PLANNING EXHIBITED DOCUMENTS
Ref. No: SF7239 & DA0506/2021
Date advertised: 11/12/2021
Planning Administration
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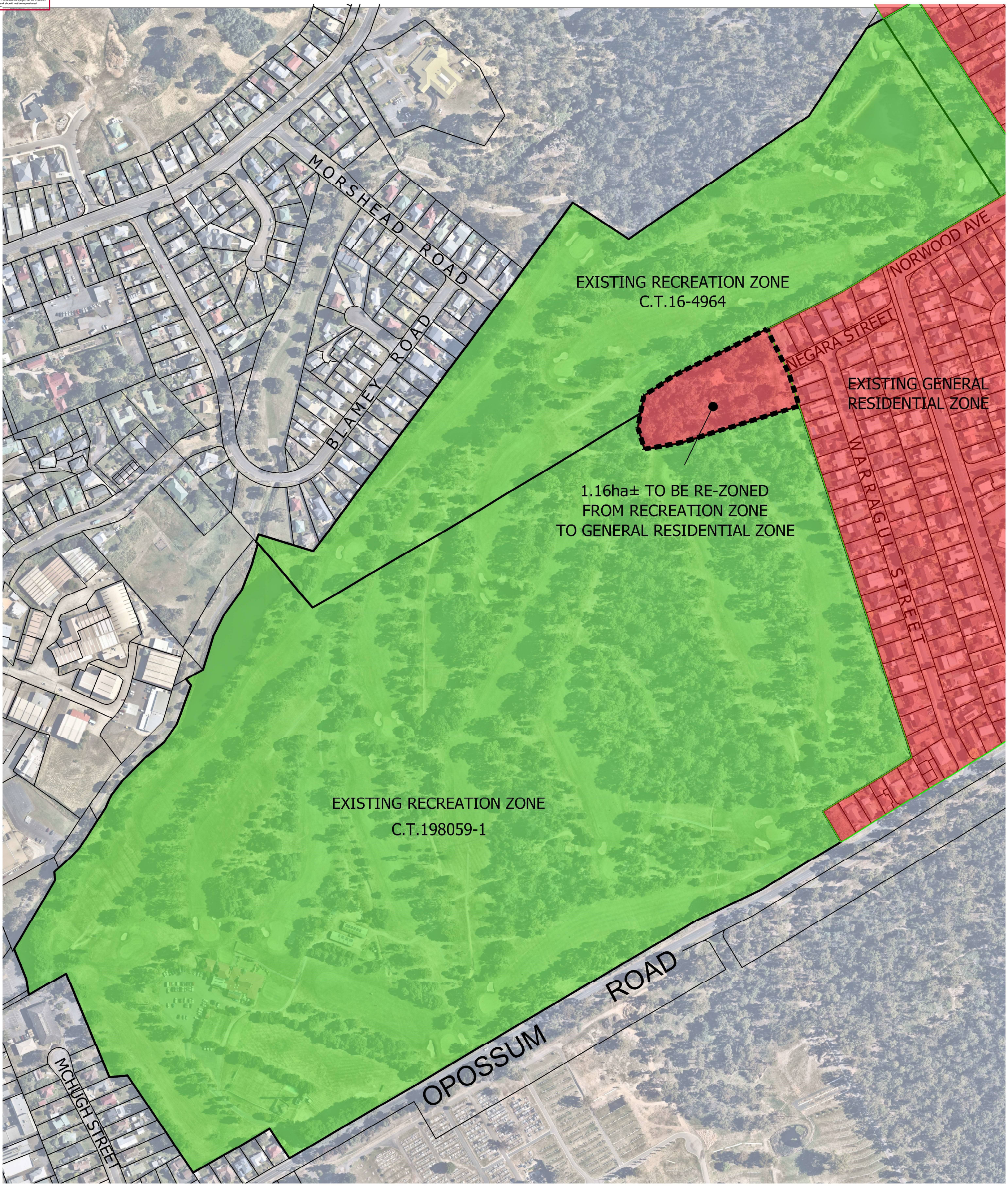


