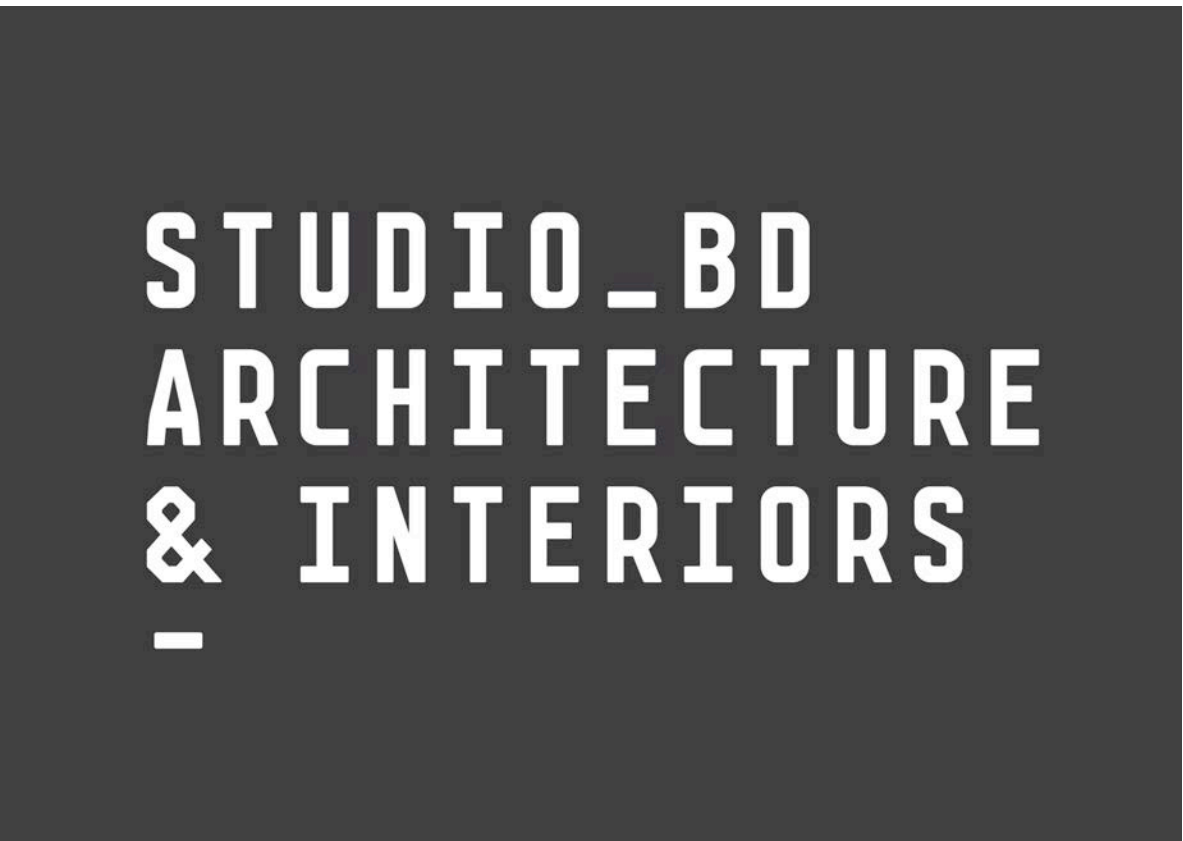


# 8 Clermont Ave

Proposed Dual Occupancy @  
8 Clermont Ave, RYDE NSW 2112

## Revised Development Application Issue - 28th January 2022



### CLERMONT RESIDENCES

BY YOUNES PROPERTY

#### CONTENTS

##### Architecturals

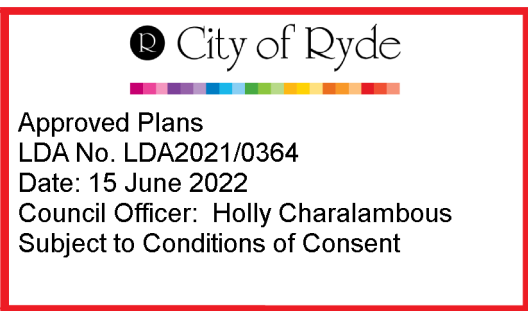
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781DA_A_02	Location Plan/Site Analysis
781DA_A_03	Design Analysis
781DA_A_05	Ground Floor Plan
781DA_A_06	First Floor Plan
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##### Additional Information

- Survey Plan (ATS Land & Engineering)
- Statement of Environmental Effects (Robinson Urban Planning)
- Stormwater Drainage Plans (NY Civil Engineering)
- Arborist Report (Naturally Trees)
- Landscape Plans (Mathew Higginson Landscape Architecture)
- Basix Certificate (East Coast Approvals)
- Traffic Impact Statement (Fernway Engineering)
- Urban Design Report (Audax Urban)

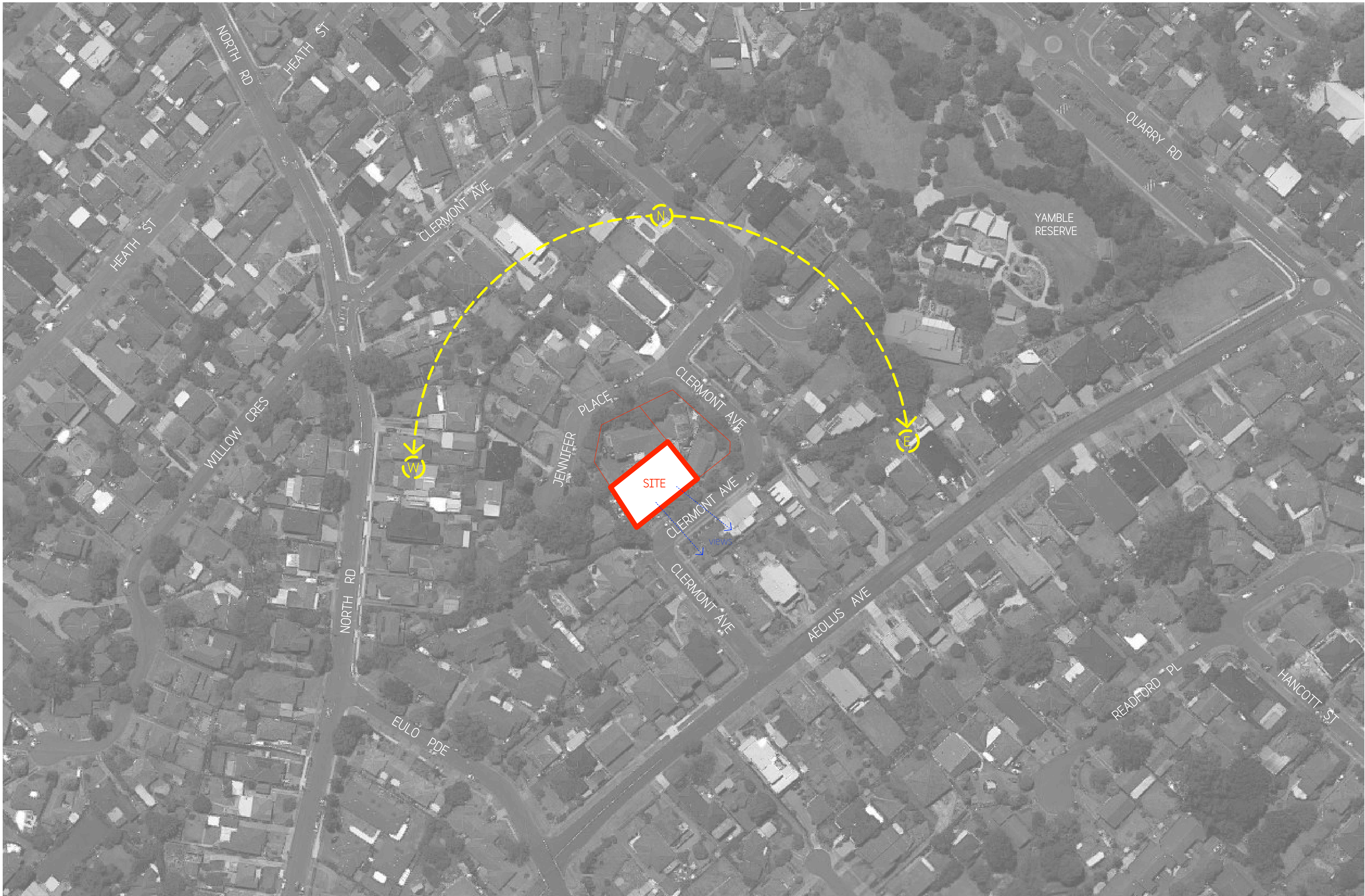


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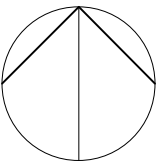
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C	Draft DA Issue - 2	BD	13/09/21
D	Development Application Issue	BD	28/09/21
E	Revised Development Application Issue	BD	28/01/22

**City of Ryde**

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LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
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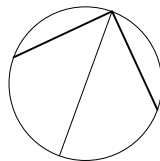


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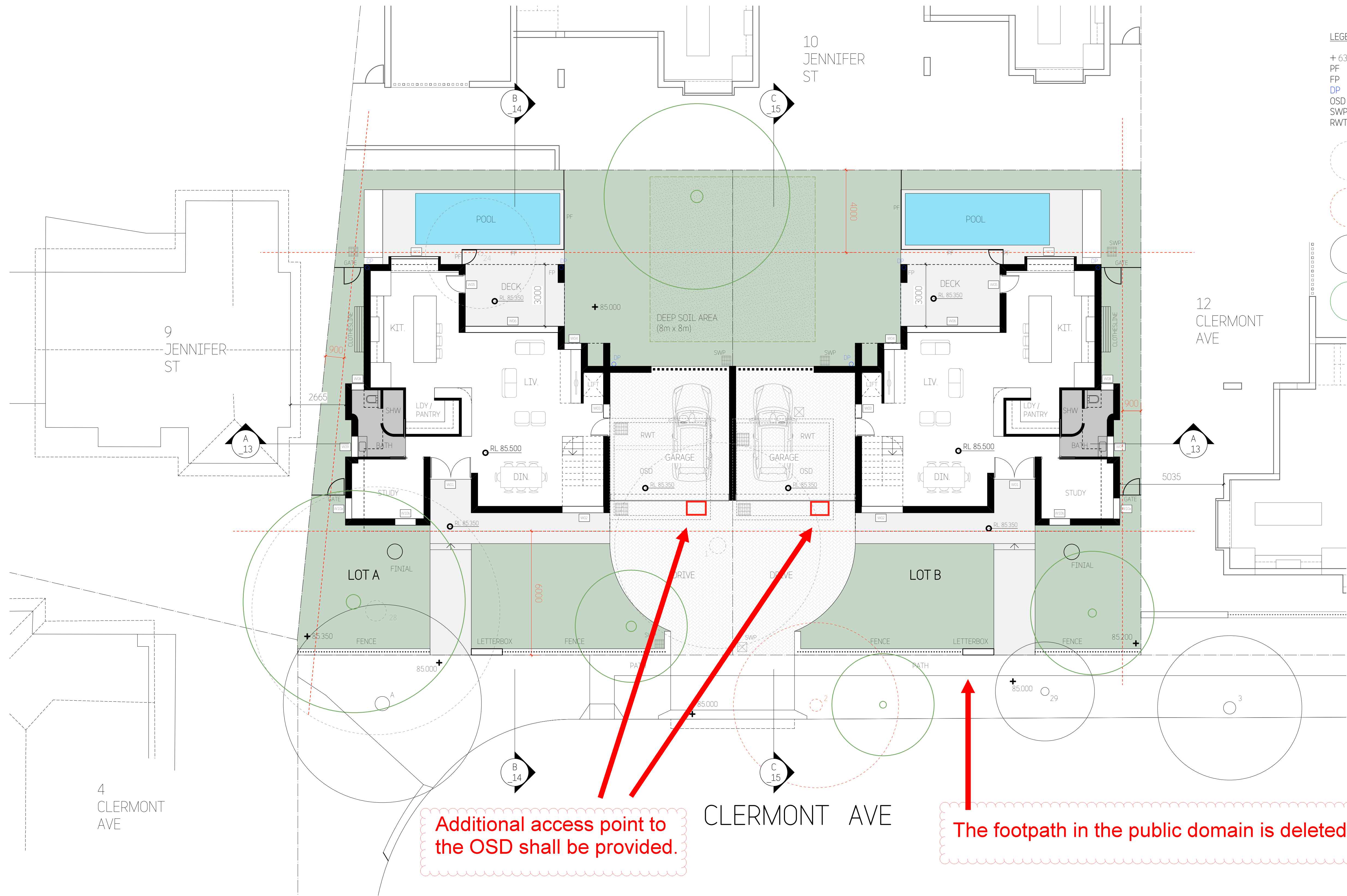
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				Rev:	B





- LEGEND:
- + 63.80 SITE LEVELS
  - PF POOL FENCE
  - FP OUTDOOR FIREPLACE
  - DP DOWNPIPE
  - OSD ONSITE DETENTION TANK
  - SWP STORMWATER PIT
  - RWT RAINWATER TANK
  - TREE'S APPROVED TO BE REMOVED LDA 2021 / 0148
  - TREE'S TO BE REMOVED
  - TREE'S TO BE RETAINED
  - NEW TREE'S

Additional access point to the OSD shall be provided.

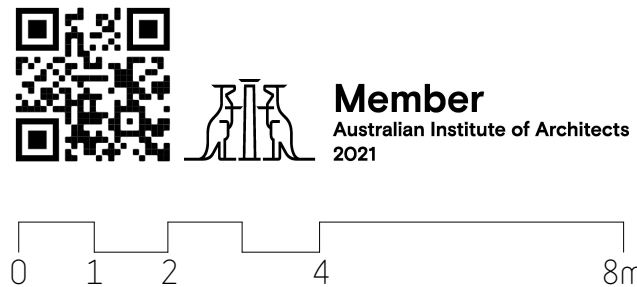
The footpath in the public domain is deleted.

