



TRIAxIAL
CONSULTING

COMPLEX PROBLEMS
RESOLVED SIMPLY

Unit 1, 3 Teamster Close,
Tuggerah NSW 2259

triaxial.com.au
1300 874 294

PROVISION OF CONSULTING ENGINEERING SERVICES

**CHISHOLM PLAZA
20 HERITAGE DRIVE
CHISHOLM NSW 2322
STORMWATER MANAGEMENT PLAN REPORT**

Prepared for: Revelop Building and Developments Pty. Ltd.
Suite 506, Level 5, 55 Phillip Street
PARRAMATTA NSW 2150

Prepared by: Triaxial Consulting Pty Ltd
Unit 1
3 Teamster Close
TUGGERAH NSW 2259

10 DECEMBER 2021



Document Control

Client	Revelop Building and Developments Pty. Ltd.		
Prepared By:	Triaxial Consulting Pty Ltd		
Report Author	Benjamin Koopman		
File Reference:	TX15901.00-01.SWMP [0]		
Report Date:	10 December 2021		
Current Revision:	0		
Revision History:	Report Author	Reviewed By	Report Date
0	B.K	B.W	08/12/2021



TRIAXIAL
CONSULTING

COMPLEX PROBLEMS
RESOLVED SIMPLY

Unit 1, 3 Teamster Close,
Tuggerah NSW 2259
triaxial.com.au
1300 874 294

10 December 2021

Revelop Building and Developments Pty. Ltd.

Suite 506, Level 5, 55 Phillip Street
PARRAMATTA NSW 2150

Re: Provision of Consulting Engineering Services
Chisholm Plaza 20 Heritage Drive, Chisholm NSW 2322
Stormwater Management Plan Report

Triaxial Reference: TX15901.00-01.SMPR

Revelop Building and Developments Pty. Ltd. (The Client) has engaged Triaxial Consulting to complete a conceptual Stormwater Management Plan and Report for the proposed Plaza Development at lot 1 DP 1224700, 20 Heritage Drive, Chisholm (Subject Site). Triaxial has prepared DA Engineering Drawings which should be referenced during review of this report. The Subject Site is located within the Maitland City Council LGA.

The Client proposes to construct a Commercial Center Plaza and associated infrastructure on the subject site as detailed in the architectural plans attached at Appendix A for reference. For developments of this type, Council requires stormwater to be managed both quantitatively and qualitatively prior to discharging into receiving water or receiving drainage infrastructure. This is to be undertaken both during and after construction and involves a number of modelling techniques to determine the measures required to achieve Council's targets outlined in their Manual of Engineering Standards and Development Control Plan.

During construction, implementation of water quality control as defined in the NSW Department of Housing Publication "Soils and Construction" (The Blue Book) is to be adopted to maximise the capture of sediments and minimise erosion of disturbed soils during the construction phase.

After construction, the development is expected to generate an increase in the amount of pollutants being transported by stormwater leaving the development. Council specifies within their Manual of Engineering Standards that pollutant reductions targets must be satisfied prior to approval of the development. The qualitative models prepared involved the inclusion of water quality improvement devices to treat stormwater runoff. These devices are detailed within the Triaxial Drawing Set accompanying this SMP Report. Modelling and designing of the On-Site Detention (OSD) was also carried out to address council's water quantity requirements.

This report summarises the modelling techniques employed, the results of the modelling, and provides recommendations of economical methods to achieve Council's design requirements. It will also provide a guideline to allow designers to provide detailed designs in the future.



1. EXISTING SITE

The Subject Site is located on the Eastern alignment of Heritage Drive. It is bounded on the North and East by Tigerhawk Drive and Settlers Boulevard respectively. The site is zoned B1: Neighbourhood Centre and is shown below in figure 1.

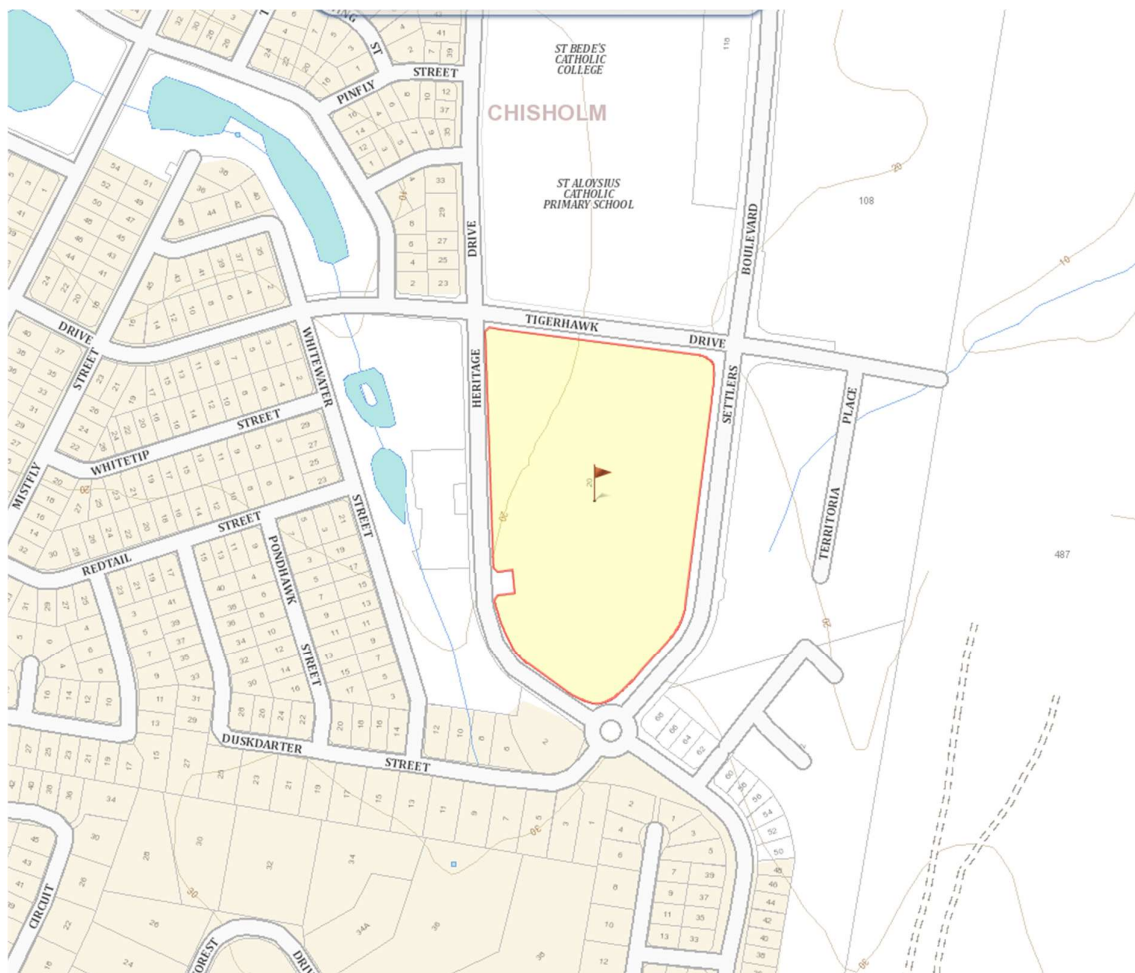


Figure 1 - Locality Map for 20 Heritage Drive, Chisholm NSW

(Source: <https://maps.six.nsw.gov.au/>)

The existing site is currently a vacant lot as shown on the detailed site survey attached at appendix B for reference. The Plaza development is proposed as Lot 11 of the site subdivision with future residential development to the proposed lot 12.

The existing natural ground exhibits a ridge line running North-South towards the eastern side of the lot. Gradients within the Subject Site are typically in the order of 4-6%, with slopes from the ridge line towards both the east and the west. The site contains no watercourses or major overland flows.



2. STORMWATER MANAGEMENT

2.1. Hydraulic Design

Preliminary hydraulic design of the proposed stormwater network was carried out in order to size the various elements of the stormwater system. Generally proposed development sub-catchment areas were determined and catchment flow path lengths were adopted from the proposed site layout.

Piped systems were sized to cater for the design storm being the 5% AEP (Annual Exceedance Probability) storm as per AS3500.3 'Plumbing and Drainage', and upsized where necessary to ensure 1% AEP flows are captured and directed into the OSD system. Piped outlets from the recessed loading docks were upsized to cater for the 1% AEP flowrate. The loading dock catchment bypasses the OSD system to prevent excessive ponding in the loading dock area. The OSD system was designed in the form of below ground tanks and surface storage located within the proposed carparking areas.

2.2. On-site Detention

The objectives of council's onsite detention target are to ensure future development does not increase the impact of rainfall events and that the stormwater management design demonstrates a consideration for the existing capacity of the public drainage system. Council's OSD policy is to ensure that the pre-development peak site discharge is not exceeded by the calculated post-development peak site discharge for the 100% Annual Exceedance Probability (AEP), 10% AEP and 1% AEP rainfall events.

The OSD system was modelled using a runoff-routing method. Therefore, calculations were performed using the "DRAINS" program to model and design the OSD system. As discussed above, a ridge line in the existing site creates two distinct catchments on the site. Therefore, it was deemed necessary to provide a separate OSD system for each of the catchments.

In accordance with the manual of engineering standards, the DRAINS model prepared adopts a Soil Type of '3', grassed depression storage of 5mm and a paved depression storage of 1mm. A roughness coefficient (n^*) of 0.17 was adopted for pervious (grassed) areas and 0.012 for impervious (paved) areas.

The Triaxial Drawing Set reflects the OSD system size and location as per the DRAINS modelling carried out. The DRAINS output results for the development site are included within appendix C. Table 1 below provides a summary of the DRAINS modelling for the development proposed.

Table 1 - Summary of DRAINS modelling results

Summary of Drains Modelling Results				
	Eastern Catchment		Western Catchment	
AR&R 2019 STORM EVENT	Pre-Development Discharge (m ³ /s)	Post-Development Discharge (m ³ /s)	Pre-Development Discharge (m ³ /s)	Post-Development Discharge (m ³ /s)
1% EY	0.034	0.034	0.057	0.057
10% AEP	0.240	0.239	0.513	0.511
1% AEP	0.535	0.492	1.280	1.040



The low-level outlet for each tank was modelled as an orifice plate in order to tune the peak site discharge in the 1EY event to pre-development levels. High level piped outlets were also utilised to minimise overall tank volume whilst limiting peak site discharge to pre-development levels. High level weir overflows were utilised in order to control the 1% AEP storm event and limit surface ponding in the carpark to below 200mm as required in the Manual of Engineering Standards.

None of the predevelopment peak flows calculated are exceeded by the post development peak flows calculated for the proposal. Therefore, the requirements of Council have been achieved economically with regard to the quantitative measure's requirements.

2.3. Stormwater Quality

Stormwater quality was also managed in accordance with Council's Manual of Engineering Standards for developments. Rainwater reuse tanks were included into the model for the purposes of outdoor irrigation and non-potable usage, reuse rates were calculated to be approximately 5KL per day. Due to the client's water efficiency objectives, additional rainwater storage is to be provided in the form of 5x34,000L rainwater tanks.

Rainwater re-use tanks are to be installed with first-flush diverters, which capture the initial flow of stormwater from the roof areas, expected to contain the majority of pollutant runoff. The OSD tanks were also incorporated in the model for their storage properties to aid in the capture of suspended solids. Proprietary trash racks were added to the outlet structures of each tank to capture gross pollutants. It was also deemed necessary to incorporate bioretention basins to aid in the reduction of nitrogen and phosphates.

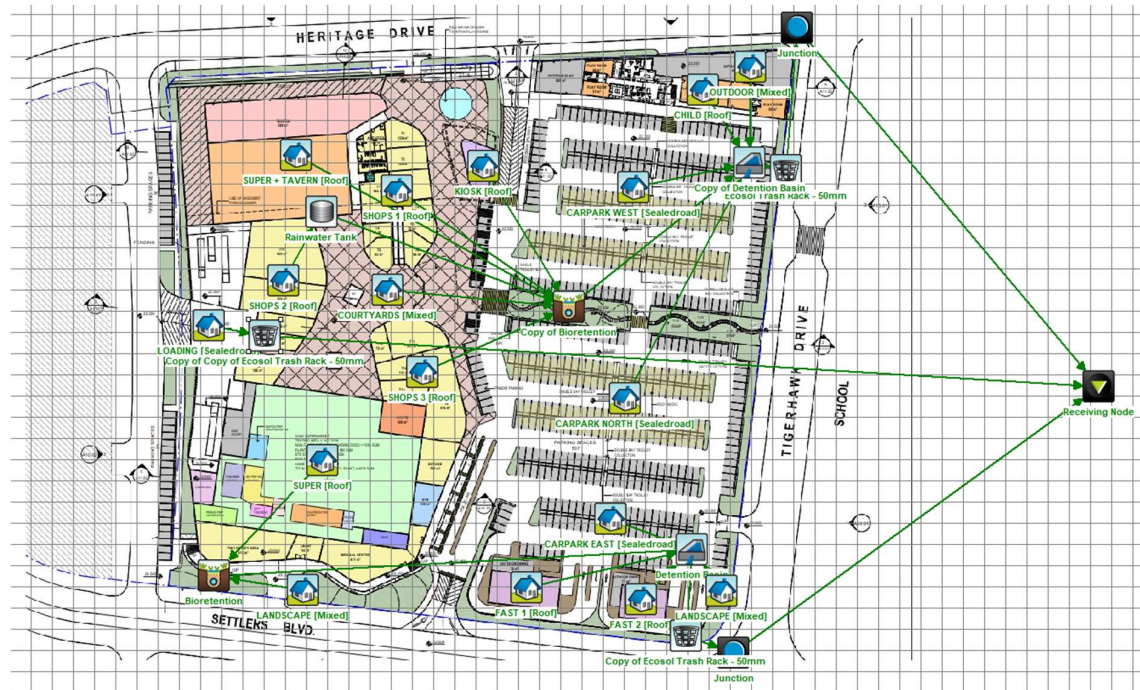


Figure 2 - MUSIC Model Schematic

Figure 2 above shows the MUSIC model schematic adopted for the simulation, the resulting pollutant reductions in regards to council's targets are summarised below in table 2.

A Detailed summary of the MUSIC modelling results can be found in Appendix D.



Table 2 - MUSIC Model Results

Pollutant	Target	Reduction
Total Suspended Solids (TSS)	80%	81.6%
Total Phosphorus (TP)	45%	67.7%
Total Nitrogen (TN)	45%	45.0%
Gross Pollutants (GP)	70%	99.7%

2.4. Sediment and Erosion Control

During construction, the implementation of water quality control as defined in the NSW Department of Housing Publication "Soils and Construction" (The Blue Book) is to be adopted, to maximise the capture of sediments and minimise erosion of disturbed soils during the construction phase. Under the Blue Book guidelines, if an area of up to 2,500m² of disturbance is proposed, sediment basin calculations are not required to be undertaken. Furthermore, if an area of greater than 2,500m² of disturbance can be shown to expect an annual soil loss of less than 150m³, under the RUSLE method, a sediment basin is also deemed unnecessary. As the total maximum disturbed area of the works exceeds 2,500m², detailed RUSLE calculations were performed.

The soil landscape mapping available on the NSW Government eSPADE website was consulted for the subject site. Group C and B soil hydrologic group was adopted for calculations as the site is located in Beresfield (be) soil landscape. The formation contains type D and F sediment types with k-factors ranging from 0.017 to 0.048.

The RUSLE calculations performed result in an expected worst case soil loss of 240 tonnes per hectare annually (t/Ha/yr) for the Eastern catchment, equating to a soil loss class of '3 – LOW-MOD', a maximum soil loss of 185 (m³/Ha/yr) and sediment basin storage volume of 30m³. For the Western catchment a worst-case soil loss of 329 t/Ha/yr was calculated using the RUSLE method, with a corresponding soil loss class of '3 – LOW-MOD', a soil loss of 253 m³/Ha/yr and a minimum sediment basin volume of 146m³.

A settling zone volume of 59m³ was calculated for the Eastern sediment basin, therefore the sediment basin servicing the eastern catchment of the site is to have a total volume of 89m³. A settling zone volume of 146m³ was calculated for the Western sediment basin, therefore the sediment basin servicing the Western catchment of the site is to have a total volume of 352m³. Detailed sediment basin calculations are detailed on the conceptual erosion and sediment control plans within the drawing set.

The Blue Book's standard details for Type D and F sediment basins (Drawing SD6-4, p. 6-19) show that the type "Earth Basin – Wet" is required, as shown on the RGH Drawing Set. This type of sediment basin does not require a riser outlet and any maintenance procedures should be undertaken as follows:

- Regular flocculation and pumped removal of the sediment basin stored water to discharge as clean water into the existing watercourses adjacent to the ponds.
- Flocculation and pumping to occur after each storm event.
- After pumping, siltation and gross litter build up to be mechanically removed in preparation for the next storm and disposed of appropriately and accordingly.



Standard Blue Book details and provisions have been provided within the Triaxial Drawing Set and are specified to be installed during the construction phase of the project. It is considered that the sediment and erosion control measures detailed on the drawing set will adequately capture siltation and control sedimentation carried by stormwater to acceptable standards during the construction period.

2.5. Stormwater System Maintenance

The stormwater drainage system will need to be inspected and maintained at regular intervals. It is recommended that monitoring and recording of the performance of the stormwater system be undertaken regularly over a period of one year until such time as typical maintenance periods can be established. Initially, it is recommended that inspections be conducted at quarterly intervals and after large rainfall events until a suitable baseline can be estimated. Suitable intervals for maintenance work to be undertaken can then be programmed.

The OSD and bioretention systems and outlets should be cleared of debris whenever the site is visited by maintenance staff to ensure it functions as required. The bioretention basins should be cleared of foreign plant species. Table 2 below provides a schedule of maintenance procedures for the stormwater system.

Table 3 - Operation and Maintenance Intervals and Procedures

Item	Inspection Interval	Maintenance Interval	Task/Procedure
Pits and Pipes Network	Yearly	As required / Yearly	Remove and Dispose of Debris from Item
OSD and Outlet	Yearly	As required / Yearly	De-silt and Disposal of sediment
Rainwater Re-Use Tank	Yearly	5 Years Maximum	De-sludge and dispose of sediment
Bioretention Basins	Quarterly	5 Years Maximum	Replace sand filter media



3. CONCLUSIONS AND RECOMMENDATIONS

Revelop Building and Developments Pty. Ltd. has engaged Triaxial Consulting to complete a conceptual Stormwater Management Plan and Report for the proposed Plaza development at the subject site. Triaxial has prepared DA Engineering Drawings which should be referenced during review of this report. The Subject Site is located within the Maitland City Council LGA.

Management of stormwater is to occur both during and after construction. During construction, implementation of water quality control as defined in the NSW Department of Housing Publication "Soils and Construction" (The Blue Book) is to be adopted to maximise the capture of sediments and minimise erosion of disturbed soils during the construction phase. After construction, the inclusion of water quality improvement devices is needed to treat stormwater runoff to acceptable levels before discharging to the receiving drainage infrastructure.

The water quantity control was managed by providing On-Site Detention (OSD) systems to reduce the rate of stormwater runoff in the post-development condition from the Subject Site to be equal or less than the rates for the pre-development existing condition. The OSD systems were provided as a combination of below ground tanks and surface storage within the proposed carpark.

This report has summarised the modelling techniques employed, the results of the modelling, and subsequently presented the most economical method to achieve Council's design requirements. Therefore, it is the recommendation of Triaxial that the stormwater management measures suggested and described within this report and upon the Triaxial Drawing Set be implemented in order to satisfy Council's requirements for the development. We trust this report meets your current requirements and should you wish to discuss the matter further please do not hesitate to contact the undersigned.

Yours faithfully,

TRIAXIAL CONSULTING

Benjamin Koopman
Civil Engineer
B.Eng.(Civil)(Hons) | GradIEAust.

Reviewed,

Ben Williams
Civil Team Leader
BE (Hons) | MIEAust.



4. REFERENCES

NSW Department of Housing, *“Soils and Construction”*, Vol.1, 4th Edition, 2004.

Pilgrim, D.H., *“Australian Rainfall and Runoff”*, Engineers Australia, 2019.

Standards Australia, *“AS3500.3 – Plumbing and Drainage”*, 2018.

Maitland City Council, *“Manual of Engineering Standards”*

BMT WBM, *“NSW MUSIC Modelling Guidelines”*, August 2015.



**APPENDIX A – ARCHITECTURAL PLANS
(BN ARCHITECTURE)**

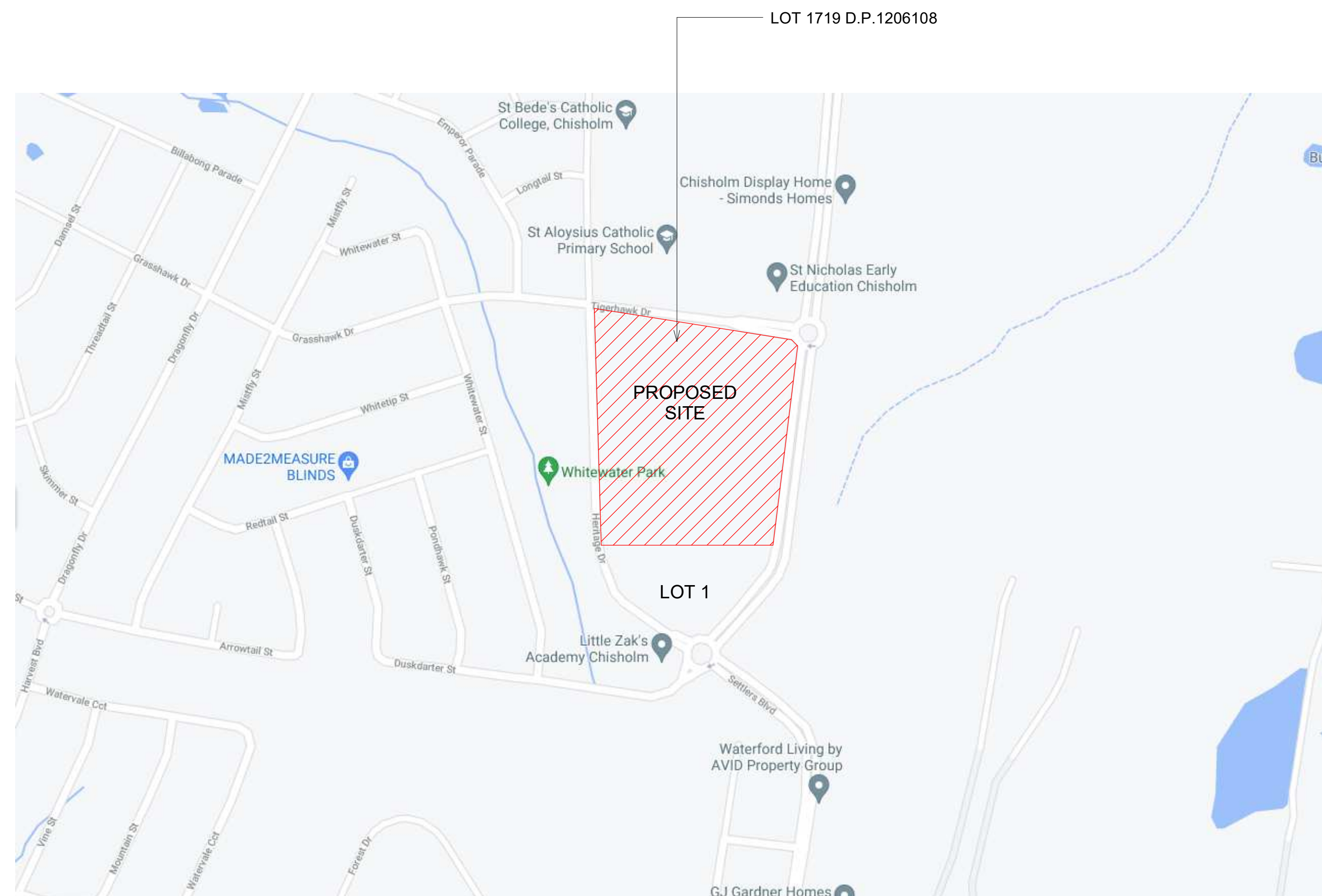
DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

PROPOSED SHOPPING CENTRE

DEVELOPMENT APPLICATION

WATERFORD COUNTY
CHISHOLM NSW 2322



DRAWING LIST DA		
GROUP	Sheet Number	Sheet Name
	A100.01	PROPOSED MATERIAL BOARD
A00 SERIES - INFORMATION AND ANALYSIS		
A00 SERIES - INFORMATION AND ANALYSIS	A00.01	TITLE SHEET, LOCATION PLAN & DRAWING LIST
A00 SERIES - INFORMATION AND ANALYSIS	A00.05	SITE ANALYSIS
A00 SERIES - INFORMATION AND ANALYSIS	A00.20	GLAR & CARPARKING ANALYSIS
A00 SERIES - INFORMATION AND ANALYSIS	A00.80	SOLAR STUDY
A02 SERIES - GENERAL SITEPLANS		
A02 SERIES - GENERAL SITEPLANS	A02.01	PROPOSED SITE PLAN
A06 SERIES - FLOOR PLANS		
A06 SERIES - FLOOR PLANS	A06.01	PROPOSED BASEMENT FLOOR PLAN
A06 SERIES - FLOOR PLANS	A06.02	PROPOSED GROUND FLOOR PLAN
A06 SERIES - FLOOR PLANS	A06.03	PROPOSED ROOF PLAN
A06 SERIES - FLOOR PLANS	A06.04	PROPOSED CHILDCARE PLAN
A10 SERIES - ELEVATIONS		
A10 SERIES - ELEVATIONS	A10.01	NORTH ELEVATION
A10 SERIES - ELEVATIONS	A10.02	SOUTH ELEVATION
A10 SERIES - ELEVATIONS	A10.03	EAST ELEVATION
A10 SERIES - ELEVATIONS	A10.04	WEST ELEVATION
A10 SERIES - ELEVATIONS	A10.05	TIGERHAWK DRIVE STREET VIEW
A10 SERIES - ELEVATIONS	A10.09	ELEVATION CHILDCARE
A11 SERIES - SECTIONS		
A11 SERIES - SECTIONS	A11.01	SECTION 1
A11 SERIES - SECTIONS	A11.02	SECTION 2
A11 SERIES - SECTIONS	A11.03	SECTION 3
A11 SERIES - SECTIONS	A11.04	SECTIONS CHILDCARE
A80 SERIES - 3D VISUALISATIONS & PERSPECTIVES		
A80 SERIES - 3D VISUALISATIONS & PERSPECTIVES	A80.01	3D VISUALIZATION
A80 SERIES - 3D VISUALISATIONS & PERSPECTIVES	A80.02	PERSPECTIVES SHEET 1
A80 SERIES - 3D VISUALISATIONS & PERSPECTIVES	A80.03	PERSPECTIVES SHEET 2

