



2-6 Lampard Road, Drouin VIC 3818

Stormwater Management Plan

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1 Introduction

1.1 Purpose

EDGE Consulting Engineers (EDGE) have been engaged to provide the civil engineering services for the proposed development at 2-6 Lampard Road, Drouin. This report informs of the Water Sensitive Urban Design (WSUD) for the proposed development and is the basis for the stormwater quality management on the Civil Engineering documentation.

1.2 Site Location

The site is located within the Baw Baw Shire Council area with the address of 2-6 Lampard Road, Drouin. It is bounded by Lampard Road along the north boundary, Main South Road along the east boundary, and existing neighbouring properties along the west and south boundaries. A vacant lot abuts the property at the south western corner which will be the path for overland flow. Refer Figure 1 for site location.



Figure 1 – Site Location – ANZ Vexcel Viewer

1.3 Design Inputs

Architectural plans from Lian (Project No: HC02 dated 03/06/2026) and the most recent topographical survey of the site from Raso Consulting Surveyors (Ref. 2024016 dated 04/07/2025) were used to provide input into the Stormwater Management Plan.

1.4 Relevant Standards and Guidelines

The concept stormwater drainage design has been carried out in accordance with the relevant local, state, and national design guidelines and Australian Standards. These include, but are not limited to:

- Australian Rainfall and Runoff guidelines (2019)
- AS 3500.3 – Plumbing and Drainage – Stormwater Drainage
- Stormwater Quality Objectives (Melbourne Water & SEPP, Clause 44, 2021)
- Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021)

2 Site Description

2.1 Existing Site

The current site of the proposed development comprises of existing landscaping, residential dwellings, and sheds. The total site area is 3,693m². A review of the survey shows that the site generally falls towards the southwest corner, refer Figure 2. The point of discharge for the existing development is currently unknown.



Figure 2 – Site Survey Plan (Source: Raso Consulting Surveyors Ref. 202416 dated 04/07/2025)

2.2 Proposed Site

The proposed development will construct a new apartment building, 5 townhouse units and ground floor carparking. The proposed development has a total area of 3,691m². Refer Figure 3 for Ground Floor Plan prepared by Lian.

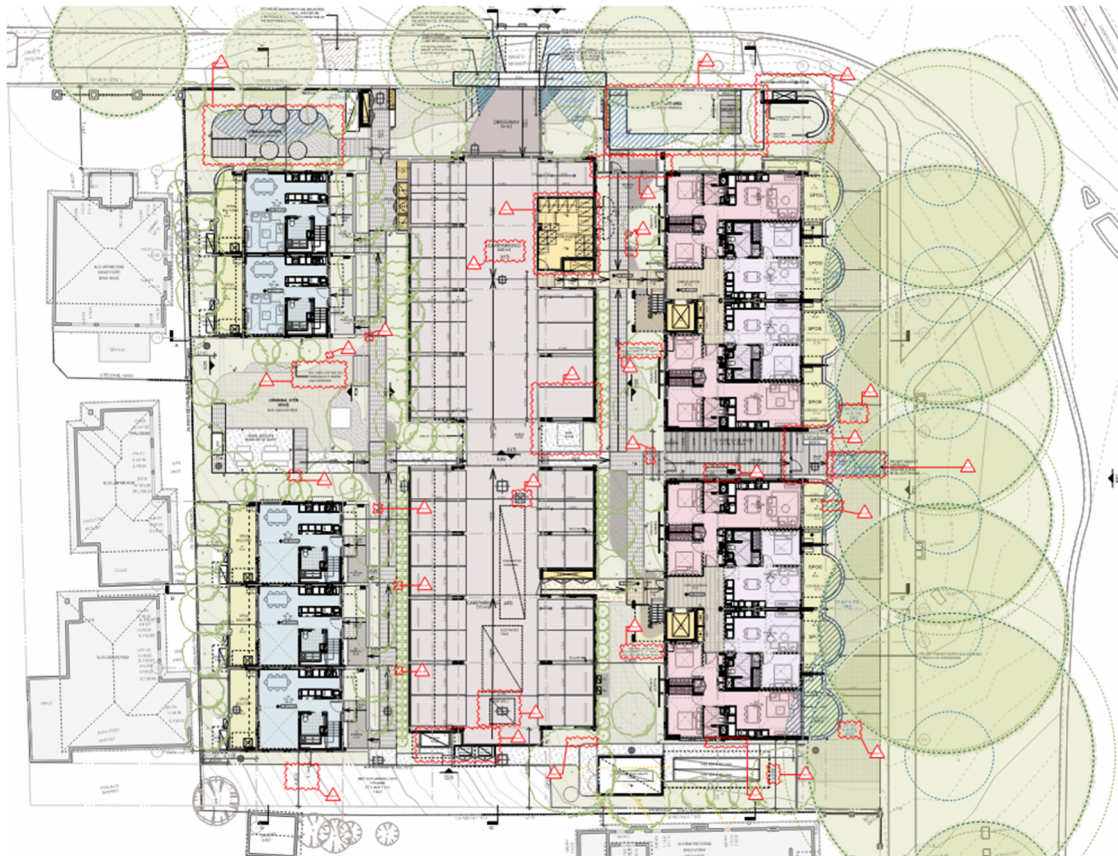


Figure 3 – Ground Floor Plan (source: Lian Project No: HC02 dated 03/06/2026)

3 Stormwater Quantity

3.1 Pre-development

The existing site within the developable area of the site consists of pervious areas (landscape) and impervious areas (two single storey houses, sheds, and carports). The pre-development runoff coefficient has been estimated at 0.35.

The following parameters in Table 1 were utilized to calculate the flow estimates for the developable extents:

Table 1 – Site characteristics

Input	
Total Area	3,693m ²
Runoff Coefficient	0.35
Estimated Time of Concentration	5 minutes

The Permissible Site Discharge (PSD) is limited to the maximum discharge from the site during a 1 in 5-year ARI storm event under the existing site conditions (pre-development).

The Rational Method has been utilized to demonstrate preliminary catchment flow estimates and calculate the permissible site discharge (PSD). The PSD has been calculated to be 26.82/s which is what this design will adopt. Refer appendix A for calculations.

3.2 Post-development

To ensure the expected increased flow rates from the developed site have minimal impact and protect the receiving waterway and mitigate any increase in flooding on downstream properties, an onsite stormwater detention (OSD) system has been proposed. The OSD system has been designed as such to ensure the post-development flow rate does not exceed 26.82 L/s PSD. As per the Rational Method, the storage required for the OSD system up to a 1 in 20-year ARI storm event has been calculated to be 29.64m³. Refer appendix A for calculations.

The detention system will consist of a network of drainage pits, an OSD tank with minimum 30cbm storage and pump pit within the carpark. The flow will be restricted to the PSD via a set pump flow rate to the proposed Legal Point of Discharge (LPD).

The proposed stormwater network, orifice plate, and OSD system demonstrate that the total flows leaving the developed site will not be greater than the PSD. In events larger than a 1 in 20-year ARI event, or the internal and/or downstream receiving system is blocked, stormwater will discharge out of the rear grated pit located internally at the south of the site then be directed overland in the south west direction to the rear. The overland flow path on this site is designed to convey runoff from a major storm event through the site with no inundation of stormwater to the habitable buildings.

4 Stormwater Quality

Council requires that all developments implement the principles of Water Sensitive Urban Design (WSUD) to minimise the potential adverse impacts to receiving waterways. The principles of WSUD help improve the quality of water leaving a developed site to protect and enhance natural drainage systems downstream. The development is to meet best practice performance objectives for stormwater quality, as demonstrated by achieving compliance with quantitative performance objectives for stormwater quality specified in the 'Urban Stormwater Management Guidance' (EPA Publication 1739.1, 2021).

4.1 Stormwater Treatment Train

The treatment train consists of the following devices:

4.1.1 Rainwater Tank

Rainwater tanks are proposed to store stormwater collected from the roof areas for site reuse purposes. The townhouse units each have a roof area of 62 m² and will be connected to 2,000L tanks respectively. The apartment block has a roof area of 1,328 m² which will be connected to a single 30,000L tank.

Table 1 – Proposed Stormwater Quality Improvement Devices

Stormwater Quality Improvement Devices	Quantity
Rainwater Tank (Apartment Block)	30kL
Rainwater Tank (5x Townhouse Units)	5x 2kL

The Stormwater Quality Improvement Devices (SQID) are designed to capture stormwater at the end of the development catchment of the drainage network and treat the runoff prior to discharging into the local waterway. The pollutant reduction targets as required for the development conditions are achieved (as modelled in STORM).

4.1.2 Maintenance

Rainwater tank maintenance is typically simple, but the following actions are important to preserve water quality:

- Ensure leaves and other debris are kept out of the tank
- Minimise the accumulation of bird droppings and dust within gutters
- Prevent mosquitoes and other animals from entering the tank

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of Table 3. The maintenance log at the bottom of Table 3 should continue throughout the life of the rainwater tank.

Table 3 – Rainwater Tank Maintenance Checklist

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task									
①	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.									
②	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.									
③	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.									
④	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.									
⑤	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.									
⑥	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.									
⑦	Pipes and taps	Are pipes and taps leaking?		Repair as needed.									
⑧	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.									
⑨	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.									
Maintenance frequency													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks		x			x			x			x		
Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).													

4.2 STORM Calculator

Water quality modelling has been undertaken of the post-development scenario using the STORM Calculator which rates the performance of treatment measures relative to the percentage of best practice targets that have been achieved.

Areas for the STORM report (refer Figure 4) are based on architectural drawings dated 10/09/2025. There are subsequent amendments to the architectural plans (dated 03/06/2026) have resulted in an overall increase to pervious areas. As The STORM Calculator is now inaccessible, an updated calculation can not be provided. However, given that the overall permeable surfaces have increased, we believe that the STORM calculation, could it be accessed, would indicate an improvement on the previous proposal.

4.2.1 Modelling Results

The STORM Calculator results indicate the best practice reduction targets for all pollutants are achieved, refer Figure 4.

 STORM Rating Report						
TransactionID:	0					
Municipality:	BAW BAW					
Rainfall Station:	BAW BAW					
Address:	2-6 LAMPARD ROAD					
	DROUIN					
	VIC 3818					
Assessor:	EDGE					
Development Type:	Residential - Multiunit					
Allotment Site (m2):	3,691.00					
STORM Rating %:	103					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
TRAFFICABLE IMPERVIOUS AREAS	939.00	None	0.00	0	0.00	0.00
ROOF CATCHMENT TO TANK (APARTMENTS)	1,328.00	Rainwater Tank	30,000.00	60	161.60	82.00
TH1 TO RWT	62.00	Rainwater Tank	2,000.00	3	163.80	82.00
TH2 TO RWT	62.00	Rainwater Tank	2,000.00	3	163.80	82.00
TH3 TO RWT	62.00	Rainwater Tank	2,000.00	3	163.80	82.00
TH4 TO RWT	62.00	Rainwater Tank	2,000.00	3	163.80	82.00
TH5 TO RWT	62.00	Rainwater Tank	2,000.00	3	163.80	82.00

Figure 4 – STORM Rating Report results

5 Conclusion

In summary, this stormwater management plan has been developed for the proposed residential development at 2-6 Lampard Road, Drouin. The stormwater drainage design and modelling have been carried out in accordance with the relevant local, state and national design guidelines and Australian Standards.

The key design elements include:

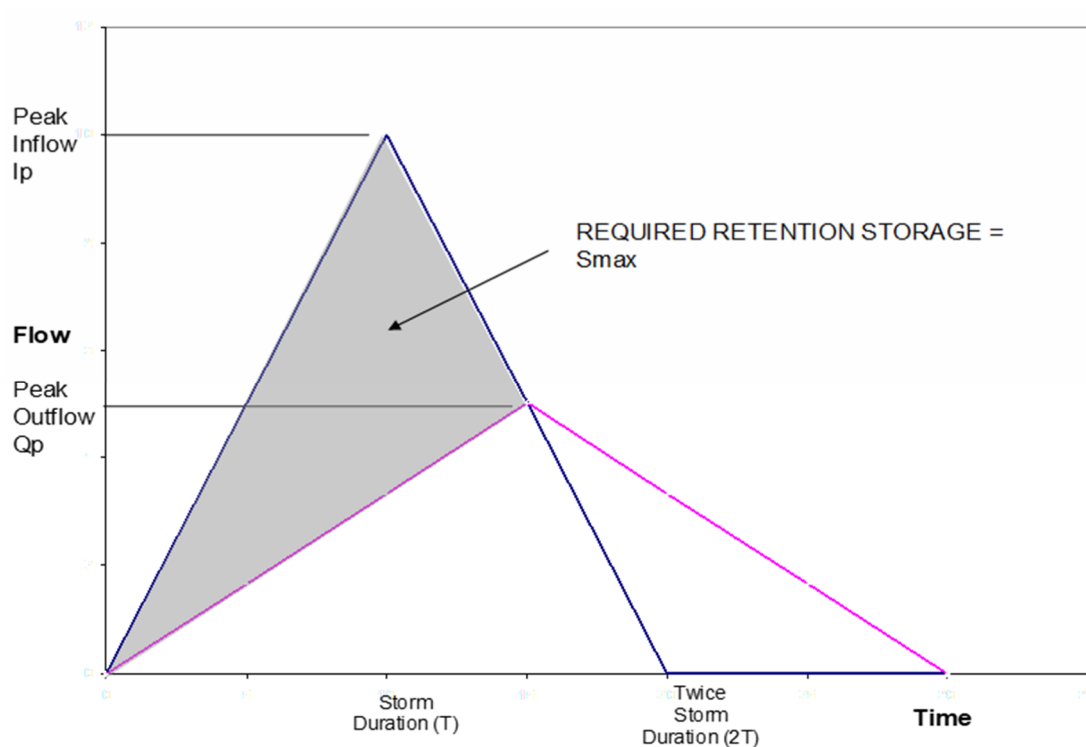
- A below-ground stormwater network for stormwater flow conveyance;
- Strategy for Water Sensitive Urban Design through achieving 100% STORM Rating;
- An onsite stormwater detention system;
- Post-development flows are equal or less to that of pre-development flows.
- Provision for emergency overflow in the rare case of system blockage.

