

This planning application is open for
public comment until
11 November 2025

Reference no	PLN-25-0199
Site	LOT 300/187171, TRANSLINK AVENUE (WILL BE LOT 46 HERCULES CLOSE) WESTERN JUNCTION
Proposed Development	Removal of Hedge
Zone	19.0 General Industrial
Use class	Vacant

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

Exhibited

The Proposal

Description of proposal:

REMOVE HAWTHORN HEDGE WITHIN PROPOSED
LOT 46 AT TRANSLINK STAGE 4 B

Driveway construction material:

The Land

Site address:

LOT 46 HERCULES CLOSE

Title reference:

C/T: 187171 - 300

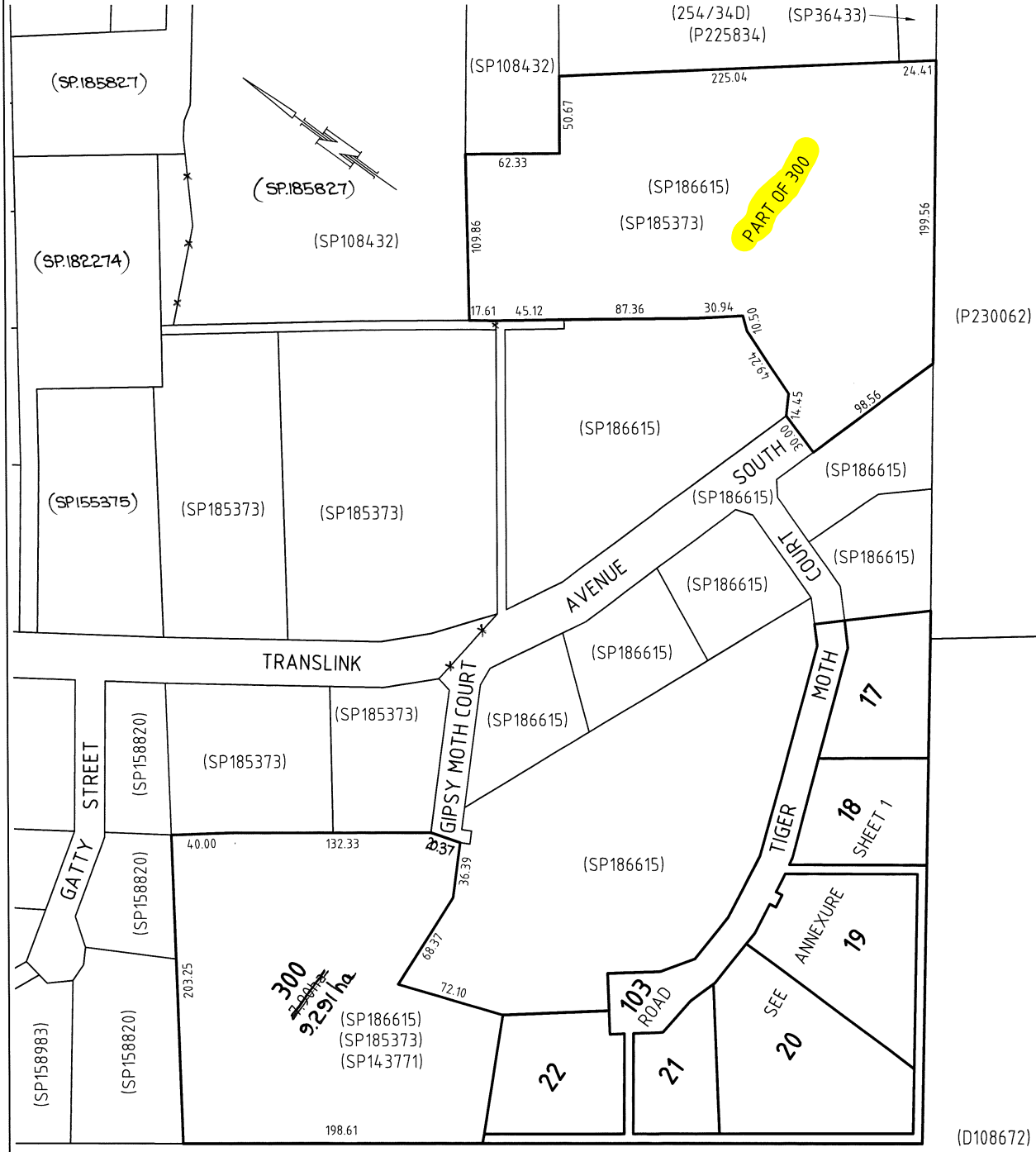
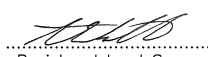
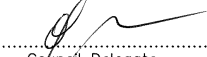
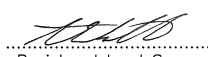
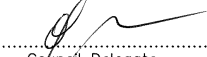
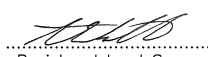
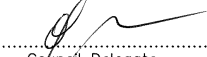
Existing buildings on site:

