

APPLICATION FOR PLANNING APPROVAL

Application Number: DAS-2024-2

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

Subject Site: 182 & 202 Channel Highway, 11 Spring Farm Lane, Lot 501 Spring Farm Road (CT 175960/501), Spring Farm Road, Spring Farm Lane and Channel Highway road reservations and various road lots (CT 164731/100, CT 62794/3, CT 164731/101, CT 252331/1, CT 252331/2 and CT 156869/1), Kingston

Responsible Planning Officer: Timothy Donovan

Advertised Documents:

- | | |
|--|---|
| <ul style="list-style-type: none">• Application Plans• Supporting Planning Report• Bushfire Hazard Report• Arboricultural Impact Assessment• Traffic Impact Assessment | <ul style="list-style-type: none">• Natural Values Assessment |
|--|---|
- Available upon request:
- Application Form
 - Copy of Title

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

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **3 September 2024**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



ARCHITECTURAL DRAWINGS

04

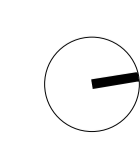


1	15/07/24	DA - Ref Issue - Arterial	FMO
2	19/07/24	DA - Issue	FMO
3	08/08/24	ISSUE / Revision	by

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



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EXISTING CONTEXT PLAN
TOWN PLANNING

project 2023-084
scale @ A1 1:750

drawing no. DA41
designed FMO

issue 2
checked WOO



NO	DATE	ISSUE / REVISION	BY
1	19/07/23	DA - Issue	FMO
2	15/07/24	DA - RFI Issue - Amended	FMO

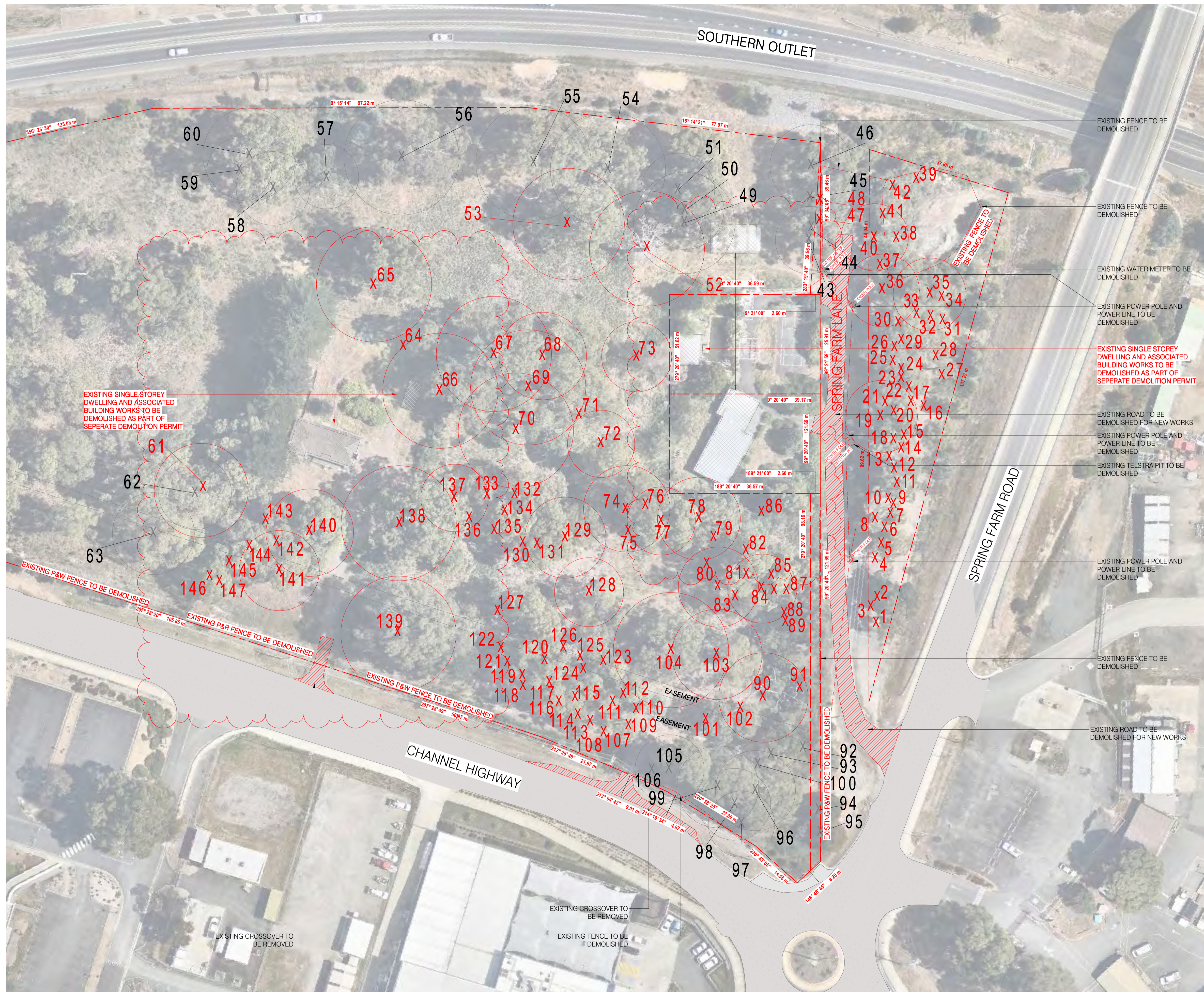
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EXISTING CONDITIONS PLAN
TOWN PLANNING

project	drawing no.	issue
2023-084	DA42	2
scale @ A1	designed	checked
1 : 500	FMO	WOO



NOTES:
 REFER TO ARBORIST REPORT FOR INFORMATION ON TREE
 RETENTION, PROTECTION AND REMOVAL
 TREES SHOWN RED ARE TO BE REMOVED.

1	12/07/24	DA - 851 Issue - 1st Request	FMO
2	17/08/24	DA - 851 Issue	FMO
3	17/08/24	Demolition update per council request	FMO
4	19/09/24	DA - Issue	FMO
5	21/09/24	DA - Issue	FMO

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DEMOLITION PLAN
 TOWN PLANNING

project	2023-084	drawing no.	DA43	issue	3
scale @ A1	1 : 500	designed	FMO	checked	WOO



DEVELOPMENT SUMMARY

TOWN PLANNING	
superlot area	20363.0 m ²
GROUND	(+) new
USE	
Supermarket	4232.0 m ²
Pharmacy (Specialty)	500.0 m ²
Specialty	925.0 m ²
Food	353.0 m ²
Medical (Building 2)	586.0 m ²
Dentist (Building 2)	120.0 m ²
Dog Wash (Building 2)	13.0 m ²
total ground floor area	6729.0 m²
LEVEL 01	(+) new
USE	
Commercial (Building 2)	787.0 m ²
total level 01 floor area	787.0 m²

PARKING PROVIDED	
total parking	375 cars prov.
motorcycle parking	4

NOTE: ALL EXISTING AREAS ARE APPROXIMATE ONLY. FULL SITE RE-ESTABLISHMENT SURVEY TO BE UNDERTAKEN TO CONFIRM ALL AREAS

NOTES:
 REFER TO ARBORIST REPORT FOR INFORMATION ON TREE RETENTION, PROTECTION AND REMOVAL.
 REFER TO CIVIL ENGINEER DRAWINGS FOR FURTHER INFORMATION ON WORKS AND SITE LEVELS.

no.	date	ISSUE / revision	by
3	12/07/24	DA - 95% issue - all consent	FMD
2	17/06/24	DA - 85% issue	FMD
1	17/06/24	Traffic coordination, car park, footpaths, tenancy layout	FMD
1	19/07/23	DA - issue	FMD

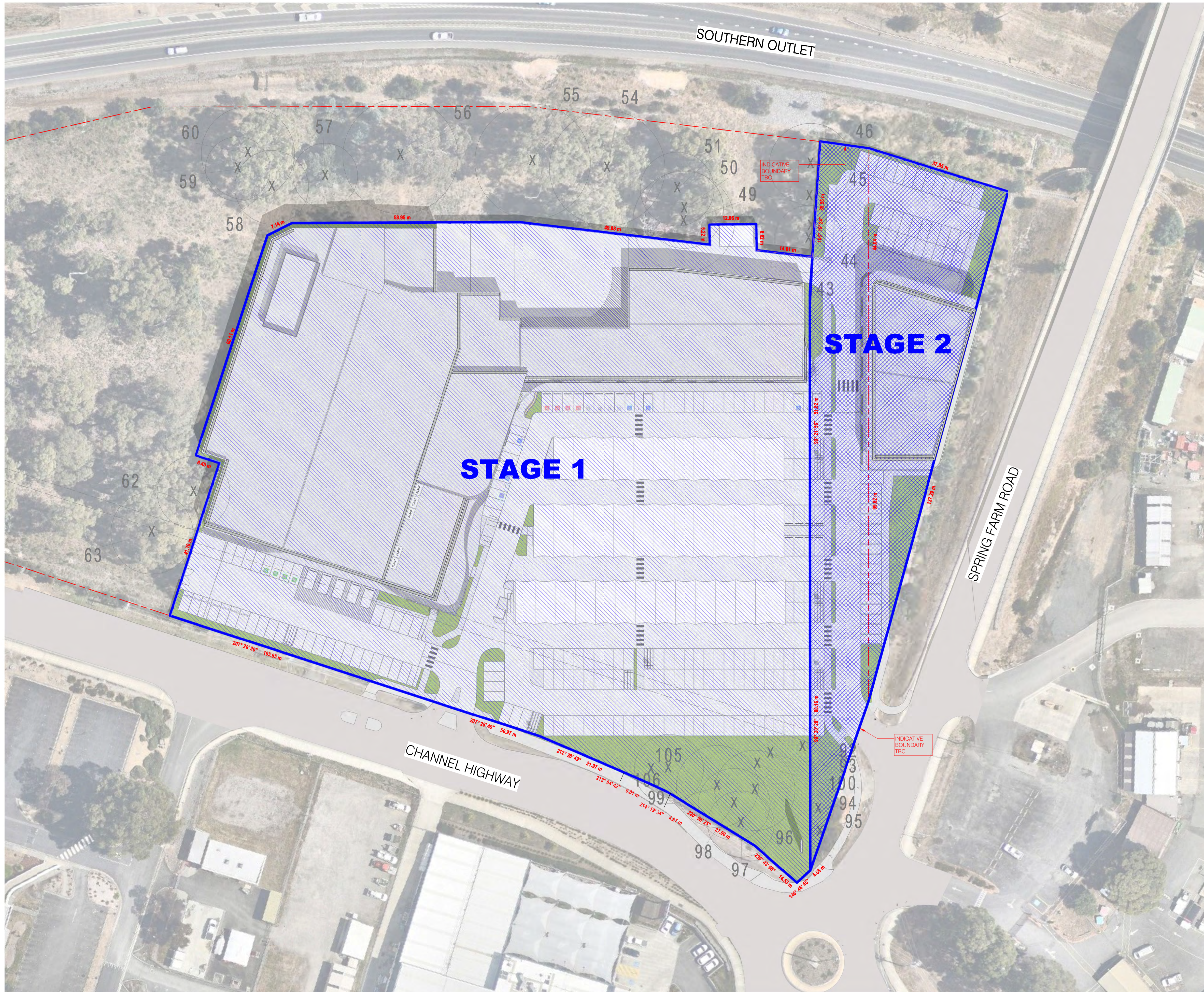
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PROPOSED SITE PLAN
 TOWN PLANNING

project	2023-084	drawing no.	DA44	issue	3
scale @ A1	1:500	designed	FMO	checked	WOO
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1	15/07/24	DA - RFI Issue - Arterial	FMO
2	19/07/24	DA - Issue	FMO
3	08/08/24	ISSUE / Revision	by

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PROPOSED STAGING PLAN
TOWN PLANNING

project	2023-084	drawing no.	DA44A	issue	2
scale @ A1	1 : 500	designed	FMO	checked	WOO



DEVELOPMENT SUMMARY

TOWN PLANNING

superlot area 20363.0 m²

GROUND (+) new

USE

Supermarket 4232.0 m²

Pharmacy (Specialty) 500.0 m²

Specialty 925.0 m²

Food 353.0 m²

Medical (Building 2) 586.0 m²

Dentist (Building 2) 120.0 m²

Dog Wash (Building 2) 13.0 m²

total ground floor area 6729.0 m²

LEVEL 01 (+) new

USE

Commercial (Building 2) 787.0 m²

total level 01 floor area 787.0 m²

PARKING PROVIDED

total parking 375 cars prov.

motorcycle parking 4

NOTE: ALL EXISTING AREAS ARE APPROXIMATE ONLY. FULL SITE RE-ESTABLISHMENT SURVEY TO BE UNDERTAKEN TO CONFIRM ALL AREAS

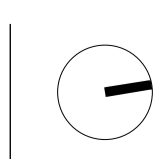
NOTES:
REFER TO ARBORIST REPORT FOR INFORMATION ON TREE RETENTION, PROTECTION AND REMOVAL.
REFER TO CIVIL ENGINEER DRAWINGS FOR FURTHER INFORMATION ON WORKS AND SITE LEVELS.

1	29/07/24	DA - REV - Civil Engineer	FMO
2	12/07/24	Channel Highway works surge reduction	FMO
3	12/07/24	DA - REV - Arborist	FMO
4	12/07/24	DA - REV - Issue	FMO
5	12/07/24	Traffic coordination, car park, footpaths, tenancy layout	FMO
6	19/07/24	DA - Issue	FMO
7	19/07/24	ISSUE / revision	by

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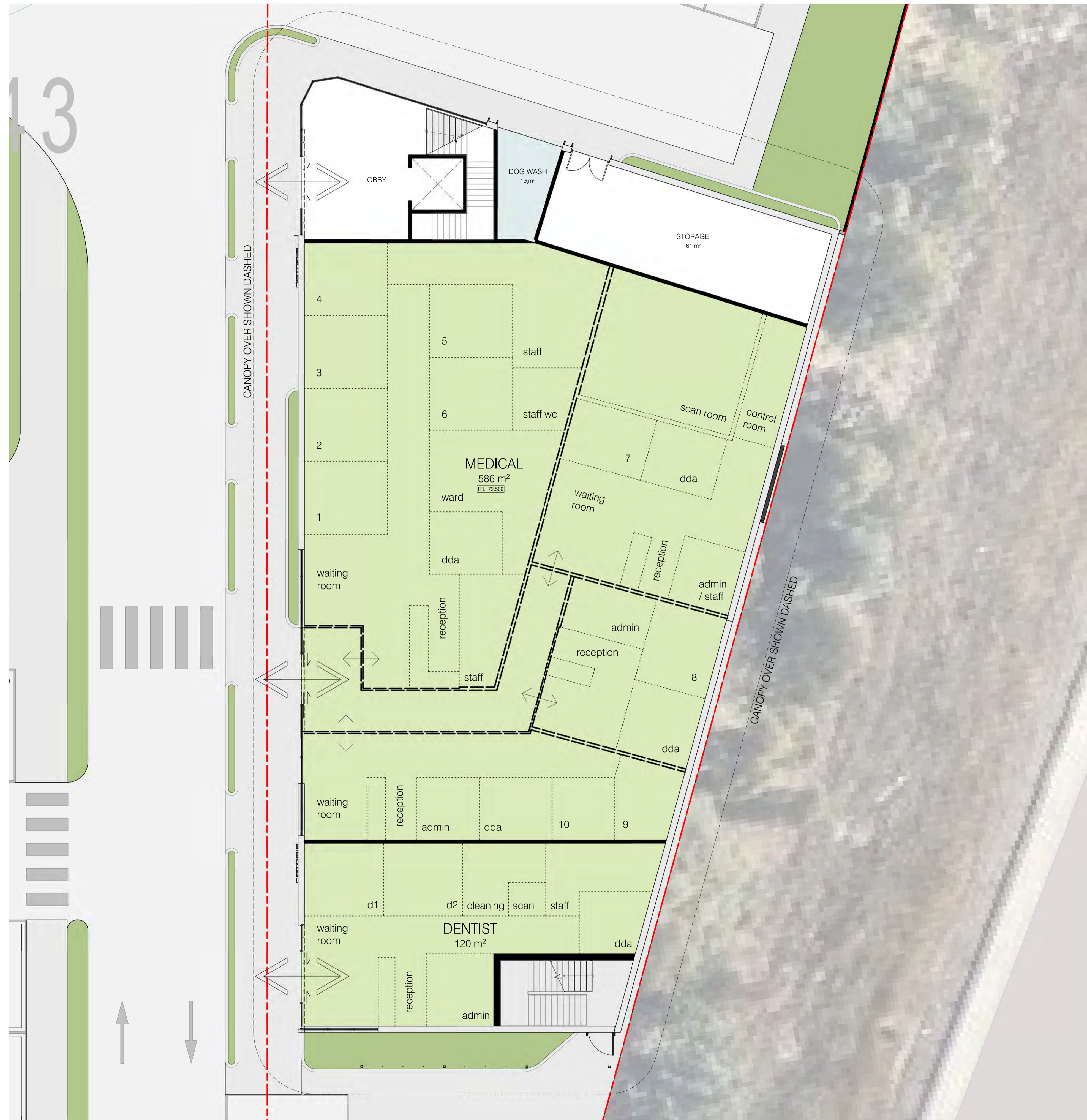


