



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Monday 27 February 2023
at 4:00pm



TABLE OF CONTENTS

LOCAL PLANNING PANEL

1	LPP1/23	DA/910/2022 - Demolition of Existing Dwelling, Construction of a Dwelling House and Swimming Pool - 1A Glen Street, Galston	
	Attachment 1:	Locality Plan.....	2
	Attachment 2:	Architectural Plans	3
	Attachment 3:	Stormwater Plan	24

ATTACHMENT/S

REPORT NO. LPP1/23

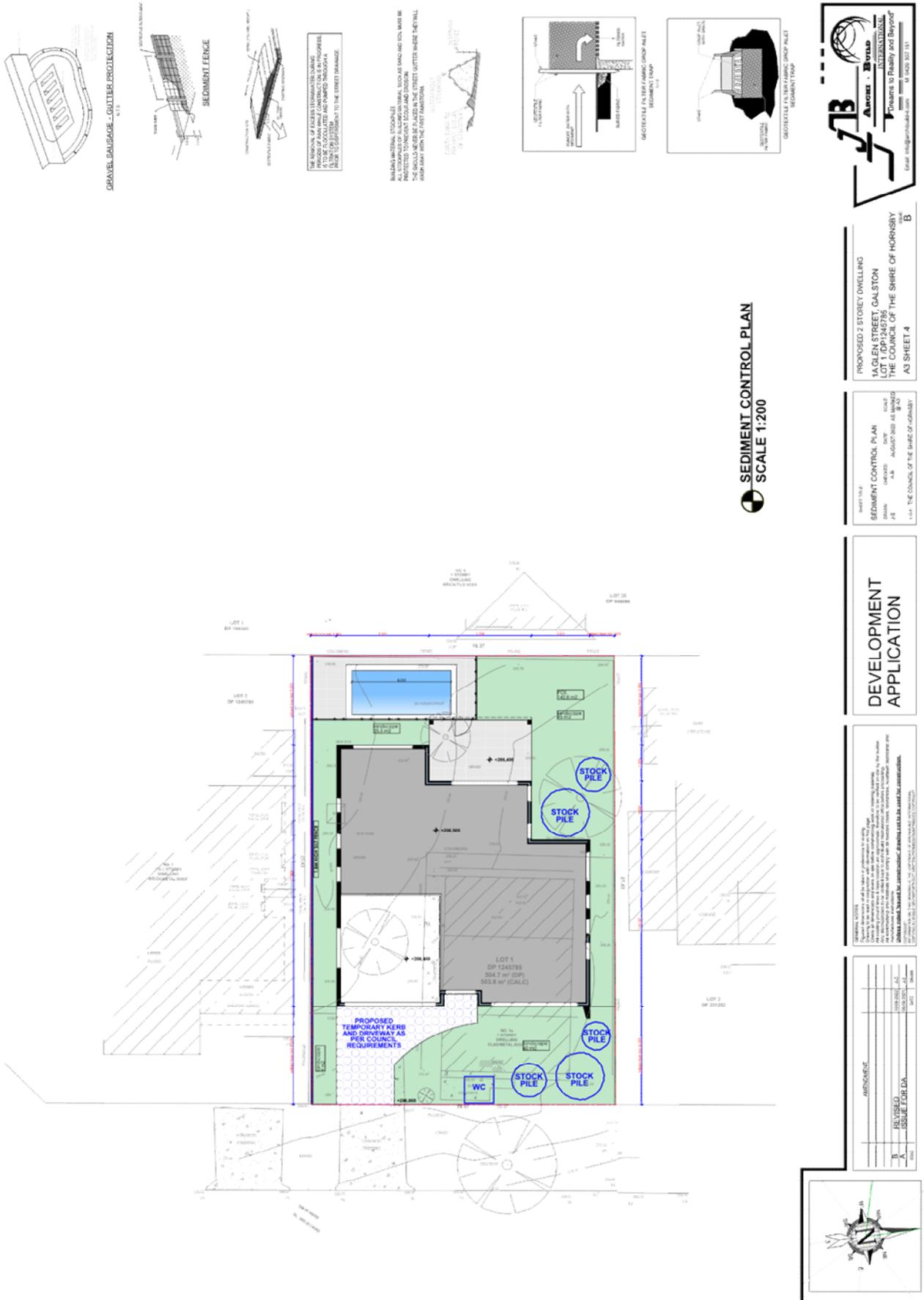
ITEM 1

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**
- 3. STORMWATER PLAN**



LOCALITY PLAN
DA/910/2022
No. 1A Glen Street, Galston

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



SEDIMENT CONTROL PLAN
SCALE 1:200



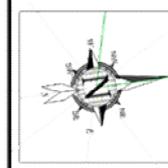
PROPOSED 2 STOREY DWELLING
14 GLEN STREET, GALLSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 4 B

SHEET 4 OF 4
SEDIMENT CONTROL PLAN
DATE: AUGUST 2023
BY: [Signature]

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. The applicant is to ensure that all sediment control measures are installed and maintained in accordance with the requirements of the BASIX report and the ABSA report.
2. The applicant is to ensure that all sediment control measures are installed and maintained in accordance with the requirements of the BASIX report and the ABSA report.
3. The applicant is to ensure that all sediment control measures are installed and maintained in accordance with the requirements of the BASIX report and the ABSA report.

NO.	REVISION	DATE	BY	CHKD
1	ISSUE FOR DA	2023/08/01	[Signature]	[Signature]

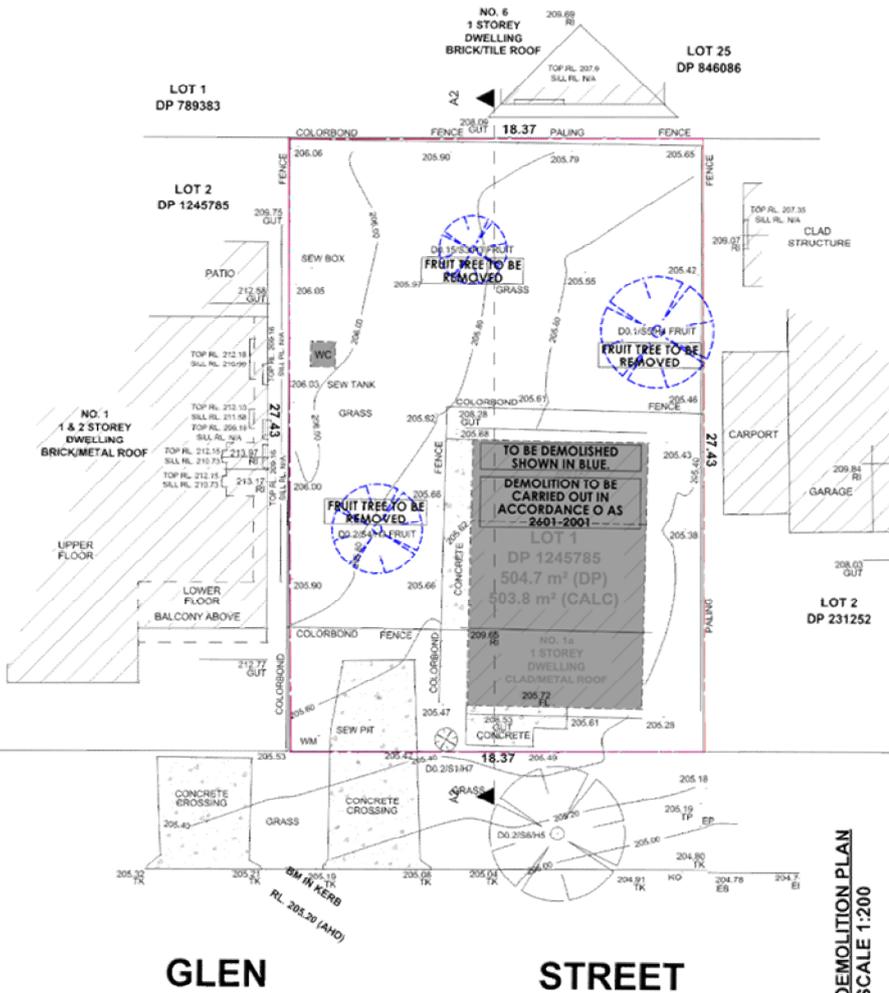


ATTACHMENT 2 - ITEM 1

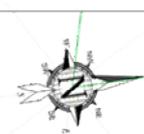
The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

**SITE MANAGEMENT PLAN /
DEMOLITION PLAN /
GENERAL CONSTRUCTION NOTES**

- PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES
- ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE, IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE.
- METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO ENCS DETAILS AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING
- VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.
- DEMOLISH & REMOVE FROM THE SITE, AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS 2601 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND THE LIKE, AS SHOWN HATCHED AND/OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL REDUNDANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION



**DEMOLITION PLAN
SCALE 1:200**



PROPOSED 3 STOREY DWELLING
14 GLEN STREET, GAI-STON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 5 B

DEVELOPMENT PLAN
DATE: AUGUST 2002
BY: [Name]
FOR THE COUNCIL OF THE SHIRE OF HORNSBY

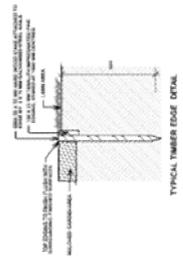
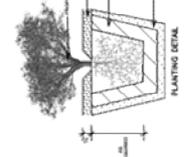
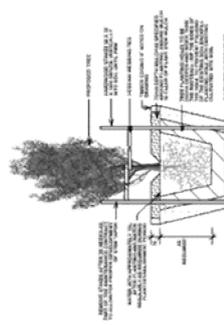
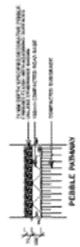
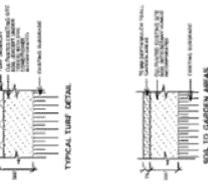
DEVELOPMENT APPLICATION

GENERAL NOTES:
1. The applicant is to be responsible for obtaining all necessary approvals from the relevant authorities.
2. All work must be carried out in accordance with the approved plans and specifications.
3. The applicant is to be responsible for obtaining all necessary approvals from the relevant authorities.
4. All work must be carried out in accordance with the approved plans and specifications.
5. The applicant is to be responsible for obtaining all necessary approvals from the relevant authorities.
6. All work must be carried out in accordance with the approved plans and specifications.

NO.	DATE	REVISION
1	18/08/2002	ISSUE FOR DA

ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



2. Minimum soil standards for plant sizes are provided in accordance with the Table below.

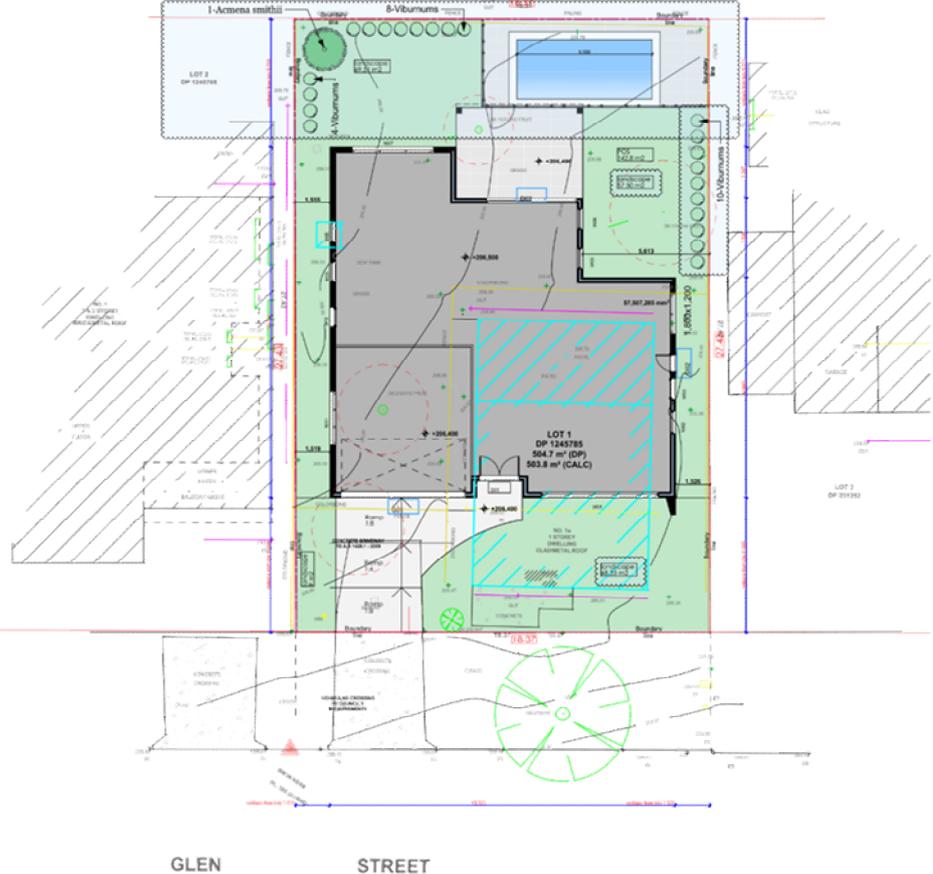
Tree Size	Height	Spread	Min soil area	Min soil depth
Large tree	>12m	>8m	10 x 10m	1200mm
Medium tree	8-12m	4-8m	6 x 6m	1000mm
Small tree	5-6m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Ground cover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm

PLANT SCHEDULE

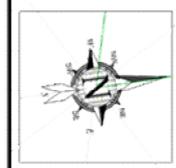
Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acmena smithii	White Starling	1	10L	200mm	500mm
Viburnum	White Starling	18	200mm	1000	2000

Garden Maintenance Schedule

Maintenance task	J	F	M	A	M	J	J	A	S	O	N	D
Care of plants	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pruning (if needed)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rejuvenating / top dressing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fertiliser - liquid Solubak as needed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Coil Back Perennials and Grasses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Watering (as needed)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garden Beds	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Digging	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mulching	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leaf Removal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pest Management	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maintenance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fertiliser	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Seeding where needed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Winter Clean up	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y



LANDSCAPE PLAN
SCALE 1:200



DEVELOPMENT APPLICATION

PROPOSED 2 STOREY DWELLING
1 ACLEN STREET, GALSITON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 6

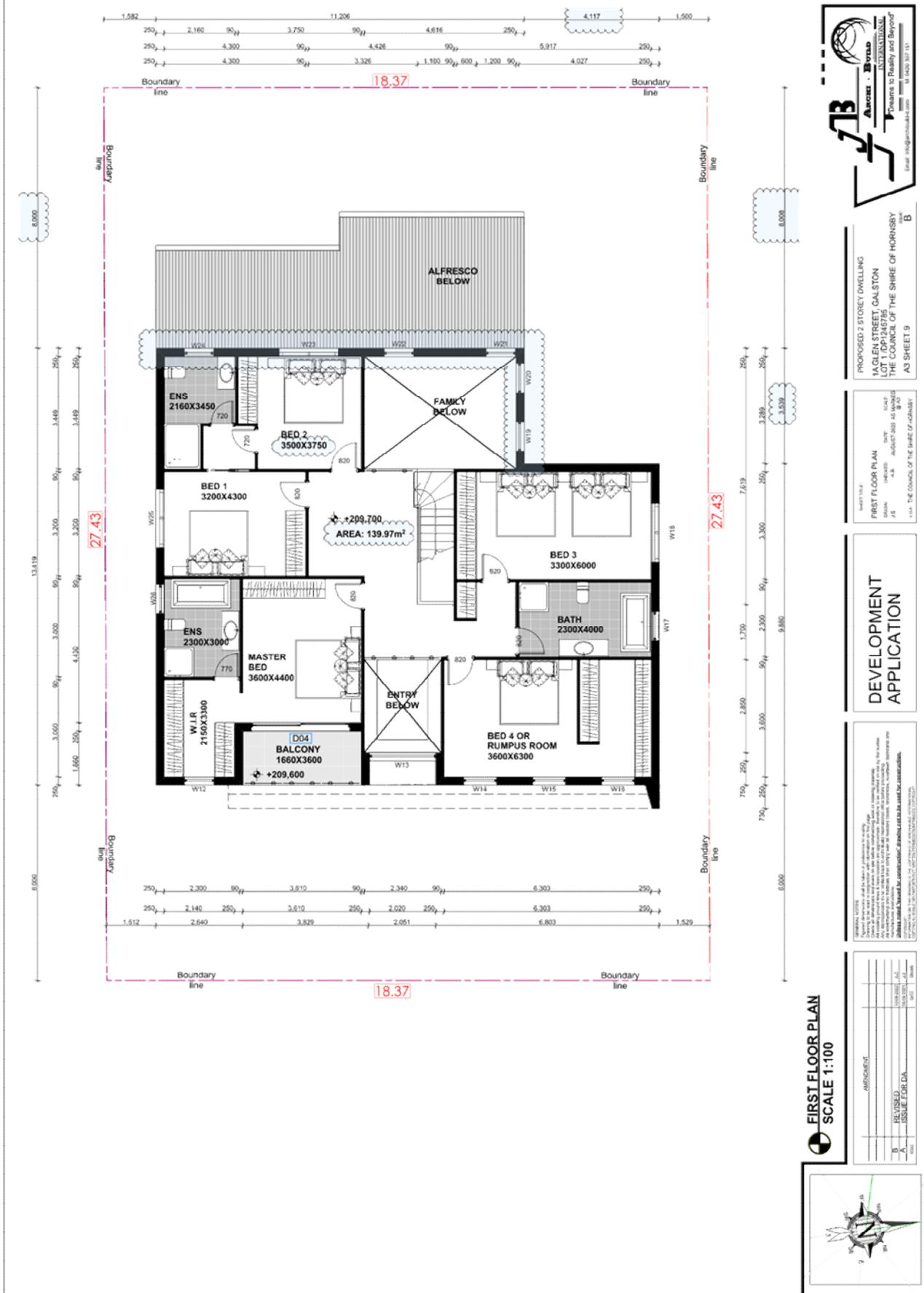
DATE: 27/08/23
ISSUE FOR DA

REVISIONS

NO.	DATE	DESCRIPTION
1	27/08/23	ISSUE FOR DA

ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



PROPOSED 3 STOREY DWELLING
 14/26N STREET, GALSTON
 THE COUNCIL OF THE SHIRE OF HORNSBY
 A3 SHEET B

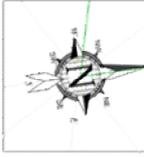
PROJECT NO: 14/26N
 FIRST FLOOR PLAN
 DATE: 14 AUGUST 2023
 SCALE: 1:100
 DRAWN BY: J.B.
 CHECKED BY: J.B.
 DATE: 14 AUGUST 2023

DEVELOPMENT APPLICATION

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.
 3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.