REVELOP

CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

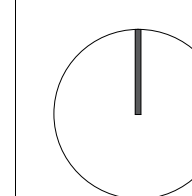
ISSUE	DATE	DESCRIPTION
E	05-10-2021	DA ISSUE
F	21-10-21	FOR REVIEW
G	08-11-21	FOR REVIEW

TITLE SHEET, LOCATION PLAN & DRAWING LIST

A00.01

DA

1:NTS @ A1
1:NTS @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrrouponline.com

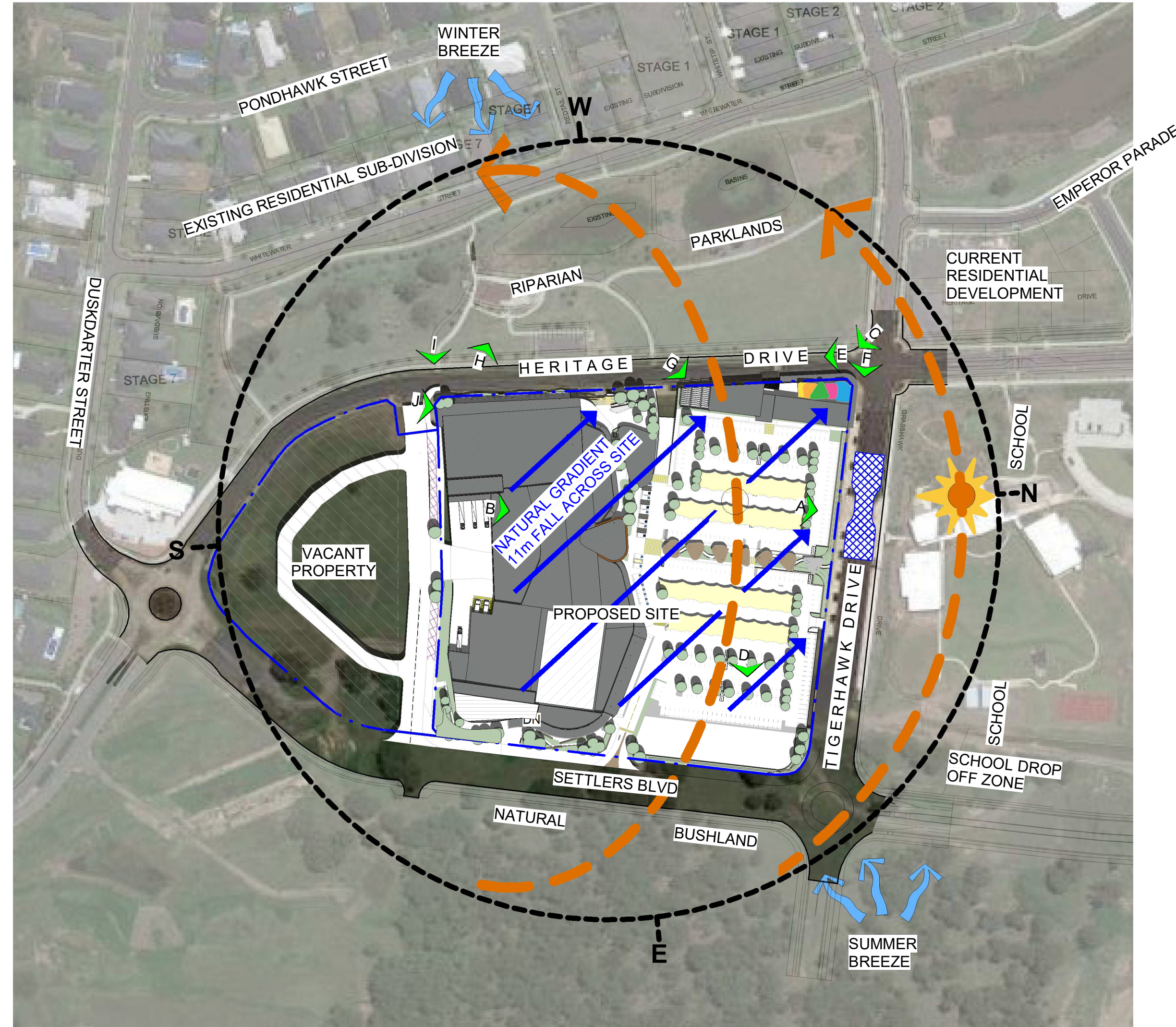
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS
8/11/2021 11:57:54 AM

SITE ANALYSIS



CONTEXT PHOTOS



A) NORTHERN VIEW FROM PROPOSED SITE



B) NORTHERN VIEW FROM SOUTH OF PROPOSED SITE



C) SOUTH EAST VIEW FROM CORNER OF TIGERHAWK AND HERITAGE DRIVE



D) EASTERN VIEW FROM PROPOSED SITE OF NATURAL BUSHLAND



E) SOUTH EAST VIEW FROM CORNER OF TIGERHAWK AND HERITAGE DRIVE



F) EASTERN VIEW FROM CORNER OF TIGERHAWK AND HERITAGE DRIVE



G) NORTH EASTERN VIEW FROM HERITAGE DRIVE



H) NORTH WESTERN VIEW OF RIPARIAN PARKLANDS FROM HERITAGE DRIVE



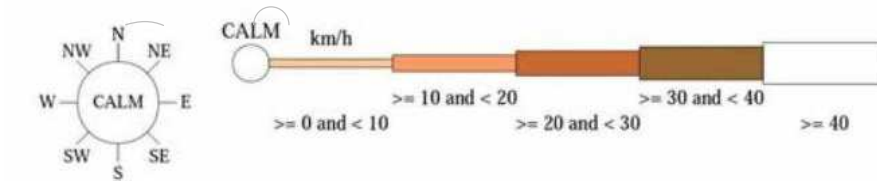
I) EASTERN VIEW OF PROPOSED SITE FROM HERITAGE DRIVE



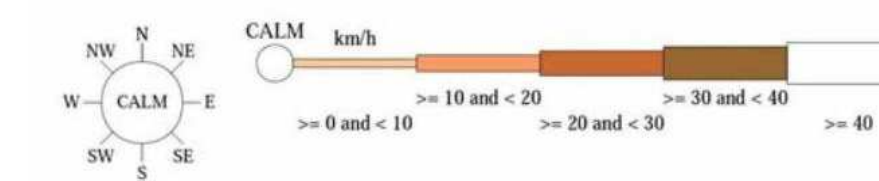
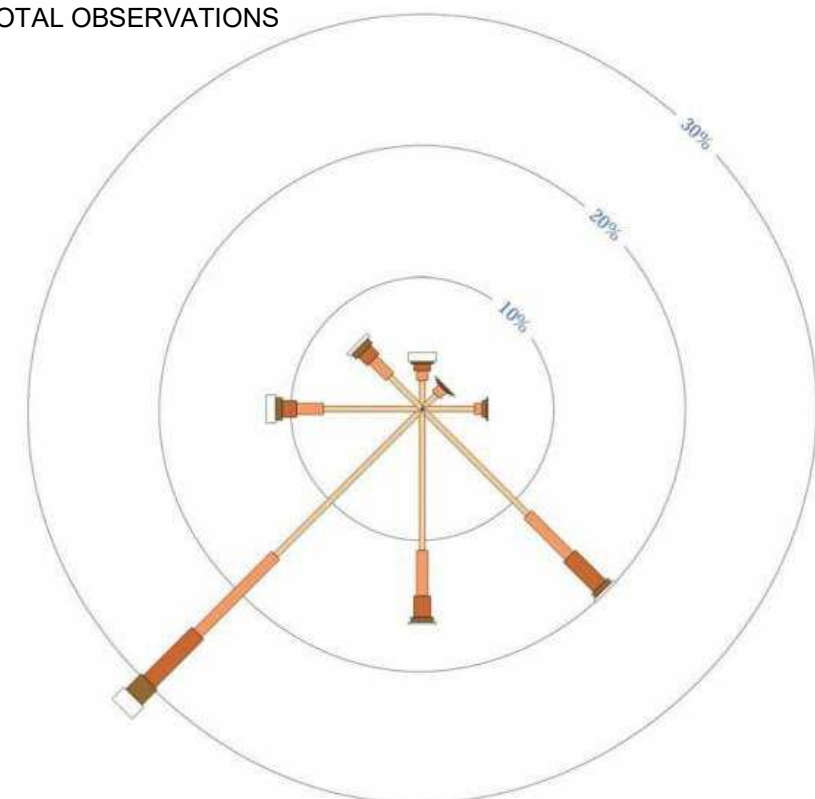
J) NORTHERN VIEW OF PROPOSED SITE FROM THE PROPOSED DRIVEWAY

WIND ROSE - MAITLAND VISITORS CENTRE

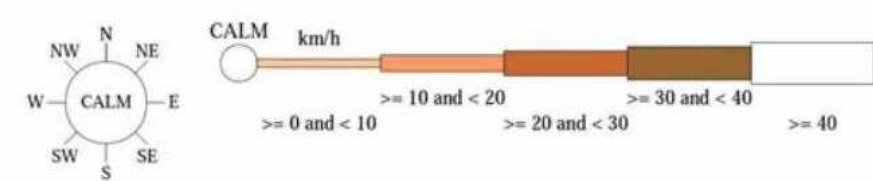
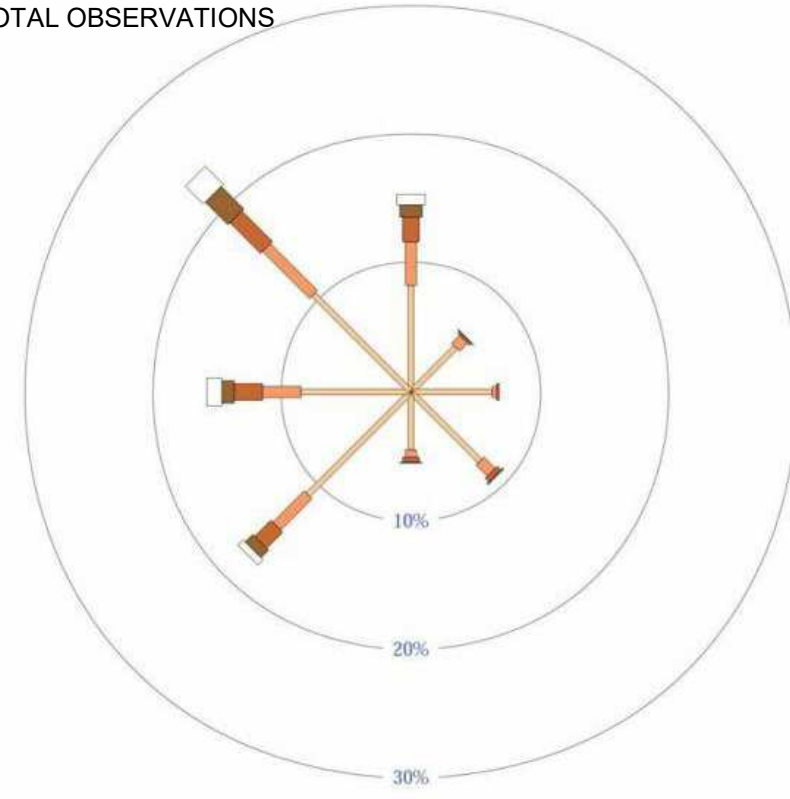
READING TAKEN FROM CLOSEST STATION AT MAITLAND VISITORS CENTRE



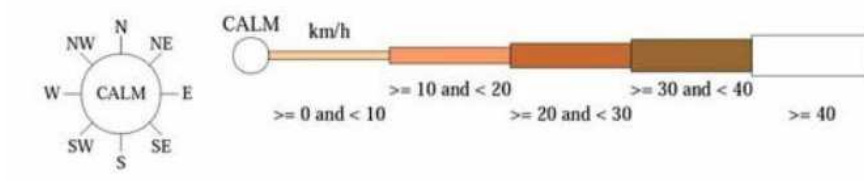
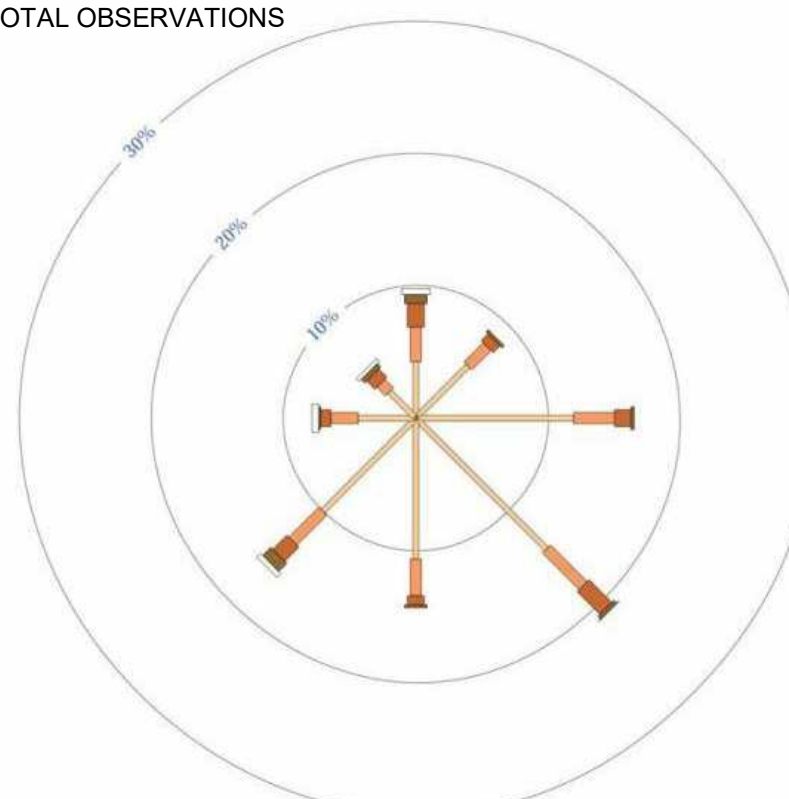
3 PM DEC
1595 TOTAL OBSERVATIONS
CALM*



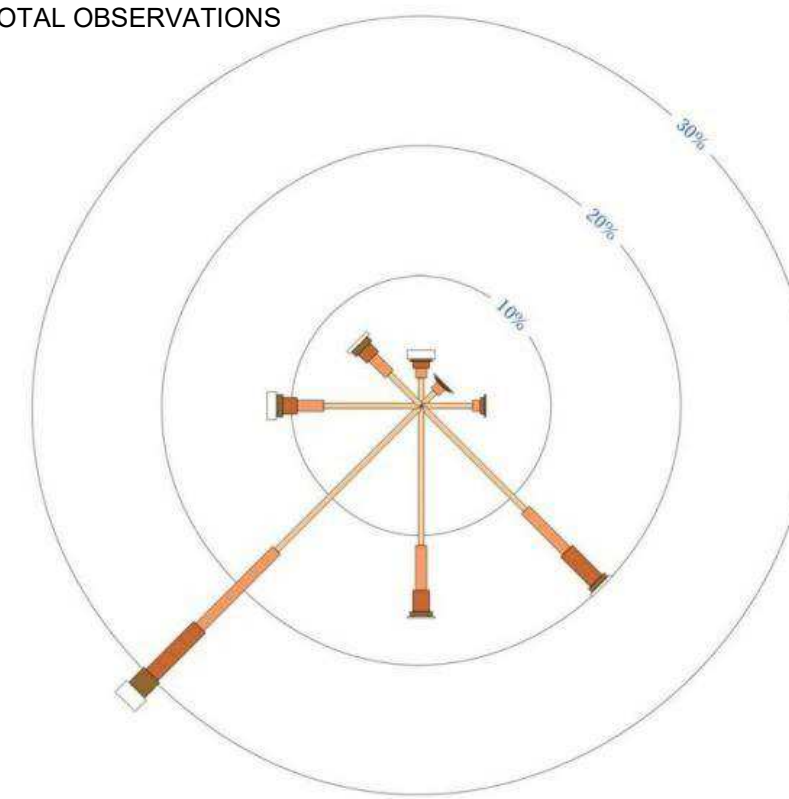
3 PM JUN
1595 TOTAL OBSERVATIONS
CALM*



9 AM DEC
1609 TOTAL OBSERVATIONS
CALM*



3 PM DEC
1595 TOTAL OBSERVATIONS
CALM*



REVELOP

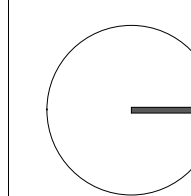
CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
B	14-09-2021	DA ISSUE
C	05-10-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

SITE ANALYSIS

A00.05

DA **E**
1:NTS @ A1
1:NTS @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

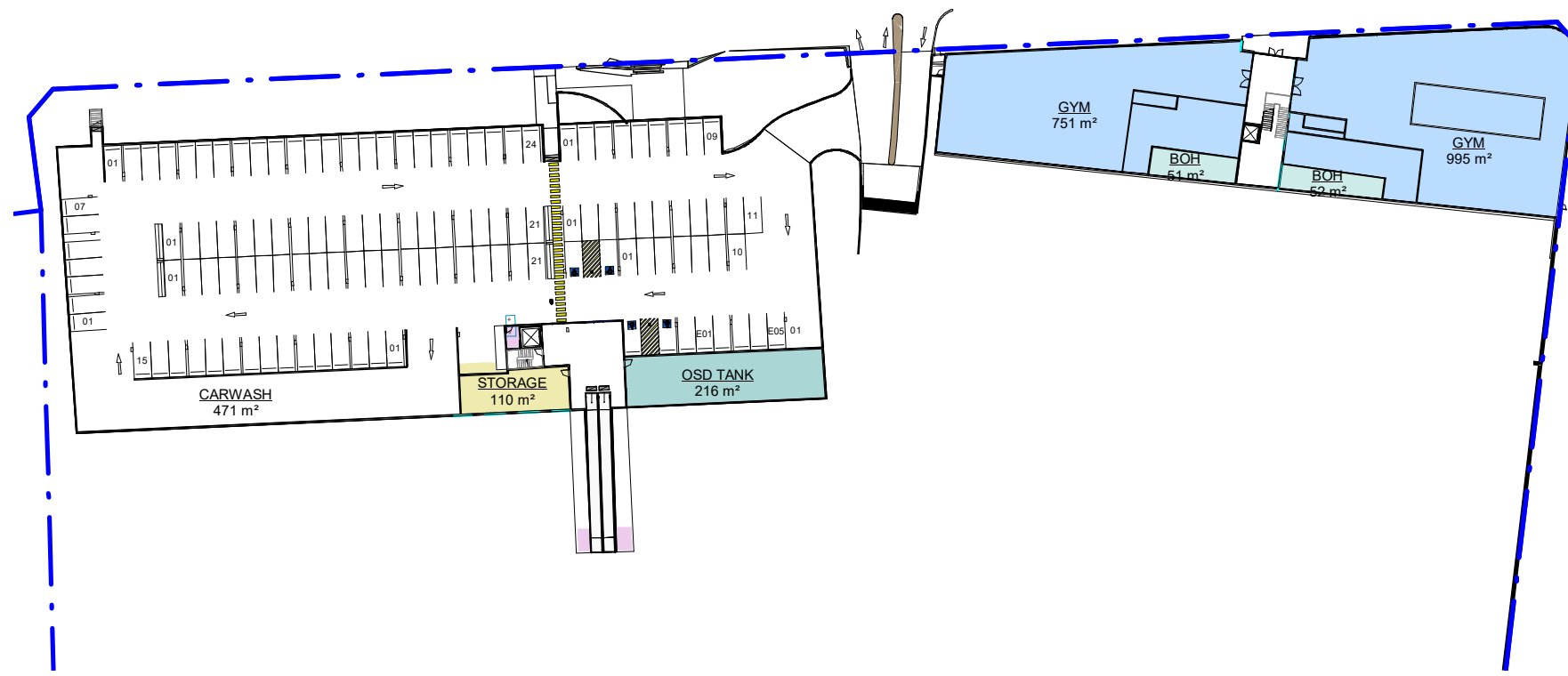
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

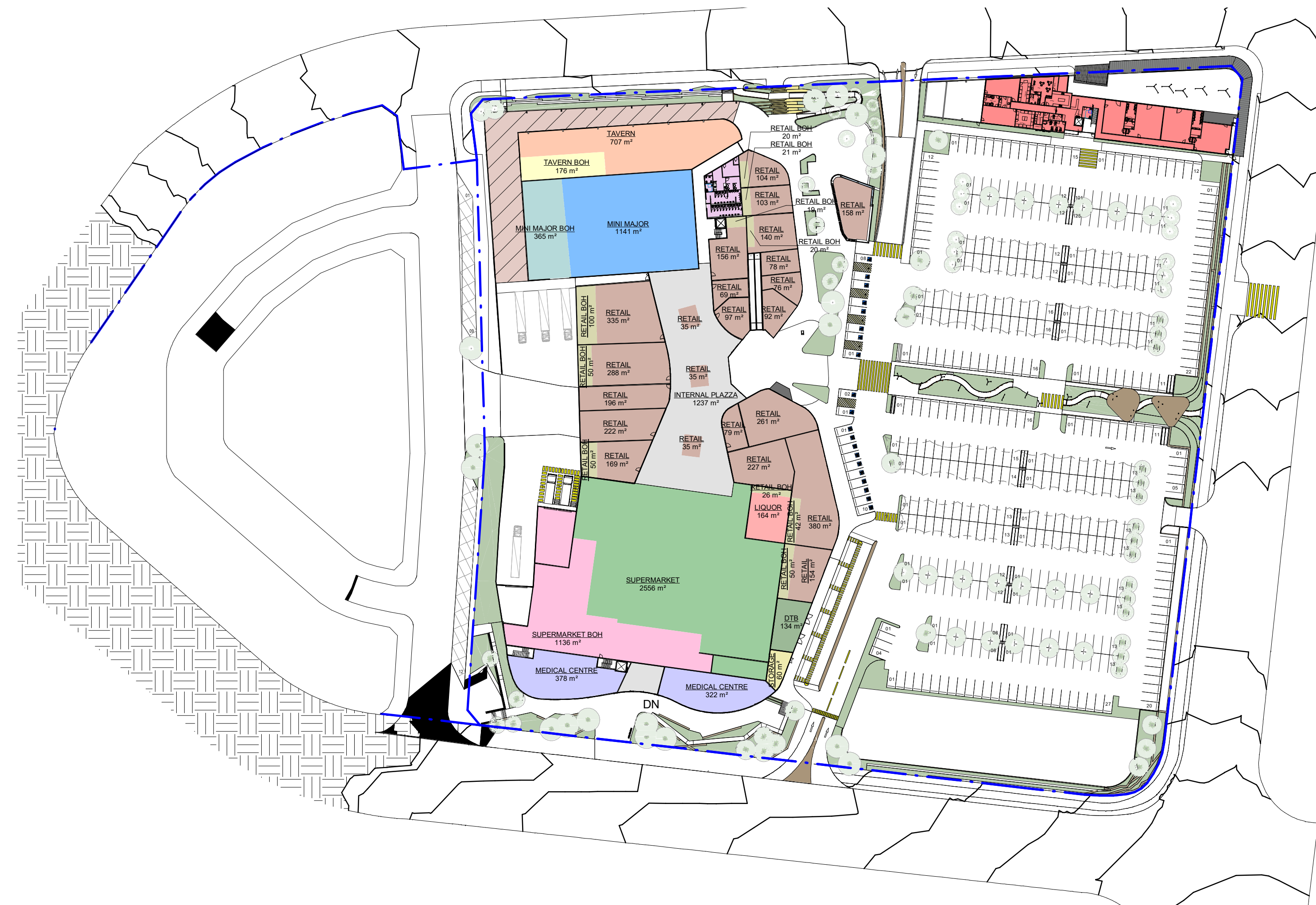
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:53:11 PM



1 BASEMENT
1:1000



2 GROUND FLOOR(1)
1:1000

- AMENITIES
- BOH
- CARWASH
- CHILDCARE
- DTB
- GYM
- INTERNAL PLAZZA
- LIQUOR
- MEDICAL CENTRE
- MINI MAJOR
- MINI MAJOR BOH
- OSD TANK
- RETAIL
- RETAIL BOH
- SERVICE
- STORAGE
- SUPERMARKET
- SUPERMARKET BOH
- TAVERN
- TAVERN BOH

CAR PARKING SCHEDULE

PROPOSED BASEMENT LEVEL	
CARPARKING 5400X 2600	116
DISABLED 5400X 2600	4
EV PARKING 5400X 2600	5
BIKE PARKING 5400X 2600	4
GRAND TOTAL	129

PROPOSED GROUND LEVEL	
CARPARKING 5400X 2600	537
DISABLED 5400X 2600	10
PARENTS 5400X 2700	10
GRAND TOTAL	557

Area Schedule	
Name	Area

1		BOH AREA	
LIQUOR	164 m ²		
MINI MAJOR	1141 m ²	365 m ²	
RETAIL	3491 m ²	398 m ²	
SUPERMARKET	2556 m ²	1136 m ²	
TAVERN	707 m ²	176 m ²	
1: 28	8060 m²	2074 m²	
2		3	
CHILDCARE	875 m ²		
GYM	1747 m ²		
MEDICAL CENTRE	700 m ²		
2: 5	3322 m²		
3		4	
AMENITIES	198 m ²		
INTERNAL PLAZZA	1328 m ²		
3: 5	1526 m²		
Grand total: 38	12908 m²		

SITE AREA	43,940m ²
PROPOSED FSR	1:0.29
REQUIRED FSR	1:0.30

TROLLEY CORRAL SCHEDULE

DESCRIPTION	No. OF TROLLEY BAY	TROLLEYS PER BAY	No. OF TROLLEYS
1000 x 3000	33		
PROPOSED BASEMENT LEVEL			
SINGLE TROLLEY BAY	4	15	30
PROPOSED GROUND LEVEL			
SINGLE TROLLEY BAY	2	15	540
DOUBLE TROLLEY BAY	16	30	480
Grand total			

