DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-222
PROPOSED DEVELOPMENT:	Residential (Alterations & Additions)
LOCATION:	147 Bowen Road Lutana
APPLICANT:	B.Viney Drafting Services
ADVERTISING START DATE:	19/12/2025
ADVERTISING EXPIRY DATE:	13/01/2026

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 **13/01/2026**.

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 **13/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **13/01/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

JMG Ref: J250605CS
Client Ref: PLN-25-222

06 November 2025

Glenorchy City Council
374 Main Road
Glenorchy TAS 7010

Attention: Sylvia Jeffreys

Dear Sylvia

PROPOSED USE / DEVELOPMENT: RESIDENTIAL (ALTERATIONS AND ADDITIONS)
147 BOWEN ROAD LUTANA - APPLICATION NUMBER (PLN-25-222)

JMG Engineers were engaged on behalf of the property owner to respond to RFI – PLN-25-222, 25 August 2025, General Manager's Consent for Interference with Public Stormwater Systems Item 2. Since the initial response to this RFI Council have issued a follow up letter stating item 2 was not yet satisfied. Council has requested that the permissible site discharge shall be calculated based on the critical storm duration of the local catchment instead of the development site time of concentration. The associated calculations have been amended to reflect this request and documented within this letter.

The property at 147 Bowen Road, Lutana is located within the General Residential Zone of the Glenorchy planning area. At present, the house roof drains north to a private connection at the rear of the property, while the driveway sheets west toward Bowen Road, discharging to the kerb.

Figure 1 - Aerial View of Pre-Development Site and Existing Stormwater Network

Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852 ACN 009 547 139
As trustee for Johnstone McGee & Gandy Unit Trust
www.jmg.net.au

Hobart Office
117 Harrington Street Hobart 7000
T: (03) 6231 2555
E: infohbt@jmg.net.au

Launceston Office
73 Paterson Street Launceston 7250
T: (03) 6334 5548
E: infoltn@jmg.net.au

The proposed alterations and additions include a new garage, carport, covered walkways, and concrete driveway. Council have advised JMG Engineers all post-development runoff, including the existing roof runoff, is to be directed and formalised via a new DN150 connection to Council's DN300 main asset 130895 in Bowen Road. The current connection on the northern boundary is to be sealed to Council approval.

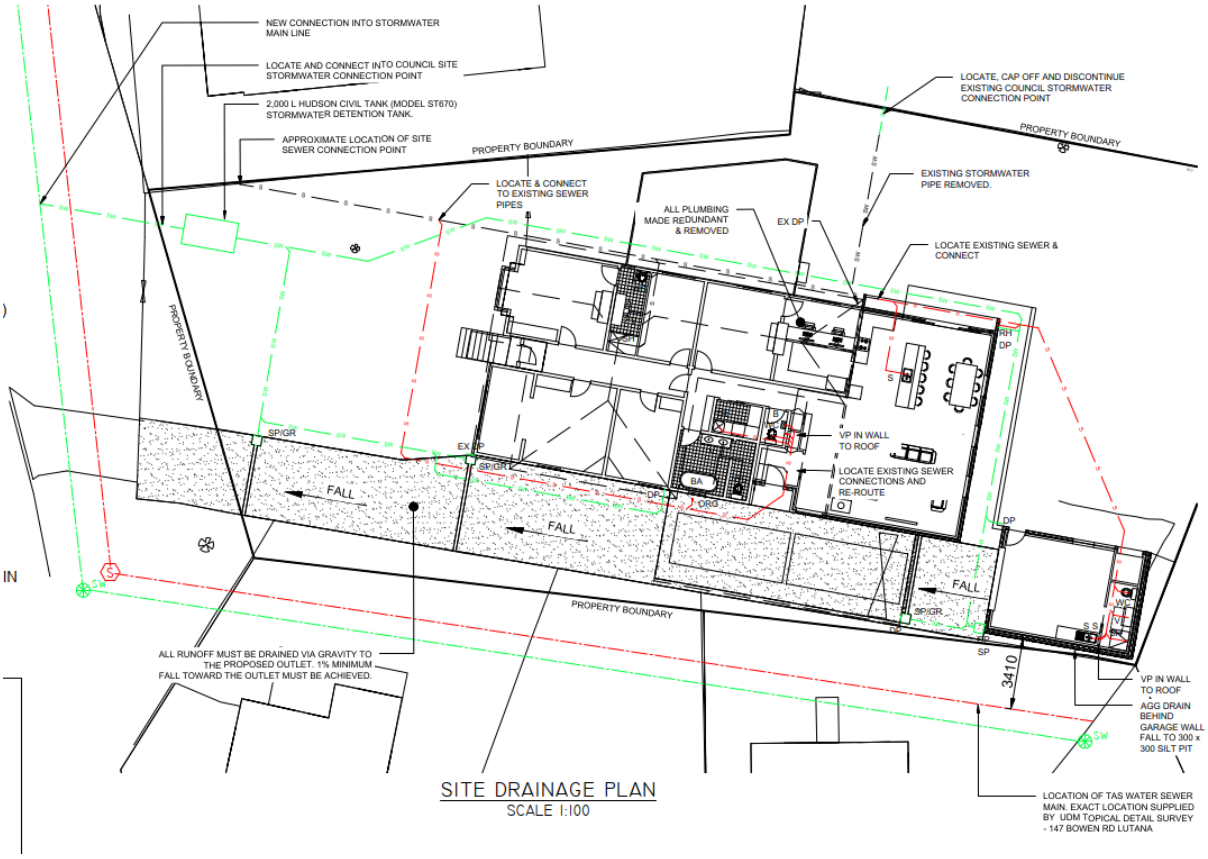


Figure 2 - Proposed Stormwater and Catchment Plan to Detention Tank

A hydrologic assessment has been undertaken using the Rational Method, which is appropriate for small urban catchments and aligns with the principles of *Australian Rainfall and Runoff (ARR 2019)*. The assessment parameters have been adopted in accordance with Glenorchy City Council's Stormwater Management Policy (February 2024).

Design rainfall parameters were obtained from the Bureau of Meteorology (BoM) 2016 IFD data corresponding to the site coordinates (latitude −42.8375°, longitude 147.3125°).

The critical time of concentration for the local catchment was calculated based on the critical flow path shown in Figure 3 derived from Glenorchy City Council's online asset infrastructure map and LIDAR elevation data. The critical time of concentration was calculated to be 10 minutes for the local catchment to reach the critical point in the network where the proposed development enters the catchment.

Figure 3 - Catchment Flow Path

The following table summarises the catchment properties used to calculate the critical time of concentration:

Table 1 - Critical Time of Concentration Calculations

Time of Concentration - Sheet, Channel and Pipe				
Hortons				
Sheet Flow	H1	78.7	m	AHD at top of max flow path
	H2	72.5	m	AHD at bottom of max flow path
	ΔH	6	m	Change in height of flow path
	L	50	m	Max flow length
	Grade	12%		Average grade of site
	Surface	Bare soil surface		
	N	0.028	-	Hortons surface roughness
	ToC	6.54	min	Tcs=107*N*(L^.333)/(S%^.2)
Kirpich				
Channel	H1	72.5	m	AHD at top of channel
	H2	71.1	m	AHD at bottom of channel
	ΔH	1	m	Change in height of channel
	L	90	m	Length of flow in channel
	Grade	2%		Average grade of channel
	Surface	Concrete/Asphalt		
	N	0.40		
	ToC	1.24	min	Tch = 0.0195 * Lc^.77*Sc^(-.385)
Pipe				
Pipe	L	420	m	Max pipe length
	H1	71	m	AHD at start of pipe
	H2	36	m	AHD at bottom of pipe
	ΔH	35	m	Fall in pipe
	Grade	8%		Grade of pipe
	Pipe Dia	0.30	m	Pipe diameter (m)
	Velocity	3.95	m/s	Velocity of water in pipe
	ToC	1.77	min	Travel time in pipe
Total ToC				
ToC		10	mins	

The analysis has been undertaken for the 5% Annual Exceedance Probability (AEP) storm event in accordance with Council requirements. An area of approximately 240 m² has been excluded from both the pre- and post-development hydrologic calculations. This area comprises existing landscaped and grassed sections at the front of the property, which will remain unchanged and unconnected to the proposed on-site detention (OSD) system.

