

LEGEND - SITE PLAN	
	LANDSCAPE
	GRAVEL
	PRIVATE OPEN SPACE
	PROPERTY LINE
	DCP REQUIRED SETBACK
	TIMBER RETAINING WALL
	TOP OF WALL
	BOTTOM OF WALL

NOTE
NOT FOR CONSTRUCTION

SITE INFORMATION

SITE AREA	626.70 m ²
UNIT A	
LOWER GROUND FLOOR	1.00 m ²
GROUND FLOOR	76.72 m ²
FIRST FLOOR	81.87 m ²
TOTAL FLOOR AREA	159.59 m ²

UNIT B	
LOWER GROUND FLOOR	1.10 m ²
GROUND FLOOR	76.97 m ²
FIRST FLOOR	74.56 m ²
TOTAL FLOOR AREA	152.63 m ²

BUILDING HEIGHT	9.4m
LANDSCAPE	316.02 m ² (50.43%)



Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Nirosini Stephen
Subject to Conditions of Consent

SITE PLAN / SITE ANALYSIS PLAN

1

1 : 200

Rev	Description	Date
G	ISSUED FOR DEVELOPMENT APPLICATION	08.06.2022
H	ISSUED FOR DEVELOPMENT APPLICATION	05.10.2022
I	ISSUED FOR COUNCIL RFI	16.03.2023
J	ISSUED FOR COUNCIL RFI	05.05.2023
K	ISSUED FOR COUNCIL RFI	28.06.2023

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E info@asastudio.com.au
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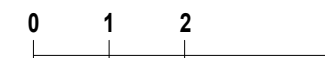
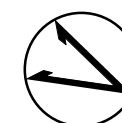


Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

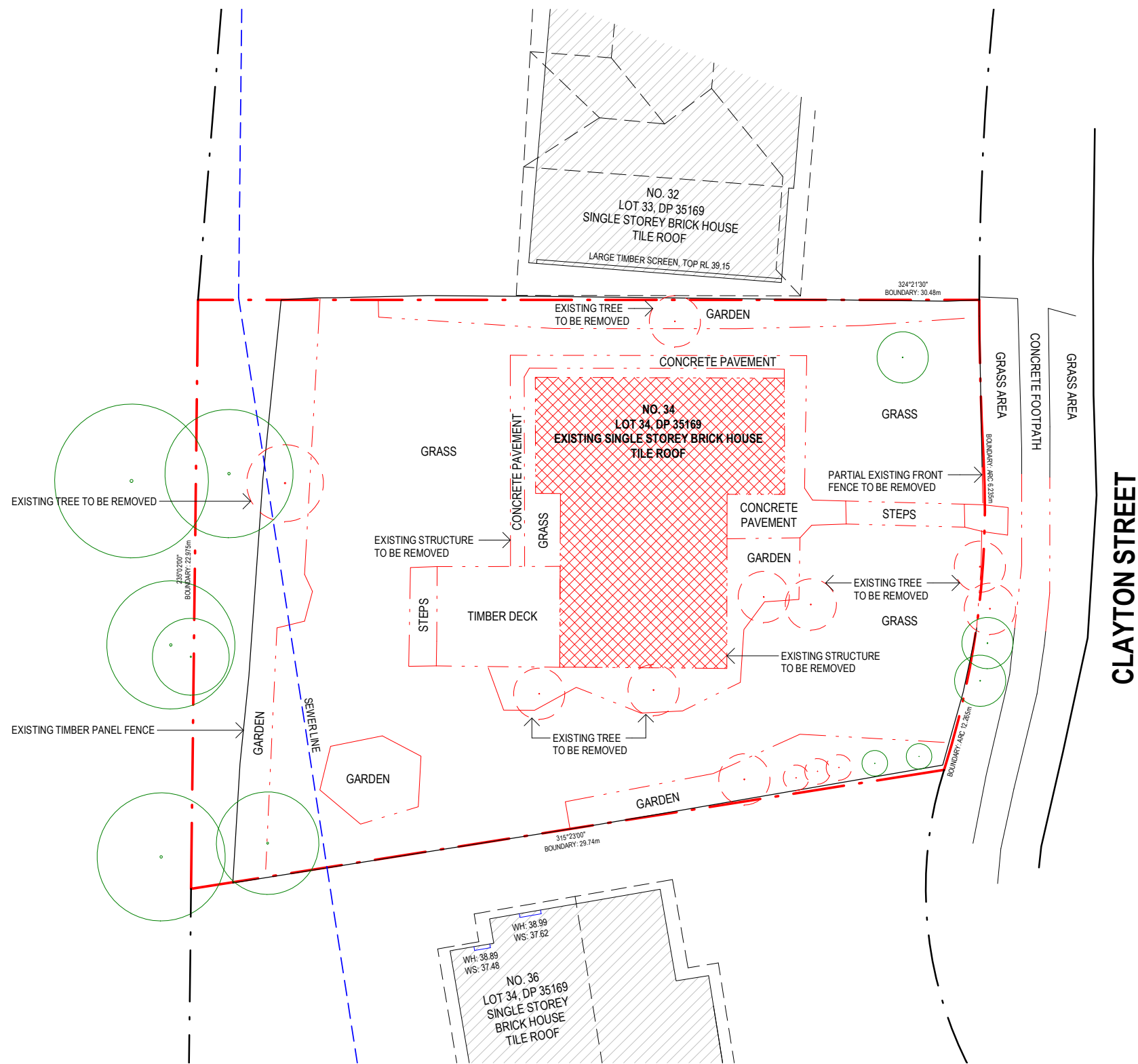
Drawing content
**SITE PLAN / SITE ANALYSIS
PLAN**

Scale Date
As indicated @A3 28/06/2023



Drawing No.
DA01

Issue No.
K



LEGEND - DEMOLITION PLAN	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE
	EXISTING STRUCTURE TO BE DEMOLISHED
NOTE NOT FOR CONSTRUCTION	

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1

DEMOLITION PLAN

1 : 200

DEMOLITION OF EXISTING STRUCTURE WILL BE APPLIED THROUGH A SEPARATE CDC APPLICATION

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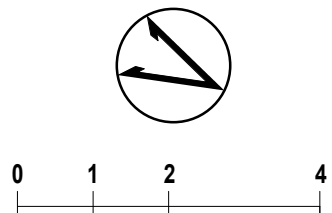


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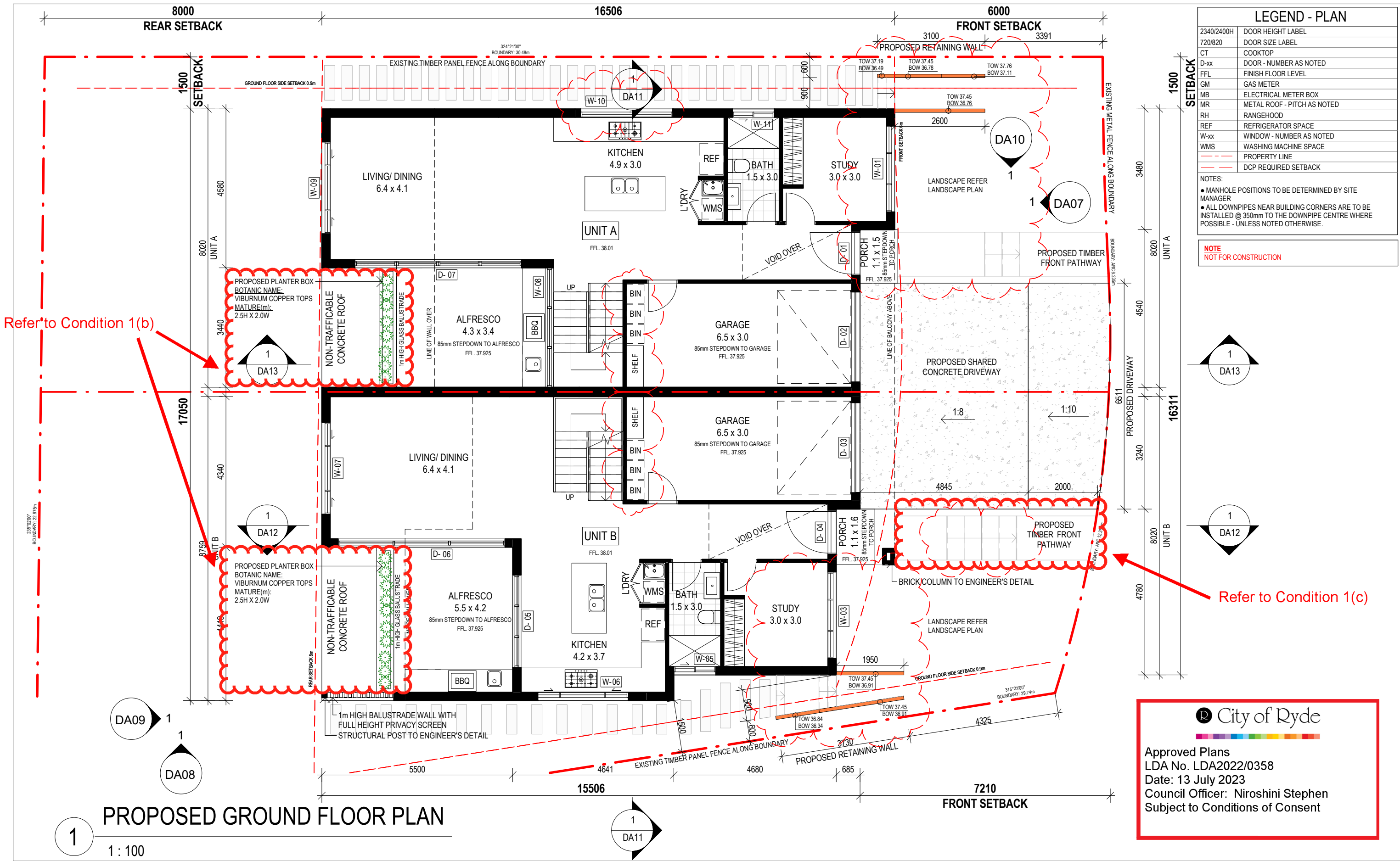
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DEMOLITION PLAN

Scale
1 : 200 @A3
Date
28/06/2023



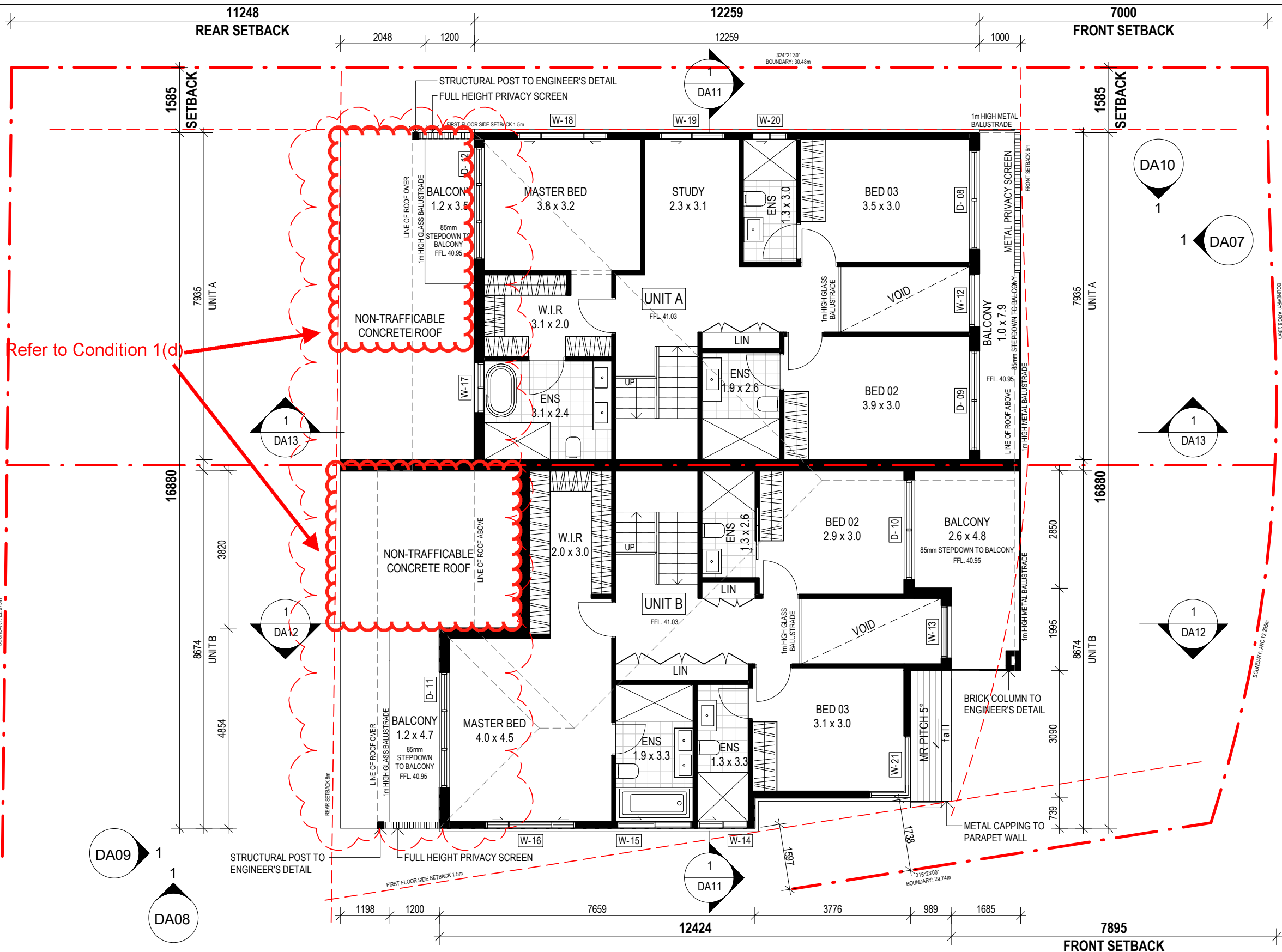
Drawing No.
DA02

Issue No.
K



Refer to Condition 1(b)

Refer to Condition 1(c)



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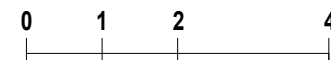
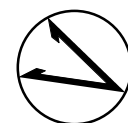


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Status
DEVELOPMENT APPLICATION

Drawing content
**PROPOSED FIRST FLOOR
PLAN**

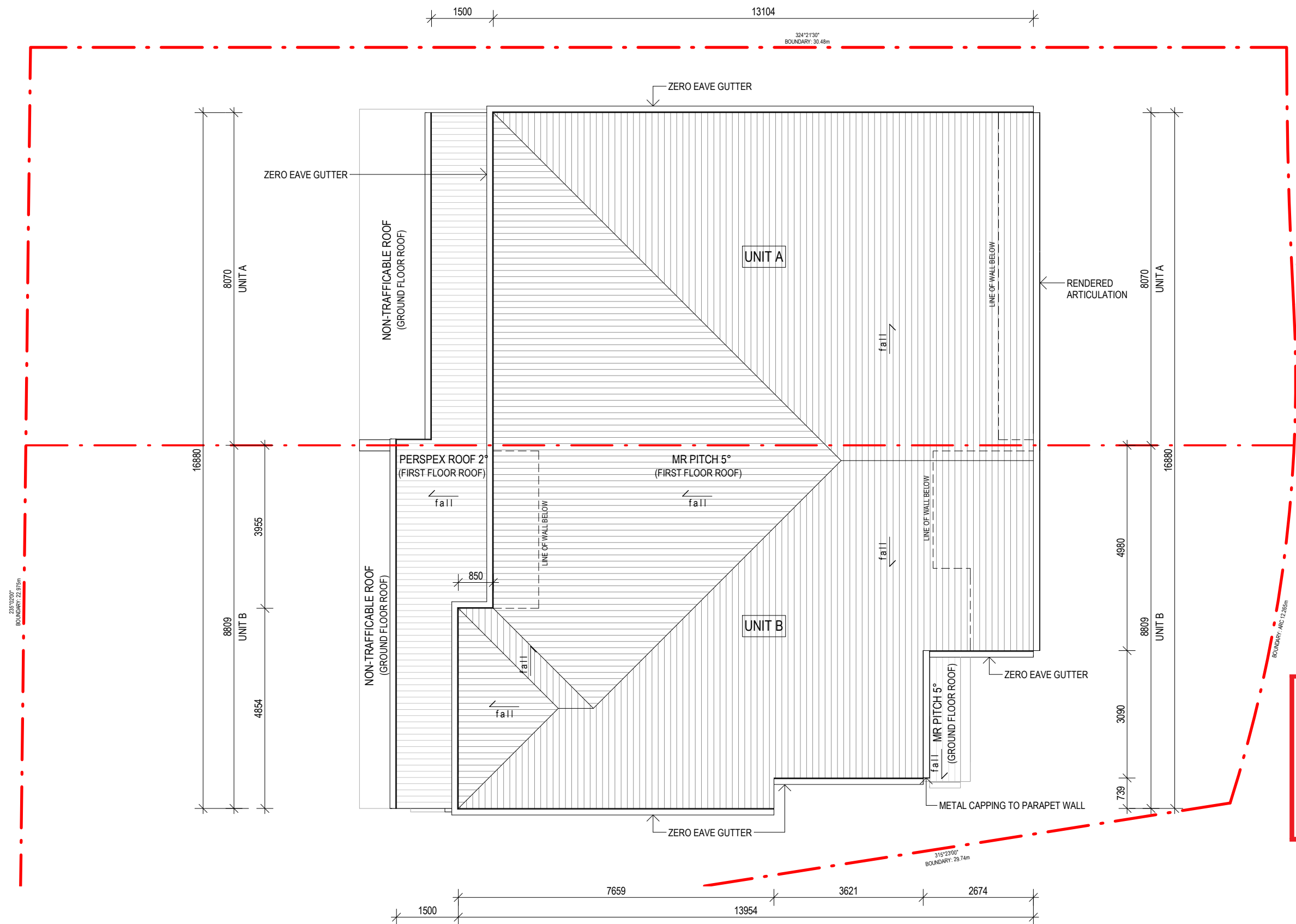
Scale
1 : 100 @A3 28/06/2023



Drawing No.
DA05

Issue No.
K

LEGEND - ROOF PLAN	
MR	METAL ROOF - PITCH AS NOTED
TR	TILE ROOF - PITCH AS NOTED
- - -	PROPERTY LINE
NOTE NOT FOR CONSTRUCTION	



