

SITE AREA	796.7m ²		
STANDARD	PROPOSED	COMPLIES	
FSR 0.5:1	398.35m ²	326.25 m ²	Yes
PROPOSED FLOOR AREA			
	AREA		
FIRST FLOOR	147.84 m ²		
GROUND FLOOR	178.41 m ²		
TOTAL PROPOSED FLOOR AREA	326.25 m ²		

PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071

City of Ryde

Approved Plans
LDA No. LDA2022/0402
Date: 2 March 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent

COLOUR LEGEND:

---	GROUND FLOOR GRID LINE
---	FIRST FLOOR GRID LINE
---	FIRST FLOOR LINE OVER
---	ROOF LINE OVER

LEGEND

	2800L RAINWATER TANK TO COMPLY WITH BASIX REQUIREMENTS
	GAS INSTANTANEOUS 5 STARS

SITE ANALYSIS LEGEND:

	VEHICULAR ENTRY		SUN DIRECTION - 21 JUNE		EXISTING GROUND CONTOURS		NEIGHBOURING WINDOWS FACING SITE
	PREVAILING SUMMER WINDS		EXISTING TREE TO BE REMAIN		EXISTING GROUND LEVEL		PRIVATE OPEN SPACE
	PREVAILING WINTER WINDS		EXISTING TREE TO BE REMOVED		NOISE SOURCE		LETTER BOX

NOTES

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ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.

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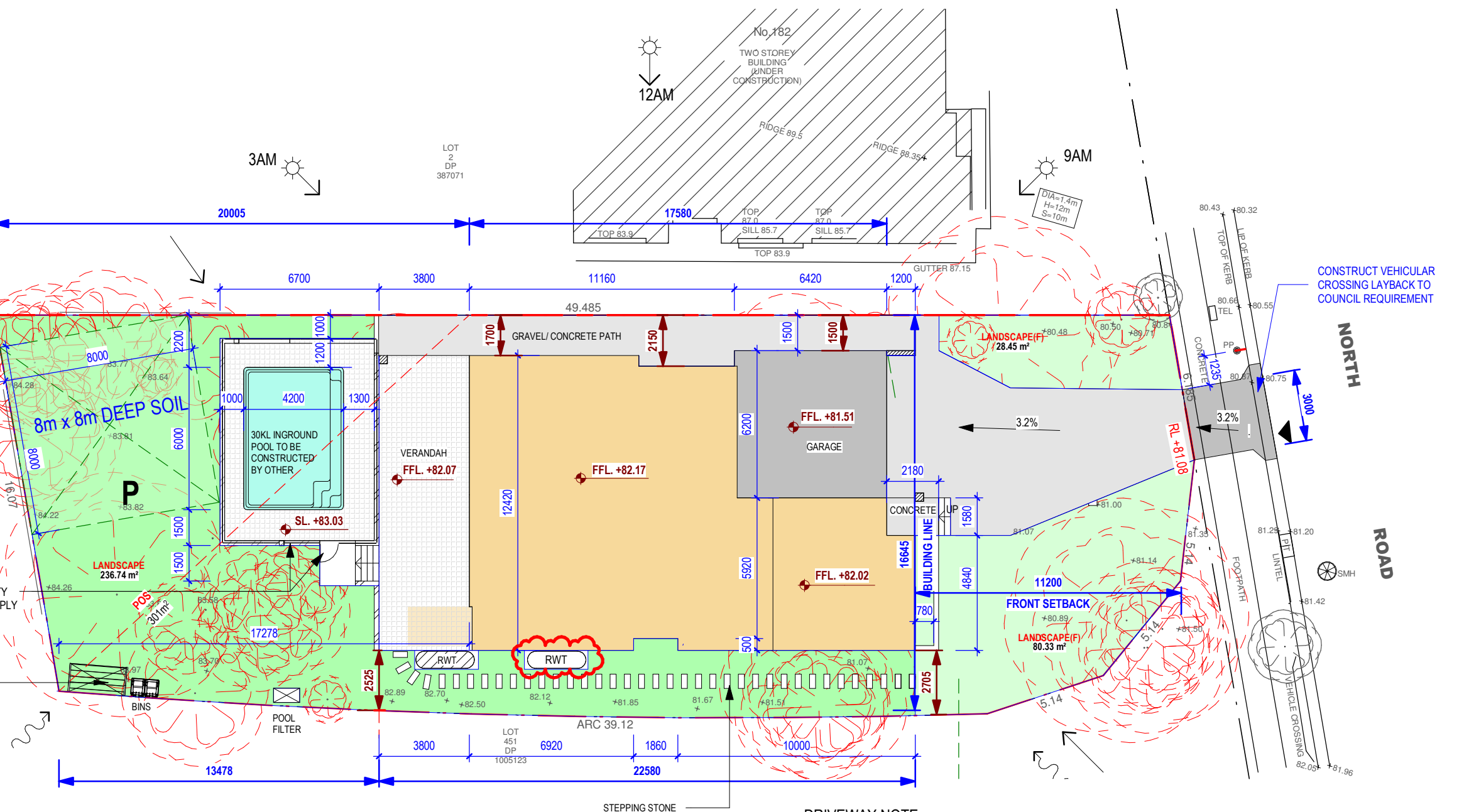
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DRIVEWAY NOTE:

THE DRIVEWAY GRADIENT IS LESS THAN 12.5% AND COMPLIES WITH THE REQUIREMENTS OF AS 2890.1

RYDE DCP 2014- PART 3.3	REQUIRED	PROPOSED	
40% of the area forward of the building line must be landscaped Front area : 173.83 m ²	69.5m ²	108.79 m ²	COMPLIES

1 SITE LAYOUT AND SITE ANALYSIS PLAN

SCALE 1 : 200

0 2 4 8 16m

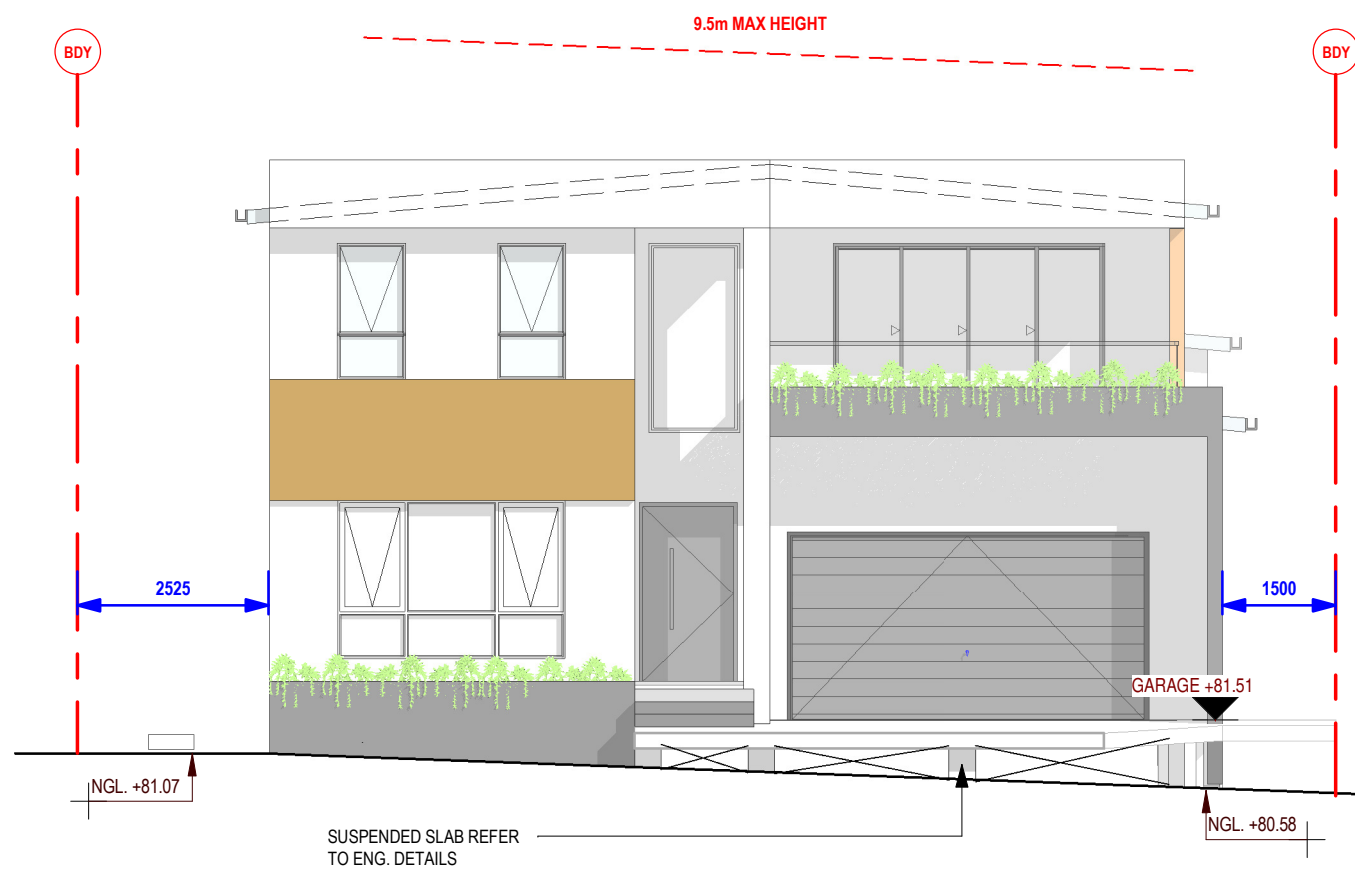
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PROJECT		PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071	
CLIENT		Mr. GEORGE ELIAS	
TITLE		SITE PLAN	
REV	BY	AMENDMENT	DATE
C	KN	RAINWATER TANK ADDED	22.02.2023
B	KN	GENERAL REVISION	13.12.2022
A	LT	ISSUED FOR DA APPROVAL	03.11.2022

RIDGE DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

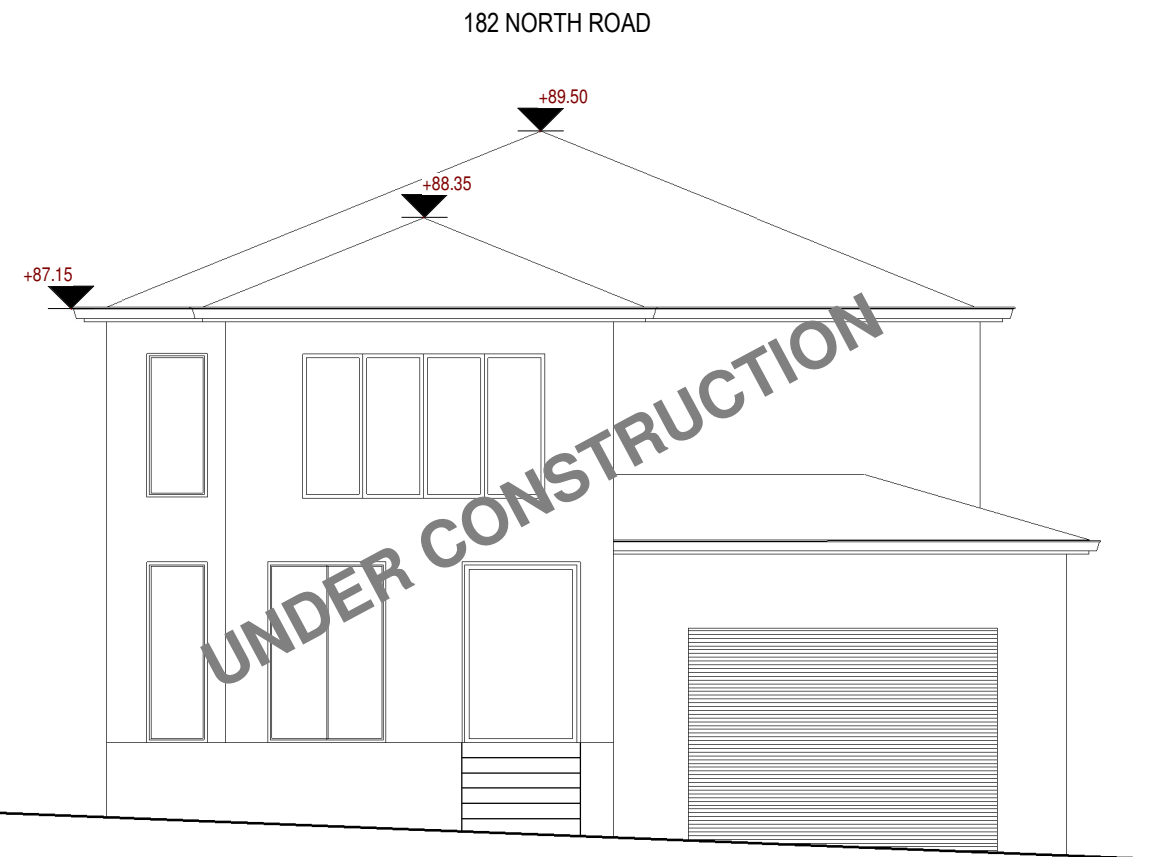


RYDE CITY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN LT	
DRAWING NUMBER 1.01	SCALE As indicated	@ A3
	JOB No 22048	
	REVISION C	



STREETSCAPE

1
SCALE 1 : 100



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0 1 2 4 8m
1:100

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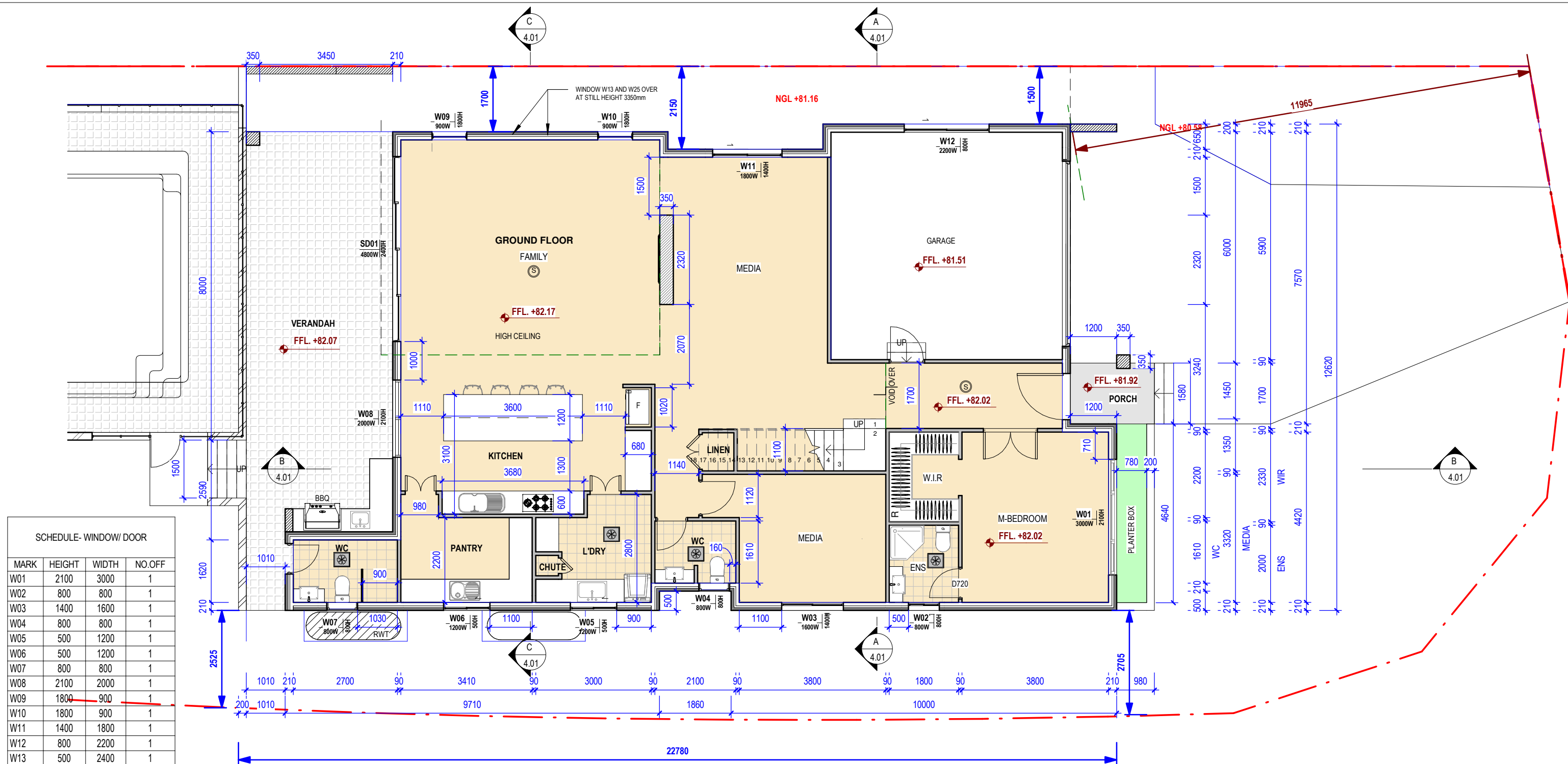
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A	LT	ISSUED FOR DA APPROVAL	03.11.2022
REV	BY	AMENDMENT	DATE

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CLIENT	Mr. GEORGE ELIAS
TITLE	STREETSCAPE

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A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095



RYDE CITY COUNCIL		
	DESIGNED G.M	CHECKED G.M
	DRAWN Author	
	SCALE 1 : 100	@ A3
SURVEY REFERENCE	JOB No	22048
DRAWING NUMBER 1.02	REVISION	B



SCHEDULE- WINDOW/ DOOR			
MARK	HEIGHT	WIDTH	NO.OFF
W01	2100	3000	1
W02	800	800	1
W03	1400	1600	1
W04	800	800	1
W05	500	1200	1
W06	500	1200	1
W07	800	800	1
W08	2100	2000	1
W09	1800	900	1
W10	1800	900	1
W11	1400	1800	1
W12	800	2200	1
W13	500	2400	1
W14	2500	1200	1
W15	1800	900	1
W16	1800	900	1
W17	800	2000	1
W18	800	2000	1
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W20	700	1200	1
W21	800	2000	1
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SD01	2400	4800	1
SD02	2300	3600	1

W
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- OPENABLE BEDROOM WINDOWS TO BE PROTECTED TO PART 3.9.2.6 OF THE BCA AND OTHER ROOMS TO PART 3.9.2.7 OF THE BCA.