The peak runoff for the post-development scenario was determined by calculating discharge rates for the full range of site storm durations and selecting the peak flow rate.

The permissible site discharge (PSD) for the proposed OSD system was determined using a runoff coefficient of 0.55, in accordance with Council's Stormwater Management Policy. The post-development peak runoff was calculated using runoff coefficients of 0.9 for impervious areas and 0.4 for pervious areas.

The following table summarises the pre- and post- development peak discharge rates:

Table 2 - Stormwater Calculations Summary

Condition	C	TOC (mins)	Q (5% AEP)
Pre-development	0.55	10 mins	8.3 L/s
Post-development	0.9 and 0.4	5 mins	14.4 L/s

The site storage requirement and subsequentially the OSD system has been sized using Boyd's Method to limit post-development outflows for the full range of site storm durations to the pre-development rate of 8.3 L/s to determine the maximum volume required. Identifying approximately 1.8 m³ of storage is required to achieve compliance with Council policy. To provide additional future capacity and facilitate ease of construction by using a locally manufactured proprietary device, a 2,000 L Hudson Civil (model ST670), or similar approved, detention tank with a surcharge grate in the lid is recommended.

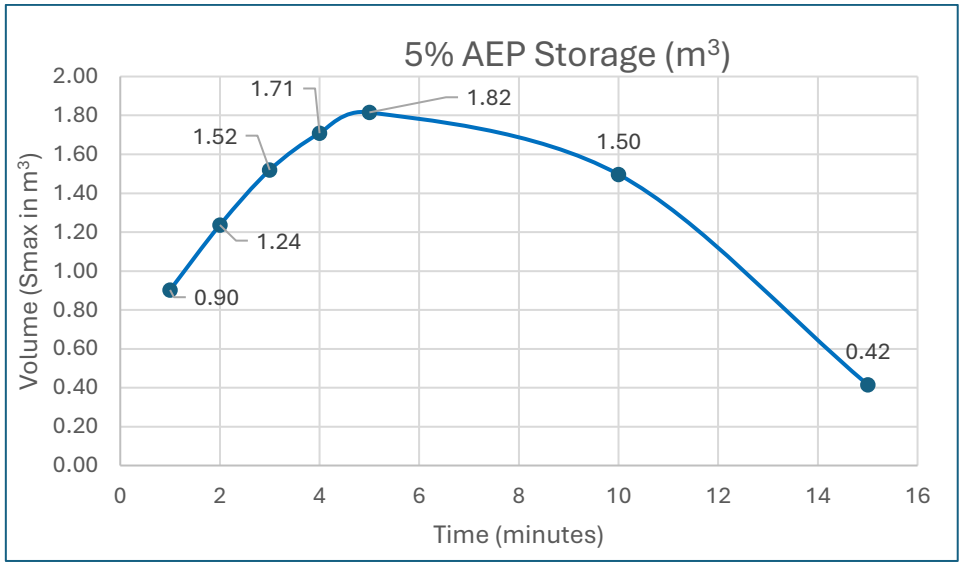


Figure 4 - Boyds Formula Storage Results

Restricted flow based on the 2,000 L Hudson Civil tank (model ST670) has been calculated as 8.3 L/s, controlled by a 70 mm orifice plate positioned near the base of the structure with a design head of approximately 700 mm.

In summary, the proposal meets the Glenorchy City Council's Stormwater Management Policy (February 2024) and provides an appropriate stormwater outcome for the planned alterations and additions at 147 Bowen Road.

Please don't hesitate to contact me should you require any further information or clarification via email to jbutler@jmg.net.au.

Yours sincerely
JOHNSTONE, MCGEE & GANDY PTY LTD

Jack Butler
Civil Engineer

Encl. JMG Stormwater Calculations

c.c. B. Viney Drafting Services – Ben Viney

STORMWATER CALCULATIONS

PROJECT DESCRIPTION:	On-Site Detention
PROJECT ADDRESS:	147 Bowen Road, Lutana
PROJECT NUMBER:	250605CS
REVISION:	2

DATE:	5/11/2025
DESIGNED:	*JFB*
REVIEWED:	*BHL*

SITE PARAMETERS

	Pre Development		Post Development	
Site Area	812.0	m^2	812.0	m^2
Impervious Area	420	m^2	512.0	m^2
GCC Impervious Runoff Coefficient	0.55	(-)	0.9	(-)
GCC Pervious Runoff Coefficient	0.55	(-)	0.40	(-)
Time of Concentration	10	mins	5	mins

PEAK CATCHMENT FLOWS FOR GIVEN AEP AT T.O.C.

	Pre Development		Post Development	
AEP	**$I_{tc,Y}$ (mm/h)**	**Flow (L/s)**	**$I_{tc,Y}$ (mm/h)**	**Flow (L/s)**
10%	53.8	6.7	72.2	11.7
5%	63.9	8.3	84.9	14.4
2%	78.6	11.2	102.0	18.9
1%	91.0	13.6	116.0	22.5

Allowable Site Discharge:	8.3	L/s

DETENTION VOLUME AND ORIFICE SIZING

Detention			
Storm Duration (min)	**Tank Inflow (L/s)**	**Tank Outflow (L/s)**	**Storage (m3)**
5	14.4	8.3	1.82

Orifice		
Head (Above Orifice):	0.7	m
No. of Orifice:	1	(-)
Total Orifice Flow:	8.3	L/s
Orifice Diameter:	70	mm

147 BOWEN ROAD, LUTANA, TASMANIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-222
DATE RECEIVED: 28 November 2025

SCHEDULE OF DRAWINGS

NAME	DRAWING NO.
COVER PAGE	1 OF 10
SITE PLAN	2 OF 10
DEMO PLAN	3 OF 10
LAYOUT PLAN	4 OF 10
GARAGE PLAN & ELEVATIONS	5 OF 10
ELEVATION	6 OF 10
ELEVATION	7 OF 10
SITE DRAINAGE PLAN	8 OF 10
STORMWATER CONNECTION DETAIL	9 OF 10
ROOF PLAN	10 OF 10

GENERAL INFOMATION

PLANNING SCHEME -	TASMANIA PLANNING SCHEME
OVERLAYS -	-
ZONING -	GENERAL RESIDENTIAL
BUILDING CLASS -	1A / 10
SOIL CLASSIFICATION -	-
WIND CLASSIFICATION -	-
CLIMATE ZONE -	7
ALPINE AREA -	NO
BUSH FIRE ATTACK LEVEL -	-
CORROSIVE ENVIRONMENT -	NO
OTHER KNOWN SITE HAZARDS-	NONE

TOTAL FLOOR AREA

HOUSE :	150 M²	GROUND FLOOR
	82 M²	PROPOSED EXTENSION
	232 M²	TOTAL FLOOR AREA
	35 M²	GARAGE
	1061 M²	TOTAL BLOCK AREA

LAND REFERENCE NUMBER

Volume / Folio

124986 / 1

DESIGNER

SAM BURNETT - CC6609

OWNERS CONTACT

A. Emery
PH. 0437867039
EMAIL: roo.emery@outlook.com

ISSUE	DETAILS	DATE	DRN
F	PLANNING REVISION -DRAWING ADDED	28/11/2025	B.V
E	PLANNING REVISION -DRAWING ADDED	29/10/25	B.V
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

