

FOR DA/CC SUBMISSION PLAN APPROVAL	
SITING PLANS	NOT TO BE USED FOR CONSTRUCTION PURPOSES
SITE SOIL CLASSIFICATION	'P' CLASS SITE, H1 CLASS SLAB AS CONFIRMED BY BOREHOLE REPORT
NATURAL GAS IS AVAILABLE TO SITE	YES AT OPPOSITE ROAD, CONFIRMED BY JEMENA DBYD SEQ#:109632208
OVERHEAD POWERLINE PROTECTION	WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY
SURFACE PICKUPS	TO BE PROVIDED WHERE REQUIRED. TO BE CONFIRMED ON SITE BY PLUMBER
POSITION OF STORMWATER DRAINAGE LINES AND DOWNPIPES	INDICATED ARE APPROXIMATE ONLY . TO BE CONFIRMED ONSITE
BUSH FIRE PRONE AREA	NSW - RFS CONFIRMED IT IS NOT IN A BUSHFIRE PRONE AREA
SEWER MAIN POSITION	YES AT THE REAR, CONFIRMED BY SYDNEY WATER DBYD SEQ#:109632209
INSULATION	SARKING THROUGHOUT R VALUE TO EXTERNAL WALLS AS PER BASIX COMMITMENTS R VALUE TO CEILING AS PER BASIX COMMITMENTS
NBN	NBN CONNECTION AS PER ESTATE REQUIREMENT
METER BOX	LOCATION OF METER BOX TO BE DETERMINED BY ELECTRICIAN ON SITE DURING CONSTRUCTION STAGE

SITE DEVELOPMENT CALCULATION			
Ryde DCP 2014 - as amended 10 August 2016		LAND SIZE: 1115m ² LOT WIDTH: 18.29m	
DA/CC	REQUIREMENT	ACTUAL	COMPLIANCE
FSR	0.50:1	0.41:1	YES
LANDSCAPE AREA	25%	54%	YES
POS	24m ²	>24m ²	YES

DRAFTING NOTES:
- PLEASE REFER TO ENGINEER'S STRUCTURAL PLANS

LOT 4, No. 116 PITTWATER ROAD
GLADESVILLE, NSW 2111
DP 6006
RYDE CITY COUNCIL

Area Calculations	
Room Name	Area
H1 ALFRESCO	16.96
H1 BALCONY	9.38
H1 FIRST FLR	116.23
H1 GARAGE	28.95
H1 GROUND FLR	123.83
H1 PORCH	7.94
H2 ALFRESCO	16.96
H2 BALCONY	9.38
H2 FIRST FLR	116.23
H2 GARAGE	28.95
H2 GROUND FLR	123.83
H2 PORCH	7.94
TOTAL	606.58 m²

DATE	DESCRIPTION	INITIAL
28/06/21	CONCEPT PLAN 1	JA
30/09/21	CONCEPT PLAN 2	JA
24/11/21	ENGINEERING AMENDMENT	SC
10/03/22	APPROVAL PLANS 1	AL
02/05/22	HYDRAULIC PLANS AMENDMENT	AL
12/07/22	COUNCIL ADDITIONAL INFO	SC
24/10/22	HYDRAULICS UPDATE	SC
07.11.22	COUNCIL ADDITIONAL INFO	SC1
09.12.22	AMENDMENTS	SC

CLIENT PLAN APPROVAL

Signed _____

Date _____



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GENERAL BUILDING NOTES

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DOUBLE STOREY DWELLING

JOB NUMBER 1922

Site Plan

CLIENT CHRISTOPHER HONEYMAN

LOCATION
**LOT 4, No. 116 PITTWATER ROAD
GLADESVILLE, NSW 2111**

DP 6006

LGA RYDE CITY COUNCIL

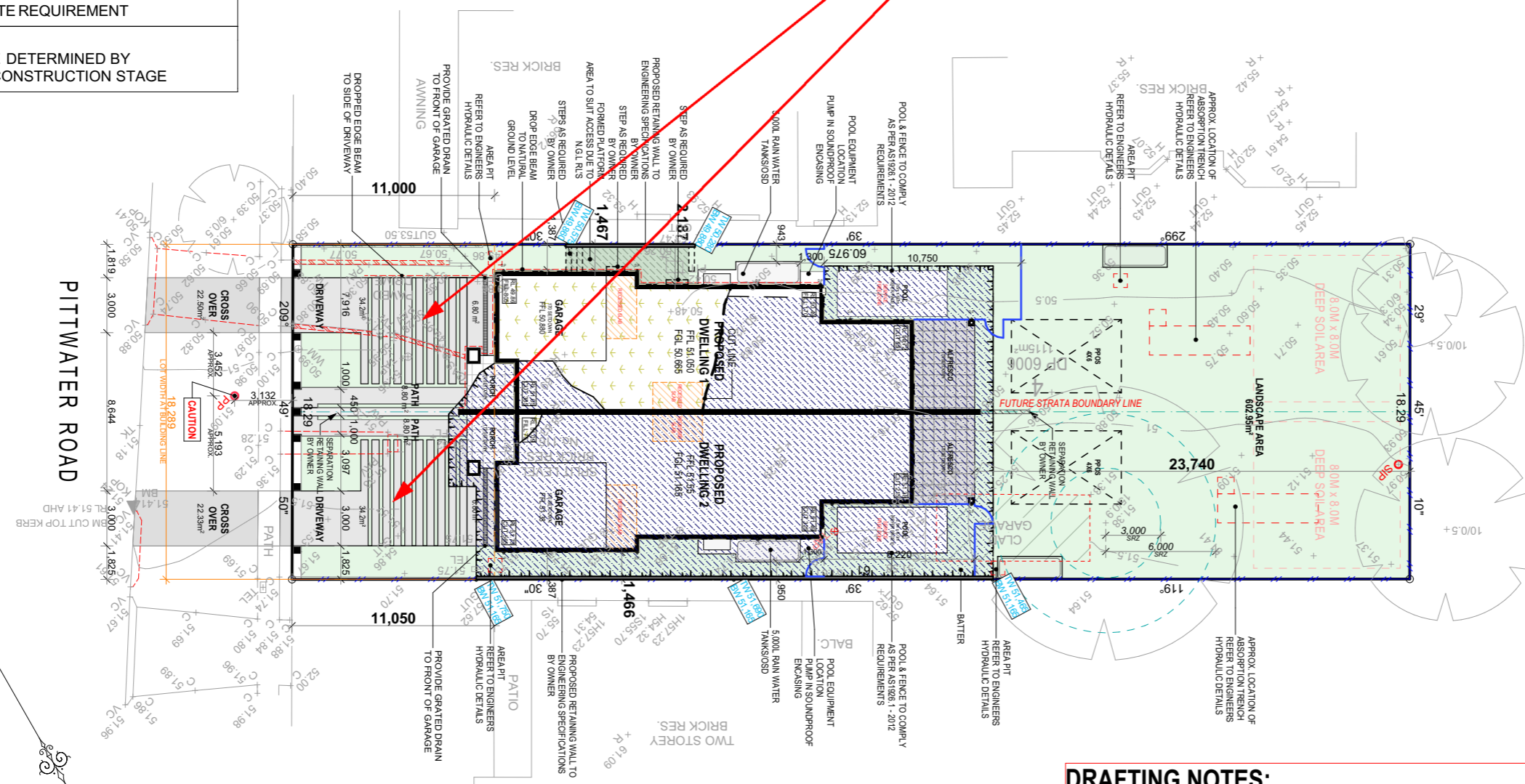
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SHEET NO: **APPROVAL - 2** SCALE: 1:300 @ A3

DATE PRINTED

Friday, 9 December 2022



The architectural plans are to be amended to delete the turning bays. Both internal driveways are to be minimised in width to no more than 3m wide.


DRAFTING NOTES:
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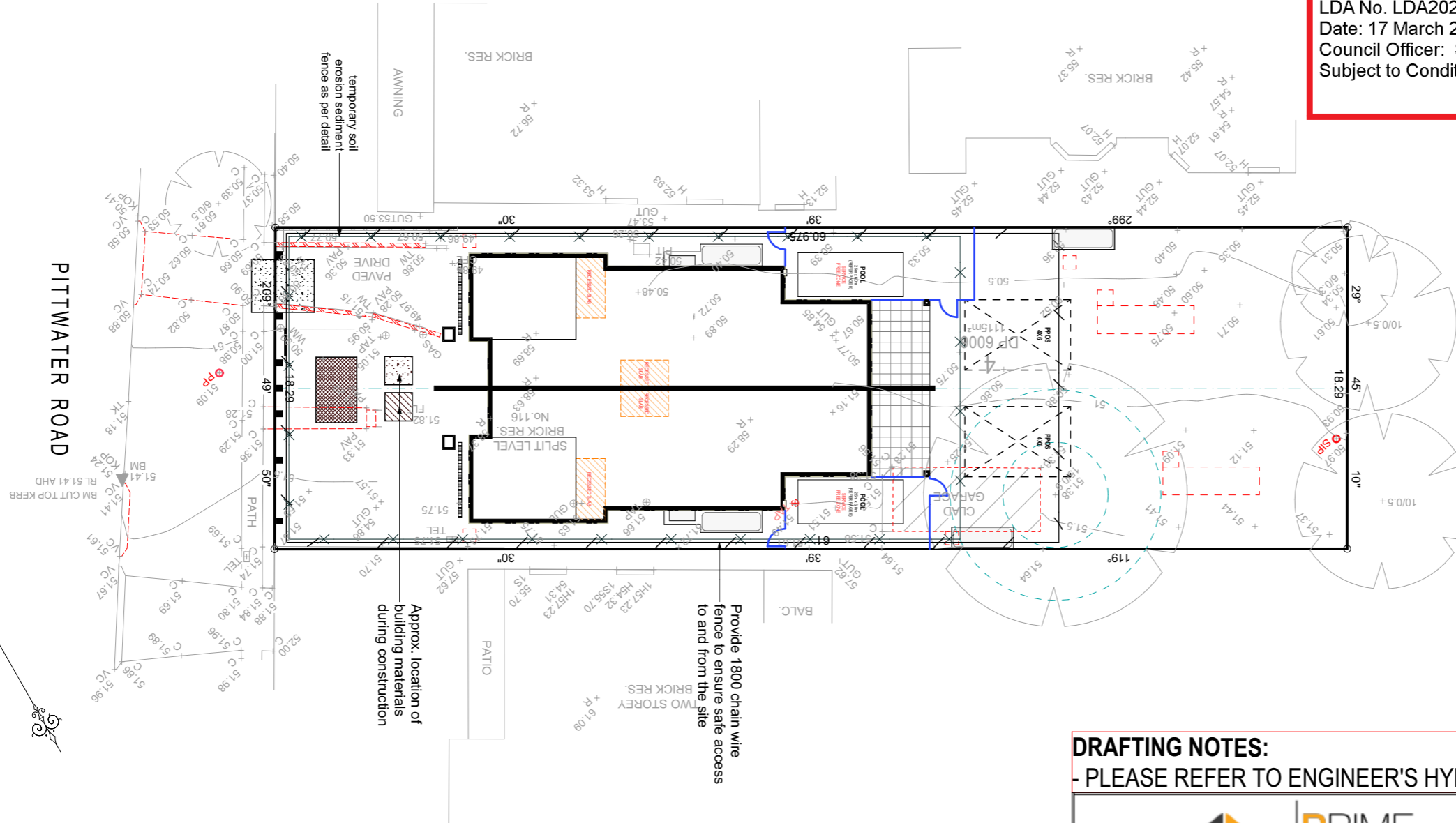
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Suite 1, 6 WELD STREET, PRESTONS NSW 2170
M: 0450 877 463 www.primeec.com.au
M: 0428 088 893 admin@primeec.com.au

