

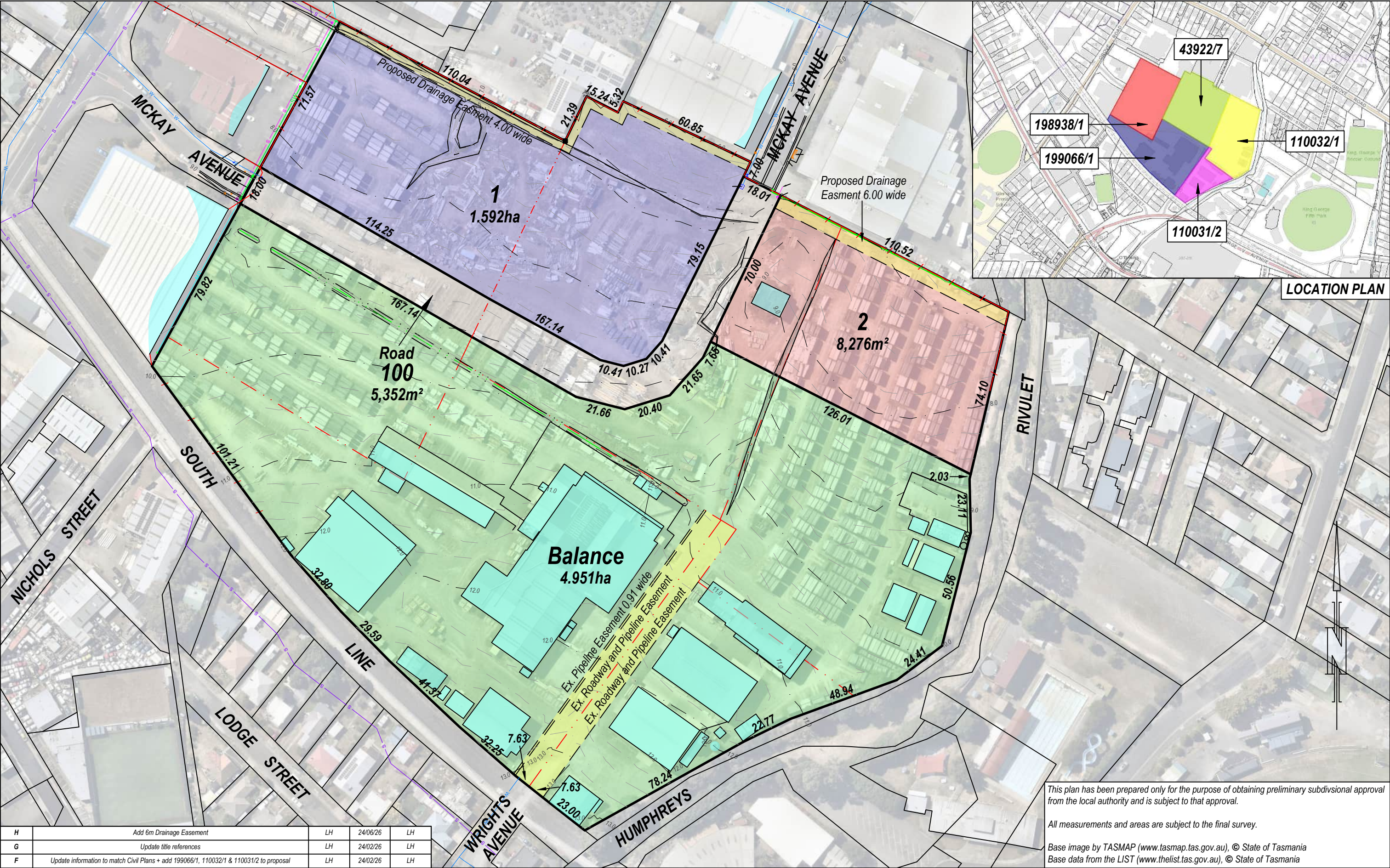
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-171
PROPOSED DEVELOPMENT:	Three lots subdivision (two new lots plus balance)
LOCATION:	22 Wrights Avenue Glenorchy
APPLICANT:	Rogerson & Birch Surveyors
ADVERTISING START DATE:	17/07/2026
ADVERTISING EXPIRY DATE:	31/07/2026

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 **31/07/2026**.

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 **31/07/2026**, or for postal and hand delivered representations, by 5.00 pm on **31/07/2026**.



H	Add 6m Drainage Easement	LH	24/06/26	LH
G	Update title references	LH	24/02/26	LH
F	Update information to match Civil Plans + add 199066/1, 110032/1 & 110031/2 to proposal	LH	24/02/26	LH
E	Update boundaries	LH	19/06/25	LH
D	Remove C.T.199066/1, C.T.110032/1 & C.T.110031/2 from proposal plan	LH	06/06/25	LH
C	Remove Lot 4 from subdivision	LH	22/07/24	LH
B	Update boundaries	LH	08/07/24	LH
A	Update boundaries + add staging	LH	05/06/24	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER:
TITLE REFERENCE:
LOCATION:

MCKAY INVESTMENTS PTY LTD
198938/1, 43922/7, 110032/1,
199066/1 & 110031/2
22 WRIGHTS AVENUE,
GLENORCHY

Proposed Subdivision

Date:	22/02/2024	Reference:	MCKAY30 15352-00
Scale:	1:1500 (A3)	Municipality:	GLENORCHY

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



ATTACHMENT 2

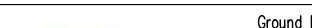
Updated Concept Services Plan

PROPOSED 3-LOT SUBDIVISION
AT
22 WRIGHTS AVE, GLENORCHY, TAS
FOR
BERNARD McKAY

DRAWING INDEX			
DRAWING NO.	DRAWING TITLE	ISSUE	REVISION
G-1-001	COVERSHEET	DA	3
G-1-002	GENERAL NOTES	DA	3
C-1-001	GENERAL LAYOUT	DA	3
C-1-002	VEHICLE TURNING PATHS	DA	3
C-1-003	ROAD 1 (CH 0.0 - CH 160.0) ALIGNMENT AND PROFILE	DA	3
C-1-004	ROAD 1 (CH 160.0 - CH 313.51) ALIGNMENT AND PROFILE	DA	3
C-1-005	DRIVEWAY ALIGNMENT AND PROFILE	DA	3
C-1-006	TYPICAL ROAD SECTION	DA	3
H-1-001	STORMWATER GENERAL ARRANGEMENT	DA	3
H-1-002	STORMWATER PLAN 1	DA	3
H-1-003	STORMWATER PLAN 2	DA	3
S-1-001	SEWER GENERAL ARRANGEMENT	DA	3
S-1-002	SEWER PLAN 1	DA	3
W-1-001	WATER GENERAL ARRANGEMENT	DA	3
W-1-002	WATER PLAN 1	DA	3
W-1-003	WATER PLAN 2	DA	3
W-1-004	WATER PLAN 3	DA	3



LOCALITY PLAN
SCALE: 1:7000

No.	Revision	Date	APPROVED:	 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	Client	PROPOSED - 3 LOT SUBDIVISION at - 22 WRIGHTS AVE, GLENORCHY, TAS, 7010	Client	McKAY INVESTMENT PTY LTD Drawing Title COVER SHEET	Drawn : AW -	Job No. : H2810	
3	AMENDMENTS SW LAYOUT	15/05/2026	DATE:								
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026									
1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025									