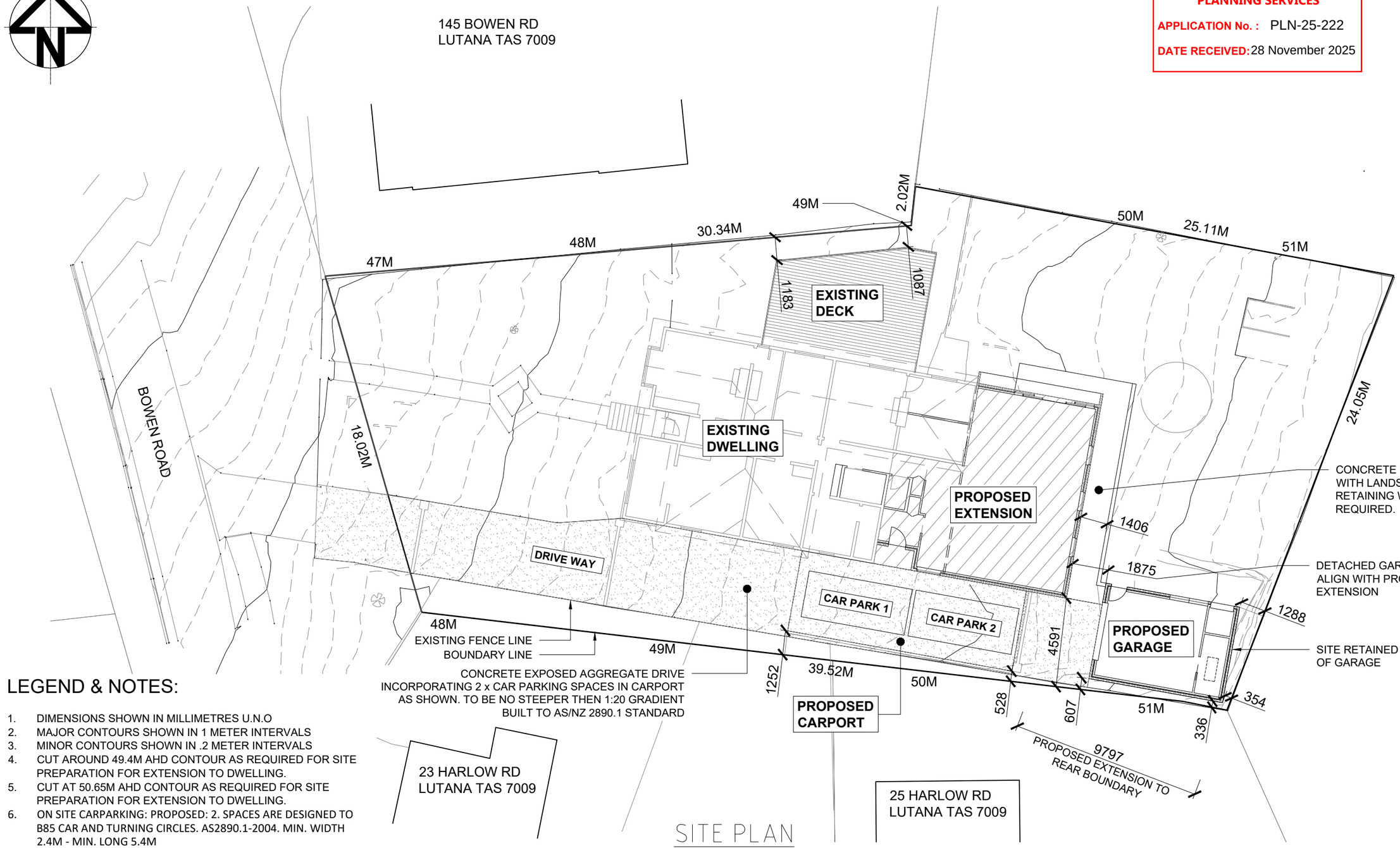
TITLE: COVER PAGE
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA
DRAWING NO. 01 | REVISION F | SHEET 1 OF 10 | SCALE AS SHOWN | SHEET SIZE A3
DRAWN BV | DATE 14/04/2025 | APPROVED

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-222

DATE RECEIVED: 28 November 2025

145 BOWEN RD
LUTANA TAS 7009



LEGEND & NOTES:

1. DIMENSIONS SHOWN IN MILLIMETRES U.N.O
2. MAJOR CONTOURS SHOWN IN 1 METER INTERVALS
3. MINOR CONTOURS SHOWN IN .2 METER INTERVALS
4. CUT AROUND 49.4M AHD CONTOUR AS REQUIRED FOR SITE PREPARATION FOR EXTENSION TO DWELLING.
5. CUT AT 50.65M AHD CONTOUR AS REQUIRED FOR SITE PREPARATION FOR EXTENSION TO DWELLING.
6. ON SITE CARPARKING: PROPOSED: 2. SPACES ARE DESIGNED TO B85 CAR AND TURNING CIRCLES. AS2890.1-2004. MIN. WIDTH 2.4M - MIN. LONG 5.4M

SITE PLAN
SCALE 1:200

ISSUE	DETAILS	DATE	DRN
E	PLANNING REVISION - CARPARKINIG ADDED	29/10/25	B.V
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V

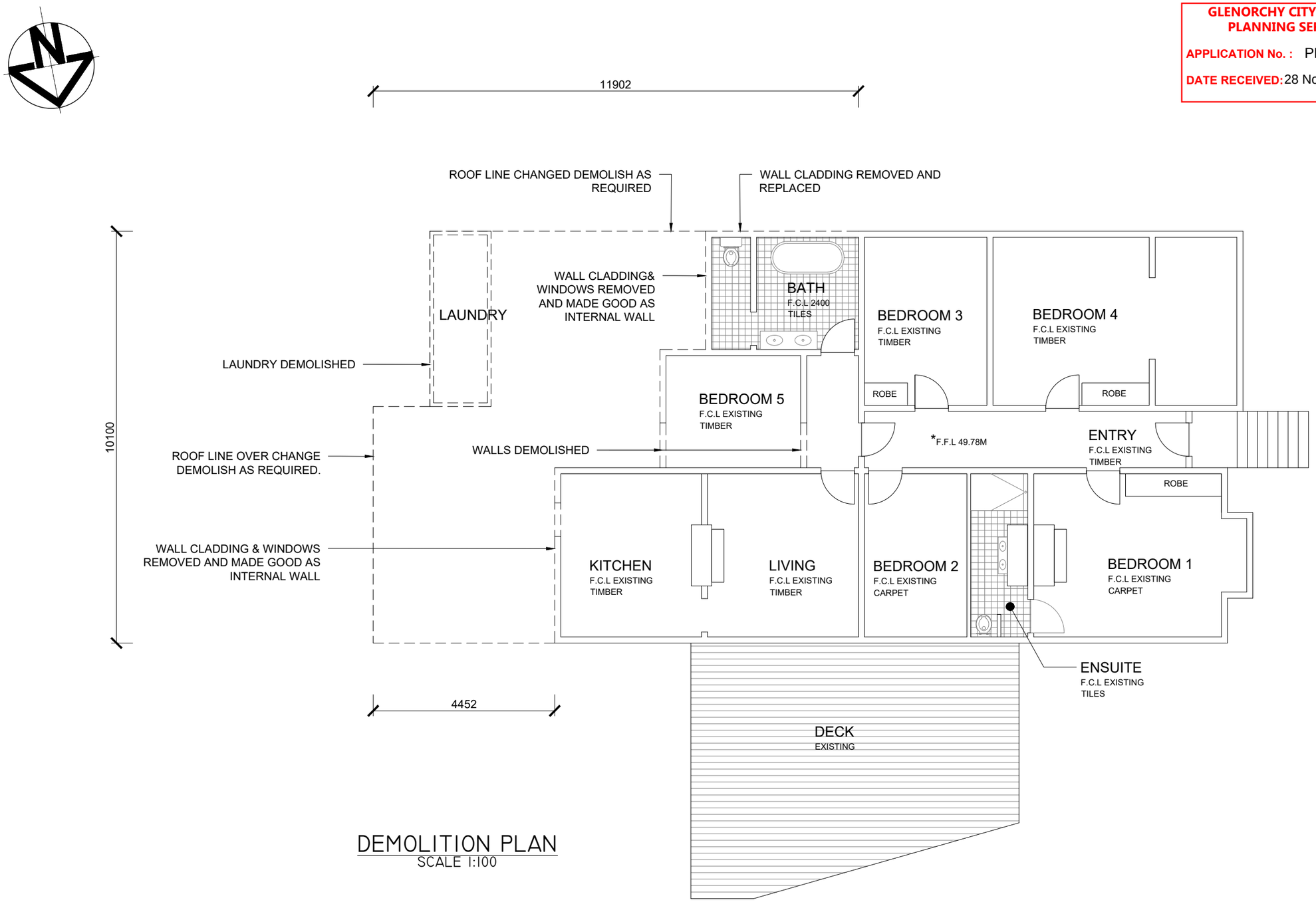
B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: SITE PLAN

PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
02	E	10	AS SHOWN	A3

DRAWN: BV | DATE: 14/04/2025 | APPROVED:



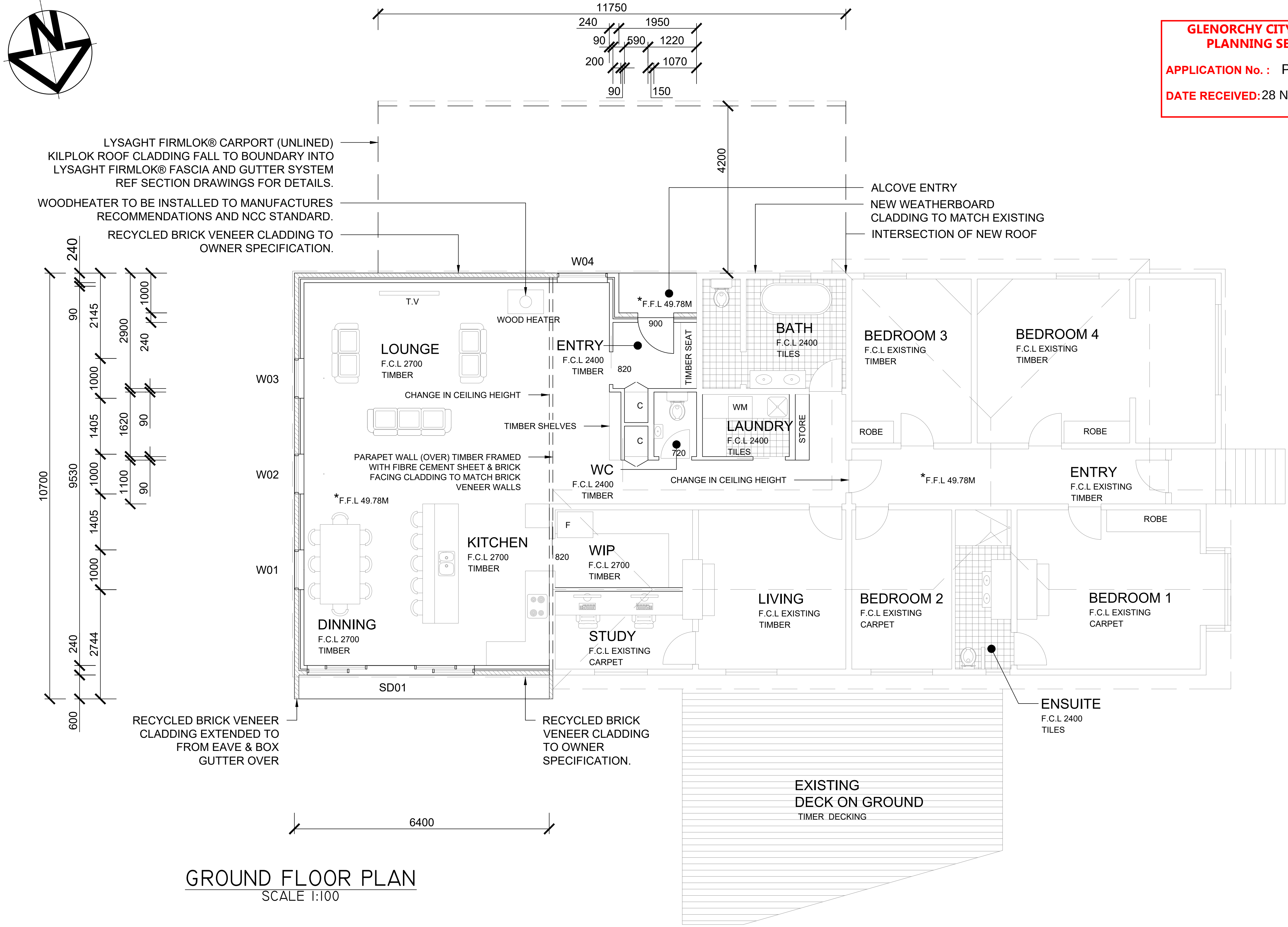
DEMOLITION PLAN
SCALE 1:100

ISSUE	DETAILS	DATE	DRN
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V
A	CONCEPT	25/05/2025	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: DEMOLITION PLAN
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA
DRAWING NO. 03 | REVISION D | SHEET 3 OF 10 | SCALE AS SHOWN | SHEET SIZE A3
DRAWN BV | DATE 20/03/25 | APPROVED

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-222
DATE RECEIVED: 28 November 2025



11750
240
1950
90
590
1220
200
1070
90
150
4200
LYSAGHT FIRMLOK® CARPORT (UNLINED)
KILPLOK ROOF CLADDING FALL TO BOUNDARY INTO
LYSAGHT FIRMLOK® FASCIA AND GUTTER SYSTEM
REF SECTION DRAWINGS FOR DETAILS.
WOODHEATER TO BE INSTALLED TO MANUFACTURES
RECOMMENDATIONS AND NCC STANDARD.
RECYCLED BRICK VENEER CLADDING TO
OWNER SPECIFICATION.
ALCOVE ENTRY
NEW WEATHERBOARD
CLADDING TO MATCH EXISTING
INTERSECTION OF NEW ROOF
W04
W03
W02
W01
SD01
T.V
WOOD HEATER
LOUNGE
F.C.L 2700
TIMBER
ENTRY
F.C.L 2400
TIMBER
*F.F.L 49.78M
900
820
TIMBER SEAT
BATH
F.C.L 2400
TILES
BEDROOM 3
F.C.L EXISTING
TIMBER
BEDROOM 4
F.C.L EXISTING
TIMBER
CHANGE IN CEILING HEIGHT
TIMBER SHELVES
WM
LAUNDRY
F.C.L 2400
TILES
STORE
ROBE
PARAPET WALL (OVER) TIMBER FRAMED
WITH FIBRE CEMENT SHEET & BRICK
FACING CLADDING TO MATCH BRICK
VENEER WALLS
720
WC
F.C.L 2400
TIMBER
CHANGE IN CEILING HEIGHT
*F.F.L 49.78M
ENTRY
F.C.L EXISTING
TIMBER
*F.F.L 49.78M
KITCHEN
F.C.L 2700
TIMBER
WIP
F.C.L 2700
TIMBER
LIVING
F.C.L EXISTING
TIMBER
BEDROOM 2
F.C.L EXISTING
CARPET
BEDROOM 1
F.C.L EXISTING
CARPET
DINNING
F.C.L 2700
TIMBER
STUDY
F.C.L EXISTING
CARPET
ENSUITE
F.C.L 2400
TILES
RECYCLED BRICK VENEER
CLADDING EXTENDED TO
FROM EAVE & BOX
GUTTER OVER
RECYCLED BRICK
VENEER CLADDING
TO OWNER
SPECIFICATION.
EXISTING
DECK ON GROUND
TIMER DECKING
6400
10700
9530
2145
2900
1000
1405
1620
1100
2744
600

