


PROPOSED TWO STOREY DUPLEX
& STRATA SUBDIVISION

LOT 224 DP 23812

NO. 11 MIROOL STREET

WEST RYDE



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent

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ISSUE	AMENDMENT DESCRIPTION	DATE
A	CONCEPT DESIGN	28.06.21
B	PRELIMINARY DA DRAWINGS	20.07.21
C	COORDINATED WITH BASIX, LANDSCAPE & HYDRAULICS	12.08.21
D	AMEND HOUSE & GARAGE LEVELS AS PER COUNCIL RFI	01.11.21

AMENDED DA DRAWINGS

Certificate number: 1229354M

Project address		Common area landscape	
Project name	11 MIROOL STREET, WEST RYDE	Common area lawn (m²)	0.0
Street address	11 MIROOL Street WEST RYDE 2114	Common area garden (m²)	0.0
Local Government Area	Ryde City Council	Area of indigenous or low water use species (m²)	-
Plan type and plan number	deposited 23812	Assessor details	
Lot no.	224	Assessor number	DMN/12/1441
Section no.	-	Certificate number	0006324080
Project type		Climate zone	56
No. of residential flat buildings	0	Ceiling fan in at least one bedroom	No
No. of units in residential flat buildings	0	Ceiling fan in at least one living room or other conditioned area	No
No. of multi-dwelling houses	0	Project score	
No. of single dwelling houses	2	Water	✓ 44 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m²)	682.90	Energy	✓ 52 Target 50
Roof area (m²)	204.2		
Non-residential floor area (m²)	-		
Residential car spaces	2		
Non-residential car spaces	-		

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the 'Indigenous species' column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the 'Area of garden and lawn' for the dwelling specified in the 'Description of Project' table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the 'HW recirculation or diversion' column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the 'HW recirculation or diversion' column of the table below, and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool			Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
UA	individual water tank (no. 1)	Tank size (mm) 2000.0 litres	To collect run-off from at least: 96.6 square metres of roof area;	yes	yes	yes	no
All other dwellings	individual water tank (no. 1)	Tank size (mm) 2000.0 litres	To collect run-off from at least: 107.6 square metres of roof area;	yes	yes	yes	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the 'Living areas' and 'Bedroom areas' headings of the 'Cooling' and 'Heating' columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for 'Living areas' or 'Bedroom areas', then no systems may be installed in any such areas. If the term 'zoned' is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the 'Artificial lighting' column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the 'primary type of artificial lighting' for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term 'dedicated' is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the 'Natural lighting' column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the 'Individual Spa' column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is 'well ventilated'.		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the 'Photovoltaic system' heading of the 'Alternative energy' column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system						
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control					
UA	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-					
All other dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off					
Cooling		Heating		Artificial lighting				Natural lighting				
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
UA	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	4	3	yes	yes	yes	yes	1	yes
All other dwellings	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	5	4	yes	yes	yes	yes	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under 'Assessor details' on the front page of this BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the 'Thermal Loads' table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
UA	35.6	24.8
All other dwellings	18.7	25.4

Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with endclosed subfloor (m²)	Suspended floor above garage (m²)
UA	91	-	-	-
All other dwellings	104	4	-	11

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'Central systems' column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the 'primary type of artificial lighting' for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the 'Central energy systems' column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent

NOTES

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ALL PLANS & DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE DUPLICATED PARTLY OR IN WHOLE WITHOUT PRIOR WRITTEN PERMISSION FROM R.KONCEPT ARCHITECTURAL DESIGN & DRAFTING * ALL DIMENSIONS ARE IN MILLIMETRES * DIMENSIONS SHOWN ARE TO STRUCTURAL FRAME ONLY * DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS ONLY * THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION

BY SIGNING THE FOLLOWING ARCHITECTURAL PLANS, I AGREE THAT THE CURRENT ISSUE OF THE ARCHITECTURAL PLANS AND DESIGNS ARE TO MY SATISFACTION, I UNDERSTAND CHANGES TO THE DESIGN MAY BE REQUIRED IN ORDER TO OBTAIN DEVELOPMENT APPLICATION OR COMPLYING DEVELOPMENT CERTIFICATE, AND A FEE TO AMEND THE ARCHITECTURAL PLANS MAY BE APPLICABLE SHOULD ANY CHANGES ARE REQUIRED. ANY FUTURE SIGNED ISSUES OF THE ARCHITECTURAL PLANS WILL TAKE PRECEDENCE OVER THE CURRENT ISSUE.
NAME: _____
SIGNED: _____
DATED: _____

R . KONCEPT
ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479 email: ricky.ng@rkoncept.com.au
ABN: 63 188 703 092 BDAA Member No.: 2036-16