Document Ref: 3639514
Version: 1, Version Date: 15/07/2026

SAFETY IN DESIGN 1. THE DESIGN OF WORKS SHOWN ON THESE DRAWINGS ACCOUNTS FOR THE SAFETY OF USERS BY COMPLIANCE WITH DESIGN CODES INCLUDING: •Austroads Guides to Road Design •WSA 02-2002 Sewerage Code of Australia edition per SEWER notes Item 4 •WSA 03-2002 Water Supply Code of Australia edition per WATER notes Item 7 •IPWEA Standard Drawings as issued by LGAT 30/11/2013 2. THE SAFETY OF THE DESIGN IS CONDITIONAL UPON THE WORKS BEING COMPLETED IN THEIR ENTIRETY BY COMPETENT CONTRACTORS AND DOES NOT NECESSARILY ACCOUNT FOR RISKS THAT MAY OCCUR DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE OR DEMOLITION PHASES OF THE WORKS. 3. DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE WORKS THE CONTRATORS AND OWNERS ARE RESPONSIBLE FOR IMPLIMENTING A SAFE WORKPLACE IN ACCORDANCE WITH THE (TAS) WORK HEALTH AND SAFETY ACT 2012 AND THE REGULATIONS THERETO (THE ACT) AND SHALL HAVE IN PLACE A WORKPLACE HEALTH & SAFETY POLICY AND SHALL UNDERTAKE A CONTRACT RISK REVIEW PRIOR TO UNDERTAKING THE CONTRACT. 4. THE INCLUSION OR OMISSION OF ANY ITEM FROM THE DESIGN OR DRAWINGS OR SPECIFICATION OR SCHEDULE OR CONTRACT DOES NOT DIMINISH THE RESPONSIBILITY OF CONTRACTORS, OWNERS, USERS, OPERATORS, MAINTAINANCE AND DEMOLITION CONTRACTORS TO ENSURE SAFE WORK PRACTICES ARE EMPLOYED IN ACCORDANCE WITH THE ACT DURING ANY PHASE OF THE LIFE OF THE WORKS. 5. THE FOLLOWING ITEMS ARE LISTED AS RELEVANT TO ENSURING THAT SAFE WORK PRACTICES ARE EMPLOYED ON SITE DURING THE CONSTRUCTION PHASE, BUT IS NOT INTENDED TO BE A COMPREHENSIVE LIST OR TO REPLACE THE CONTRACTOR'S OWN PROJECT SPECIFIC ASSESSMENT AND CONTROL OF SITE RISKS AS REQUIRED BY THE ACT: • Prepare Workplace Health & Safety Plan for the site • Undertake site service locations and identify O/H electricity • Provide separation of work site and access, storage and stockpiles • Provide barriers, warning notifications to prevent the unauthorized access to the site by the public • Prevent the impact of any work procedures including the use of directional lasers on workers or the public • Provide traffic control in compliance with DEPT OF STATE GROWTH "Traffic Control at Worksites" Code of Practice • Provide safety barriers at excavations and trenches per the Act • Assess the requirement for confined space procedures 6. PRIOR TO HANDOVER ENSURE THAT SAFETY SIGNAGE IS IN PLACE ON ANY ROAD TERMINATIONS AND ON ANY UNCOMPLETED TRENCHING WORKS 7. ATTEND TO ANY EMERGENCY WORKS THAT MAY BE REQUIRED DURING THE DEFECTS LAIBILITY (MAINTENANCE) PERIOD TO ENSURE THE CONTINUING SAFETY OF THE USERS OF THE WORKS AND ATTEND TO THE RECTIFICATION OF ANY DEFECTS 8. AFTER THE END OF THE DEFECTS LIABILITY PERIOD THE LOCAL GOVERNMENT AREA COUNCIL , TASWATER, TASNETWORKS, TELSTRA/NBN, NBNCO TO MAINTAIN THE WORKS IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, THE STATE TRAFFIC ACT AND ACTS AND SAFETY PROCEDURES RELATING TO TASWATER, TASNETWORKS, TELSTRA/NBN & NBNCO. 9. DEMOLITION, IF REQUIRED, TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL GOVERNMENT PERMITS AND SERVICE AUTHORITY CODES OF PRACTICE. GENERAL NOTES 1. BEFORE COMMENCING ANY EARTHWORKS YOU MUST CONTACT DIAL BEFORE YOU DIG 1100 REGARDING THE LOCATION OF UNDERGROUND ASSETS ON SITE 2. PRIOR TO COMMENCING WORKS, THE CONTRACTOR MUST SUBMIT AN APPLICATION FOR (WS02A) AND RECEIVE A PERMIT TO CONSTRUCT NEW TASWATER INFRASTRUCTURE (WS02P). 3. PIPE DEPTHS ARE SHOWN TO INVERT ONLY. ALLOW EXTRA 100MM DEPTH FOR BEDDING 4. ALL CONCRETE IS GRADE N25 U.N.O. 5. ALL WORKS TO SOUTHERN MIDLANDS COUNCIL STANDARD SPECIFICATIONS AND DRAWING U.N.O 6. CONNECTIONS TO EXISTING TASWATER AND COUNCIL SERVICES TO BE TO TASWATER AND COUNCIL STANDARDS AND APPROVAL 7. ALL AREAS OF FILL OR DISTURBANCE TO BE REINSTATED WITH MINIMUM OF 100MM OF APPROVED TOPSOIL & SEEDED WITH APPROVED SEED MIX 8. MARKERS TO BE PLACED FOR TELSTRA/NBN CONDUIT LOCATION UNDER ACCESSSES 9. WATER CONNECTIONS TO EXISTING TAS WATER SERVICES TO BE UNDERTAKEN BY TASWATER AT DEVELOPER'S COST 10. CONTOUR INTERVAL 0.5 METRES UNLESS SHOWN OTHERWISE. COMPACTION OF FILL FILL TO COMPRISE OF GRANULAR MATERIAL COMPACTED IN 300MM MAXIMUM LAYERS WITH COMPACTION EQUIPMENT TO ACHIEVE A FINAL COMPACTION OF 90% MODIFIED MAXIMUM COMPACTION. TOPSOIL TO BE STRIPPED AND SURFACE BENCHED IF CROSS SLOPE IS 10% OR MORE PRIOR TO PLACING FILL. SOIL AND WATER MANAGEMENT SOIL & WATER MANAGEMENT IS TO COMPLY WITH BEST PRACTICE TO PREVENT ANY TRANSFER OF SOIL MATERIAL OUTSIDE OF THE AREA SPECIFICALLY NECESSARILY DISTURBED FOR CONSTRUCTION OF THE SUBDIVISION. PARTICULAR ATTENTION SHALL BE PAID TO ENSURE THAT NO SOIL MATERIAL IS TRACKED ONTO ROADS & FOOTPATHS OR TO ENTER COUNCIL'S STORMWATER SYSTEM. ALL ASPECTS & PROTECTION MEASURES IN CONNECTION WITH SOIL & WATER MANAGEMENT ARE TO COMPLY WITH THE REQUIREMENTS COUNCILS DEVELOPMENT ENGINEER. THE CONTRACTOR SHALL SUBMIT A SOIL & WATER MANAGEMENT PLAN PRIOR TO STARTING WORK ON SITE. REFER SOIL AND WATER MANAGEMENT CODE OF PRACTICE FOR HOBART AND REGIONAL COUNCILS.

ROAD AND STORMWATER NOTES

1. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE TASMANIAN COUNCILS STANDARDS FOR SUBDIVISIONS AND IPWEA AND AWA STANDARD DRAWINGS WHERE APPLICABLE.

2. EDGE OF DRIVEWAYS TO BE LOCATED A MIN 1.5M FROM SIDE PROPERTY BOUNDARY U.N.O

3. ALL SERVICES WITHIN THE ROAD RESERVATION TO BE LOCATED IN ACCORDANCE WITH TSD -G02

4. ALL PIPEWORK UNDER ROADS AND DRIVEWAYS TO BE BACKFILLED WITH FCR.

5. ALL SIDE ENTRY PITS TO BE CONSTRUCTED IN ACCORDANCE WITH TSD-SW09 OR TSD-SW10 UNLESS OTHERWISE APPROVED BY THE MUNICIPAL ENGINEER.

6. ALL MANHOLE LIDS AND SURROUNDS ARE TO BE CLASS 'B' IN ACCORDANCE WITH TSD-SW02 UNLESS NOTED OTHERWISE.

SEWER NOTES

1. CONNECTIONS TO EXISTING SEWER MAINS TO BE CARRIED OUT BY TASWATER AT THE DEVELOPERS EXPENSE.

2. PROVIDE 100Ø SEWER CONNECTION TO EACH LOT AS INDICATED ON THE PLAN. SEWER CONNECTION I.O'S TO BE RAISED TO THE SURFACE AND PROTECTED WITH A POLY COVER TO TASWATER APPROVAL PER STD DWG MRWA S-301 & 302 & TASWATER SEWER CODE SUPPLEMENT.

3. ALL PIPEWORK UNDER ROADS, DRIVEWAYS AND TRAFFICABLE AREAS TO BE BACKFILLED WITH FCR IN ACCORDANCE WITH STD DWG MRWA-S-201. TRAFFICABLE COVERS TO MRWA SECT 4.15.2.

4. ALL WORKS TO BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA VERSION 2.0 & TASWATER SUPPLEMENT.

5. ALL WORKS MUST BE INSPECTED AND TESTED BY SUPERVISING ENGINEER, INSPECTED BY TASWATER FIELD ENGINEER PRIOR TO BACKFILL.

6. MINIMUM PIPE COVER TO BE PER STD DWG MRWA-S-201 OF THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA VERSION 2.0

7. CLEARANCES BETWEEN SEWER & OTHER UNDERGROUND SERVICES TO BE IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA VERSION 2.0 TABLE 4.2

8. COMPACTED FCR BACKFILL TO ALL ROAD CROSSINGS AND DRIVEWAY APRONS.

WATER NOTES

1. CONNECTIONS TO EXISTING WATER MAINS TO BE CARRIED OUT AT DEVELOPERS EXPENSE.

2. HOUSE CONNECTION TO EACH LOT TO BE DN25 PE 100 PN 16 PIPE AS INDICATED ON THE PLANS. EACH LOT IS TO BE SUPPLIED WITH AN INDIVIDUAL 20MM DIAMETER METER WITH INTEGRAL DUAL CHECK VALVE AND GATE VALVE WITH A PVC BOX AS SPECIFIED BY TASWATER.

3. DETECTOR TAPE IS TO BE INSTALLED OVER ALL NON-METALLIC WATER MAINS.

4. ALL FIRE HYDRANT COMPONENTS TO BE DN100.

5. HYDRANT ROAD MARKING INDICATORS SHALL BE INSTALLED IN ACCORDANCE WITH SEC.8 IPWEA TAS "FIRE HYDRANT GUIDELINES"

6. ALL PIPEWORK UNDER ROADS AND DRIVEWAYS TO BE BACKFILLED WITH FCR IN ACCORDANCE WITH WAT-1201-V.

7. ALL WORKS MUST BE TO THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2. AND TASWATER'S SUPPLEMENTS, TASWATER'S STANDARD DRAWINGS TW-SD-W-20 SERIES, WATER METERING POLICY / METERING GUIDELINES, BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS & AS3500.1:2021.

8. WATER MAINS >= 100mm TO BE mPVC OR oPVC TYPE 2 CLASS 16 PIPE OR <100mm TO BE PE PIPE CLASS 16.

9. <100mm IN POLYETHYLENE (PE) MUST BE INSTALLED WITH TRACE WIRE INSERTED INTO A SLEEVE PIPE OF MINIMUM CLASS 'SN4'. SLEEVED PIPES SHALL BE INSTALLED SO THAT WATER HAMMER & PRESSURE FLUCTUATIONS DO NOT CAUSE PIPE MOVEMENT WITHIN THE CONDUIT.

10. ALL WORKS MUST BE TESTED SUPERVISING ENGINEER, AND INSPECTED BY TASWATER PRIOR TO BACKFILL.

11. MINIMUM PIPE COVER TO BE PER TABLE 5.4.2.1 OF TAS WATER SUPPLEMENT TO WATER SUPPLY CODE OF AUSTRALIA WSA V3.1 03-2011 & TAS WATER SUPPLEMENT.

12. THRUST BLOCKS TO BE IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA WSA V3.1 03-2011

13. FOR WATERMAINS OF 200MM DIA OR LESS THE HORIZONTAL CLEARANCE TO OTHER SERVICES OR SERVICE STRUCTURES SHALL BE PROVIDED IN ACCORDANCE WITH WSA 03-2011-3.1 MRWA ED VERS 2 AND TASWATER SUPPLEMENT.

BUILDING HYDRAULICS NOTES

1. ALL HYDRAULIC WORKS AND MATERIALS SHALL COMPLY WITH AS 3500, THE TASMANIAN PLUMBING CODE, AND ALL RELEVANT AUTHORITY REQUIREMENTS.

