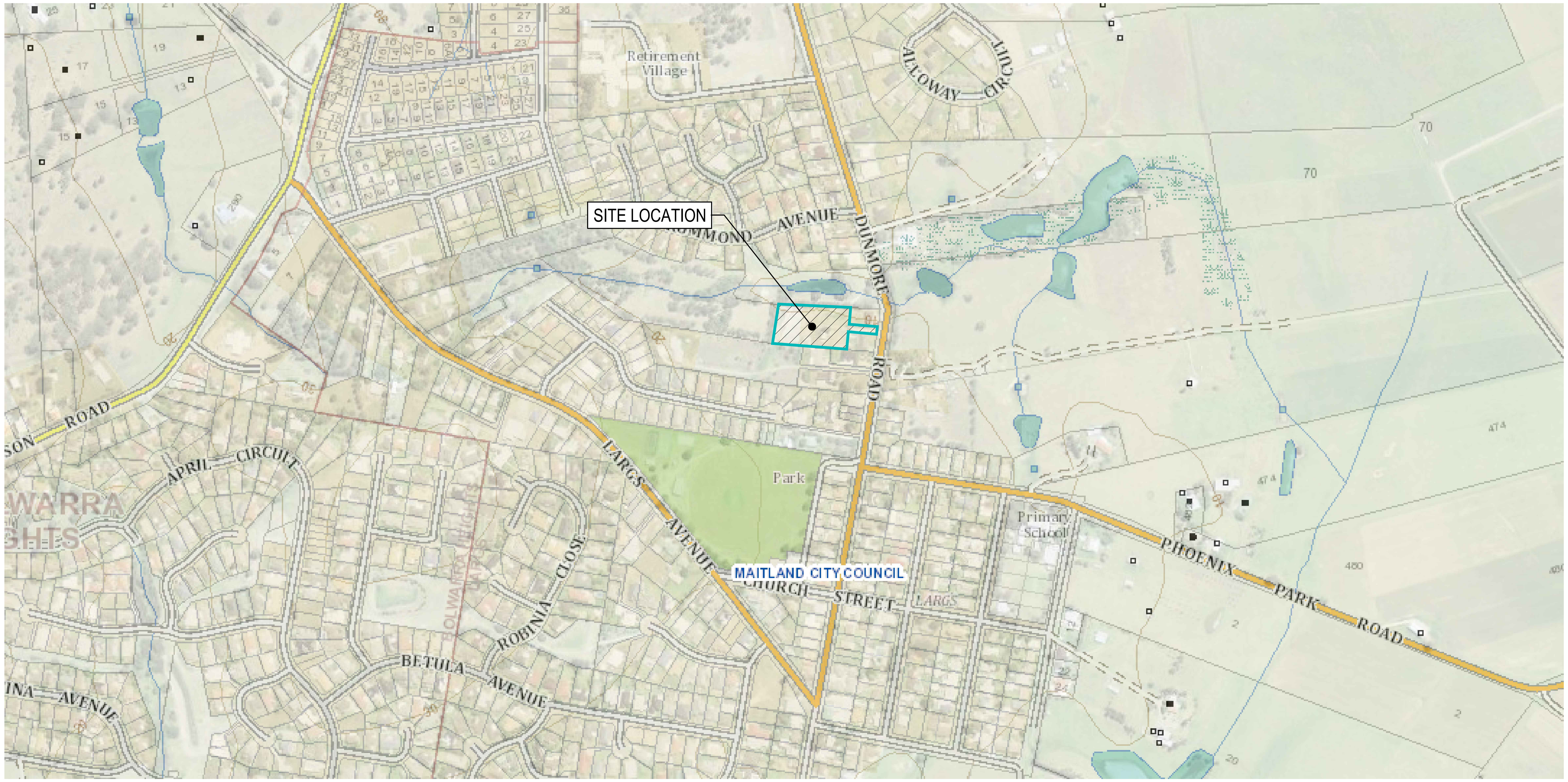
UNIT DEVELOPMENT

CIVIL DOCUMENTATION FOR DEVELOPMENT APPLICATION

20 DUNMORE ROAD, LARGS, NSW 2320



LOCALITY PLAN
NTS

DRAWING LIST

DWG No.	DRAWING TITLE
CIV-001	COVER PAGE, DRAWING LIST AND LOCALITY PLAN
CIV-005	GENERAL ARRANGEMENT PLAN
CIV-101	CIVIL WORKS PLAN - SHEET 1
CIV-102	CIVIL WORKS PLAN - SHEET 2
CIV-201	CIVIL DETAILS
CIV-202	OSD TANK PLAN

REVISIONS

REV	DATE	DRN	DES	CHK	DRAWING STATUS
A	31.10.2025	J.J.	M.J.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

This drawing is **not** approved for construction unless signed.

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CLIENT: AUSTRALIAN CONSTRUCTION GROUP

