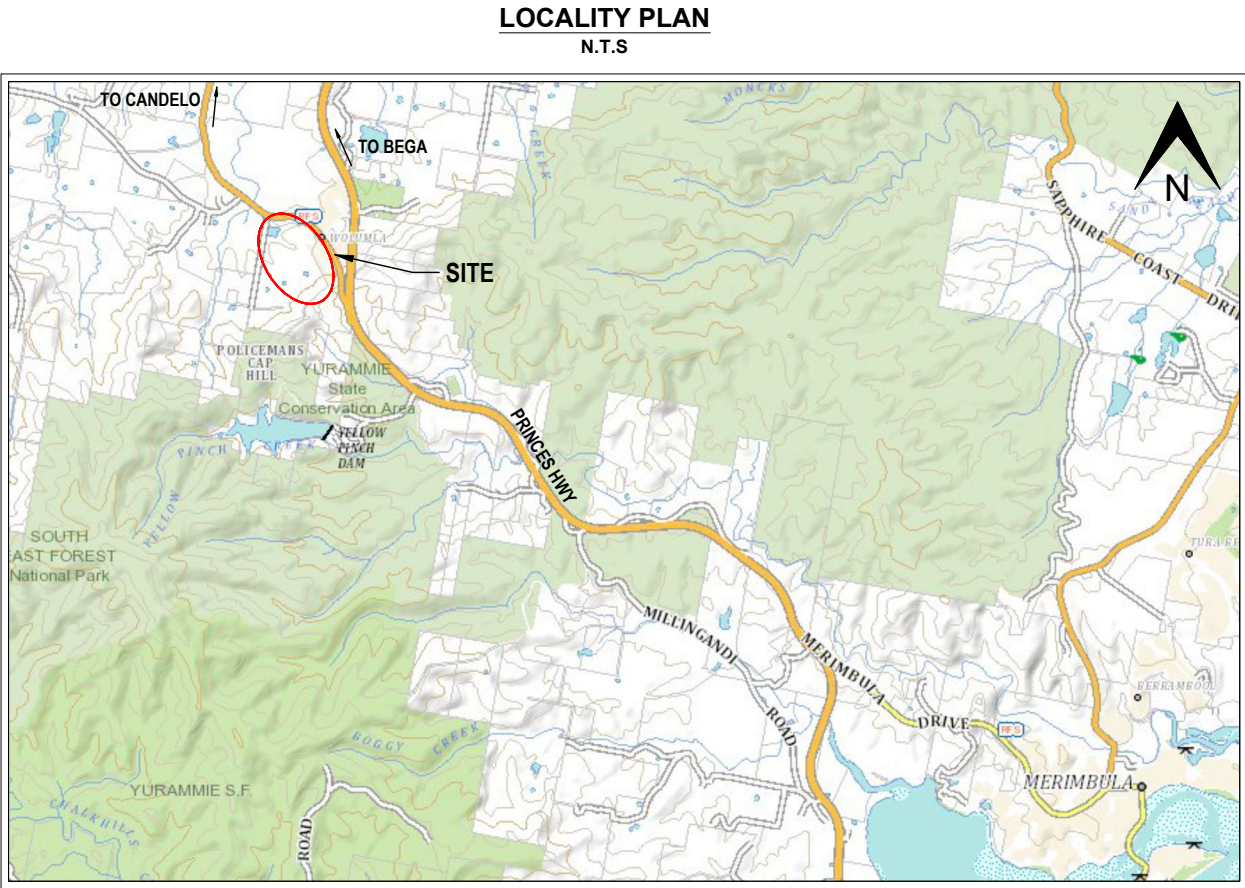


LOT 2 DP1287077, 22 MINE LANE WOLUMLA
RESIDENTIAL SUBDIVISION - STAGE 1
ENGINEERING CONCEPT DESIGN
FOR DEVELOPMENT APPLICATION

CLIENT: JUNOR INVESTMENTS PTY LTD
LGA: BEGA VALLEY SHIRE COUNCIL
DA: 2023.351



P L A N N E D

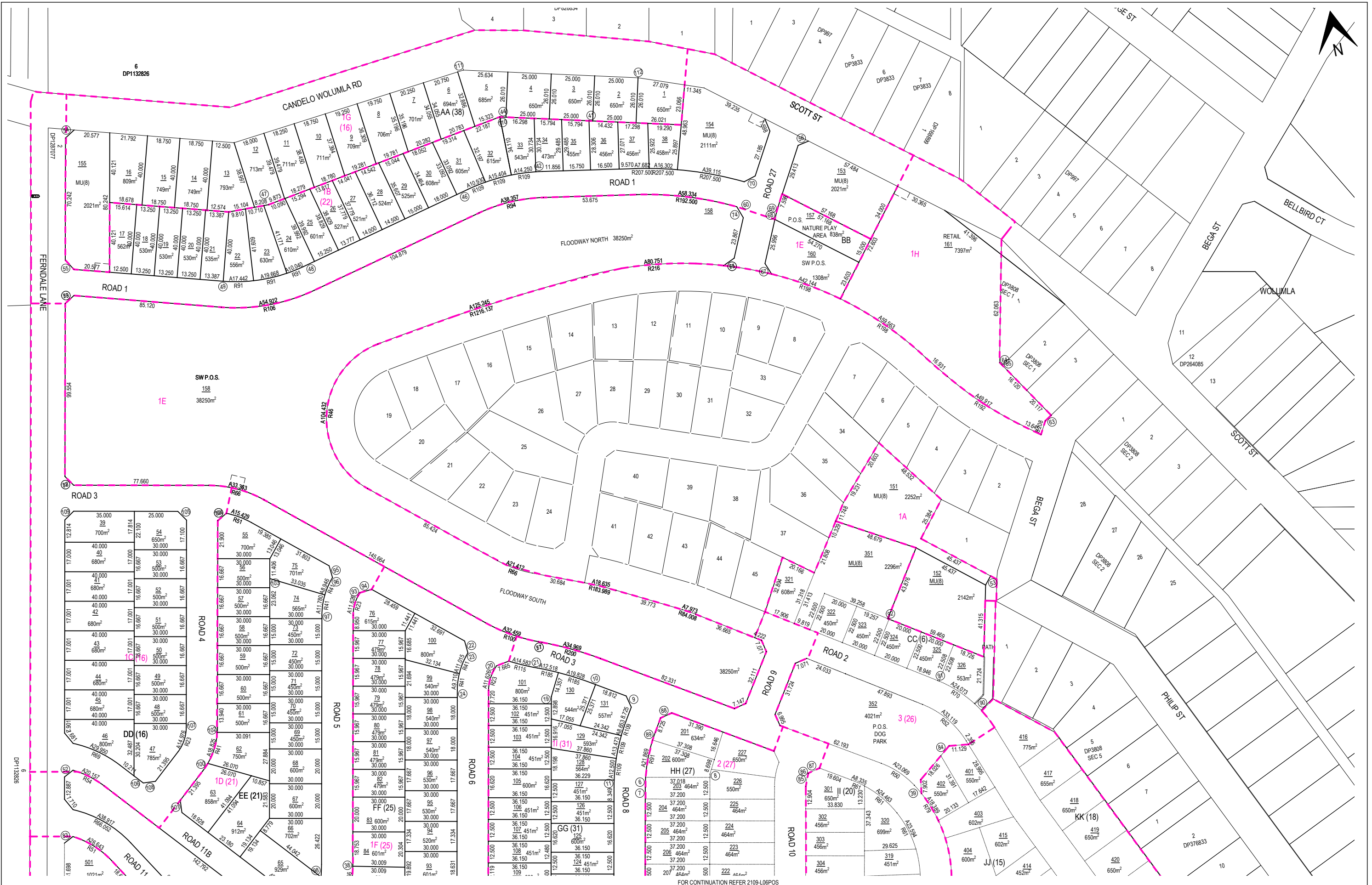


DRAWING SCHEDULE

2109-P002TTL	TITLE SHEET, DRAWING SCHEDULE & LOCALITY PLAN	2109-P1016LS	LONGITUDINAL SECTION - SHEET 16	2109-P51.1SW	EXISTING WATERCOURSE PHOTOS - SHEET 1
2109-L01LOT	STAGE 1 LOT YIELD	2109-P1017LS	LONGITUDINAL SECTION - SHEET 17	2109-P51.2SW	EXISTING WATERCOURSE PHOTOS - SHEET 2
2109-L05POS	PROPOSED PLAN OF SUBDIVISION - SHEET 1	2109-P1018LS	LONGITUDINAL SECTION - SHEET 18	2109-P51.3SW	EXISTING WATERCOURSE PHOTOS - SHEET 3
2109-L06POS	PROPOSED PLAN OF SUBDIVISION - SHEET 2	2109-P12TYPX	TYPICAL CROSS SECTIONS - SHEET 1	2109-P51.4SW	EXISTING WATERCOURSE PHOTOS - SHEET 4
2109-L08POS	PROPOSED PLAN OF SUBDIVISION - SHORT LINE TABLE	2109-P13TYPX	TYPICAL CROSS SECTIONS - SHEET 2	2109-P52SW	EXISTING DAM ARRANGEMENT
2109-P01GA	CONCEPT ARRANGEMENT - OVERALL	2109-P14TYPX	TYPICAL CROSS SECTIONS - SHEET 3	2109-P53SW	NORTHERN FLOODWAY PLAN
2109-P02NTS	NOTES & LEGEND	2109-P15TYPINT	TYPICAL INTERSECTIONS - SHEET 1	2109-P54SW	SOUTHERN FLOODWAY PLAN
2109-P03STG	STAGING PLAN	2109-P16TYPINT	TYPICAL INTERSECTIONS - SHEET 2	2109-P56SW	SWP.O.S. - 159 STORMWATER CONTROL FACILITY
2109-P04ZN	LAND ZONES	2109-P17INT	OFFSITE INTERSECTIONS - CANDELO WOLUMLA RD/FERNDAL LN	2109-P60WAT	WATER MASTER PLAN - OVERALL SITE
2109-P05GA	CONCEPT ARRANGEMENT - SHEET 1	2109-P18INT	OFFSITE INTERSECTIONS - SCOTT ST / RD27	2109-P61WAT	WATER MASTER PLAN - SHEET 1
2109-P06GA	CONCEPT ARRANGEMENT - SHEET 2	2109-P19INT	OFFSITE INTERSECTIONS - SCOTT ST/BEGA ST	2109-P62WAT	WATER MASTER PLAN - SHEET 2
2109-P09GA	COMMERCIAL AREA CONCEPT ARRANGEMENT	2109-P28SD	CANDELO WOLUMLA RD/FERNDAL LN SISD SIGHT LINES	2109-P65WAT	WATER MASTER PLAN - STAGE 1 HYDRAULIC ANALYSIS RESULTS
2109-P10RHP	ROAD HIERARCHY PLAN - SUBDIVISION	2109-P29SDLS	CANDELO WOLUMLA RD/FERNDAL LN SISD SIGHT LINE LONGITUDINAL SECTION	2109-P70SEW	SEWER MASTER PLAN
2109-P11PHP	PEDESTRIAN HIERARCHY PLAN - SUBDIVISION	2109-P31SD	LOT 1 DP709399 DWAY / FERNDAL LN SISD SIGHT LINES	2109-P71SEW	SEWER MASTER PLAN
2109-P1001LS	LONGITUDINAL SECTION - SHEET 1	2109-P37EW	EARTHWORKS - STAGE 1 - SHEET 1	2109-P72SEW	SEWER MASTER PLAN - SHEET 1
2109-P1002LS	LONGITUDINAL SECTION - SHEET 2	2109-P38EW	EARTHWORKS - STAGE 1 - SHEET 2	2109-P73SEW	SEWER MASTER PLAN - SHEET 2
2109-P1003LS	LONGITUDINAL SECTION - SHEET 3	2109-P40SLP	SLOPE ANALYSIS PLAN	2109-P80UTY	UTILITIES CONCEPT PLAN OVERALL
2109-P1004LS	LONGITUDINAL SECTION - SHEET 4	2109-P41CON	CONSTRAINTS OVERALL	2109-P81UTY	UTILITIES CONCEPT PLAN - SHEET 1
2109-P1005LS	LONGITUDINAL SECTION - SHEET 5	2109-P42CON	CONSTRAINTS - SHEET 1	2109-P82UTY	UTILITIES CONCEPT PLAN - SHEET 2
2109-P1006LS	LONGITUDINAL SECTION - SHEET 6	2109-P43CON	CONSTRAINTS - SHEET 2		
2109-P1007LS	LONGITUDINAL SECTION - SHEET 7	2109-P45TRP	TREE RETENTION PLAN - SHEET 1		
2109-P1008LS	LONGITUDINAL SECTION - SHEET 8	2109-P46TRP	TREE RETENTION PLAN - SHEET 2		
2109-P1009LS	LONGITUDINAL SECTION - SHEET 9	2109-P50SW	STORMWATER CATCHMENT PLAN		
2109-P1010LS	LONGITUDINAL SECTION - SHEET 10				
2109-P1011LS	LONGITUDINAL SECTION - SHEET 11				
2109-P1012LS	LONGITUDINAL SECTION - SHEET 12				
2109-P1013LS	LONGITUDINAL SECTION - SHEET 13				
2109-P1014LS	LONGITUDINAL SECTION - SHEET 14				
2109-P1015LS	LONGITUDINAL SECTION - SHEET 15				

[illegible]

Date: Friday, 21 March 2025 10:44:28 AM User: AG File: H:\2021\2109_Wolumia\099_2109Svnc\061_dwosSvnc\2109-L01LOT.dwg

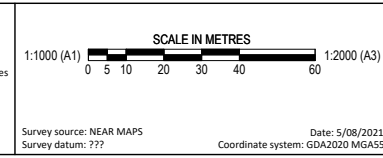


NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

D						
C						
B						
A	LAYOUT ADJUSTED	VAO	AG	VAO	VAO	21/03/2025
-	INITIAL ISSUE	VAO	AG	VAO	VAO	06/11/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	PROPOSED PLAN OF SUBDIVISION - SHEET 1
DRAWING NUMBER	2109-L05POS
AMENDMENT:	A

SCHEDULE OF SHORT BOUNDARIES				
NO.	BEARING	CHORD	ARC	RADIUS
1	305°8'21"	7.071	-	-
2	79°6'23"	3.281	3.281	91.000
3	258°4'24"	6.452	-	-
4	78°4'24"	6.750	-	-
5	260°8'21"	7.075	-	-
6	76°15'55"	5.752	5.744	91.000
7	258°4'24"	6.748	-	-
8	78°4'24"	1.892	-	-
9	102°4'1'25"	7.071	-	-
10	147°4'1'25"	2.611	-	-
11	76°58'56"	4.151	4.151	109.000
12	251°57'47"	2.234	-	-
13	78°52'40"	3.060	3.060	109.000
14	79°54'38"	0.870	0.870	109.000
15	35°8'21"	7.071	-	-
16	280°51'6"	7.071	-	-
17	78°2'13"	2.234	-	-
18	77°23'24"	4.481	4.461	187.000
19	78°4'24"	4.198	-	-
20	229°6'38"	3.366	-	-
21	157°42'29"	2.225	-	-
22	94°6'38"	7.071	-	-
23	49°6'38"	2.000	-	-
24	78°4'24"	4.159	-	-
25	77°48'18"	1.584	1.584	169.000
29	244°54'43"	6.912	-	-
32	235°51'6"	2.763	-	-
33	55°51'6"	0.492	-	-
35	10°51'6"	7.071	-	-
36	280°51'6"	7.071	-	-
37	57°41'16"	6.985	6.987	109.000
38	77°48'18"	1.022	1.022	109.000
39	299°08'29"	-	6.225	79.000
40	325°41'42"	1.436	1.436	54.000
41	165°38'49"	2.114	-	-
42	350°57'7"	3.895	3.895	109.000
44	165°38'49"	3.511	-	-
46	13°18'29"	7.079	-	-
47	178°27'53"	2.792	-	-
48	13°18'29"	7.273	-	-
49	343°37'17"	0.074	-	-
50	208°39'49"	6.506	-	-
51	9°2'48"	6.845	-	-
52	206°27'44"	6.204	-	-
53	49°59'2"	6.000	-	-
54	210°50'51"	6.791	-	-
55	300°50'51"	7.340	-	-
56	190°37'37"	6.502	-	-
57	337°42'29"	2.225	-	-
58	303°4'24"	7.071	-	-

59	210°50'51"	6.791	-	-
60	108°40'24"	7.296	-	-
61	23°22'49"	7.414	-	-
63	32°27'43"	4.676	-	-
64	122°27'30"	2.000	-	-
65	122°27'34"	4.290	-	-
67	290°19'16"	7.096	-	-
68	245°31'32"	3.789	-	-
69	62°47'53"	3.902	3.903	41.000
70	15°56'33"	7.178	-	-
71	337°42'29"	2.225	-	-
72	303°4'24"	7.071	-	-
73	210°50'51"	6.791	-	-
74	108°40'24"	7.296	-	-
75	23°22'49"	7.414	-	-
76	301°38'30"	1.371	1.371	109.000
77	170°8'21"	2.567	-	-
78	190°4'57"	7.185	-	-
79	169°50'39"	6.985	-	-
80	59°37'3"	5.254	5.258	40.000
81	190°51'6"	7.071	-	-
82	100°51'6"	7.071	-	-
83	206°2'54"	6.153	-	-
84	218°12'40"	7.356	-	-
85	67°52'55"	7.431	7.471	21.000
86	237°41'25"	0.343	-	-
87	192°41'25"	7.071	-	-
88	192°41'25"	7.071	-	-
89	59°11'22"	4.762	4.762	91.000
90	34°1'6"	7.124	-	-
91	326°1'32"	1.054	1.054	70.000
92	146°27'25"	0.743	-	-
93	229°6'38"	2.000	-	-
94	184°6'38"	7.071	-	-
95	94°6'38"	7.071	-	-
96	49°6'38"	2.000	-	-
97	78°4'24"	2.083	-	-
98	75°47'15"	7.259	7.261	91.000
99	6°12'11"	5.673	-	-
100	44°21'34"	5.139	5.142	41.000
101	265°46'0"	7.071	-	-
102	76°10'0"	2.728	2.729	41.000
103	78°4'24"	5.261	-	-
104	208°39'49"	6.506	-	-
105	123°4'24"	7.071	-	-
106	310°46'0"	6.688	-	-
107	78°4'24"	2.353	-	-
108	355°46'0"	7.071	-	-
109	213°4'24"	7.071	-	-
110	345°38'49"	3.511	-	-
111	185°43'28"	3.449	-	-
112	165°38'49"	0.046	-	-

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

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C							
B							
A	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025	
-	INITIAL ISSUE	VAO	AG	VAO	VAO	06/11/2023	
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	

Date: Friday, 21 March 2025 10:40:13 AM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgs\Sync\2109-L08POS.dwg

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Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGAS5

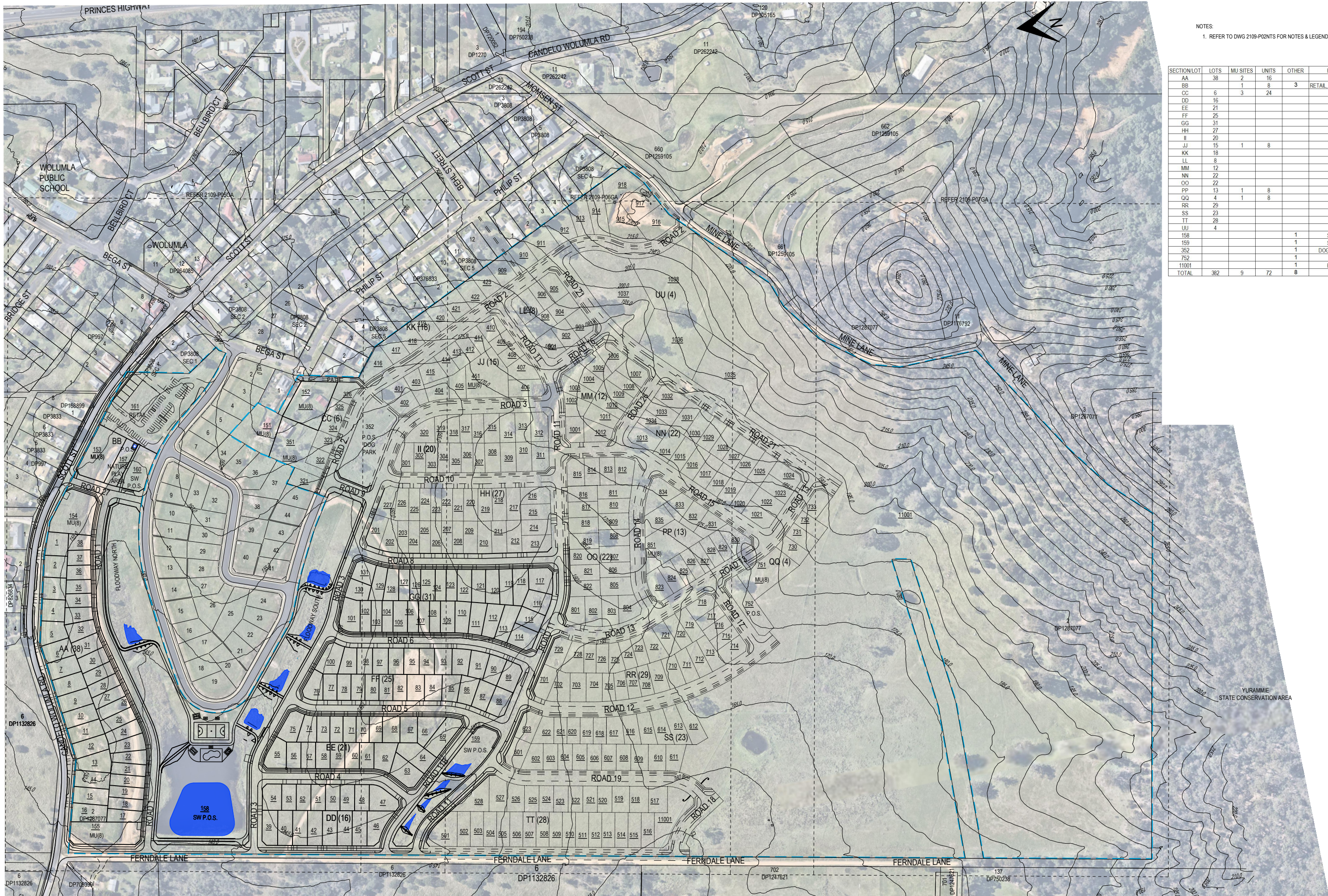


Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ??? Date: 10/08/2021
Coordinate system: GDA2020 MGAS5



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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	PROPOSED PLAN OF SUBDIVISION - SHORT LINE TABLE
DRAWING NUMBER	2109-L08POS
AMENDMENT:	A



NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

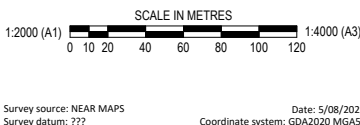
SECTION	LOT	LOTS	MU SITES	UNITS	OTHER	REMARKS
AA	38	2	16			
BB		1	8		3	RETAIL, P.O.S., SWP.O.S.
CC	6	3	24			
DD	16					
EE	21					
FF	26					
GG	31					
HH	27					
II	20					
JJ	15	1	8			
KK	18					
LL	8					
MM	12					
NN	22					
OO	22					
PP	13	1	8			
RR	29	1	8			
SS	23					
TT	28					
UU	4					
158				1		SWP.O.S.
159				1		SWP.O.S.
352				1		DOG PARK P.O.S.
752				1		P.O.S.
11001				1		RESIDUAL
TOTAL	382	9	72	8		

D	LAYOUT ALTERED	VAO	AG	VAO	VAO	21/03/2025
C	PATHS, PREFERRED DWAYS, PONDS, SITE BOUNDARY, TABLES	VAO	AG	VAO	VAO	03/11/2023
B	REVISED LOT LAYOUT	VAO	AG	VAO	VAO	08/09/2023
A	LAYOUT REVISED FOR 600m2 LOTS	VAO	AG	VAO	VAO	07/10/2022
-	INITIAL ISSUE	VAO	PWB	VAO	VAO	11/08/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	CONCEPT ARRANGEMENT - OVERALL
DRAWING NUMBER	2109-P01GA
AMENDMENT:	D



STAGE	LOTS	CUM. LOTS	MU SITES	CUM. SITES	UNITS	CUM. UNITS	OTHER	COMMENT
1A	0	0	2	2	16	16		
1B	22	22	2	4	16	32		
1C	16	38		4		32		
1D	21	59		4		32	1	SW P.O.S.
1E	0	59		4		32	3	P.O.S. & SW P.O.S.
1F	25	84		4		32		
1G	16	100	1	5	8	40		
1H	0	100		5		40	1	RETAIL
1I	31	131		5		40		
SUB TOTAL	131		5		40		5	
2	27	158		5		40		
3	26	184	1	6	8	48	1	P.O.S. DOG PARK
4	23	207	1	7	8	56		
5	28	235		7		56		
6	23	258		7		56		
7	33	291	1	8	8	64	1	P.O.S.
8	35	326	1	9	8	72		
9	18	344		9		72		
10	38	382		9		72		
SUB TOTAL	251		4		32		2	
11001							1	RESIDUAL
TOTAL	382		9		72		8	

YURAMMIE
STATE CONSERVATION AREA

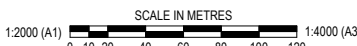
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

D	LAYOUT ALTERED, STAGING AMENDED	VAO	AG			
C	4B, 5B, 6B, 9B ADDED	VAO	AG	VAO	27/11/2023	
B	CUMULATIVE LOT COUNT CORRECTED, PATHS, DWAYS, STAGE EXTENTS	VAO	AG	VAO	03/11/2023	
A	LAYOUT ADJUSTMENTS, STAGES ADJUSTED & COLOUR CODED	VAO	AG	VAO	08/09/2023	
-	INITIAL ISSUE	VAO	AG	VAO	07/10/2022	
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

Date: Friday, 21 March 2025 1:41:12 PM User: AG File: H:\2021\2109_Wolumla\099_2109sync001_dwg\Sync2109-P03STG.dwg

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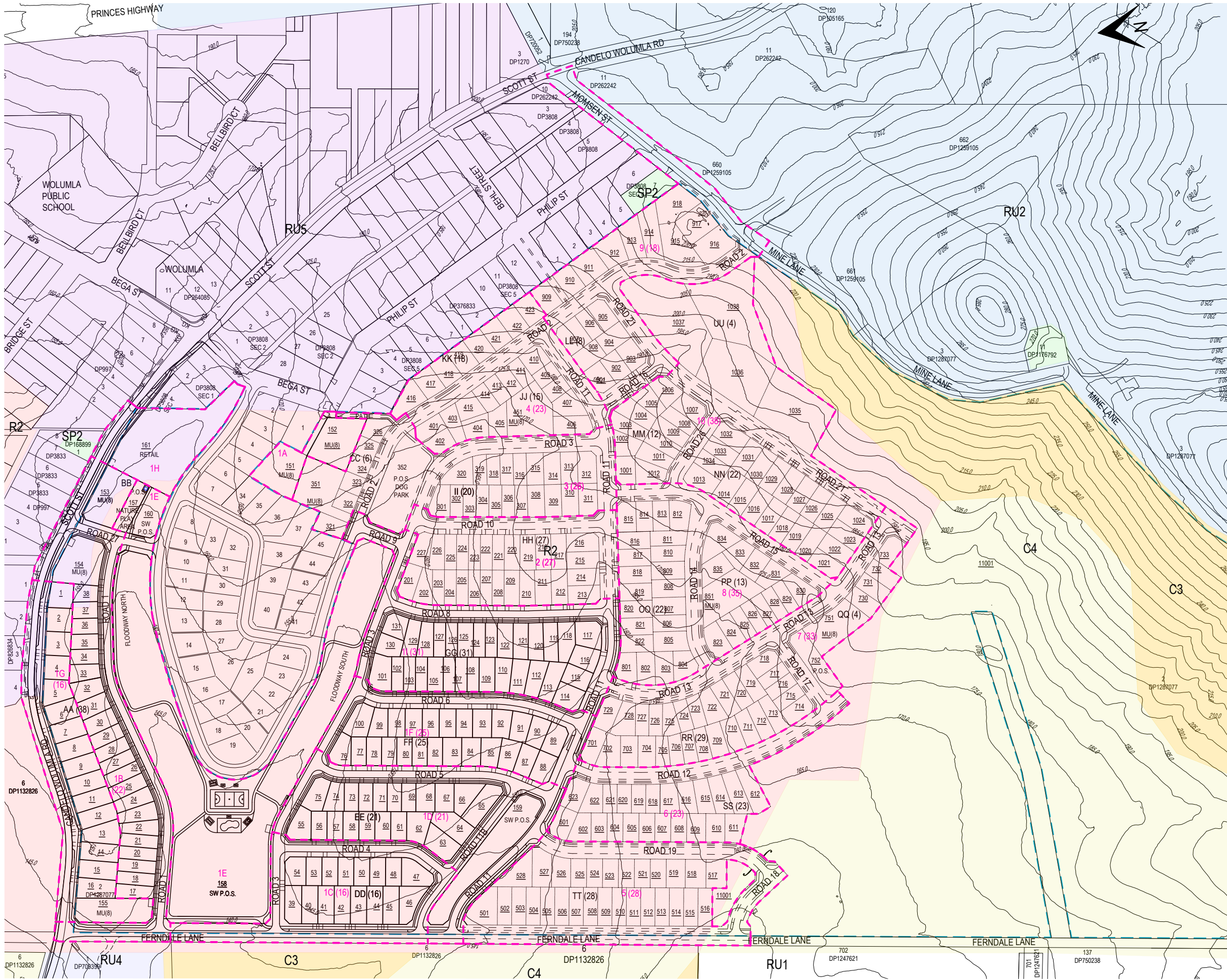


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CLIENT	JUNIOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	STAGING PLAN
DRAWING NUMBER	2109-P03STG
AMENDMENT:	D



- NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
 2. LAND ZONING DATA OBTAINED FROM ENVIRONMENTAL PLANNING INSTRUMENT - LAND ZONING - SEED, 17/08/2023.
 3. PROPOSED LOTS 274-279, 305, 306, 332-359, 363-365, MU10, 476-481, 486-572 ARE SUBJECT TO REZONING OF C3 & C4 ZONED LAND.

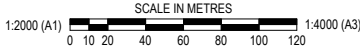
ZONE LEGEND:

- | | |
|-----|---------------------------------------|
| C1 | C1 - NATIONAL PARKS & NATURE RESERVES |
| C3 | C3 - ENVIRONMENTAL MANAGEMENT |
| C4 | C4 - ENVIRONMENTAL LIVING |
| R2 | R2 - LOW DENSITY RESIDENTIAL |
| RU1 | RU1 - PRIMARY PRODUCTION |
| RU2 | RU2 - RURAL LANDSCAPE |
| RU4 | RU4 - PRIMARY PRODUCTION SMALL LOTS |
| RU5 | RU5 - VILLAGE |
| SP2 | SP2 - INFRASTRUCTURE |

D					
C					
B	STAGE BOUNDARIES ADDED, LAYOUT REVISED	VAO	AG	VAO	21/03/2025
A	DRAFTING CORRECTED	VAO	AG	VAO	03/11/2023
-	INITIAL ISSUE	AG	AG	VAO	08/09/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
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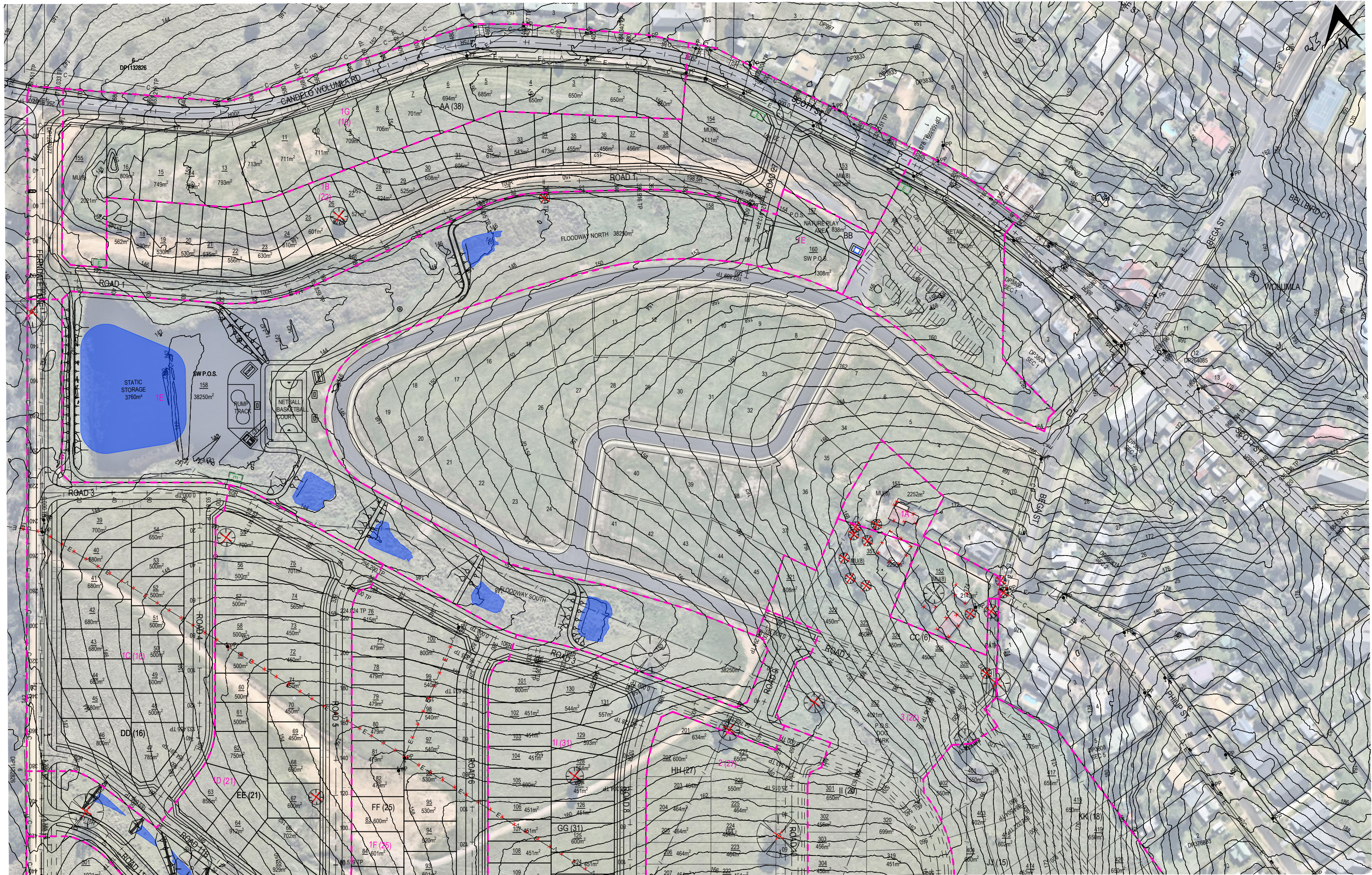


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Date: 10/08/2021
Coordinate system: GDA2020 MGA55



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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	LAND ZONES
DRAWING NUMBER	2109-P04ZN
AMENDMENT:	B



FOR CONTINUATION REFER 2109-P06GA

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

D	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
C	INDICATIVE DWY LOCATIONS ADDED, PARKING ADDED, PATHS, 906 LABEL, TREE LABELS, 902 AMENITIES	VAO	AG	VAO	VAO	03/11/2023
B	LAYOUT ADJUSTMENTS	VAO	AG	VAO	VAO	08/09/2023
A	LAYOUT ISSUED FOR 800m² LOTS	VAO	AG	VAO	VAO	07/10/2022
-	INITIAL ISSUE	VAO	PIB	VAO	VAO	11/08/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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Survey datum: ???
Date: 5/08/2021
Coordinate system: GDA2020 MGAS5

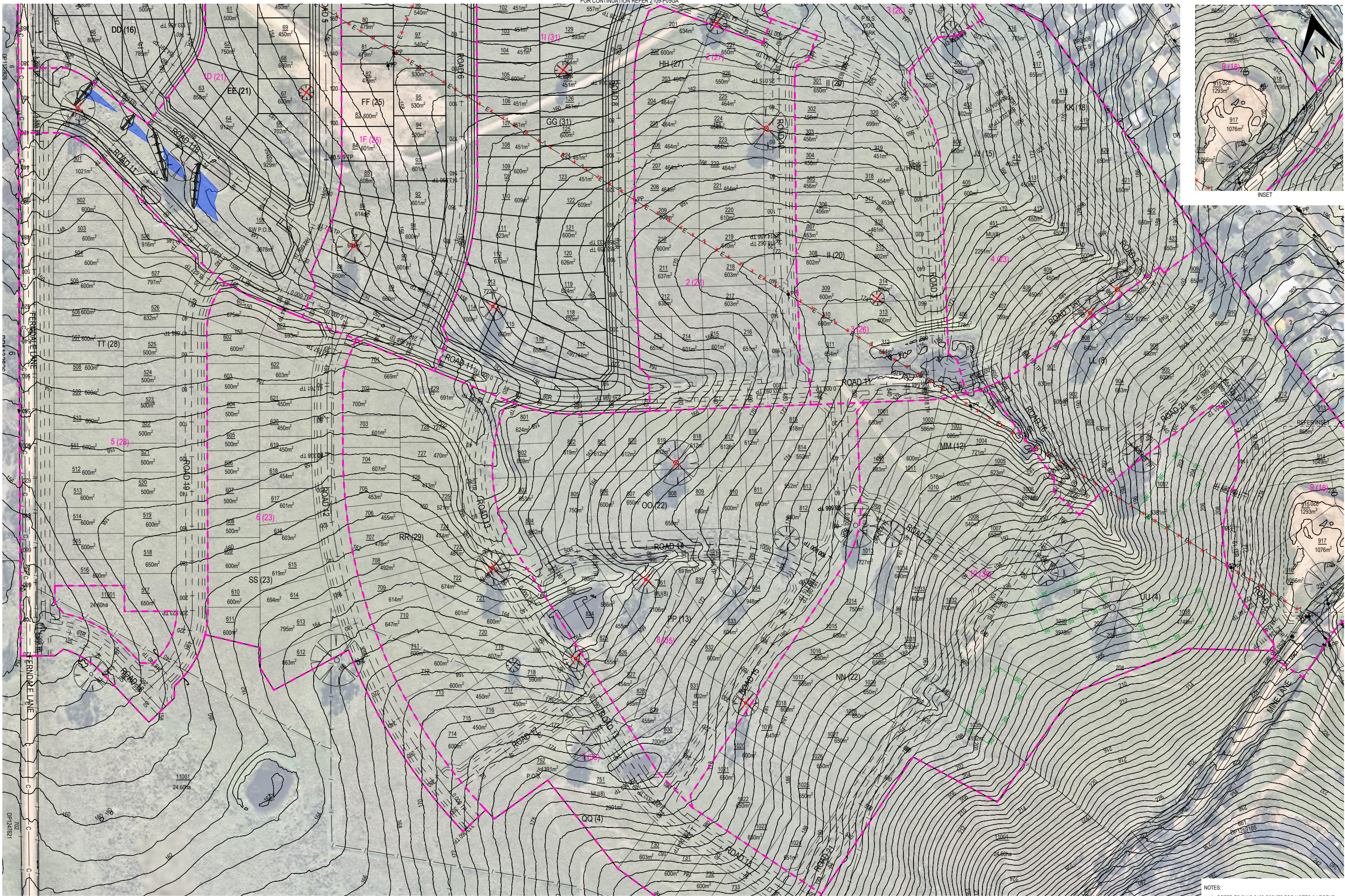


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m 0408 361 612

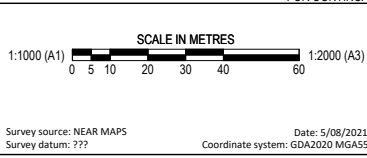
CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	CONCEPT ARRANGEMENT - SHEET 1
DRAWING NUMBER	2109-P05GA
AMENDMENT:	D



D	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
C	INDICATIVE DWY LOCATIONS ADDED, PARKING ADDED, PATHS, TREE LABELS, BIO AREAS	VAO	AG	VAO	VAO	03/11/2023
B	LAYOUT ADJUSTMENTS	VAO	AG	VAO	VAO	08/09/2023
A	LAYOUT REVISSED FOR 800m2 LOTS	VAO	AG	VAO	VAO	07/10/2022
-	INITIAL ISSUE	VAO	PIB	VAO	VAO	11/08/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGAS5

Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

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m 0408 361 612

CLIENT
PROJECT
TITLE
DRAWING NUMBER
AMENDMENT:

JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
CONCEPT ARRANGEMENT - SHEET 2
2109-P06GA
D



- NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
 2. POTENTIAL / INDICATIVE LAYOUT OF COMMERCIAL DEVELOPMENT INCLUDING PARKING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 3. PARKING REQUIREMENTS.
1 / 25m² GFA - TABLE 5.5 BVSC DCP 2013, AMD JAN 2022.
1525m² GFA = 61 SPACES.