REVELOP

CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

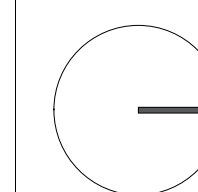
ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

GLAR & CARPARKING ANALYSIS

A00.20

DA F

1:1000 @ A1
1:2000 @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

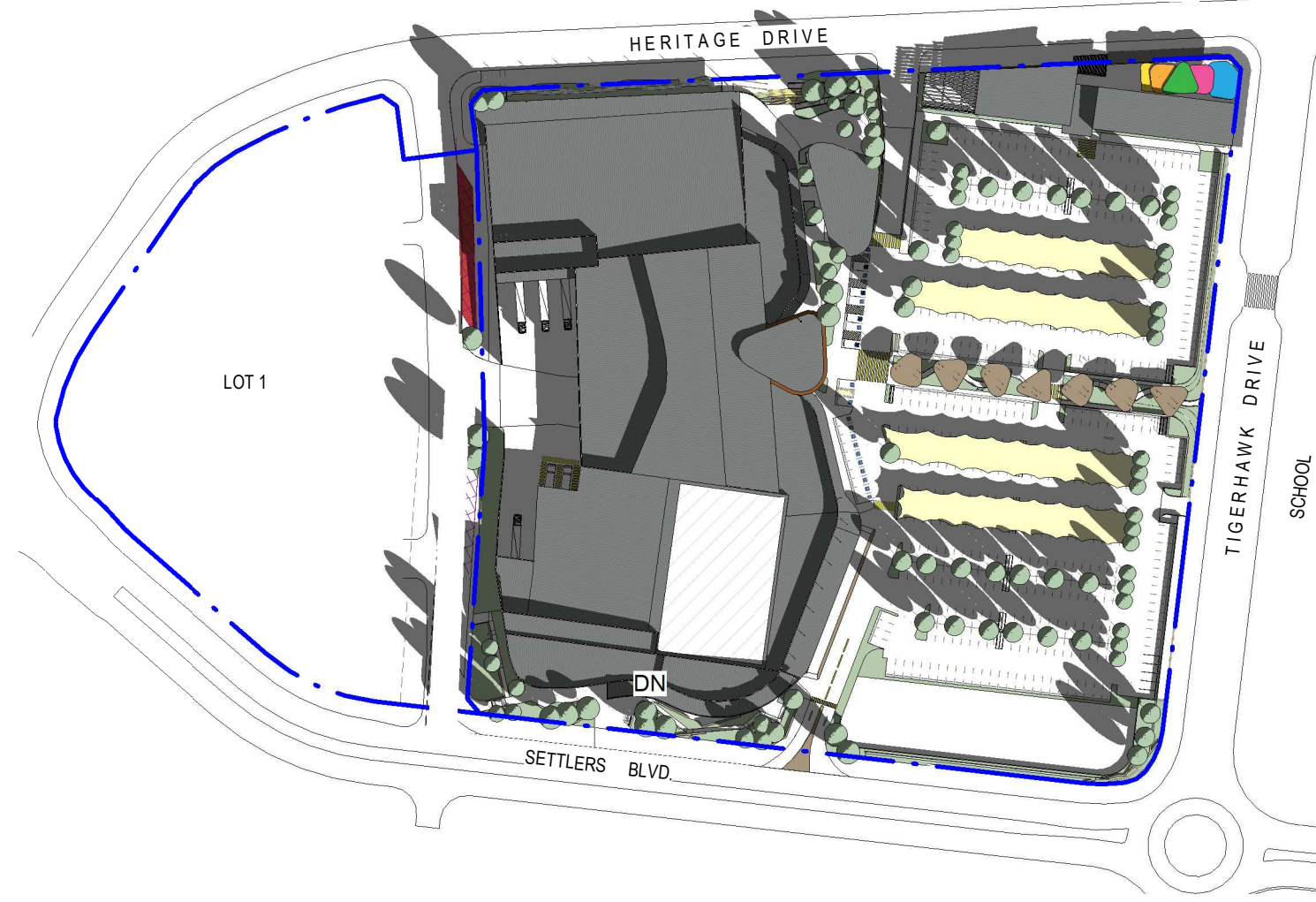
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

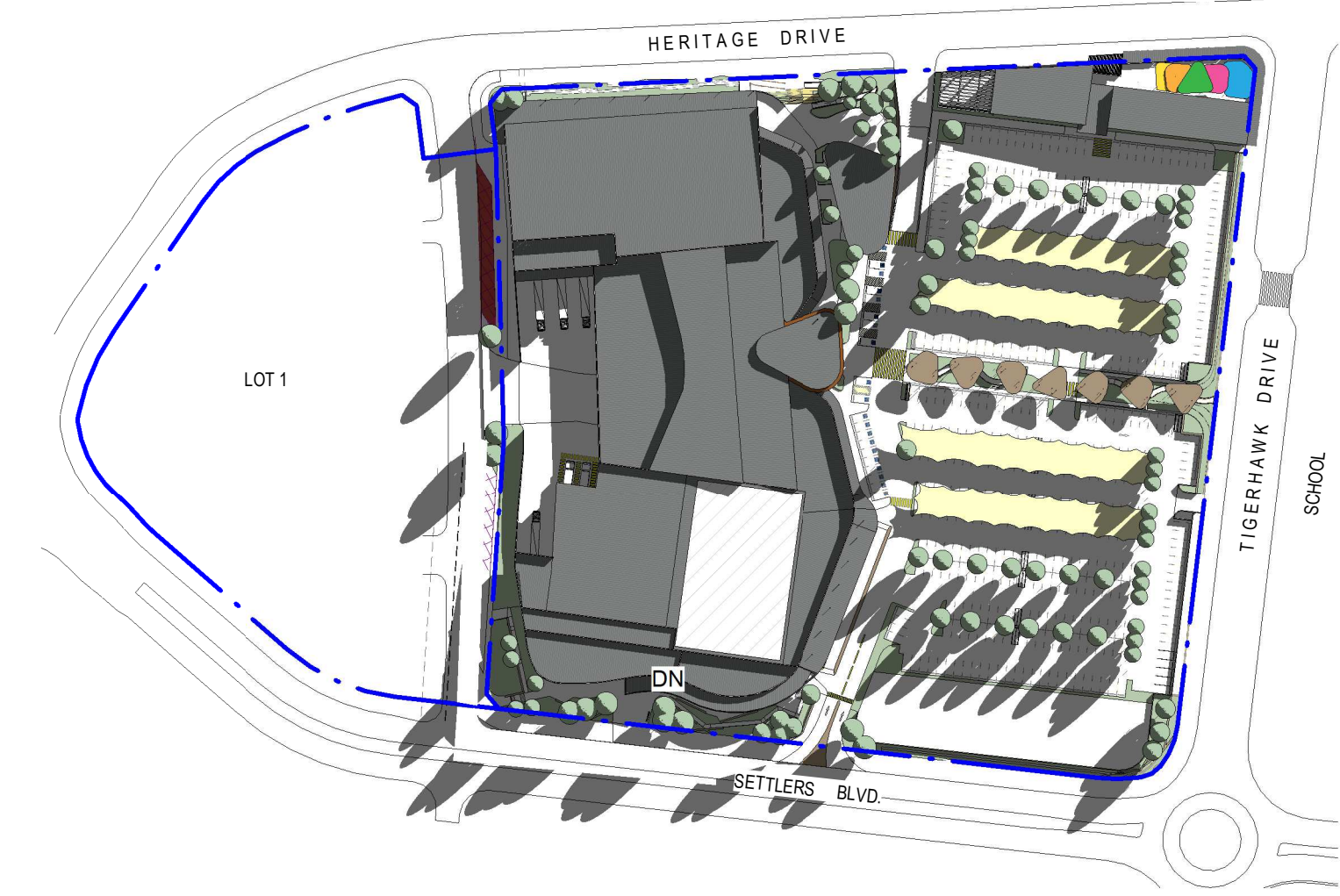
8/11/2021 11:59:38 AM



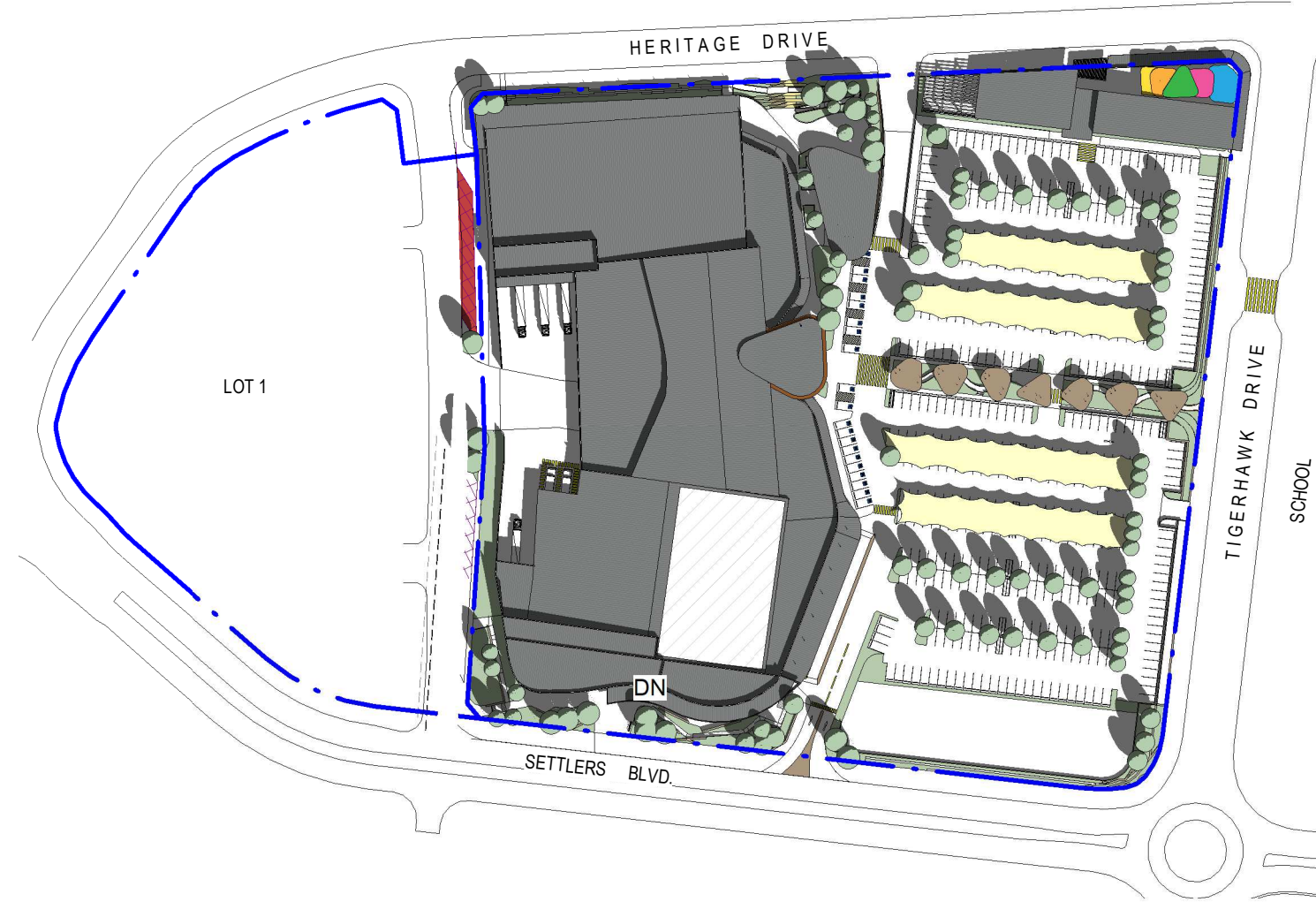
1 WINTER SOLSTICE-9AM
1:2000



2 WINTER SOLSTICE-12PM
1:2000



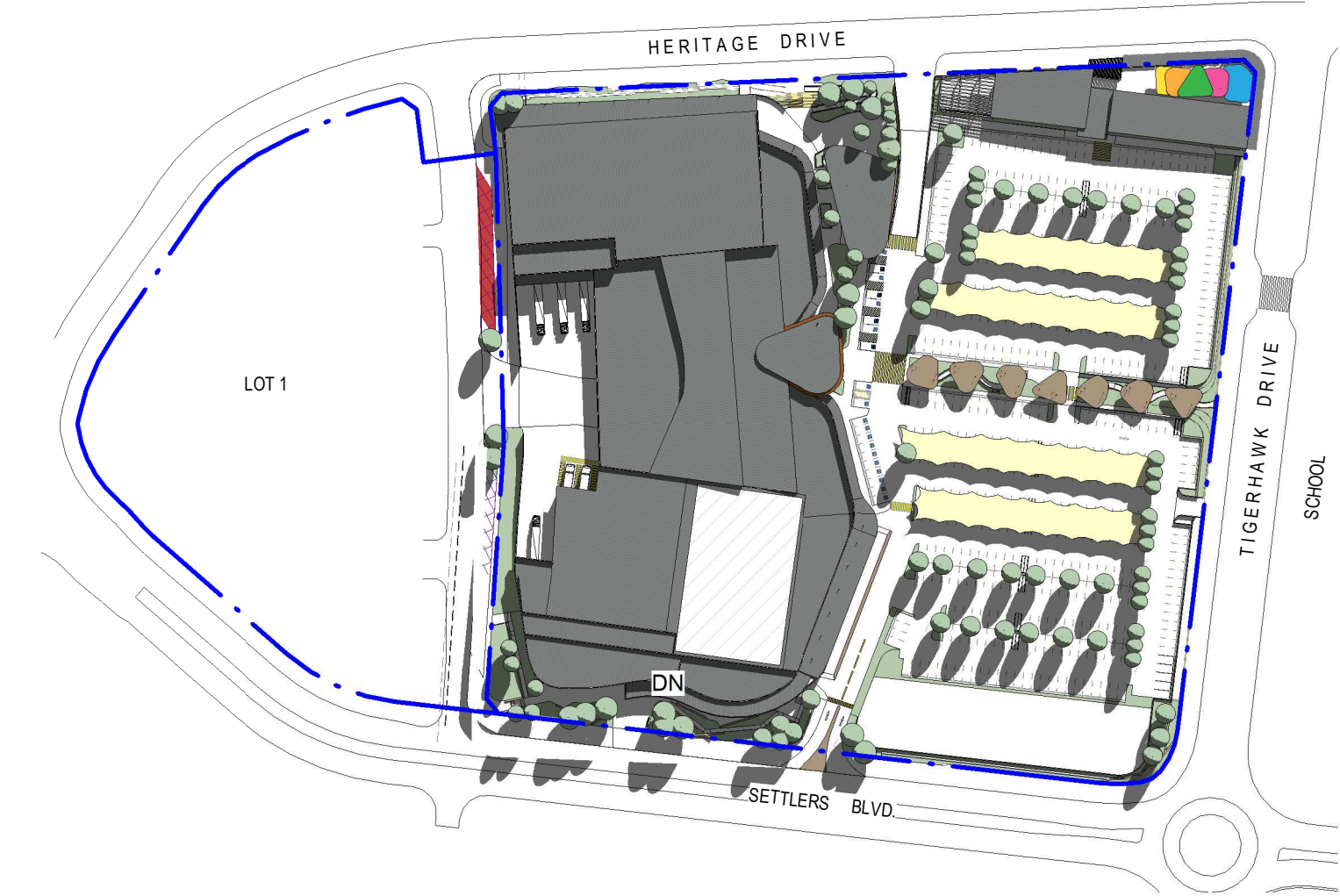
3 WINTER SOLSTICE-3PM
1:2000



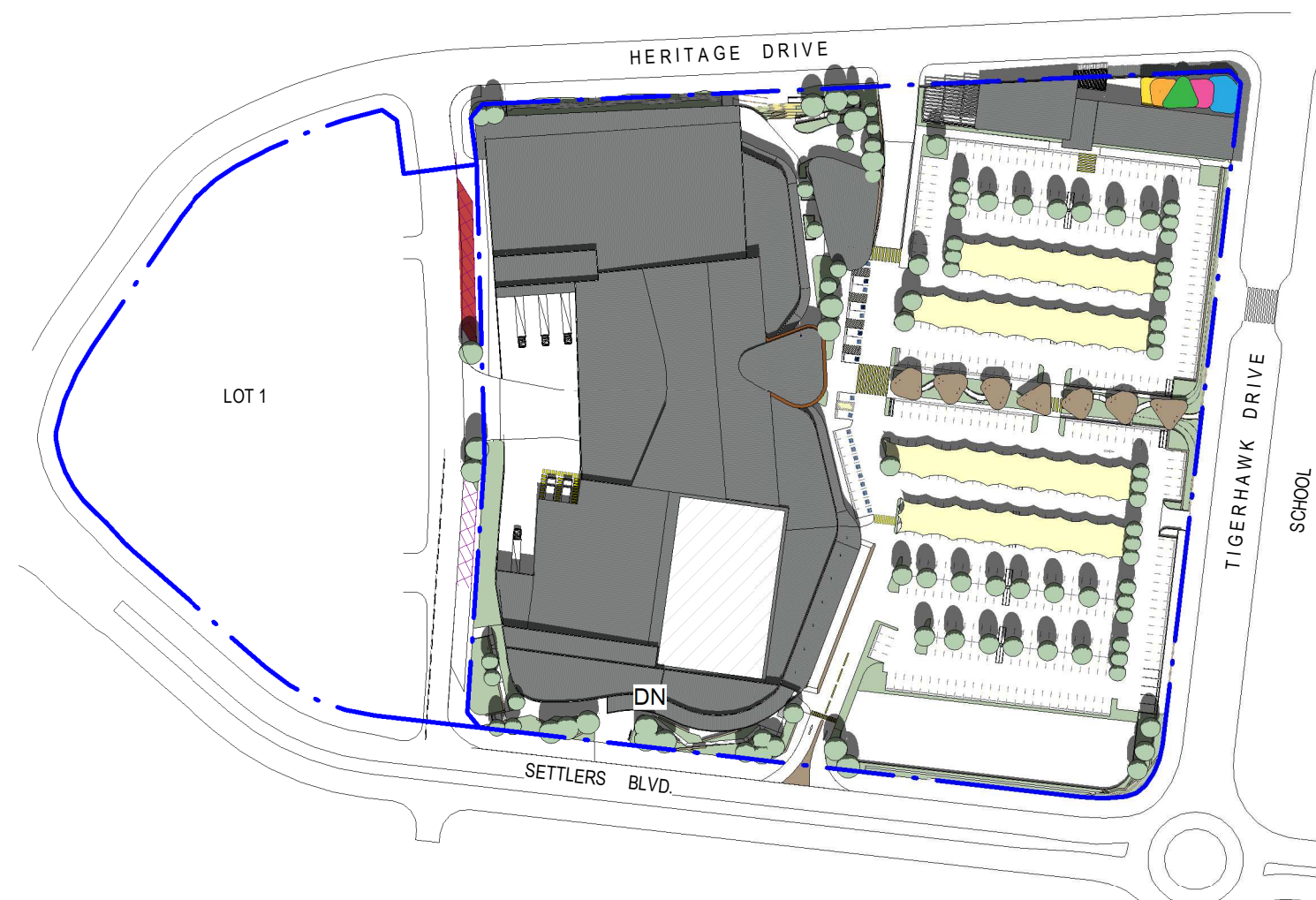
4 EQUINOXES-9AM
1:2000



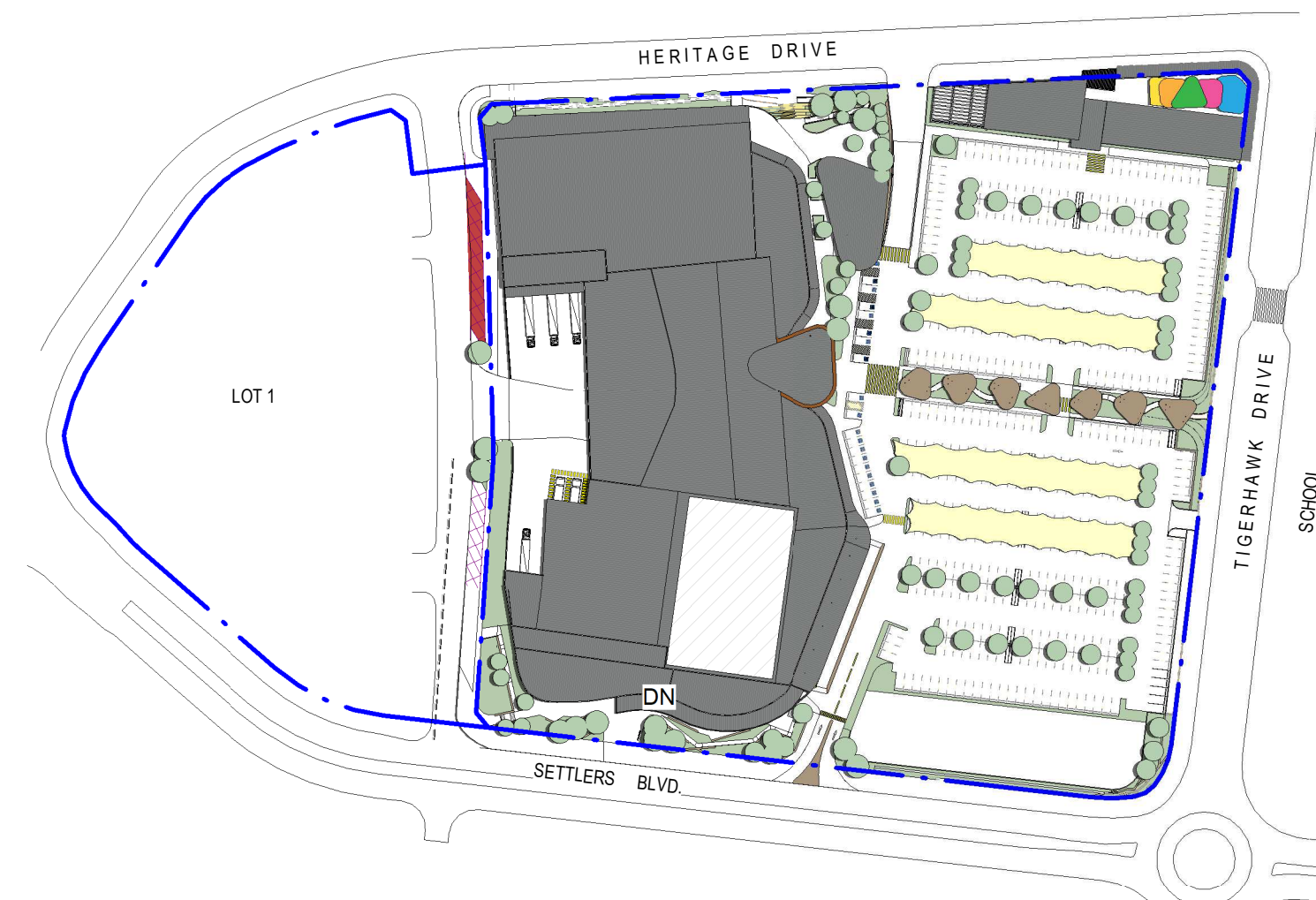
5 EQUINOXES-12PM
1:2000



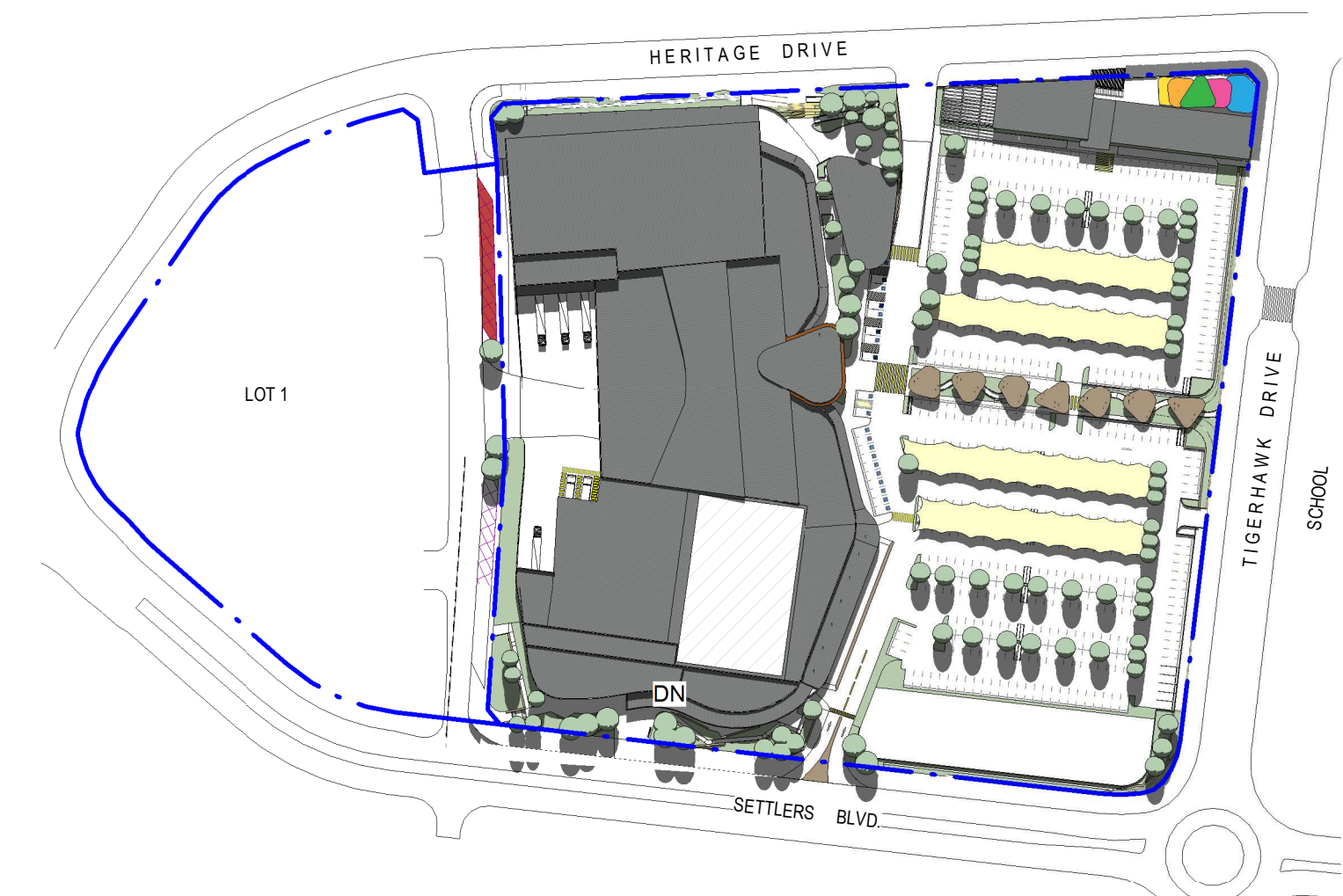
6 EQUINOXES-3PM
1:2000



7 SUMMER SOLSTICE-9AM
1:2000



8 SUMMER SOLSTICE-12PM
1:2000



9 SUMMER SOLSTICE-3PM
1:2000

REVELOP

CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

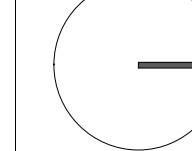
ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