City of Ryde
Approved Plans
LDA No. LDA2022/0364
Date: 17 March 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

DATE - DESCRIPTION - INITIAL
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 admin@primeec.com.au

DOUBLE STOREY DWELLING

JOB NUMBER 1922

Site Management Plan

CLIENT CHRISTOPHER HONEYMAN

LOCATION
**LOT 4, No. 116 PITTWATER ROAD
 GLADESVILLE, NSW 2111**

DP 6006

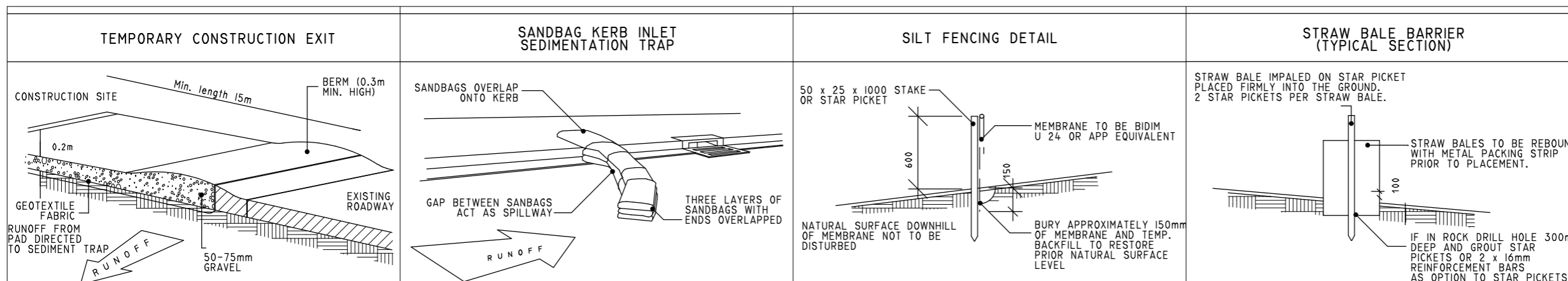
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SHEET NO: APPROVAL-5
 SCALE: 1:300, 1:1 @ A3

DATE PRINTED

Friday, 9 December 2022



BRICK AND STEEL FRAME CONSTRUCTION
MECHANICAL VENTILATION TO WET AREAS AS PER BCA
LIFT OFF HINGES TO WET AREAS AS PER BCA

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DOUBLE STOREY DWELLING

JOB NUMBER 1922

First Floor Plan

CLIENT CHRISTOPHER HONEYMAN

LOCATION
**LOT 4, No. 116 PITTWATER ROAD
 GLADESVILLE, NSW 2111**

DP 6006

LGA RYDE CITY COUNCIL

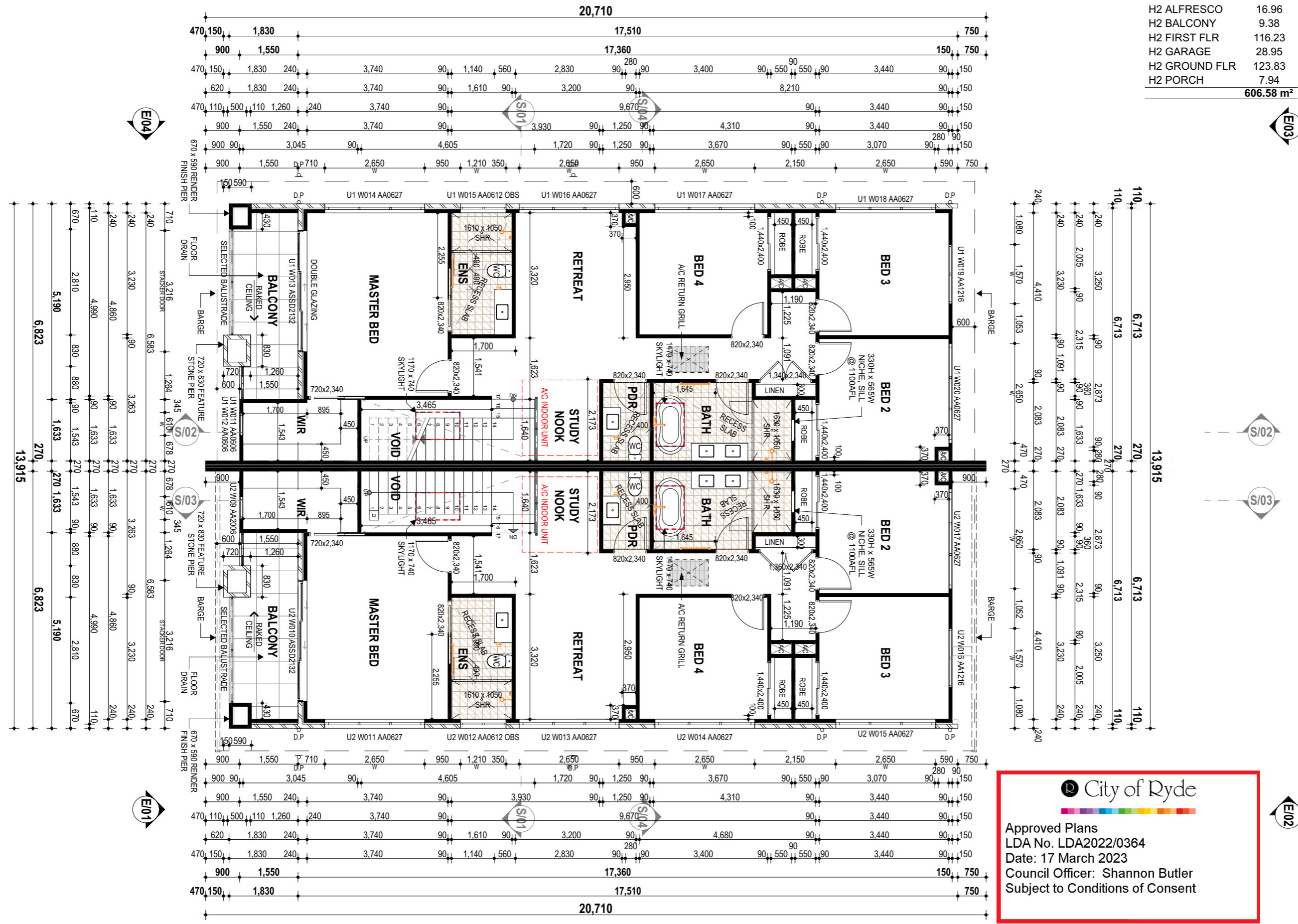
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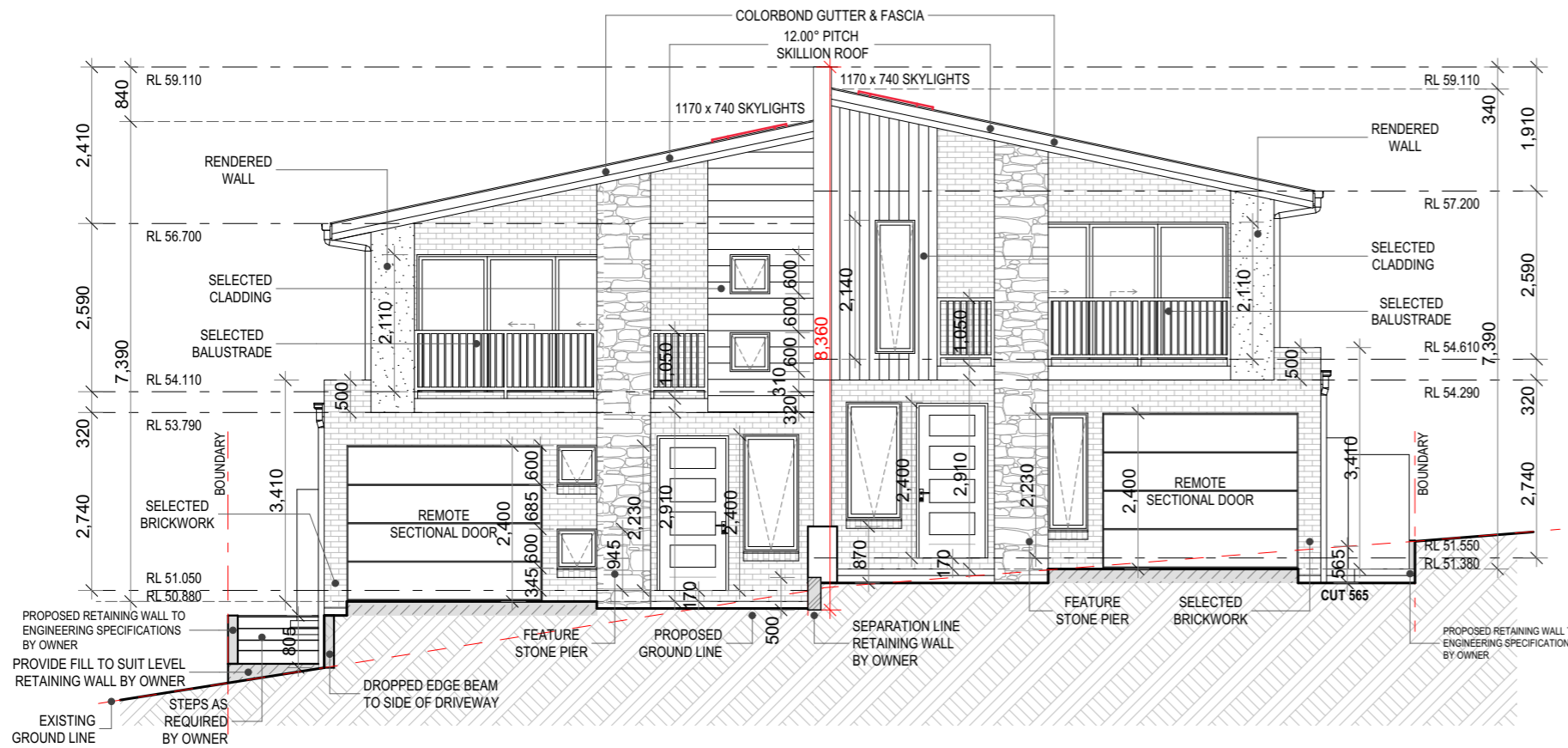
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 Approved Plans
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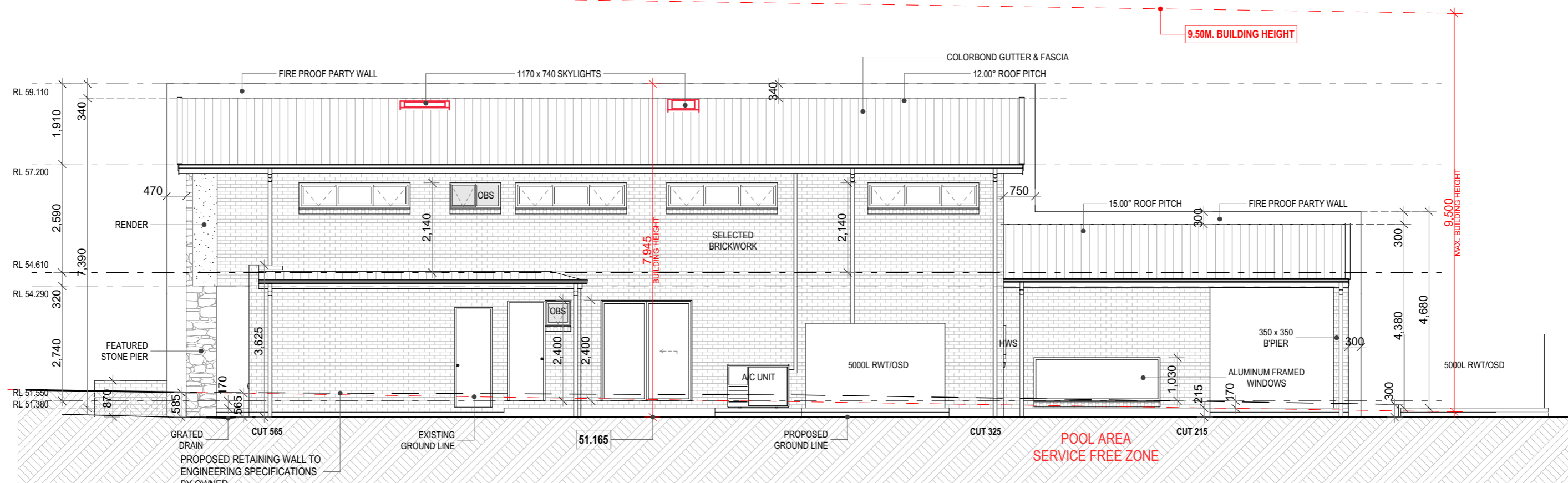
NOTE: ALL FIRST FLOOR BEDROOM WINDOWS WITH A SILL HEIGHT LESS THAN 1700mm FROM FINISHED FLOOR LEVEL REQUIRE THE OPENING TO BE RESTRICTED TO A MAX OF 125mm IN ACCORDANCE WITH THE BCA.