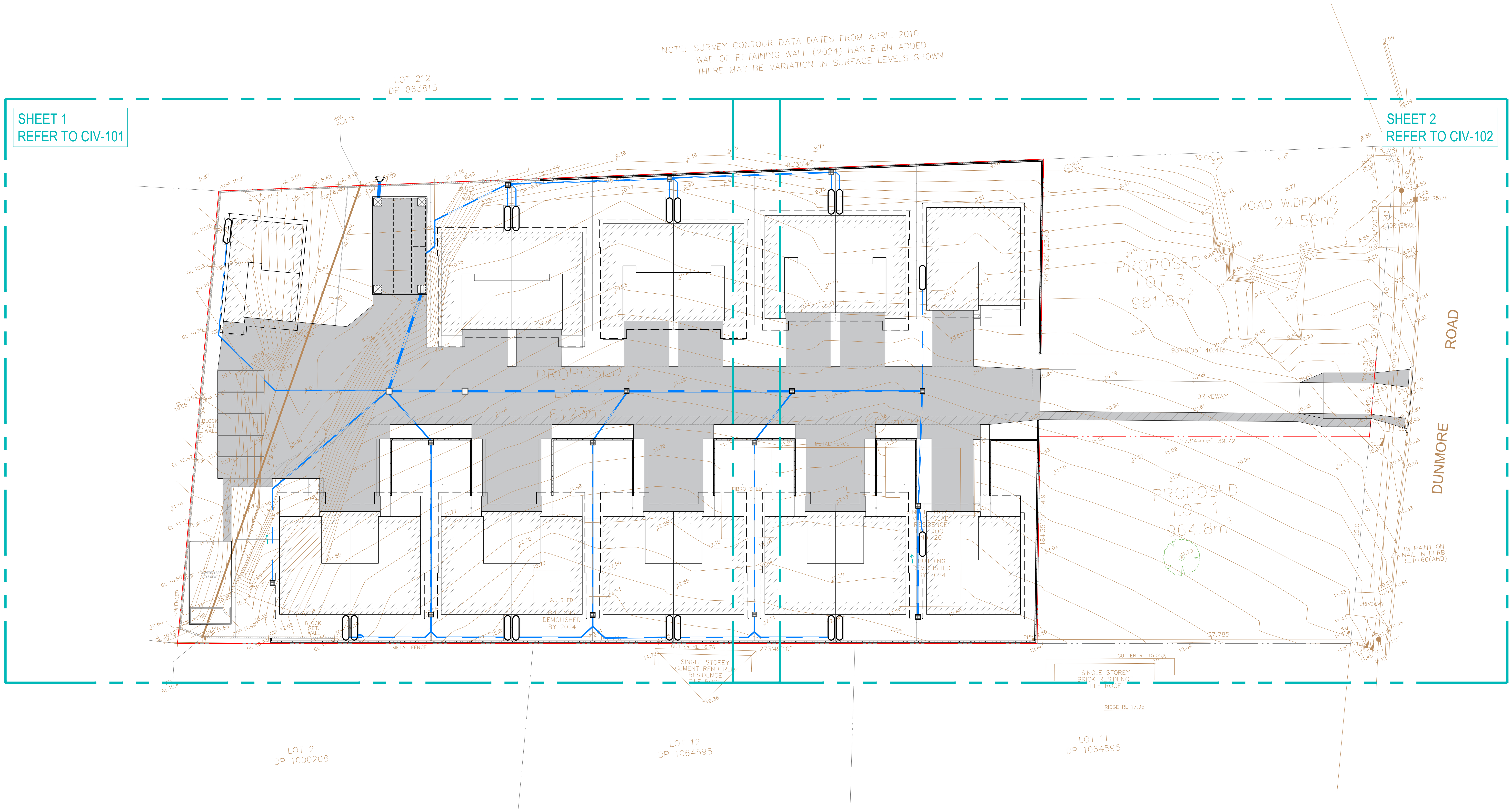
TITLE: COVER PAGE, DRAWING LIST AND LOCALITY PLAN

PROJECT: UNIT DEVELOPMENT
20 DUNMORE ROAD, LARGS, NSW 2320

DRAWING STATUS	SHEET SIZE
NOT FOR CONSTRUCTION	A1

SCALE	P.M.
NOT TO SCALE	J.T.

PROJECT REF No.	DRAWING No.	REVISION
243822	CIV-001	A



OVERALL SITE PLAN

SCALE 1:250

REV	DATE	DRN	DES	CHK	DRAWING STATUS
A	31.10.2025	J.J.	M.J.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

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CLIENT: AUSTRALIAN CONSTRUCTION GROUP

TITLE: OVERALL SITE PLAN

PROJECT: UNIT DEVELOPMENT

20 DUNMORE ROAD,
LARGS, NSW 2320

DRAWING STATUS: NOT FOR CONSTRUCTION

SHEET SIZE: A1

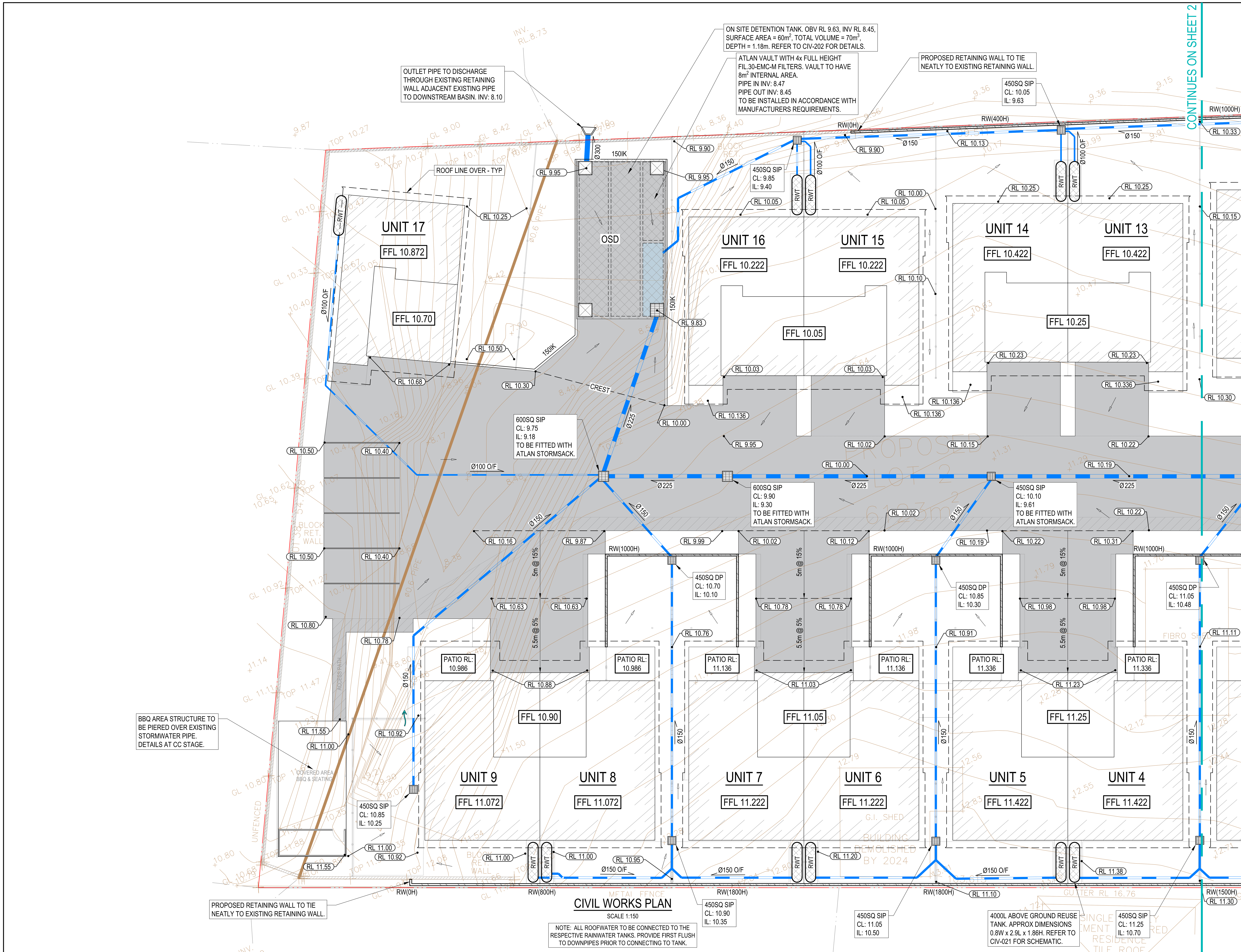
SCALE: 1 : 250 (A1) — 0 2.5 5 7.5 10 12.5m