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D	Draft DA Issue - 2	BD	13/09/21
E	Development Application Issue	BD	28/09/21
F	Revised Development Application Issue	BD	28/01/22

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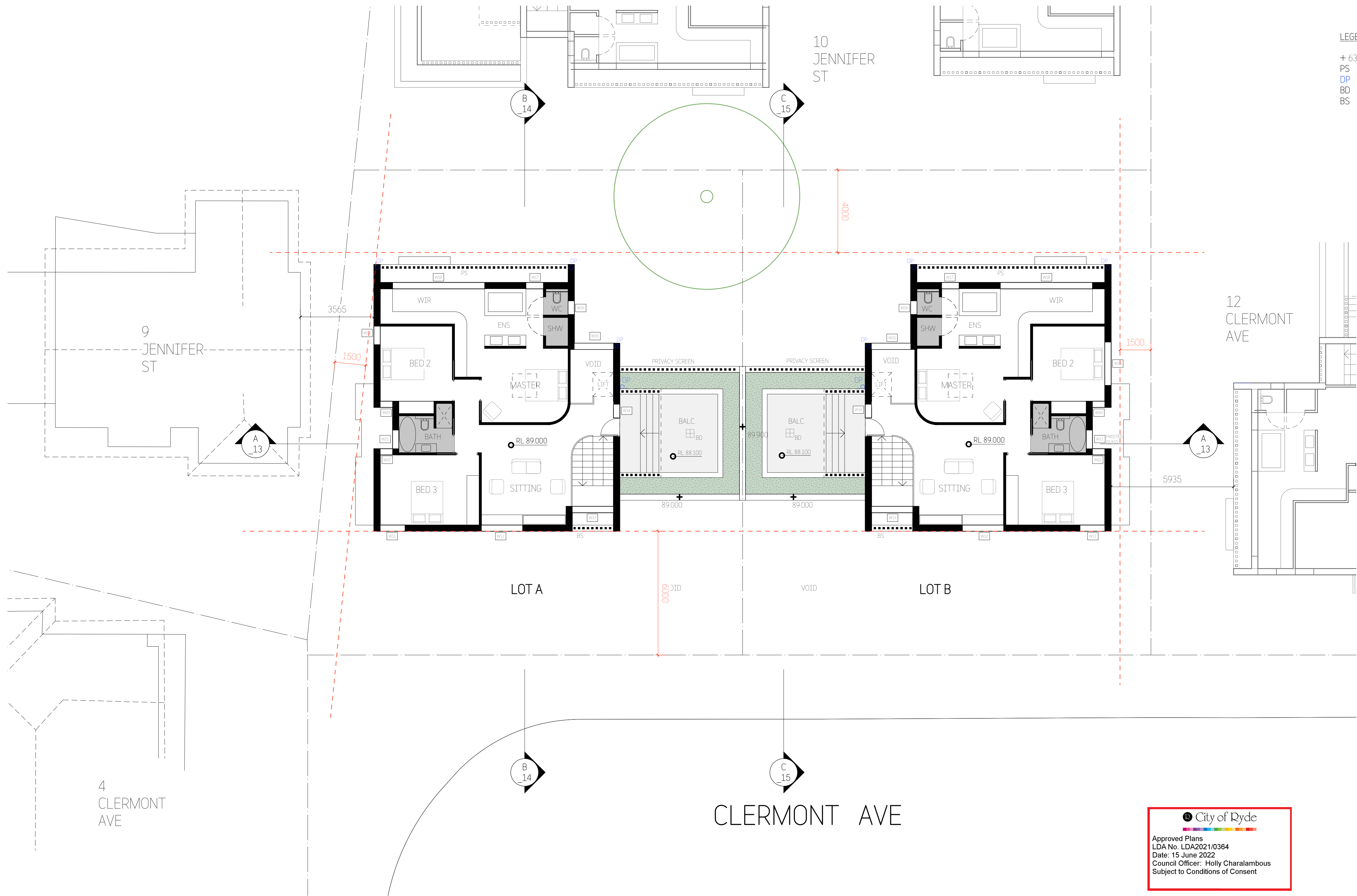


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abr: 74 219 560 787

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- LEGEND:
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  - PS
  - DP
  - BD
  - BS
- PROPOSED LEVELS  
PRIVACY SCREEN  
DOWNPIPE  
BALCONY DRAIN  
BRICKWORK SCREEN

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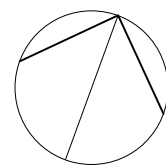
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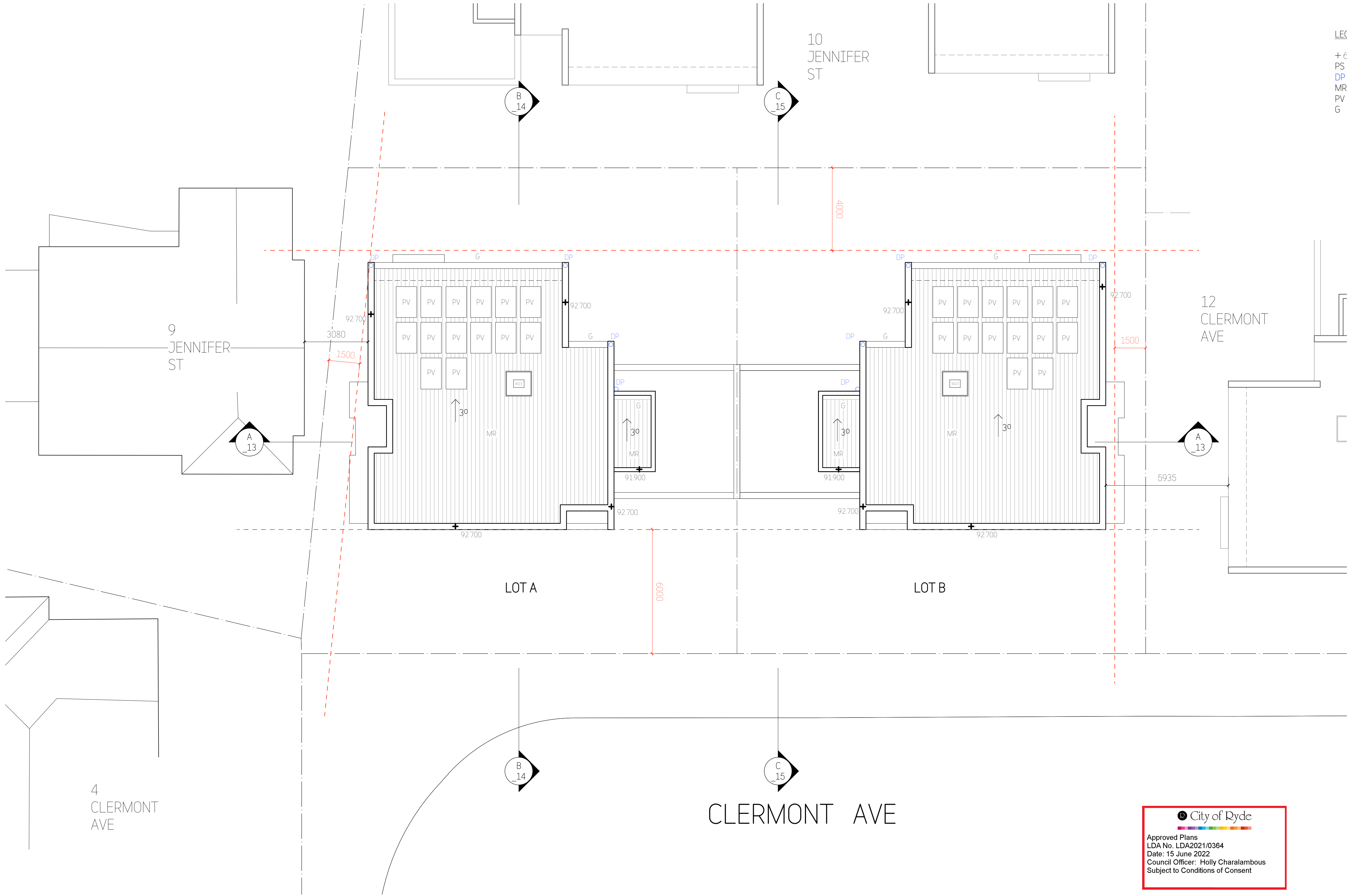
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w: studiobd.com.au  
abr: 74 219 560 787


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- LEGEND:
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  - PS
  - DP
  - MR
  - PV
  - G
- PROPOSED LEVELS  
PRIVACY SCREEN  
DOWNPIPE  
METAL ROOFING  
PHOTO VOLTAIC PANELS  
GUTTER

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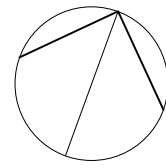
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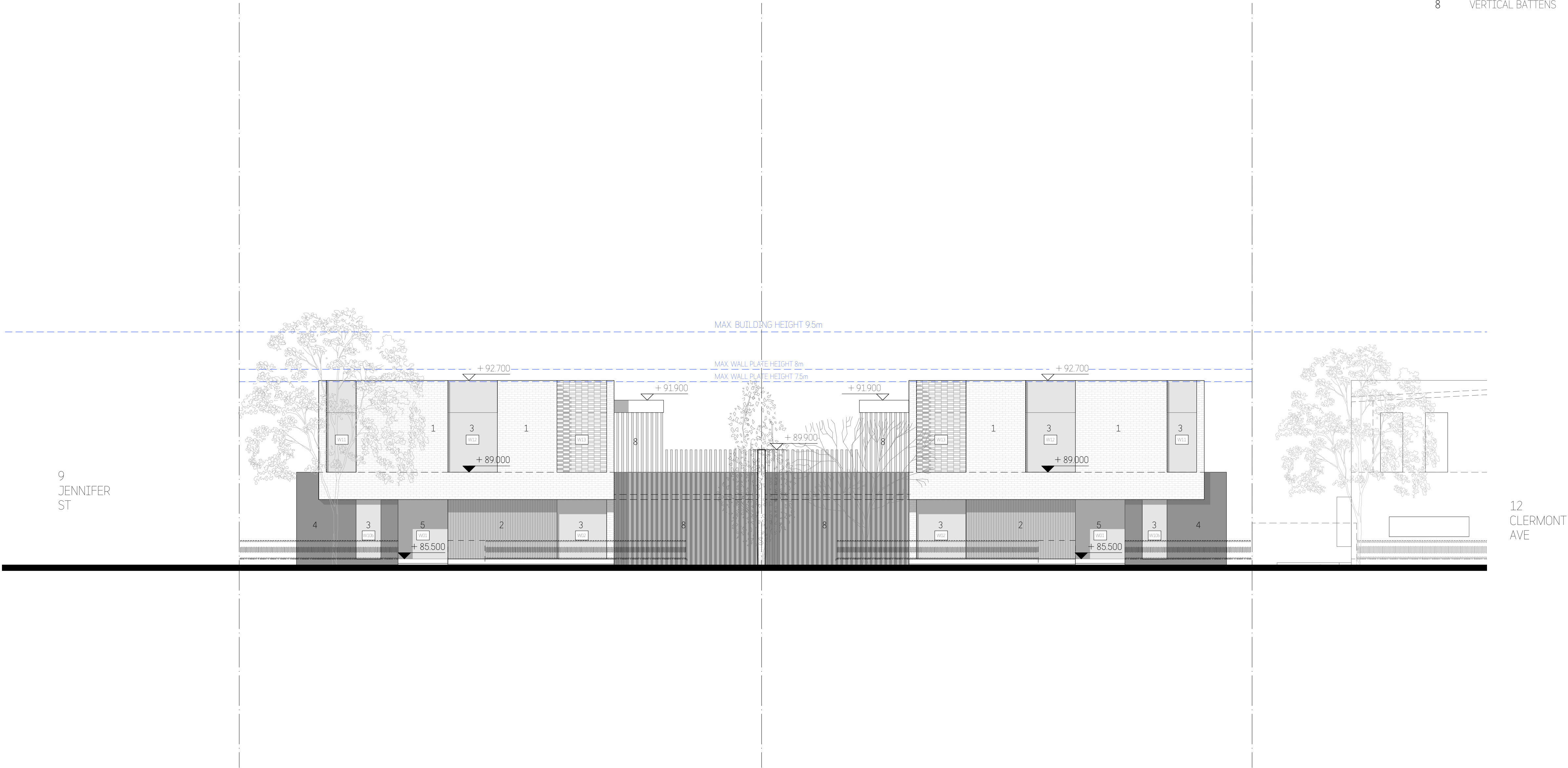
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w: studiodbd.com.au  
abr: 74 219 560 787


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- MATERIALS LEGEND:  
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- 1 BRICKWORKS WALLS - PAINTED
  - 2 EXPOSED CONCRETE WALLS
  - 3 ALUMINIUM FRAMED WINDOWS
  - 4 TEXTURED CLADDING
  - 5 GLASS ENTRY DOOR
  - 6 METAL ROOFING
  - 7 EXTERNAL WALLS - PAINTED
  - 8 VERTICAL BATTENS





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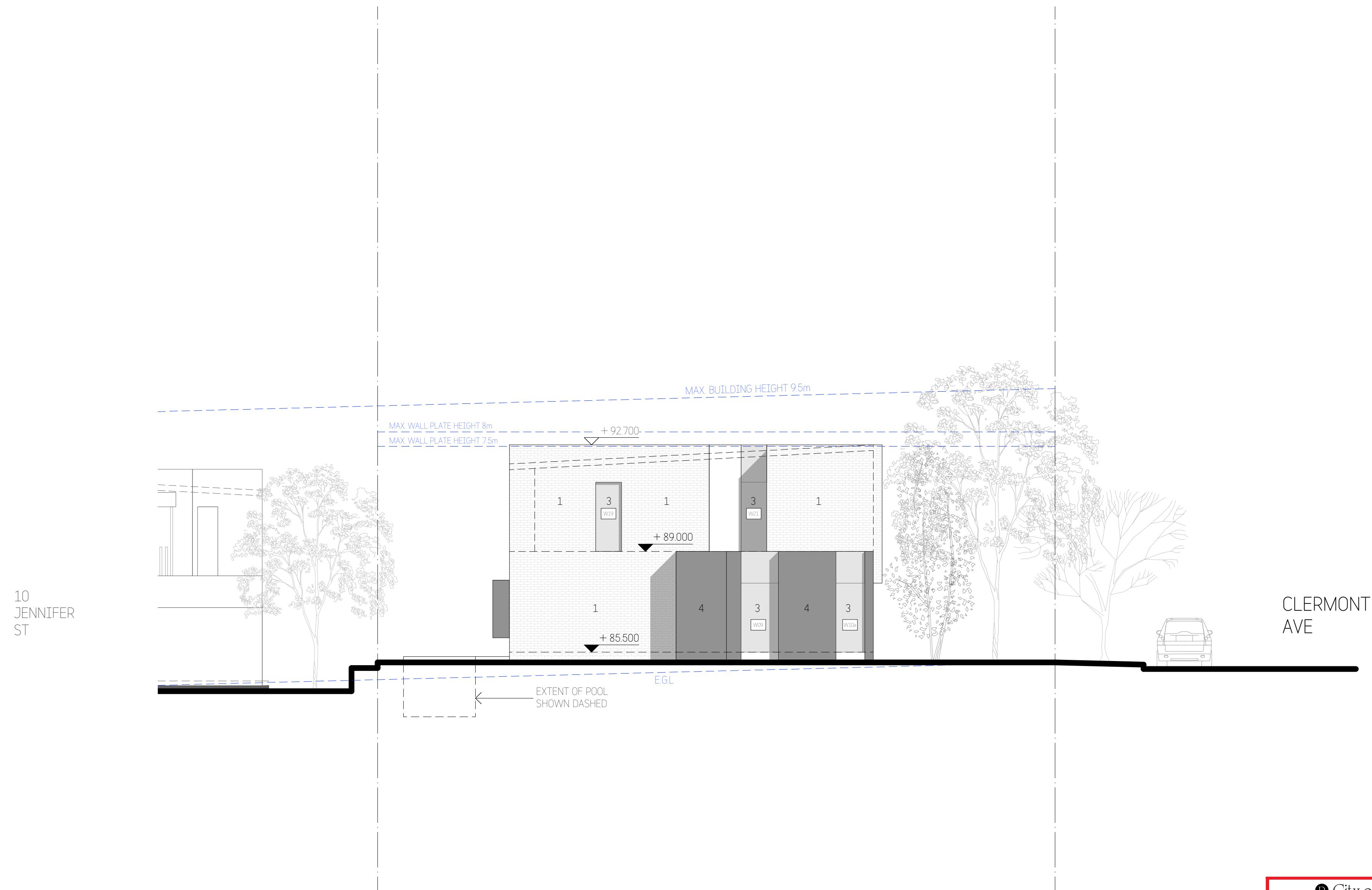
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SOUTH ELEVATION					



Refer to External Finishes Schedule

- 1 BRICKWORKS WALLS - PAINTED
- 2 EXPOSED CONCRETE WALLS
- 3 ALUMINIUM FRAMED WINDOWS
- 4 TEXTURED CLADDING
- 5 GLASS ENTRY DOOR
- 6 METAL ROOFING
- 7 EXTERNAL WALLS - PAINTED
- 8 VERTICAL BATTENS



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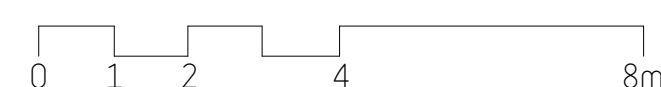
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B	Draft DA Issue - 2	BD	13/09/21
C	Development Application Issue	BD	28/09/21
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Project:  
8 CLERMONT AVE, RYDE