2. DRAWINGS INDICATE DESIGN INTENT ONLY. FINAL PIPE ROUTES AND FITTINGS SHALL BE ARRANGED TO SUIT SITE CONDITIONS AND COORDINATED WITH STRUCTURAL AND BUILDING SERVICES LAYOUTS.

3. ALL PIPEWORK SHALL BE CONCEALED WITHIN WALL CHASES, CEILING VOIDS, OR SERVICE DUCTS UNLESS OTHERWISE APPROVED BY THE ARCHITECT OR ENGINEER.

4. PRIOR TO INSTALLATION, VERIFY ALL EXISTING SERVICE LOCATIONS ON SITE. DO NOT RELY SOLELY ON DRAWING INFORMATION.

5. CONFIRM INVERT LEVELS BEFORE EXCAVATION AND INSTALLATION OF ALL UNDERGROUND DRAINAGE.

6. MINIMUM COVER FOR SW PIPES SHALL BE IN ACCORDANCE WITH AS3500.3 SECTION 6.2.5, MINIMUM GRADES SHALL BE IN ACCORDANCE WITH SECTION 6.3.4.

7. MINIMUM COVER FOR SEWER PIPES SHALL BE IN ACCORDANCE WITH AS3500.2 SECTION 3.7. MINIMUM GRADES SHALL BE IN ACCORDANCE WITH SECTION 3.4.

8. PROVIDE ALL FIXTURES, VALVES, AND TAPWARE COMPLETE WITH FITTINGS AS NOMINATED IN THE PROJECT SPECIFICATION OR FIXTURE SCHEDULE.

9. WHERE ADMITTANCE VALVE (AAV) IS USED, AAV SHALL BE SPECIFIED AS PER AS3500.2 SECTION 6.10. THE AIR FLOW CAPACITY SHALL BE NO LESS THAN SPECIFIED IN THE TABLE 6.10.2 (A) AND TABLE 6.10.2(B).

10. ALL HOT WATER SYSTEMS SHALL DELIVER TEMPERATURES OF 65 °C TO KITCHENS/LAUNDRIES, 50 °C TO BATHROOMS, AND 45 °C TO CHILD-CARE, AGED-CARE, OR DISABLED FACILITIES.

11. COORDINATE NEW HYDRAULIC INSTALLATIONS WITH OTHER TRADES TO AVOID CLASHES AND ENSURE SERVICE CONTINUITY.

12. DURING DEMOLITION, REMOVE REDUNDANT PIPEWORK, FITTINGS, AND SUPPORTS. SEAL ALL PENETRATIONS THROUGH FLOORS, WALLS, AND ROOFS AS REQUIRED. REFER ALSO TO ARCHITECTURAL DEMOLITION DRAWINGS.

13. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL APPROVALS, PAY REQUIRED AUTHORITY FEES, AND COORDINATE ALL NEW CONNECTIONS OR DISCONNECTIONS AS PART OF THE CONTRACT SCOPE.

14. ARRANGE AUTHORITY INSPECTIONS AND CONNECTION WORKS TO ALIGN WITH THE BUILDER'S CONSTRUCTION PROGRAM.

15. ALL DISTURBED AREAS AND FINISHES SHALL BE REINSTATED TO MATCH EXISTING ADJACENT CONDITIONS.

16. MAINTAIN CONTINUITY OF ESSENTIAL SERVICES. ANY REQUIRED SHUTDOWNS MUST BE ARRANGED IN CONSULTATION WITH THE ARCHITECT AND AFFECTED OCCUPANTS.

17. UNDERTAKE TESTING AND INSPECTIONS AS REQUIRED BY THE LOCAL AUTHORITY BEFORE BACKFILLING OR CONCEALING PIPEWORK.

18. UPON COMPLETION, FLUSH AND CLEAN ALL HYDRAULIC SYSTEMS, REMOVE DEBRIS, CLEAN FILTERS, STRAINERS, AND AERATORS, AND CONDUCT HYDRANT AND HOSE REEL FLOW TESTS.

19. PROVIDE ALL COMPLETION DOCUMENTATION INCLUDING AUTHORITY CERTIFICATES, WARRANTIES, AS-BUILT RECORDS, AND OPERATION MANUALS TO THE ARCHITECT.

20. FOR CLASS M OR HIGHER FOUNDATION CONDITIONS, PROVIDE ADDITIONAL DRAINAGE MEASURES IN ACCORDANCE WITH AS 2870.

APPROVALS:

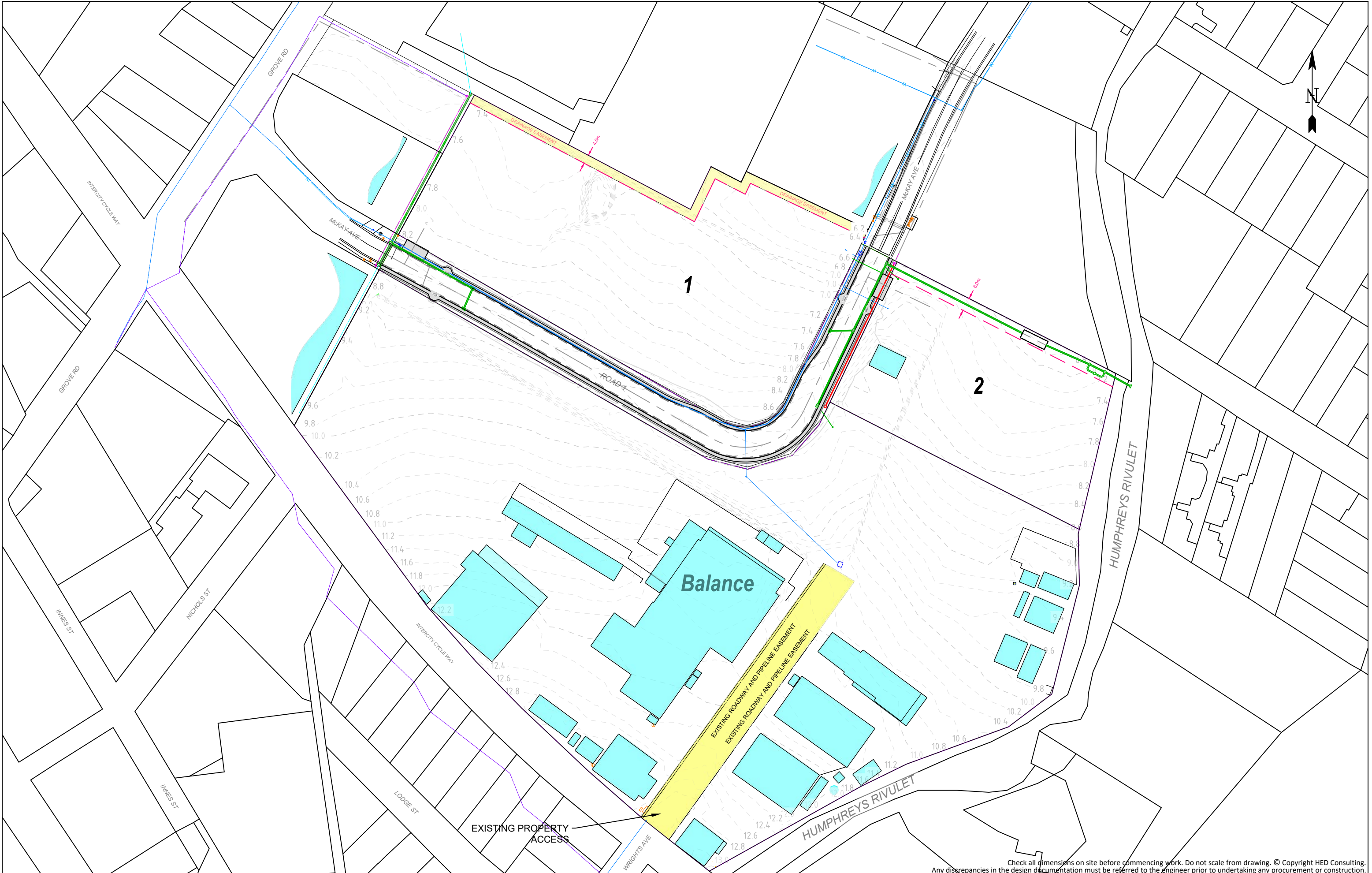
1. CONTRACTOR TO ENSURE ALL REQUIRED BUILDING AND PLUMBING PERMITS ARE OBTAINED AND VALID PRIOR TO COMMENCING WORK. NOTIFY THE BUILDING SURVEYOR FOR ALL REQUIRED SITE INSPECTIONS. WORKS WITHIN A ROAD RESERVE REQUIRE A ROAD OPENING PERMIT FROM THE LOCAL COUNCIL. OBTAIN WORKPLACE STANDARDS APPROVAL WHERE APPLICABLE.

2. CONTRACTOR TO ARRANGE AND COORDINATE ALL REQUIRED INSPECTIONS AND COMPLY WITH HOLD POINTS SPECIFIED IN THE CONTRACT, OR AS DIRECTED BY THE BUILDING OR PLUMBING SURVEYOR.