D						
C		LAYOUT CHANGES	VAO	AG	VAO	21/03/2025
B		PATH, NATURE PLAY AREA, DRAFTING CORRECTIONS	VAO	AG	VAO	03/11/2023
A		LAYOUT ADJUSTMENTS	VAO	AG	VAO	12/09/2023
-		INITIAL ISSUE	VAO	AG	VAO	07/10/2022
No.	REVISION		DESIGNED	DRAWN	CHECKED	APPROVED
						DATE

Date: Monday, 24 March 2025 1:50:46 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P09GA.dwg

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Date: 5/08/2021
Coordinate system: GDA2020 MGAS5



Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

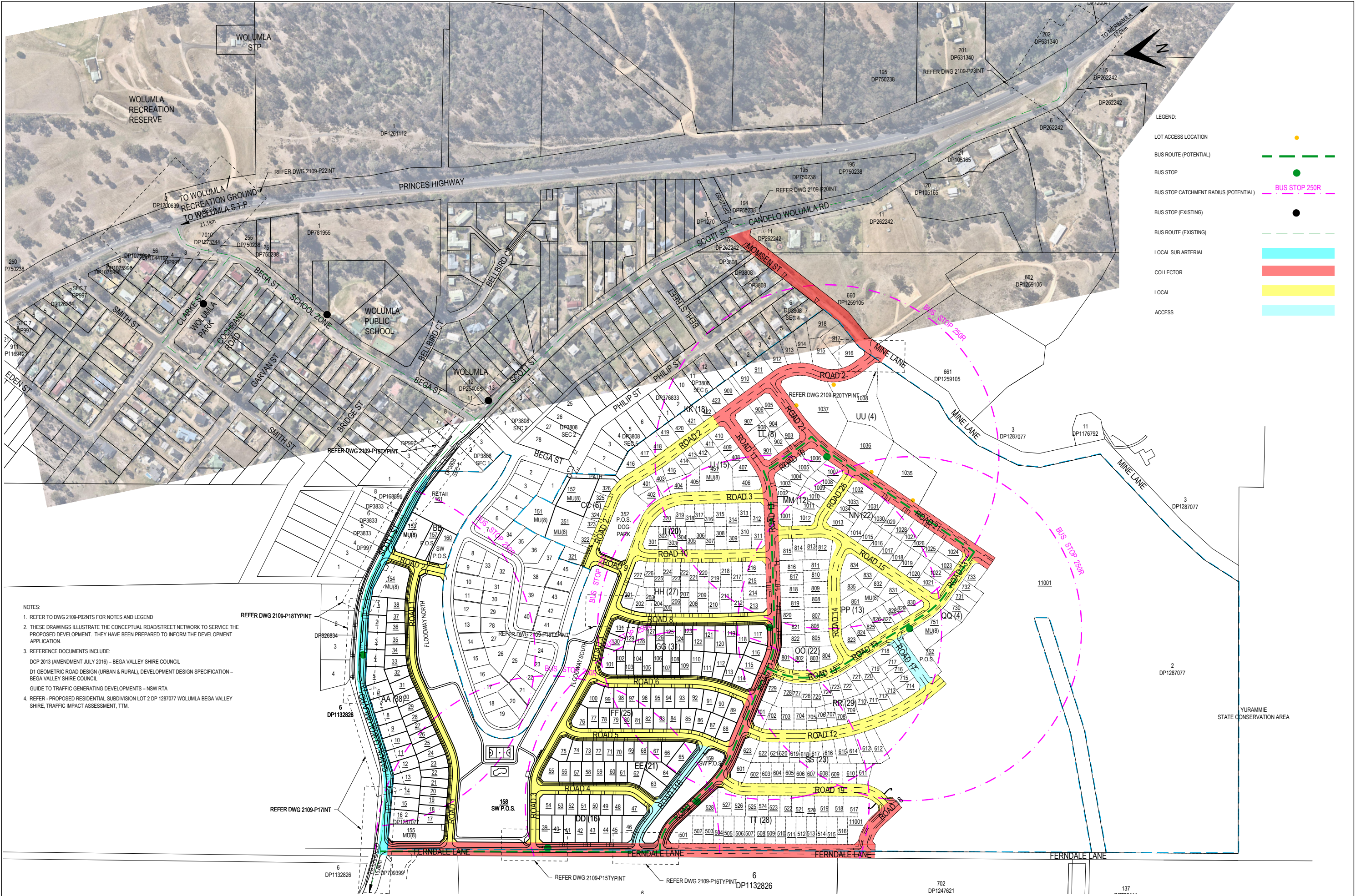


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m 0408 361 612

CLIENT JUNOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE COMMERCIAL AREA CONCEPT ARRANGEMENT

DRAWING NUMBER 2109-P09GA

AMENDMENT: C



- NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND
 2. THESE DRAWINGS ILLUSTRATE THE CONCEPTUAL ROAD/STREET NETWORK TO SERVICE THE PROPOSED DEVELOPMENT. THEY HAVE BEEN PREPARED TO INFORM THE DEVELOPMENT APPLICATION.
 3. REFERENCE DOCUMENTS INCLUDE:
DCP 2013 (AMENDMENT JULY 2016) – BEGA VALLEY SHIRE COUNCIL
D1 GEOMETRIC ROAD DESIGN (URBAN & RURAL), DEVELOPMENT DESIGN SPECIFICATION – BEGA VALLEY SHIRE COUNCIL
GUIDE TO TRAFFIC GENERATING DEVELOPMENTS – NSW RTA
 4. REFER - PROPOSED RESIDENTIAL SUBDIVISION LOT 2 DP 1287077 WOLUMLA BEGA VALLEY SHIRE, TRAFFIC IMPACT ASSESSMENT, TTM.

D	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
C	PATHS, INDICATIVE DWYS, DRAFTING CORRECTIONS	VAO	AG	VAO	VAO	09/11/2023
B	LAYOUT ADJUSTMENTS	VAO	AG	VAO	VAO	11/09/2023
A	EXISTING TRAFFIC VOLUMES & NOTES	VAO	AG	VAO	VAO	10/11/2022
-	INITIAL ISSUE	VAO	AG	VAO	VAO	14/10/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

Date: Friday, 21 March 2025 1:44:56 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P10RHP.dwg

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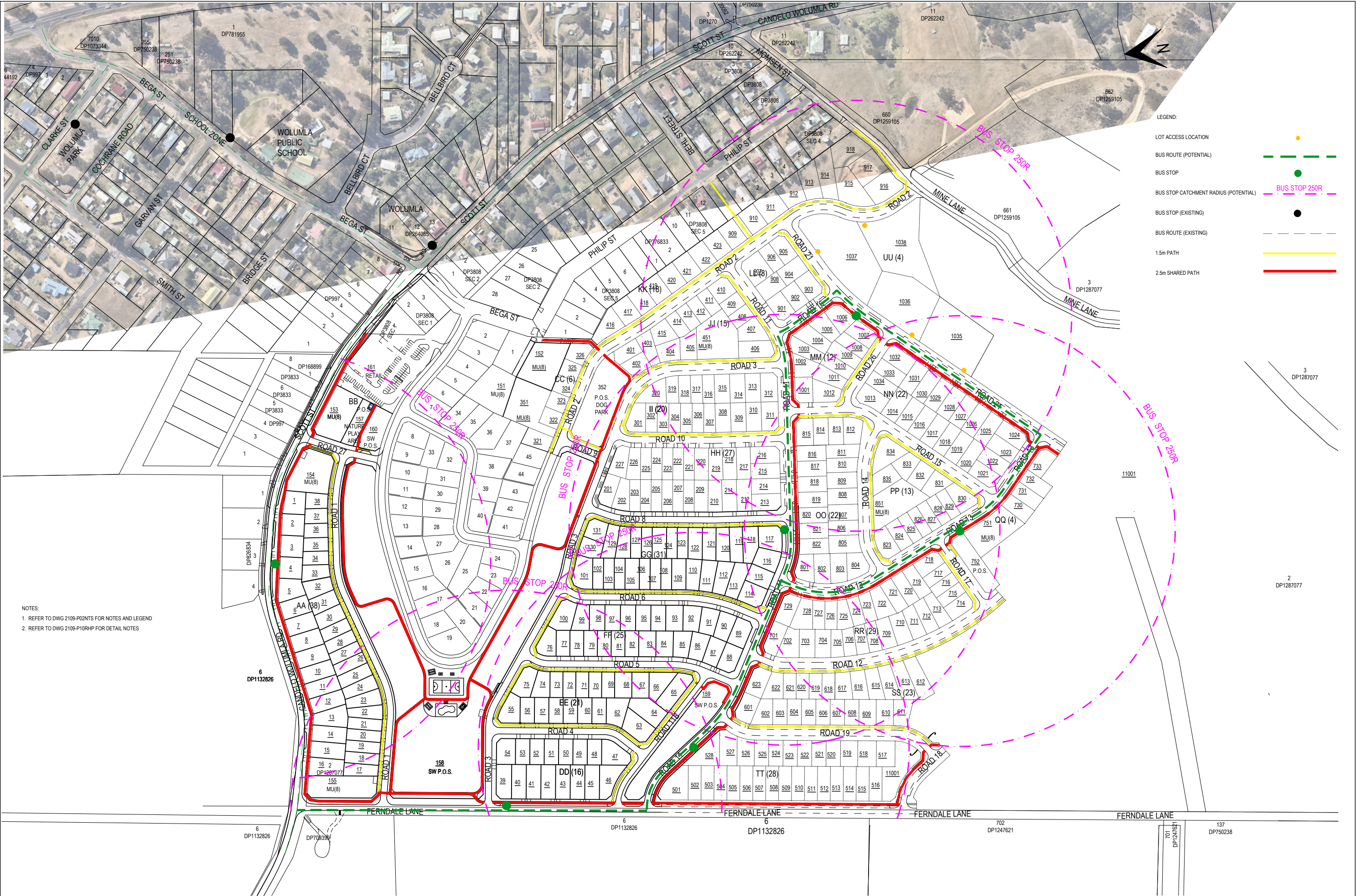


Survey source: SPATIAL COLLABORATION PORTLANDSW GOVT Survey datum: ??? Date: 10/08/2021 Coordinate system: GDA2020 MGAS5



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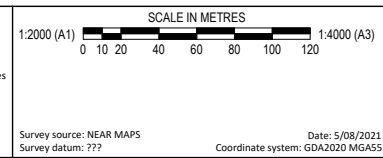
CLIENT	JUNIOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	ROAD HIERARCHY PLAN - SUBDIVISION
DRAWING NUMBER	2109-P10RHP
AMENDMENT:	D



NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND
2. REFER TO DWG 2109-P10RHP FOR DETAIL NOTES

D					
C					
B					
A					
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

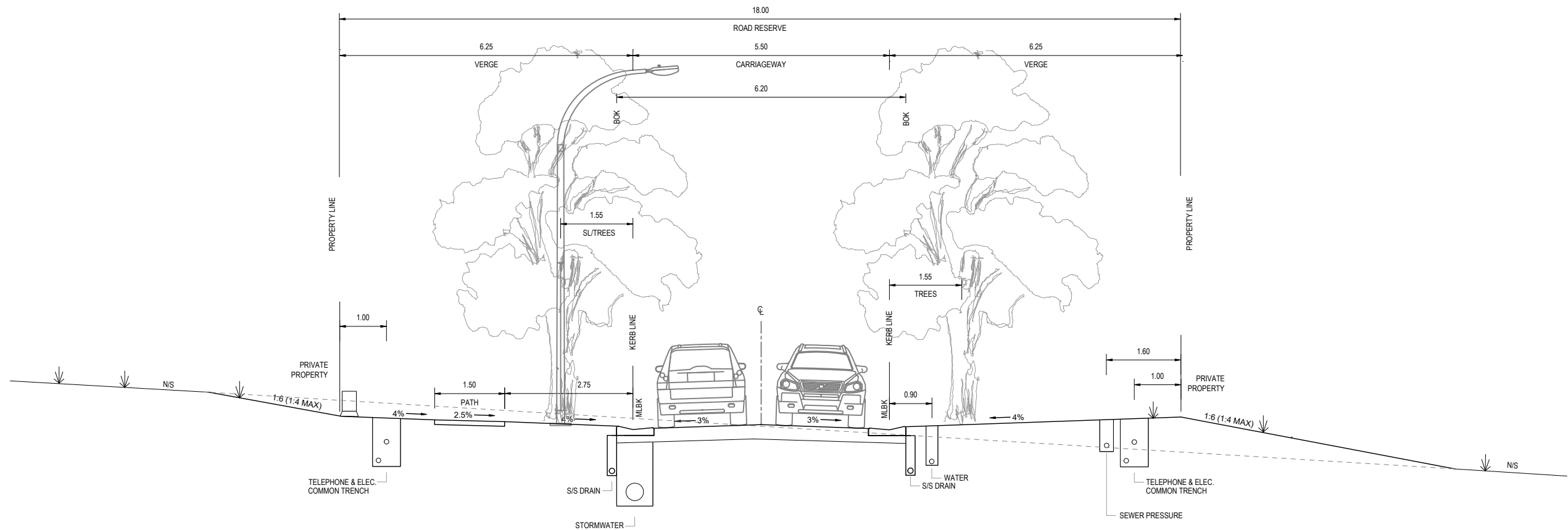
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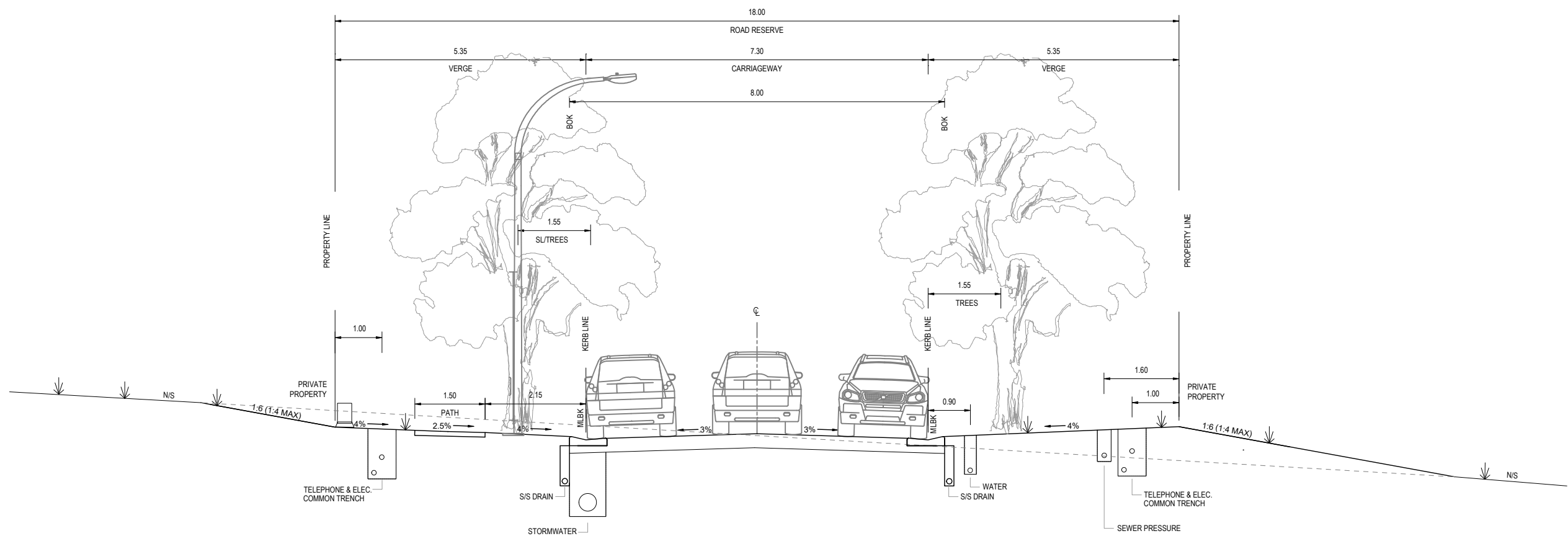
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Survey datum: ???
Date: 5/08/2021
Coordinate system: GDA2020 MGAS55
Survey source: SPATIAL COLLABORATION PORTLANDSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGAS55

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m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	PEDESTRIAN HIERARCHY PLAN - SUBDIVISION
DRAWING NUMBER	2109-P11PHP
AMENDMENT:	



TYPICAL SECTION - ACCESS STREET (0-150vpd)
SCALE 1:50



TYPICAL SECTION - LOCAL STREET (151-1000vpd)
SCALE 1:50

D											
C											
B	LOGO ADDED	VAO	AG	VAO	VAO	21/03/2025					
A	TYPX ADJUSTED AS PER T.I.A.	VAO	AG	VAO	VAO	11/09/2023					
-	INITIAL ISSUE	VAO	AG	VAO	VAO	12/10/2022					
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE					

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1:50 (A1) SCALE IN METRES 1:100 (A3)

Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGA55

Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

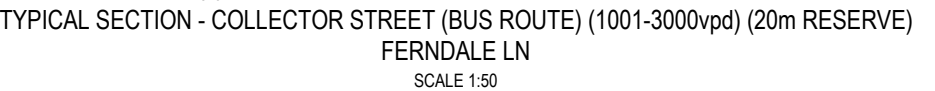
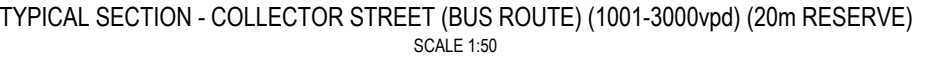
Date: 10/08/2021
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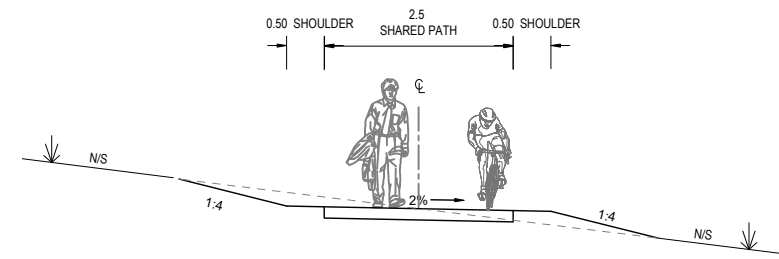
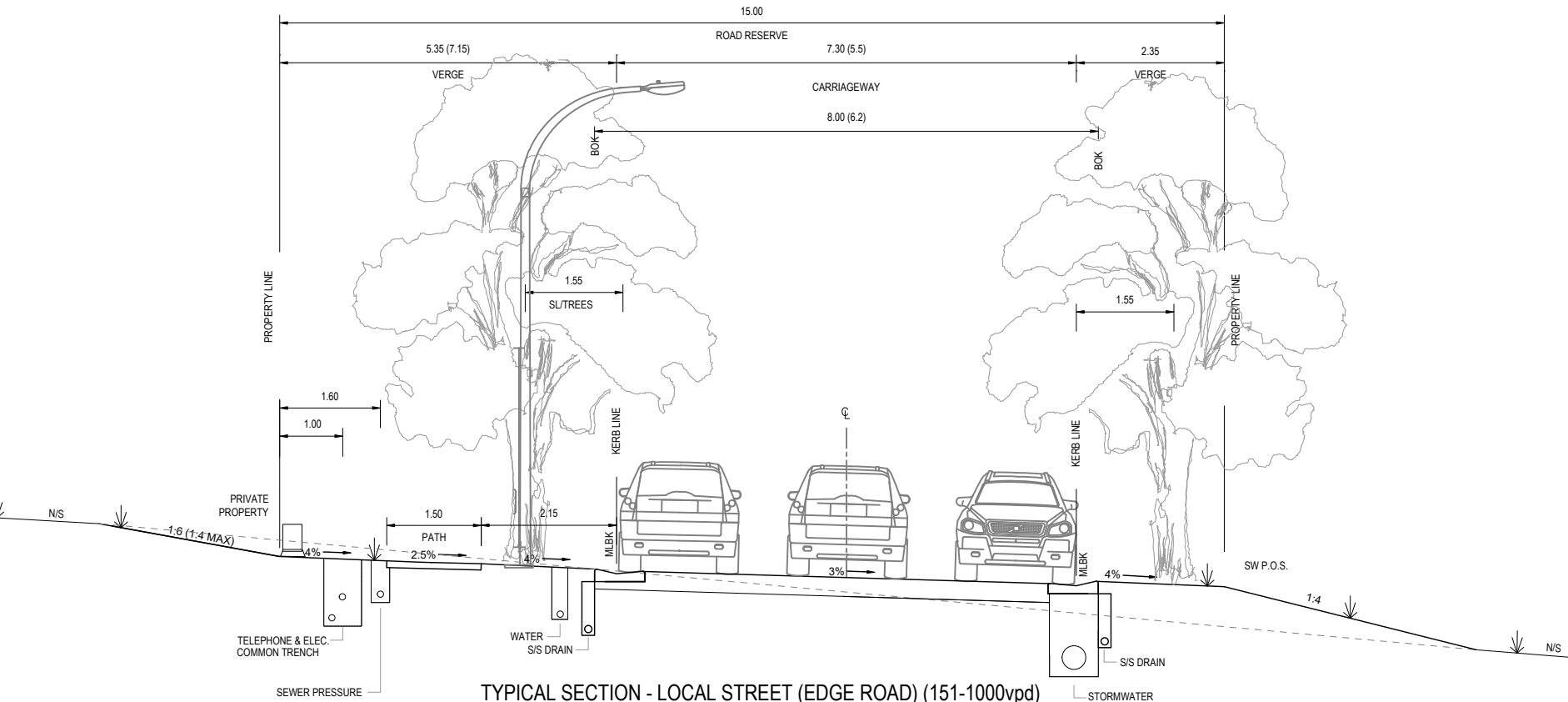
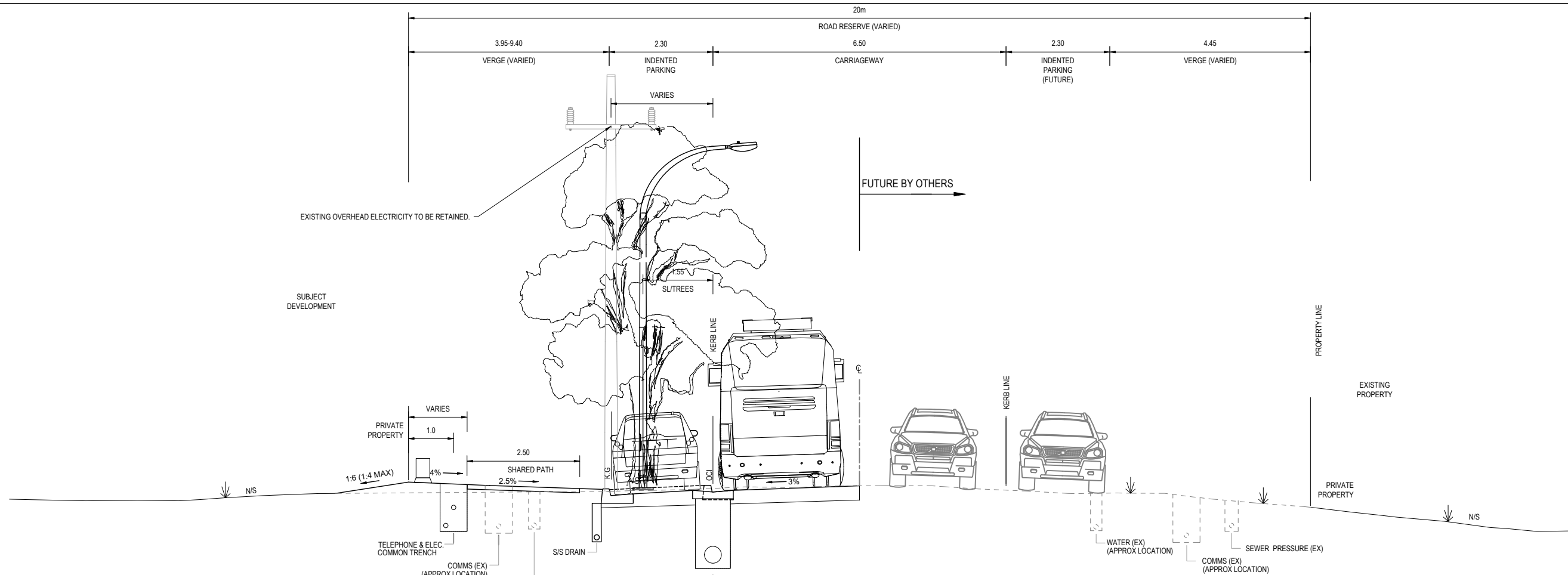
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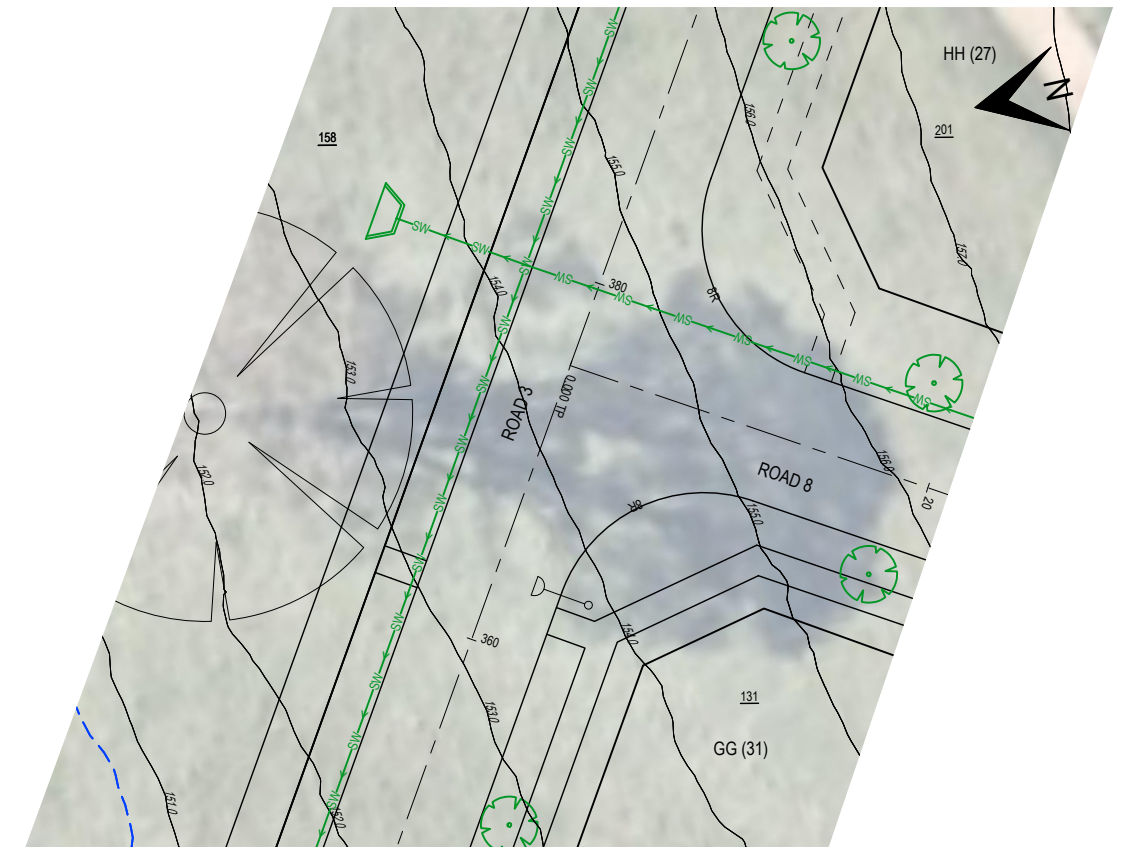
CLIENT JUNOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE TYPICAL CROSS SECTIONS - SHEET 1
DRAWING NUMBER 2109-P12TYPX
AMENDMENT: A

[illegible]

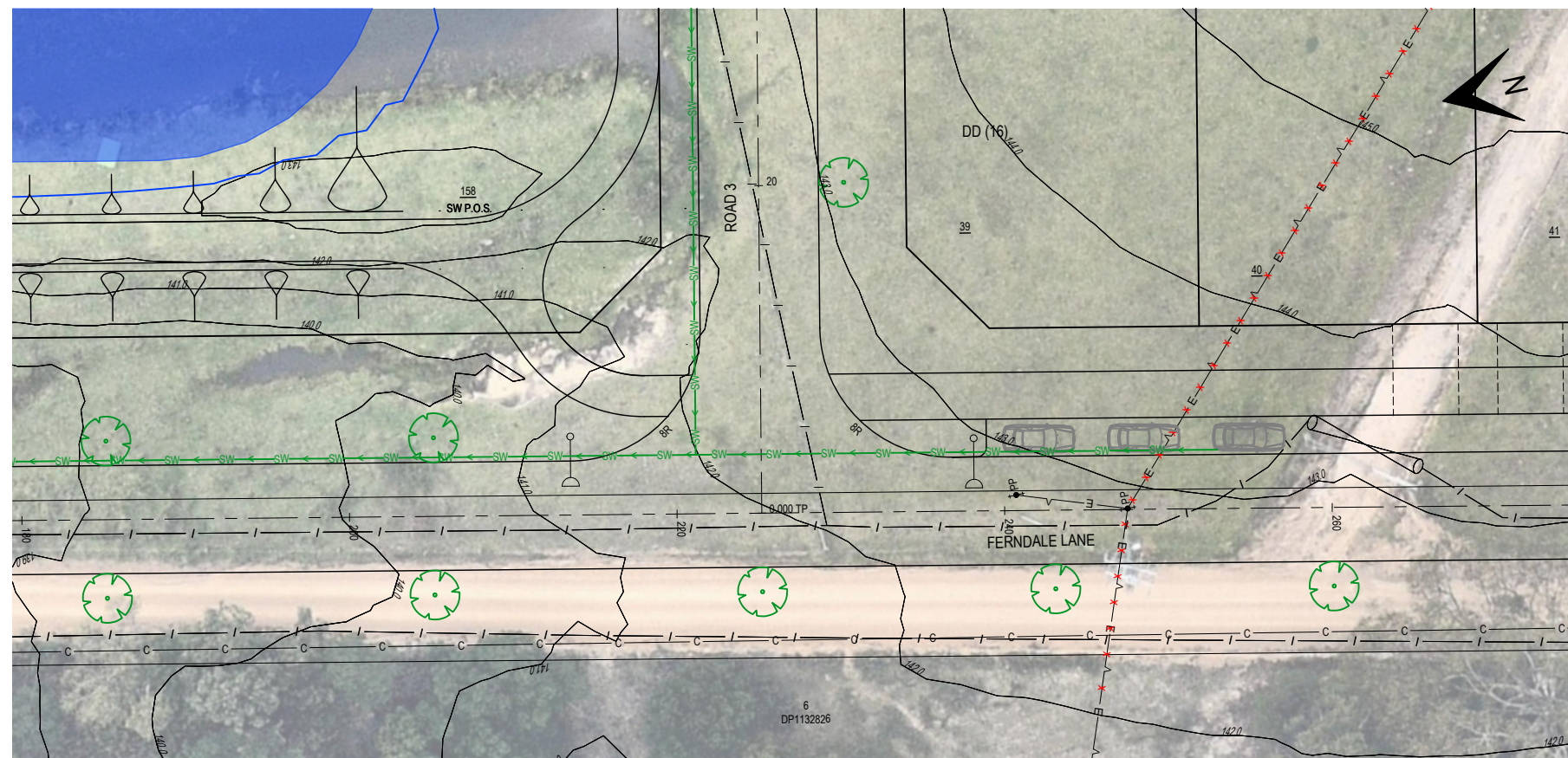


D	EXISTING OVERHEAD POWER TO RETAINED SCOTT ST, EDGE ROAD ADDED	VAO	AG	VAO	VAO	21/03/2025	DO NOT SCALE Conditions of Use OCRE does not give consent for the use of this document by the Client until payment of all fees charged have been received by OCRE. This document may only be used by the Client (and any Authority who the Client has agreed can use this document) for the purposes for which it was prepared.	 Survey source: NEAR MAPS Survey datum: ???	 Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Survey datum: ???	 osgood civil resource engineering po box 181 bermagui nsw 2546 p 02 6494 0239 m 0408 361 612	CLIENT	JUNIOR INVESTMENTS PTY LTD
C	CANDELO WOLUMLA / SCOTT ST SECTION UPDATED	VAO	AG	VAO	VAO	27/11/2023					PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
B	FIRE TRAIL DELETED, SHARED PATH	VAO	AG	VAO	VAO	09/11/2023					TITLE	TYPICAL CROSS SECTIONS - SHEET 3
A	TYPX ADJUSTED AS PER T.I.A.	VAO	AG	VAO	VAO	11/09/2023					DRAWING NUMBER	2109-P14TYPX
-	INITIAL ISSUE	VAO	AG	VAO	VAO	12/10/2022					AMENDMENT:	D
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE						