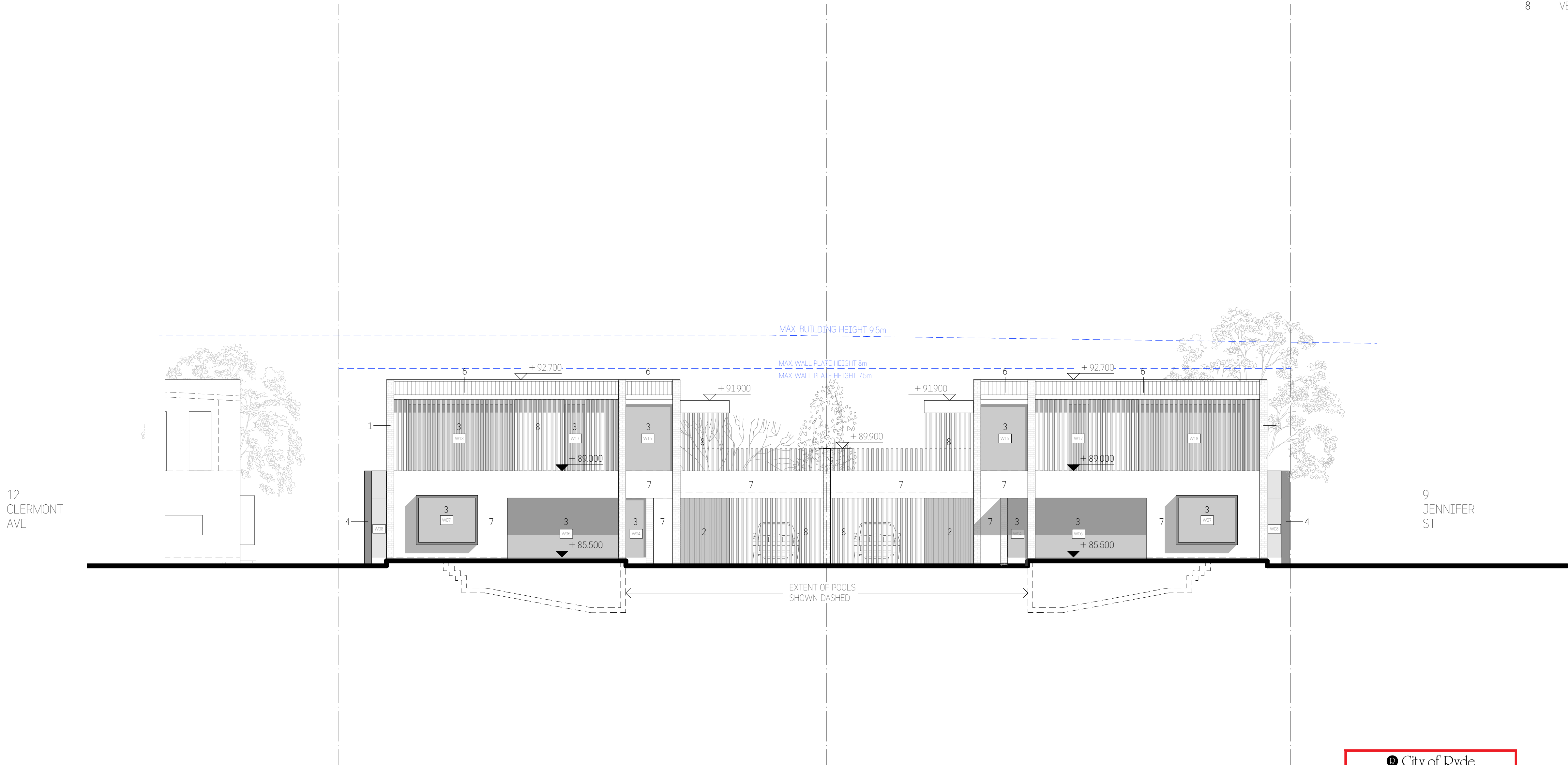
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  - 3 ALUMINIUM FRAMED WINDOWS
  - 4 TEXTURED CLADDING
  - 5 GLASS ENTRY DOOR
  - 6 METAL ROOFING
  - 7 EXTERNAL WALLS - PAINTED
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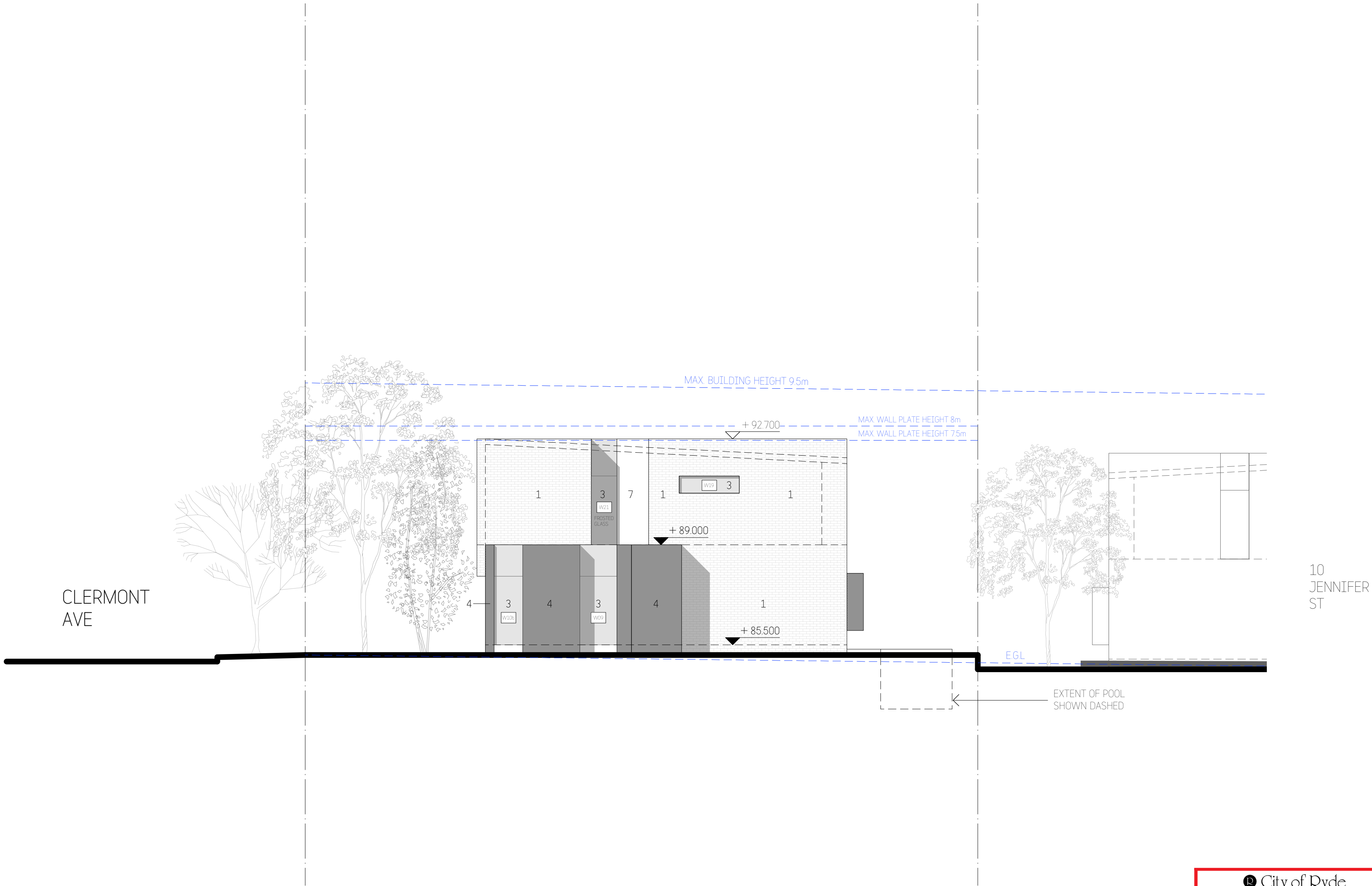



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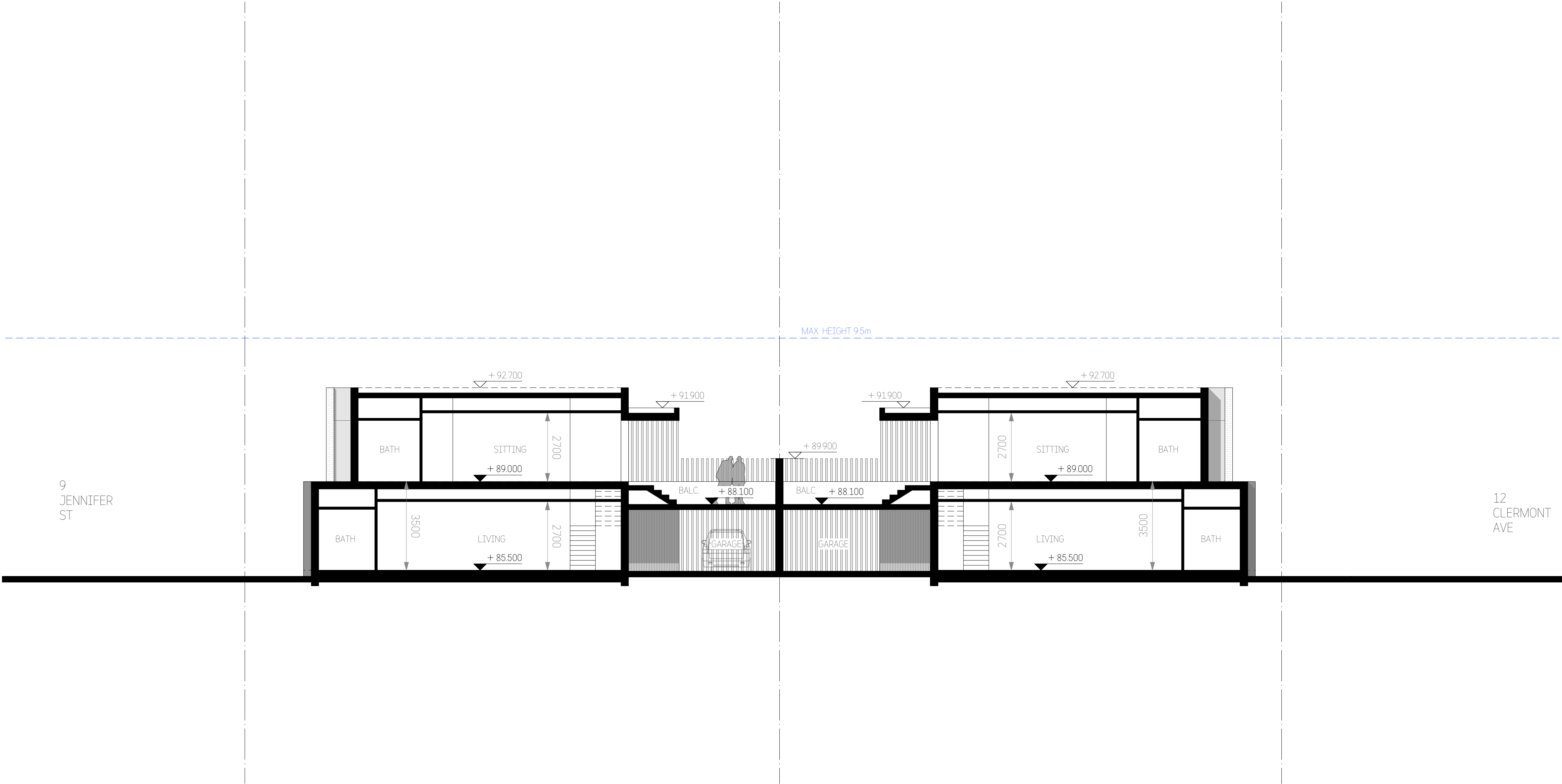


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1 SECTION A-A



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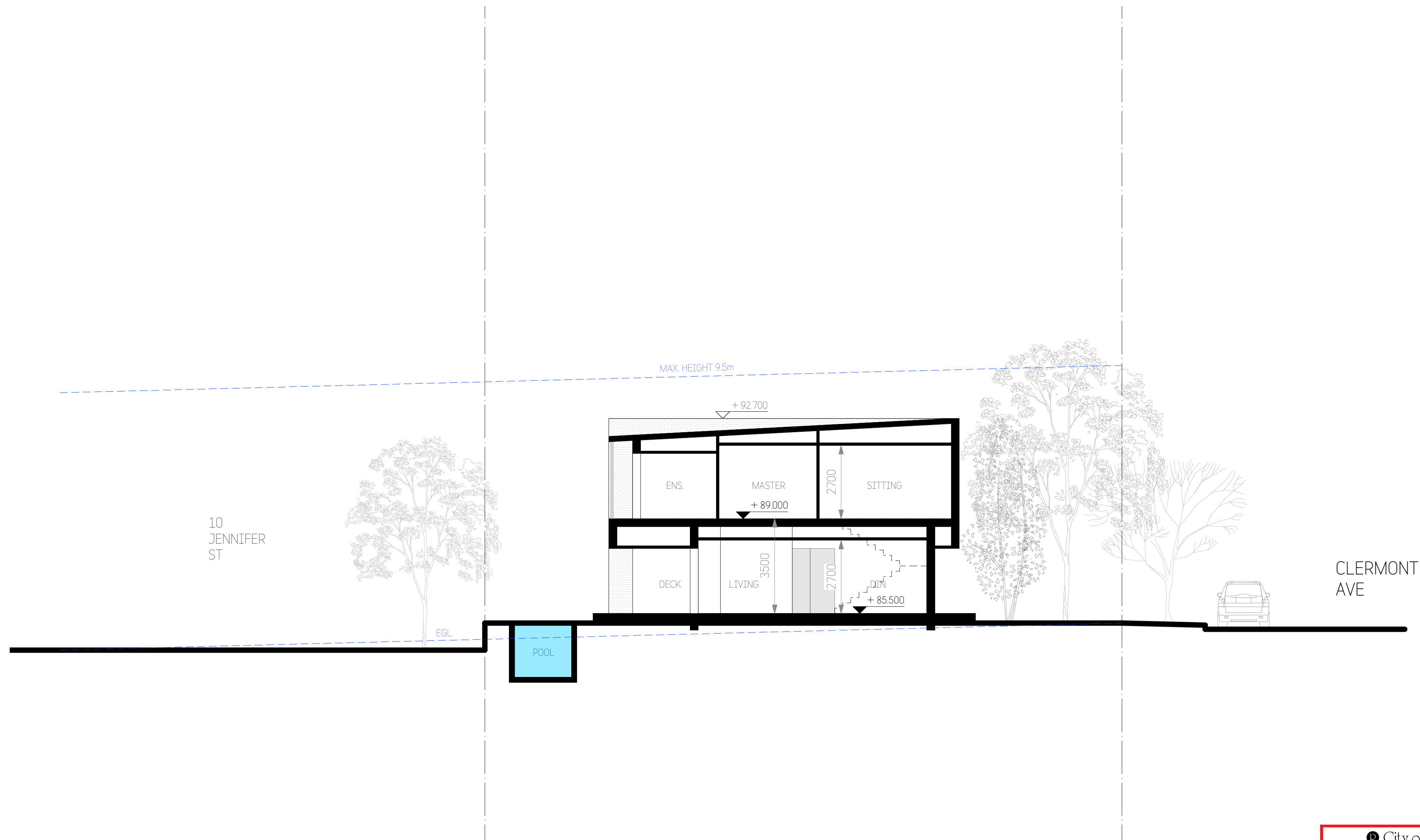