THIS PLAN WAS PREPARED AS A PRELIMINARY PROPOSAL PLAN FOR DISCUSSION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PARCEL TO BE RE-ZONED TO GENERAL RESIDENTIAL ZONE

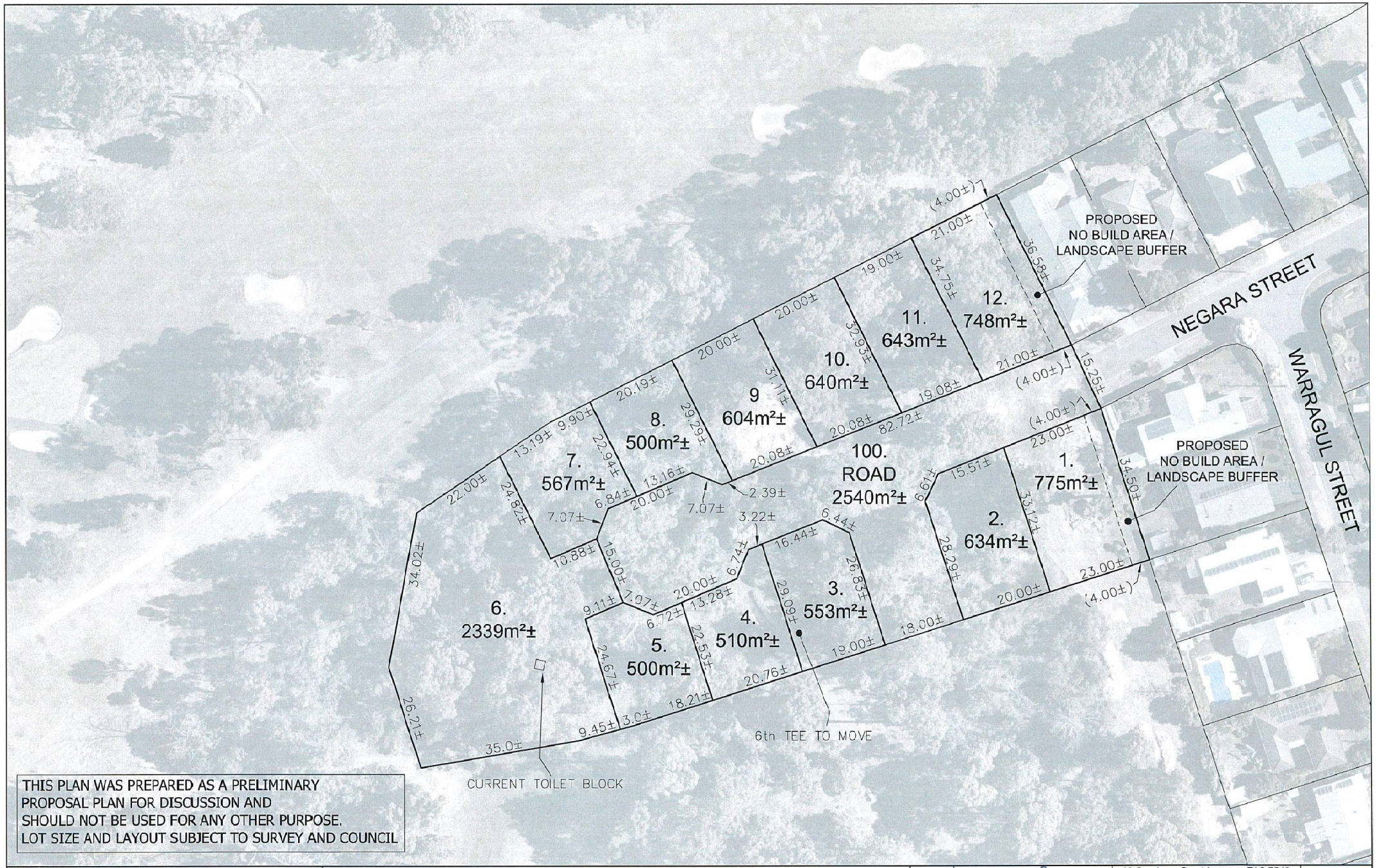
LAUNCESTON GOLF CLUB
PROPOSED RE-ZONE
27-99 OPOSSUM RD, KINGS MEADOWS
C.T. 198059/1, C.T. 16/4964