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E/01 ELEVATION 01 1:100



E/02 ELEVATION 02 1:100

DOUBLE STOREY DWELLING

CLIENT SITING PLAN APPROVAL

Signed _____

Date _____

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LOCATION LOT 4, No. 116 PITWATER ROAD
 GLADESVILLE, NSW 2111
 DP 6006
 CLIENT CHRISTOPHER HONEYMAN
 JOB NUMBER 1922
 LGA RYDE CITY COUNCIL

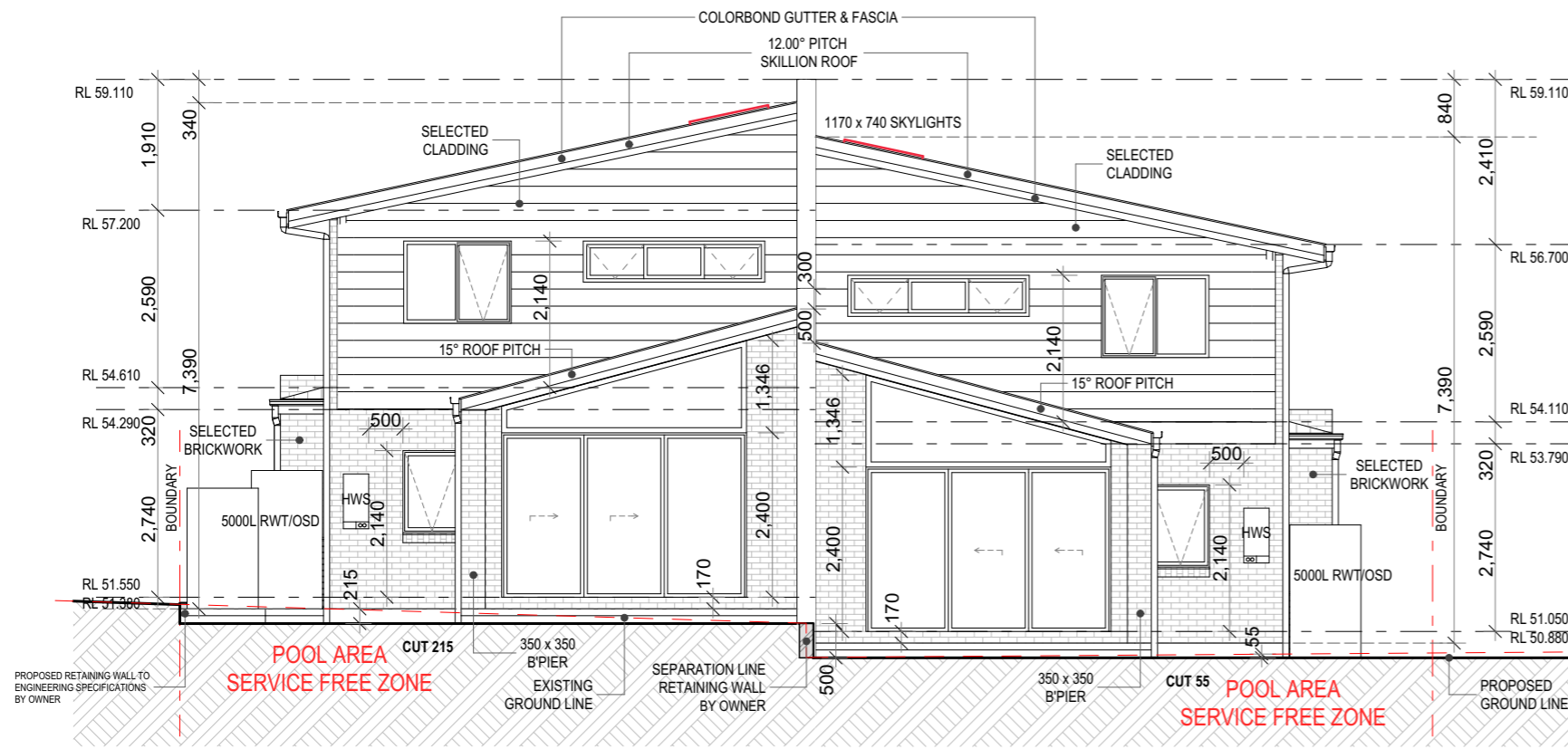
Elevations

Waterloo Modified BRIGHTON MODIFIED
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 SCALE: 1:100 @ A3
 DATE Friday, 9 December 2022