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		Rev:	C	



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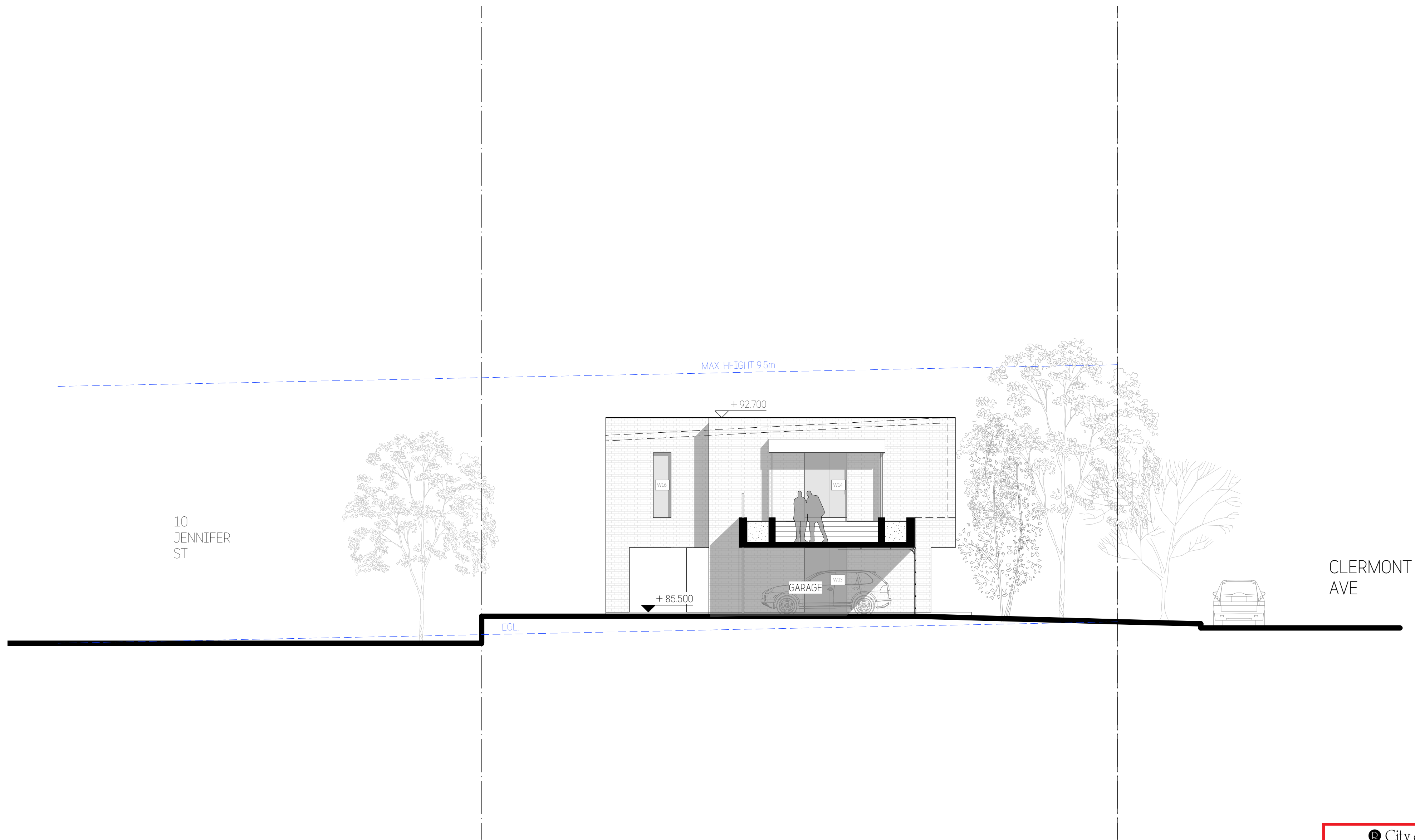
  
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1 SECTION C-C

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LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent

Revisions:			
No	Description	By	Date
A	Draft DA Issue - 2	BD	13/09/21
B	Development Application Issue	BD	28/09/21
C	Revised Development Application Issue	BD	28/01/22

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**VERIFICATION**  
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Member  
Australian Institute of Architects  
2021



STUDIO\_BD  
ARCHITECTURE  
& INTERIORS  
-

**STUDIO\_BD ARCHITECTURE & INTERIORS**  
Nominated Architect Bors Dragas NSW ARB #7658  
t: 0414 856 065 e: bors@studiodbd.com.au  
w: studiodbd.com.au  
abr: 74 219 560 787

Project:		Drawn: BD	Date: 20/07/21
8 CLERMONT AVE, RYDE		Scale: 1:200@A3 1:100@A1	
Title:		Checked: BD	Sheet Size: A3/A1
SECTIONS - 3		Job No: 781DA_A_	Drawing No: 15
		Rev: C	



Revisions:			
No	Description	By	Date
A	Development Application Issue	BD	28/09/21
B	Revised Development Application Issue	BD	28/01/22

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Australian Institute of Architects  
2021

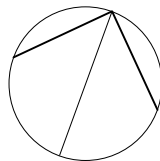


**STUDIO\_BD ARCHITECTURE & INTERIORS**  
Nominated Architect Bors Dragas NSW ARB #7658  
t: 0414 856 065 e: bors@studiobd.com.au  
w: studiobd.com.au  
abr: 74 219 560 787

Project:		8 CLERMONT AVE, RYDE
Title:		SHADOW DIAGRAMS - 21st June
Drawn:	BD	Date: 20/07/21
Checked:	BD	Scale: 1:200@A3 1:100@A1
Job No:	781DA_A_	Sheet Size: A3/A1
Drawing No:	16	Rev: B

 City of Ryde

Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent





Annie

Brenda

06



01 External Brickwork Walls  
Painted Dulux 'Lexicon - Quarter'

02 Exposed Concrete Walls  
Rib and waves textured concrete walls

03 Windows  
Narrowline Aluminium Windows  
Colorbond 'Monument - Matt'

04 Vertical Aluminium Battens  
Colorbond 'Monument - Matt'

05 Glass Entry Door

06 Metal Roofing  
Colorbond 'Surfmist'

07 External Walls / Edgebeams  
Acrylic Render  
Painted Dulux 'Lexicon - Quarter'



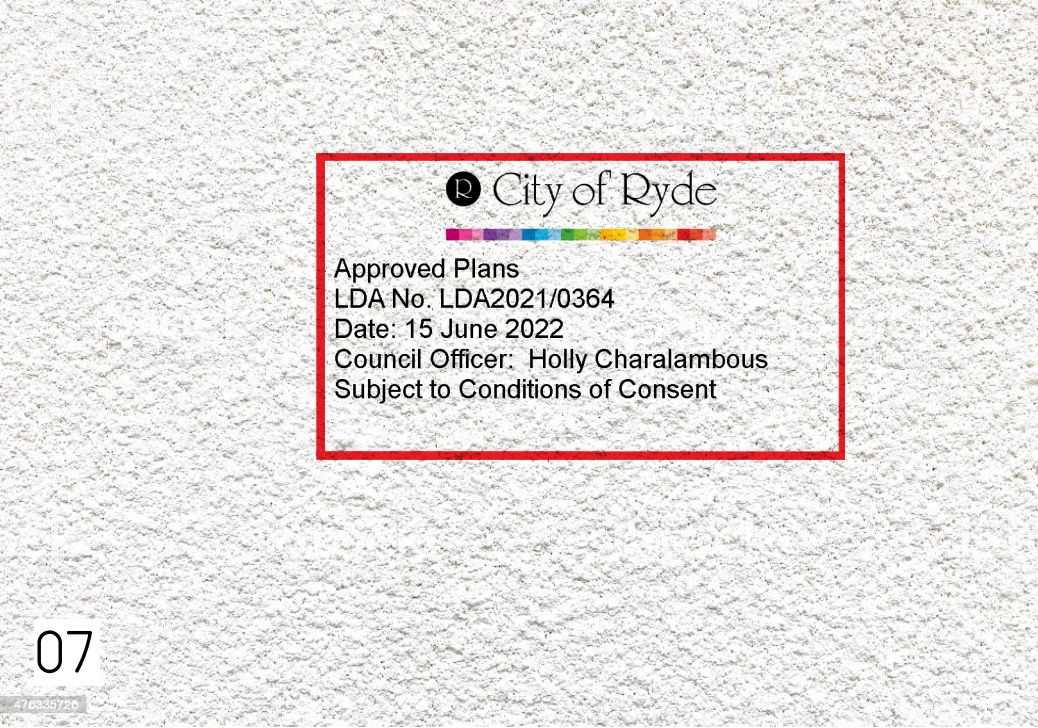
01



03



04



07



02

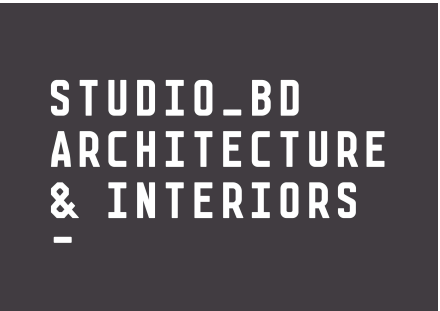


05

Revisions:			
No	Description	By	Date
A	Draft DA Issue	BD	30/08/21
B	Draft DA Issue - 2	BD	13/09/21
C	Development Application Issue	BD	28/09/21
D	Revised Development Application Issue	BD	28/01/22

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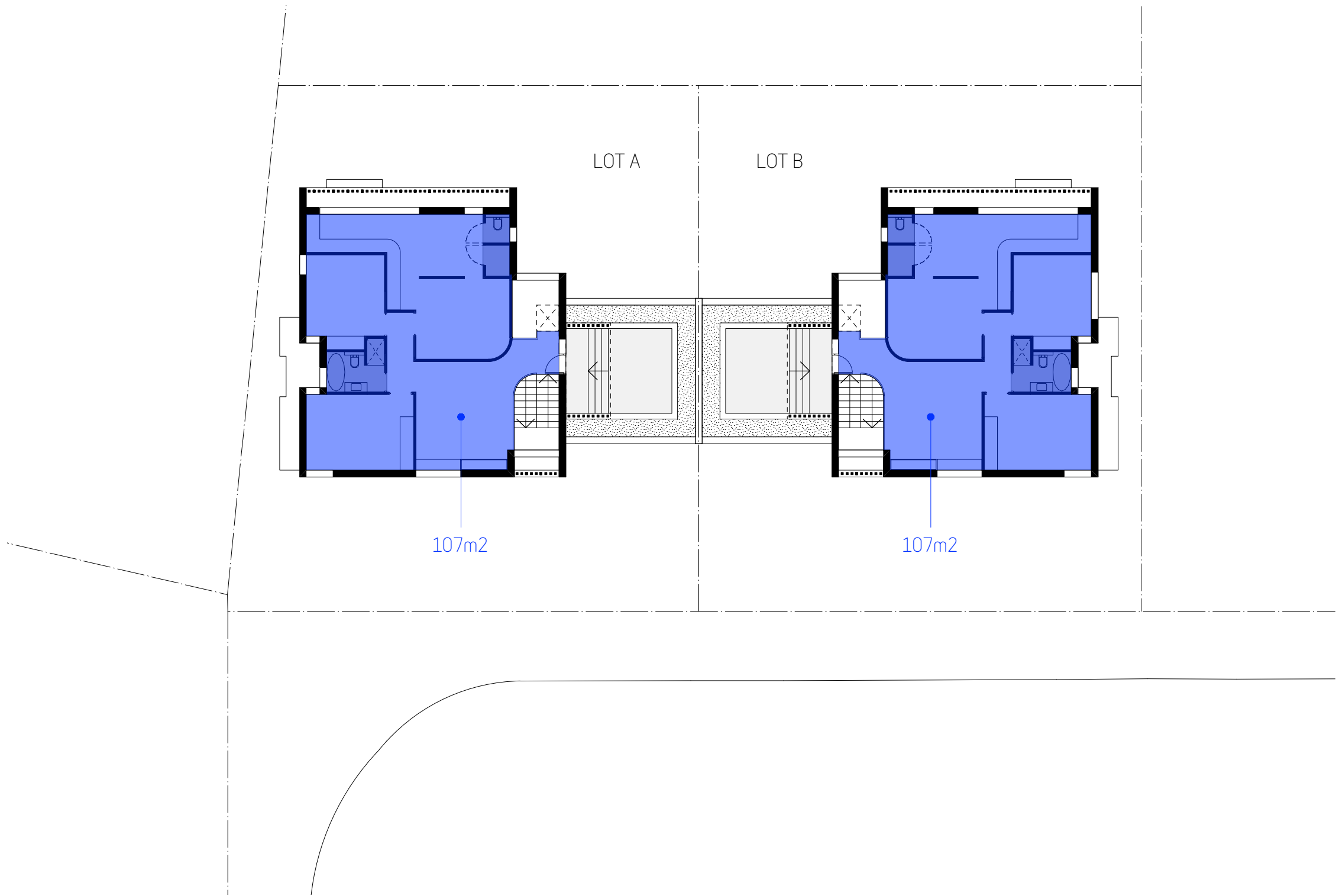
**VERIFICATION**  
Verify all dimensions, siting, window sizes, positioning, and setting out on site before commencing construction or manufacture. Figured dimensions to be used only. Do not scale off drawings. Any queries to be verified on site. Refer any discrepancy immediately to **STUDIO\_BD** for instruction.



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Nominated Architect Boris Dragas NSW ARB #7658  
t: 0414 856 065 e: bords@studiodbd.com.au  
w: studiodbd.com.au  
abr: 74 219 560 787

Project:		8 CLERMONT AVE, RYDE
Title:		EXTERNAL FINISHES SCHEDULE
Drawn:	BD	Date: 11/08/21
Checked:	BD	Scale: NTS
Job No:	781DA_A_	Sheet Size: A3/A1
Drawing No:	17	Rev: D





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Verify all dimensions, siting, window sizes, positioning, and setting out on site before commencing construction or manufacture.  
Figured dimensions to be used only. Do not scale off drawings. Any queries to be verified on site. Refer any discrepancy immediately to **STUDIO\_BD** for instruction.

Revisions:			
No	Description	By	Date
A	Development Application Issue	BD	28/09/21
B	Revised Development Application Issue	BD	28/01/22

SITE AREA = 935.38m2

LOT A = 232.5m2 gfa  
LOT B = 232.5m2 gfa  
= 465m2 gfa (0.497:1)



Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent

**STUDIO\_BD**  
**ARCHITECTURE**  
& **INTERIORS**


**STUDIO\_BD ARCHITECTURE & INTERIORS**  
Nominated Architect-Boris Drigas NSW ARB #7633  
t: 0414 866 065 e: boris@studiodbd.com.au  
w: studiodbd.com.au  
abn: 74 219 560 787

Project:	Drawn: BD	Date: 20/07/21
8 CLERMONT AVE, RYDE		Scale: NTS
	Checked: BD	Sheet Size: A3/A1
Title:	Job No: 781DA_A_	Drawing No: 18
AREA SCHEDULE		Rev: B




EXISTING TREE SCHEDULE : 8 CLERMONT AVE

ID	Botanical Name	Status
T1	<i>Cinnamomum camphora</i>	REMOVE (DA1)
T2	<i>Jacaranda mimosifolia</i>	REMOVE
T3	<i>Callistemon viminalis</i>	RETAIN
T24	<i>Cupressus sp.</i>	REMOVE (DA1)
T28	<i>Cinnamomum camphora</i>	REMOVE (DA1)
T29	<i>Acacia baileyana</i>	RETAIN
T(A)	<i>Agonis flexuosa</i>	RETAIN




Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
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LEGEND:




EXISTING TREE - RETAIN




EXISTING TREE - REMOVE  
red dash = to be approved  
grey dash = approved DA2021/0148




SITE BOUNDARY




EXISTING SPOT LEVEL  
17.750 +




PROPOSED SPOT LEVEL  
RL17.750 +



TILE/ PAVER



CONCRETE PAVING  
Un-coloured in-situ concrete paving.



LAWN / TURF  
Palmetto® soft leaf buffalo or similar  
supplied in pre-grown rolls.



Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhla@mhla.com.au

DEVELOPMENT APPLICATION

notes: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a detailed 'For Construction' document . No guarantee is given to the accuracy in location or size of existing or proposed elements, measurements or nominated or figured dimensions. Do not scale drawing. Drawing and content protected by copyright.

issue	date	description
01	14.09.21	Preliminary issue for comment.
A	06.10.21	Amend to comments. DA issue.
B	03.02.22	Amend to comments. DA issue.

