

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-128
PROPOSED DEVELOPMENT:	Six Multiple Dwellings
LOCATION:	73 Mahoney Drive Austins Ferry
APPLICANT:	Great Bay Developments Pty Ltd
ADVERTISING START DATE:	22/08/2025
ADVERTISING EXPIRY DATE:	5/09/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **5/09/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **5/09/2025**, or for postal and hand delivered representations, by 5.00 pm on **5/09/2025**.



Revision 'C' (15/8/2025)
UNIT 2 P.O.S. AMENDED, LANDING & STAIRS (<1.0m ABOVE NGL) ADDED TO UNIT 2 TO ACCESS P.O.S.

Revision 'A' (11/6/2025)
ADDITIONAL INFORMATION PROVIDED PER G.C.C. FURTHER INFO REQUEST PLN-25-128 (29/5/25)

HED Consulting
Hobart Engineering & Design
Ground Floor, The Sandstone Building 1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
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SIX PROPOSED DWELLINGS at 73 MAHONEY DRIVE AUSTINS FERRY for GREAT BAY DEVELOPMENTS	
Date : 30/4/2025	Job No. : H3000
Scale : Shown at A3	Sheet : 2C of 16
Drawn : DA	Issue : DEV. APPLIC.

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Services
The heated water system must be designed & installed to Part B2 of NCC. 2022 Volume 3 - Plumbing Code of Australia, & NCC. Volume 2 & Housing Provisions Part 13.7 requirements.

Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accord. with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping
a) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor between storeys; or
iii) between ceiling insulation and a ceiling
Must have a minimum R-value of 0.4

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and relief valve piping - within 500m of the connection to central water heating system
Must have a minimum R-value of 0.9

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and relief valve piping - within 500m of the connection to central water heating system
Must have a minimum R-value of 1.3

Piping within an insulated timber framed wall such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Plumbing to AS3500 Parts 1-4 inclusive, and to the local authorities requirements.

All work shall be carried out by a licensed plumber and all necessary inspections carried out by council officers or other authorised persons.

Pipe layouts are diagrammatic only. Contractor to finalise locations and installation details 'on site'.

Hot & cold water reticulation to be copper type b. 20Ø generally with 15Ø to single fixtures.

Provide tray to hot water cylinder (HWC) and 50Ø overflow to be directed to external area.

Sanitary plumbing to be uPVC generally.

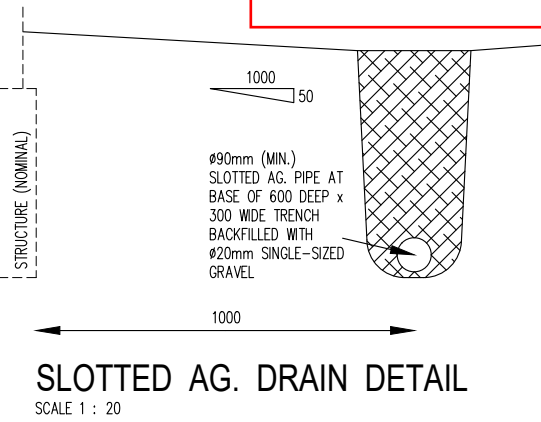
Sewerage and stormwater to lot service connections. Plumber to verify connection locations.

KEY :
STORMWATER DETENTION TANKS (UNITS SIZED PER 'DT' BELOW & 2 x PROPRIETARY 2000 LTR IN-GROUND STORMWATER DETENTION TANKS)
DT = DETENTION TANK:
UNITS 1, 2, 5 & 6 = 1,000 LITRE CAPACITY (NOM.)
UNITS 3 & 4 = 1,500 LITRE CAPACITY (NOM.)
PITS = 300mm SQ. or 450mm SQ. x 450mm DEEP GRATED PIT (AS NOMINATED ON PLAN)

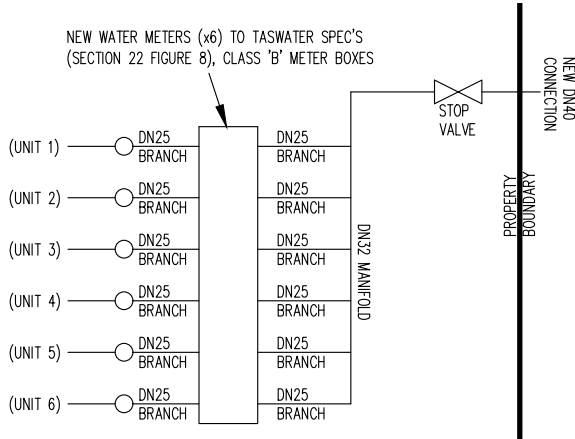
FIXTURE SIZES:
HB Ø40
ORG Ø100
SHR Ø50
SINK Ø50
V(ENT) Ø50
WC Ø100

NOTE:
ALL NEW PLUMBING INFRASTRUCTURE TO BE INSTALLED OUTSIDE & CLEAR OF EASEMENT

SITE DRAINAGE PLAN
SCALE 1 : 250

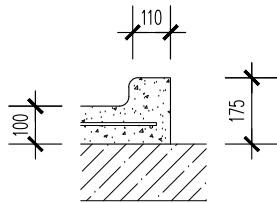


TASWATER NOTES:
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 & SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 & TASWATER'S SUPPLEMENTS TO THESE CODES
TASWATER PROPERTY CONNECTIONS LOCATED WITHIN VEHICLE MANOEUVRING AREAS MUST BE HOUSED IN TRAFFICABLE BOXES "LOOSE" SUPPLIED BY TASWATER & INSTALLED BY THE DEVELOPER'S CONTRACTOR TO MATCH THE FSL
ANY REMOVAL/SUPPLY & INSTALLATION OF WATER METERS &/or THE REMOVAL OF REDUNDANT &/or INSTALLATION OF NEW & MODIFIED PROPERTY SERVICE CONNECTIONS MUST BE CARRIED OUT BY TASWATER AT THE DEVELOPER'S COST
PRIOR TO COMMENCING CONSTRUCTION OF THE DEVELOPMENT, ANY WATER CONNECTION UTILISED FOR CONSTRUCTION MUST HAVE A BACKFLOW PREVENTION DEVICE & WATER METER INSTALLED, TO THE SATISFACTION OF TASWATER



LOT WATER CONNECTION DETAIL
(NOT TO SCALE)

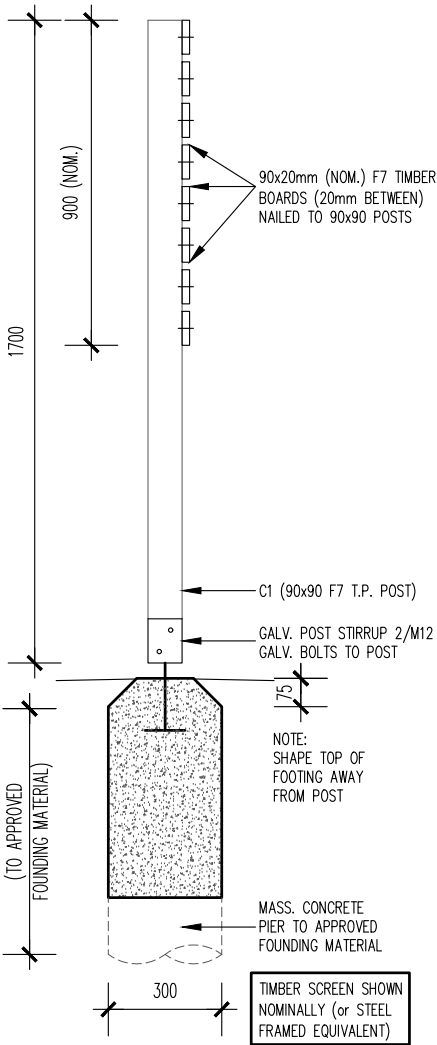
LOT CONNECTION UPGRADE NOTE:
INSTALL NEW DN40 (ID32mm) WATER CONNECTION (UPGRADE FROM EX'G DN25 (ID20mm) CONNECTION). CAP & SEAL EXISTING WATER CONNECTION & INSTALL NEW DN40 (ID32mm) WATER CONNECTION WITH A 6 x DN20mm WATER METER MANIFOLD TO TWS-W-0002 SHEET 09 BELOW GROUND LOW HAZARD IN CLASS 'B' HOUSING (PER AS-3996) WITH GALV. NON-SLIP LID WHERE SHOWN ON PLAN; TO BE CARRIED OUT BY TASWATER AT THE DEVELOPER'S COST.



DRIVEWAY KERB DETAIL (NOMINAL)
SCALE 1 : 20

SIX PROPOSED DWELLINGS at 73 MAHONEY DRIVE AUSTINS FERRY for GREAT BAY DEVELOPMENTS	Date : 30/4/2025	Job No. : H3000
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PRIVACY SCREEN DETAIL

SCALE 1 : 20

ACCESS & PARKING

GRADIENT NOTES:

- (1) DRIVEWAY & PARKING TO BE IN ACCORDANCE WITH AS 2890.1;
- (2) MAXIMUM DRIVEWAY GRADIENT TO BE 1 IN 5 (20%) WITH TRANSITIONS IN ACCORDANCE WITH FIGURE 2.10;
- (3) GRADIENT WITHIN OUTDOOR PARKING AREA ('MODULE') TO BE IN ACC. WITH PART 2.4.6 SPEC'S.

CARPARKING

SCHEDULE:

CARPARKING BAYS (x2) PROVIDED FOR EACH DWELLING
+ VISITOR PARKING BAYS (x2)
(14 CARPARKS TOTAL)

NEW PAVED DRIVEWAY & PARKING AREA (TOTAL) = ±400 m²

Revision 'A' (11/6/2025)

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FURTHER INFO REQUEST PLN-25-128 (29/5/25)

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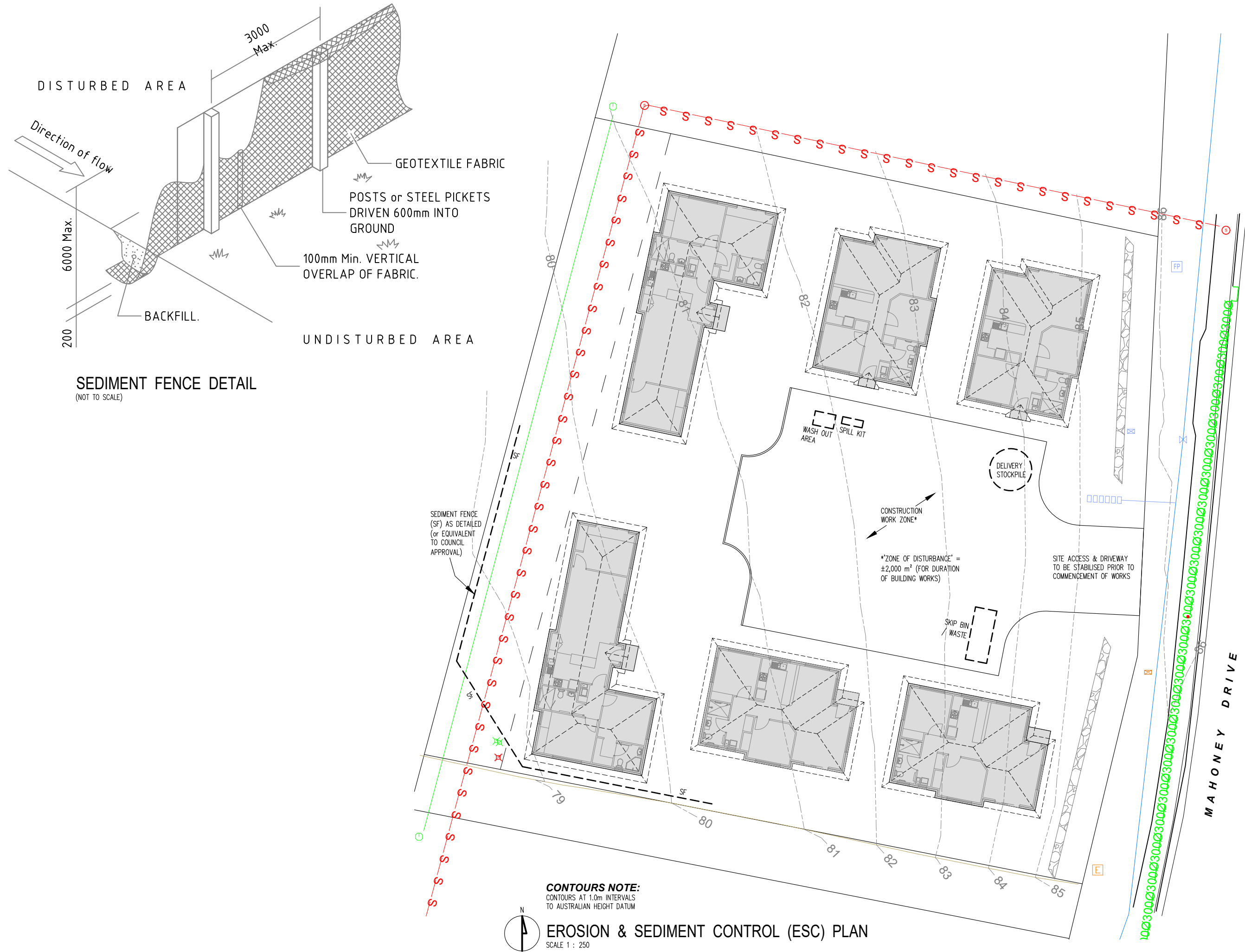
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SITE PLAN (PARKING & TRAFFIC CIRCULATION)

SCALE 1 : 250



- EROSION & SEDIMENT CONTROL NOTES:**
1. ALL EROSION & SEDIMENT CONTROL (ESC) MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS;
 2. ESC MEASURES MUST BE INSPECTED DAILY & MAINTAINED FOR THE DURATION OF WORKS; STOCKPILE PROTECTION (INCLUDING SEDIMENT FENCES) MUST BE SECURED PRIOR TO THE SITE BEING LEFT UNOCCUPIED (i.e. OVER THE WEEKEND);
 3. ALL STOCKPILES MUST BE SECURELY COVERED WITH IMPERVIOUS COVER TO PREVENT EROSION, DUST & LITTER;
 4. SITE INDUCTIONS MUST INCLUDE ALL ASPECTS OF THE ESC PLAN;
 5. ALL VEGETATION OUTSIDE THE 'ZONE OF DISTURBANCE' MUST BE PROTECTED THROUGHOUT CONSTRUCTION;
 6. ALL TEMPORARY CONTROLS MUST BE REMOVED & THE SITE STABILISED PRIOR TO COMPLETION;
 7. PREVENTION OF SEDIMENT LOSS IS THE PRIMARY POLLUTION CONTROL TO SUPPORT THE HEALTH OF TASMANIAN WATERWAYS.

PROTECTED WASHOUT AREA:
CHEMICAL, MORTAR, CONCRETE & PAINT CLEAN-UP AREA; DISPOSE OF POLLUTANTS & USED CONTAINERS IMMEDIATELY TO AN APPROPRIATE LOCATION.

SPILL KITS:
CO-LOCATE SPILL KIT NEAR CONSTRUCTION WORK ZONE.