Date: Friday, 21 March 2025 2:24:24 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P12_14TYPX.dwg



ROAD 3 / ROAD 8



FERNDALE LANE / ROAD 3

NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

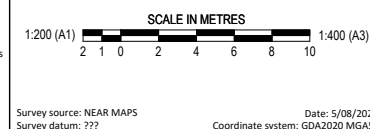
D					
C					
B					
A	UPDATED LAYOUT	VAO	AG	VAO	21/03/2025
-	INITIAL ISSUE	VAO	AG	VAO	09/11/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
Date:	Friday, 21 March 2025 1:26:52 PM	User: AG	File: H:\2021\12\109\Wolumita\099_2109S\mc061_dcas\mc061\09-P151\PNT.dwg		

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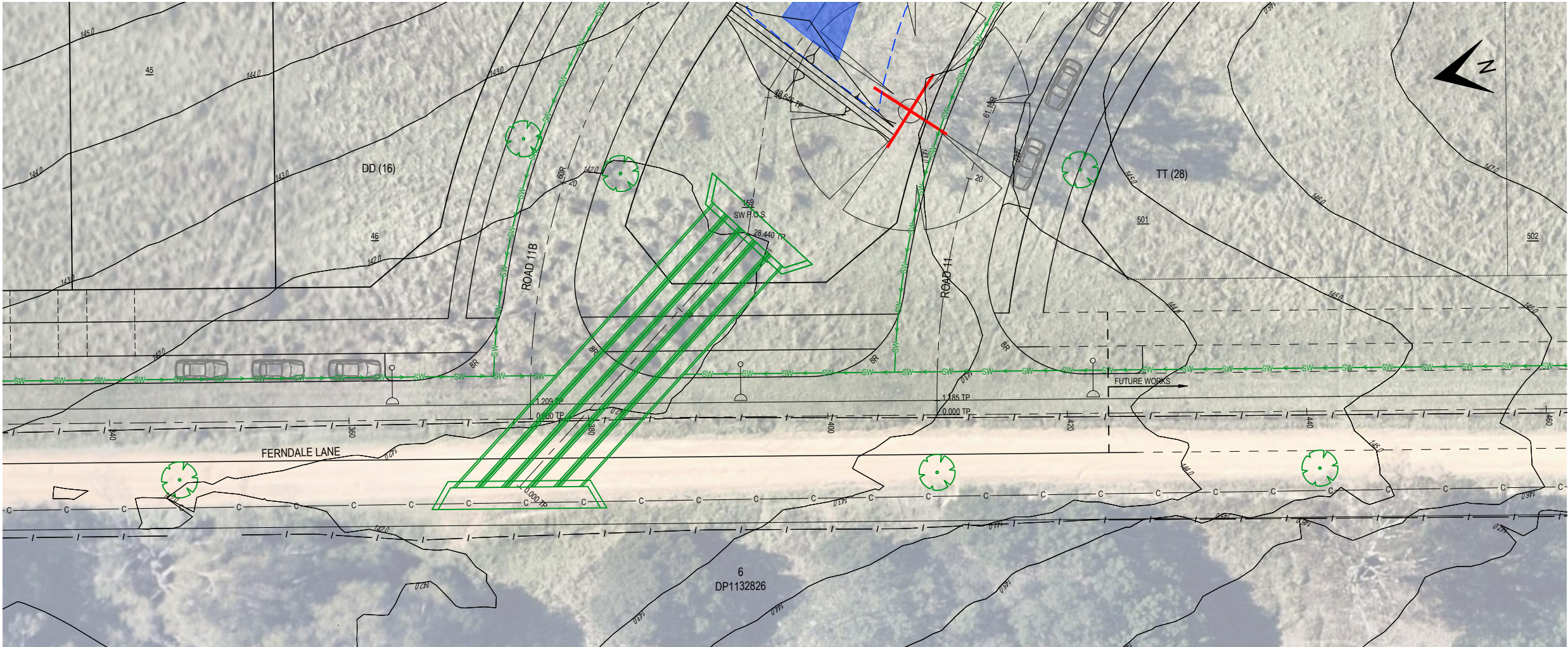
Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Date: 10/08/2021
Survey datum: 222 Coordinate system: GDA2020 MGA55



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m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD		
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION		
TITLE	TYPICAL INTERSECTIONS - SHEET 1		
DRAWING NUMBER	2109-P15	TYPINT	AMENDMENT: A

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



FERNDALE LANE / ROAD 11B & FERNDALE LANE / ROAD 11

D					
C					
B					
A	LAYOUT UPDATED	VAO	AG	VAO	21/03/2025
-	INITIAL ISSUE	VAO	AG	VAO	09/11/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED

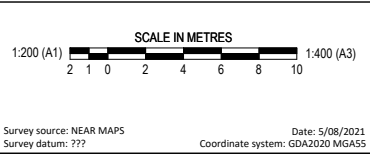
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User: AG

File: H:\2021\12\109_Wolumla\099_2109Sync\061_dwg\Sync\2109-P15TYPINT.dwg

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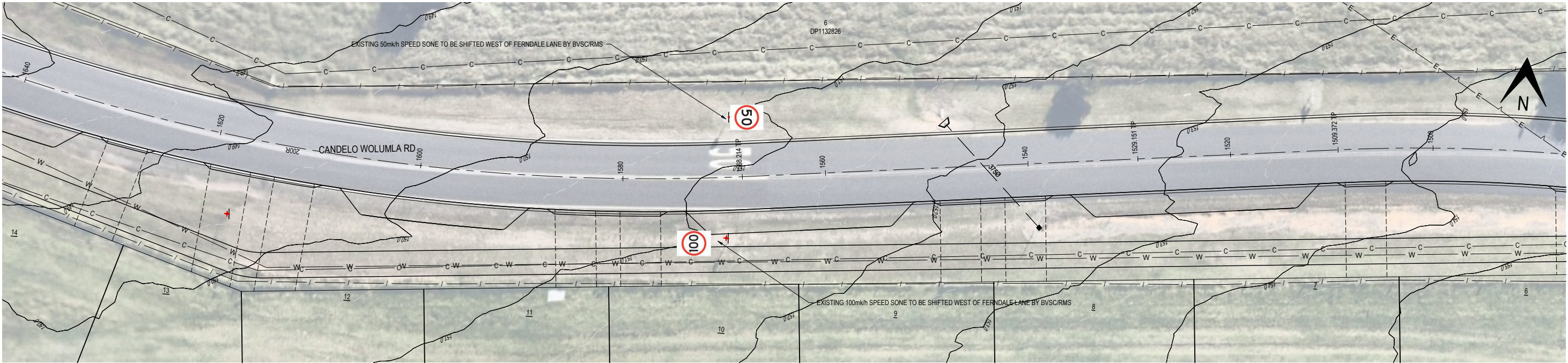


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m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	TYPICAL INTERSECTIONS - SHEET 2
DRAWING NUMBER	2109-P16TYPINT
AMENDMENT:	A



CANDELO WOLUMLA RD CH1780 - CH1640



CANDELO WOLUMLA RD CH1640 - CH1500

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
D						
C						
B	VP ADJUSTED	AG	AG	VAO	VAO	21/03/2025
A	TRAFFIC FIGURES REMOVED, BAL & BAR ADDED, CANDELO WOLUMLA / MOISEN INT REMOVED, DWG RENUMBERED	VAO	AG	VAO	VAO	09/11/2023
-	INITIAL ISSUE	VAO	AG	VAO	VAO	10/11/2022

Date: Monday, 24 March 2025 2:44:27 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\051_dwgSync\2109-P17_18_19INT.dwg

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Coordinate system: GDA2020 MGAS5



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Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

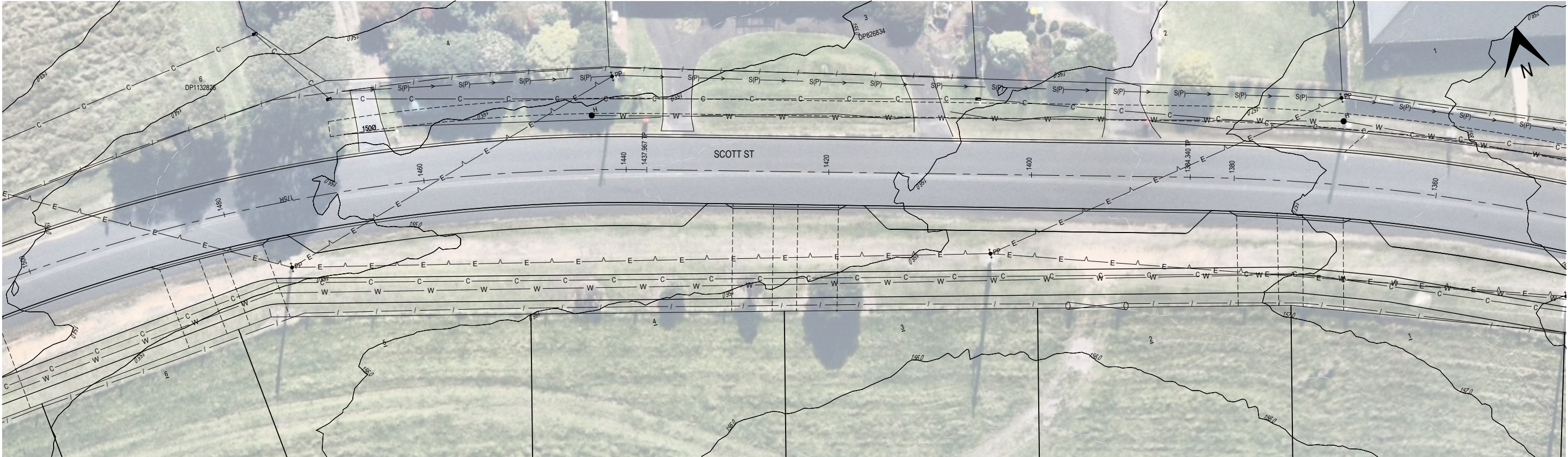


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m 0408 361 612

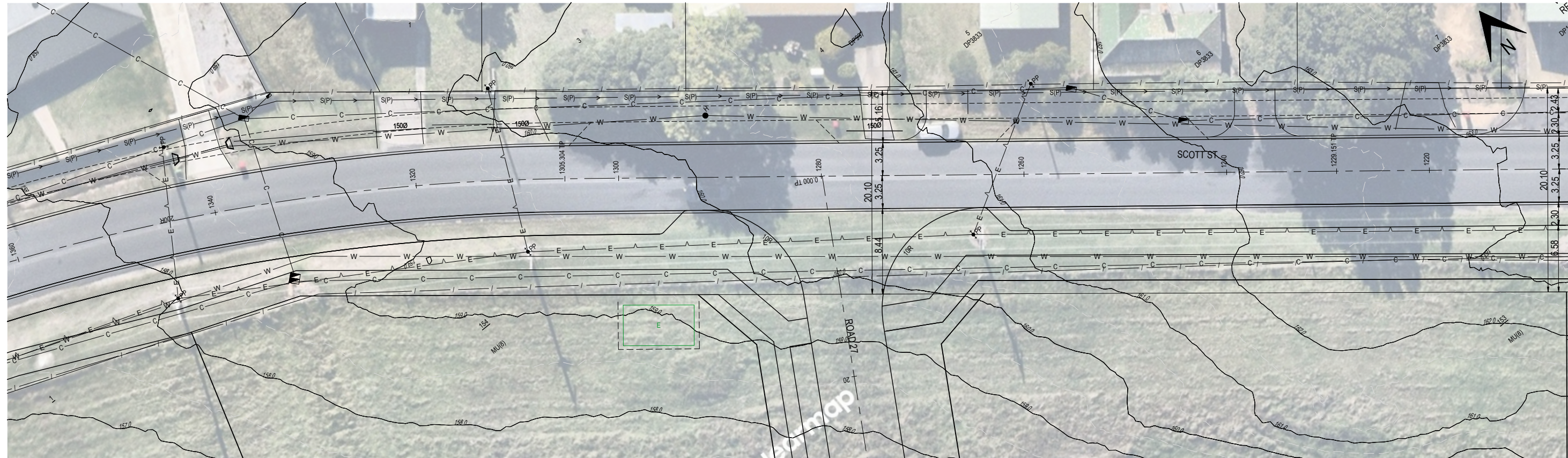
CLIENT JUNOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE OFFSITE INTERSECTIONS - CANDELO WOLUMLA RD/FERNDAL LN

DRAWING NUMBER 2109-P17INT

AMENDMENT: B



SCOTT ST CH1500 - CH1360



SCOTT ST CH1360 - CH1220

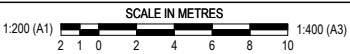
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

D					
C					
B					
A	VP ADJUSTED, POSSIBLE SCOTT ST WIDENING	AG	AG	VAO	VAO
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

Date: Monday, 24 March 2025 2:44:27 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P17_18_19INT.dwg

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Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Survey datum: ??? Date: 10/08/2021 Coordinate system: GDA2020 MGAS5

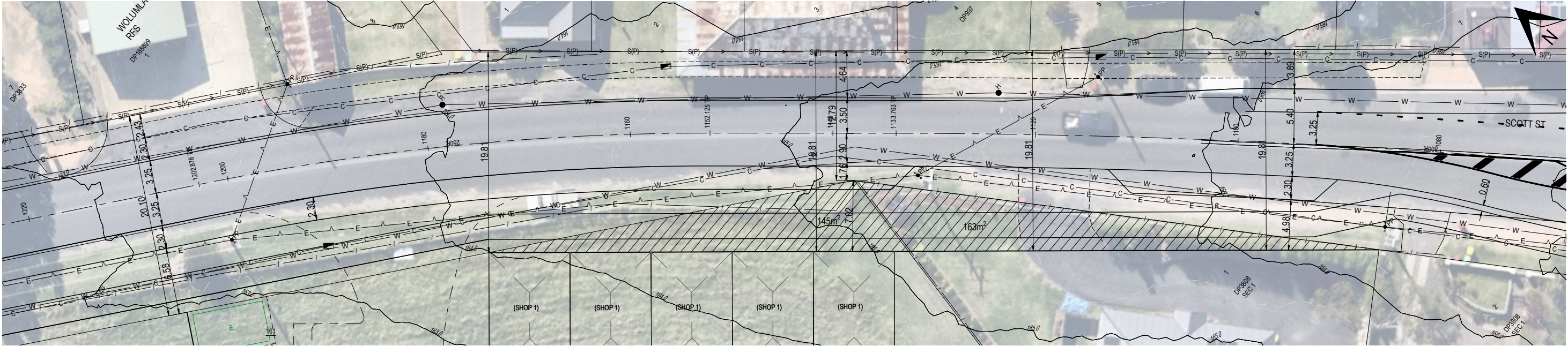


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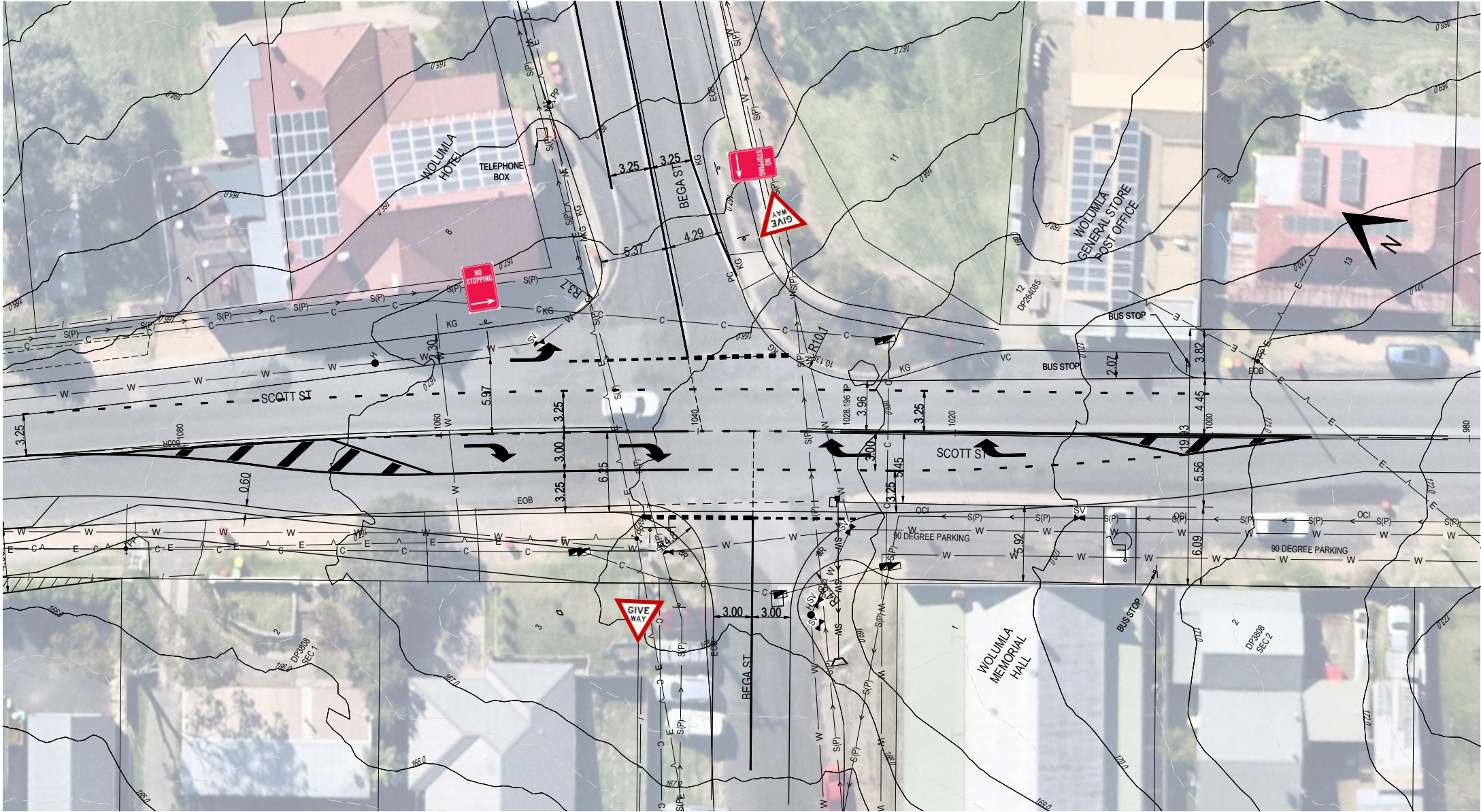
CLIENT JUNOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE OFFSITE INTERSECTIONS - SCOTT ST / RD27

DRAWING NUMBER 2109-P18INT

AMENDMENT: A



SCOTT ST CH1220 - CH1080



SCOTT ST CH1080 - CH980

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
D						
C						
B	VP ADJUSTED, POSSIBLE SCOTT ST WIDENING	AG	AG	VAO	VAO	21/03/2025
A	TRAFFIC FIGURES REMOVED, DWG RENUMBERED	VAO	AG	VAO	VAO	09/11/2023
-	INITIAL ISSUE	VAO	AG	VAO	VAO	10/11/2022

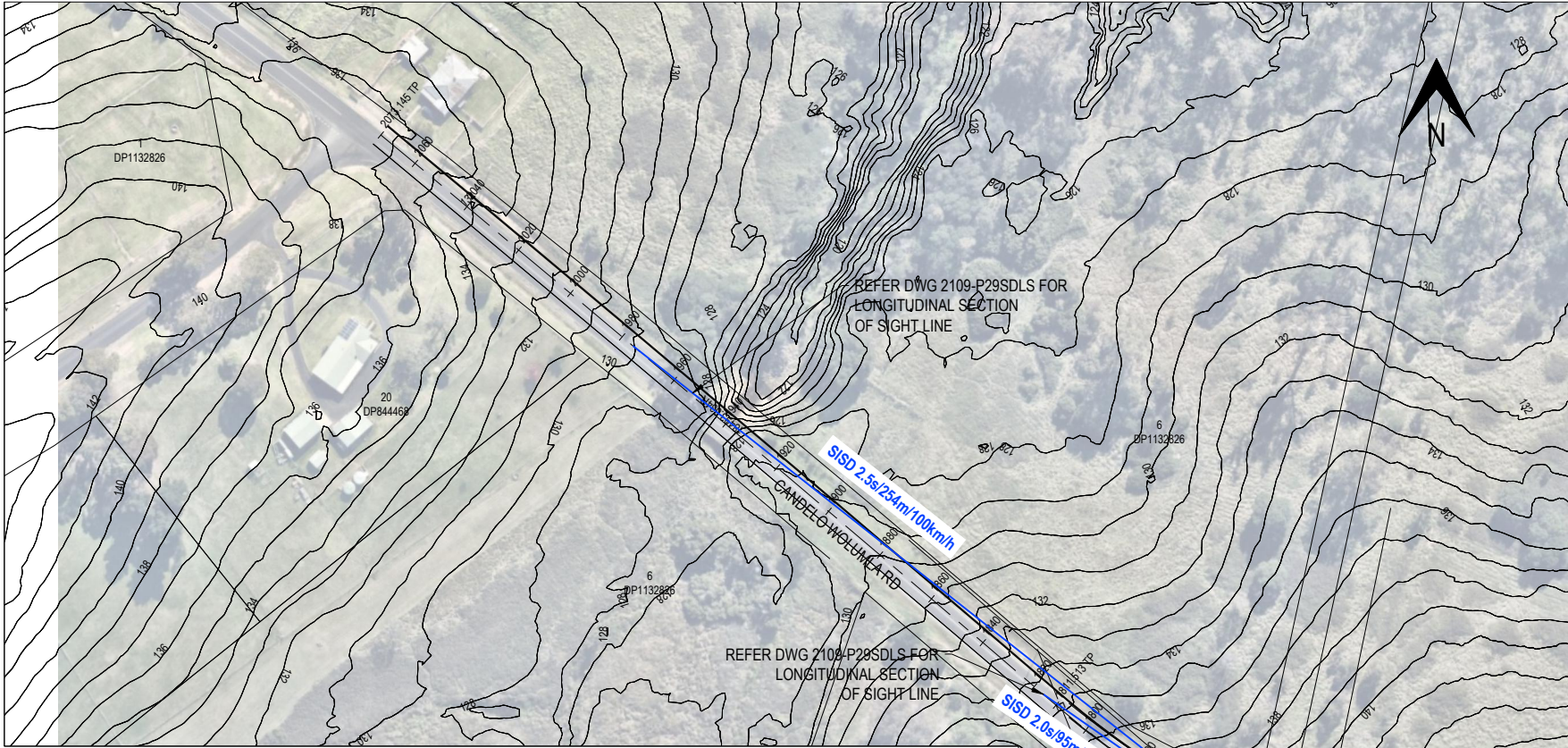
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SCALE IN METRES	
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Survey source: NEAR MAPS	Date: 5/08/2021	Survey source: SPATIAL COLLABORATION PORTLANDSW GOVT	Date: 10/08/2021
Survey datum: ???	Coordinate system: GDA2020 MGAS5	Survey datum: ???	Coordinate system: GDA2020 MGAS5

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OCRE	bermagui nsw 2546
	p 02 6494 0239
	m 0408 361 612

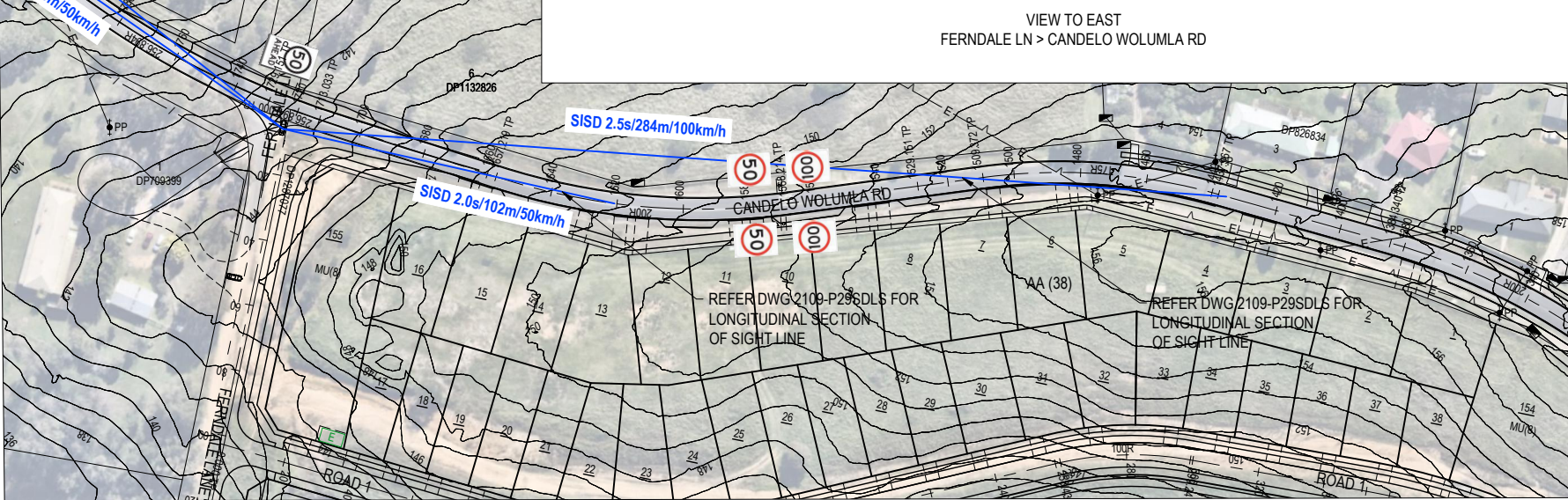
CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	OFFSITE INTERSECTIONS - SCOTT ST/BEGA ST
DRAWING NUMBER	2109-P19INT
AMENDMENT:	B



VIEW TO EAST
FERNDALE LN > CANDELO WOLUMLA RD

SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS WEST 100km/h			
POSTED SPEED	100km/h		
DESIGN SPEED	100km/h		
RT	2.5s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	3.00%	3% UPGRADE FOR EASTBOUND TRAFFIC.	
SISD	254	SISD FROM AGRD04A, TABLE 3.2.CORRECTED FOR UPGRADE WITH TABLE 3.4.	

SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS WEST 50km/h			
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	3.00%	3% UPGRADE FOR EASTBOUND TRAFFIC.	
SISD	95m	SISD FROM AGRD04A, TABLE 3.2. CORRECTED FOR UPGRADE WITH TABLE 3.4.	



VIEW TO WEST
FERNDALE LN > CANDELO WOLUMLA RD

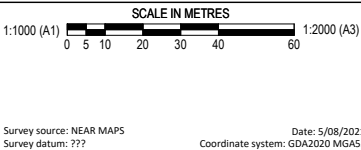
SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS EAST 100km/h			
POSTED SPEED	100km/h		
DESIGN SPEED	100km/h		
RT	2.5s	DESIREABLE MINIMUM REACTION TIME, AGRD04A.	
GRADE	-6.00%	6% DOWNGRADE FOR WESTBOUND TRAFFIC.	
SISD	284m	SISD FROM AGRD04A, TABLE 3.2. CORRECTED FOR DOWNGRADE WITH TABLE 3.4.	

SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS EAST 50km/h			
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	-6.00%	6% DOWNGRADE FOR WESTBOUND TRAFFIC.	
SISD	102m	SISD FROM AGRD04A, TABLE 3.2. CORRECTED FOR DOWNGRADE WITH TABLE 3.4.	

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

D					
C					
B					
A	SISD - 100km/h & 50km/h, LAYOUT UPDATED	AG	AG	VAO	VAO
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED

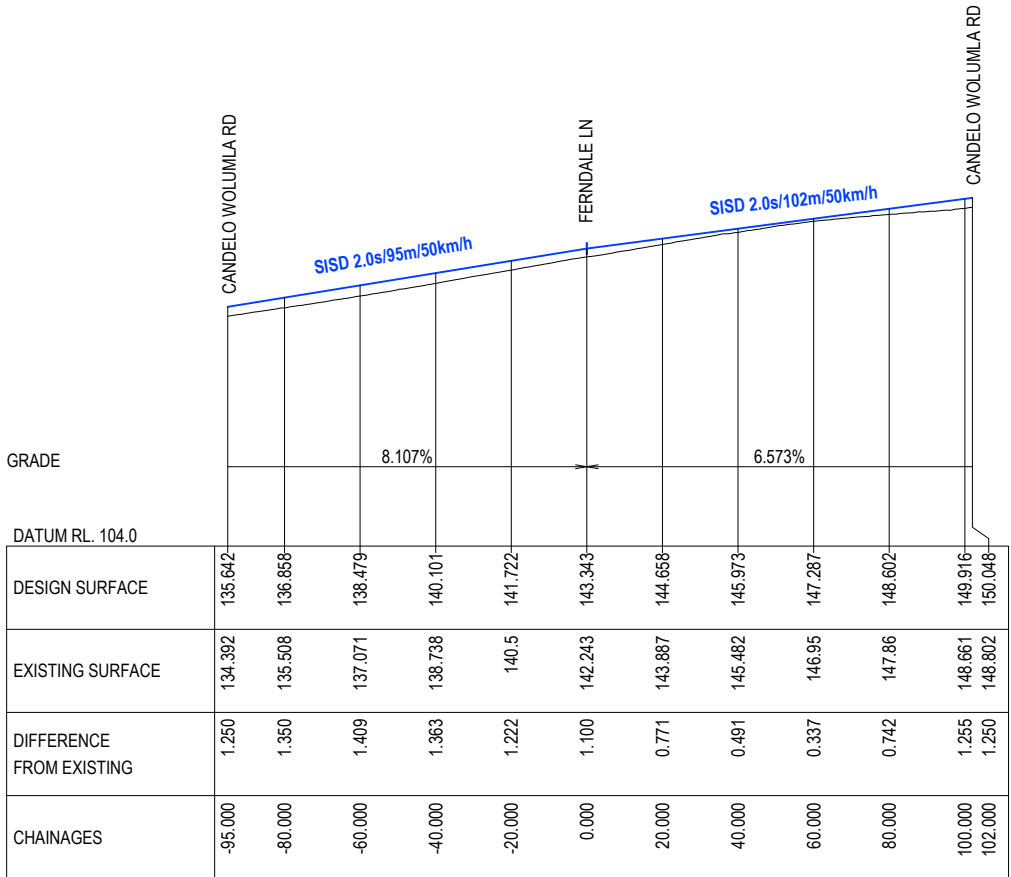
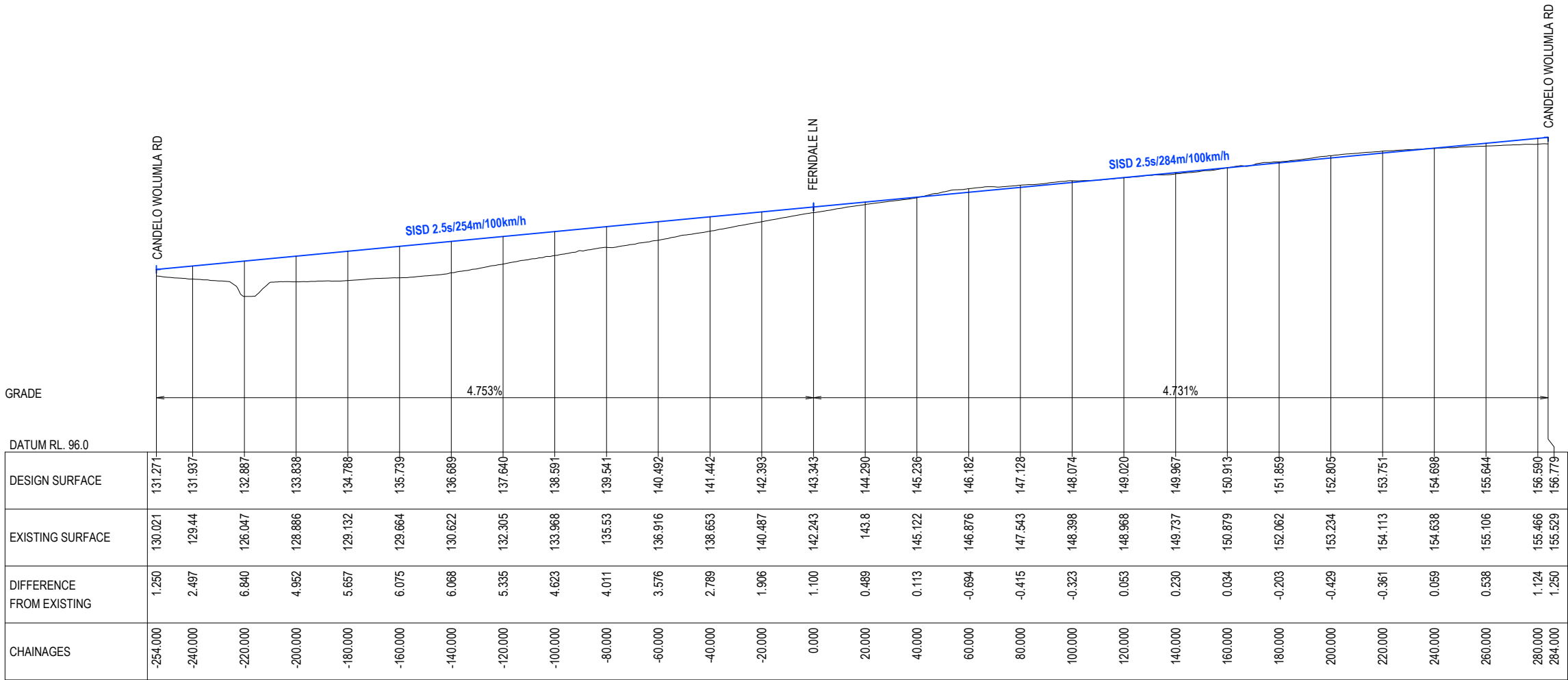
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Date: 5/08/2021
Survey source: NEAR MAPS
Survey datum: ???
Coordinate system: GDA2020 MGAS5

osgood civil resource engineering
OCRE
po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	CANDELO WOLUMLA RD/FERNDAL LANE SISD SIGHT LINES
DRAWING NUMBER	2109-P28SD
AMENDMENT:	A



D						
C						
B						
A	DESIGN SPEED - 100km/h & 50km/h	AG	AG	VAO	VAO	21/03/2025
-	INITIAL ISSUE	AG	AG	VAO	VAO	02/05/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

Date: Monday, 24 March 2025 3:18:44 PM

User: AG

File: H:\2021\2109_Wolumla\099_2109Sync\051_dwg\Sync\2109-P25_27_29SDLS.dwg

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SCALE IN METRES

1:1000 (A1)

0 5 10 20 30 40 60

1:2000 (A3)

SCALE IN METRES

1:500 (A1)

0 10 20 30

1:1000 (A3)

Survey source: NEAR MAPS

Survey datum: ???

Coordinate system: GDA2020 MGAS55

Wolumla Valley

ESTATE

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Survey source: SPATIAL COLLABORATION PORTALNSW GOVT

Survey datum: ???