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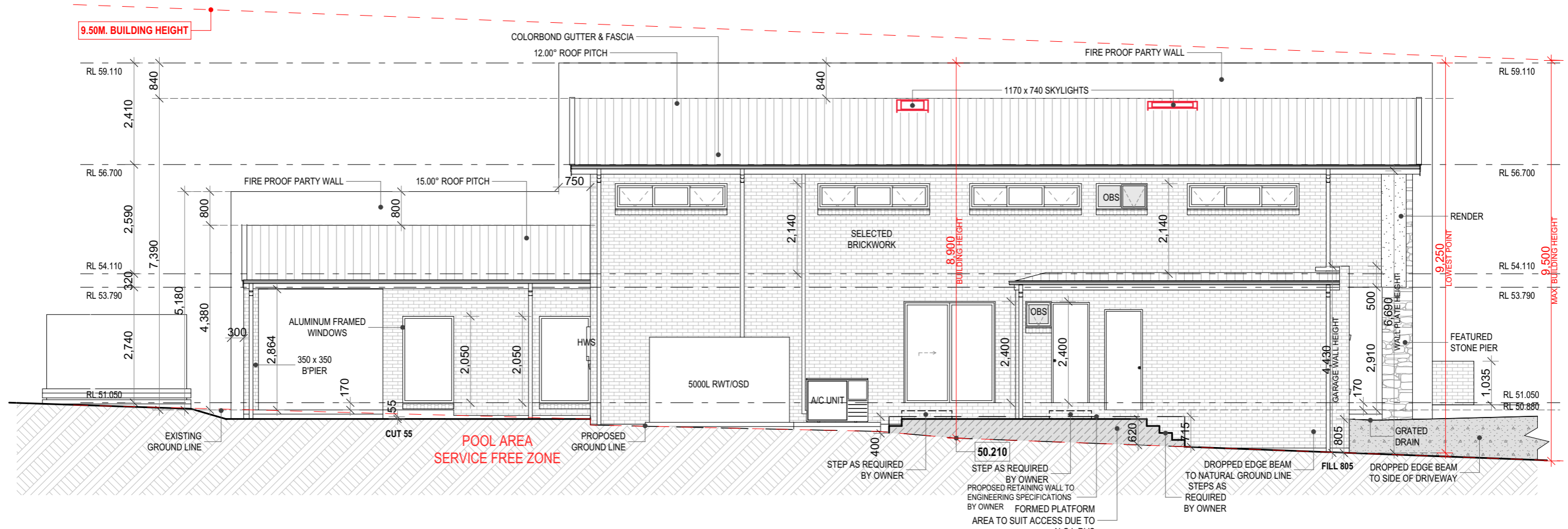
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E/03 ELEVATION 03 1:100

City of Ryde

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E/04 ELEVATION 04 DOUBLE STOREY DWELLING 1:100



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GENERAL BUILDING NOTES

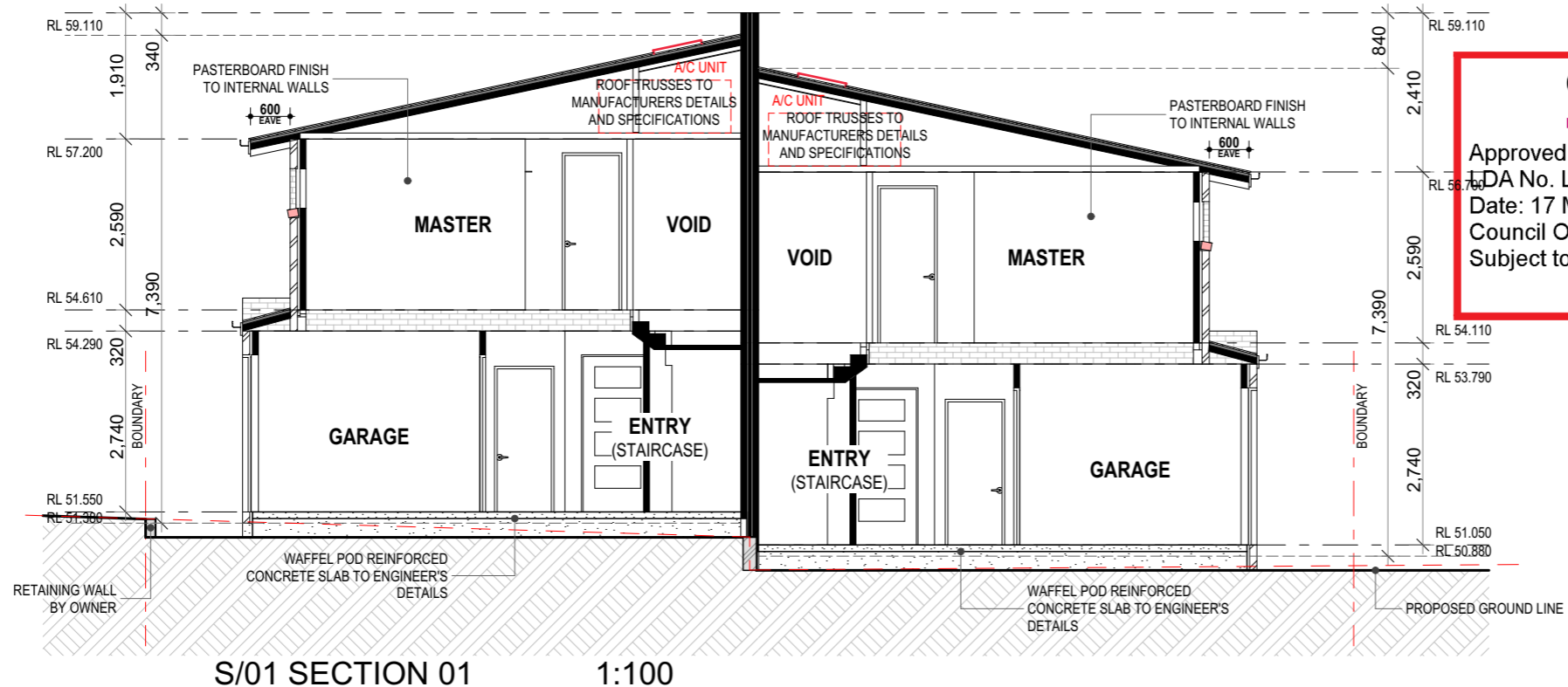
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LOCATION	LOT 4, No. 116 PITTWATER ROAD GLADESVILLE, NSW 2111
DP	6006
CLIENT	CHRISTOPHER HONEYMAN
JOB NUMBER	1922
LGA	RYDE CITY COUNCIL

Elevations

Waterloo Modified	BRIGHTON MODIFIED
SHEET NO:	APPROVAL- 12
SCALE:	1:100 @ A3
DATE	Friday, 9 December 2022

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DOUBLE STOREY DWELLING

JOB NUMBER 1922

Sections 1

CLIENT CHRISTOPHER HONEYMAN

LOCATION
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LGA RYDE CITY COUNCIL

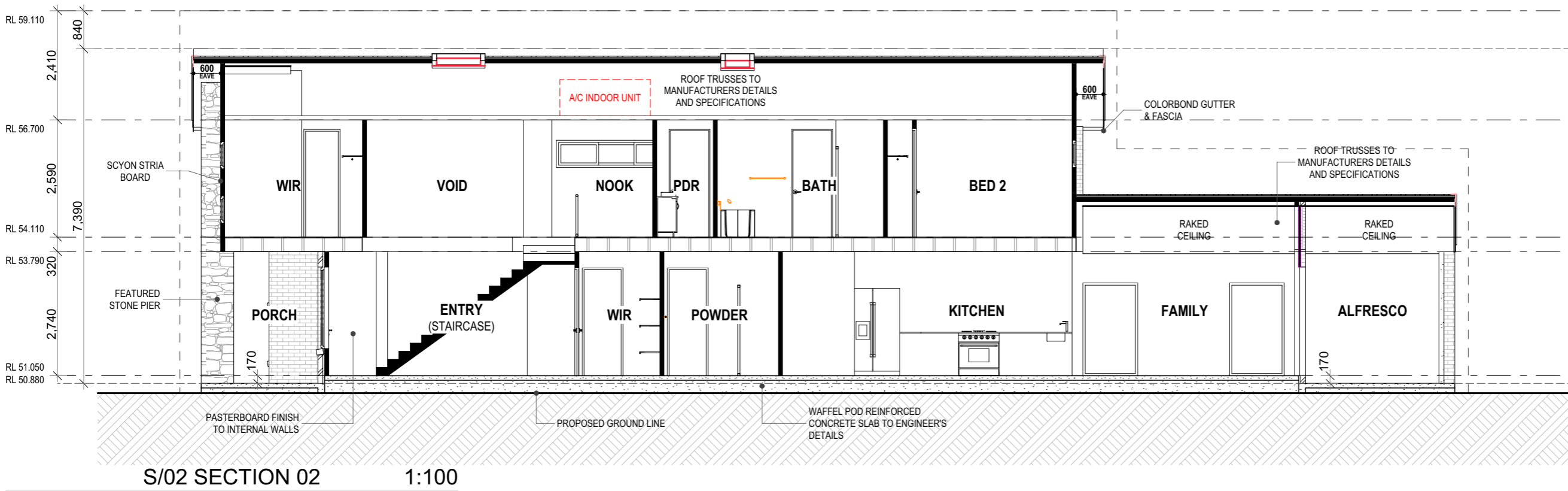
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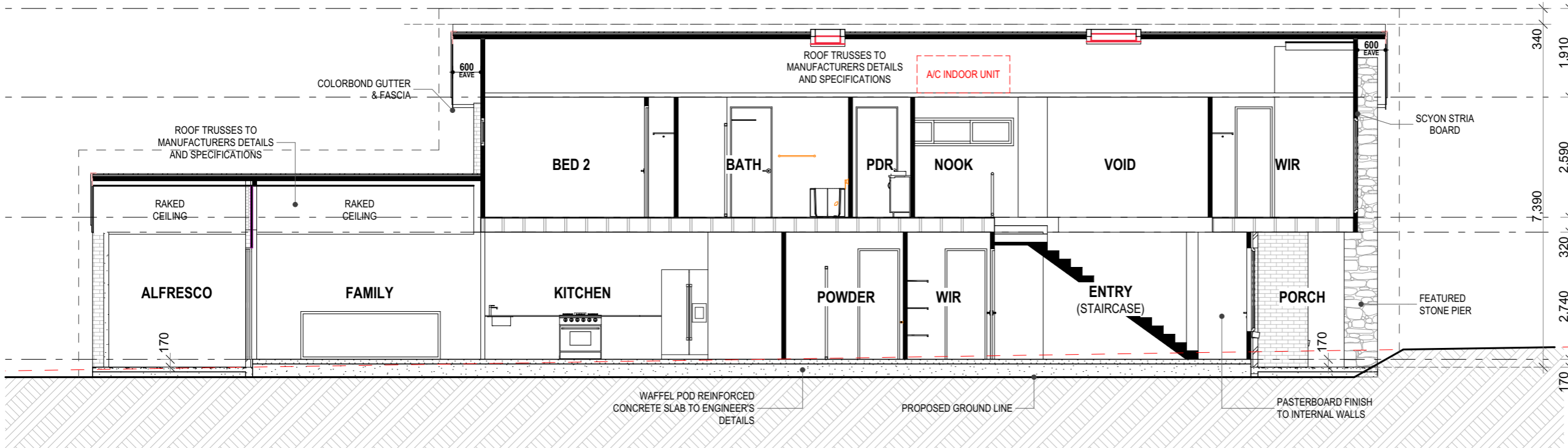
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S/03 SECTION 03 1:100