3. PHOTOGRAPHIC EVIDENCE IS NOT ACCEPTABLE FOR RELEASE OF A HOLD POINT UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

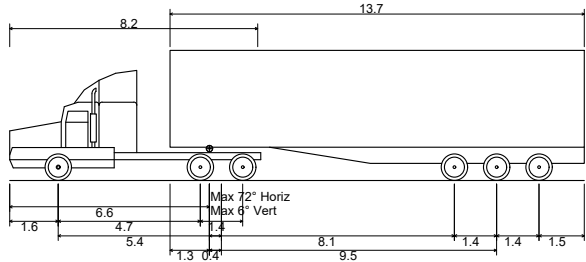
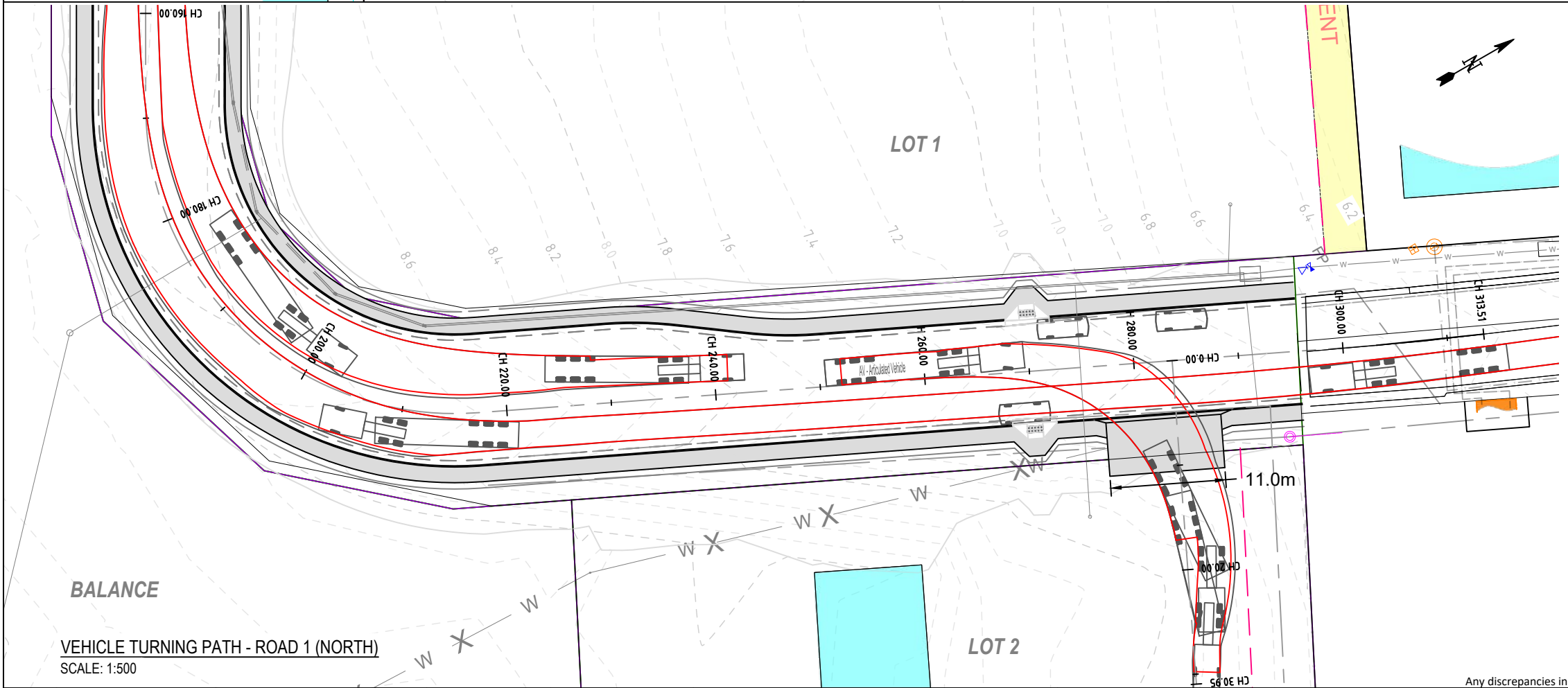
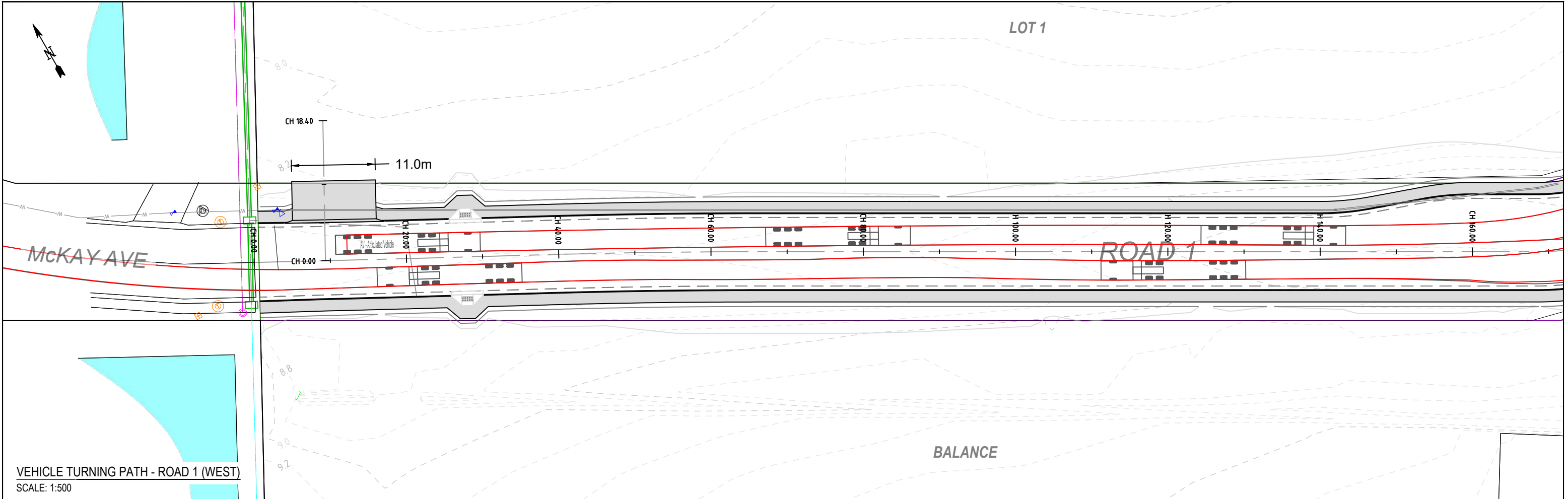
Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting. Any discrepancies in the design documentation must be referred to the engineer prior to undertaking any procurement or construction.

Version: 1, Version Date: 15/07/2026



No.		Revision		Date		APPROVED:		HED CONSULTING 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	Client		Client		Drawn : AW		Job No. : H2810		
									PROPOSED		McKAY INVESTMENT PTY LTD						
									- 3 LOT SUBDIVISION								
									at								
									- 22 WRIGHTS AVE, GLENORCHY, TAS, 7010								
						DATE:				Drawing Title				Scale : 1:1500 at A3		Sheet : C-1-001	
3		AMENDMENTS SW LAYOUT		15/05/2026						GENERAL LAYOUT				Issue : DA		Date : 25/11/2025	
2		AMENDMENTS TO DA RFI DATED 04/03/2026		10/04/2026													
1		AMENDMENTS TO DA RFI DATED 22/07/2025		24/12/2025													

Document ID: 8639514
Version: 1, Version Date: 15/07/2026



AV - Articulated Vehicle
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.301m
Min Body Ground Clearance 0.418m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m

No.	Revision	Date
3	AMENDMENTS SW LAYOUT	15/05/2026
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026
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APPROVED:	
DATE:	

HED CONSULTING

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

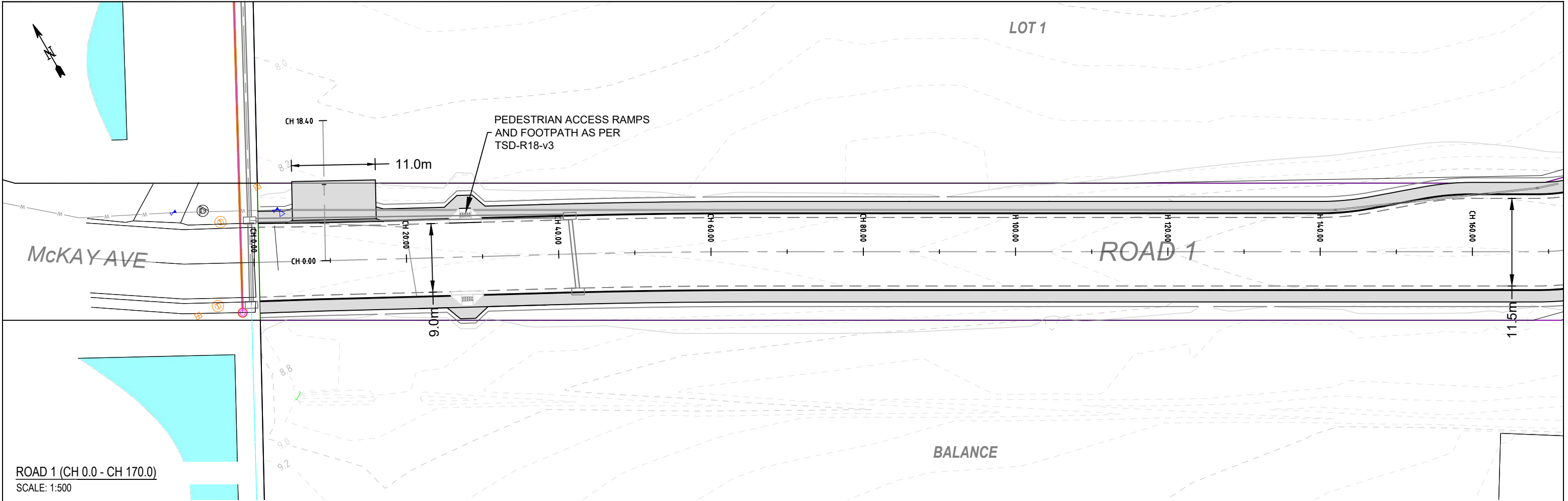
phone (03) 6146 0334
e info@hed-consulting.com.au
www.hed-consulting.com.au

Client
PROPOSED
- 3 LOT SUBDIVISION
at
- 22 WRIGHTS AVE, GLENORCHY, TAS, 7010

Client
McKAY INVESTMENT PTY LTD

Drawing Title
VEHICLE TURNING PATHS

Drawn : AW	Job No. : H2810
Scale : 1:500 at A3	Sheet : C-1-002
Issue : DA	Date : 25/11/2025