Coordinate system: GDA2020 MGAS55

Date: 10/08/2021

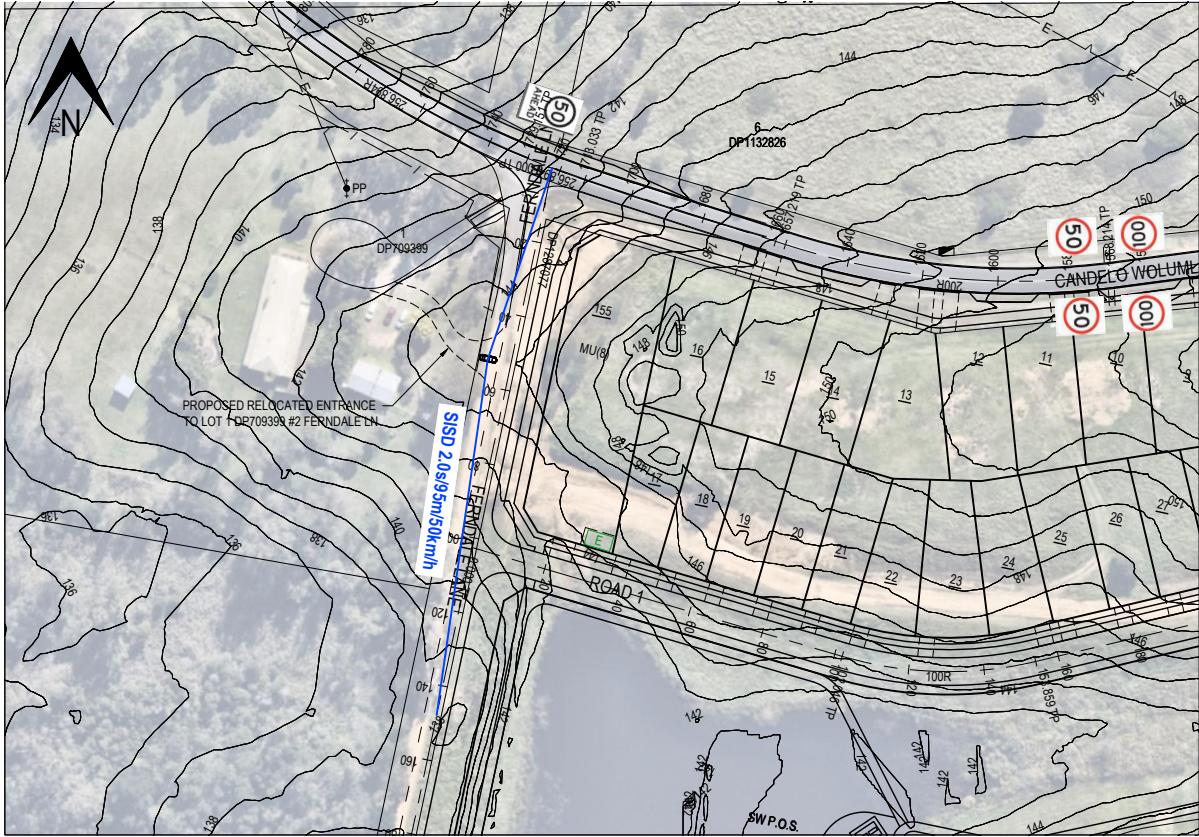
po box 181

bermagui nsw 2546

p 02 6494 0239

m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	CANDELO WOLUMLA RD/ FERNDAL LN SISD SIGHT LINE LONGITUDINAL SECTION
DRAWING NUMBER	2109-P29SDLS
AMENDMENT:	A



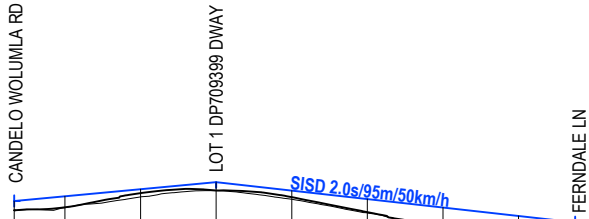
SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS NORTH 50km/h			
POSTED SPEED	50km/h		
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	-5.30%	5.3% UPGRADE FOR SOUTHBOUND TRAFFIC.	
SISD	53m		

SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS SOUTH 50km/h			
POSTED SPEED	50km/h		
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	-5.90%	5.9% UPGRADE FOR NORTHBOUND TRAFFIC.	
SISD	95m	SISD FROM AGRD04A. TABLE 3.2. NOT CORRECTED FOR UPGRADE	

K VALUE
LENGTH
GRADE
HORIZONTAL GEOMETRY
DATUM RL. 108.0

DESIGN SURFACE	143.369	143.998	144.933	145.868	144.750	143.632	142.514	141.395	140.557
DIFFERENCE FROM DESIGN	1.250	1.457	0.524	1.100	0.871	1.731	2.380	2.018	1.250
EXISTING SURFACE	142.119	142.494	143.912	144.732	143.591	141.792	139.969	138.814	138.194
DIFFERENCE FROM EXISTING	1.271	1.504	1.021	1.136	1.159	1.840	2.544	2.582	2.363
CHAINAGES	-53.447	-40.000	-20.000	-0.000	20.000	40.000	60.000	80.000	95.000

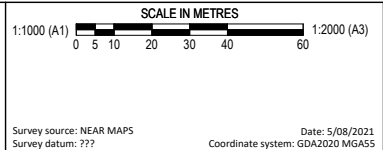
LOT 1 DP709399 DWAY
SCALE 1:1000 HORZ (A1)
1:500 VERT (A1)



NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

D					
C					
B					
A					
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

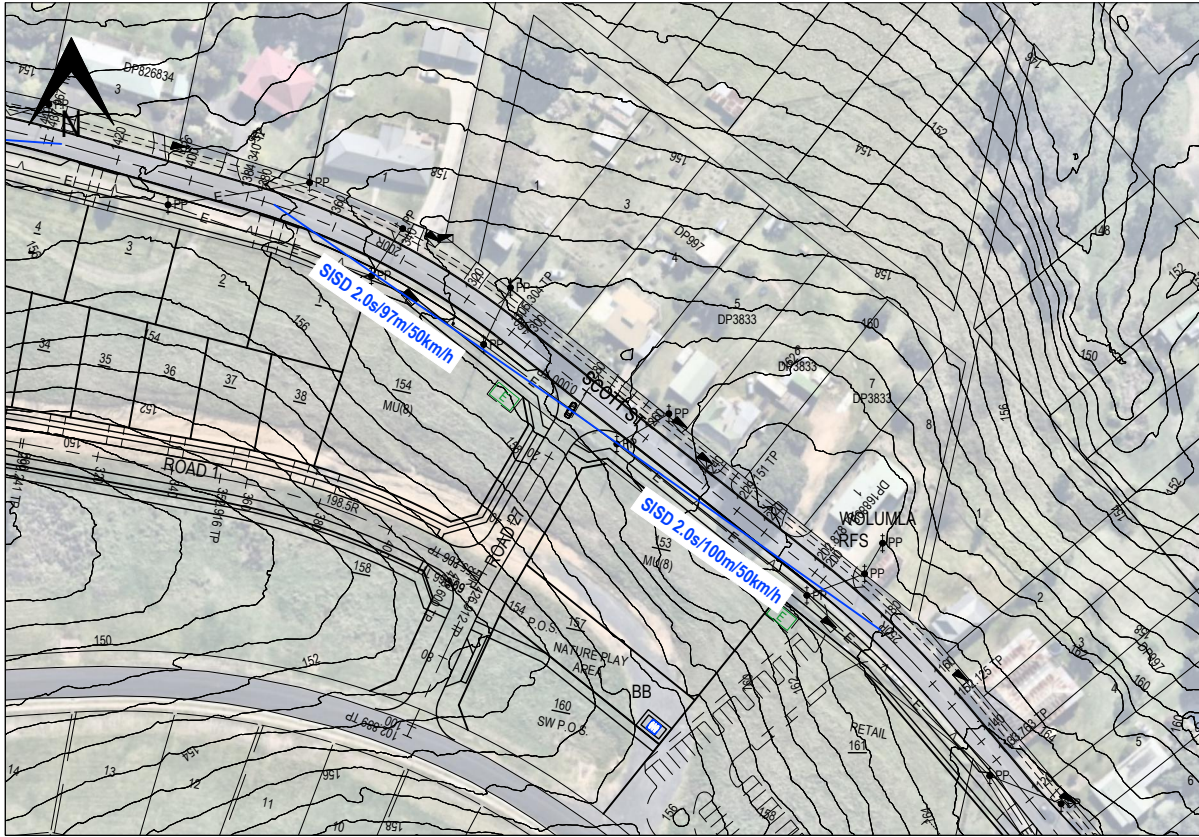
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Survey source: NEAR MAPS
Survey datum: ???
Date: 5/08/2021
Coordinate system: GDA2020 MGAS5
Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

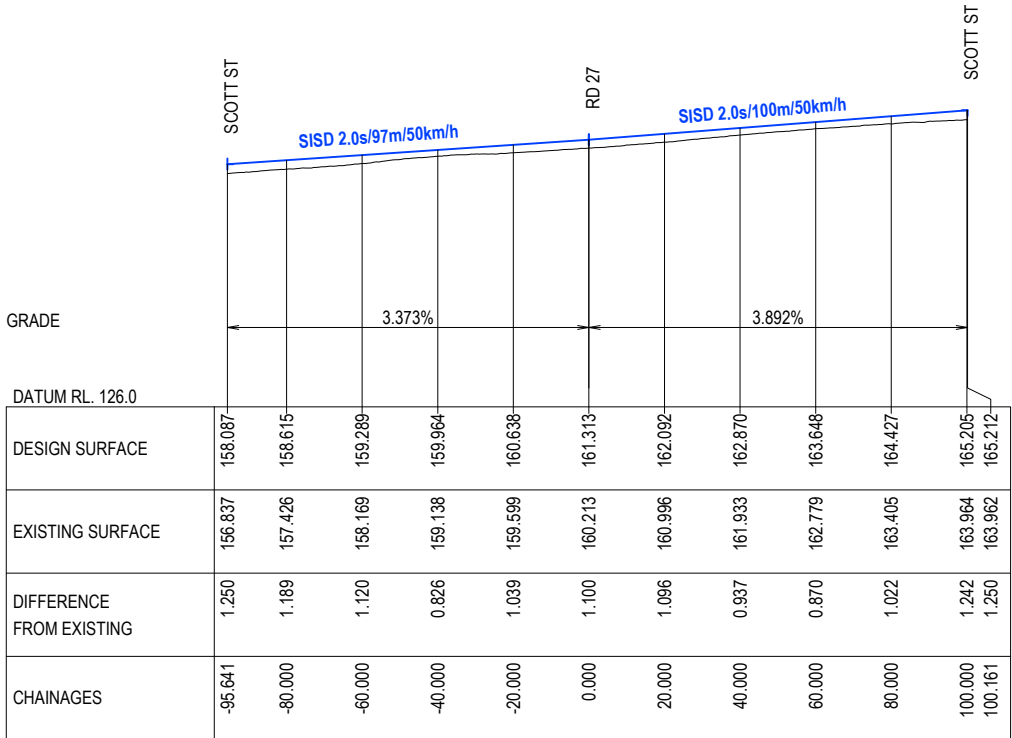
osgood civil resource engineering
OCRE
po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	LOT 1 DP709399 DWAY / FERNDALE LN SISD SIGHT LINES
DRAWING NUMBER	2109-P31SD
AMENDMENT:	



SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS WEST 50km/h			
POSTED SPEED	50km/h		
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	-3.70%	3.7% UPGRADE FOR EASTBOUND TRAFFIC.	
SISD	97m	SISD FROM AGRD04A. TABLE 3.2. NOT CORRECTED FOR UPGRADE	

SAFE INTERSECTION SIGHT DISTANCE (SISD) PARAMETERS EAST 50km/h			
POSTED SPEED	50km/h		
DESIGN SPEED	50km/h		
RT	2.0s	DESIREABLE MINIMUM REACTION TIME FOR DESIGN SPEED.	
GRADE	3.70%	3.7% DOWNGRADE FOR WESTBOUND TRAFFIC.	
SISD	100m	SISD FROM AGRD04A. TABLE 3.2. CORRECTED FOR DOWNGRADE WITH TABLE 3.4	



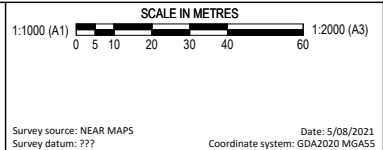
RD 27/SCOTT ST INTERSECTION 50km/h
SCALE 1:1000 HORZ (A1)
1:500 VERT (A1)

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES AND LEGEND

D					
C					
B					
A					
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE
					16/04/2025

Date: Wednesday, 16 April 2025 2:11:24 PM
User: AG
File: H:\2021\2109_Wolumla\099_2109Sync\051_dwg\Sync\2109-P24_26_28SD.dwg

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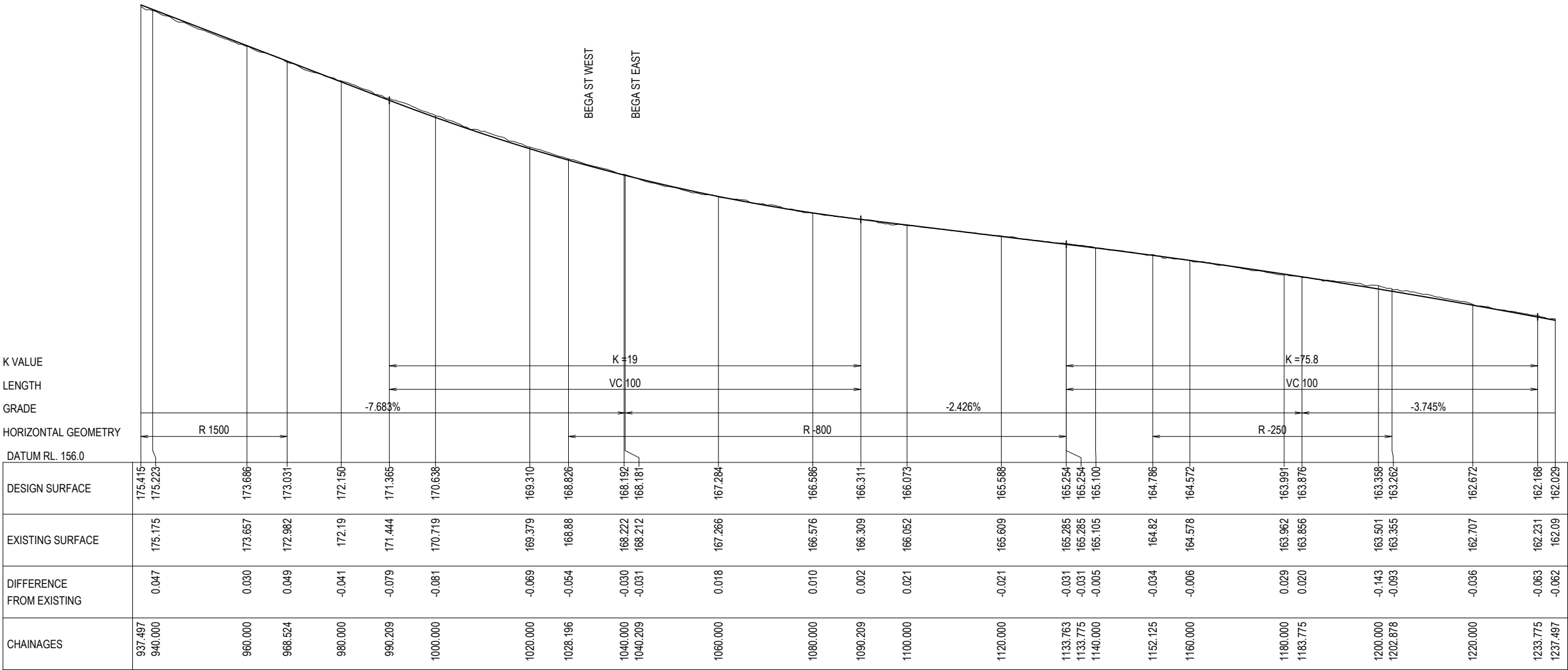
Survey source: NEAR MAPS
Survey datum: ???
Date: 5/08/2021
Coordinate system: GDA2020 MGASS
Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGASS



po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	RD 27 / SCOTT ST SISD SIGHT LINES
DRAWING NUMBER	2109-P32SD
AMENDMENT:	

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



CANDELO WOLUMLA RD

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 60 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

D					
C					
B					
A	CHAINAGES ALTERED, RD27 SHIFTED	AG	AG	VAO	VAO
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

Date: Friday, 21 March 2025 11:57:07 AM

User: AG

File: H:\2021\2109_Wolumla\099_21098Sync\061_dwg\Sync\2109-P1001LS.dwg

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1:500 (A1)
0 5 10 20 30

1:1000 (A3)

1:100 (A1)
0 1 2 3 4 6

1:200 (A3)

Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGA55

Survey source: SPATIAL COLLABORATION PORTAL\NSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGA55

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bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

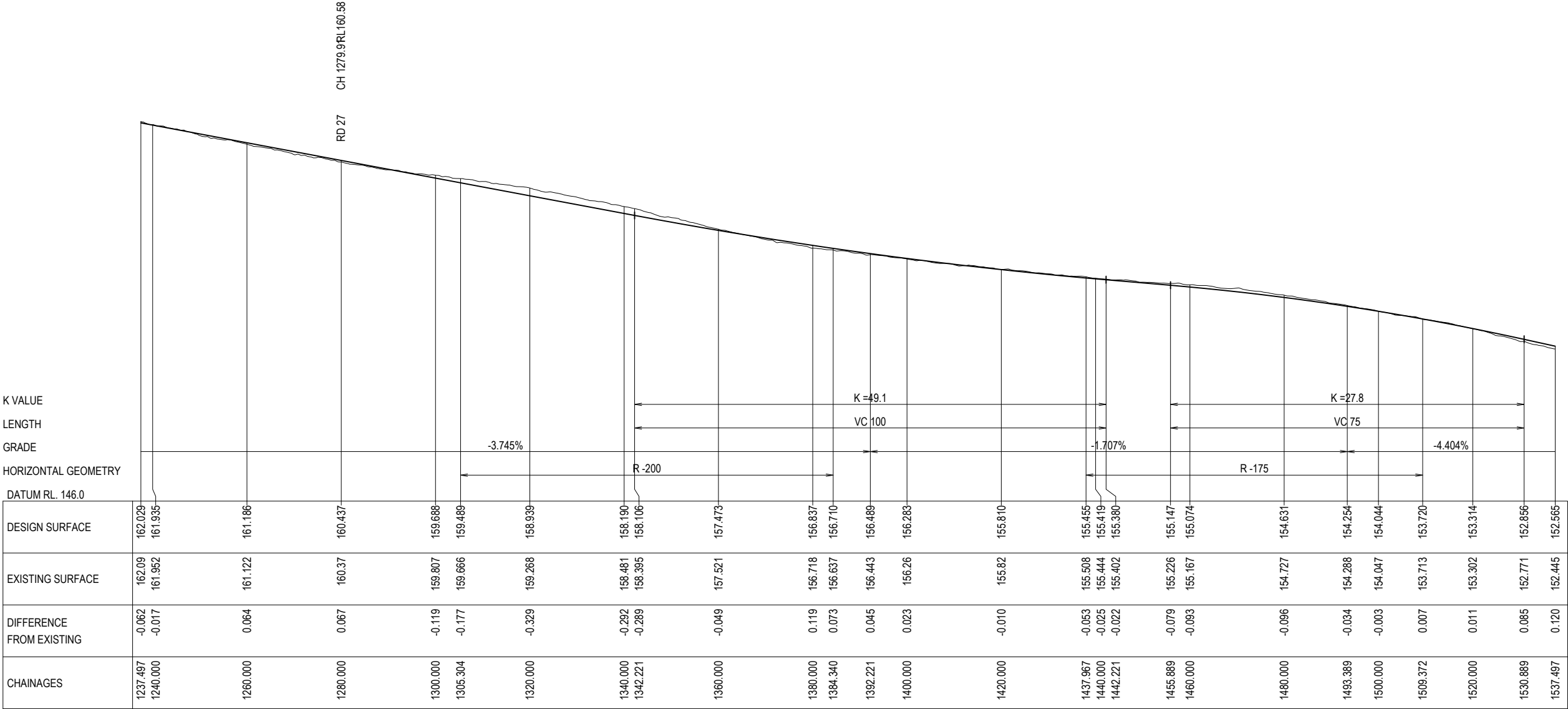
CLIENT PROJECT
JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION

TITLE
LONGITUDINAL SECTION - SHEET 1

DRAWING NUMBER
2109-P1001LS

AMENDMENT:
A

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



CANDELO WOLUMLA RD

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 60 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

D					
C					
B					
A	CHAINAGES ALTERED, RD27 SHIFTED	AG	AG	VAO	VAO
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

Date: Friday, 21 March 2025 11:57:07 AM

User: AG

File: H:\2021\2109_Wolumla\099_2109Sync\061_dwg\Sync\2109-P1001LS.dwg

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1:500 (A1)
0 5 10 20 30

1:100 (A1)
0 1 2 3 4 6

SCALE IN METRES

SCALE IN METRES

Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGA55

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Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGA55

po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT PROJECT
TITLE

JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
LONGITUDINAL SECTION - SHEET 2

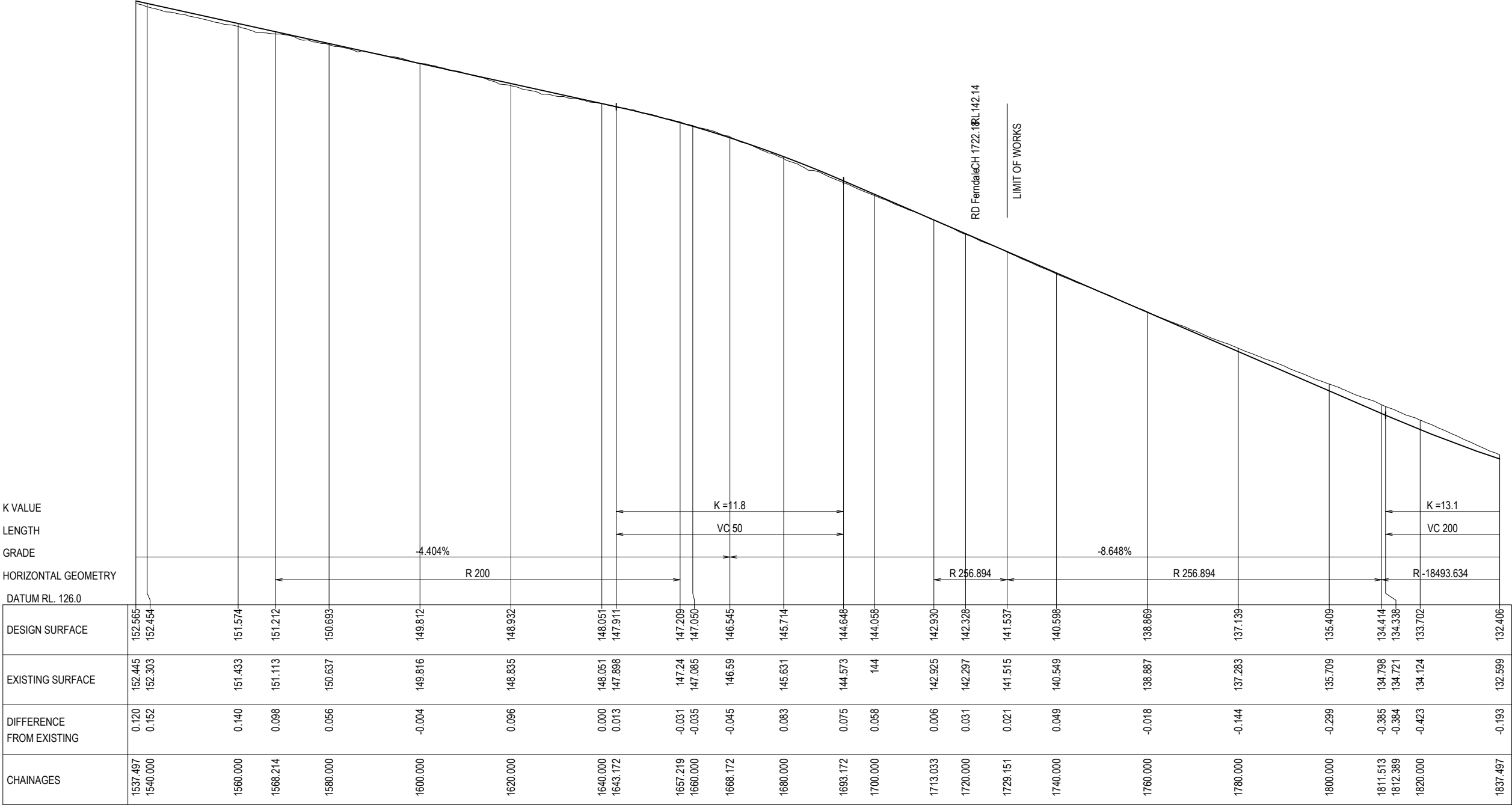
DRAWING NUMBER

2109-P1002LS

AMENDMENT:

A

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



CANDELE WOLUMLA RD

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 60 KM/H
PAVEMENT/SOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

D					
C					
B					
A	CHAINAGES	AG	AG	VAO	VAO
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

Date: Friday, 21 March 2025 11:57:07 AM

User: AG

File: H:\2021\2109_Wolumla\099_2109Sync\061_dwg\Sync\2109-P1001LS.dwg

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1:500 (A1)

SCALE IN METRES

0 5 10 20 30

1:1000 (A3)

1:100 (A1)

SCALE IN METRES

0 1 2 3 4 6

1:200 (A3)

Survey source: NEAR MAPS

Survey datum: ???

Date: 5/08/2021

Coordinate system: GDA2020 MGA55

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bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

Survey source: SPATIAL COLLABORATION PORTAL\NSW GOVT

Survey datum: ???

Date: 10/08/2021

Coordinate system: GDA2020 MGA55

CLIENT PROJECT TITLE

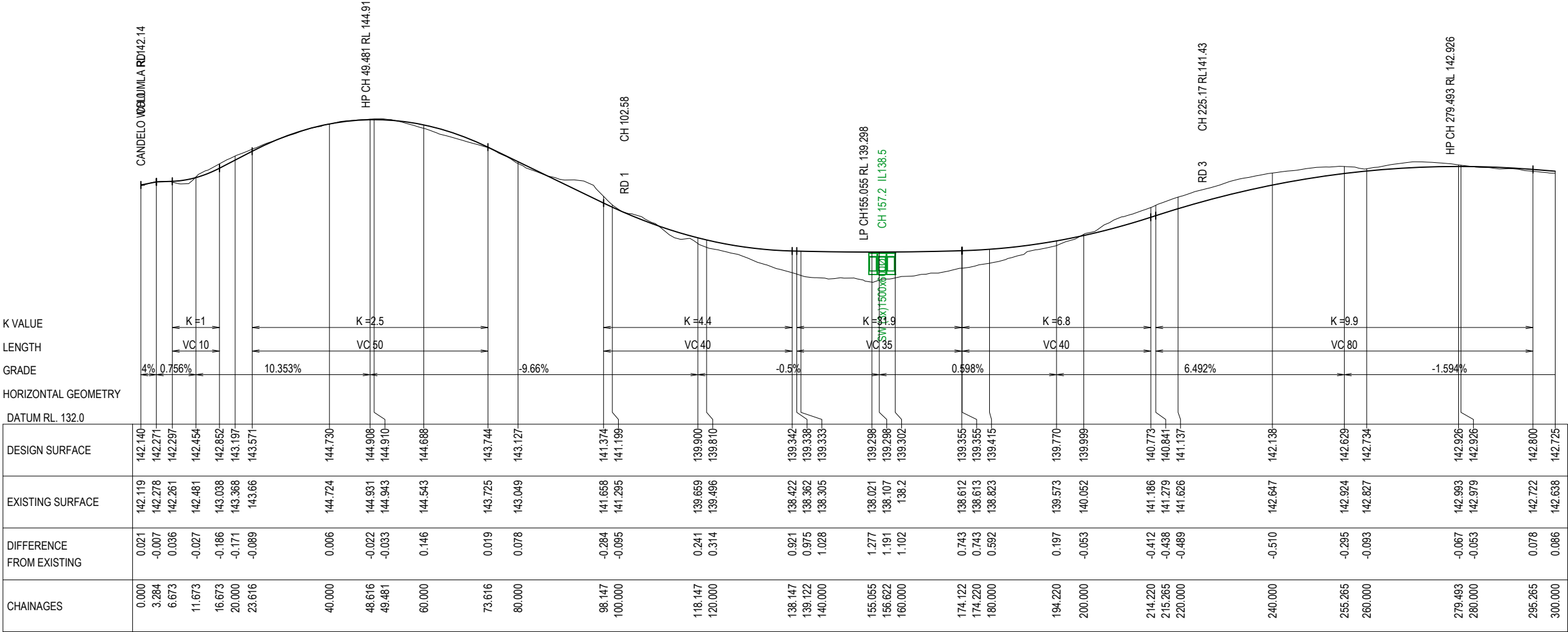
JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION

DRAWING NUMBER

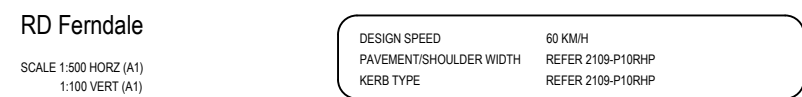
2109-P1003LS

AMENDMENT: A

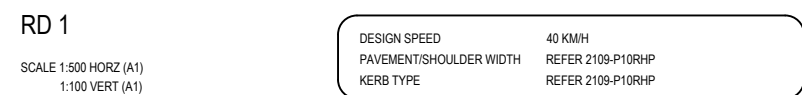
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND

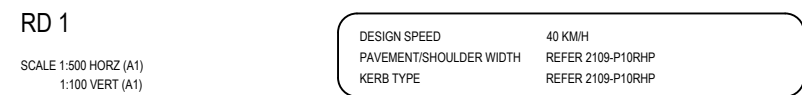
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1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND



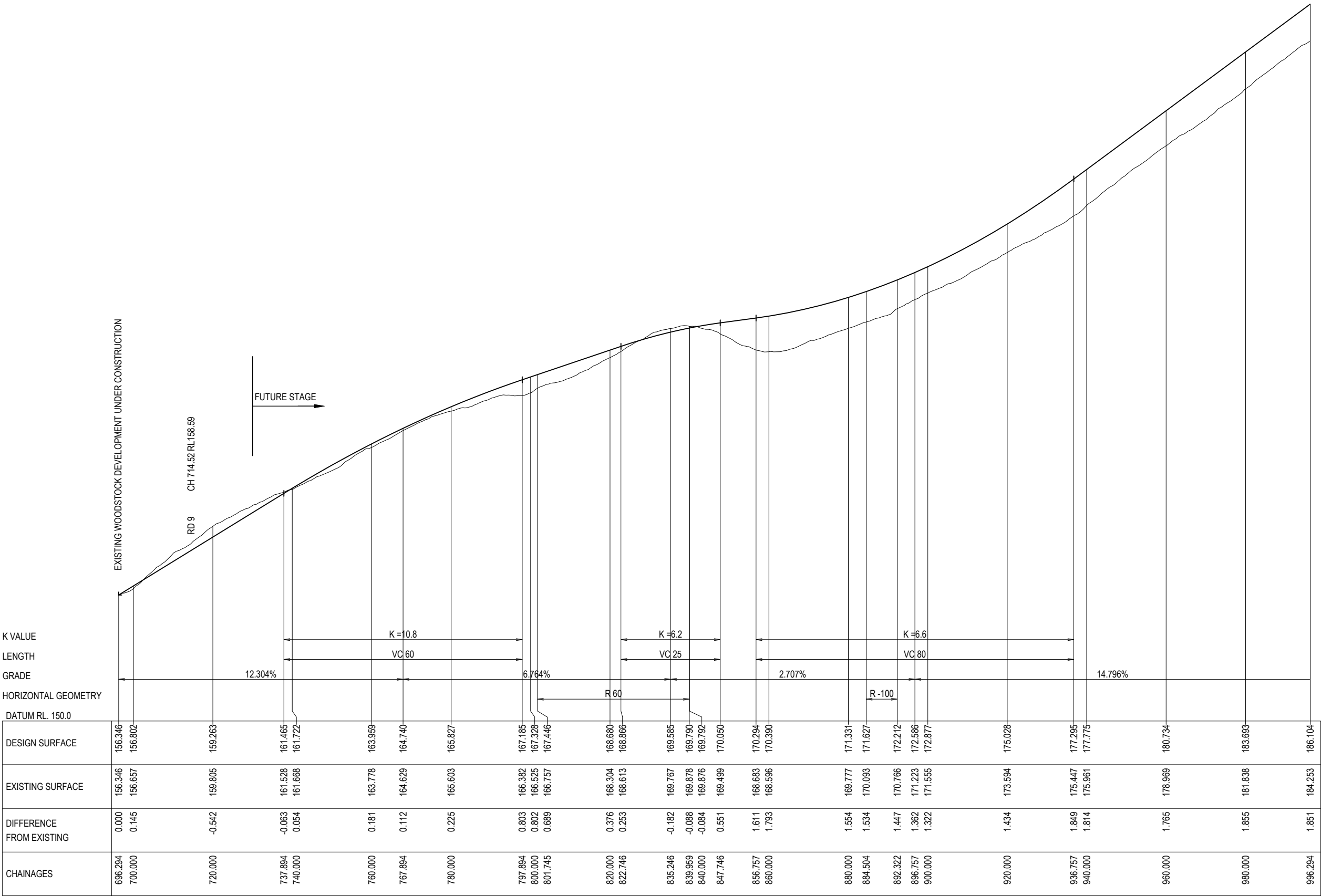
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C							PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION					
B							TITLE LONGITUDINAL SECTION - SHEET 6					
A	UPDATED GEOMETRY	AG	AG	VAO	VAO		21/03/2025					DRAWING NUMBER 2109-P1006LS
-	INITIAL ISSUE	AG	AG	VAO	VAO		09/11/2023					AMENDMENT: A
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED		DATE					
Date: Friday, 21 March 2025 11:57:07 AM		User: AG		File: H:\2021\2109 Wolumla\099_2109Svnc\051_dwg\Svnc\2109-P1001LS.dwg								

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



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C					PROJECT		LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION						
B					TITLE		LONGITUDINAL SECTION - SHEET 7						
A	RD 1 / RD27 INTERSECTION AMENDED	AG	AG	VAO	VAO		21/03/2025						
-	INITIAL ISSUE	AG	AG	VAO	VAO		09/11/2023						
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE				DRAWING NUMBER	2109-P1007LS	AMENDMENT:	A
Date: Friday, 21 March 2025 11:57:07 AM User: AG File: H:\2021\2109_Wolumla\09_2109\sync\061_dwg\Sync\2109-P1007LS.dwg													

