the Clarence Foreshore Trail; 9.5 include details of the rooftop gardens including methods of soil and water containment; 9.6 includes details for the treatment of the Cambridge Road interface including integration of seating and restrictions to	Previous condition reference #26 Terms have been varied and now includes: - link to cultural heritage engagement and implementation plan - shared path surface treatment - Cambridge Road interface - bike storage The landscape plan is to provide methodology for timing and completion. The requirement for a bond has been omitted as unnecessary The relevant landscape plans incorporated under 9.1 are as follows: - Drawing No. 23651-00-L100_GF_Concept Plan - Drawing No. 23651-00-L106_GF_Concept Plan_Planting - Drawing No. 23651-02-L200_LV1_Concept Plan - Drawing No. 23651-02-L203_LV1_Concept Plan_Planting - Drawing No. 001_Section 1 – Northern entrance (Rev. A) - Drawing No. 002_Section 2 – Boardwalk (Rev. A) - Drawing No. 003_Section 3 – Platform Edge (Rev. A)

rooftop access, generally in accordance with [insert reference to architectural sketch]; 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.	• Drawing No. 004_Section 4 – Viewing Platform (Rev. A) • Drawing No. 010_Section 1 – Podium (Rev. A); and
10. Prior to the commencement of works, a signage and wayfinding plan prepared by a suitably qualified person must be provided to the satisfaction of the Commission. The signage and wayfinding plan must: 10.1 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 (Rev. N - dated 19-Feb-26); • Kangaroo Bay Hotel – MPIS – Final Issue – Drawing No. A.17_Signage Plan-First (Rev. N dated 19-Feb-26); • the Kangaroo Bay Hotel – MPIS – Landscape Concept Plans, as specified in Condition 4: 10.2 incorporate the outcomes and recommendations of the cultural heritage engagement and implementation plan; 10.3 ensure all signs are incorporated within the Project Site; and	New condition Incorporates former condition #23 re implementation of signage Includes link to cultural heritage engagement plan

10.4 ensure that the illumination of signs is consistent with the Lighting Design.	
11. Prior to the commencement of the use for the Project, a Lighting Design Plan must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. The Lighting Design Plan must: 11.1 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); • Lighting Design Approach by Electro-light (Rev. A - 21 November 2025) 11.2 include details of any illuminated signage; 11.3 include details demonstrating integration with the architecture, including measures to minimise light spill outside the project site boundary; and 11.4 have regard to National Light Pollution Guidelines for Wildlife 11.5 provide for exterior lighting and security lighting that complies with: • AS/NZS 1158.3.1:2005 Lighting for pedestrian paths and car parking areas, including – • layout and spacing of luminaries • predicted illumination levels • compliance certification by a suitably qualified lighting engineer;	Previous condition reference #11 Varied to include requirement to have regard to National Light Pollution Guidelines for Wildlife rather than specifying requirement for compliance

• integration of the principles of crime prevention through environmental design into the lighting design; and • AS 4282 Control of the obtrusive effects of outdoor lighting or any subsequent versions	
12. Prior to the commencement of development for the Project, a Stormwater Management Plan (SMP) must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. The SMP must be: 12.1 be generally in accordance with: • Kangaroo Bay Hotel – MPIS – Concept Stormwater Plans: - General Arrangement - Drawing No. S-P.23-0373-00-DRN-DRG-0001 (Rev. D) - Catchment Plan – Drawing No. S-P.23-0373-00-DRN-DRG-0002 (Rev. C) 12.2 be updated to reflect the amended car park layout and access plan; 12.3 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; 12.4 include measures to control stormwater runoff and overland flows along Cambridge Road and ensure flood hazards are not	Previous condition reference #19 Removed requirement for consent. No requirement to consult the stormwater authority is included because no connection to the public stormwater system is proposed. Variations to expression and format Reference to alternate treatment measures included in 12.3 References to stormwater systems included in 12.6 as direct discharge to the River Derwent does not rely upon infrastructure