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DOUBLE STOREY DWELLING

JOB NUMBER 1922

Sections 2

CLIENT CHRISTOPHER HONEYMAN

LOCATION
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GLADESVILLE, NSW 2111

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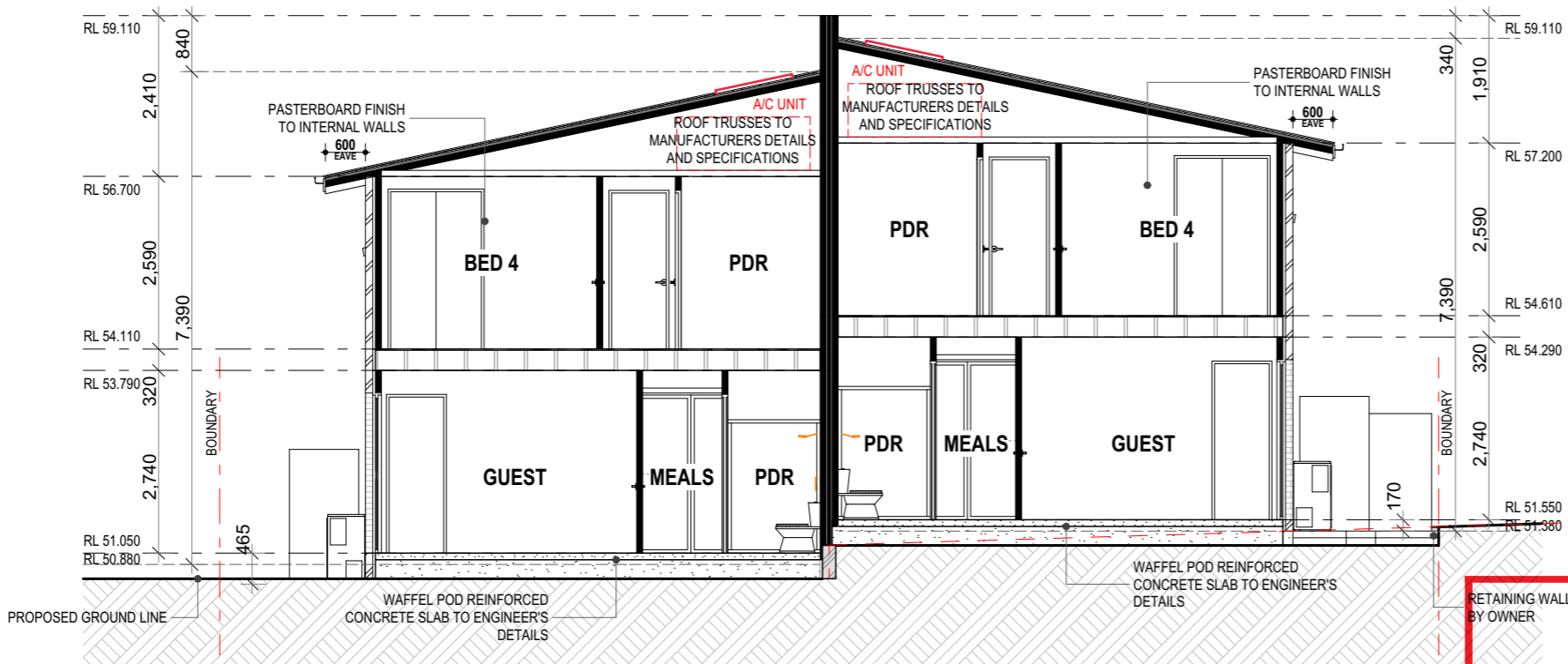
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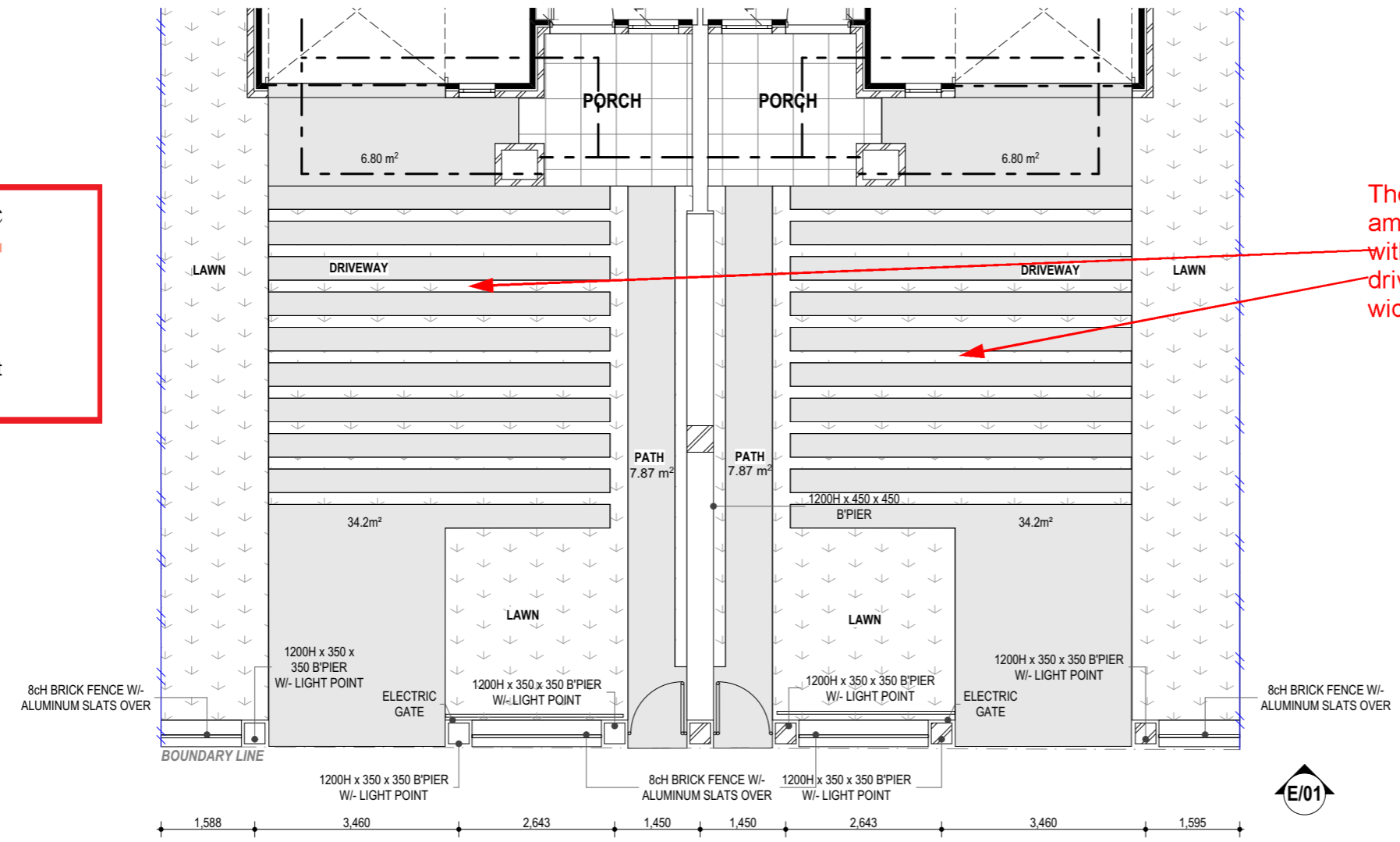
S/04 SECTION 04 1:100

