APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DAS-2020-16

NAME OF APPLICANT: All Urban Planning Pty Ltd

PROPOSAL: Subdivision of one lot and balance

LOCATION: 37-59 Maranoa Road and 99 Channel Highway, Kingston

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 13 October 2020.
**Development Application**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DAS-2020-16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Subdivision of one lot and balance</td>
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<td>Location:</td>
<td>37-59 Maranoa Road and 99 Channel Highway, Kingston</td>
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<tr>
<td>Applicant:</td>
<td>All Urban Planning Pty Ltd</td>
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<tr>
<td>Responsible Planning Officer:</td>
<td>Sarah Silva</td>
</tr>
</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Tree Report and Survey Plan
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building or boundary, or to prescribed setbacks, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers and can be displayed as required.

DATUM - Vertical: AHD per SP9419 with reputed AHD level of 83.023 from SURCOM on 13/09/17

At the time of this survey, CT.126707 was owned by CHRYSANTHE GRESTWOOD & ZACHARIA INVESTMENTS PTY. LIMITED

Date of Survey: 12/09/17

Development Application: DAS 2020-16
Plan Reference no.: P3
Date Received: 28 September 2020
Date Advertised: 30 September 2020
proposed access to Lot 1 & 2

Existing kerb to kerb width of access road is approx. 9m

Line of sight South East to Patonga St. (from proposed access to Lot 2)

Line of sight North West to western side of Channel Hwy (from proposed access to Lot 2)

EXISTING DRAINAGE EASEMENT 2.00 WIDE

EXISTING DRAINAGE EASEMENT 2.50 WIDE

SEE PAGE 1 FOR MORE DETAIL

PREVIOUSLY APPROVED (CT.177320/1)

LOT 2 7606m²

KINGSTON TOWN SHOPPING CENTRE

BALANCE 5.35ha

C.T.126707/1 & C.T.126707/2

Required for widening Maranoa Road

Calvin Christian Primary School

Maranoa Road

Patonga Street

Channel Highway

Kingston Town Shopping Centre

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Notes:

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Datum - Vertical: AHD per SP9419 with reputed AHD level of 83.023

At the time of this survey, C.T.126707 was owned by CHRYSANTHE GRIFFITH & ZACHARIA INVESTMENTS PTY. LIMITED

Date of Survey: 12/09/17

At the time this survey, CT.126707 was owned by CHRYSAN/ THE GRIFFITH & ZACHARIA INVESTMENTS PTY. LTD

Date of Survey: 12/09/17

This document is, and shall remain, the property of Leary & Cox, Land & Engineering Surveyors. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of the document in any way is prohibited.
EXISTING SW CONNECTION TO BE UTILISED FOR LOT 2

PRIVATE SERVICE EASEMENT 1.00m WIDE TO SUPPLY POWER & COMMS TO LOT 2

PIPELINE & SERVICES EASEMENT VARIABLE WIDTH

EXISTING DRAINAGE EASEMENT 2.00 WIDE (TRANSFER TO TASWATER (BENEFIT LOT 2) FOR SEWER LINE)

EXISTING DRAINAGE EASEMENT 2.50 WIDE

EXISTING SEWER CONNECTION TO LOT 2

EXISTING SEWER CONNECTION TO SHOPPING CENTRE

SEWER MAIN

EXISTING SEWER EASEMENTS UTILISED TO PROVIDE SEWAGE AND STORMWATER DRAINAGE FOR LOT 2.

EXISTING DRAINAGE EASEMENT 2.50 WIDE

EXISTING DRAINAGE EASEMENT 2.00 WIDE (TRANSFER TO TASWATER (BENEFIT LOT 2) FOR SEWER LINE)

TASWATER SERVICE EASEMENT TO DRAIN SEWER FROM SHOPPING CENTRE 3.00m WIDE

BALANCE 5.35ha

LOT 2 7606m²

PREVIOUSLY APPROVED
(CT.177320/1)
CURRENTLY UNDER DEVELOPMENT

CONNECT TO EXISTING 150Ø WATER MAIN

SEWER CONNECTION TO LOT 1

POWER & COMMS CONNECTIONS FOR LOT 2

PRIVATE SERVICE EASEMENT (OVER CT.177320/1) TO SUPPLY WATER (incl. FIRE SERVICE) TO LOT 2.

CHANNEL HIGHWAY

WATER MAIN FOR LOT 2

STORMWATER DESIGNED TO CONNECT TO EXISTING CONNECTIONS TO ENSURE PRE-DEVELOPMENT FLOWS NOT EXCEEDED AND COMPLIANCE WITH SW CODE - PER COMMENTS FROM DEPT. STATE GROWTH.

future connection to sewer by TasWater

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all survey data is 3D. The vertical datum is AHD per SPM9419 with reputed AHD level of 83.323 from SURCOM on 13/09/17.

at the time of this survey, CT.126707 was owned by CHRYSANTHE GRESTWOOD & ZACHARIA INVESTMENTS PTY. LIMITED

Date of Survey: 12/09/17

Development Application: DAS 2020-16

Prop Reference no: P3

Date Received: 28 September 2020

Date Advertised: 30 September 2020
Development Application: DAS 2020-16
Plan Reference no.: P2
Date Received: 31 August 2020
Date Advertised: 30 September 2020