Appendix A – Rational Method Calculations

STORAGE REQUIRED (RATIONAL)		
Existing runoff area	1291.85	sqm
1 in 5	26.82	L/s
Site discharge	26.82	L/s
OSD design ARI	20	1-in-X
Storage required	29.64	cbm

DISCHARGE (1-in-X)	5	
Existing runoff area	1291.85	sqm
Proposed effective runoff area	2911.20	sqm
Intensity (1-in-5 predev)	74.74	mm/hr
Site discharge (1-in-5 predev)	26.82	mm/hr

Duration	Intensity	In	Out	Storage
15	73.87907	53.7691901	24.13913	29.63006
16	71.34923	55.3898321	25.74841	29.64142
17	69.02275	56.93272446	27.35769	29.57504



Appendix B – WSUD Catchment Plan



LEGEND

ROOF AREAS TO RAINWATER TANK
1,637 sqm

TRAFFICABLE IMPERVIOUS AREAS
939 sqm

LANDSCAPE AREAS
1,115 sqm

WARNING

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P02 03.09.25 PRELIMINARY	GM	GM
P01 04.09.25 PRELIMINARY	GM	GM
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By	Chk	

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Project Name
**RESIDENTIAL DEVELOPMENT
2-6 LAMPARD ROAD
DROUIN VIC 3818**

Client
HOUSING CHOICES AUSTRALIA

Designed
GM

Drawn

Checked

Drawing Title
WSUD CATCHMENT PLAN

Project No.
AU250718

Drawing No.
CSK002

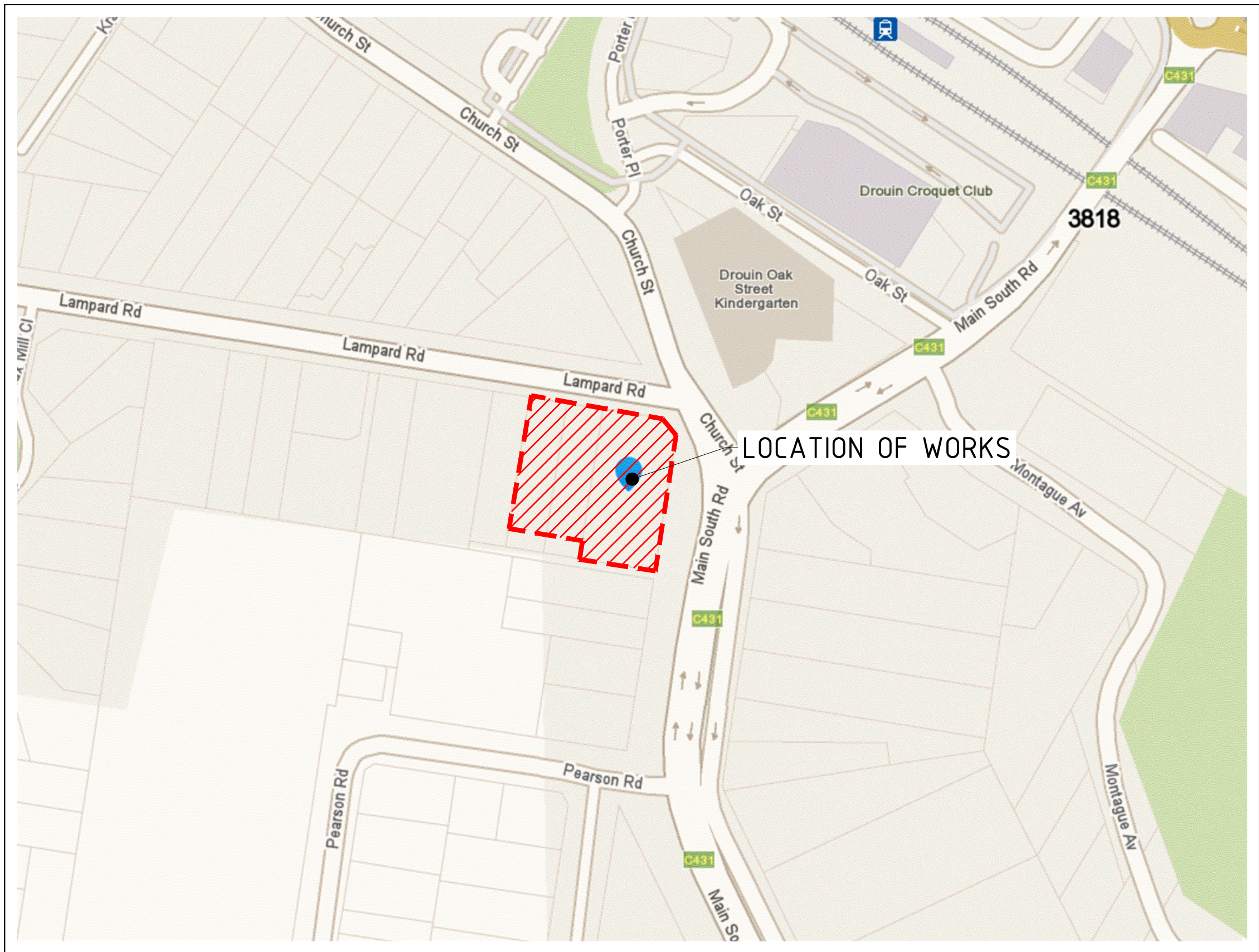
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P02

Appendix C – Preliminary Civil Engineering Documentation

HCA DROUIN

2-6 LAMPARD ROAD, DROUIN, VIC 3818



LOCALITY PLAN
NTS

DRAWING REGISTER

DRAWING No.	DRAWING TITLE
C001	COVER SHEET
C002	CONSTRUCTION NOTES
C201	BULK EARTHWORKS PLAN
C231	BULK EARTHWORKS SECTIONS SHEET 1
C232	BULK EARTHWORKS SECTIONS SHEET 2
C300	GROUND FLOOR OVERALL DRAINAGE PLAN
C301	GROUND FLOOR DRAINAGE PLAN SHEET 1
C302	GROUND FLOOR DRAINAGE PLAN SHEET 2
C331	DETAILS SHEET 1
C332	DETAILS SHEET 2
C333	DETAILS SHEET 3

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P03	27.03.26	ISSUE FOR TENDER	GM	GM
P02	19.03.26	ISSUE FOR TENDER	GM	GM
P01	14.11.25	ISSUE FOR COORDINATION	GM	GM



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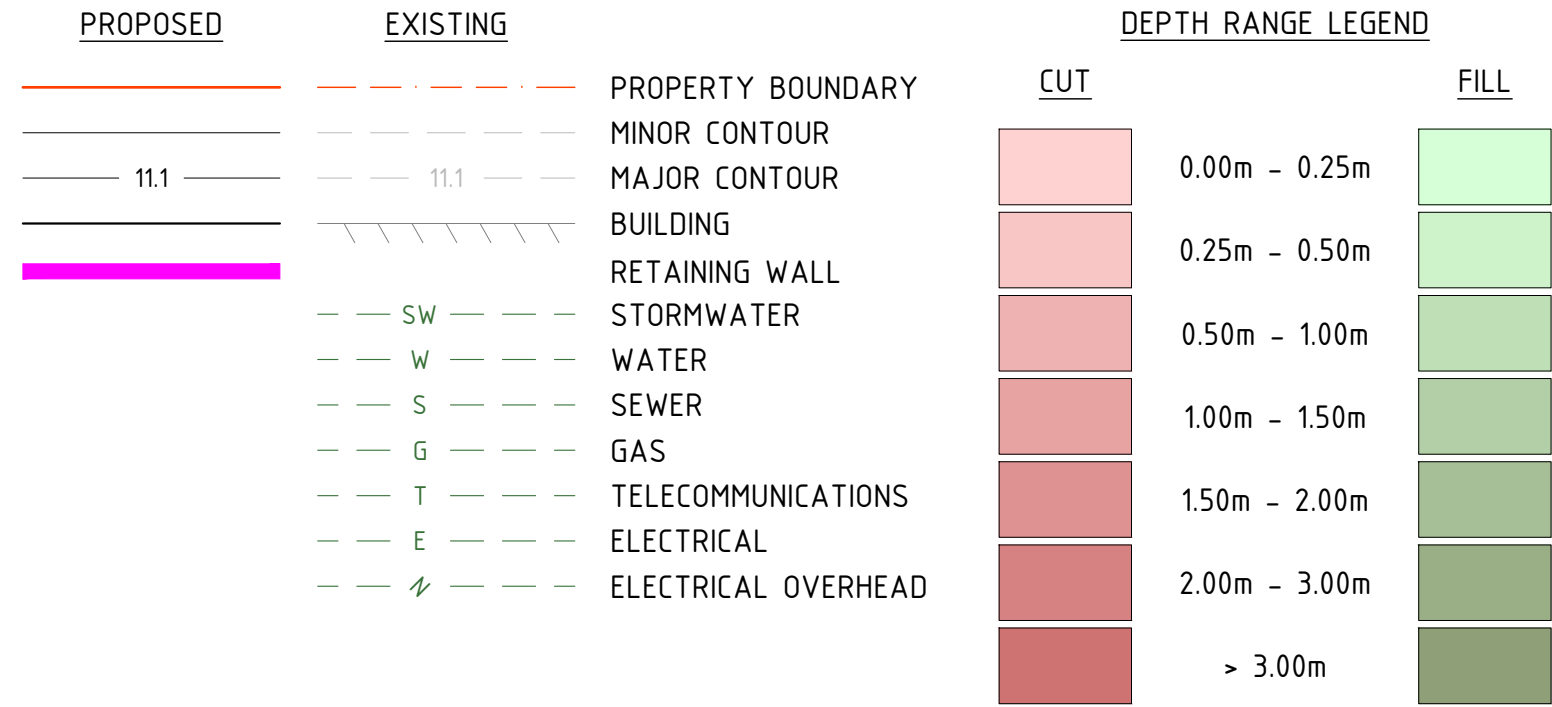
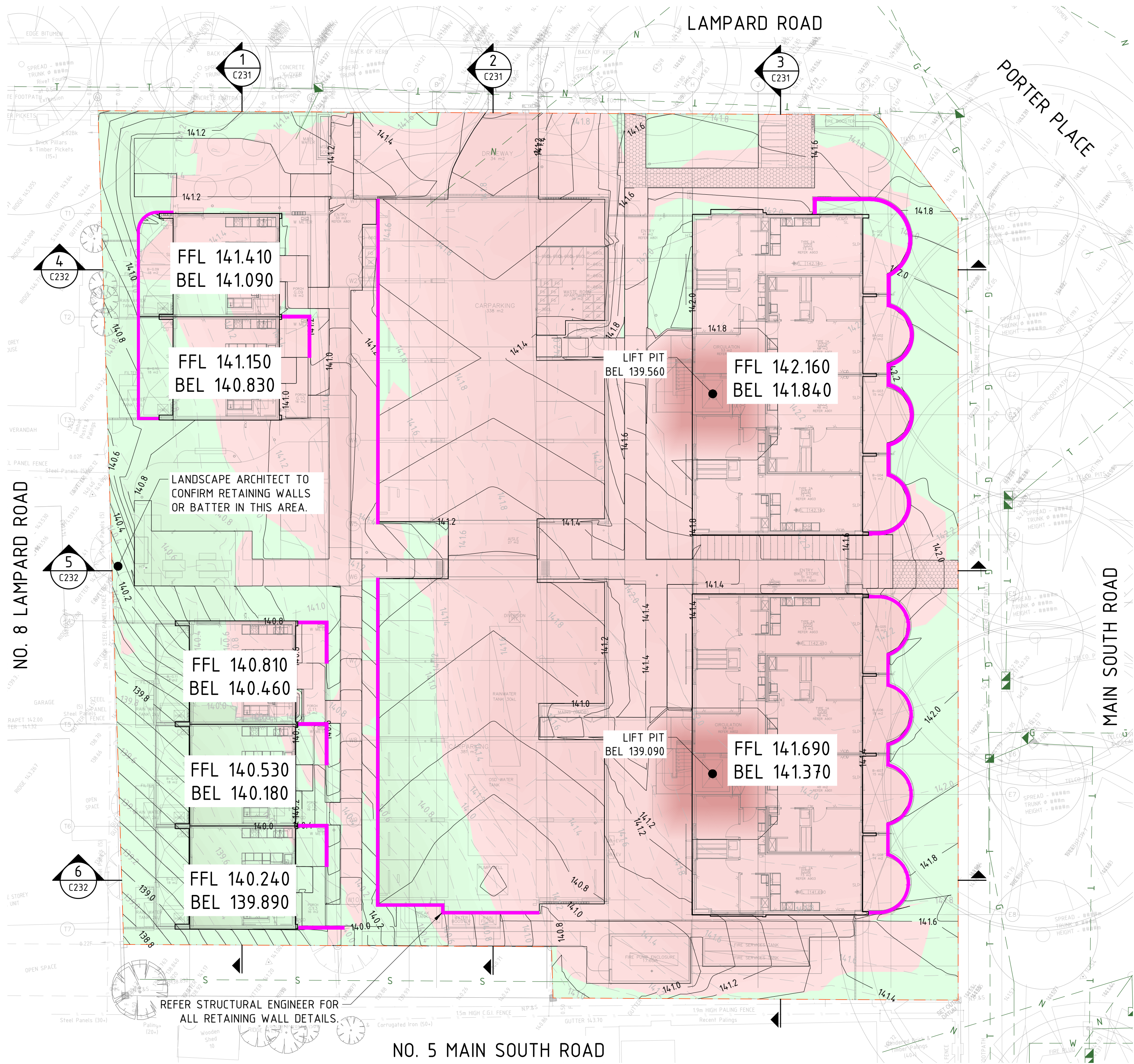
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DROUIN, VIC 3818**

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GM	GM	ND

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COVER SHEET

Project No. AU250718	TENDER NOT FOR CONSTRUCTION
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EARTHWORKS VOLUMES

150mm STRIP (NOM.) = 554m³
CUT = 970m³
FILL = 158m³

NOTE: EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS IS CONSIDERED TO BE DETAILED EARTHWORKS AND IS NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

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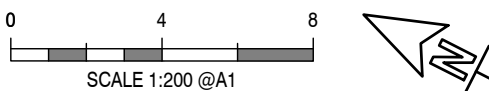
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2-6 LAMPARD ROAD
DROUIN, VIC 3818**