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09.12.22	AMENDMENTS	SC

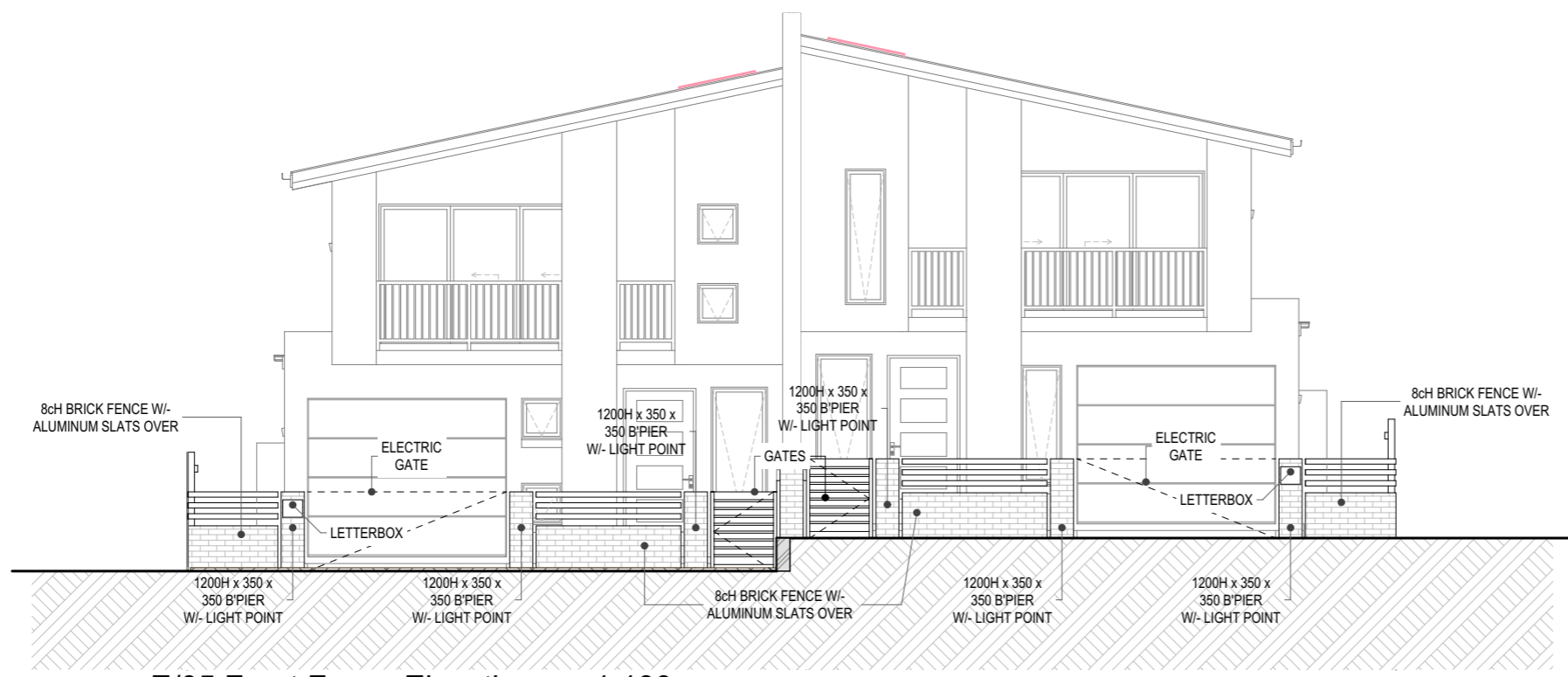
City of Ryde

Approved Plans
 LDA No. LDA2022/0364
 Date: 17 March 2023
 Council Officer: Shannon Butler
 Subject to Conditions of Consent



The architectural plans are to be amended to delete the turning bays within the front setback. Both driveways are to be minimised in width to no more than 3m wide.

Front Fence Plan 1:100



E/05 Front Fence Elevation 1:100

CLIENT PLAN APPROVAL

Signed _____

Date _____



fairmontnsw.com.au
 1/79 Lasso Road, Gregory Hills NSW 2557
 02 4601 1981
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GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
9. BUILDING WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.
10. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT AUSTRALIAN CONSTRUCTION CODE AND THE AUSTRALIAN STANDARDS.
11. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY FAIRMONT HOMES NSW IMMEDIATELY.

DOUBLE STOREY DWELLING

JOB NUMBER 1922

Front Fence Plan

CLIENT CHRISTOPHER HONEYMAN

LOCATION
**LOT 4, No. 116 PITTWATER ROAD
 GLADESVILLE, NSW 2111**
 DP 6006

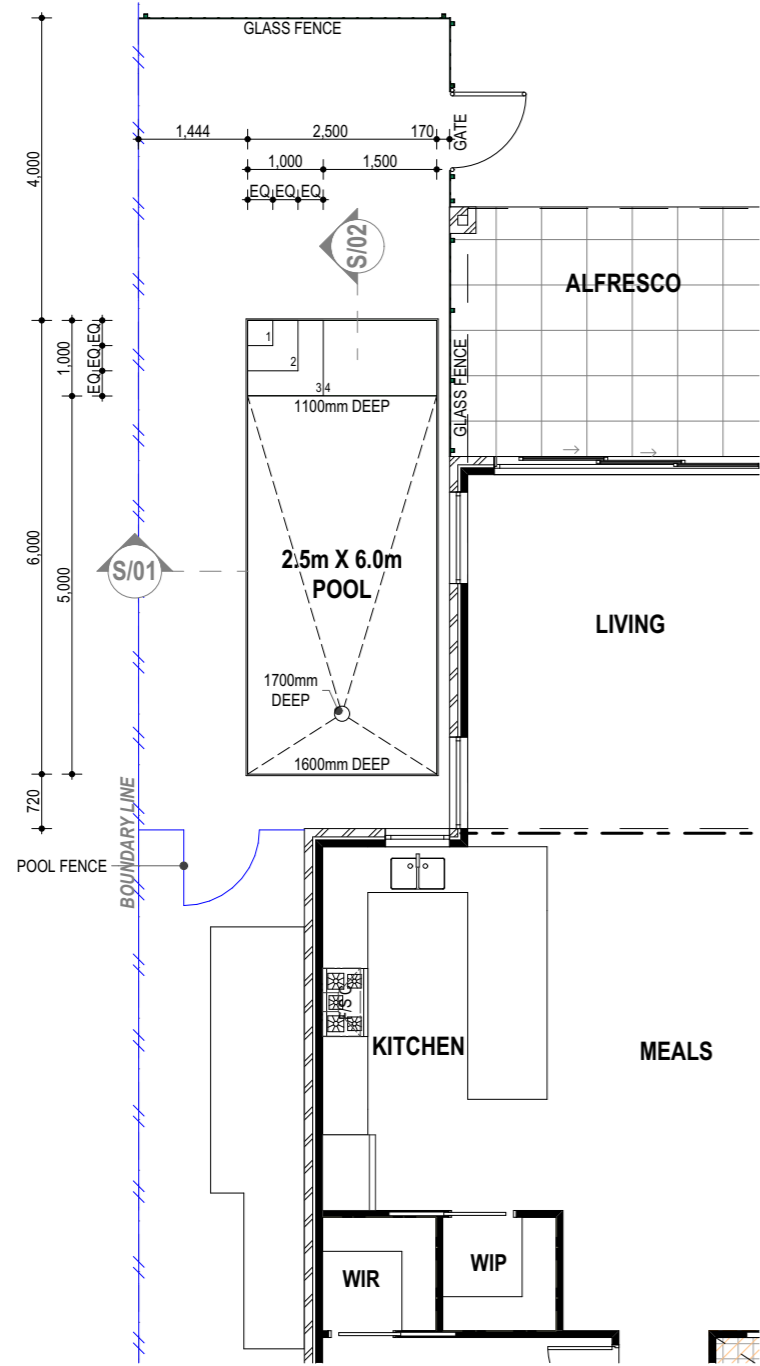
LGA RYDE CITY COUNCIL

DESIGN: Waterloo Modified
 FACADE: BRIGHTON MODIFIED


SHEET NO: **APPROVAL- 19** SCALE: 1:100, 1:50 @ A3

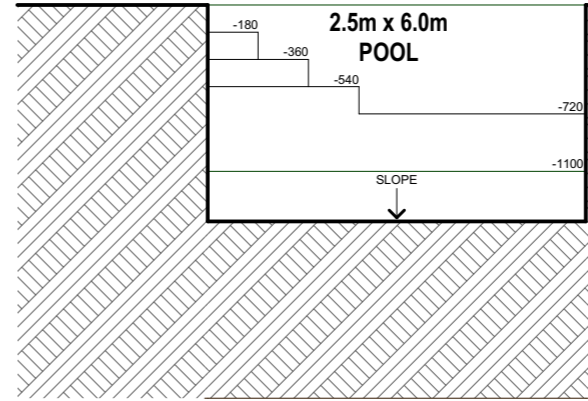
DATE PRINTED
 Friday, 9 December 2022

DATE	DESCRIPTION	INITIAL
28/06/21	CONCEPT PLAN 1	JA
30/09/21	CONCEPT PLAN 2	JA
24/11/21	ENGINEERING AMENDMENT	SC
10/03/22	APPROVAL PLANS 1	AL
02/05/22	HYDRAULIC PLANS AMENDMENT	AL
12/07/22	COUNCIL ADDITIONAL INFO	SC
24/10/22	HYDRAULICS UPDATE	SC
07.11.22	COUNCIL ADDITIONAL INFO	SC1
09.12.22	AMENDMENTS	SC

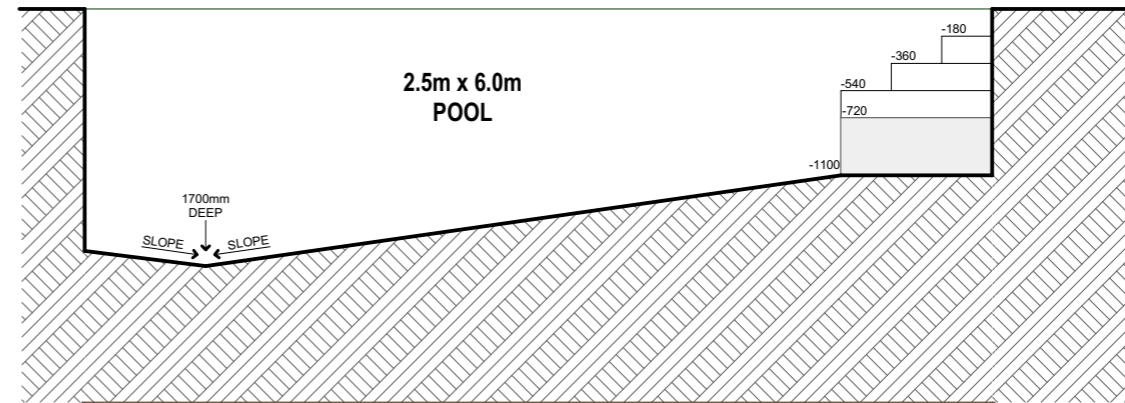


Pool Plan LHS 1:100


City of Ryde
 Approved Plans
 LDA No. LDA2022/0364
 Date: 17 March 2023
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S/01 U1 Pool Section 01 1:50