N

WOOLCOTT SURVEYS

10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: office@woolcottsurveys.com.au

Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L191207	GM	L191207_proposal_plan_160821_v1.0	04/10/21	1:4000@A3	V2	1/3



THIS PLAN WAS PREPARED AS A PRELIMINARY PROPOSAL PLAN FOR DISCUSSION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. LOT SIZE AND LAYOUT SUBJECT TO SURVEY AND COUNCIL

Notes:

DIMENSIONS ARE IN METRES

CONCEPT 12 LOT (PLUS ROAD) SUBDIVISION
OWNER: LAUNCESTON GOLF CLUB
27-99 OPOSSUM ROAD, KINGS MEADOWS
C.T. 198059-1, C.T. 16/4964

N

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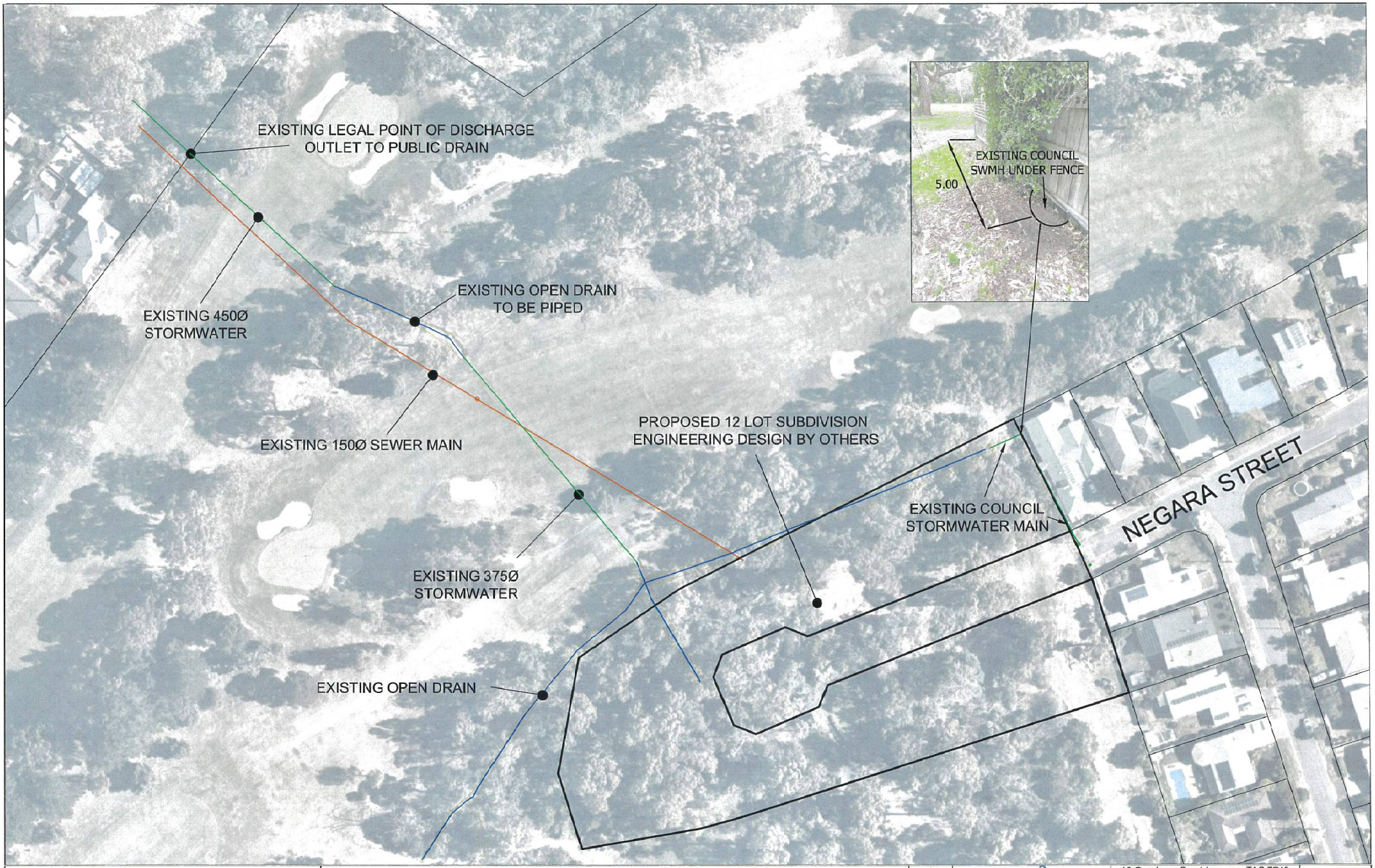
Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L191207	GLM	L191207-PROP LAYOUT280121	15/11/21	1:750@A3	V07	6/7