GROUND FLOOR PLAN

SCALE 1:100

ISSUE	DETAILS	DATE	DRN
E	PLANNING REVISION	29/10/25	B.V
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V
A	CONCEPT	25/05/2025	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: GROUND FLOOR PLAN

PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
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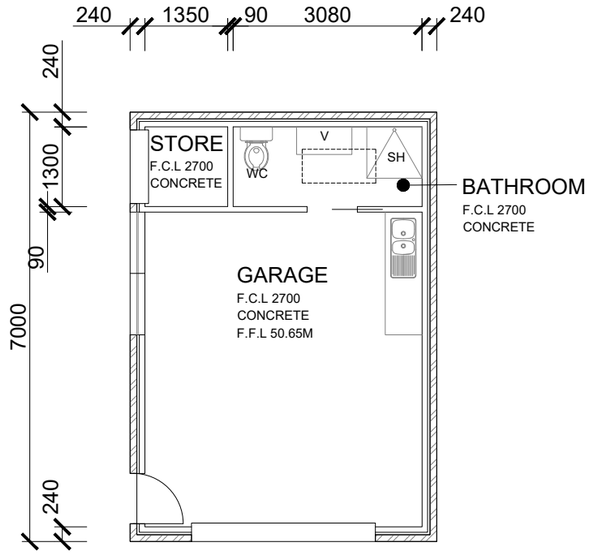
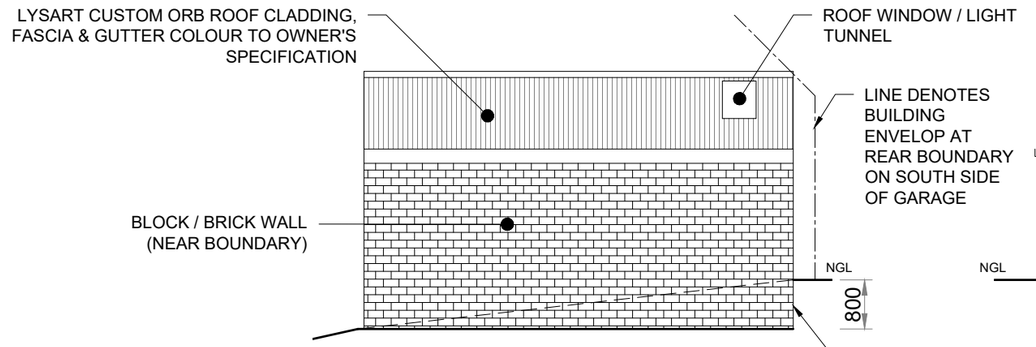
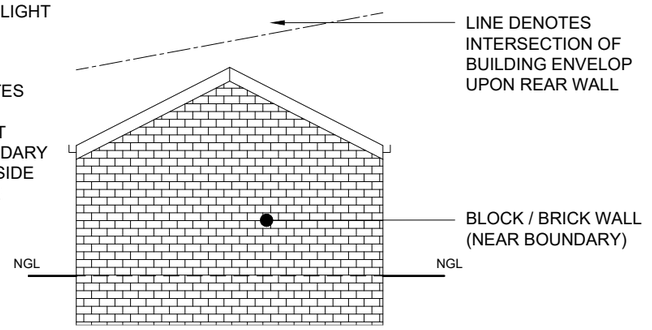
DRAWN: BV	DATE: 21/05/2025	APPROVED:		



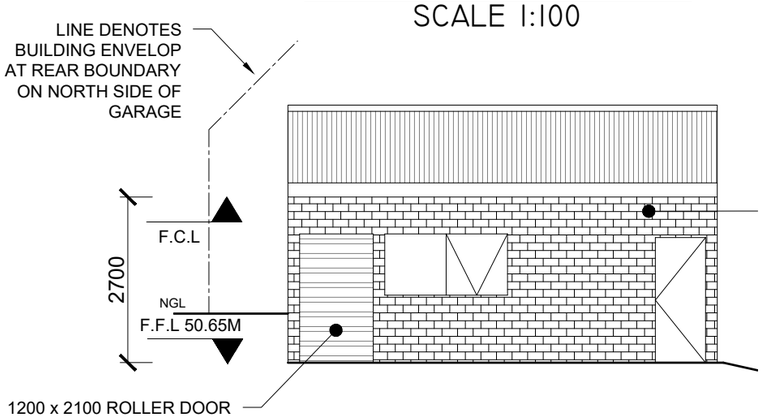
GARAGE FLOOR PLAN
SCALE 1:100



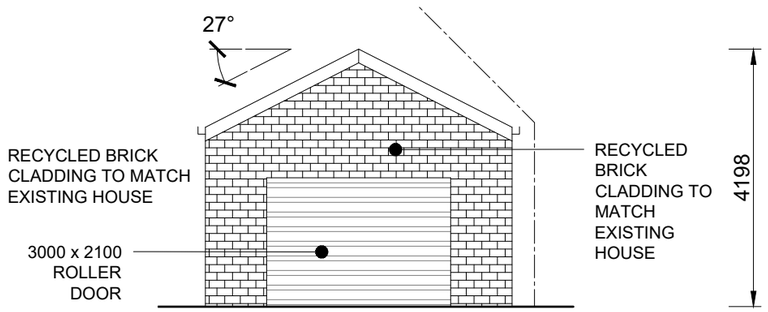
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

ISSUE	DETAILS	DATE	DRN
E	PLANNING REVISION	29/10/25	B.V
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V
A	CONCEPT	25/05/2025	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: GARAGE PLAN & ELEVATIONS

PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

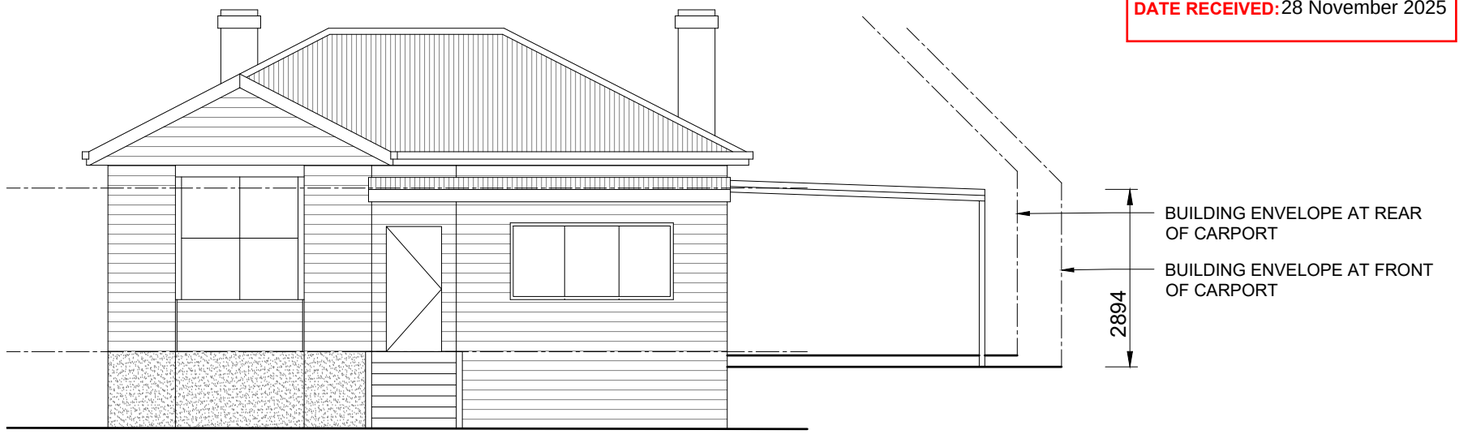
DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
05	E	5 OF 10	AS SHOWN	A3