SOLAR STUDY

A00.80

DA **F**

1:2000 @ A1
1:4000 @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

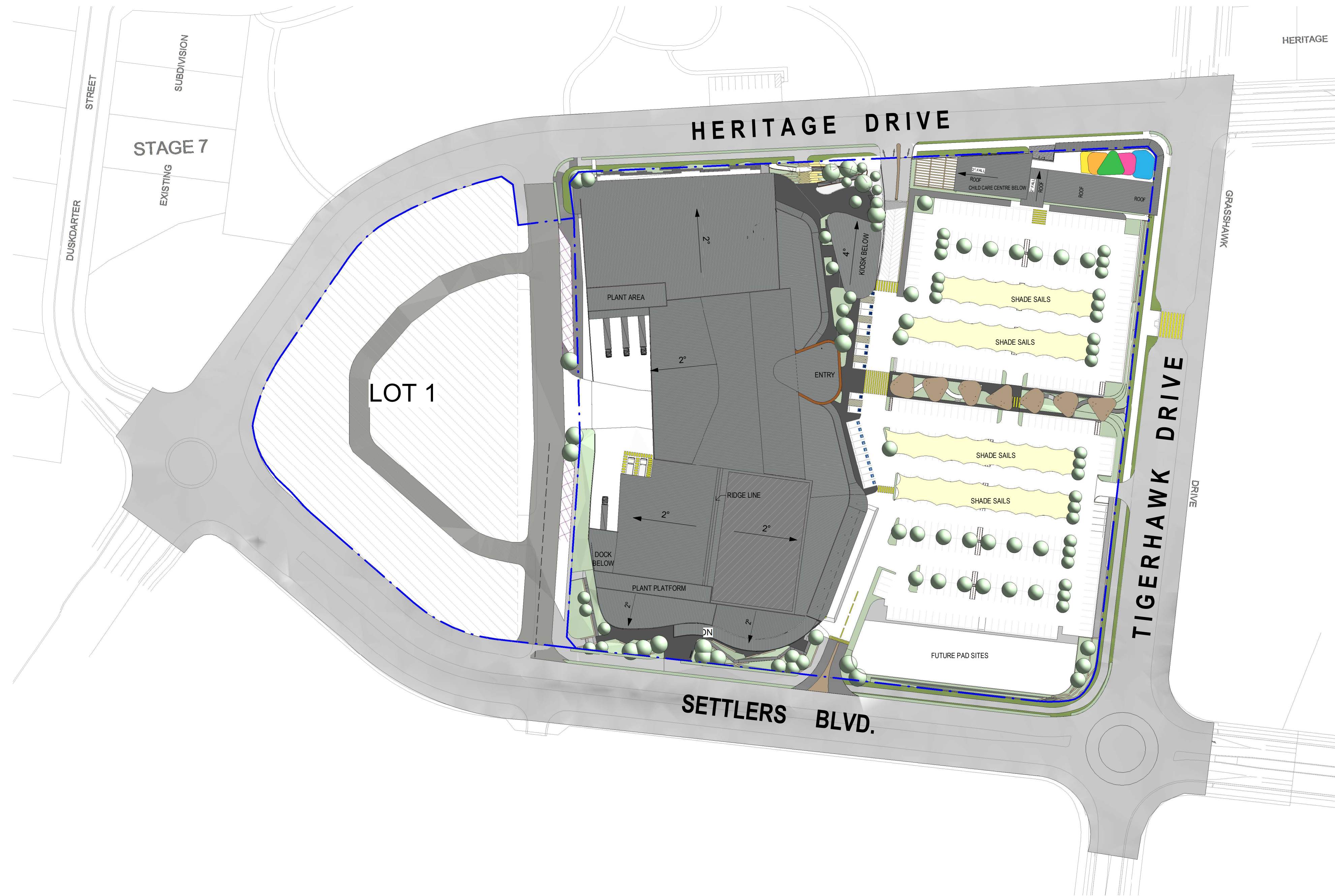
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 11:59:55 AM



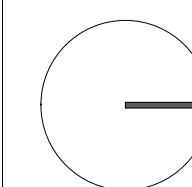
CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

PROPOSED SITE PLAN

A02.01

DA **F**
1:1000 @ A1
1:2000 @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

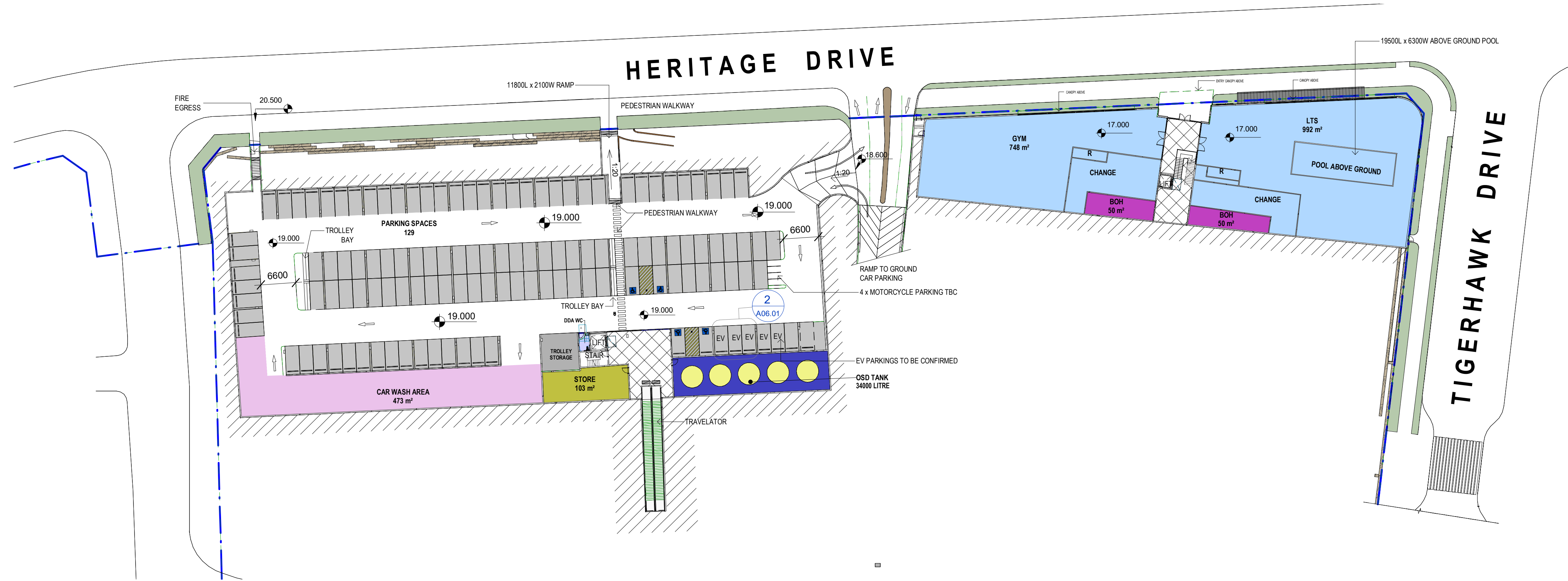


DEVELOPMENT APPLICATION

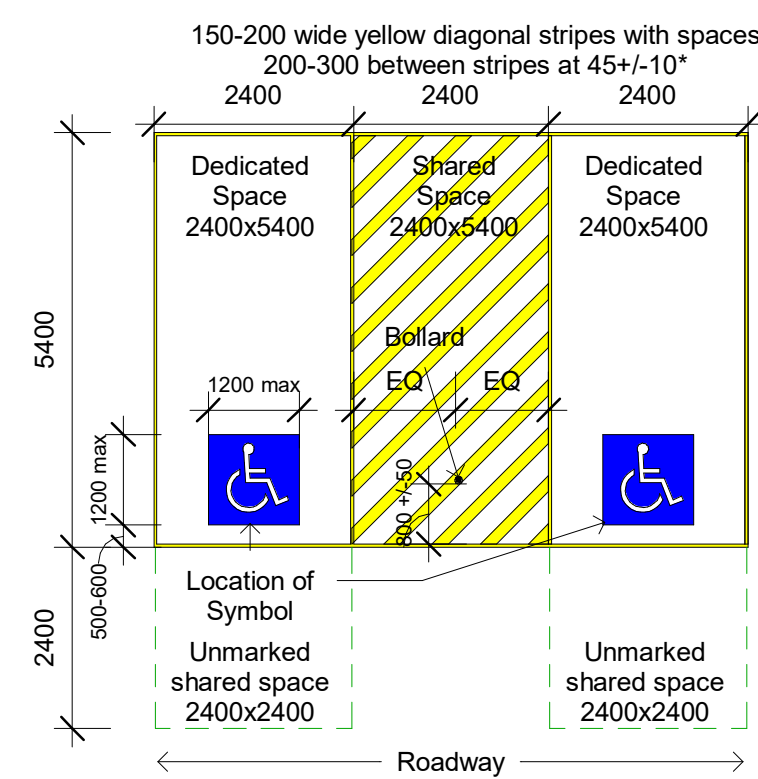
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

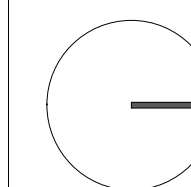
8/11/2021 12:00:06 PM



1 PROPOSED BASEMENT FLOOR PLAN
1:500



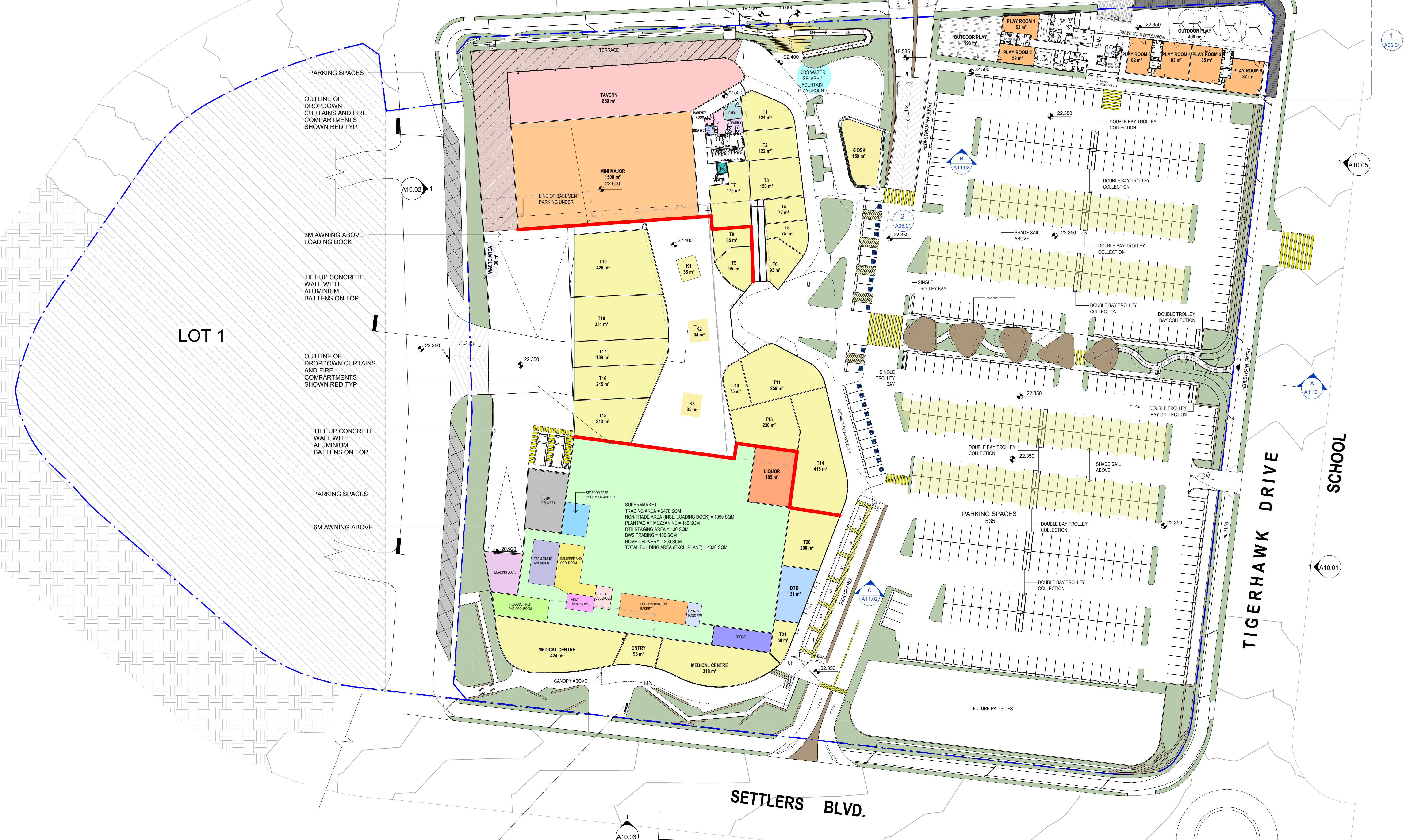
2 TYP. ACCESSIBLE PARKING BAY DETAIL
1:100



DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS
8/11/2021 12:00:36 PM



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
D	21-09-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	03-11-21	FOR REVIEW
G	08-11-21	FOR REVIEW

PROPOSED GROUND FLOOR PLAN

A06.02 DA **G**
1:500 @ A1
1:1000 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com



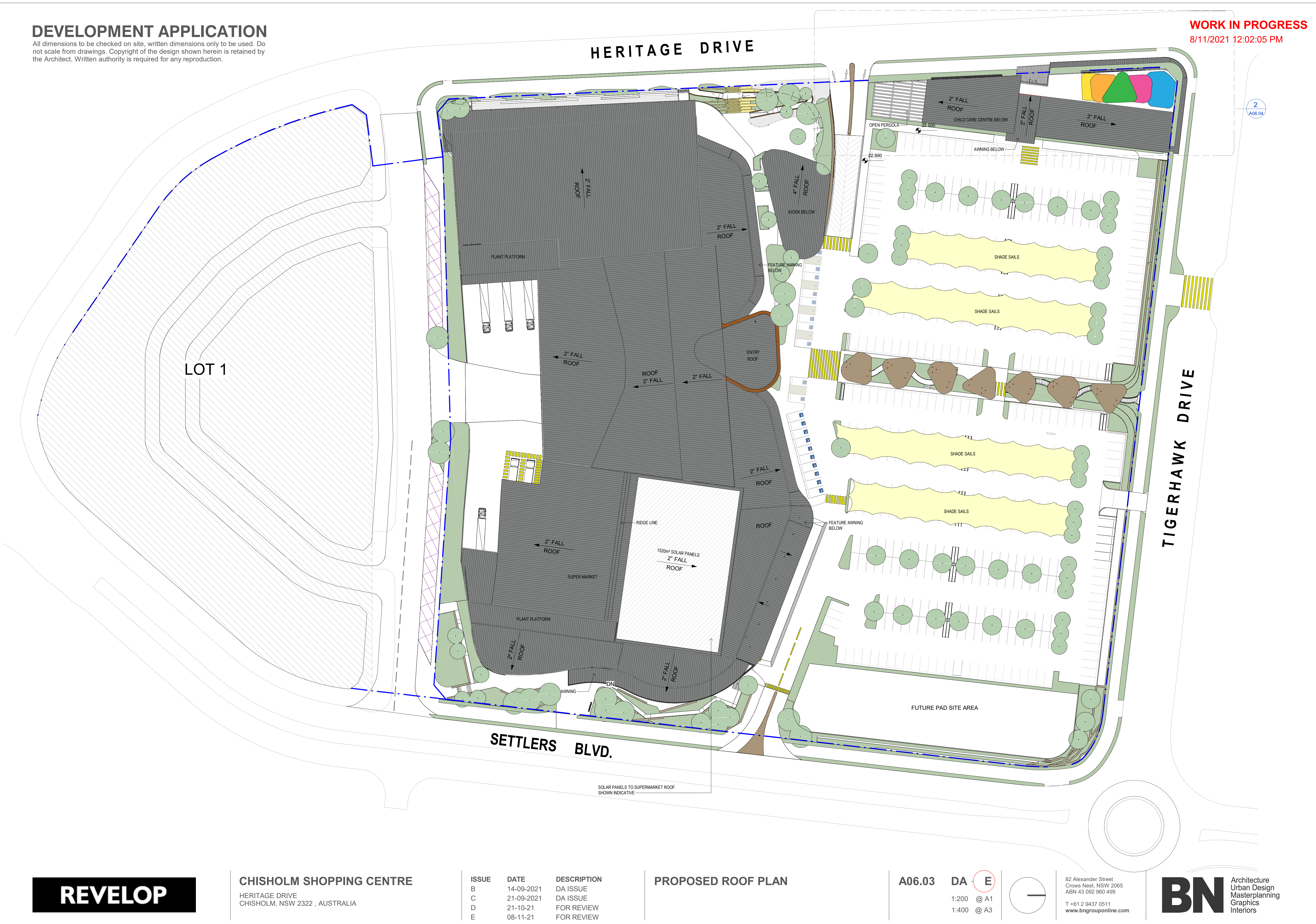
DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:02:05 PM

2
A06.04



CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

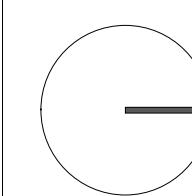
ISSUE	DATE	DESCRIPTION
B	14-09-2021	DA ISSUE
C	21-09-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

PROPOSED ROOF PLAN

A06.03

DA **E**

1:200 @ A1
1:400 @ A3



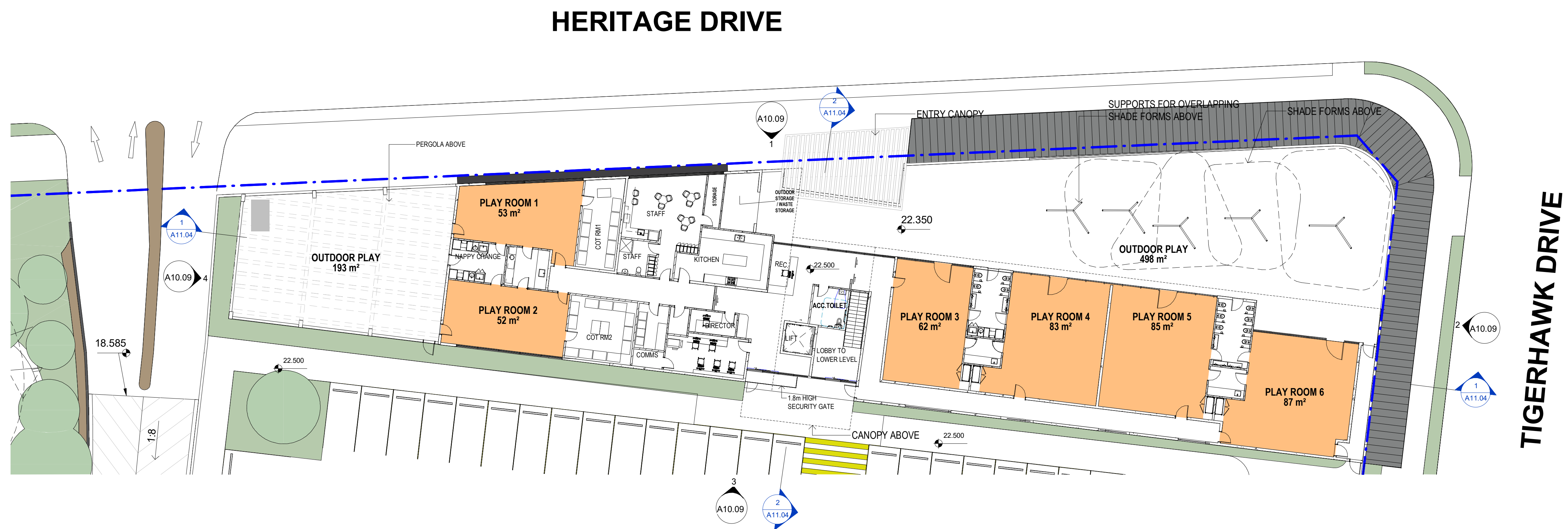
82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com



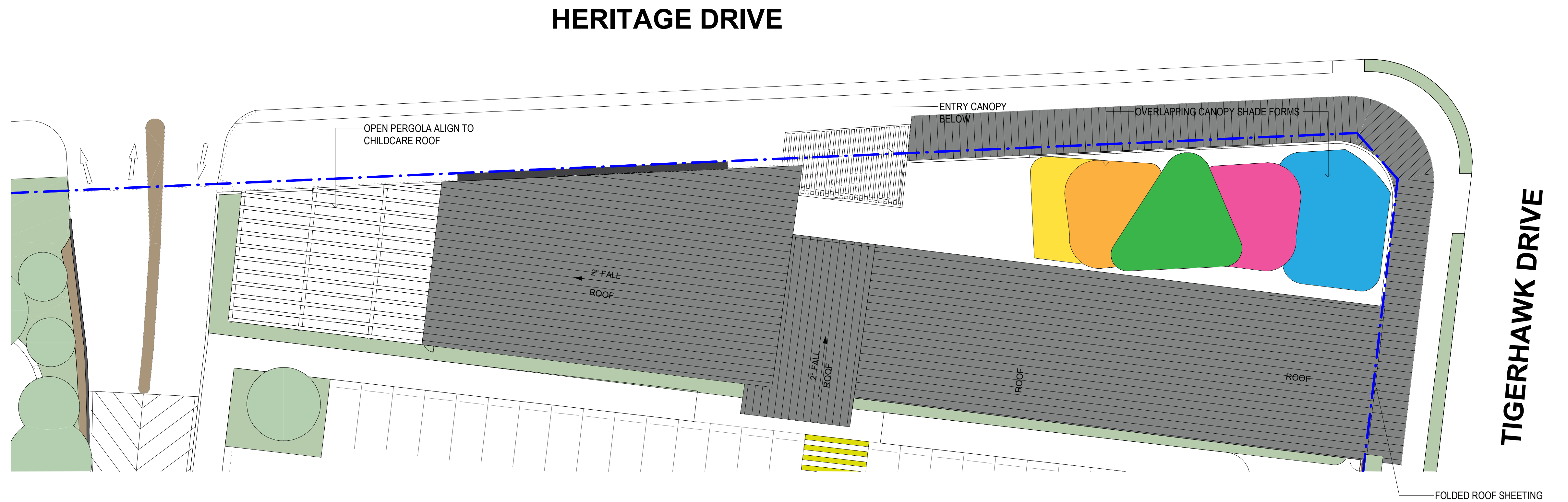
DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS
8/11/2021 12:02:23 PM



1 PROPOSED CHILDCARE GROUND FLOOR PLAN
1:200



2 PROPOSED CHILDCARE ROOF PLAN
1:200

REVELOP

CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

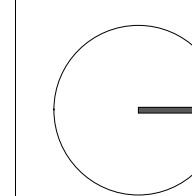
ISSUE	DATE	DESCRIPTION
B	21-09-2021	DA ISSUE
C	05-10-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

PROPOSED CHILDCARE PLAN

A06.04

DA **E**

1:200 @ A1
1:400 @ A3



82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

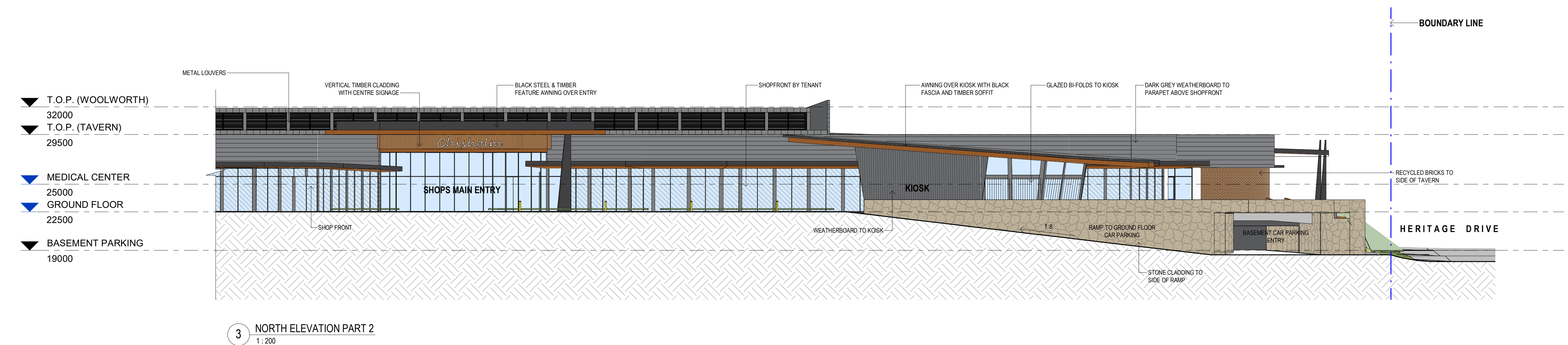
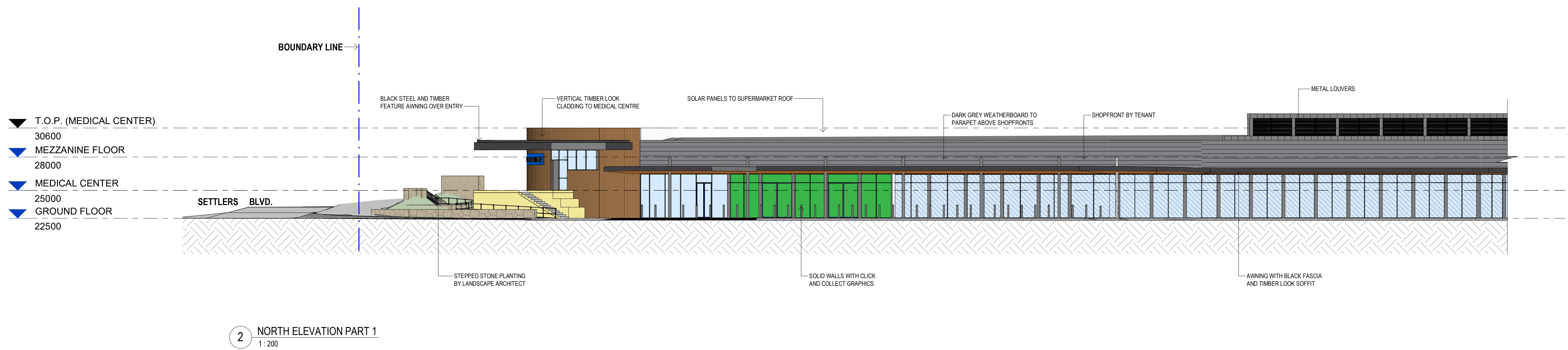
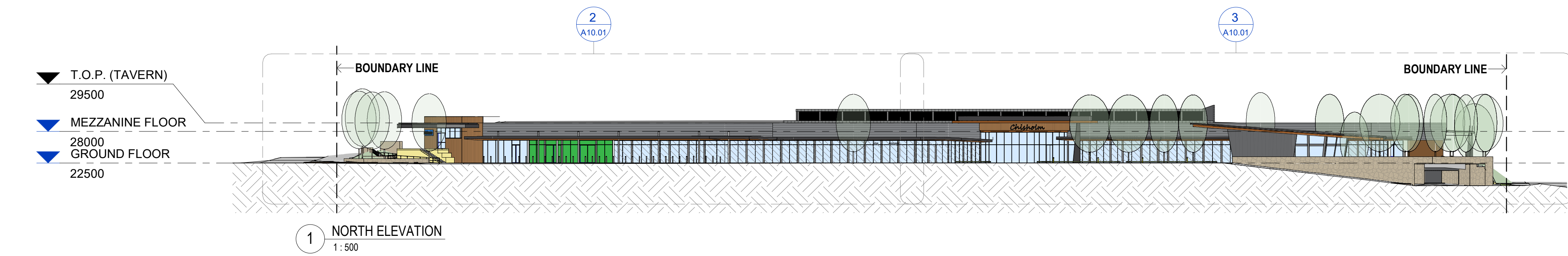
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:03:27 PM