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PROPOSED GROUND FLOOR PLAN
TOWN PLANNING

project	2023-084	drawing no.	DA45	issue	4
scale @ A1	1:500	designed	FMO	checked	WOO
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TENANCY LAYOUT INDICATIVE ONLY TO BE CONFIRMED



DEVELOPMENT SUMMARY

TOWN PLANNING

superlot area 20363.0 m²

GROUND (+) new

USE

Supermarket 4232.0 m²

Pharmacy (Specialty) 500.0 m²

Specialty 925.0 m²

Food 353.0 m²

Medical (Building 2) 586.0 m²

Dentist (Building 2) 120.0 m²

Dog Wash (Building 2) 13.0 m²

total ground floor area 6729.0 m²

LEVEL 01 (+) new

USE

Commercial (Building 2) 787.0 m²

total level 01 floor area 787.0 m²

PARKING PROVIDED

total parking 375 cars prov.

motorcycle parking 4

NOTE: ALL EXISTING AREAS ARE APPROXIMATE ONLY. FULL SITE RE-ESTABLISHMENT SURVEY TO BE UNDERTAKEN TO CONFIRM ALL AREAS

NOTES:
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REFER TO CIVIL ENGINEER DRAWINGS FOR FURTHER INFORMATION ON WORKS AND SITE LEVELS.

2	15/07/24	DA - RFI Issue - Arborist	FMO
1	19/07/23	DA - Issue	FMO
0	08/08/24	ISSUE / revision	by

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PROPOSED LEVEL 01 PLAN
TOWN PLANNING

project	2023-084	drawing no.	DA46	issue	2
scale @ A1	1:500	designed	FMO	checked	WOO

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3	12/07/24	DA - 851 Issue - A/Revised	FMD
2	17/06/24	DA - 851 Issue	FMD
1	17/06/24	Tentative extract - canopy extract	FMD
1	19/12/23	DA - Issue	FMD
1	15/08/23	DA - Issue	FMD

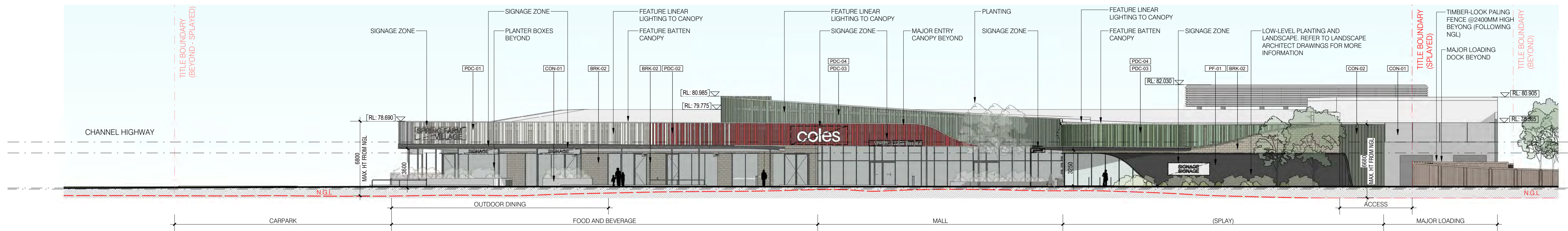
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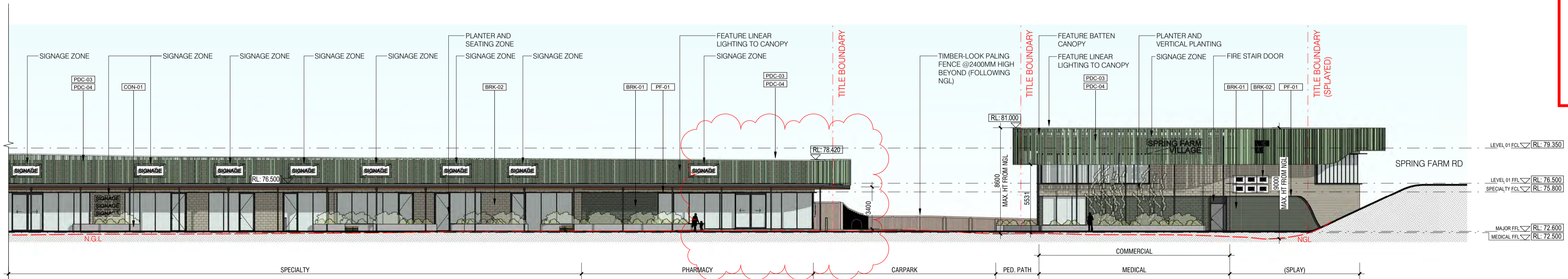
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PROPOSED ROOF PLAN
 TOWN PLANNING

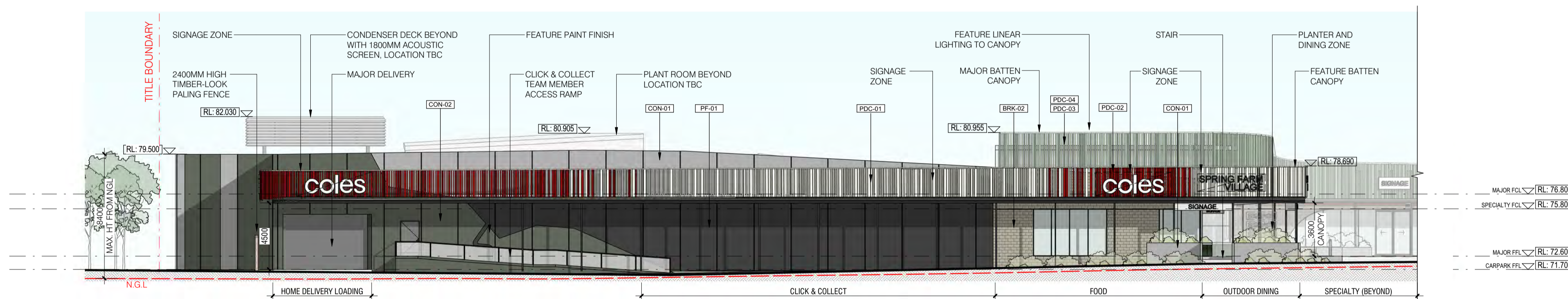
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scale @ A1	1 : 500	designed	FMO	checked	WOO
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1 - PROPOSED NORTH ELEVATION 1 : 200



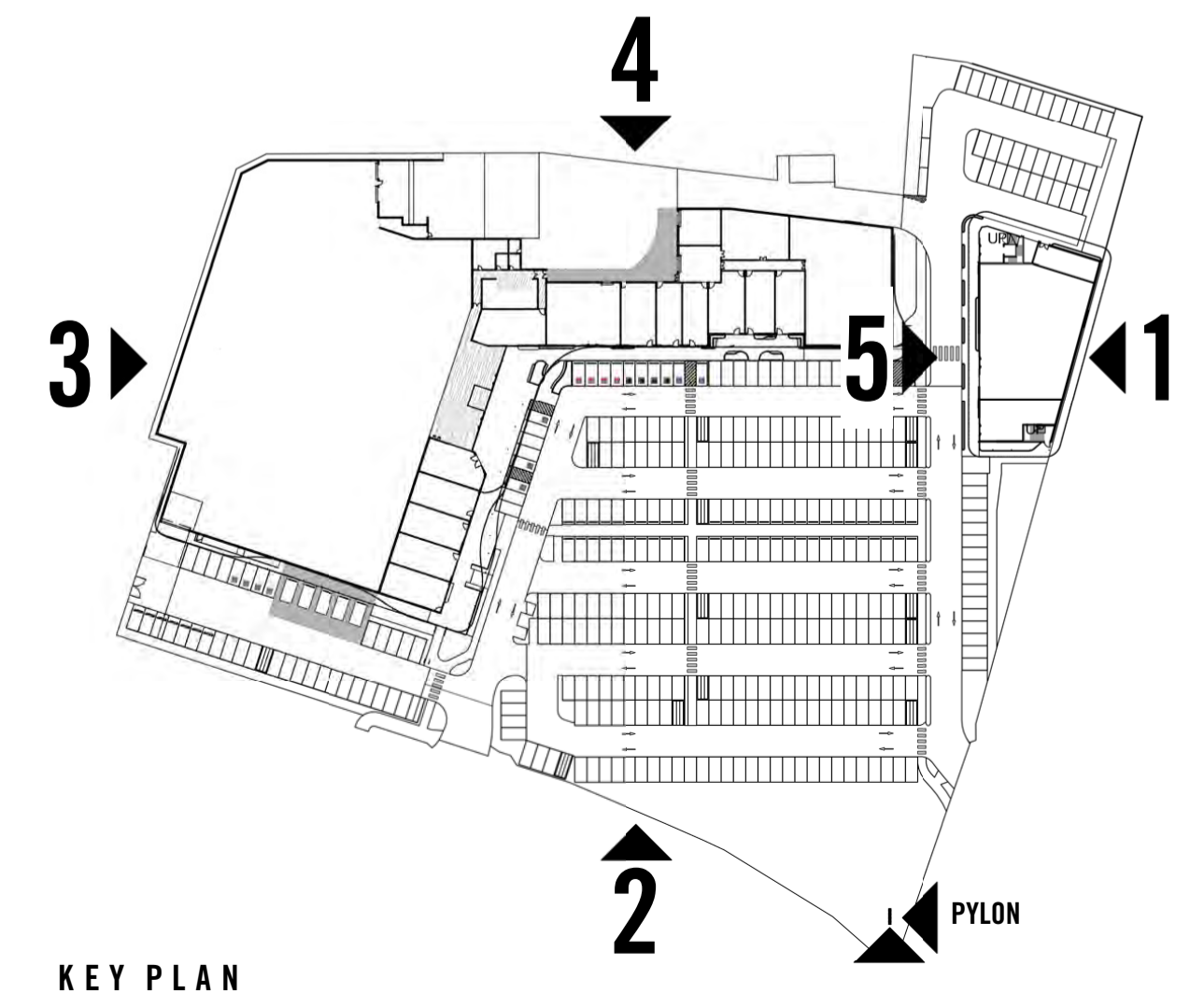
2 - PROPOSED EAST ELEVATION - SPECIALTY / MEDICAL 1 : 200



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

Kingborough Council
 Development Application: DAS-2024-2
 Plan Reference No: P4
 Date Received: 08/08/2024
 Date placed on Public Exhibition: 21/8/2024

MATERIAL SCHEDULE		
IMAGE	TAG	DESCRIPTION
	BRK-01	BRICK VENEER - DARK GREEN FINISH
	BRK-02	BRICK VENEER - NEUTRAL FINISH
	CON-01	PRECAST CONCRETE
	CON-02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	PDC-01	POWDERCOAT FINISH - WHITE
	PDC-02	POWDERCOAT FINISH - RED
	PDC-03	POWDERCOAT FINISH - GREEN
	PDC-04	POWDERCOAT FINISH - LIGHT GREEN
	PF-01	PAINT FINISH - DARK GREY
	TILE-01	EMERALD GREEN GLOSSY TILE
	TIMB-01	TIMBER BOARDS - NEUTRAL FINISH
	TIMB-02	TIMBER BOARDS - NEUTRAL FINISH



KEY PLAN

PROPOSED ELEVATIONS
 TOWN PLANNING

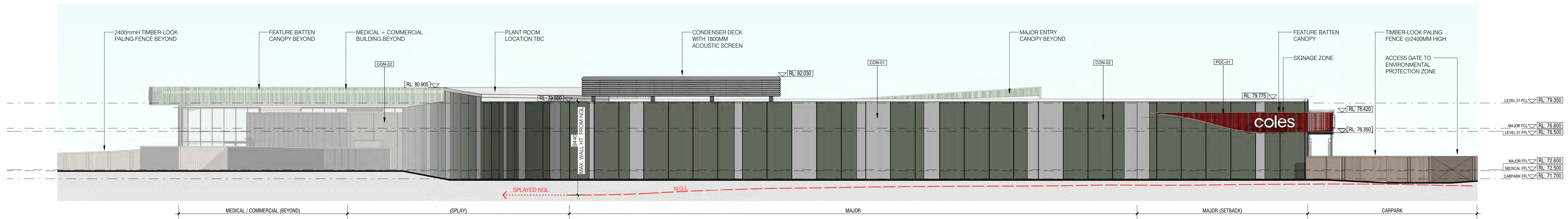
NO	DATE	ISSUE / REVISION	BY
1	17/09/24	DA - RFI issue	FMD
2	17/09/24	Technical content, canopy extent	FMD
3	19/09/24	DA - Issue	FMD

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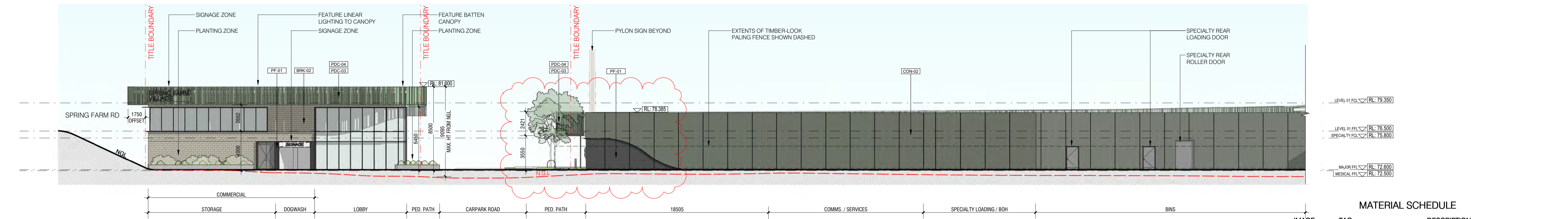