Client
HOUSING CHOICES AUSTRALIA

Designed: GM
Drawn: GM
Checked: ND

Drawing Title
BULK EARTHWORKS PLAN

Project No.
AU250718

Drawing No.
C201

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Revision
P02

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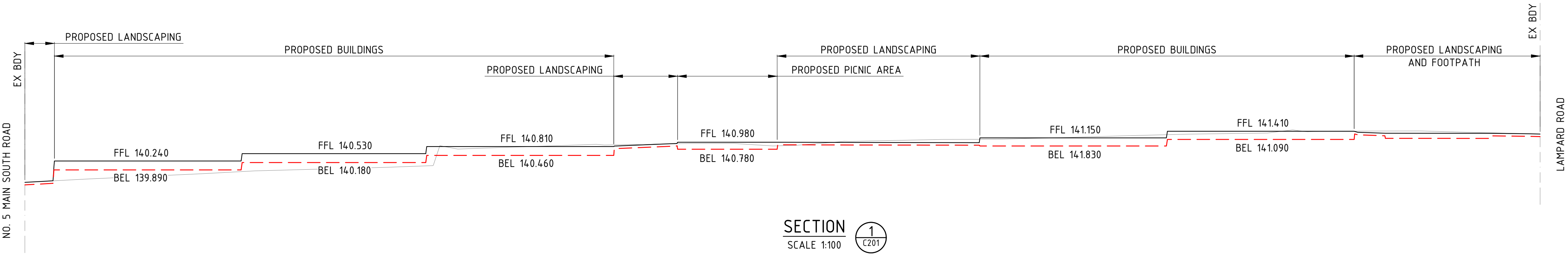
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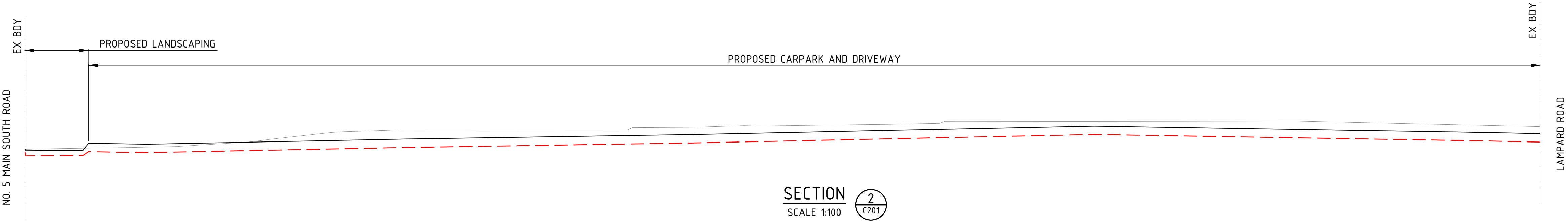
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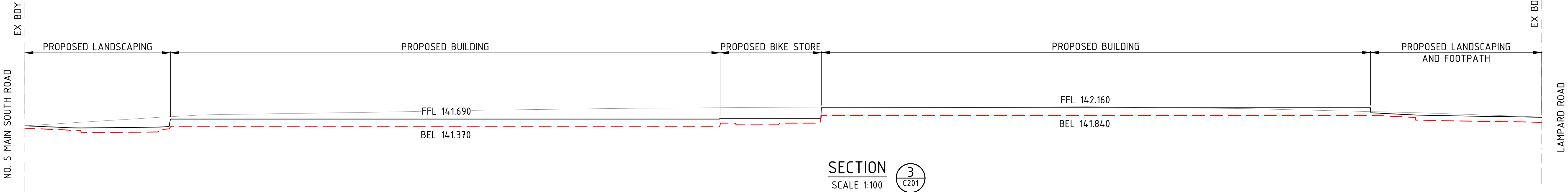
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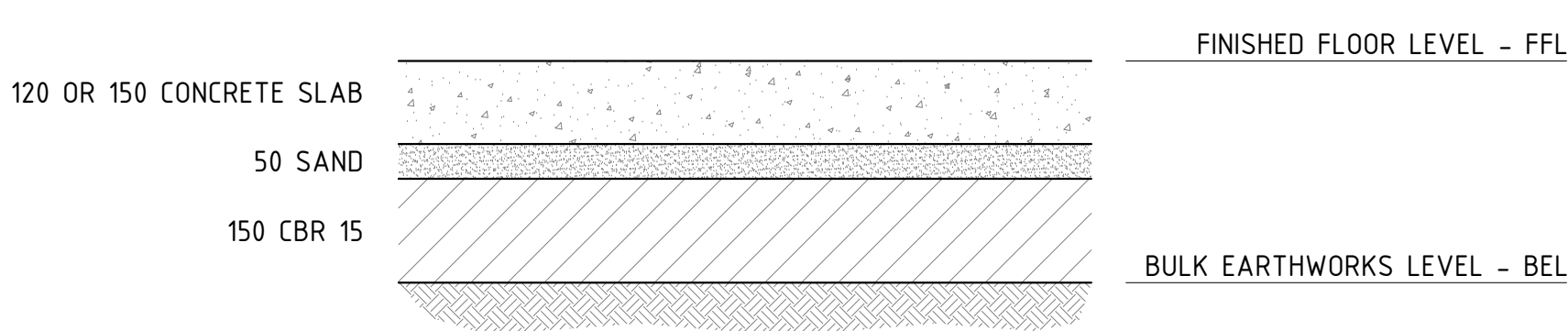
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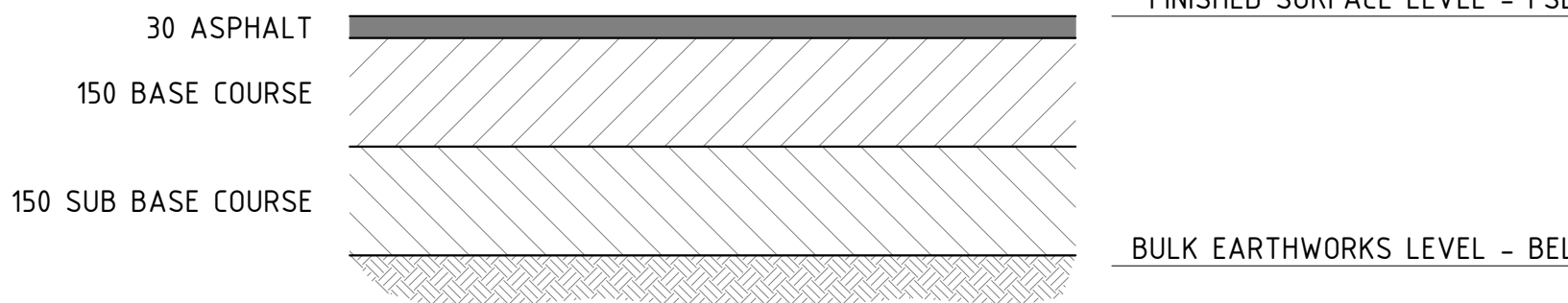
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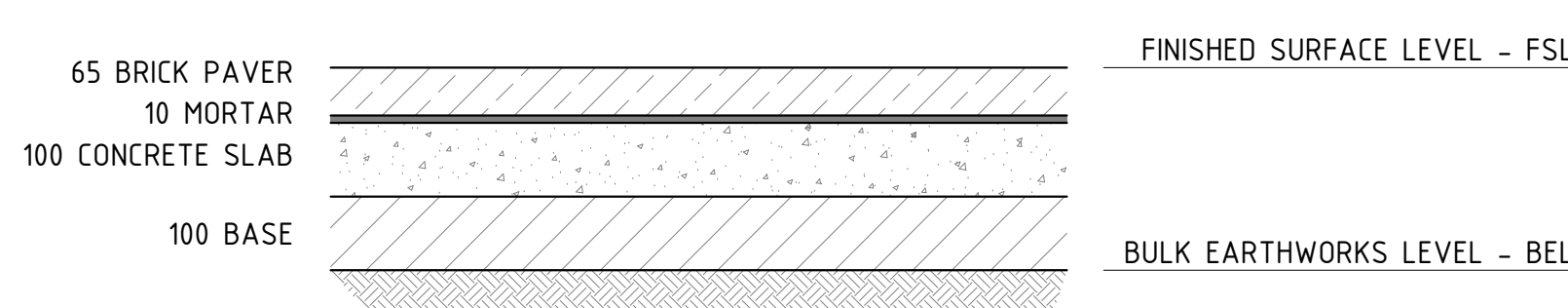
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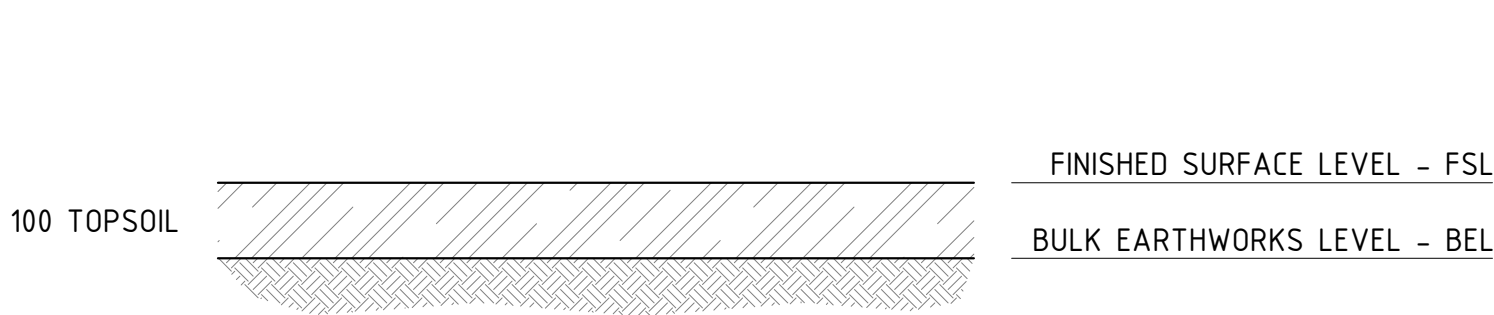
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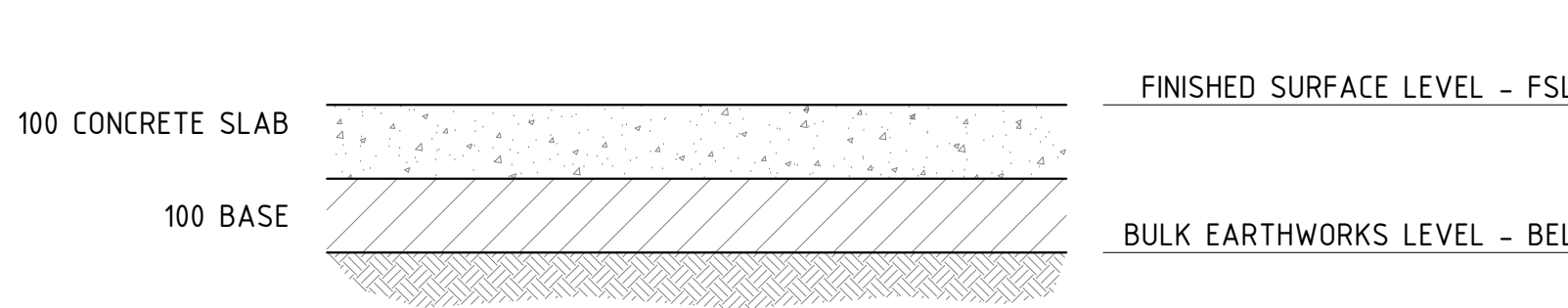
CARPARK PAVEMENT WORKING PLATFORM DETAIL
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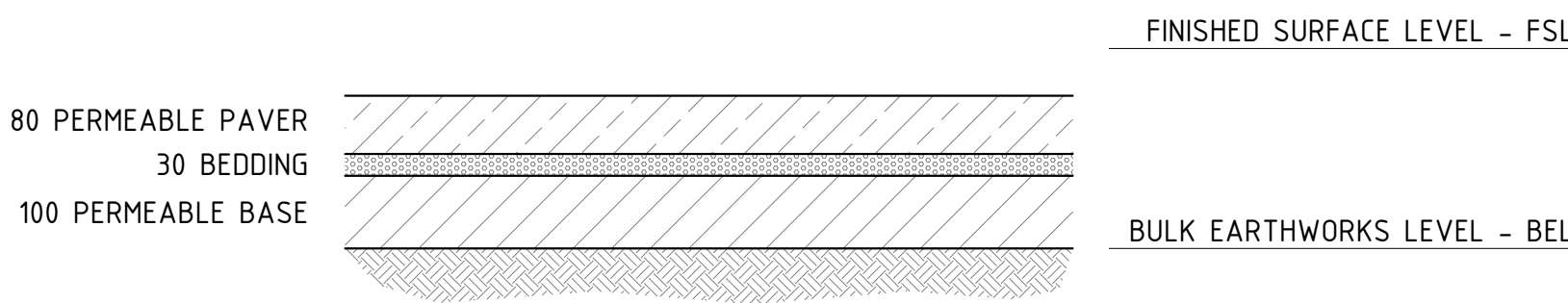
PEDESTRIAN BRICK PAVER WORKING PLATFORM DETAIL
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LANDSCAPING WORKING PLATFORM DETAIL
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PEDESTRIAN PAVEMENT WORKING PLATFORM DETAIL
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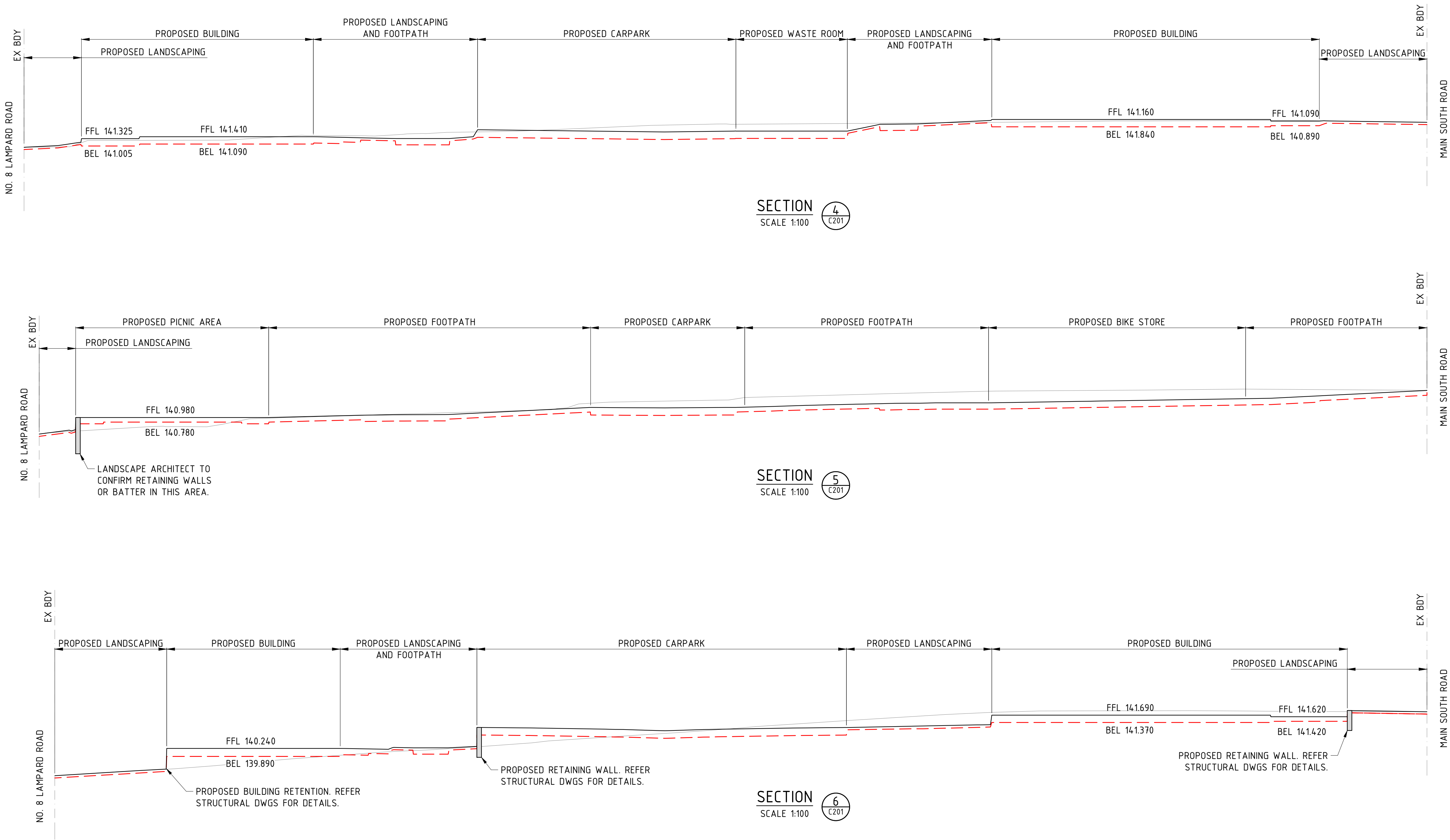
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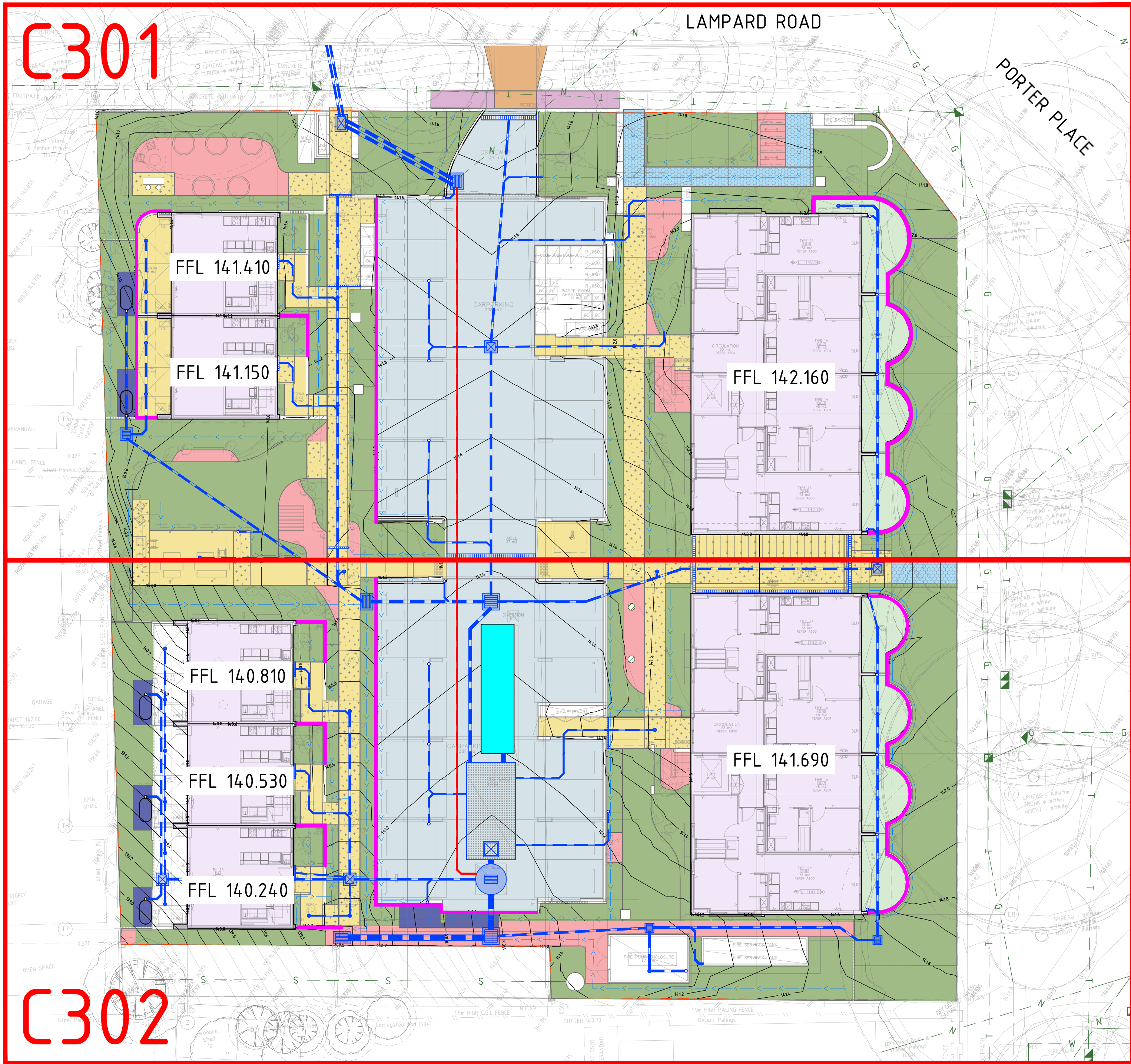
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ALL TEMPORARY BATTERS ARE SHOWN INDICATIVELY AND MUST BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



