

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-412
Proposal: Works (private sewer connection)
Subject Site: 10 and 87 Kingston View Drive, Kingston
Responsible Planning Officer: Poppy Scharkie

Advertised Documents:

- Application Plans
- Arboricultural Impact Assessment – 87 Kingston View Drive, Kingston
- Arboricultural Impact Assessment – 10 Kingston View Drive, Kingston

Available upon request:

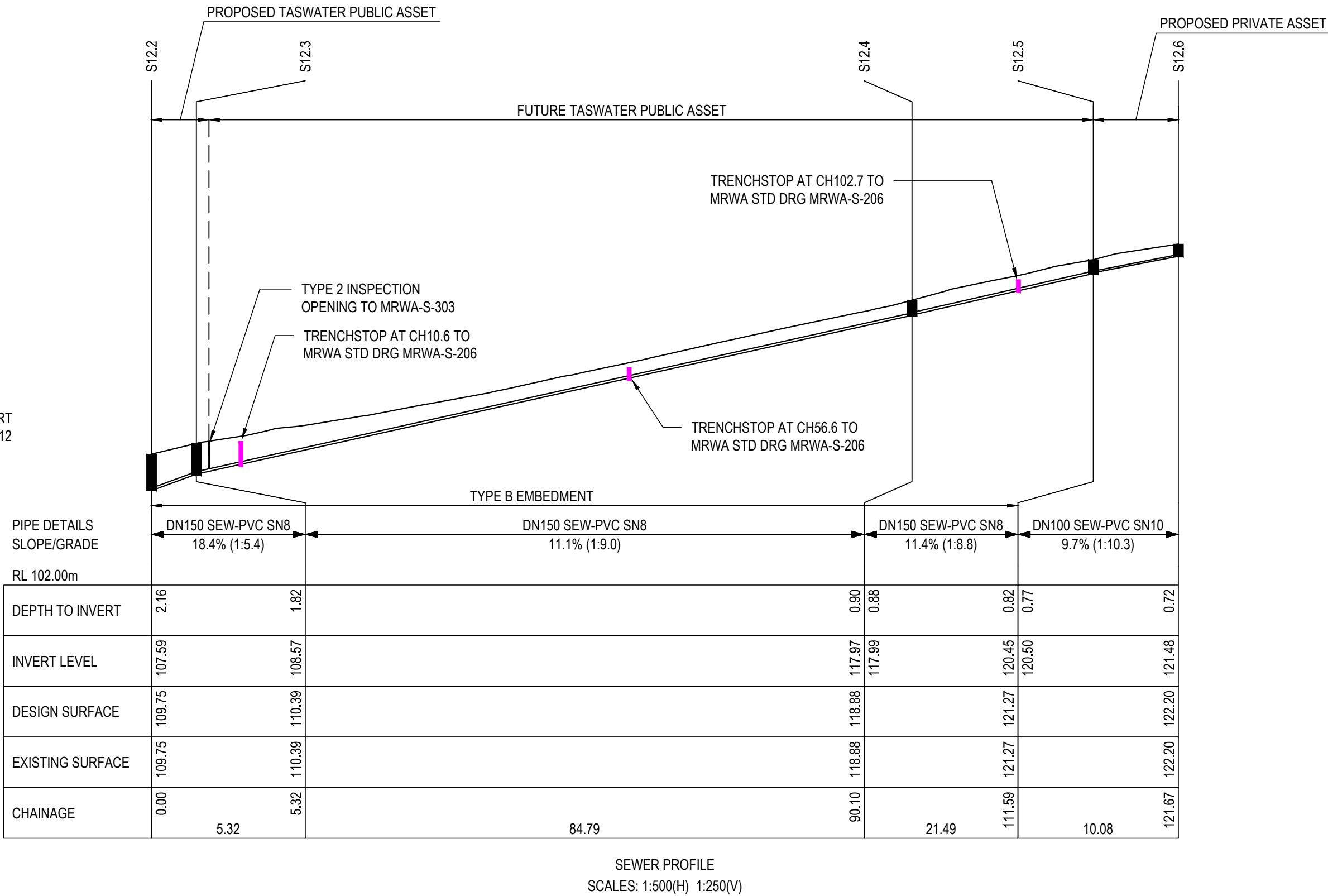
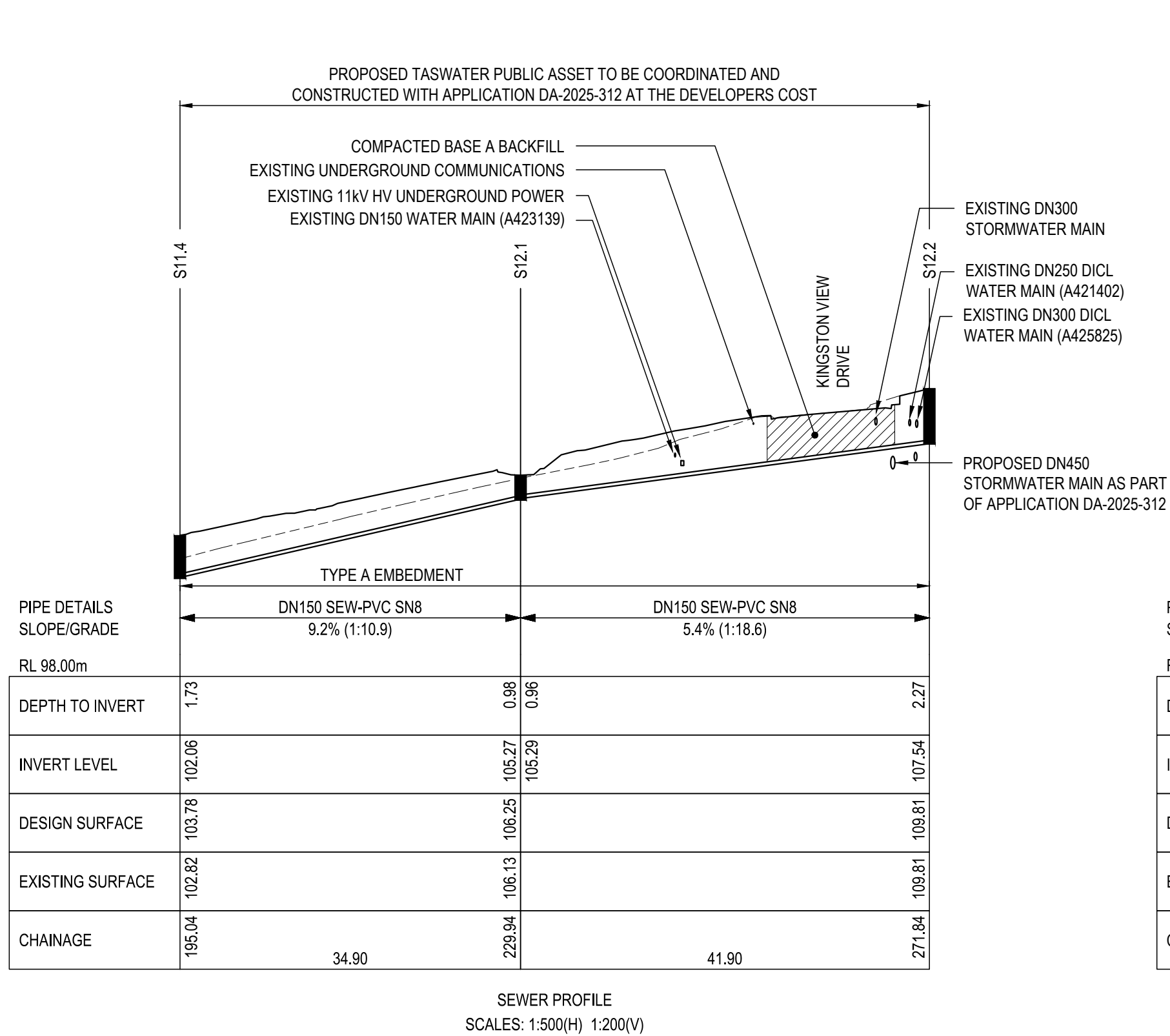
- Application Form
- Copy of Title

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 **2 February 2026**; 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.