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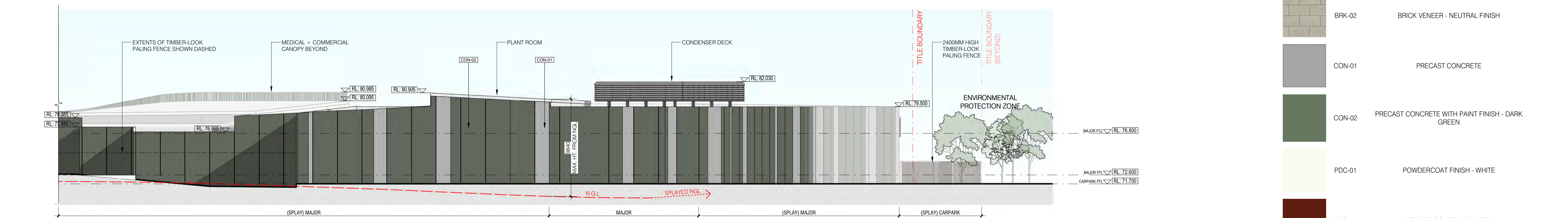
project	drawing no.	issue
2023-084	DA48	2
scale @ A1	designed	checked
As indicated	FMO	WOO



3 - PROPOSED SOUTH ELEVATION 1 : 200



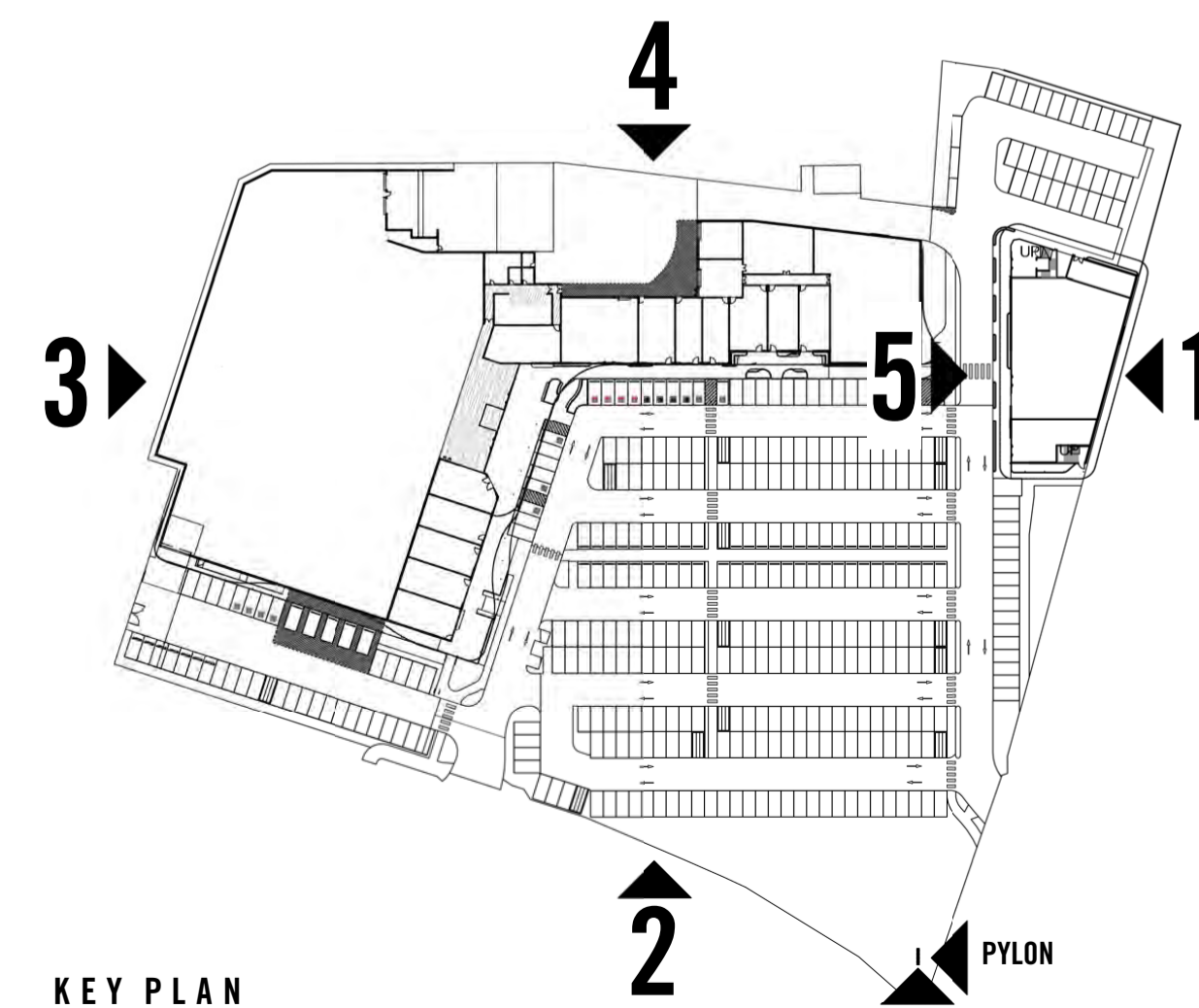
4 - PROPOSED WEST ELEVATION - PART A 1 : 200



4 - PROPOSED WEST ELEVATION - PART B 1 : 200

MATERIAL SCHEDULE

IMAGE	TAG	DESCRIPTION
	BRK-01	BRICK VENEER - DARK GREEN FINISH
	BRK-02	BRICK VENEER - NEUTRAL FINISH
	CON-01	PRECAST CONCRETE
	CON-02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	PDC-01	POWDERCOAT FINISH - WHITE
	PDC-02	POWDERCOAT FINISH - RED
	PDC-03	POWDERCOAT FINISH - GREEN
	PDC-04	POWDERCOAT FINISH - LIGHT GREEN
	PF-01	PAINT FINISH - DARK GREY
	TILE-01	EMERALD GREEN GLOSSY TILE
	TIMB-01	TIMBER BOARDS - NEUTRAL FINISH
	TIMB-02	TIMBER BOARDS - NEUTRAL FINISH



KEY PLAN

Kingborough Council
 Development Application: DAS-2024-2
 Plan Reference No: P4
 Date Received: 08/08/2024
 Date placed on Public Exhibition: 21/8/2024

1	17/09/24	DA - RFI Issue	FMD
2	17/09/24	Tenancy exhibit, canopy exhibit	FMD
3	19/09/24	DA - Issue	FMD
4	08/10/24	ISSUE / REVISED	by

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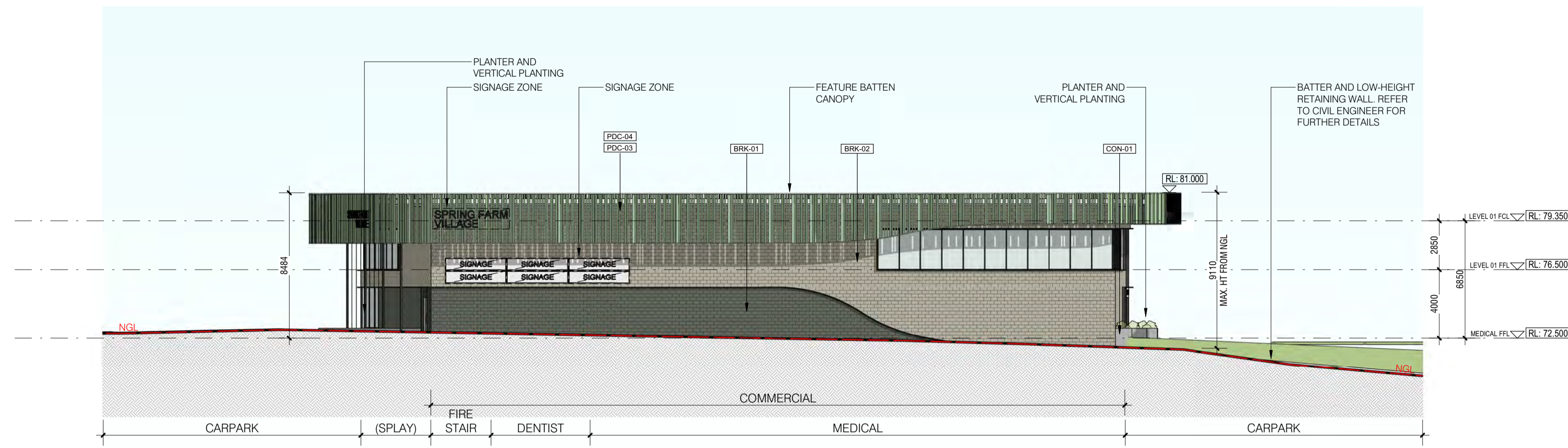


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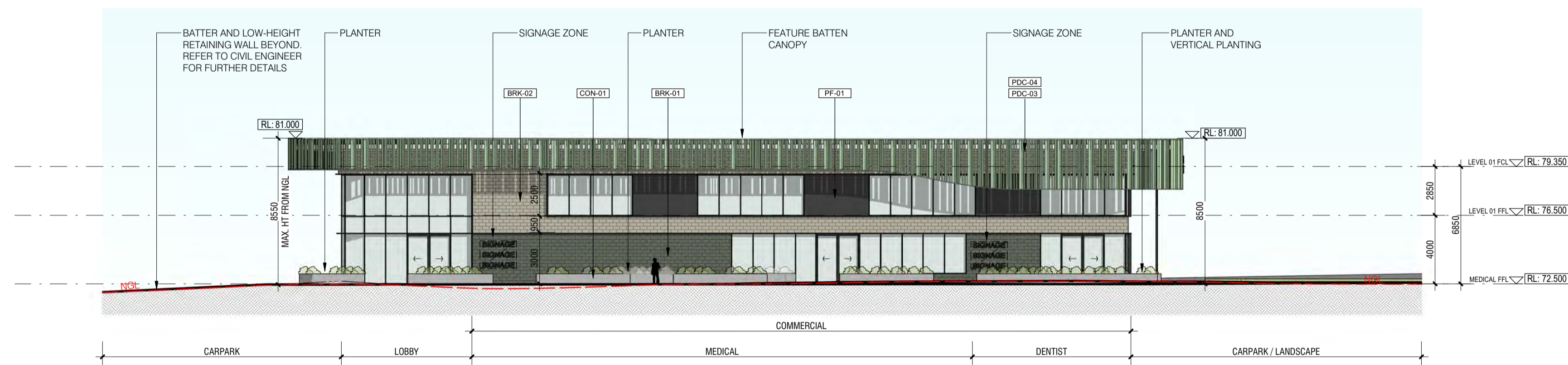
PROPOSED ELEVATIONS
 TOWN PLANNING

project	2023-084	drawing no.	DA49	issue	2
scale	@ A1	designed	FMO	checked	WOO
As indicated					

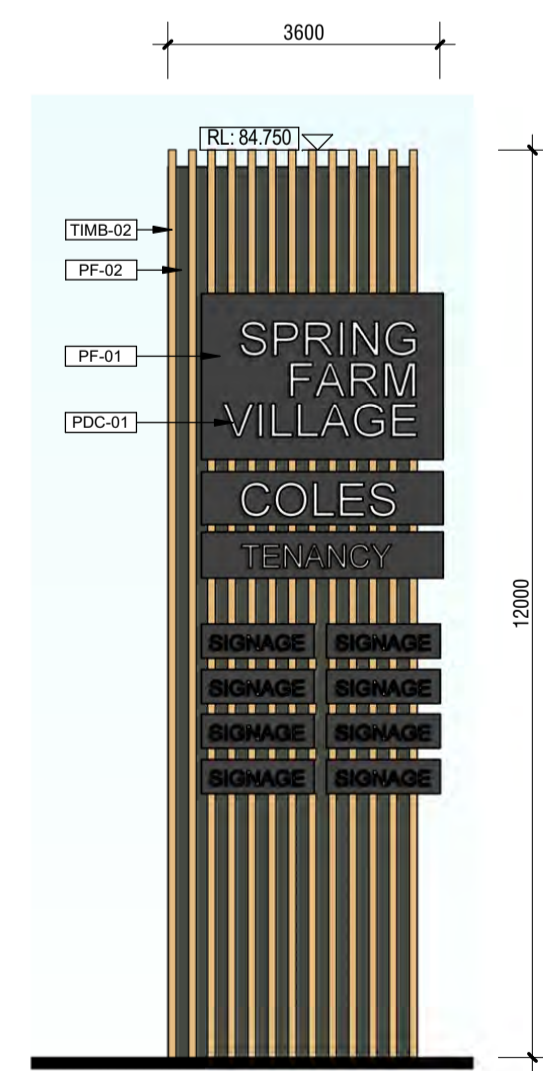
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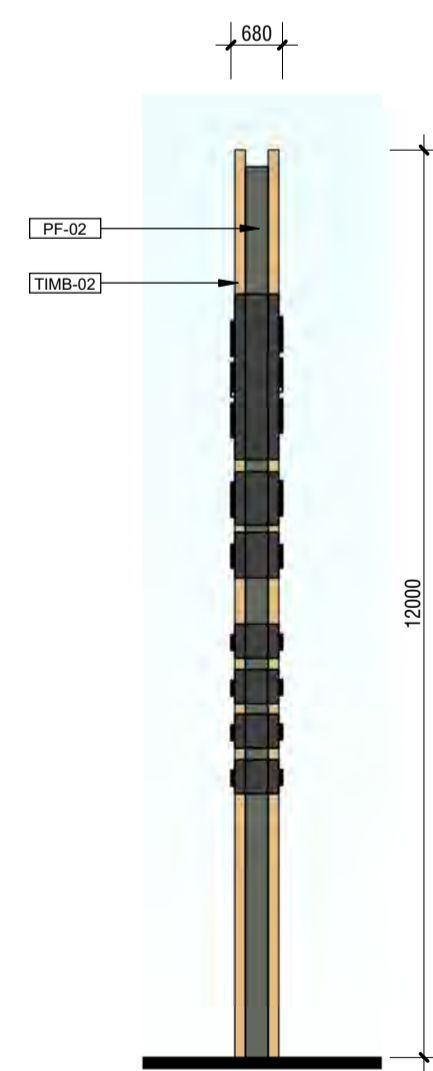
1 - PROPOSED NORTH ELEVATION - MEDICAL 1 : 200



2 - PROPOSED SOUTH ELEVATION - MEDICAL 1 : 200



TYPICAL PYLON SIGN - ELEVATION 1 : 100



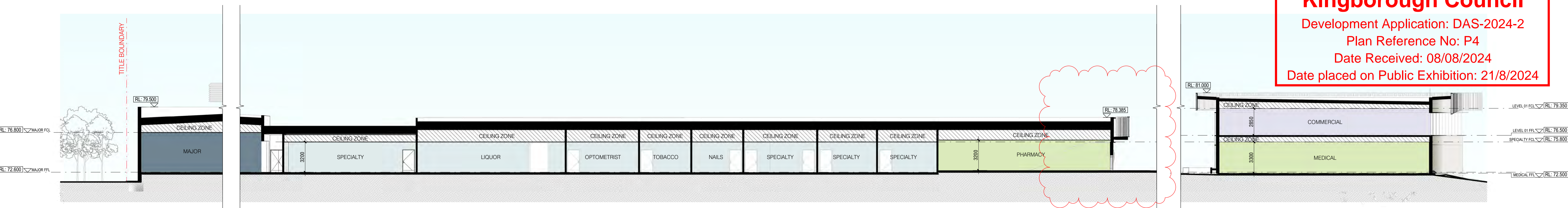
TYPICAL PYLON ELEVATION B 1 : 100

PYLON MATERIALS

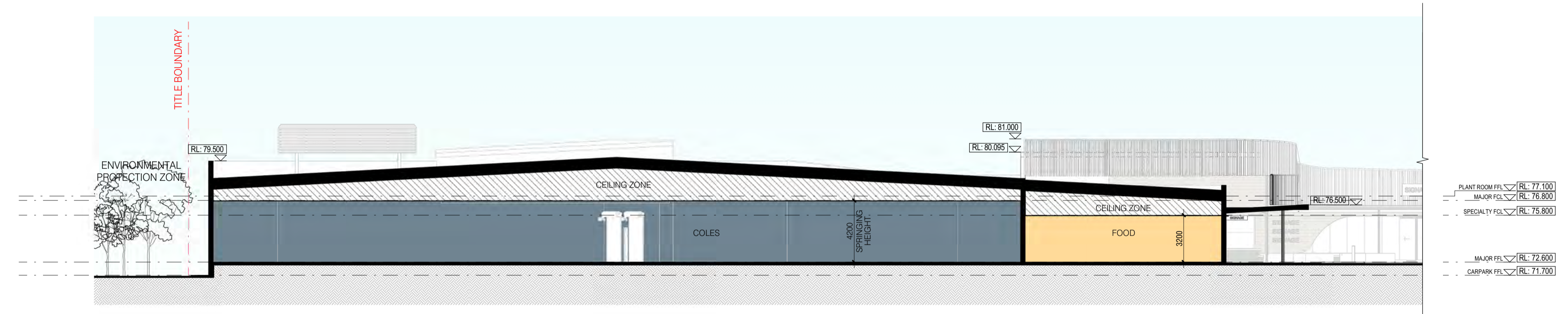
	PF-01	PAINT FINISH - DULUX MONUMENT
	PF-02	PAINT FINISH - DULUX MILDURA
	PDC-01	POWDERCOAT FINISH - DULUX DOVER WHITE
	TIMB-02	100x140mm VERTICAL TIMBER BATTENS