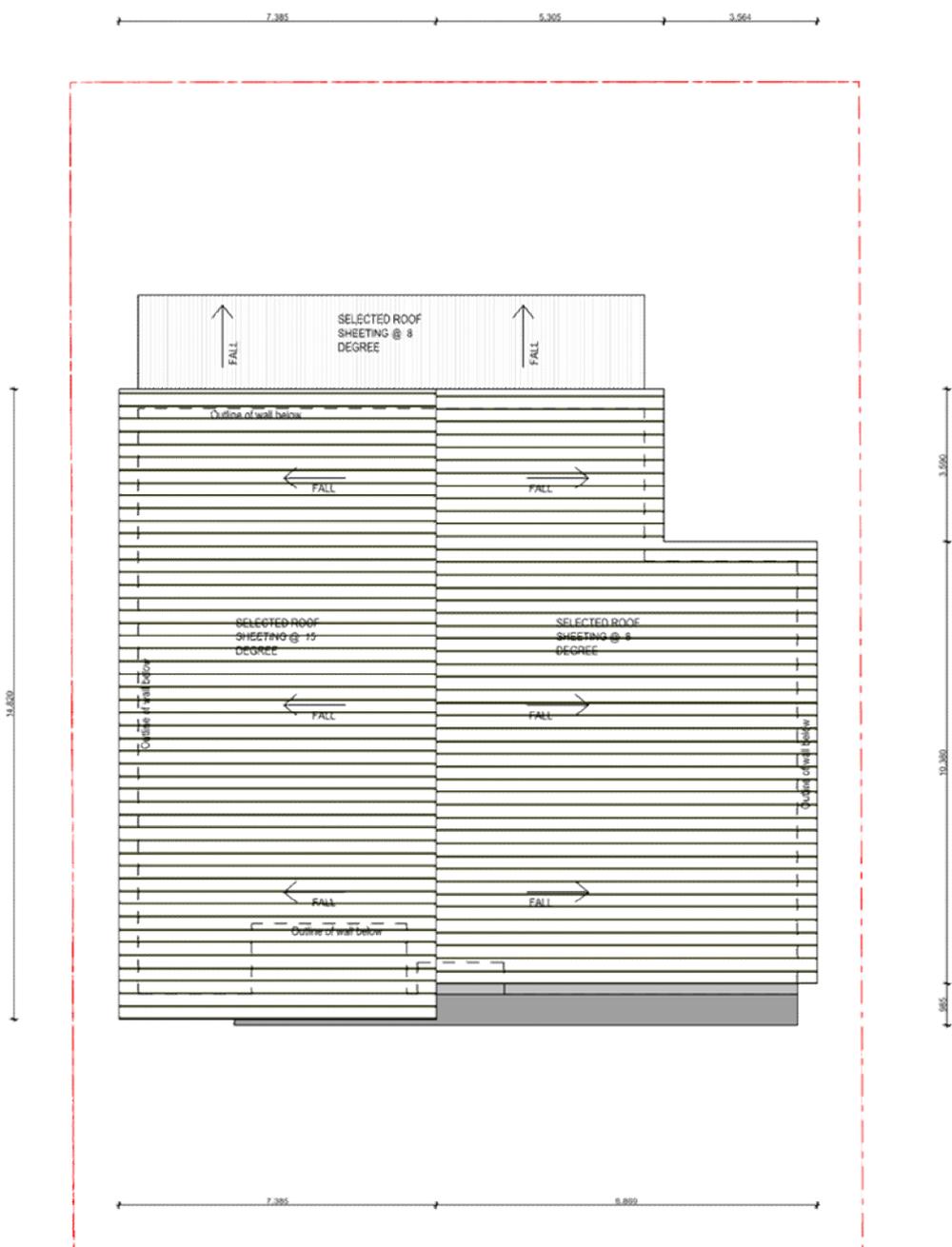
FIRST FLOOR PLAN
 SCALE 1:100

NO.	REVISION	DATE	BY	CHECKED
1	ISSUE FOR DA	14/08/23	J.B.	J.B.
2	ISSUE FOR DA	14/08/23	J.B.	J.B.



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



PROPOSED 2 STOREY DWELLING
14/26N STREET, GAI-STON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 10

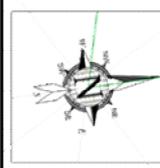
ROOF PLAN
DATE: AUGUST 2023
SCALE: AS SHOWN

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. This plan is to be used in conjunction with the ABSA and Basix reports.
2. The roof fall directions are indicated by arrows.
3. All dimensions are in millimetres unless otherwise stated.
4. The owner is responsible for ensuring that the roof structure is designed to suit the water loadings and wind pressures as shown on this plan.
5. All dimensions are to be taken from the centre of the wall unless otherwise stated.
6. All dimensions are to be taken from the centre of the wall unless otherwise stated.
7. All dimensions are to be taken from the centre of the wall unless otherwise stated.
8. All dimensions are to be taken from the centre of the wall unless otherwise stated.

ROOF LEVEL PLAN
SCALE 1:100

NO.	DATE	BY	CHKD.
1			
2			
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10			



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



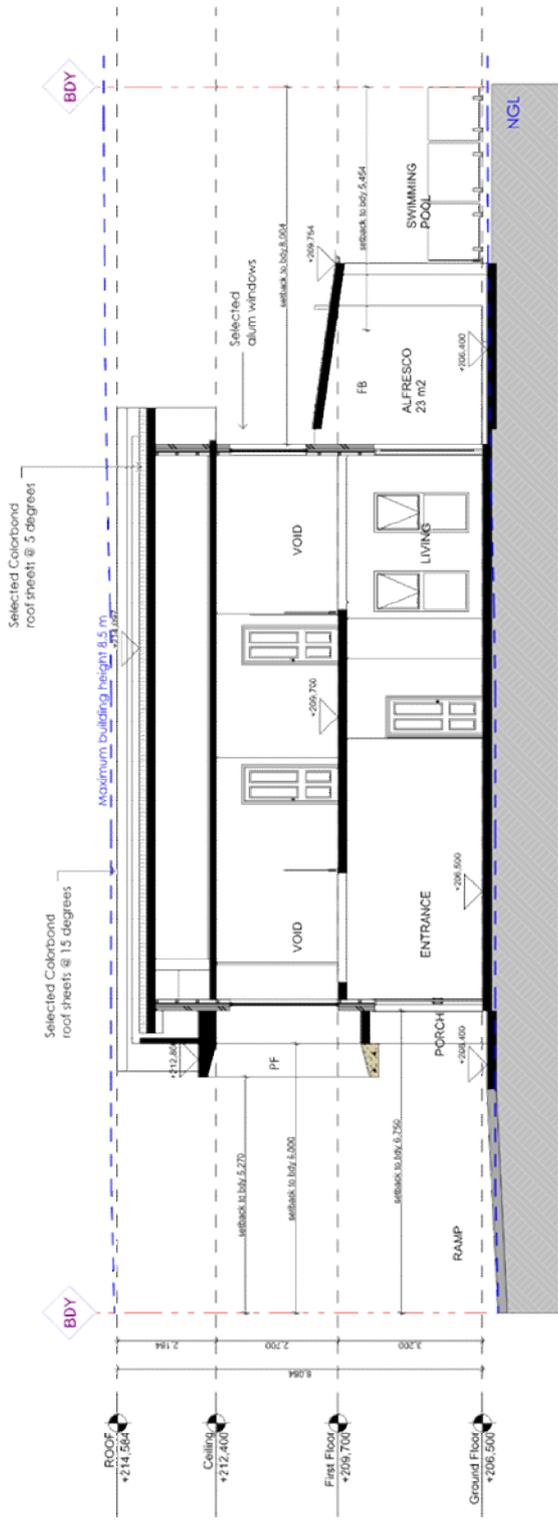
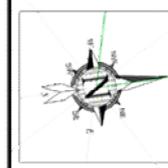
PROPOSED 3 STOREY DWELLING
1 ACLEN STREET, GALSTON
LOCAL GOVERNMENT DISTRICT OF
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 11

SECTION JA
DATE: AUGUST 2023
DRAWN BY: [Name]
CHECKED BY: [Name]

DEVELOPMENT APPLICATION

NOTICE TO THE OWNER: This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The Council of the Shire of Hornsby is not responsible for the accuracy of the information provided. It is the responsibility of the applicant to ensure that the information provided is accurate and complete.