P.M.: J.T.

PROJECT REF No.: 243822

DRAWING No.: CIV-005

REVISION: A



LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE
Ø150	uPVC STORMWATER PIPE - DIAMETER NOTED
	STORMWATER PIT. DETAILS AT CC STAGE
RWT	4,000L ABOVE GROUND RAINWATER TANK. APPROX DIMENSIONS 0.8W x 2.9L x 1.86H. REFER TO CIV-201 FOR SCHEMATIC
RW(600H)	RETAINING WALL - HEIGHT LABELLED - DETAILS AT CC STAGE
	DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
	BUILDING OUTLINE
FFL XX.XX	PROPOSED FINISHED FLOOR LEVEL
RL x.xx	PROPOSED SPOT HEIGHT
	DIRECTION OF GRADE
	EMERGENCY OVERLAND FLOW PATH
XX.XX	EXISTING CONTOURS
x 150	EXISTING SPOT LEVEL

CIVIL WORKS PLAN

SCALE 1:150

NOTE: ALL ROOFWATER TO BE CONNECTED TO THE RESPECTIVE RAINWATER TANKS. PROVIDE FIRST FLUSH TO DOWNPIPES PRIOR TO CONNECTING TO TANK.

REV	DATE	DRN	DES	CHK	DRAWING STATUS
A	31.10.2025	J.J.	M.J.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

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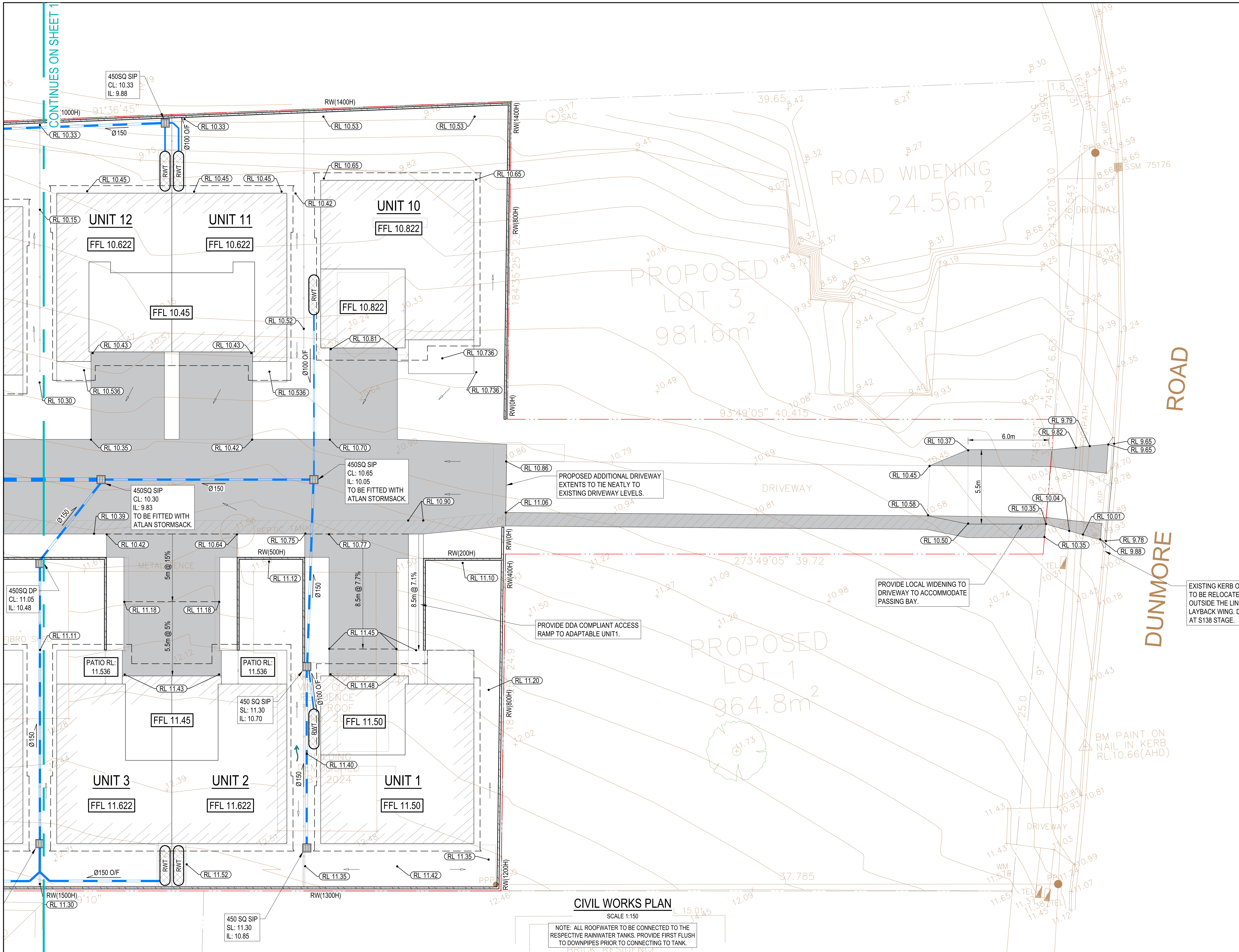
CLIENT: AUSTRALIAN CONSTRUCTION GROUP