MATERIAL SCHEDULE

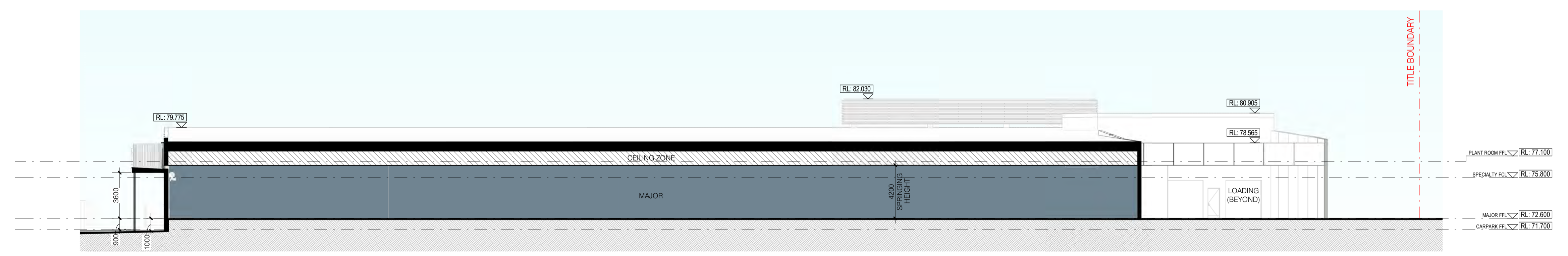
IMAGE	TAG	DESCRIPTION
	BRK-01	BRICK VENEER - DARK GREEN FINISH
	BRK-02	BRICK VENEER - NEUTRAL FINISH
	CON-01	PRECAST CONCRETE
	CON-02	PRECAST CONCRETE WITH PAINT FINISH - DARK GREEN
	PDC-01	POWDERCOAT FINISH - WHITE
	PDC-02	POWDERCOAT FINISH - RED
	PDC-03	POWDERCOAT FINISH - GREEN
	PDC-04	POWDERCOAT FINISH - LIGHT GREEN
	PF-01	PAINT FINISH - DARK GREY
	TILE-01	EMERALD GREEN GLOSSY TILE
	TIMB-01	TIMBER BOARDS - NEUTRAL FINISH
	TIMB-02	TIMBER BOARDS - NEUTRAL FINISH



SECTION A - MAJOR / SPECIALTY / MEDICAL 1:200



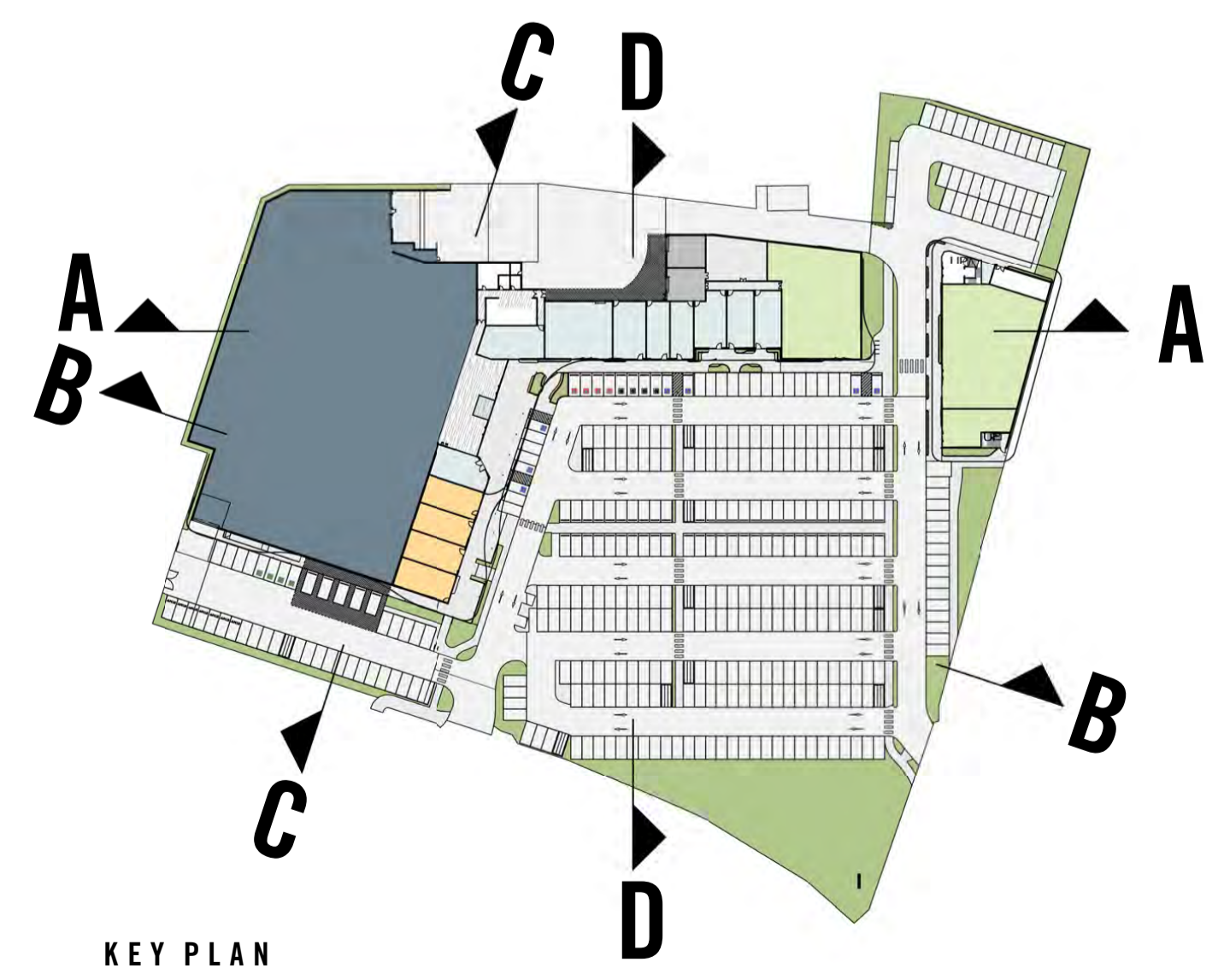
SECTION B - MAJOR / FOOD PRECINCT 1:200



SECTION C - MAJOR / LOADING 1:200



SECTION D - SPECIALTY / LOADING 1:200



KEY PLAN

1	17/09/24	DA - RFI Issue	FMD
2	17/09/24	Technical content, concept artwork	FMD
3	19/09/24	DA - Issue	FMD
4	20/09/24	ISSUE / revision	by

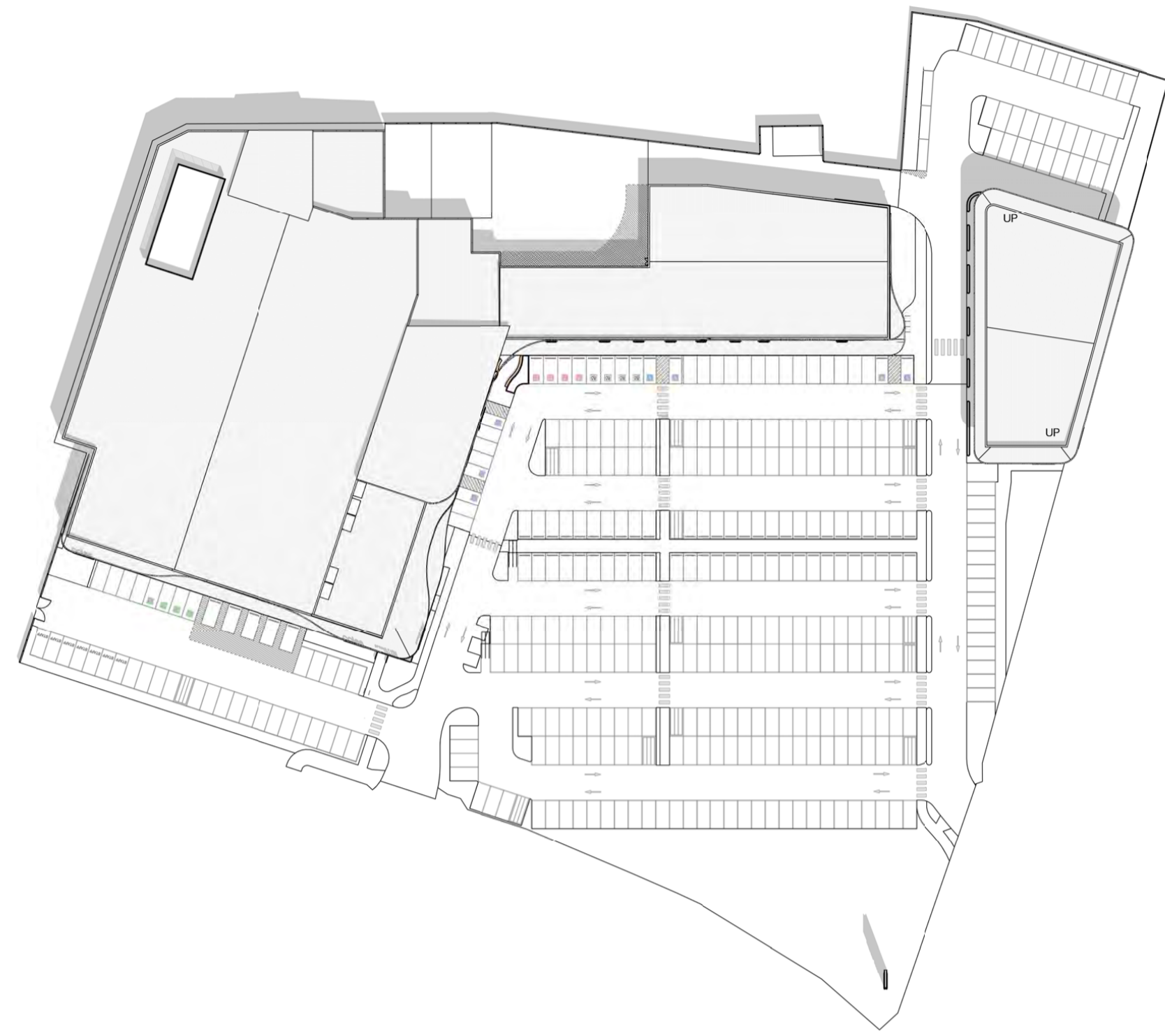
SPRING FARM VILLAGE
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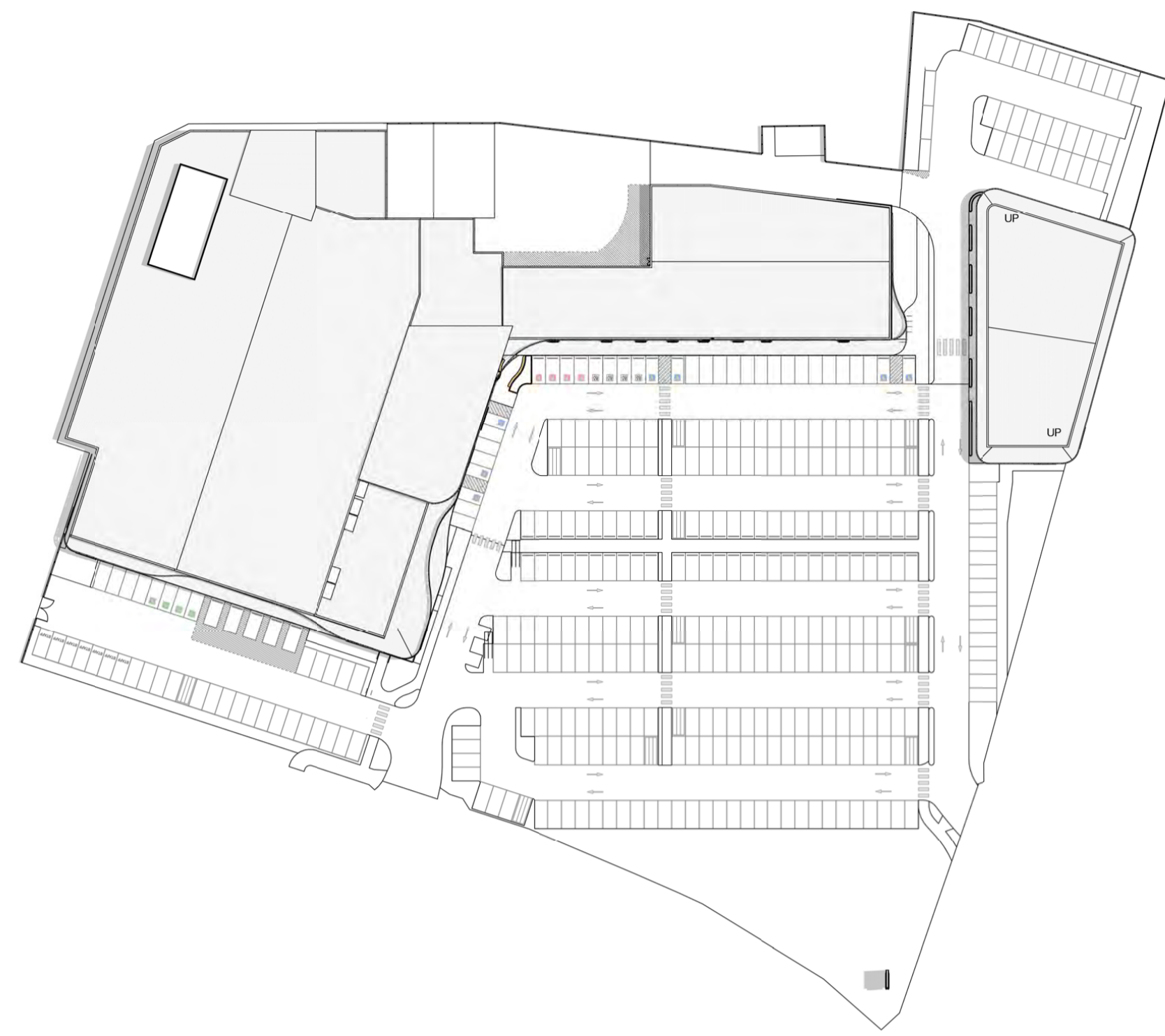
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PROPOSED SECTIONS
 TOWN PLANNING