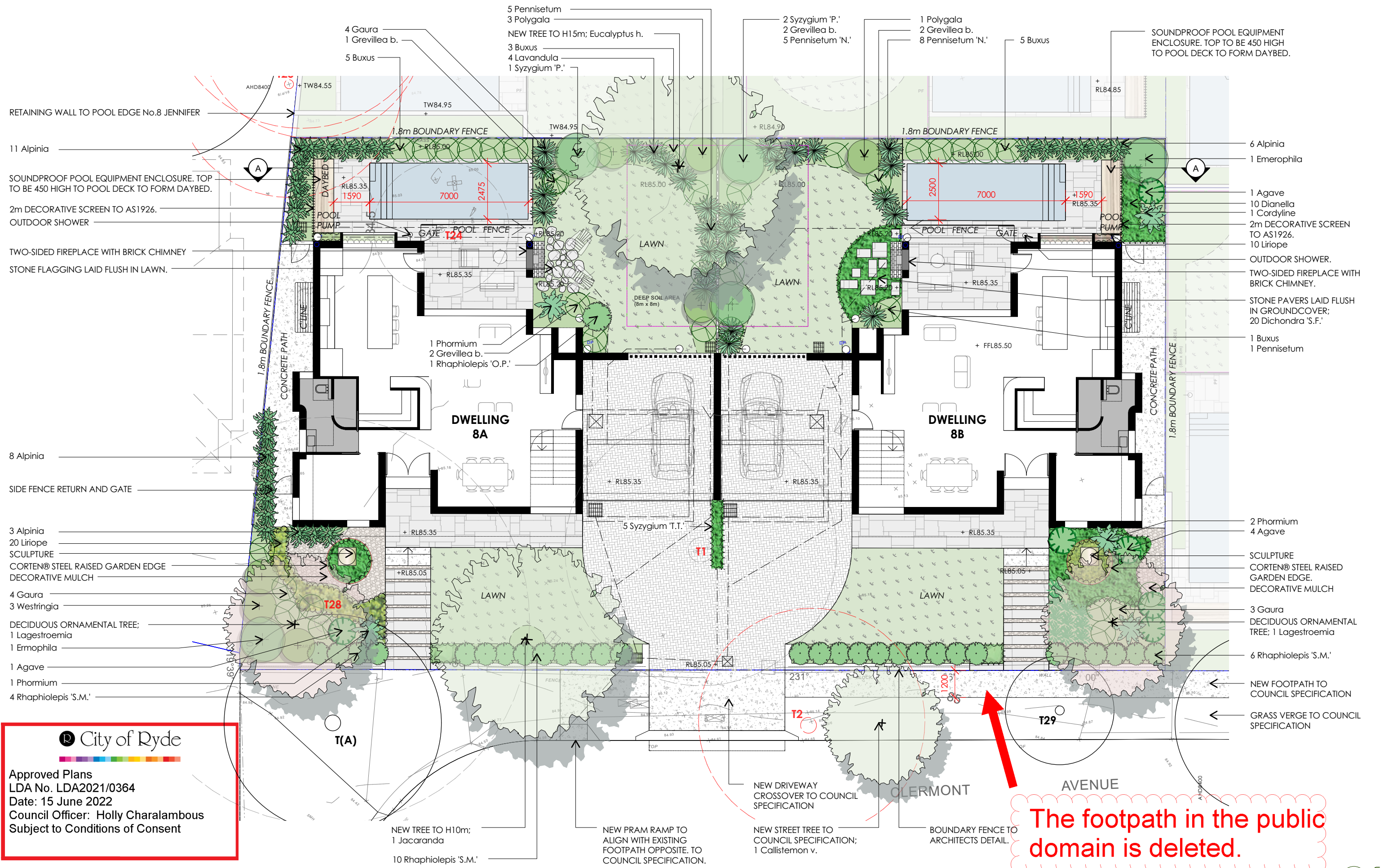
project  
8 Clermont Ave, Ryde NSW


client  
Younes Property Pty Ltd

drawing title  
Context Plan

scale	project no.	drawing no.	issue
1:250 @ A3	21898	LP10	B







Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhlhla@mhlhla.com.au

DEVELOPMENT APPLICATION

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issue	date	description
01	14.09.21	Preliminary issue for comment.
A	06.10.21	Amend to comments. DA issue.
B	08.10.21	Update arch. DA issue.
C	03.02.22	Amend to comments. DA issue.

project  
8 Clermont Ave, Ryde NSW

client  
Younes Property Pty Ltd

drawing title  
Landscape Plan

scale  
1:150 @ A3

project no.  
21898

drawing no.  
LP11

issue  
C



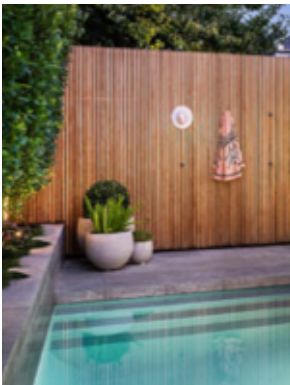
PLANT SCHEDULE : 8 CLAREMONT AVE

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Trees					
Callistemon viminalis	Weeping Bottle Brush	75L	6m	4m	1
Eucalyptus haemastoma *	Scribbly Gum	75L	15m	6m	1
Lagestroemia 'Natchez'	White Crepe Myrtle	75L	5m	4m	2
Jacaranda mimosifolia *	Jacaranda	75L	10m	8m	1
Shrubs					
Alpinia zerumbet 'Variagata'	Variagated Shell Ginger	200mm	2m	1m	28
Buxus sempervirens	Boxwood	300mm	1m	1m	14
Cordyline fruticosa 'Rubra'	Red Ti plant	300mm	2m	1m	1
Ermophila nivea	Silky Emu Bush	300mm	1.5m	1.5m	2
Grevillea buxifolia	Grey Spider Flower	200mm	1m	1m	5
Lavandula stoechas	French Lavander	200mm	1m	1m	4
Phormium tenax	NZ Flax	300mm	1.5m	1m	4
Polygala grandiflora	Milkwort	300mm	1.5m	1.5m	8
Raphiolepis 'Snow Maiden'	Snow Maiden Hawthorn	300mm	1m	0.7m	20
Raphiolepis 'Oriental Pearl'	Oriental Pearl Hawthorn	300mm	1m	1m	11
Syzygium 'Tiny Trev'	Tiny Trev Lily Pily	200mm	1m	0.5m	29
Syzygium 'Pinnacle'	Pinnacle Lily Pily	45L	5m	2m	3
Westringia 'Aussie Box'	Aussie Box Coast Rosemary	300mm	0.9m	0.9m	3
Groundcovers / Climbers					
Agave attenuata	Agave	200mm	1m	1m	6
Dichondra 'Silver Falls'	Silver Falls Kidney Weed	140mm	0.1m	1m	52
Dianella caerulea	Flax Lily	150mm	0.7m	0.7m	10
Gaura lindheimeri	Butterfly Bush	140mm	1.2m	1m	11
Liriope muscarii	Lily Turf	150mm	0.4m	0.4m	30
Pennisetum 'Nafray'	Nafray Foxtail Grass	140mm	1m	1m	14

\* - Denotes selection to satisfy Council DCP part 2.13 - Landscaping



Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
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Decorative Screen/ Fence



Layered Planting



Patio Fireplace : 2-sided



Landscape steps



Driveway : Cobblestone



Paving : Stone Flagging



Stepping Stones



Steel Edge : Corten®



Eucalyptus haemastona



Jacaranda mimosifolia



Lagestroemia 'Natchez'



Callistemon viminalis



Alpinia zerumbet 'Variagata'



Buxus sempervirens



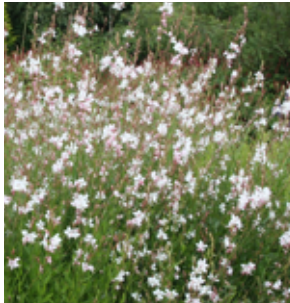
Ermophila nivea



Grevillea buxifolia



Raphiolepis 'Snow Maiden'



Gaura lindheimeri



Phormium tenax

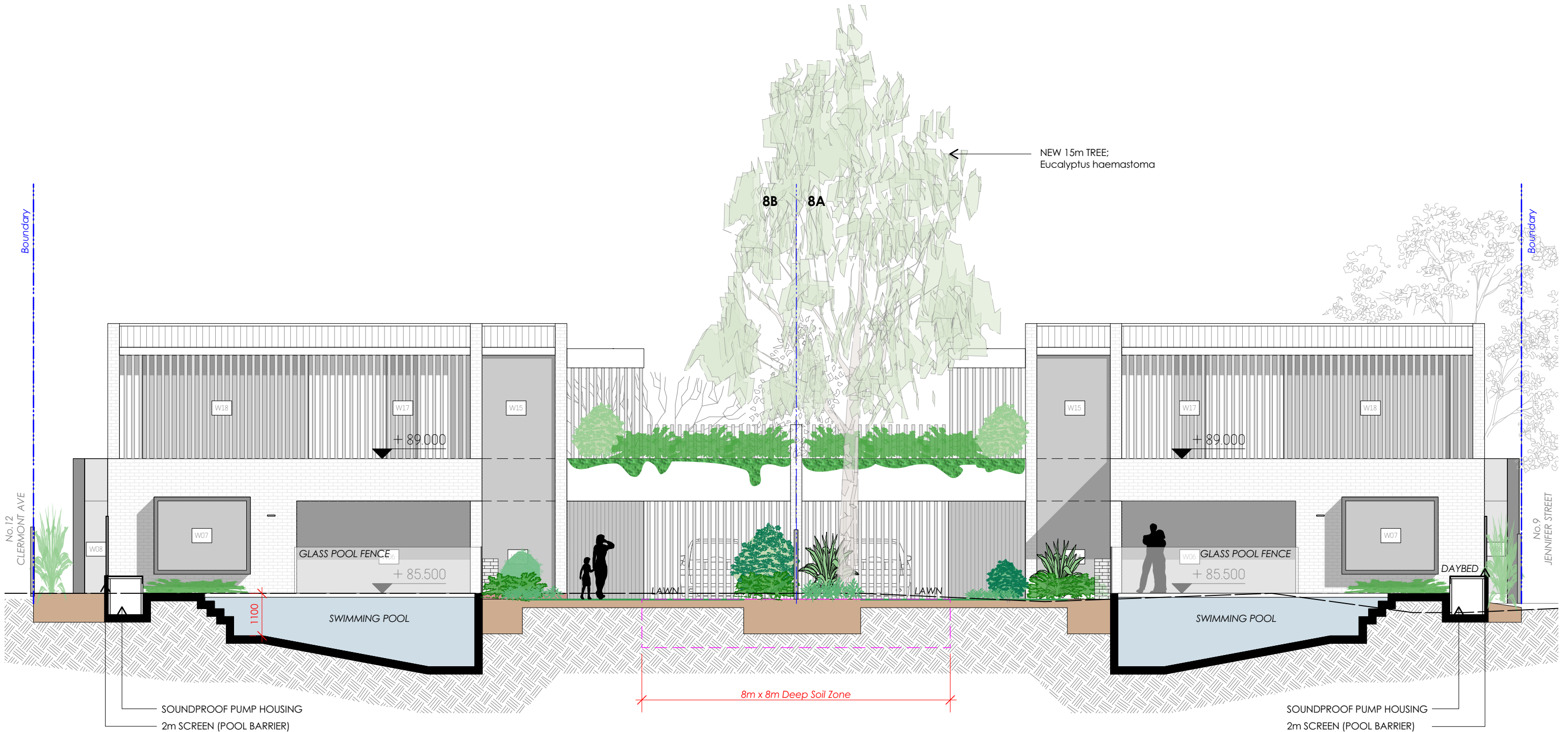



Liriope muscarii



Pennisetum 'Nafray'





City of Ryde

Approved Plans

LDA No. LDA2021/0364

Date: 15 June 2022

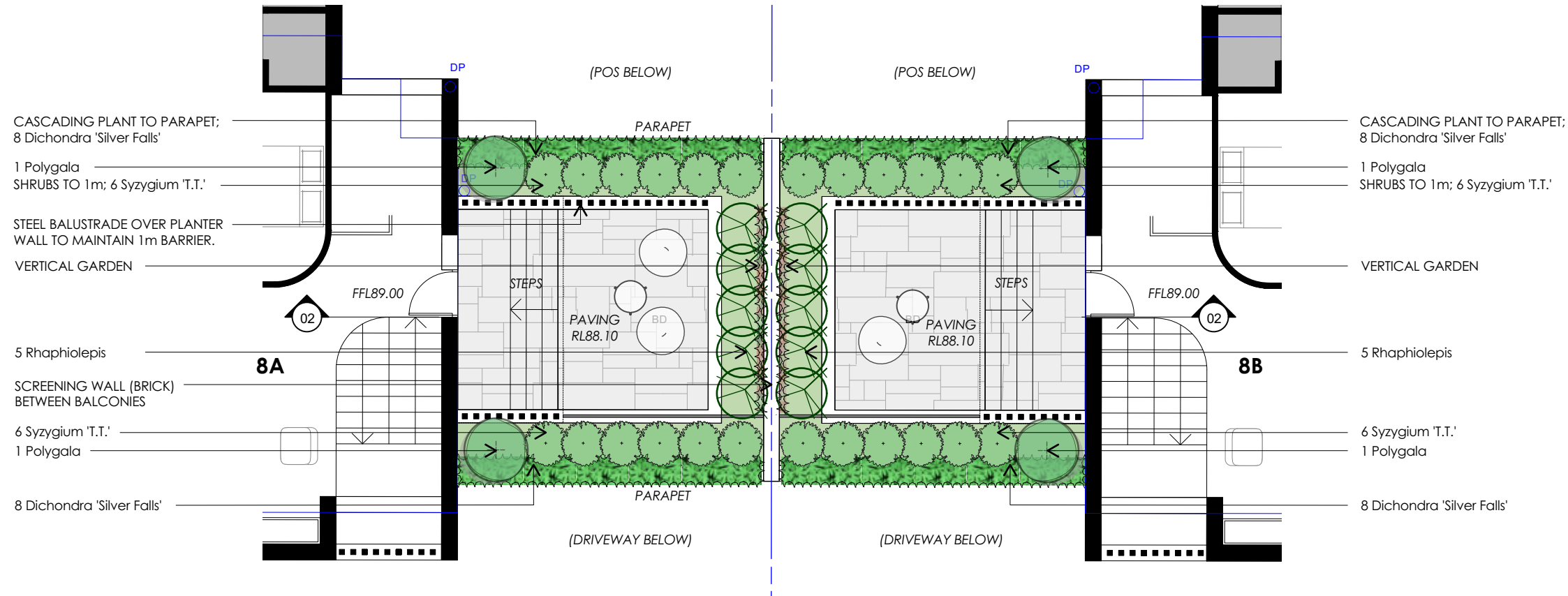
Council Officer: Holly Charalambous

Subject to Conditions of Consent

issue	date	description
01	14.09.21	Preliminary issue for comment.
A	06.10.21	Amend to comments. DA issue.
B	03.02.22	Amend to comments. DA issue.

project  
8 Clermont Ave, Ryde NSW  
client  
Younes Property Pty Ltd

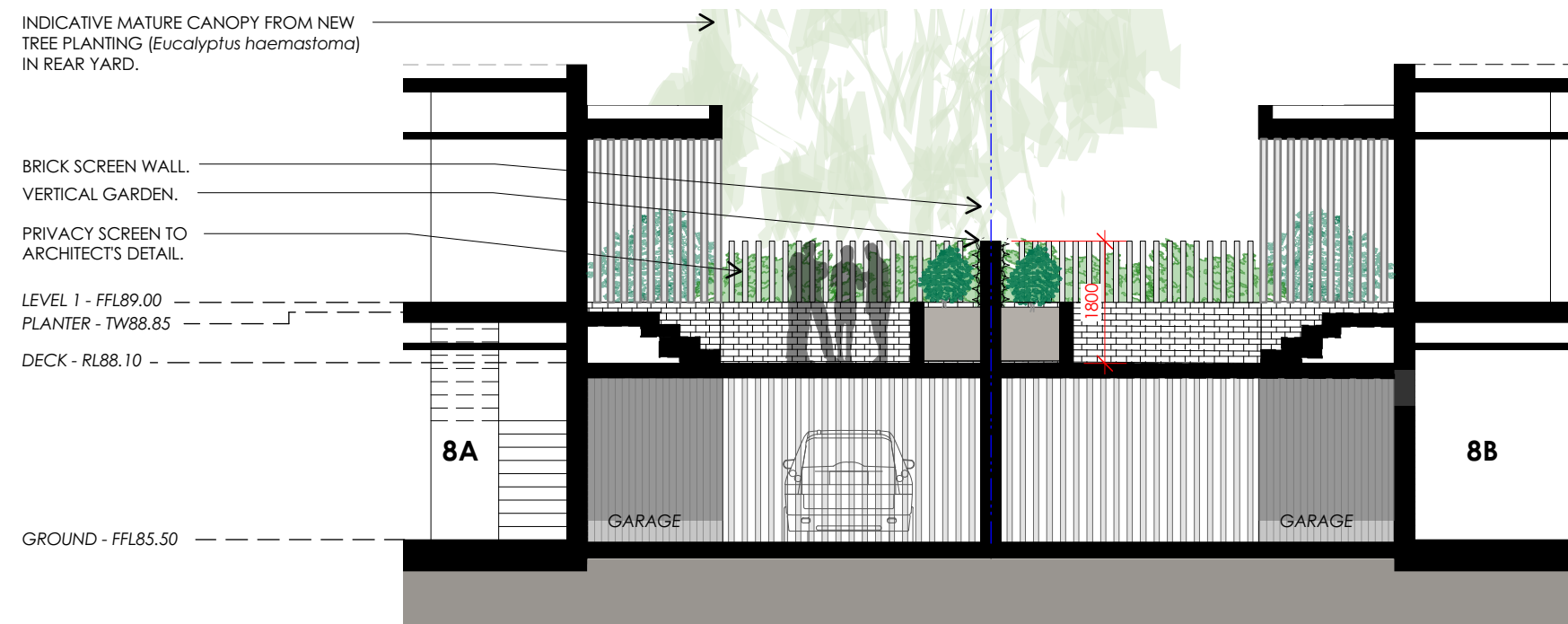
drawing title	scale	project no.	drawing no.	issue
Section A	1:100 @ A3	21898	LP13	B