PROJECT: UNIT DEVELOPMENT

20 DUNMORE ROAD, LARGS, NSW 2320

TITLE: CIVIL WORKS PLAN - SHEET 1

DRAWING STATUS	NOT FOR CONSTRUCTION
SHEET SIZE	A1
SCALE	1 : 150 (A1) 0 1.5 3 4.5 6 7.5m
P.M.	J.T.
PROJECT REF No.	243822
DRAWING No.	CIV-101
REVISION	A



CIVIL WORKS PLAN

SCALE 1:150

NOTE: ALL ROOFWATER TO BE CONNECTED TO THE RESPECTIVE RAINWATER TANKS. PROVIDE FIRST FLUSH TO DOWNPIPES PRIOR TO CONNECTING TO TANK.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- uPVC STORMWATER PIPE - DIAMETER NOTED (Ø150)
- STORMWATER PIT. DETAILS AT CC STAGE
- RWT: 4,000L ABOVE GROUND RAINWATER TANK. APPROX DIMENSIONS 0.8W x 2.9L x 1.86H. REFER TO CIV-201 FOR SCHEMATIC
- RW(600H): RETAINING WALL - HEIGHT LABELLED - DETAILS AT CC STAGE
- DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
- BUILDING OUTLINE
- FFL XX.XX: PROPOSED FINISHED FLOOR LEVEL
- RL x.xx: PROPOSED SPOT HEIGHT
- DIRECTION OF GRADE
- EMERGENCY OVERLAND FLOW PATH
- XX.XX: EXISTING CONTOURS
- x 150: EXISTING SPOT LEVEL

REV	DATE	DRN	DES	CHK	DRAWING STATUS
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CLIENT: AUSTRALIAN CONSTRUCTION GROUP

TITLE: CIVIL WORKS PLAN - SHEET 2

PROJECT: UNIT DEVELOPMENT
20 DUNMORE ROAD, LARGS, NSW 2320

DRAWING STATUS: NOT FOR CONSTRUCTION

SHEET SIZE: A1

SCALE 1 : 150 (A1) 0 1.5 3 4.5 6 7.5m

P.M. J.T.

PROJECT REF No. 243822

DRAWING No. CIV-102

REVISION A

STORMWATER CONCEPT SUMMARY

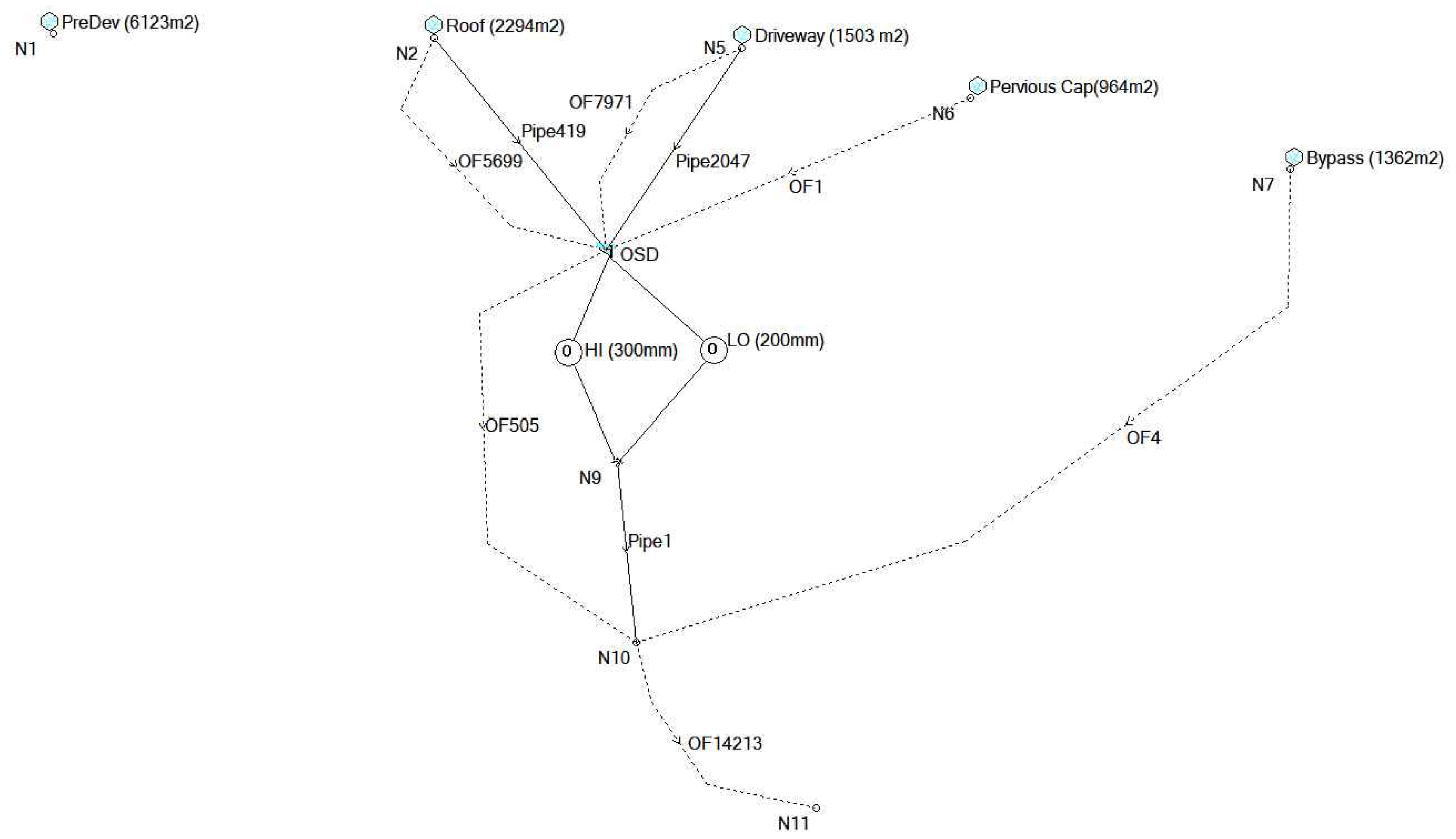
THE PROPOSED DEVELOPMENT OF 20 DUNMORE ROAD, LARGS INVOLVES THE CONSTRUCTION OF 17 UNIT DWELLINGS WITH ASSOCIATED DRIVEWAYS, PARKING AND LANDSCAPED AREAS.