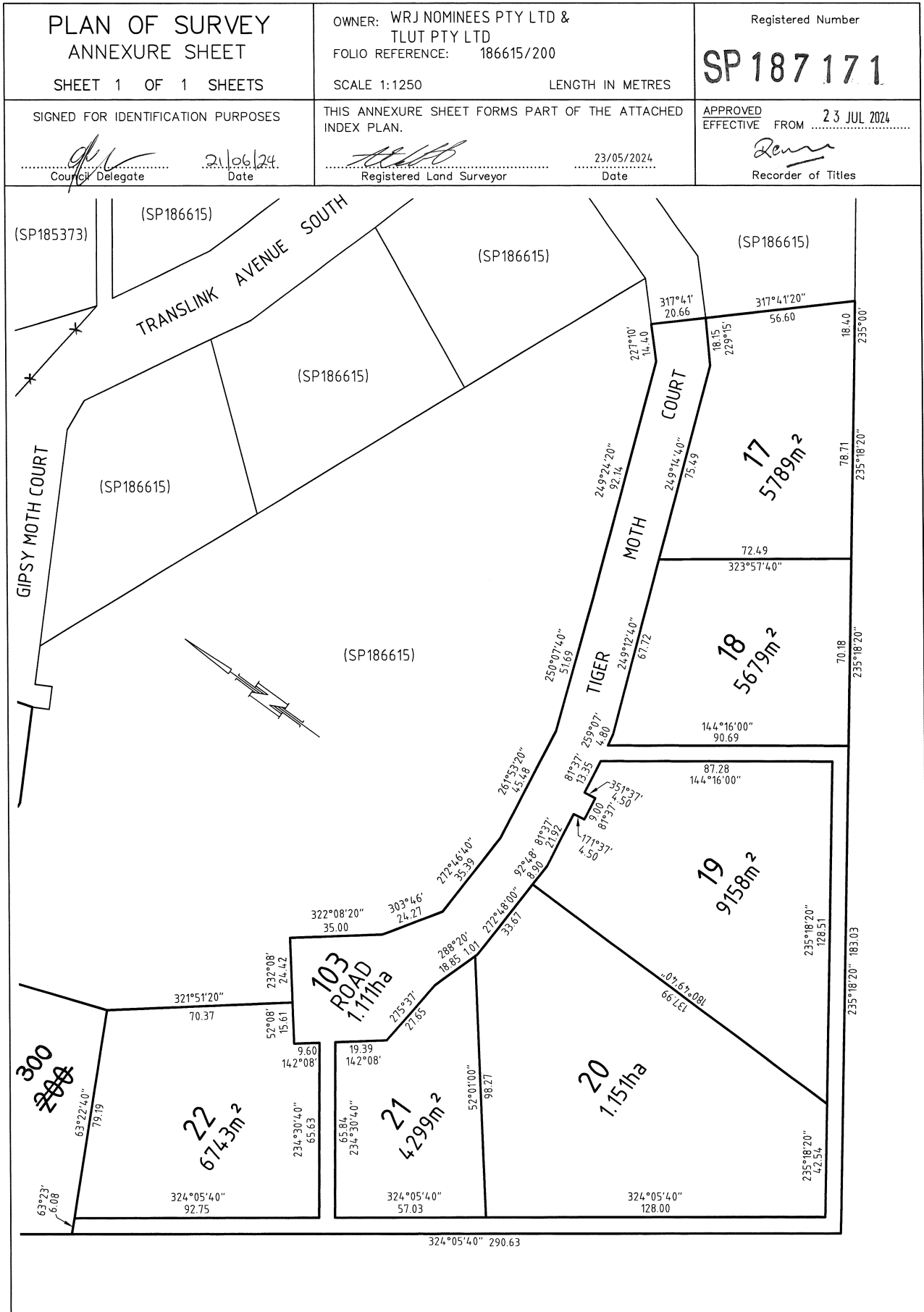
NONE