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

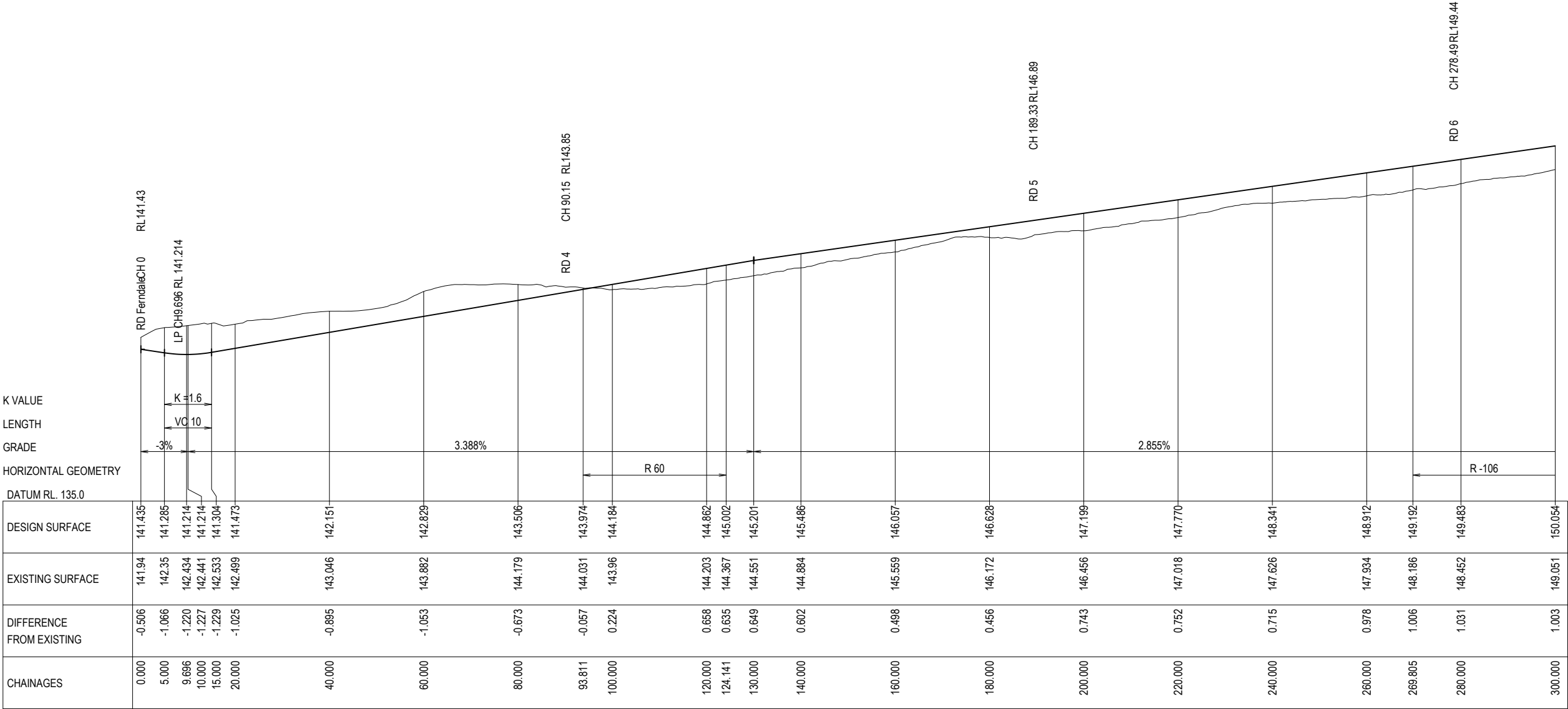


RD 2

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

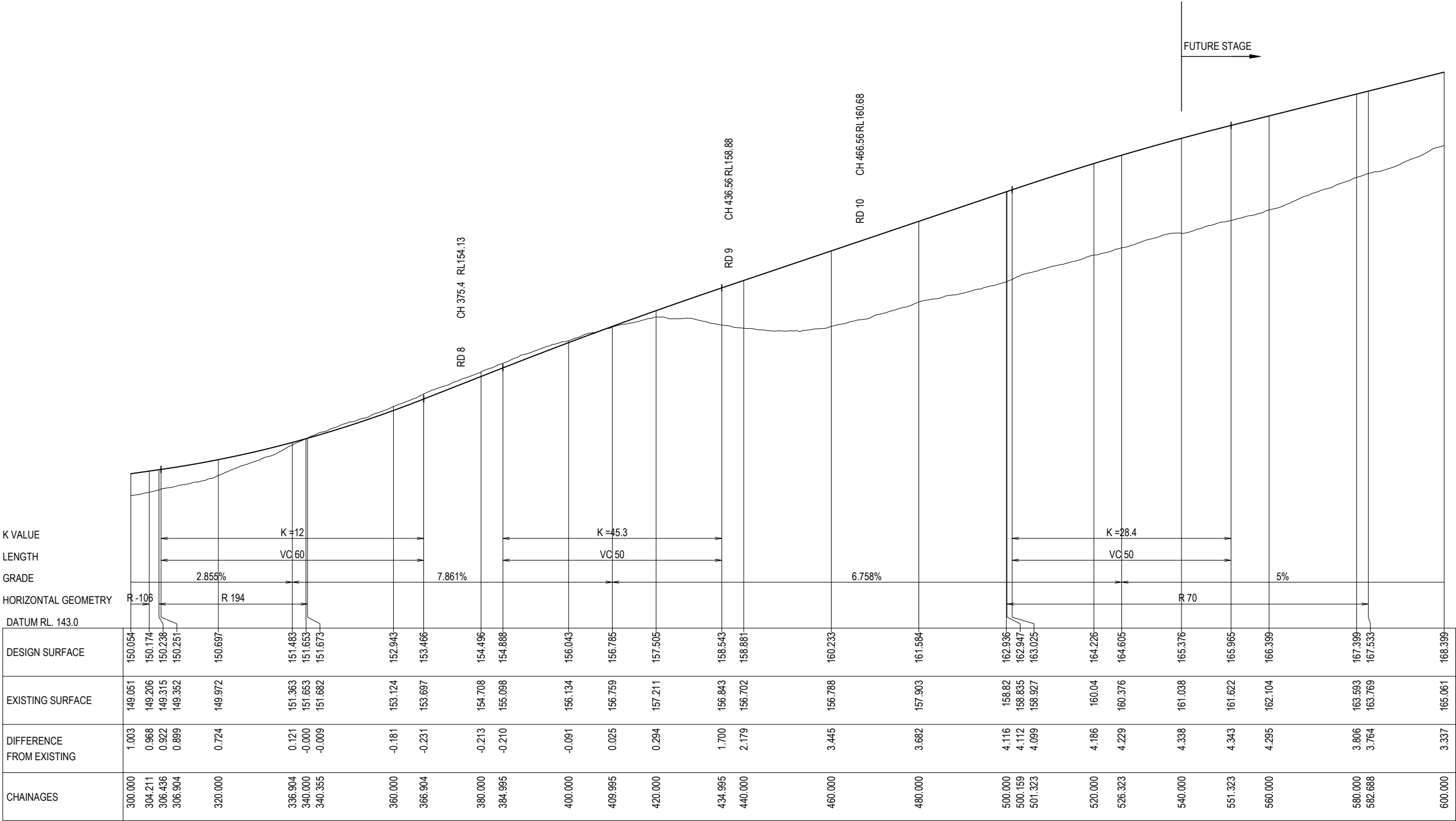


RD 3

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

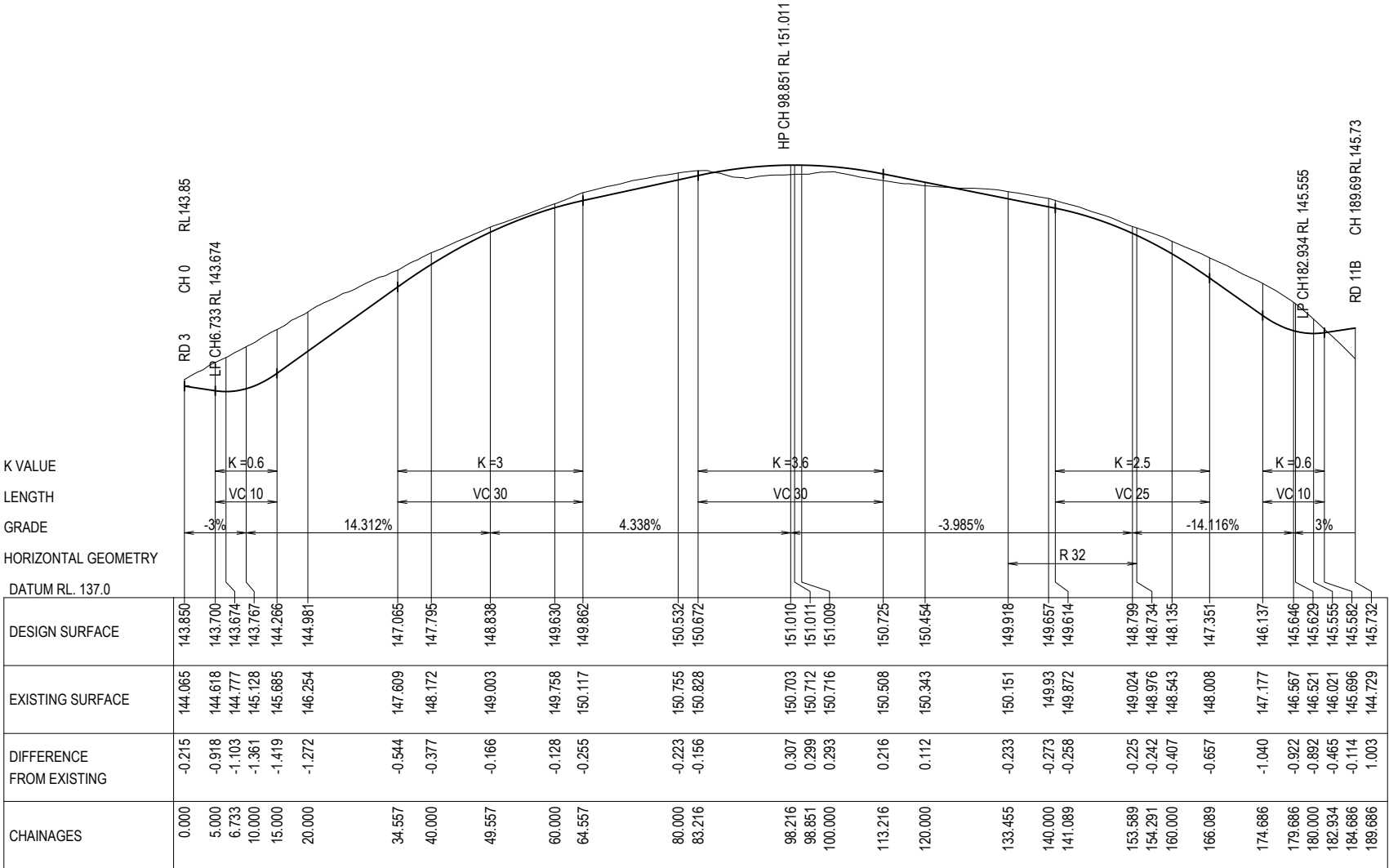


RD 3

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



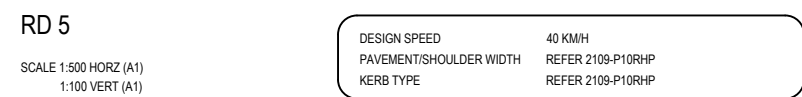
RD 4

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED
PAVEMENT/SHOULDER WIDTH
KERB TYPE

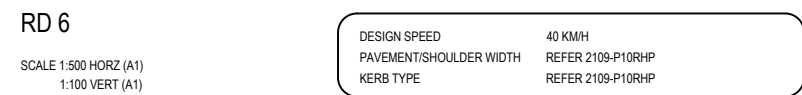
40 KM/H
REFER 2109-P10RHP
REFER 2109-P10RHP

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND



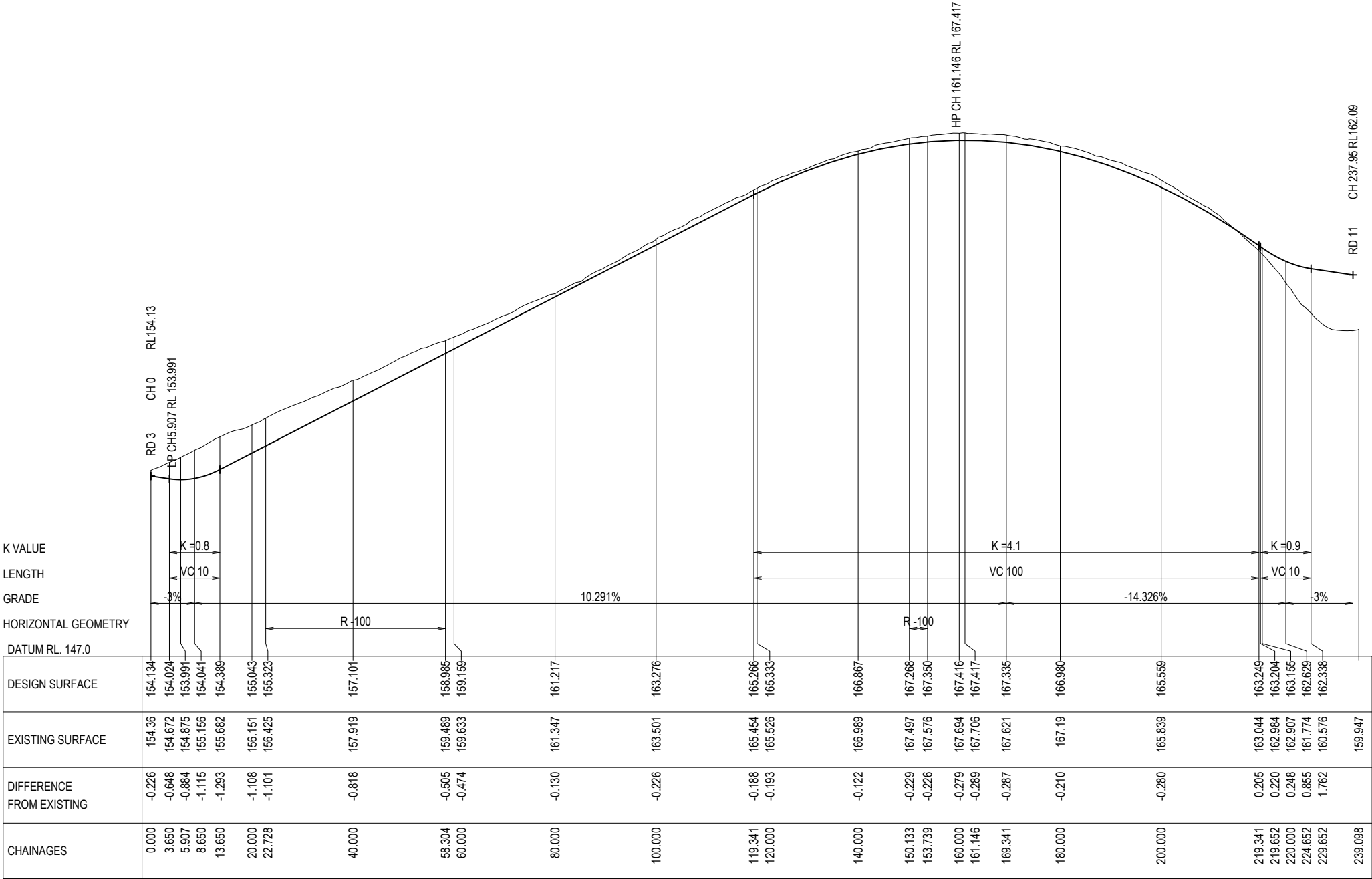
D						DO NOT SCALE Conditions of Use OCRE does not give consent for the use of this document by the Client until payment of all fees charged have been received by OCRE. This document may only be used by the Client (and any Authority who the Client has agreed can use this document) for the purposes for which it was prepared.	1:500 (A1)
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1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND



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C					PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION							
B					TITLE							
A	RD6 EXTENDED	AG	AG	VAO	VAO		21/03/2025			LONGITUDINAL SECTION - SHEET 13		
-	INITIAL ISSUE	AG	AG	VAO	VAO		09/11/2023					
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	Survey source: NEAR MAPS Survey datum: ???	Date: 5/08/2021 Coordinate system: GDA2020 MAGASS	Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Survey datum: ???	Date: 10/08/2021 Coordinate system: GDA2020 MAGASS	DRAWING NUMBER 2109-P1013LS	AMENDMENT: A
Date: Friday, 21 March 2025 11:57:07 AM		User: AG		File: H:\2021\2109_Wolumla\09_2109Sync\051_dwg\Synch\2109-P1013L.dwg								

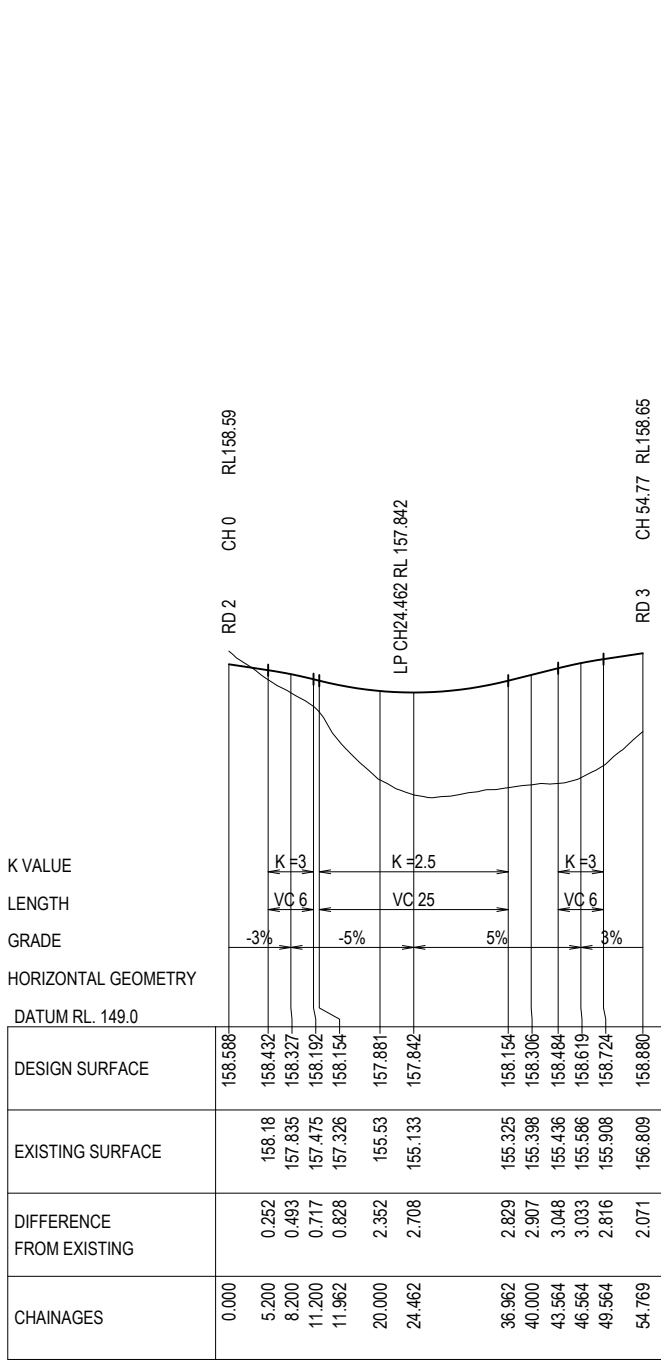
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



RD 8
SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

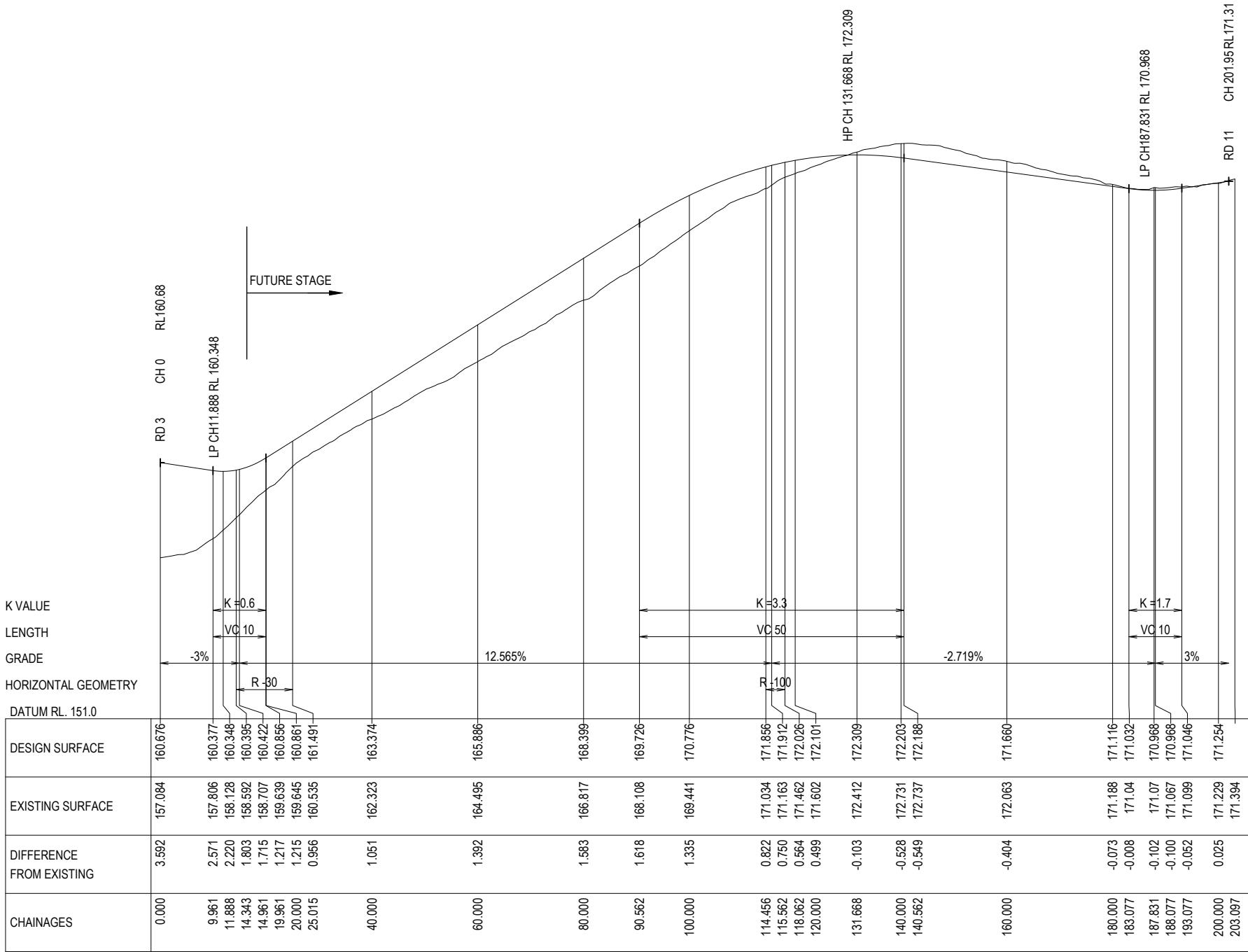
- NOTES:
- REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



RD 9

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP



RD 10

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

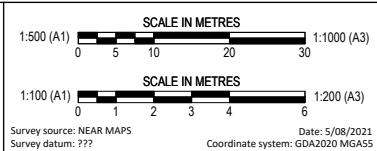
D						
C						
B						
A	UPDATED GEOMETRY, RD 9 ADDED	AG	AG	VAO	21/03/2025	
-	INITIAL ISSUE	AG	AG	VAO	09/11/2023	
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
Date: Friday, 21 March 2025 11:57:07 AM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwg\Sync\2109-P1001LS.dwg						

DO NOT SCALE

Conditions of Use

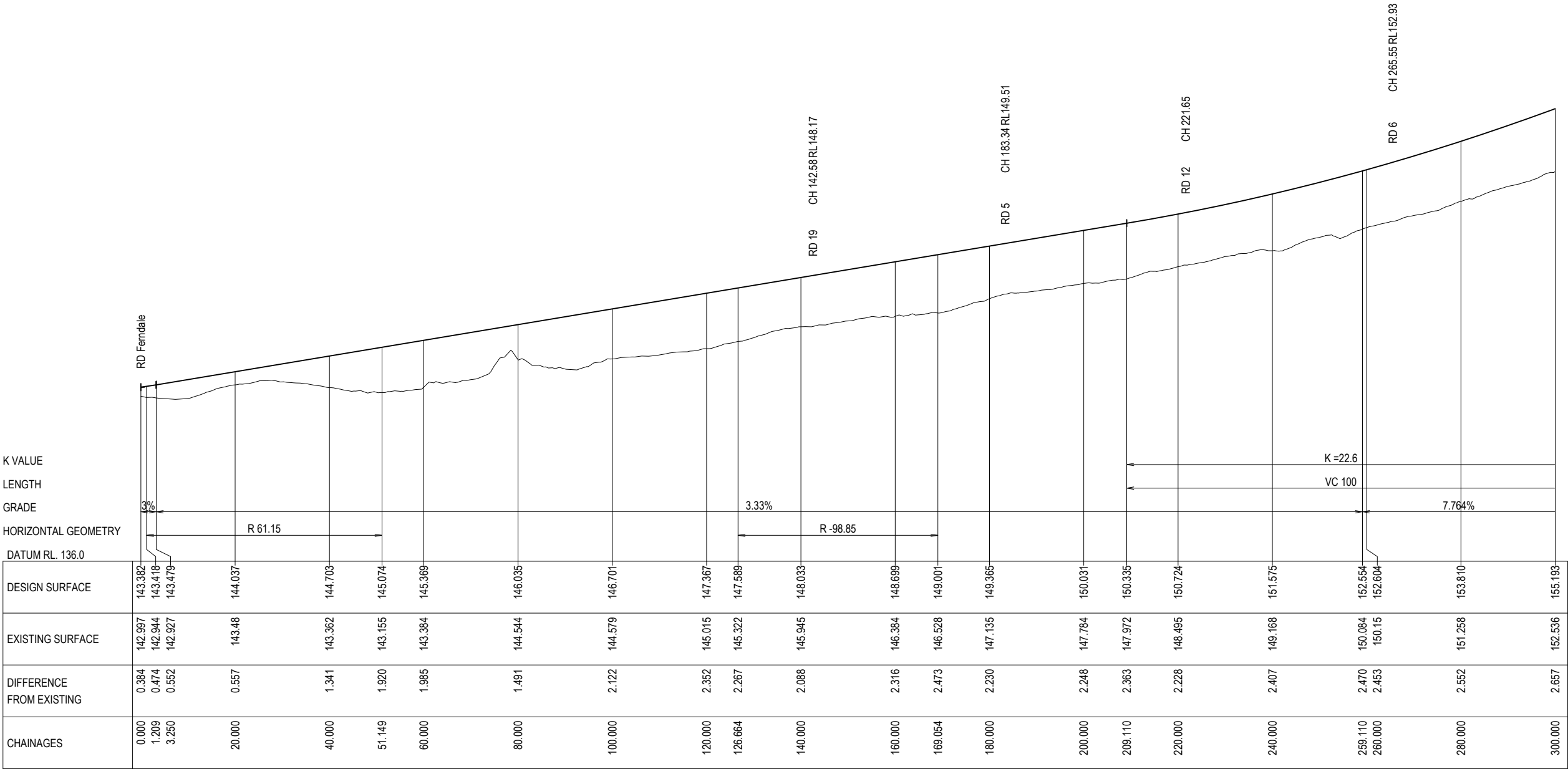
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CLIENT PROJECT	JUNOR INVESTMENTS PTY LTD
TITLE	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
DRAWING NUMBER	2109-P1015LS
AMENDMENT:	A

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

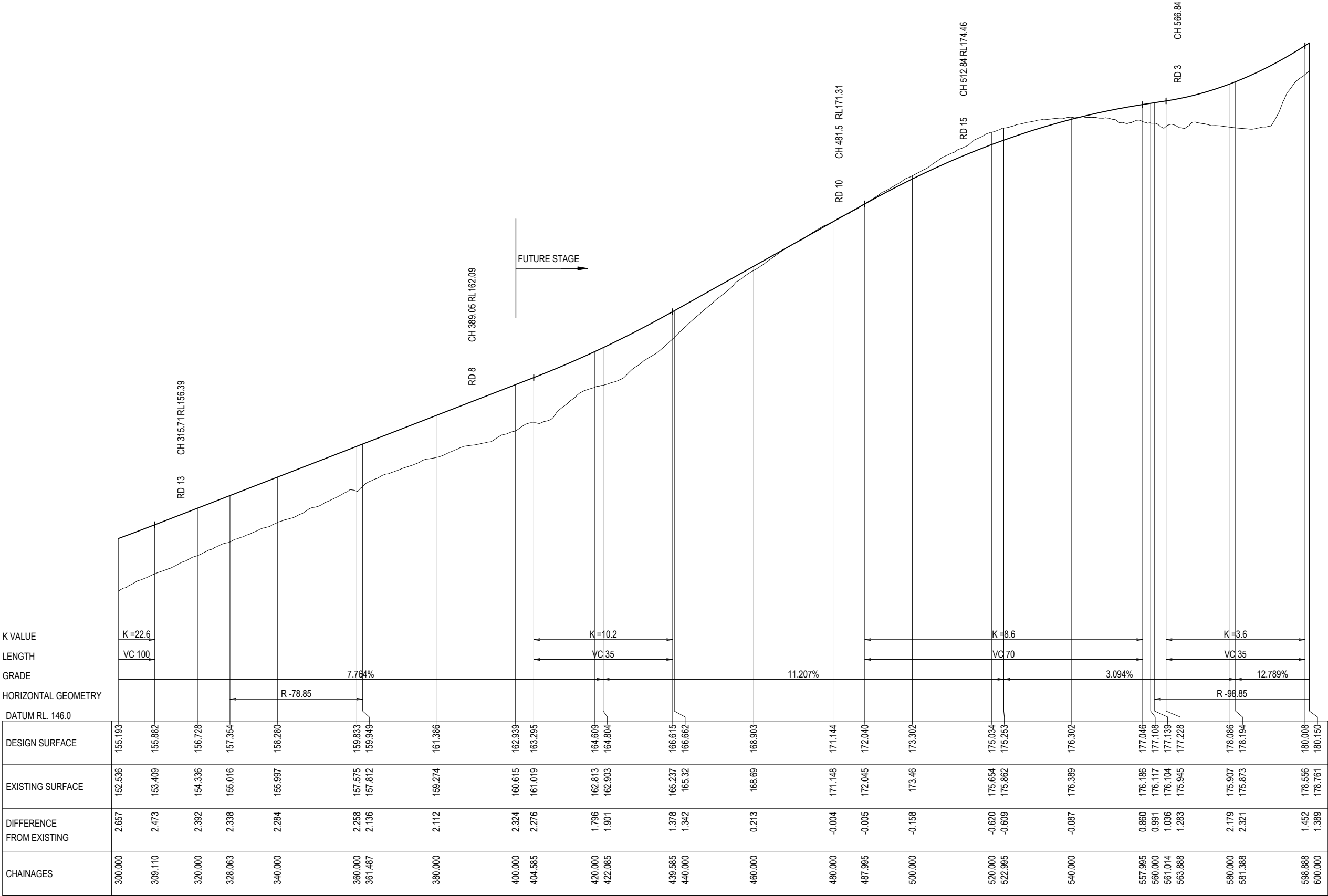


RD 11

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 60 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

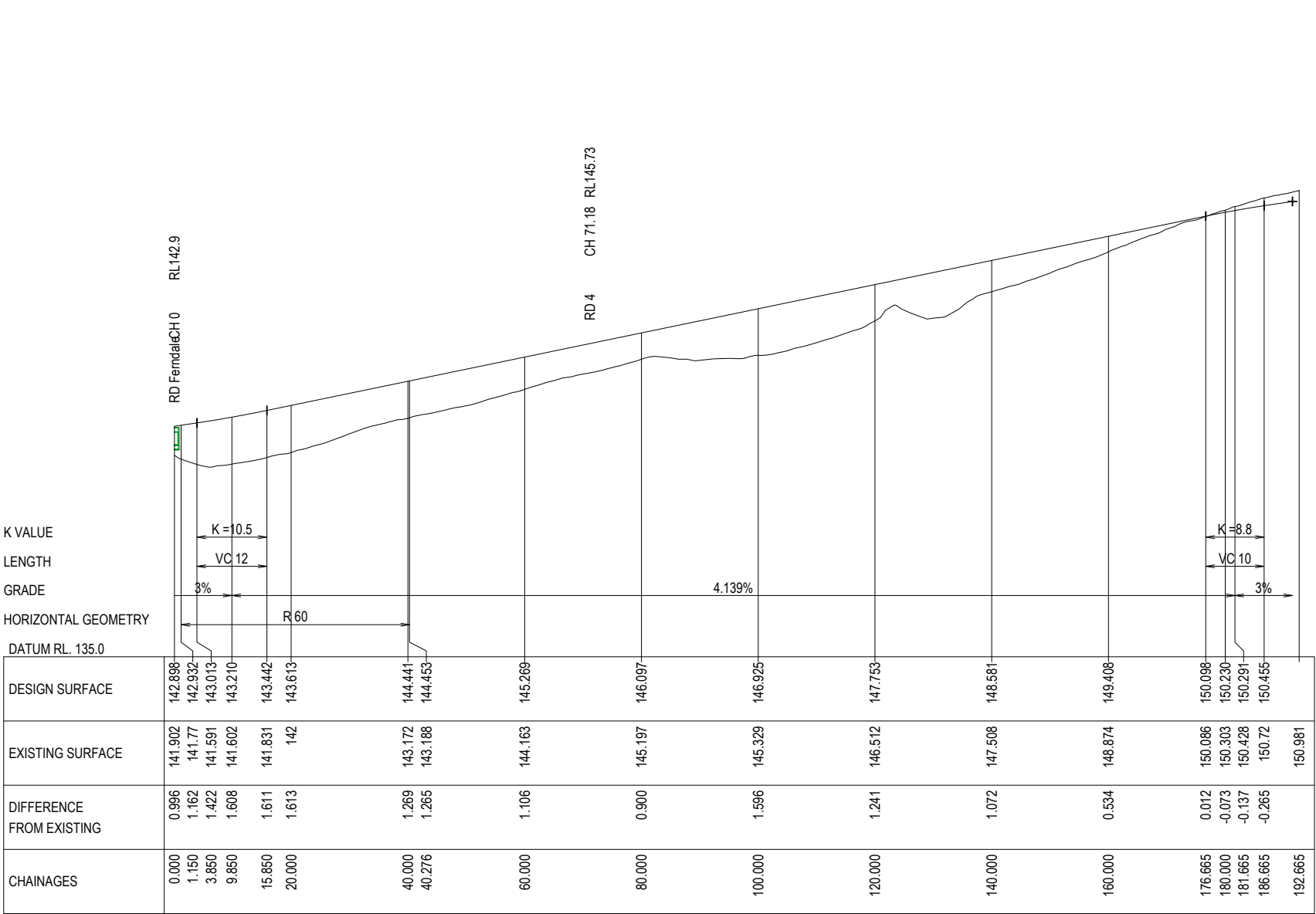


Date: Friday, 21 March 2025 11:57:07 AM

User: AG

File: H:\2021\2109_Wolumla\099_21098sync\061_dwg\sync\2109-P1001LS.dwg

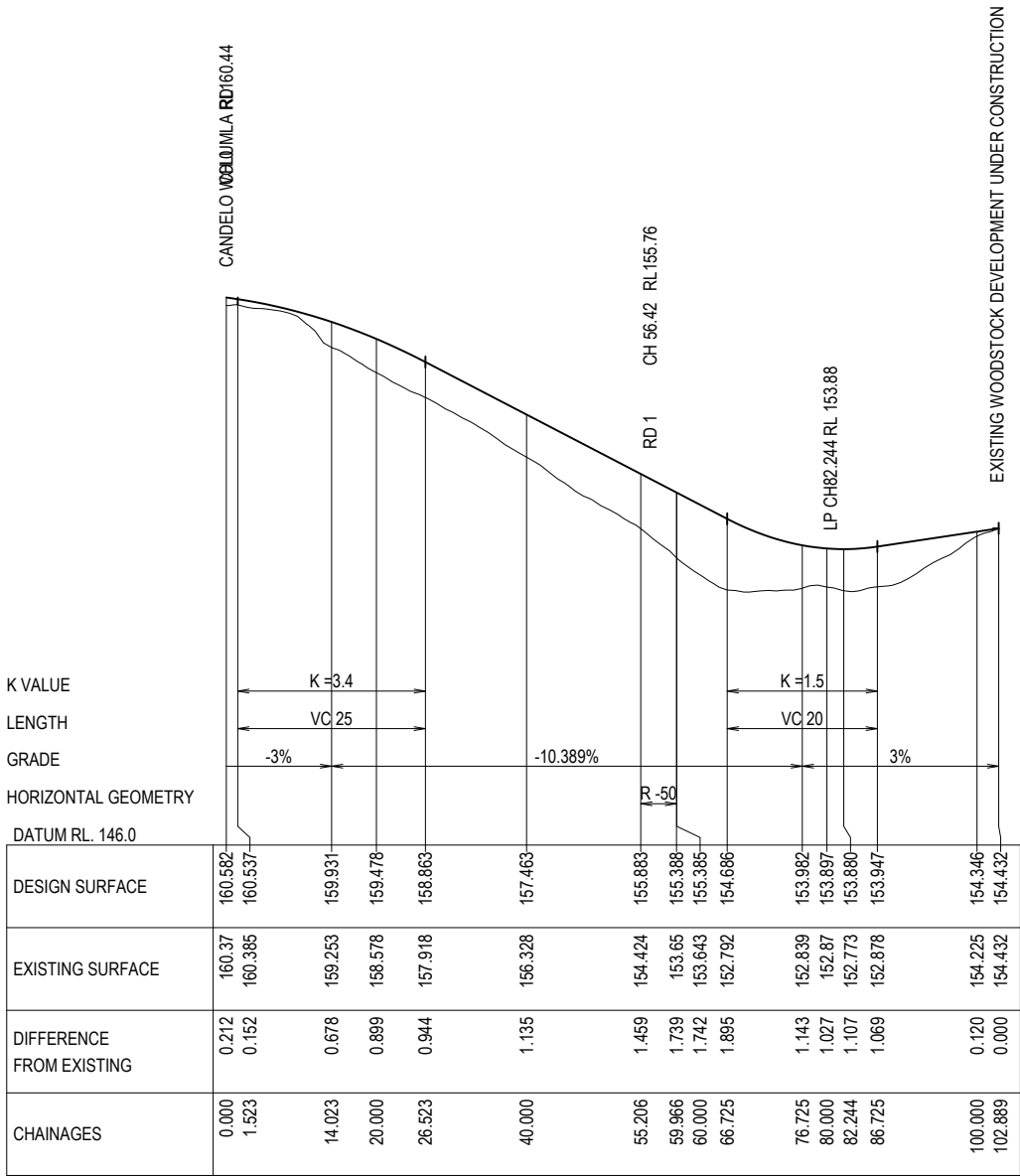
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.