DRAWN: BV | DATE: 21/05/2025 | APPROVED:

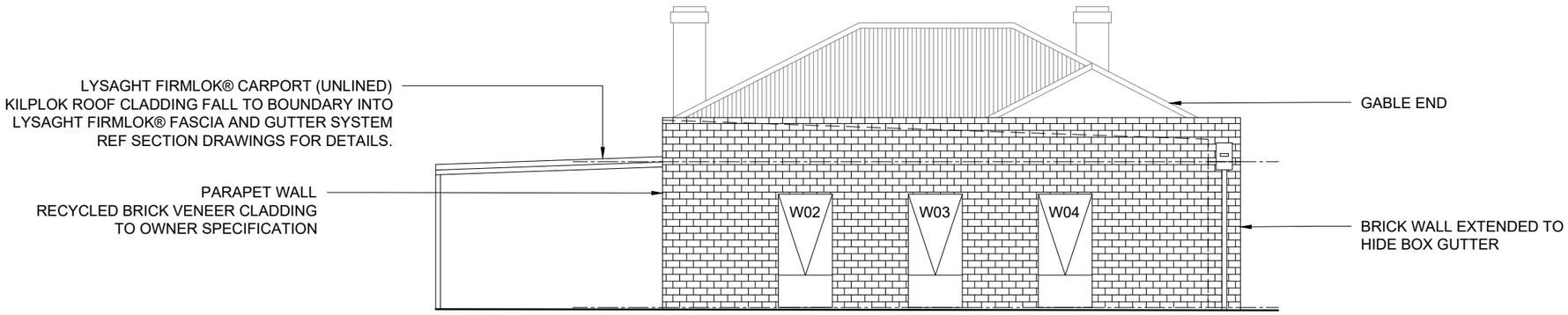
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-222

DATE RECEIVED: 28 November 2025



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

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E	PLANNING REVISION	29/10/25	B.V
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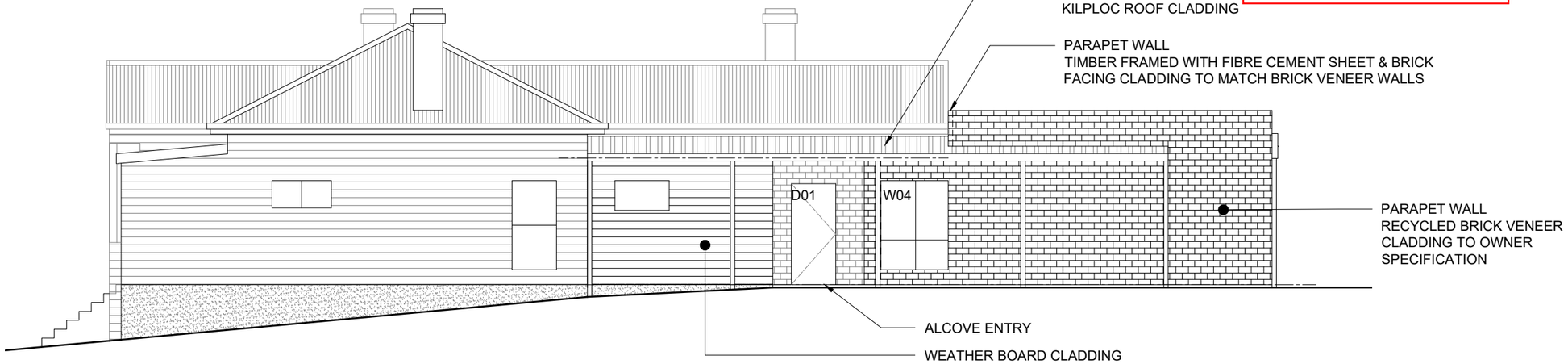
B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: ELEVATIONS

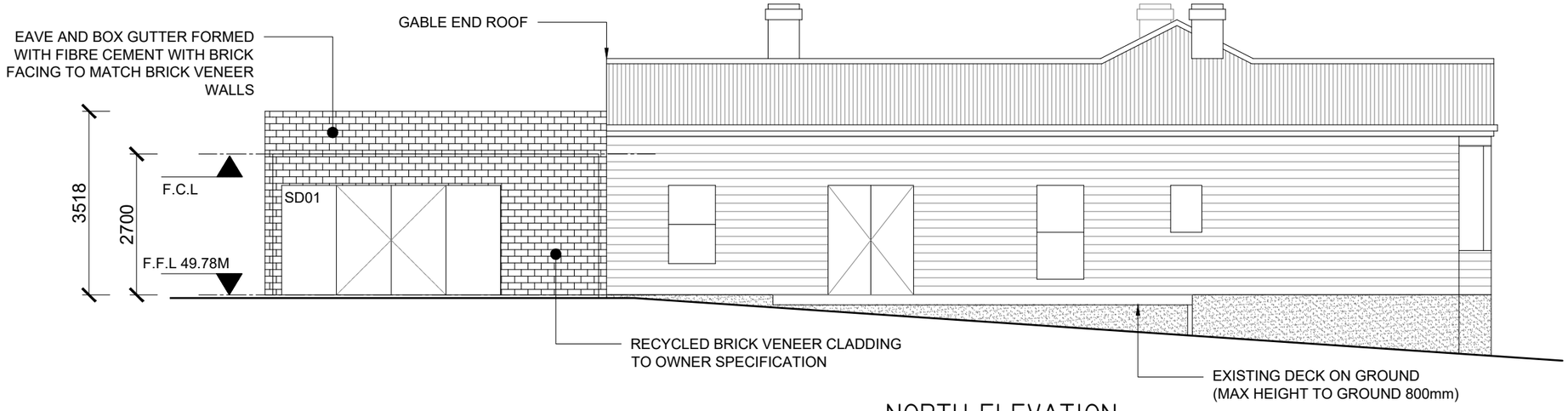
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
06	E	6 OF 10	AS SHOWN	A3

DRAWN	DATE	APPROVED
BV	14/04/2025	



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

ISSUE	DETAILS	DATE	DRN
E	PLANNING REVISION	29/10/25	B.V
D	PLANNING REVISION	22/07/25	B.V
C	CONCEPT	21/07/25	B.V
B	CONCEPT	26/6/2025	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: ELEVATIONS

PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
07	D	7 OF 10	AS SHOWN	A3

DRAWN	DATE	APPROVED
BV	14/04/2025	

LEGEND

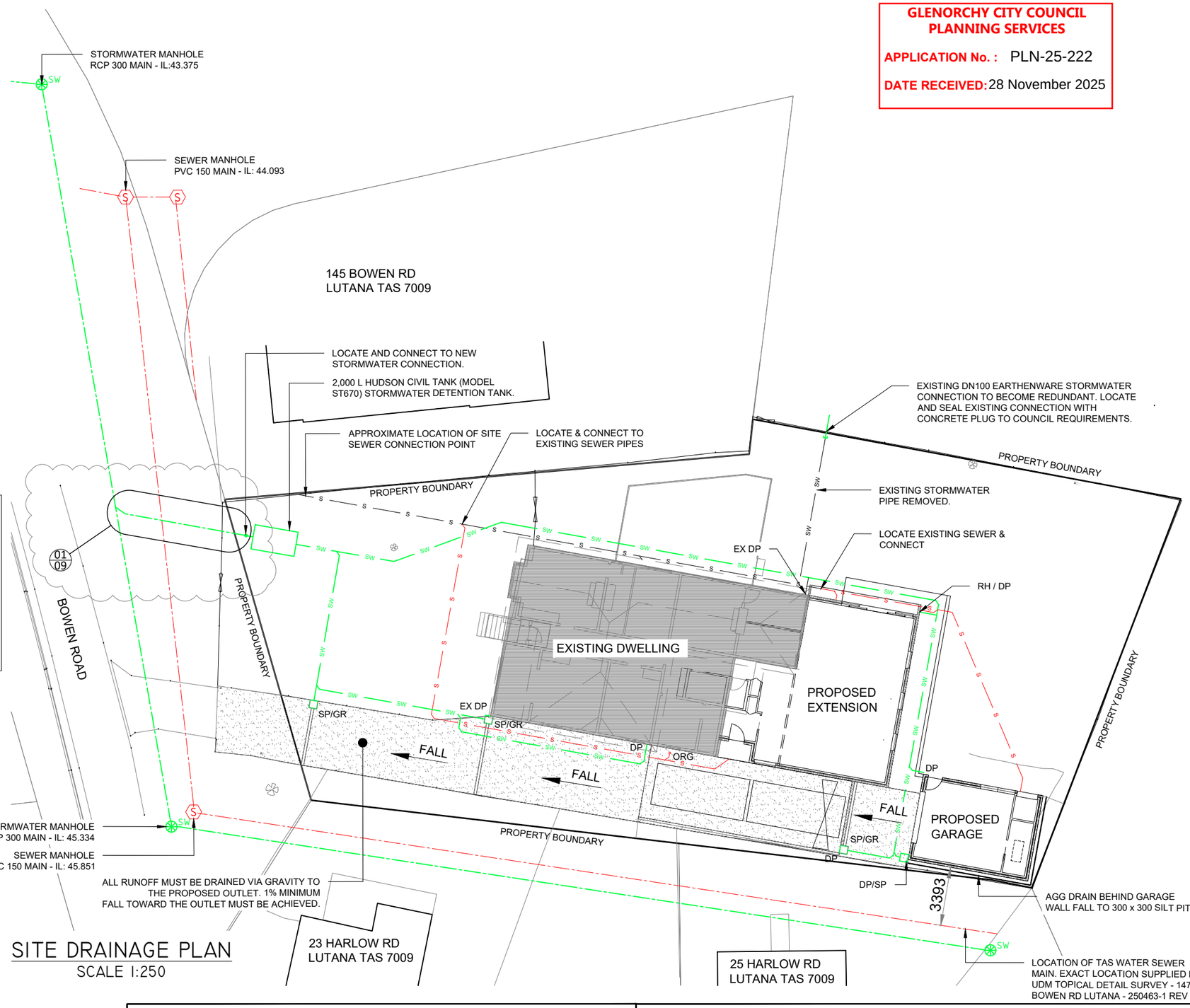
- SW — 100 DIA PVC STORM WATER (NEW)
- S — 100 DIA PVC SEWER (NEW)
- SW — 100 DIA PVC STORMWATER (EXISTING)
- S — 100 DIA PVC SEWER (EXISTING)
- STORMWATER MAIN
- SEWER MAIN (TASWATER)

DP	90MM PVC DOWN PIPE
EX DP	90MM PVC DOWN PIPE (EXISTING)
VP	50MM PVC VENT PIPE TO ROOF
ORG	OVERFLOW RELIEF GULLY
SP	SLIT PIT 450 x 450 U.N.O
SP/GR	SLIT PIT 450 x 450 U.N.O & GATED DRAIN WITH FALL TO PIT
RH	RAIN WATER HEAD WITH OVERFLOW

NOTES:
PLUMBER TO LOCATE & VERIFY CONNECTION LOCATIONS ON SITE BEFORE COMMENCING WORK.
INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER.
ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
ALL PLUMBING TO COMPLY WITH NCC & AS 3500

SITE DRAINAGE PLLAN TO BE READ IN CONJUNCTION WITH JMG HYDRAULIC ASSESSMENT: REF J250605CS REV 2.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-222
DATE RECEIVED: 28 November 2025

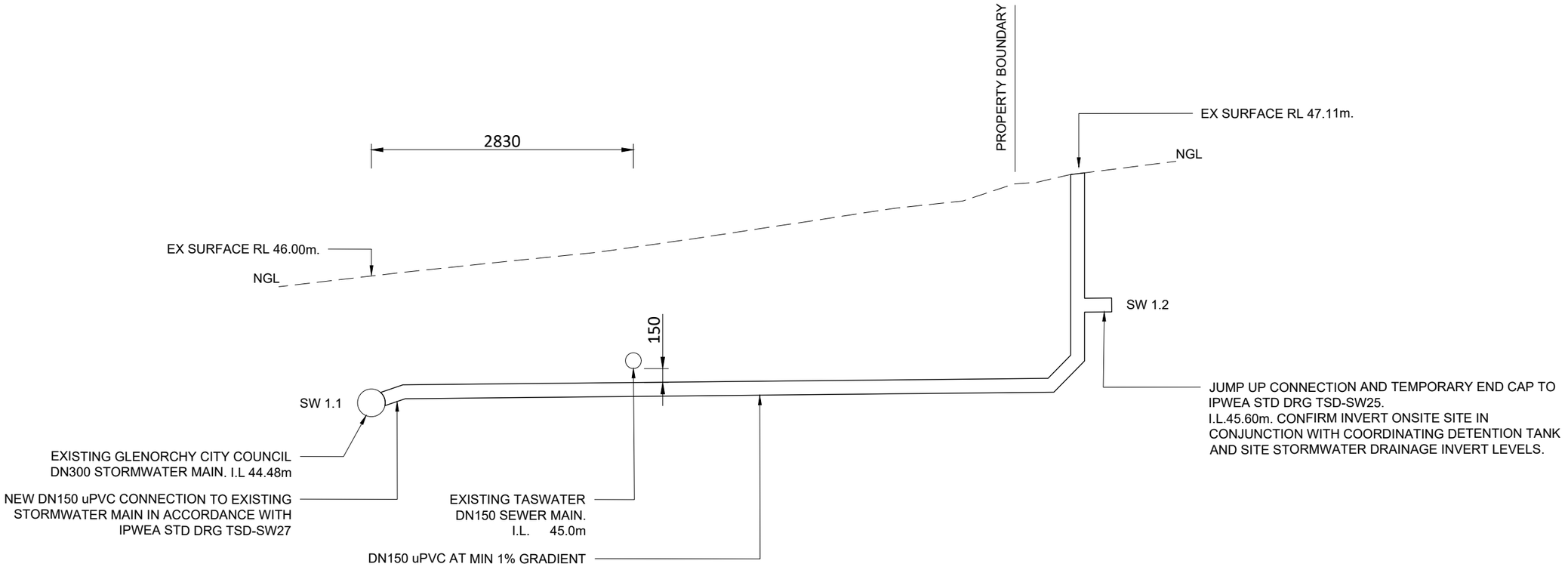


SITE DRAINAGE PLAN
SCALE 1:250

ISSUE	DETAILS	DATE	DRN
B	DETAIL 01 ADDED	28/11/25	B.V
A	CONCEPT SITE DRAINAGE PLAN	27/10/25	B.V

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

TITLE: SITE DRAINAGE PLAN
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA
DRAWING NO. 08 | REVISION A | SHEET 8 OF 10 | SCALE AS SHOWN | SHEET SIZE A3
DRAWN BV | DATE 27/10/25 | APPROVED