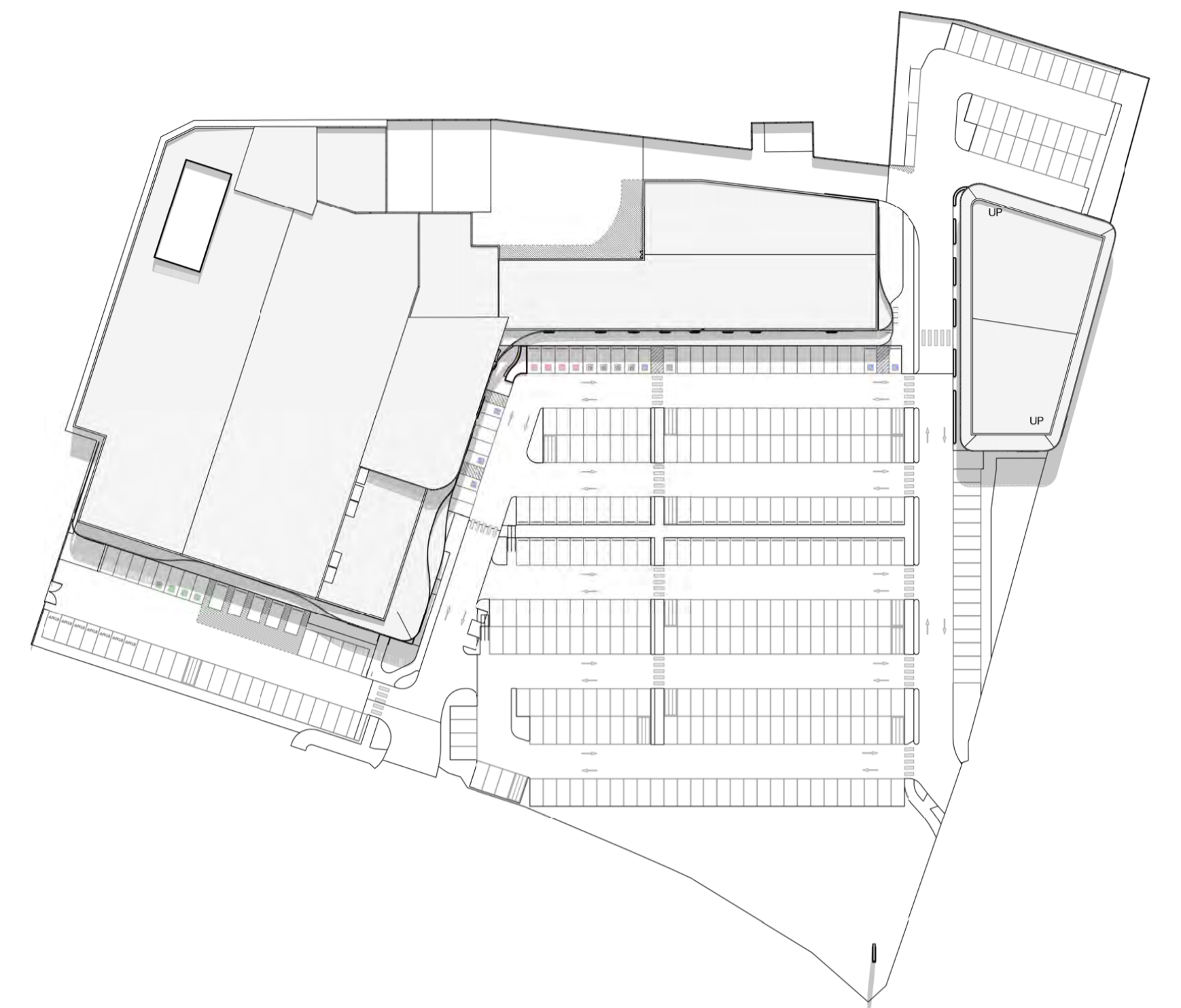
project	2023-084	drawing no.	DA51	issue	2
scale	@ A1	designed	FMO	checked	WOO
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SUMMER SOLSTICE - 22 DEC, 9 AM

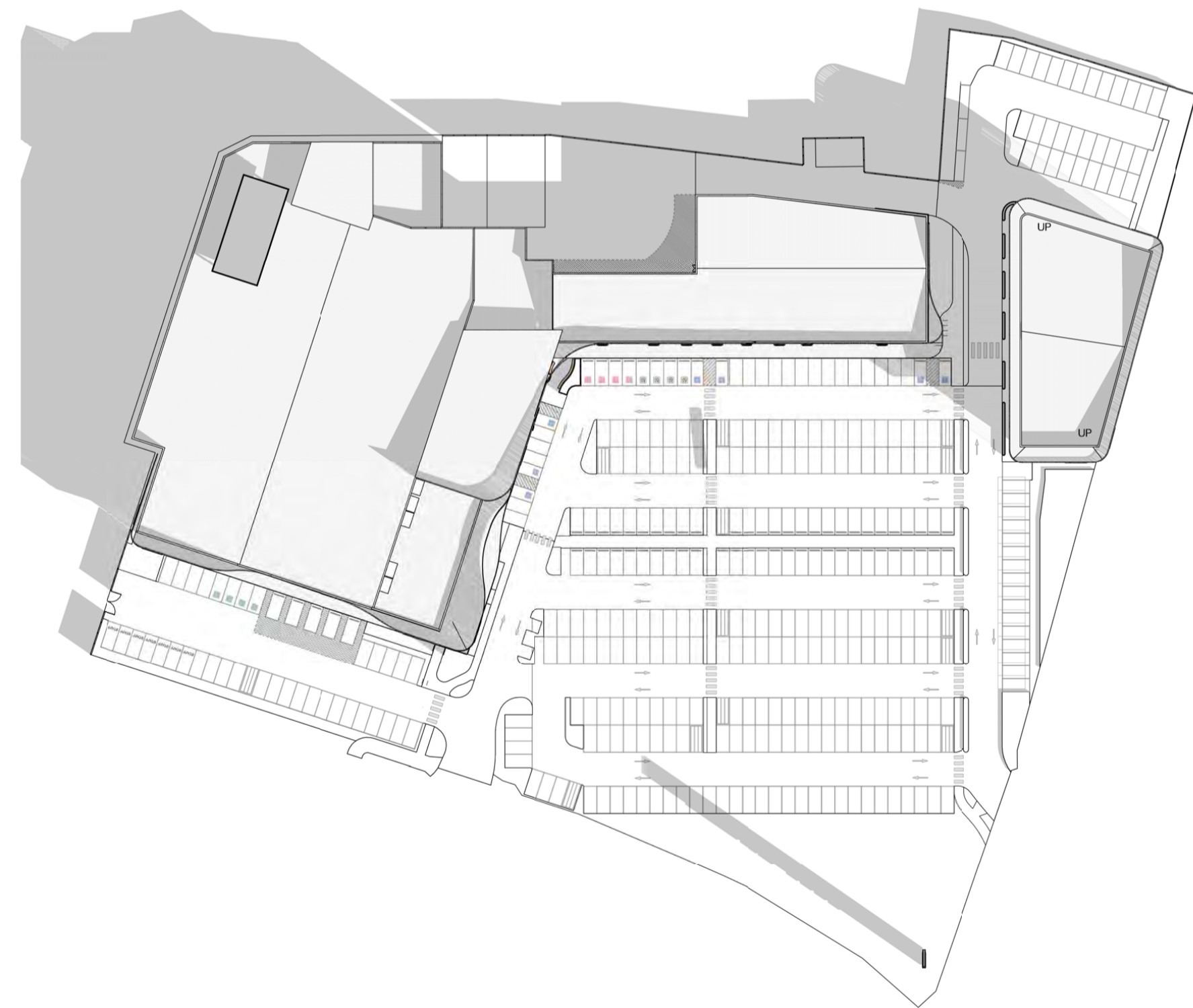


SUMMER SOLSTICE - 22 DEC, 12 PM

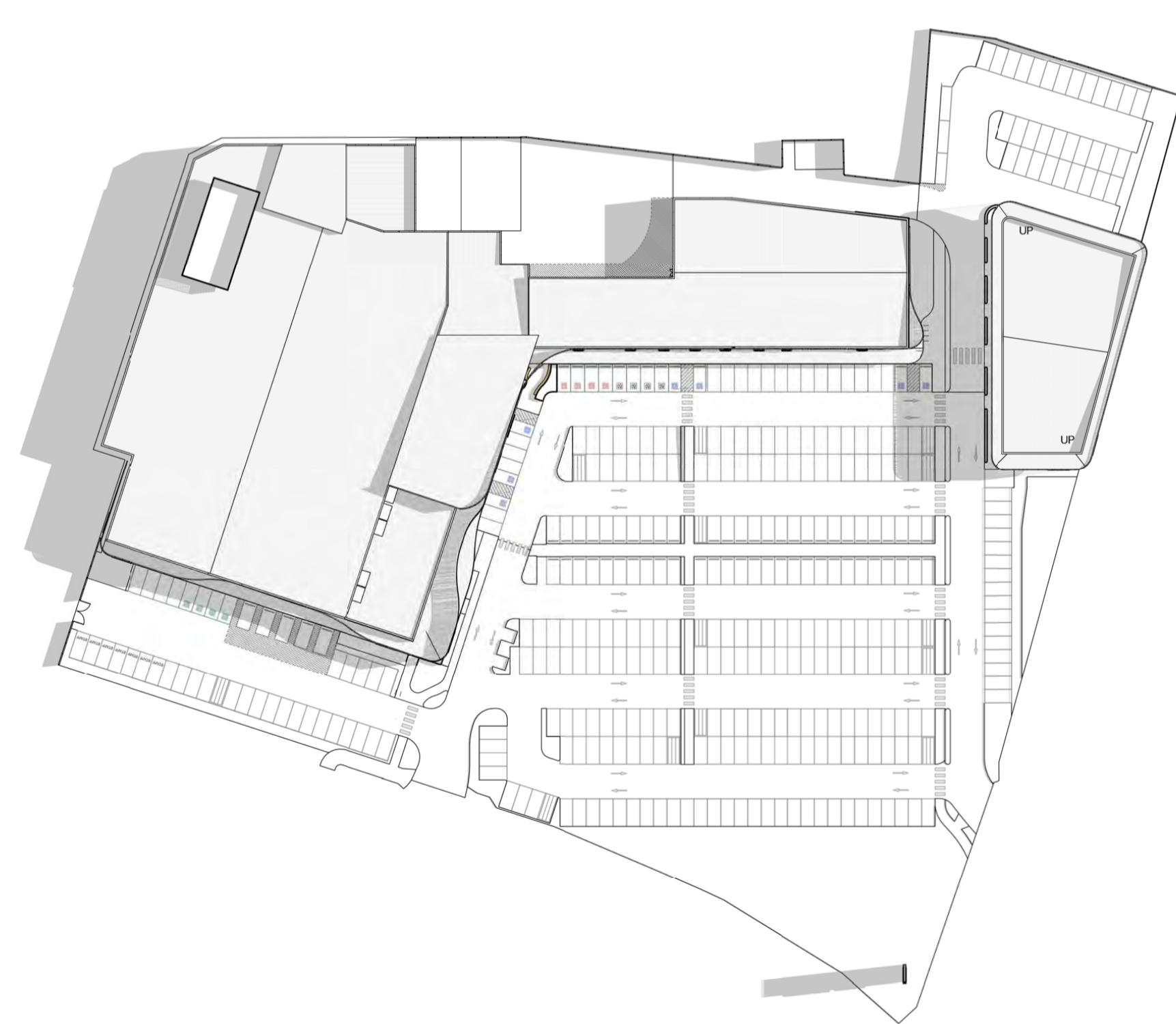


SUMMER SOLSTICE - 22 DEC, 3 PM

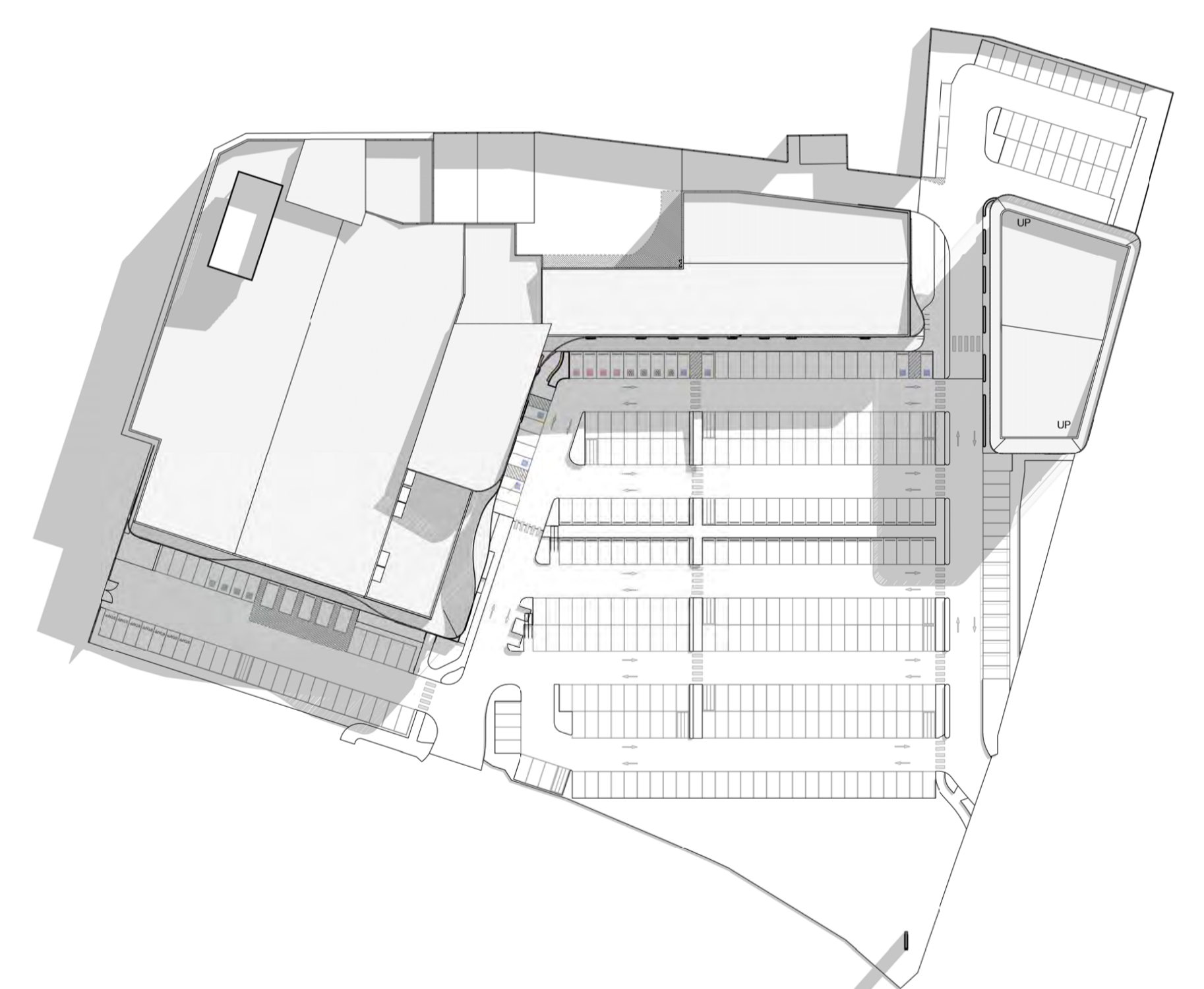
Kingborough Council
 Development Application: DAS-2024-2
 Plan Reference No: P4
 Date Received: 08/08/2024
 Date placed on Public Exhibition: 21/8/2024