RD 11B

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 25 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP



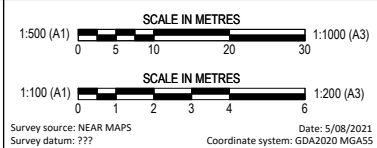
RD 27

SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

DESIGN SPEED 40 KM/H
PAVEMENT/SHOULDER WIDTH REFER 2109-P10RHP
KERB TYPE REFER 2109-P10RHP

D					
C					
B					
A	RD 27 SHIFTED, RD11B GRADING ADJUSTED	AG	AG	VAO	VAO
-	INITIAL ISSUE	AG	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
Date: Friday, 21 March 2025 11:57:07 AM		User: AG	File: H:\2021\2109_Wolumla\099_2109Sync\061_dwg\Sync\2109-P1001LS.dwg		

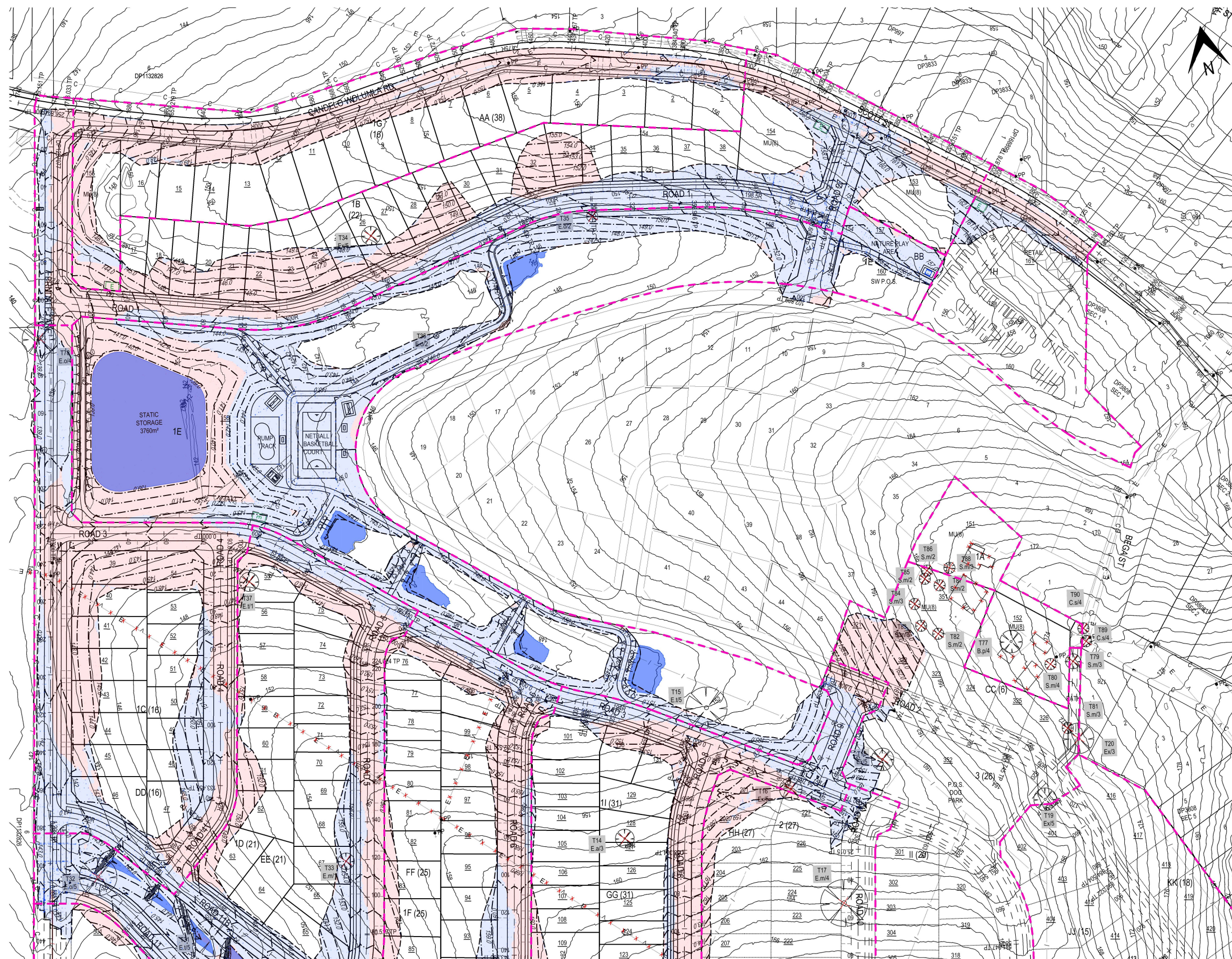
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Survey source: NEAR MAPS
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Date: 5/08/2021
Coordinate system: GDA2020 MGA55
Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGA55

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p 02 6494 0239
m 0408 361 612

CLIENT PROJECT TITLE
JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
LONGITUDINAL SECTION - SHEET 18
DRAWING NUMBER 2109-P1018LS
AMENDMENT: A



NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

EARTHWORK QUANTITIES - 12/11/2024			
STAGE	CUT [m³]	FILL [m³]	AREA [m²]
1A	0	0	0
1B	4200	5700	17200
1C	5700	3700	14800
1D	2700	11500	19700
1E	20100	22400	27400
1F	2400	4900	11300
1G	2200	100	7600
1H	100	200	1300
1I	7400	13400	24700
TOTAL	44800	61900	124000

* NOTE - EARTHWORK QUANTITIES ARE CALCULATED FROM THE EXISTING SURFACE TO THE CONCEPT DESIGN SURFACE. THEY DO NOT ACCOUNT FOR BOXING OF PAVEMENTS OR STRIPPING OF TOPSOIL.

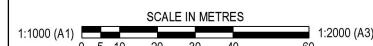
D						
C						
B	TREE 36 RETAINED	AG	AG	VAO	VAO	14/04/2025
A	REVISED LAYOUT	VAO	AG	VAO	VAO	21/03/2025
-	INITIAL ISSUE	VAO	AG	VAO	VAO	09/11/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/202
Coordinate system: GDA2020 MGA5

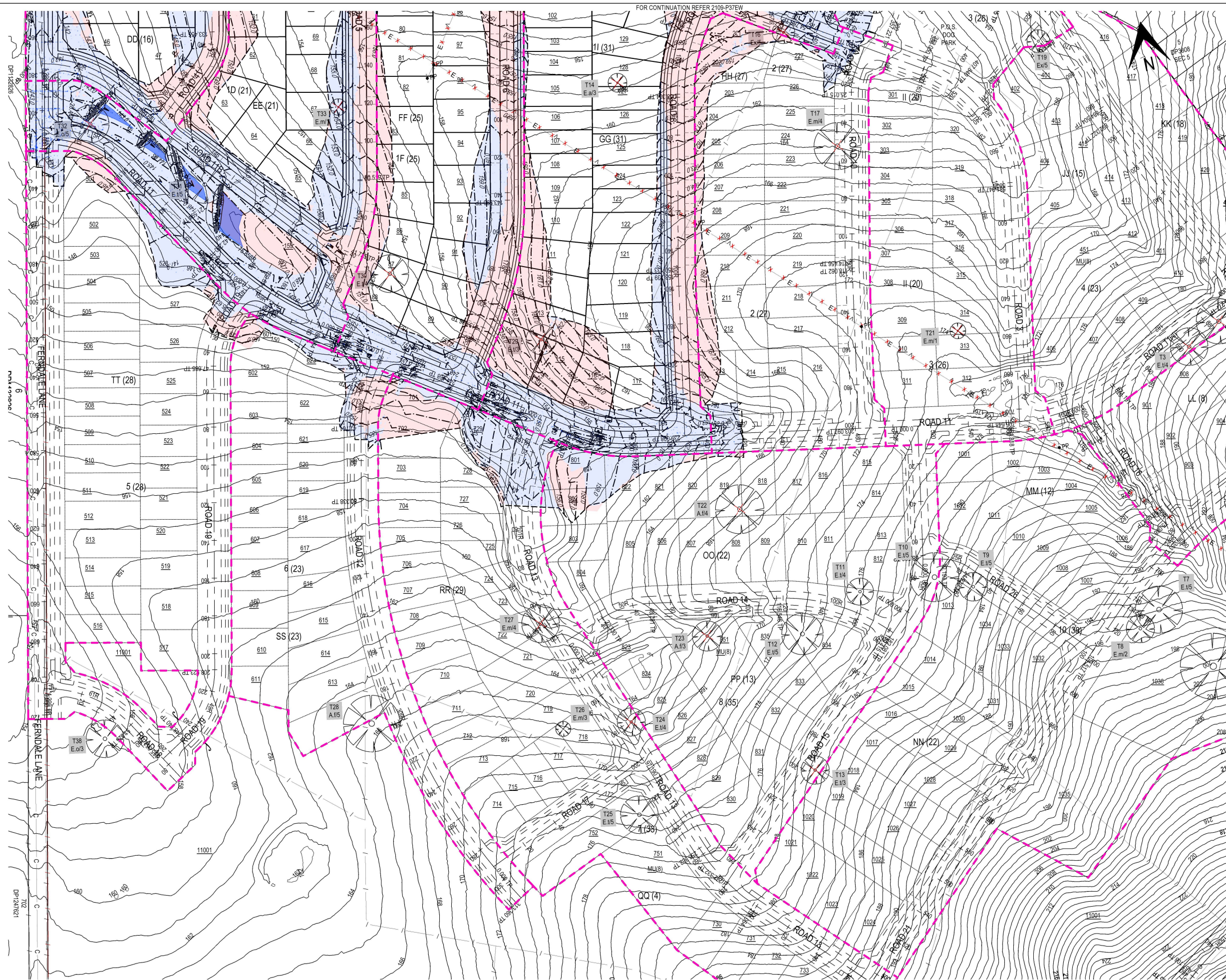


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m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION

TITLE	EARTHWORKS - STAGE 1 - SHEET 1
-------	--------------------------------

AMENDMENT: B



NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

EARTHWORK QUANTITIES - 12/11/2024			
STAGE	CUT [m³]	FILL [m³]	AREA [m²]
1A	0	0	0
1B	4200	5700	17200
1C	5700	3700	14800
1D	2700	11500	19700
1E	20100	22400	27400
1F	2400	4900	11300
1G	2200	100	7600
1H	100	200	1300
1I	7400	13400	24700
TOTAL	44800	61900	124000

* NOTE - EARTHWORK QUANTITIES ARE CALCULATED FROM THE EXISTING SURFACE TO THE CONCEPT DESIGN SURFACE. THEY DO NOT ACCOUNT FOR BOXING OF PAVEMENTS OR STRIPPING OF TOPSOIL.

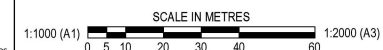
D					
C					
B					
A	REVISED LAYOUT	VAC	AG	VAC	VAC
-	INITIAL ISSUE	VAC	AG	VAC	09/11/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED DATE

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Survey datum: ??? Coordinate system: GDA2020 MGA55



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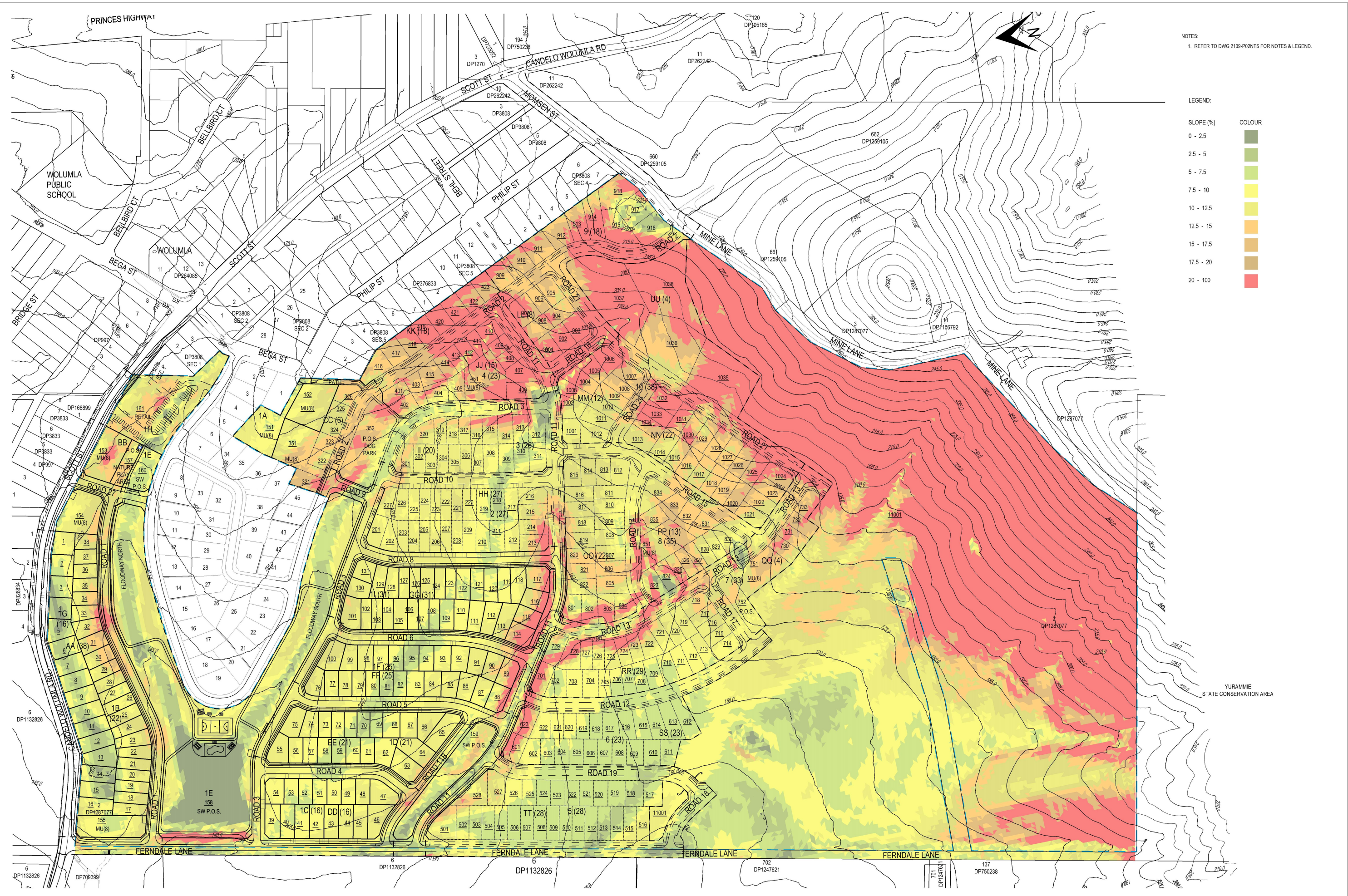
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p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	

EARTHWORKS - STAGE 1 - SHEET 2

DRAWING NUMBER 2109-P38EW

AMENDMENT: A

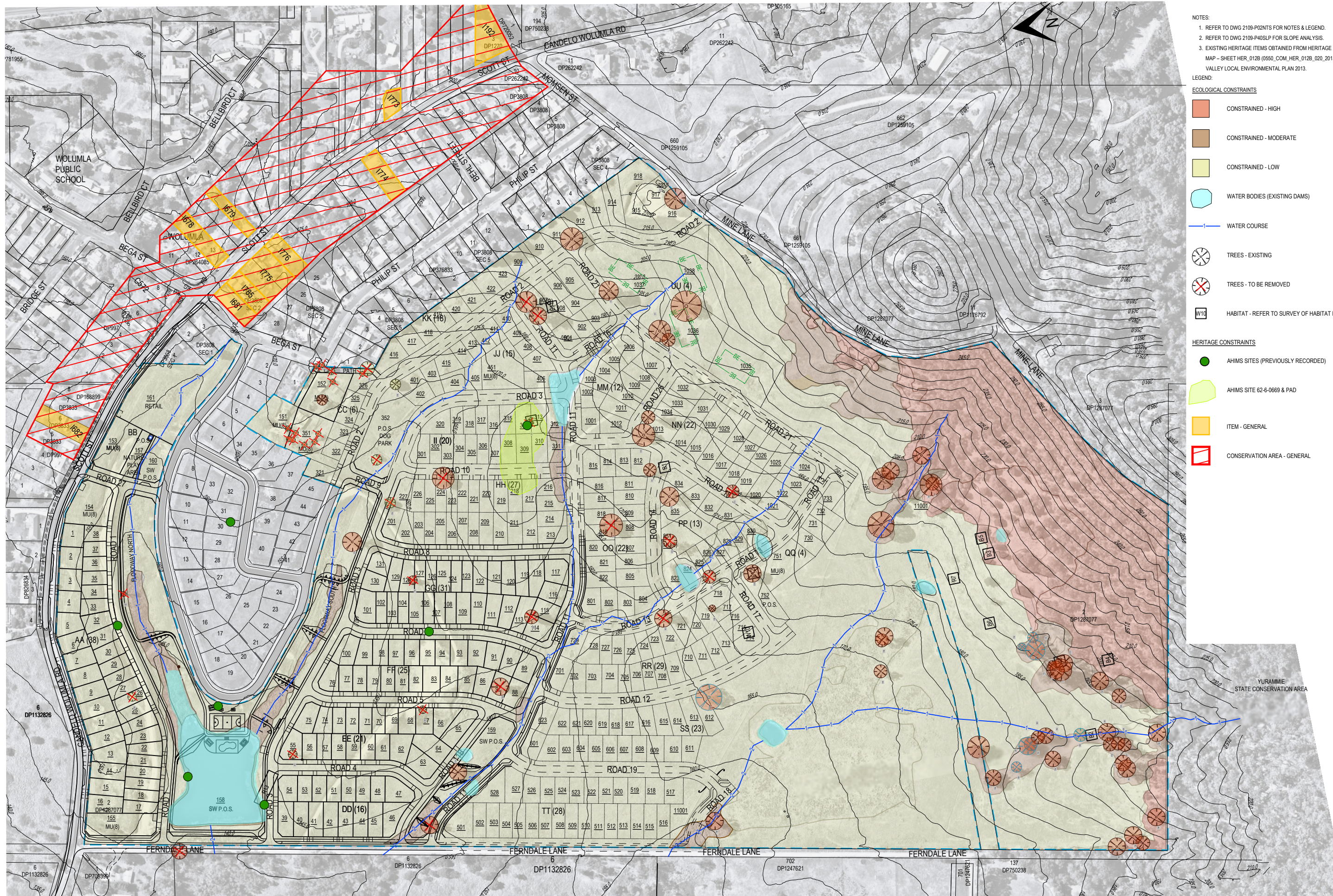


NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

LEGEND:	
SLOPE (%)	COLOUR
0 - 2.5	
2.5 - 5	
5 - 7.5	
7.5 - 10	
10 - 12.5	
12.5 - 15	
15 - 17.5	
17.5 - 20	
20 - 100	

YURAMMIE
STATE CONSERVATION AREA

DO NOT SCALE		SCALE IN METRES				osgood civil resource engineering		OCRE		po box 181 bermagui nsw 2546 p 02 6494 0239 m 0408 361 612		CLIENT JUNOR INVESTMENTS PTY LTD PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION TITLE SLOPE ANALYSIS PLAN DRAWING NUMBER 2109-P40SLP AMENDMENT: A	
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No. REVISION		DESIGNED		DRAWN		CHECKED		APPROVED		DATE			
1		VAO		AG		VAO		VAO		21/03/2025			
2		VAO		AG		VAO		VAO		09/11/2023			
3		VAO		AG		VAO		VAO					
4		VAO		AG		VAO		VAO					
5		VAO		AG		VAO		VAO					
6		VAO		AG		VAO		VAO					
7		VAO		AG		VAO		VAO					
8		VAO		AG		VAO		VAO					
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10		VAO		AG		VAO		VAO					
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15		VAO		AG		VAO		VAO					
16		VAO		AG		VAO		VAO					
17		VAO		AG		VAO		VAO					
18		VAO		AG		VAO		VAO					
19		VAO		AG		VAO		VAO					
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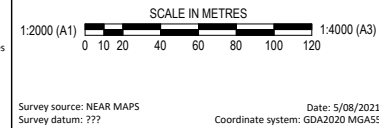
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
2. REFER TO DWG 2109-P40SLP FOR SLOPE ANALYSIS.
3. EXISTING HERITAGE ITEMS OBTAINED FROM HERITAGE MAP - SHEET HER_012B (0550_COM_HER_012B_020_20130524), BEGA VALLEY LOCAL ENVIRONMENTAL PLAN 2013.

- LEGEND:
- ECOLOGICAL CONSTRAINTS**
- CONstrained - HIGH
 - CONstrained - MODERATE
 - CONstrained - LOW
 - WATER BODIES (EXISTING DAMS)
 - WATER COURSE
 - TREES - EXISTING
 - TREES - TO BE REMOVED
 - HABITAT - REFER TO SURVEY OF HABITAT FEATURES
- HERITAGE CONSTRAINTS**
- AHMS SITES (PREVIOUSLY RECORDED)
 - AHMS SITE 62-6-0669 & PAD
 - ITEM - GENERAL
 - CONSERVATION AREA - GENERAL

D					
C					
B	TREE 36 RETAINED	AG	AG	VAO	VAO
A	LAYOUT UPDATED	VAO	AG	VAO	VAO
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

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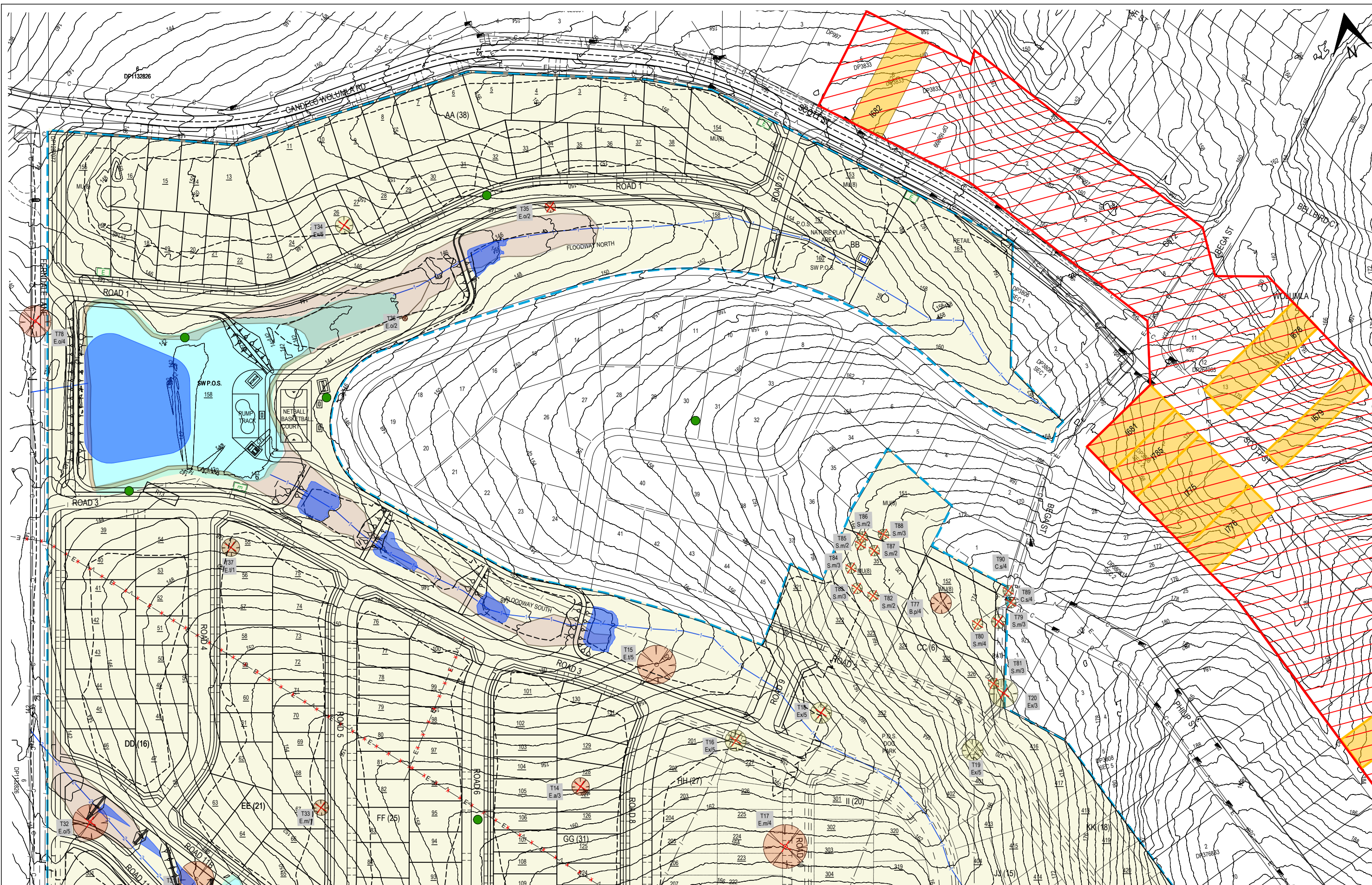
po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

Client: JUNOR INVESTMENTS PTY LTD
Project: LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
Title: CONSTRAINTS OVERALL
Drawing Number: 2109-P41CON
Amendment: B

Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGA55

Client: JUNOR INVESTMENTS PTY LTD
Project: LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
Title: CONSTRAINTS OVERALL
Drawing Number: 2109-P41CON
Amendment: B



NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
2. REFER TO DWG 2109-P41CON FOR DETAILED NOTES & LEGEND.

D						
C						
B						
A	TREE 36 RETAINED	AG	AG	VAO	VAO	14/04/2025
-	INITIAL ISSUE	VAO	AG	VAO	VAO	21/03/2025
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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SCALE IN METRES

1:1000 (A1) 0 5 10 20 30 40 60 1:2000 (A3)

Survey source: NEAR MAPS Date: 5/08/2022
Survey datum: ??? Coordinate system: GDA2020 MGA54



Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Date: 10/08/2021
Survey datum: 322 Coordinate system: GDA2020 MGA55



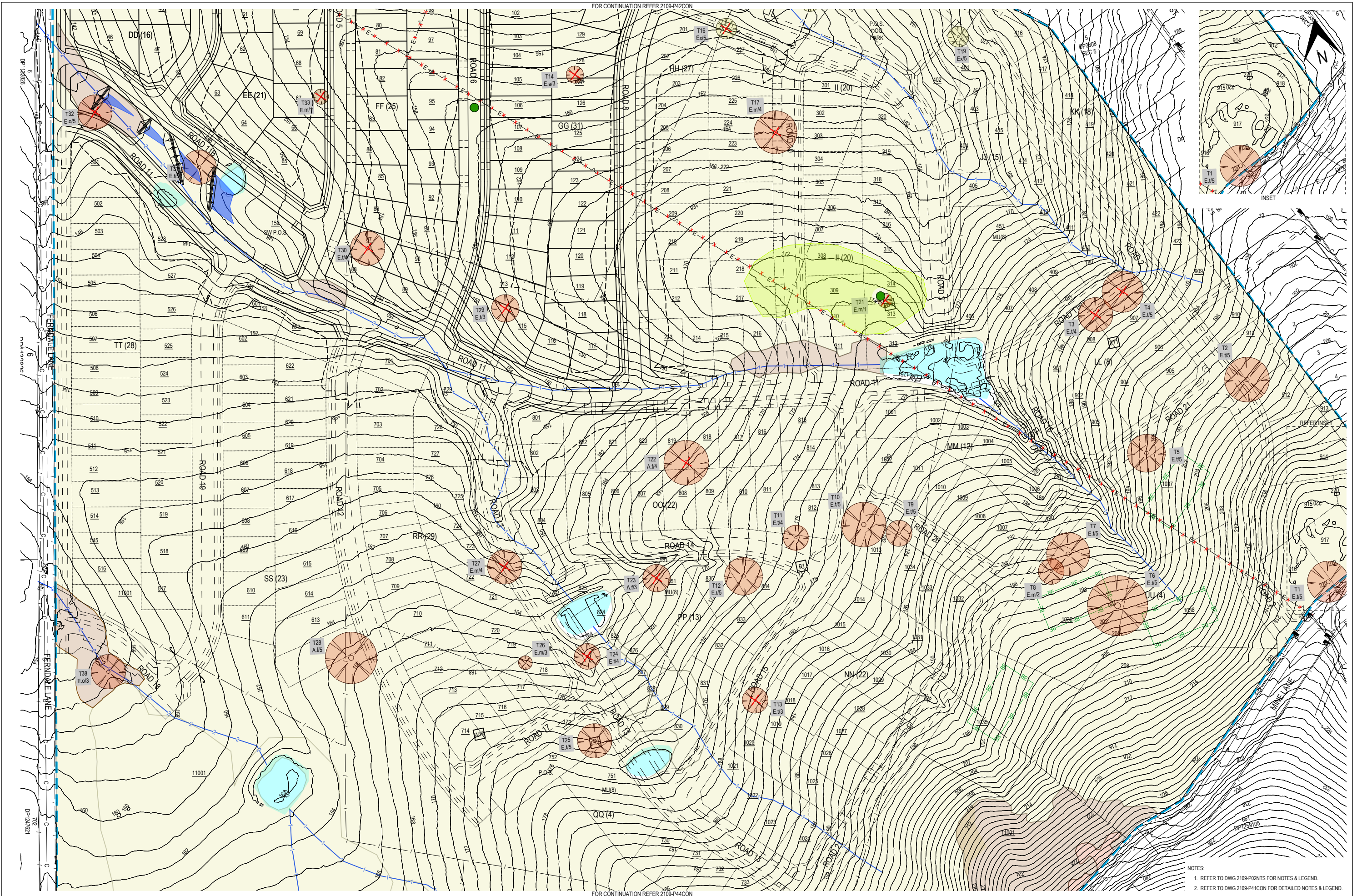
po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION

CONSTRAINTS - SHEET 1

DRAWING NUMBER 2109-P42CON

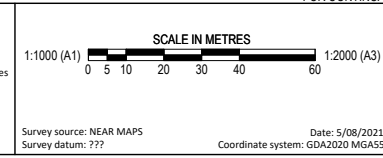
AMENDMENT:



D					
C					
B					
A					
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE
					21/03/2025

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Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

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CLIENT PROJECT TITLE
**JUNOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION**

CONSTRAINTS - SHEET 2

DRAWING NUMBER **2109-P43CON**

AMENDMENT:



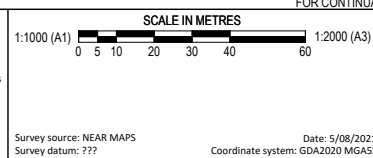
D						
C	REVISED LAYOUT	VAO	AG	VAO	V AO	21/03/2026
B	PATHS, INDICATIVE DWAYS, DRAFTING CORRECTIONS, UPDATED IMAGE, ADDED BE	VAO	AG	VAO	V AO	09/11/2023
A	LAYOUT ADJUSTMENTS	VAO	AG	VAO	V AO	11/09/2023
-	INITIAL ISSUE	VAO	AG	VAO	V AO	13/12/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Date: 10/08/2021
Survey datum: ??? Coordinate system: GDA2020 MGA55



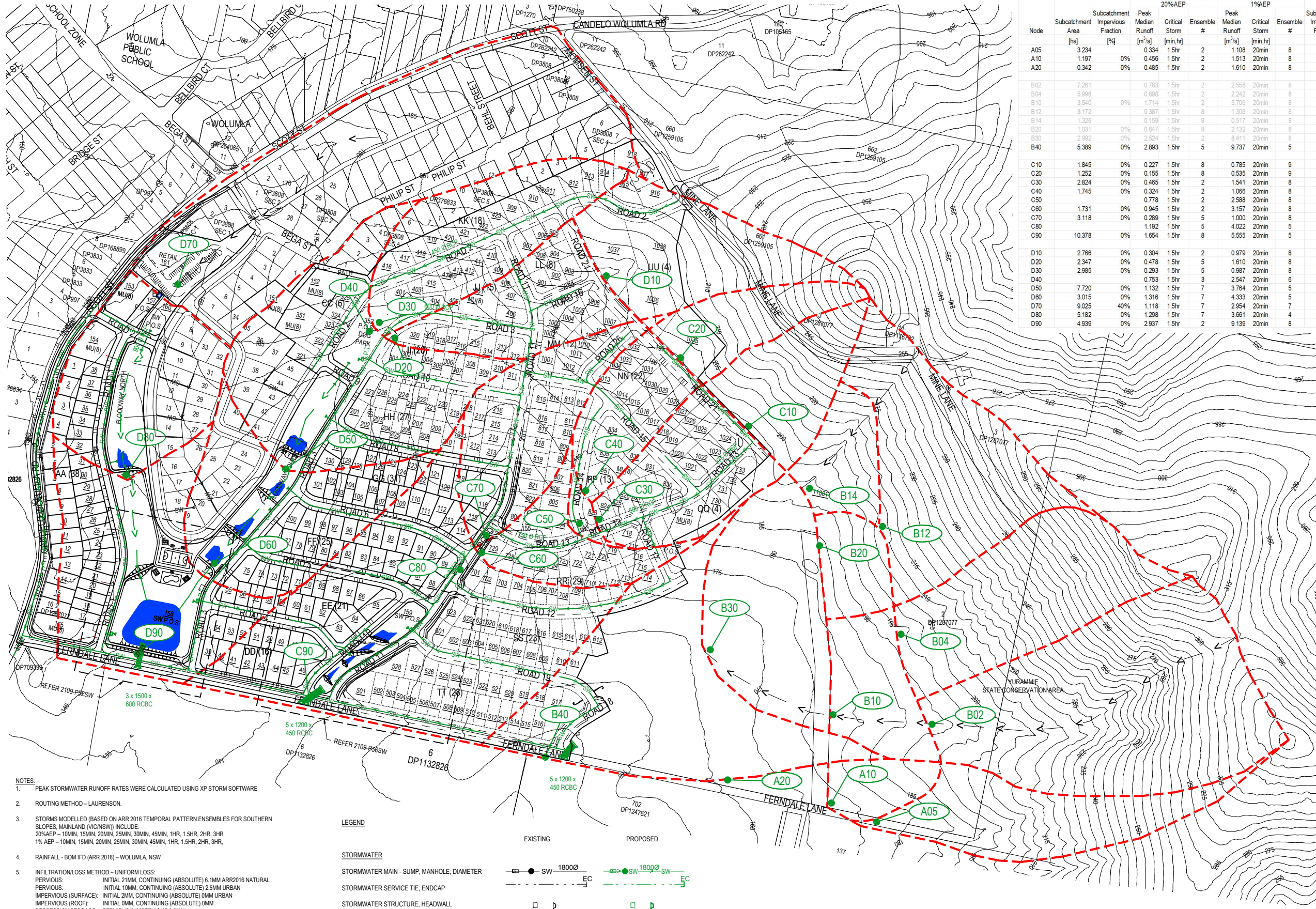
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bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNIOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	