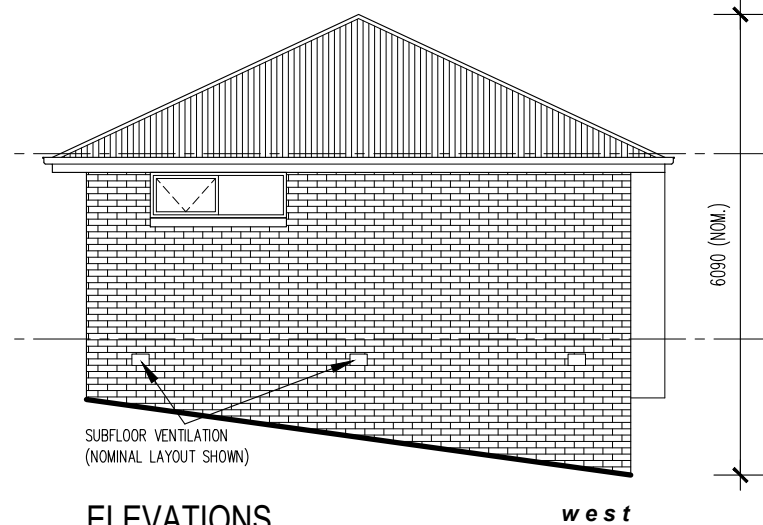
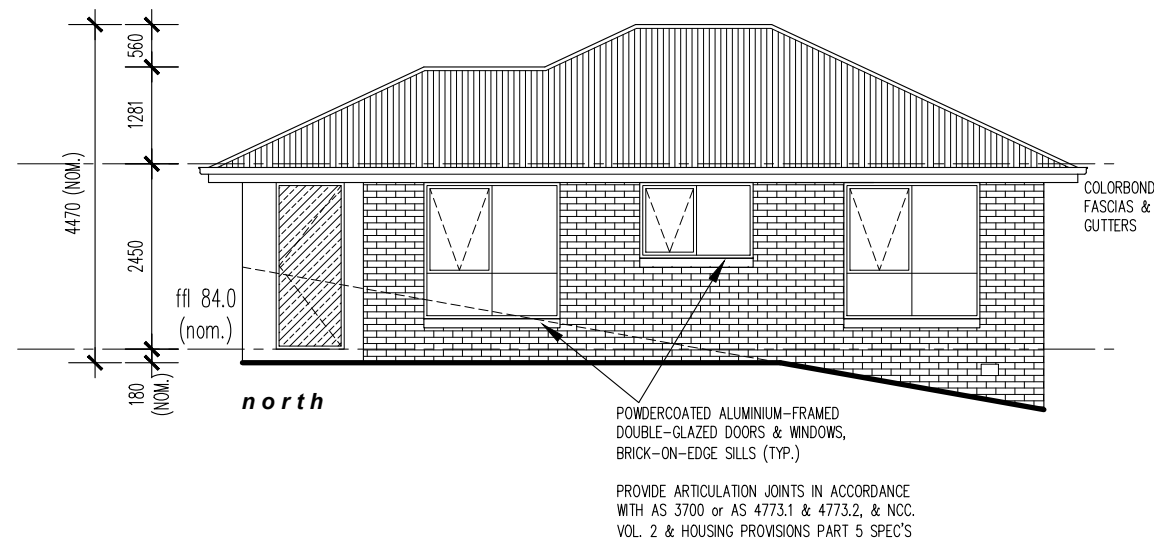
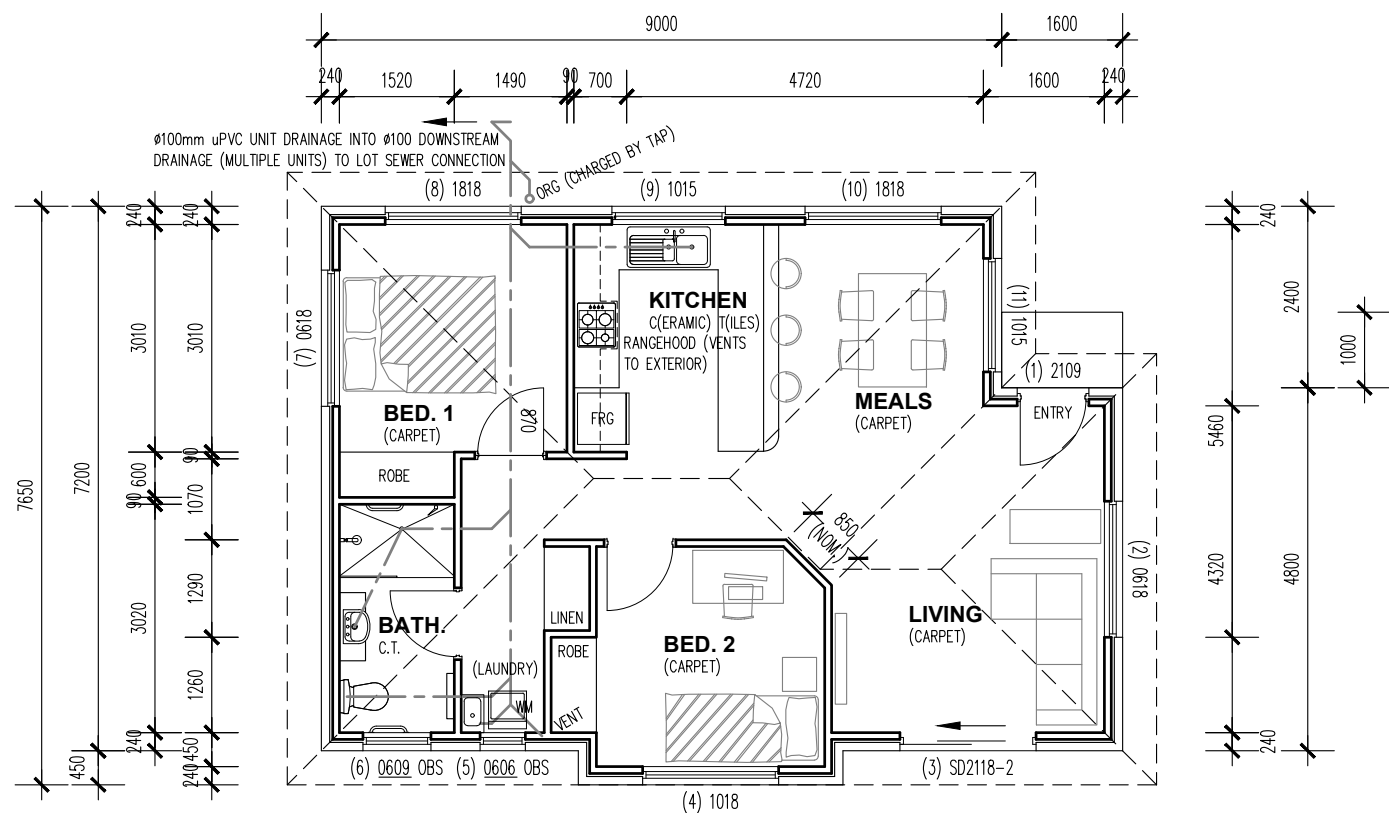
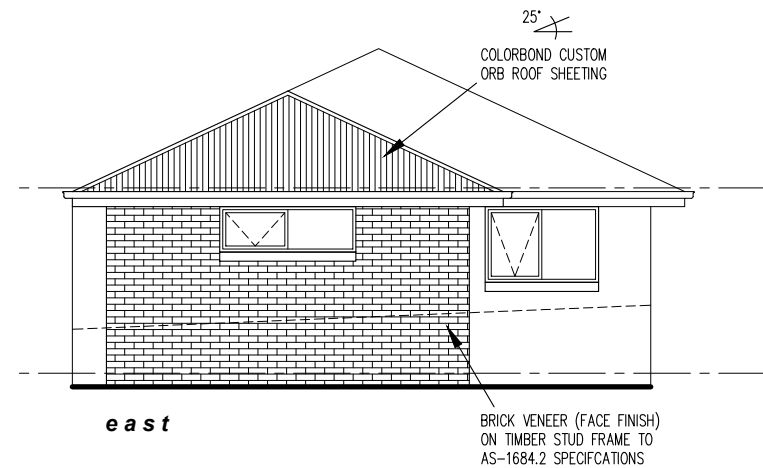
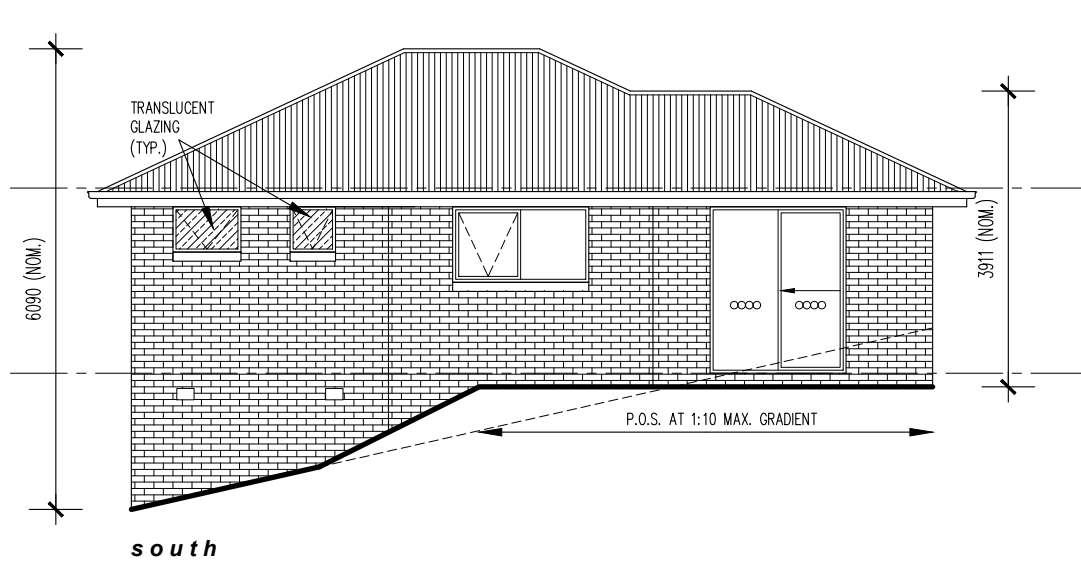
WASTE BIN:
TRANSFER ALL WASTE TO SECURE & COVERED BIN AS REQUIRED TO PREVENT DUST & LITTER; SECURELY COVER AT ALL TIMES WHEN SITE IS UNOCCUPIED.

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BAL NOTE:
BAL-12.5 (REFER BUSHFIRE
HAZARD REPORT 20096-05,
30/6/2020)

CEILINGS NOTE:
FLAT PLASTERBOARD CEILING AT 2400mm
(MIN.) ABOVE FLOOR LEVEL THROUGHOUT

COLOURS SCHEDULE:
FACE BRICK = 'OFF-WHITE' (WITH 'OFF-WHITE' MORTAR)
ROOF SHEETING = COLORBOND 'WINDSPRAY'
GUTTERS = COLORBOND 'WINDSPRAY'
FASCIAS = COLORBOND 'WINDSPRAY'
WINDOW & DOOR FRAMES = 'WINDSPRAY'

Revision 'B' (7/8/2025)
ALL UNITS' DOORS & WINDOWS NOTED AS DOUBLE
-GLAZED; SOUND INSULATING PLASTERBOARD
LINING NOTED (UNITS 3 & 4 ONLY)

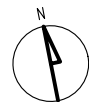
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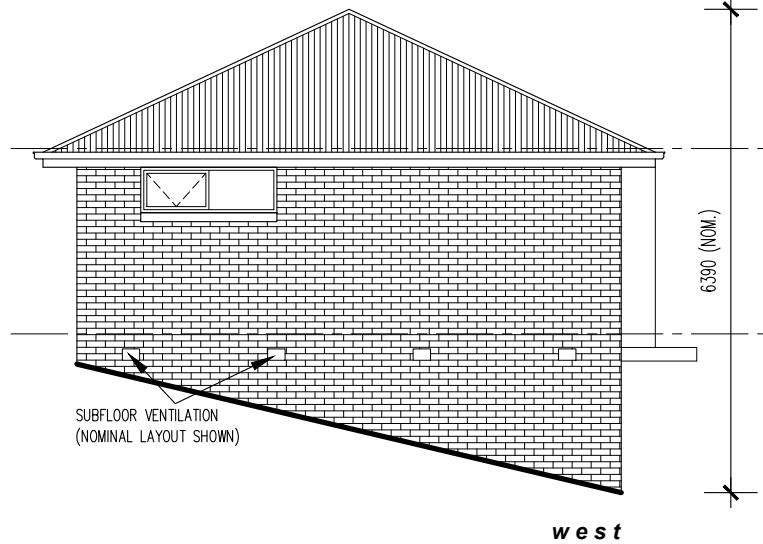
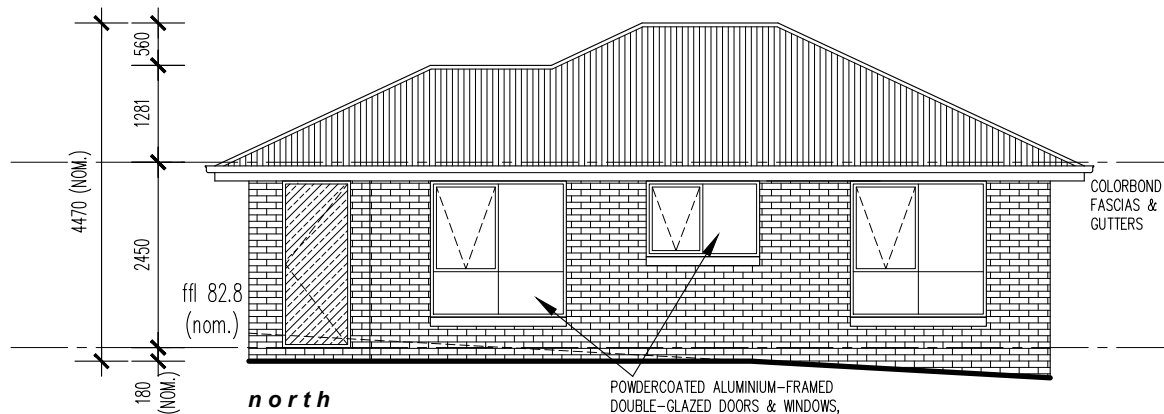
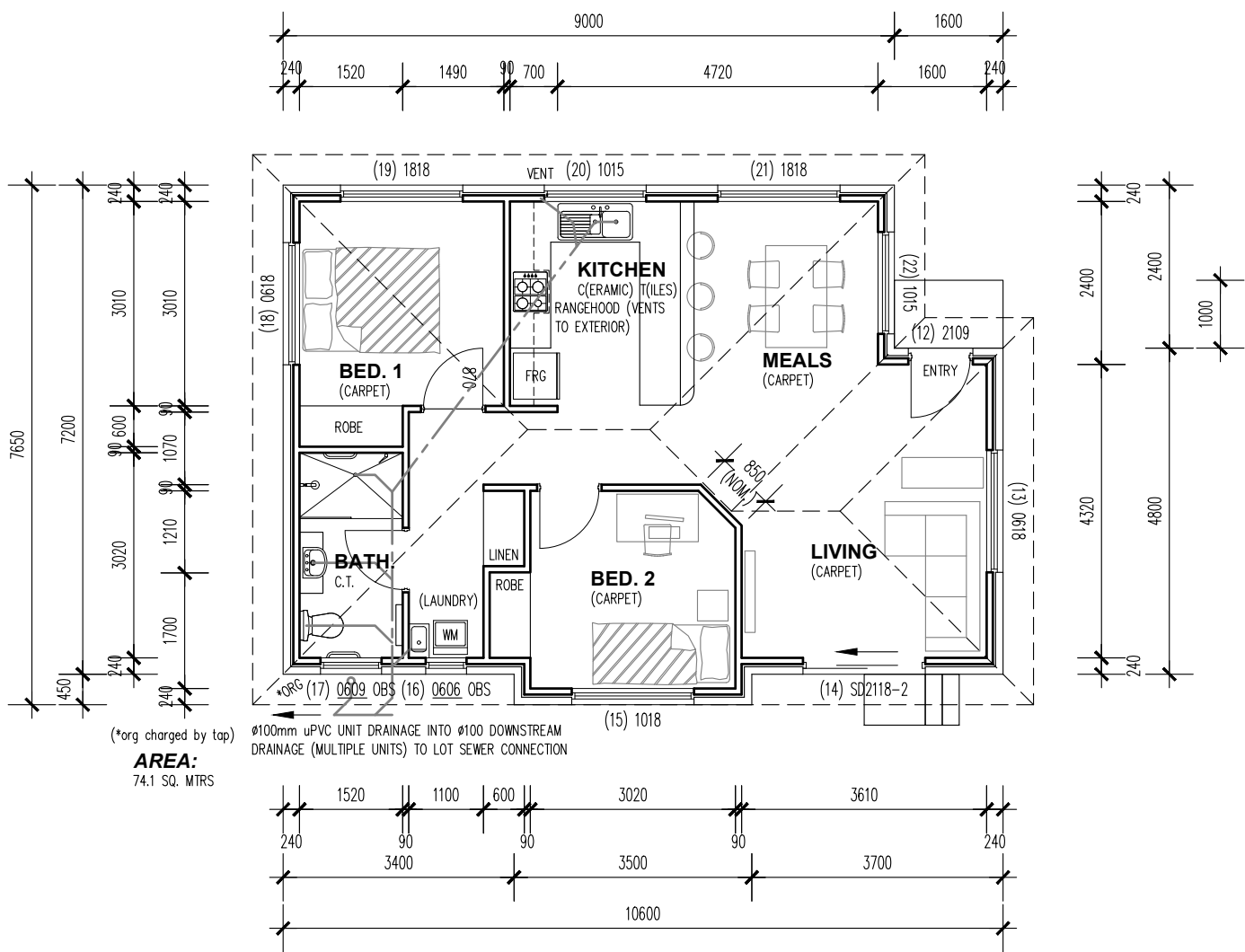
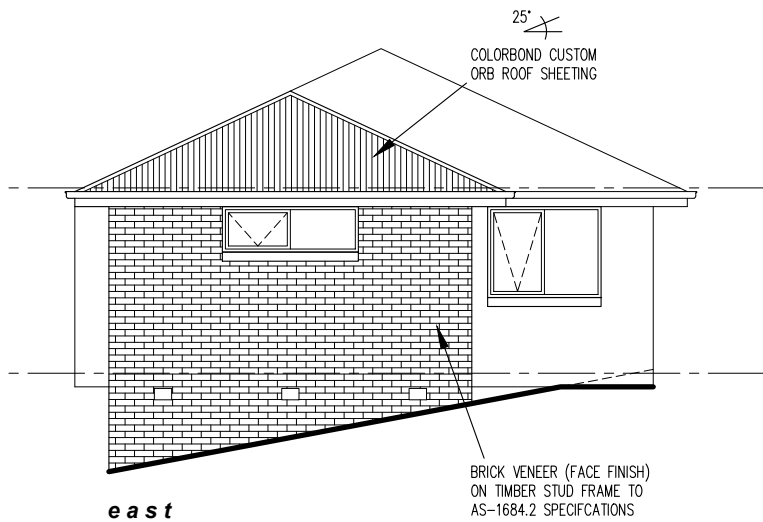
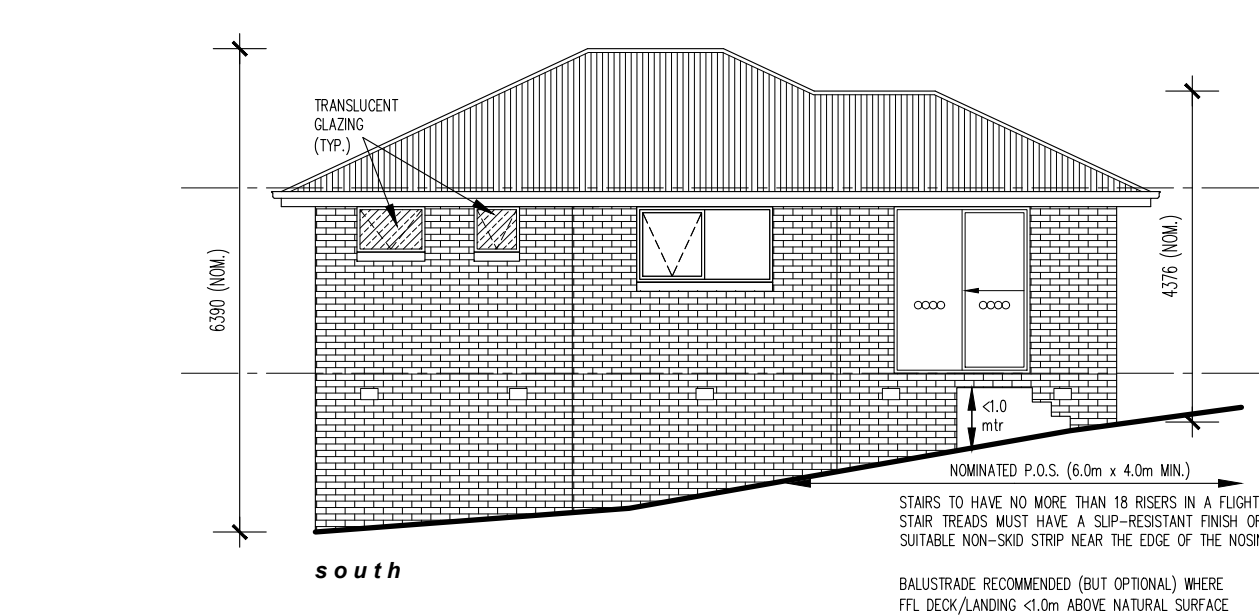
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FLOOR PLAN (UNIT 1)
SCALE 1 : 100