intensified; 12.5 detail the required drainage system along the retaining wall abutting the Cambridge Road reservation; and 12.6 ensure that the proposed drainage system is designed to capture and direct peak overland flows to existing stormwater infrastructure or systems.	
Use and Operations	DRAFTING NOTES
13. The Project must operate within the following hours: 13.1 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 13.2 Function Centre: 7.00am to 1.00am – Monday to Saturday; and 7.00am to 12.00am – Sundays 13.3 Commercial tenancies: 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.	Previous condition reference #4 Note included to clarify the meaning of operations
14. Unless otherwise approved in writing by the Commission, the four (4) commercial tenancies are approved to include a mix of restaurant, café	New condition

and bar uses, provided that no more than 1 tenancy is used as a bar.	The Commission has requested a condition addressing the proposed use of the commercial tenancies. The Proponent considers that the identified uses best serve the criteria for activation however is open to consider alternate uses, noting the Panel’s contemplation of a retail use. If preferred, an alternate form of the condition is suggested below: Unless otherwise approved in writing by the Commission, the 4 commercial tenancies are approved to include: • 1 restaurant • 1 bar • 1 retail space • 1 café
Noise and Operational Management	DRAFTING NOTES
15. Prior to the commencement of the use, 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: 15.1 Be generally in accordance with: • Kangaroo Bay Hotel – MPIS – Noise Impact Assessment (Rev. 02 – dated 5/12/25) 15.2 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: • record the date and time of any complaint, its nature (including the location of the complainant), and the action taken in response.	Previous condition reference #10 and #15 Condition prepared to reflect recommendations from NVC

The register must be made available to the Commission and/or planning authority upon request.	
16. Unless otherwise approved by the Commission, within 60 days 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: 16.1 that noise emitted from the Hotel, measured at the boundary of any Residential zone (see note below), does not exceed: • 55 dB(A) (LAeq) between 7:00am and 7:00pm; • 5 dB(A) above the background (LA90) level, or 40 dB(A) (LAeq), whichever is the lower, between 7:00pm and 7:00am; and • 65 dB(A) (LAmix) at any time. 16.2 that noise emitted from fixed mechanical plant and equipment associated with the Hotel, measured at any existing residential use in other ownership, does not exceed: • 45 dB(A) between 7:00am and 10:00pm; and • 40 dB(A) between 10:00pm and 7:00am Where the noise levels identified in Condition 16.1 or 16.2 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	Previous condition reference #10 and #15 Condition prepared to reflect recommendations from NVC

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 15-minute time interval. Note 3: The timeframe to deliver the report under this condition may be varied where necessary to capture larger scale functions or events.	
17. 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	
Creation of Public Infrastructure/Amenities	DRAFTING NOTES
18. Prior to the commencement of the use for the Project, the boardwalk area and pedestrian / cycling pathway along the waterfront and through the site adjacent the carparking area must be constructed and operational, substantially in accordance with the approved plans.	Previous condition reference #5 Requirement to modify easements removed Note that the pathway through the site will likely require better definition
19. The pedestrian / cycling pathway along the waterfront is to remain open at all times. Temporary closure may occur only where necessary for an emergency or essential maintenance.	Previous condition reference #5.2 In the alternative, the Panel has proposed the creation of an easement – right of access. This would likely read as follows: - Unless otherwise approved in writing by the Commission, an easement to facilitate public access over the boardwalk and pedestrian / cycling pathway along the waterfront and through the site adjacent the carparking area must be