WARNING THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING. SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.			024 SCALE 1:100 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LEGEND

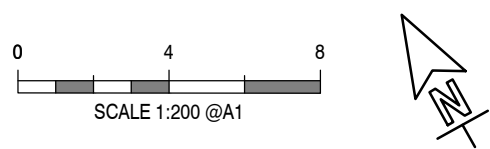
	PROPERTY BOUNDARY		BUILDING REFER STRUCTURAL DWGS
	PROPOSED STORMWATER PIT		CARPARK PAVEMENT REFER DWG C333
	PROPOSED GRATED DRAIN		ABOVEGROUND SERVICES PAVEMENT REFER DWG C333
	PROPOSED STORMWATER PIPE (Ø100 U.N.O.)		PEDESTRIAN PAVEMENT REFER DWG C333
	PROPOSED SUBSOIL DRAIN (Ø100 U.N.O.)		PEDESTRIAN WITH BRICK PAVER REFER LANDSCAPE ARCHITECT
	MINOR CONTOUR		PEDESTRIAN PAVEMENT WITH POD AND PAVER REFER LANDSCAPE ARCHITECT FOR POD AND PAVER DETAILS
	MAJOR CONTOUR		CEMENT STABILISED TOPPINGS REFER LANDSCAPE ARCHITECT
	FINISHED SURFACE LEVEL		PERMEABLE PAVEMENT REFER LANDSCAPE ARCHITECT
	EXISTING SURFACE LEVEL		CONCRETE CROSSOVER REFER IDM SD 240
	INVERT LEVEL		EXTERNAL FOOTPATH REFER IDM SD 205
	Ø100 GRATED OUTLET		LANDSCAPING REFER TO LANDSCAPE DRAWINGS
	DP - PROPOSED DOWNPIPE. REFER HYDRAULICS DWGS.		
	PROPOSED RETAINING WALL. REFER STRUCTURAL DWGS		
	PROPOSED BUILDING OUTLINE		
	PROPOSED BARRIER KERB		
	TREE PROTECTION ZONE. REFER ARBORIST REPORT		
	EXISTING STORMWATER		
	EXISTING WATER		
	EXISTING SEWER		
	EXISTING GAS		
	EXISTING TELECOMMUNICATIONS		
	EXISTING ELECTRICAL		
	EXISTING ELECTRICAL OVERHEAD		

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.

ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



Rev	Date	Description	By	CHK
P18	21.05.26	ISSUE FOR TENDER	GM	GM
P17	01.04.26	ISSUE FOR TENDER	GM	GM
P16	27.03.26	ISSUE FOR TENDER	GM	GM
P15	20.03.26	ISSUE FOR TENDER	GM	GM
P14	19.03.26	ISSUE FOR TENDER	GM	GM
P13	27.02.26	ISSUE FOR COORDINATION	GM	GM
P12	18.12.25	ISSUE FOR COORDINATION	GM	GM
P11	14.11.25	ISSUE FOR COORDINATION	GM	GM

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Project Name
HCA DROUIN
2-6 LAMPARD ROAD
DROUIN, VIC 3818

Client
HOUSING CHOICES AUSTRALIA

Designed
GM

Drawn
GM

Checked
ND

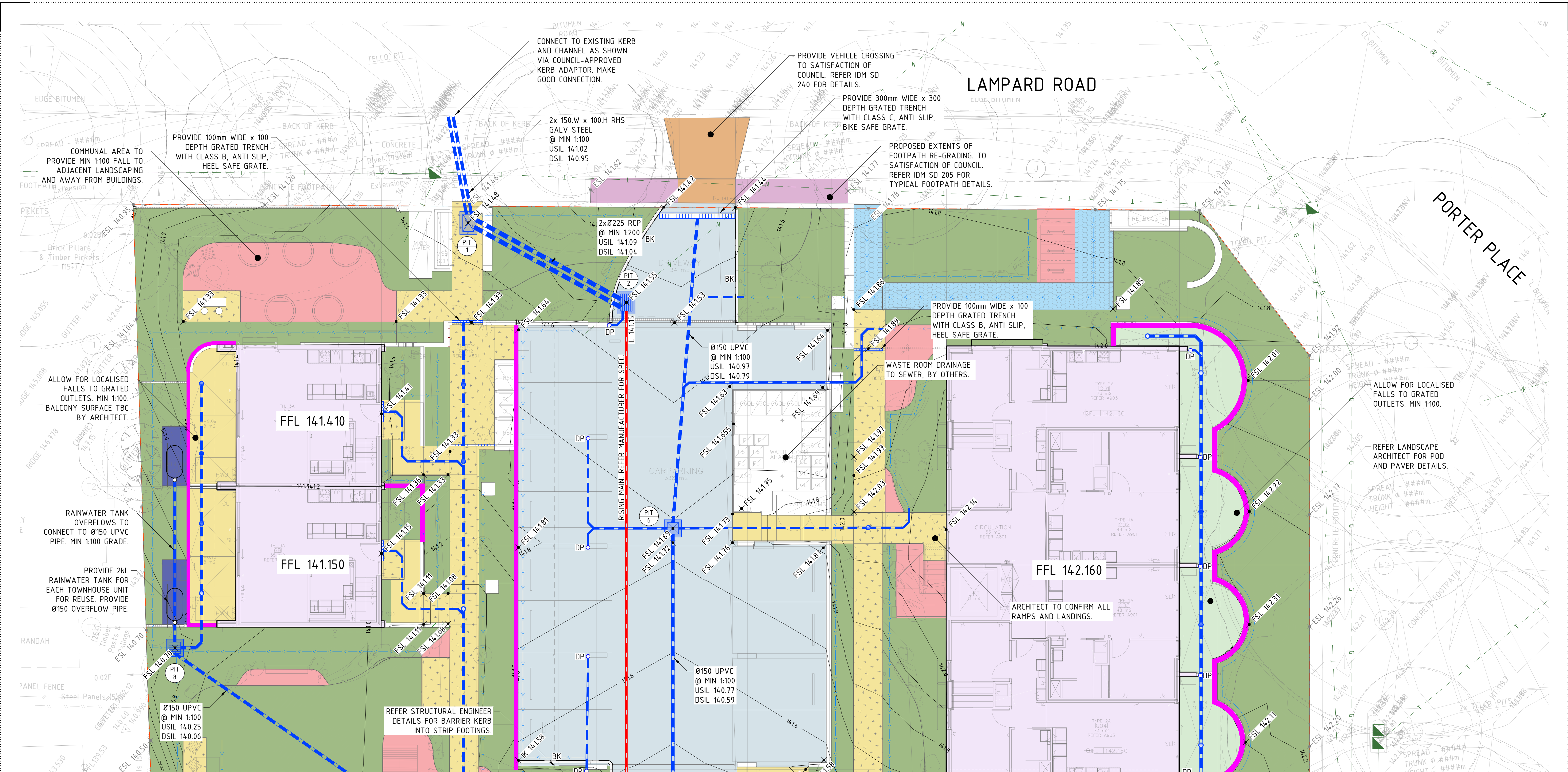
Drawing Title
GROUND FLOOR
OVERALL DRAINAGE PLAN

Project No.
AU250718

Drawing No.
C300

Revision
P08

TENDER
NOT FOR CONSTRUCTION



LEGEND

	PROPERTY BOUNDARY		BUILDING
	PROPOSED STORMWATER PIT		REFER STRUCTURAL DWGS
	PROPOSED GRATED DRAIN		CARPARK PAVEMENT
	PROPOSED STORMWATER PIPE (Ø100 U.N.O.)		REFER DWG C333
	PROPOSED SUBSOIL DRAIN (Ø100 U.N.O.)		ABOVEGROUND SERVICES PAVEMENT
	MINOR CONTOUR		REFER DWG C333
	MAJOR CONTOUR		PEDESTRIAN PAVEMENT
	FINISHED SURFACE LEVEL		REFER DWG C333
	EXISTING SURFACE LEVEL		PEDESTRIAN WITH BRICK PAVER
	INVERT LEVEL		REFER LANDSCAPE ARCHITECT
	Ø100 GRATED OUTLET		PEDESTRIAN PAVEMENT WITH POD AND PAVER
	DP - PROPOSED DOWNPIPE. REFER HYDRAULICS DWGS.		REFER LANDSCAPE ARCHITECT FOR POD AND PAVER DETAILS
	PROPOSED RETAINING WALL. REFER STRUCTURAL DWGS		CEMENT STABILISED TOPPINGS
	PROPOSED BUILDING OUTLINE		REFER LANDSCAPE ARCHITECT
	PROPOSED BARRIER KERB		PERMEABLE PAVEMENT
	TREE PROTECTION ZONE. REFER ARBORIST REPORT		REFER LANDSCAPE ARCHITECT
	EXISTING STORMWATER		CONCRETE CROSSOVER
	EXISTING WATER		REFER IDM SD 240
	EXISTING SEWER		EXTERNAL FOOTPATH
	EXISTING GAS		REFER IDM SD 205
	EXISTING TELECOMMUNICATIONS		LANDSCAPING
	EXISTING ELECTRICAL		REFER TO LANDSCAPE DRAWINGS
	EXISTING ELECTRICAL OVERHEAD		