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

NORTH ELEVATION

A10.01 DA **F**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

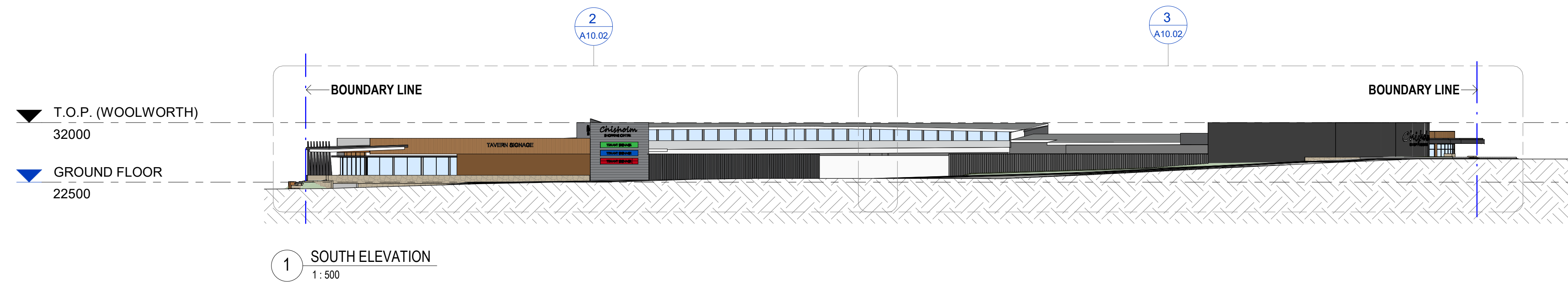


DEVELOPMENT APPLICATION

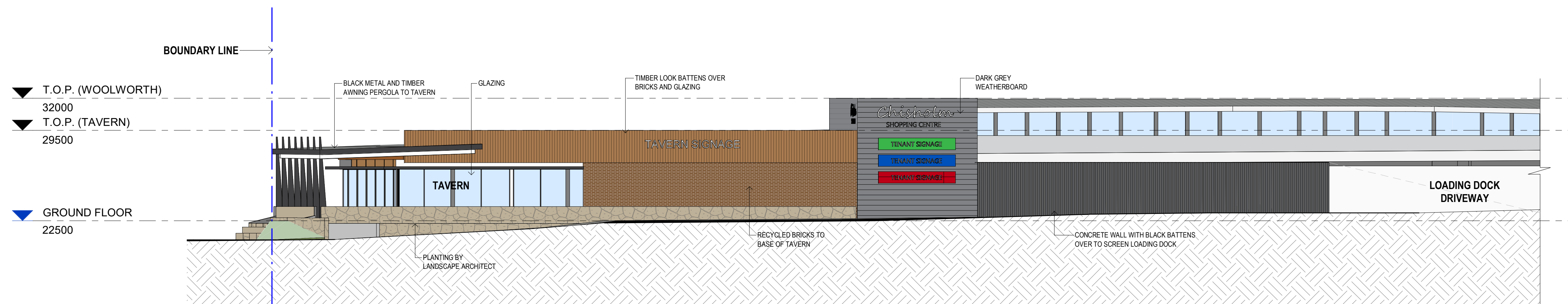
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

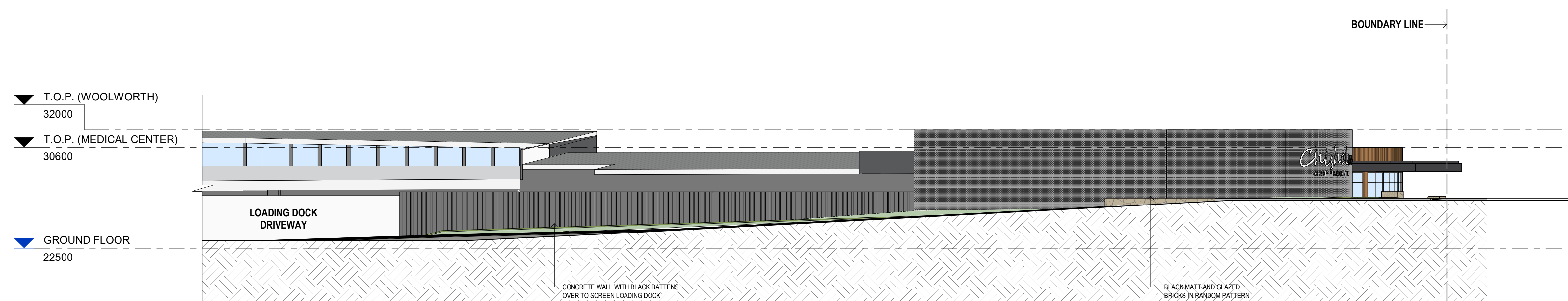
8/11/2021 12:03:46 PM



1 SOUTH ELEVATION
1:500



2 SOUTH ELEVATION PART 1
1:200



3 SOUTH ELEVATION PART 2
1:200

REVELOP

CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

SOUTH ELEVATION

A10.02 DA **F**
@ A1
@ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

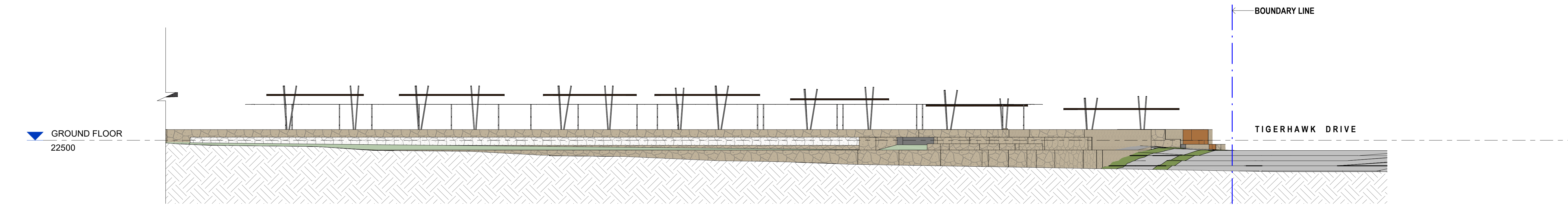
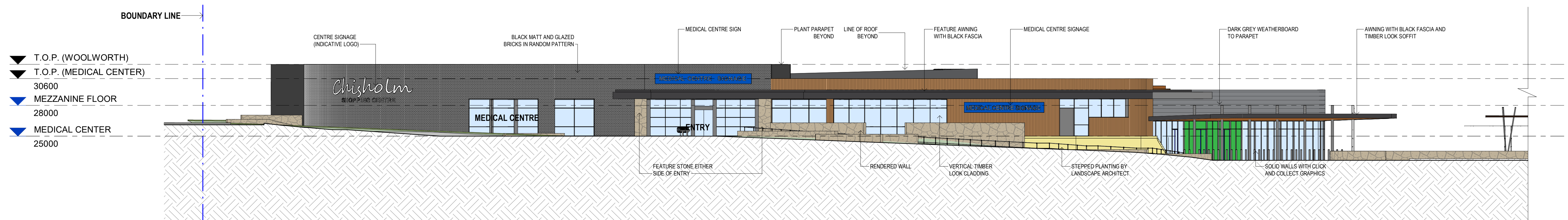
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:03:59 PM



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

EAST ELEVATION

A10.03 DA F
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

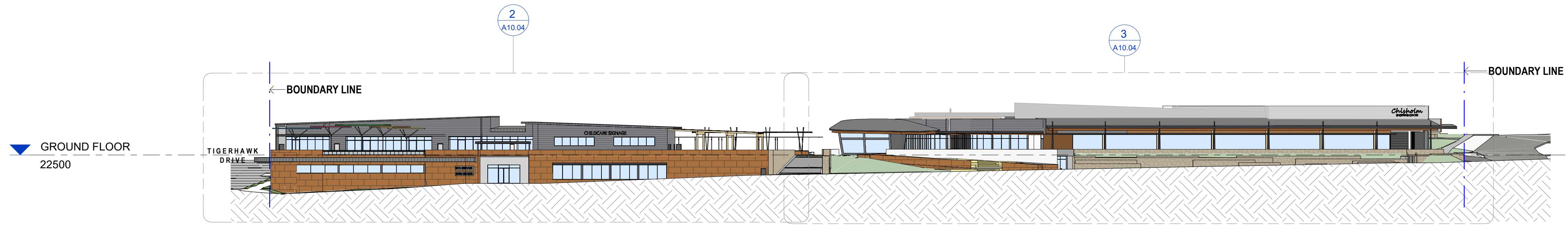


DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

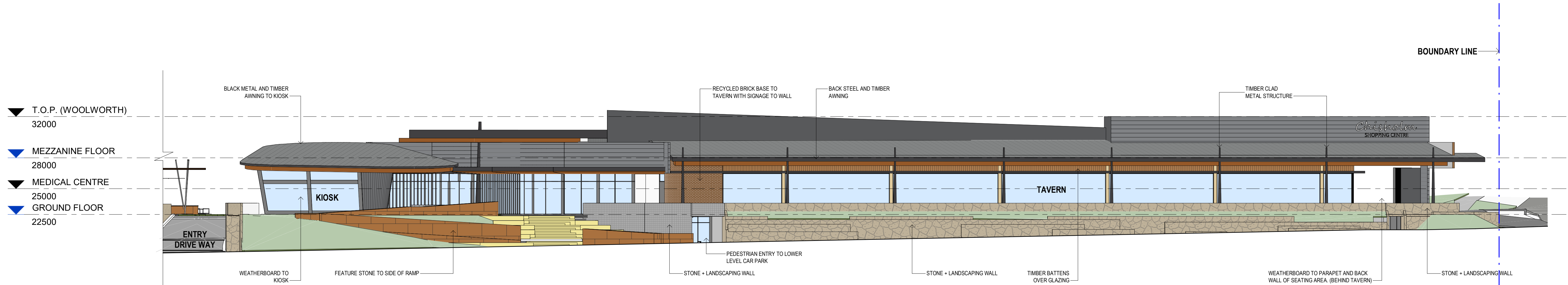
8/11/2021 12:34:16 PM



1 WEST ELEVATION
1:500



2 WEST ELEVATION PART 1
1:200



3 WEST ELEVATION PART 2
1:200

REVELOP

CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	03-11-21	FOR REVIEW
G	08-11-21	FOR REVIEW

WEST ELEVATION

A10.04

DA **G**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrrouponline.com

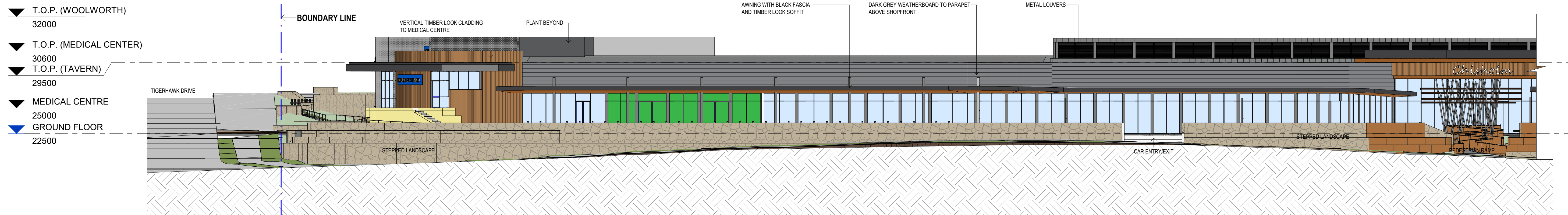
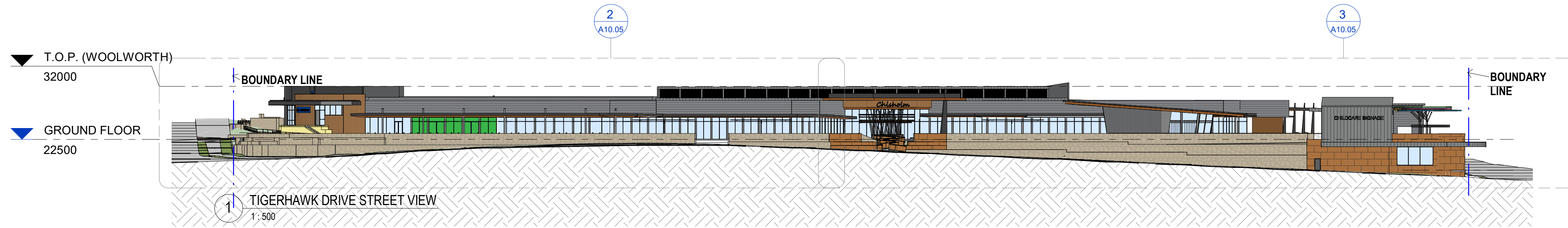
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

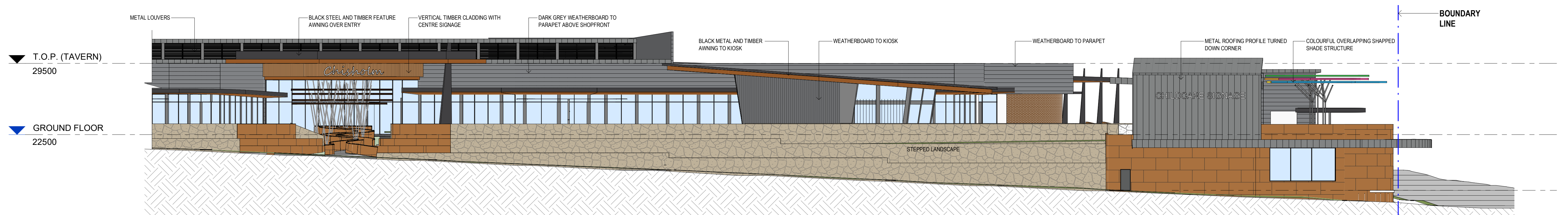
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:04:33 PM



2 TIGERHAWK DRIVE STREET VIEW - PART 1
1:200



3 TIGERHAWK DRIVE STREET VIEW - PART 2
1:200

REVELOP

CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

TIGERHAWK DRIVE STREET VIEW

A10.05

DA **F**

1:200 @ A1

1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
www.bngrouponline.com

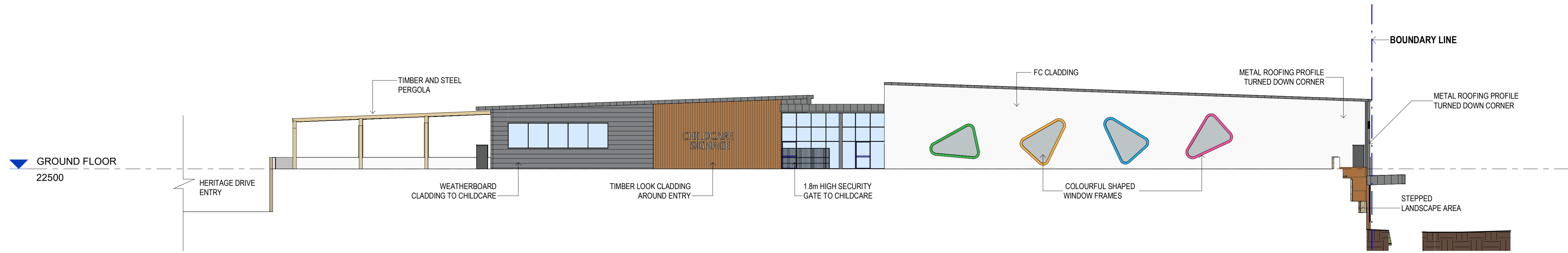
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

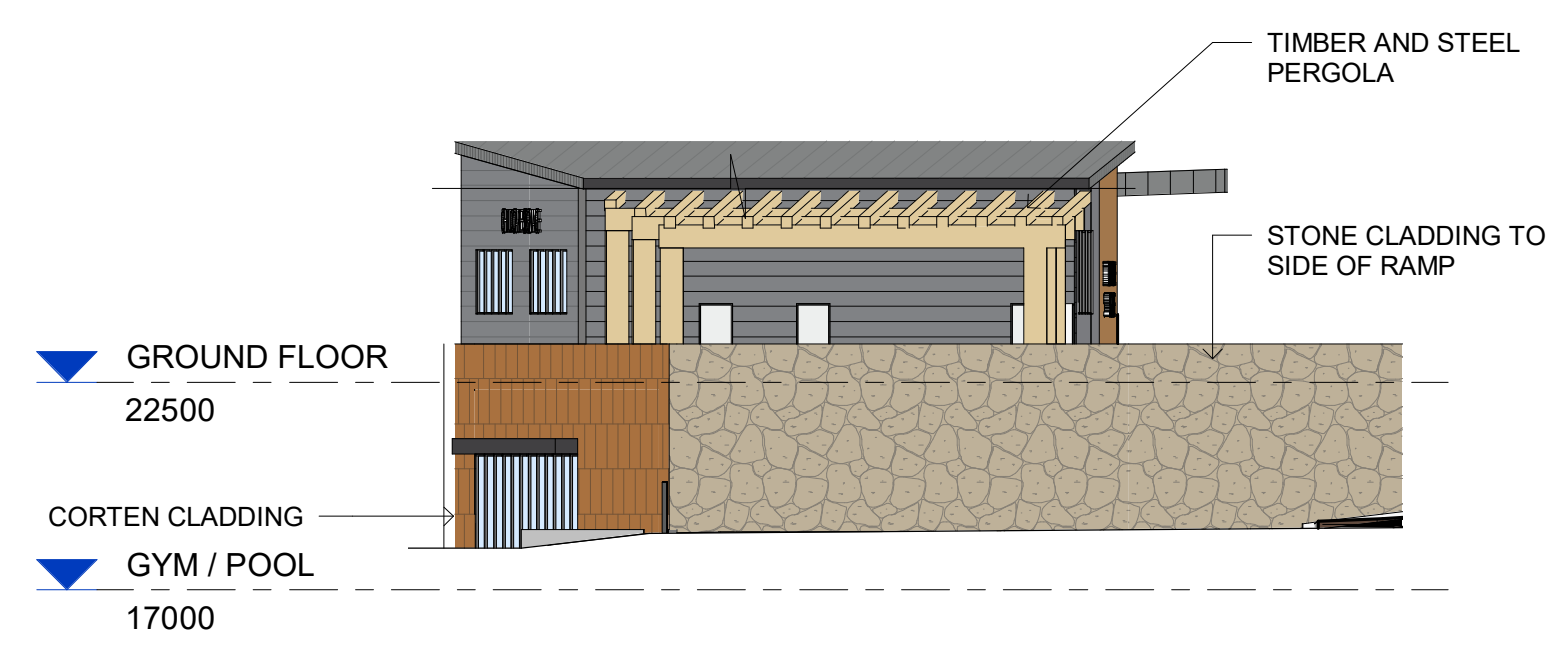
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.



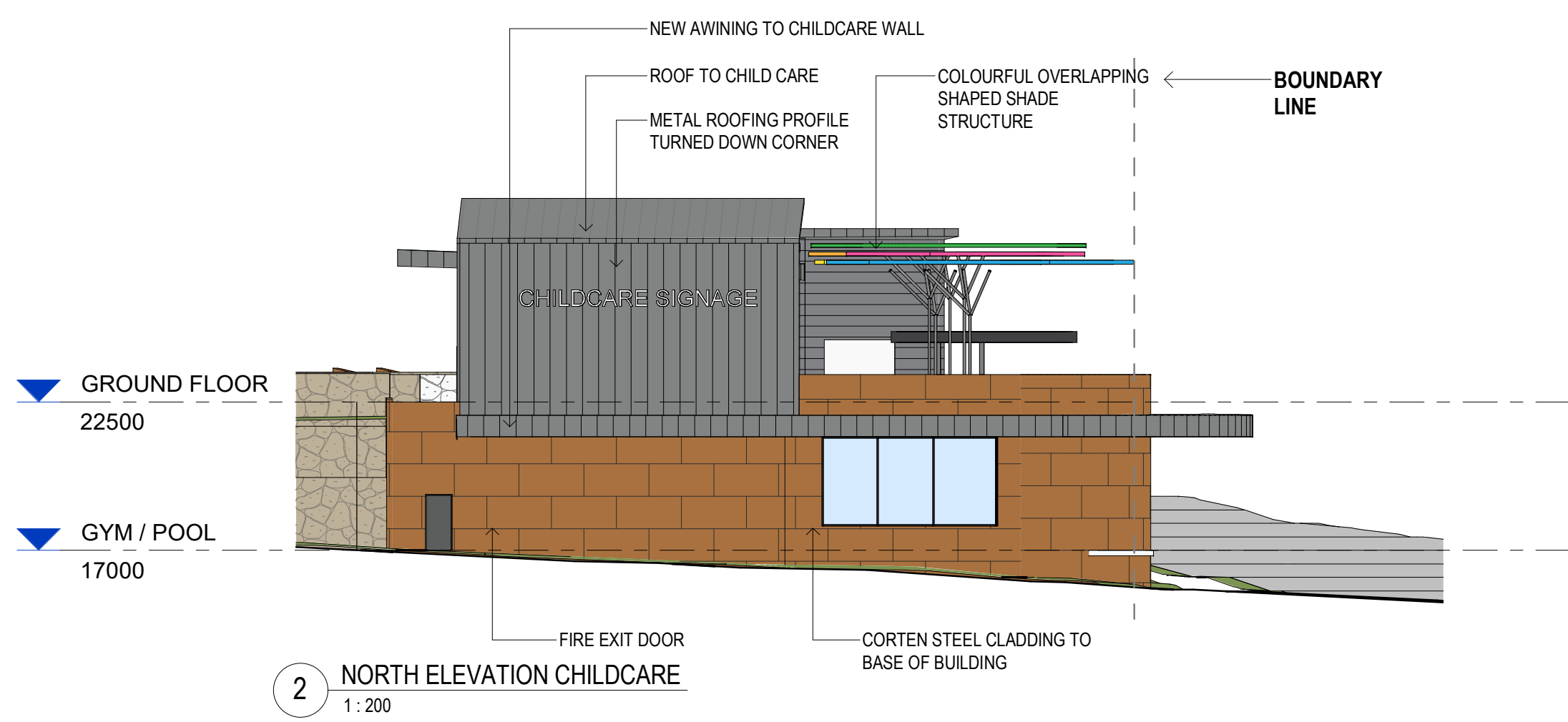
1 WEST ELEVATION CHILDCARE
1:200



3 EAST ELEVATION CHILDCARE
1:200



4 SOUTH ELEVATION CHILDCARE
1:200



2 NORTH ELEVATION CHILDCARE
1:200



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	05-10-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

ELEVATION CHILDCARE

A10.09 DA **E**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngronline.com