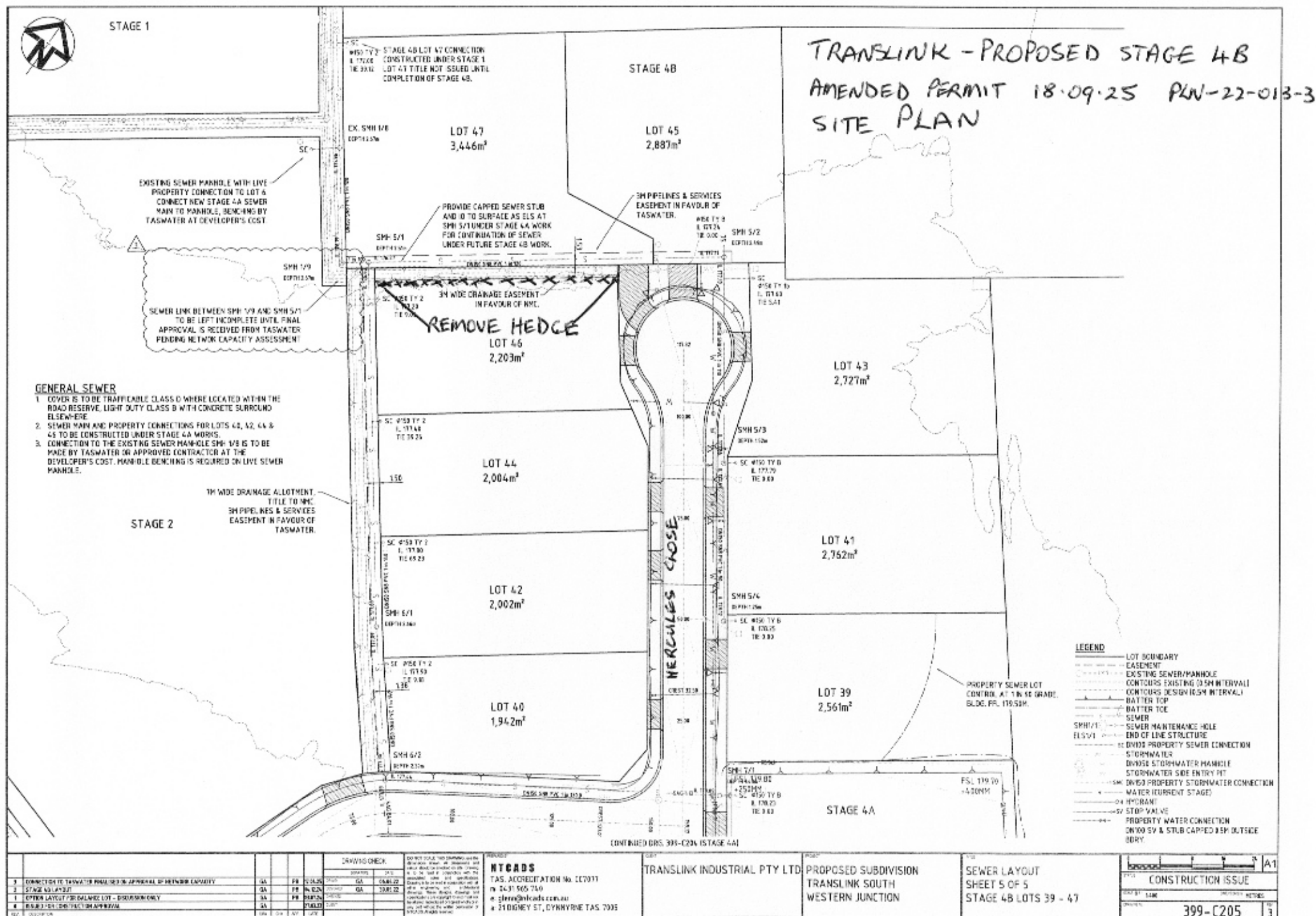
Existing use of site:

VACANT INDUSTRIAL LAND

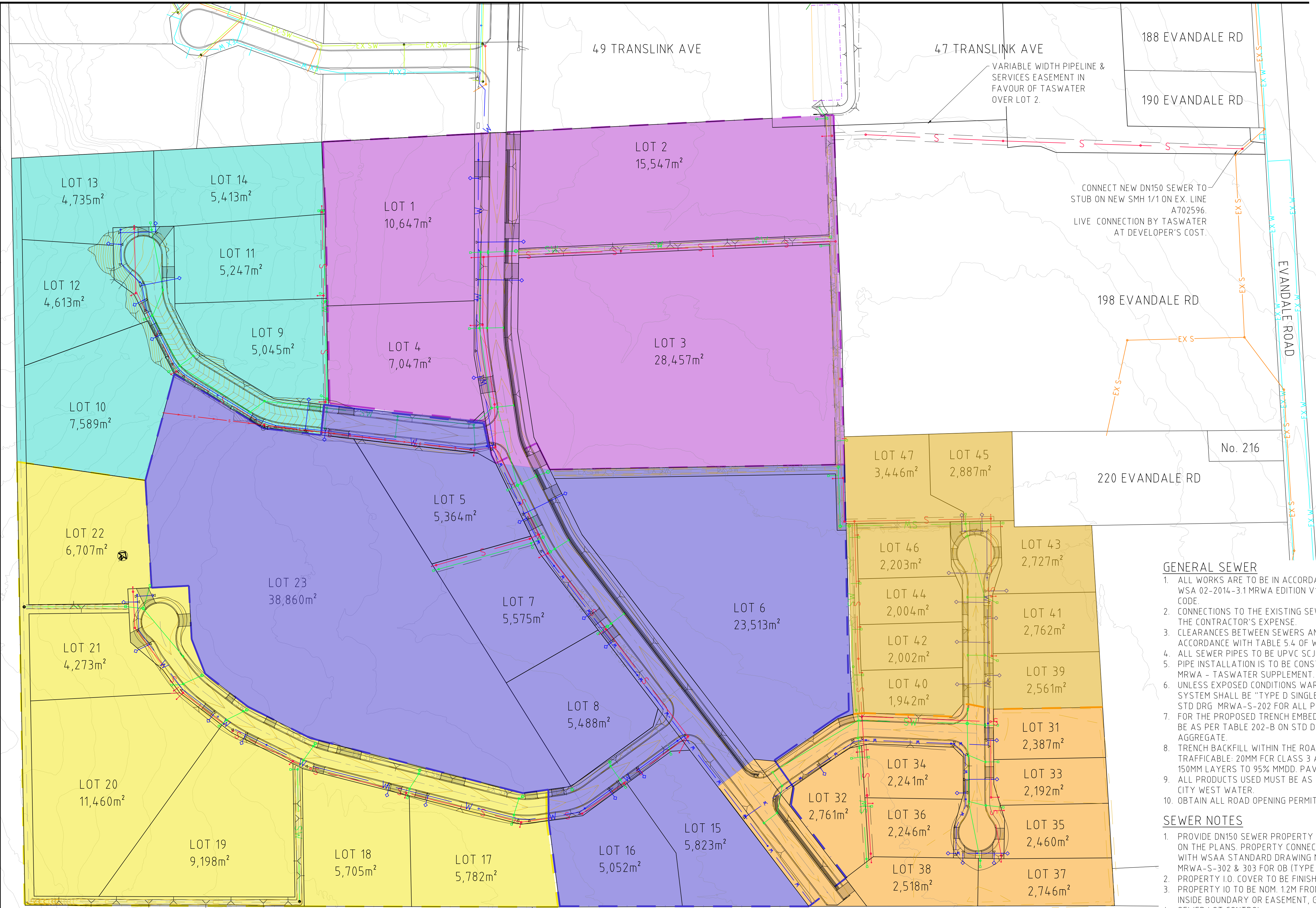
Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme - Northern Midlands

OWNER: WRJ NOMINEES PTY LTD & TLUT PTY LTD FOLIO REFERENCE: 186615/200 GRANTEE: PART OF 582A-3R-0P GTD. TO JOHN SINCLAIR	PLAN OF SURVEY BY SURVEYOR: Adrian Wade Eberhardt of PDA 6 QUEEN STREET, BURNIE LOCATION: LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE SCALE 1: 2,500 LENGTHS IN METRES	Registered Number SP187171 APPROVED EFFECTIVE FROM 23 JUL 2024  Recorder of Titles						
LOT 300 IS COMPILED FROM F.R.186615/200 AND THIS SURVEY. 'PRIORITY FINAL PLAN'								
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN								
								
<table style="width: 100%;"> <tr> <td style="width: 33%; text-align: center;">  Registered Land Surveyor </td> <td style="width: 33%; text-align: center;"> 23/05/2024 52629LK Date Ref No. </td> <td style="width: 33%; text-align: center;">  Council Delegate </td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;"> 21/06/24 Date </td> </tr> </table>			 Registered Land Surveyor	23/05/2024 52629LK Date Ref No.	 Council Delegate			21/06/24 Date
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		21/06/24 Date						