	created prior to commencement of the use.
20. A 6.5m two-way vehicle access generally in accordance with the alignment shown on Kangaroo Bay Hotel – MPIS - Car Park General Arrangement – Option A: Drawing No. S-P.23.0373-00-CIV-SKT-5002 is to be maintained through the proposed car parking area to facilitate vehicle and cycle access from Kangaroo Bay Drive to the adjoining land described in CT173171/9. A 2m wide pedestrian path is to be maintained through the proposed car parking area to facilitate pedestrian / cycle access from Kangaroo Bay Drive to the adjoining land described in CT173171/9.	Previous condition reference #9 Requirement to modify In the alternative, the Panel has proposed the creation of an easement – right of access. This would likely read as follows: - Unless otherwise approved in writing by the Commission, a right of way in favour of CT173171/9 to facilitate access from Kangaroo Bay Drive is to be established prior to commencement of the use. The right of way is to provide for at least the 6.5m two-way vehicle access generally in accordance with the alignment shown on Kangaroo Bay Hotel – MPIS - Car Park General Arrangement – Option A: Drawing No. S-P.23.0373-00-CIV-SKT-5002 Note that an easement for right of access over the pedestrian path is addressed in the alternate condition 19
Parking and Access	DRAFTING NOTES
21. Onsite parking must be provided and maintained to meet the following minimum requirement: • 89 car parking spaces, including 3 <i>Disability Discrimination Act</i> 1992 compliant spaces • 4 motorcycle spaces • 28 bicycle spaces	Previous condition reference #6 Changes to express to remove requirement to maintain parking spaces at all times The plans show motorcycle parking in excess of this requirement
22. A cash contribution totaling [\$10,000 x shortfall in car parking as determined by Panel] must be provided to address the shortfall of car parking spaces provided onsite. This contribution must be paid to the City of Clarence prior to the commencement of the use.	Previous condition reference #7 Value to be determined Note included to establish link between payment of funds and

Note: Funds paid in satisfaction of this condition will be applied to facilitate the development of additional offsite car parking within 400m of the Site.	expenditure
23. 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.	Previous condition reference #8.2 (point 6) Separate requirement for motorcycle parking may be in duplication of that under the car parking plan condition.
24. 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.	Previous condition reference #8.2 (point 7)
General	DRAFTING NOTES
25. Prior to the commencement of the use, Lots 7, 8 and 11 on SP173171 must be consolidated into a single title or otherwise adhered.	Previous condition reference #12 Condition reference adhesion in alternative to consolidation to prevent technical frustration of permit
26. Unless otherwise approved in writing by the Clarence City 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.	Previous condition reference #21 Allowance for variation introduced
27. The owner 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 developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.	Previous condition reference #25

Construction Management	DRAFTING NOTES
28. Prior to the commencement of works for the Project, a Construction Environmental Management Plan (CEMP) must be prepared by a suitably qualified person and provided to the Commission. The CEMP must: 28.1 be generally consistent with the recommendations of the: • Kangaroo Bay Hotel Development - Environmental Site Assessment, Rev01 - dated: 13 February 2026 (ESA) • Kangaroo Bay Hotel Development – Natural Values Assessment, Rev02 - dated: 2 December 2025 (NVA) 28.2 outline all construction methodologies, timeframes, environmental risks and management measures, including but not limited to: • Any outcomes and recommendations of the cultural heritage engagement and implementation plan; • The proposed construction methodologies and a description of the proposed timings and sequencing of stages and associated activities • 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) • Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures; and	Previous condition reference #13 Reference to “Terrestrial and Avian Natural Values Assessment” removed

• Continuous monitoring and evaluation of the effectiveness of measures specified in the Plan. 28.3 limit construction activities to the following hours, unless otherwise approved in writing by the Commission: • Monday to Friday - 7.00am to 6.00pm; and • Saturdays - 8.00am to 6.00pm. • No work on public holidays Note: Additional obligations arise under the: • Environmental Management and Pollution Control Act 1994 (EMPC Act) • Environmental Management and Pollution Control (Waste Management) Regulations 2020	
29. Prior to the commencement of works for the Project, a Contamination Management Plan (CMP) must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. 29.1 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: • Effective dust suppression • Appropriate excavation / stockpile management, including segregation and containment of any likely Acid Sulphate Soil sediments (and treatment and management if an Acid Sulphate Soils Management Plan is required) • Appropriate waste management measures, including reuse of clean blue metal gravel and fine crushed blue-	Previous condition reference #14

metal gravel where possible (e.g. within onsite service trenches) • Erosion and sediment runoff controls (refer to Condition 31) • Appropriate dewatering management (where required) including sediment settlement and containment before decanting / discharging to Kangaroo Bay via low flows • 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.	
30. Prior to the commencement of works for the Project, a Noise and Vibration Management Plan (NVMP) must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. 30.1 The NVMP must be prepared in accordance with the Environmental Management and Control (Miscellaneous Noise) Regulations 2004 (Tas) and the Environmental Management and Pollution Control Act 1994 Tas, Amendment 2012. 30.2 The NVMP must detail activities likely to generate noise emissions and measures to mitigate impacts, including but not limited to: • Identification of a suitably qualified person, appointed as the Responsible Person(s) with respect to noise and vibration. • Training for workers and contractors in the use of equipment and carrying out works to minimise noise.	Check against NVC Previous condition reference #15