ELEVATIONS
SCALE 1 : 100



ELEVATIONS
SCALE 1 : 100

BAL NOTE:
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WINDOW & DOOR FRAMES = 'WINDSPRAY'

Revision 'C' (15/8/2025)
UNIT 2 P.O.S. AMENDED, LANDING & STAIRS (<1.0m
ABOVE NGL) ADDED TO UNIT 2 TO ACCESS P.O.S.

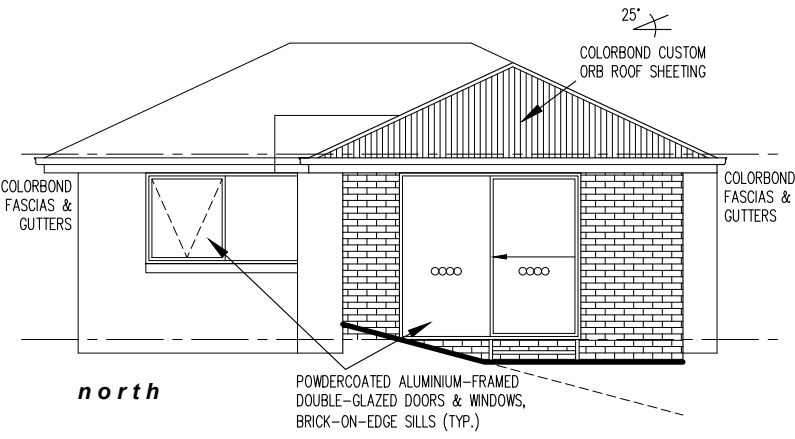
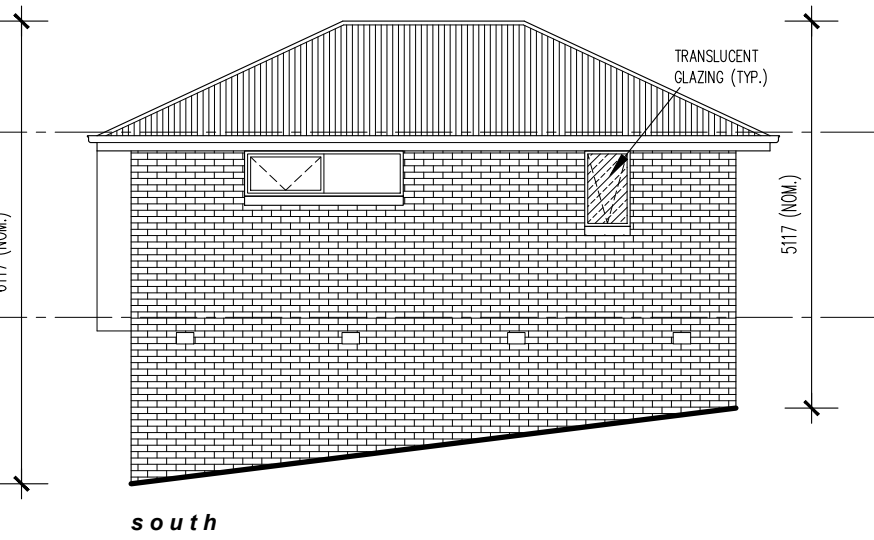
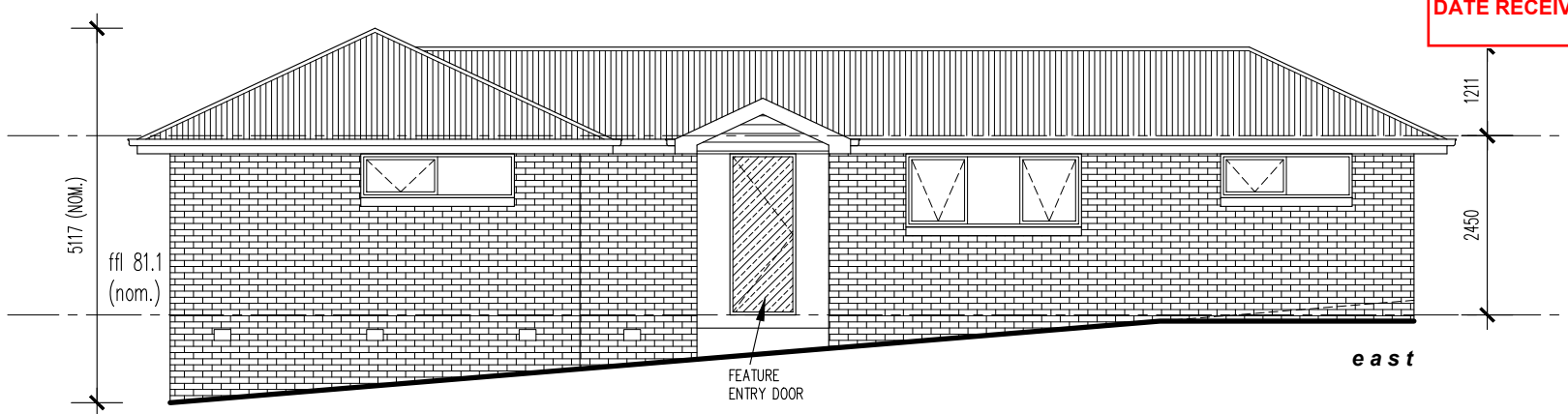
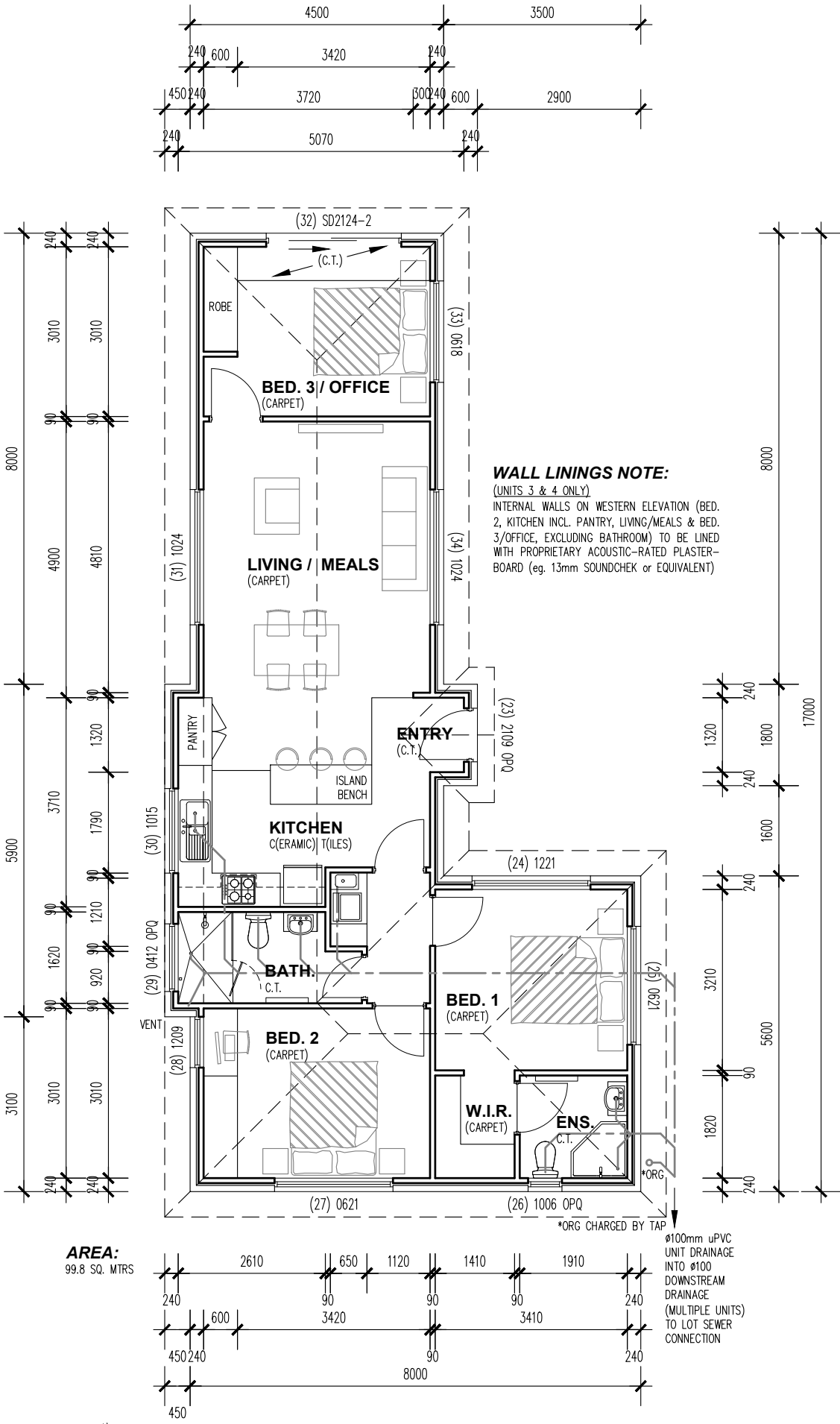
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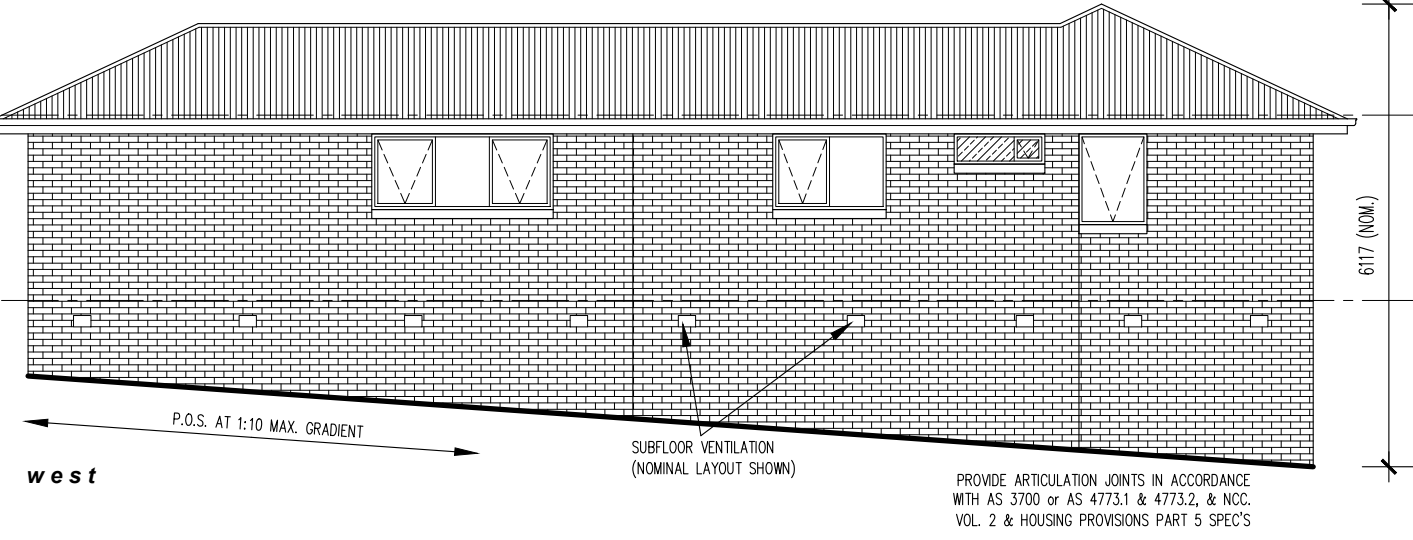
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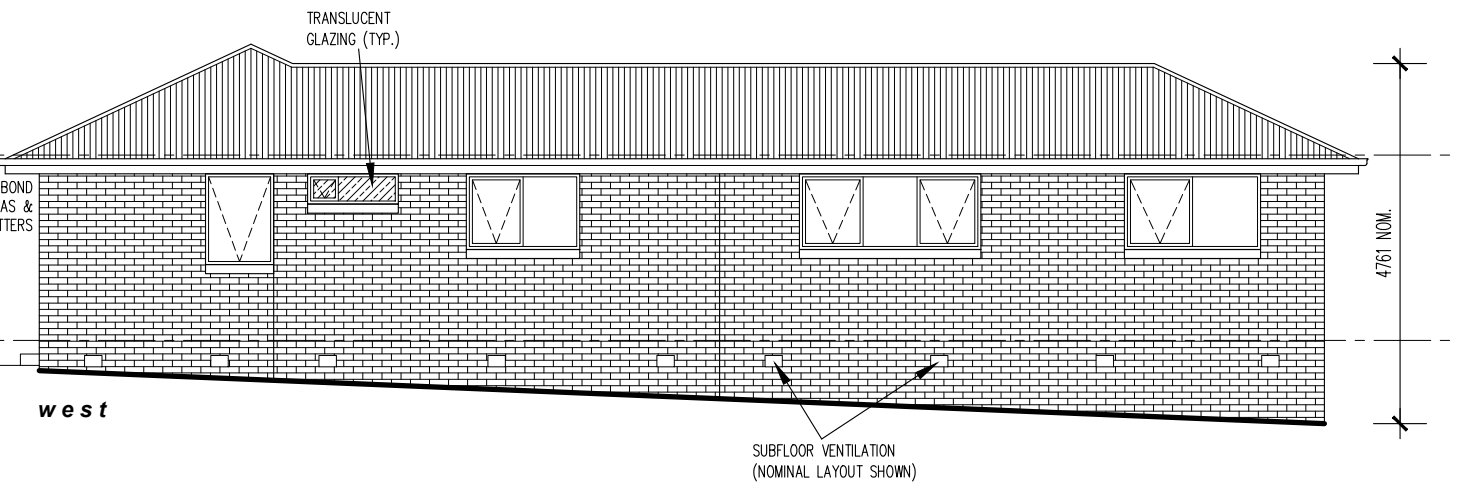
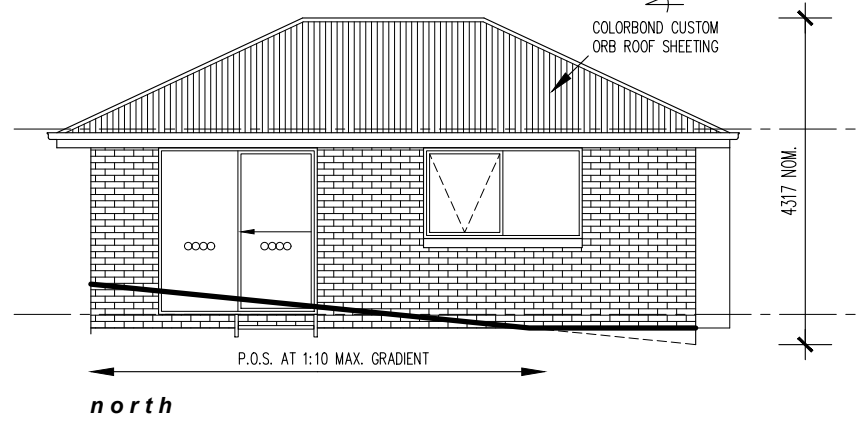
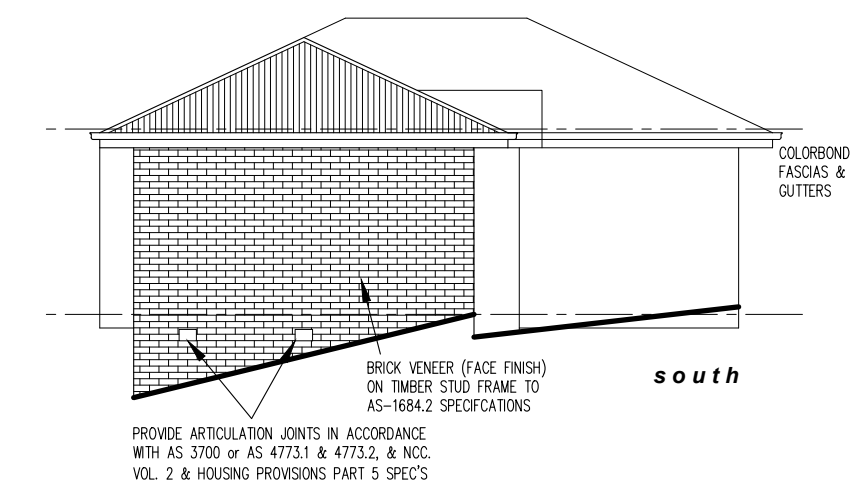
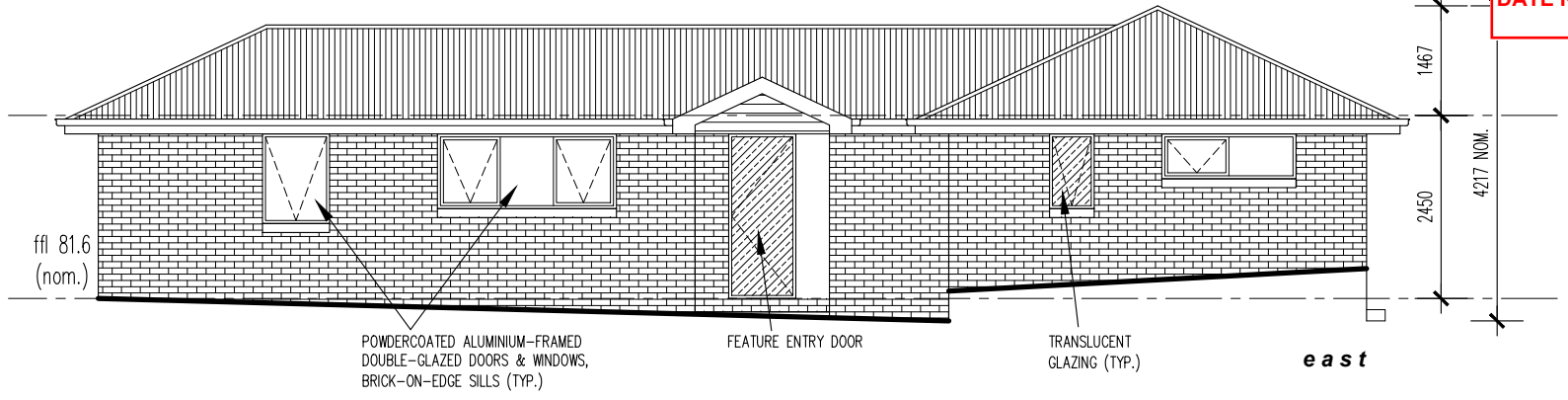
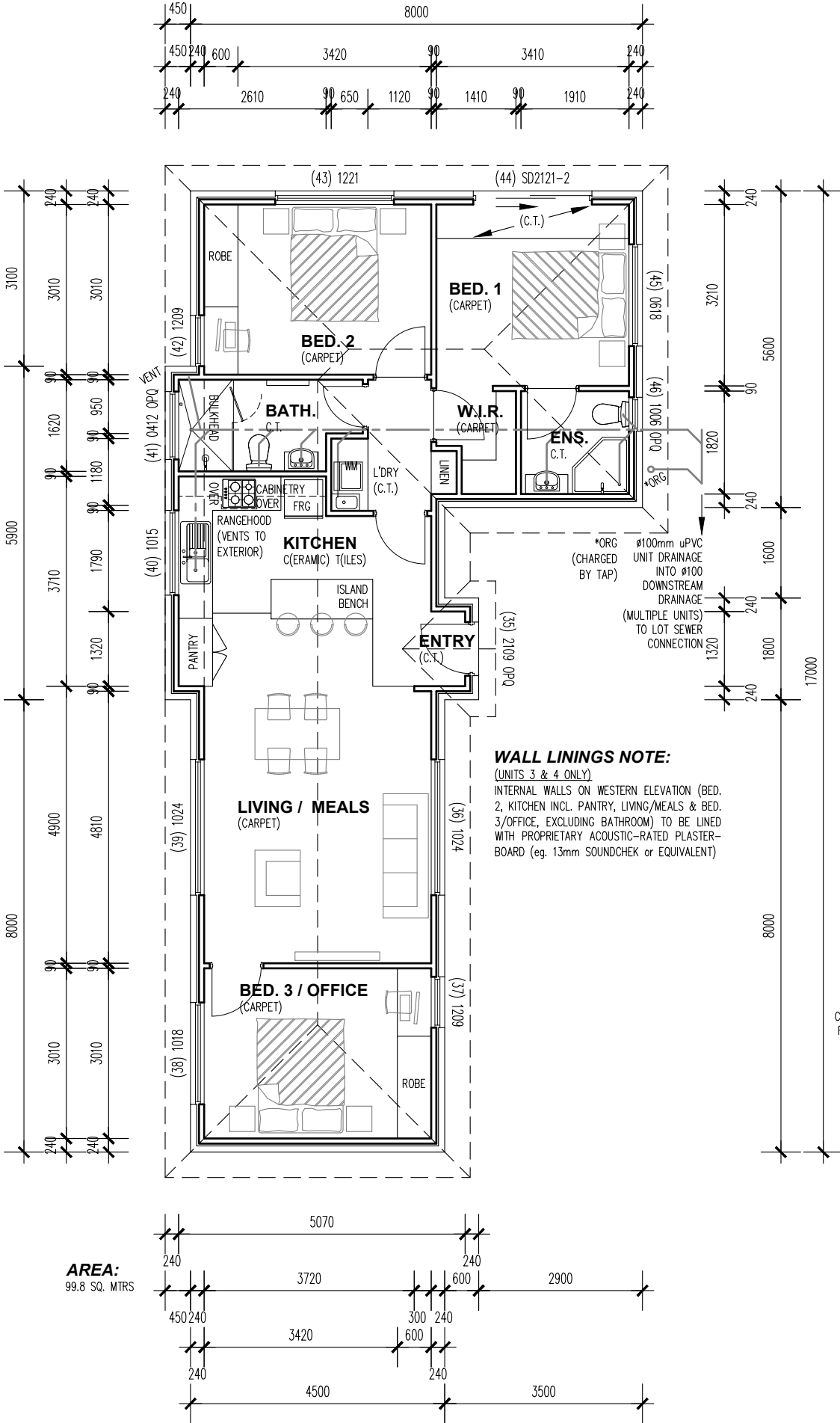
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ELEVATIONS
SCALE 1 : 100