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

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Rev	Date	Description	By	Chk
P108	21.05.26	ISSUE FOR TENDER	GM	GM
P07	01.04.26	ISSUE FOR TENDER	GM	GM
P06	27.03.26	ISSUE FOR TENDER	GM	GM
P05	20.03.26	ISSUE FOR TENDER	GM	GM
P04	19.03.26	ISSUE FOR TENDER	GM	GM
P03	27.02.26	ISSUE FOR COORDINATION	GM	GM
P02	18.12.25	ISSUE FOR COORDINATION	GM	GM
P01	14.11.25	ISSUE FOR COORDINATION	GM	GM

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Rev	Chk

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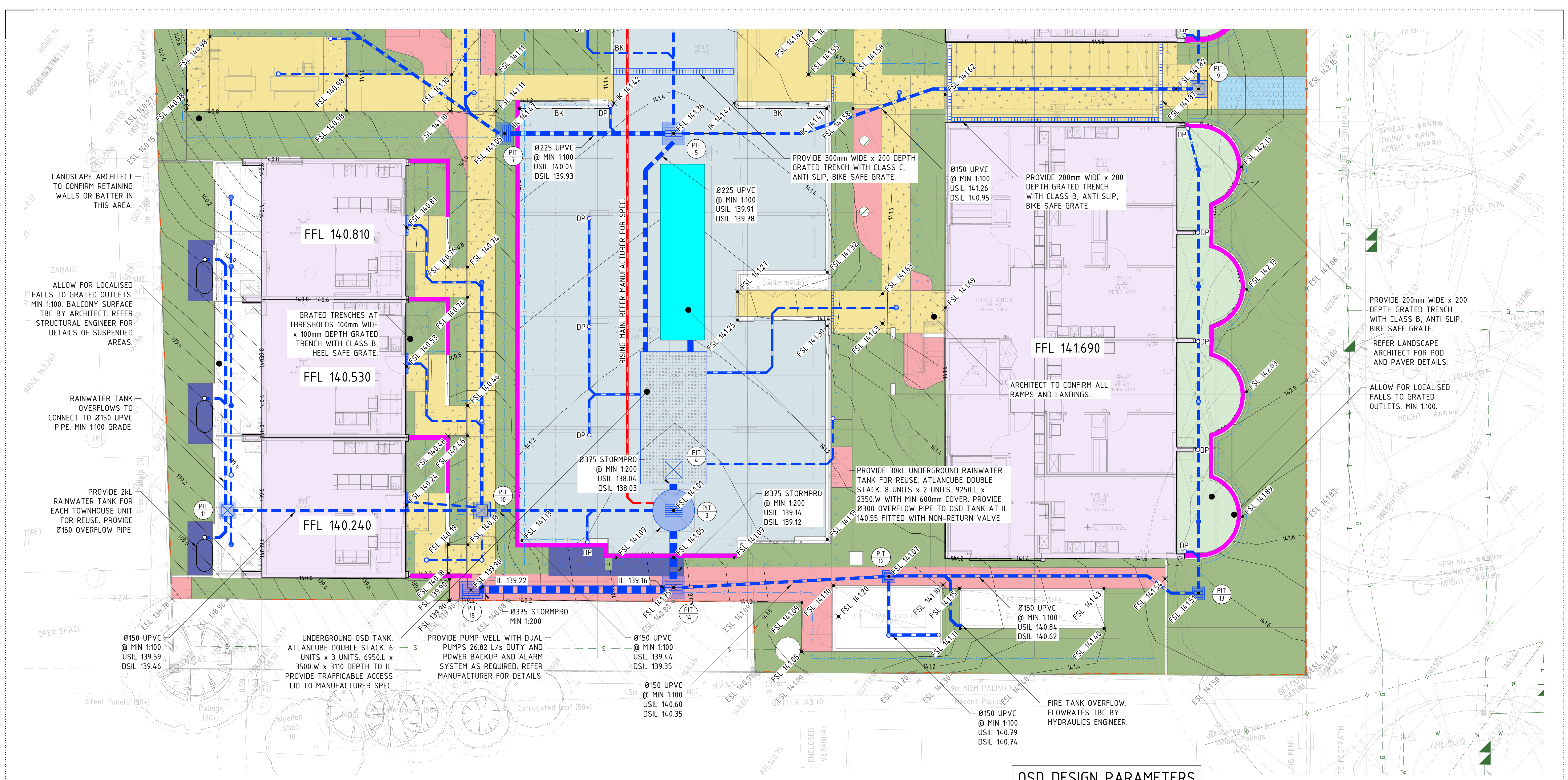
Project Name
HCA DROUIN
2-6 LAMPARD ROAD
DROUIN, VIC 3818

Client
HOUSING CHOICES AUSTRALIA
Designed
GM

Drawing Title
GROUND FLOOR
DRAINAGE PLAN
SHEET 1

Project No.
AU250718
Drawing No.
C301

TENDER
NOT FOR CONSTRUCTION
Revision
P08



LEGEND

	PROPERTY BOUNDARY		BUILDING
	PROPOSED STORMWATER PIT		REFER STRUCTURAL DWGS
	PROPOSED STORMWATER PIPE (Ø100 U.N.O.)		CARPAK PAVEMENT
	PROPOSED SUBSOIL DRAIN (Ø100 U.N.O.)		REFER DWG C333
	MINOR CONTOUR		ABOVEGROUND SERVICES PAVEMENT
	MAJOR CONTOUR		REFER DWG C333
	FINISHED SURFACE LEVEL		PEDESTRIAN PAVEMENT
	EXISTING SURFACE LEVEL		REFER DWG C333
	INVERT LEVEL		PEDESTRIAN WITH BRICK PAVER
	Ø100 GRATED OUTLET		REFER LANDSCAPE ARCHITECT
	DP - PROPOSED DOWNPIPE. REFER HYDRAULICS DWGS.		PEDESTRIAN PAVEMENT WITH POD AND PAVER
	PROPOSED RETAINING WALL. REFER STRUCTURAL DWGS		REFER LANDSCAPE ARCHITECT FOR POD AND PAVER DETAILS
	PROPOSED BUILDING OUTLINE		CEMENT STABILISED TOPPINGS
	PROPOSED BARRIER KERB		REFER LANDSCAPE ARCHITECT
	TREE PROTECTION ZONE. REFER ARBORIST REPORT		PERMEABLE PAVEMENT
	EXISTING STORMWATER		REFER LANDSCAPE ARCHITECT
	EXISTING WATER		CONCRETE CROSSOVER
	EXISTING SEWER		REFER ID1 SD 240
	EXISTING GAS		EXTERNAL FOOTPATH
	EXISTING TELECOMMUNICATIONS		REFER ID1 SD 205
	EXISTING ELECTRICAL		LANDSCAPING
	EXISTING ELECTRICAL OVERHEAD		REFER TO LANDSCAPE DRAWINGS

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.

ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

Rev	Date	Description	By	Chk
P08	21.05.26	ISSUE FOR TENDER	GM	GM
P07	01.04.26	ISSUE FOR TENDER	GM	GM
P06	27.03.26	ISSUE FOR TENDER	GM	GM
P05	20.03.26	ISSUE FOR TENDER	GM	GM
P04	19.03.26	ISSUE FOR TENDER	GM	GM
P03	27.02.26	ISSUE FOR COORDINATION	GM	GM
P02	18.12.25	ISSUE FOR COORDINATION	GM	GM
P01	14.11.25	ISSUE FOR COORDINATION	GM	GM

OSD DESIGN PARAMETERS

TOTAL SITE AREA: 3,691 m²
PRE-DEV IMPERVIOUS: 0.35
POST-DEV IMPERVIOUS: 0.76

MODIFIED RATIONAL METHOD (TBC WITH COUNCIL)
PERMISSIBLE SITE DISCHARGE (1in5 ARI): 26.82 L/s
REQUIRED STORAGE (1in20 ARI): 29.64 cbm

STORAGE
ATLACUBE DOUBLE STACK
6 UNITS x 3 UNITS
6950.L x 3500.W x 1560.D
EFFECTIVE STORAGE: 29.07 cbm
PUMP WELL DETENTION VOLUME: 4.83 cbm
TOTAL STORAGE 33.90 cbm

DISCHARGE CONTROL
PUMP WELL (PIT 3)
TOP WATER LEVEL: 139.30
PUMP DUTY: 26.82 L/s

NOTES

- CONTRACTOR TO READ DRAWING IN CONJUNCTION WITH ARCHITECT'S, STRUCTURAL AND HYDRAULIC ENGINEER'S PLANS.
- CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY ENGINEER IF ANY DISCREPANCY OR POTENTIAL CLASH IS NOTED. ALL EXISTING SERVICES TO BE RETAINED UNO. ALL LIDS WITHIN EXTENT OF WORKS TO BE MODIFIED.
- REFER HYDRAULIC ENGINEER FOR ALL ROOF WATER/BALCONY OUTLET/ SUSPENDED DRAINAGE CONNECTIONS. CONTRACTOR TO ALLOW FOR ALL PROPRIETARY FITTINGS/CONNECTIONS TO PROPOSED INGROUND STORMWATER SYSTEM.
- BUILDER TO PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED AREAS AND BEHIND ALL RETAINING STRUCTURES, CONNECTED TO CLOSEST GROUND LEVEL DRAINAGE. SHOWN INDICATIVELY.
- BUILDER TO CONFIRM ALL SURFACE & INVERT LEVELS ON SITE PRIOR TO CONSTRUCTION.
- ARCHITECT AND ODA CONSULTANT TO REVIEW PEDESTRIAN FOOTPATH GRADES AND ACCESSIBILITY.
- DESIGN SUBJECT TO CHANGE PENDING COUNCIL APPROVAL.

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Project Name
HCA DROUIN
2-6 LAMPARD ROAD
DROUIN, VIC 3818

Client
HOUSING CHOICES AUSTRALIA

Designed
GM

Drawn
GM

Checked
ND

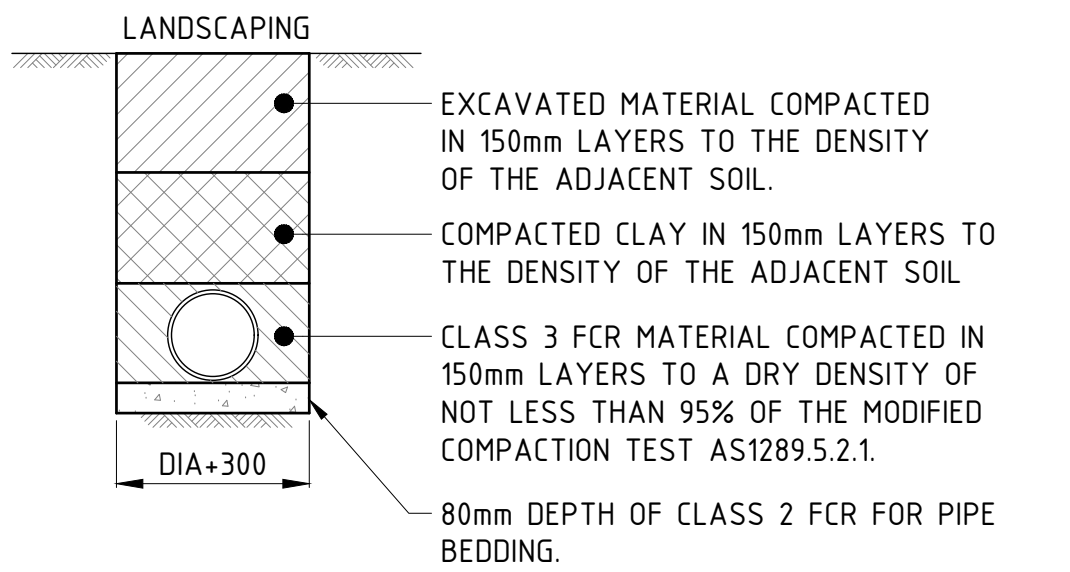
Drawing Title
GROUND FLOOR
DRAINAGE PLAN
SHEET 2

Project No.
AU250718

Drawing No.
C302

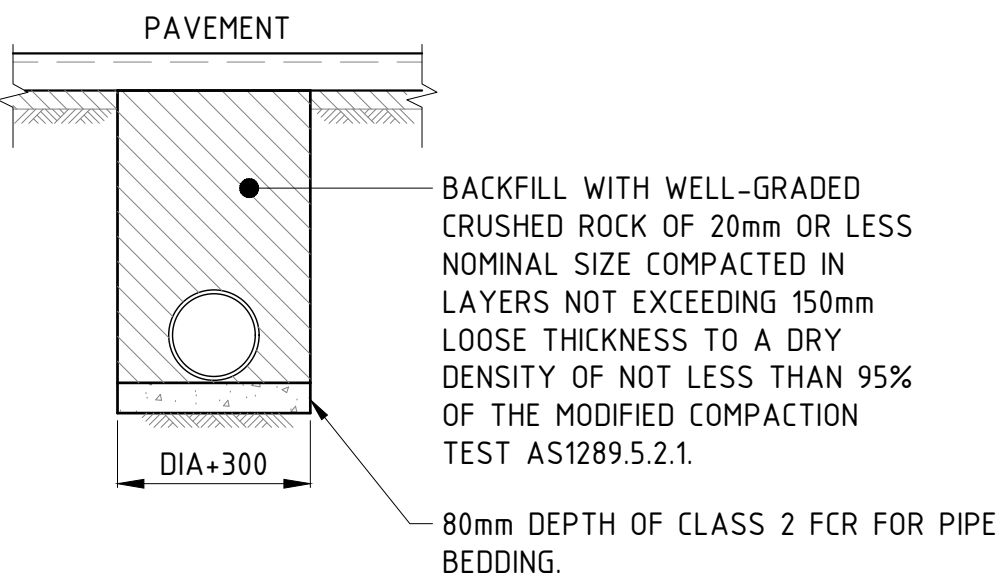
Revision
P08

DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!