City of Ryde

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1 PROPOSED ROOF PLAN

1 : 100

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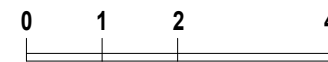
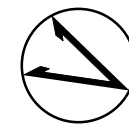


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34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

Drawing content
PROPOSED ROOF PLAN

Scale
1 : 100 @A3 28/06/2023

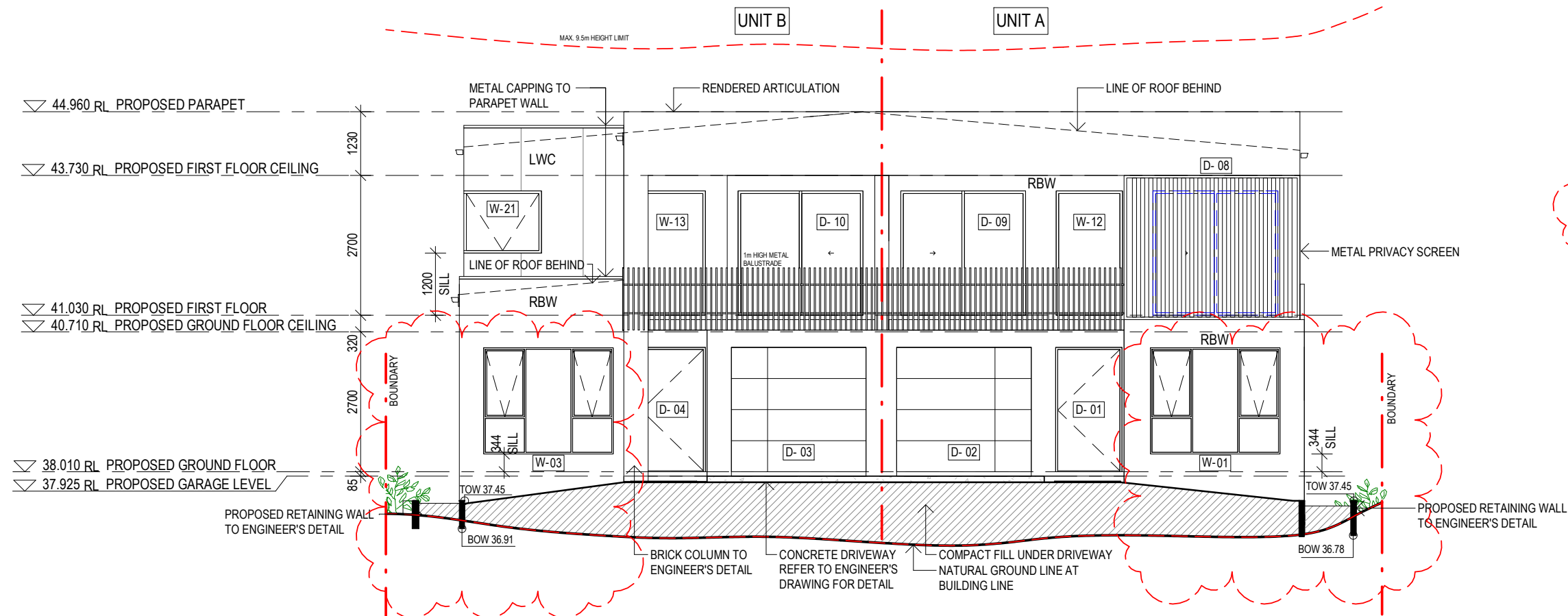


Drawing No.
DA06

Issue No.
K



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LEGEND - ELEVATION / SECTION

EXTERNAL FINISHES	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
WALL TYPE & FINISH:	
RBW	RENDERED BRICKWORK
FBW	FACE BRICKWORK
RLW	RENDERED LIGHTWEIGHT WALL
	EXTERNAL CLADDING
BOW	BOTTOM OF WALL
COS	CHECK ON SITE
D - xx	DOOR - NUMBER AS NOTED
F	FIXED
FG - xx	FIXED GLAZING - NUMBER AS NOTED
GM	GAS METER
MB	METER BOX
MR	METAL ROOF - PITCH AS NOTED
TOW	TOP OF WALL
W - xx	WINDOW - NUMBER AS NOTED

NOTE
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

No.	HEIGHT	WIDTH	OPERATION	COMMENTS
01	2050	2500	AWNING	
02	2050	910	AWNING	W-02 NOT IN USE
03	2050	2500	AWNING	
04	2050	910	AWNING	W-04 NOT IN USE
05	860	1210	SLIDING	
06	600	2650	SLIDING	
07	2400	2650	SLIDING	
08	600	3440	FIXED	
09	2400	2650	SLIDING	
10	600	2650	FIXED	OBSCURED
11	860	1210	SLIDING	
12	2400	1280	FIXED	
13	2400	1280	FIXED	
14	860	1210	SLIDING	
15	1030	1810	SLIDING	
16	1030	2170	SLIDING	
17	1030	1210	SLIDING	
18	1030	2170	SLIDING	
19	1030	1570	SLIDING	
20	860	850	SLIDING	
21	1200	1500	AWNING	CORNER WINDOW
21	1200	1000	FIXED	CORNER WINDOW

EXTERNAL DOOR SCHEDULE

NO.	HEIGHT	WIDTH	OPERATION	COMMENTS
01	2340	1200	HINGE	ENTRY
02	2400	2600	ROLLER	GARAGE
03	2400	2600	ROLLER	GARAGE
04	2340	1200	HINGE	ENTRY
05	2400	2670	STACKING	GLAZED
06	2400	4810	STACKING	GLAZED
07	2400	4810	SLIDING	GLAZED
08	2400	2410	SLIDING	GLAZED
09	2400	2410	SLIDING	GLAZED
10	2400	2410	SLIDING	GLAZED
11	2400	2800	SLIDING	GLAZED
12	2400	2721	SLIDING	GLAZED
13	2340	820	HINGE	
14	2340	820	HINGE	

NORTH-WEST ELEVATION

1

1 : 100

Amendments

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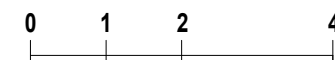


Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

Drawing content
NORTH-WEST ELEVATION

Scale
1 : 100 @A3 28/06/2023



Drawing No.
DA07

Issue No.
K

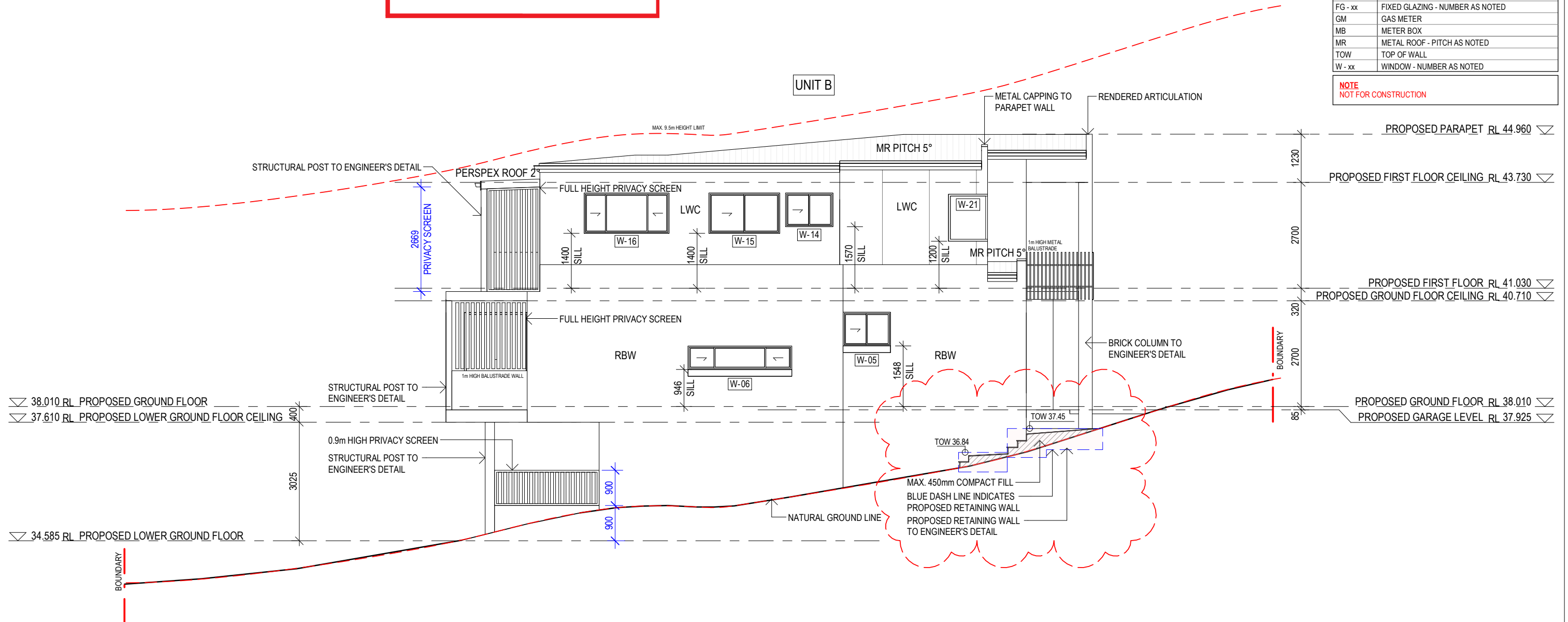


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LEGEND - ELEVATION / SECTION

EXTERNAL FINISHES		
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE		
WALL TYPE & FINISH:		
	RBW	RENDERED BRICKWORK
	FBW	FACE BRICKWORK
	RLW	RENDERED LIGHTWEIGHT WALL
	EXTERNAL CLADDING	
BOW	BOTTOM OF WALL	
COS	CHECK ON SITE	
D - xx	DOOR - NUMBER AS NOTED	
F	FIXED	
FG - xx	FIXED GLAZING - NUMBER AS NOTED	
GM	GAS METER	
MB	METER BOX	
MR	METAL ROOF - PITCH AS NOTED	
TOW	TOP OF WALL	
W - xx	WINDOW - NUMBER AS NOTED	

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NORTH-EAST ELEVATION

1

1 : 100

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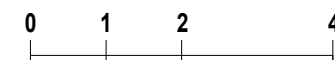


Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

Drawing content
NORTH-EAST ELEVATION

Scale
1 : 100 @A3 28/06/2023



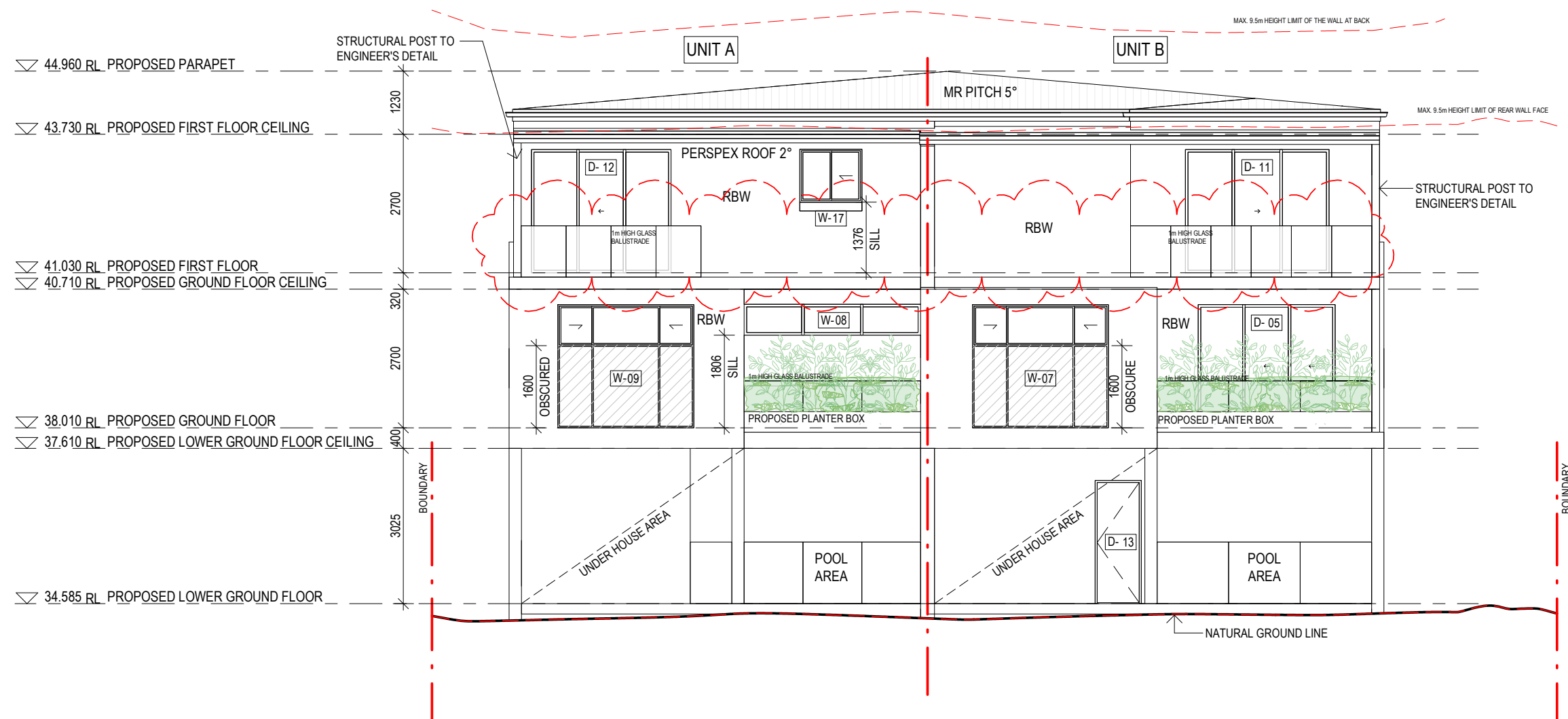
Drawing No.
DA08

Issue No.
K

LEGEND - ELEVATION / SECTION

EXTERNAL FINISHES	
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W - xx	WINDOW - NUMBER AS NOTED

NOTE
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1 SOUTH-EAST ELEVATION

1 : 100

City of Ryde

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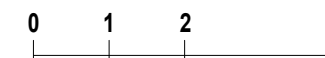


Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

Drawing content
SOUTH-EAST ELEVATION

Scale
1 : 100 @A3 28/06/2023



Drawing No.
DA09

Issue No.
K

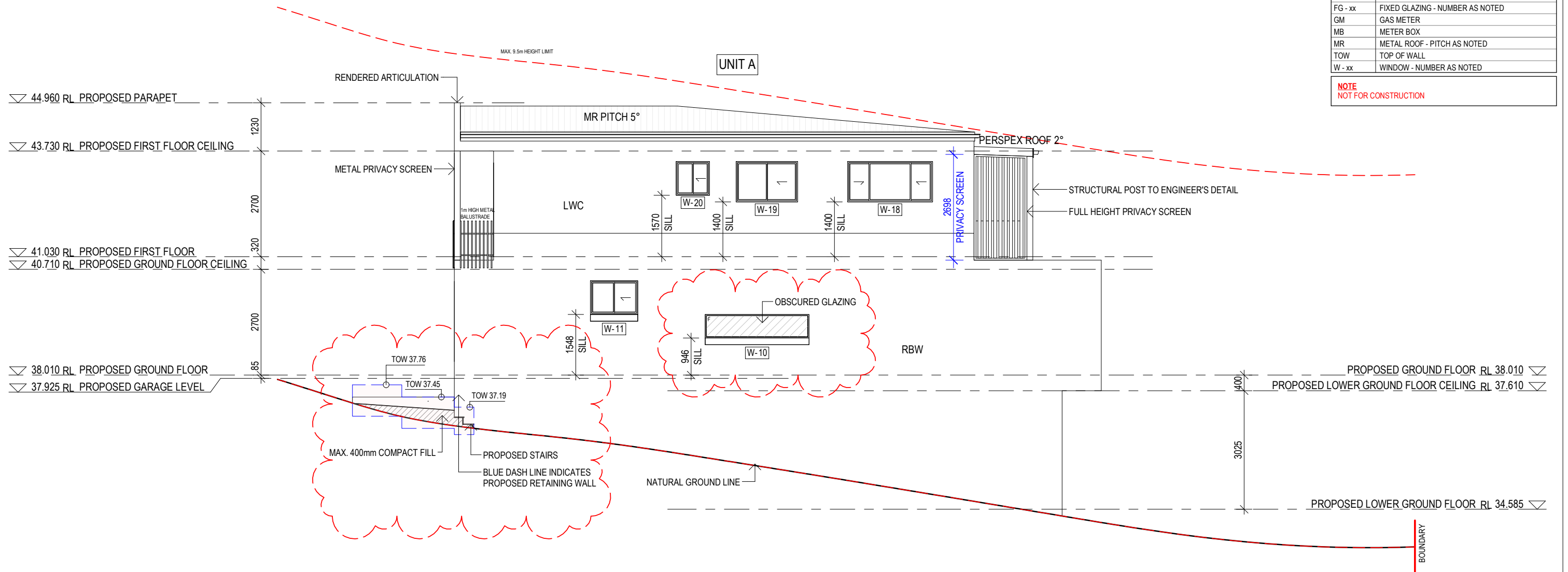


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SOUTH-WEST ELEVATION

1

1 : 100

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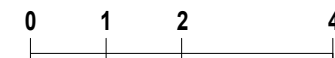


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Drawing content
SOUTH-WEST ELEVATION

Scale
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Drawing No.
DA10

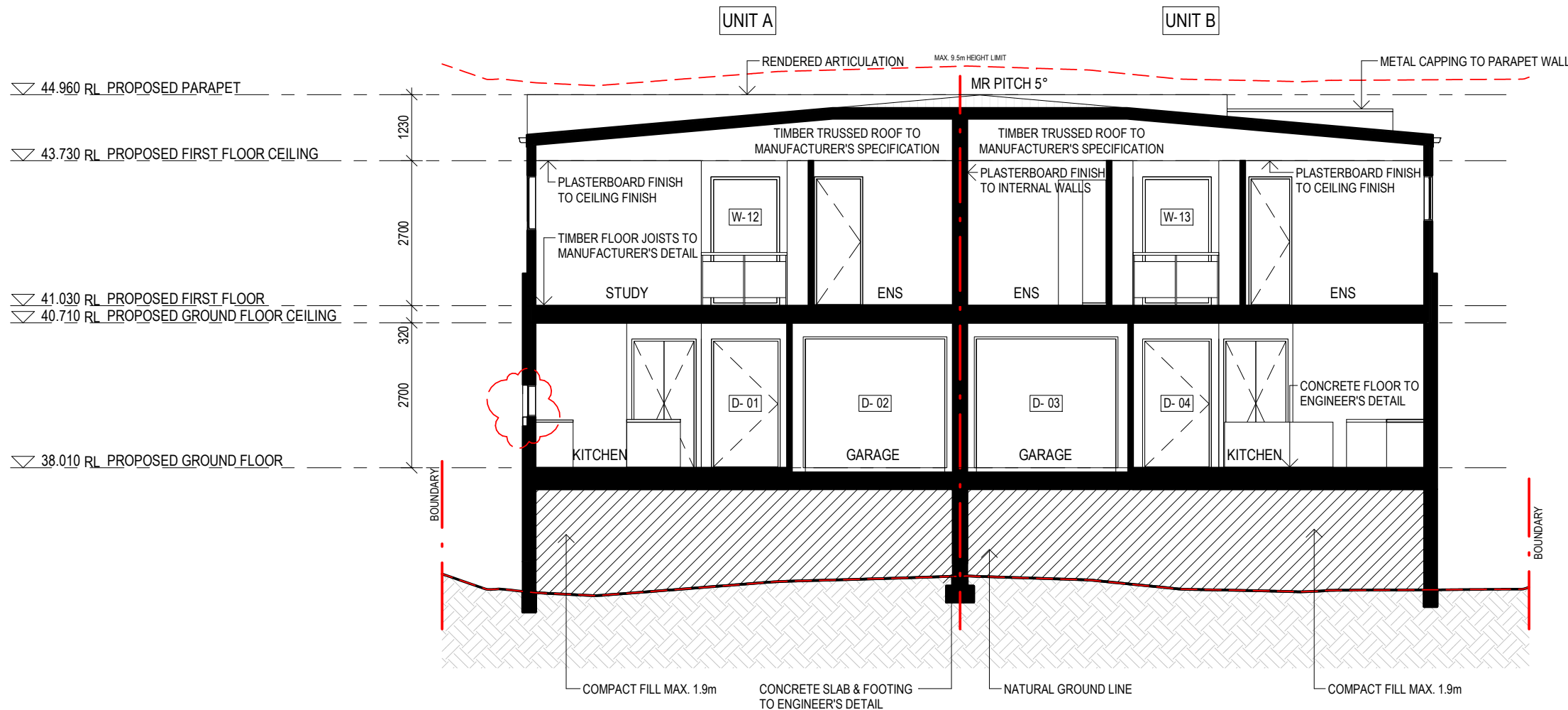
Issue No.
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SECTION A

1

1 : 100

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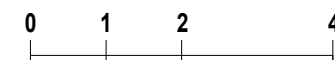


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Drawing content
SECTION

Scale
1 : 100 @A3 28/06/2023



Drawing No.
DA11

Issue No.
K

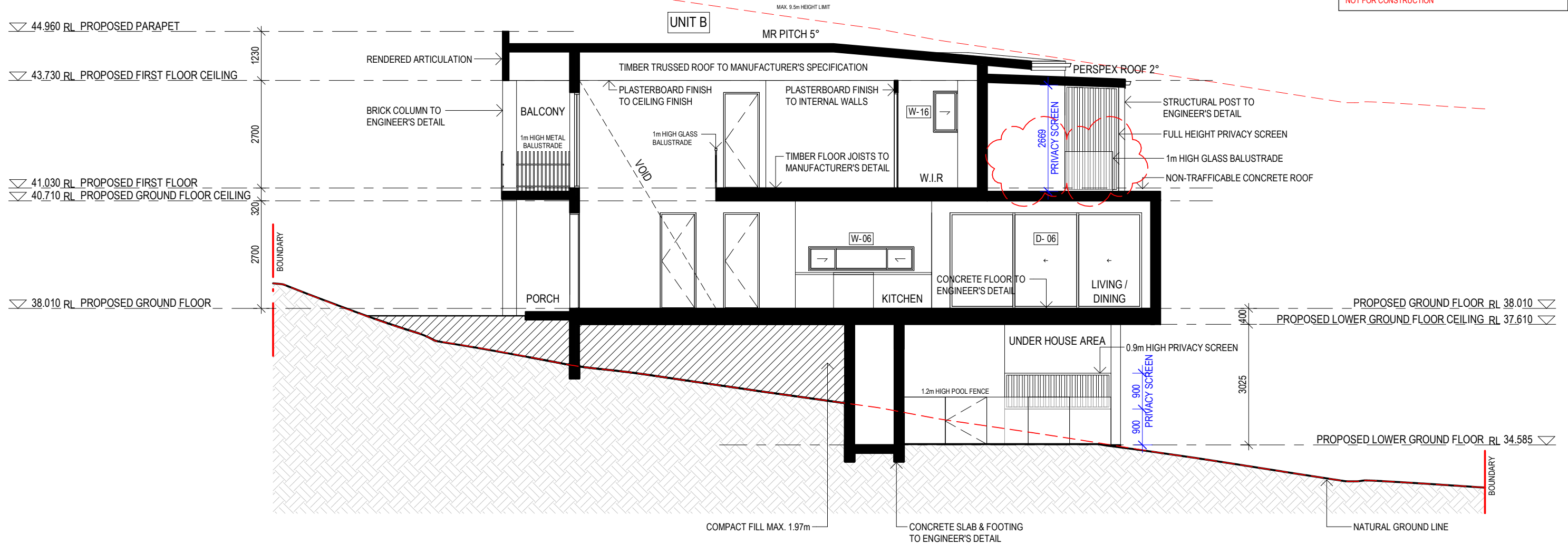


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SECTION B

1

1 : 100

Amendments

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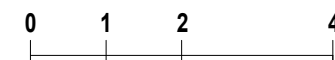


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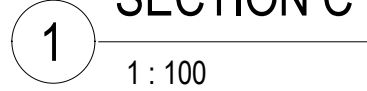
Drawing content
SECTION

Scale
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Drawing No.
DA12

Issue No.
K



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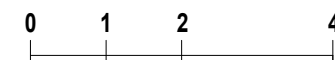
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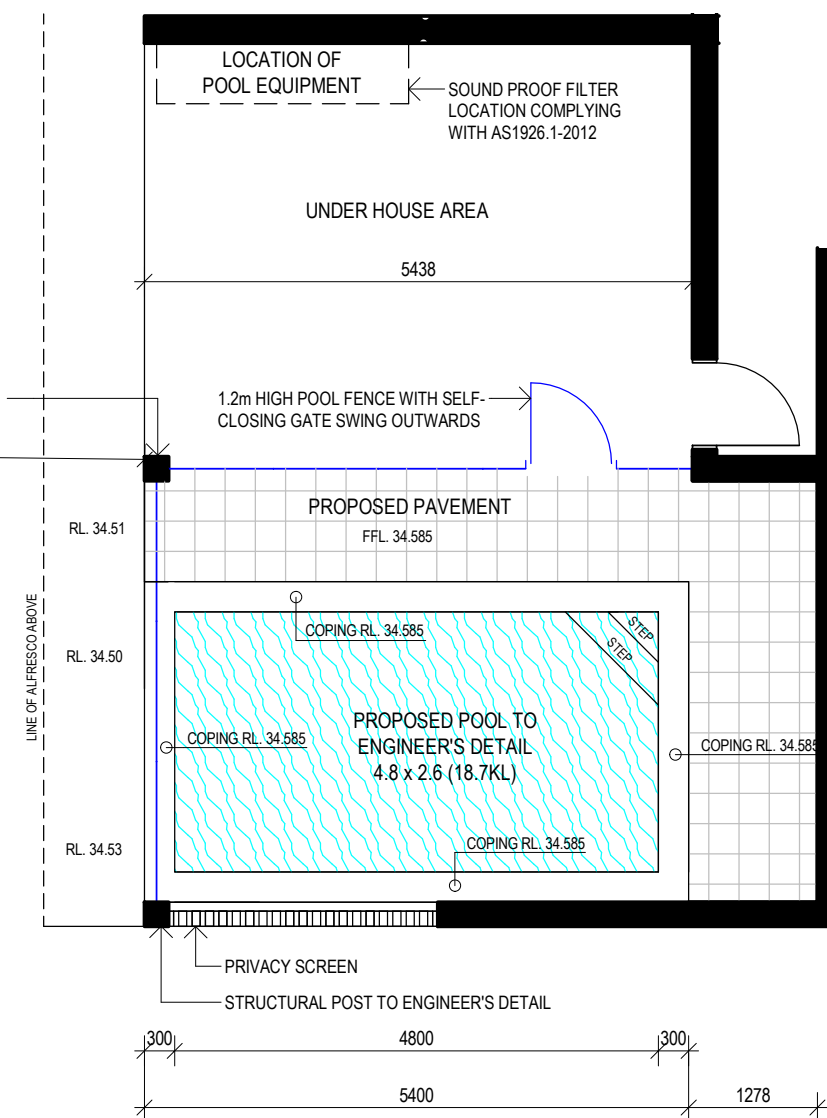


Status
DEVELOPMENT APPLICATION

Scale	Date
1 : 100 @A3	28/06/2023

Issue No.
K

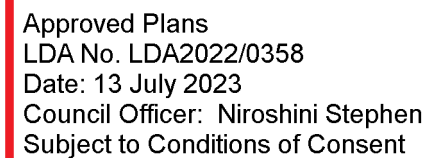




PROPOSED POOL PLAN_UNIT B

1 : 75

1 : 75



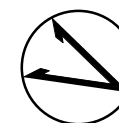
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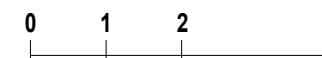


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Scale	Date
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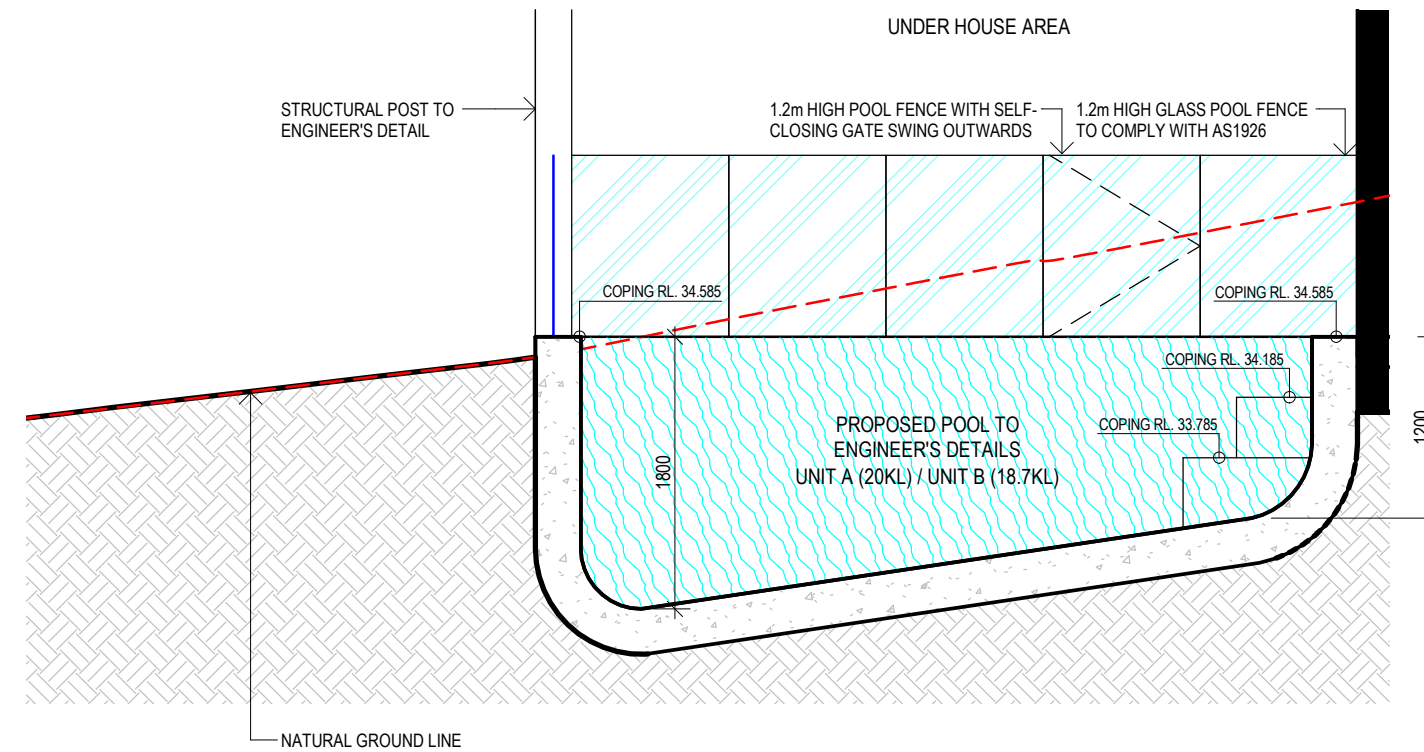