FLOOR PLAN (UNIT 3)
SCALE 1 : 100



ELEVATIONS
SCALE 1 : 100

BAL NOTE:
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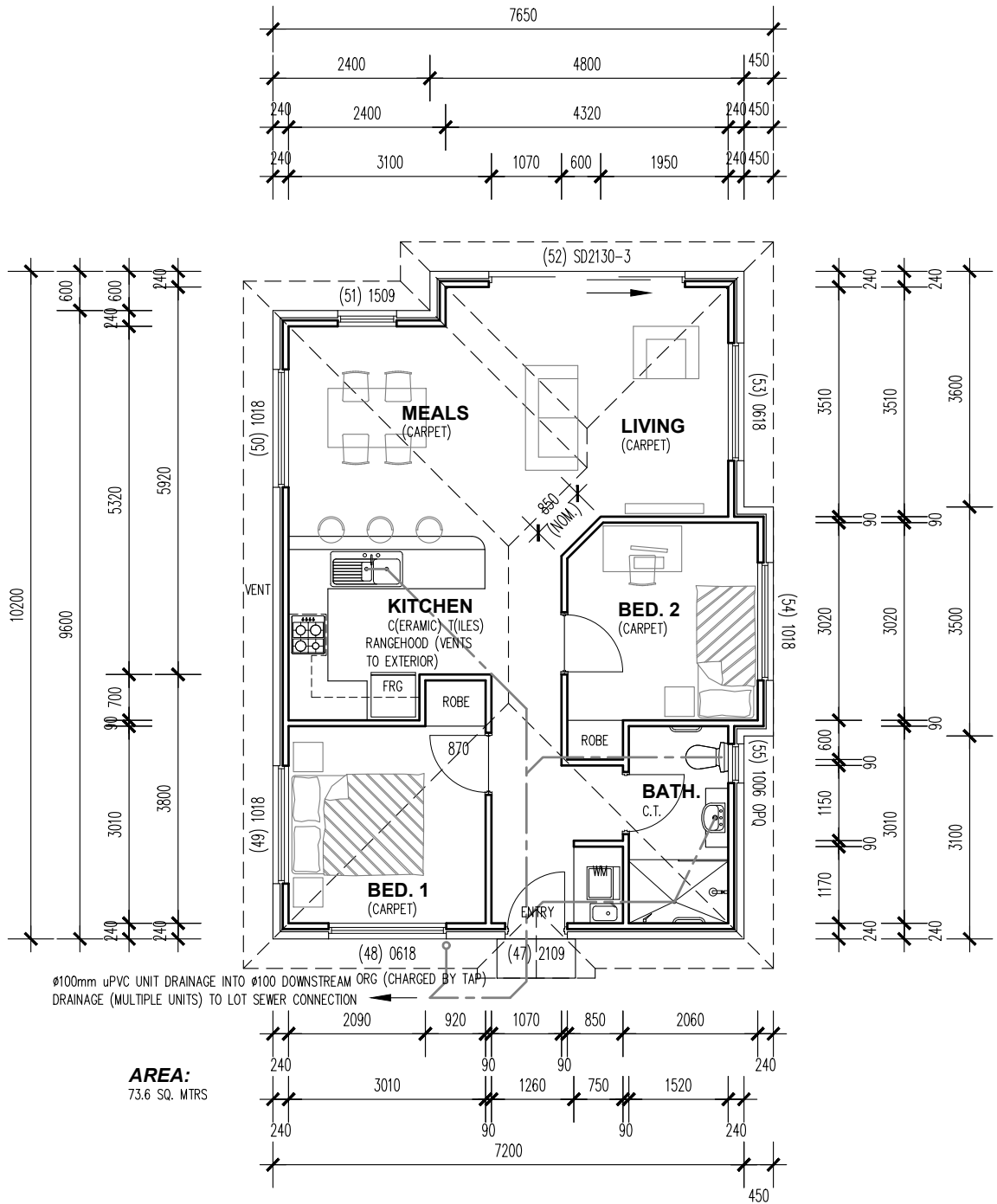
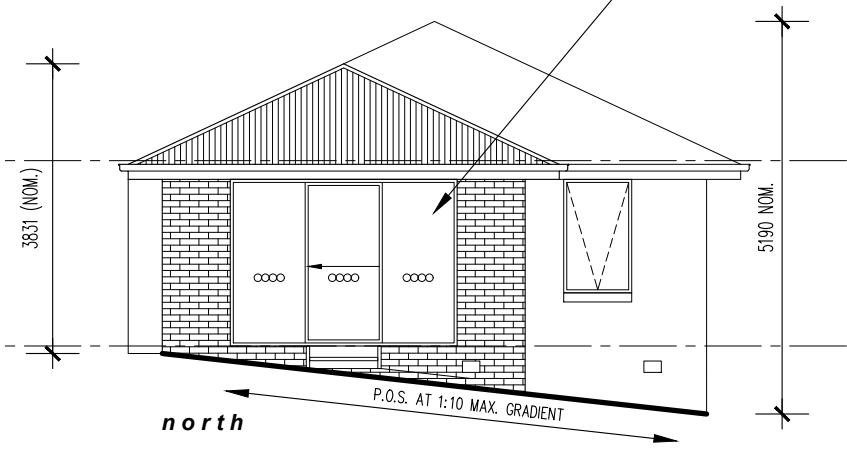
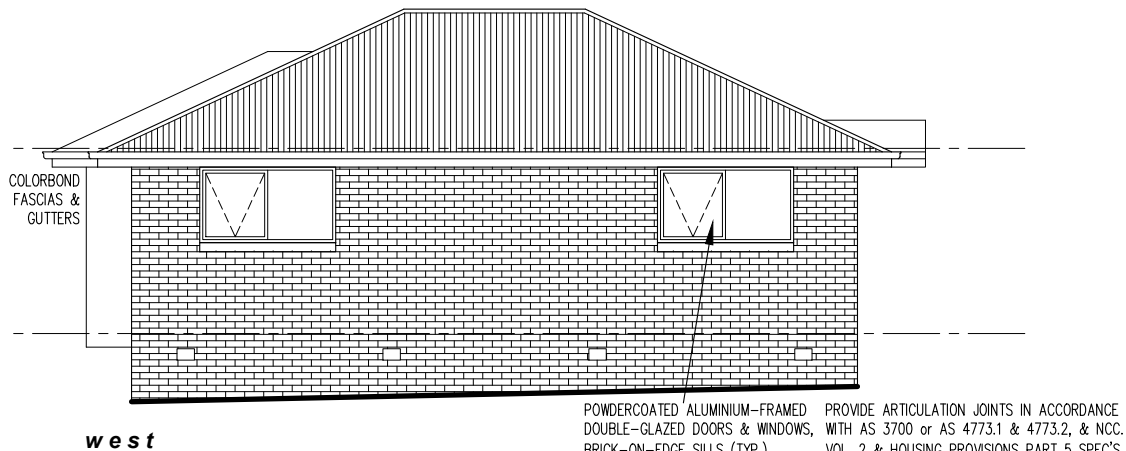
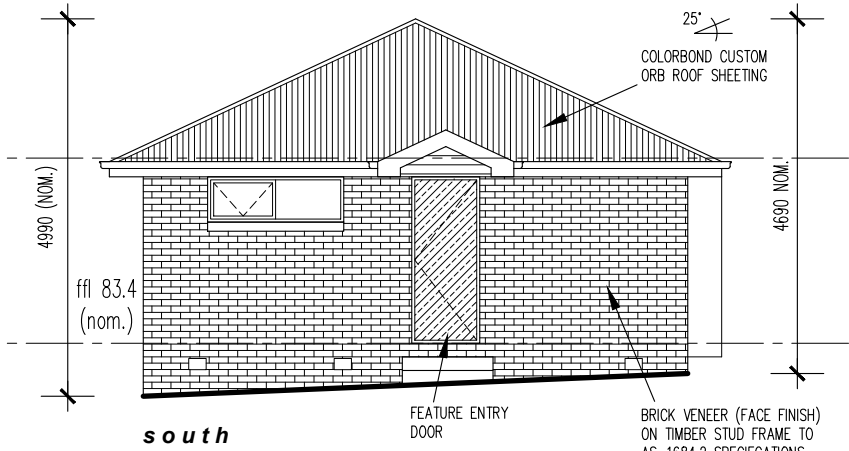
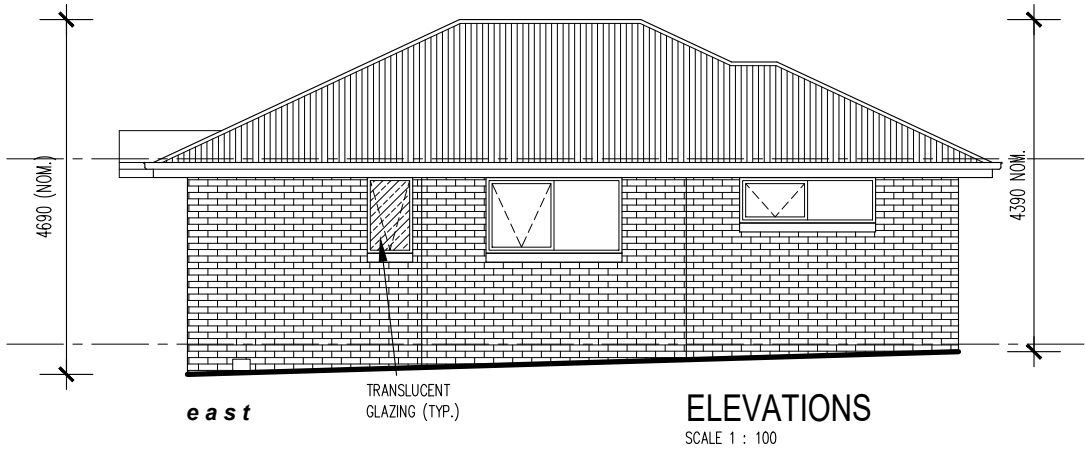
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FLOOR PLAN (UNIT 5)