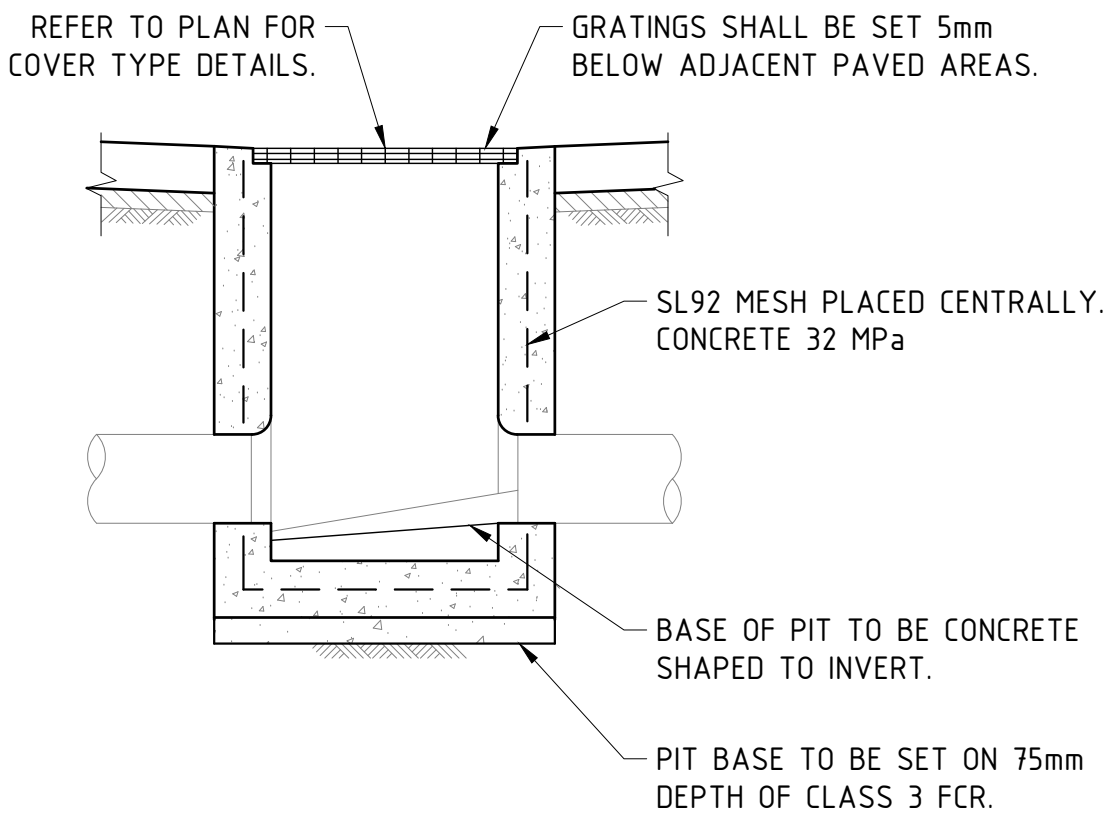
PIPE LAYING DETAIL - LANDSCAPING AREAS

- NOTE
- IN REACTIVE SOILS OR WHERE TRENCH IS NEAR FOUNDATIONS, CLAY OR IMPERVIOUS MATERIAL SHALL BE USED AS BACKFILL. WHERE POSSIBLE, MAINTAIN 15m HORIZONTAL CLEARANCE FROM BUILDINGS.
 - FOR REINFORCED CONCRETE PIPES IF DIAMETER GREATER THAN 300mm, USE A BEDDING DEPTH OF 100mm OF 20mm OR LESS NOMINAL SIZE CLASS 2 FCR.
 - ALL TRENCHES OVER 1.5m DEPTH TO BE IN ACCORDANCE WITH THE CURRENT VICTORIAN MINES ACT, THE OH&S (CONFINED SPACES) REGULATIONS AND THE CODE OF PRACTICE FOR CONFINED SPACES.



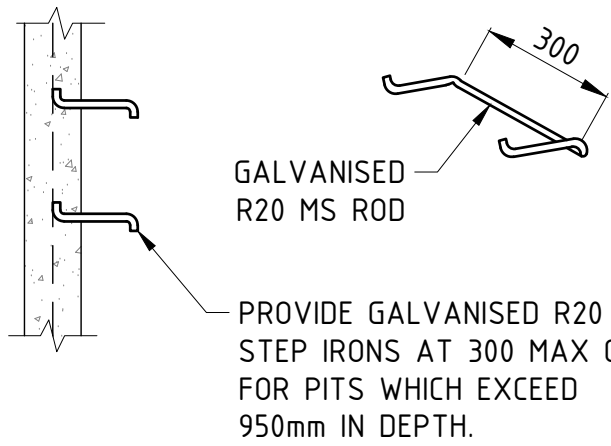
PIPE LAYING DETAIL - PAVED AREAS

- NOTE
- IN REACTIVE SOILS OR WHERE TRENCH IS NEAR FOUNDATIONS, CLAY OR IMPERVIOUS MATERIAL SHALL BE USED AS BACKFILL. WHERE POSSIBLE, MAINTAIN 15m HORIZONTAL CLEARANCE FROM BUILDINGS.
 - FOR REINFORCED CONCRETE PIPES IF DIAMETER GREATER THAN 300mm, USE A BEDDING DEPTH OF 100mm OF 20mm OR LESS NOMINAL SIZE CLASS 2 FCR.
 - ALL TRENCHES OVER 1.5m DEPTH TO BE IN ACCORDANCE WITH THE CURRENT VICTORIAN MINES ACT, THE OH&S (CONFINED SPACES) REGULATIONS AND THE CODE OF PRACTICE FOR CONFINED SPACES.



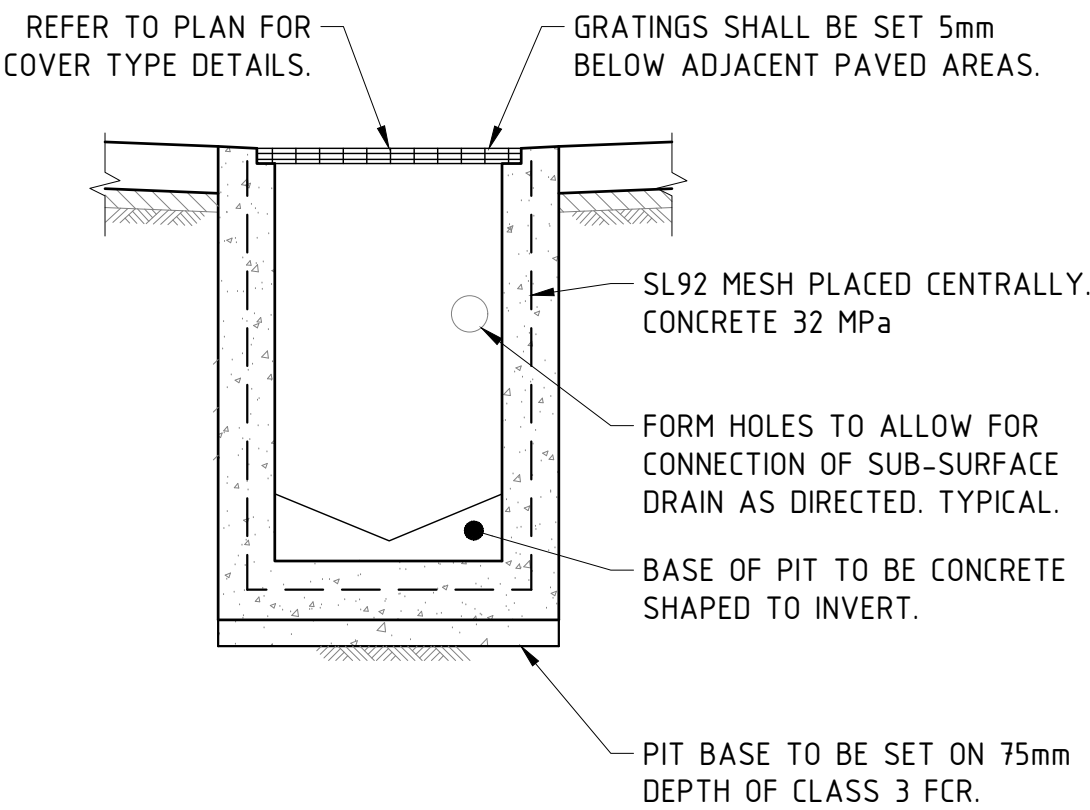
GRATED PIT DETAIL (JUNCTION PIT SIMILAR)

- NOTE
- ALL GRATED LIDS ARE TO BE FABRICATED TO SUIT INVERT PROFILE OF PAVEMENT OR ROAD.
 - ALL JUNCTION PIT LIDS TO BE CAST IRON, CONCRETE INFILL TYPE UNLESS NOTED OTHERWISE.
 - REFER TO PIT SCHEDULE OR PLAN FOR TYPE AND DIMENSIONS.
 - FOR PITS GREATER THAN 1000mm IN DEPTH, PROVIDE STEP IRONS AT 300mm CTS AS PER DETAIL ON THIS DRAWING.
 - CONCRETE TO BE NORMAL CLASS 32 STANDARD STRENGTH GRADE OR HIGHER COMPLYING WITH THE REQUIREMENTS OF AS1379 EXPOSURE CLASSIFICATIONS UP TO AND INCLUDING B1.
 - TYPICAL VICROADS PIT DETAIL ONLY. REFER RELEVANT AUTHORITY STANDARD DRAWINGS FOR FURTHER INFORMATION.

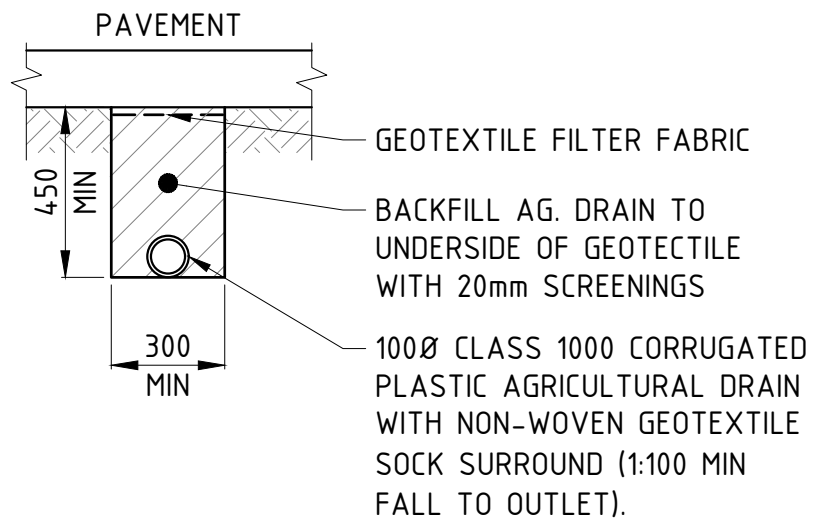
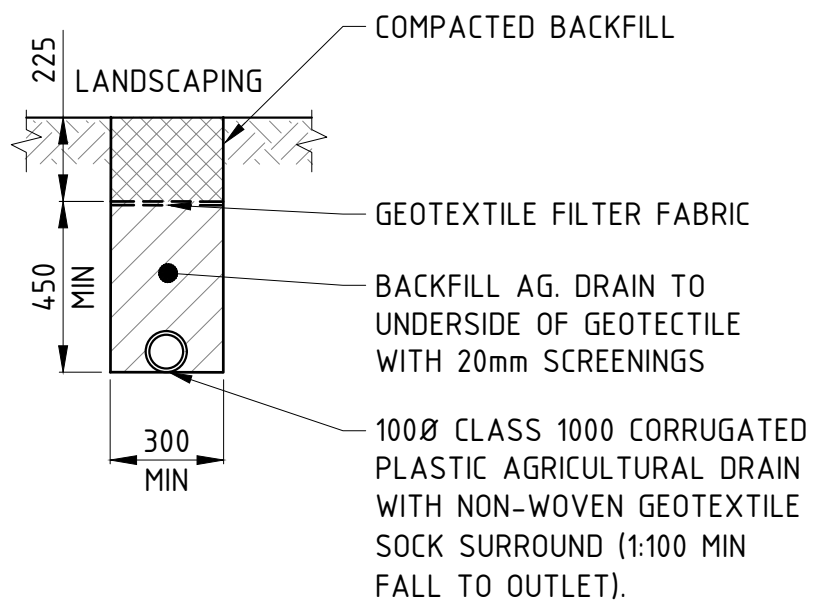


TYPICAL STEP IRON DETAIL

- NOTE
- STEP IRONS REQUIRED WHERE PIT DEPTH EXCEEDS 950mm.
 - ORIFICE PLATE MINIMUM DIMENSIONS TO BE THE GREATER OF 300 x 300 OR 3 x ORIFICE DIAMETER.
 - PLATE FIXED BY CONSTRUCTION ADHESIVE TO PIT WALL IN ADDITION TO 4 x Ø8 STAINLESS STEEL VANDAL PROOF SHEAR-HEADTYPE MASONRY ANCHORS.
 - PLATES TO BE MINIMUM 6mm THICKNESS, STAINLESS STEEL OR ZINC COATED.
 - MESH TO BE BHP MAXIMESH RH 3030 OR EQUIVALENT EXPANDED STEEL MESH, ZINC COATED.
 - MESH TO BE RETAINED BY MIN. 2No 40 x 40 x 5 EA x 300 LONG, FIXED TO PIT WALLS.
 - MESH TO BE AFFIXED TO BRACKET BY MIN 2 x 10mm ZINC/S.S NUT AND BOLT WELDED IN PLACE.
 - MESH LENGTH (ORIFICE GREATER THAN 100mm) TO BE ORIFICE AREA (IN mm) DIVIDED BY 12.
 - PIT COVER TO BE BOLTED DOWN HEAVY DUTY TYPE GRATED ONLY.
 - PIT SUMP DEPTH NOT TO BE LESS THAN ORIFICE DIAMETER.
 - PIT WALLS AND BASE TO BE MIN 150mm THICK f'c 32MPa CONCRETE



AG. PIPE LAYING DETAILS UNDER LANDSCAPING



AG. PIPE LAYING DETAILS UNDER PAVEMENT

PIT SCHEDULE - GROUND FLOOR

PIT NO	TYPE	WIDTH	LENGTH	COVER LEVEL	PIT DEPTH	CLASS	COVER TYPE	REMARKS
1	JP	600	900	141.48	460	B	PAVER INFILL	
2	GP	600	900	141.55	460	C	GRATED	PROVIDE ANTI SLIP, BIKE SAFE GRATE
3	PUMP WELL	2200 DIA	-	141.01	4000	C	GRATED	REFER PUMP MANUFACTURER FOR SPEC AND DETAILS.
4	OSD TANK	6950	3500	-	-	C	-	REFER DWG C332 FOR DETAILS
5	GP	900	900	141.36	1450	C	GRATED	PROVIDE ANTI SLIP, BIKE SAFE GRATE
6	JP	600	600	141.69	920	C	CONCRETE INFILL	
7	GP	600	900	141.05	1010	B	GRATED	PROVIDE ANTI SLIP, HEEL SAFE GRATE
8	GP	450	450	140.70	450	B	GRATED	PROVIDE ANTI SLIP, HEEL SAFE GRATE
9	JP	600	600	141.87	610	B	PAVER INFILL	
10	JP	600	600	140.23	740	B	CONCRETE INFILL	
11	JP	600	600	140.14	550	B	CONCRETE INFILL	
12	GP	600	600	141.07	470	B	GRATED	PROVIDE ANTI SLIP, HEEL SAFE GRATE
13	GP	600	600	141.51	670	B	GRATED	PROVIDE ANTI SLIP, HEEL SAFE GRATE
14	GP	900	900	140.75	1610	B	CONCRETE INFILL	PROVIDE ANTI SLIP, BIKE SAFE GRATE
15	GP	600	900	139.90	680	B	GRATED	PROVIDE ANTI SLIP, HEEL SAFE GRATE

NOTE

PROVIDE STEP IRONS FOR PITS EXCEEDING 950mm DEPTH.