NOTE:
UNDERGROUND ASSETS HAVE BEEN LOCATED THROUGH SURFACE WANDING ONLY. CONTRACTOR TO PROVE LOCATION OF ALL UNDERGROUND ASSETS PRIOR TO CONSTRUCTION AND ADJUST GRADE TO ACHIEVE THE MINIMUM CLEARANCES PER TABLE 5.4 OF WSA 02-2014-3.1

TABLE 5.4
CLEARANCES BETWEEN SEWERS AND OTHER UNDERGROUND SERVICES

Utility (Existing service)	Minimum horizontal clearance mm		Minimum vertical clearance ¹ mm
	New sewer size		
	<DN 300	≥DN 300	
Sewers <DN 300	300	600	150 ² /300
Sewers ≥DN 300	600	600	300
Gas mains	300 ³	600	150 ² /300
Telecommunication conduits and cables	300 ³	600	150 ² /300
Electricity conduits and cables	500	1000	225 ² /300
Stormwater drains ⁴	300 ³	600	150 ² and 5/300 ⁵
Water mains	1000 ⁶ /600	1000 ⁶ /600	500 ⁵
Kerbs	150 ⁷	600 ⁷	N/A

GENERAL

G1. WORK HEALTH & SAFETY NOTICE:

JMG HAVE CONSIDERED THE HAZARDS AND RISKS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, MAINTENANCE AND EVENTUAL DEMOLITION OF THIS PROJECT. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. JMG REMIND CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS. THE FOLLOWING RISKS HAVE BEEN IDENTIFIED WHICH ARE UNUSUAL TO THIS PROJECT: NIL

G2. UNLESS SPECIFIED OTHERWISE BY DOCUMENTATION SPECIFIC TO THIS PROJECT ALL DIMENSIONS, MATERIALS, WORKMANSHIP ETC SHALL COMPLY WITH DSG STANDARD CONTRACT DOCUMENTS AND SPECIFICATIONS (R SERIES) AND IPWEA TASMANIAN DIVISION STANDARD DRAWINGS (INCLUDING THE AUTHORITIES LISTED DEPARTURES FROM THE IPWEA STANDARD DRAWINGS) VERSION 3 ISSUED DECEMBER 2020.

G3. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS HAVE BEEN PLOTTED. THE LOCATION OF THESE SERVICES IS APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR SHALL CONFIRM ON SITE PRIOR TO THE START OF WORKS THE LOCATION OF ALL SERVICES WITH THE RELEVANT AUTHORITY.

G4. THE CONTRACTOR MUST POTHOLE ALL EXISTING SERVICES AT PROPOSED CROSSING POINTS WITH NEW SERVICES PRIOR TO THE COMMENCEMENT OF WORKS TO DETERMINE IF THE EXISTING OR PROPOSED SERVICE WILL BE ADVERSELY AFFECTED BY CLASH OR REDUCED MINIMUM COVER. THE CONTRACTOR MUST POTHOLE EXISTING SERVICES AT ALL PROPOSED CONNECTION POINTS FOR NEW SERVICES TO CONFIRM THAT MINIMUM COVER AND OR GRADIENT FOR THE NEW SERVICE WILL BE ACHIEVED. WHERE A CONFLICT WITH AN EXISTING OR PROPOSED SERVICE IS IDENTIFIED THE CONTRACTOR SHALL SEEK DIRECTION FROM THE SUPERINTENDENT. NO CLAIM FOR VARIATION OR EXTENSION OF TIME WILL BE CONSIDERED AS A RESULT OF THE CONTRACTORS FAILURE TO UNDERTAKE THIS INVESTIGATION, AT A SUFFICIENT TIME PRIOR TO THE INSTALLATION WORKS, TO ALLOW ANY REDESIGN TO OCCUR.