SCALE 1 : 100

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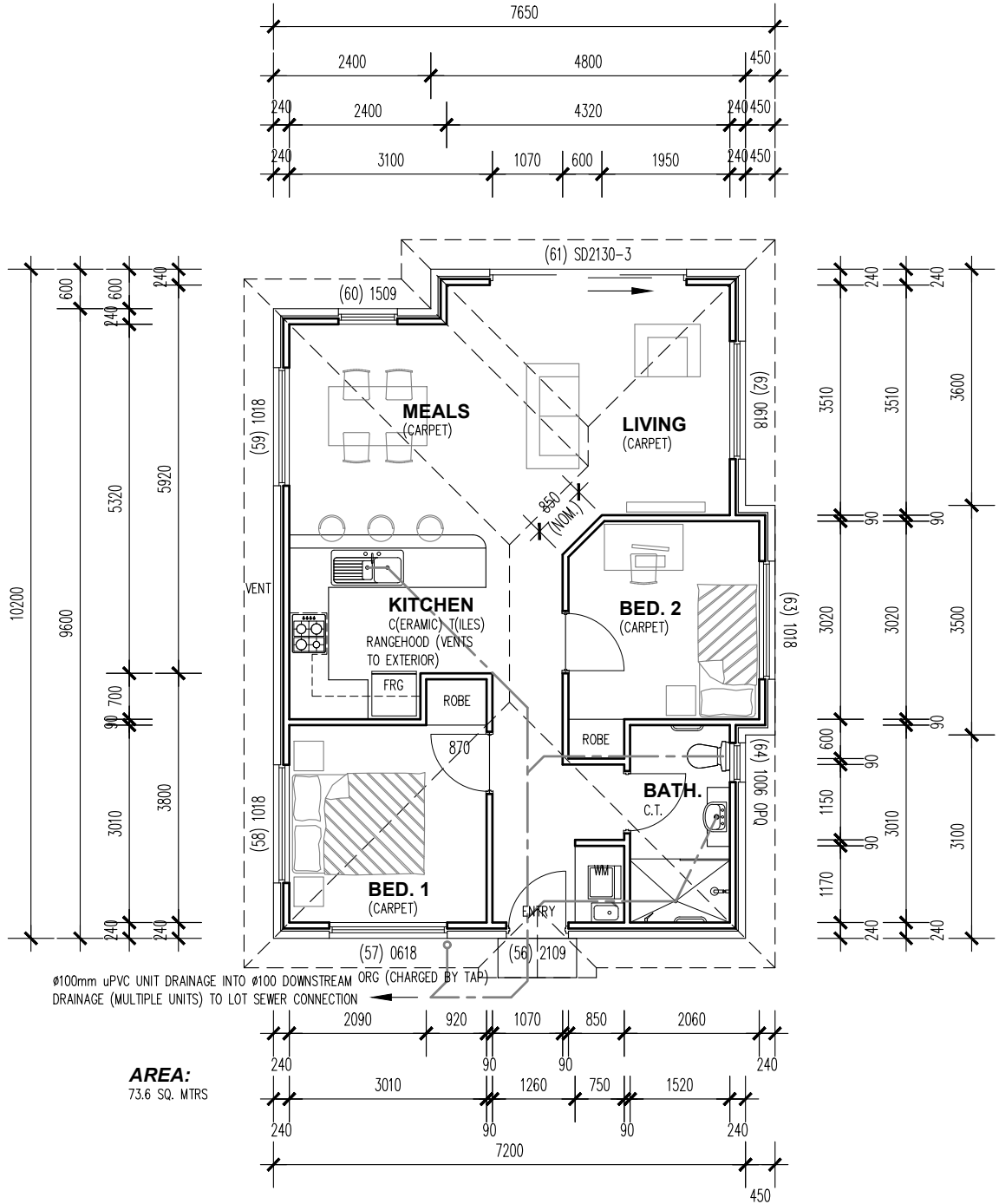
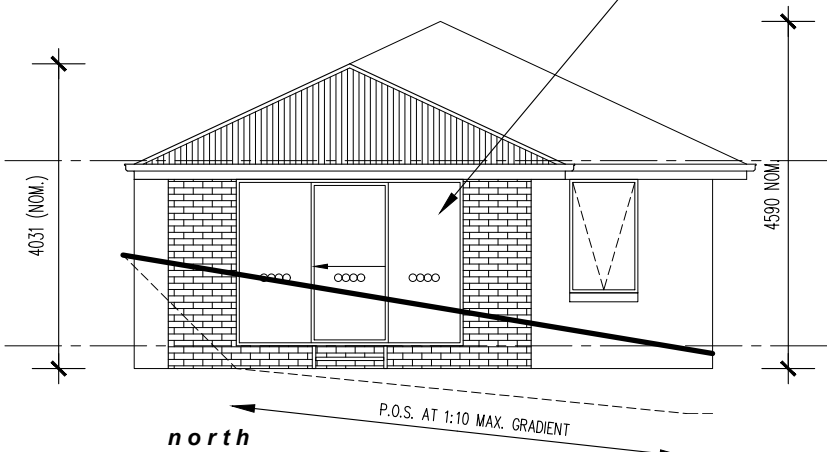
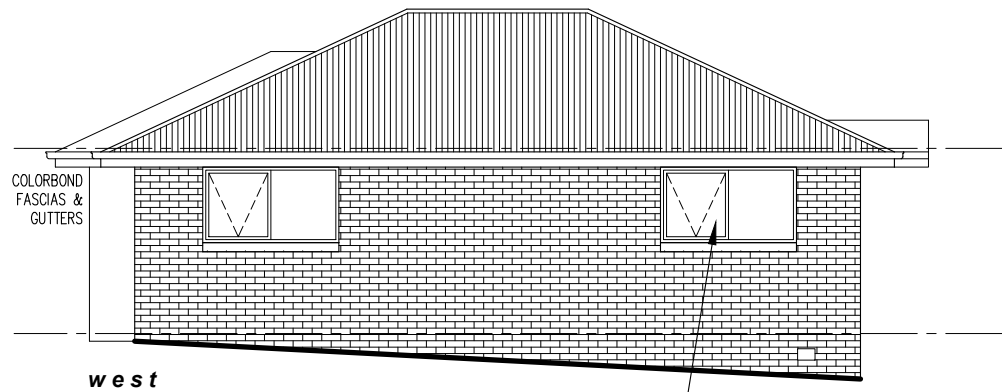
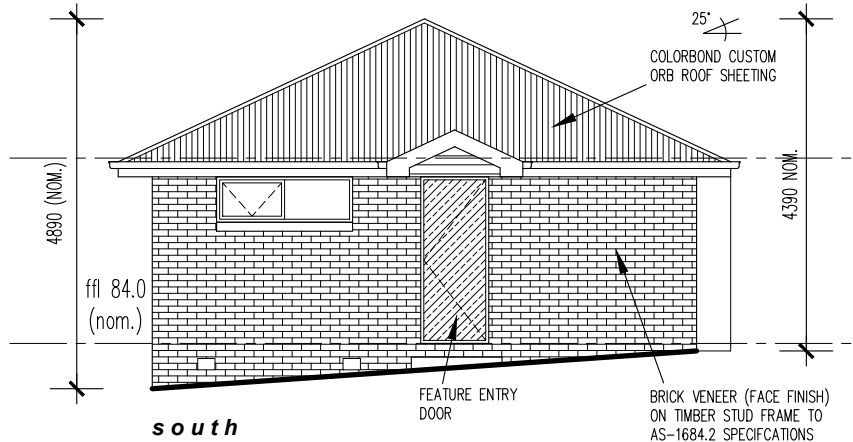
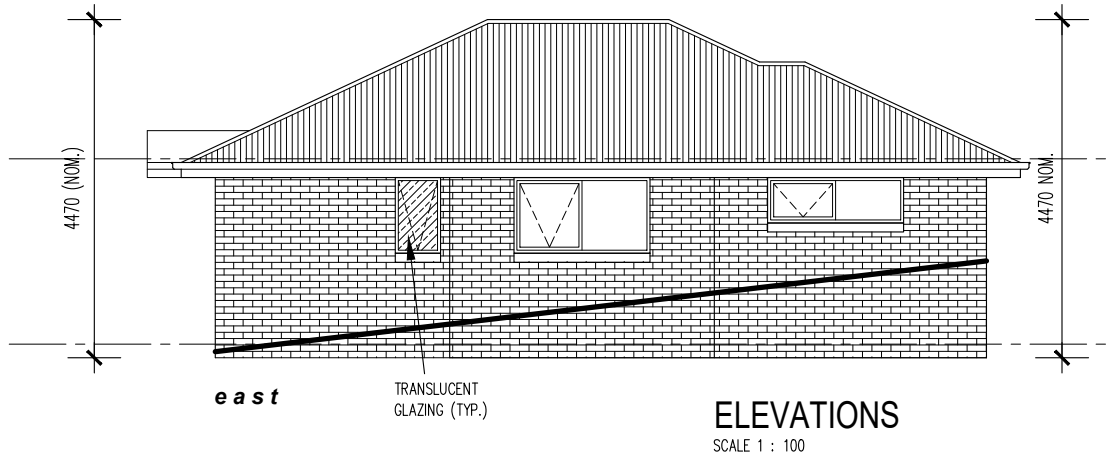
Revision 'B' (7/8/2025)
ALL UNITS' DOORS & WINDOWS NOTED AS DOUBLE-GLAZED; SOUND INSULATING PLASTERBOARD LINING NOTED (UNITS 3 & 4 ONLY)

HED Consulting
Hobart Engineering & Design
Ground Floor, The Sandstone Building 1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
www .hed-consulting.com.au

**SIX PROPOSED DWELLINGS
at 73 MAHONEY DRIVE
AUSTINS FERRY
for GREAT BAY DEVELOPMENTS**

Date :	30/4/2025	Job No. :	H3000
Scale :	Shown at A3	Sheet :	10B of 16
Drawn :	DA	Issue :	DEV. APPLIC.

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FLOOR PLAN (UNIT 6)
SCALE 1 : 100

BAL NOTE:
BAL-12.5 (REFER BUSHFIRE HAZARD REPORT 20096-05, 30/6/2020)

CEILINGS NOTE:
FLAT PLASTERBOARD CEILING AT 2400mm (MIN.) ABOVE FLOOR LEVEL THROUGHOUT

COLOURS SCHEDULE:
FACE BRICK = 'OFF-WHITE' (WITH 'OFF-WHITE' MORTAR)
ROOF SHEETING = COLORBOND 'WINDSPRAY'
GUTTERS = COLORBOND 'WINDSPRAY'
FASCIAS = COLORBOND 'WINDSPRAY'
WINDOW & DOOR FRAMES = 'WINDSPRAY'

Revision 'B' (7/8/2025)
ALL UNITS' DOORS & WINDOWS NOTED AS DOUBLE-GLAZED; SOUND INSULATING PLASTERBOARD LINING NOTED (UNITS 3 & 4 ONLY)

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at 73 MAHONEY DRIVE
AUSTINS FERRY
for GREAT BAY DEVELOPMENTS**

Date :	30/4/2025	Job No. :	H3000
Scale :	Shown at A3	Sheet :	11B of 16
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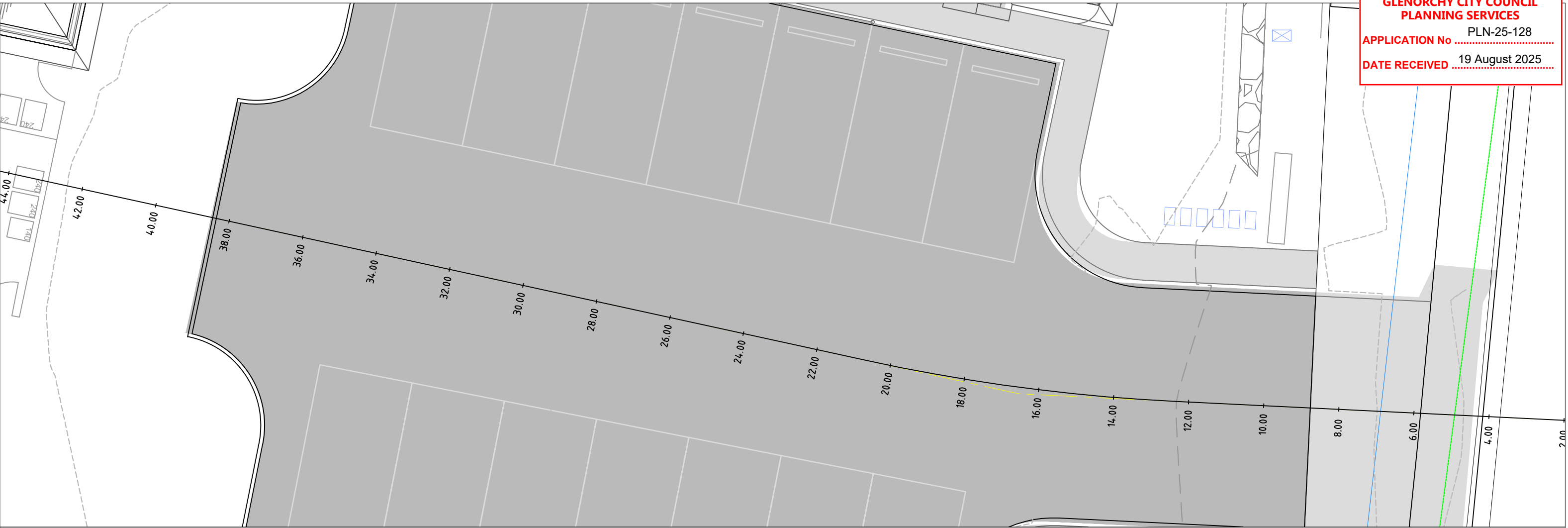