WARNING

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0 0.4 0.8

SCALE 1:20 @A1

P07	21.05.26	ISSUE FOR TENDER	GM	GM
P08	27.03.26	ISSUE FOR TENDER	GM	GM
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P01	14.11.25	ISSUE FOR COORDINATION	GM	GM
Rev	Date	Description	By	Chk

EDGE

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Client: **HCA DROUIN**
2-6 LAMPARD ROAD
DROUIN, VIC 3818

Designed: **GM** Drawn: **GM** Checked: **ND**

Project Name: **HCA DROUIN**
2-6 LAMPARD ROAD
DROUIN, VIC 3818

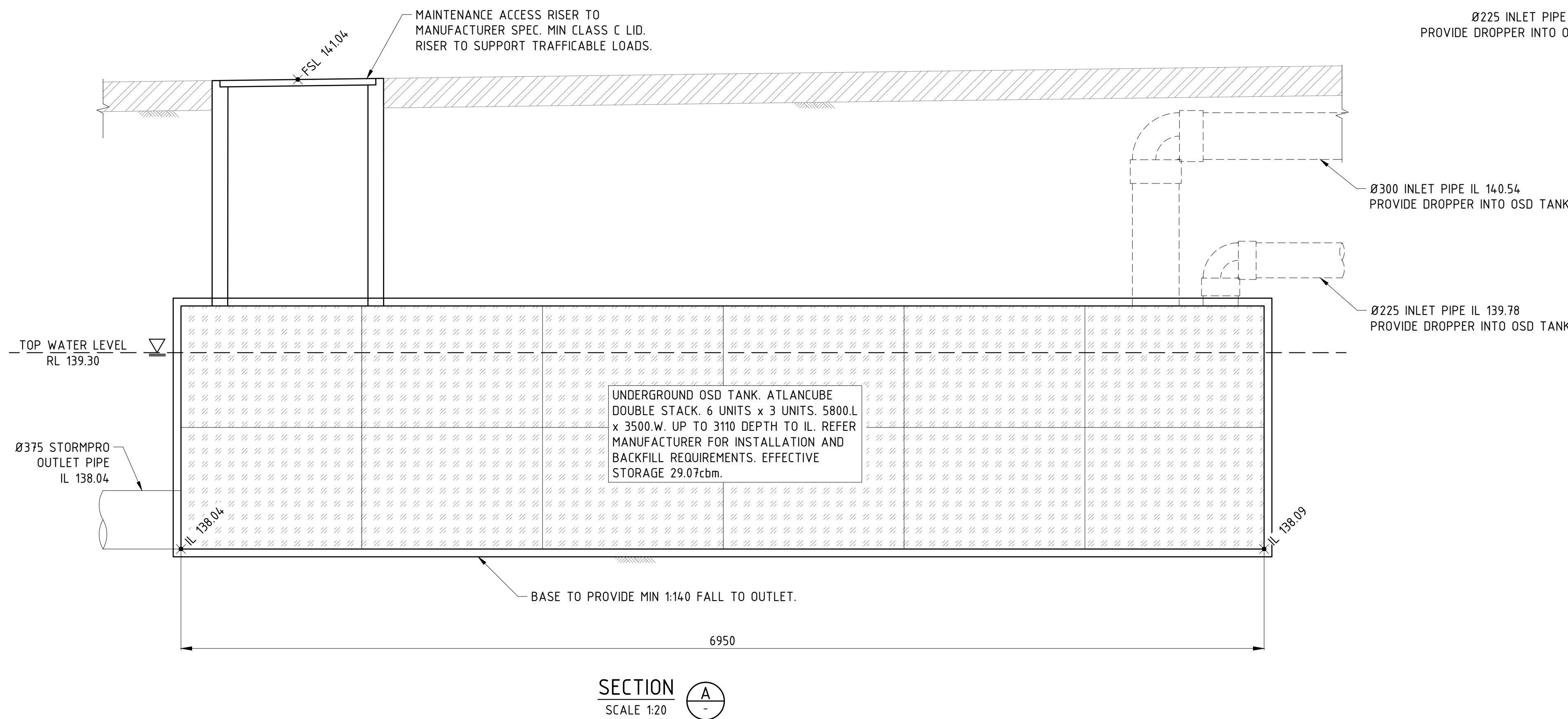
Drawing No: **C331** Revision: **P07**

Drawing Title: **DETAILS SHEET 1**

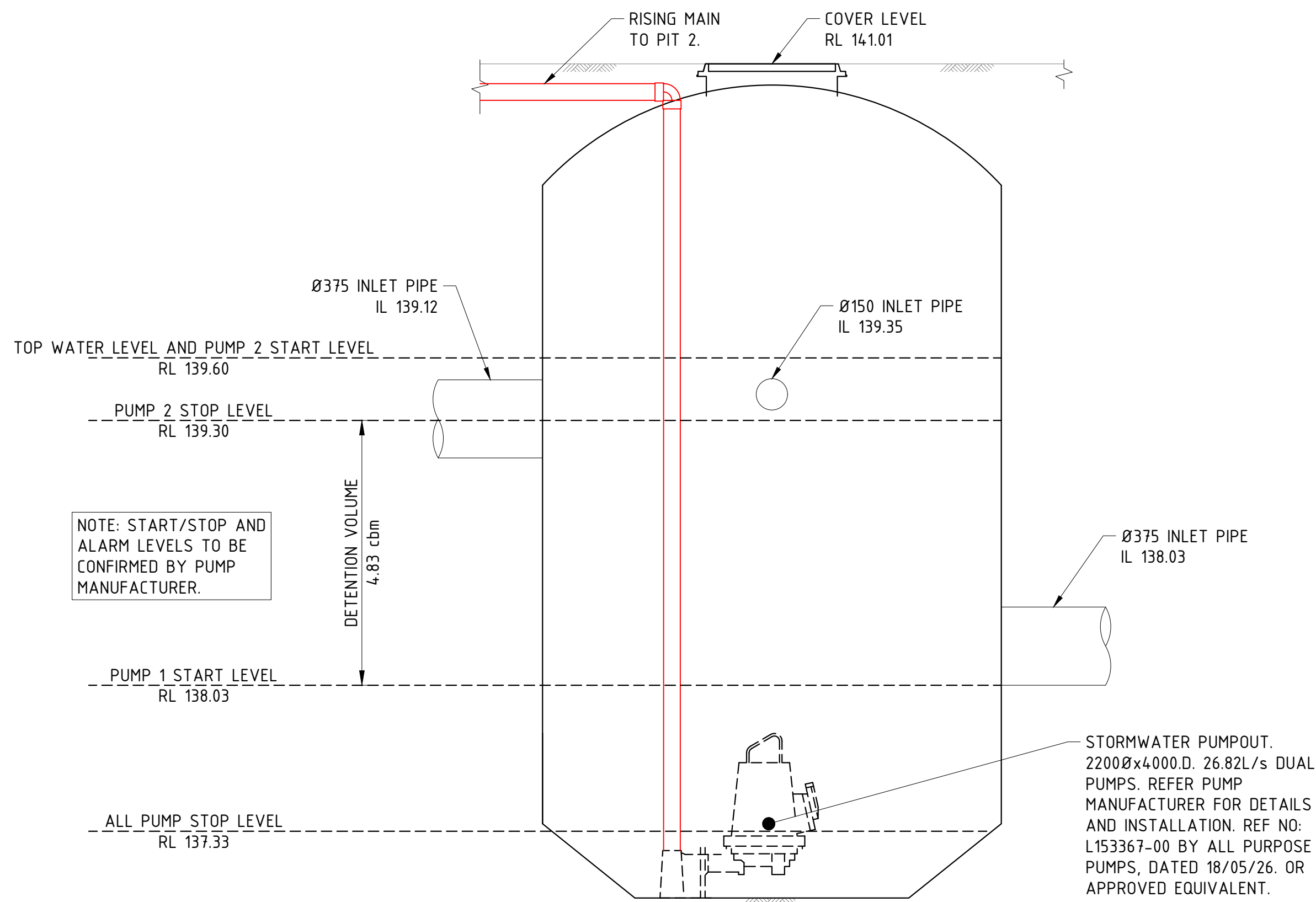
Project No: **AU250718**

TENDER
NOT FOR CONSTRUCTION

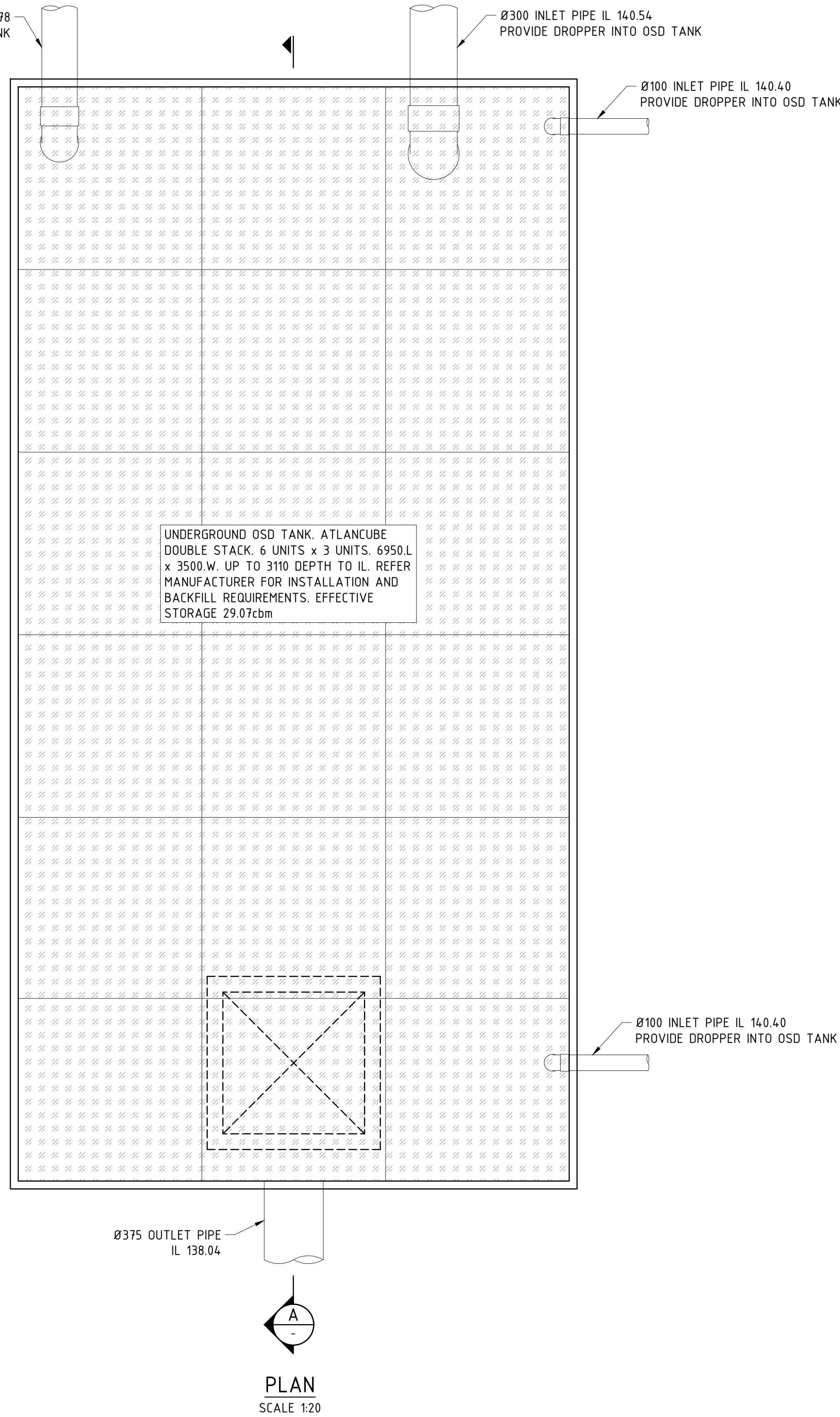
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SECTION A-A
SCALE 1:20
OSD TANK DETAILS



STORMWATER PUMP (PIT 2) SCHEMATIC
NOT TO SCALE



PLAN
SCALE 1:20

WARNING THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING. SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.	0 0.4 0.8 SCALE 1:20 @A1	<table><tr><td>P02</td><td>21.05.26</td><td>ISSUE FOR TENDER</td><td>GM</td><td>GM</td></tr><tr><td>P01</td><td>19.03.26</td><td>ISSUE FOR TENDER</td><td>GM</td><td>GM</td></tr><tr><td>Rev</td><td>Date</td><td>Description</td><td>By</td><td>Chk</td></tr></table>	P02	21.05.26	ISSUE FOR TENDER	GM	GM	P01	19.03.26	ISSUE FOR TENDER	GM	GM	Rev	Date	Description	By	Chk	EDGE CONSULTING ENGINEERS www.edgece.com The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!	Melbourne, Australia Level 6, 70 Racecourse Road, North Melbourne, Victoria, 3051 Australia T: +61 3 9326 9068 E: melbourne@edgece.com	Project Name HCA DROUIN 2-6 LAMPARD ROAD DROUIN, VIC 3818 Client HOUSING CHOICES AUSTRALIA <table><tr><td>Designed</td><td>Drawn</td><td>Checked</td></tr><tr><td>GM</td><td>GM</td><td>ND</td></tr></table>	Designed	Drawn	Checked	GM	GM	ND	Drawing Title DETAILS SHEET 2 Project No. AU250718 Drawing No. C332 Revision P02 TENDER NOT FOR CONSTRUCTION
P02	21.05.26	ISSUE FOR TENDER	GM	GM																							
P01	19.03.26	ISSUE FOR TENDER	GM	GM																							
Rev	Date	Description	By	Chk																							
Designed	Drawn	Checked																									
GM	GM	ND																									

1. FOR GENERAL AND CONSTRUCTION NOTES REFER TO DRAWING No. S0002 & S0003
2. FOR DETAILS OF RL'S, DIMENSIONS AND SETOUT ETC. REFER TO LATEST ARCHITECT'S DRAWINGS.
ANY VARIATION TO THAT SHOWN ON 'EDGE' DRAWINGS TO BE NOTIFIED TO 'EDGE' PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. JOINTS IN FLOOR SLABS TO BE AS FOLLOWS...