NO.	REVISION	DATE	BY	CHECKED
1	ISSUE FOR DA	2023/08/23	[Name]	[Name]

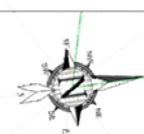


SECTION A2
SCALE 1:100

ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

Element ID	Window List													
	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14
Window Name	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25
W x H Size	5,200x2,100	1,000x2,100	900x600	1,800x1,200	800x2,100	600x2,100	3,800x600	900x2,100	900x2,100	900x600	2,400x600	900x2,400	2,020x2,400	1,000x2,400
Window sill height	300	300	1,500	1,200	300	300	1,000	300	300	1,500	1,900	0	200	0
Window head height	2,400	2,400	2,400	2,400	2,400	2,400	1,600	2,400	2,400	2,400	2,500	2,400	2,600	2,400
2D Symbol														
View from Side Opposite to Opening Side														
Element ID	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	WD - 029	
Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	Window 25	
W x H Size	1,000x2,400	1,000x2,400	900x900	1,800x1,200	900x1,700	900x1,700	900x1,700	900x1,700	1,800x1,100	900x900	1,800x1,200	900x900	1,800x1,200	
Window sill height	0	0	1,500	1,200	700	700	700	700	1,300	1,500	1,200	1,500	3,200	
Window head height	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	4,400	
2D Symbol														
View from Side Opposite to Opening Side														
Element ID	D01	D02	D03	D04	D04	D04								
Door Name	Double Door 25	Door 25	Sliding Door 25	Sliding Door 25	Sliding Door 25	Overhead Garage Door 25								
Quantity	1	1	1	1	1	1								
ROOM														
W x H Size	1,800x2,400	820x2,400	3,000x2,400	3,500x2,400	3,000x2,400	5,500x2,400								
Orientation	R	L	L	R	L	L								
Door sill height	0	0	0	0	0	0								
Door head height	2,400	2,400	2,400	2,400	2,400	2,400								
2D Symbol														
View from Side Opposite to Opening Side														



REVISION	DATE	BY	CHKD

DEVELOPMENT APPLICATION

WINDOWS AND DOORS SCHEDULE

DATE: AUGUST 2023 AS SHOWN

BY: THE COUNCIL OF THE SHIRE OF HORNSBY

PROPOSED 3 STOREY DWELLING

14/CLAREN STREET, GALLSTON

THE COUNCIL OF THE SHIRE OF HORNSBY

A3 SHEET 14



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

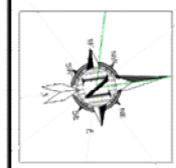


GFA Calculation - GFA Sheet

2 STORY DWELLING	
Ground Floor GFA	150.74 m ²
First Floor GFA	139.97 m ²
Total GFA	290.71 m ²

GFA - FF
SCALE 1:200

GFA - GF
SCALE 1:200



REVISIONS	
NO.	DATE

GENERAL NOTES

1. The owner is to provide all services to the site.

2. The owner is to provide all services to the site.

3. The owner is to provide all services to the site.

4. The owner is to provide all services to the site.

5. The owner is to provide all services to the site.

6. The owner is to provide all services to the site.

7. The owner is to provide all services to the site.

8. The owner is to provide all services to the site.

9. The owner is to provide all services to the site.

10. The owner is to provide all services to the site.

DEVELOPMENT APPLICATION

PROJECT NO: GFA DIAGRAMS
DATE: AUGUST 2023 AS SHOWN
BY: [Signature]
FOR: THE COUNCIL OF THE SHIRE OF HORNSBY

PROPOSED 2 STOREY DWELLING
1 ACLEN STREET, GALLSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 15



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

SHADOW DIAGRAM - JUNE 21 @ 9AM
SCALE 1:200



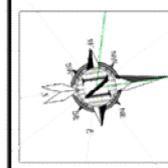
PROPOSED 2 STOREY DWELLING
1 ACLEN STREET, GALSSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 16

SHADOW DIAGRAM
DATE: AUGUST 2023
DRAWN BY: [Name]
CHECKED BY: [Name]

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. This plan is a shadow diagram and does not show the actual construction details.
2. All dimensions are in millimeters unless otherwise stated.
3. The owner is responsible for ensuring that the proposed development complies with all applicable laws and regulations.
4. This plan is for informational purposes only and should not be used for construction.

NO.	DATE	REVISION
1	2023/08/01	ISSUE FOR DA



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

SHADOW DIAGRAM - JUNE 21 @ 12PM
SCALE 1:200



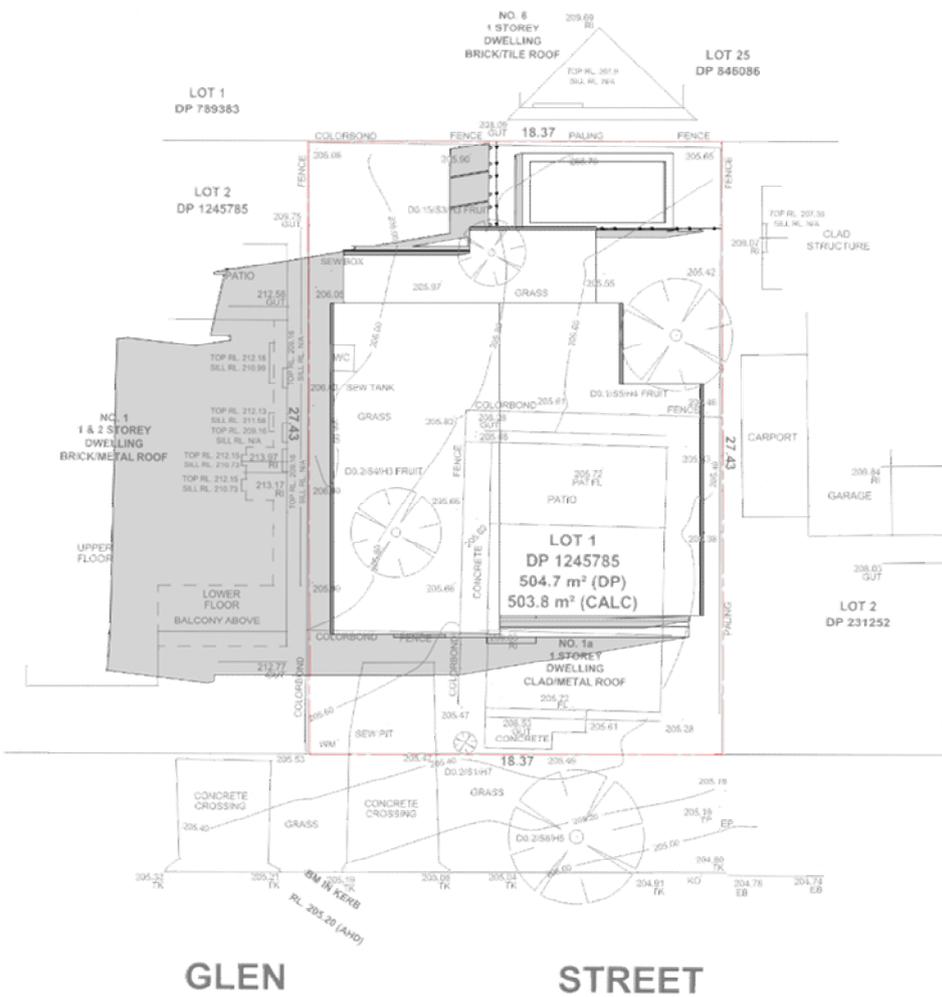
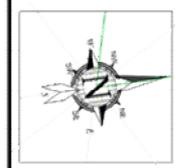
PROPOSED 3 STOREY DWELLING
1 A GLEN STREET, GALSSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 17

DATE: 14 AUGUST 2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:200

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. This plan is to be read in conjunction with the ABSA and Basix reports.
2. The owner is to ensure that the proposed development complies with all relevant codes of practice and standards.
3. All materials and workmanship to be in accordance with the relevant standards.
4. The applicant is to ensure that the proposed development is in accordance with the relevant codes of practice and standards.
5. All dimensions are to be in accordance with the relevant codes of practice and standards.
6. The applicant is to ensure that the proposed development is in accordance with the relevant codes of practice and standards.