ROAD 1 (CH 0.0 - CH 170.0)
SCALE: 1:500

ROAD 1 (CH 0.0 - CH 170.0)				IP 8.238		HIGH POINT		EL: 9.218		-2.63%																					
DATUM 4.00				88.397		116.124																									
				-0.53%		1.25%																									
CUT/FILL DEPTH	8.550	8.504	8.497	8.471	8.447	8.426	8.414	8.403	8.402	8.402	8.409	8.434	8.437	8.465	8.485	8.552	8.640	8.748	8.790	8.872	8.984	8.997	9.102	9.173	9.211	9.218	9.216	9.193	9.187	9.147	9.125
DESIGN LEVEL		0.040	0.035	0.048	0.050	0.024	0.009	-0.024	-0.026	-0.027	-0.025	-0.087	-0.087	-0.083	-0.077	-0.070	-0.027	0.007	0.015	0.060	0.130	0.138	0.249	0.333	0.359	0.347	0.328	0.221	0.201	0.102	0.071
EXISTING LEVEL		8.46	8.46	8.42	8.40	8.40	8.43	8.43	8.43	8.43	8.43	8.52	8.52	8.55	8.56	8.62	8.67	8.74	8.78	8.81	8.85	8.86	8.85	8.84	8.85	8.87	8.89	8.97	8.99	9.05	9.05
CHAINAGE	0.000	8.827	10.000	15.082	20.000	25.756	30.000	38.056	40.000	41.278	50.000	59.281	60.000	66.322	70.000	80.000	90.000	100.000	103.479	110.000	118.985	120.000	130.000	140.000	150.000	156.411	160.000	168.699	170.000	177.047	180.000

ROAD 1 (CH 0.0 - CH 170.0)
SCALE: 1:500 (H) 1:100 (V)

No.	Revision	Date
3	AMENDMENTS SW LAYOUT	15/05/2026
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026
1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025

APPROVED:

DATE:

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

Client

PROPOSED
- 3 LOT SUBDIVISION
at
- 22 WRIGHTS AVE, GLENORCHY, TAS, 7010

Client

McKAY INVESTMENT PTY LTD

Drawing Title

ROAD 1 (CH 0.0 - CH 160.0)
ALIGNMENT AND PROFILE

Drawn : AW

Scale : 1:500 at A3

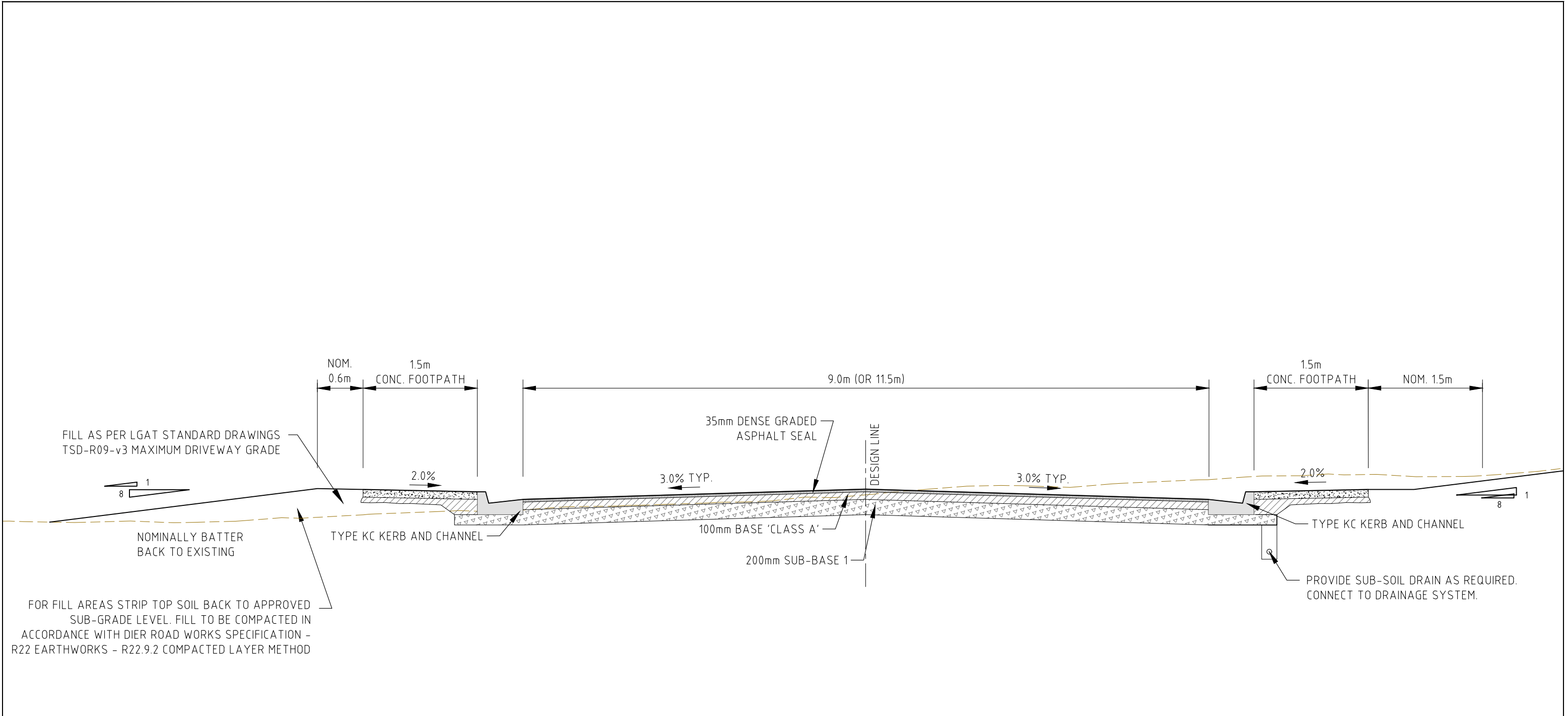
Issue : DA

Job No. : H2810

Sheet : C-1-003

Date : 25/11/2025

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TYPICAL ROAD SECTION
SCALE: 1:50

GENERAL NOTE:

1. MAXIMUM ROCK CUTTING 1:1.33
2. MAXIMUM SOIL CUTTING 1:3
3. CONTRACTOR TO CONSULT ENGINEER'S ADVICE ON ROCK BATTER DURING THE CONSTRUCTION
4. PAVEMENT DESIGN IS BASED ON LGAT STANDARD DRAWINGS FOR MIN. C.B.R. GREATER THAN 5.0%
5. ACTUAL C.B.R. TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER. SEEK ADVICE FROM DESIGN ENGINEER IF C.B.R. IS LESS THAN SPECIFIED MINIMUM.

NOTE:
PAVEMENT THICKNESS SHOWN AS INDICATIVE ONLY;
PAVEMENT STRUCTURE SHALL BE DESIGNED AT
ENGINEERING DESIGN APPROVAL STAGE.

Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting. Any discrepancies in the design documentation must be referred to the engineer prior to undertaking any procurement or construction.										
No.	Revision	Date	APPROVED:	 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	Client	McKAY INVESTMENT PTY LTD			Drawn : AW	Job No. : H2810
			DATE:		PROPOSED - 3 LOT SUBDIVISION at - 22 WRIGHTS AVE, GLENORCHY, TAS, 7010	TYP. ROAD SECTIONS			Scale : 1:500 at A3	Sheet : C-1-006
3	AMENDMENTS SW LAYOUT	15/05/2026							Issue : DA	Date : 25/11/2025
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026								
1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025								
Document ID: S639514				Version: 1, Version Date: 15/07/2026						



No.	Revision	Date
3	AMENDMENTS SW LAYOUT	15/05/2026
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026
1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025