NOTE:

MECHANICAL VENTILATION TO COMPLY WITH THE BCA NCC 2016 PART 3.8.5 VENTILATION / 3.8.5.2 VENTILATION REQUIREMENTS

SKY LIGHT

SMOKE ALARMS - INTERCONNECTED TO PART 3.7.5 OF THE BCA LIFT OFF HINGES

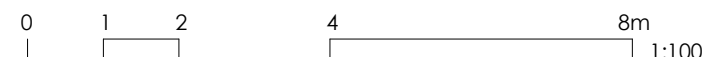
HEIGHTS OF THE BALUSTRADE OF THE BALCONY TO COMPLY WITH BCA 3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS

City of Ryde

Approved Plans
LDA No. LDA2022/0402
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GROUND FLOOR PLAN

SCALE 1 : 100



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REV BY AMENDMENT DATE				CLIENT Mr. GEORGE ELIAS		TRUE NORTH SURVEY REFERENCE		DRAWING NUMBER 2.01	
C KN RAINWATER TANK ADDED 22.02.2023				TITLE GROUND FLOOR PLAN					
B KN GENERAL REVISION 13.12.2022									
A LT ISSUED FOR DA APPROVAL 03.11.2022									

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W03	1400	1600	1
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SKY LIGHT



SMOKE ALARMS - INTERCONNECTED TO PART 3.7.5 OF THE BCA LIFT OFF HINGES



HEIGHTS OF THE BALUSTRADE OF THE BALCONY TO COMPLY WITH BCA 3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS

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REV	BY	AMENDMENT	DATE
A	LT	ISSUED FOR DA APPROVAL	03.11.2022

PROJECT
PROPOSED TWO STOREY DWELLING
180 North Road EASTWOOD 2122
LOT 3 DP387071

CLIENT
Mr. GEORGE ELIAS

TITLE
FIRST FLOOR PLAN



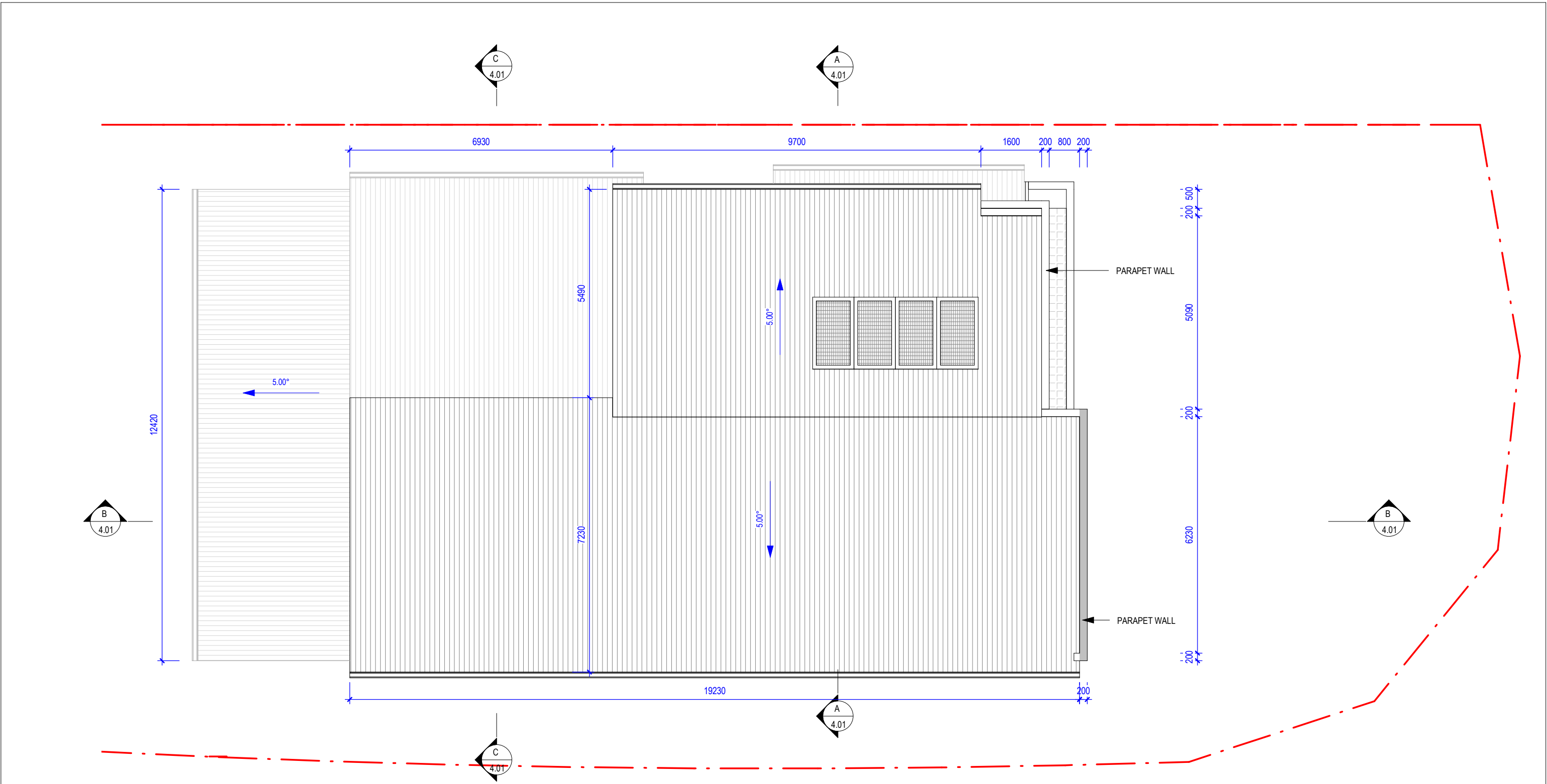
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DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095



RYDE CITY COUNCIL

TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN LT	
DRAWING NUMBER 2.02	SCALE 1 : 100	@ A3
	JOB No 22048	
REVISION A		



NOTE:

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1 ROOF PLAN
SCALE 1 : 100



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REV	BY	AMENDMENT		DATE

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	CLIENT	Mr. GEORGE ELIAS	
	TITLE	ROOF PLAN	

**RIDGE
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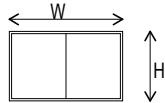
RYDE CITY COUNCIL		
	DESIGNED G.M	CHECKED G.M
	DRAWN LT	
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SURVEY REFERENCE		JOB No 22048
DRAWING NUMBER 2.03		REVISION A



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SCHEDULE- WINDOW/ DOOR

MARK	HEIGHT	WIDTH	NO.OFF
W01	2100	3000	1
W02	800	800	1
W03	1400	1600	1
W04	800	800	1
W05	500	1200	1
W06	500	1200	1
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PROJECT	PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071
CLIENT	Mr. GEORGE ELIAS
TITLE	ELEVATIONS - SHEET 1

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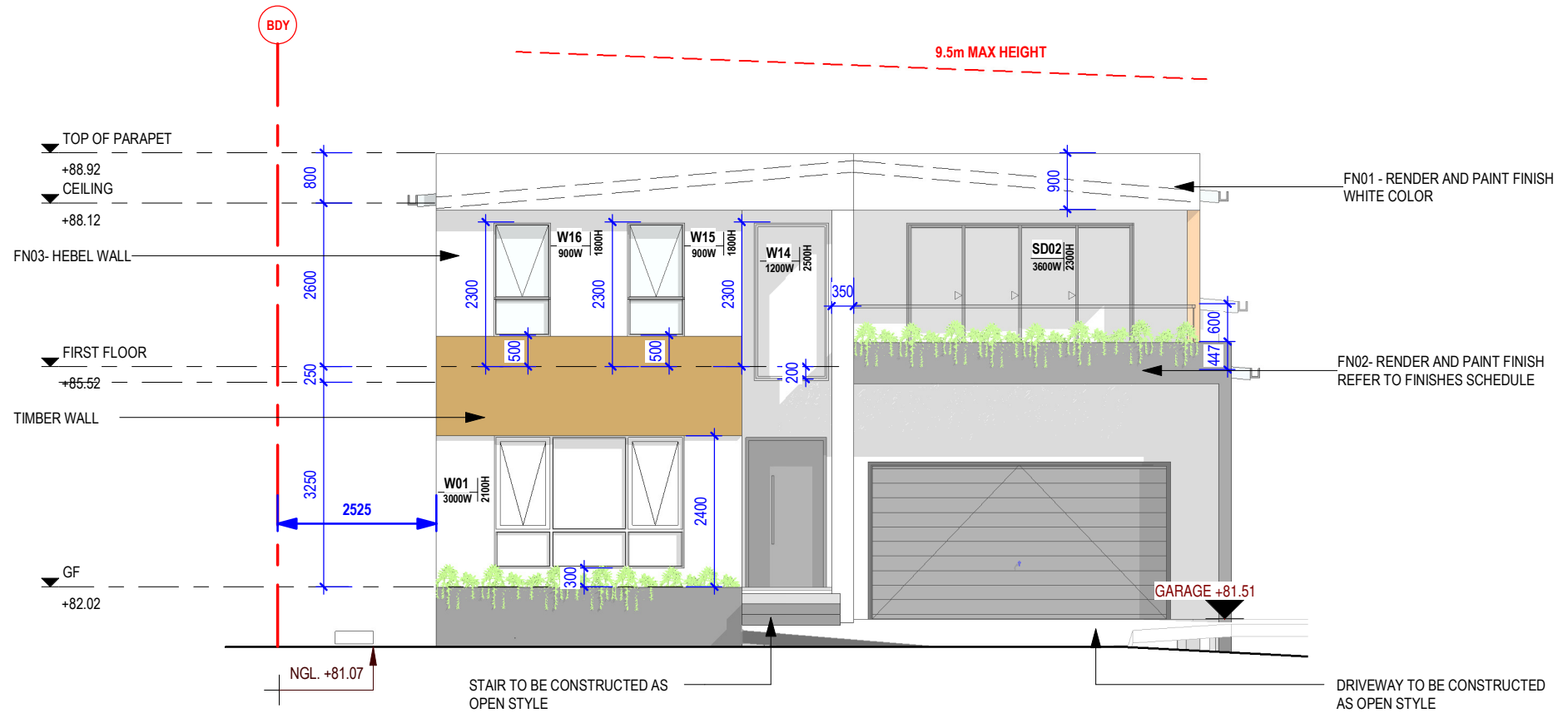


RYDE CITY COUNCIL		
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	DRAWN KN	
	SCALE 1 : 100	@ A3
DRAWING NUMBER 3.01	JOB No 22048	REVISION A

1

EAST ELEVATION

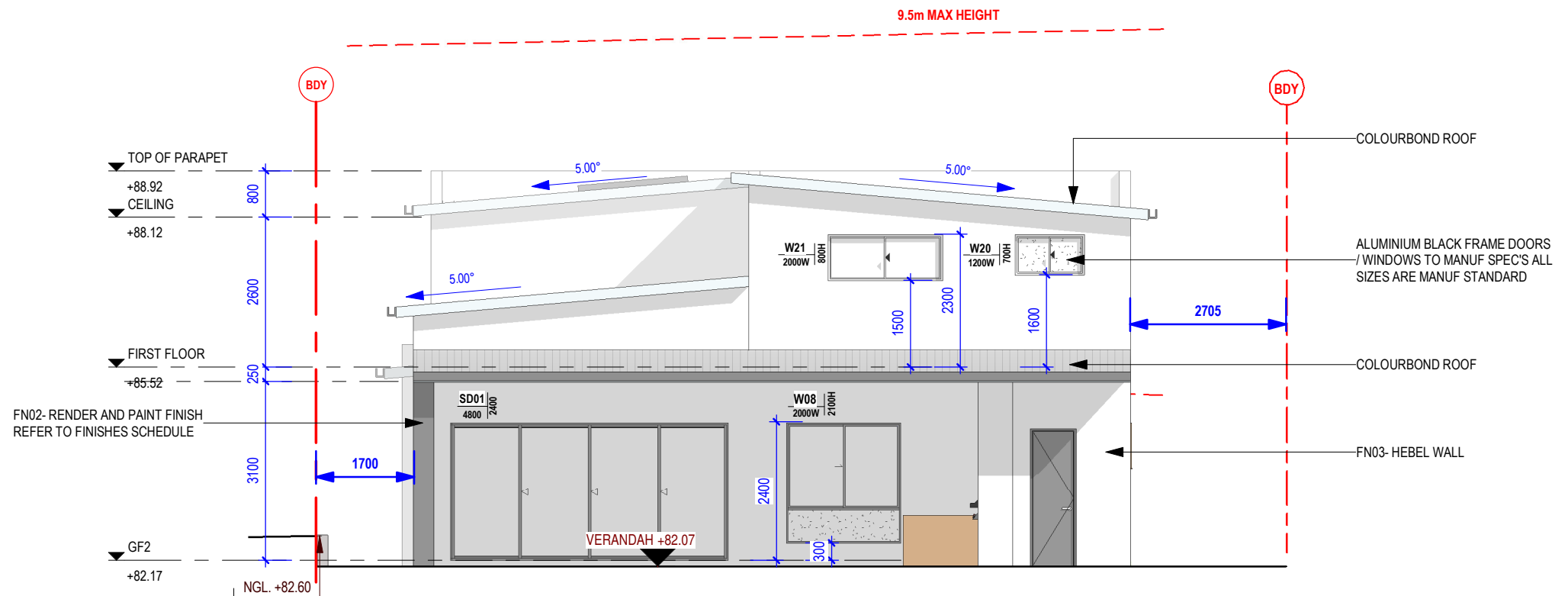
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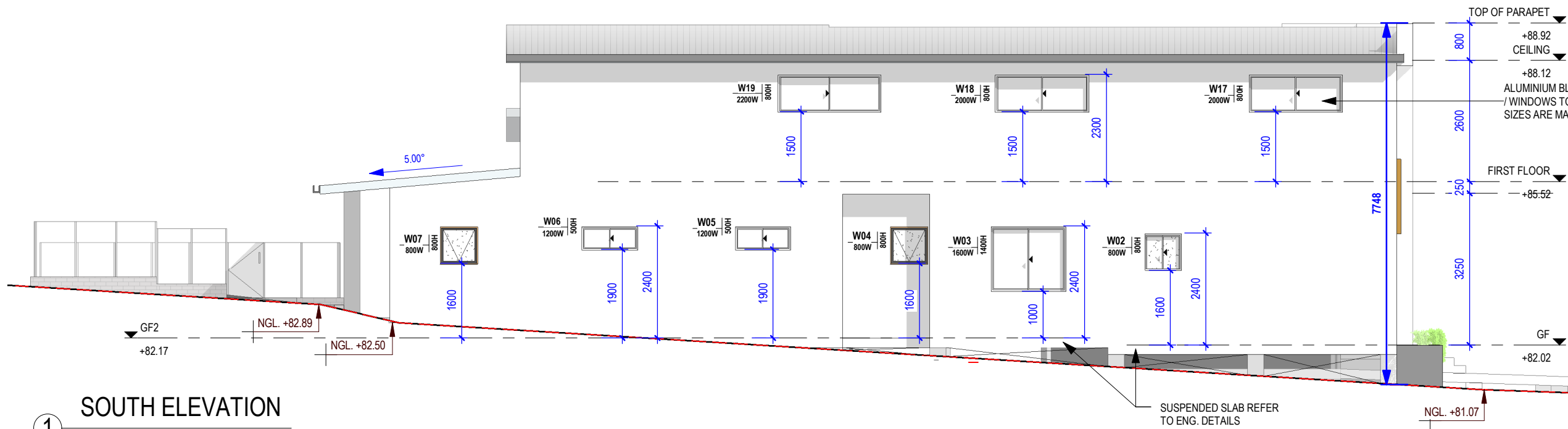


2

WEST ELEVATION

SCALE 1 : 100





SOUTH ELEVATION

SCALE 1 : 100

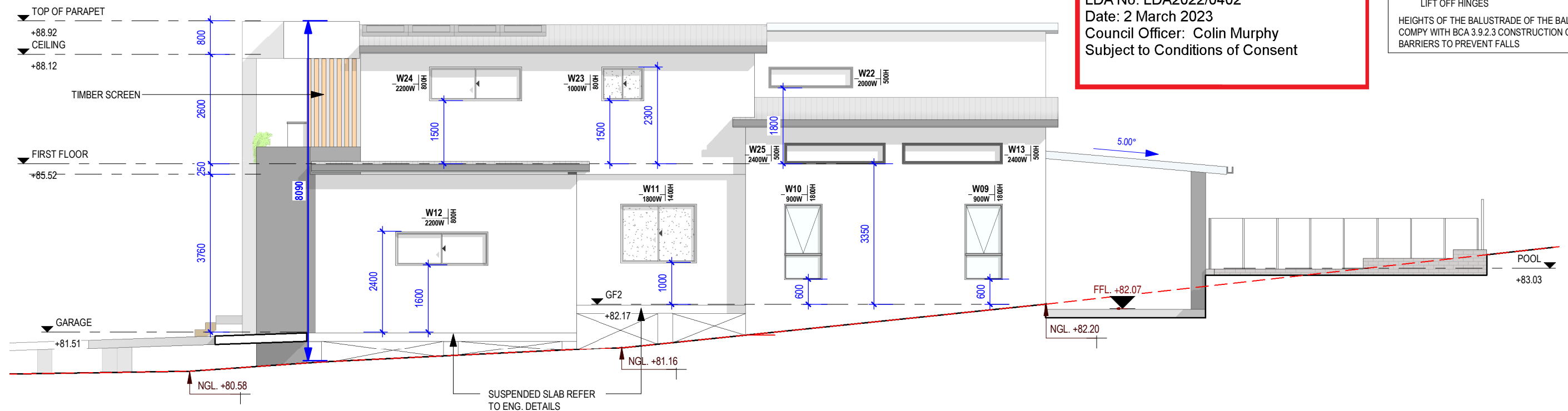
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 - SKY LIGHT
 - SMOKE ALARMS - INTERCONNECTED TO PART 3.7.5 OF THE BCA LIFT OFF HINGES
- HEIGHTS OF THE BALUSTRADE OF THE BALCONY TO COMPLY WITH BCA 3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS

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NORTH ELEVATION

SCALE 1 : 100

0 1 2 4 8m
1:100

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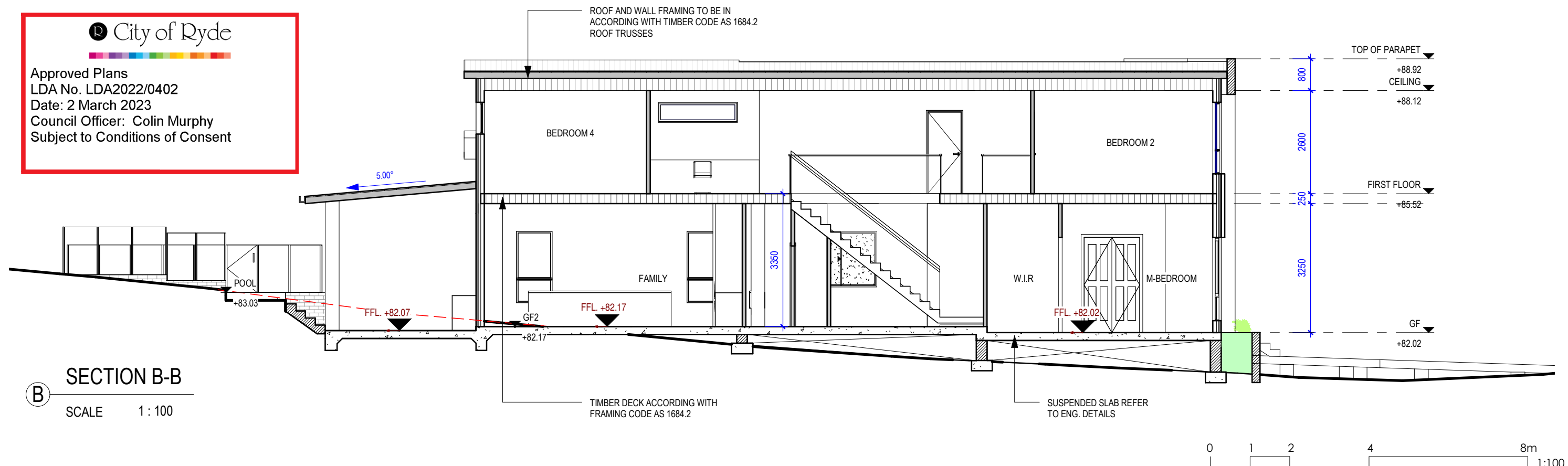
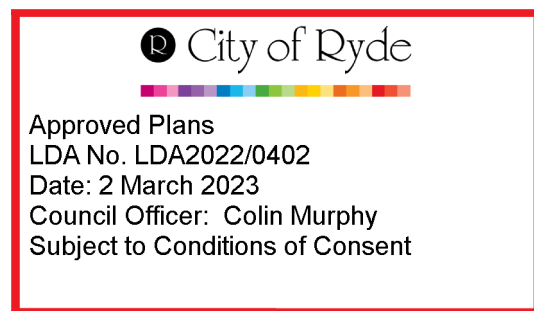
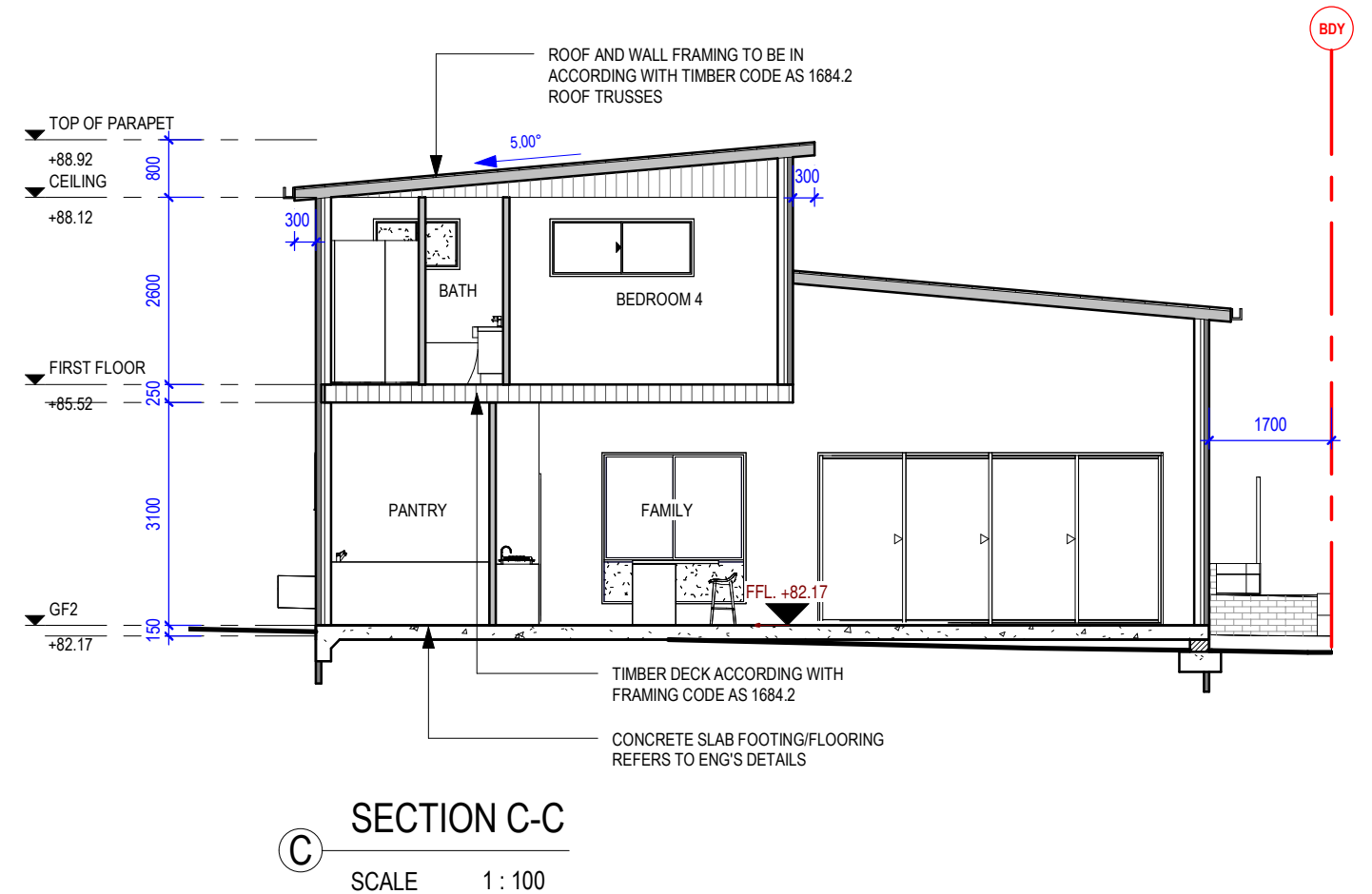
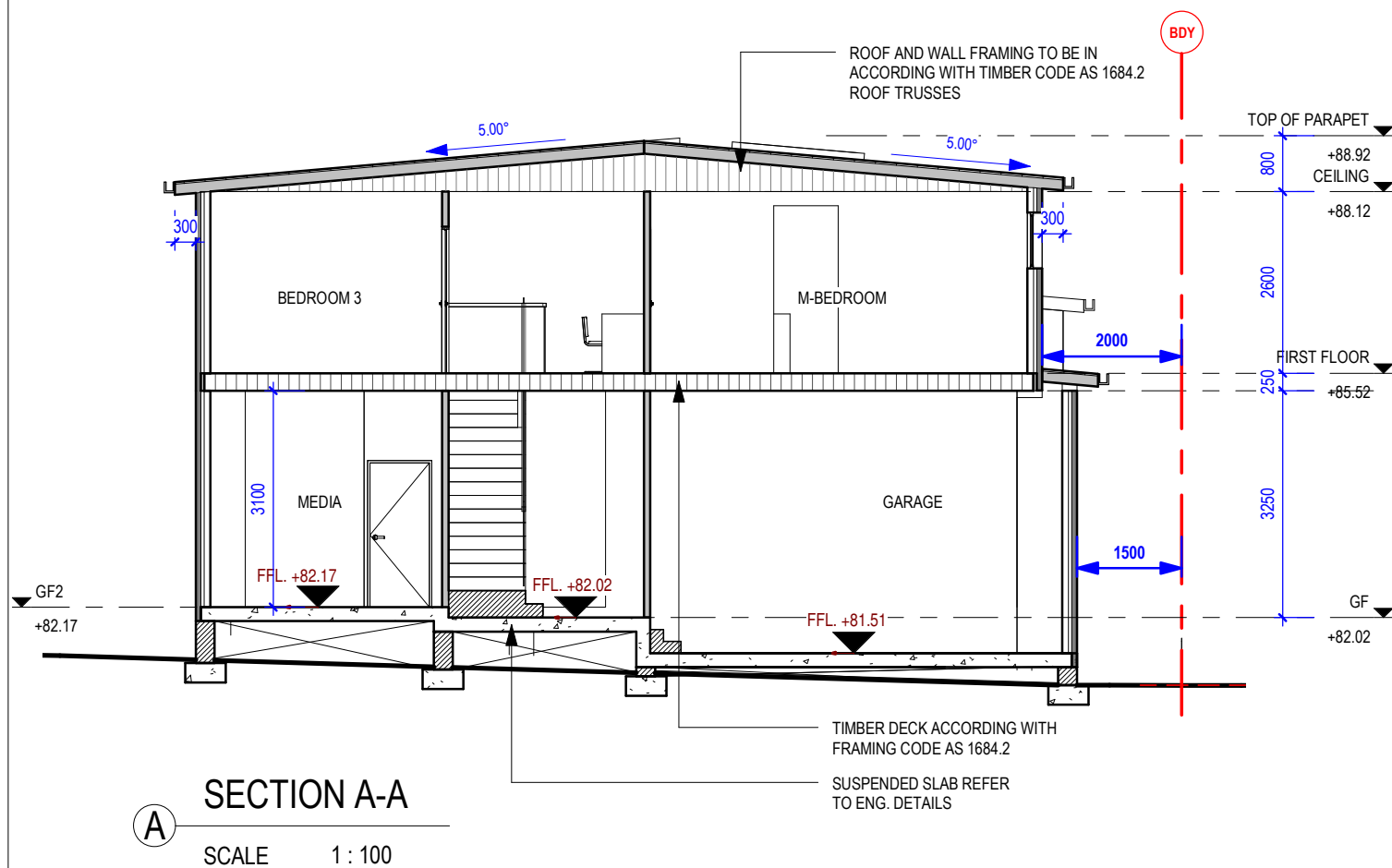
A		LT	ISSUED FOR DA APPROVAL	03.11.2022
REV	BY	AMENDMENT		DATE

PROJECT	PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071
CLIENT	Mr. GEORGE ELIAS
TITLE	ELEVATIONS - SHEET 2

**RIDGE
DESIGNS**
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CANTERBURY, NSW 2193
PHONE: (02)97871595 FAX:97871095



RYDE CITY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
DRAWING NUMBER 3.02	SCALE 1 : 100	@ A3
	JOB No 22048	
	REVISION A	



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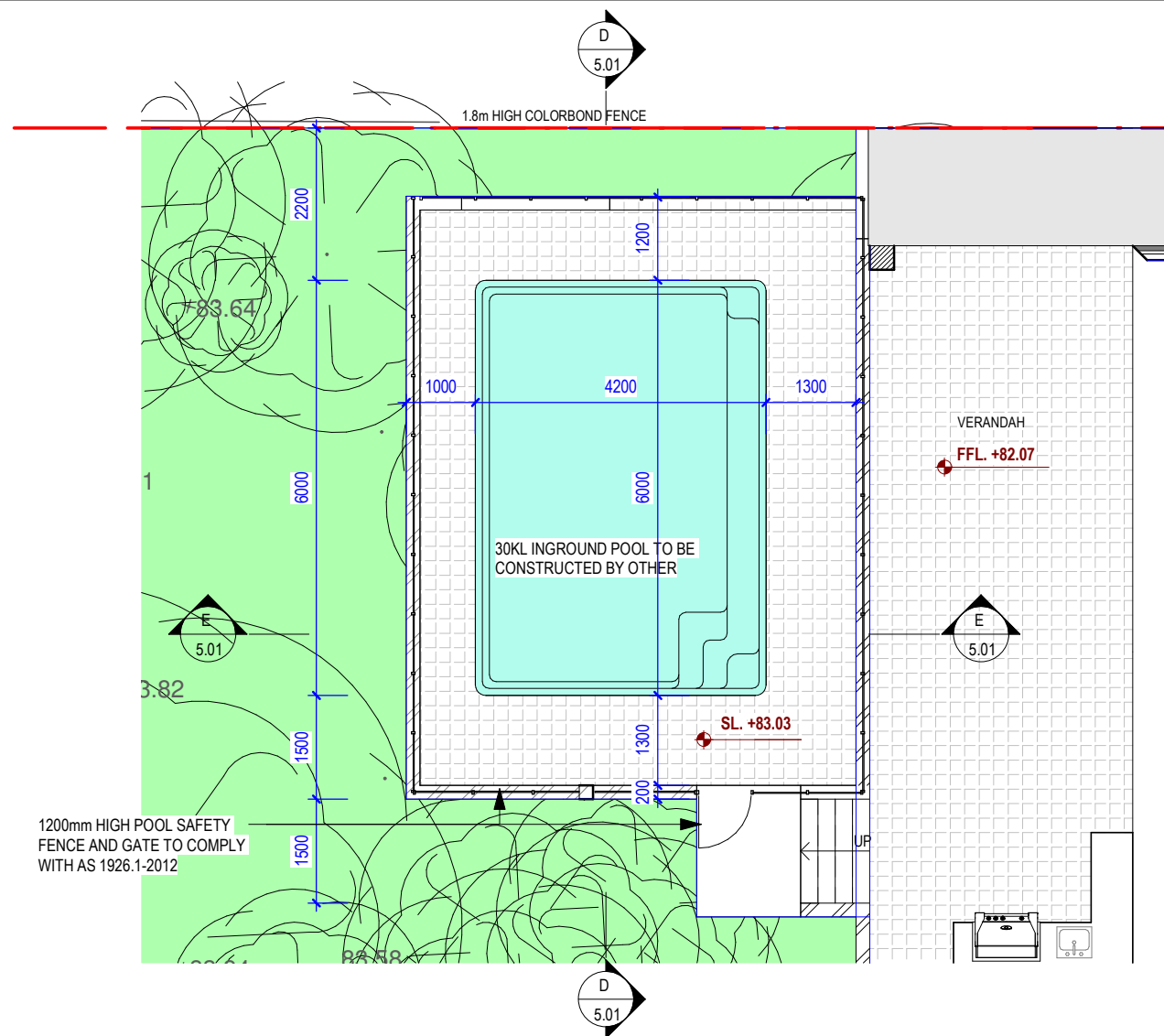
REV	BY	AMENDMENT	DATE
A	LT	ISSUED FOR DA APPROVAL	03.11.2022

PROJECT	PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071
CLIENT	Mr. GEORGE ELIAS
TITLE	SECTIONS - SHEET 1

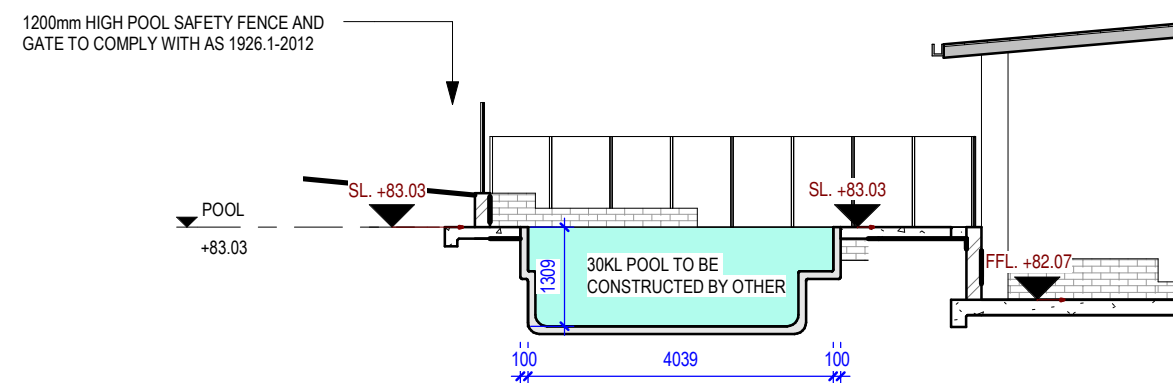
RIDGE
DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY, NSW 2193
PHONE: (02)97871595 FAX:97871095



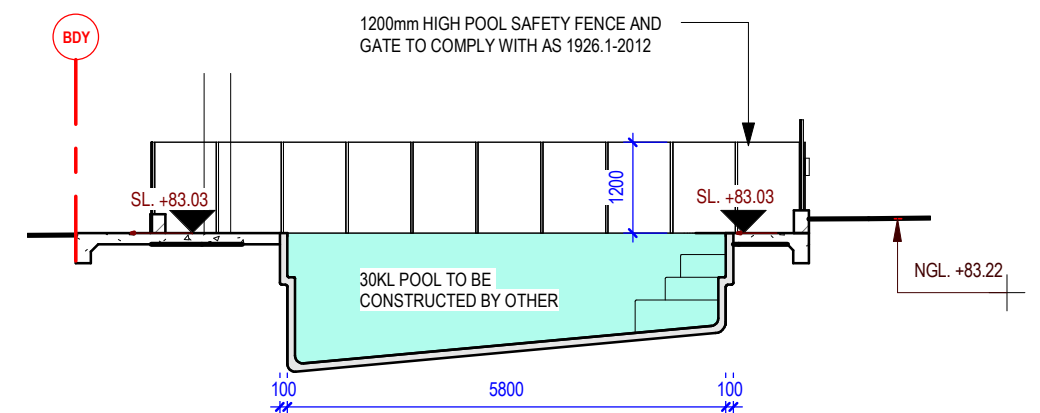
RYDE CITY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
DRAWING NUMBER 4.01	SCALE As indicated	@ A3
	JOB No 22048	REVISION A



2 POOL PLAN
SCALE 1 : 100



E POOL SECTION E
SCALE 1 : 100



D POOL SECTION D
SCALE 1 : 100

NOTES

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2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR

TO THE COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3.1990
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK

REV	BY	AMENDMENT	DATE
A	LT	ISSUED FOR DA APPROVAL	03.11.2022

PROJECT	PROPOSED TWO STOREY DWELLING 180 North Road EASTWOOD 2122 LOT 3 DP387071
CLIENT	Mr. GEORGE ELIAS
TITLE	POOL DETAILS

**RIDGE
DESIGNS**
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

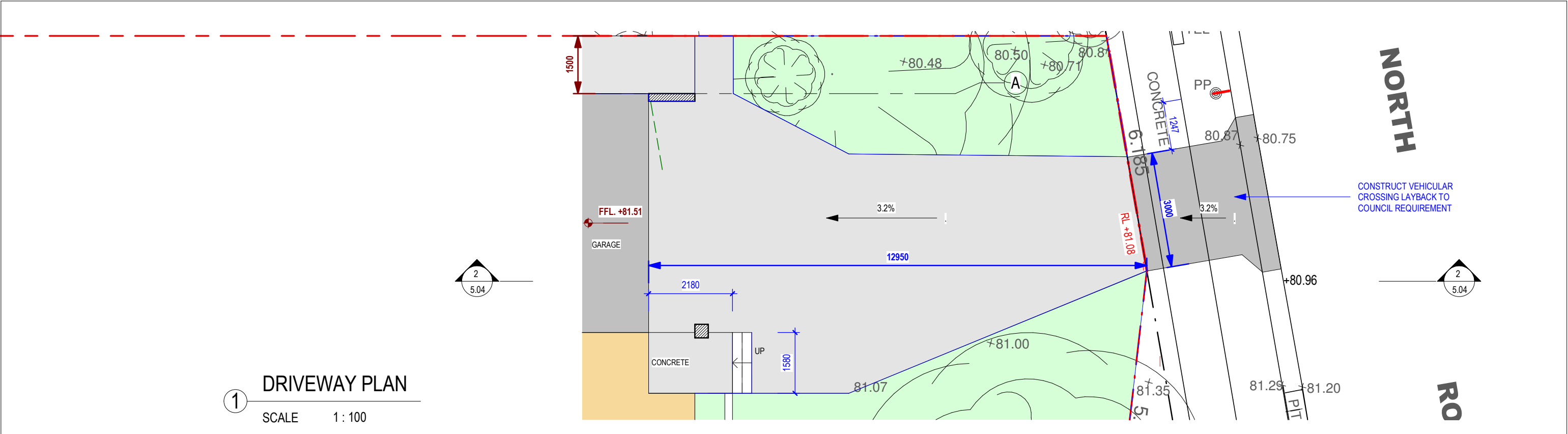
0 1 2 4 8m
1:100



RYDE CITY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN JM	
	SCALE 1 : 100	@ A3
DRAWING NUMBER 5.01	JOB No 22048	REVISION A



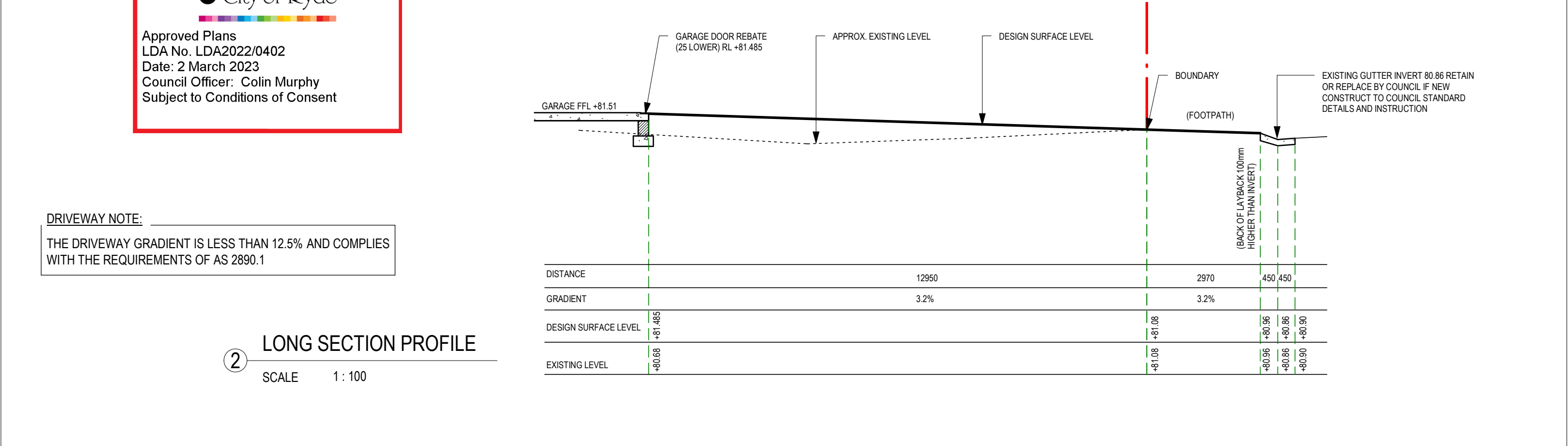
Approved Plans
LDA No. LDA2022/0402
Date: 2 March 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent



Approved Plans
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Date: 2 March 2023
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DRIVEWAY NOTE:

THE DRIVEWAY GRADIENT IS LESS THAN 12.5% AND COMPLIES WITH THE REQUIREMENTS OF AS 2890.1



<div>NOTES</div> <div>1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.</div> <div>2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.</div> <div>3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.</div> <div>4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR</div> <div>TO THE COMMENCEMENT OF ANY BUILDING WORK.</div> <div>5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.</div> <div>6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3.1990</div> <div>7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK</div>		<div>PROJECT</div> <div>PROPOSED TWO STOREY DWELLING</div> <div>180 North Road EASTWOOD 2122</div> <div>LOT 3 DP387071</div>		<div>RIDGE DESIGNS</div> <div>A B N 60 167 981 982</div> <div>G01/ 2A COOKS AVENUE</div> <div>CANTERBURY , NSW 2193</div> <div>PHONE: (02)97871595 FAX:97871095</div>		<div>RYDE CITY COUNCIL</div> <div><div><div>TRUE NORTH</div><div></div></div><div>SURVEY REFERENCE</div></div> <div><div>DESIGNED G.M</div><div>CHECKED G.M</div></div> <div><div>DRAWN LT</div><div>SCALE As indicated @ A3</div></div> <div><div>JOB No 22048</div><div>REVISION A</div></div>	
A	LT	ISSUED FOR DA APPROVAL	03.11.2022	TITLE	DRIVEWAY SECTION	DRAWING NUMBER	5.04
REV	BY	AMENDMENT	DATE				

BASIX NOTE
CERTIFICATE NUMBER: 1342855S
SINGLE DWELLING

WATER COMMITMENTS

Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 2800 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
• all toilets in the development
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
• a tap that is located within 10 metres of the swimming pool in the development.

Swimming pool
The swimming pool must not have a volume greater than 30 kilolitres
The swimming pool must be outdoors.

THERMAL COMFORT COMMITMENTS

General features
The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.
Floor, walls and ceiling/roof
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - AAC external, brick internal (AAC: 75 mm)	2.37 (or 3.4 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475 - 0.70)

Windows, glazed doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
• For the following glass and frame types, the certifier check can be performed by visual inspection.
- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W09	1800	900	aluminium, single, clear	none	2-4m high, 2-5m away
W10	1800	900	aluminium, single, clear	none	2-4m high, 2-5m away
W11	1400	1800	aluminium, single, clear	none	2-4m high, 2-5m away
W13	500	2400	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W25	500	2400	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W23	800	1000	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W24	800	2200	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W22	500	2000	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W01	2100	3000	aluminium, single, clear	none	not overshadowed
W14	2500	1200	aluminium, single, clear	eave 1200mm, 200mm above head of window or glazed door	not overshadowed
W15	1800	900	aluminium, single, clear	eave 250mm, 200mm above head of window or glazed door	not overshadowed
W16	1800	900	aluminium, single, clear	eave 1600mm, 300mm above head of window or glazed door	not overshadowed
SD02	2300	3600	aluminium, single, clear	eave 1600mm, 300mm above head of window or glazed door	not overshadowed
South facing					
W02	800	800	aluminium, single, clear	none	not overshadowed
W03	1400	1600	aluminium, single, clear	none	not overshadowed
W04	800	800	aluminium, single, clear	solid overhang 500mm, 500mm above head of window or glazed door	not overshadowed
W05	500	1200	aluminium, single, clear	none	not overshadowed
W06	500	1200	aluminium, single, clear	none	not overshadowed
W07	800	800	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W17	800	2000	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W18	800	2000	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
W19	800	2200	aluminium, single, clear	eave 450mm, 400mm above head of window or glazed door	not overshadowed
West facing					
SD01	2400	4800	aluminium, single, clear	verandah 4000mm, 2400mm above base of window or glazed door	not overshadowed
W08	2100	2000	aluminium, single, clear	verandah 4000mm, 2400mm above base of window or glazed door	not overshadowed
W20	700	1200	aluminium, single, clear	eave 450mm, 700mm above head of window or glazed door	not overshadowed
W21	800	2000	aluminium, single, clear	eave 450mm, 700mm above head of window or glazed door	not overshadowed

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a

Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a
Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
• at least 5 of the bedrooms / study; dedicated
• at least 3 of the living / dining rooms; dedicated
• the kitchen; dedicated
• all bathrooms/toilets; dedicated
• the laundry; dedicated
• all hallways; dedicated

Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

Swimming pool
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): gas
The applicant must install a timer for the swimming pool pump in the development.

Alternative evergy
The applicant must install a photovoltaic system with the capacity to generate at least 4 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.

NOTES

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A

LT

ISSUED FOR DA APPROVAL

03.11.2022

REV

BY

AMENDMENT

DATE

PROJECT

PROPOSED TWO STOREY DWELLING
180 North Road EASTWOOD 2122
LOT 3 DP387071

CLIENT

Mr. GEORGE ELIAS

TITLE

BASIX NOTE

RIDGE
DESIGNS

A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

RYDE CITY COUNCIL

DESIGNED
G.M

CHECKED
G.M

TRUE NORTH

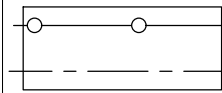
SURVEY REFERENCE

SCALE 1 : 100 @ A3

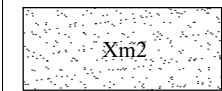
DRAWING NUMBER
6.01

REVISION
A

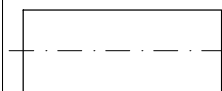
JOB No
22048



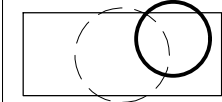
1800mm FENCE AS REQUIRED /
SELECTED TO ALL BOUNDARIES
BDRY - UNFENCED



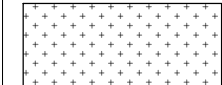
DECORATIVE GRAVEL /
CONCRETE PATH AS SELECTED



DRAINAGE - REFER TO
HYDRAULICS DRAWING




TREE PROPOSED TO BE REMOVED - DASHED
TREE TO BE RETAINED - SOLID
REFER TO TREE REPORT BY REDGUM
HORTICULTURAL - DATED 14.09.22



75-100MM SELECTED ORGANIC MULCH
BENEATH EXISTING TREES

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARF WALL
DETAILS - MULCH OSD WITH NON FLOATABLE DECORATIVE GRAVEL. ALL
FINISHED GROUND LEVELS AS PER HYDRAULICS ENGINEERS DETAILS.

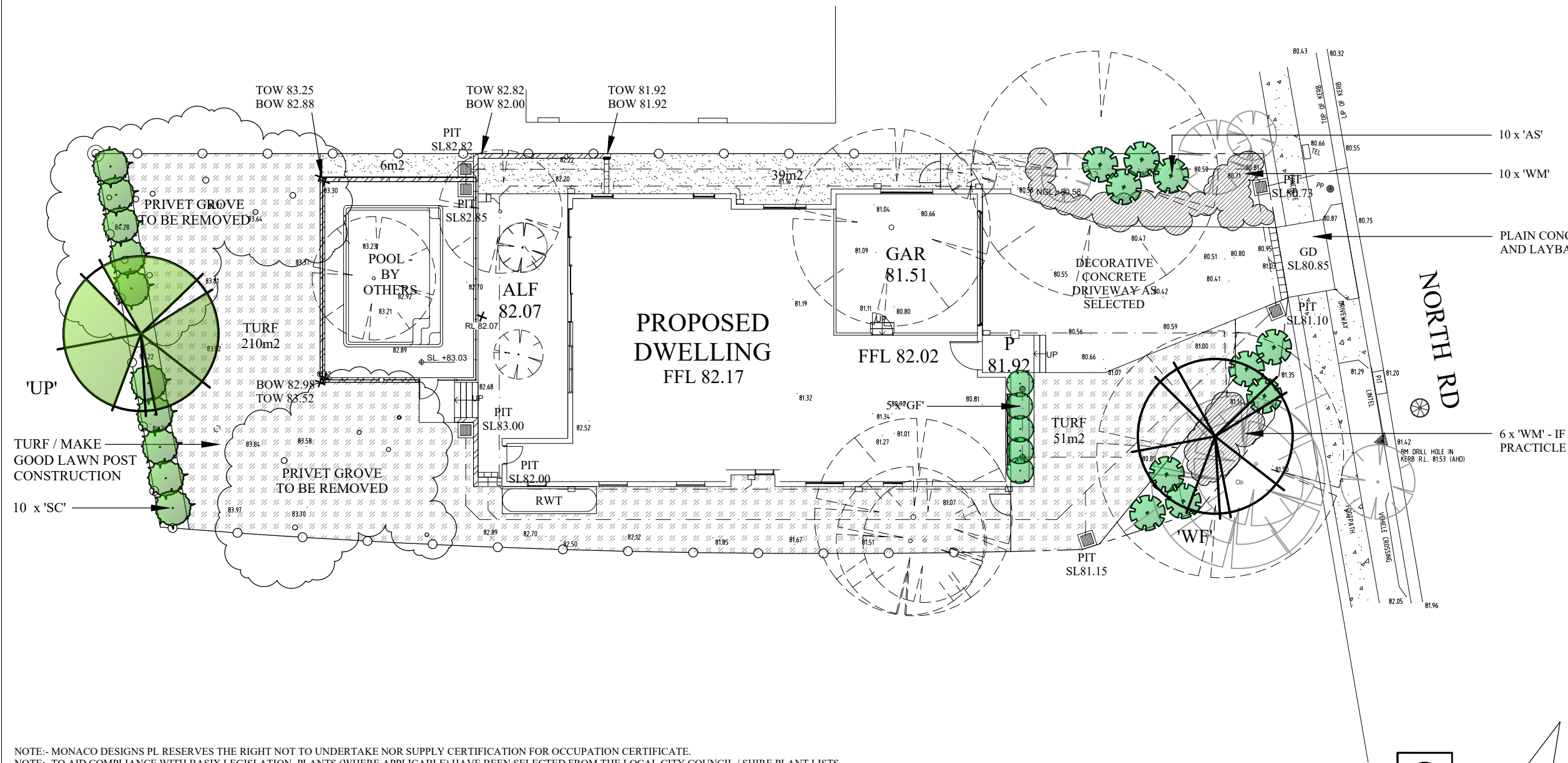
ALL FENCING SURROUNDING THE POOL IS TO COMPLY WITH THE SWIMMING POOLS ACT 1992
AND AS.1926.1-2012 - PARTICULARLY NCZ 4 FOR ALL BARRIERS LESS THAN 1800mm.



Approved Plans
LDA No. LDA2022/0402
Date: 2 March 2023
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PLANT SCHEDULE				
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)
TREES				
ULMIS PARVIFOLIA	UP	01	45LTR	10+
WATERHOUSIA FLORIBUNDA*	WF	01	45LTR	10+
SHRUBS / GROUNDCOVERS				
ACMENA 'SUBLIME'*	AS	10	200MM	3
GARDENIA 'FLORIDA'	GF	5	200MM	1.5
SYZYGIVM 'CULTIVAR'*	SC	10	200MM	TO 3M
WESTRINGIA 'MUNDI'*	WM	16	150MM	1.2

*NATIVE SPECIES



NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. [DIAL BEFORE YOU DIG 1100.](#)

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
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UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.



PROJECT:
PROPOSED DWELLING

ADDRESS:
180 NORTH ROAD,
EASTWOOD

CLIENT:
RIDGE DESIGNS

TITLE:
**DA
LANDSCAPE CONCEPT**

DATE: 13.12.22 - A	SCALE: 1 : 200 - A3	SHEET No: 1 OF 2
JOB No. 6359	DRAWN: PM	

LANDSCAPE PLANS
ARBORICULTURAL REPORTS
VEGETATION MANAGEMENT PLANS

TYPICAL PLANT SELECTION CRITERIA - AS2303-2015
'TREE STOCK FOR LANDSCAPE USE' FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY- 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR ARE CLEAN WITH NO TEARS.