Issue No.
K





Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent



1 TYPICAL POOL SECTION
1 : 50

Amendments		
Rev	Description	Date
G	ISSUED FOR DEVELOPMENT APPLICATION	08.06.2022
H	ISSUED FOR DEVELOPMENT APPLICATION	05.10.2022
I	ISSUED FOR COUNCIL RFI	16.03.2023
J	ISSUED FOR COUNCIL RFI	05.05.2023
K	ISSUED FOR COUNCIL RFI	28.06.2023

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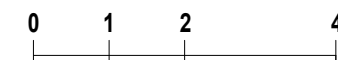
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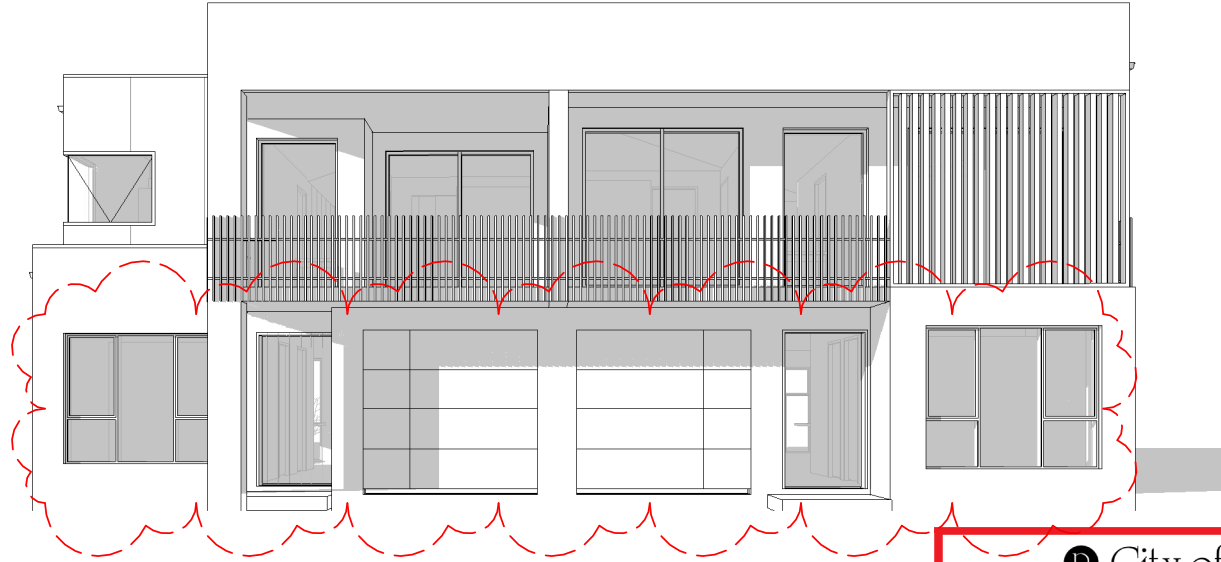
Project
AS21038
34 CLAYTON STREET, RYDE 2112
Status
DEVELOPMENT APPLICATION

Drawing content
POOL SECTION

Scale
1 : 50
Date
28/06/2023



Drawing No.
DA15
Issue No.
K

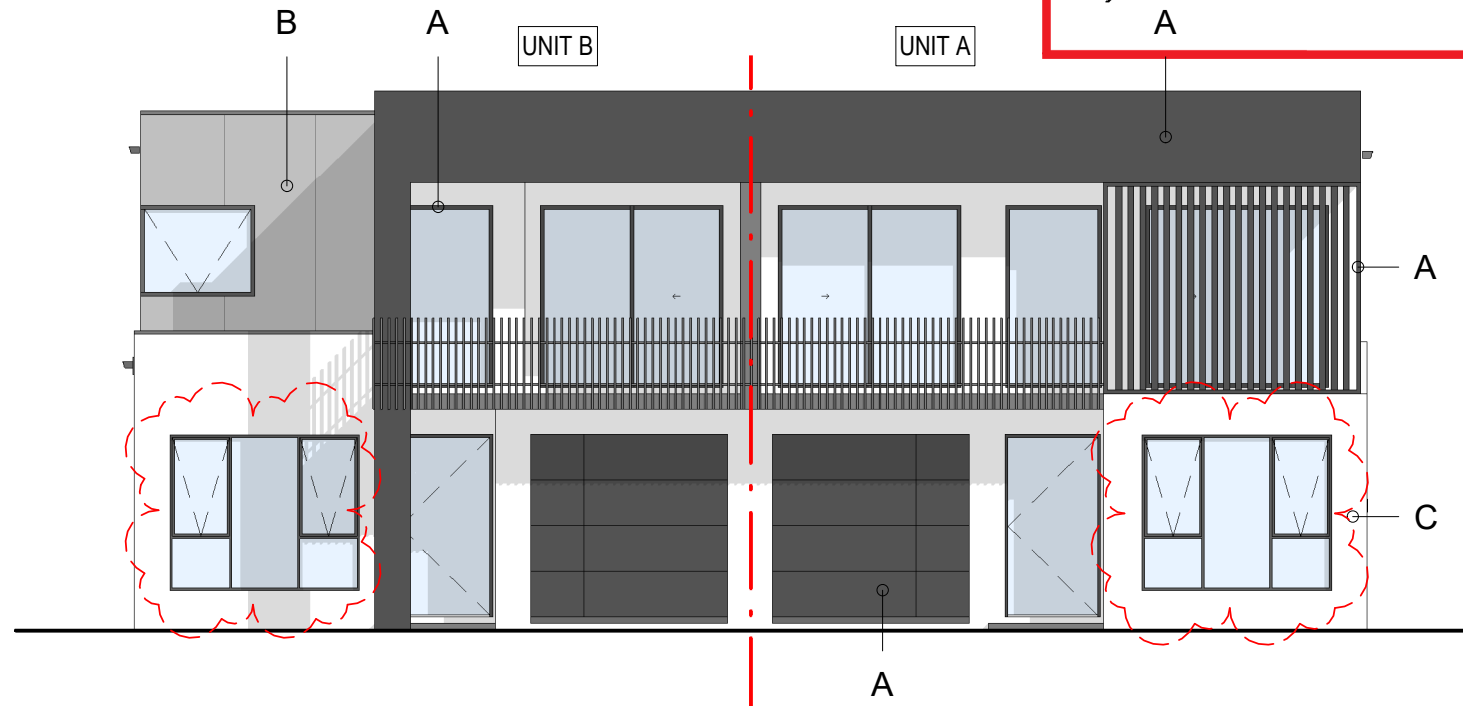


PERSPECTIVE VIEW 01



PERSPECTIVE VIEW 02




City of Ryde
 Approved Plans
 LDA No. LDA2022/0358
 Date: 13 July 2023
 Council Officer: Niroshini Stephen
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MATERIALS & FINISHES ELEVATION

1 : 100

SCHEDULE OF MATERIAL & FINISHES

- A  ARTICULATION / WINDOW & DOOR FRAME / GARAGE DOOR / METAL PRIVACY SCREEN: DULUX "MONUMENT" OR SIMILAR
- B  LIGHTWEIGHT CLADDING: JAMES HARDIE FINE TEXTURE CLADDING PAINTED WITH DULUX "DIESKAU" OR SIMILAR
- C  RENDERED BRICK WALL: DULUX "NATURAL WHITE" OR SIMILAR



01 - STEEL BALUSTRADE REFERENCE IMAGE



02 - METAL PRIVACY SCREEN REFERENCE IMAGE

Rev	Description	Date
G	ISSUED FOR DEVELOPMENT APPLICATION	08.06.2022
H	ISSUED FOR DEVELOPMENT APPLICATION	05.10.2022
I	ISSUED FOR COUNCIL RFI	16.03.2023
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K	ISSUED FOR COUNCIL RFI	28.06.2023

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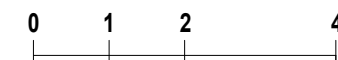
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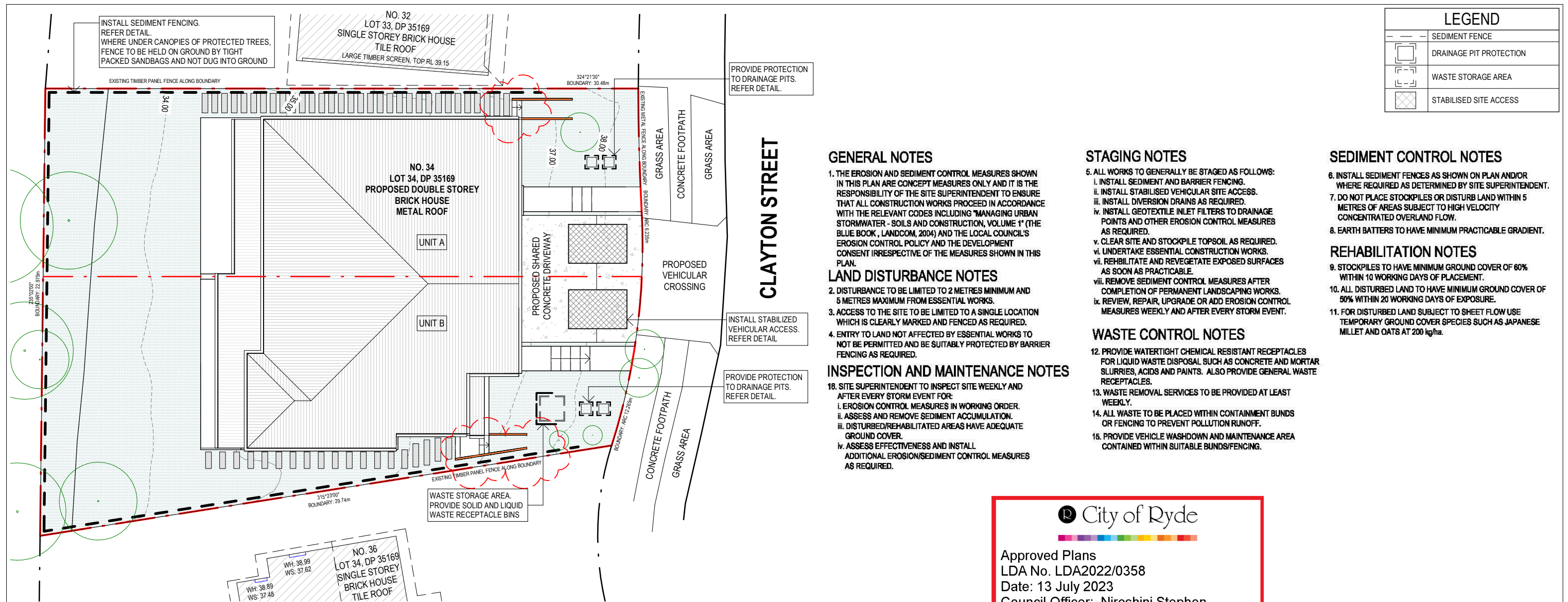
Project
AS21038
 34 CLAYTON STREET, RYDE 2112
Status
 DEVELOPMENT APPLICATION

Drawing content
SCHEDULE OF MATERIAL & FINISHES / PERSPECTIVES

Scale 1 : 100
Date @A3 28/06/2023



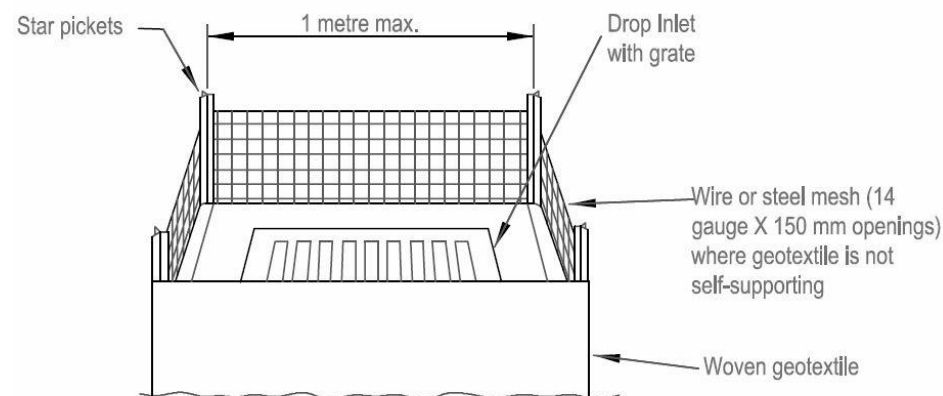
Drawing No.
DA16
Issue No.
 K



EROSION AND SEDIMENT CONTROL PLAN

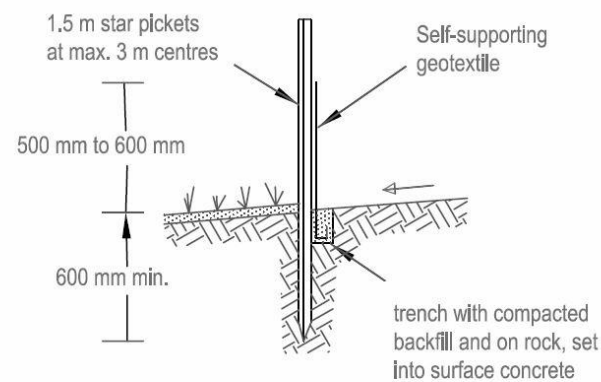
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1 : 200



DETAIL PIT PROTECTION

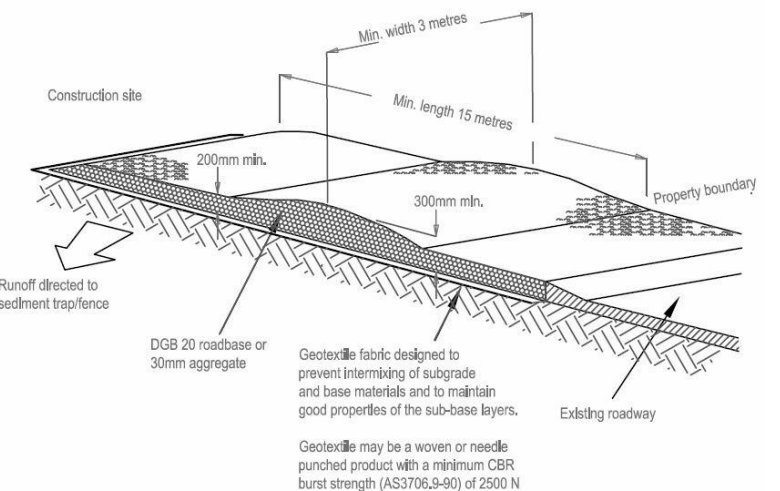
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



SECTION DETAIL

DETAIL - SEDIMENT FENCING

(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



Amendments		
Rev	Description	Date
G	ISSUED FOR DEVELOPMENT APPLICATION	08.06.2022
H	ISSUED FOR DEVELOPMENT APPLICATION	05.10.2022
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K	ISSUED FOR COUNCIL RFI	28.06.2023

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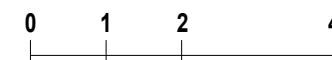
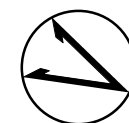


Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

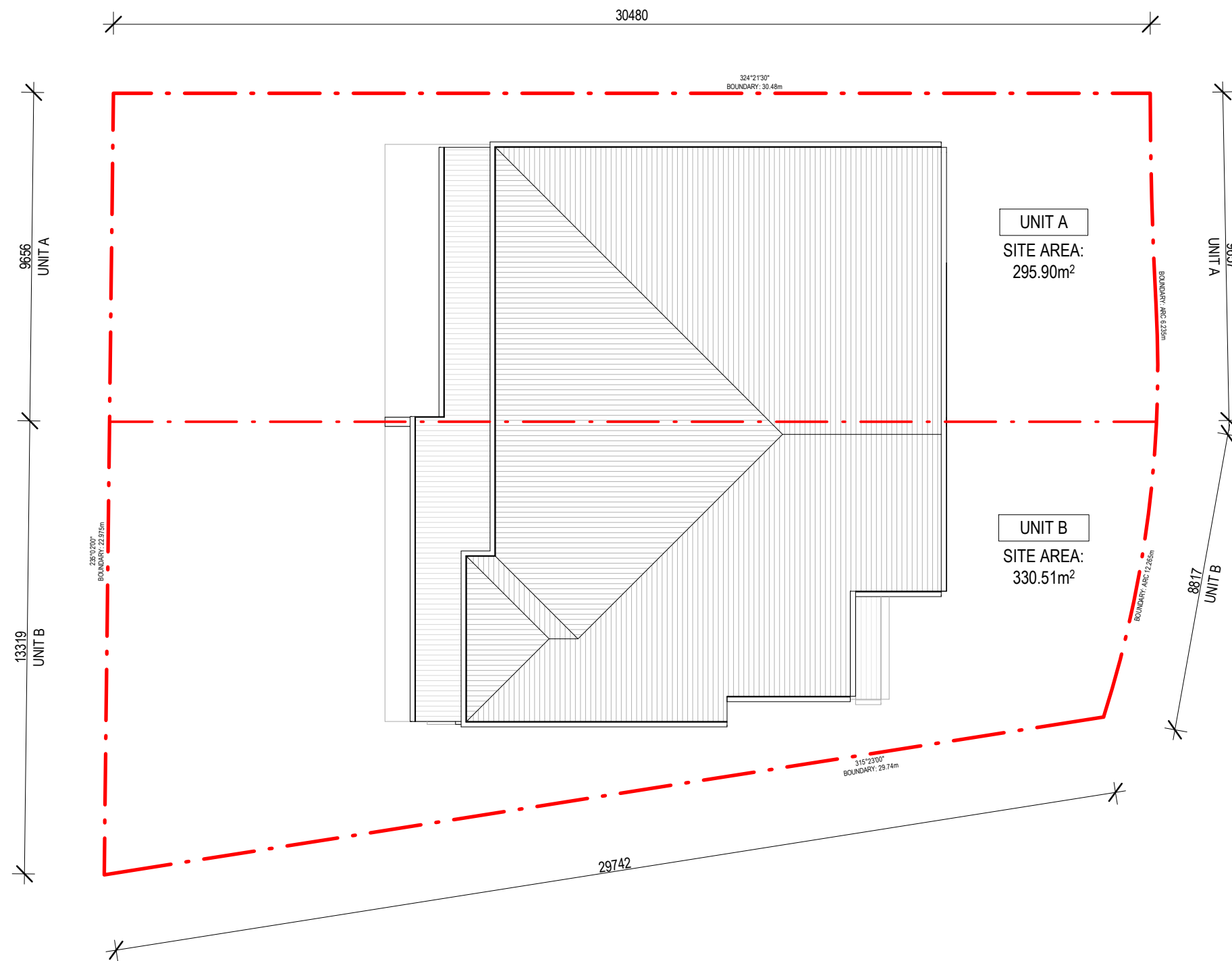
Drawing content EROSION AND SEDIMENT CONTROL PLAN


Scale
1 : 200 @A3 28/06/2023



Drawing No.
DA22

Issue No.
K



 City of Ryde

Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent

1 SUBDIVISION PLAN

1 : 150

Amendments		
Rev	Description	Date
G	ISSUED FOR DEVELOPMENT APPLICATION	08.06.2022
H	ISSUED FOR DEVELOPMENT APPLICATION	05.10.2022
I	ISSUED FOR COUNCIL RFI	16.03.2023
J	ISSUED FOR COUNCIL RFI	05.05.2023
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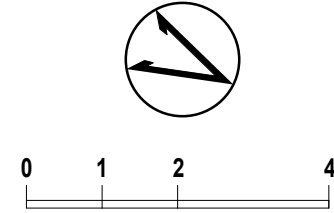
Project
AS21038
34 CLAYTON STREET, RYDE 2112

Status
DEVELOPMENT APPLICATION

Drawing content
SUBDIVISION PLAN

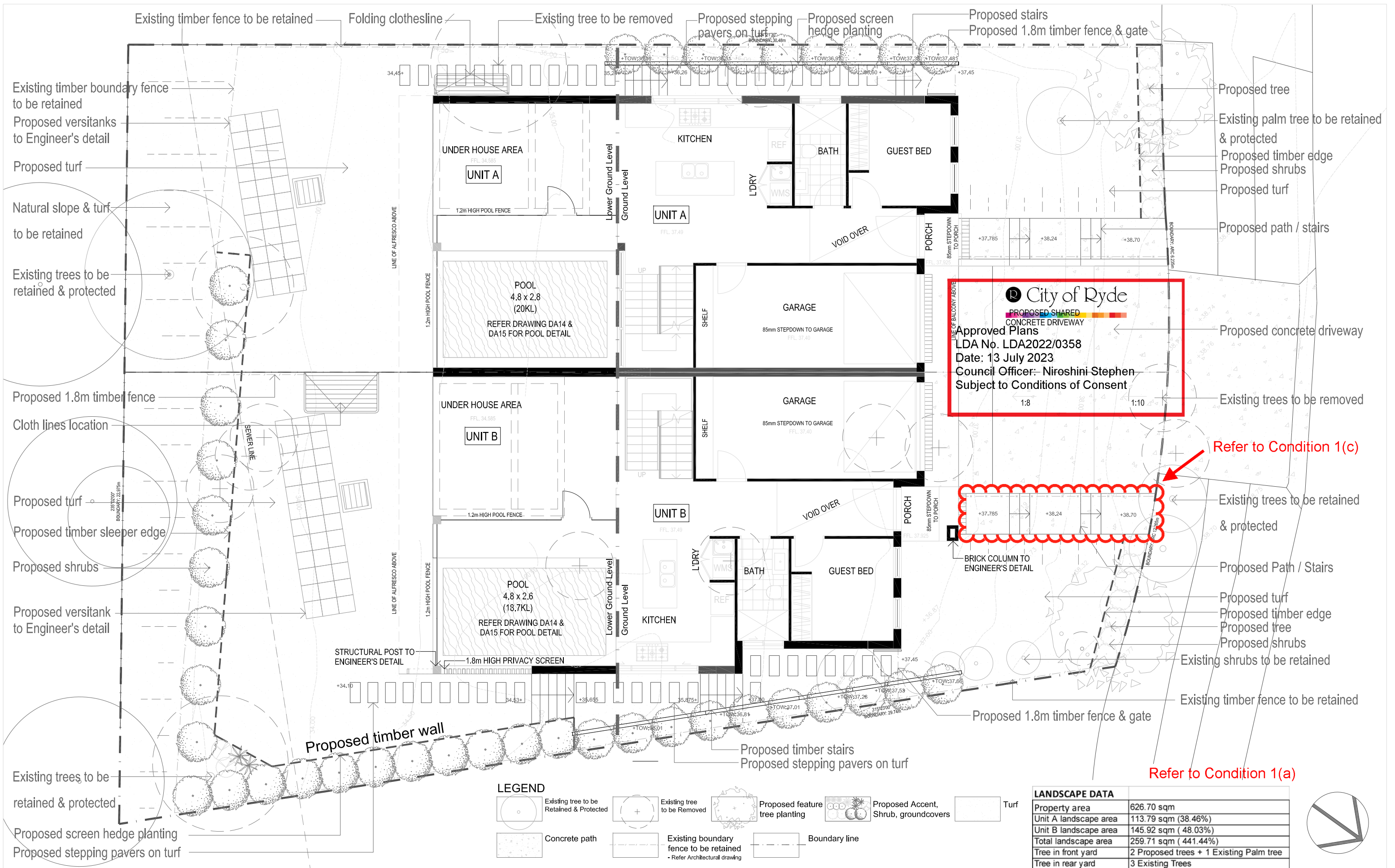
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Date
@A3 28/06/2023



Drawing No.
DA24

Issue No.
K



Issue	Revision Description	Drawn	Check	Date
A	For Client Review	PH		20.08.2022
B	Development Application	PH		01.09.2022
C	Development Application	PH		24.03.2023



Design: C

2/11 Brisbane Street
Harris Park NSW 2150
Mobile: 0466 809 226
Email: phe74@hotmail.com

Project:
Proposed Dual Occupancy

Location:
34 Clayton Street Ryde

Drawing Name:
LANDSCAPE PLAN

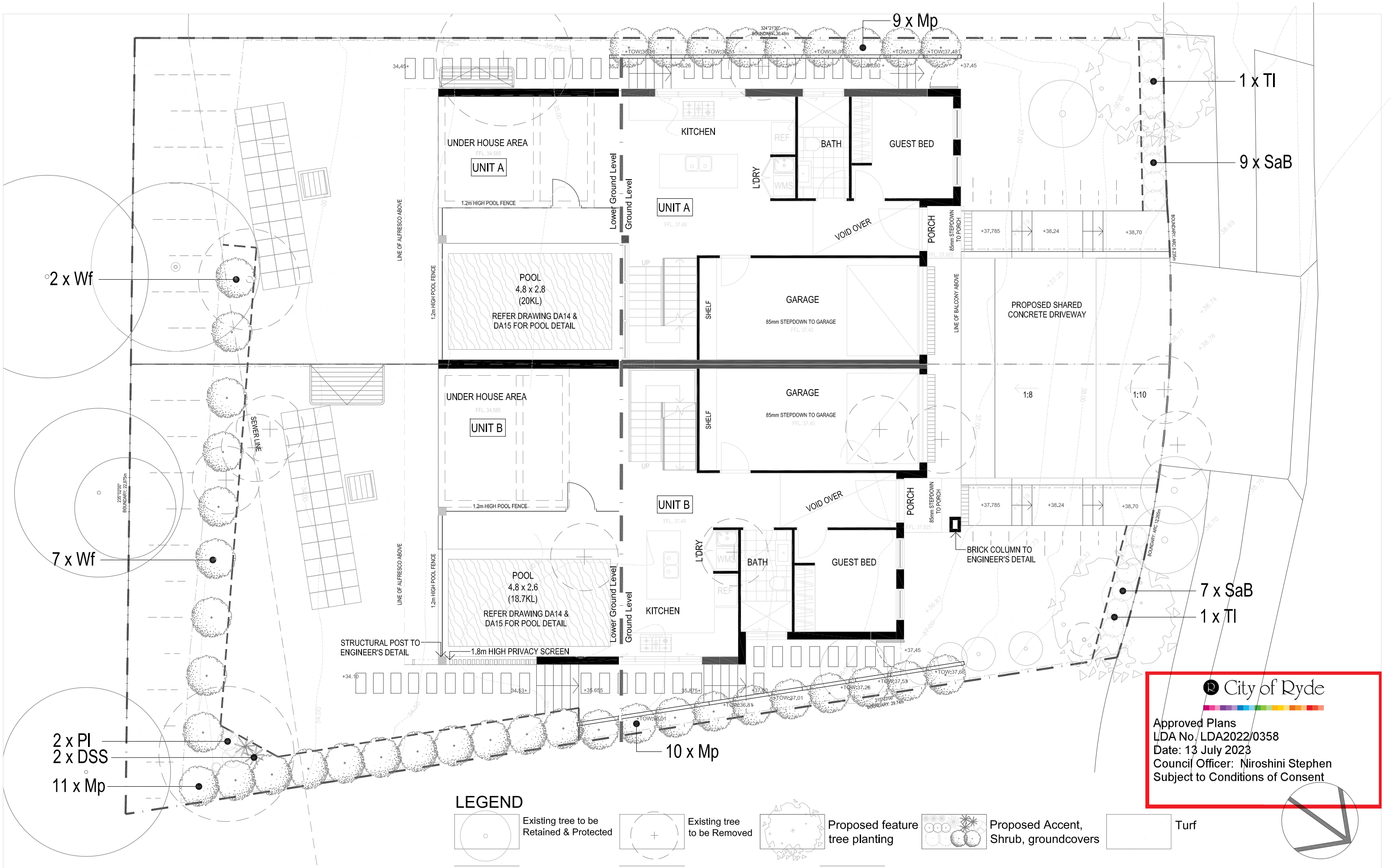
Job Number:
PH L220803

Drawing Name:
L01

Client:
ASA STUDIO


Scale:
1 : 100 @ A3

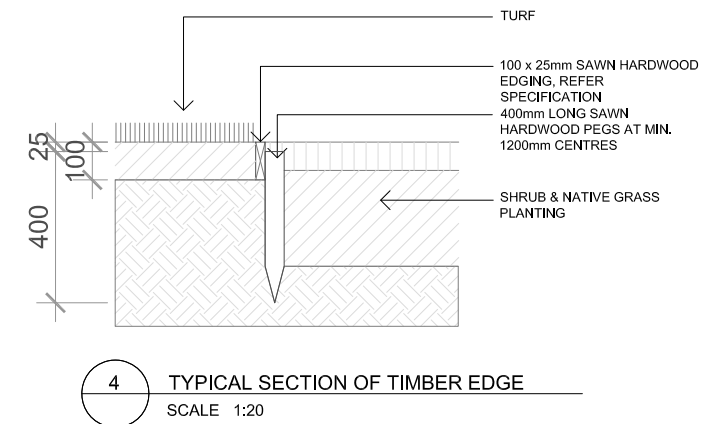
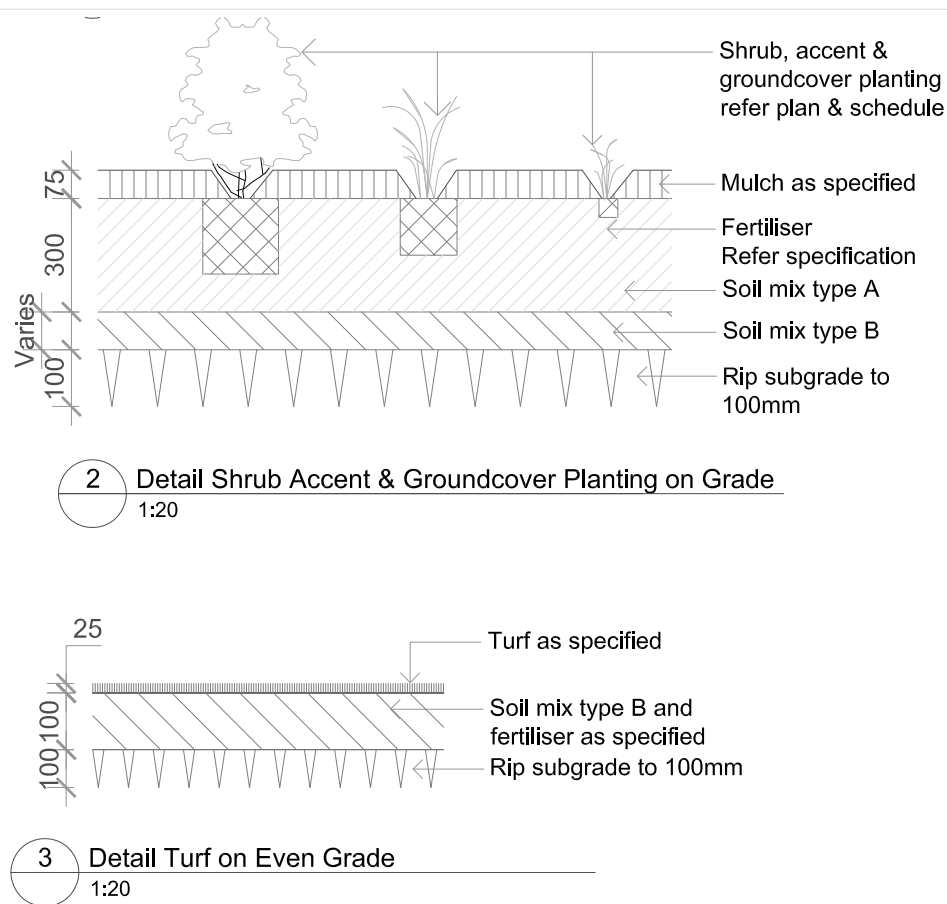
Issue:
C

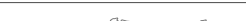


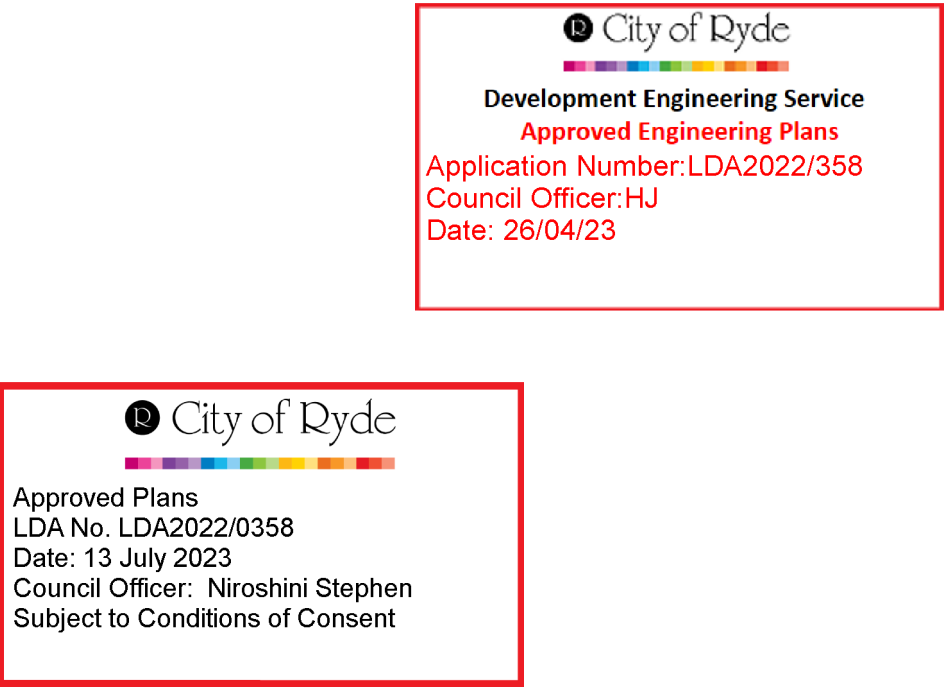


Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent

Issue		Revision Description		Drawn	Check	Date	<div><p>Landscape Design Service</p></div> <div>2/11 Brisbane Street Harris Park NSW 2150 Mobile: 0466 809 226 Email: phe74@hotmail.com</div>	Project: Proposed Dual Occupancy		Drawing Name: LANDSCAPE PLANTING PLAN		Client: ASA STUDIO	
A	For Client Review			PH		20.08.2022		Location: 34 Clayton Street Ryde		Job Number: PH L220803	Drawing Name: L02	Scale: 1 : 100 @ A3	Issue: C
B	Development Application			PH		01.09.2022							
C	Development Application			PH		24.03.2023							