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Client

PROPOSED

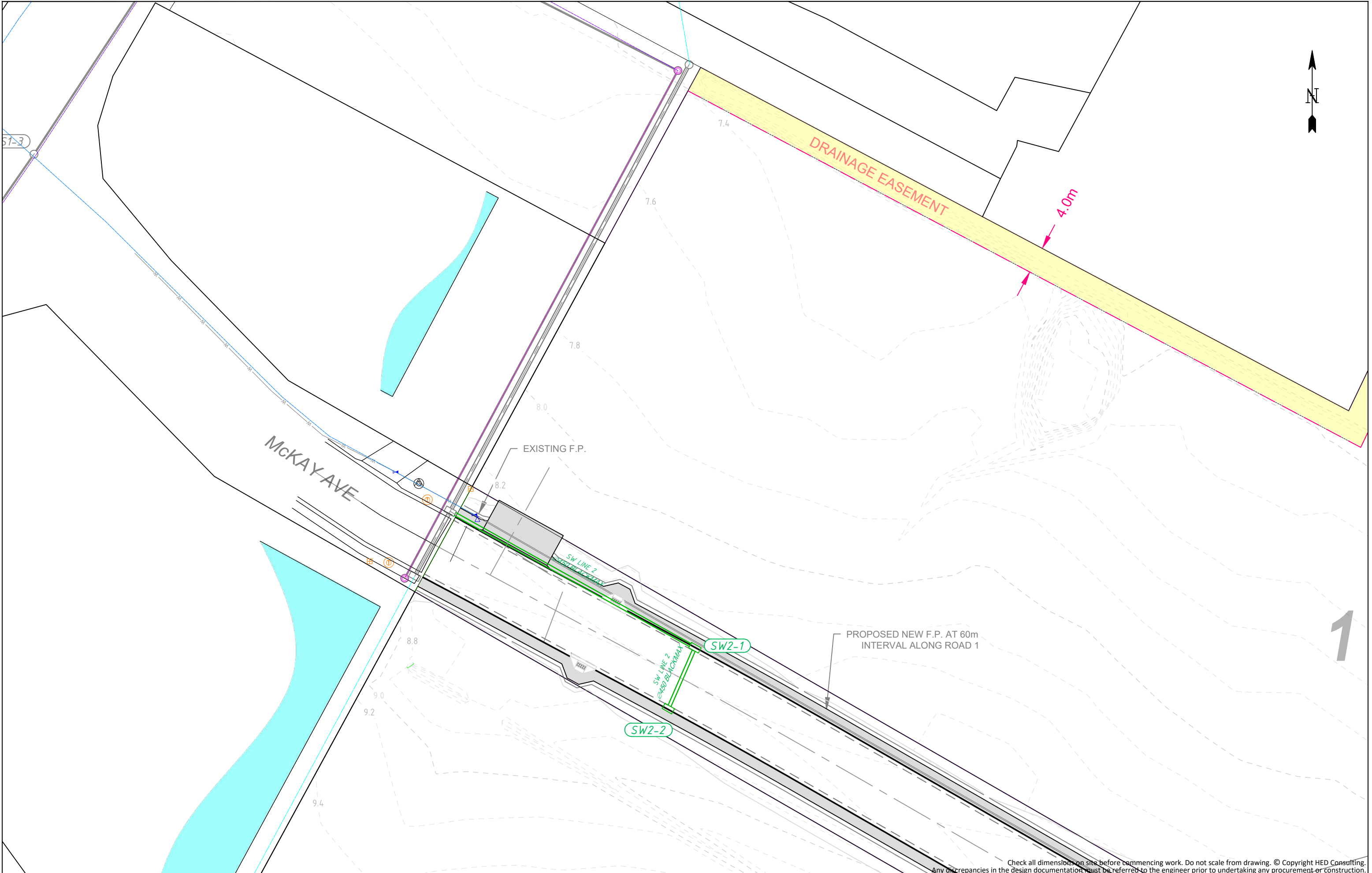
- **3 LOT SUBDIVISION**

at

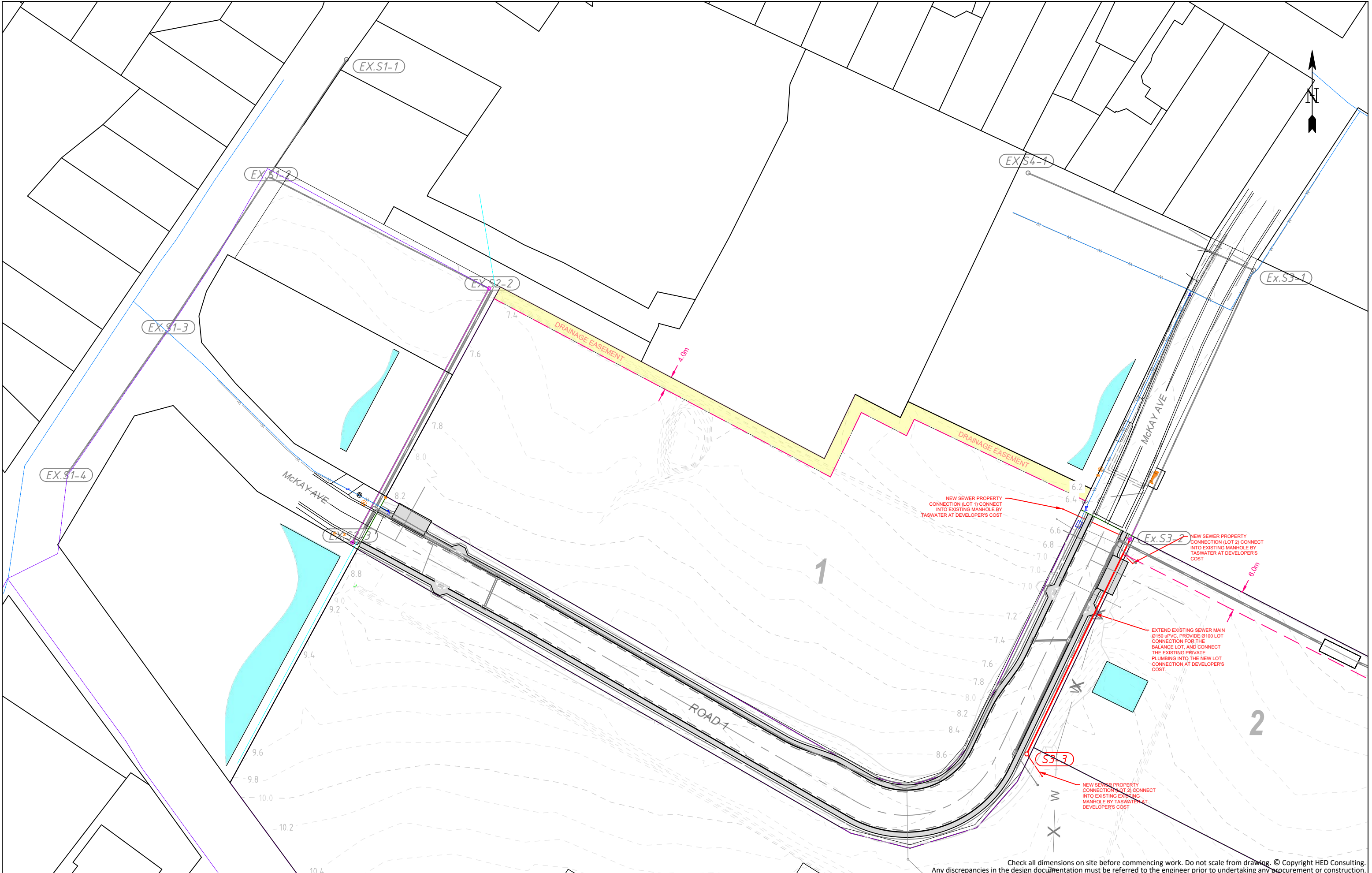
- **22 WRIGHTS AVE, GLENORCHY, TAS, 7010**

Client	McKAY INVESTMENT PTY LTD
Drawing Title	STORMWATER GENERAL ARRANGEMENT

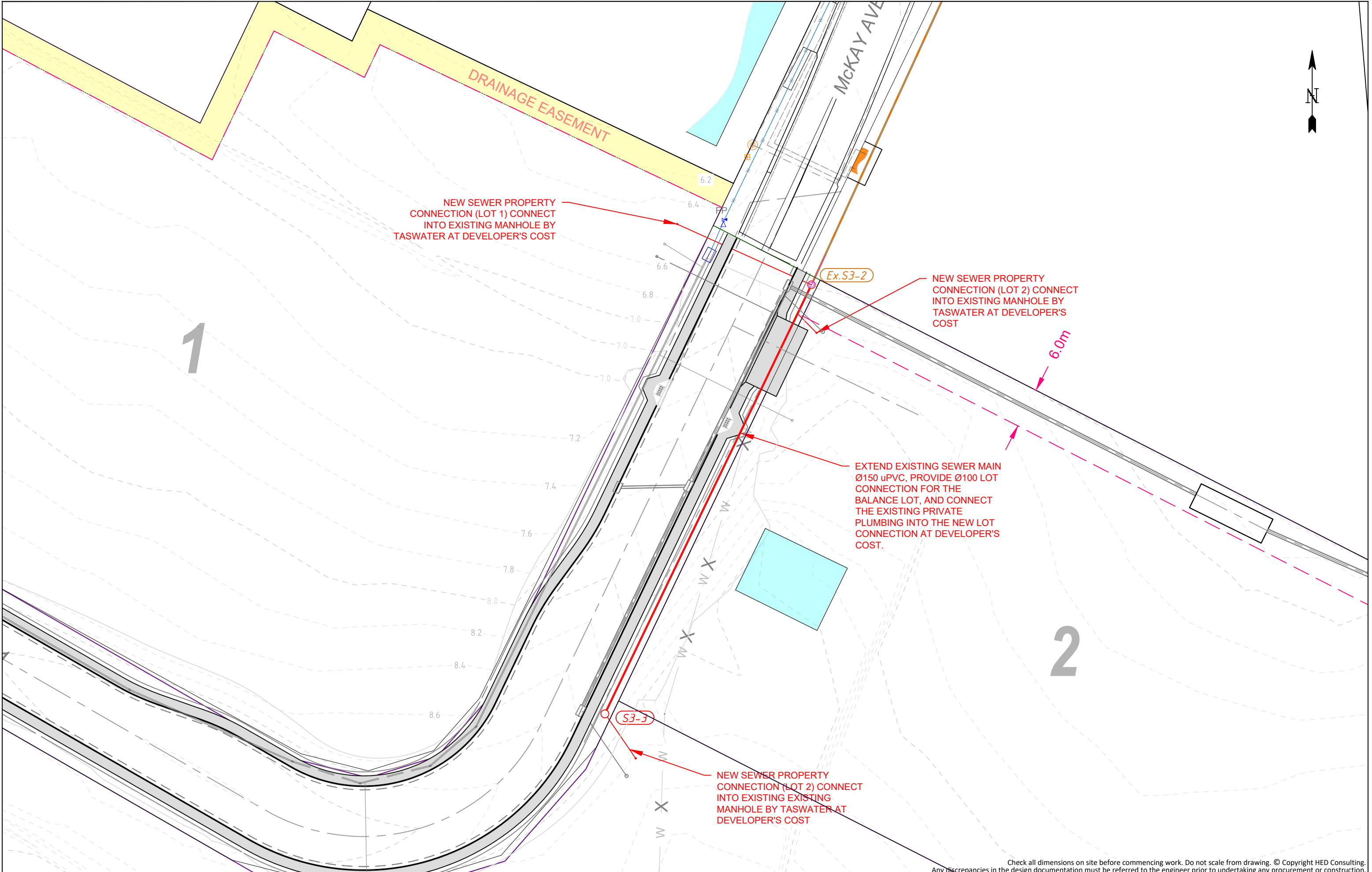
Drawn : AW	Job No. : H2810
Scale : 1:750 at A3	Sheet : H-1-001
Issue : DA	Date : 25/11/2025



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Scale : 1:500 at A3		Sheet : H-1-002															
3		AMENDMENTS SW LAYOUT		15/05/2026		DATE:				Drawing Title		STORMWATER PLAN 1		Issue : DA		Date : 25/11/2025	
2		AMENDMENTS TO DA RFI DATED 04/03/2026		10/04/2026													
1		AMENDMENTS TO DA RFI DATED 22/07/2025		24/12/2025													



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															Scale : 1:500 at A3	Sheet : S-1-001
															Issue : DA	Date : 25/11/2025
3		AMENDMENTS SW LAYOUT		15/05/2026		DATE:										
2		AMENDMENTS TO DA RFI DATED 04/03/2026		10/04/2026												
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No.	Revision	Date
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1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025