Exhibited



- 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. CLEARANCES BETWEEN SEWERS AND OTHER UNDERGROUND SERVICES TO BE IN ACCORDANCE WITH TABLE 5.4 OF WSA 02-2014-3.1 MRWA.
 4. ALL SEWER PIPES TO BE UPVC SCJ SN8. DN100 PIPES TO BE CLASS SN10.
 5. PIPE INSTALLATION IS TO BE CONSTRUCTED IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA - TASWATER SUPPLEMENT.
 6. UNLESS EXPOSED CONDITIONS WARRANT OTHERWISE, THE TRENCH EMBEDMENT SYSTEM SHALL BE "TYPE D SINGLE SIZED/WELL GRADED" AS PER TABLE 202-A ON STD DRG MRWA-S-202 FOR ALL PIPES WITH GRADE < 10%.
 7. FOR THE PROPOSED TRENCH EMBEDMENT SYSTEM "TYPE D", PIPE BEDDING SHALL BE AS PER TABLE 202-B ON STD DRG MRWA-S-202, ITEM G 5/7MM SINGLE SIZED AGGREGATE.
 8. TRENCH BACKFILL WITHIN THE ROAD 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 ROAD DESIGN.
 9. ALL PRODUCTS USED MUST BE AS PER THE APPROVED PRODUCTS CATALOGUE FOR CITY WEST WATER.
 10. OBTAIN ALL ROAD OPENING PERMITS PRIOR TO COMMENCING.
- SEWER NOTES**
1. PROVIDE DN150 SEWER PROPERTY CONNECTIONS TO THE NEW LOTS AS INDICATED ON THE PLANS. PROPERTY CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH WSAA STANDARD DRAWING MRWA-S-310 & 311 FOR MANHOLE CONNECTIONS, MRWA-S-302 & 303 FOR OB (TYPE 1) & JUMP UP (TYPE 2) CONNECTIONS.
 2. PROPERTY I.O. COVER TO BE FINISHED 100MM ABOVE SURROUNDING SURFACE.
 3. PROPERTY I.O. TO BE NOM. 1.2M FROM DOWNSLOPE BOUNDARY, FINISH NOM. 0.3M INSIDE BOUNDARY OR EASEMENT, GRADE AT MIN. 1 IN 60.
 4. SEWER LOT CONTROL:
IL 155.95 INVERT AT PROPERTY I.O.
TY 1B PROPERTY CONNECTION TYPE (MRWA-S-301)
TIE 24.16 CHAINAGE TO DOWNSTREAM MANHOLE CENTRE

STAGING

STAGE 1
LOTS 1-4, ROAD LOT 101 & BALANCE

STAGE 2
LOTS 5-8, 15, 16 & 23
ROAD LOT 102 & BALANCE

STAGE 3
LOTS 17-22
ROAD LOT 103 & BALANCE

STAGE 4A
LOTS 31-38
ROAD LOT 104 & BALANCE

STAGE 4B
LOTS 32-47
ROAD LOT 104 & BALANCE

STAGE 5
LOTS 9-14, ROAD LOT 105

DRAWING CHECK				DO NOT SCALE THIS DRAWING. Use the dimensions shown. All dimensions and setout should be checked on site. Drawing is to be read in conjunction with the associated notes and specifications. Drawing is to be read in conjunction with all other engineering and architectural drawings. These designs, drawings and specifications are copyright © and must not be altered, reproduced or copied wholly or in any part without the written permission of NTCADS. All rights reserved.				CLIENT		PROJECT		TITLE		25 0 25 50 75 A1	
SIGNATURE				DATE				NTCADS		TRANSLINK INDUSTRIAL PTY LTD		SEWER LAYOUT		STATUS	
DRAWN GA				06.06.22				TAS. ACCREDITATION No. CC7077		PROPOSED SUBDIVISION		FULL STAGE		CONSTRUCTION ISSUE	
DESIGNED GA				30.05.22				m: 0431 965 740		TRANSLINK SOUTH				SCALE @ A1 1:1250	
CHECKED								e: glenn@ntcads.com.au		WESTERN JUNCTION				DIMENSIONS IN METRES	
CLIENT								a: 21 DIGNEY ST, DYNMYRNE TAS. 7005						DRAWING No.	
DRN				DATE										399-C200	
CHK														REV.	
APP.														2	
DATE															
REV				DESCRIPTION											
2				STAGING AMENDED - STAGE 4A/4B											
1				STAGING AMENDED - LOT 23 ROAD LIMITS, LOTS 15 & 16 STAGE 2											
0				ISSUED FOR CONSTRUCTION APPROVAL											