DRIVEWAY - GENERAL LAYOUT
SCALE 1:200

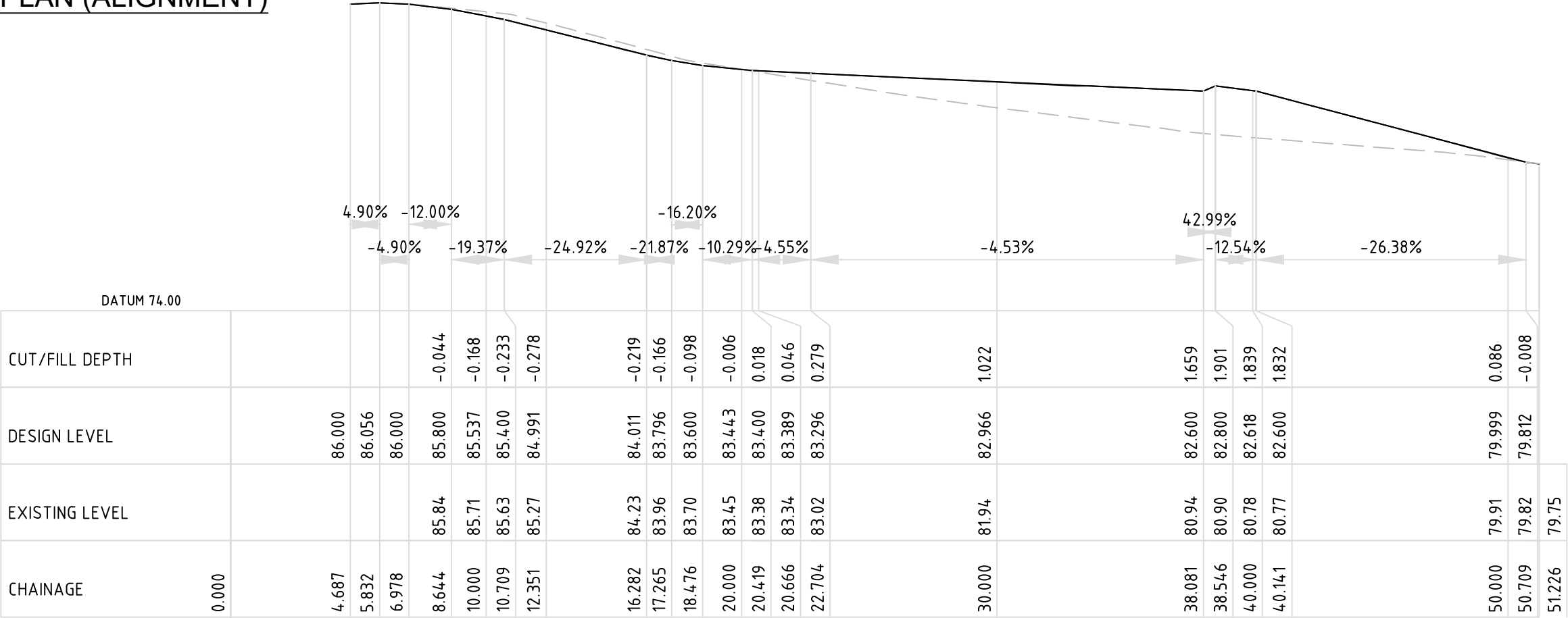
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1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
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www .hed-consulting.com.au

SIX PROPOSED DWELLINGS at 73 MAHONEY DRIVE AUSTINS FERRY for GREAT BAY DEVELOPMENTS	
Date : 29/4/2025	Job No. : H3000
Scale : Shown at A3	Sheet : 12 of 16
Drawn : AW	Issue : DEV. APPLIC.

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DRIVEWAY - PLAN (ALIGNMENT)
SCALE 1:100



DRIVEWAY - LONGITUDINAL SECTION
SCALE 1:200 (H&V)

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1 Liverpool St,
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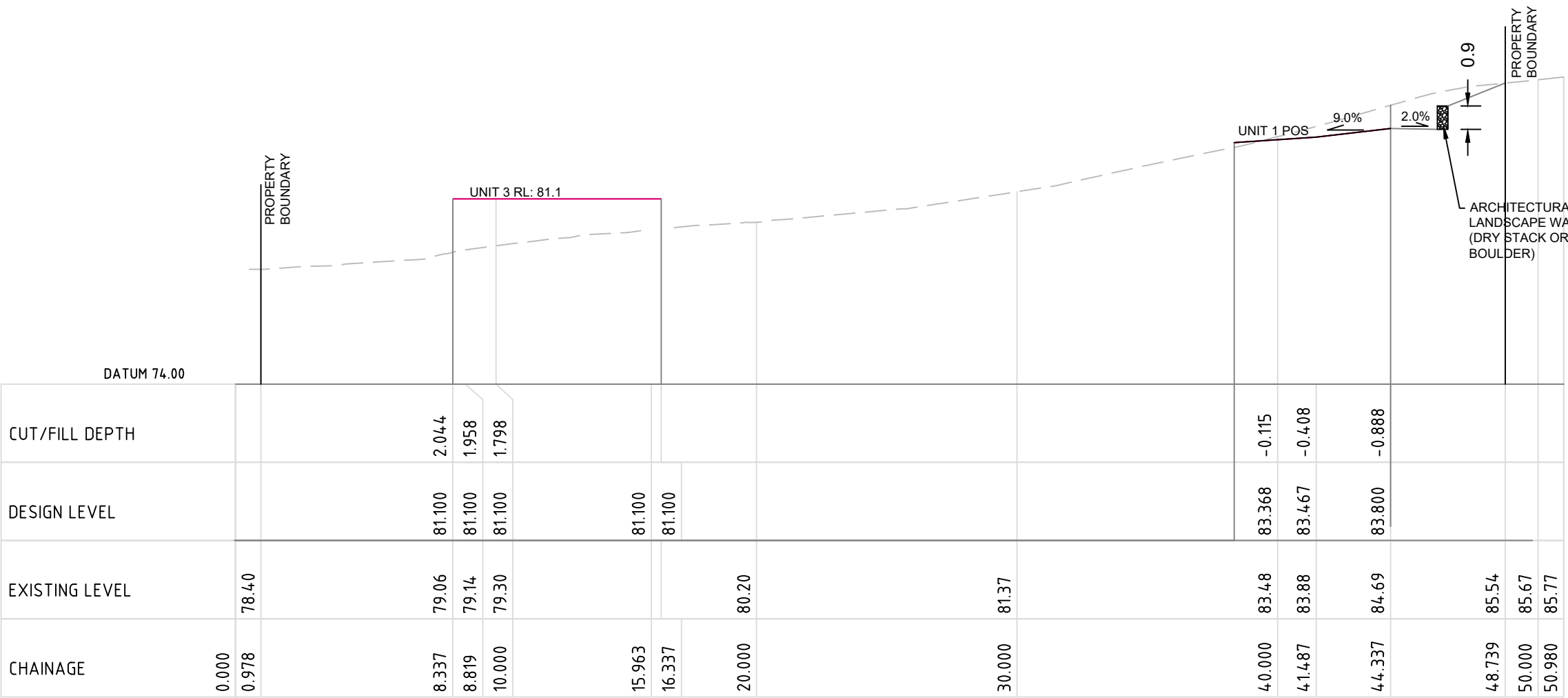
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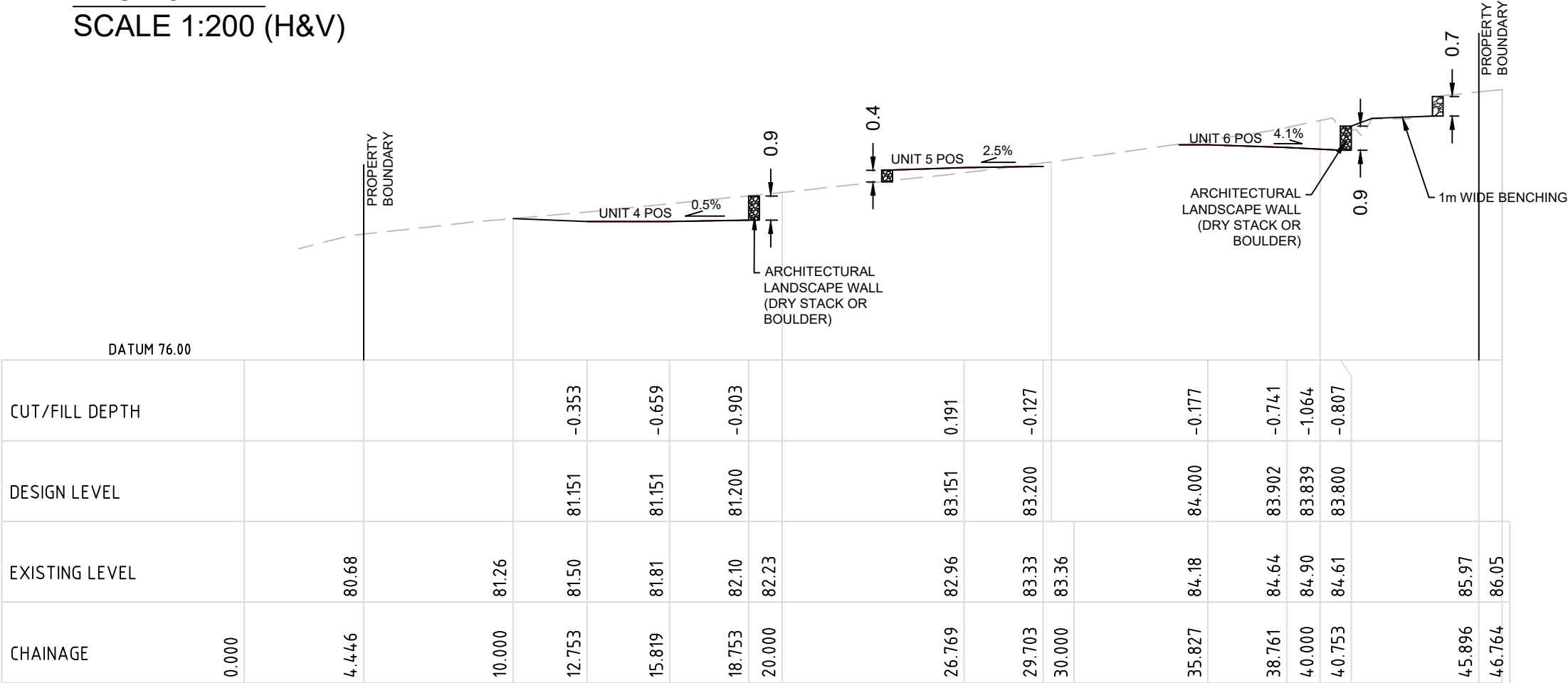
SIX PROPOSED DWELLINGS
at 73 MAHONEY DRIVE
AUSTINS FERRY
for GREAT BAY DEVELOPMENTS

Date : 29/4/2025	Job No. : H3000
Scale : Shown at A3	Sheet : 13 of 16
Drawn : AW	Issue : DEV. APPLIC.

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SECTION A-A
SCALE 1:200 (H&V)



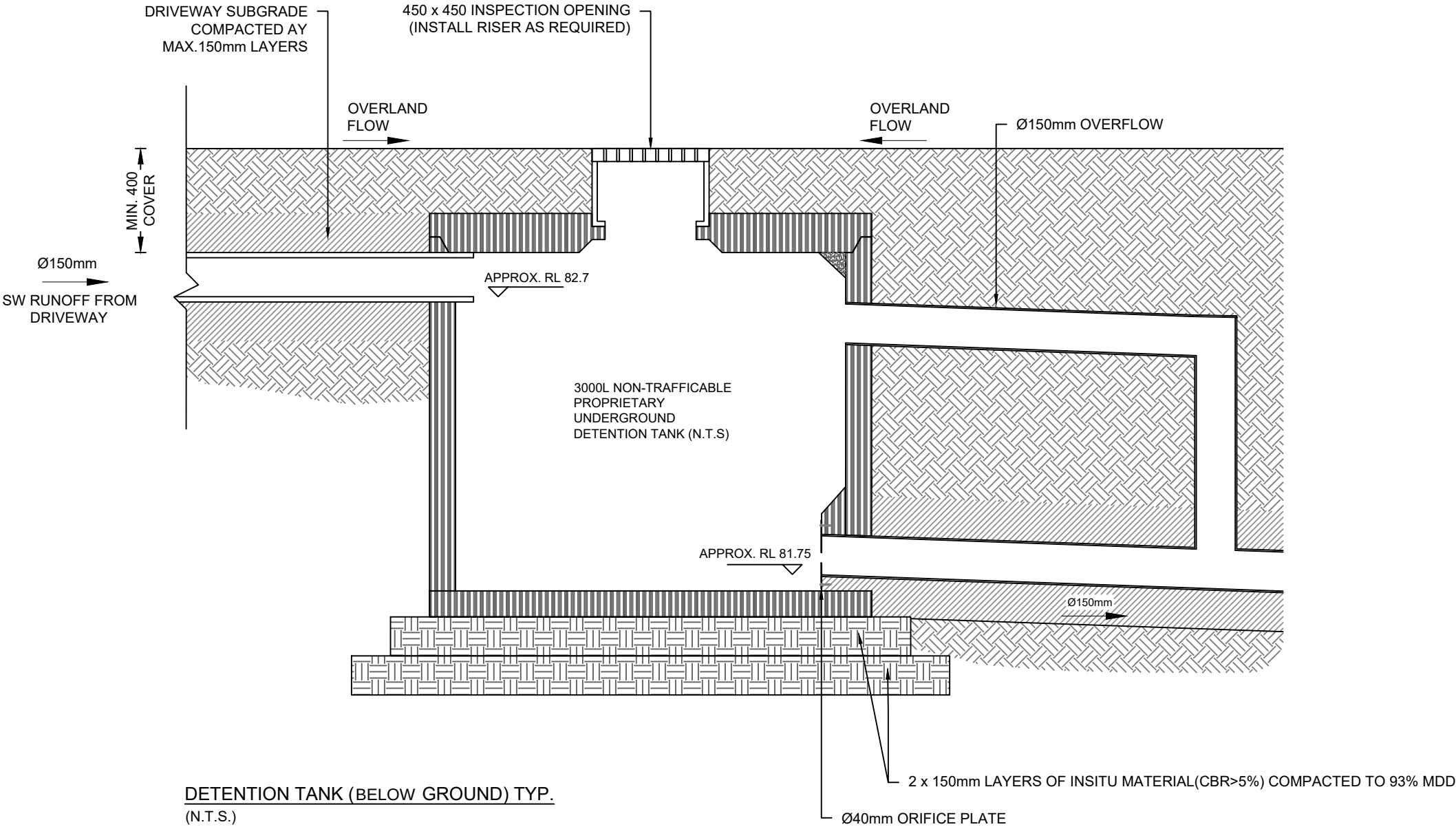
SECTION B-B
SCALE 1:200 (H&V)

Revision 'C' (15/8/2025)
UNIT 2 P.O.S. AMENDED, LANDING & STAIRS (<1.0m ABOVE NGL) ADDED TO UNIT 2 TO ACCESS P.O.S.

HED Consulting
Hobart Engineering & Design
Ground Floor,
The Sandstone Building
1 Liverpool St,
Hobart TASMANIA 7000
phone (03) 6146 0334
e info@hed-consulting.com.au
www .hed-consulting.com.au
Lic. No. 647043421

SIX PROPOSED DWELLINGS at 73 MAHONEY DRIVE AUSTINS FERRY for GREAT BAY DEVELOPMENTS	
Date :	30/4/2025
Job No. :	H3000
Scale :	Shown at A3
Sheet :	14C of 16
Drawn :	AW
Issue :	DEV. APPLIC.