STORMWATER PHILOSOPHY

- ALL ROOFWATER FROM THE PROPOSED ROOF AREAS WILL BE DIRECTED TO THE RESPECTIVE ABOVE GROUND RAINWATER TANKS VIA CHARGED DOWNPIPES. THE TANKS WILL COMPRISE OF 4000L REUSE VOLUME TO BE REUSED BOTH INTERNALLY AND EXTERNALLY IN ACCORDANCE WITH COUNCIL & BASIX REQUIREMENTS.
- OVERFLOWS FROM THE RAINWATER TANKS WILL BE DIRECTED TO THE PROPOSED BELOW GROUND STORMWATER TANK VIA A PIT AND PIPE NETWORK.
- ALL HARDSTAND AREA WILL BE CAPTURED BY A SERIES OF STORMWATER PITS FITTED WITH SPEL STORMSACKS. THE STORMWATER NETWORK WILL DIRECT FLOWS THROUGH AN ATLAN VAULT FITTED WITH 10x FULL HEIGHT FILTER CARTRIDGES. THESE STORMWATER QUALITY DEVICES ALONG WITH THE ABOVE GROUND RAINWATER TANKS ARE IMPLEMENTS TO ACHIEVE THE STRIPPING TARGETS OUTLINED IN THE MUSIC RESULTS TABLE BELOW.
- AFTER PASSING THROUGH THE STORMWATER TREATMENT TRAIN, ALL STORMWATER WILL BE DIRECTED TO THE ADJACENT BELOW GROUND CHAMBER DEDICATED FOR OSD. THE OSD TANK HAS BEEN SIZED TO REDUCE THE POST-DEVELOPED PEAK FLOWS TO THE PRE-DEVELOPED FLOW RATES FOR ALL STORM EVENTS UP TO AND INCLUDING THE 100 YEAR STORM EVENT.
- OVERFLOWS FROM THE OSD TANK WILL BE DIRECTED TO THE NEARBY ABOVE GROUND DETENTION BASIN VIA A PROPRIETY HEADWALL OUTLET.
- THE STORMWATER SYSTEM HAS BEEN SIZED TO CAPTURE AND CONVEY THE MINOR (10 YEAR) STORM EVENT. OVERLAND FLOW PATHS HAVE BEEN DESIGNED TO SAFELY CONVEY THE MAJOR (100 YEAR) STORM EVENT OVER THE NORTHERN BOUNDARY AS PER THE EXISTING FLOW REGIME.