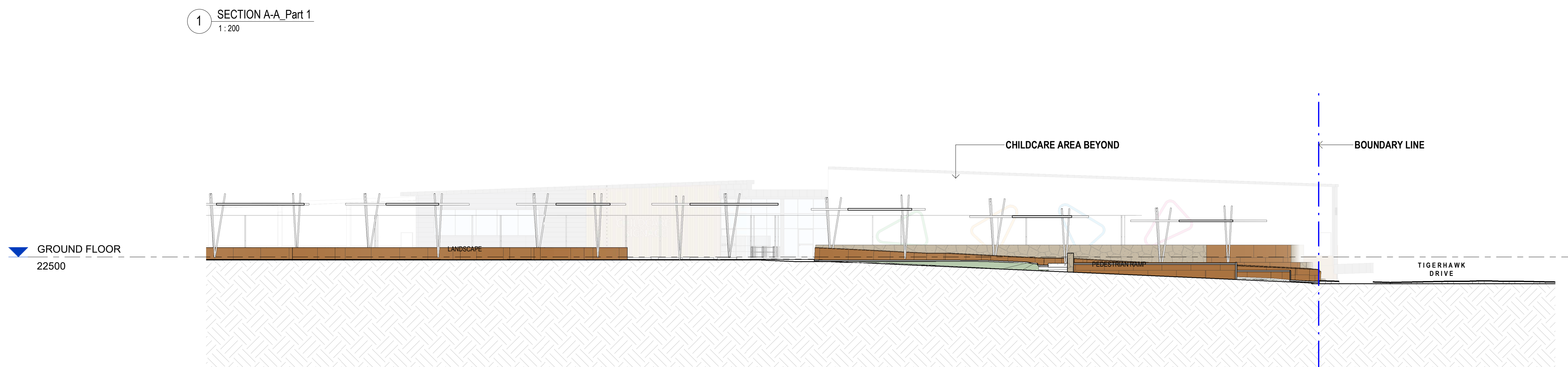
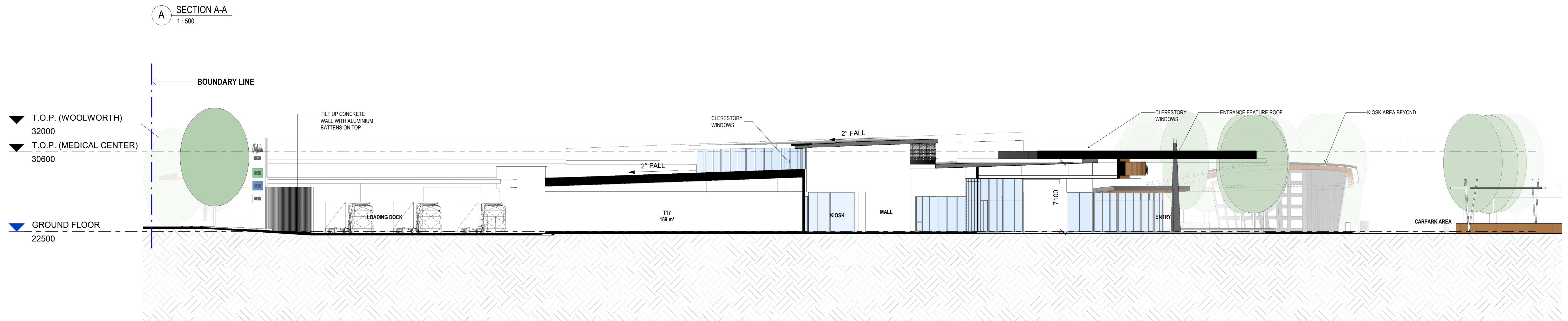
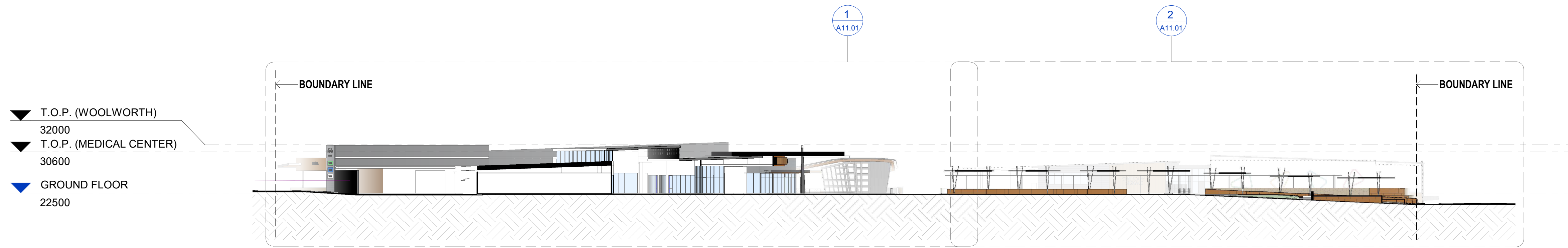


DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:04:57 PM



SECTION A-A Part 2
1:200

REVELOP

CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
B	14-09-2021	DA ISSUE
C	05-10-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

SECTION 1

A11.01

DA **E**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

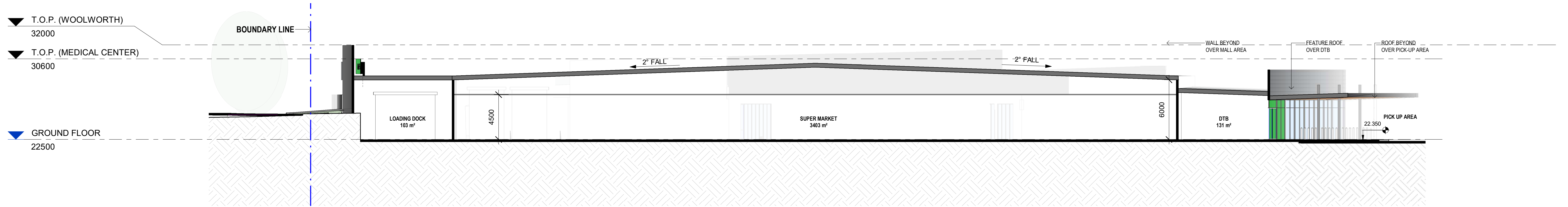
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

DEVELOPMENT APPLICATION

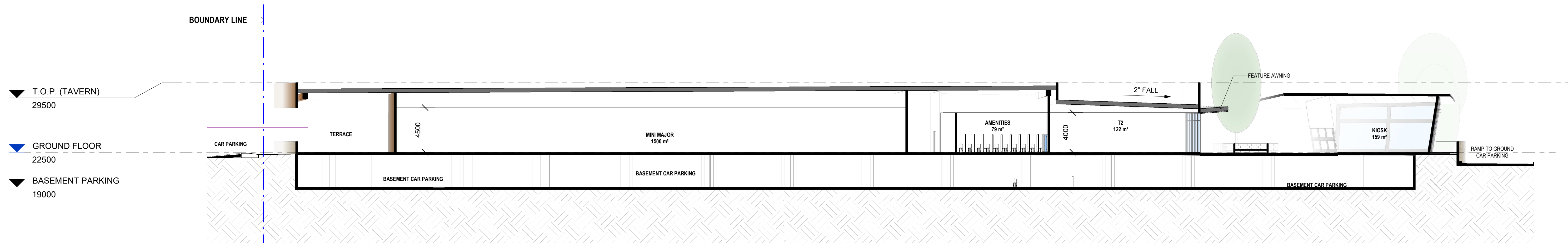
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

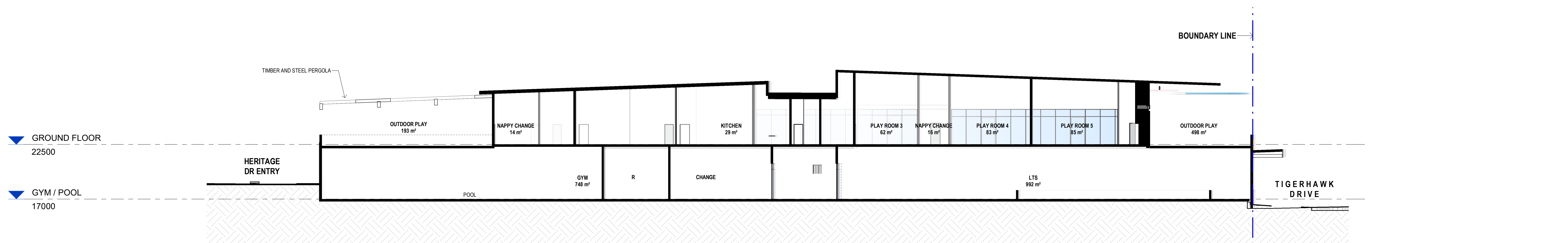
8/11/2021 12:05:11 PM



C SECTION C-C
1:200



B SECTION B-B
1:200



E SECTION E-E
1:200



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

SECTION 2

A11.02 DA **F**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

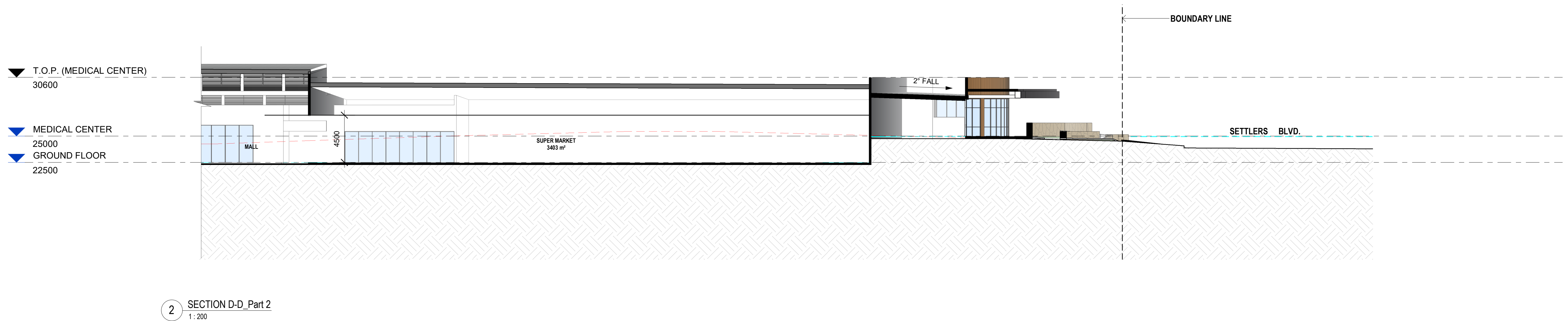
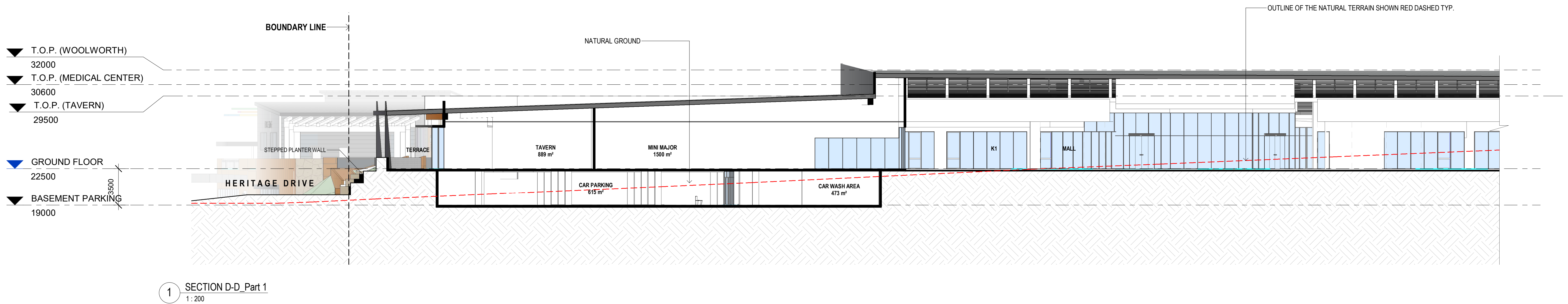
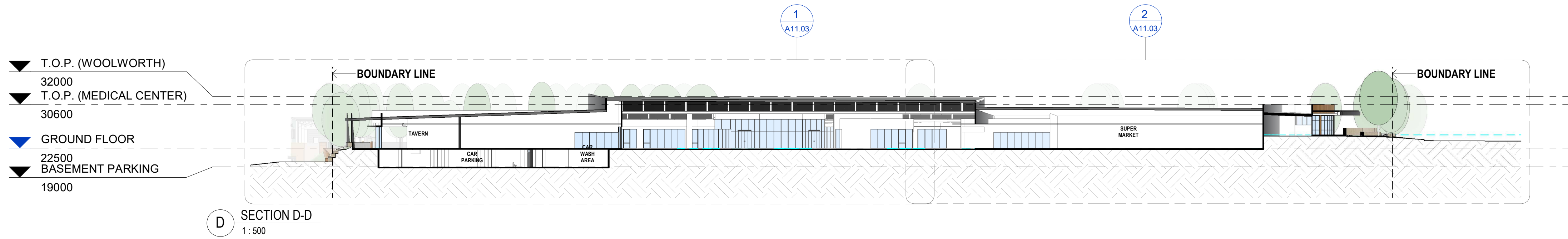


DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:05:26 PM



CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
B	14-09-2021	DA ISSUE
C	05-10-2021	DA ISSUE
D	21-10-21	FOR REVIEW
E	08-11-21	FOR REVIEW

SECTION 3

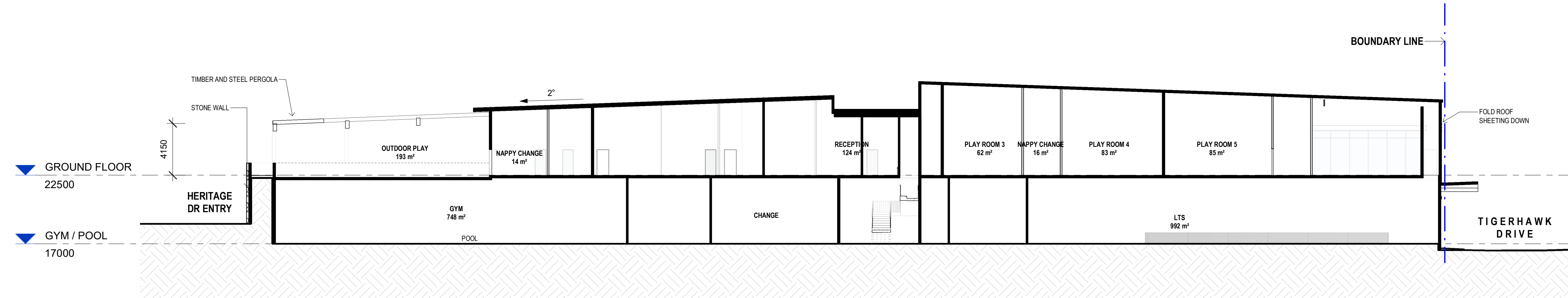
A11.03 DA **E**
1:200 @ A1
1:400 @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

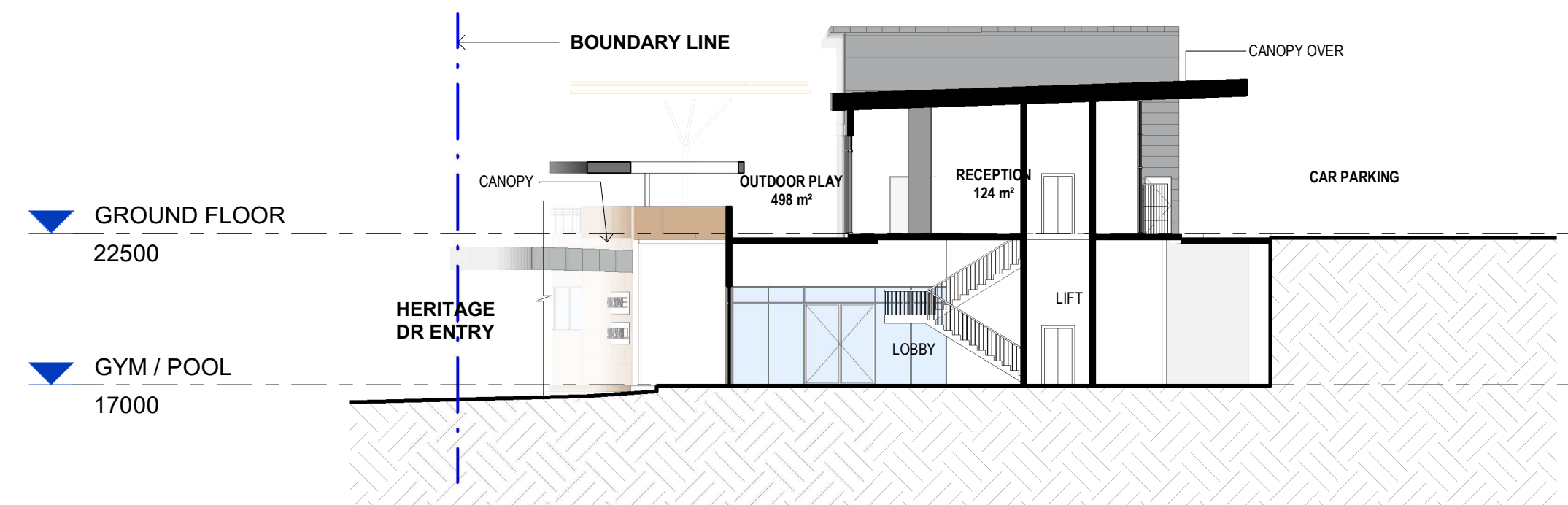


DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.



1 SECTION A
1:200



2 SECTION B
1:200

DEVELOPMENT APPLICATION

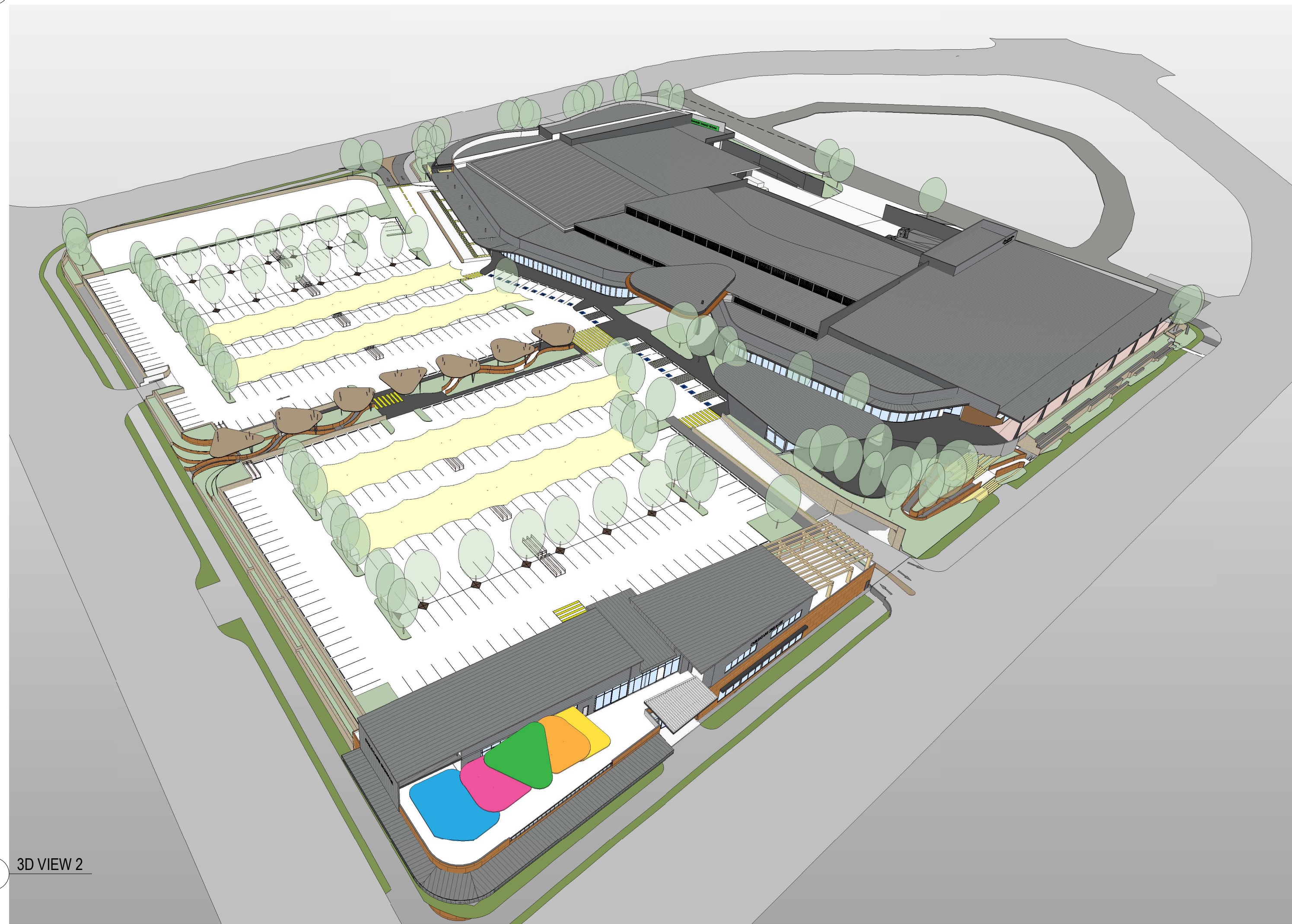
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:05:55 PM



1 3D VIEW 1



2 3D VIEW 2



CHISHOLM SHOPPING CENTRE

HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

3D VISUALIZATION

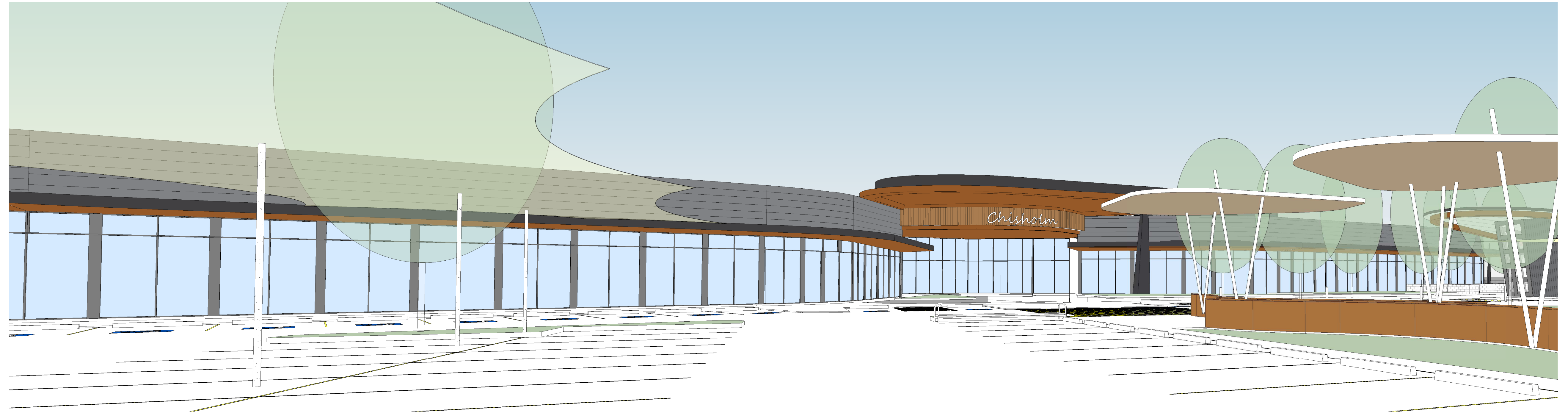
A80.01 DA **F**
1:NTS @ A1
1:NTS @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com



DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.



1 PERSPECTIVE 1



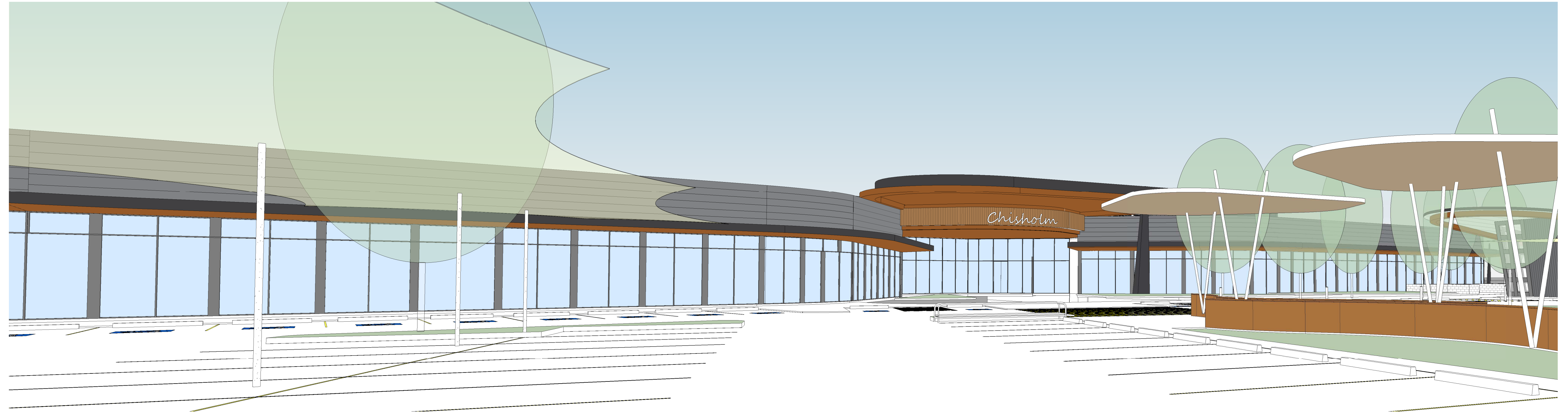
2 PERSPECTIVE 2

DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:06:30 PM



1 PERSPECTIVE 1



2 PERSPECTIVE 2



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

PERSPECTIVES SHEET 1

A80.02 DA **F**
1:NTS @ A1
1:NTS @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com