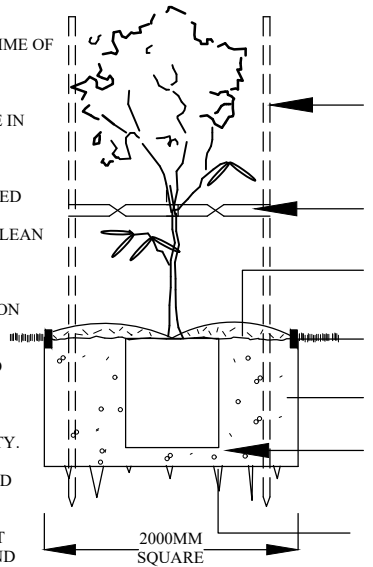
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION <15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES CULTIVAR / VARIETY.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



45-75LTR TYPICAL PLANTING
(NTS)

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DON'T PIERCE ROOT BALL

(NOTE:- ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL. STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT

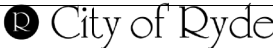
75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL

SELECTED EDGING - REFER TO DETAIL

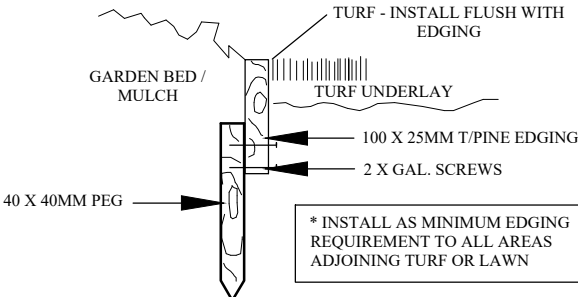
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

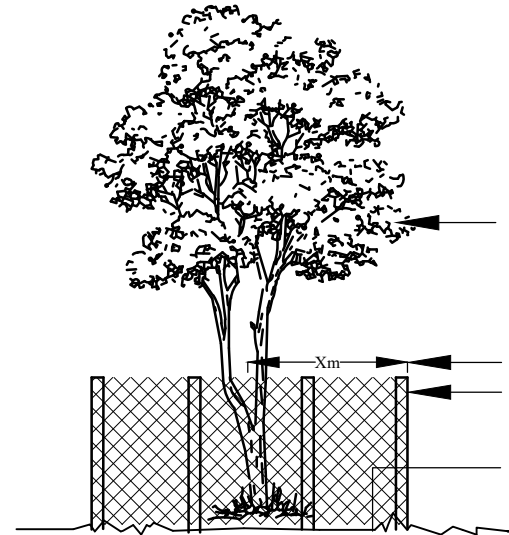
SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



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TYPICAL EDGING
(NTS)



REFER TO AS 4970-2009 -
'PROTECTION OF TREES ON
DEVELOPMENT SITES'

* IRRIGATION WITHIN TPZ AT ARBORIST OR COUNCIL DISCRETION

EXISTING TREE SPECIES
TPZ BARRIER
TPZ
SRZ

DISTANCE AS SHOWN ON PLAN

1800MM TEMPORARY FENCE HIRE WITH PLASTIC FEET - NO STAKES IN GROUND UNLESS SPECIFIED

TPZ TO BE MULCHED WITH A MINIMUM 100MM RECYCLED LEAF LITTER MULCH

TYPICAL TREE PROTECTION
DETAIL - (NTS)

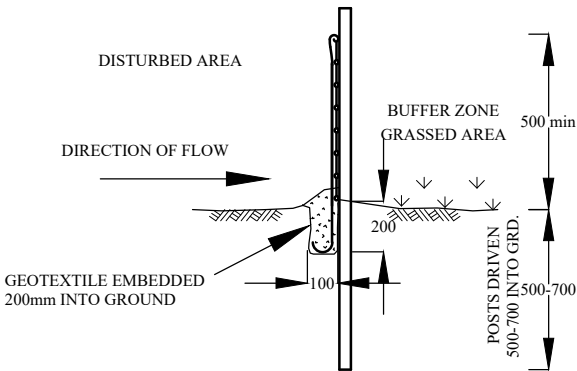
(IF NO ARBORIST REPORT REQUIRED)

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK DA CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- * REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD DETAILS / FINAL LEVELS.
- * MULCHED PLANTING BEDS TO BE A MINIMUM DEPTH OF 75MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, ie TURF / GARDEN, TURF / GRAVEL PATH ETC.
- * WEED MAT BENEATH GRAVEL PATHWAYS REQUIRED TO LIMIT MUD TRACKING.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
- * DO NOT SCALE ARCHITECTURAL SETOUT FROM LANDSCAPE DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY. REFER TO TREE REPORT WHEN APPLICABLE.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF PREFERRED OVER KIKUYU.

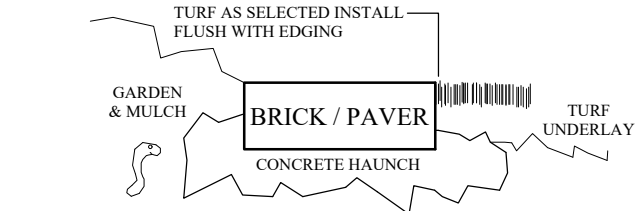
PLANTING AND MAINTENANCE NOTES:-

- * GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDED WITHIN THESE SOIL TYPES.
- * PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY LOWER THAN THE SOIL SURFACE.
- * PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING.
- * PLANTING SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY)
- * PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR SIX WEEKS TO AID ESTABLISHMENT. WATER CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER REQUIRED.
- * IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 8 - 9 MONTH PLANT FOOD PREFERRED.
- * ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- * STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
- * REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- * WEEDS SHOULD BE REMOVED ON A FORTNIGHTLY BASIS.
- * PEST OR DISEASE SAMPLES TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

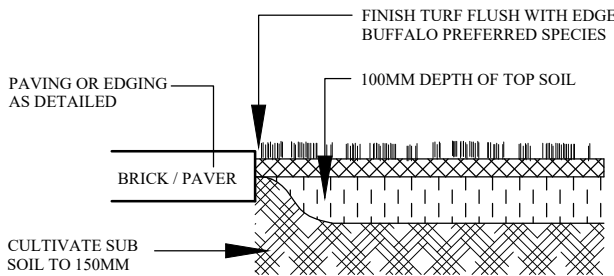


SEDIMENT BARRIER
(NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



BRICK / PAVER EDGING DETAIL
(NTS)



TURF PREPERATION DETAIL
(NTS)

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
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UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.



MONACO
DESIGNS PL

mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLING

ADDRESS:
180 NORTH ROAD,
EASTWOOD

CLIENT:
RIDGE DESIGNS

TITLE:
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET No:
13.12.22 - A	1 : 200 - A3	2 OF 2
JOB No.	DRAWN:	
6359	P MONACO	


LANDSCAPE PLANS
ARBORICULTURAL REPORTS
VEGETATION MANAGEMENT PLANS

180 NORTH ROAD, EASTWOOD PROPOSED TWO STOREY DWELLING

STORMWATER MANAGEMENT PLANS



LOCALITY PLAN
N.T.S



City of Ryde

Approved Plans
LDA No: LDA2022/0402
Date: 2 March 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent

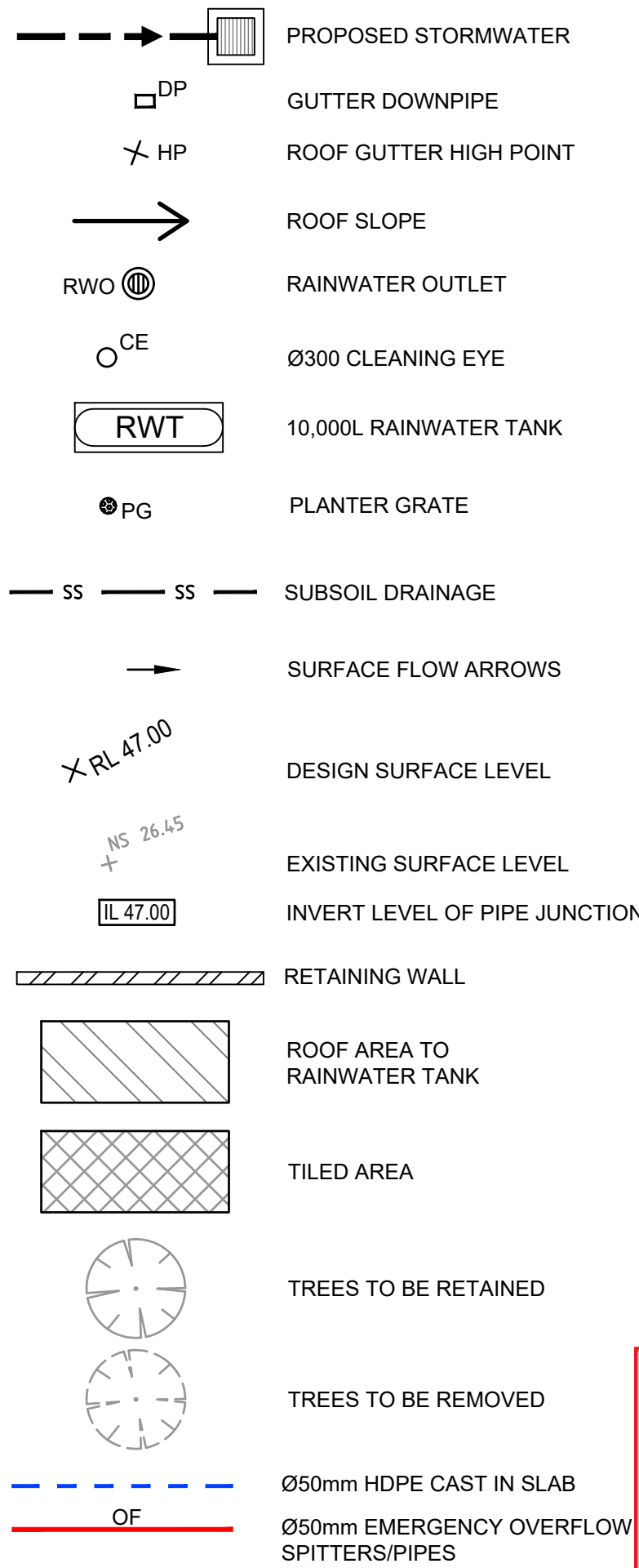


City of Ryde

Development Engineering Service
Approved Engineering Plans
Application Number: LDA2022/402
Council Officer: HJ
Date: 28/2/23

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER LAYOUT PLAN
102	STORMWATER CATCHMENT PLAN
103	COMBINED OSD/BASIX TANK DETAILS
104	SEDIMENT & EROSION CONTROL PLANS MISCELLANEOUS DETAILS

LEGEND



City of Ryde
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GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

PIPES NOTE:

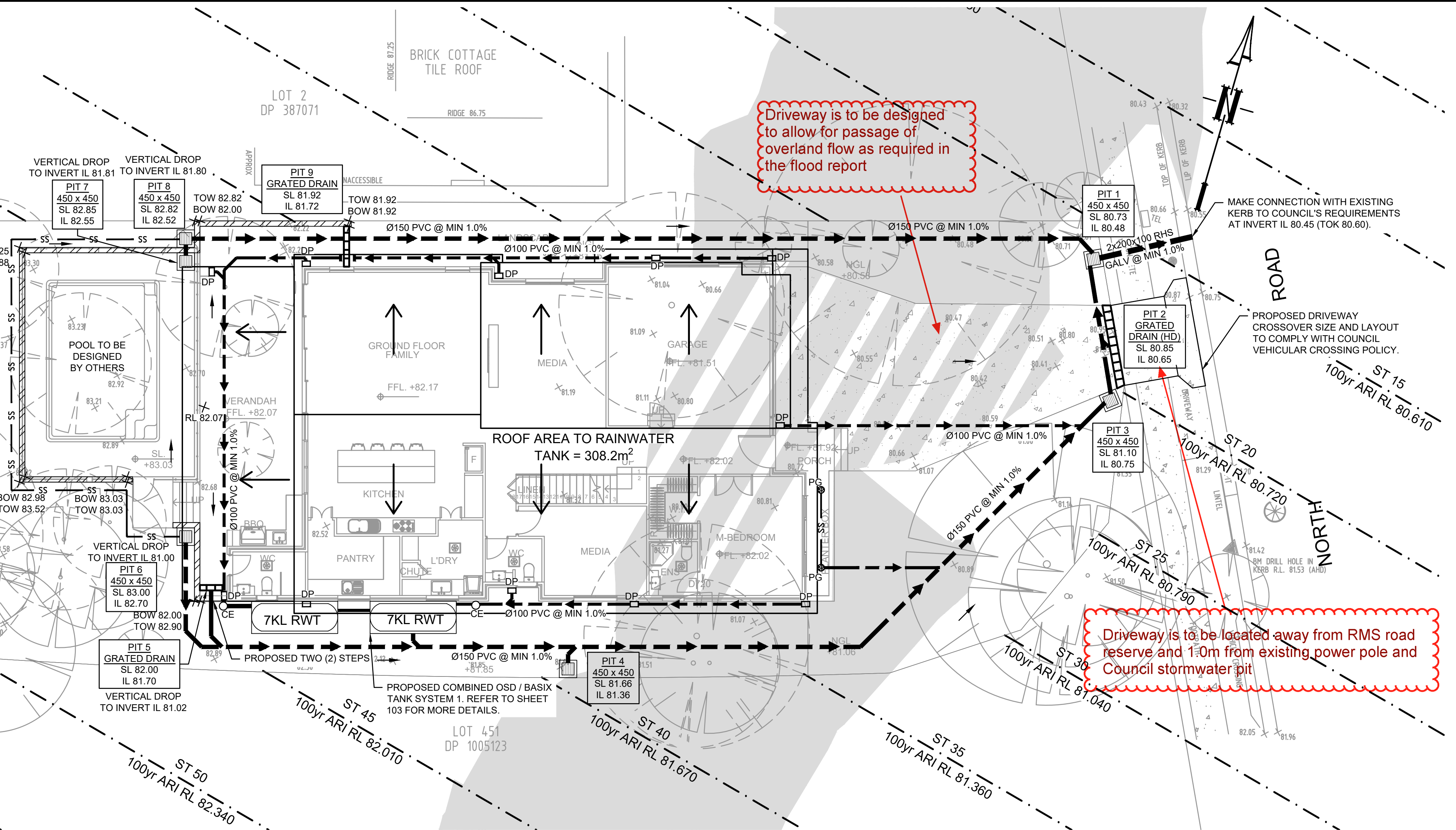
Ø65 PVC @ MIN 1.0%
 Ø90 PVC @ MIN 1.0%
 Ø100 PVC @ MIN 1.0%
 Ø150 PVC @ MIN 1.0%
 Ø225 PVC @ MIN 0.5%
 Ø300 PVC @ MIN 0.4%
 UNLESS NOTED OTHERWISE

RAINWATER TANK NOTE:

RAINWATER RE-USE AS SPECIFIED BY BASIX
 CERTIFICATE TO OUTDOOR TAPS AND/OR
 TOILETS AND/OR WASHING MACHINE.

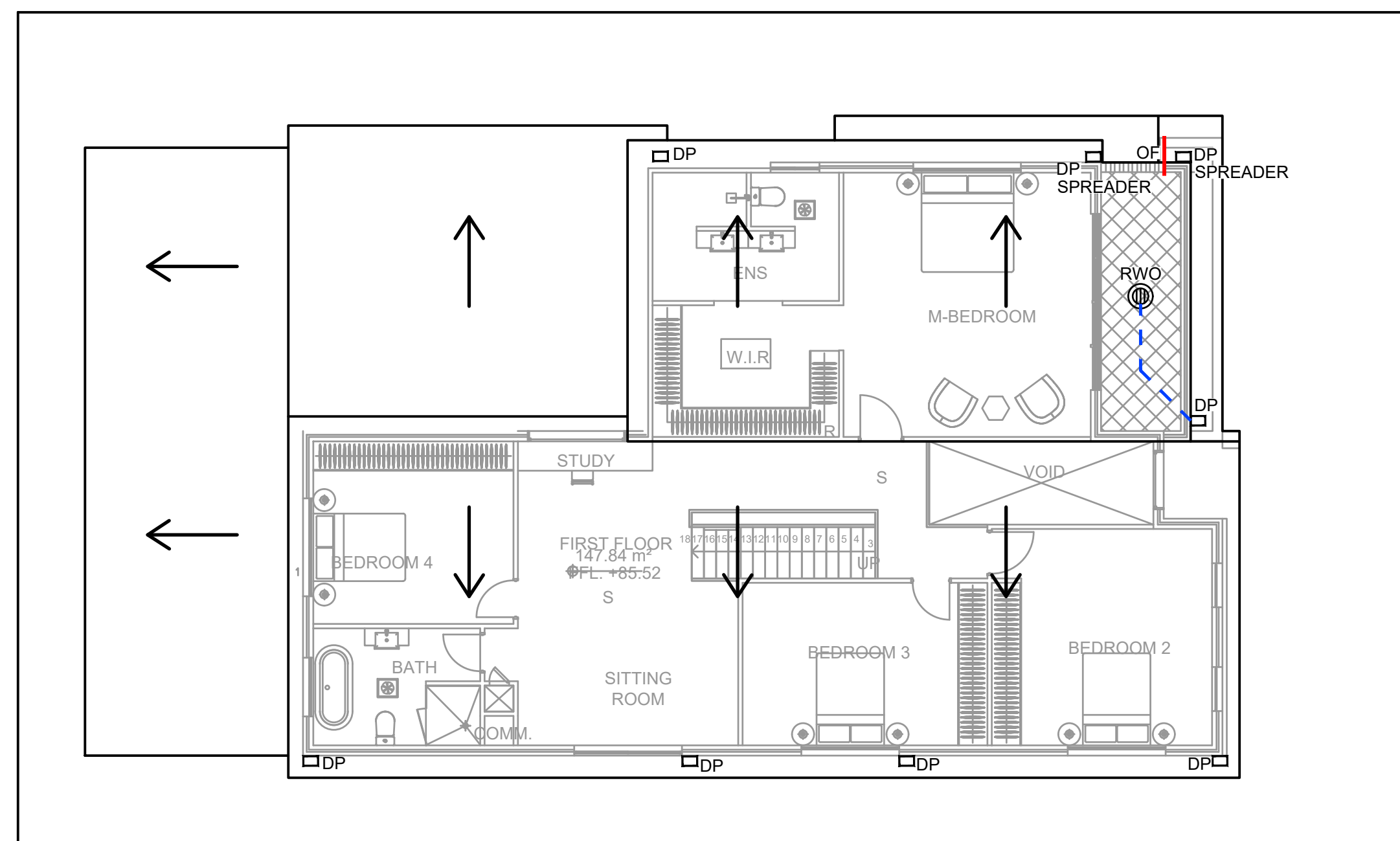
ROOF NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE
 MINIMUM 30 TO 40mm OF PONDING IS ACHIEVED
 OVER THE FLOOR WASTES BY GRADING
 CATCHMENT'S SURFACES AT MINIMUM 1% FALL.