PLANNING EXHIBITED DOCUMENTS
Ref. No. SF7239 & DA0509/2021
Date 11/12/2021



PLANNING EXHIBITED DOCUMENTS
Ref. No: SF7239 & DA0506/2021
Date submitted: 11/12/2021

EXISTING STORMWATER INFRASTRUCTURE
LAUNCESTON GOLF CLUB
27-99 OPOSSUM ROAD, KINGS MEADOWS
C.T.198059-1, C.T.16/4964

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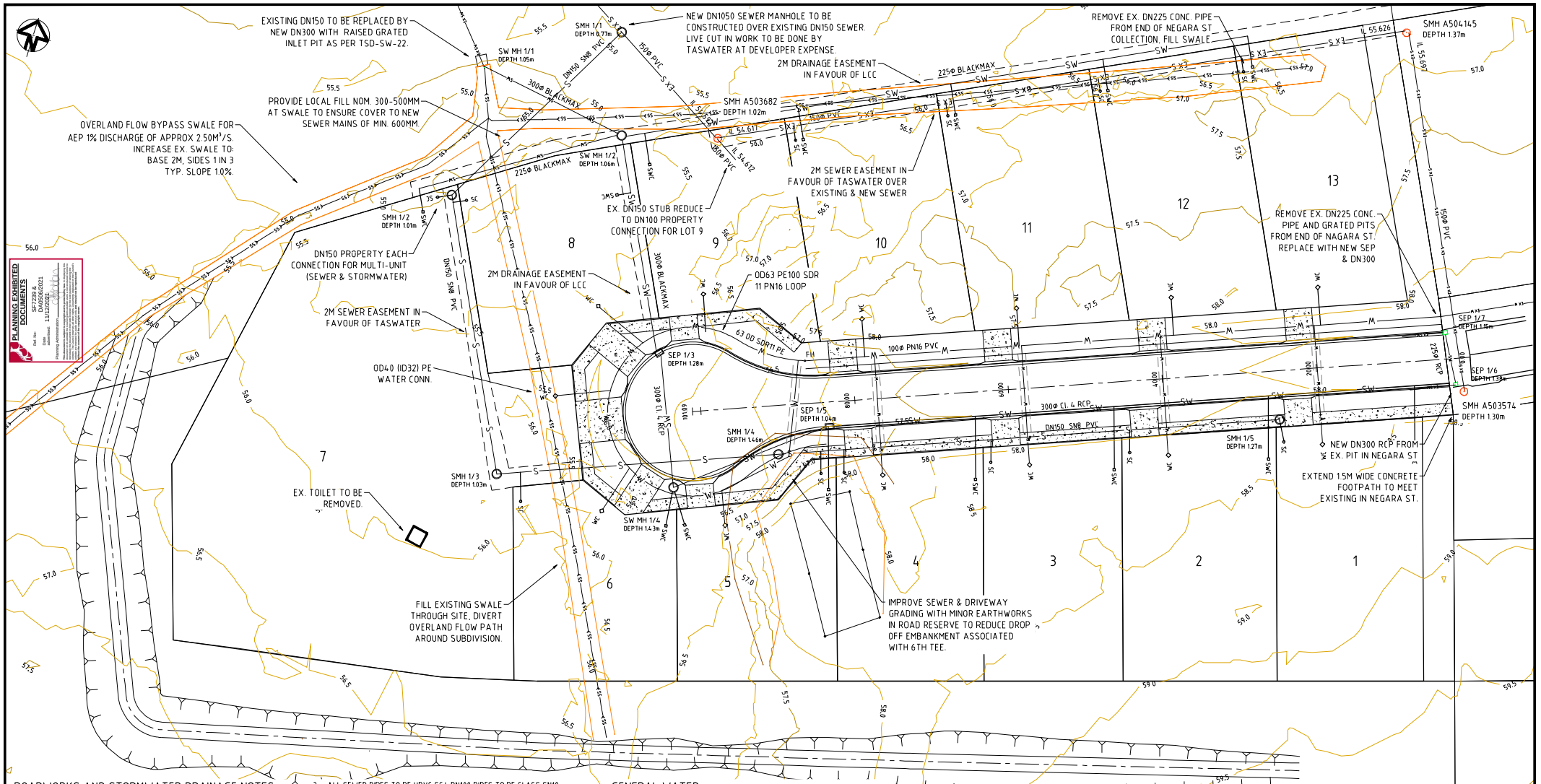
Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L191207	GM	L191207-EXISTING SW	15/11/21	1:1000@A3	V02	1/1



PLANNING EXHIBITED DOCUMENTS
Ref. No: SF7239 & DA056/2021
Date: 13/12/2021
Planning Authority: Glamorgan Spring Bay Council

ROADWORKS AND STORMWATER DRAINAGE NOTES

1. NEW 6.9M WIDE SEALED ROAD WITH KCS KERB & CHANNEL.
2. PROVIDE 3.6m WIDE REINFORCED CONCRETE DRIVEWAYS TO ALL LOTS AND 5.5M WIDE TO LOT 7 AS INDICATED ON THE PLAN. DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH TSD-R09.
3. PROVIDE NEW 1.8M CONCRETE FOOTPATH FOR THE LOT FRONTAGE TO JOIN TO EXISTING IN NEGARA ST, IN ACCORDANCE WITH TSD-R11.
4. ALL STORMWATER PIPE MATERIAL SHOWN U.N.O:
   - DN100 SN8 PVC SWJ FOR PROPERTY CONNECTION
   - BLACKMAX / RCP CLASS 4 RRJ FOR LCC ASSETS (PRIVATE PROPERTY/ROAD RESERVE).
5. PROVIDE DN100 STORMWATER PROPERTY CONNECTIONS TO EACH LOT AS INDICATED ON THE PLAN. CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH TSD-SW25.