WINTER SOLSTICE - 22 JUN, 9 AM



WINTER SOLSTICE - 22 JUN, 12 PM



WINTER SOLSTICE - 22 JUN, 3 PM

1	19/7/2023	DA - Issue	FMO
2	08/08/2024	ISSUE / revision	by

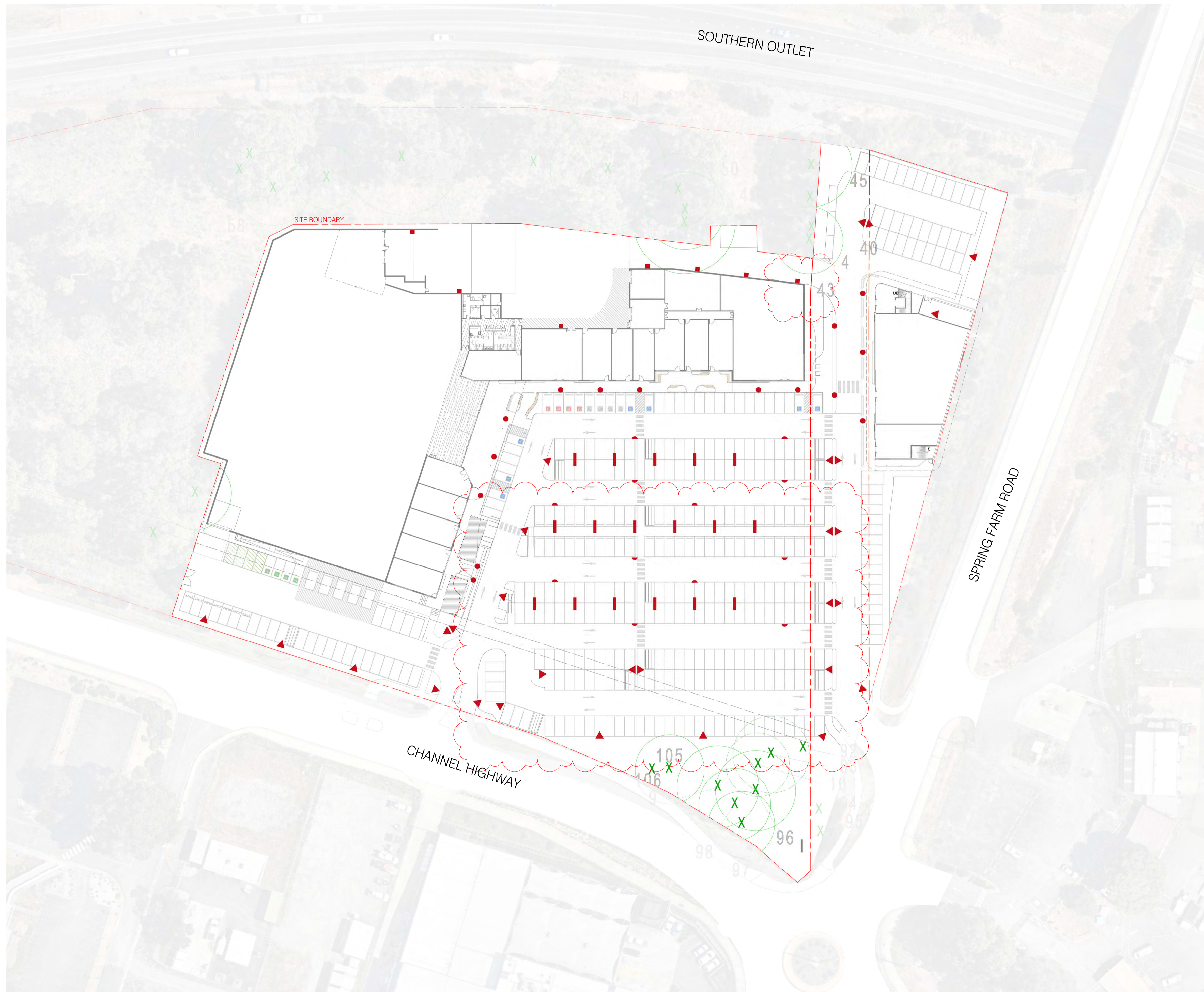
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SHADOW DIAGRAMS
 TOWN PLANNING

project	2023-084	drawing no.	DA52	issue	1
scale	@ A1	designed	FMO	checked	WOO
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-  POLE MOUNTED LUMINAIRE
-  WEATHERPROOF BATTEN UNDERSHADE SAIL FRAME
-  LUMINAR FIXED TO VERTICALS OF SHADE SAIL FRAME
-  BOLLARD
-  FLOODLIGHT ON BUILDING FACADE AT HIGH LEVEL

PROPOSED LIGHTING PLAN

2	17/09/24	DA - RFI Issue	FMD
1	17/09/24	Traffic coordination, car park, footpaths, tenancy layout	FMD
1	19/10/23	DA - Issue	FMD
1	15/08/23	ISSUE / revision	by

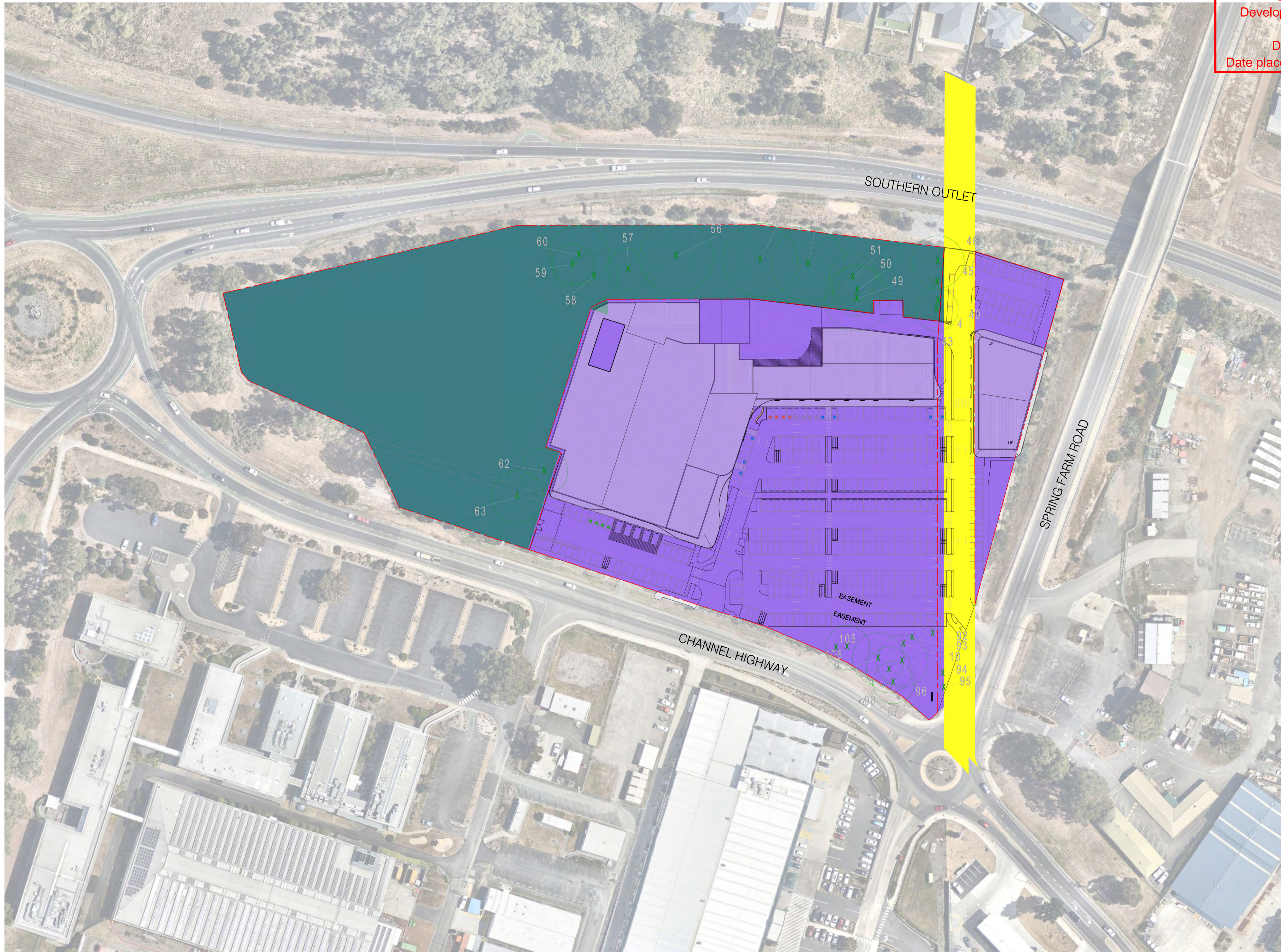
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PROPOSED LIGHTING PLAN
TOWN PLANNING

project	2023-084	drawing no.	DA53	issue	2
scale @ A1	1 : 500	designed	FMO	checked	WOO



- 23.0 COMMERCIAL
- 28.0 UTILITIES
- 29.0 ENVIRONMENTAL MANAGEMENT

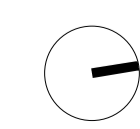
TASMANIAN PLANNING SCHEME ZONING 1 : 750

1	19/7/2023	DA - Issue	FMO
2	08/08/2024	ISSUE / revision	by

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TASMANIAN PLANNING SCHEME ZONING
TOWN PLANNING

project	2023-084	drawing no.	DA54	issue	1
scale	@ A1	designed	FMO	checked	WOO
As indicated					

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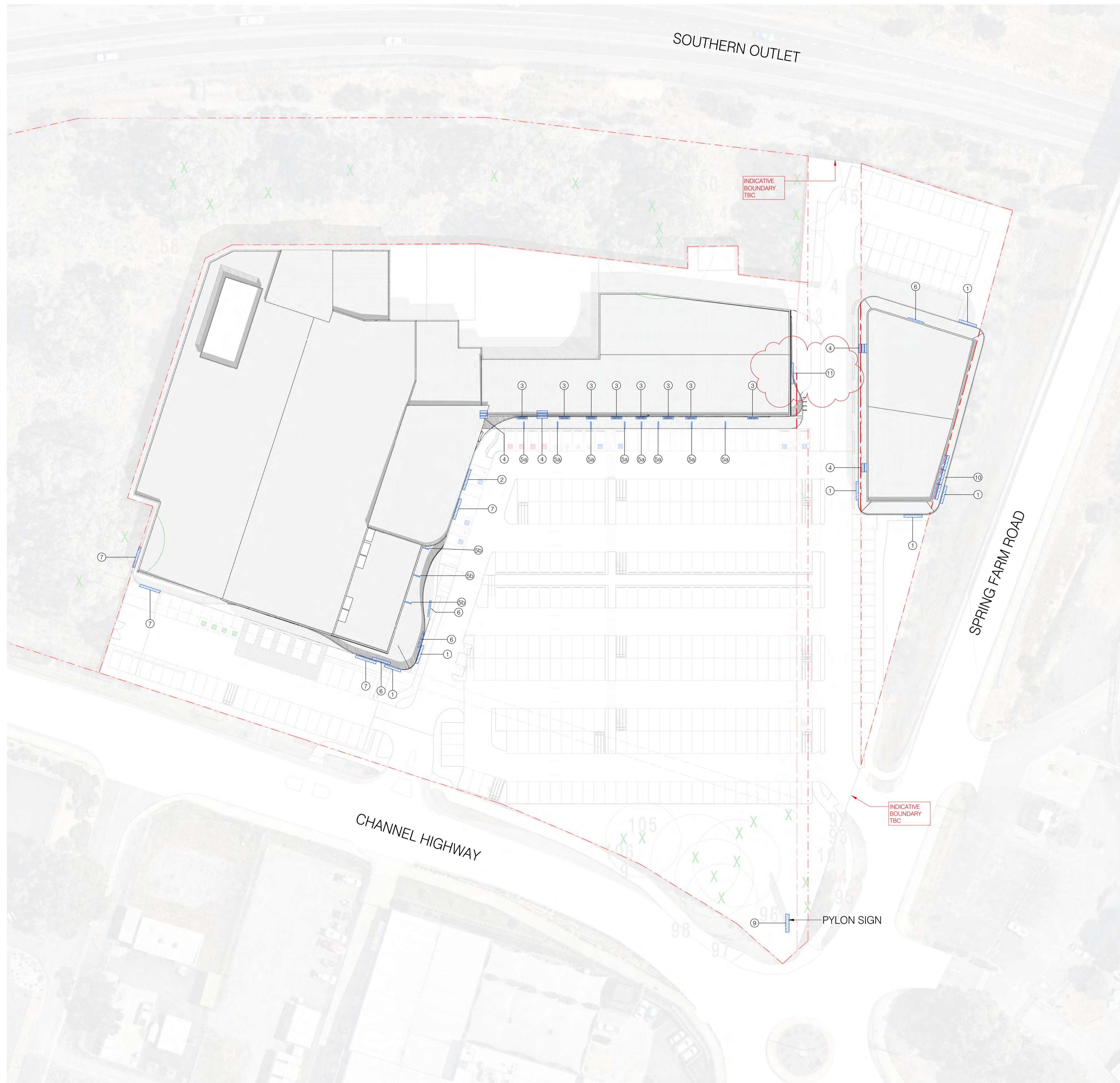


IMAGE	TAG	NO.	SIZE (mm)	AREA	DESCRIPTION
	1	6	4500 x 1200	5.4m ²	CENTRE SIGNAGE, INTERNALLY ILLUMINATED, FIXED, ACRYLIC
	2	1	5000 x 470	2.2m ²	CENTRE MAIN ENTRY SIGNAGE, INDIVIDUAL LETTERS, NOT ILLUMINATED, FIXED, ACRYLIC
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	5a	8	1250 x 350	0.4m ²	SPECIALTY CANOPY BLADE SIGNAGE, INTERNALLY ILLUMINATED, FIXED, ACRYLIC
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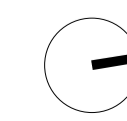
PROPOSED SIGNAGE PLAN 1 : 500

NO.	DATE	ISSUE / REVISION	BY
1	15/07/24	DA - 951 Issue - 4/Revised	FMO
2	17/08/24	DA - 951 Issue	FMO
3	17/08/24	Tenancy artwork, canopy artwork	FMO
4	19/07/24	DA - 950 Issue	FMO

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

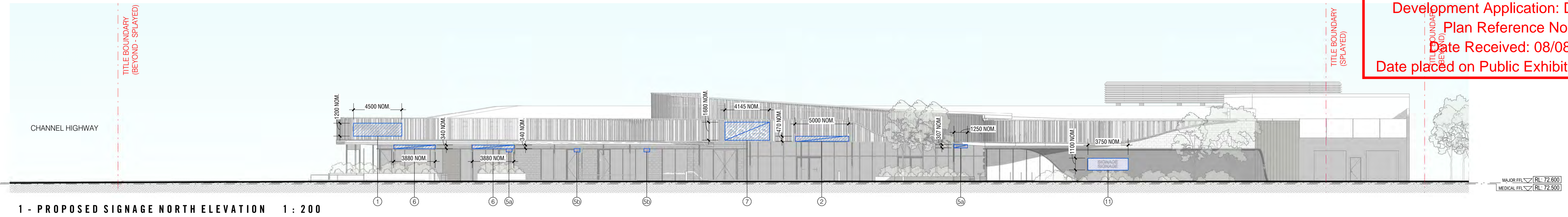


i2c inspiring ideas to enhance human experience



PROPOSED SIGNAGE PLAN
TOWN PLANNING

project	drawing no.	issue
2023-084	S01	3
scale @ A1	designed FMO	checked JWR
As indicated		