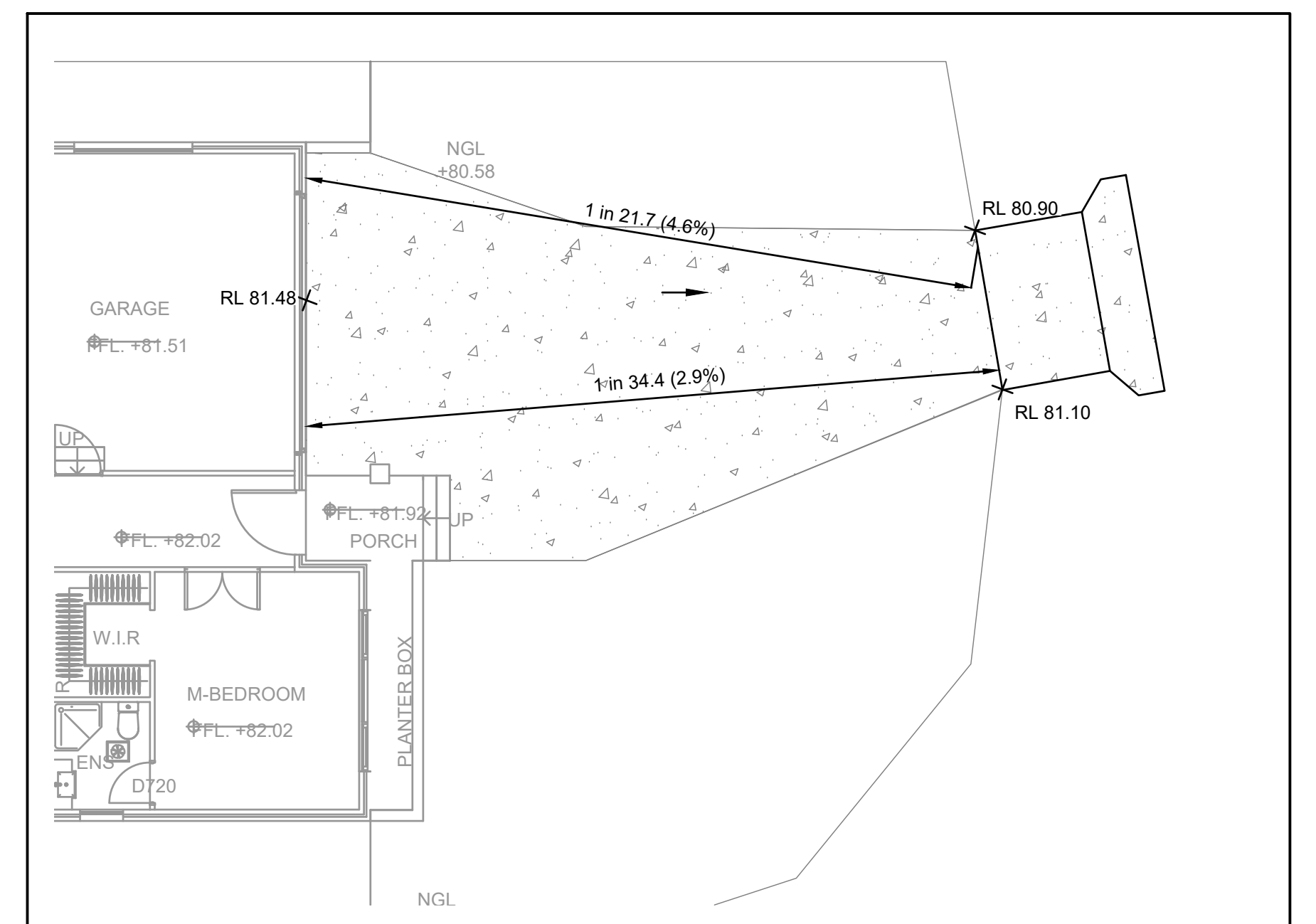
GROUND FLOOR PLAN

SCALE 1:200



LEVEL 1 PLAN

SCALE 1:200



DRIVEWAY GRADES

SCALE 1:200

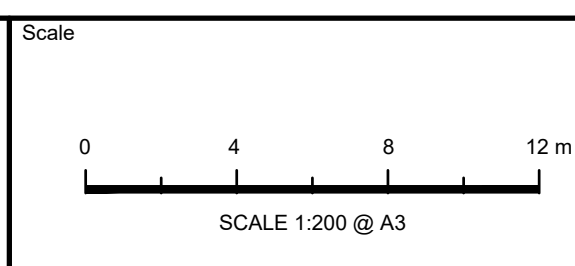
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C	COUNCIL COMMENTS	13/12/2022	GGH	JSF
B	ARCHITECTURAL AMENDMENTS	25/11/2022	GGH	JSF
A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	20/09/2022	GGH	JSF

Certification By Dr. Michel Chasaya
 B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,
 Civil & Structural Engineer

Ridge Design

G01/ 2A Cooks Avenue
 Canterbury, NSW 2193
 Email : info@ridgedesigns.com.au
 PHONE : (02) 9787 1595

City of
 Ryde Council



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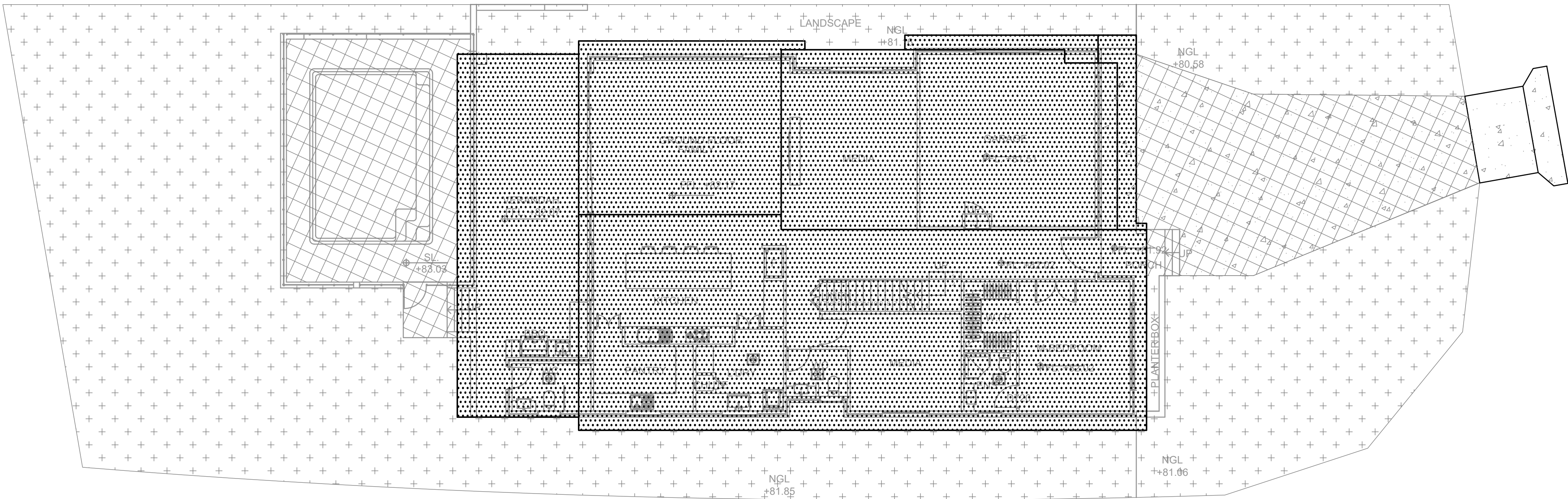
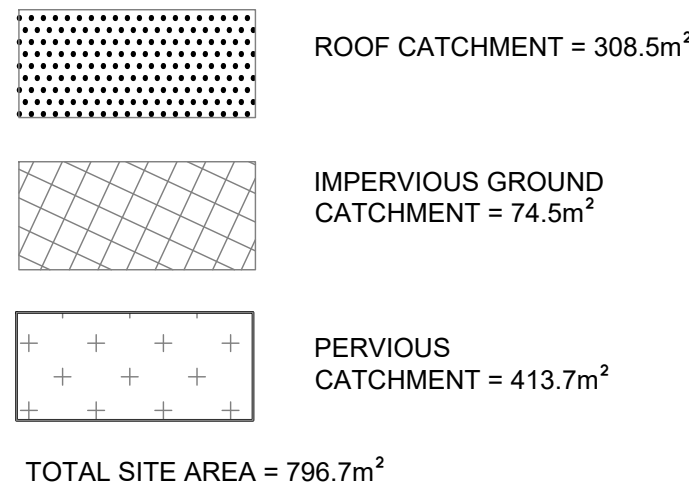
Level 14, 32 Smith Street,
 Parramatta NSW 2150
 PO BOX 3579 Parramatta 2124
 Email : info@telfordcivil.com.au
 Phone : 02 7809 4931
 Company : Telford Consulting Pty Ltd

Project
 180 NORTH ROAD, EASTWOOD
 PROPOSED TWO STOREY DWELLING
 STORMWATER MANAGEMENT PLANS
 COMPLYING DEVELOPMENT CERTIFICATE

Drawing Title
 STORMWATER LAYOUT PLAN

Scale 1:200
 Project No. 2021185
 Dwg. No. 101
 Issue D

CATCHMENT LEGEND



CATCHMENT PLAN
SCALE 1:200

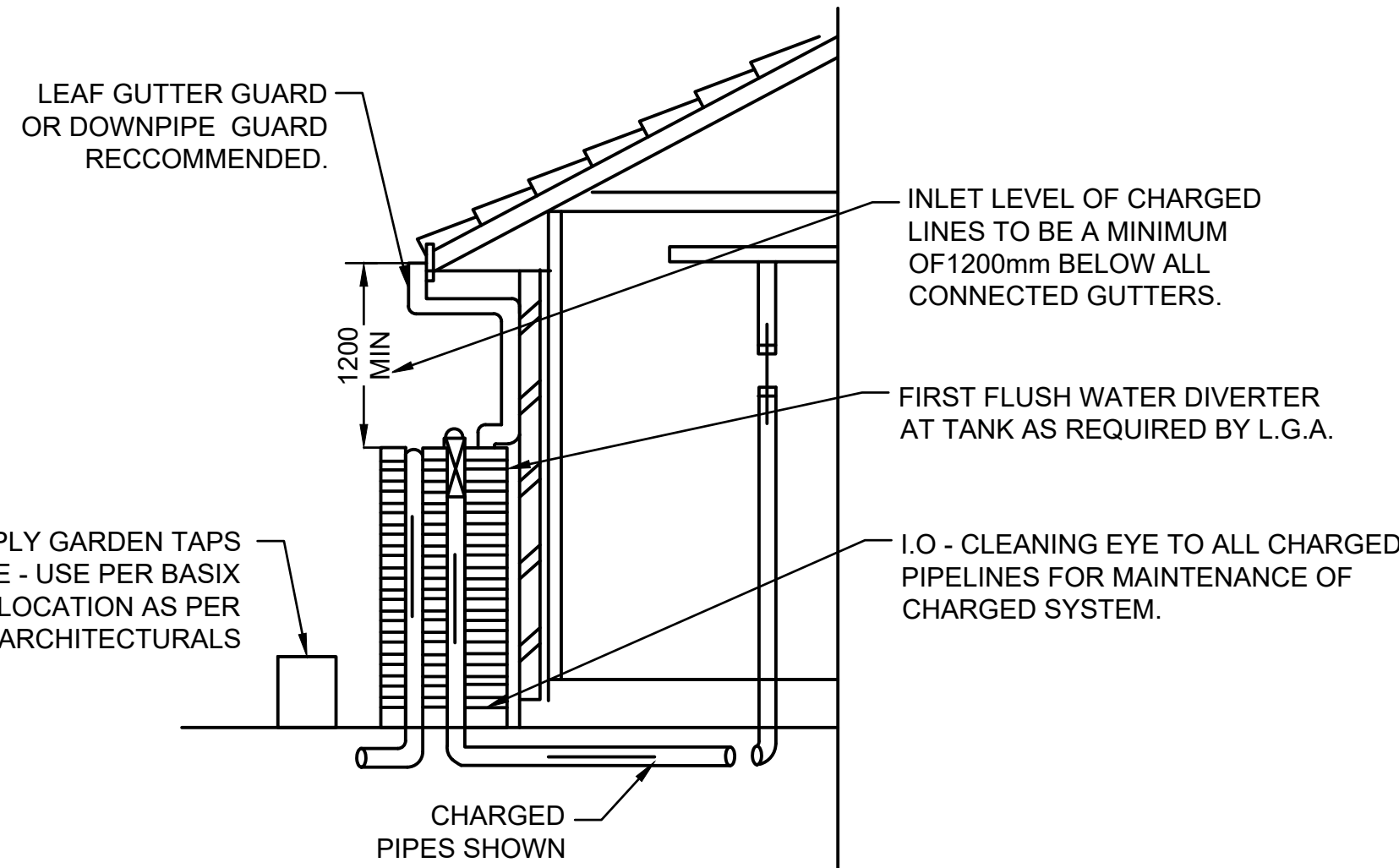
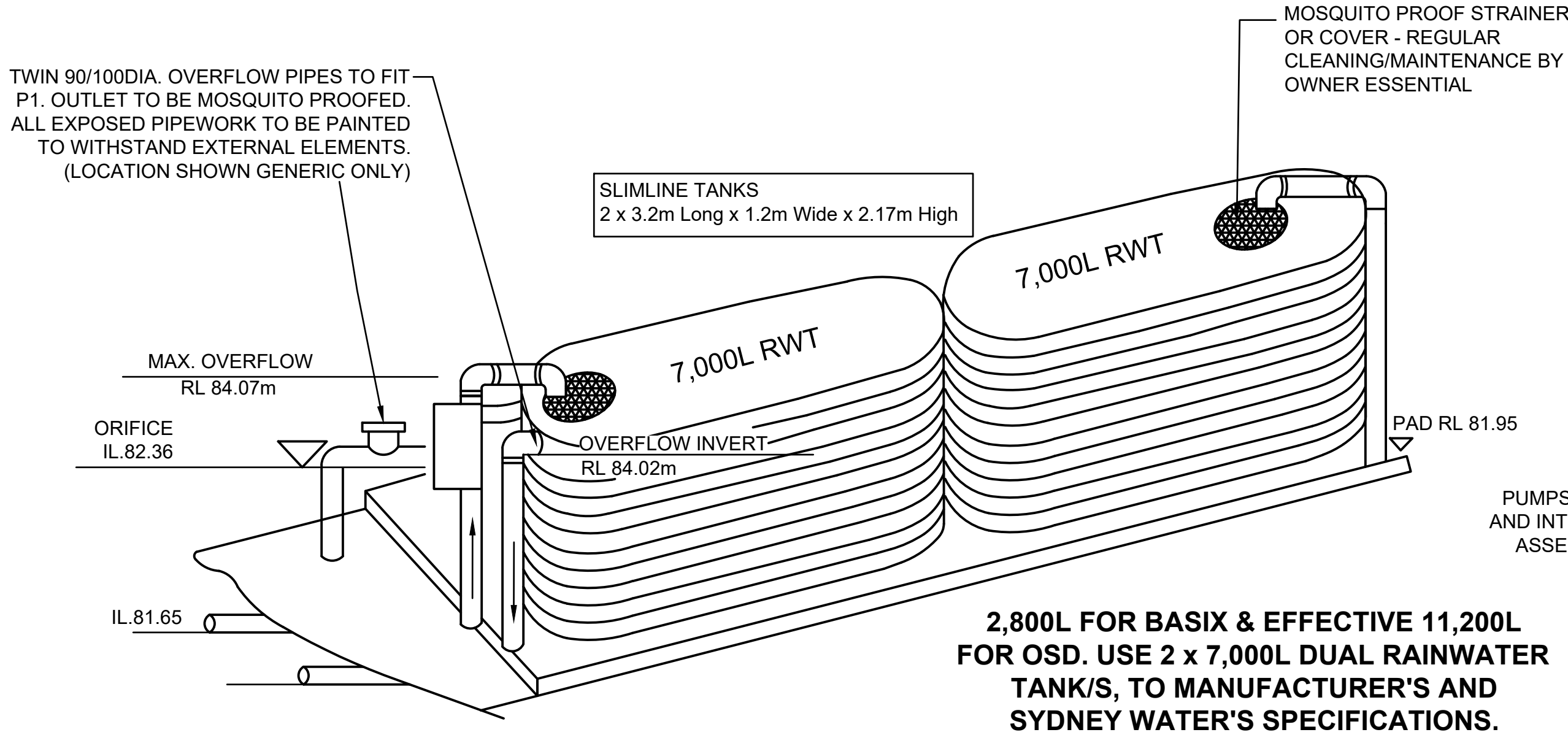
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<table><tr><td>D</td><td>COUNCIL COMMENTS</td><td>21/02/2023</td><td>GGH</td><td>JSF</td></tr><tr><td>C</td><td>COUNCIL COMMENTS</td><td>13/12/2022</td><td>GGH</td><td>JSF</td></tr><tr><td>B</td><td>ARCHITECTURAL AMENDMENTS</td><td>25/11/2022</td><td>GGH</td><td>JSF</td></tr><tr><td>A</td><td>ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE</td><td>20/09/2022</td><td>GGH</td><td>JSF</td></tr><tr><td>Issue</td><td>Description</td><td>Date</td><td>Design</td><td>Checked</td></tr></table>					D	COUNCIL COMMENTS	21/02/2023	GGH	JSF	C	COUNCIL COMMENTS	13/12/2022	GGH	JSF	B	ARCHITECTURAL AMENDMENTS	25/11/2022	GGH	JSF	A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	20/09/2022	GGH	JSF	Issue	Description	Date	Design	Checked	<div>Certification By Dr. Michel Chasaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer</div> <div></div>	<div>Architect</div> <div>Ridge Design</div> <div>G01/ 2A Cooks Avenue Canterbury, NSW 2193</div> <div>Email : info@ridgedesigns.com.au PHONE : (02) 9787 1595</div>	<div>Council</div> <div>City of Ryde Council</div>	<div>Scale</div> <div></div> <div>SCALE 1:200 @ A3</div>	<div>TELFORDCIVIL</div> <div>DESIGN & CONSTRUCTION EXCELLENCE</div> <div>Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124</div> <div>Email : info@telfordcivil.com.au Phone : 02 7809 4931 Company : Telford Consulting Pty Ltd</div>	<div>Project</div> <div>180 NORTH ROAD, EASTWOOD PROPOSED TWO STOREY DWELLING STORMWATER MANAGEMENT PLANS COMPLYING DEVELOPMENT CERTIFICATE</div>	<div>Drawing Title</div> <div>STORMWATER CATCHMENT PLAN</div>
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<div>Scale 1:200</div>					<div>Scale A3</div>	<div>Project No. 2021185</div>	<div>Dwg. No. 102</div>	<div>Issue D</div>																												



THIS IS AN ON-SITE STORMWATER DETENTION SYSTEM REQUIRED BY RYDE CITY COUNCIL

IT IS AN OFFENSE TO REDUCE THE VOLUME OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND BEDIMENT ON A REGULAR BASIS BY THE OWNER. THIS PLATE MUST NOT BE REMOVED

SIGNANGE TO BE PROVIDED TO LID OF DCP
SIZE: 110MM X 80MM

RAINWATER TANKS

TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATION TO TANK VOLUME OR INLET AND OUTLET LEVELS. MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. TANK SHAPE, & DEVICES SHOWN ARE DIAGRAMMATIC ONLY. MINIMUM OF 450 CLEARANCE (UNLESS L.G.A. REQUIRES LARGER SETBACK) TO SIDE BOUNDARIES MUST BE MAINTAINED. CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE.