NO.	DATE	REVISION
1	14/08/2023	ISSUE FOR DA



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

SHADOW DIAGRAM - JUNE 21 @ 3PM
SCALE 1:200



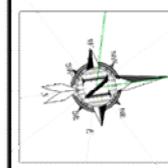
PROPOSED 2 STOREY DWELLING
1 GLEN STREET, GLENSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 16

SHADOW DIAGRAM
DATE: AUGUST 2023
SCALE: 1:200

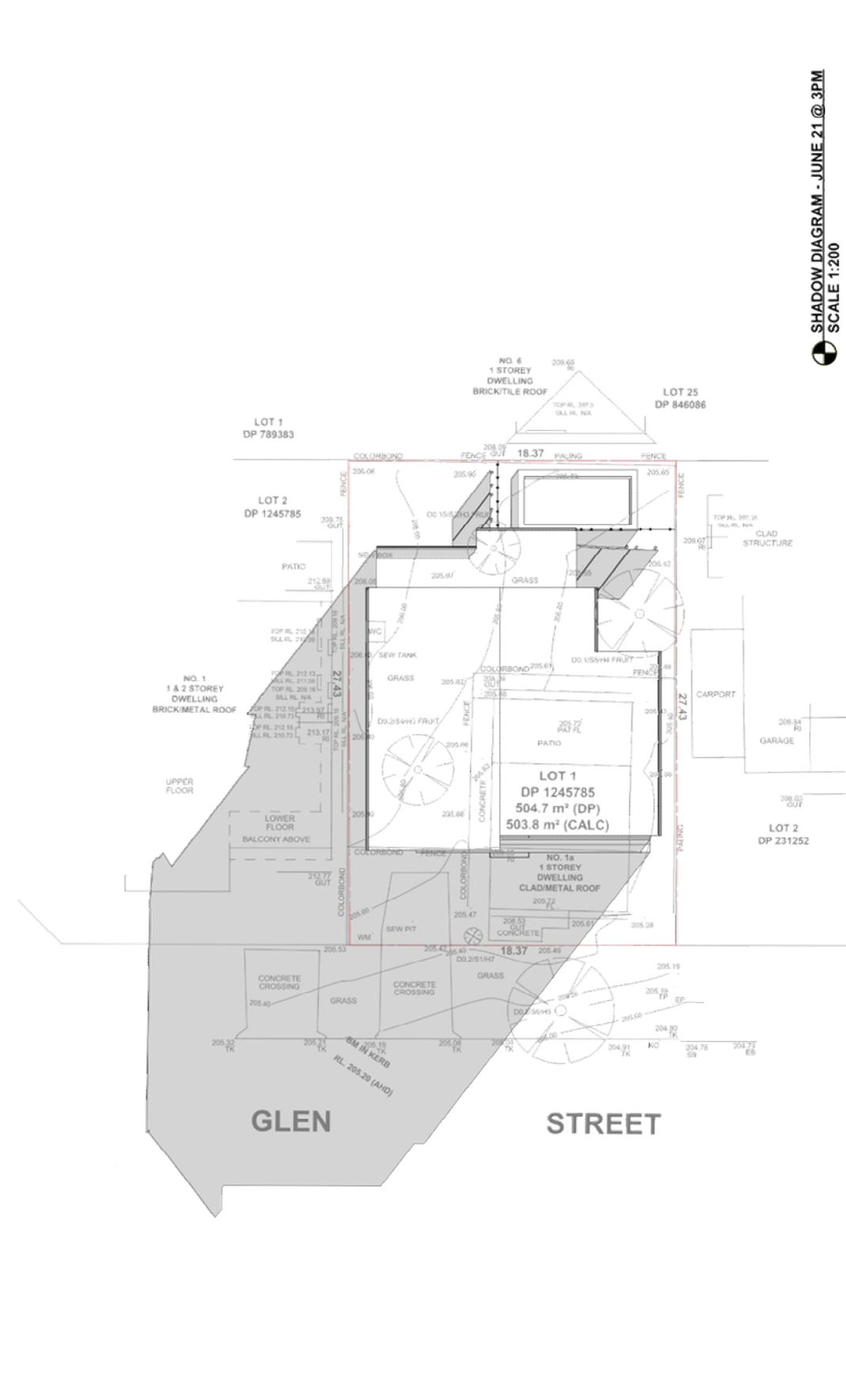
DEVELOPMENT APPLICATION

GENERAL NOTES:
1. THIS SHADOW DIAGRAM IS FOR INFORMATION ONLY.
2. THE SHADOW DIAGRAM IS BASED ON THE PROPOSED DEVELOPMENT AND THE SUN'S POSITION ON 21 JUNE 2023 AT 3PM.
3. THE SHADOW DIAGRAM IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
4. THE SHADOW DIAGRAM IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	DATE	REVISION
1	21/08/23	ISSUE FOR DA
2		
3		
4		



ATTACHMENT 2 - ITEM 1



The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

SHADOW DIAGRAM - DEC 21 @ 9AM
SCALE 1:200



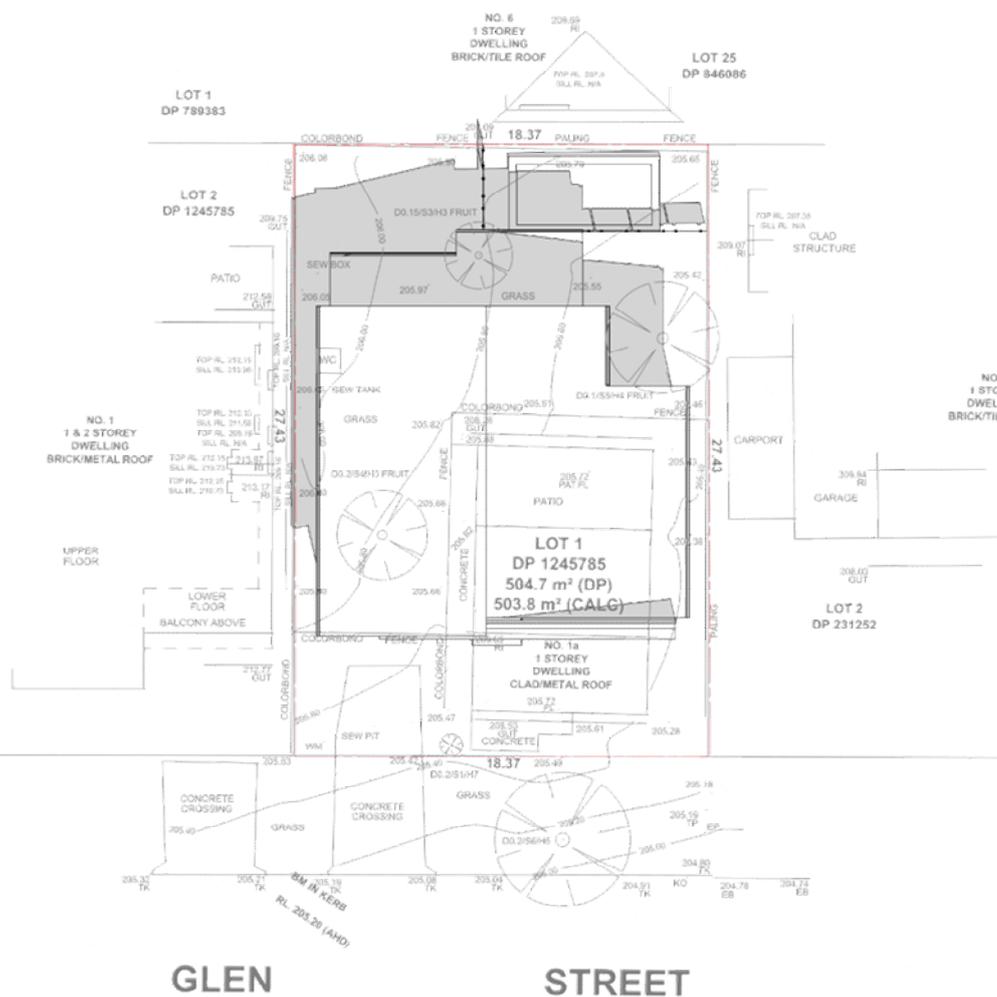
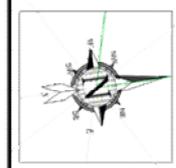
PROPOSED 3 STOREY DWELLING
1 ACLEN STREET, GALSSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 19 B

SHADOW DIAGRAM
DATE: 21 DEC 2023
TIME: 9:00 AM
SCALE: 1:200
BY: [Signature]