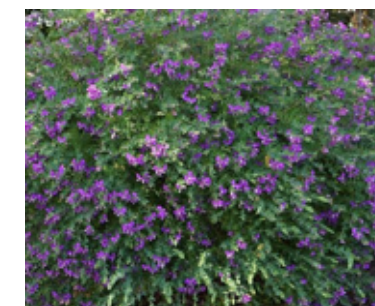
**City of Ryde**

Approved Plans  
 LDA No. LDA2021/0364  
 Date: 15 June 2022  
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01 Plan : 8A/ 8B Balcony  
 Scale: 1:100



02 Section : 8A/ 8B Balcony  
 Scale: 1:100



Polygala myrtifolia



VERTICAL GARDEN





Syzygium 'Tiny Trev'



Dichondra 'Silver Falls'





 NY CIVIL ENGINEERING	APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE	SHEET SIZE	A3	JOB REFERENCE	
	<div>NADER ZAKI MIEAust CPEng NER</div> <div></div> <div>T 0416 334 977 E <a href="mailto:admin@nycivilengineering.com.au">admin@nycivilengineering.com.au</a> W <a href="http://www.nycivilengineering.com.au">www.nycivilengineering.com.au</a></div>	A	MR	ISSUED FOR DA	29.09.2021	<div>DETAILS, NOTES &amp; LEGEND</div> <div>PROJECT TITLE</div> <div>PROPOSED DUAL OCCUPANCY No.8 CLERMONT AVENUE RYDE</div>	DESIGNED	MR	E210095	
								CHECKED	NZ	DRAWING No. D1
								ISSUE	A	No. IN SET
								SCALE	-	9

AREA CALCULATIONS		
TOTAL SITE AREA	935.0	m <sup>2</sup>
EXISTING DEVELOPMENT		
ROOF AREA	00.0	m <sup>2</sup>
PAVED AREA	00	m <sup>2</sup>
DRIVEWAY AREA	0.0	m <sup>2</sup>
IMPERVIOUS AREA	0.0	m <sup>2</sup>
TOTAL IMPERVIOUS AREA PERCENTAGE	0.00%	
PROPOSED DEVELOPMENT		
PROPOSED ROOF AREA	382.8	m <sup>2</sup>
PROPOSED PAVED AREA	30.2	m <sup>2</sup>
PROPOSED DRIVEWAY AREA	75.4	m <sup>2</sup>
TOTAL IMPERVIOUS AREA	488.4	m <sup>2</sup>
TOTAL IMPERVIOUS AREA PERCENTAGE	52.24%	

BELOW GROUND OSD TANK		
• SURFACE LEVEL	RL 85.35	
• T.W.L	RL 85.15	
• INVERT LEVEL	RL 84.55	
• SURFACE AREA	14.40m <sup>2</sup>	
• AVERAGE DEPTH	0.527m	
• OSD VOLUME	7.58m <sup>3</sup>	

DRAINAGE PIPE LEGEND	
• EXISTING STORMWATER PIPE	---
• DRAINAGE PIPES TO RAINWATER TANK	---
• DRAINAGE PIPES VIA GRAVITY	---
• CHARGED DRAINAGE PIPES	---
NOTE: ALL IN GROUND PIPES TO BE 100mm DIA PVC UNO	

INSPECTION RISER (IR)	
PROVIDE 'SCREW CAP' INSPECTION RISER AT LOWEST POINT OF 'CHARGED LINES'	
NOTE: ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.	

OSD WARRANT	
LGA:	RYDE COUNCIL
SOURCE:	STORMWATER MANAGEMENT TECHNICAL GUIDELINES
"ANY NEW DEVELOPMENT THAT EXCEEDS 35% SITE COVER WILL REQUIRE OSD"	
• SITE AREA	935 m <sup>2</sup>
• PRE-DEV IMPERVIOUS AREA	0 m <sup>2</sup> (0%)
• POST-DEV IMPERVIOUS AREA	495 m <sup>2</sup> (53.03%)
TOTAL SITE COVER > 35%	
THEREFORE OSD REQUIRED	
NOTE: "WHERE A RAINWATER STORAGE TANK IS INCORPORATED INTO A STORMWATER DRAINAGE SYSTEM...ON-SITE DETENTION STORAGE MAY BE REDUCED BY AN EQUAL AMOUNT"	
• OSD VOLUME FROM SPREADSHEET PER DWELLING	7.26m <sup>3</sup>
• RAINWATER REUSE FROM BASIX PER DWELLING	2.0m <sup>3</sup>
• ADDITIONAL RAINWATER REUSE PER DWELLING	0m <sup>3</sup>
THEREFORE PROVIDE 7.30m <sup>3</sup> OSD STORAGE PER DWELLING	



5m3 as per BASIX certificate

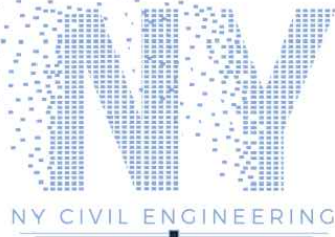
**Development Engineering Service**  
**Approved Engineering Plans**  
 Application Number:LDA2021/0364  
 Council Officer:Emily Lu  
 Date: 02/03/2022

Additional access point to the OSD shall be provided

**Approved Plans**  
 LDA No. LDA2021/0364  
 Date: 15 June 2022  
 Council Officer: Holly Charalambous  
 Subject to Conditions of Consent

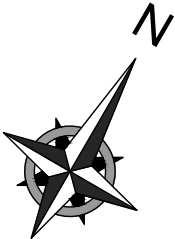
BELOW GROUND OSD TANK		
• SURFACE LEVEL	RL 85.35	
• T.W.L	RL 85.15	
• INVERT LEVEL	RL 84.55	
• SURFACE AREA	14.40m <sup>2</sup>	
• AVERAGE DEPTH	0.527m	
• OSD VOLUME	7.58m <sup>3</sup>	

APPROVED BY		REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE		SHEET SIZE	JOB REFERENCE
NADER ZAKI MIEAust CPEng NER		A	MR	ISSUED FOR DA	29.09.2021	STORMWATER MANAGEMENT PLAN		A3	E210095
						PROJECT TITLE		DESIGNED	DRAWING No.
						PROPOSED DUAL OCCUPANCY		MR	D2
						No.8 CLERMONT AVENUE		CHECKED	No. IN SET
						RYDE		NZ	9
								ISSUE	
								A	
								SCALE	
								1:200	



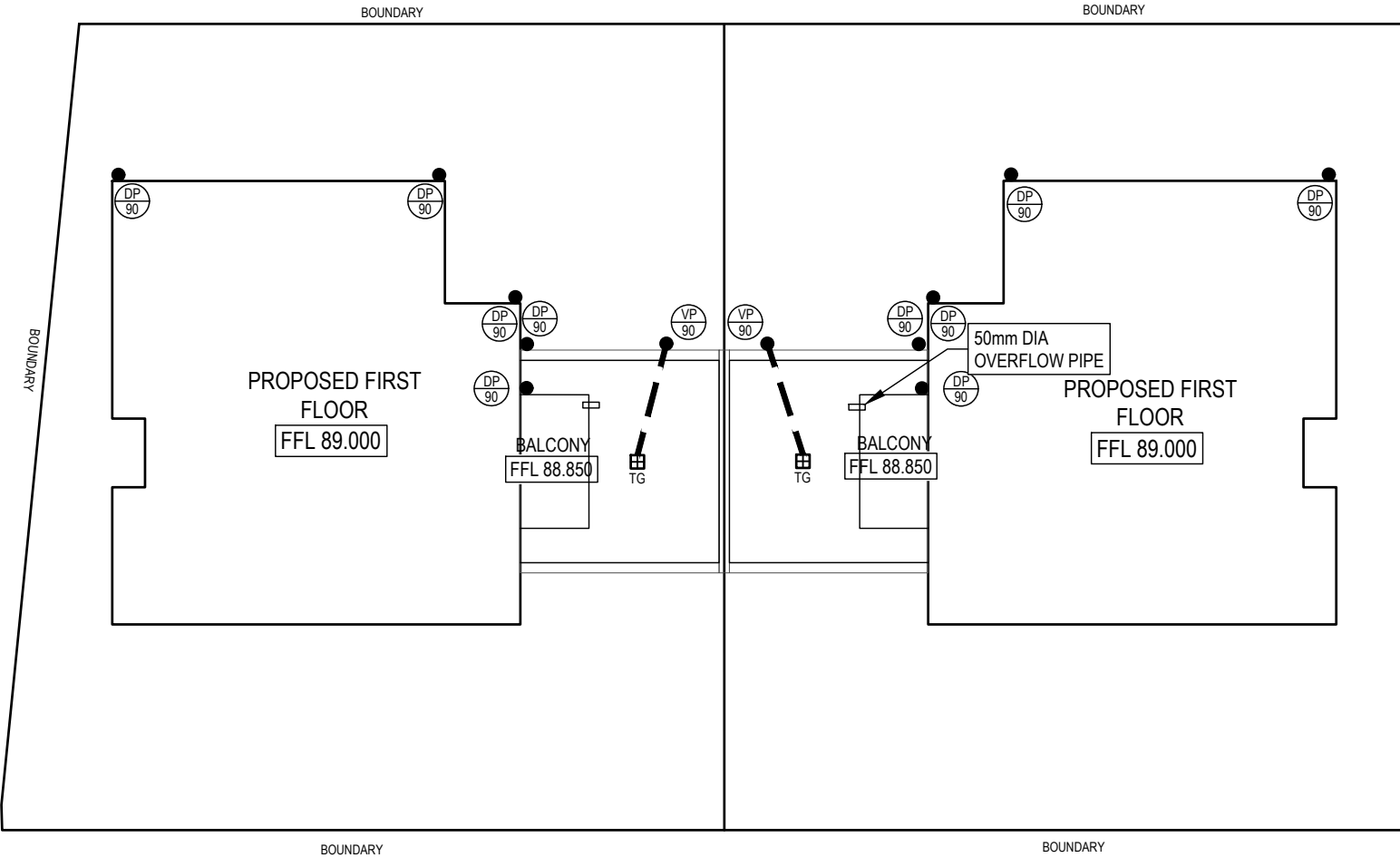
T 0416 334 977  
 E admin@nvcivilengineering.com.au  
 W www.nvcivilengineering.com.au


PLANS ARE FOR CONCEPT ONLY  
AND NOT FOR CONSTRUCTION

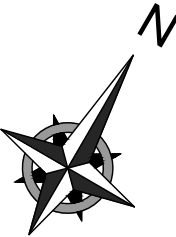




  
**Development Engineering Service**  
**Approved Engineering Plans**  
Application Number: LDA2021/0364  
Council Officer: Emily Lu  
Date: 02/03/2022




  
Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent



PLANS ARE FOR CONCEPT ONLY  
AND NOT FOR CONSTRUCTION

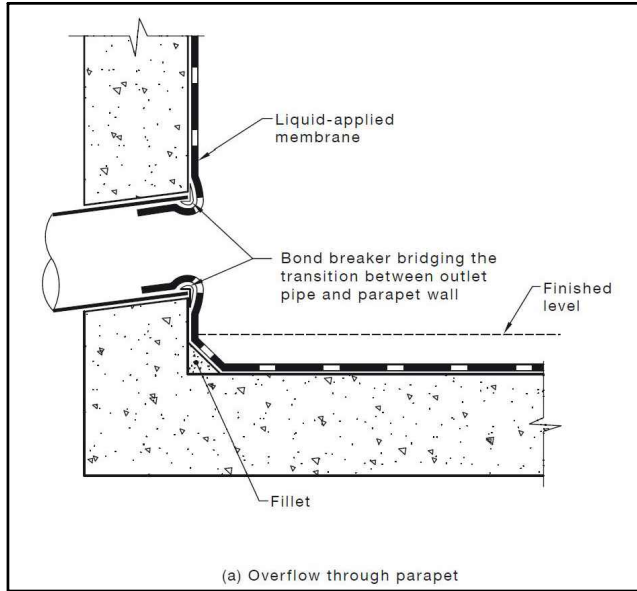


APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE
NADER ZAKI MIEAust CPEng NER 	A	MR	ISSUED FOR DA	29.09.2021

T 0416 334 977  
E [admin@nvcivilengineering.com.au](mailto:admin@nvcivilengineering.com.au)  
W [www.nvcivilengineering.com.au](http://www.nvcivilengineering.com.au)

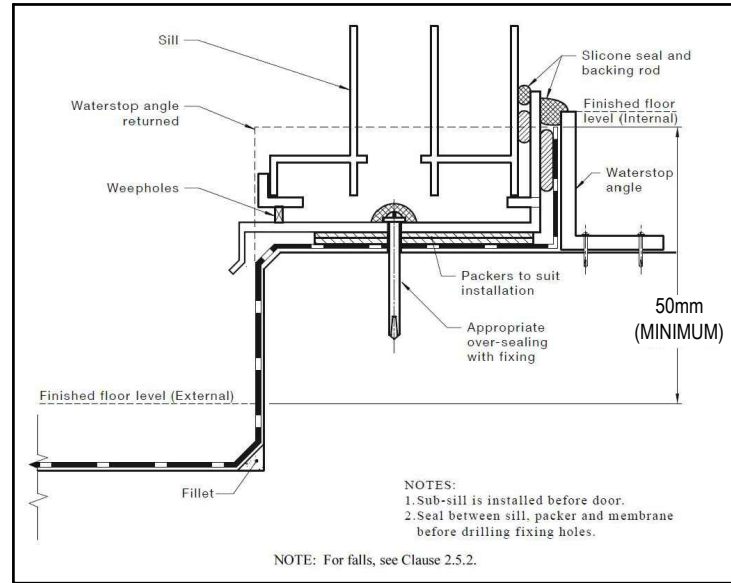
DRAWING TITLE
STORMWATER MANAGEMENT FIRST FLOOR PLAN
PROJECT TITLE
PROPOSED DUAL OCCUPANCY No.8 CLERMONT AVENUE RYDE

SHEET SIZE	A3	JOB REFERENCE	E210095
DESIGNED	MR	DRAWING No.	D3
CHECKED	NZ	No. IN SET	9
ISSUE	A		
SCALE	1:200		



**BALCONY PARAPET OVERFLOW - AS4654.2**

NTS

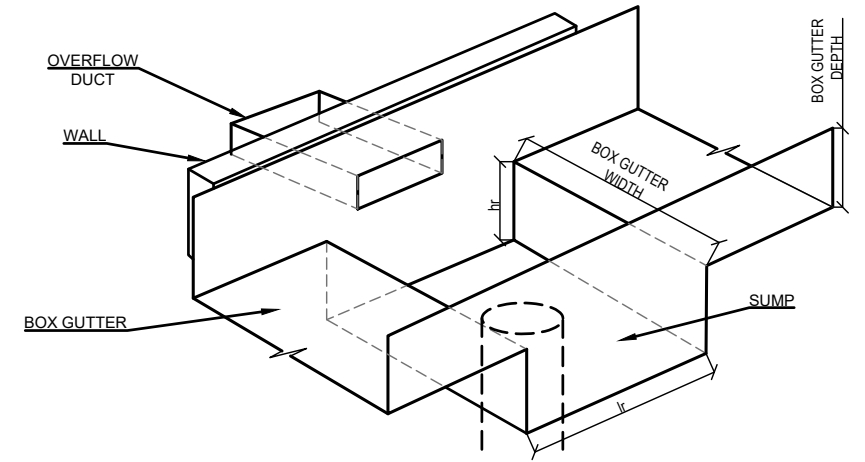


**BALCONY MEMBRANE TERMINATION - AS4654.2**

NTS

DIMENSIONS (mm)	
	BOX GUTTER #1
CATCHMENT AREA TO DOWNPIPE	50m <sup>2</sup>
WIDTH OF BOX GUTTER	300
DEPTH OF BOX GUTTER	121
SLOPE OF BOX GUTTER	1:200
SUMP WIDTH	300
SUMP LENGTH (lr)	400
SUMP DEPTH (hr)	75
OVERFLOW WIDTH	200
OVERFLOW DEPTH	67
DOWNPIPE DIA	90
ROOF DRAINAGE DESIGNED FOR 100 YEAR ARI STORM EVENT (I = 237 mm/hr)	