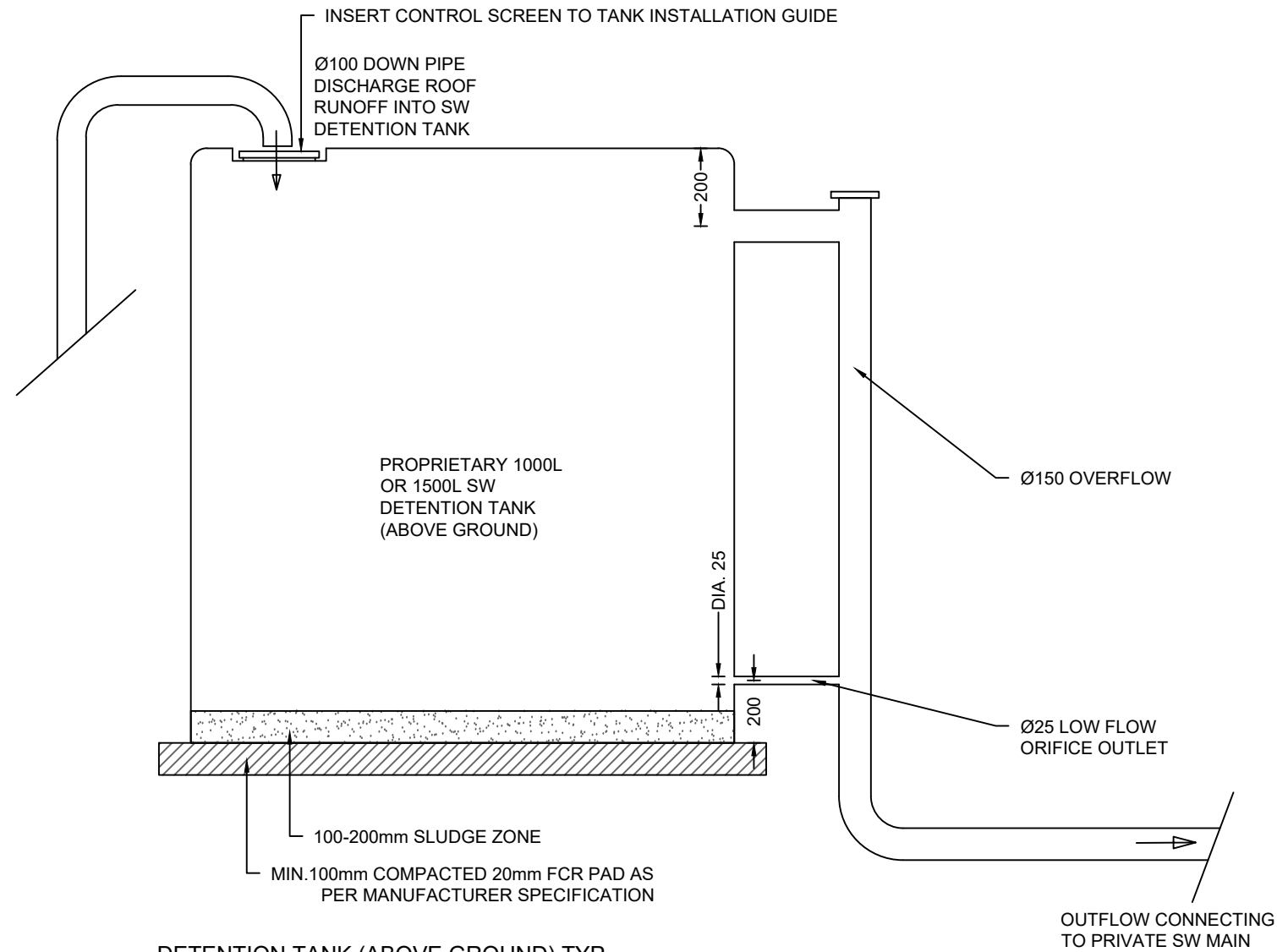
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Ground Floor, The Sandstone Building, 1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
www .hed-consulting.com.au

SIX PROPOSED DWELLINGS at 73 MAHONEY DRIVE AUSTINS FERRY for GREAT BAY DEVELOPMENTS			
Date :	29/4/2025	Job No. :	H3000
Scale :	Shown at A3	Sheet :	15 of 16
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DETENTION TANK (ABOVE GROUND) TYP.
(N.T.S.)

HED Consulting
Hobart Engineering & Design

Ground Floor,
The Sandstone Building
1 Liverpool St,
Hobart TASMANIA 7000

phone
e info@hed-consulting.com.au
www .hed-consulting.com.au

Lic. No. 647043421
(03) 6146 0334
hed-consulting.com.au

**SIX PROPOSED DWELLINGS
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AUSTINS FERRY
for GREAT BAY DEVELOPMENTS**

Date :	29/4/2025	Job No. :	H3000
Scale :	Shown at A3	Sheet :	16 of 16
Drawn :	DA	Issue :	DEV. APPLIC.

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Appendix 1



AHEAD OF THE BUILD
PRE-CONSTRUCTION SERVICES FOR TASMANIAN HOMES

Date: 29-Apr-25
Address: 73 Mahoney Dr, Austins Ferry
File: H3000
Issue: GCC-DA

STORMWATER RUN OFF CALCULATIONS

This is to record stormwater calculations to comply with the requirements of Council's Rf1. The Bureau of Meteorology provides the expected intensity for a 5% Annual Exceedance Probability (AEP) storm event of 30 minute duration at McRobies Rd, South Hobart is 89.9 millimetres per hour. Pre-development peak runoff are set out below:

Pre Development				
LOT AREA	2116	m ²	0.2116	ha
EXISTING DWELLING	0	m ²	0	ha
EXISTING DRIVEWAY	0	m ²	0	ha
EXISTING SHED	0	m ²	0	ha

Post Development				
LOT AREA	2116.00	m ²	0.2116	ha
EXISTING DWELLING	0.00	m ²	0	ha
EXISTING DRIVEWAY	0.00	m ²	0	ha
EXISTING SHED	0.00	m ²	0	ha
UNIT 1	109.85	m ²	0.01098513	ha
UNIT 2	109.85	m ²	0.01098513	ha
UNIT 3	148.20	m ²	0.01482027	ha
UNIT 4	148.20	m ²	0.01482027	ha
UNIT 5	138.35	m ²	0.01383504	ha
UNIT 6	138.35	m ²	0.01383504	ha
NEW DRIVEWAY	398.00	m ²	0.0398	ha
FOOTPATH	85.50	m ²	0.00855	ha

Pre Development - AEP 5%					
	5% AEP	Duration (min)	AREA (ha)	RUNOFF (L/s)	ACCUMULATED RUNOFF (L)
EXISTING DWELLING	84.5	5	0	0.00	0.00
EXISTING DRIVEWAY	84.5	5	0	0.00	0.00
EXISTING SHED	84.5	5	0	0.00	0.00
UNDEVELOPED AREA	34.5	30	0.2116	11.15	20075.55
Permissible Site Discharge (PSD)				11.15	20075.55

Post Development - AEP 5% - Without detention					
	5% AEP	Duration (min)	AREA (ha)	RUNOFF (L/s)	ACCUMULATED RUNOFF (L)
EXISTING DWELLING	84.5	5	0	0.00	0.00
EXISTING DRIVEWAY	84.5	5	0	0.00	0.00
EXISTING SHED	84.5	5	0	0.00	0.00
UNIT 1	84.5	5	0.01098513	2.58	773.54
UNIT 2	84.5	5	0.01098513	2.58	773.54
UNIT 3	84.5	5	0.01482027	3.48	1043.59
UNIT 4	84.5	5	0.01482027	3.48	1043.59
UNIT 5	84.5	5	0.01383504	3.25	974.22
UNIT 6	84.5	5	0.01383504	3.25	974.22
NEW DRIVEWAY	84.5	5	0.0398	9.34	2802.58
FOOTPATH	84.5	5	0.00855	2.01	602.06
UNDEVELOPED AREA	84.5	5	0.08396912	7.88	2365.13

Rational Method

equation:

$$Q = (c \cdot i \cdot A) / 360 \quad (\text{m}^3/\text{s})$$

where:

Q = peak discharge flow rate
c = rational method runoff coefficient, taken to be 0.4 for previous areas and 0.9 for impervious area
i = rainfall intensity
A = area in Hectors

coefficient c =
1 concrete driveway, metal roof sheet finish
0.55 Permissible Site discharge
0.4 undeveloped grass land
0.7 gravel driveway

The peak impervious stormwater runoff from the post-development site is **8987.3 Litres** for a 5% AEP storm event over 5 mins. It is suggested to install minimum **1500L** SW detention tanks for units 3 & 4; and minimum **1000L** detention tanks for unit 1, 2, 5, & 6 to collect the roof runoff. All SW detention tanks shall be installed with 25mm dia orifice outlet and overflow mechanism. The driveway shall have a minimum **3000L** proprietary underground detention tank with 50 mm dia orifice, and overflow mechanism.

Calculations of the site storage requirement and discharge rate for some typical proprietary tanks are shown in the below:

Kingspan Water Tanks 1000L KPOLY1000 OR EQUIVALENT

Tank capacity =	1000	L
Tank height =	1.78	m
Tank width =	0.40	m
Tank Length =	2.00	m
Tank base area =	0.80	m ²

Iterative calculations

storage water height per	outlet velocity per	outlet flow rate per	outlet flow rate per	segment volum (m ³)	segment emptying time (s)
1.78	5.783287145	0.00173808	1.738080269	0.142	81.69933378
1.5975	5.486507922	0.001648888	1.648887722	0.142	86.11865935
1.42	5.172729276	0.001554586	1.554586252	0.142	91.34263202
1.2425	4.838645176	0.001454182	1.454182284	0.142	97.6493811
1.065	4.47971496	0.001346311	1.346311187	0.142	105.4733864
0.8875	4.089401558	0.001229008	1.229008344	0.142	115.5403059
0.71	3.657671948	0.001099258	1.099258481	0.142	129.177989
0.5325	3.167636826	0.000951986	0.95198577	0.142	149.1618935
0.355	2.586364638	0.000777293	0.777293126	0.142	182.685264
0.1775	1.828835974	0.000549629	0.549629241	0.142	258.3559781
0.0	0	0	0	0	
sum =				1.42	1297.204823
Discharge time =					21.62
Average discharge flow rate =					1.09

Site storage requirement for unit 1&2 = 502.1 L

Assumptions: 1. Tank inlet & outlet at same pressure.

2. Tank diameter is significantly greater than the orifice diameter.

Tank Discharge

orifice diameter =	25	mm
orifice area =	0.000490874	m ²
g =	9.81	m/s ²
C _v =	0.98	(Velocity Coefficient for water)
H =	water height	(variable)
outlet velocity =	C _v (2gh) ^{0.5}	m/s
C _d =	0.6	(Discharge Coefficient)
Discharge Rate =	C _d A(2gh) ^{0.5}	m ³ /s

Kingspan Water Tanks 2000L KPOLY2000 OR EQUIVALENT

Tank capacity=	2000	L
Tank height =	1.86	m
Tank width =	0.80	m
Tank Length =	2.20	m
Tank base area =	1.76	m ²

Iterative calculations

storage water height per segment (m)	outlet velocity per segment (m/s)	outlet flow rate per segment (m ³ /s)	outlet flow rate per segment (L/s)	segment volumn (m ³)	segment emptying time (s)
1.86	5.920140985	0.00177921	1.779209639	0.1488	83.63264044
1.674	5.616338874	0.001687906	1.687906468	0.1488	88.15654351
1.488	5.295135071	0.001591373	1.59137348	0.1488	93.50413458
1.302	4.953145313	0.001488594	1.488593584	0.1488	99.96012453
1.116	4.585721488	0.00137817	1.37816886	0.1488	107.9692745
0.93	4.186171836	0.001258091	1.258091201	0.1488	118.2744144
0.744	3.744225916	0.001125271	1.125270979	0.1488	132.2348153
0.558	3.242594761	0.000974513	0.974513254	0.1488	152.6916124
0.372	2.647567536	0.000795687	0.79568674	0.1488	187.0082692
0.186	1.872112958	0.000562635	0.562635489	0.1488	264.4696305
4.996E-16	9.70257E-08	2.91596E-11	2.91596E-08	3.9968E-16	
sum =				1.488	1327.901459
Discharge time =					22.13
Average discharge flow rate =					1.12

Site storage requirement for unit 3&4 =

895.9 L

Kingspan Water Tanks 1000L KPOLY1000 OR EQUIVALENT

Tank capacity=	1000	L
Tank height =	1.78	m
Tank width =	0.40	m
Tank Length =	2.00	m
Tank base area =	0.80	m ²

Iterative calculations

storage water height per segment (m)	outlet velocity per segment (m/s)	outlet flow rate per segment (m ³ /s)	outlet flow rate per segment (L/s)	segment volumn (m ³)	segment emptying time (s)
1.78	5.783287145	0.00173808	1.738080269	0.142	81.69933378
1.5975	5.486507922	0.001648888	1.648887722	0.142	86.11865935
1.42	5.172729276	0.001554586	1.554586252	0.142	91.34263202
1.2425	4.838645176	0.001454182	1.454182284	0.142	97.6493811
1.065	4.47971496	0.001346311	1.346311187	0.142	105.4733864
0.8875	4.08401558	0.001229008	1.229008344	0.142	115.5403059
0.71	3.657671948	0.001099258	1.099258481	0.142	129.177989
0.5325	3.167636826	0.000951986	0.95198577	0.142	149.1618935
0.355	2.586364638	0.000777293	0.777293126	0.142	182.685264
0.1775	1.828835974	0.000549629	0.549629241	0.142	258.3559781
0	0	0	0	0	
sum =				1.42	1297.204823
Discharge time =					21.62
Average discharge flow rate =					1.09

Site storage requirement for unit 5&6 =

802.8 L

PROPRIETARY UNDERGROUND DETENTION TANK 3000L

Tank capacity=	3000	L
Tank height =	0.92	m
Tank width =	2.50	m
Tank Length =	3.00	m
Tank base area =	7.50	m ²

Tank Discharge	
orifice diameter =	50 mm
orifice area =	0.001963495 m ²
g =	9.81 m/s ²
C _v =	0.98 (Velocity Coefficient for water)
H =	water height (variable)
outlet velocity =	C _v (2gH) ^{0.5} m/s
C _d =	0.6 (Discharge Coefficient)
Discharge Rate =	C _d A(2gH) ^{0.5} m ³ /s

Assumptions: 1. Tank inlet & outlet at same pressure.
2. Tank diameter is significantly greater than the orifice diameter.