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. THIS SHADOW DIAGRAM IS FOR INFORMATION ONLY.
2. THE SHADOW DIAGRAM IS BASED ON THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.
3. THE SHADOW DIAGRAM IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
4. THE SHADOW DIAGRAM IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO.	DATE	REVISION
1	21 DEC 2023	ISSUE FOR DA



ATTACHMENT 2 - ITEM 1

The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports

SHADOW DIAGRAM - DEC 21 @ 12PM
SCALE 1:200



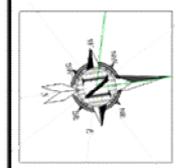
PROPOSED 1 STOREY DWELLING
1 ACLEN STREET, GALSSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 20

SHADOW DIAGRAM
DATE: AUGUST 2023
SCALE: 1:200
DRAWN BY: [Name]

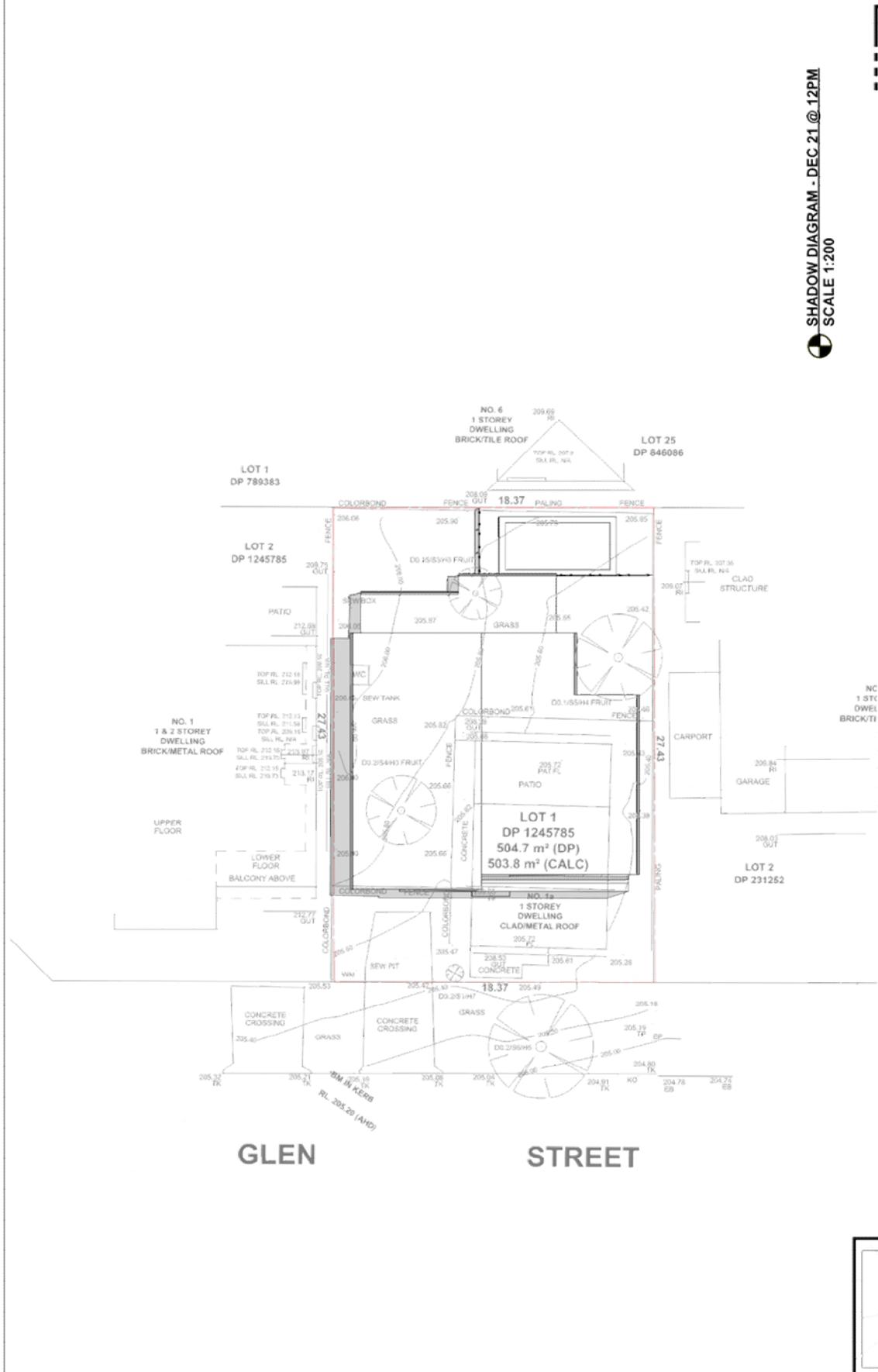
DEVELOPMENT APPLICATION

GENERAL NOTES:
1. THIS SHADOW DIAGRAM IS FOR INFORMATION ONLY.
2. THE SHADOW DIAGRAM IS BASED ON THE PROPOSED DEVELOPMENT AND DOES NOT TAKE INTO ACCOUNT THE SHADOWS OF NEIGHBOURING DEVELOPMENTS.
3. THE SHADOW DIAGRAM IS BASED ON THE PROPOSED DEVELOPMENT AND DOES NOT TAKE INTO ACCOUNT THE SHADOWS OF NEIGHBOURING DEVELOPMENTS.
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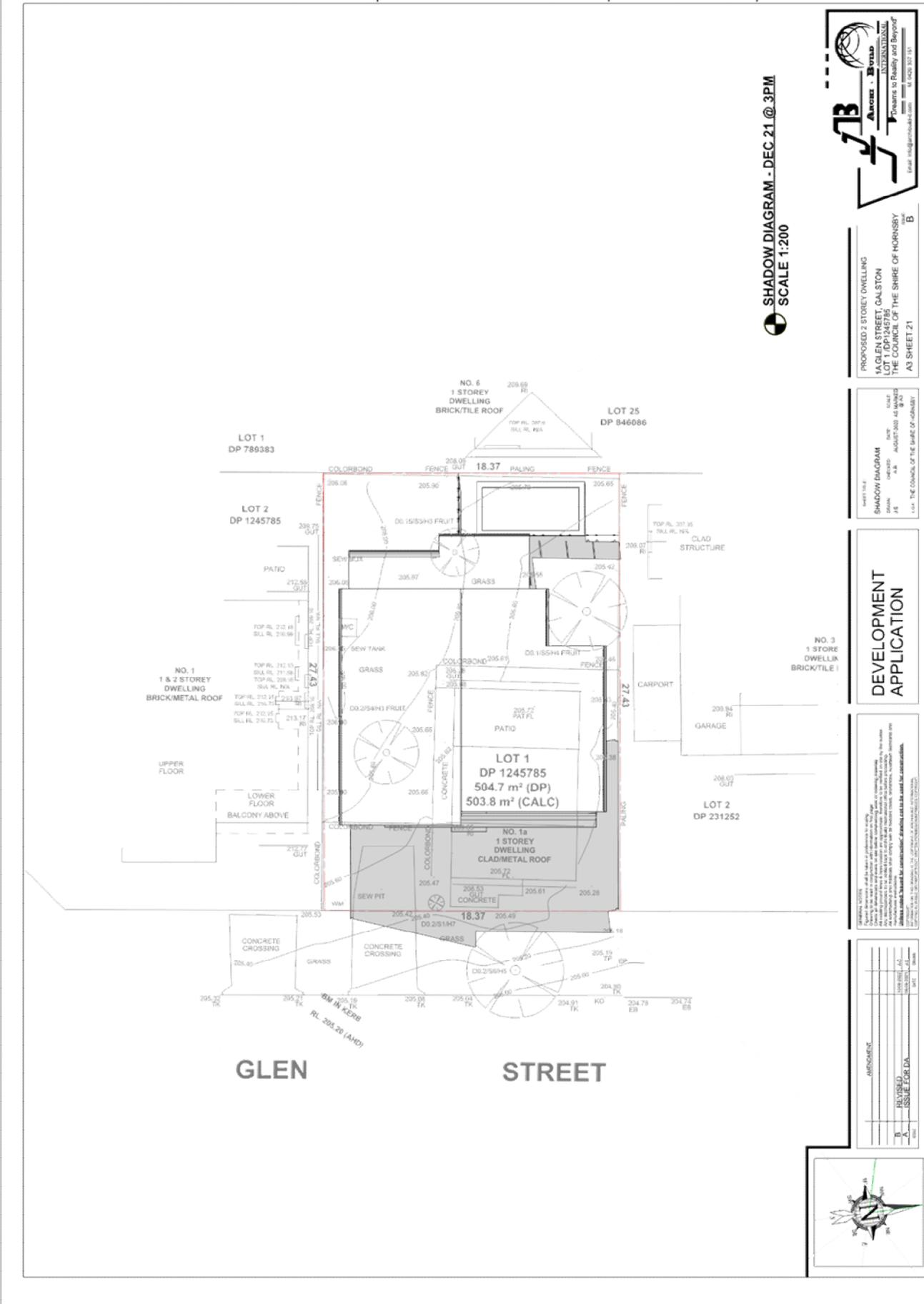
NO.	DATE	REVISION
1	2023/08/21	ISSUE FOR DA
2	2023/08/21	ISSUE FOR DA