LEGEND:	
DP	- DOWNPIPE TO RWT
VP	- VERTICAL PIPE <b>NOT TO RWT</b>
HP	- HIGH POINT OF GUTTER



**SUMP DETAIL**  
NTS

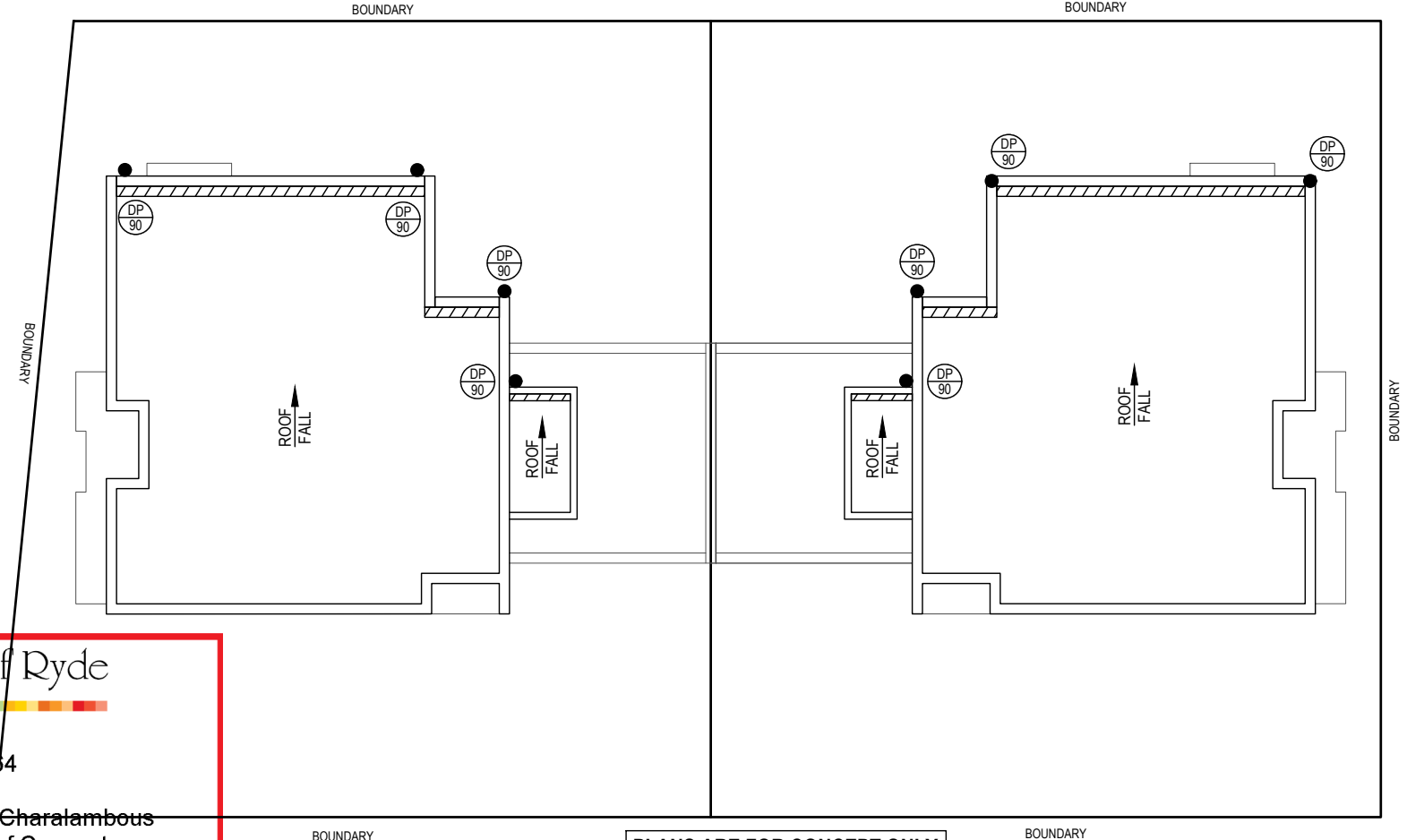
ROOF DRAINAGE	
• GUTTERING	- BOX GUTTER 121 DEEP x 300 WIDE
• DOWN PIPES	- 90mm DIA PVC OR COLORBOND
NOTE: ROOF DESIGNED TO 1% AEP INTENSITY 237 mm/hr	

AS3500.3:2021 BOX GUTTER REQUIREMENTS				
MATERIALS	BASE METAL THICKNESS (mm)	MAXIMUM LENGTH BETWEEN EXPANSION JOINTS (m)		MINIMUM EXPANSION SPACE (mm)
		ONE END FIXED AND ONE END FREE TO MOVE	BOTH ENDS FREE TO MOVE	
ALUMINIUM	0.90	12	24	50
	1.00	12	24	
COPPER	0.60	9	18	50
	0.80	15	30	
STEEL	1.00	26	52	50
	0.55	20	40	
STAINLESS STEEL	0.75	25	50	50
PVC	0.55	20	40	50
ZINC	0.55	10	20	30
	0.80	10	20	50

**LAP JOINTS:** FOR METAL GUTTERS WITH LAPS BETWEEN 20 mm TO 25 mm THE LAP SHALL BE FULLY SEALED. WIDER LAPS SHALL BE SEALED AND FASTENED AT EACH END OF THE LAP RATHER THAN FILLING THE TOTAL AREA.

**GRADIENTS:** GRADIENTS SHALL BE NOT FLATTER THAN 1:200 FOR SOLE WIDTHS EQUAL TO OR LESS THAN 600 mm WIDE. DEVIATIONS FROM THESE GRADIENTS SHALL BE SMOOTH AND NOT CAUSE PERMANENT PONDING.

**OUTLETS:** OUTLETS SHALL DISCHARGE THROUGH EITHER A RAINHEAD OR A SUMP.



**PLANS ARE FOR CONCEPT ONLY  
AND NOT FOR CONSTRUCTION**



Approved Plans  
LDA No. LDA2021/0364  
Date: 15 June 2022  
Council Officer: Holly Charalambous  
Subject to Conditions of Consent



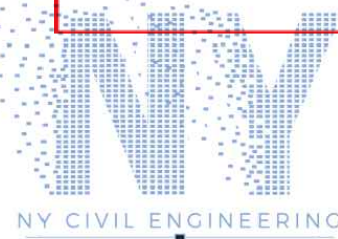
**Development Engineering Service**

**Approved Engineering Plans**

Application Number: LDA2021/0364

Council Officer: Emily Lu

Date: 02/03/2022



APPROVED BY  
**NADER ZAKI**  
MIEAust CPEng NER

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REVISION	DRAWN	DESCRIPTION	DATE
A	MR	ISSUED FOR DA	29.09.2021

**DRAWING TITLE**  
**STORMWATER MANAGEMENT  
ROOF PLAN**

**PROJECT TITLE**  
**PROPOSED DUAL OCCUPANCY  
No.8 CLERMONT AVENUE  
RYDE**

SHEET SIZE	A3	JOB REFERENCE	E210095
DESIGNED	MR	DRAWING No.	D4
CHECKED	NZ	No. IN SET	9
ISSUE	A		
SCALE	1:200		

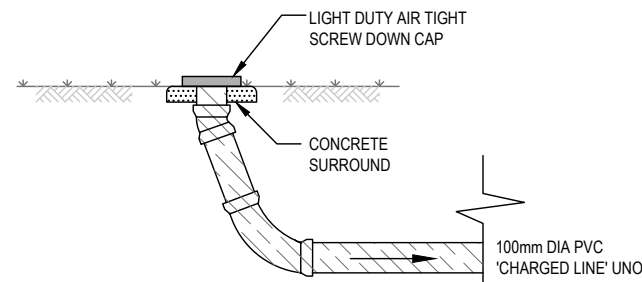




### TYPICAL WARNING SIGN

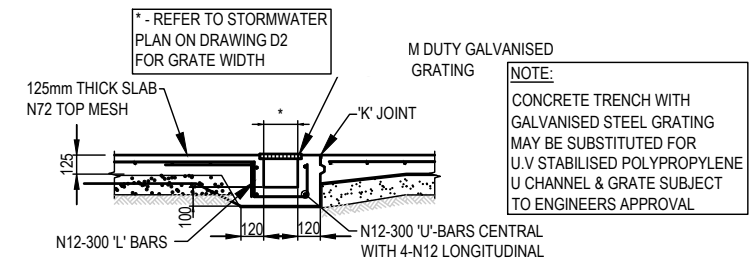
NTS

EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN



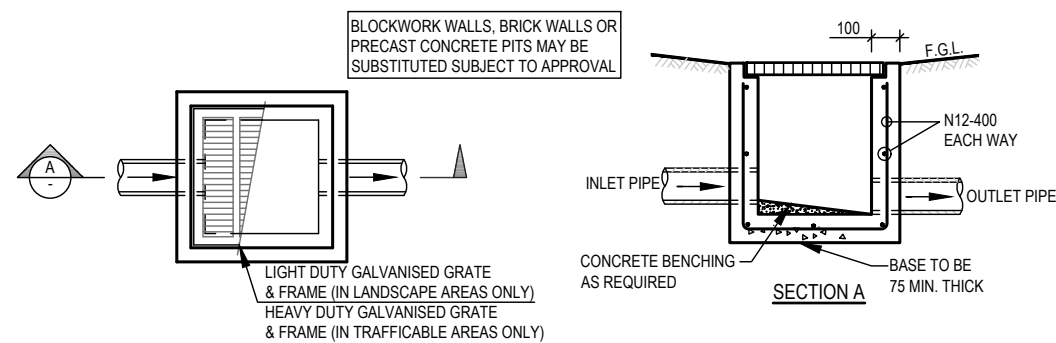
### INSPECTION RISER - IR

NTS



### GRATED DRAIN

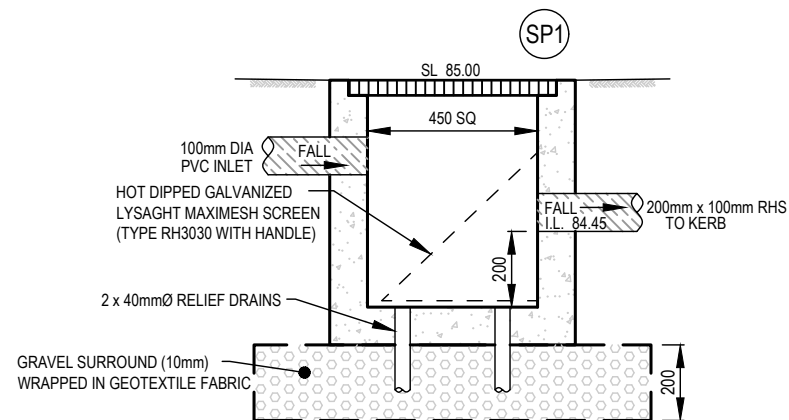
NTS



### TYPICAL PIT (SIP)

NTS

NOTE:  
ALL PROPOSED SITE PITS ARE TO BE CONSTRUCTED IN CONCRETE CAST IN SITU. PLASTIC OR BRICK PITS ARE NOT ACCEPTABLE. HOWEVER, 'COUNCIL MAY CONSIDER PRE-CAST UNITS IF THE UNITS ARE PLACED ON A SOLID BASE OF GRAVEL OR CONCRETE OF 75mm THICK AND BACKFILL UP TO HALF THE DEPTH OF THE PIT SURROUND WITH CONCRETE.



### SEDIMENT CONTROL PIT - SP1

1:20



Development Engineering Service

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Approved Plans

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REVISION	DRAWN	DESCRIPTION	DATE
A	MR	ISSUED FOR DA	29.09.2021

DRAWING TITLE

STORMWATER DETAILS

PROJECT TITLE

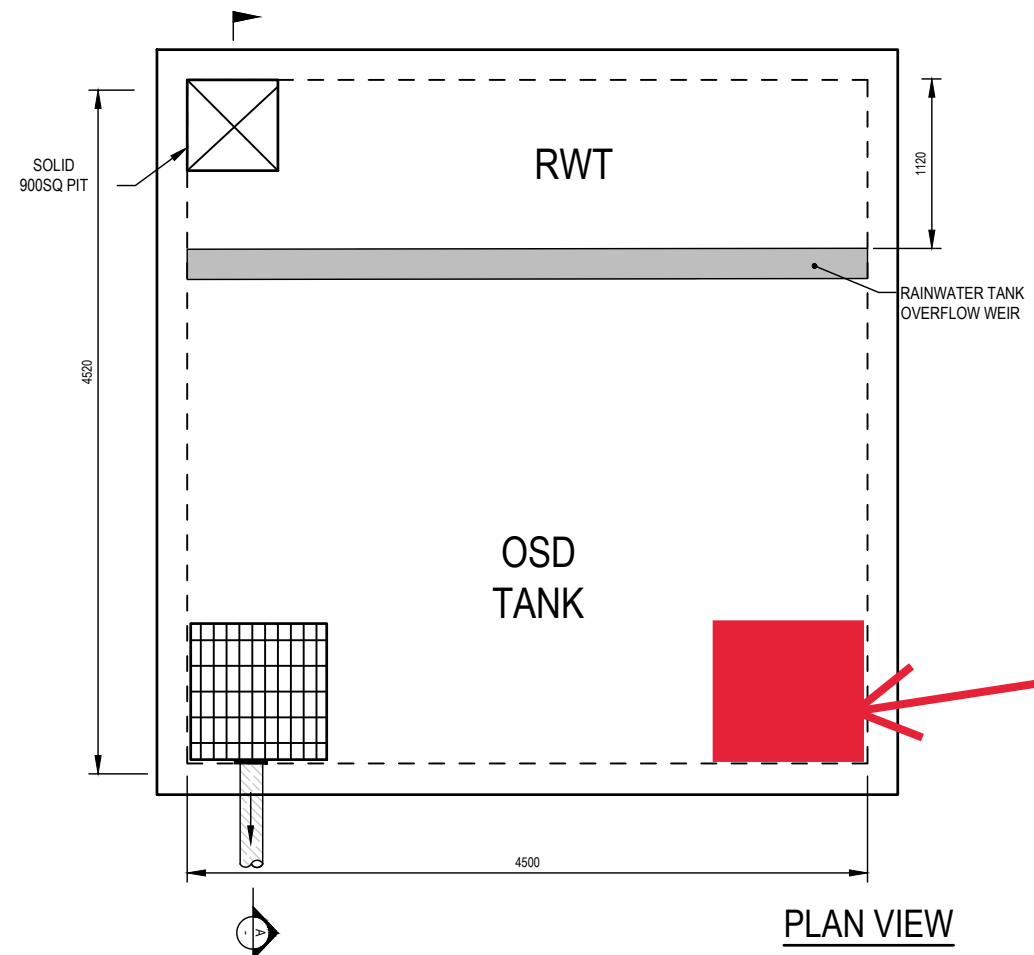
PROPOSED DUAL OCCUPANCY  
No.8 CLERMONT AVENUE  
RYDE