G5. PRIOR TO THE COMMENCEMENT OF SITE WORKS THE CONTRACTOR SHALL PREPARE, SUBMIT AND GAIN APPROVAL FROM THE RELEVANT COUNCIL FOR A SOIL AND WATER MANAGEMENT PLAN FOR THE CONSTRUCTION WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED PROTECTION MEASURES FOR THE DURATION OF THE CONTRACT AND UNTIL NEW VEGETATION IS FULLY ESTABLISHED.

G6. ALL SITE WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE ENVIRONMENTAL CONDITIONS OF THE PLANNING PERMIT. ALL CONSTRUCTION EQUIPMENT ENTERING AND LEAVING THE SITE SHALL BE WASHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EPA.

G7. WORKS WITHIN TREE PROTECTION ZONES TO BE DONE IN ACCORDANCE WITH SECTION 6 OF THE ARBORICULTURAL IMPACT ASSESSMENT, NEW PRIVATE SEWER CONNECTION AND LINE, 87 KINGSTON VIEW DRIVE, KINGSTON 7050, OCTOBER 2024 BY PHILIP JACKSON - ARBORIST AND TREE MANAGEMENT SERVICES.

G8. FOR WORKS WITHIN THE ROAD RESERVATION THE CONTRACTOR SHALL APPLY FOR AND RECEIVE A ROAD OPENING PERMIT FROM COUNCIL PRIOR TO THE COMMENCEMENT OF WORKS. THIS APPLICATION SHALL INCLUDE THE PREPARATION OF TRAFFIC AND PEDESTRIAN MANAGEMENT PLANS AS APPLICABLE.

G9. PRIOR TO THE COMMENCEMENT OF ANY TASWATER INFRASTRUCTURE WORKS, THE CONTRACTOR SHALL APPLY TO TASWATER, AND RECEIVE A PERMIT TO CONSTRUCT TASWATER INFRASTRUCTURE.

G10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PEDESTRIAN AND TRAFFIC MANAGEMENT DEVICES TO COMPLY WITH AS1742 FOR THE DURATION OF THE WORKS.

G11. REINSTATE ALL TRENCHES IN ACCORDANCE WITH IPWEA STD DRG TSD-G01 V3. FOR CONCRETE FOOTPATHS REMOVE AND REPLACE ENTIRE BAYS AND REINSTATE IN ACCORDANCE WITH IPWEA STD DRG TSD-R11 V3. REINSTATE ALL KERB AND CHANNEL TO MATCH EXISTING. TIE INTO EXISTING WITH 2 R10 DOWELS 300 LONG.

G12. THE CONTRACTOR SHALL PREPARE IN ELECTRONIC (.DWG) FORMAT "AS CONSTRUCTED" DRAWINGS TO THE SATISFACTION OF JMG, COUNCIL MUNICIPAL ENGINEER AND/OR TASWATER SHOWING THE AS INSTALLED LOCATION OF ALL ABOVE AND BELOW GROUND WORKS. CONFIRMATION OF APPROVAL, FROM THE RELEVANT AUTHORITIES, OF THE COMPLETED DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT PRIOR TO THE ISSUING OF THE CERTIFICATE OF PRACTICAL COMPLETION.

G13. ALL SEWER PIPEWORK PROFILE LEVELS ARE TO THE PIPE INVERT LEVEL. ALLOW ADDITIONAL TRENCHING DEPTH FOR BEDDING AS INDICATED ON THE TYPICAL DETAILS.

G14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CONDITIONS OF THE PLANNING PERMIT, A COPY OF WHICH MUST BE KEPT ON SITE.

G15. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEWER RETICULATION - TASWATER

TW1. ALL WORKS ARE TO BE TO TASWATER APPROVAL IN ACCORDANCE WITH THE WATER SERVICES ASSOCIATION OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) GRAVITY SEWERAGE CODE WSA 02-2014 VERSION 2.0 INCLUDING STANDARD DRAWINGS REFERENCED THEREIN AND TASWATER'S SUPPLEMENT TO THIS CODE. THE CONTRACTOR SHALL MAKE APPLICATION TO TASWATER FOR APPROVAL TO UNDERTAKE WORKS, ARRANGE FOR INSPECTIONS, CO-ORDINATE WORKS REQUIRED TO BE UNDERTAKEN BY THE AUTHORITY AND PAY ALL COSTS.