ATTACHMENT 2 - ITEM 1



The Owner / Builder Must Read Plans In Conjunction With ABSA And Basix Report And all related reports



SHADOW DIAGRAM - DEC 21 @ 3PM
SCALE 1:200



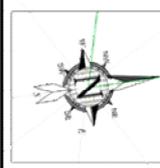
PROPOSED 1 STOREY DWELLING
1 ACLEN STREET, GALSSTON
THE COUNCIL OF THE SHIRE OF HORNSBY
A3 SHEET 21

SHADOW DIAGRAM
DATE: AUGUST 2023
SCALE: 1:200

DEVELOPMENT APPLICATION

GENERAL NOTES:
1. The site is shown as existing conditions.
2. All measurements are in metres unless otherwise stated.
3. All dimensions are to the face of the wall or structure unless otherwise stated.
4. All dimensions are to be checked on site.
5. All dimensions are to be checked on site.
6. All dimensions are to be checked on site.
7. All dimensions are to be checked on site.
8. All dimensions are to be checked on site.
9. All dimensions are to be checked on site.
10. All dimensions are to be checked on site.

NO.	DATE	BY	CHKD
1	2023/08/21	JTB	JTB
2	2023/08/21	JTB	JTB
3	2023/08/21	JTB	JTB
4	2023/08/21	JTB	JTB
5	2023/08/21	JTB	JTB
6	2023/08/21	JTB	JTB
7	2023/08/21	JTB	JTB
8	2023/08/21	JTB	JTB
9	2023/08/21	JTB	JTB
10	2023/08/21	JTB	JTB



ATTACHMENT 2 - ITEM 1

1 GLEN STREET, GALSTON PROPOSED DEVELOPMENT STORMWATER CONCEPT PLANS

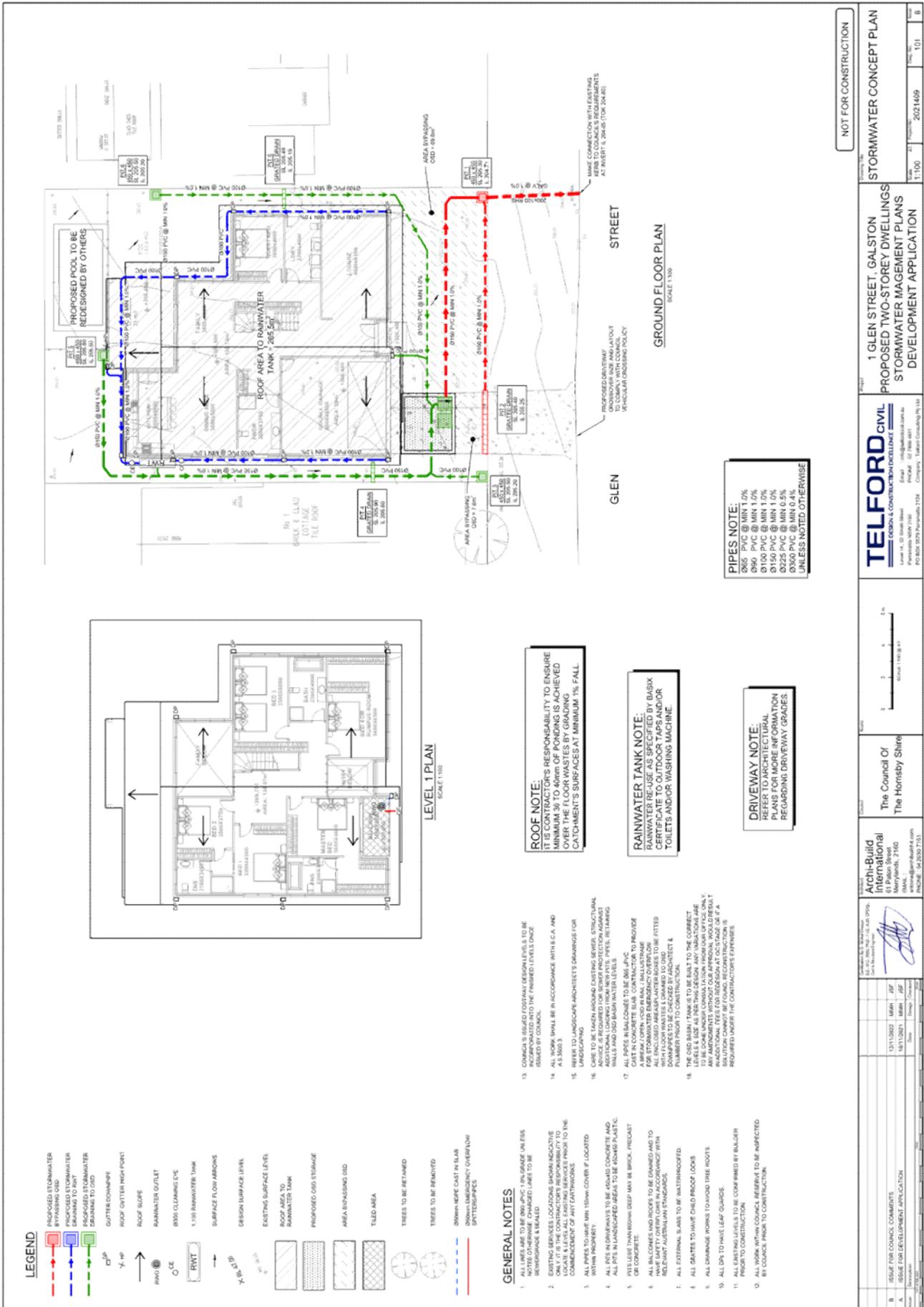


LOCALITY PLAN
N.T.S.

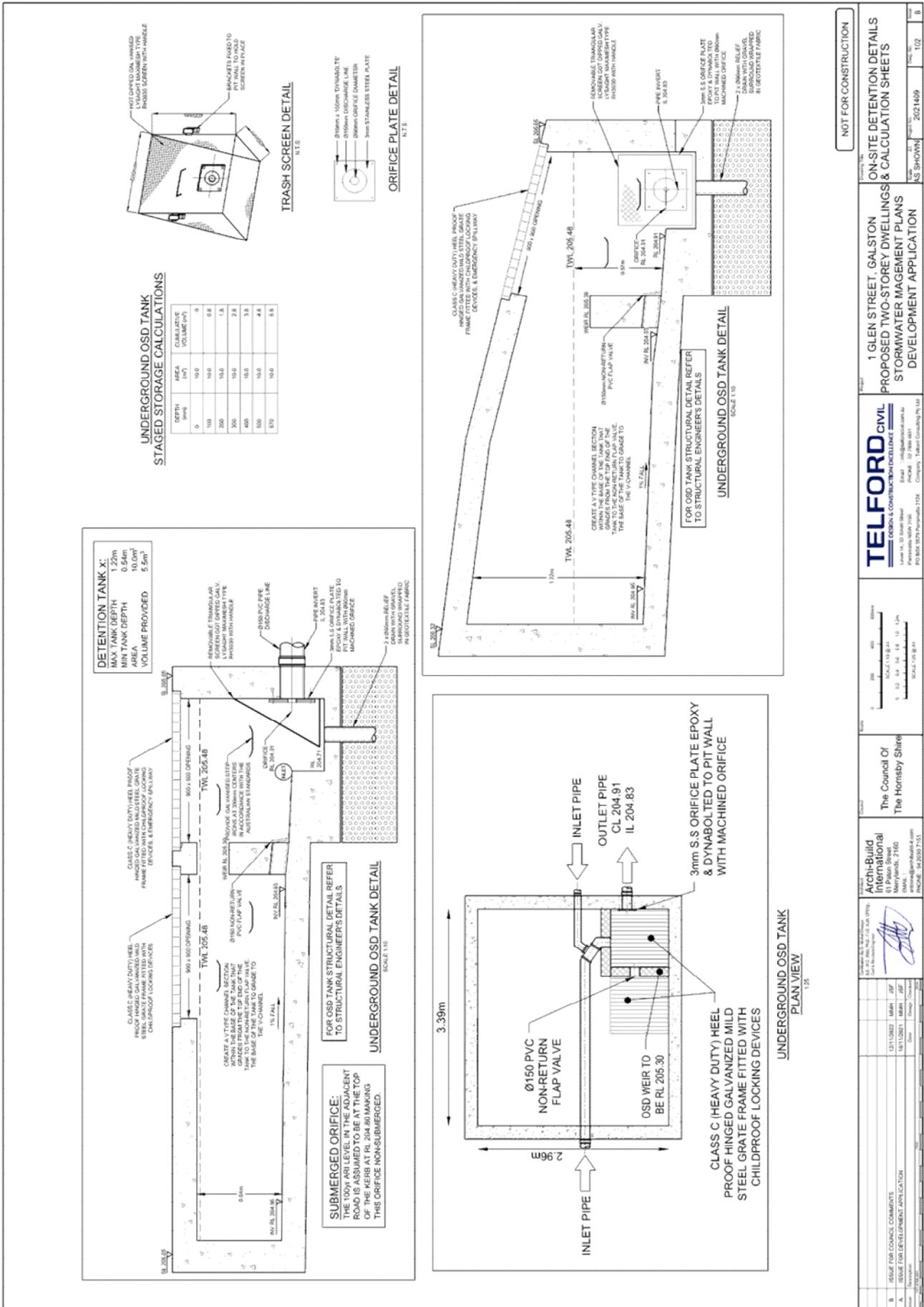
Drawing No.	DESCRIPTION
000	COVER SHEET NOTES & LEGEND
101	STORMWATER CONCEPT PLAN
102	ON-SITE DETENTION DETAILS AND CALCULATION SHEETS
103	DRAINAGE HOOD DETAILS AND CALCULATION SHEETS
104	MISCELLANEOUS DETAILS SHEET