TREE RETENTION PLAN - SHEET 2

DRAWING NUMBER 2109-P46TRP

ENDMENT: C



RESULTS:

Node	Subcatchment Area [ha]	Subcatchment Impervious Fraction [%]	Peak Median Runoff [m³/s]	20% AEP Critical Storm [min.hr]	Existing		20% AEP Critical Storm [min.hr]	1% AEP		Subcatchment Impervious Fraction [%]	Peak Median Runoff [m³/s]	20% AEP Critical Storm [min.hr]	Developed		20% AEP Critical Storm [min.hr]	1% AEP	
					Ensemble #	Peak Median Runoff [m³/s]		Ensemble #	Peak Median Runoff [m³/s]				Ensemble #	Peak Median Runoff [m³/s]		Ensemble #	Peak Median Runoff [m³/s]
A05	3.234		0.334	1.5hr	2	1.108	20min	8	0	0	0.334	1.5hr	2	1.108	20min	8	
A10	1.197	0%	0.456	1.5hr	2	1.513	20min	8	50%	0.452	1.5hr	5	1.494	20min	8		
A20	0.342	0%	0.485	1.5hr	2	1.610	20min	8	50%	0.486	1.5hr	2	1.603	20min	8		
B02	7.281		0.783	1.5hr	2	2.558	20min	8	0%	0.783	1.5hr	2	2.558	20min	8		
B04	5.996		0.698	1.5hr	2	2.242	20min	8	0%	0.698	1.5hr	2	2.242	20min	8		
B10	3.540	0%	1.714	1.5hr	2	5.706	20min	8	50%	1.759	1.5hr	2	5.803	20min	8		
B12	3.172		0.387	1.5hr	8	1.306	20min	8	0%	0.387	1.5hr	8	1.306	20min	8		
B14	1.326		0.159	1.5hr	8	0.517	20min	8	0%	0.159	1.5hr	8	0.517	20min	8		
B20	1.031	0%	0.647	1.5hr	8	2.132	20min	8	50%	0.648	1.5hr	2	2.097	20min	8		
B30	2.992	0%	2.524	1.5hr	2	8.411	20min	8	70%	2.613	1.5hr	2	8.620	20min	8		
B40	5.389	0%	2.893	1.5hr	5	9.737	20min	5	70%	3.181	1.5hr	5	10.230	20min	6		
C10	1.845	0%	0.227	1.5hr	8	0.785	20min	9	25%	0.371	20min	9	0.943	10min	6		
C20	1.252	0%	0.155	1.5hr	8	0.535	20min	9	40%	0.259	20min	4	0.649	10min	6		
C30	2.824	0%	0.465	1.5hr	2	1.541	20min	8	70%	0.893	20min	4	2.286	10min	6		
C40	1.745	0%	0.324	1.5hr	2	1.066	20min	8	70%	0.629	20min	3	1.509	10min	6		
C50			0.778	1.5hr	2	2.588	20min	8		1.465	20min	4	3.710	10min	6		
C60	1.731	0%	0.945	1.5hr	2	3.157	20min	8	70%	1.874	20min	3	4.626	10min	6		
C70	3.118	0%	0.289	1.5hr	5	1.000	20min	8	70%	0.712	10min	1	1.608	10min	6		
C80			1.192	1.5hr	5	4.022	20min	5		2.440	20min	3	5.871	10min	6		
C90	10.378	0%	1.654	1.5hr	8	5.555	20min	5	70%	4.191	10min	1	9.605	10min	6		
D10	2.786	0%	0.304	1.5hr	2	0.979	20min	8	40%	0.520	20min	9	1.328	10min	6		
D20	2.347	0%	0.478	1.5hr	5	1.610	20min	8	70%	1.016	1hr	7	2.388	10min	6		
D30	2.985	0%	0.293	1.5hr	5	0.987	20min	8	70%	0.683	10min	1	1.542	10min	6		
D40			0.753	1.5hr	3	2.547	20min	6		1.553	20min	7	3.683	10min	6		
D50	7.720	0%	1.132	1.5hr	7	3.764	20min	5	60%	2.795	10min	1	6.457	10min	6		
D60	3.015	0%	1.316	1.5hr	7	4.333	20min	5	60%	3.262	10min	1	7.436	10min	6		
D70	9.025	40%	1.118	1.5hr	7	2.954	20min	7	40%	1.118	1.5hr	7	2.954	20min	7		
D80	5.182	0%	1.298	1.5hr	7	3.661	20min	4	40%	1.610	1.5hr	7	4.149	20min	7		
D90	4.939	0%	2.937	1.5hr	2	9.139	20min	8	20%	4.827	30min	5	11.799	20min	8		

NOTES:

- PEAK STORMWATER RUNOFF RATES WERE CALCULATED USING XP STORM SOFTWARE
- ROUTING METHOD - LAURENSEN.
- STORMS MODELLED (BASED ON ARR 2016 TEMPORAL PATTERN ENSEMBLES FOR SOUTHERN SLOPES, MAINLAND (VIC/NSW)) INCLUDE:
20% AEP - 10MIN, 15MIN, 20MIN, 25MIN, 30MIN, 45MIN, 1HR, 1.5HR, 2HR, 3HR
1% AEP - 10MIN, 15MIN, 20MIN, 25MIN, 30MIN, 45MIN, 1HR, 1.5HR, 2HR, 3HR
- RAINFALL - BOM IFD (ARR 2016) - WOLUMLA, NSW
- INFILTRATION/LOSS METHOD - UNIFORM LOSS:
PERVIOUS: INITIAL 21MM, CONTINUING (ABSOLUTE) 6.1MM ARR2016 NATURAL
PERVIOUS: INITIAL 10MM, CONTINUING (ABSOLUTE) 2.5MM URBAN
IMPERVIOUS (SURFACE): INITIAL 2MM, CONTINUING (ABSOLUTE) 0MM URBAN
IMPERVIOUS (ROOF): INITIAL 0MM, CONTINUING (ABSOLUTE) 0MM
DEPRESSION STORAGE: PERVIOUS & IMPERVIOUS 0.0MM.
- IMPERVIOUS FRACTION - AS PER TABLE.
- TOTAL SIMULATION TIME - 4 HOURS
- STORMWATER MODELLING DID NOT INCLUDE ANY SURFACE WATER STORAGE
- OPEN CHANNEL FLOW CALCULATIONS - MANNINGS, n=0.011 (RCP), 0.015 (PAVEMENT), 0.035 (GRASS).

LEGEND

STORMWATER

STORMWATER MAIN - SUMP, MANHOLE, DIAMETER

STORMWATER SERVICE TIE, ENDCAP

STORMWATER STRUCTURE, HEADWALL

GULLY, TABLE DRAIN OVERLAND FLOW PATH, DIRECTION

CATCHMENT BOUNDARY

CATCHMENT NODE

EMBANKMENT

EXISTING

PROPOSED

SW 1800Ø

EC

SW 1800Ø

EC

A10

A10

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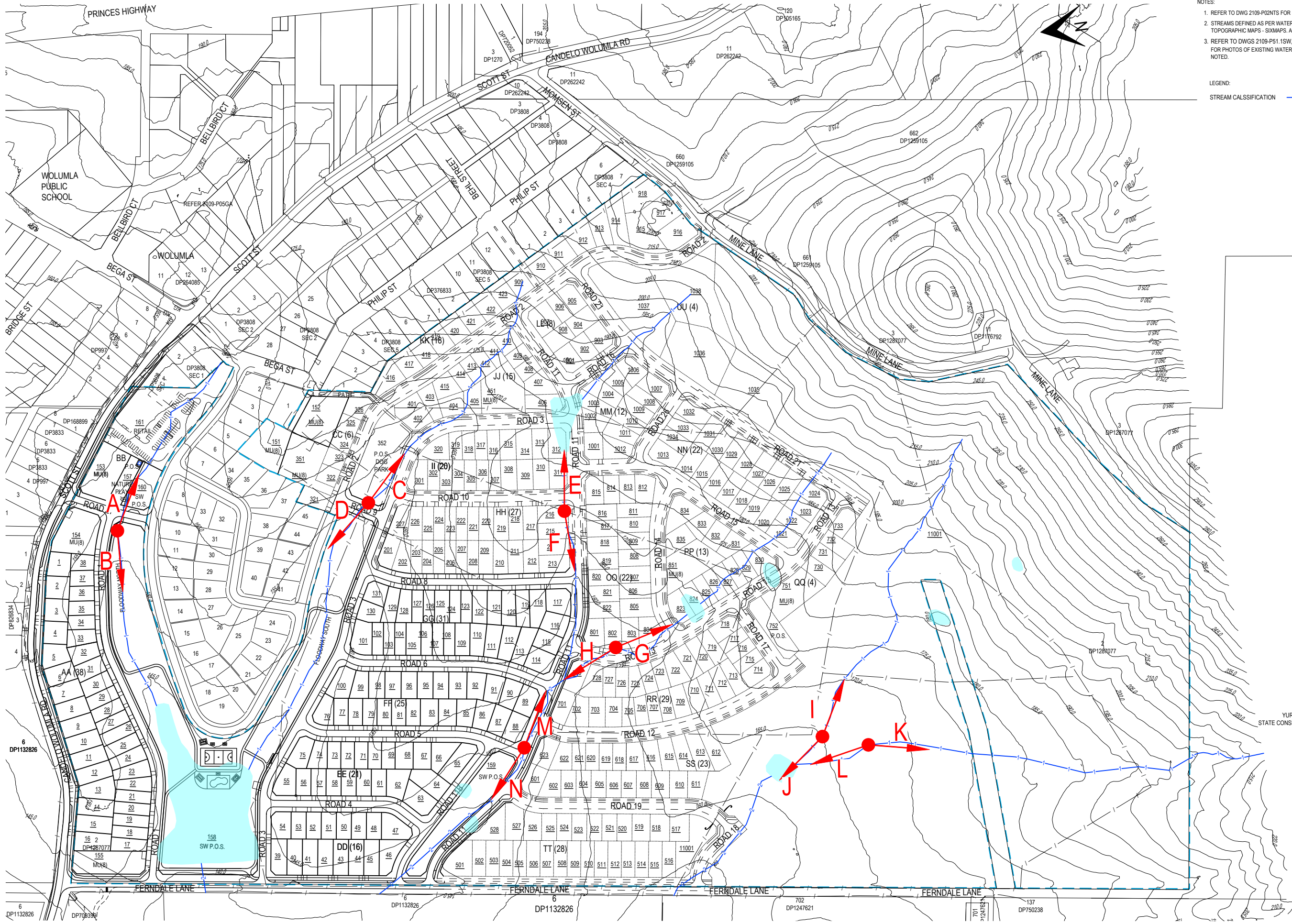
1:2500 (A1) SCALE IN METRES 1:5000 (A3)

Survey source: NEAR MAPS
Survey datum: ???
Date: 5/08/2021
Coordinate system: GDA2020 MGA55



po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT JUNIOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE STORMWATER CATCHMENT PLAN
DRAWING NUMBER 2109-P50SW
AMENDMENT: B

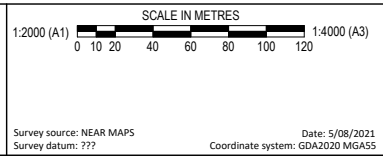


- NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
 2. STREAMS DEFINED AS PER WATERCOURSES PRESENTED ON 1:25000 TOPOGRAPHIC MAPS - SIXMAPS, AS AT JULY 2023.
 3. REFER TO DWGS 2109-P51.1SW, 2109-P51.2SW, 2109-P51.3SW & 2109-P51.4SW FOR PHOTOS OF EXISTING WATERCOURSE AT WAYPOINTS & VIEW DIRECTION AS NOTED.
- LEGEND:
- STREAM CLASSIFICATION

D					
C					
B	WATERCOURSE PIC WAYPOINTS, LAYOUT UPDATED	VAO	AG	VAO	21/03/2025
A	LAYOUT ADJUSTMENTS, WATER FRONTLAND & VRZ ADDED	VAO	AG	VAO	09/11/2023
-	INITIAL ISSUE	VAO	AG	VAO	12/10/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED

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CLIENT	JUNIOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	STORMWATER - STREAM CLASSIFICATION
DRAWING NUMBER	2109-P51SW
AMENDMENT:	B



PIC A



PIC C



PIC B



PIC D

[illegible]

[illegible]



PIC I



PIC K



PIC J



PIC L

[illegible]

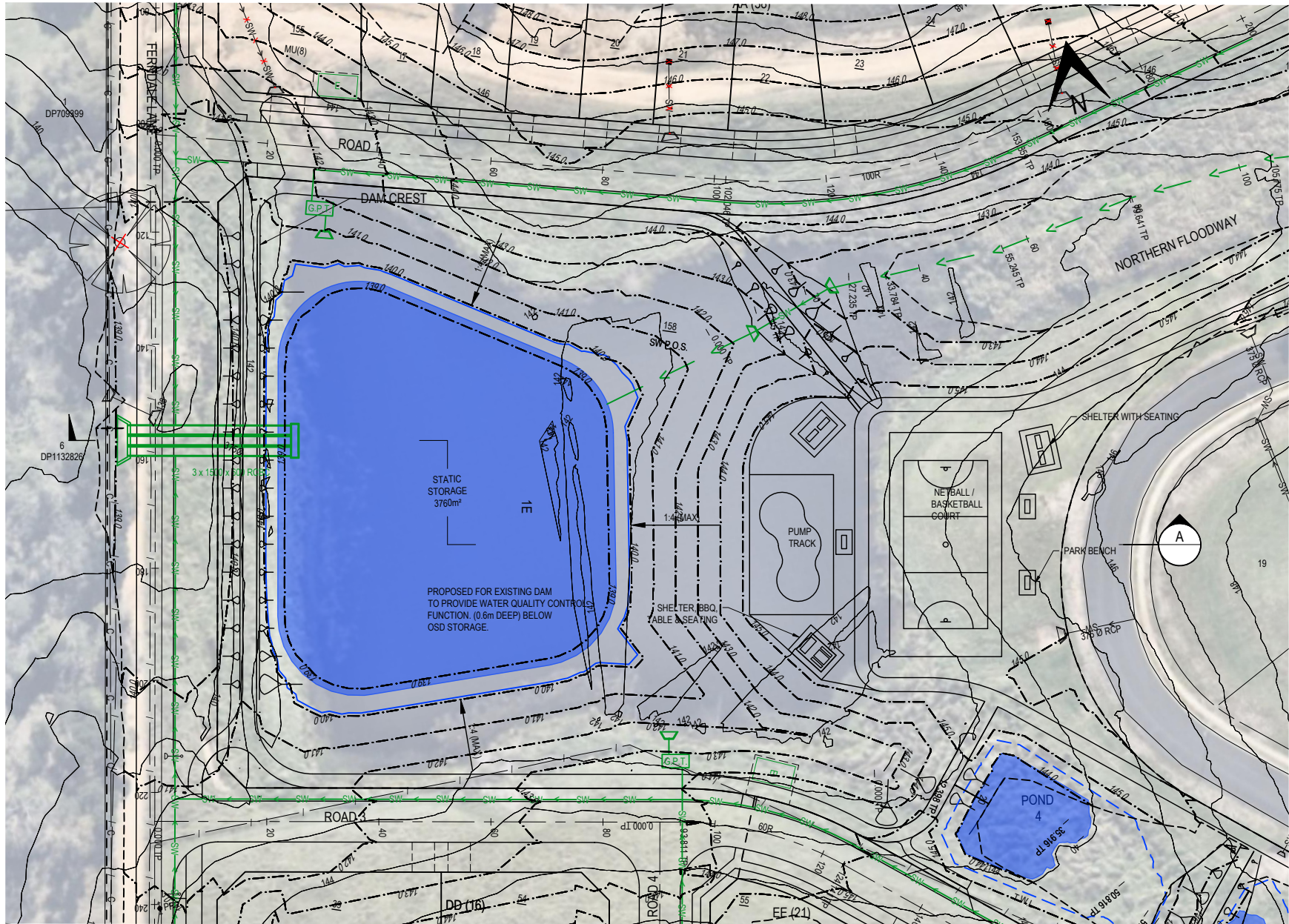


PIC M

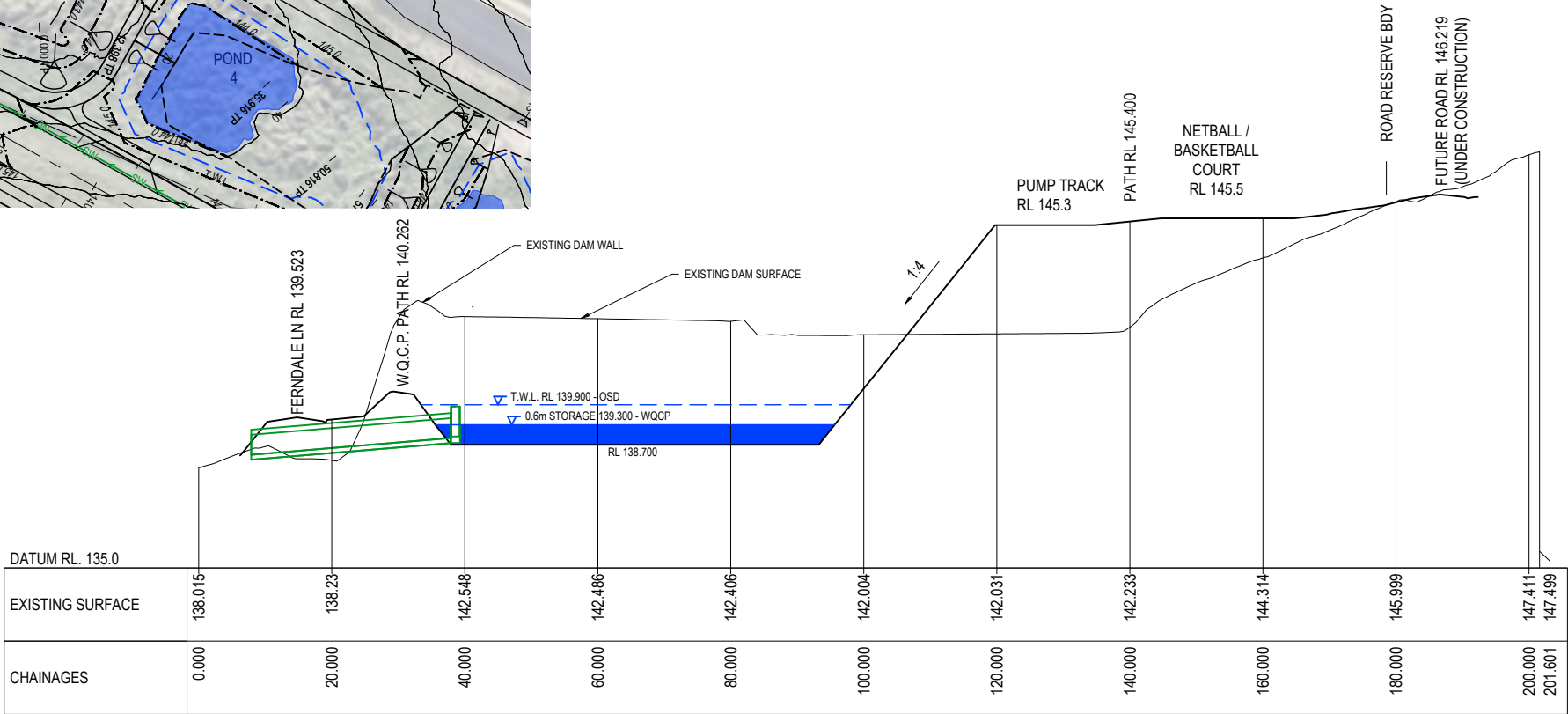


PIC N

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- NOTES:
- REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
- CATCHMENT D
- MODIFIED DAM AREA OSD STORAGE
- RL 139.30 - RL 139.90
- 2458m³
 - FLOODWAY NORTH OSD STORAGE (REFER 2109-P53SW)
POND 2 - 125m³
 - FLOODWAY SOUTH OSD STORAGE (REFER 2109-P54SW)
POND 4, 5, 6, 7, - 1207m³
- TOTAL OSD VOLUME 3790m³.
- OSD REQUIREMENT
1% AEP 20min #8 EVENT - 3581m³.



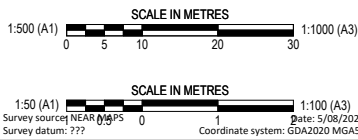
SCALE 1:500 HORZ (A1)
1:100 VERT (A1)

SECTION A

D					
C	TREE 36 RETAINED	AG	AG	VAO	VAO
B	LAYOUT UPDATED	VAO	AG	VAO	VAO
A	LAYOUT ADJUSTMENTS, IMAGE, PATHS, SW MAINS UPDATED, AMENITIES ADDED	VAO	AG	VAO	VAO
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED

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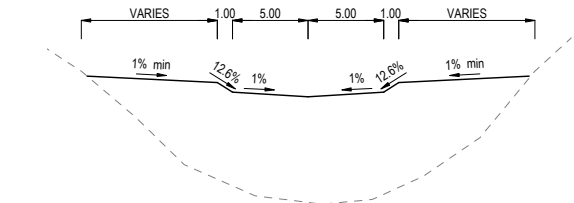
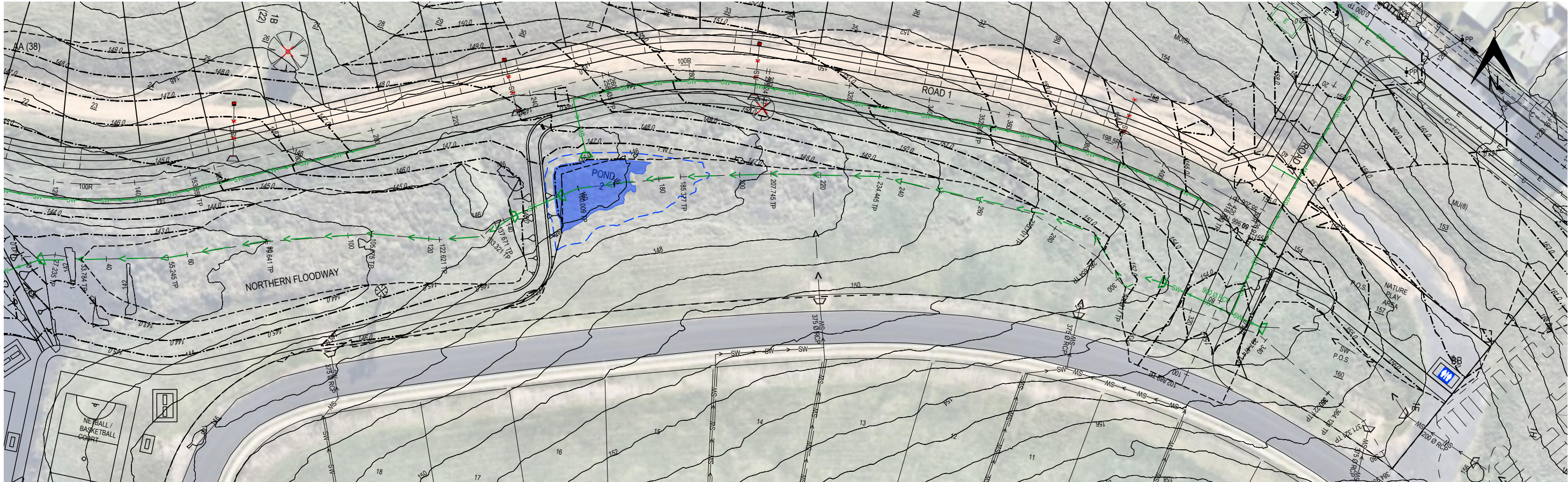


Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGAS5



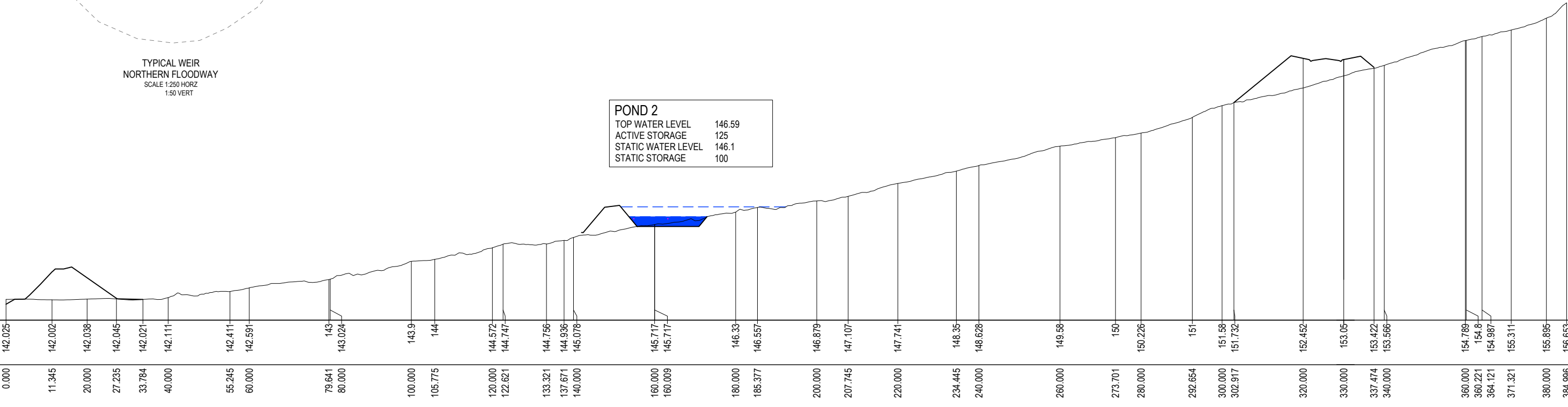
po box 181
bermagui nsw 2546
p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	EXISTING DAM ARRANGEMENT
DRAWING NUMBER	2109-P52SW
AMENDMENT:	C



TYPICAL WEIR
NORTHERN FLOODWAY
SCALE 1:250 HORIZ
1:50 VERT

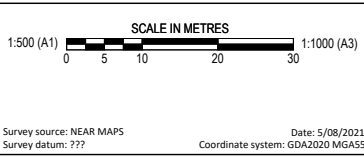
POND 2	
TOP WATER LEVEL	146.59
ACTIVE STORAGE	125
STATIC WATER LEVEL	146.1
STATIC STORAGE	100



NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

D					
C	TREE 36 RETAINED	AG	AG	VAO	VAO
B	LAYOUT UPDATED	VAO	AG	VAO	VAO
A	LAYOUT ADJUSTMENTS, IMAGE, PATHS, SW MAINS UPDATED	VAO	AG	VAO	VAO
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED

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Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGAS5



Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

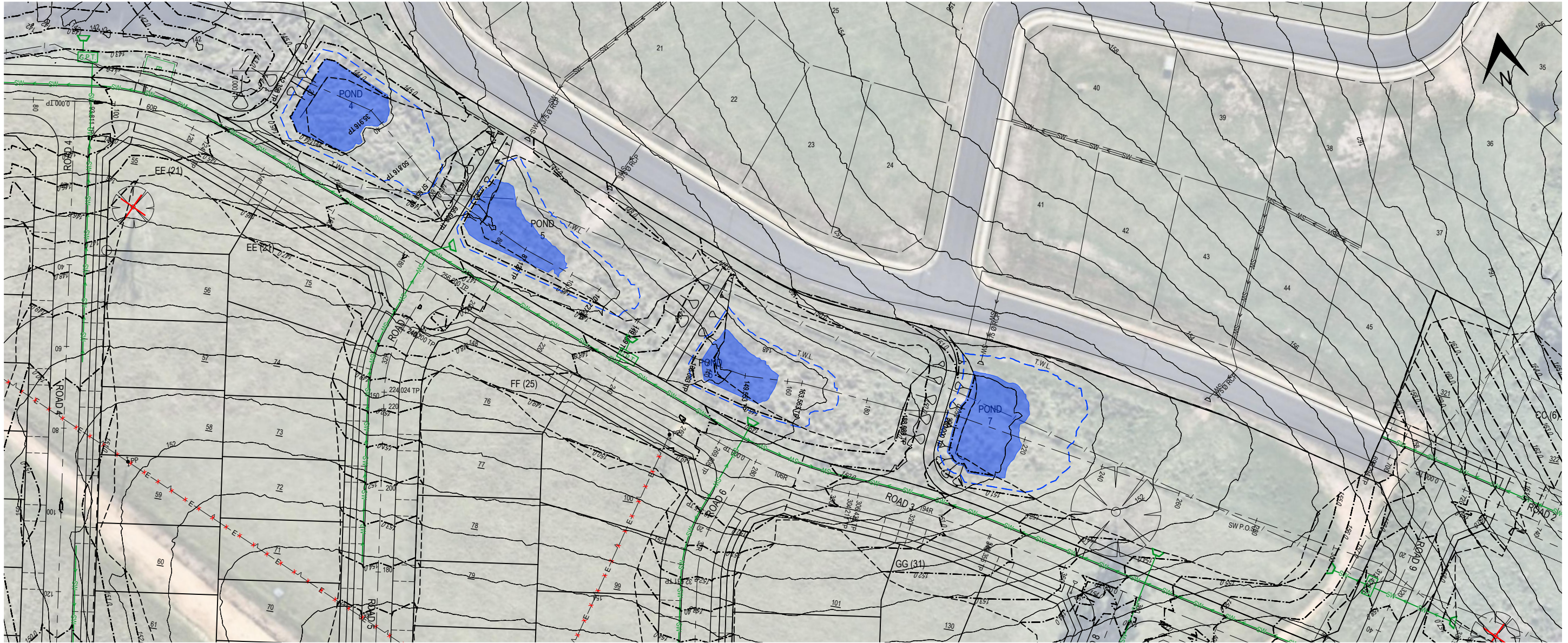
Date: 10/08/2021
Coordinate system: GDA2020 MGAS5

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m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	NORTHERN FLOODWAY PLAN
DRAWING NUMBER	2109-P53SW
AMENDMENT:	C

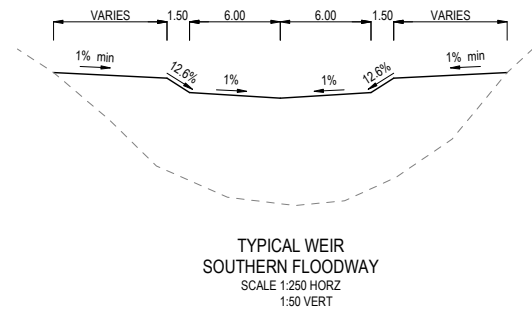
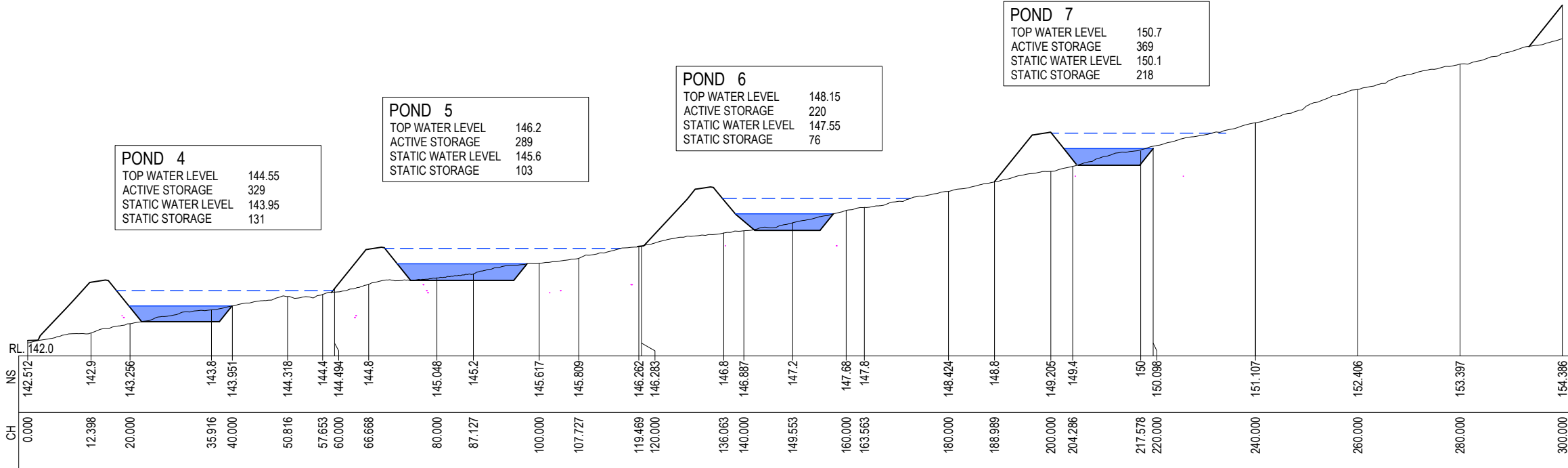


POND 4
TOP WATER LEVEL 144.55
ACTIVE STORAGE 329
STATIC WATER LEVEL 143.95
STATIC STORAGE 131

POND 5
TOP WATER LEVEL 146.2
ACTIVE STORAGE 289
STATIC WATER LEVEL 145.6
STATIC STORAGE 103

POND 6
TOP WATER LEVEL 148.15
ACTIVE STORAGE 220
STATIC WATER LEVEL 147.55
STATIC STORAGE 76

POND 7
TOP WATER LEVEL 150.7
ACTIVE STORAGE 369
STATIC WATER LEVEL 150.1
STATIC STORAGE 218

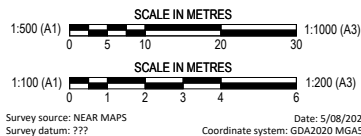


NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.