S/02 U1 Pool Section 02 1:50



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DOUBLE STOREY DWELLING

CLIENT SITING PLAN APPROVAL

Signed _____

Date _____

GENERAL BUILDING NOTES

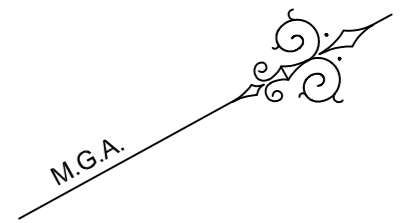
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
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LOCATION	LOT 4, No. 116 PITTWATER ROAD GLADESVILLE, NSW 2111
DP	6006
CLIENT	CHRISTOPHER HONEYMAN
JOB NUMBER	1922
LGA	RYDE CITY COUNCIL

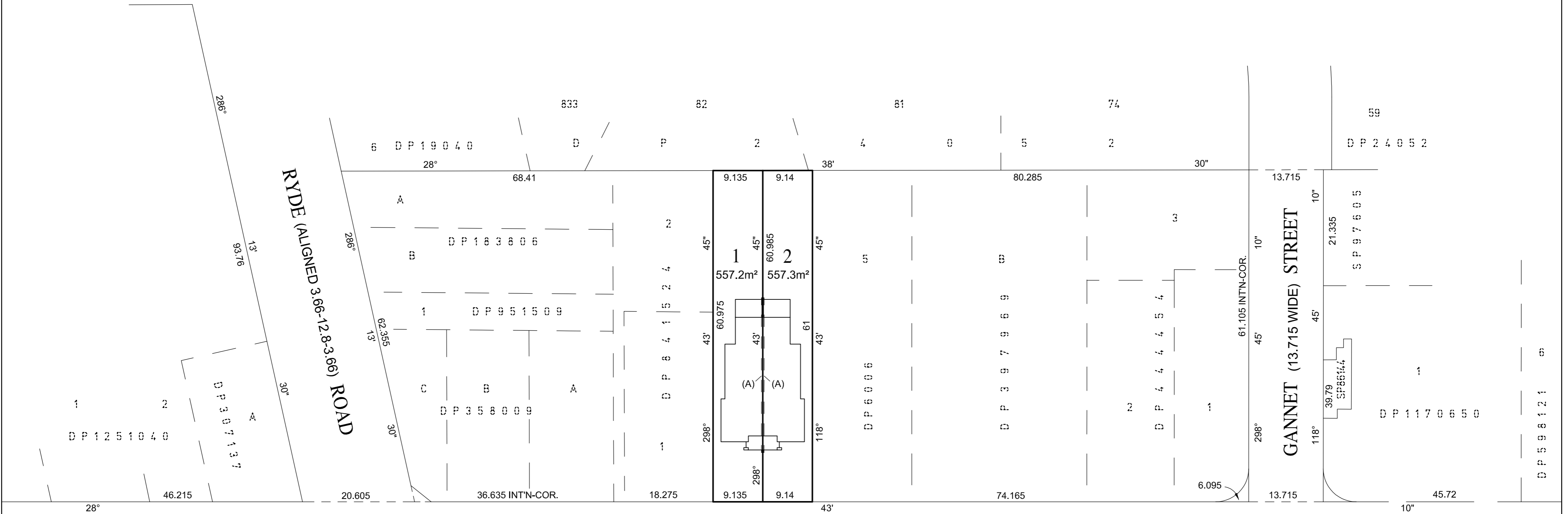
U1 Pool Plan & Sections

Waterloo Modified	BRIGHTON MODIFIED
SHEET NO:	APPROVAL- 20
SCALE:	1:100, 1:50 @ A3
DATE	Friday, 9 December 2022

NOTE: THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS AND DEPOSITED PLANS AND AS SUCH MAY BE SUBJECT TO CHANGES DUE TO FINAL SURVEY AND CONSTRUCTION




(A) - EASEMENT FOR SUPPORT 0.2 WIDE



PITTWATER

(30.175 WIDE ALIGNED S.E. SIDE ONLY)

ROAD

 City of Ryde

Approved Plans
LDA No. LDA2022/0364
Date: 17 March 2023
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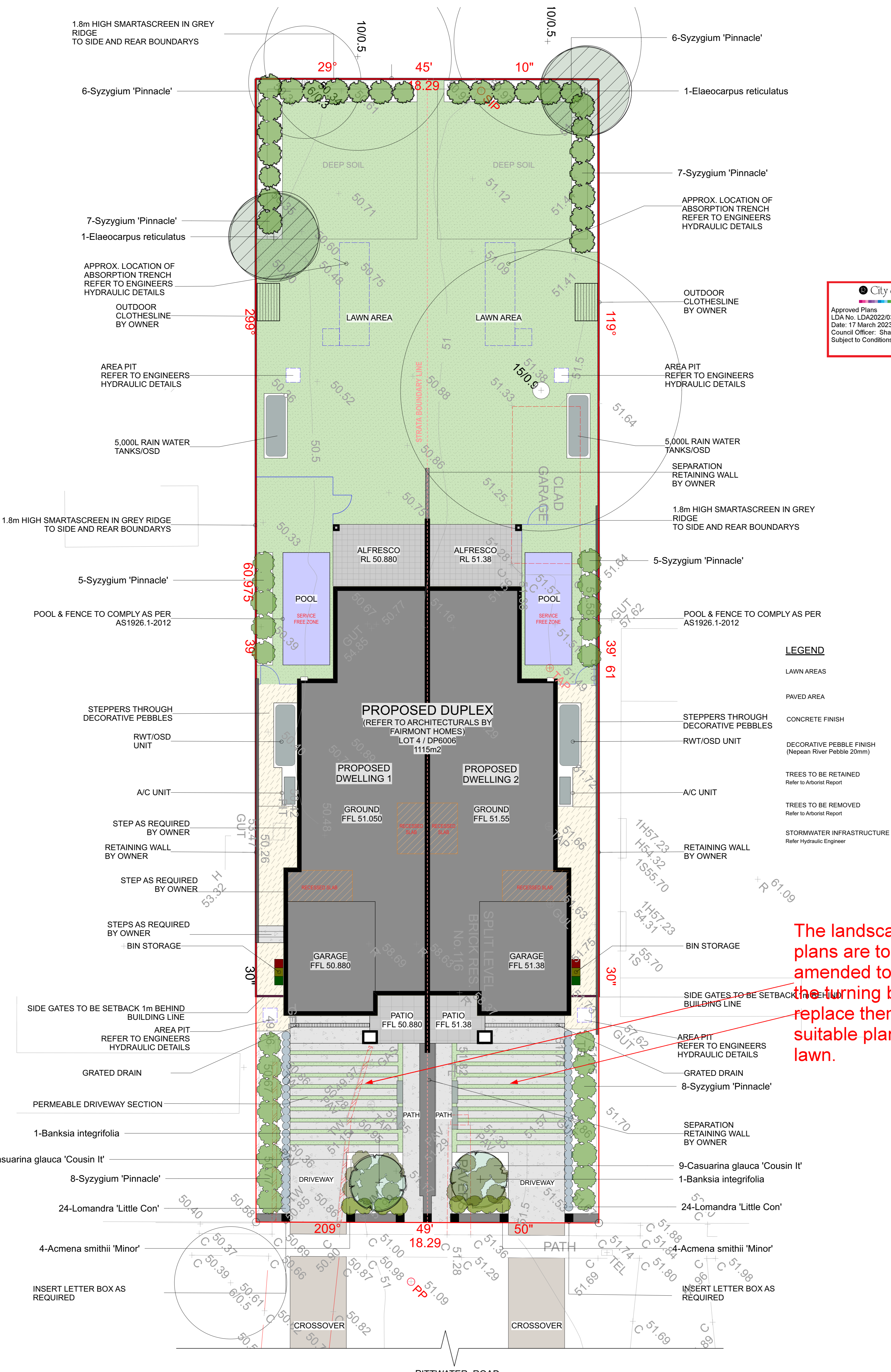
Surveyor: Simon Christopher Hughes
Date of Survey:
Surveyor's Ref: 21318

PLAN OF SUBDIVISION LOT 4 IN DP6006

LGA: RYDE
Locality: GLADESVILLE
Subdivision No.
Lengths are in metres. Reduction Ratio 1:500

Registered

THIS PLAN IS FOR
DEVELOPMENT APPLICATION
& CONTRACT PURPOSES ONLY.
NOT FOR REGISTRATION AT LRS



City of Ryde
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LEGEND

LAWN AREAS	
PAVED AREA	
CONCRETE FINISH	
DECORATIVE PEBBLE FINISH (Nepean River Pebble 20mm)	
TREES TO BE RETAINED (Refer to Arborist Report)	
TREES TO BE REMOVED (Refer to Arborist Report)	
STORMWATER INFRASTRUCTURE (Refer Hydraulic Engineer)	

The landscaping plans are to be amended to delete the turning bays and replace them with suitable plantings or lawn.