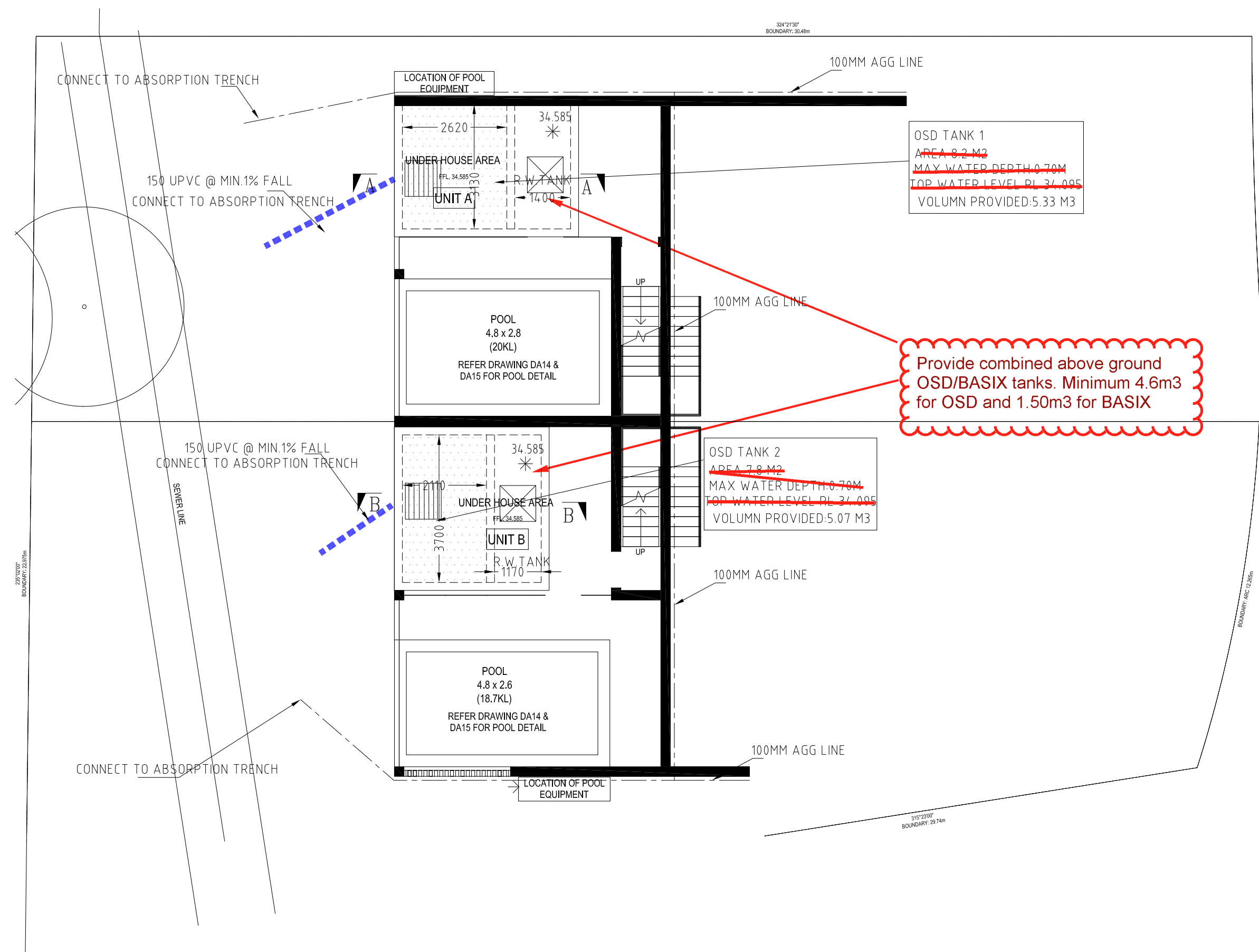


Issue	Revision Description	Drawn	Check	Date	<div><p>2/11 Brisbane Street Harris Park NSW 2150 Mobile: 0466 809 226 Email: phe74@hotmail.com</p></div>	Project: Proposed Dual Occupancy		Drawing Name: LANDSCAPE SPECIFICATION / DETAILS		Client: ASA STUDIO	
A	Issue for Client Review	PH		20.08.2022		Location: 34 Clayton Street Ryde	Job Number: PH L220803	Drawing Name: L03	Scale: As Shown	Issue: C	
B	Development Application	PH		01.09.2022							
C	Development Application	PH		24.03.2023							
					Design: (C)						

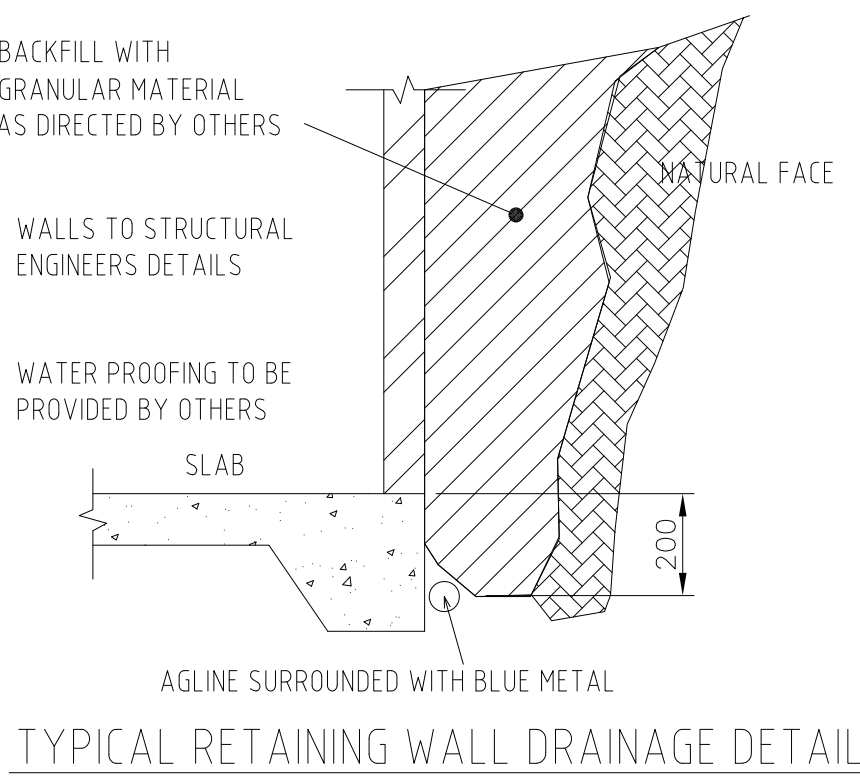


1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 10% MINIMUM GRADE (UNO).
SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
8. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
9. PROVIDE STEEL IRONS TO ALL PITS GREATER THAN 12m DEEP.
10. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
11. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARDOUS AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPEAD LATER ON AREAS TO BE REVEGETATED.
12. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
13. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

<div>MBC ENGINEERING</div> <div>MBC ENGINEERING PTY LTD PO BOX 269, PARRAMATTA EMAIL:mbcconsulting@live.com MOBILE: 0432546227</div>	PROPOSED RESIDENTAIL AT: 34 CLAYTON STREET, RYDE	TITLE: STORMWATER DRAINAGE PLAN	DRAWN BY :	DATE :	JOB No :	SET OF :
				12/03/2023	2023115	
			DESIGNED: C.Z.(BE, MIEAust 3928680)	SCALE :	SHEET No :	
				1:100 1:20	S1	



BASEMENT PLAN

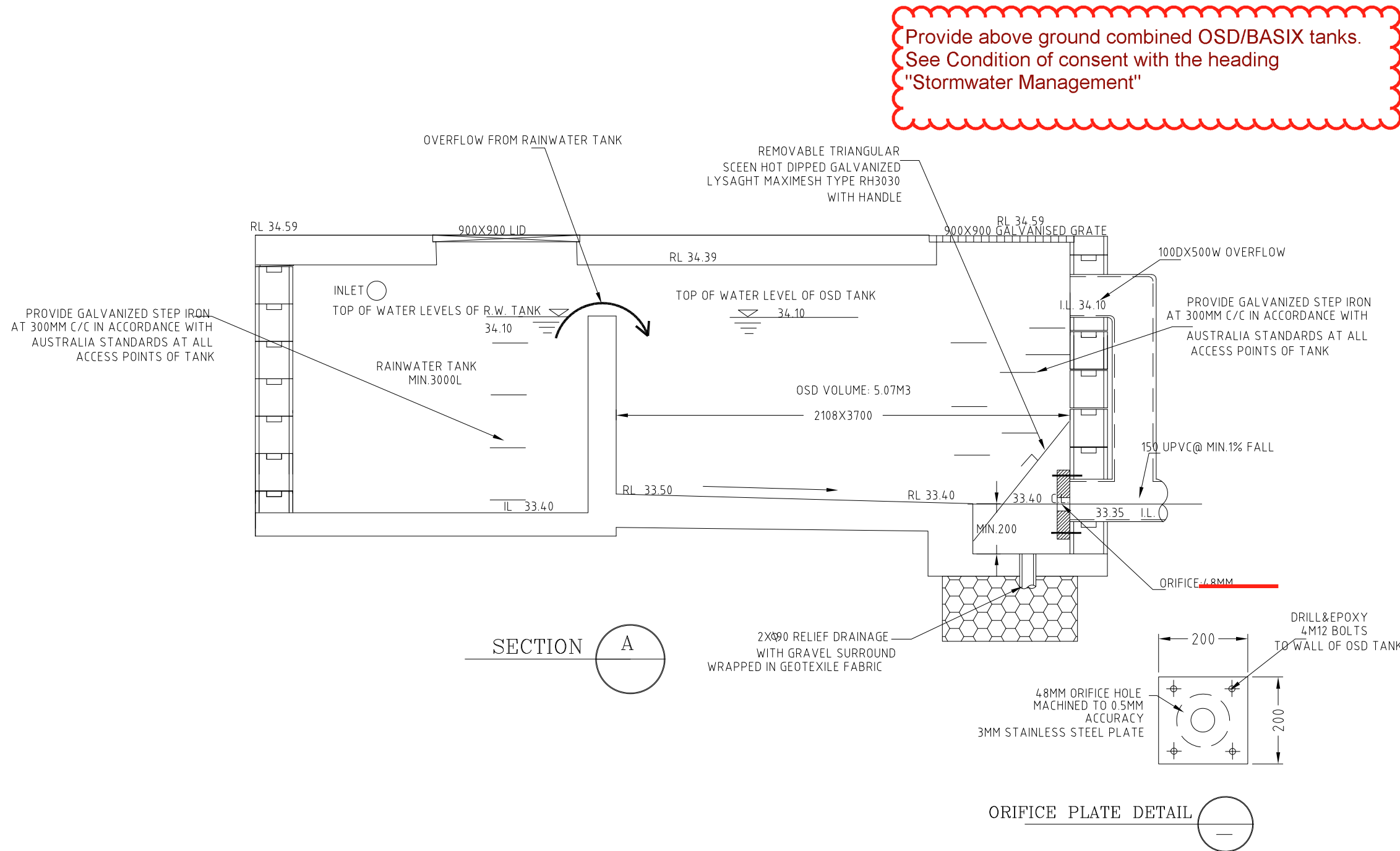


City of Ryde
Development Engineering Service
Approved Engineering Plans
Application Number: LDA2022/358
Council Officer: HJ
Date: 26/04/23

City of Ryde
Approved Plans
LDA No: LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent

2	23/03/2023	GENERAL CHANGE	JZ
1	12/03/2023	ISSUED FOR DA APPROVAL	JZ
ISSUE	DATE	REVISION & AMENDMENT	DRAWN

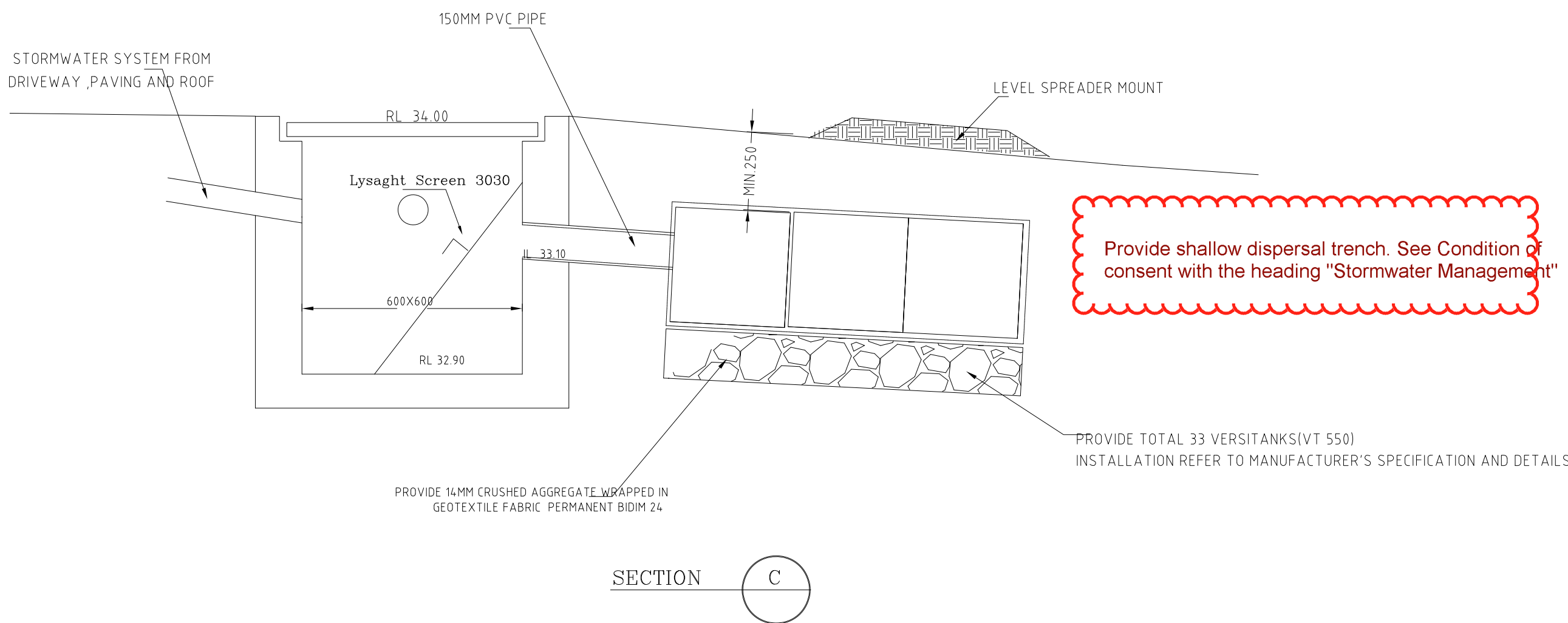
MBC ENGINEERING MBC ENGINEERING PTY LTD PO BOX 269, PARRAMATTA EMAIL: mbceconsulting@live.com MOBILE: 0432546227	PROPOSED RESIDENTIAL AT: 34 CLAYTON STREET, RYDE	TITLE: STORMWATER DRAINAGE PLAN	DRAWN BY :	DATE : 12/03/2023	JOB No : 2023115	SET OF :
			DESIGNED: C.Z.(BE, MIEAust 3928680)	SCALE : 1:100 1:20	SHEET No : S2	