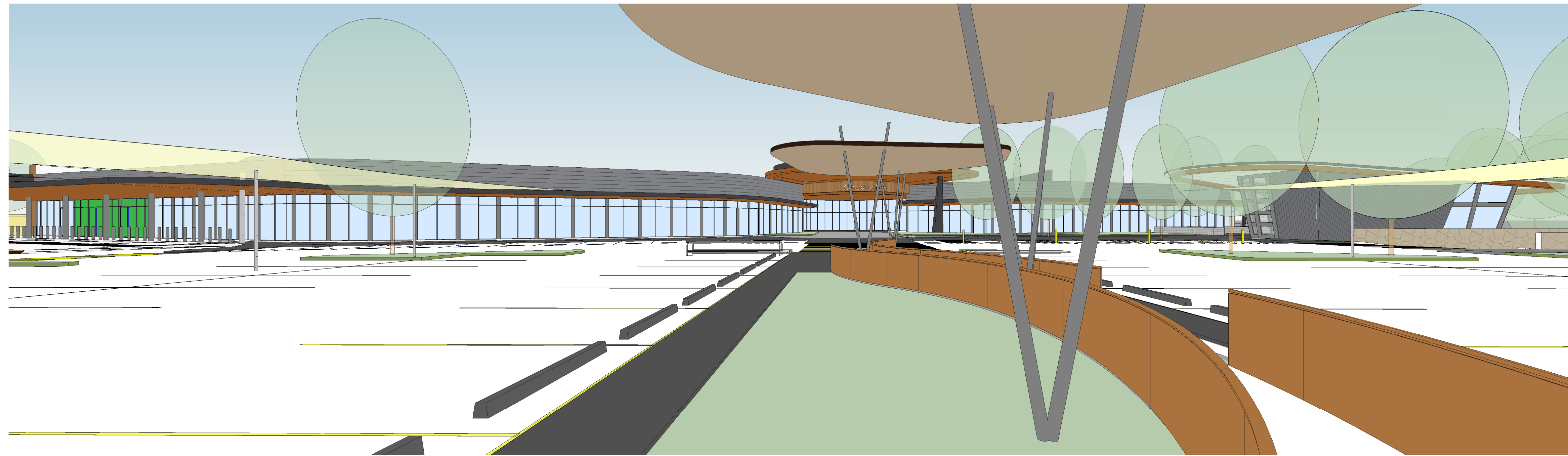


DEVELOPMENT APPLICATION

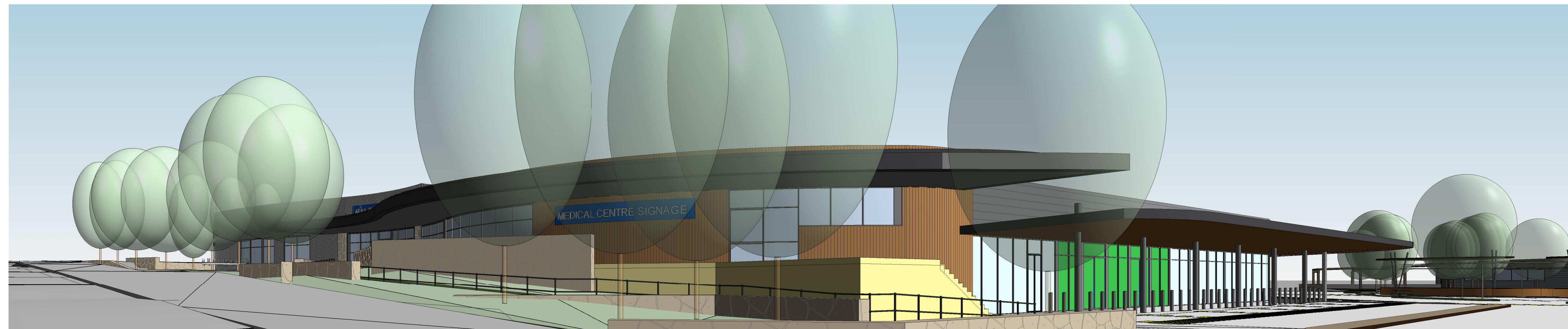
All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:07:09 PM



1 PERSPECTIVE 1



2 PERSPECTIVE 2



CHISHOLM SHOPPING CENTRE
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
C	21-09-2021	DA ISSUE
D	05-10-2021	DA ISSUE
E	21-10-21	FOR REVIEW
F	08-11-21	FOR REVIEW

PERSPECTIVES SHEET 2

A80.03 DA **F**
1:NTS @ A1
1:NTS @ A3

82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrouponline.com



DEVELOPMENT APPLICATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

WORK IN PROGRESS

8/11/2021 12:07:25 PM



WF_01 BLACK MATT AND GLAZED BRICKS



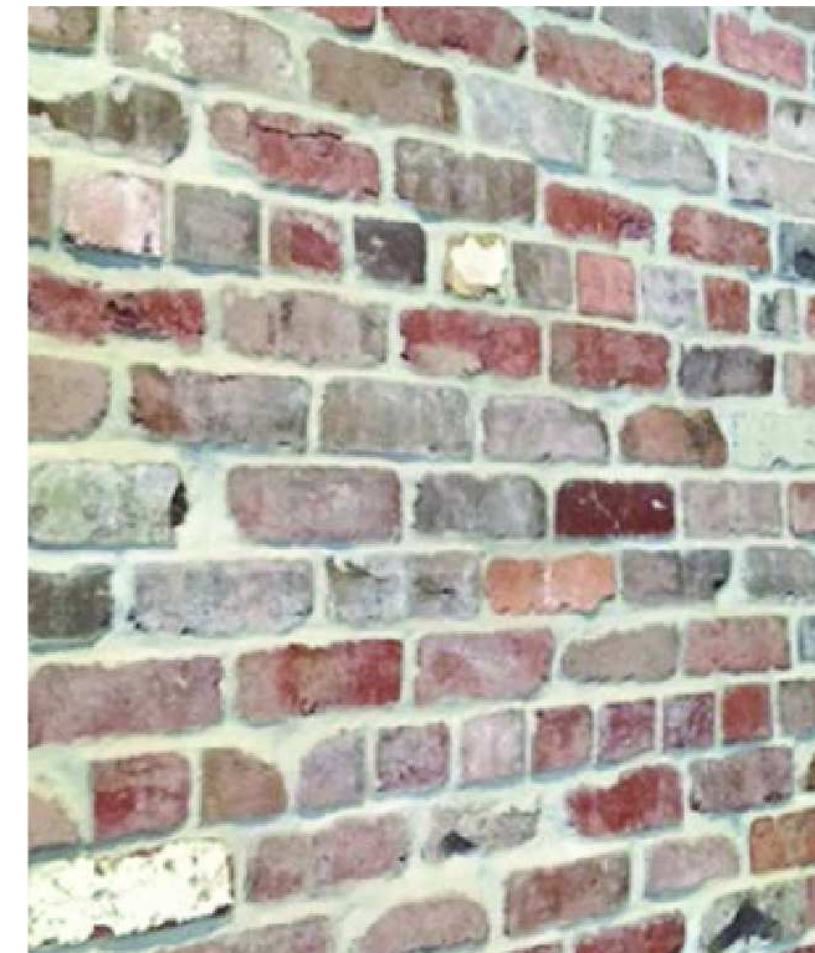
WF_02 MID GREY WEATHERBOARD LOOK FC CLADDING



WF_03 STONE CLADDING



WF_04 & WF_06 DARK GREY WEATHERBOARD LOOK FC CLADDING



WF_05 RECYCLED BRICKS



MF_01 COLORBOND WINDSPRAY ROOFING



MF_02 CORTEN STEEL



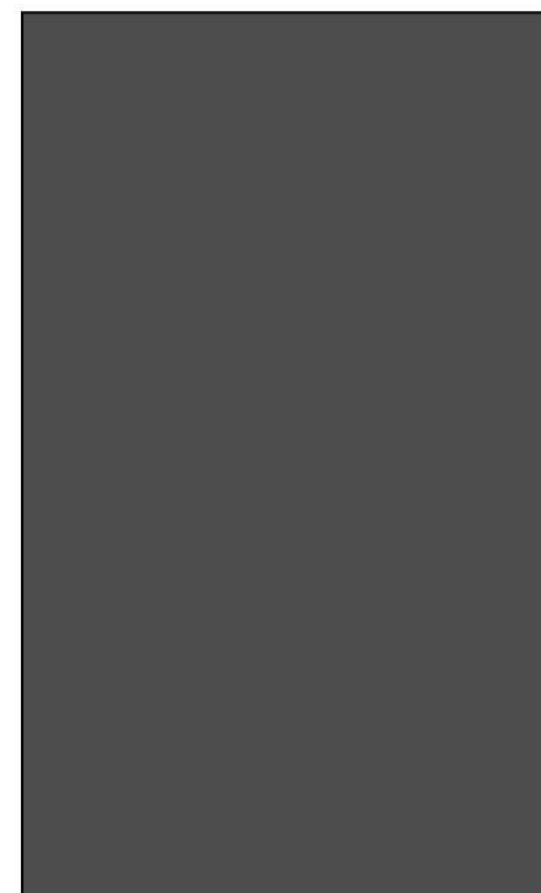
MF_03 & PF_02 BLACK BATTENS WITH GREY PAINT BEHIND



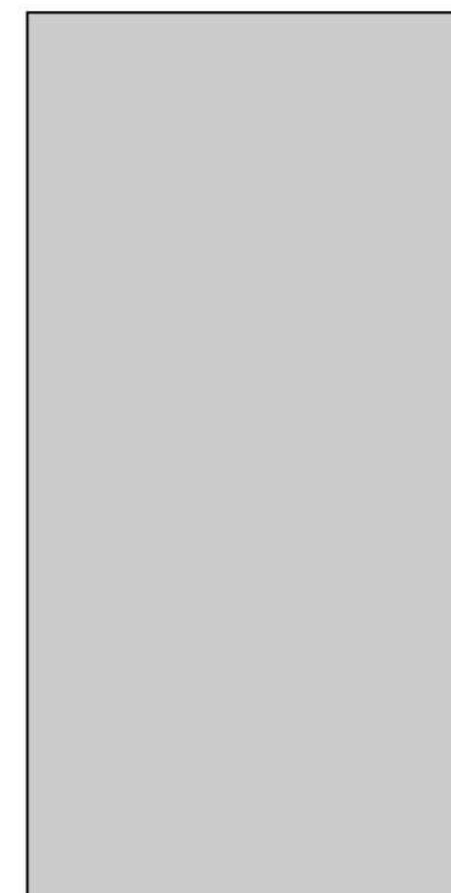
MF_04 DARK METAL CLADDING



MF_05, MF_06 & PF_01 COLORBOND MONUMENT AWNING FASCIA, GLAZING FRAMING & LOUVRES.



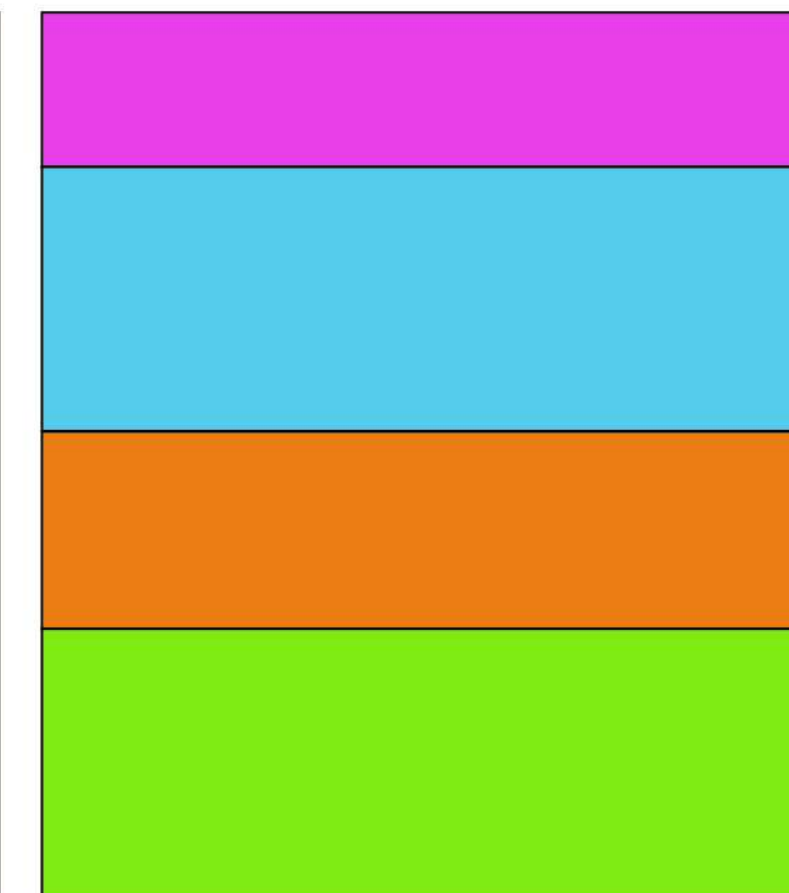
PF_03 PAINT FINISH TO RENDERED WALL



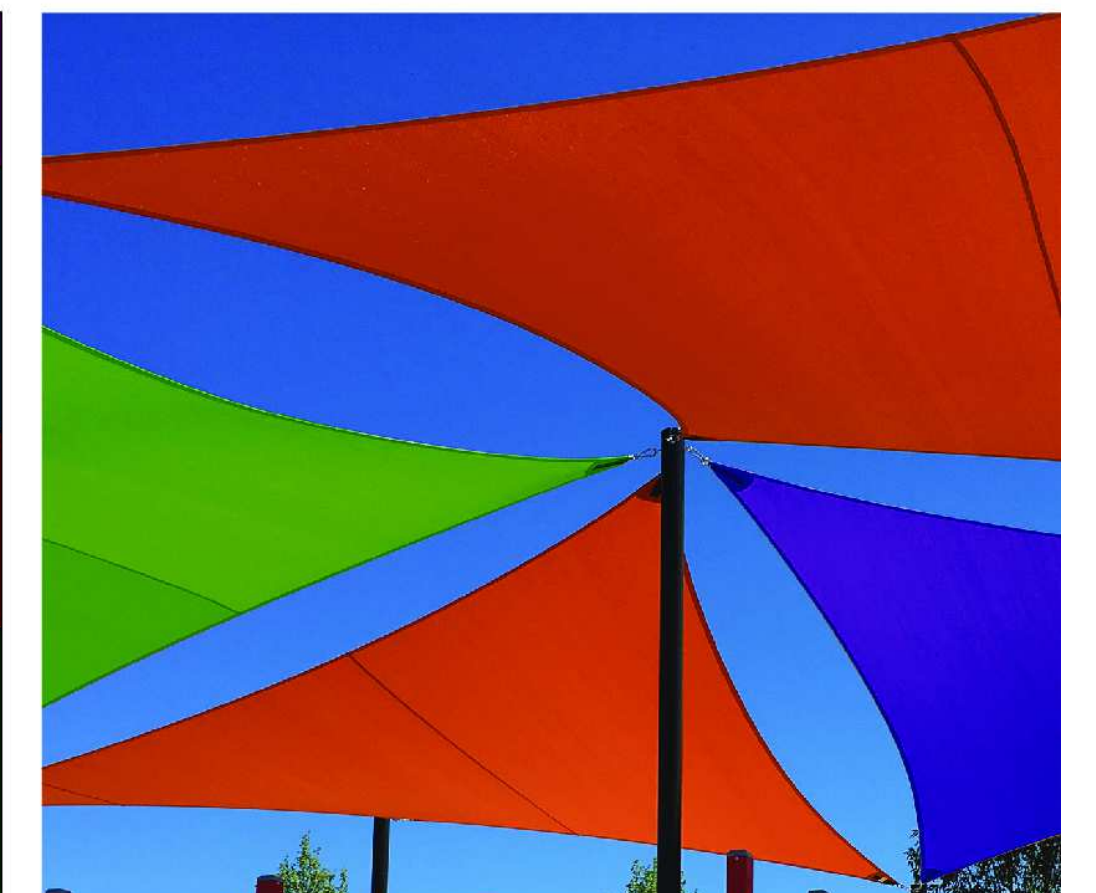
PF_04 PAINT FINISH



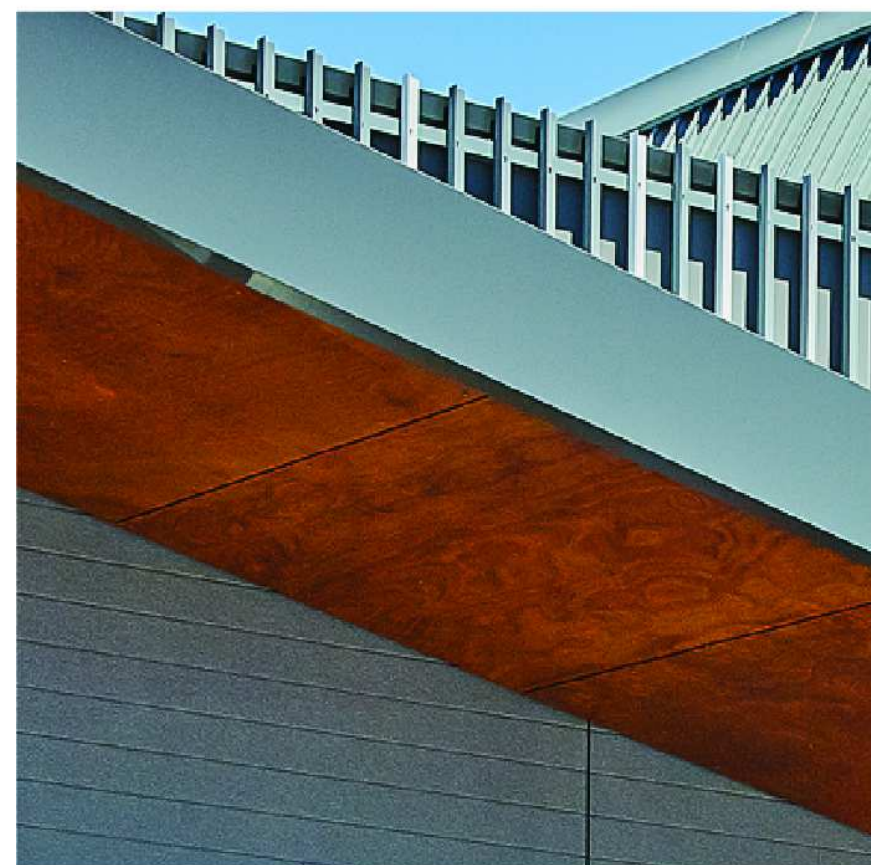
PF_05 PAINT FINISH



PF_06 - PF_09 COLOURFUL CHILDCARE WINDOW FRAMES



FX_02 - FX_06 COLOURFUL CHILDCARE SHADE SAILS



TF_01 TIMBER LOOK SOFFIT



TF_02, TF_05 & TF_06 TIMBER CLADDING



TF_03 TIMBER AWNING TO TAVERN



TF_04 TIMBER LOOK PERGOLA



TF_07 FEATURE TIMBER SHADE STRUCTURES



FX_01 CARPARK SHADE SAILS

REVELOP

CHISHOLM SHOPPING CENTRE

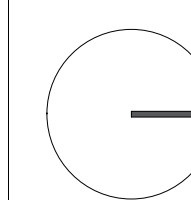
HERITAGE DRIVE
CHISHOLM, NSW 2322, AUSTRALIA

ISSUE	DATE	DESCRIPTION
A	08-11-21	FOR REVIEW

PROPOSED MATERIAL BOARD

A100.01 DA **A**

@ A1
@ A3



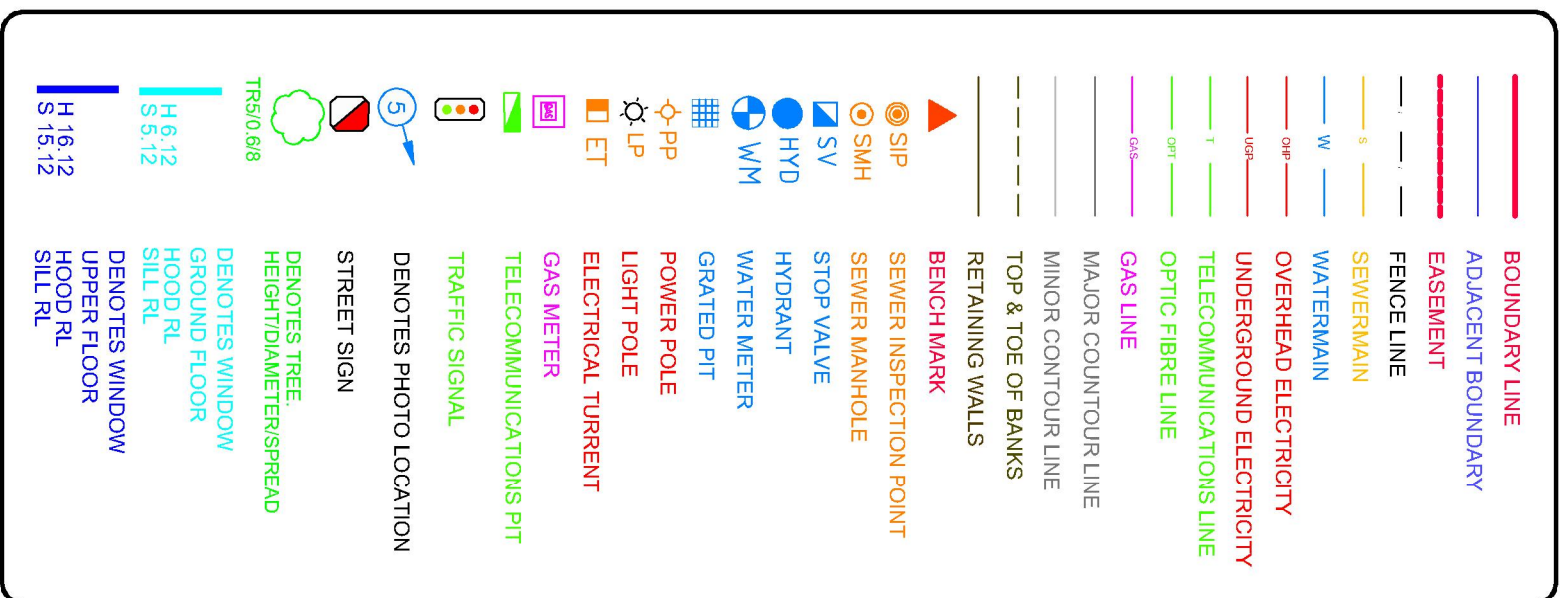
82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
www.bngrrouponline.com

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors



APPENDIX B – DETAILED SITE SURVEY PLAN (LDS)

LEGEND



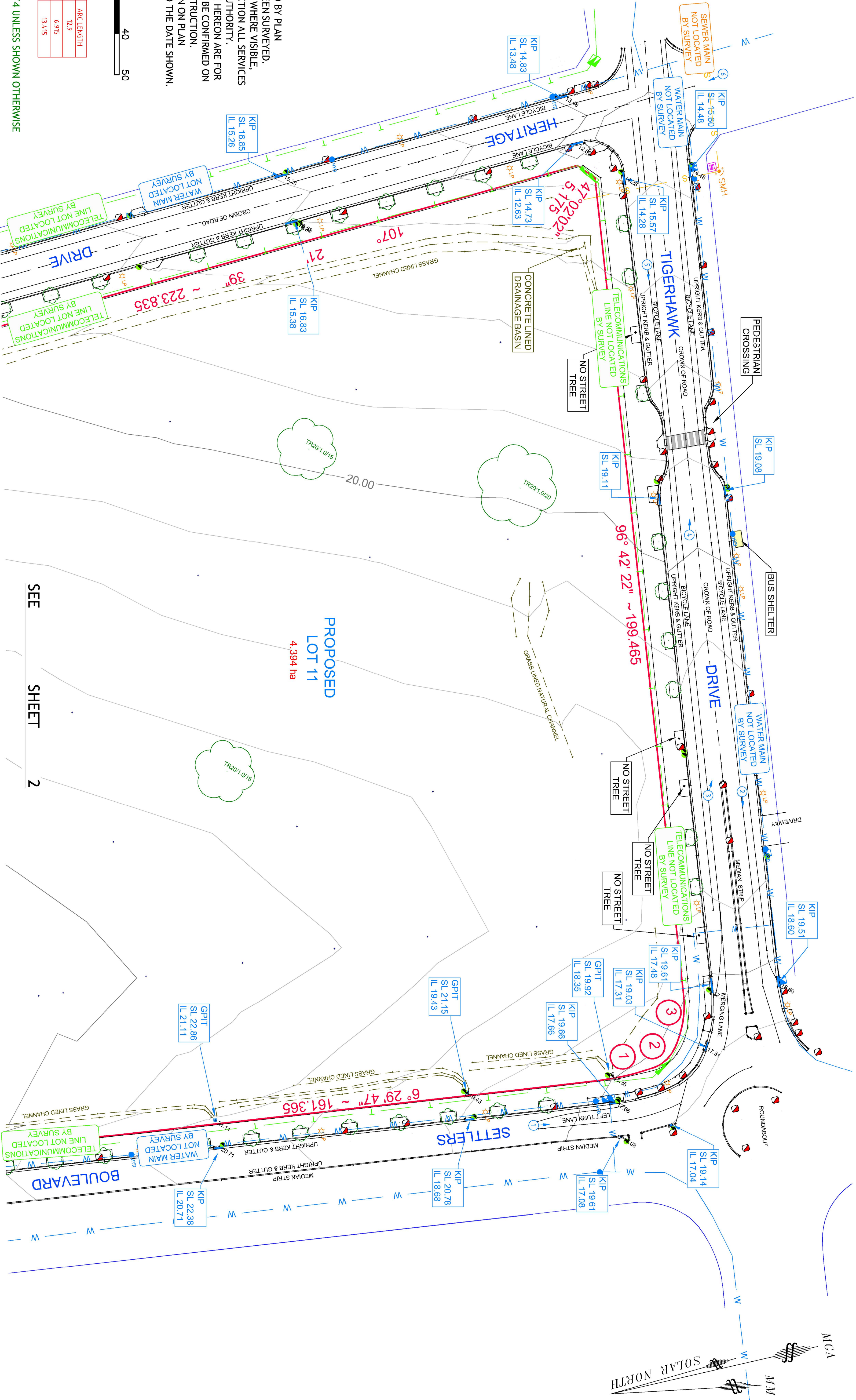
- NOTE:**
- BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED. SERVICES HAVE BEEN LOCATED ONLY WHERE VISIBLE. PRIOR TO EXCAVATION OR CONSTRUCTION ALL SERVICES ARE TO BE LOCATED BY RELEVANT AUTHORITY.
 - SPOT LEVELS AND CONTOURS SHOWN HEREON ARE FOR DESIGN PURPOSES ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO EXCAVATION OR CONSTRUCTION.
 - APPROXIMATE SITE AREA IS AS SHOWN ON PLAN.
 - DETAILS OF SURVEY ARE CORRECT TO THE DATE SHOWN. (14/10/2021)



SHORT LINE TABLE

LINE	BEARING	DISTANCE	RADIUS	ARC LENGTH
1	T19°16'07"	12.87	54.05	12.9
2	S60°32'47"	6.745	9.05	6.915
3	T12°47'00"	13.24	24.05	13.415

ALL STREET TREES ARE A NOMINAL 4/0.2/4 UNLESS SHOWN OTHERWISE



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6

Ed.	INITIAL ISSUE	Date
	Details of Revisions	21/10/21

Client / Council Development Consent Number

Scale:	1500 (A1):1000 (A3)	Datum:	AND
Origin:	SSM77234	Contour Int:	1.0
Surveyor:	S.N.	Drawn:	S.F.
Checked:	S.C.	Approved:	J.H.
Job Number:	6636	Drawing File:	6636-DET
Registered Surveyor:		

LAND DEVELOPMENT SOLUTIONS

• Surveying • Planning • Engineering

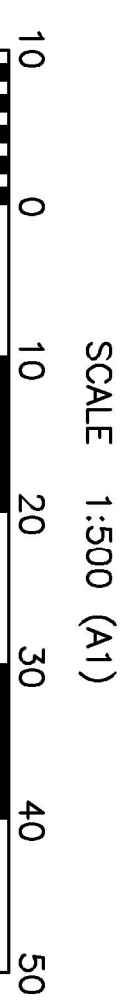
PO Box 853 THE JUNCTION NSW, 2291
 Phone: (02) 4963 5520 Fax: (02) 4963 5521
 E-mail: mail@lds.net.au
 ABN: 42 110 897 928