CONTOUR
 LANDSCAPE ARCHITECTURE
 PO Box 698 MONA VALE NSW 1660
 Tel: 0434 500 705 - AIDLM

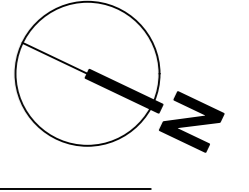
CLIENT
Christopher Honeyman
 116 Pittwater Road,
 Gladesville NSW 2111

NOTES
 comply with building code of australia and all relevant Australian standards
 all works shall be in accordance with development application and construction certificate conditions of consent
 all levels to be referred to in this drawing shall be in accordance with the survey information relating to existing site data
 do not scale from drawings
 use figured dimensions in preference to scaling
 refer all discrepancies to landscape architect for determination
 this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
06/06/22	A	
09/11/22	B	

DATE: 09/11/22
SCALE: 1:100 @ A1
 1:200 @ A3
DRAWN: SEC

DRAWING SITE PLAN
 DRAWING NO: C1
 REV: B



PLANT SCHEDULE

Botanic Name	Common Name	Quantity	Pot Size	Designed Height
<i>Acmena smithii</i> 'Minor'	Lillypilly Dwarf	8	300mm	2000
<i>Banksia integrifolia</i>	Coastal Banksia	2	100lt	10000
<i>Casuarina glauca</i> 'Cousin It'	Dwarf Casuarina	18	200mm	200
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	2	100lt	15000
<i>Lomandra</i> 'Little Con'	Dwarf Lomandra	48	140mm	500
<i>Syzygium</i> 'Pinnacle'	Pinnacle Lillypilly	52	300mm	2000



Acmena smithii 'Minor'



Banksia integrifolia



Casuarina glauca 'Cousin It'



Elaeocarpus reticulatus



Lomandra 'Little Con'



Syzygium 'Pinnacle'

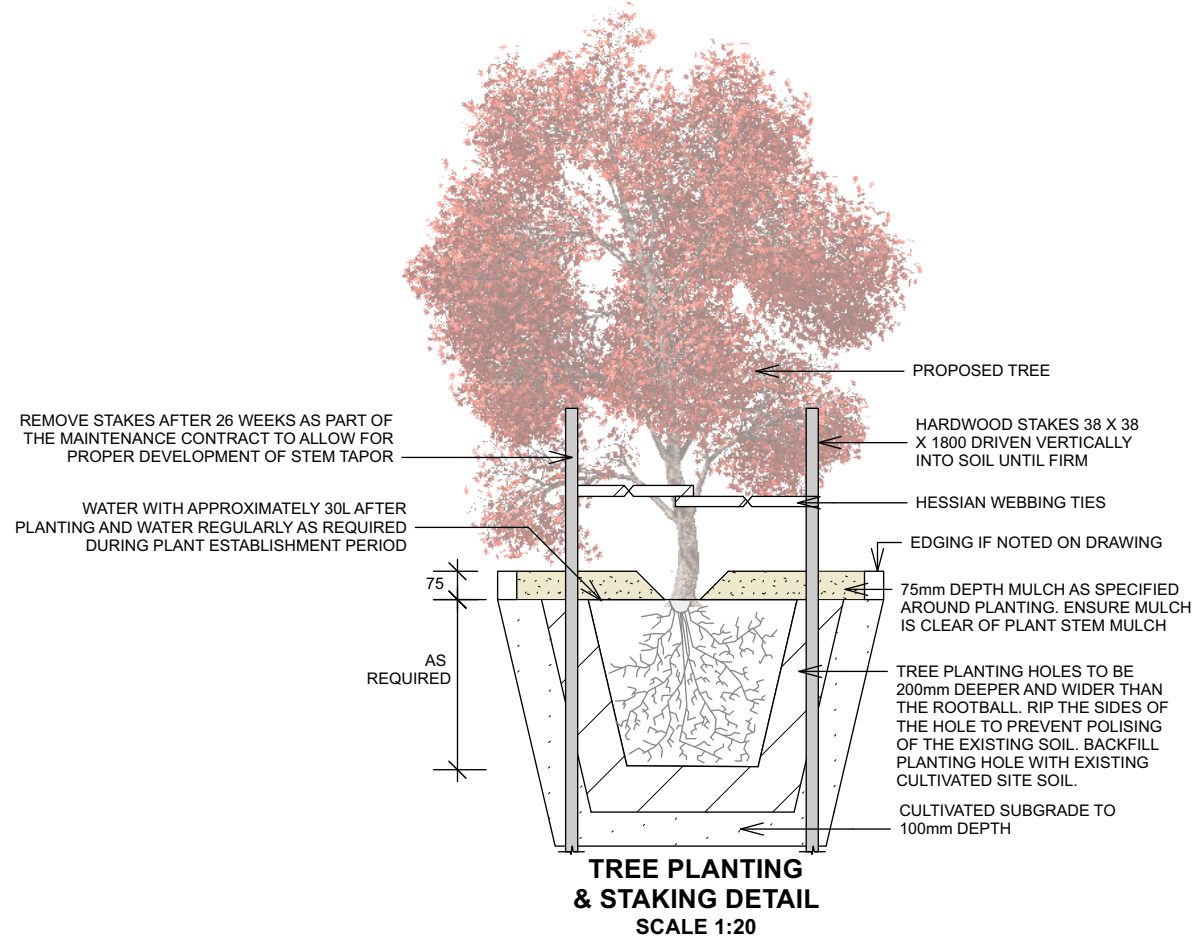
NOTES

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 refer to survey information relating to existing site data
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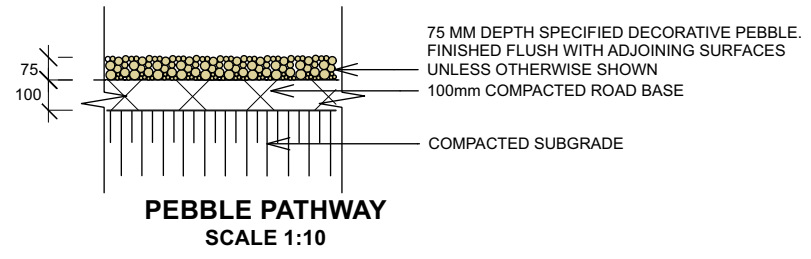
DATE REV. ISSUE

06/06/22	A	-----
09/11/22	B	-----
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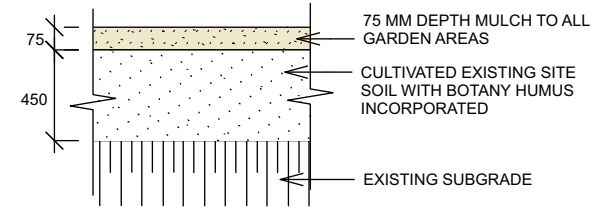
DATE:	09/11/22	DRAWING
SCALE:	1:100 @ A1 1:200 @ A3	PLANT SCHEDULE
DRAWN:	SEC	DRAWING NO: C2
		REV: B



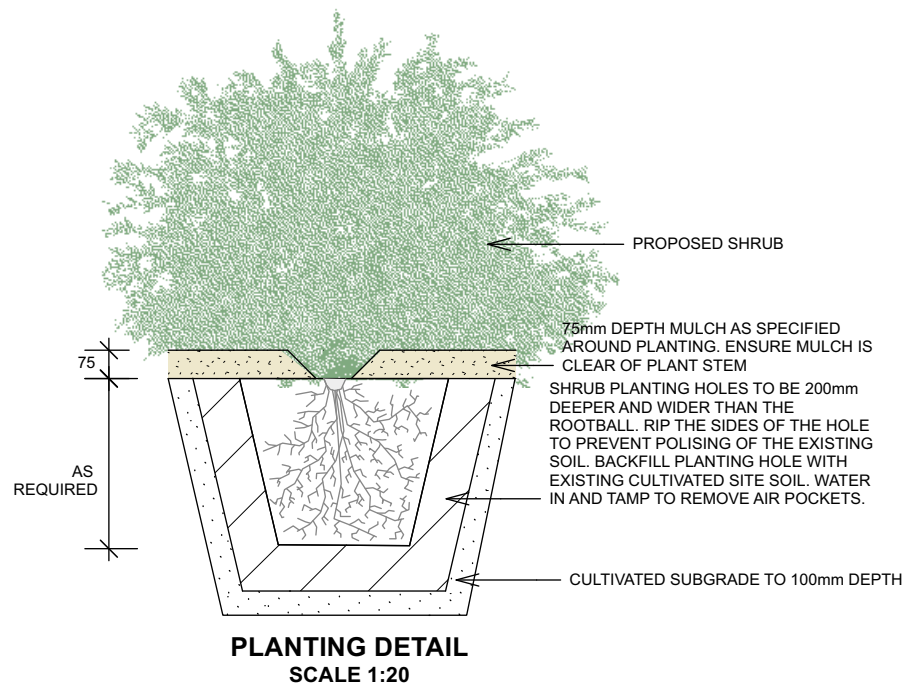
TREE PLANTING & STAKING DETAIL
SCALE 1:20



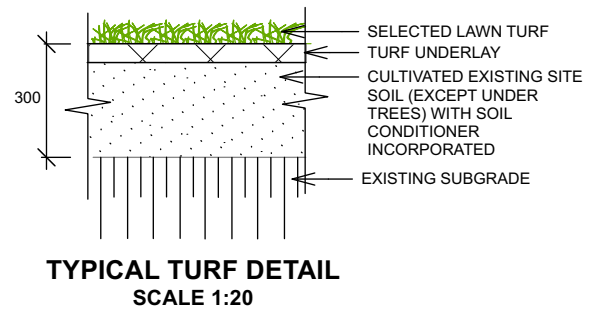
PEBBLE PATHWAY
SCALE 1:10



SOIL TO GARDEN AREAS
SCALE 1:20



PLANTING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



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CLIENT
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DATE: 09/11/22
SCALE: 1:100 @ A1
1:200 @ A3
DRAWN: SEC

DRAWING
LANDSCAPE
DETAIL
DRAWING NO:
C3
REV:
B