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Client

PROPOSED
- **3 LOT SUBDIVISION**
at
- **22 WRIGHTS AVE, GLENORCHY, TAS, 7010**

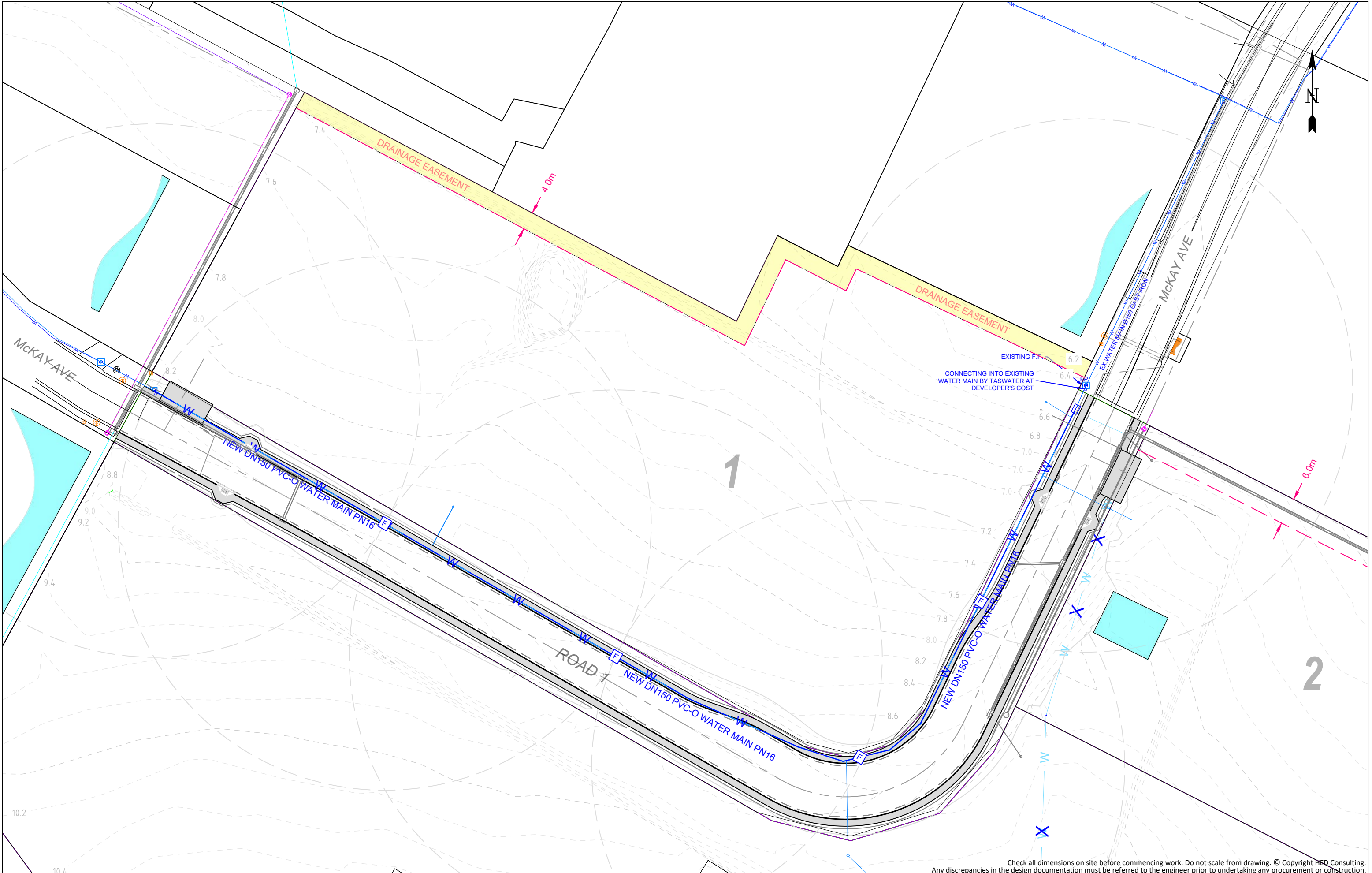
Client

McKAY INVESTMENT PTY LTD

Drawing Title

SEWER PLAN 2

Drawn : AW	Job No. : H2810
Scale : 1:500 at A3	Sheet : S-1-002
Issue : DA	Date : 25/11/2025



No.	Revision	Date
3	AMENDMENTS SW LAYOUT	15/05/2026
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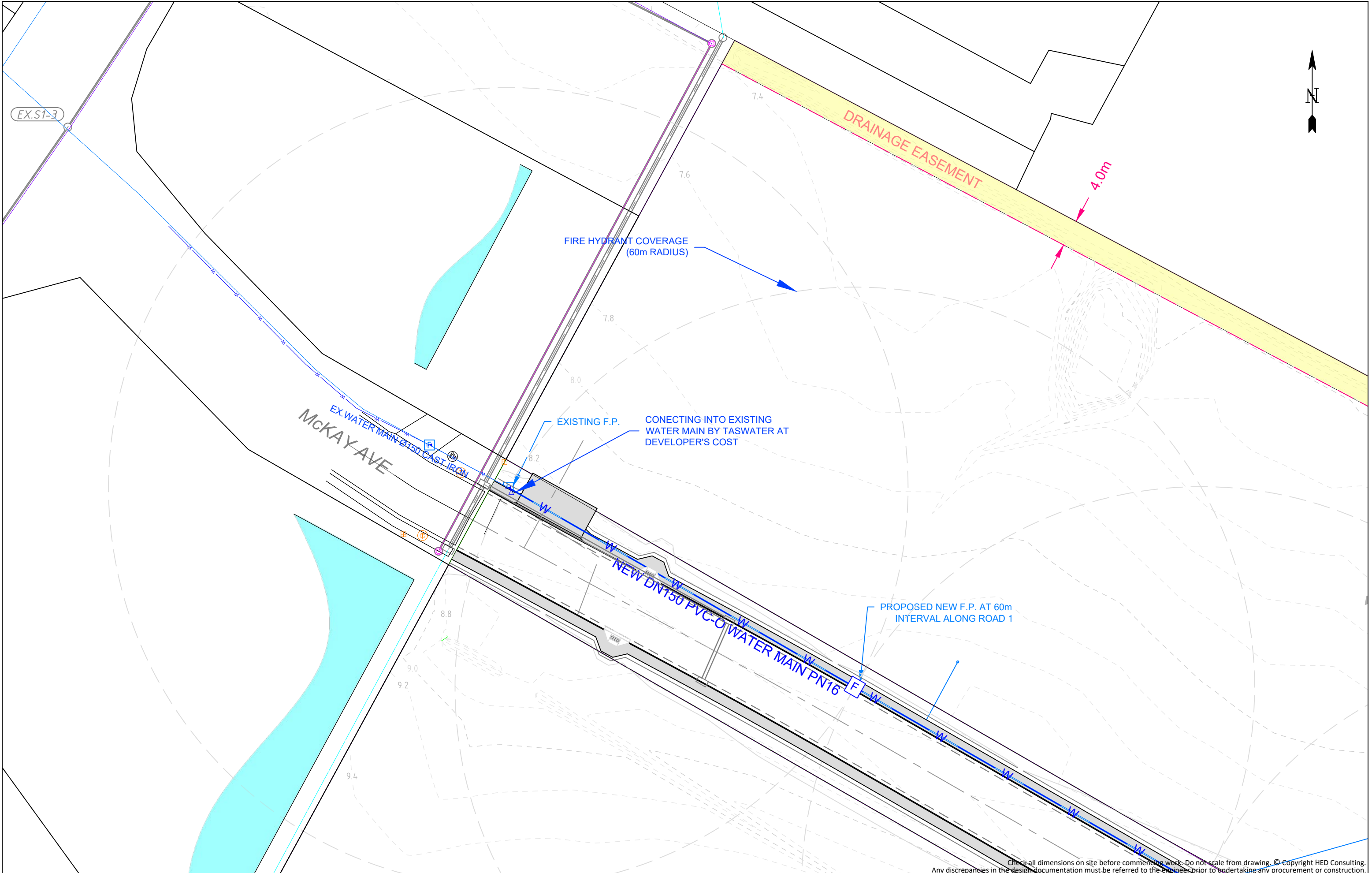
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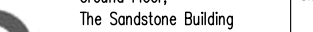
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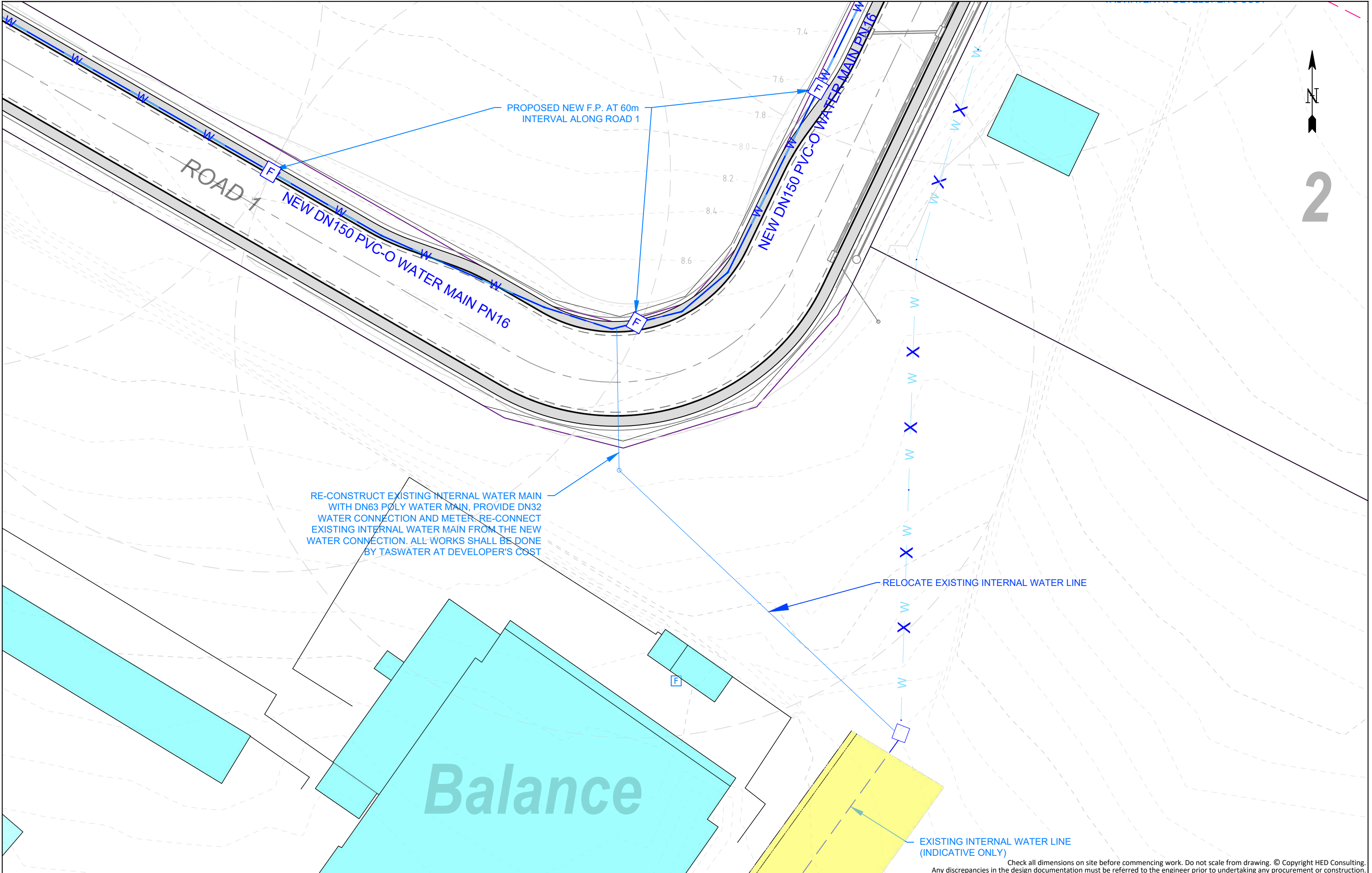
- 22 WRIGHTS AVE, GLENORCHY, TAS, 7010