DETAIL SURVEY OF LOT 11 & 12, UNREGISTERED D.P., BEING SUBDIVIDED LOT 1, D.P. 1224700, CHISHOLM

Drawing Number	1	Edition	A
Sheet	1, of 2		

LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY
	EASEMENT
	FENCE LINE
	SEWER MAIN
	WATER MAIN
	OVERHEAD ELECTRICITY
	UNDERGROUND ELECTRICITY
	TELECOMMUNICATIONS LINE
	OPTIC FIBRE LINE
	GAS LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	REMAINING WALLS
	BENCH MARK
	SEWER INSPECTION POINT
	SEWER MANHOLE
	STOP VALVE
	HYDRANT
	WATER METER
	GRADED PIT
	POWER POLE
	LIGHT POLE
	ELECTRICAL TURRET
	GAS METER
	TELECOMMUNICATIONS PIT
	TRAFFIC SIGNAL
	DEMOTES PHOTO LOCATION
	STREET SIGN
	DEMOTES TREE
	DEMOTES WINDOW
	DEMOTES FLOOR
	DEMOTES SILL RL
	DEMOTES WINDOW
	DEMOTES FLOOR
	DEMOTES SILL RL
	H 16.12
	S 16.12

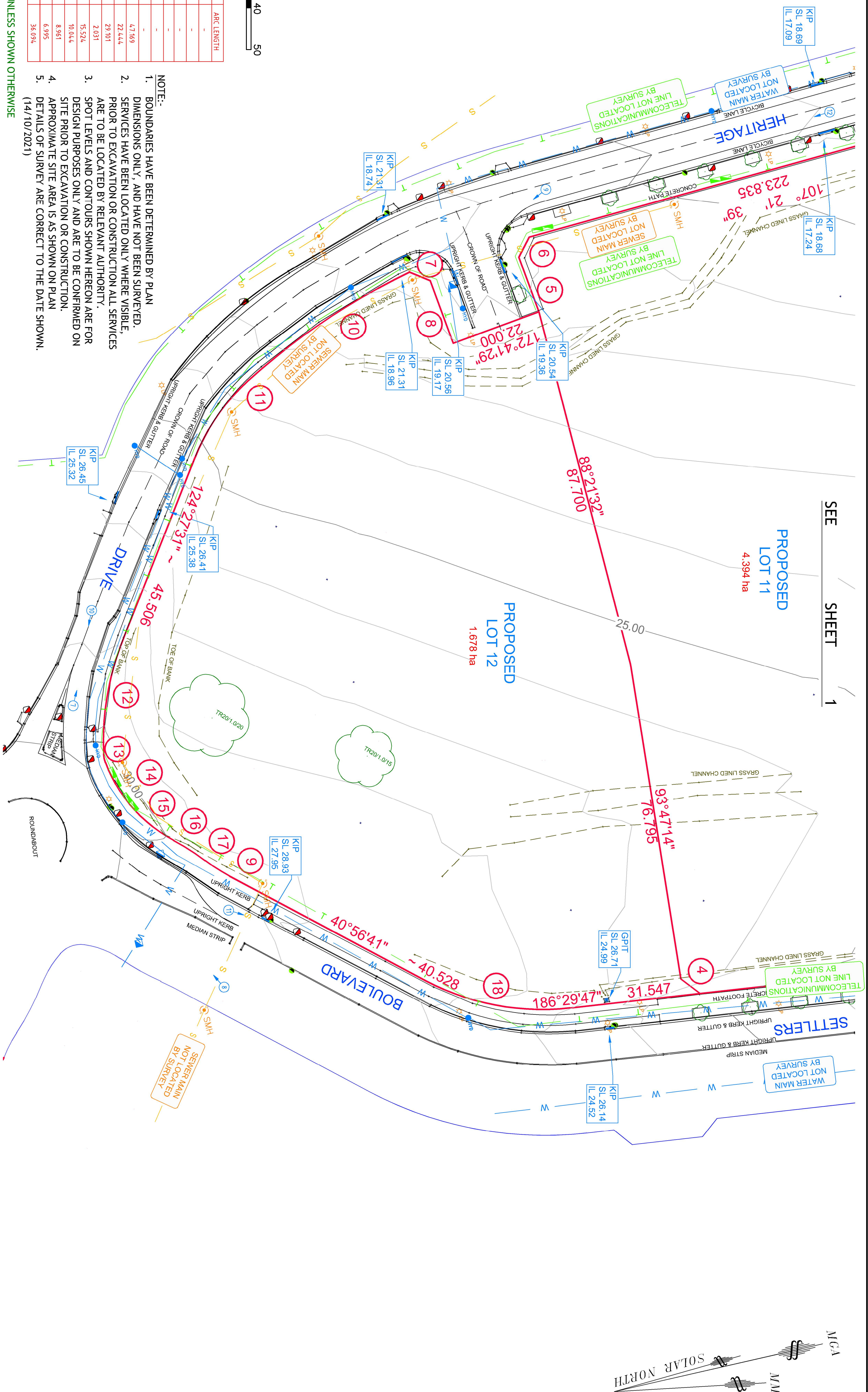


SHORT LINE TABLE

LINE	BEARING	DISTANCE	RADIUS	ARC LENGTH
4	50°08'30"	5.795	-	-
5	82°41'29"	14.016	-	-
6	130°01'34"	5.122	-	-
7	35°22'21"	5.441	-	-
8	82°41'29"	16.037	-	-
9	4°05'15"	12.769	-	-
10	338°54'33"	4.6997	159.500	4.7169
11	317°26'53"	22.252	49.500	22.444
12	292°51'01"	28.868	66.775	29.101
13	271°23'15"	2.023	6.550	2.031
14	249°52'09"	15.398	35.198	15.524
15	229°03'36"	10.010	35.198	10.044
16	45°28'26"	8.952	55.950	8.961
17	225°30'47"	6.988	44.050	6.995
18	23°14'49"	35.553	60.000	36.034

ALL STREET TREES ARE A NOMINAL 4/0.2/4 UNLESS SHOWN OTHERWISE

- NOTE:**
- BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED. SERVICES HAVE BEEN LOCATED ONLY WHERE VISIBLE. PRIOR TO EXCAVATION OR CONSTRUCTION ALL SERVICES ARE TO BE LOCATED BY RELEVANT AUTHORITY.
 - SPOT LEVELS AND CONTOURS SHOWN HEREON ARE FOR DESIGN PURPOSES ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO EXCAVATION OR CONSTRUCTION.
 - APPROXIMATE SITE AREA IS AS SHOWN ON PLAN (14/10/2021)
 - DETAILS OF SURVEY ARE CORRECT TO THE DATE SHOWN.
 -



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12

Ed.	INITIAL ISSUE	Date
	Details of Revisions	21/10/21

Client / Council Development Consent Number

Scale: 1500 (A1):1000 (A3)	Datum: AHD
Origin: 55M77234	Contour Int: 1.0
Surveyor: S.N.	Drawn: S.F.
Checked: S.C.	Approved: J.H.
Job Number: 6636	Drawing File: 6636-DET
Registered Surveyor:	

LAND DEVELOPMENT SOLUTIONS

Surveying...Planning...Engineering

PO Box 853 THE JUNCTION NSW, 2291

Phone: (02) 4963 5520 Fax: (02) 4963 5521

E-mail: mail@lds.net.au

ABN: 42 110 897 928

DETAIL SURVEY OF LOT 11 & 12, UNREGISTERED D.P., BEING SUBDIVIDED LOT 1, D.P. 12224700, CHISHOLM

Drawing Number	1	Edition	A
Sheet 2. of 2			



APPENDIX C – DRAINS MODELLING RESULTS

PIT / NODE DETAILS

Name	Type	Family	Version 15 Size	Ponding Volume (cu.m)	Pressure Change Coeff. Ku	Surface Elev (m)	Max Pond Depth (m)	Base Inflow (cu.m/s)	Blocking Factor	x	y	Bolt-down id lid	Part Full Shock Loss	Inflow Hydrograph	Pit is	Internal Width (mm)	Inflow is Misaligned	Minor Safe Pond Dept (m)	Major Safe Pond Depth (m)
PRE-DEV W Node									0	371866.9	6374849		8	No					
PRE-DEV E Node									0	372274.3	6374829		9	No					
N9 Node						19.4			0	372190.9	6374923		19	No					
N8 Node						15			0	371971.6	6374946		18	No					
N28443 Node									0	371957.2	6374954	72073		No					
N28445 Node									0	372205.6	6374934	72082		No					

DETENTION BASIN DETAILS

Name	Elev	Surf. Area	Not Used	Outlet Type	K	Dia(mm)	Centre RL	Pit Family	Pit Type	x	y	HED	Crest RL	Crest Length	id
Basin2	19.8	0.81		Orifice		112	20			372175	6374911	No			16
	20	0.81													
	20.1	120													
	21.91	120													
	22	0.81													
	22.2	0.81													
	22.35	2500													
	22.4	2500													
Basin3	19.8	0.81		Orifice		150	20			371990.9	6374936	No			17
	20	0.81													
	20.1	350													
	21.91	350													
	22	0.81													
	22.2	0.81													
	22.35	8500													
	22.4	8500													

SUB-CATCHMENT DETAILS

Name	Pit or Node	Total Area (ha)	Paved Area %	Grass Area %	Supp Area %	Paved Time (min)	Grass Time (min)	Supp Time (min)	Paved Length (m)	Grass Length (m)	Supp Length (m)	Paved Slope(%) %	Grass Slope %	Supp Slope %	Paved Rough	Grass Rough	Supp Rough	Lag Time or Factor	Gutter Length (m)	Gutter Slope %	Gutter FlowFactor	Rainfall Multiplier
Cat6	PRE-DEV W	3.3834	0	100	0	0	0	0	0	-1	190	-1	-1	5	-1	-1	0.17	-1	0			1
Cat7	PRE-DEV E	0.9675	0	100	0	0	0	0	0	-1	60	-1	-1	6	-1	-1	0.17	-1	0			1
POST-DEV	Basin2	1.3968	82	18	0	0	0	0	280	270	-1	0.5	5	-1	0.012	0.17	-1	-1	0			1
POST-DEV	Basin3	2.7796	95	5	0	0	0	0	360	180	-1	0.5	5	-1	0.012	0.17	-1	-1	0			1
uncap	N28443	0.2201	100	0	0	0	0	0	30	-1	-1	15	-1	-1	0.012	-1	-1	-1	0			1

PIPE DETAILS

Name	From	To	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Type	Dia (mm)	I.D. (mm)	Rough	Pipe Is	No. Pipes	Chg From	At Chg	Chg (m)	RI (m)	Chg (m)	RL (m)	etc (m)
Pipe2	Basin2	N9	10	19.85	19.75		1 Concrete, u	300	300	0.013	NewFixed		1 Basin2		0				
Pipe3	Basin3	N8	10	19.85	19.75		1 Concrete, u	300	300	0.013	NewFixed		1 Basin3		0				

DETAILS of SERVICES CROSSING PIPES

Pipe	Chg (m)	Bottom Elev (m)	Height of S Chg (m)	Bottom Elev (m)	Height of S Chg (m)	Bottom Elev (m)	Height of S etc (m)

CHANNEL DETAILS

Name	From	To	Type	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Base Width (m)	L.B. Slope (1:?)	R.B. Slope (1:?)	Manning n	Depth (m)	Roofed

OVERFLOW ROUTE DETAILS

Name	From	To	Travel Time (min)	Spill Level (m)	Crest Length (m)	Weir Coeff. C	Cross Section	Safe Depth Major Stor (m)	SafeDepth Minor Stor (m)	Safe DxV (sq.m/sec)	Bed Slope (%)	D/S Area Contributing %	id	
HIGH OUT	Basin2	N9	0.1	21.65			4 m wide p	0.3	0.15	0.4	1	0	38358	10

OF1	Basin2	N9	0.1	22.29	10	1.6	4 m wide p	0.3	0.15	0.4	5	0	40	10
OF15149	N9	N28445	0.1				4 m wide p	0.3	0.15	0.4	1	0	72077	1
OF9488	Basin3	N8	0.1	21.45			4 m wide p	0.3	0.15	0.4	1	0	54398	10
HIGH OUT'	Basin3	N8	0.1	21.45			4 m wide p	0.3	0.15	0.4	1	0	38361	10
OF2	Basin3	N8	0.1	22.23	15	1.6	4 m wide p	0.3	0.15	0.4	5	0	43	10
OF15145	N8	N28443	0.1				4 m wide p	0.3	0.15	0.4	1	0	72072	1

PIPE COVER DETAILS

Name	Type	Dia (mm)	Safe Cover	Cover (m)	
Pipe2	Concrete, u	300	0.6	-0.68	Unsafe
Pipe3	Concrete, u	300	0.6	-5.08	Unsafe

This model has no pipes with non-return valves

DRAINS results prepared from Version 2021.02

PIT / NODE DETAILS

Version 8

Name	Max HGL	Max Pond HGL	Max Surf Flow (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N9	19.4		0.031				
N8	15		0.071				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
Cat6	0.057	0	0.057	0	45.64		0 1EY AEP, 2 hour burst, Storm 8
Cat7	0.034	0	0.034	0	17.97		0 1EY AEP, 1 hour burst, Storm 6
POST-DEV I	0.181	0.178	0.003	14.03	33.75		0 1EY AEP, 15 min burst, Storm 5
POST-DEV I	0.37	0.368	0.002	17.27	28.01		0 1EY AEP, 20 min burst, Storm 6
uncap	0.052	0.052	0	1.12	0		0 1EY AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
Pipe2	0.034	1.24	20.877	19.873	1EY AEP, 1.5 hour burst, Storm 5
Pipe3	0.057	1.45	20.034	19.914	1EY AEP, 1.5 hour burst, Storm 2

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
HIGH OUT	0	0	0.908	0	0	0	0	0
OF1	0	0	1.401	0	0	0	0	0

OF15149	0.034	0.034	0.908	0.033	0.02	4	0.47 1EY AEP, 1.5 hour burst, Storm 5
OF9488	0	0	0.908	0	0	0	0
HIGH OUT '	0	0	0.908	0	0	0	0
OF2	0	0	1.401	0	0	0	0
OF15145	0.057	0.057	0.908	0.04	0.02	4	0.57 1EY AEP, 1.5 hour burst, Storm 2

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
Basin2	21.58	182.4	0.034	0.034	0
Basin3	21.44	483	0.057	0.057	0

Run Log for TX15901.00_DRAINS MODEL run at 10:15:27 on 10/12/2021 using version 2021.02

Flows were safe in all overflow routes.

DRAINS results prepared from Version 2021.02

PIT / NODE DETAILS

Version 8

Name	Max HGL	Max Pond HGL	Max Surf Flow (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N9	19.4		0.227				
N8	15		0.52				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
Cat6	0.513	0	0.513	0	24.08		0 10% AEP, 30 min burst, Storm 9
Cat7	0.24	0	0.24	0	9.83		0 10% AEP, 15 min burst, Storm 6
POST-DEV I	0.434	0.412	0.022	9.91	23.84		0 10% AEP, 10 min burst, Storm 5
POST-DEV I	0.878	0.862	0.019	12.38	20.08		0 10% AEP, 15 min burst, Storm 6
uncap	0.103	0.103	0	0.85	0		0 10% AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
Pipe2	0.04	1.31	21.35	19.885	10% AEP, 1 hour burst, Storm 3
Pipe3	0.071	1.5	20.056	19.94	10% AEP, 1 hour burst, Storm 3

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
HIGH OUT	0.199	0.199	0.908	0.069	0.06	4	0.93	10% AEP, 1 hour burst, Storm 3
OF1	0	0	1.401	0	0	0	0	

OF15149	0.239	0.239	0.908	0.074	0.07	4	1.01 10% AEP, 1 hour burst, Storm 3
OF9488	0.22	0.22	0.908	0.072	0.07	4	0.97 10% AEP, 1 hour burst, Storm 3
HIGH OUT '	0.22	0.22	0.908	0.072	0.07	4	0.97 10% AEP, 1 hour burst, Storm 3
OF2	0	0	1.401	0	0	0	0
OF15145	0.511	0.511	0.908	0.11	0.15	4	1.35 10% AEP, 1 hour burst, Storm 3

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
Basin2	22.28	246.2	0.239	0.04	0.199
Basin3	22.22	658.9	0.511	0.071	0.44

Run Log for TX15901.00_DRAINS MODEL run at 10:16:55 on 10/12/2021 using version 2021.02

Flows were safe in all overflow routes.

DRAINS results prepared from Version 2021.02

PIT / NODE DETAILS

Version 8

Name	Max HGL	Max Pond HGL	Max Surf Flow (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N9	19.4		0.511				
N8	15		1.093				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
Cat6	1.284	0	1.284	0	17.86		0 1% AEP, 20 min burst, Storm 1
Cat7	0.535	0	0.535	0	7.43		0 1% AEP, 10 min burst, Storm 7
POST-DEV I	0.799	0.748	0.06	8.04	19.34		0 1% AEP, 10 min burst, Storm 1
POST-DEV I	1.708	1.667	0.042	9.35	15.17		0 1% AEP, 10 min burst, Storm 1
uncap	0.172	0.172	0	0.7	0		0 1% AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
Pipe2	0.041	1.31	21.398	19.886	1% AEP, 25 min burst, Storm 9
Pipe3	0.072	1.5	20.057	19.942	1% AEP, 20 min burst, Storm 8

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
HIGH OUT	0.21	0.21	1.479	0.071	0.07	4	0.94	1% AEP, 25 min burst, Storm 9
OF1	0.242	0.242	1.401	0.052	0.09	4	1.64	1% AEP, 25 min burst, Storm 9

OF15149	0.492	0.492	1.479	0.108	0.14	4	1.32 1% AEP, 25 min burst, Storm 9
OF9488	0.231	0.231	1.479	0.073	0.07	4	0.99 1% AEP, 20 min burst, Storm 8
HIGH OUT '	0.231	0.231	1.479	0.073	0.07	4	0.99 1% AEP, 20 min burst, Storm 8
OF2	0.506	0.506	1.401	0.072	0.16	4	2.2 1% AEP, 20 min burst, Storm 8
OF15145	1.041	1.041	1.479	0.162	0.29	4	1.77 1% AEP, 20 min burst, Storm 8

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
Basin2	22.35	355.9	0.492	0.041	0.451
Basin3	22.3	798.5	1.041	0.072	0.969

Run Log for TX15901.00_DRAINS MODEL run at 10:18:56 on 10/12/2021 using version 2021.02

Flows were safe in all overflow routes.



APPENDIX D – MUSIC SUMMARY REPORT

Output (mg/h)				
Inlet (mg/h)				
Output (mg/h)				
Inlet (mg/h)				
Output (mg/h)				
Inlet (mg/h)				
Output (mg/h)				
Inlet (mg/h)				
Output (mg/h)				
Inlet (mg/h)				
Output (mg/h)				
TS Flow based Efficiency	Off	Off	Off	Off
TS Flow based Efficiency				
TF Flow based Efficiency	Off	Off	Off	Off
TF Flow based Efficiency				
TH Flow based Efficiency	Off	Off	Off	Off
TH Flow based Efficiency				
GF Flow based Efficiency	Off	Off	Off	Off
GF Flow based Efficiency				
IN - Mean Annual Flow (ML/yr)	33.3	15.4		2.31
IN - TS Mean Annual Load (kg/yr)	1,800.00	809		816
IN - TP Mean Annual Load (kg/yr)	0	0		0
IN - TN Mean Annual Load (kg/yr)	0	0		0
IN - Gross Pollutant Mean Annual Load (kg/yr)	0	0		0
OUT - Mean Annual Flow (ML/yr)	33.3	15.4		2.31
OUT - TS Mean Annual Load (kg/yr)	1,054.00	486		490
OUT - TP Mean Annual Load (kg/yr)	4.15	1.89		0.914
OUT - TN Mean Annual Load (kg/yr)	0	0		0
OUT - Gross Pollutant Mean Annual Load (kg/yr)	0	0		0
Flow In (ML/yr)	33.300	15.416		2.307
ET Loss (ML/yr)	0	0		0
Infiltration Loss (ML/yr)	0	0		0
Low Flow Bypass Out (ML/yr)	0	0		0
High Flow Bypass Out (ML/yr)	0	0		0
Overflow / Filter Out (ML/yr)	0	0		0
Water Out (ML/yr)	0	0		0
Transfer Function Out (ML/yr)	33.300	15.416		2.307
Resuspension (ML/yr)	0	0		0
Reuse Requested (ML/yr)	0	0		0
% Reuse Demand Met	0	0		0
% Load Reduction	0	0		0
TS Flow (kg/yr)	1802.4	808.43		816.00
TS ET Loss (kg/yr)	0	0		0
TS Infiltration Loss (kg/yr)	0	0		0
TS Low Flow Bypass Out (kg/yr)	0	0		0
TS High Flow Bypass Out (kg/yr)	0	0		0
TS Overflow / Filter Out (kg/yr)	0	0		0
TS Water Out (kg/yr)	0	0		0
TS Transfer Function Out (kg/yr)	1080.12	485.62		489.01
TS Resuspension (kg/yr)	0	0		0
TS Reuse Requested (kg/yr)	0	0		0
TS % Reuse Demand Met	0	0		0
TS % Load Reduction	40.2004	40.2006		40.2001
TP Flow (kg/yr)	6.2902	2.8220		1.4202
TP ET Loss (kg/yr)	0	0		0
TP Infiltration Loss (kg/yr)	0	0		0
TP Low Flow Bypass Out (kg/yr)	0	0		0
TP High Flow Bypass Out (kg/yr)	0	0		0
TP Overflow / Filter Out (kg/yr)	0	0		0
TP Water Out (kg/yr)	0	0		0
TP Transfer Function Out (kg/yr)	4.14689	1.89332		0.91254
TP Resuspension (kg/yr)	0	0		0
TP Reuse Requested (kg/yr)	0	0		0
TP % Reuse Demand Met	0	0		0
TP % Load Reduction	35.2000	34.9975		34.9999
TN Flow (kg/yr)	0	0		0
TN ET Loss (kg/yr)	0	0		0
TN Infiltration Loss (kg/yr)	0	0		0
TN Low Flow Bypass Out (kg/yr)	0	0		0
TN High Flow Bypass Out (kg/yr)	0	0		0
TN Overflow / Filter Out (kg/yr)	0	0		0
TN Water Out (kg/yr)	0	0		0
TN Transfer Function Out (kg/yr)	0	0		0
TN Resuspension (kg/yr)	0	0		0
TN Reuse Requested (kg/yr)	0	0		0
TN % Reuse Demand Met	0	0		0
TN % Load Reduction	0	0		0
GF Flow (kg/yr)	29.9987	29.9987		30.0001
GF ET Loss (kg/yr)	0	0		0
GF Infiltration Loss (kg/yr)	0	0		0
GF Low Flow Bypass Out (kg/yr)	0	0		0
GF High Flow Bypass Out (kg/yr)	0	0		0
GF Overflow / Filter Out (kg/yr)	0	0		0
GF Water Out (kg/yr)	0	0		0
GF Transfer Function Out (kg/yr)	0	0		0
GF Resuspension (kg/yr)	0	0		0
GF Reuse Requested (kg/yr)	0	0		0
GF % Reuse Demand Met	0	0		0
GF % Load Reduction	100	100		100
Other nodes				
Location	Junction	Junction	Resourcelink	3
ID				
Node Type	JunctionNode	JunctionNode	ResourcelinkNode	
IN - Mean Annual Flow (ML/yr)	15.4	33.3		9.11
IN - TS Mean Annual Load (kg/yr)	486	1,054.00		2,066.00
IN - TP Mean Annual Load (kg/yr)	1.89	4.15		0.95
IN - TN Mean Annual Load (kg/yr)	0	0		0
IN - Gross Pollutant Mean Annual Load (kg/yr)	0	0		0
OUT - Mean Annual Flow (ML/yr)	15.4	33.3		9.11
OUT - TS Mean Annual Load (kg/yr)	486	1,054.00		2,066.00
OUT - TP Mean Annual Load (kg/yr)	1.89	4.15		0.95
OUT - TN Mean Annual Load (kg/yr)	0	0		0
OUT - Gross Pollutant Mean Annual Load (kg/yr)	0	0		0
% Load Reduction	100	100		100
TS % Load Reduction				
TP % Load Reduction				
TN % Load Reduction				
GF % Load Reduction				
Links				
Location	Drainage Link	Drainage Link	Drainage Link	Drainage Link
Source node ID	2	1	6	23
Target node ID	3	2	20	21
Manipulation - Catchment Resizing	Not Routed	Not Routed	Not Routed	Not Routed
Manipulation - Catchment Resizing				
Manipulation - Pipe	Not Routed	Not Routed	Not Routed	Not Routed
Manipulation - Pipe				
IN - Mean Annual Flow (ML/yr)	33.3	15.4	6.63	33.3
IN - TS Mean Annual Load (kg/yr)	1,800.00	809	486	2,270.00
IN - TP Mean Annual Load (kg/yr)	4.15	1.89	1.89	5.78
IN - TN Mean Annual Load (kg/yr)	0	0	0	0
IN - Gross Pollutant Mean Annual Load (kg/yr)	0	0	0	0
OUT - Mean Annual Flow (ML/yr)	33.3	15.4	6.67	33.3
OUT - TS Mean Annual Load (kg/yr)	1,054.00	486	2,270.00	2,187.00
OUT - TP Mean Annual Load (kg/yr)	4.15	1.89	1.89	5.78
OUT - TN Mean Annual Load (kg/yr)	0	0	0	0
OUT - Gross Pollutant Mean Annual Load (kg/yr)	0	0	0	0
% Load Reduction	41.1	5.26	0	82.4
TS % Load Reduction	46.7	45.3	0	87.7
TP % Load Reduction	66	75.1	0	96.7
GF % Load Reduction	100	100	0	96.7
Catchment Details				
Catchment Name	TX1500			
Topology	6 Minutes			
Start Date	1/20/1959			
End Date	11/2/1999 23:54			
Record Date	05/03/2007			
ET Station	Monthly User Defined			
Mean Annual Rainfall (mm)	1480			
Mean Annual ET (mm)	1280			