ISSUE FOR COUNCIL COMMENTS 13/11/2022 MARI JPF		THE COUNCIL OF The Hornsby Shire	ARCHITECT/ENGINEER Archi-Build International 81 PARRAMATTA STREET PARRAMATTA NSW 2150 PHONE: (02) 9220 7121	CIVIL TELFORD CIVIL CIVIL & CONSTRUCTION ENGINEERS Level 14, 10 Bank Street Parramatta NSW 2150 PHONE: (02) 9630 6000 EMAIL: info@telfordcivil.com.au	PROJECT NO. 2021409	SHEET NO. 000	TOTAL SHEETS 006
ISSUE FOR DEVELOPMENT APPLICATION 18/11/2021 MARI JPF							

ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1



1 GLEN STREET GALSTON
PROPOSED TWO-STORY DWELLINGS
STORMWATER MANAGEMENT PLANS
DEVELOPMENT APPLICATION

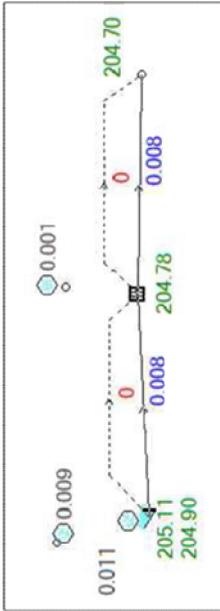
TEL FORD CIVIL
 CIVIL & CONSTRUCTION ENGINEERING
 Level 11, 10 Bank Street
 Parramatta NSW 2150
 Phone: 02 9638 8811
 Fax: 02 9638 8812
 Email: info@telfordcivil.com.au
 Website: www.telfordcivil.com.au

Arch-Build International
 81 PARRAMATTA STREET
 PARRAMATTA NSW 2150
 PHONE: 02 9638 3761

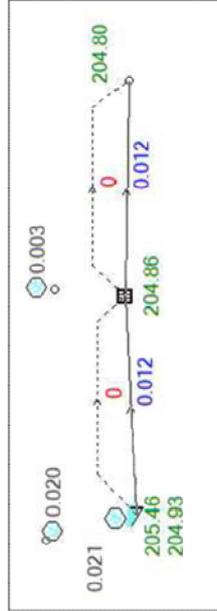
The Council Of The Hornsby Shire

1 GLEN STREET GALSTON
 ON-SITE DETENTION DETAILS & CALCULATION SHEETS
 AS SHOWN 2021409

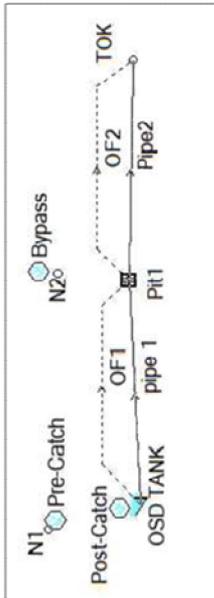
ATTACHMENT 3 - ITEM 1



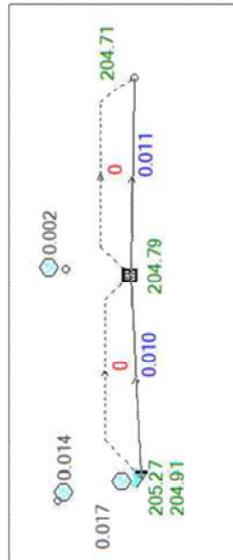
DRAINS RESULTS 5yr



DRAINS RESULTS 100yr



DRAINS WITHOUT RESULTS



DRAINS RESULTS 20yr

YEAR (event)	PRE DEVELOP FLOWS (l/s)	ORIFICE FLOWS (l/s)	OSD DISCHARGE (l/s)	FLOWS BYPASSING OSD (l/s)	TOTAL SITE DISCHARGE (l/s)	WATER STORAGE LEVEL (m)
5	9	8	8	1	9	205.06
20	14	10	10	2	13	205.21
100	20	12	12	3	15	205.37

ISSUE FOR COUNCIL COMMENTS 13/11/2022 MAM JPF		ARCHITECT'S SIGNATURE M. AL-ABOUBI (13/11/2022)		ARCHITECT'S FIRM Archi-Build International 81 Palmer Street SYDNEY NSW 2100 AUSTRALIA archi@archi-build.com.au PHONE: 61 2 9222 7321		THE COUNCIL OF The Hornsby Shire		PROJECT NO. 2021469		SHEET NO. 103	
ISSUE FOR DEVELOPMENT APPLICATION 13/11/2021 MAM JPF		DEVELOPER'S SIGNATURE [Signature]		DEVELOPER'S FIRM TELFORD CIVIL 1/10 BROADWAY SYDNEY NSW 2100 AUSTRALIA telfordcivil@telfordcivil.com.au PHONE: 61 2 9222 7321		THE COUNCIL OF The Hornsby Shire		PROJECT NO. 2021469		SHEET NO. 103	
1 GLEN STREET GALSTON PROPOSED TWO-STORY DWELLINGS STORMWATER MANAGEMENT PLANS DEVELOPMENT APPLICATION											
NOT FOR CONSTRUCTION											

ATTACHMENT 3 - ITEM 1

ATTACHMENT 3 - ITEM 1

SEDIMENT & EROSION NOTES

1. MAINTAIN ALL EXISTING SETTING OUT OF THE WORKS, BUT PRIOR TO SUPERINTENDENT SHALL MARK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD.
2. MAINTAIN ALL EXISTING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION AND SOILS. VEGETATION TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH STAKES AND SHALL BE RESPONSIBLE FOR RE-PLANTATION AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
4. ADDITIONAL CONTROL DEVICES TO BE SITED AS DIRECTED BY THE SUPERINTENDENT.
5. CONSTRUCTION STOPS TO BE STOPPED IMMEDIATELY UPON DETECTING ALL SLOTTING OR TRACKING OF MATERIALS BEING THE EXISTING VEGETATION AND SOILS.
6. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK.
7. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT VEGETATION AND MAINTAIN THROUGHOUT CONSTRUCTION.
8. VEGETATION NOT TO BE REMOVED UNLESS NECESSARY FOR THE WORKS.
9. VEGETATION NOT TO BE REMOVED UNLESS NECESSARY FOR THE WORKS.
10. DIRECTOR ON-SITE BY THE SUPERINTENDENT.
11. THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON THE LOCATION OF THE WORKS.
13. ACCESS TRACKS THROUGH THE SITE SHALL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SUPERVISOR SHALL SET ALL PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE POINTS THROUGHOUT THE WORKS.
15. MEASUREMENTS SHALL BE OBTAINED AS A CHECK ON V. EXISTING CONTRACTORS WORKS ARE.

FIELD INLET SEDIMENT TRAP
N.T.S.

RAINWATER OUTLET DETAIL
N.T.S.

TYPICAL GRATED INLET PIT DETAIL
N.T.S.

RAINWATER TANK DETAIL
N.T.S.

FIRST FLUSH WATER DIVERTER DETAIL
N.T.S.

CLEANING EYE DETAIL
N.T.S.

SILO FENCE DETAIL
N.T.S.

SHAKEDOWN DEVICE
N.T.S.

TYPICAL GRATED INLET PIT DETAIL
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RAINWATER OUTLET DETAIL
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RAINWATER TANK DETAIL
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CLEANING EYE DETAIL
N.T.S.

SILO FENCE DETAIL
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SHAKEDOWN DEVICE
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