Client	MCKAY INVESTMENT PTY LTD
Drawing Title	WATER GENERAL ARRANGEMENT

Drawn : AW	Job No. : H2810
Scale : 1:500 at A3	Sheet : W-1-001
Issue : DA	Date : 25/11/2025



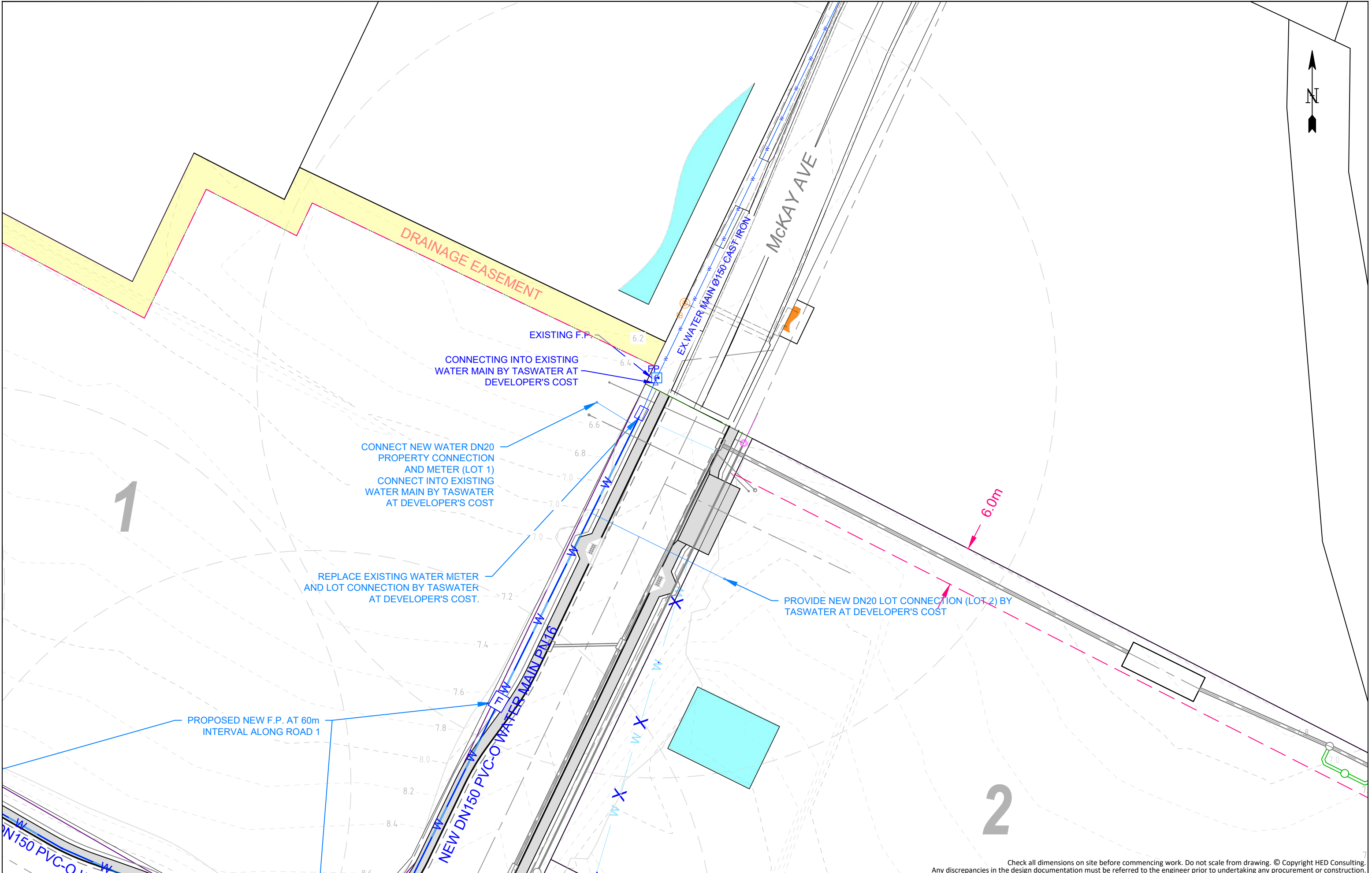
No.	Revision	Date	APPROVED:		Ground Floor, The Sandstone Building 1 Liverpool St, Hobart TASMANIA 7000	Client	PROPOSED - 3 LOT SUBDIVISION at - 22 WRIGHTS AVE, GLENORCHY, TAS, 7010	Client	McKAY INVESTMENT PTY LTD	Drawn : AW	Job No. : H2810							
			DATE:		phone (03) 6146 0334 e info@hed-consulting.com.au www .hed-consulting.com.au				Drawing Title	WATER PLAN 1	Scale : 1:500 at A3	Sheet : W-1-002						
3	AMENDMENTS SW LAYOUT	15/05/2026																
2	AMENDMENTS TO DA RFI DATED 04/03/2026	10/04/2026																
1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025																
Document No. HED-CONS-001-24																		



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			McKAY INVESTMENT PTY LTD		Scale : 1:500 at A3	Sheet : W-1-003
			Drawing Title		Issue : DA	Date : 25/11/2025
			WATER PLAN 2			

No.	Revision	Date	APPROVED:
3	AMENDMENTS SW LAYOUT	15/05/2026	
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1	AMENDMENTS TO DA RFI DATED 22/07/2025	24/12/2025	

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	phone (03) 6146 0334 e info@hed-consulting.com.au www .hed-consulting.com.au	PROPOSED - 3 LOT SUBDIVISION at - 22 WRIGHTS AVE, GLENORCHY, TAS, 7010



No.	Revision	Date
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www.hed-consulting.com.au

Client

PROPOSED

- 3 LOT SUBDIVISION
- at
- 22 WRIGHTS AVE, GLENORCHY, TAS, 7010

Client	McKAY INVESTMENT PTY LTD	Drawn : AW	Job No. : H2810
Drawing Title	WATER PLAN 3	Scale : 1:500 at A3	Sheet : W-1-004
		Issue : DA	Date : 25/11/2025



ATTACHMENT 3

Stormwater Management Proposal

To: Glenorchy City Council

Date: 10/06/2026

Attention to: Council Development Engineer

Subject: SW discharge proposal

Site: 22 Wrights Ave, Glenorchy

HED Consulting has been engaged to conduct a preliminary subdivision design for the proposed subdivision at 22 Wrights Avenue, Glenorchy. The subject site is between Intercity Cycleway and Grove Rd and provided with direct access from both western and northern end of McKay Avenue. The eastern side of the property is along the existing Humphreys Rivulet. The natural topography falls towards both northwest and norther east.

It has been brought to attention in council's RFI, dated 04/03/2026, that the proposed new SW infrastructure shown in subdivision concept plan H-1-001 and H-1-003 (revision 1) cross under the existing electrical substation on the eastern side of the northern McKay Avenue. However, it was found that it is not feasible to have SW infrastructure run along the western side of the northern McKay Ave to avoid clashing with existing substation. Further investigations have found that the existing high and low voltage electrical mains were fed from the subdivision across the McKay Ave, then runs along the western side of the road. Furthermore, it was found telecommunications mains were on both side of the McKay Ave and gas main is running along the western side of the road as well within the edge of travel way.

The existing DN300 SW infrastructure on the northern McKay Ave, runs through the existing property, 1 McKay Ave, then discharge into Humphreys Rivulet. The existing DN300 SW pipes have approximately 600mm cover within the road reserve. We believe neither pipe cover nor the hydraulic capacity of the existing DN300 lines are sufficient for the proposed subdivision drainage.

With the findings illustrated above, it is proposed (in the amended subdivision drawings - Revision 3) to have the proposed lot 1, lot 2, and northeast catchment of the balance lot and subdivision road drained directly into the Humphreys Rivulet. The revised SW infrastructure will not interfere with any existing services.

It is proposed to have a minimum 6m wide easement along the northern boundary of lot 2 to incorporate an underground SW detention tank and treatment system prior to discharge runoff into existing watercourse. The discharge outlet shall have riprap and reduced flow for scour protection. The proposed SW treatment shall meet council's Water Quality Treatment Target. A preliminary hydraulic model has indicated all development within each lot of the subdivision will require onsite SW detention prior to discharge into SW mains. The discharging flow rate shall be governed by the receiving capacity of the SW treatment system provided by the product manufacturer. The proposed measures are considered to meet the performance criteria outlined in the C7.6.1 in Tasmanian Planning Scheme.

HED Consulting - Ahead of the build

A/ Ground Floor, The Sandstone Building, 1 - 7 Liverpool Street (ABC Broadcasting Centre), Hobart 7000

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PRE-CONSTRUCTION SERVICES FOR TASMANIAN HOMES

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