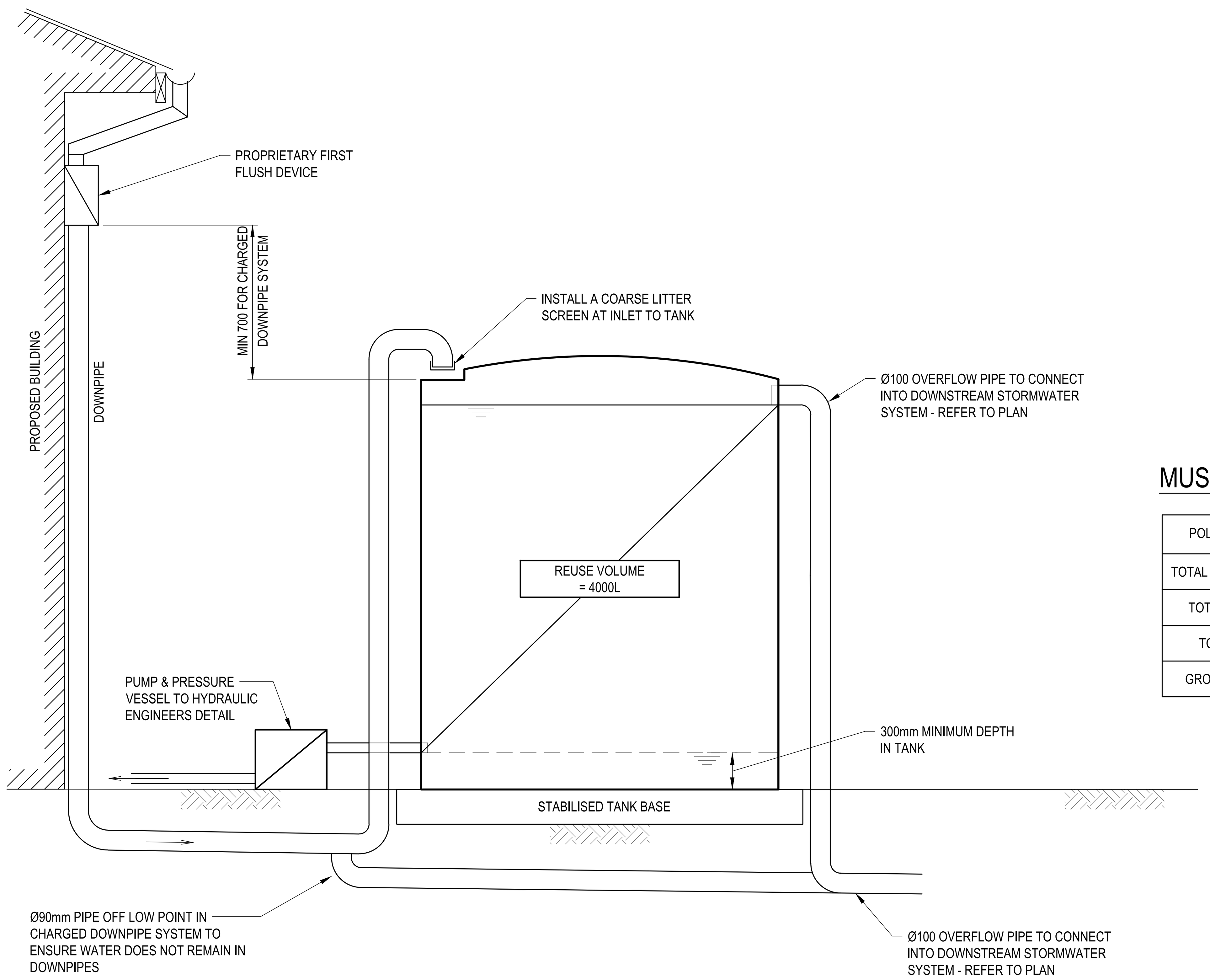
STORM WATER CALCULATIONS

SITE AREA	= 6123 m^2
DRIVEWAY AREA	= 1503 m^2
ROOF AREA	= 2294 m^2
PERVIOUS AREA CAPTURED	= 964 m^2
BYPASS AREA	= 1362 m^2



SITE STORM EVENTS RUNOFF DATA - DRAINS

STORM EVENT	PEAK DISCHARGE m³/s	
	PRE-DEV	POST-DEV
1EY	0.072	0.069
20%	0.150	0.130
10%	0.202	0.179
5%	0.252	0.231
1%	0.365	0.319



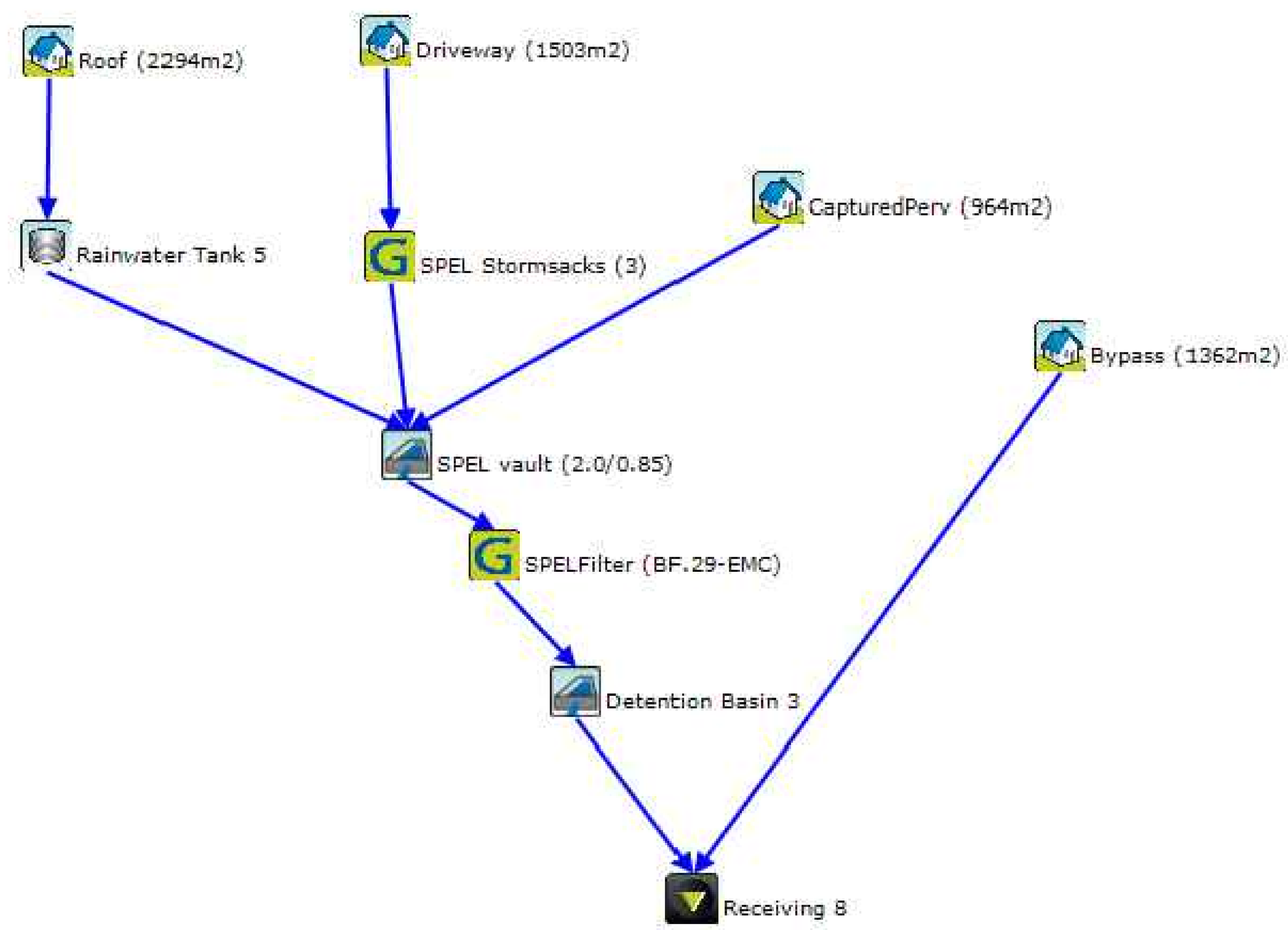
TYPICAL REUSE/OSD ABOVE GROUND TANK SCHEMATIC

NOT TO SCALE

GENERAL NOTES:
- REUSE VOLUME IS INTENDED TO BE USED FOR INTERNAL TOILET AND LAUNDRY SERVICES AS WELL AS EXTERNAL LANDSCAPING TAPS.
- THE STORAGE VOLUMES NOTED ABOVE SHOULD BE MINIMUM USABLE VOLUMES IN THE RAINWATER TANK. NOMINAL VOLUME SPECIFIED BY THE MANUFACTURER MAY NOT MEET THE MINIMUM REQUIREMENTS ABOVE. REFER TO ENGINEER FOR CLARIFICATION IF REQUIRED