TW2. ALL SEWER PIPES TO BE:
DN150 SEWER MAINS TO BE UPVC SCJ CLASS SN8 (UNO).

TW3. FOR PIPE GRADES <=10%, PIPE EMBEDMENT MATERIAL TO BE ITEM 'c' 7MM CLEAN AGGREGATE (UNO), FOR GRADES OF >10% TO 30% EMBEDMENT MATERIAL TO BE ITEM 'f', COMPACTED 3% CEMENT STABILISED 20MM FCR (BASE A OR CLASS 3 FCR). REFER TABLE 202-B ON STD DRG MRWA-S-202.

TW4. BACKFILL ALL TRENCHES WITHIN VEHICLE PAVEMENTS TO THE UNDERSIDE OF THE PAVEMENT LAYER FULL DEPTH WITH BASE A 20MM FINE CRUSHED ROCK CONSOLIDATED IN MAXIMUM 150MM LAYERS TO 96% MODIFIED COMPACTION.

TW5. WHEREIN PROPOSED EMBANKMENT CONSTRUCTION, TRENCHING AND EXCAVATION FOR ALL PROPOSED TASWATER PIPEWORK INFRASTRUCTURE SHALL BE UNDERTAKEN POST EMBANKMENT CONSTRUCTION.

TW6. INSTALL CONCRETE BULKHEADS IN ACCORDANCE WITH STD. DRG. MRWA-S-206 TO ALL PIPEWORK WITH GRADES GREATER THAN 10% IN ACCORDANCE WITH THE SPACING REQUIREMENTS OF STD DRG MRWA-S-205.

TW7. MANHOLES TO BE DN1050 PRECAST (UNO) CONSTRUCTED IN ACCORDANCE WITH STD DRG. MRWA-S-307, 308, 309, 310, 311 & 313. 1302-V AND ALL OTHER REFERENCED DRAWINGS. STEP IRONS ARE NOT TO BE INSTALLED IN MANHOLES.

TW8. ENSURE COVERS TO ALL PITS AND MANHOLES ARE INSTALLED FLUSH WITH FINISHED SURFACE LEVEL. MANHOLES OUTSIDE OF SEALED AREAS ON GRADES EXCEEDING 14% SHALL BE INSTALLED HORIZONTALLY WITH A 1M SAFE LEVEL WORKING AREA SURROUNDING. PIT COVERS SHALL BE OF A TYPE APPROVED BY COUNCIL AND EITHER CLASS D WHERE LOCATED WITHIN ROADWAY PAVEMENTS OR CLASS B IN OTHER LOCATIONS.

TW9. ALL NEW SEWER MAINS TO BE AIR TESTED BY THE CONTRACTOR TO THE APPROVAL OF TASWATER PRIOR TO CONSTRUCTION OF MANHOLE BASES AND BACKFILLING. THE CONTRACTOR TO PROVIDE CCTV FOOTAGE AND INSPECTION REPORT FOR SEWERS IN ACCORDANCE WITH THE LATEST VERSION OF "TASWATERS REQUIREMENTS FOR SEWER CCTV CONDUIT INSPECTIONS" AT PRACTICAL COMPLETION.

TW10. CONNECTIONS TO EXISTING TASWATER INFRASTRUCTURE TO BE PERFORMED BY AN ACCREDITED TASWATER CONTRACTOR AT CONTRACTORS COST. CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION OF CONNECTION WORKS WITH TASWATER.

TW11. PROPERTY CONNECTIONS TO HAVE SURFACE INSPECTION OPENING LOCATED 1.0M INSIDE PROPERTY BOUNDARY WITH SURFACE CAP TO STD-DRG MRWA-S-301 FIG 301-B. PROPERTY CONNECTION TO MAINS TO BE IN ACCORDANCE WITH STD-DRG MRWA-S-301, 302 & 303.