• Avoiding (where reasonably possible) the use of radios or stereos outdoors. • Monitoring and rectification of any defective exhaust systems in trucks and machinery used on site. • Ensuring vehicles, plant, and equipment is switched off when not in use. • Ensuring the working hours on site are controlled, to limit hours between 7am to 5pm on weekdays, and 7am to 3pm on Saturdays. (No work on Sundays or public holidays). • 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. • Use / implementation (where practicable) of sound dampening measures on vehicles.	
31. Prior to the commencement of works for the Project, a Soil and Water Management Plan (SWMP) must be prepared by a suitably qualified person and provided to the satisfaction the Commission. 31.1 The SWMP must be prepared: • 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; • in accordance with the recommendations provided in the Kangaroo Bay Major Project	Previous condition reference #16 Requirement for council consent has been removed and requirement to consult included

- Environmental Site Assessment, Rev01 -
dated: 13 February 2026; and

- in consultation with the Road Authority
(Clarence City Council)

31.2 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:

- Provision of local surface water diversions around work areas
- Provision of stormwater drains using suitable measures (e.g. kerb inlet filters). Ensure outlets to stormwater drains
- Rehabilitation of temporary disturbance areas following completion of construction activities
- Monitoring of controls particularly during and after rain
- Prompt repair / replacement of damaged sediment and erosion runoff controls and remove accumulated sediment

31.3 The SWMP must include measures to minimise dust emissions from the site, consistent with the Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007 Tas, including but not limited to:

- Use of water suppression where necessary.
- Limiting excavation activities that will create dust during times of adverse wind.
- Covering of stockpiles

• Trucks to have payload tarpaulin covers in place prior to leaving the loading area; and • measures to manage the disposal of surface groundwater from excavations (if relevant) 31.4 All erosion and sediment controls must be installed prior to commencing work and secured prior to the site being left unoccupied (i.e. over the weekend).	
32. Prior to the commencement of works for the Project, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person and provided to the satisfaction of the Commission. 32.1 The CPTMP must: • Be prepared in consultation with the Road Authority (Clarence City Council). • Detail measures to manage vehicle and pedestrian movements on and around the Project Land during construction and any temporary road closures. • Ensure all vehicle loading and unloading and construction parking shall be onsite. Construction vehicle parking will not be permitted on public roads. • 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 32.2 The CPTMP must maintain north/south access and movement for vehicles, cyclists and pedestrians through the Construction Site.	Previous condition reference #17 Requirement for consent from the Council is removed and replaced with a requirement to consult. Requirement for through site access has been simplified.

Participating Regulator Requirements – TasWater	DRAFTING NOTES
33. The development must meet all required Conditions of Approval specified by TasWater notice, dated XX (Reference).	Previous condition reference #3 To be updated to reflect Major Project Drafting Preference
NOTES:	
For the purposes of conditions in this permit, the carrying out of preparatory site works is not to be taken to constitute commencement of works. Preparatory site works means: • topographical or feature survey work, including the installation of markers, underground service location, geotechnical investigation and soil sampling and testing • survey of existing structures and roads • the establishment of temporary facilities to support construction, including site offices and testing rigs • installation of mitigation measures for sediment and erosion control installation of temporary fences, signs and hoardings.	
Conditions Removed	Former condition reference #18 – Emergency Response Plan – not required for a project of this size
	Former condition reference #19 – Works in Road Reservation Permit – concerned with works outside the Scope of the Major Project Permit
	Former condition reference # 20 – Revised Plan for User Paths – not supported by Proponent, addressed in evidence
	Former condition reference #22 – Commercial Vehicle Movements –

	advised to have been included to manage noise emissions, managed through noise emissions requirements
	Former condition reference #27 – Terrestrial and Avian NVA – not required on the evidence or in response to Assessment Criteria