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

CONFINED SPACE DANGER SIGN N.T.S

1. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.
2. MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 180mm (SMALL ENTRIES SUCH AS & MANHOLES)
3. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPELINE.
4. SIGN SHALL BE AFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

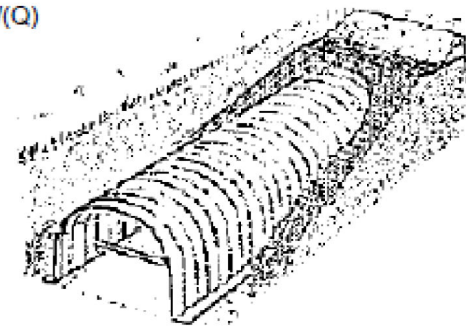


City of Ryde
Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent

CITY OF RYDE			
ON-SITE DETENTION CALCULATION SHEET			
DEVELOPMENT TYPE: Duplex			
ADDRESS: OSD 1			
Catchment Zone	(Zone 1)	(Zone 2)	(Eastwood)
Site Area	295.9		m² (A)
65% Site Area	192.3		m²
Total Proposed Impervious Area (roofs, driveways, hardstand etc)	155.0		m² (B)
% of site Impervious	52		%
Impervious area draining to the Storage Facility	155.0		m² (C)
Pervious area draining to the Storage Facility	0		m² (D)
Total area draining to the Storage Facility (Impervious and pervious areas)	155.0		m² (E)
Pervious area bypassing the Storage Facility	140.9		m² (F)
Impervious area bypassing the Storage Facility	0		m² (G)
	(C) + (G)	1.0	(L)
	(C)		
must not be greater than 1.25.			
Permitted Site Discharge (PSD) rate per m²			
Catchments in Zones 1 & 2			
If (G)=0 then PSD = 0.0265 l/sec/m²			
If (G)≠0 then PSD = 0.0265x(L)-1.37 l/sec/m²			
Eastwood Catchment			
If (G)=0 then PSD = 0.0210 l/sec/m²			
If (G)≠0 then PSD = 0.0210x(L)-1.37 l/sec/m²			
0.0265 (J)			
PERMITTED SITE DISCHARGE (E) x (J) 155 x 0.0265			
Storage Volume per m³			
(K) = 0.0275 m³/m³ for zone 1 gr			
(K) = 0.0255 m³/m³ for zone 2 gr			
(K) = 0.0300 m³/m³ for Eastwood Catchment			
0.0275 (K)			
SITE STORAGE REQUIREMENT ((E) + (G)) x (K)x(1.2) (155.0+0) x 0.0275x(1.2) = 4.26			
Allowance for Rainwater Tank offset (5000 litre Max, see clause 3.1.8)			
NOTE: If OSD is provided in a landscaped surface basin the volume must be increased by 20%			
0.7 (H)			
OUTLET CONTROL - using a Sharp Edged Orifice Plate			
Height Difference between top water level and Centre of Orifice (m)			
ORIFICE DIAMETER (mm) = 21.9			
48 mm			
Should pipe and pit losses be used to control outflow, the calculations are to be attached.			

8.2 Appendix 2 - Absorption System Calculation Sheet

DEVELOPMENT TYPE:			
ADDRESS:			
Catchment Zone =	(Zone 1)	(Zone 2)	(Eastwood)
1. Site Area =	295.9		m² (A)
2. Roof Area =	135.6		m² (B)
3. Driveway Area =	19.4		m² (C)
4. Other Paved Area =			m² (D)
5. Pervious Paving Area =	m² x 0.25 =		m² (E)
6. Total Proposed Impervious Area (B + C + D + E) =	155.0		m² (F)
7. Total Impervious Area Draining to Absorption Trench =	155.0		m² (G)
(As much of the impervious areas possible are to drain to the absorption system, with 100% of the roof area and driveway area to connect to the system)			
8. Site impervious % = (F)/(A) x 100 =	52		% (H)
(must be less than 40%)			
9. Area available for dispersal =			m² (K)
10. Rainfall Intensity (mm/hr)			
For a 1 in 5 year 20min Storm:			
Zone 1 = 88.2			
Zone 2 and Eastwood = 82.7			
11. Volume of Runoff = (G) x (L) x (1/3) =	4557		mm/hr (L)
12. Storage Required = (M) / 1000 =	4.557		m³ (N)
13. Absorption Trench Type =	VERSI TANK		
14. Storage Capacity per lineal metre (from product guide) =	0.14		m³/m (O)
15. Additional Storage Capacity in Gravel Trench with voids			
= (trench width (m) x trench height (m) - cross section area of absorption trench (m²)) x void space			
			m³/m (P)
16. Total Storage Capacity = (O) + (P) =			m³/m (Q)
17. Length of Trench Required = (N)/(Q)			
Length = 33 X VERSI TANK			



1	12/03/2023	ISSUED FOR DA APPROVAL	JZ
ISSUE	DATE	REVISION & AMENDMENT	DRAWN

MBC ENGINEERING

MBC ENGINEERING PTY LTD
PO BOX 269, PARRAMATTA
EMAIL: mbceconsulting@live.com
MOBILE: 0432546227

PROPOSED RESIDENTIAL AT:

34 CLAYTON STREET, RYDE

TITLE:

STORMWATER DRAINAGE PLAN

DRAWN BY :

DATE :

12/03/2023

JOB No :

2023115

SET OF :

DESIGNED: C.Z.(BE, MIEAust 3928680)

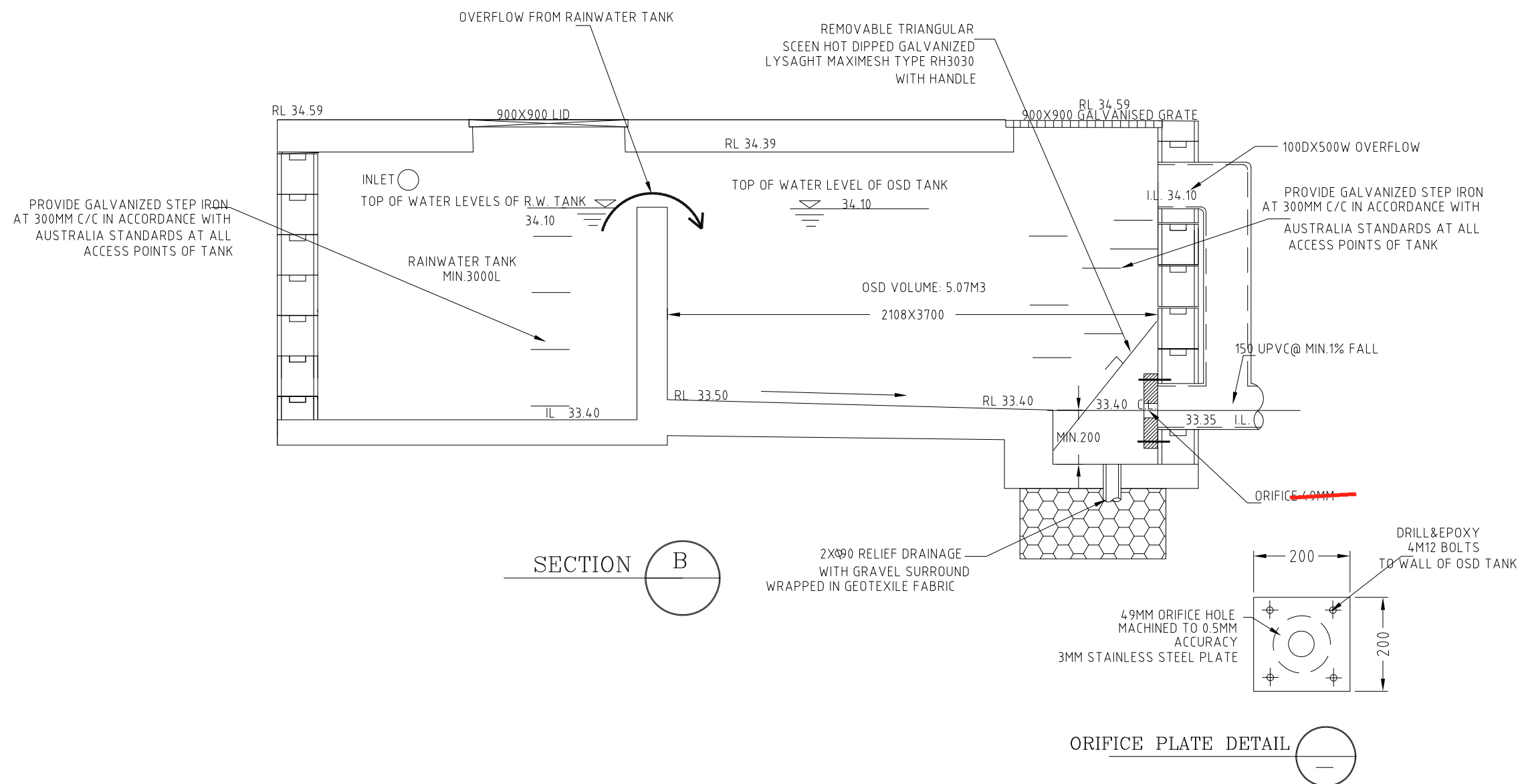
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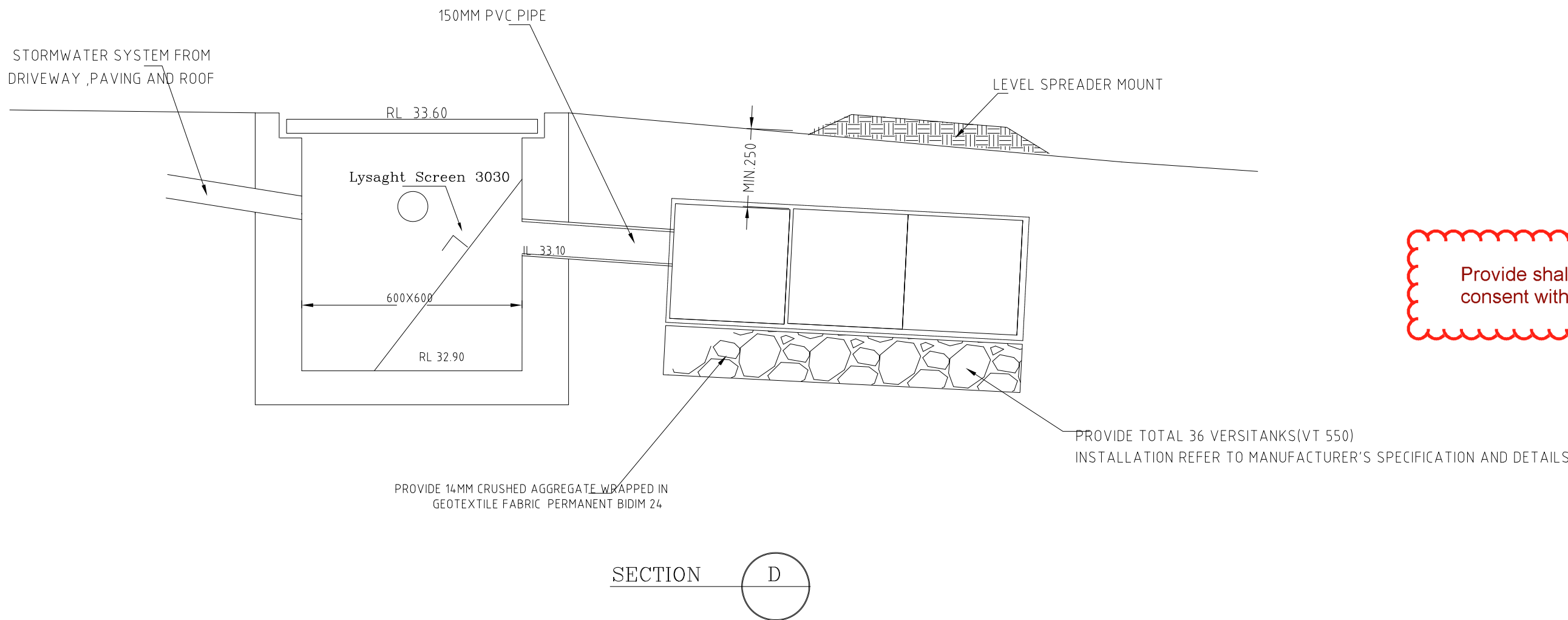
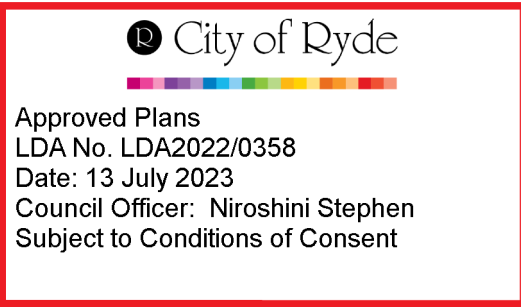
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SHEET No :

S3



Provide above ground combined OSD/BASIX tanks.
See Condition of consent with the heading
"Stormwater Management"



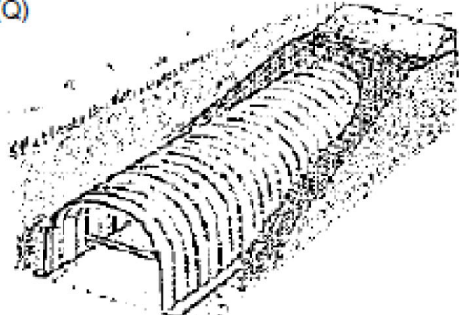
Provide shallow dispersal trench. See Condition of
consent with the heading "Stormwater Management"

CITY OF RYDE			
ON-SITE DETENTION CALCULATION SHEET			
DEVELOPMENT TYPE: Duplex			
ADDRESS: OSD 2			
Catchment Zone	(Zone 1)	(Zone 2)	(Eastwood)
Site Area	330.51		m² (A)
65% Site Area	214.8		m²
Total Proposed Impervious Area (roofs, driveways, hardstand etc)	167.8		m² (B)
% of site Impervious	51		%
Impervious area draining to the Storage Facility	163.8		m² (C)
Pervious area draining to the Storage Facility	0		m² (D)
Total area draining to the Storage Facility (impervious and pervious areas)	163.8		m² (E)
Pervious area bypassing the Storage Facility	162.7		m² (F)
Impervious area bypassing the Storage Facility	4.0		m² (G)
	(C) + (G) / (C)	1. 1.02	(L)

Permitted Site Discharge (PSD) rate per m²			
Catchments in Zones 1 & 2			
If (G)=0 then PSD = 0.0265 l/sec/m²			
If (G)≠0 then PSD = 0.0265x(L)-1.37 l/sec/m²			
Eastwood Catchment			
If (G)=0 then PSD = 0.0210 l/sec/m²			
If (G)≠0 then PSD = 0.0210x(L)-1.37 l/sec/m²			
PERMITTED SITE DISCHARGE (E) x (J) 163.8 x 0.026			
Storage Volume per m²			
(K) = 0.0275 m³/m² for zone 1 gr			
(K) = 0.0255 m³/m² for zone 2 gr			
(K) = 0.0300 m³/m² for Eastwood Catchment			
SITE STORAGE REQUIREMENT ((E) + (G)) x (K)x(1.2) = (163.8+4.0) x 0.0275x(1.2) = 4.6			
Allowance for Rainwater Tank offset (5000 litre Max, see clause 3.1.8)			
NOTE: If OSD is provided in a landscaped surface basin the volume must be increased by 20%			

OUTLET CONTROL - using a Sharp Edged Orifice Plate			
Height Difference between top water level and Centre of Orifice (m) 0.7			
ORIFICE DIAMETER (mm) = 21.9			
Should pipe and pit losses be used to control outflow, the calculations are to be attached.			