GENERAL SEWER

1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V1.0 AND THE TASWATER SUPPLEMENT TO THIS CODE.
2. CONNECTIONS TO THE EXISTING SEWER MAIN TO BE CARRIED OUT BY TASWATER AT THE CONTRACTOR'S EXPENSE.
3. ALL SEWER PIPES TO BE UPVC SCJ. DN100 PIPES TO BE CLASS SN10.
4. PIPE INSTALLATION IS TO BE CONSTRUCTED IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA - TASWATER SUPPLEMENT.
5. UNLESS EXPOSED CONDITIONS WARRANT OTHERWISE, THE TRENCH EMBEDMENT SYSTEM SHALL BE "TYPE A GRADED" AS PER TABLE 202-A ON STD DRG. MRWA-S-202.
6. FOR THE PROPOSED TRENCH EMBEDMENT SYSTEM "TYPE A", PIPE BEDDING SHALL BE AS PER TABLE 202-B ON STD DRG. MRWA-S-202, ITEM B 5MM MINUS CRUSHED ROCK.
7. TRENCH BACKFILL WITHIN THE DRIVEWAY SHALL BE AS PER TABLE 201-A TYPE R TRAFFICABLE: 20MM FCR CLASS 3 AS PER VICROADS SPEC 812, COMPACTED IN 150MM LAYERS TO 95% MMDD. PAVEMENT & SEAL TO MATCH EXISTING.
8. ALL PRODUCTS USED MUST BE AS PER THE APPROVED PRODUCTS CATALOGUE FOR CITY WEST WATER.
9. PROVIDE DN100 SEWER PROPERTY CONNECTIONS TO THE NEW LOTS AS INDICATED ON THE PLAN. PROPERTY CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH WSAA STANDARD DRAWING MRWA-S-302.
10. THE DN150 PROPERTY SEWER CONNECTION FROM THE EXISTING SEWER MANHOLE SHALL BE RETAINED & DOWNSIZED TO DN100 FOR SERVICING NEW LOT 9.

GENERAL WATER

1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 MRWA EDITION V2.0 AND THE TASWATER SUPPLEMENT TO THIS CODE.
2. CONNECTIONS TO PUBLIC WATER MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO PAY WATER METER FEE TO TASWATER PRIOR TO PLACING ON MAINTENANCE.
4. ALL ROAD CROSSINGS TO BE BACKFILLED WITH FCR TO FINISHED SURFACE LEVEL.
5. ALL PRODUCTS USED MUST BE AS PER THE APPROVED PRODUCTS CATALOGUE FOR CITY WEST WATER.
6. PROVIDE NEW OD25 (I.D. 20) PN16 PE PIPE CONNECTION TO NEW LOTS 1-6 AND 8-13. PROVIDE NEW OD40 (I.D 32) IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002.
7. PROVIDE DN100 SN4 PVC CONDUIT SLEEVE FOR ALL NON METALLIC PROPERTY SERVICE PIPES IN TRAFFICABLE AREAS.

SURVEY NOTES

1. PROPOSED LOT BOUNDARY LINES, EXISTING AND PROPOSED DEVELOPMENT AS SHOWN ON WOOLCOTT SURVEY DRAWING L191207-PROP LAYOUT280121 DATED 08.04.2021.
2. SERVICE INVERT LEVELS AND SITE CONTOURS BY SITE SURVEY.

REV.	DESCRIPTION	DRN.	CHK.	APP.	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION	GA	GA	CO	02.08.21
A	ISSUED FOR CLIENT COMMENT	GA	GA	CO	27.07.21

DRAWING CHECK	INITIALS	DATE
DRAWN	GA	23.07.21
DESIGNED	GA	23.07.21
CHECKED	CO	27.07.21
CLIENT		

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CLIENT: LAUNCESTON GOLF CLUB 1899
OPOSSUM ROAD KINGS MEADOWS TASMANIA 7249

PROJECT: PROPOSED SUBDIVISION 27-99 OPOSSUM ROAD KINGS MEADOWS, TAS 7249 STAGE 1: 13 LOTS NEGARA CRES

TITLE: ROAD LAYOUT & CONCEPT SERVICES PLAN

STATUS: PRELIMINARY ONLY NOT TO BE USED FOR CONSTRUCTION
SCALE: @ A1 1:250
DIMENSIONS IN METRES
DRAWING NO: 332.31-SK01
REV: B
A1