MUSIC RESULTS - TARGETS

POLLUTANTS (kg/yr)	SOURCES	RESIDUAL LOAD	TARGET	% REDUCTION	OK?
TOTAL SUSPENDED SOLIDS	514.928	100.714	80	80.441	YES
TOTAL PHOSPHORUS	1.089	0.485	45	55.509	YES
TOTAL NITROGEN	7.744	4.076	45	47.361	YES
GROSS POLLUTANTS	83.160	0.000	90	100	YES



REVISIONS					
A	31.10.2025	J.J.	M.J.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
REV	DATE	DRN	DES	CHK	DRAWING STATUS

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CLIENT: AUSTRALIAN CONSTRUCTION GROUP

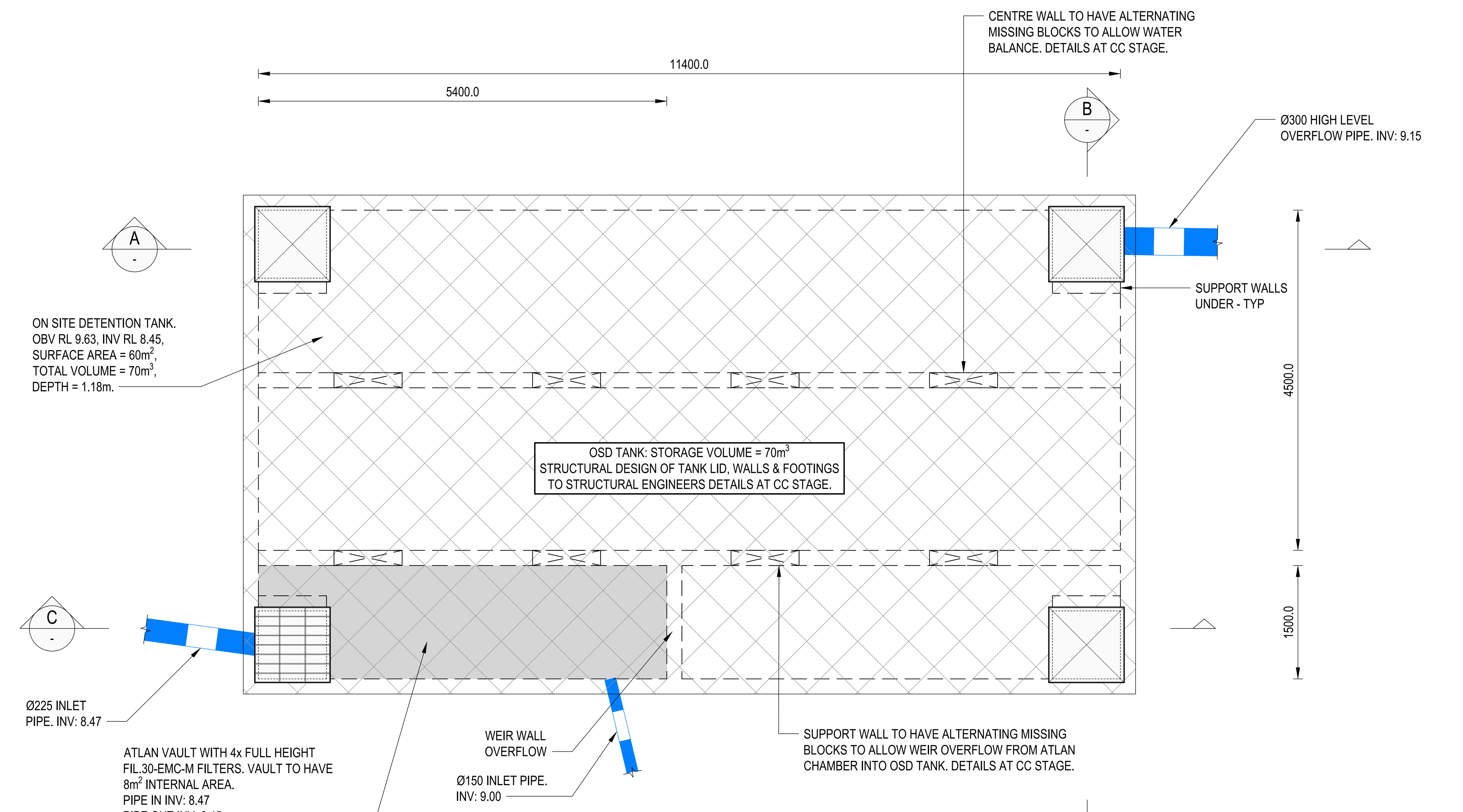
TITLE: CIVIL DETAILS

PROJECT: UNIT DEVELOPMENT

20 DUNMORE ROAD, LARGS, NSW 2320

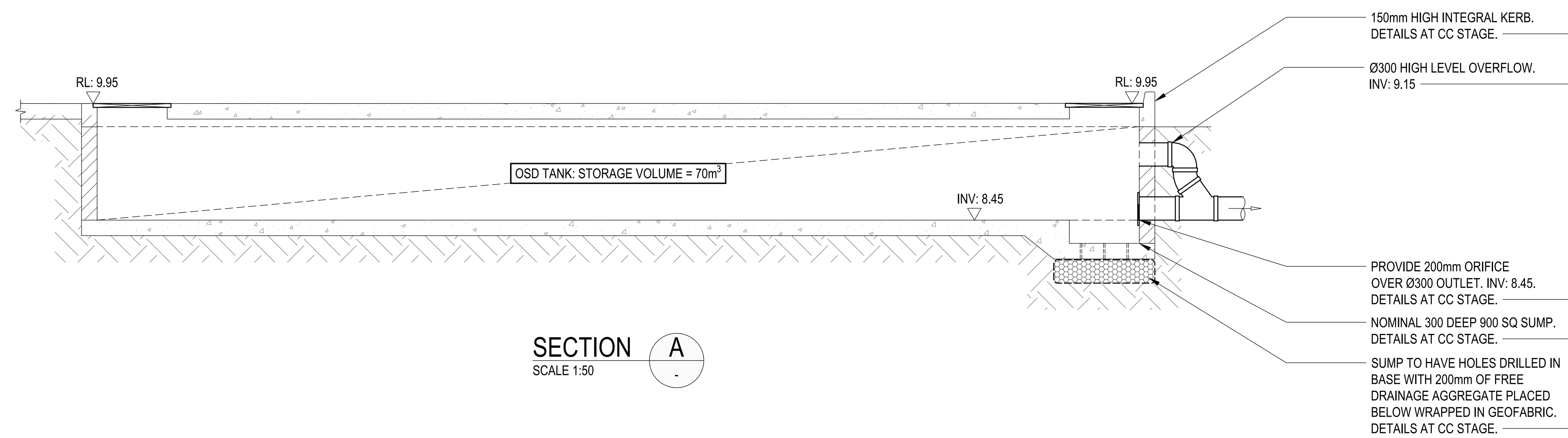
DRAWING STATUS	SHEET SIZE
NOT FOR CONSTRUCTION	A1
SCALE: NOT TO SCALE	P.M. J.T.