Iterative calculations

storage water height per segment (m)	outlet velocity per segment (m/s)	outlet flow rate per segment (m ³ /s)	outlet flow rate per segment (L/s)	segment volumn (m ³)	segment emptying time (s)
0.92	4.163604707	0.005005236	5.005235955	0.0736	14.70460147
0.828	3.949942246	0.004748384	4.748383753	0.0736	15.50001092
0.736	3.724041263	0.004476819	4.476819135	0.0736	16.44024424
0.644	3.483521625	0.004187681	4.187680847	0.0736	17.57536037
0.552	3.225114338	0.003877039	3.877039099	0.0736	18.98355887
0.46	2.944113123	0.003539236	3.539236285	0.0736	20.79544683
0.368	2.63329483	0.003165589	3.165589169	0.0736	23.25001637
0.276	2.28050219	0.002741481	2.741480638	0.0736	26.84680642
0.184	1.862020631	0.00223841	2.238409568	0.0736	32.88048848
0.092	1.316647415	0.001582795	1.582794584	0.0736	46.50003275
2.498E-16	6.86076E-08	8.24759E-11	8.24759E-08	1.9984E-16	-
sum =				0.736	233.4765667
Discharge time =					3.89
Average discharge flow rate =					3.15235062

Site storage requirement for driveway and parking area =

2307.5 L

Overall discharge via detention =

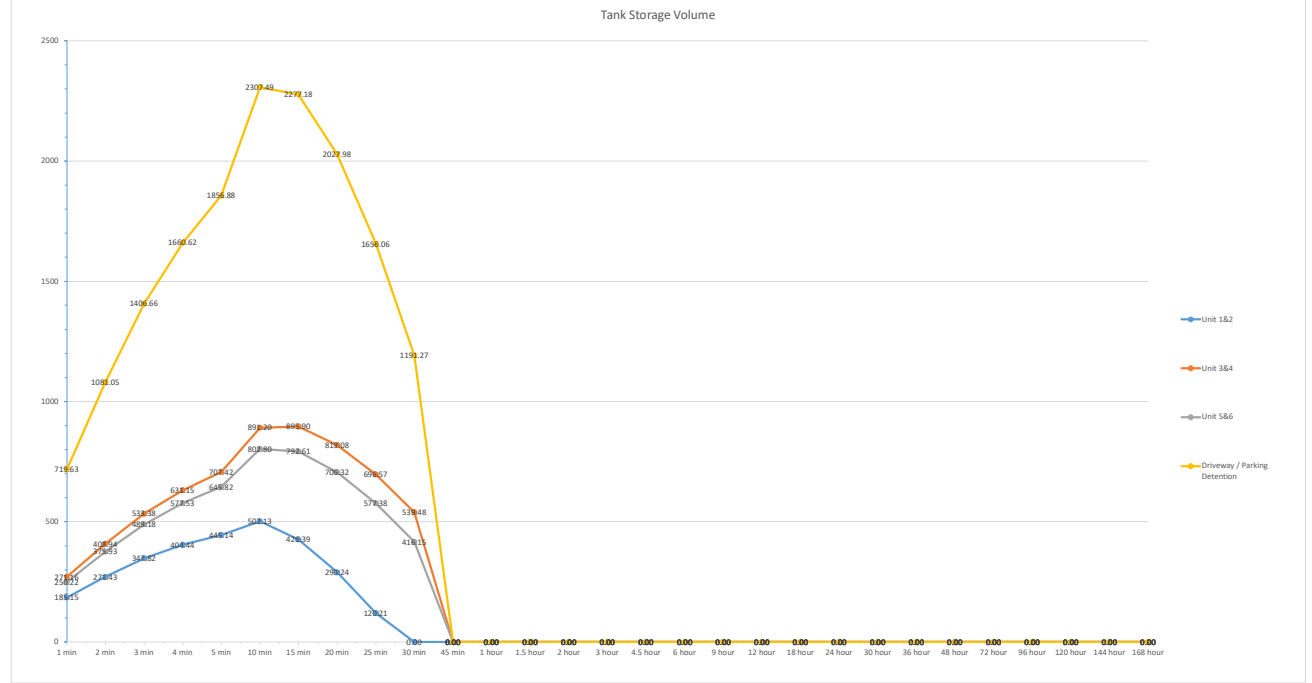
6.46 L/s

Unit 1&2							
Post Development - AEP 5% - Storage Volume							
	5% AEP	Duration (s)		RUNOFF (L/s)	Discharge Rate (L/s)	Storage Volume (L)	
1 min	137	1	min	60	4.18	1.09	185.15
2 min	110	2	min	120	3.36	1.09	271.43
3 min	99.2	3	min	180	3.03	1.09	347.82
4 min	91.1	4	min	240	2.78	1.09	404.44
5 min	84.5	5	min	300	2.58	1.09	445.14
10 min	63.3	10	min	600	1.93	1.09	502.13
15 min	51.4	15	min	900	1.57	1.09	426.39
20 min	43.8	20	min	1200	1.34	1.09	290.24
25 min	38.5	25	min	1500	1.17	1.09	120.21
30 min	34.5	30	min	1800	1.05	1.09	0.00
45 min	27	45	min	2700	0.82	1.09	0.00
1 hour	22.7	1	hour	3600	0.69	1.09	0.00
1.5 hour	17.8	1.5	hour	5400	0.54	1.09	0.00
2 hour	15.1	2	hour	7200	0.46	1.09	0.00
3 hour	12	3	hour	10800	0.37	1.09	0.00
4.5 hour	9.65	4.5	hour	16200	0.29	1.09	0.00
6 hour	8.29	6	hour	21600	0.25	1.09	0.00
9 hour	6.69	9	hour	32400	0.20	1.09	0.00
12 hour	5.72	12	hour	43200	0.17	1.09	0.00
18 hour	4.53	18	hour	64800	0.14	1.09	0.00
24 hour	3.79	24	hour	86400	0.12	1.09	0.00
30 hour	3.27	30	hour	108000	0.10	1.09	0.00
36 hour	2.88	36	hour	129600	0.09	1.09	0.00
48 hour	2.33	48	hour	172800	0.07	1.09	0.00
72 hour	1.67	72	hour	259200	0.05	1.09	0.00
96 hour	1.3	96	hour	345600	0.04	1.09	0.00
120 hour	1.06	120	hour	432000	0.03	1.09	0.00
144 hour	0.893	144	hour	518400	0.03	1.09	0.00
168 hour	0.773	168	hour	604800	0.02	1.09	0.00

Unit 3&4							
Post Development - AEP 5% - Storage Volume							
	% AEP	Duration (s)		RUNOFF (L/s)	Discharge Rate (L/s)	Storage Volume (L)	
1 min	137	1	min	60	5.64	1.12	271.16
2 min	110	2	min	120	4.53	1.12	408.94
3 min	99.2	3	min	180	4.08	1.12	533.38
4 min	91.1	4	min	240	3.75	1.12	631.15
5 min	84.5	5	min	300	3.48	1.12	707.42
10 min	63.3	10	min	600	2.61	1.12	891.20
15 min	51.4	15	min	900	2.12	1.12	895.90
20 min	43.8	20	min	1200	1.80	1.12	819.08
25 min	38.5	25	min	1500	1.58	1.12	696.57
30 min	34.5	30	min	1800	1.42	1.12	539.48
45 min	27	45	min	2700	1.11	1.12	0.00
1 hour	22.7	1	hour	3600	0.93	1.12	0.00
1.5 hour	17.8	1.5	hour	5400	0.73	1.12	0.00
2 hour	15.1	2	hour	7200	0.62	1.12	0.00
3 hour	12	3	hour	10800	0.49	1.12	0.00
4.5 hour	9.65	4.5	hour	16200	0.40	1.12	0.00
6 hour	8.29	6	hour	21600	0.34	1.12	0.00
9 hour	6.69	9	hour	32400	0.28	1.12	0.00
12 hour	5.72	12	hour	43200	0.24	1.12	0.00
18 hour	4.53	18	hour	64800	0.19	1.12	0.00
24 hour	3.79	24	hour	86400	0.16	1.12	0.00
30 hour	3.27	30	hour	108000	0.13	1.12	0.00
36 hour	2.88	36	hour	129600	0.12	1.12	0.00
48 hour	2.33	48	hour	172800	0.10	1.12	0.00
72 hour	1.67	72	hour	259200	0.07	1.12	0.00
96 hour	1.3	96	hour	345600	0.05	1.12	0.00
120 hour	1.06	120	hour	432000	0.04	1.12	0.00
144 hour	0.893	144	hour	518400	0.04	1.12	0.00
168 hour	0.773	168	hour	604800	0.03	1.12	0.00

Unit 5&6						
Post Development - AEP 5% - Storage Volume						
	5% AEP	Duration (s)		RUNOFF (L/s)	Discharge Rate (l/s)	Storage Volume (L)
1 min	137	1	min	60	5.27	1.09
2 min	110	2	min	120	4.23	1.09
3 min	99.2	3	min	180	3.81	1.09
4 min	91.1	4	min	240	3.50	1.09
5 min	84.5	5	min	300	3.25	1.09
10 min	63.3	10	min	600	2.43	1.09
15 min	51.4	15	min	900	1.98	1.09
20 min	43.8	20	min	1200	1.68	1.09
25 min	38.5	25	min	1500	1.48	1.09
30 min	34.5	30	min	1800	1.33	1.09
45 min	27	45	min	2700	1.04	1.09
1 hour	22.7	1	hour	3600	0.87	1.09
1.5 hour	17.8	1.5	hour	5400	0.68	1.09
2 hour	15.1	2	hour	7200	0.58	1.09
3 hour	12	3	hour	10800	0.46	1.09
4.5 hour	9.65	4.5	hour	16200	0.37	1.09
6 hour	8.29	6	hour	21600	0.32	1.09
9 hour	6.69	9	hour	32400	0.26	1.09
12 hour	5.72	12	hour	43200	0.22	1.09
18 hour	4.53	18	hour	64800	0.17	1.09
24 hour	3.79	24	hour	86400	0.15	1.09
30 hour	3.27	30	hour	108000	0.13	1.09
36 hour	2.88	36	hour	129600	0.11	1.09
48 hour	2.33	48	hour	172800	0.09	1.09
72 hour	1.67	72	hour	259200	0.06	1.09
96 hour	1.3	96	hour	345600	0.05	1.09
120 hour	1.06	120	hour	432000	0.04	1.09
144 hour	0.893	144	hour	518400	0.03	1.09
168 hour	0.773	168	hour	604800	0.03	1.09

Driveway / Parking Detention							
Post Development - AEP 5% - Storage Volume							
	5% AEP	Duration (s)		RUNOFF (L/s)	Discharge Rate (L/s)	Storage Volume (L)	
1 min	137	1	min	60	15.15	3.15	719.63
2 min	110	2	min	120	12.16	3.15	1081.05
3 min	99.2	3	min	180	10.97	3.15	1406.66
4 min	91.1	4	min	240	10.07	3.15	1660.62
5 min	84.5	5	min	300	9.34	3.15	1856.88
10 min	63.3	10	min	600	7.00	3.15	2307.49
15 min	51.4	15	min	900	5.68	3.15	2277.18
20 min	43.8	20	min	1200	4.84	3.15	2027.98
25 min	38.5	25	min	1500	4.26	3.15	1656.06
30 min	34.5	30	min	1800	3.81	3.15	1191.27
45 min	27	45	min	2700	2.99	3.15	0.00
1 hour	22.7	1	hour	3600	2.51	3.15	0.00
1.5 hour	17.8	1.5	hour	5400	1.97	3.15	0.00
2 hour	15.1	2	hour	7200	1.67	3.15	0.00
3 hour	12	3	hour	10800	1.33	3.15	0.00
4.5 hour	9.65	4.5	hour	16200	1.07	3.15	0.00
6 hour	8.29	6	hour	21600	0.92	3.15	0.00
9 hour	6.69	9	hour	32400	0.74	3.15	0.00
12 hour	5.72	12	hour	43200	0.63	3.15	0.00
18 hour	4.53	18	hour	64800	0.50	3.15	0.00
24 hour	3.79	24	hour	86400	0.42	3.15	0.00
30 hour	3.27	30	hour	108000	0.36	3.15	0.00
36 hour	2.88	36	hour	129600	0.32	3.15	0.00
48 hour	2.33	48	hour	172800	0.26	3.15	0.00
72 hour	1.67	72	hour	259200	0.18	3.15	0.00
96 hour	1.3	96	hour	345600	0.14	3.15	0.00
120 hour	1.06	120	hour	432000	0.12	3.15	0.00
144 hour	0.893	144	hour	518400	0.10	3.15	0.00
168 hour	0.773	168	hour	604800	0.09	3.15	0.00



IMPORTANT NOTE:

The lot shown upon this plan is part of a proposed land subdivision and therefore its title has not yet issued.

The dimensions, area and easements are subject to the final plan of survey.

Any decisions regarding design based on the dimensions, area and easements shown upon the attached plan should be made with appropriate caution.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-128

DATE RECEIVED 19 August 2025

NOTES:

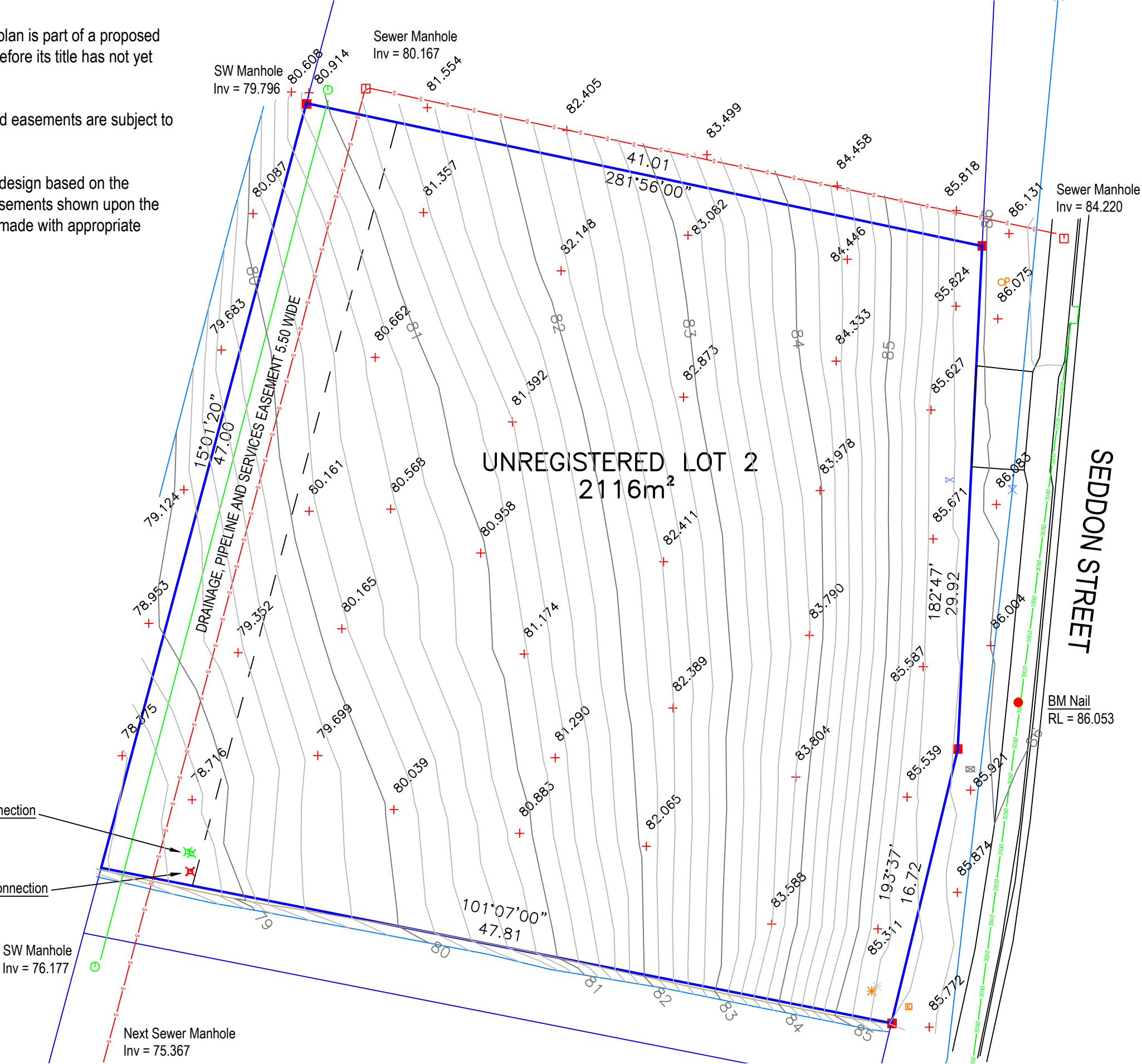
While all reasonable effort has been made to ensure the accuracy of the ground services, there may be variations during the field survey.

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 SPM10982 with reputed AHD level of 75.315 from SURCOM on 31/08/2023

Date of Survey : 31/08/2023



- LOT BOUNDARY

EASEMENT BOUNDARY

BANK TOP

WATER COURSE

GRATED PIT

CULVERT 300

CULVERT 375

BITUMEN EDGE

KERB INVERT

KERB BACK

FOOTPATH

DRIVEWAY

SEWER UNDERGROUND

WATER MAIN
- TITLE PEG

NAIL

NATURAL SURFACE

GRATED PIT

STORMWATER MANHOLE

STORMWATER HOUSE CONNECTION

POLE WITH LIGHT

JUNCTION BOX HYDRO

CABLE HYDRO UNDERGROUND

TELSTRA PIT

CABLE TELSTRA UNDERGROUND

SEWER MANHOLE

SEWER HOUSE CONNECTION

SEWER UNDERGROUND

WATER MAIN

STOP VALVE

METER WATER

AMENDMENTS			Project Name and Address		Drawing Title	SCALE	Contour Interval	FILE REF:	
No.	Revision/Issue	Date							
			Lot 2, Seddon Street Austins Ferry, 7011		DETAIL PLAN	0 2 4 6 8 1:250 at A3	0.200 m	13544	
			Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com		Client HED Consulting NOT YET REGISTERED	THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, 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.	Date 31/08/2023	Geocivil Ref	1354401
								AutoCAD Ref	1354401
								DRAWN	LH
								CHKD	DC
								DATUM	Horz: MGA2020 Vert: AHD83