8.2 Appendix 2 - Absorption System Calculation Sheet			
DEVELOPMENT TYPE:			
ADDRESS:			
Catchment Zone =	(Zone 1)	(Zone 2)	(Eastwood)
1. Site Area =	330.51		m² (A)
2. Roof Area =	137.9		m² (B)
3. Driveway Area =	20.4		m² (C)
4. Other Paved Area =	9.5		m² (D)
5. Pervious Paving Area =	m² x 0.25 =		m² (E)
6. Total Proposed Impervious Area (B + C + D + E) =	167.8		m² (F)
7. Total Impervious Area Draining to Absorption Trench =	163.8		m² (G)
(As much of the impervious areas possible are to drain to the absorption system, with 100% of the roof area and driveway area to connect to the system)			
8. Site impervious % = (F)/(A) x 100 =	51		% (H)
(must be less than 40%)			
9. Area available for dispersal =			m² (K)
10. Rainfall Intensity (mm/hr)			
For a 1 in 5 year 20min Storm: Zone 1 = 88.2			
11. Volume of Runoff = (G) x (L) x (1/3) =	4815.7		m³ (M)
12. Storage Required = (M) /1000 =	4.8157		m³ (N)
13. Absorption Trench Type =	VERSI TANK		
14. Storage Capacity per lineal metre (from product guide) =	0.14		m³/m (O)
15. Additional Storage Capacity in Gravel Trench with voids			
= (trench width (m) x trench height (m)) - cross section area of absorption trench (m²) x void space			
			m³/m (P)
16. Total Storage Capacity = (O) + (P) =			m³/m (Q)
17. Length of Trench Required = (N)/(Q)			
Length = 36 X VERSI TANK			



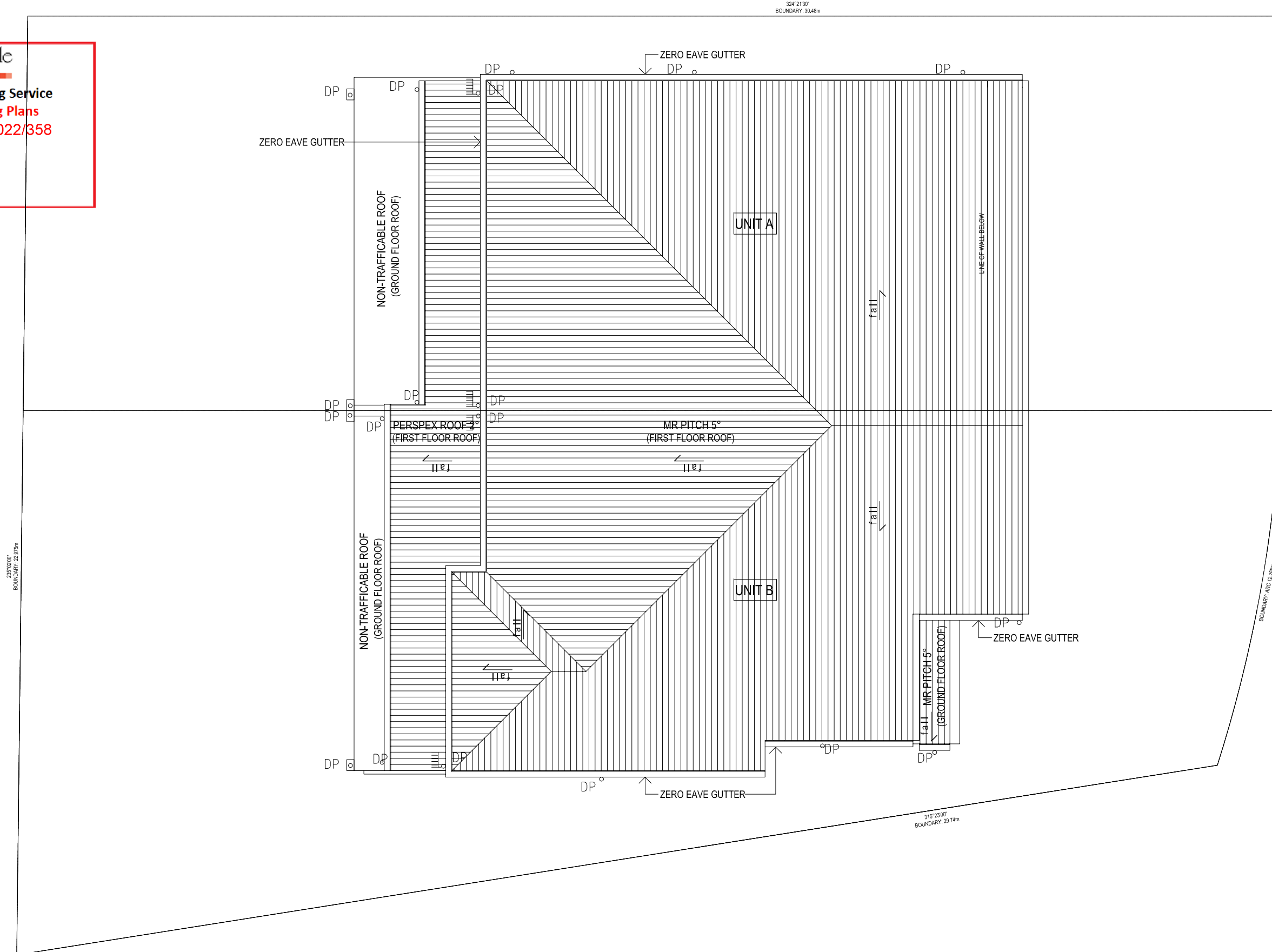
1	12/03/2023	ISSUED FOR DA APPROVAL	JZ
ISSUE	DATE	REVISION & AMENDMENT	DRAWN

MBC ENGINEERING MBC ENGINEERING PTY LTD PO BOX 269, PARRAMATTA EMAIL:mbcconsulting@live.com MOBILE: 0432546227	PROPOSED RESIDENTIAL AT: 34 CLAYTON STREET, RYDE	TITLE: STORMWATER DRAINAGE PLAN	DRAWN BY :	DATE : 12/03/2023	JOB No : 2023115	SET OF :
			DESIGNED: C.Z.(BE, MIEAust 3928680)	SCALE : 1:100 1:20	SHEET No : S4	

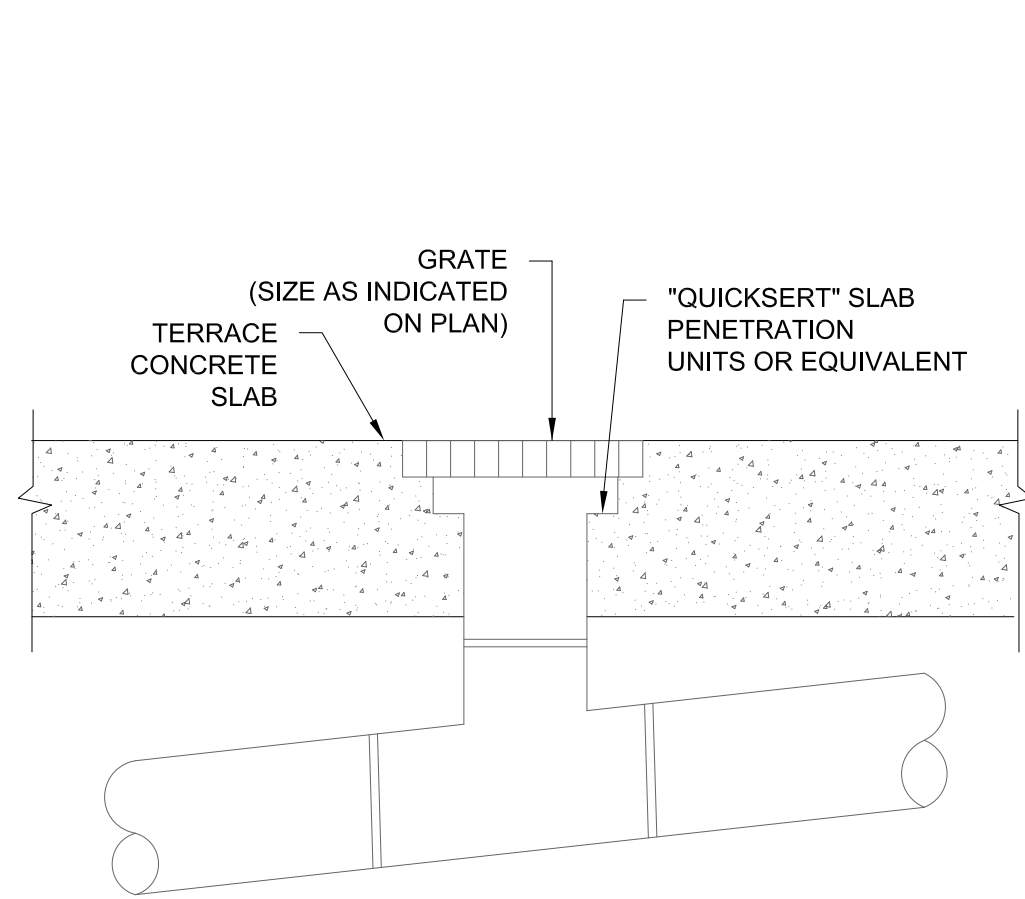


FIRST FLOOR PLAN

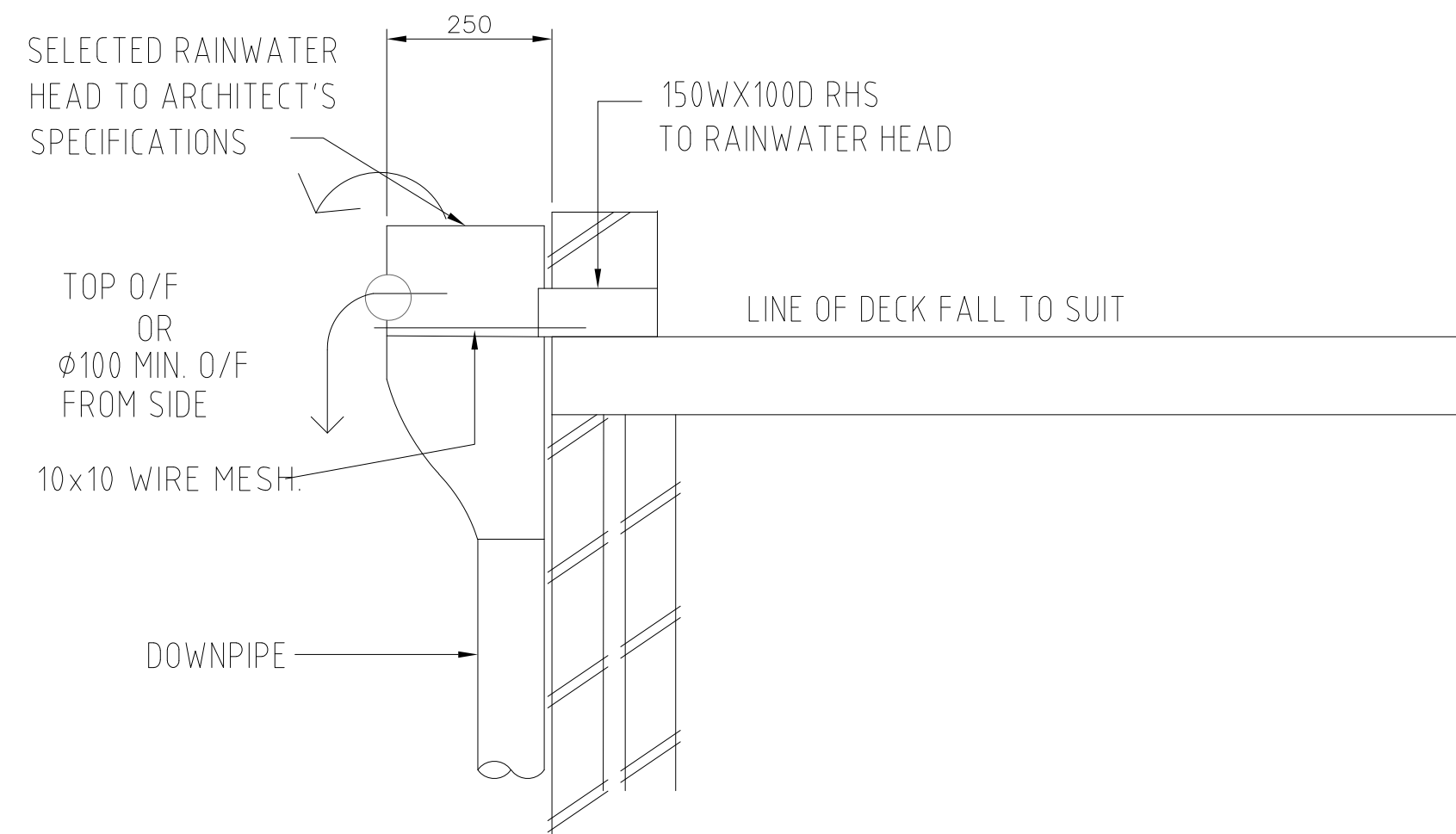
City of Ryde
Development Engineering Service
Approved Engineering Plans
Application Number: LDA2022/358
Council Officer: HJ
Date: 26/04/23



ROOF PLAN

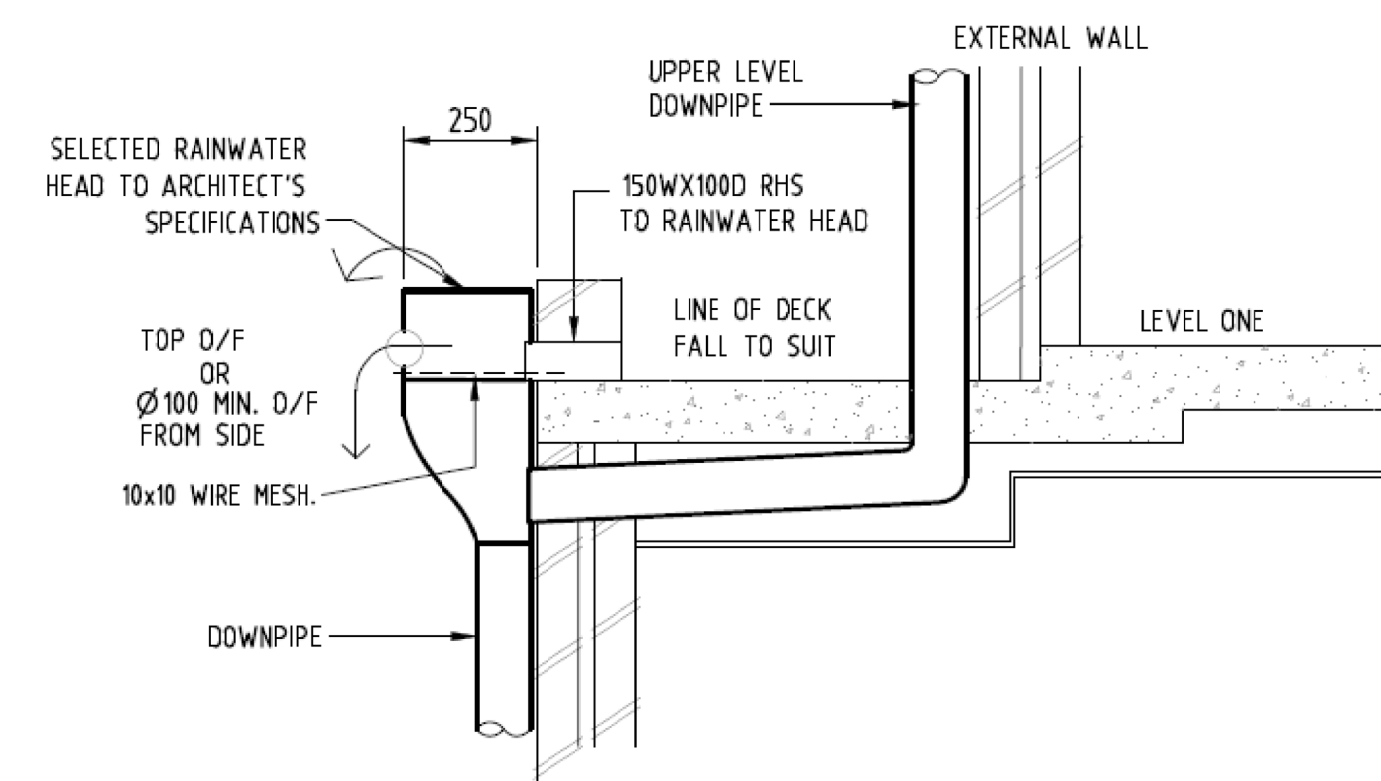


RAINWATER OUTLET DETAIL
N.T.S.



RAIN WATER HEAD DETAIL TYPICAL
N.T.S.

City of Ryde
Approved Plans
LDA No. LDA2022/0358
Date: 13 July 2023
Council Officer: Niroshini Stephen
Subject to Conditions of Consent



RAIN WATER HEAD DETAIL TYPICAL
N.T.S.

1	12/03/2023	ISSUED FOR DA APPROVAL	JZ
ISSUE	DATE	REVISION & AMENDMENT	DRAWN

MBC ENGINEERING

MBC ENGINEERING PTY LTD
PO BOX 269, PARRAMATTA
EMAIL: mbceconsulting@live.com
MOBILE: 0432546227

PROPOSED RESIDENTIAL AT:

34 CLAYTON STREET, RYDE

TITLE:

STORMWATER DRAINAGE PLAN

DRAWN BY :

DATE :

12/03/2023

JOB No :

2023115

SET OF :

DESIGNED: C.Z.(BE, MIEAust 3928680)

SCALE :

1:100
1:20

SHEET No :

S5