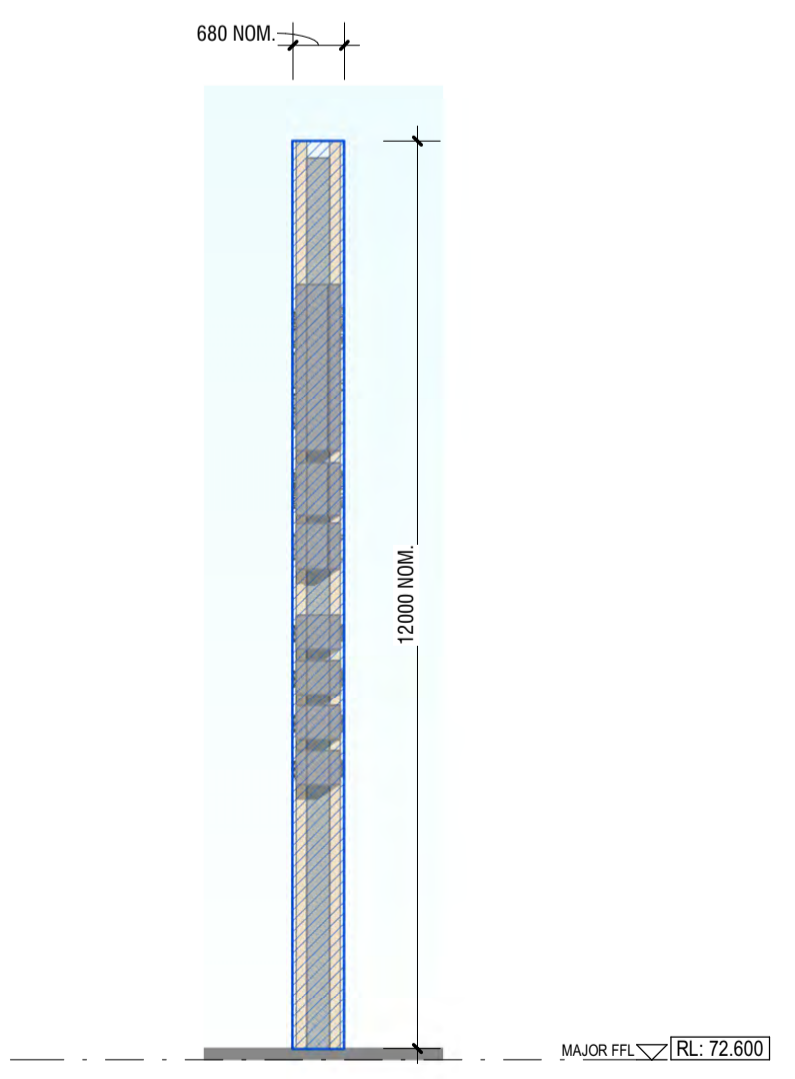
1 - PROPOSED SIGNAGE NORTH ELEVATION 1 : 200



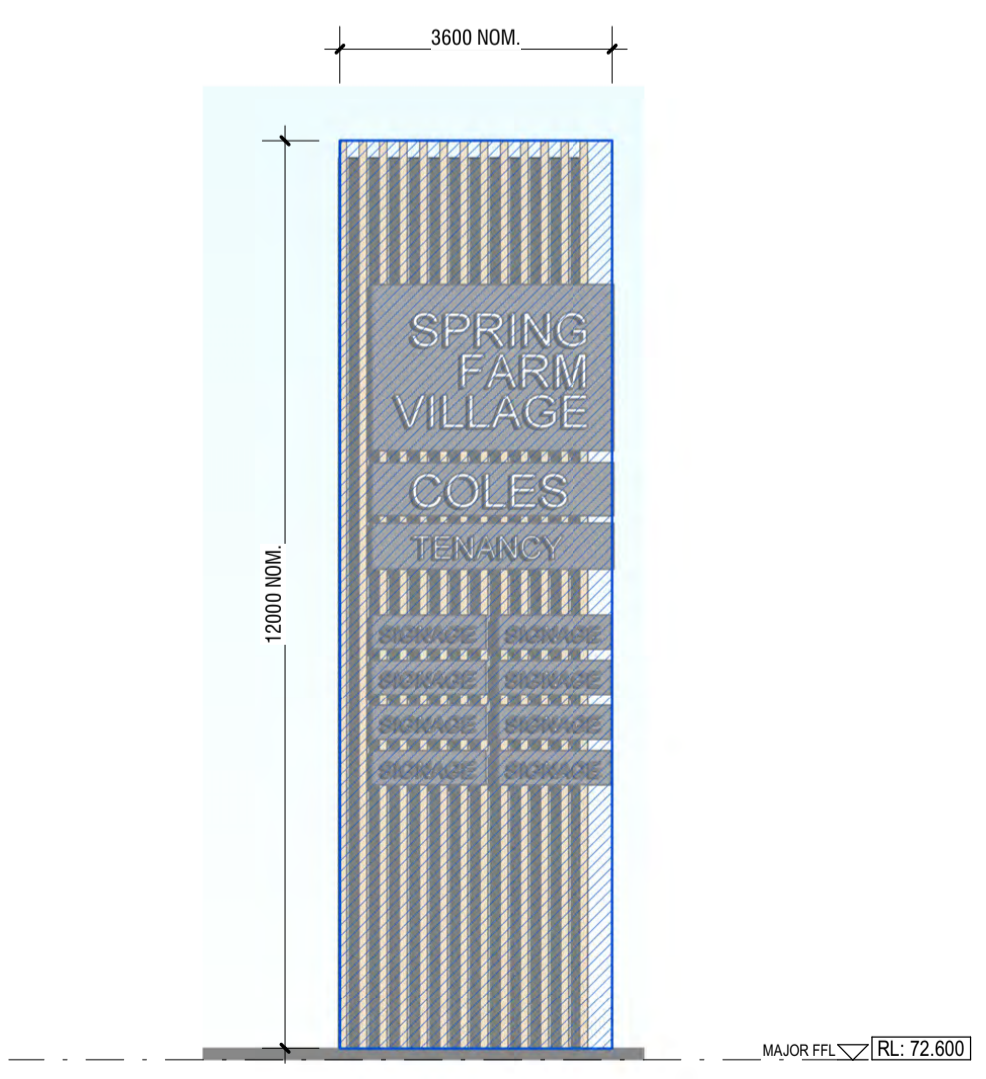
2 - PROPOSED SIGNAGE EAST ELEVATION - SPECIALTY / MEDICAL 1 : 200



3 - PROPOSED SIGNAGE EAST ELEVATION - MAJOR / FOOD 1 : 200



4 - TYPICAL PYLON ELEVATION B 1 : 100



5 - TYPICAL PYLON SIGN - ELEVATION 1 : 100

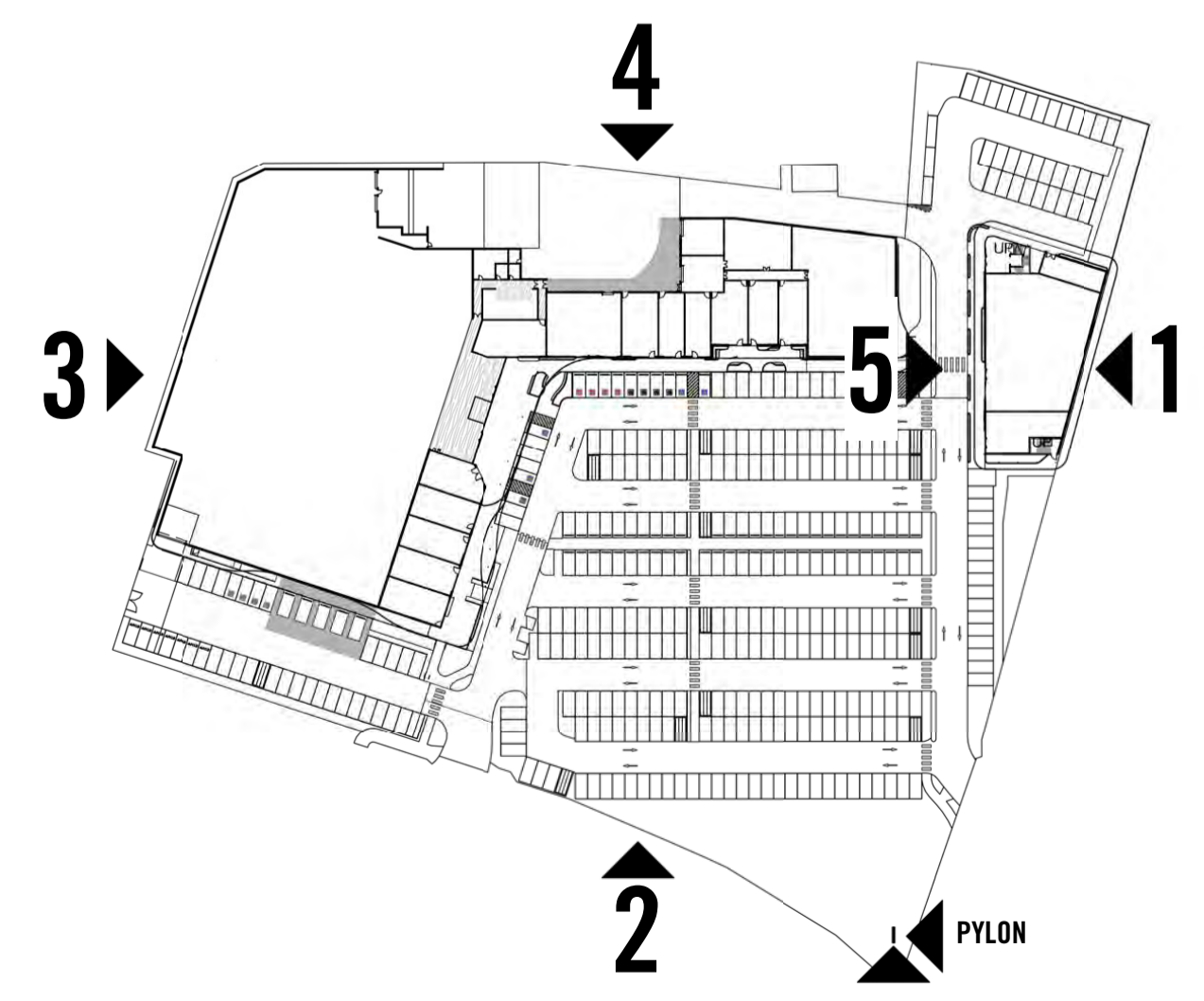
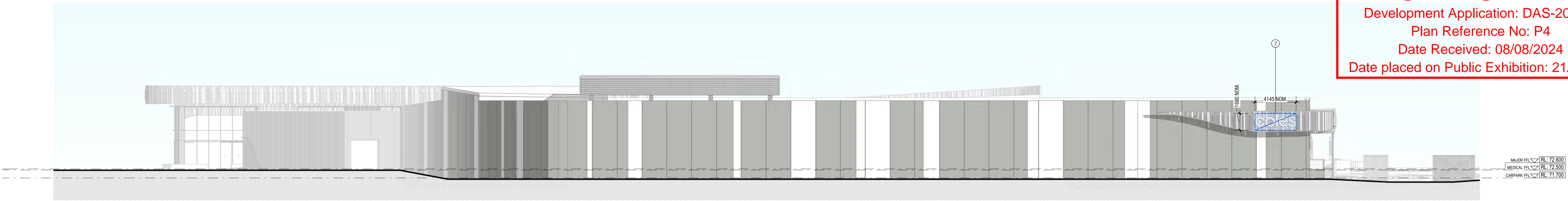
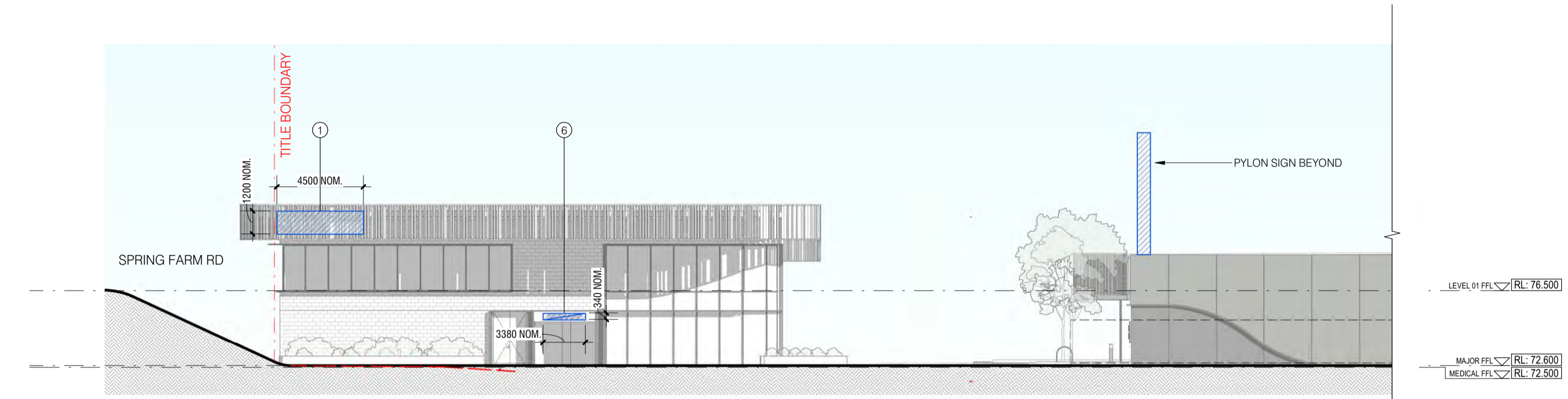


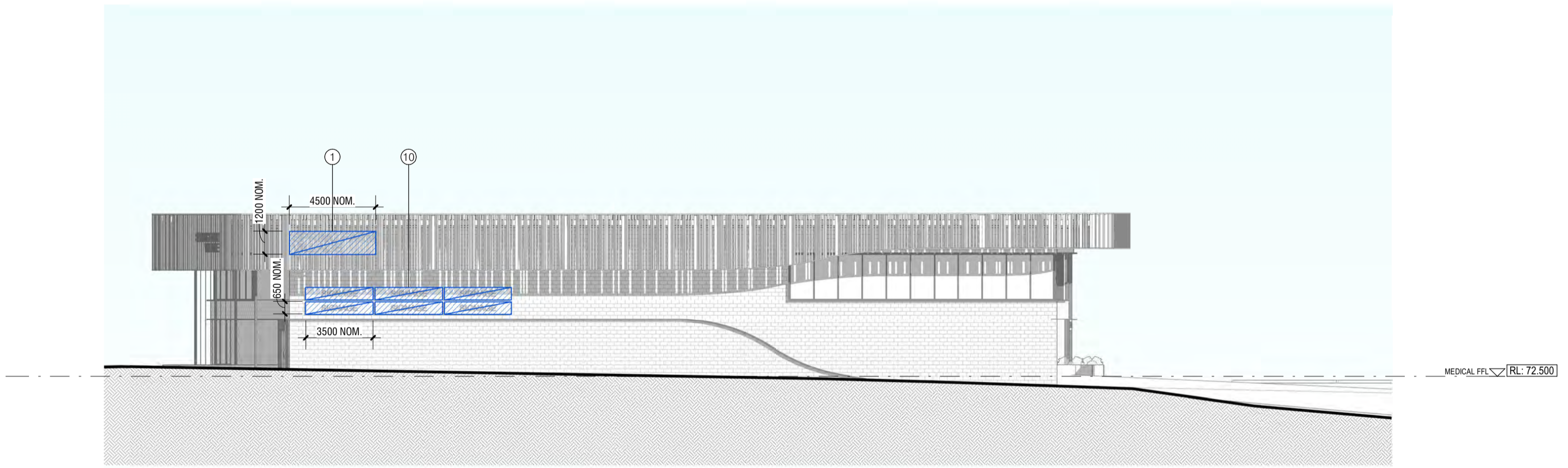
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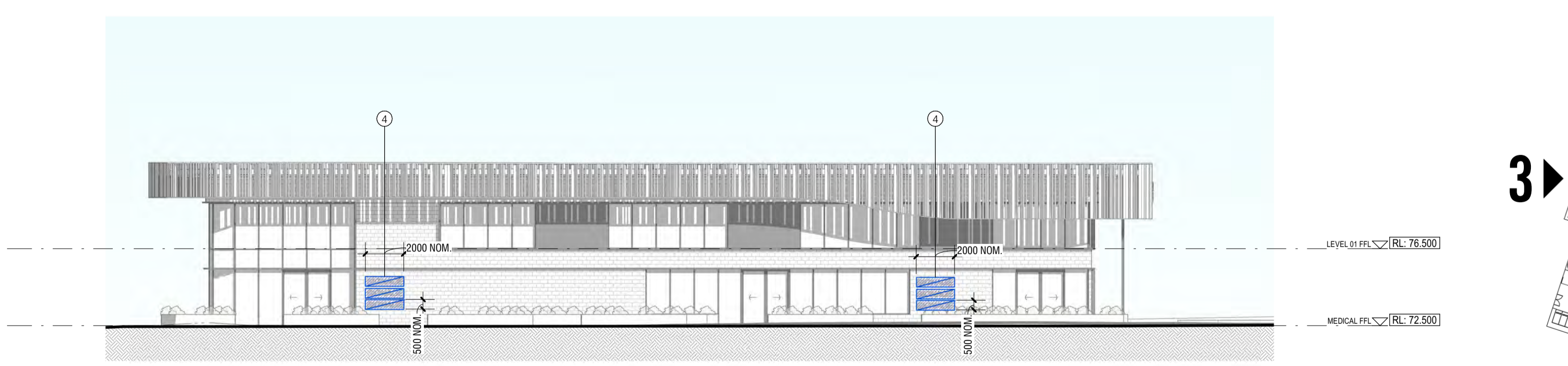
1 - PROPOSED SIGNAGE SOUTH ELEVATION 1 : 200