PROJECT REF No.	DRAWING No.	REVISION
243822	CIV-201	A

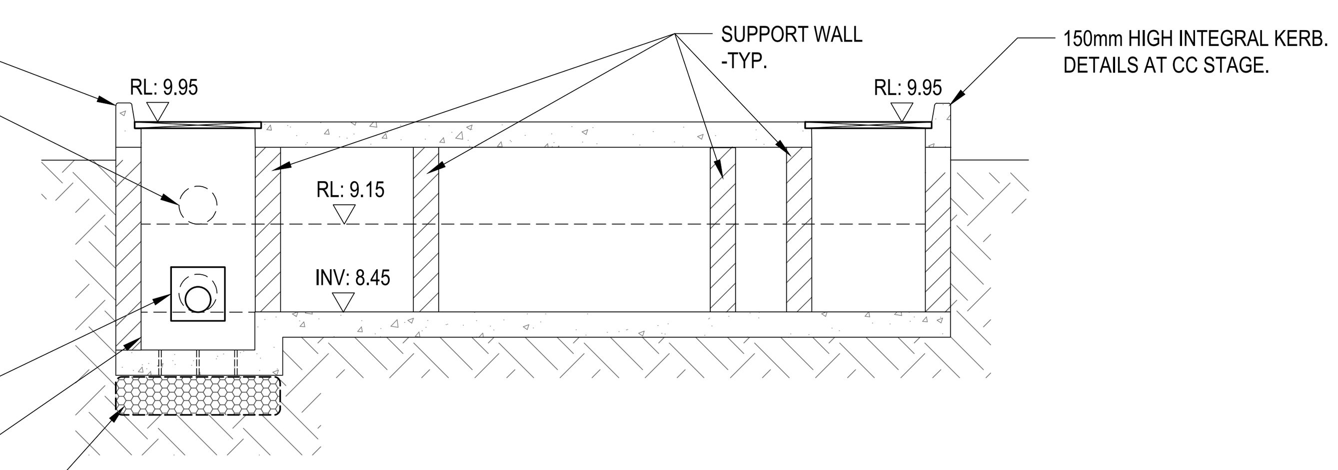


ON SITE DETENTION TANK 'OSD' PLAN

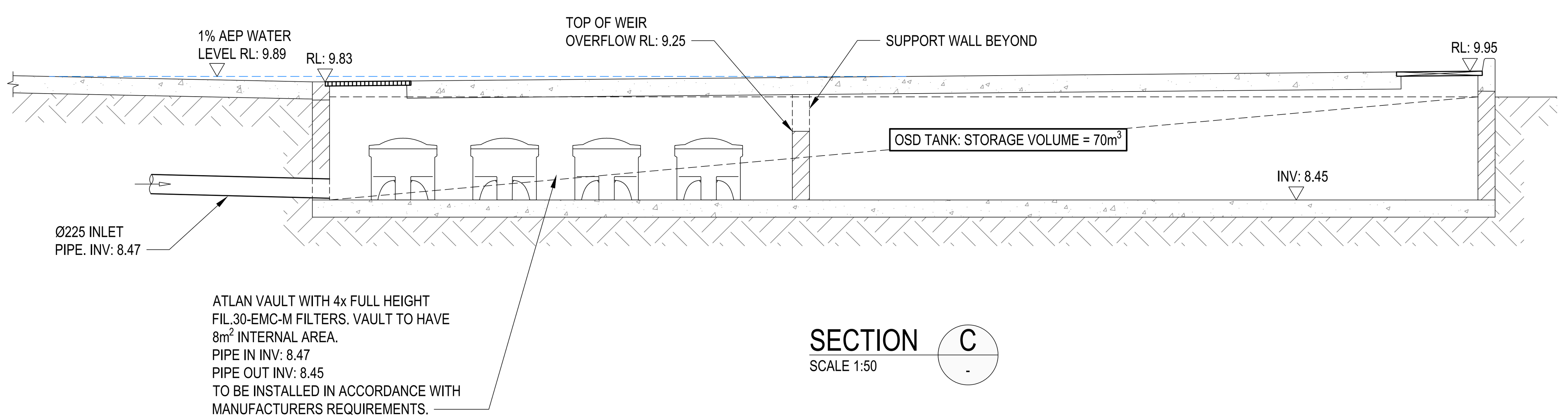
SCALE 1:50



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50



SECTION C
SCALE 1:50

REVISIONS

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CLIENT: AUSTRALIAN CONSTRUCTION GROUP

TITLE: OSD TANK PLAN

PROJECT: UNIT DEVELOPMENT
20 DUNMORE ROAD, LARGS, NSW 2320

DRAWING STATUS: NOT FOR CONSTRUCTION

SHEET SIZE: A1

SCALE: 1 : 50 (A1) 0 0.5 1 1.5 2 2.5m

P.M.: J.T.

PROJECT REF No.: 243822

DRAWING No.: CIV-202

REVISION: A