CHARGED STORM WATER LINES FROM ROOF AREAS ONLY TO RAINWATER TANK.

ALL JOINTS TO BE SOLVENT WELDED. ALL EXPOSED PIPEWORK TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS.

FIRST FLUSH WATER DIVERter AT TANK TO COMPLY WITH SYDNEY WATER AND COUNCIL DCP'S. AN APPROVED SWITCH SYSTEM SIMILAR TO 'RAINBANK' TO BE USED VIA MAINS. PUMPS TO MANUF. SPECS.

RAIN TANK TO BE INSTALLED AND MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AND TO COMPLY WITH ALL SYDNEY WATER GUIDELINES.

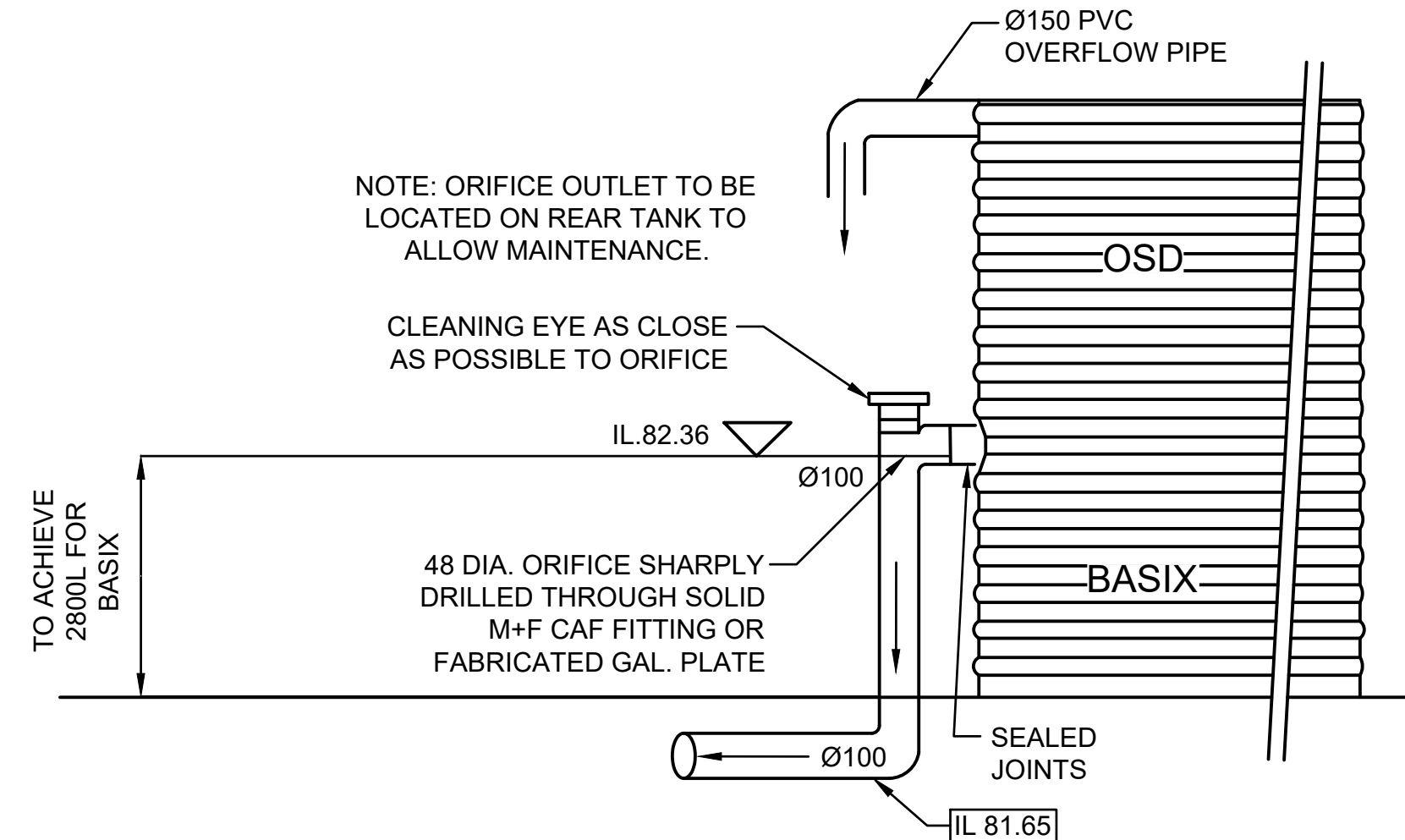
CLIENT TO BE RESPONSIBLE FOR MAINTENANCE SYSTEM OF CHARGED PIPELINES. DEBRIS ACCUMULATION SIGNIFICANTLY AFFECT SYSTEMS PERFORMANCE.

MAINTENANCE PROGRAM ESSENTIAL.

STRUCTURAL DETAILS FOR TANK BASE BY MANUFACTURERS OR OTHERS.

COMBINED OSD/BASIX DETAIL

N.T.S.



City of Ryde

Development Engineering Service

Approved Engineering Plans

Application Number: LDA2022/402

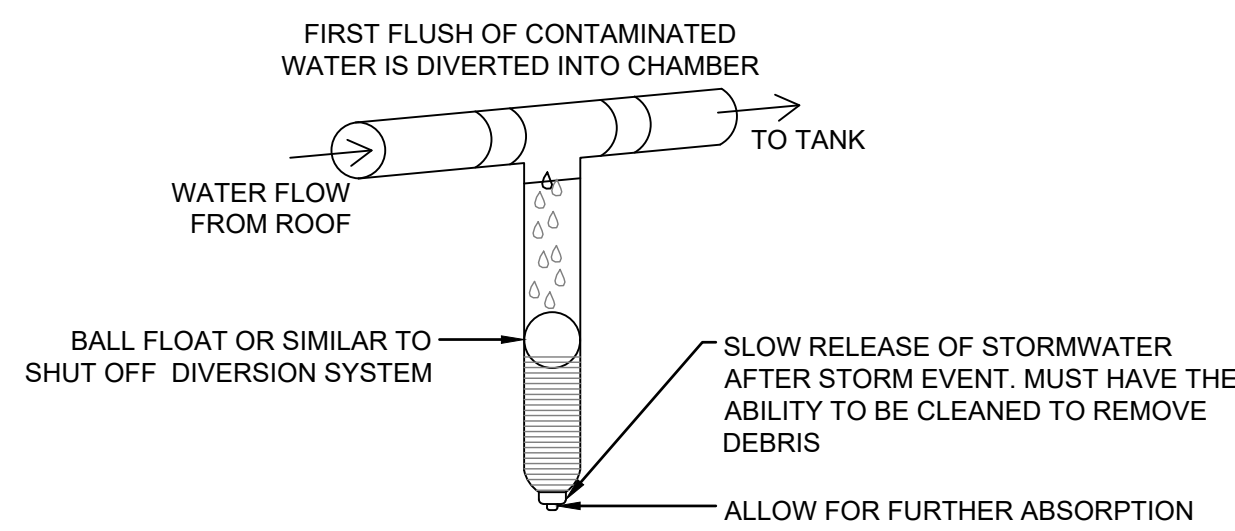
Council Officer: HJ

Date: 28/2/23

SITE AREA (m^2)	796.7 (A)
65% SITE AREA (m^2)	517.855
TOTAL PROPOSED IMPERVIOUS AREAS (ROOFS, D/WAYS)	383 (B)
% OF SITE IMPERVIOUS	48.07
IMPERVIOUS AREA DRAINING TO STORAGE FACILITY (m^2)	308.5 (C)
PERVIOUS AREA DRAINING TO STORAGE FACILITY (m^2)	0 (D)
TOTAL AREA DRAINING TO STORAGE FACILITY (m^2)	308.5 (E)
PERVIOUS AREA BYPASSING STORAGE FACILITY (m^2)	413.7 (F)
IMPERVIOUS AREA BYPASSING STORAGE FACILITY (m^2)	74.5 (G)
[(C)+(G)] / (C)	1.24 MUST BE <1.25!!
USE	1.24 (L)
PERMITTED SITE DISCHARGE (PSD) rate per m^2	
PSD (l/s/m^2)=	0.0197 (J)
PERMITTED SITE DISCHARGE (PSD) (l/s)=	6.08
STORAGE VOLUME per m^2	
STORAGE VOLUME FACTOR ACCORDING TO ZONE	0.0275 (K)
IS THE OSD TOTALLY IN A LANDSCAPED SURFACE BASIN??	NO
SITE STORAGE MULTIPLICATION FACTOR=	1
SITE STORAGE REQUIREMENT (m^3)=	10.53
OUTLET CONTROL	
HEIGHT DIFFERENCE BETWEEN TWL AND ORIFICE CL (m)	1.66 (H)
ORIFICE DIAMETER (mm)=	48

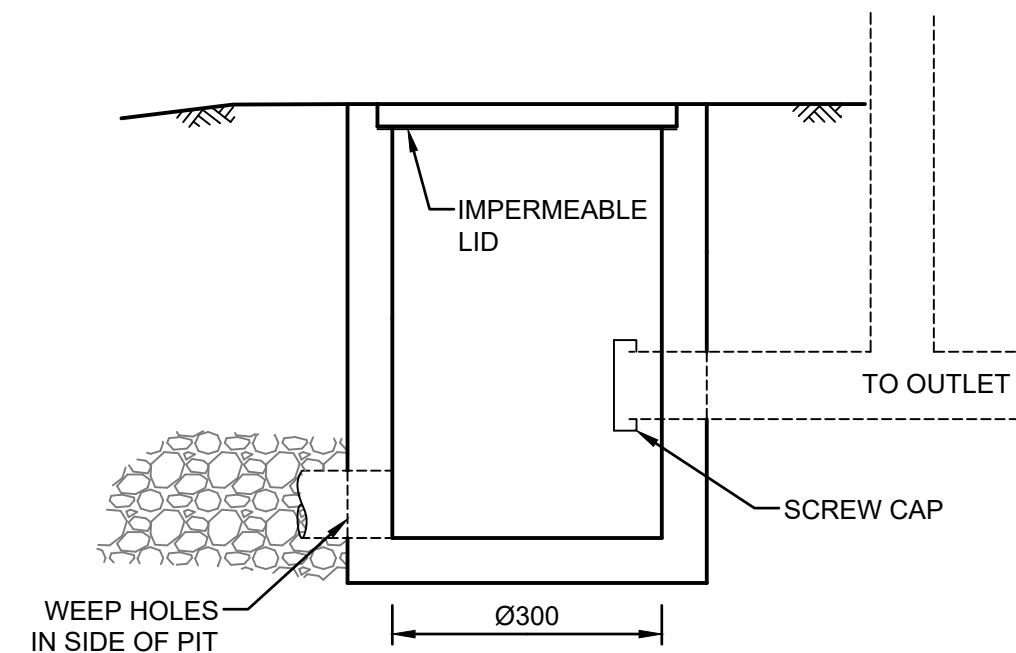
ON-SITE DETENTION NOTE:

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FIRST FLUSH WATER DIVERter DETAIL

N.T.S.



CLEANING EYE DETAIL

N.T.S.

City of Ryde

Approved Plans

LDA No. LDA2022/0402

Date: 2 March 2023

Council Officer: Colin Murphy

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Certification By Dr. Michel Ghasya
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,
Civil & Structural Engineer

Architect

Ridge Design

G01/ 2A Cooks Avenue
Canterbury, NSW 2193

Email : info@ridgedesigns.com.au
PHONE : (02) 9787 1595

Council

City of
Ryde Council

Scale

TELFORD CIVIL

DESIGN & CONSTRUCTION EXCELLENCE

Level 14, 32 Smith Street,
Parramatta NSW 2150

PO BOX 3579 Parramatta 2124

Email : info@telfordcivil.com.au
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Project

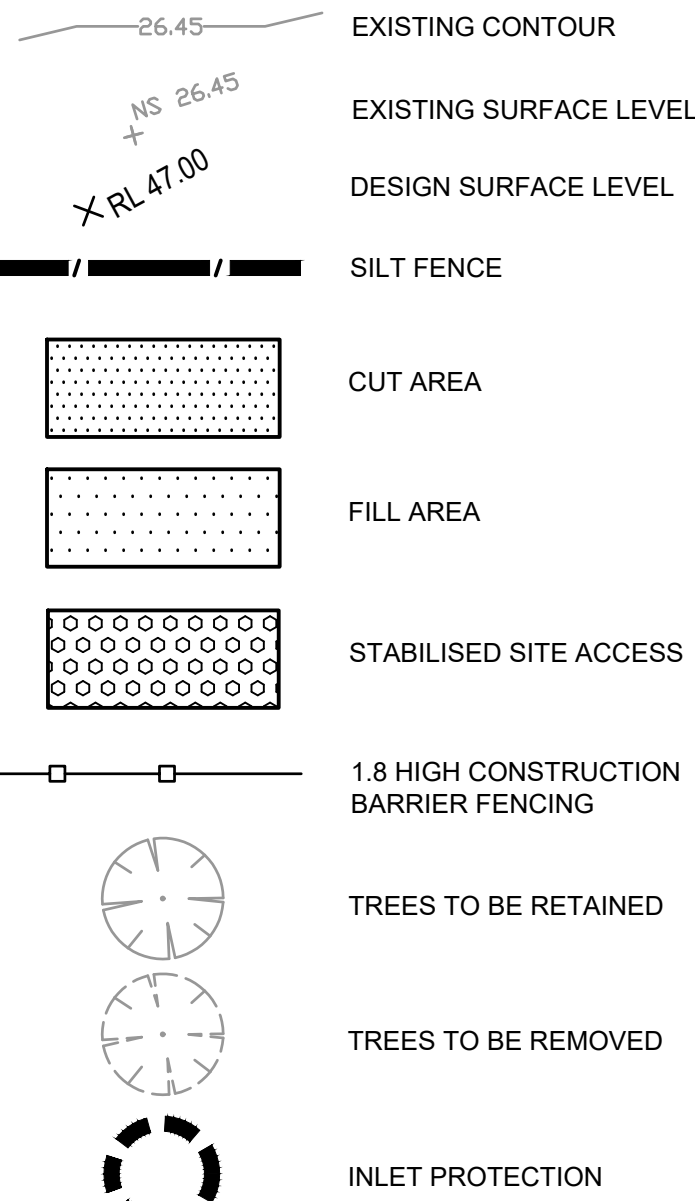
180 NORTH ROAD, EASTWOOD
PROPOSED TWO STOREY DWELLING
STORMWATER MANAGEMENT PLANS
COMPLYING DEVELOPMENT CERTIFICATE