- | | | |
|-----------|----|-------------------------------------|
| ----- | CJ | DENOTES CONSTRUCTION JOINT |
| - - - - - | DJ | DENOTES DOWELLED CONSTRUCTION JOINT |
| | SJ | DENOTES SAW CUT JOINT |

PROVIDE NOMINAL 10mm WIDE FLEXIBLE ISOLATION JOINT TYPICAL, LOCAL TO ALL
SLAB ABUTMENTS WITH CONCRETE COLUMNS, CAVITY AND BLOCK WALLS.
JOINT TO BE FULL DEPTH FILLED WITH APPROVED COMPRESSIBLE FILLER ALL
SEALED TO ARCHITECTS SPECIFICATION. U.N.O.

- #### 4. TYPICAL SLAB ON GROUND

100 THICK PAVEMENT
100mm THICK MINIMUM THROUGHOUT
CONCRETE GRADE (f'c) = 32MPa
CONCRETE COVER = 30mm MINIMUM
REINFORCEMENT = 1 LAYER SL72 FABRIC TOP

- ## 5. REINFORCEMENT LAP LENGTHS

REFER TO THE MINIMUM REINFORCEMENT LAP LENGTHS TABLE IN DWG S0003
FOR ALL REINFORCEMENT LAP REQUIREMENTS.

- ## 6. SLAB THICKENINGS

ET.1 AT ALL EXTERNAL PAVEMENT EDGES
300 DEEP x 300 WIDE EDGE THICKENING.
REFER DETAILS FOR REINFORCEMENT.

- ## 7. SUB BASE PREPARATION

SLAB TO BE CAST ON APPROVED:

- DAMP PROOF MEMBRANE ON;
- 50mm BLINDING SAND ON;
- 150mm SOIL TESTER APPROVED SUB-BASE

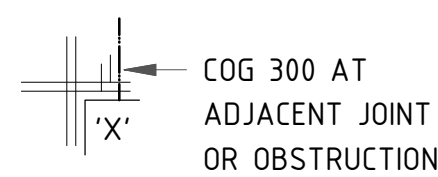
SUBGRADE BELOW SLAB MUST BE MINIMUM CBR 3% AND MUST BE IMPROVED BY SUB-BASE
SUB-BASE TO BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO POUR.
EXCAVATE ALL LOOSE MATERIAL WHERE AREAS DO NOT COMPLY.
REPLACE MATERIAL AND IMPORT AND RECOMPACT WITH CBR 10% MATERIAL IN 300mm LAYERS TO ACHIEVE

- ## 8. CURING PROPERTIES

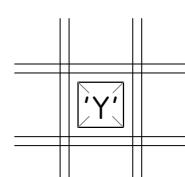
CURING OF ALL CONCRETE SHALL BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT. APPROVED SPRAYED ON CURING COMPOUNDS MAY BE USED WHERE NO FLOOR FINISHES ARE PROPOSED.

ONLY WAAX BASED AND CHLORINATED RUBBER CURING COMPOUNDS WILL BE ACCEPTED. SHEETING OR WET HESSIAN MAY BE USED IF PROTECTED FROM WIND AND TRAFFIC.

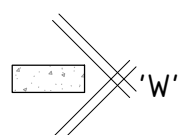
9. TRIMMER NOTATION - TRIMMERS NOT SHOWN ON PLAN



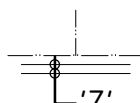
4.N12 x 1200 LG AT 75 CRS
EXTEND 1000 PAST CORNER



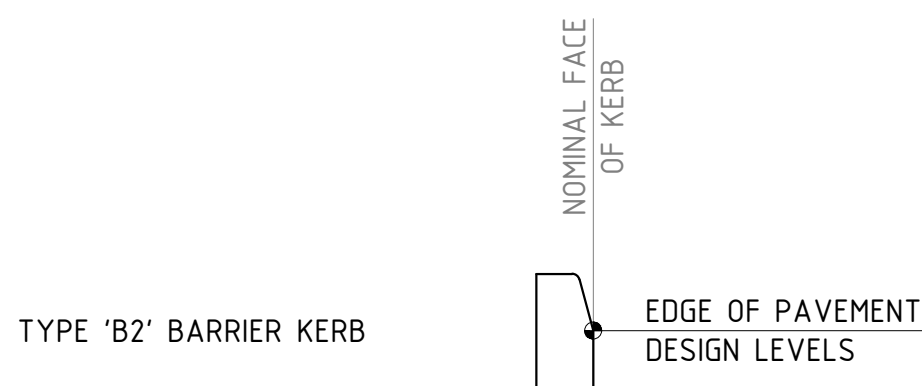
2.N12 x 1200 LG AT 75 CRS
EXTEND 700 PAST CORNER



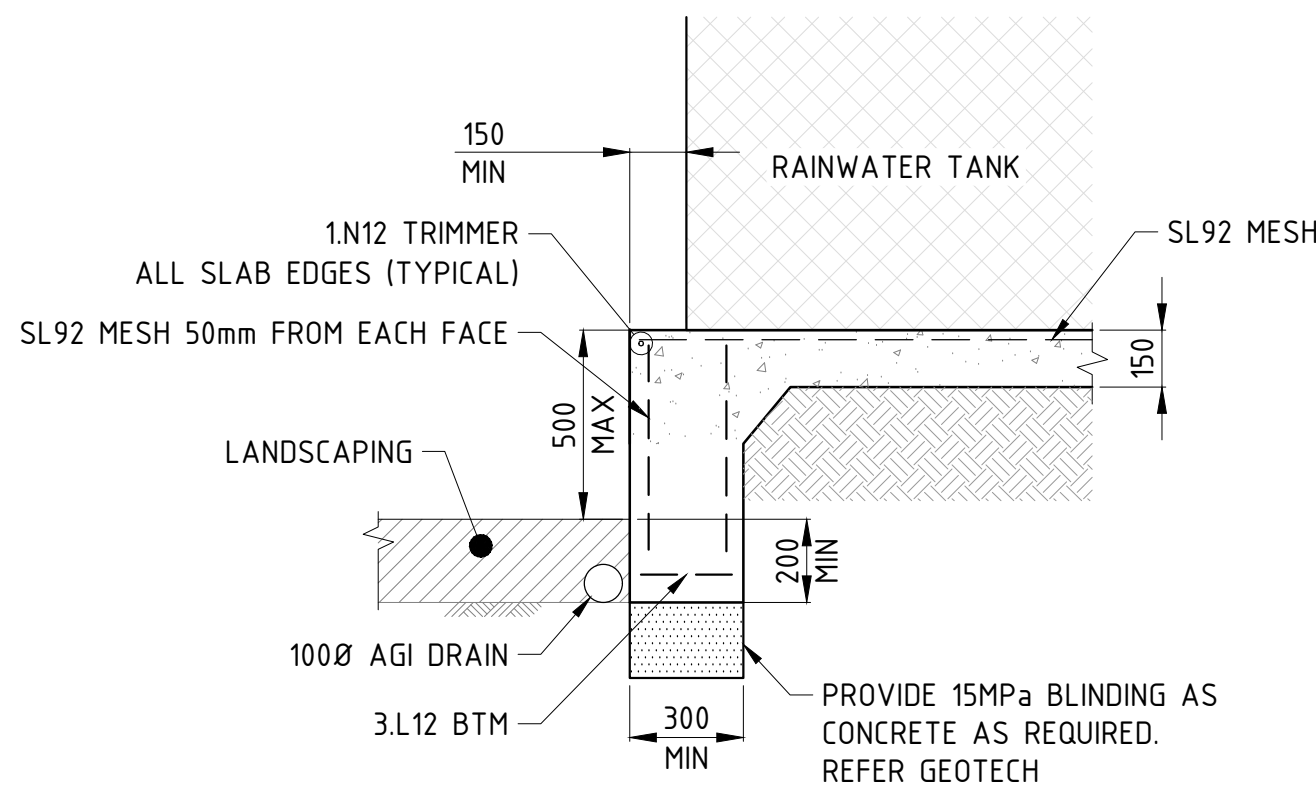
4.N12 x 1200 LG AT 75 CRS
EXTEND 600 PAST CORNER
PLACE TRIMMERS AT 45 DEG.



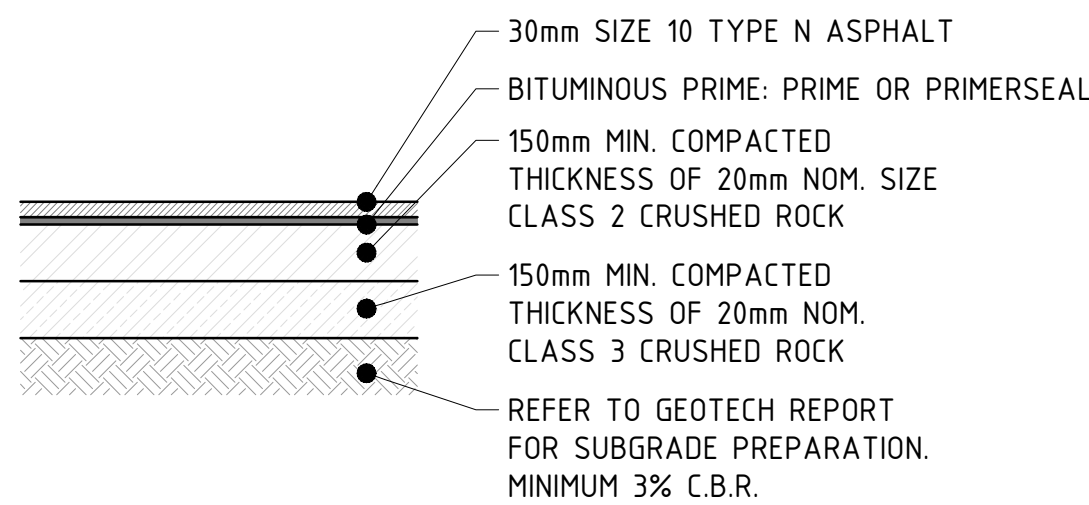
2.N12 x 1200 LG AT 75 CRS
TO END OF SLAB JOINT.



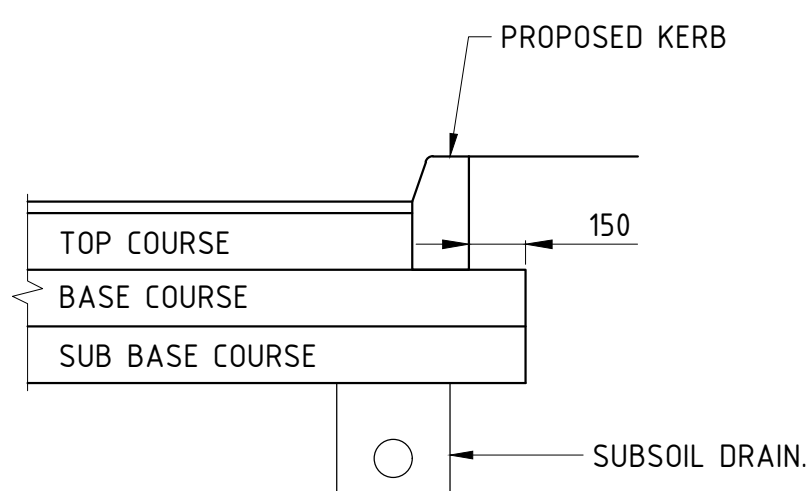
(REFER IPWEA STD DWG RS-080 FOR DETAILS)
NTS



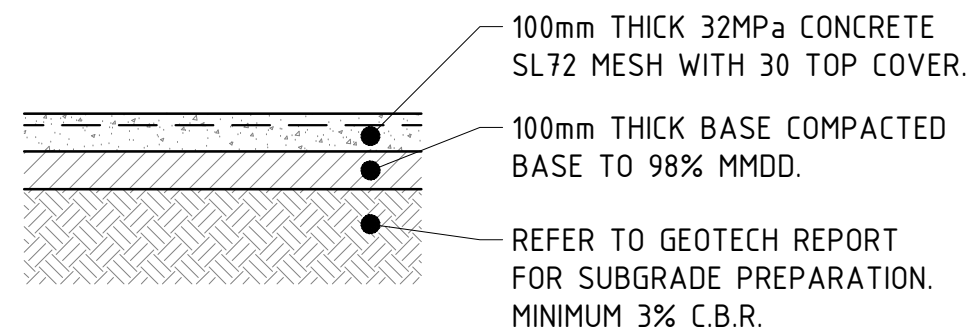
SCALE 1:20



SCALE 1:20



SCALE 1:20



SCALE 1:20

FOR POD AND PAVER AREAS, REFER LANDSCAPE ARCHITECT FOR DETAILS.