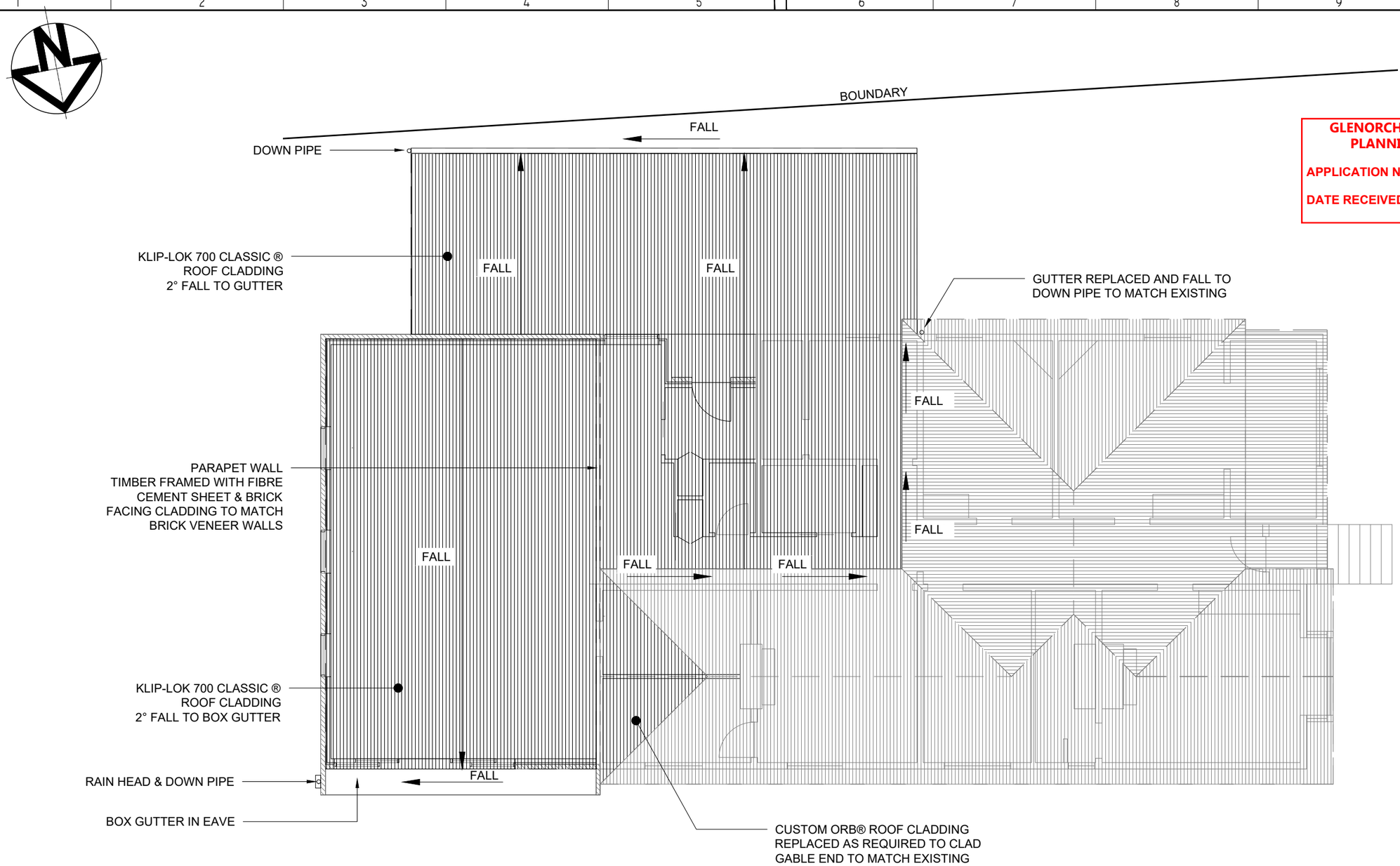
01/08 STORMWATER CONNECTION DETAIL
1:50

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

ISSUE		DATE	DRN
A	STORMWATER CONNECTION DETAIL	28/11/25	B.V
	DETAILS	DATE	DRN

TITLE: STORMWATER CONNECTION DETAIL
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA

DRAWING NO.	REVISION	SHEET	SCALE	SHEET SIZE
09	A	09 OF 10	AS SHOWN	A3
DRAWN: BV	DATE: 27/10/25	APPROVED		



ROOF DRAINAGE PLAN
SCALE 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-222
DATE RECEIVED: 28 November 2025

B.VINEY DRAFTING SERVICES
Tel: 0438 006 992
Email: bviney001@gmail.com
Designer: SAM BURNETT (CC 6609)

ISSUE	DETAILS	DATE	DRN
A	PLANNING REVISION	22/07/25	B.V

TITLE: ROOF PLAN
PROJECT: ALTERATIONS TO 147 BOWEN ROAD, LUTANA
DRAWING NO. 10 | REVISION A | SHEET 10 OF 10 | SCALE AS SHOWN | SHEET SIZE A3
DRAWN BV | DATE 29/10/25 | APPROVED

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-222

DATE RECEIVED: 28 November 2025

LEGEND:

- FENCE
- LIST BOUNDARY
- DRIVEWAY
- BACK OF KERB
- TOP OF KERB
- EDGE OF PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP OF BANK
- FLOOR LEVEL
- FOOTPATH
- BUILDING WALL
- BOTTOM OF BANK
- STAIR
- BUILDING EAVE
- TREE TRUNK
- GATE

145 BOWEN RD
LUTANA TAS 7009
115229/56

Blocked

BOWEN RD
LUTANA TAS 7009
123955/1

147 BOWEN RD
LUTANA TAS 7009
124986/1

FFL:49.81

FFL:49.78

FFL:49.82

BOWEN ROAD

23 HARLOW RD
LUTANA TAS 7009
54347/13

25 HARLOW RD
LUTANA TAS 7009
54347/14

Notes

GENERAL COMMENTS AND DISCLAIMER:
This survey has been compiled using a combination of conventional and UG Service Detection survey techniques.

Property boundary overlays, where supplied, vary in accuracy but are generally to 0.5m. Therefore a Land Survey, as defined under the Surveying Act 2002, should be undertaken before any construction activity is carried out on or near the land boundaries depicted by this model.

The survey from which this model was created was carried out to comply with the requirements of the client as set out in the scope of works contained in the survey instructions/brief for this project. Anybody who uses this survey for any purpose other than that for which it was carried out does so at his or her own risk.

Any public utilities and services shown in this model have been located by using visible surface features and underground service detection techniques.

Please note that not all buried pipes, cables and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities. Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate.

Survey control information is regarded as suitable for the survey and correct at the time of survey. but should be verified before being used for any purpose.

WARNINGS:
1. Classification of subsurface utility information refer to AS5488.1:2019.
2. No design should be undertaken outside of survey extents. If design exceeds survey extents, additional survey data should be acquired.

AS 5488 Subsurface Utility Information
A quality level describes the amount and accuracy of information that is collected or held on a subsurface utility. There are four quality levels—A, B, C & D.

Quality Level A - Location accuracy deemed to be between +\- 50mm. Lowest Risk.
Quality Level B - Location accuracy deemed to between +/-300mm horizontally and +/- 500mm vertically. Medium Risk.
Quality Level C - Location accuracy assumed to be aligned with visible surface features. High Risk.
Quality Level D - The default level if no level of accuracy is specified. Highest Risk.

N
S

0 .5 1 2.5 5 12.5m

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Zero Damage - Zero Harm

DATE OF SURVEY	11/05/2025
BEARING DATUM	MGA2020
HORIZONTAL DATUM	GDA2020
HEIGHT DATUM	AHD(TAS)1983
SURVEY MARK	SPM10694
EASTING	525109.628
NORTHING	5256992.383
HEIGHT	35.092

REV:	Revision Note	Drn	Date
5			
4			
3			
2	STORMWATER UPDATED	JF	19/11/2025
1	SEWER AND STORMWATER ADDED	DY,JF	21/10/2025

Utility Detection & Mapping
23/15 Stanton Place
Cambridge, TAS 7170
(03) 6171 2555
admin@udmgroup.com.au
www.udmgroup.com.au

CLIENT: Ben Viney

SITE: 147 Bowen Road
Lutana TAS 7009

TITLE: Topographic Detail Survey

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:250	17/06/2025	DY	EH

PROJECT NO:	DRAWING NO:	REV:
250463	250463-1	2