No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
D						
C						
B	LAYOUT UPDATED, UPDATED GRADING, POND 8 REMOVED	VAO	AG	VAO	VAO	21/03/2025
A	LAYOUT ADJUSTMENTS, IMAGE, PATHS, SW MAINS UPDATED	VAO	AG	VAO	VAO	09/11/2023
-	INITIAL ISSUE	VAO	AG	VAO	VAO	12/10/2022

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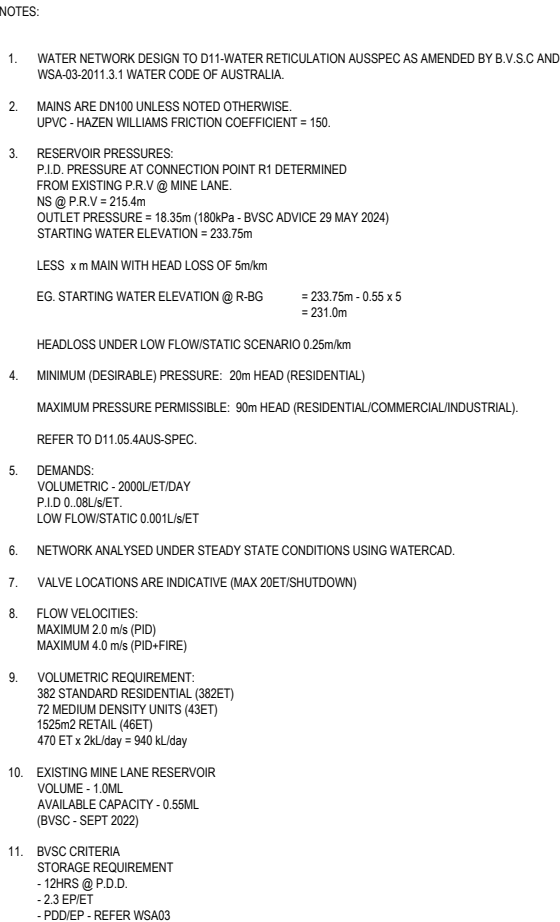


Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???
Date: 10/08/2021
Coordinate system: GDA2020 MGASS

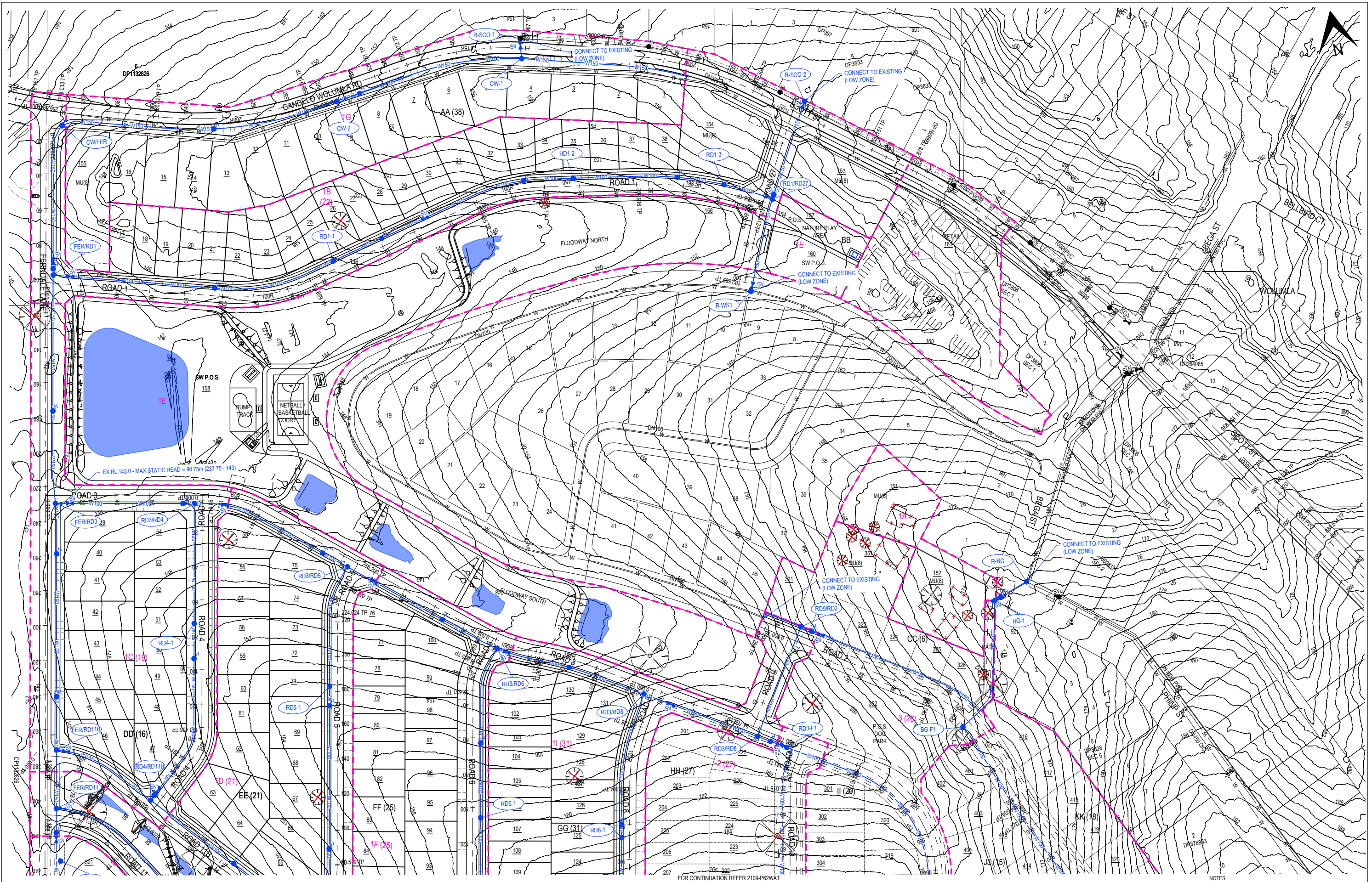


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p 02 6494 0239
m 0408 361 612

CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	SOUTHERN FLOODWAY PLAN
DRAWING NUMBER	2109-P54SW
AMENDMENT:	B



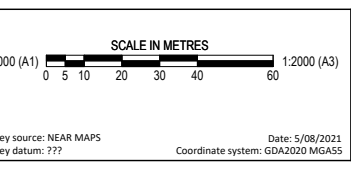
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C									
B	LAYOUT UPDATED	VAO	AG	VAO	VAO				21/03/2025
A	LAYOUT ADJUSTMENTS, STAGES, WATER MAINS ADJUSTED	VAO	AG	VAO	VAO				09/11/2023
-	INITIAL ISSUE	VAO	AG	VAO	VAO				12/10/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED				DATE



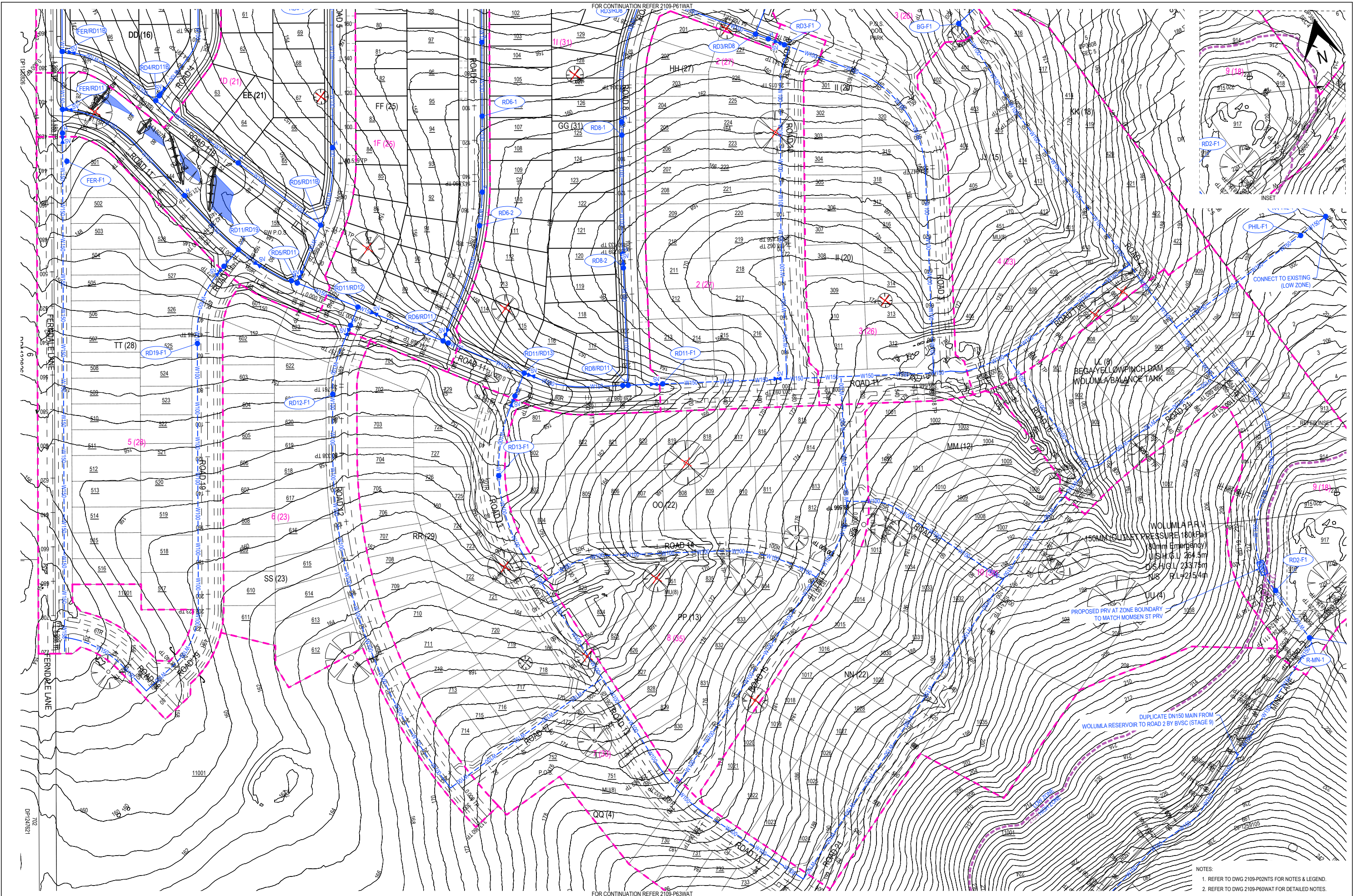
NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
2. REFER TO DWG 2109-P60WAT FOR DETAILED NOTES.

No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
A	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
B	INITIAL ISSUE	VAO	AG	VAO	VAO	09/11/2023

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CLIENT: JUNIOR INVESTMENTS PTY LTD
PROJECT: LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE: WATER MASTER PLAN - SHEET 1
DRAWING NUMBER: 2109-P61WAT
AMENDMENT: A



D					
C					
B					
A					
LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
INITIAL ISSUE	VAO	AG	VAO	VAO	09/11/2023
No. REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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SCALE IN METRES

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Survey source: NEAR MAPS
Survey datum: ???

Date: 5/08/2021
Coordinate system: GDA2020 MGA55

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m 0408 361 612

Survey source: SPATIAL COLLABORATION PORTALNSW GOVT
Survey datum: ???

Date: 10/08/2021
Coordinate system: GDA2020 MGA55

CLIENT
PROJECT
TITLE

JUNIOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
WATER MASTER PLAN - SHEET 2

DRAWING NUMBER
2109-P62WAT

AMENDMENT:

A

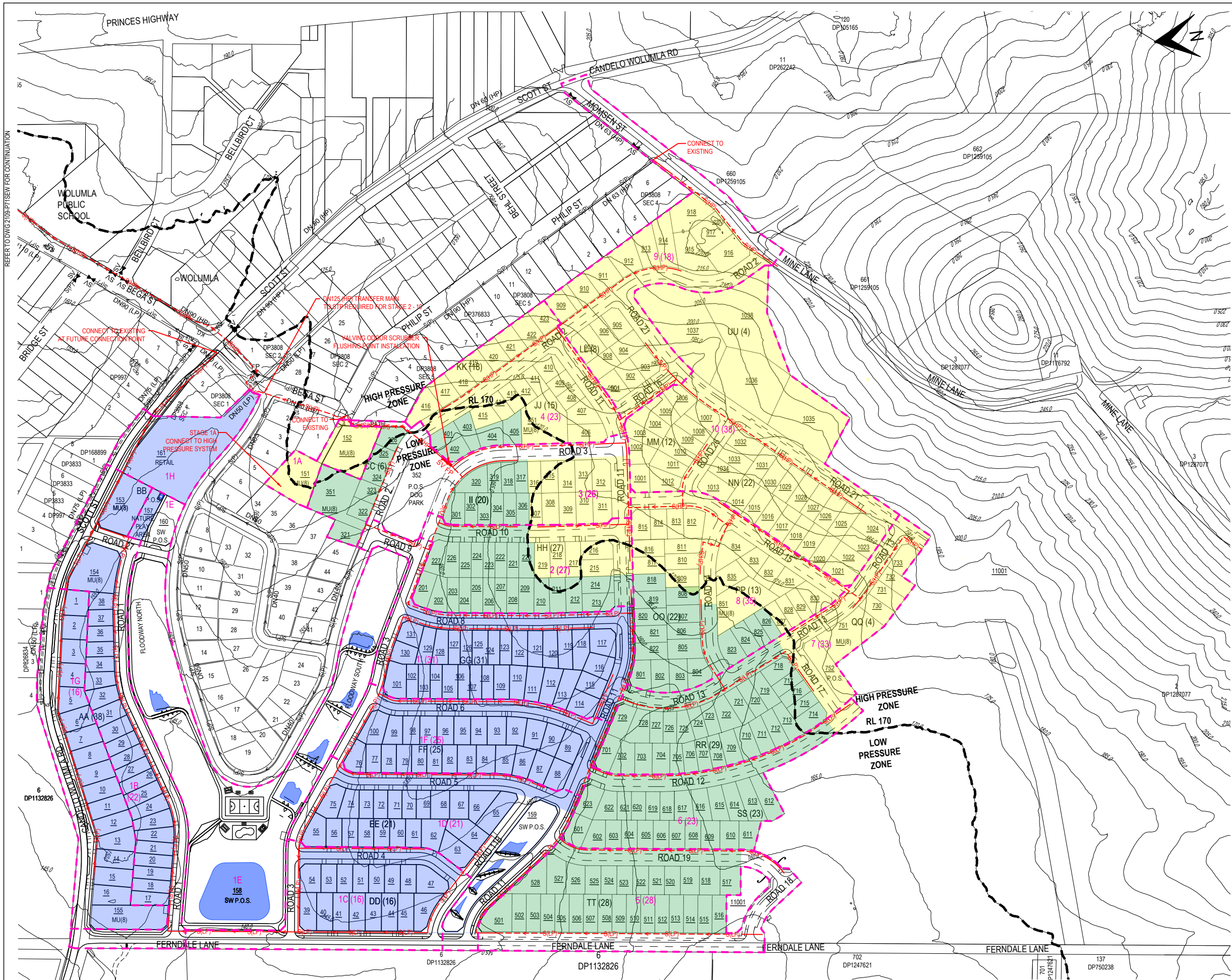
Date: Wednesday, 26 March 2025 1:41:51 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P61WAT.dwg

NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
2. REFER TO DWG 2109-P60WAT FOR DETAILED NOTES.

REFER X-TAB P65WAT WaterCAD Results 20250326.xlsx

Date: Wednesday, 26 March 2025 1:56:26 PM User: AG File: H:\2021\2109 Wolumla\099 2109Sync\061 dwgsSync\2109-P65WAT.dwg



- NOTES:
1. PRESSURE SEWER NETWORK DESIGN TO:
D-12 SEWERAGE SYSTEM AUSSPEC AS AMENDED BY B.V.S.C.
WSA02-2002.2.3 2ND ED SEWERAGE CODE OF AUSTRALIA.
WSA07-2007.1.1 1ST ED PRESSURE SEWERAGE CODE OF AUSTRALIA.
 2. MAINS ARE DN50 (40MM ID) PE100 PN16 (SDR11) CREAM LINE U.N.O. HAZEN WILLIAMS
FRICTION COEFFICIENT = 155
 3. NETWORK ANALYSED UNDER DYNAMIC CONDITIONS USING WATERGAD
 4. MODELLING CRITERIA
MAX DESIRABLE VELOCITY 2.5M/S, MAX ABSOLUTE VELOCITY 3.5 M/S, MIN VELOCITY 0.6M/S
 5. VALVE CRITERIA
MAX 30 LOTS PER SHUTDOWN
MAXIMUM 500M SPACING
 6. PRESSURE SEWER UNIT - ONE PER PROPERTY
PUMP - SINGLE E-ONE SPD GRINDER 1HP 1450RPM, 50HZ.
TANK - E-ONE GP 2010I-AS/NZ, 710MM X 2000MM, DWG PA1778P01.
PUMP OFF @ 0.33M, PUMP ON @ 0.432M, ALARM @ 0.838M.
 7. FLOWS
ASSUMED DAILY FLOW - 550L/DIET

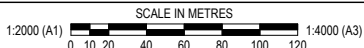
- LEGEND:
- SEWER CATCHMENT BOUNDARY
 - NODE
 - PROPOSED PRESSURE SEWER MAIN
 - FUTURE PRESSURE SEWER MAIN
 - SERVICE TIE, SEWER BOUNDARY KIT
 - CHECK VALVE, STOP VALVE, FLUSHING POINT, AIR VALVE
 - ZONE BOUNDARY, ZONE LABEL
 - LOW PRESSURE ZONE STAGE 1B-11
 - LOW PRESSURE ZONE STAGE 2-10
 - HIGH PRESSURE ZONE STAGE 2-10 & 1A

D	C	B	A	-	No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025						
LAYOUT ADJUSTMENTS	VAO	AG	VAO	VAO	08/12/2023						
INITIAL ISSUE	VAO	AG	VAO	VAO	12/10/2022						

Date: Wednesday, 2 April 2025 12:31:26 PM User: AG File: H:\2021\2109_Wolumla\099_2109Sync\061_dwgSync\2109-P70SEW.dwg

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Survey source: NEAR MAPS Survey datum: ??? Date: 5/08/2021 Coordinate system: GDA2020 MGAS5

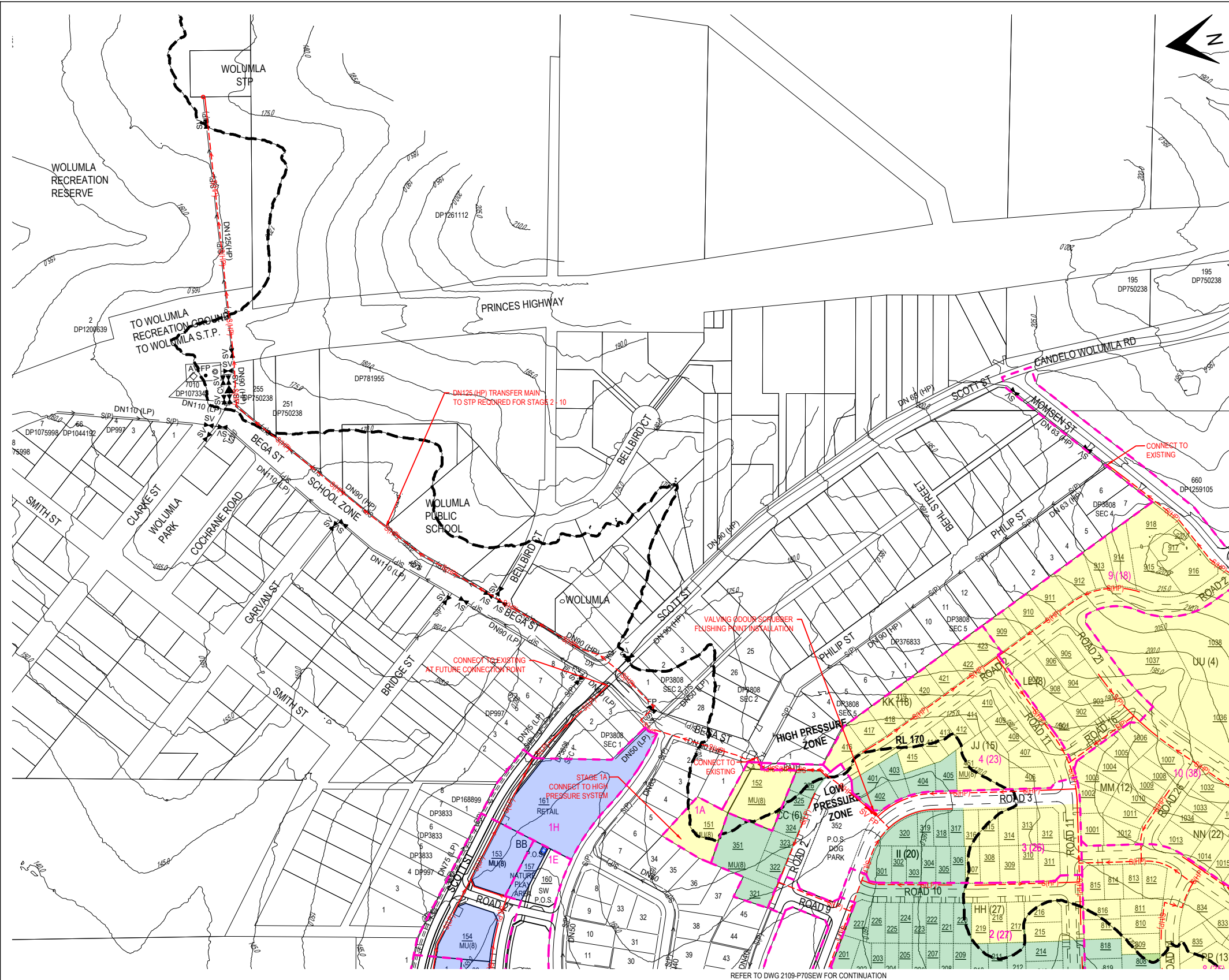


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p 02 6494 0239
m 0408 361 612

CLIENT JUNOR INVESTMENTS PTY LTD
PROJECT LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE SEWER MASTER PLAN

DRAWING NUMBER 2109-P70SEW

AMENDMENT: B

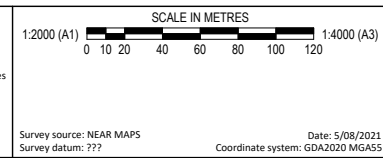


- NOTES:
1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND.
 2. REFER TO DWG 2109-P70SEW FOR DETAIL NOTES & LEGEND.
 3. EXISTING WOLUMLA
- S.T.P. CAPACITY - 800EP, (BVSC - SEPT 2022).
- S.T.P. LOAD - APPROX 400EP, (BVSC - SEPT 2022).
- S.T.P. AVAILABLE - APPROX 200ET, (BVSC - SEPT 2022).

D					
C					
B	LAYOUT UPDATED	VAO	AG	VAO	21/03/2025
A	LAYOUT ADJUSTMENTS	VAO	AG	VAO	08/12/2023
-	INITIAL ISSUE	VAO	AG	VAO	12/10/2022
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

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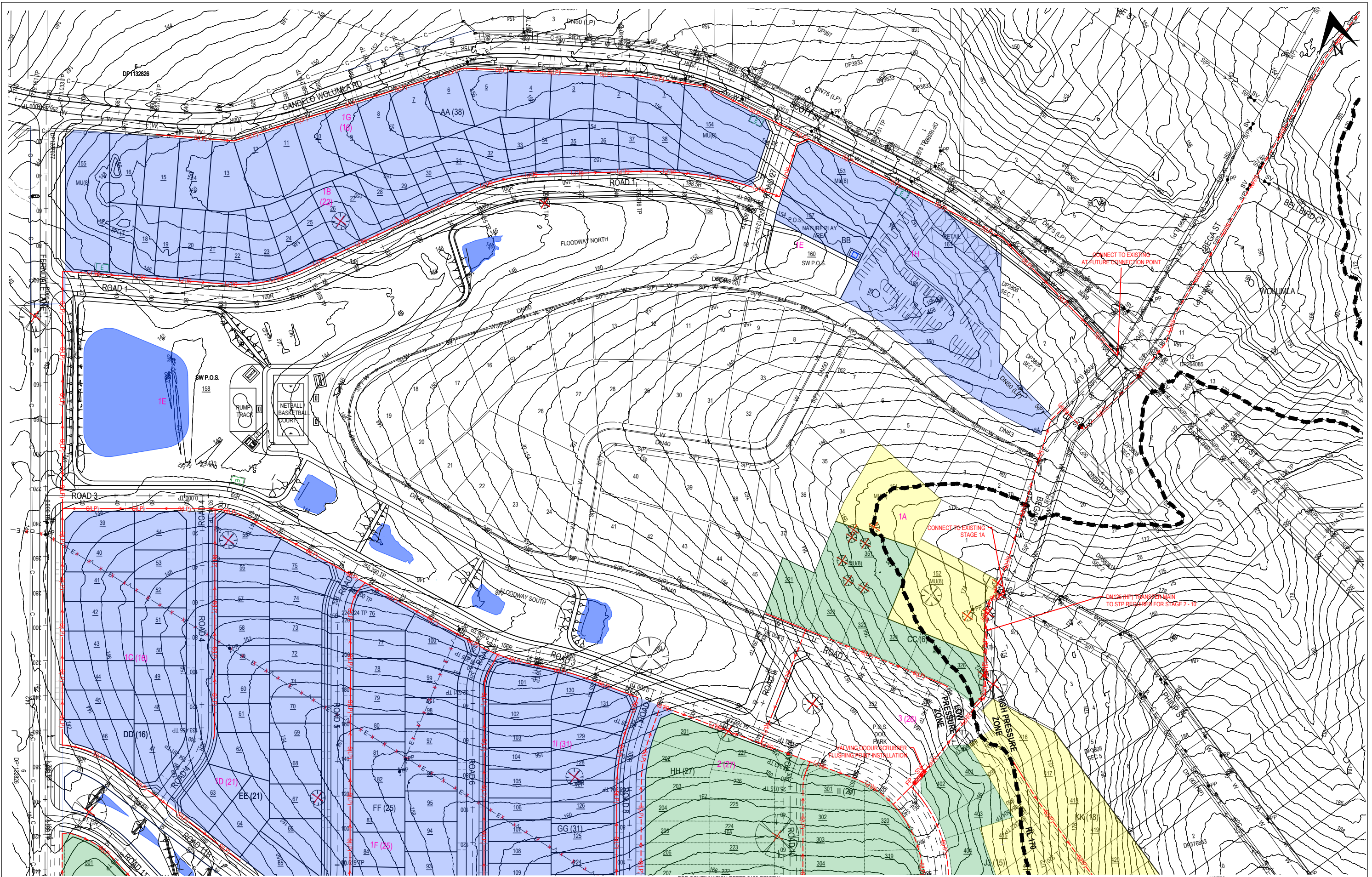


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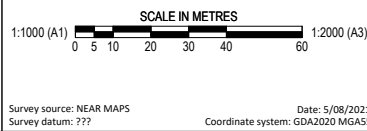
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PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	SEWER MASTER PLAN
DRAWING NUMBER	2109-P71SEW
AMENDMENT:	B



No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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B	INITIAL ISSUE	VAO	AG	VAO	VAO	08/12/2023

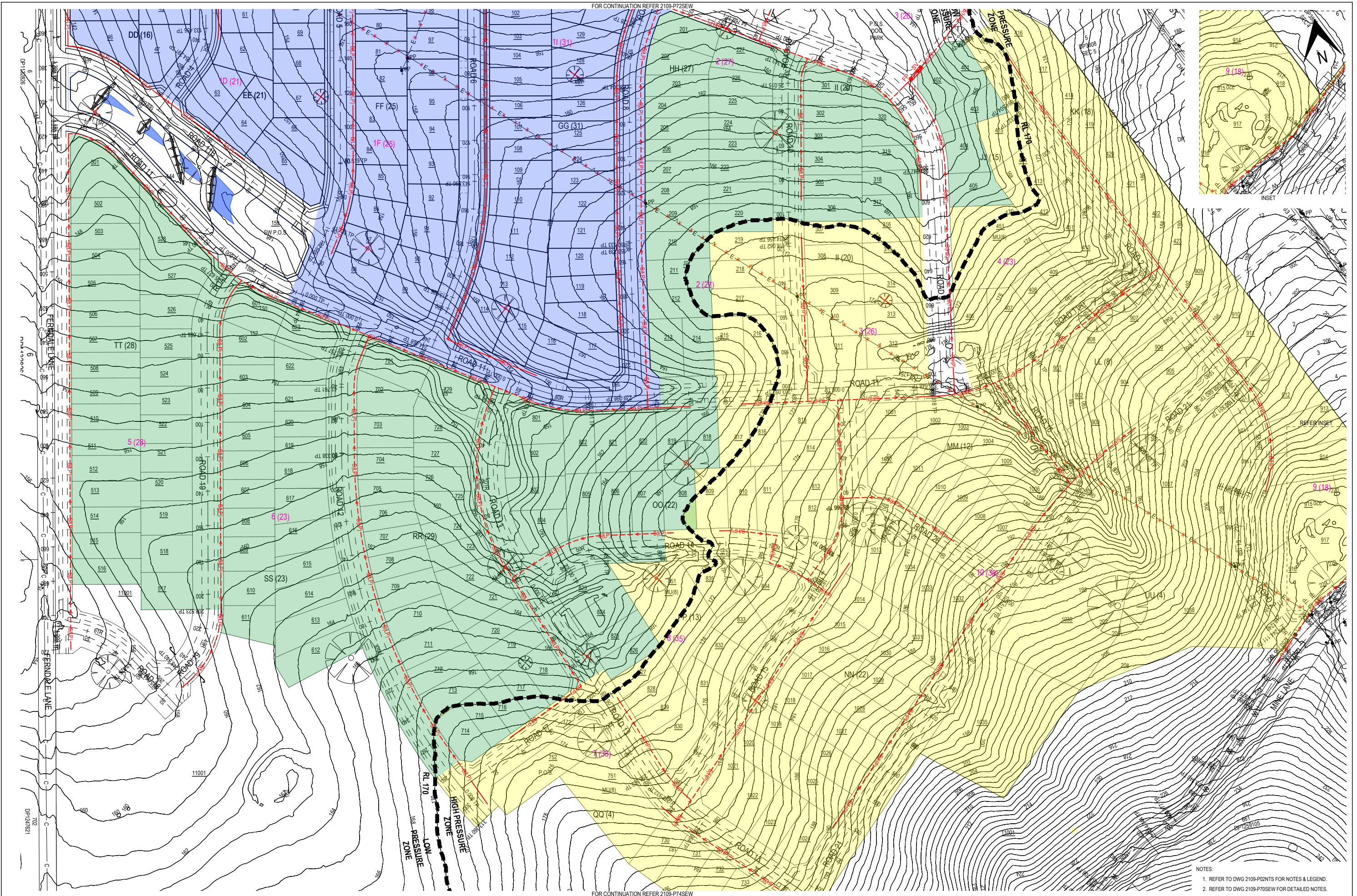
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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	SEWER MASTER PLAN - SHEET 1
DRAWING NUMBER	2109-P72SEW
AMENDMENT:	A



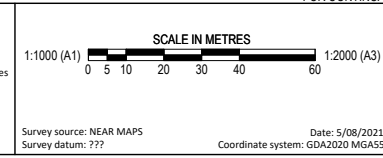
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
A	LAYOUT AMENDED	VAO	AG	VAO	VAO	21/03/2025
B	INITIAL ISSUE	VAO	AG	VAO	VAO	08/12/2023

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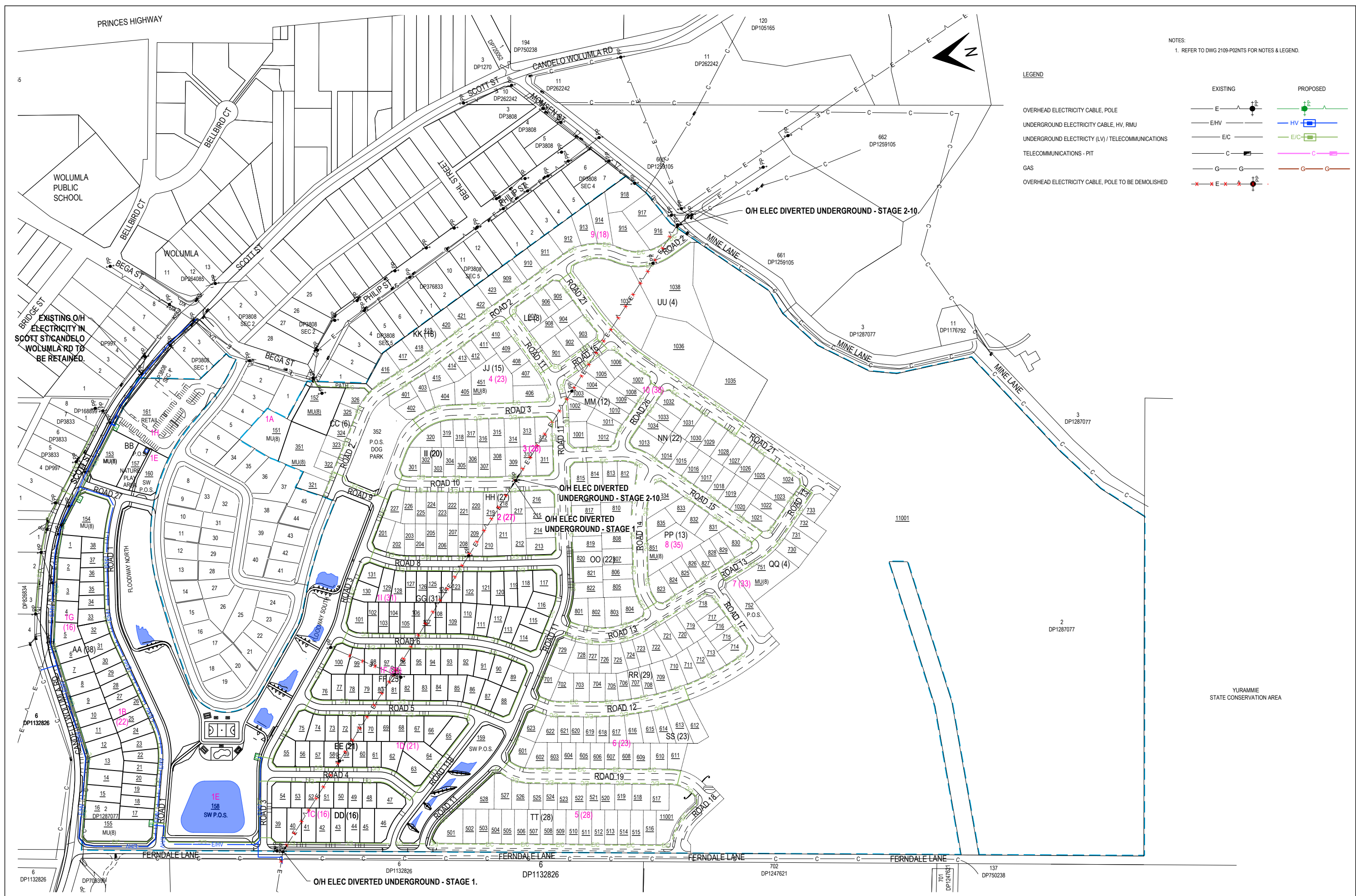
CLIENT PROJECT TITLE

JUNIOR INVESTMENTS PTY LTD
LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION

SEWER MASTER PLAN - SHEET 2

DRAWING NUMBER 2109-P73SEW

AMENDMENT: A



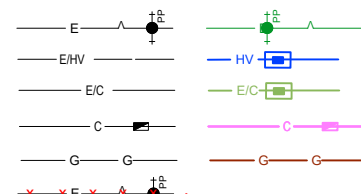
NOTES:

1. REFER TO DWG 2109-P02NTS FOR NOTES & LEGEND

LEGEND

OVERHEAD ELECTRICITY CABLE, POLE
UNDERGROUND ELECTRICITY CABLE, HV, RMU
UNDERGROUND ELECTRICITY (LV) / TELECOMMUNICATIONS
TELECOMMUNICATIONS - PIT
GAS
OVERHEAD ELECTRICITY CABLE, POLE TO BE DEMOLISHED

EXISTING	PROPOSED
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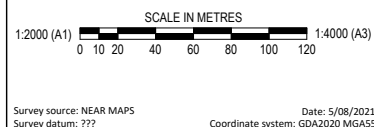
D						
C						
B						
A	LAYOUT UPDATED	VAO	AG	VAO	VAO	21/03/2025
-	INITIAL ISSUE	VAO	AG	VAO	VAO	06/12/2023
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
Date: Monday, 24 March 2025 1:23:43 PM		User: AG	File: H:\2021\2\109 Wolmatal\099 2109S\mc061 dwoS\mc2\109-P80UTY.dwg			

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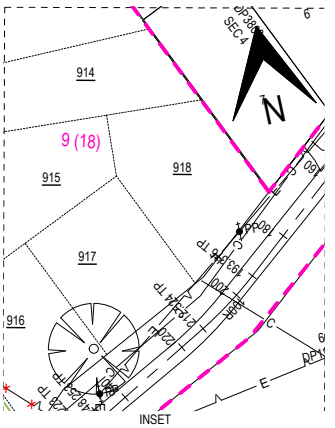


Survey source: SPATIAL COLLABORATION PORTALNSW GOVT Date: 10/08/2021
Survey datum: 2022 Coordinate system: GDA2020 MGA55



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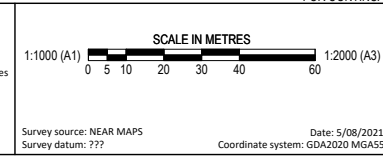
CLIENT	JUNIOR INVESTMENTS PTY LTD		
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION		
TITLE	UTILITIES CONCEPT PLAN OVERALL		
DRAWING NUMBER	2109-P801UTY		AMENDMENT:



D					
C					
B					
A	LAYOUT UPDATED, COMMS REMOVED	VAO	AG	VAO	VAO
-	INITIAL ISSUE	VAO	AG	VAO	VAO
No.	REVISION	DESIGNED	DRAWN	CHECKED	APPROVED
					DATE

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CLIENT	JUNOR INVESTMENTS PTY LTD
PROJECT	LOT 2 DP1287077 WOLUMLA - RESIDENTIAL SUBDIVISION
TITLE	UTILITIES CONCEPT PLAN - SHEET 2
DRAWING NUMBER	2109-P82UTY
AMENDMENT:	A