SHEET SIZE	A3
DESIGNED	MR
CHECKED	NZ
ISSUE	A
SCALE	AS NOTED

JOB REFERENCE  
E210095

DRAWING No.  
D5

No. IN SET  
9

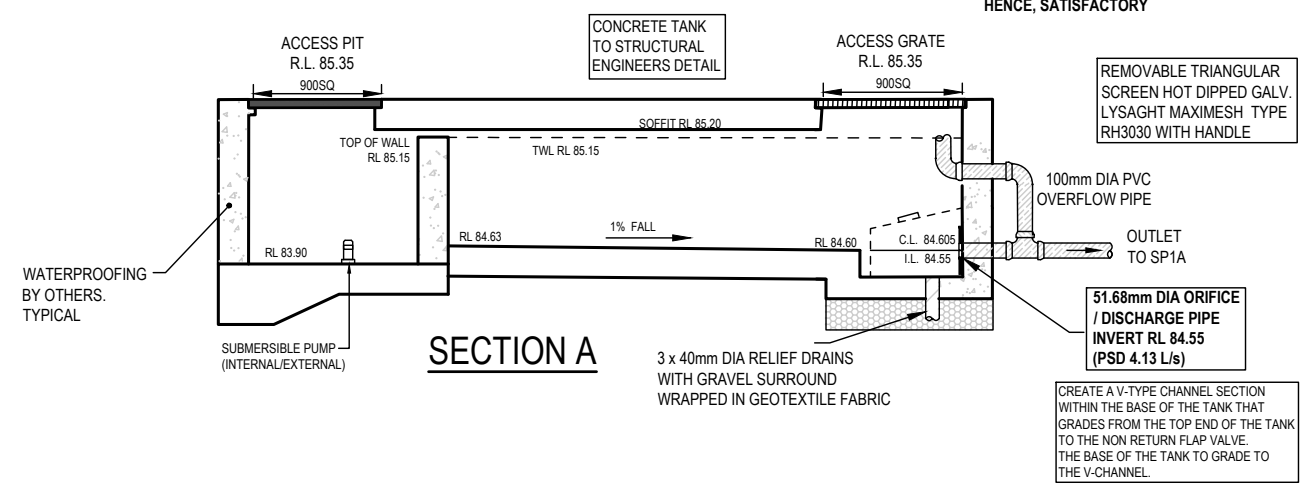


PLAN VIEW

CALCULATIONS (WEIR ON RWT):

AREA DETAINED TO DETENTION TANK = 466 m<sup>2</sup>  
MAX FLOW TO DETENTION TANK (0.86 x 237mm/hr x 0.0466Ha/360) = 0.027 m<sup>3</sup>/s  
CAPACITY OF WEIR (1.67 x 4.5 x 0.05<sup>1.5</sup>) = 0.084 m<sup>3</sup>/s

HENCE, SATISFACTORY



SECTION A

OSD TANK (DWELLING 1)  
1:50



CONFINED SPACE DANGER SIGN

COLOURS:- "DANGER" AND BACKGROUND - WHITE  
ELLIPTICAL AREA - RED  
RECTANGLE CONTAINING ELLIPSE - RED  
OTHER LETTERING AND BORDER - BLACK

- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.
- B) MINIMUM DIMENSIONS OF THE SIGN
  - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
  - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES AND MANHOLES)
- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPELENE.
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.




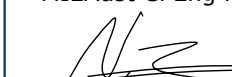
OSD PLAQUE  
NTS

**City of Ryde**

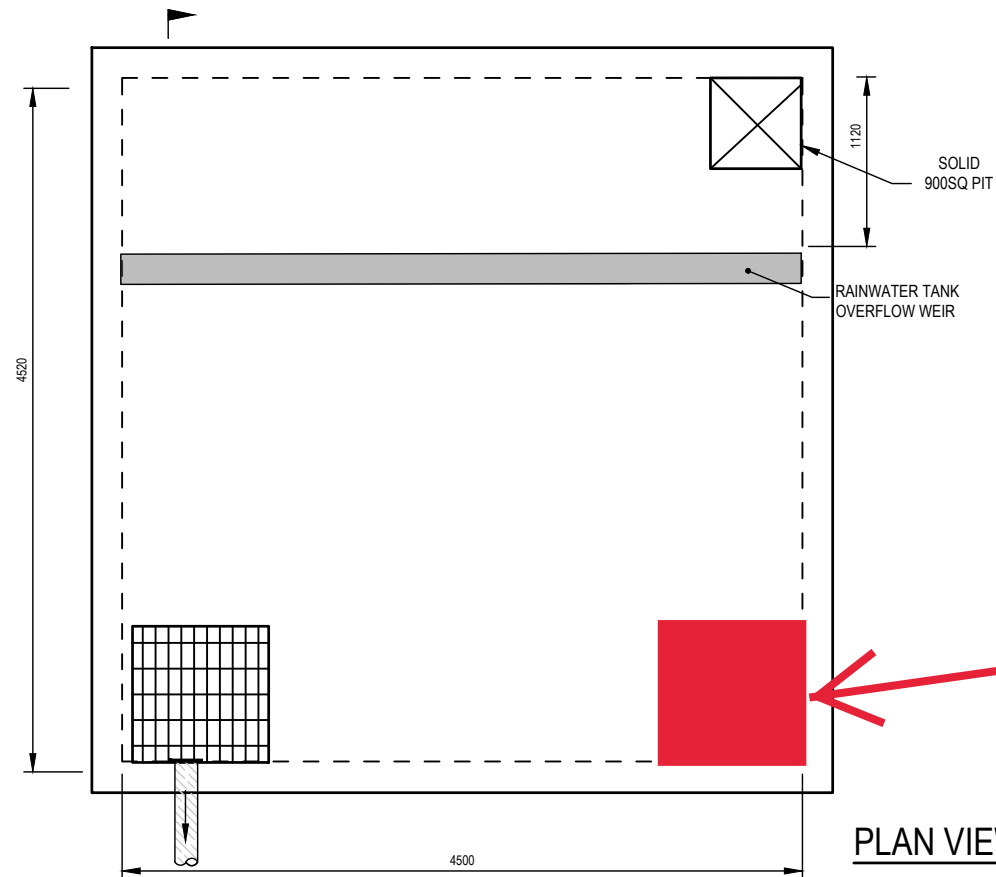
Approved Plans  
LDA No. LDA2021/0364  
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Council Officer: Holly Charalambous  
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**City of Ryde**

Development Engineering Service  
Approved Engineering Plans  
Application Number: LDA2021/0364  
Council Officer: Emily Lu  
Date: 02/03/2022

 NY CIVIL ENGINEERING	APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE	SHEET SIZE	A3	JOB REFERENCE	
	<div>NADER ZAKI MIEAust CPEng NER</div> <div></div> <div>T 0416 334 977 E <a href="mailto:admin@nycivilengineering.com.au">admin@nycivilengineering.com.au</a> W <a href="http://www.nycivilengineering.com.au">www.nycivilengineering.com.au</a></div>	A	MR	ISSUED FOR DA	29.09.2021	STORMWATER DETAILS	DESIGNED	MR	E210095	
						PROJECT TITLE	CHECKED	NZ	DRAWING No.	
						PROPOSED DUAL OCCUPANCY No.8 CLERMONT AVENUE RYDE	ISSUE	A	D6	
							SCALE	AS NOTED	No. IN SET	
									9	

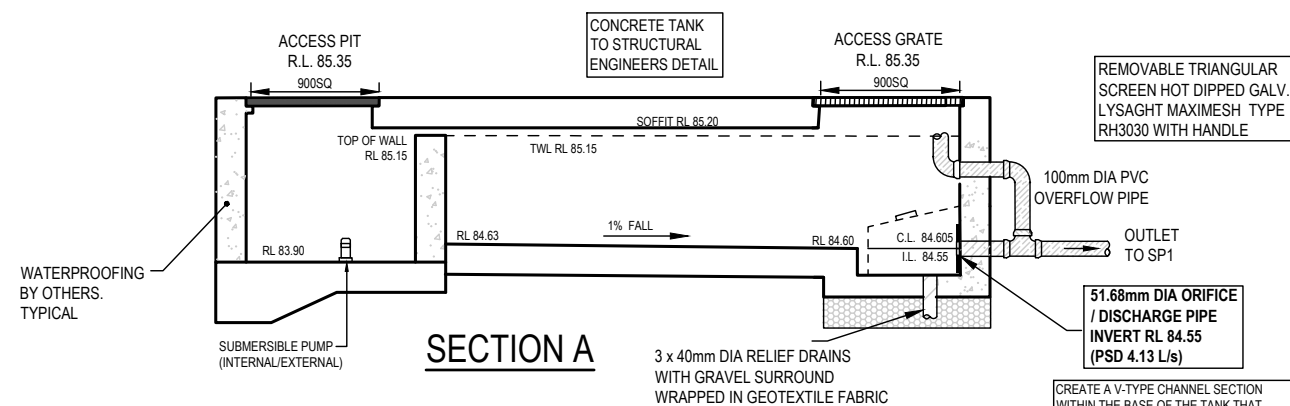




#### CALCULATIONS (WEIR ON RWT):

AREA DETAINED TO DETENTION TANK = 466 m<sup>2</sup>  
 MAX FLOW TO DETENTION TANK (0.86 x 237mm/hr x 0.0466Ha/360) = 0.027 m<sup>3</sup>/s  
 CAPACITY OF WEIR (1.67 x 4.5 x 0.05<sup>1.5</sup>) = 0.084 m<sup>3</sup>/s

HENCE, SATISFACTORY



#### OSD TANK (DWELLING 1)

1:50



#### CONFINED SPACE DANGER SIGN

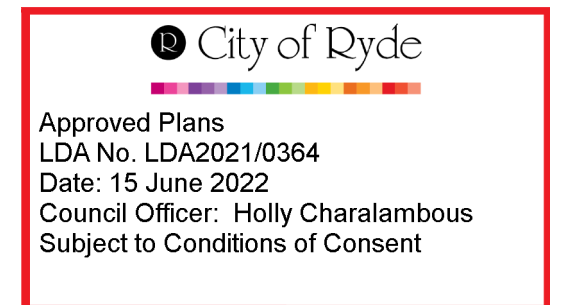
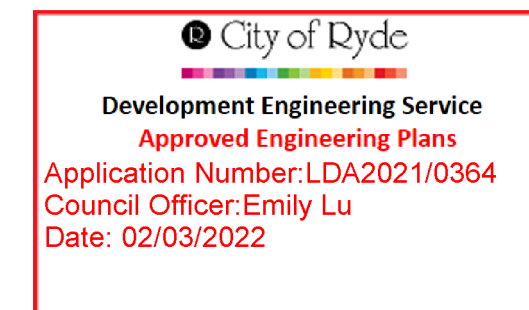
COLOURS:- "DANGER" AND BACKGROUND - WHITE  
 ELLIPTICAL AREA - RED  
 RECTANGLE CONTAINING ELLIPSE - BLACK  
 OTHER LETTERING AND BORDER - BLACK

- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.
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 - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)  
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- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPELENE.
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.




#### OSD PLAQUE

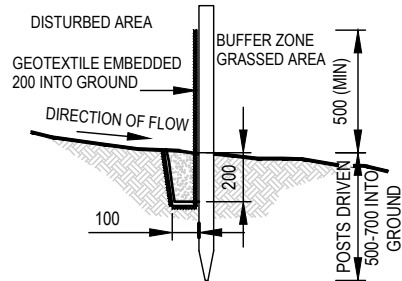
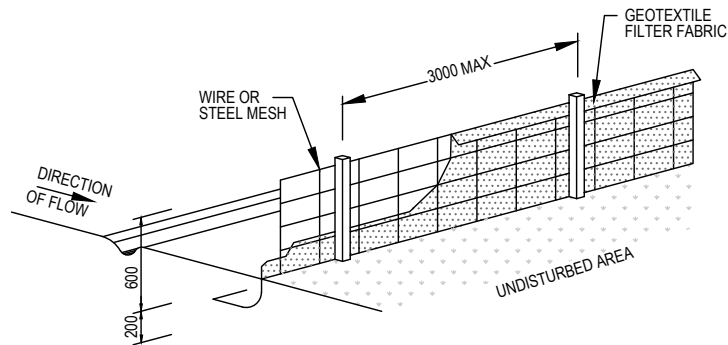
NTS



APPROVED BY		REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE		SHEET SIZE	JOB REFERENCE	
NADER ZAKI MIEAust CPEng NER		A	MR	ISSUED FOR DA	29.09.2021	STORMWATER DETAILS		A3	E210095	
								MR		
								NZ	DRAWING No. D7	
								A	No. IN SET 9	
								AS NOTED		


APPROVED BY		REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE		SHEET SIZE		A3	JOB REFERENCE			
<div>NADER ZAKI MIEAust CPEng NER</div> <div></div> <div>T 0416 334 977 E <a href="mailto:admin@nvcivilengineering.com.au">admin@nvcivilengineering.com.au</a> W <a href="http://www.nvcivilengineering.com.au">www.nvcivilengineering.com.au</a></div>		A	MR	ISSUED FOR DA	29.09.2021	SEDIMENT CONTROL PLAN		DESIGNED		MR	DRAWING No. D8			
		PROPOSED DUAL OCCUPANCY No.8 CLERMONT AVENUE RYDE							CHECKED		NZ	No. IN SET 9		
										ISSUE				A
										SCALE				1:200

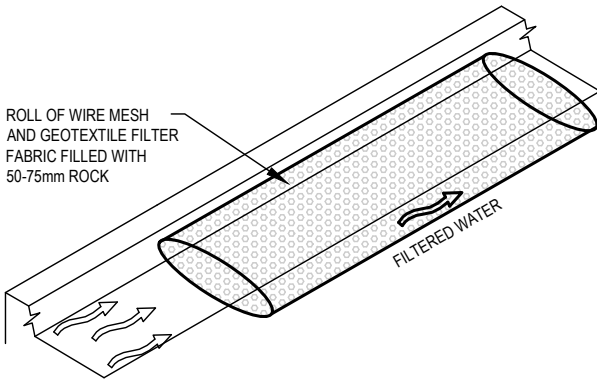




SEDIMENT FENCE DETAIL  
NTS

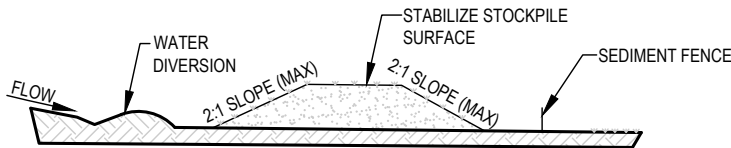
- CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
  2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
  3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
  4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
  5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
  6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

  
Approved Plans  
LDA No. LDA2021/0364  
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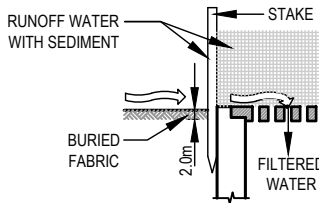
MESH AND GRAVEL FILTER  
NTS

- CONSTRUCTION NOTES:**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
  2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
  3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(h) x 400mm(w).
  4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
  5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
  6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



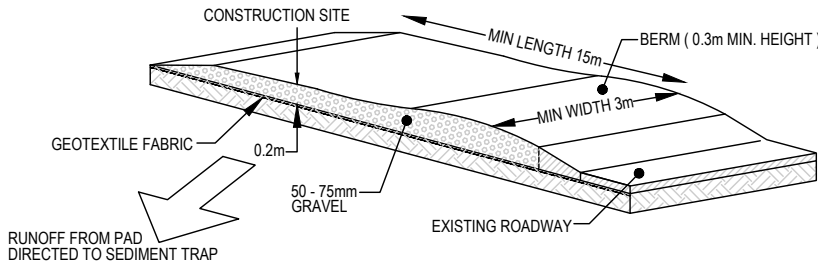
STOCKPILE  
NTS

- NOTE:**
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
  2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
  3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
  4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
  5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METERS ON THE DOWNSLOPE.



SEDIMENT BARRIER AROUND PIT  
NTS


- CONSTRUCTION NOTES:**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
  2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
  3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
  4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



STABILIZED SITE ACCESS  
NTS

- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
  2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
  3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
  4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METERS WIDE.
  5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE
NADER ZAKI MIEAust CPEng NER 	A	MR	ISSUED FOR DA	29.09.2021

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W www.nvcivilengineering.com.au

DRAWING TITLE
SEDIMENT CONTROL DETAILS
PROJECT TITLE
PROPOSED DUAL OCCUPANCY No.8 CLERMONT AVENUE RYDE

SHEET SIZE	A3	JOB REFERENCE	E210095
DESIGNED	MR	DRAWING No.	D9
CHECKED	NZ	No. IN SET	9
ISSUE	A		
SCALE	AS NOTED		