2 - PROPOSED SIGNAGE WEST ELEVATION 1 : 200



3 - PROPOSED SIGNAGE NORTH ELEVATION - MEDICAL 1 : 200



4 - PROPOSED SIGNAGE SOUTH ELEVATION - MEDICAL 1 : 200

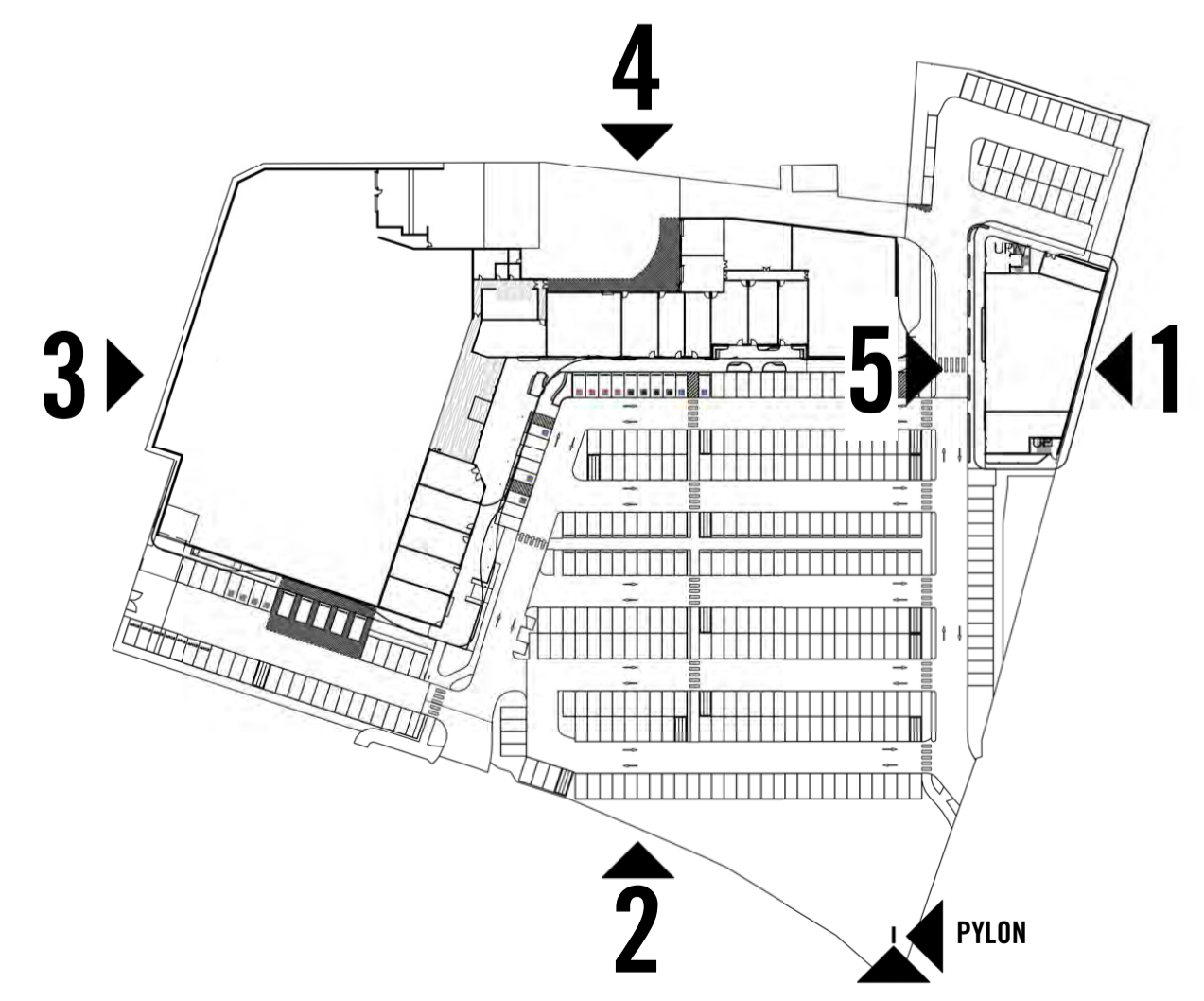
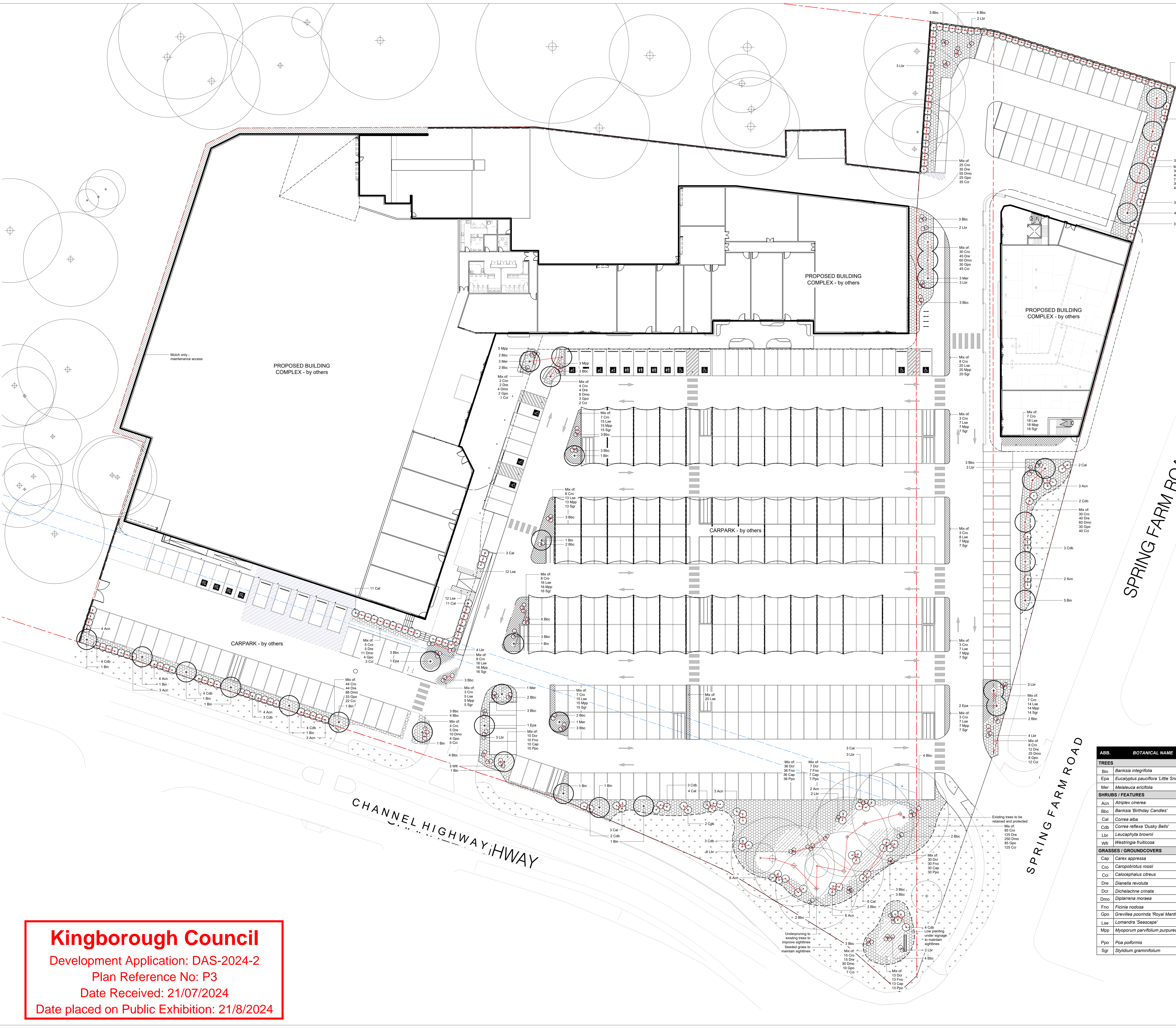
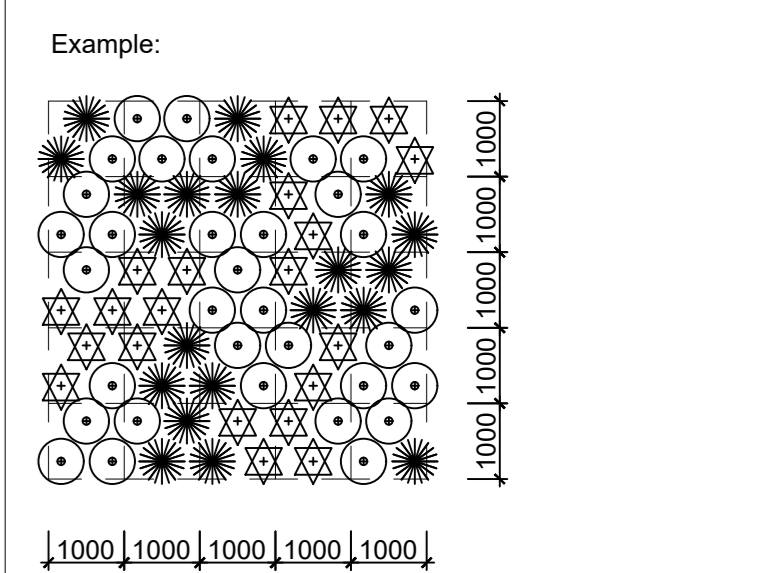


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- LEGEND**
- SITE BOUNDARY
 - EASEMENT
 - EXISTING TREE
To be retained and protected
 - PROPOSED TREE
Refer to plant schedule for species information and quantity
 - PROPOSED SHRUB
Refer to plant schedule for species information and quantity
 - MASS PLANTING - TYPE 01
Planting in black well composted gum bark. Species mix as follows (refer plant schedule for information and quantity):
- *Carpobrotus rossi*
- *Calocopholus citreus*
- *Dianella revoluta*
- *Diplazium moraea*
- *Grevillea pookiana* 'Royal Mantle'
 - MASS PLANTING - TYPE 02
Planting in black well composted gum bark. Species mix as follows (refer plant schedule for information and quantity):
- *Dichelachne crinata*
- *Ficinia nodosa*
- *Carex appressa*
- *Poa poliformis*
 - MASS PLANTING - TYPE 03
Planting in black well composted gum bark. Species mix as follows (refer plant schedule for information and quantity):
- *Carpobrotus rossi*
- *Lomandra 'Seascape'*
- *Mycoporum parvifolium purpurea*
- *Styidium graminifolium*
 - SEEDED GRASS
'Sun and Shade' seed mix
 - MULCH ONLY
14-20mm 'Tassie Gold' gravel mulch



L100
SHEET TITLE
Landscape Plan

CLIENT
Tipalea Partners PTY LTD

PROJECT NAME
Spring Farm Village, Kingston

SITE ADDRESS
202 Channel Highway
Kingston TAS 7050

PROJECT NO. 23-022
DESIGNED AK

STAGE DA
DRAWN AK

SCALE
1:250@A0

DO NOT SCALE OFF DRAWINGS

PLAYSTREET ARCHITECTURE
92 ARDLEBER STREET HOBART TAS 7000
OFFICE: 005 022 200
WWW.PLAYSTREET.COM.AU

ABB.	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE	QTY.
TREES					
Bn	<i>Banksia integrifolia</i>	Coastal Banksia	45L	4m x 3m	23
Epa	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Dwarf Snowgum	45L	8m x 4m	4
Mer	<i>Metelaea arifolia</i>	Swamp Paperbark	45L	9m x 6m	8
SHRUBS / FEATURES					
Acn	<i>Antiplex cinerea</i>	Coastal Saltbush	140mm	1.5m x 2.5m	46
Bbc	<i>Banksia 'Birthday Candles'</i>	Dwarf Banksia	140mm	0.6m x 0.6m	96
Co	<i>Correa alba</i>	White Correa	140mm	1.5m x 1.5m	104
Cal	<i>Correa reflexa</i> 'Dusty Bells'	Correa	140mm	1.5m x 1.5m	40
Llr	<i>Leucaphya brownii</i>	Cushion Bush	140mm	0.6m x 0.6m	42
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	140mm	1m x 1m	3
GRASSES / GROUNDCOVERS					
Cap	<i>Carex appressa</i>	Tall Sedge	tubestock	0.6m x 0.6m	96
Cro	<i>Carpobrotus rossi</i>	Coastal Pigfame	tubestock	0.3m x 1.2m	355
Cci	<i>Calocopholus citreus</i>	Lemon Beauty Heads	140mm	0.6m x 0.6m	337
Ccl	<i>Correa alba</i>	White Correa	140mm	1.5m x 1.5m	372
Dcr	<i>Dichelachne crinata</i>	Longhair Plumegrass	tubestock	0.6m x 0.6m	96
Dmo	<i>Diplazium moraea</i>	White Flag Iris	tubestock	0.6m x 0.6m	676
Fno	<i>Ficinia nodosa</i>	Knobby Clubrush	tubestock	0.5m x 0.5m	96
Gpo	<i>Grevillea pookiana</i> 'Royal Mantle'	Creeping Grevillea	140mm	0.3m x 1.5m	264
Lsa	<i>Lomandra 'Seascape'</i>	Mat Rush	140mm	0.5m x 0.5m	205
Mpp	<i>Mycoporum parvifolium purpurea</i>	Creeping Boobialla	tubestock	0.2m x 1.5m	168
Ppo	<i>Poa poliformis</i>	Coastal Tussock Grass	tubestock	0.6m x 0.6m	96
Sgr	<i>Styidium graminifolium</i>	Trigger Plant	140mm	0.3m x 0.3m	160

Kingborough Council
Development Application: DAS-2024-2
Plan Reference No: P3
Date Received: 21/07/2024
Date placed on Public Exhibition: 21/8/2024

ISSUE STATUS

A	Issue for DA - Revision A	04-09-2023	PST
B	Issue for DA - Revision B	15-08-2023	PST
C	Issue for DA - Revision C	24-11-2023	PST
D	Issue for DA - Revision D	06-05-2024	PST

DATE REVIEWED

04-09-2023	PST
15-08-2023	PST
24-11-2023	PST
06-05-2024	PST