TW12. DEPTH OF INVERT OF PROPERTY CONNECTIONS TO BE <1.50M BELOW FINISHED SURFACE LEVEL OF LOTS.

TW13. NEW SEWER MANHOLES CONSTRUCTED WITHIN 2M OF NEW STORMWATER MANHOLES TO HAVE LID LEVEL HEIGHT DIFFERENCE OF <200MM.

TW14. THE CONTRACTOR SHALL ENSURE THAT SEWER MAINS INCLUDING ALL MANHOLES, BRANCHES AND PROPERTY CONNECTION LINES ARE LEFT EXPOSED UNTIL SUCH TIME AS THEY HAVE BEEN LOCATED BY THE SURVEYOR UNDERTAKING THE AS CONSTRUCTED SURVEY. THE SURVEYOR SHALL BE PROVIDED WITH AT LEAST 48HRS ADVANCE NOTICE TO ALLOW THEM TO ATTEND THE SITE. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR HAVING TO RE-EXPOSE ALL PIPEWORK TO ALLOW ACCURATE PICK UP OF THE SERVICE.

TW15. WHERE MANAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL ENSURE THE AS-CONSTRUCTED DRAWINGS, SURVEY & CONTROL AND DATA COLLECTION IS UNDERTAKEN AND PROVIDED TO TASWATER IN ACCORDANCE WITH TASWATER'S ASSET SPATIAL DATA SPECIFICATION

PRIVATE SERVICES - PLUMBING

P1. PLUMBING WORKS AS DEFINED BY THE DIRECTOR OF BUILDING CONTROL ARE TO BE UNDERTAKEN BY A LICENSED AND ACCREDITED PLUMBING PRACTITIONER. THE ACCREDITED PLUMBING PRACTITIONER IS TO LIAISE WITH THE LOCAL AUTHORITY AND ARRANGE A START WORK NOTICE, ALL MANDATORY INSPECTIONS, TESTING AND, PRACTICAL & FINAL COMPLETION CERTIFICATES.

P2. ALL PLUMBING WILL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING REGULATIONS, AS3500, NATIONAL CONSTRUCTION CODE (AND ALL REFERENCED STANDARDS AND GUIDEBOOKS) AND TO THE LOCAL AUTHORITY APPROVAL

P3. PIPEWORK LAYOUTS ARE DIAGRAMMATIC ONLY. CO-ORDINATE ALL SERVICES PRIOR TO INSTALLATION

P4. DN100 SEWER TO BE UPVC SCJ CLASS SN6

P5. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER.

SURVEY CONTROL

DATE OF SURVEY: 21/10/2024
AS SUPPLIED BY ROGERSON AND BIRCH SURVEYORS.

HORIZONTAL DATUM IS GDA2020 MGA ZONE 55 PER TBM R/S IN KERB WITH COORDINATES OF E 522909.502
N 5241931.225

VERTICAL DATUM IS AHD83 PER TBM R/S IN KERB WITH LEVEL OF 101.23m.

WHILE REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES THAT WERE NOT LOCATED DURING THIS SURVEY.

DA317/11/2025 REVISED ISSUE
DA26/02/2025 MINOR REVISIONS
DA107/11/2024 DEVELOPMENT APPLICATION
P123/10/2024 PRELIMINARY ISSUE
REV DATE REMARK

The following table shows an attempt to this design have been completed.	
	NIL
This report does not release contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.	



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PROJECT
87 KINGSTON VIEW DRIVE
SEWER MAIN EXTENSION

TITLE
PIPE PROFILES

Accepted JMB (Discipline Head)	Date
Accepted JMB (Team Leader)	Date
Approved CUM (Principal)	Date

This document must be signed 'Approved' by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A1	DESIGNED BY	DRAWN BY
	JMB	JFB

AS SHOWN PLOT DATE 17/11/2025

DO NOT SCALE. Use only figured dimensions. Locations of structures, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structures, fittings, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS 240715CS - PLANS.DWG

PROJECT NO. 240715CS

DWG NO. C02	REVISION DA3
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