Drawing Title

COMBINED OSD/BASIX
TANK DETAILS

Scale A3 Project No. 2021185 Dwg. No. 103 Issue D

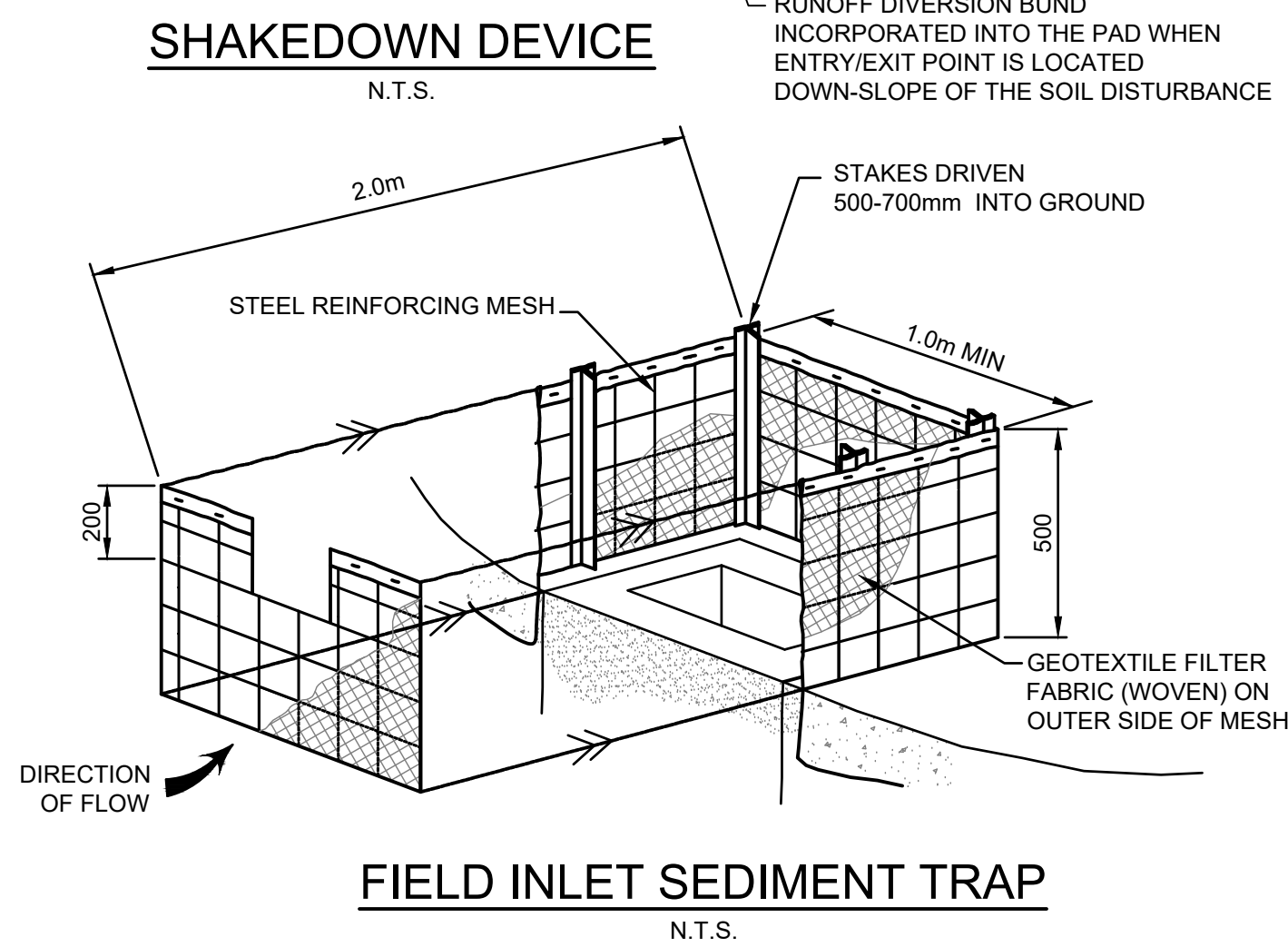
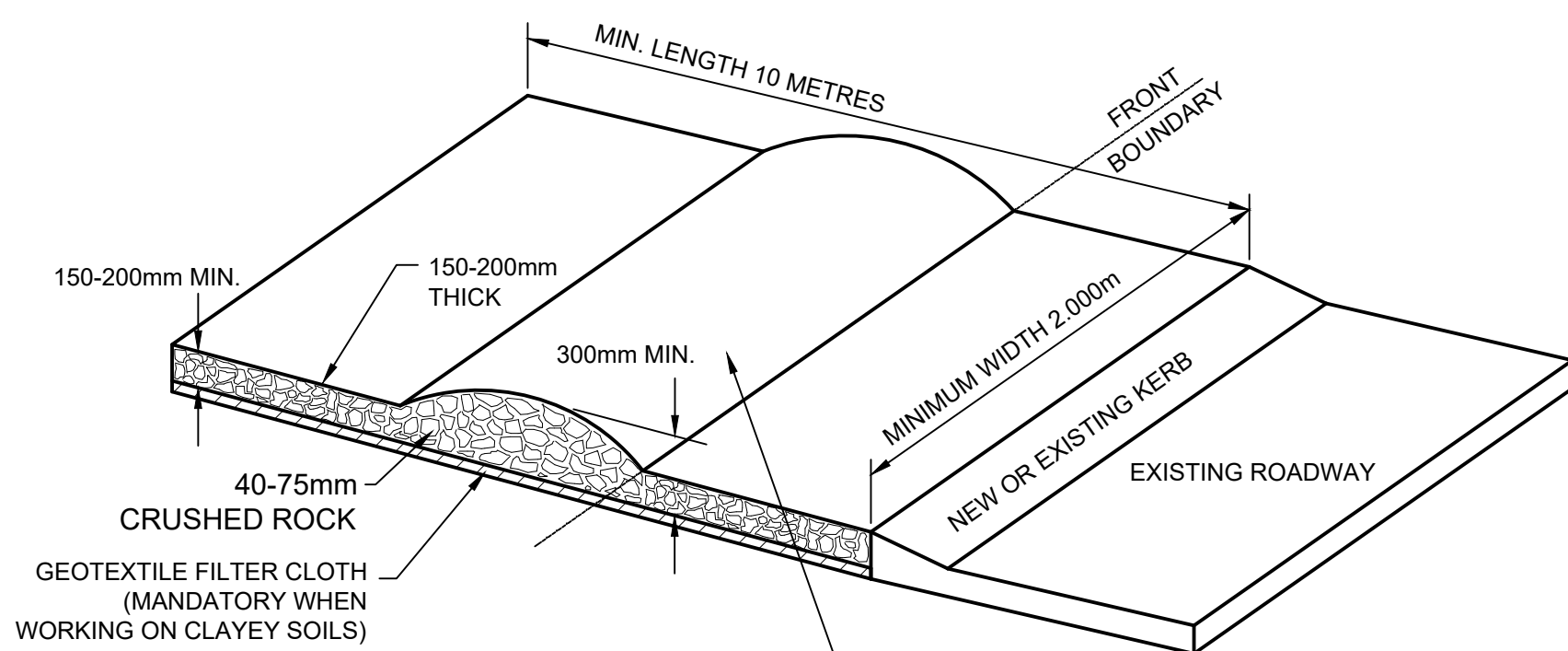
LEGEND



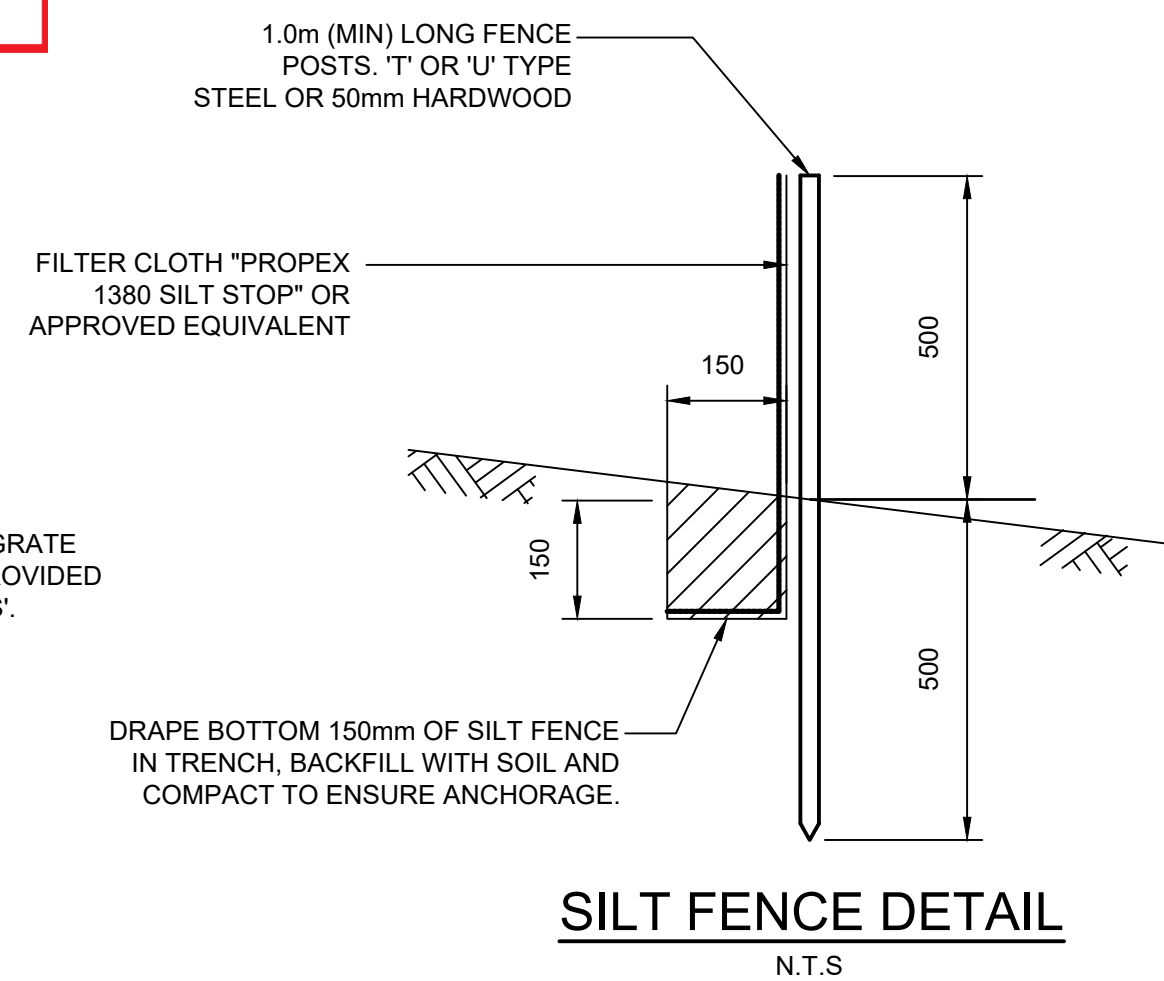
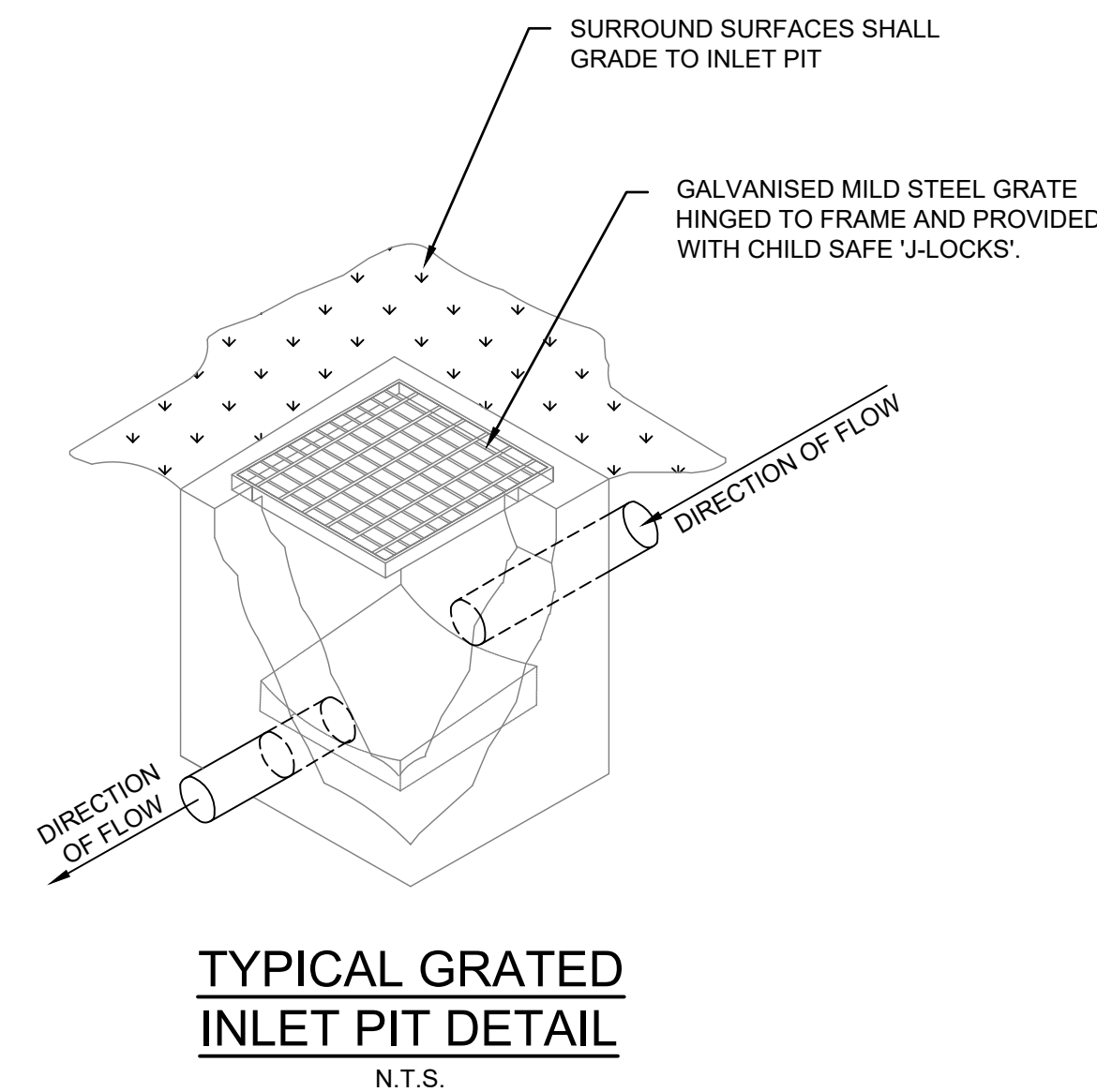
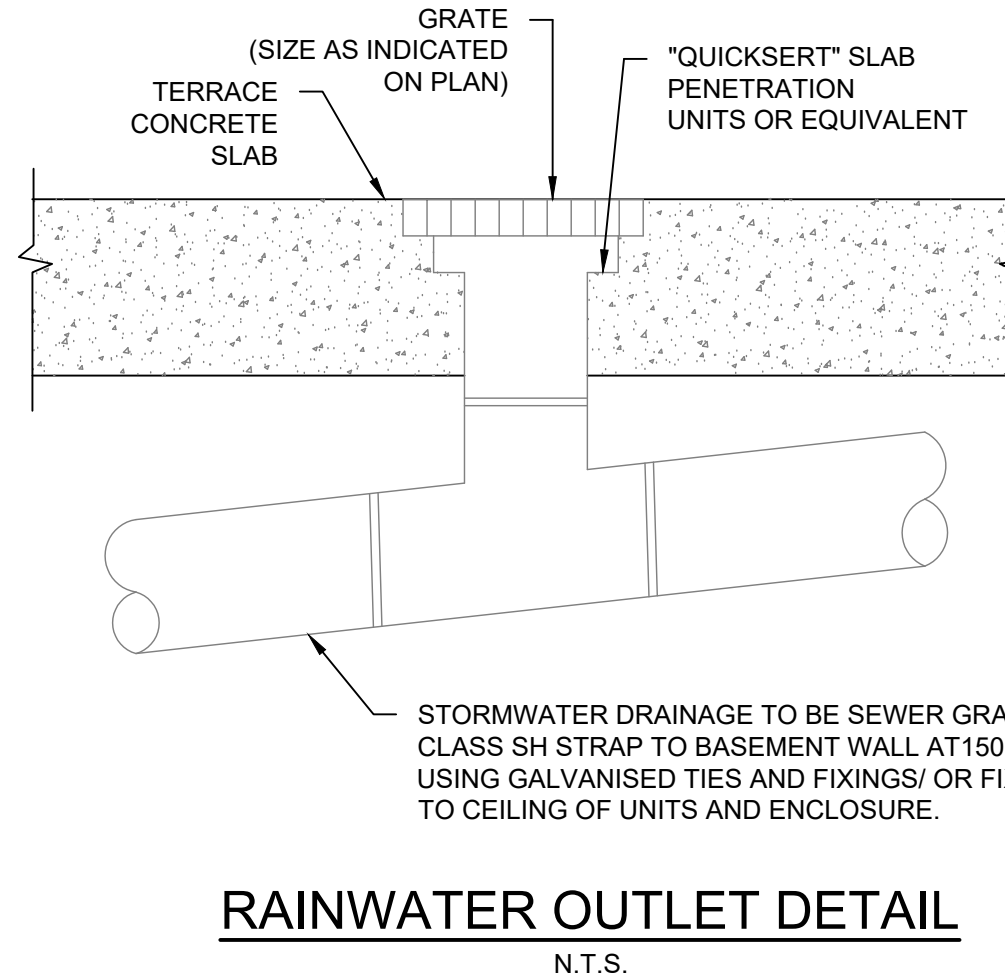
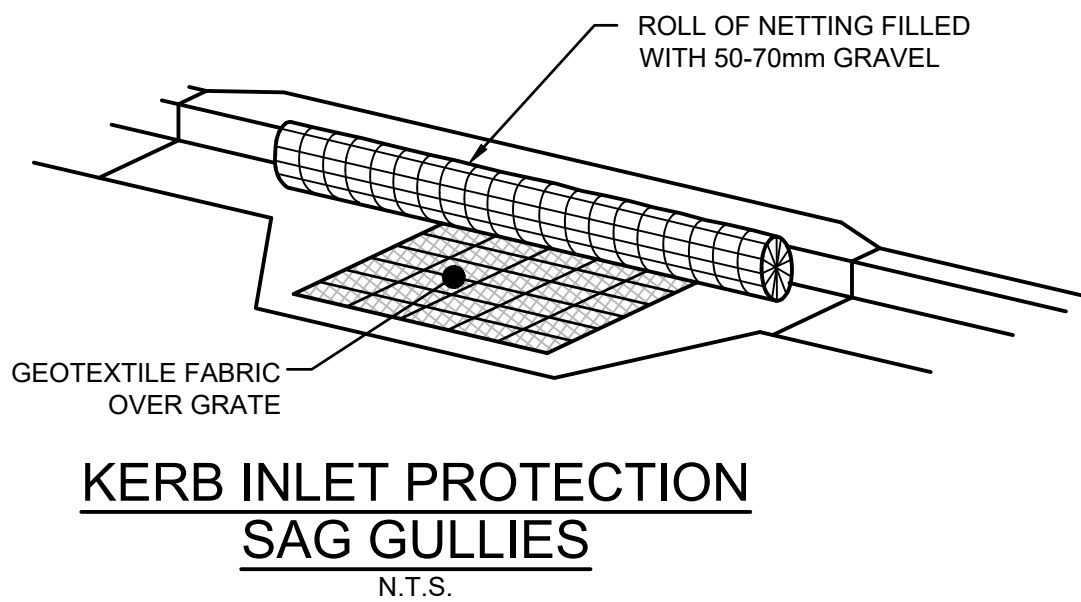
City of Ryde
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SEDIMENT & EROSION NOTES

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.



SEDIMENT & EROSION CONTROL PLAN
SCALE 1:200



SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

Issue	Description	Date	Design	Checked
D	COUNCIL COMMENTS	21/02/2023	GGH	JSF
C	COUNCIL COMMENTS	13/12/2022	GGH	JSF
B	ARCHITECTURAL AMENDMENTS	25/11/2022	GGH	JSF
A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	20/09/2022	GGH	JSF

Certification By: Dr. Michel Chasaya
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,
Civil & Structural Engineer

Architect
Ridge Design
G01/ 2A Cooks Avenue
Canterbury, NSW 2193
Email : info@ridgedesigns.com.au
PHONE : (02) 9787 1595

Council
City of Ryde Council

Scale
0 4 8 12 m
SCALE 1:200 @ A3

TELFORD CIVIL
DESIGN & CONSTRUCTION EXCELLENCE
Level 14, 32 Smith Street,
Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email : info@telfordcivil.com.au
Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
180 NORTH ROAD, EASTWOOD
PROPOSED TWO STOREY DWELLING
STORMWATER MANAGEMENT PLANS
COMPLYING DEVELOPMENT CERTIFICATE

Drawing Title
SEDIMENT & EROSION
CONTROL PLAN &
MISCELLANEOUS DETAILS
Scale A3 Project No. 2021185 Dwg. No. 104 Issue D