DRAWING: BASIX COMMITMENTS
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: NTS
SHEET: 002
ISSUE: D

WINDOW SCHEDULE

WINDOW	FRAME	WINDOW TYPE	HEIGHT (mm)	WIDTH (mm)	GLAZING	NOTES
W1	ALUMINIUM	AWNING	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W2	ALUMINIUM	AWNING	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W3	ALUMINIUM	FIXED	600	1810	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W4	ALUMINIUM	FIXED	600	3010	CLEAR	TOUGHENED GLAZING
W5	ALUMINIUM	AWNING	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W6	ALUMINIUM	AWNING	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W7	ALUMINIUM	FIXED	2057	850	CLEAR	TOUGHENED GLAZING
W8	ALUMINIUM	SLIDING	1200	1330	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W9	ALUMINIUM	FIXED	600	2200	CLEAR	SILICONE JOINED CORNER UNIT
W10	ALUMINIUM	FIXED	600	2200	CLEAR	SILICONE JOINED CORNER UNIT
W11	ALUMINIUM	FIXED	600	1820	CLEAR	SILICONE JOINED CORNER UNIT
W12	ALUMINIUM	FIXED	600	1820	CLEAR	SILICONE JOINED CORNER UNIT
W13	ALUMINIUM	AWNING FIXED	2057	2410	CLEAR	TOUGHENED GLAZING
W14	ALUMINIUM	FIXED	600	2650	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W15	ALUMINIUM	AWNING FIXED	1200	2880	CLEAR	SILICONE JOINED CORNER UNIT
W16	ALUMINIUM	FIXED	1200	1685	CLEAR	SILICONE JOINED CORNER UNIT
W17	ALUMINIUM	AWNING	2057	850	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W18	ALUMINIUM	SLIDING	2057	1090	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W19	ALUMINIUM	SLIDING	1372	1570	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W20	ALUMINIUM	SLIDING	1372	1570	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W21	ALUMINIUM	FIXED	2057	3010	CLEAR	4 PANE UNIT
W22	ALUMINIUM	FIXED	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W23	ALUMINIUM	FIXED	2057	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W24	ALUMINIUM	FIXED	2057	850	CLEAR	TOUGHENED GLAZING
W25	ALUMINIUM	FIXED	857	2650	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W26	ALUMINIUM	SLIDING	1372	1570	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W27	ALUMINIUM	SLIDING	1372	2530	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W28	ALUMINIUM	FIXED	600	1810	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W29	ALUMINIUM	AWNING	1372	730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
W30	ALUMINIUM	AWNING FIXED	1543	2410	CLEAR	TOUGHENED GLAZING

THE BUILDER IS REQUIRED TO CHECK THE WINDOW SCHEDULE AGAINST THE PLANS PRIOR TO ORDERING OF WINDOWS, AND FINAL SITE CHECK & MEASURE PRIOR TO INSTALLATION.
WINDOWS MANUFACTURED ARE TO COMPLY WITH ALL RELEVANT SITE CONDITIONS, AUSTRALIAN STANDARDS AND NATIONAL CONSTRUCTION CODE REQUIREMENTS.
REFER TO NATHERS COMMITMENTS AND DA CONDITIONS FOR ANY ADDITIONAL THERMAL, GLAZING AND PRIVACY REQUIREMENTS TO WINDOWS.
PROVIDE FIBREGLASS MESH FLYSCREENS, OR STAINLESS STEEL MESH FLYSCREENS IF IN BAL ZONES, TO ALL OPERABLE WINDOWS.

EXTERNAL DOOR SCHEDULE

DOOR	FRAME	DOOR TYPE	HEIGHT (mm)	WIDTH (mm)	GLAZING	NOTES
D1	-	PANEL LIFT	TO SUIT OP.	TO SUIT OP.	-	ALUMINIUM DOOR AS PER MANUFACTURERS SPECS
D2	TIMBER	ENTRY HUNG	2340	920	-	ENTRY DOOR AS SELECTED
D3	ALUMINIUM	CORNER SLIDING	2410	2410	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
D4	ALUMINIUM	CORNER STACKING	2410	3730	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
D5	ALUMINIUM	CORNER STACKING	2410	3610	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
D6	ALUMINIUM	CORNER STACKING	2410	3970	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS
D7	TIMBER	ENTRY HUNG	2340	920	-	ENTRY DOOR AS SELECTED
D8	-	PANEL LIFT	TO SUIT OP.	TO SUIT OP.	-	ALUMINIUM DOOR AS PER MANUFACTURERS SPECS
D9	ALUMINIUM	SLIDING	2410	2410	CLEAR	AS PER MANUFACTURERS SPECIFICATIONS

THE BUILDER IS REQUIRED TO CHECK THE DOOR SCHEDULE AGAINST THE PLANS PRIOR TO ORDERING OF DOORS, AND FINAL SITE CHECK & MEASURE PRIOR TO INSTALLATION.
DOORS MANUFACTURED ARE TO COMPLY WITH ALL RELEVANT SITE CONDITIONS, AUSTRALIAN STANDARDS AND NATIONAL CONSTRUCTION CODE REQUIREMENTS.
REFER TO NATHERS COMMITMENTS AND DA CONDITIONS FOR ANY ADDITIONAL THERMAL, GLAZING AND PRIVACY REQUIREMENTS TO DOORS.
PROVIDE FIBREGLASS MESH FLYSCREENS, OR STAINLESS STEEL MESH FLYSCREENS IF IN BAL ZONES, TO ALL DOORS.



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THE BUILDER SHALL RESTORE ALL DISTURBED AREAS ADJACENT TO THE WORKS TO SATISFACTION OF THE NATIONAL CONSTRUCTION CODE AND LOCAL GOVERNMENT AUTHORITIES
THE BUILDER IS TO ENSURE ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION IS CERTIFIED AND HAS A CURRENT LICENCE, INSURANCE AND ANY RELEVANT DOCUMENTATION TO PERFORM THE WORKS

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NOTE
PROVIDE SEPARATE ELECTRICAL, GAS & WATER CONNECTION TO EACH DWELLING FOR FUTURE STRATA TITLE SUBDIVISION

NOTE
PROVIDE OVERHEAD THREE PHASE CONNECTION OF MAINS FROM SERVICES POLE TO PROPERTY CONSUMER POLE WITHIN SITE BOUNDARY FOR UNDERGROUND CONNECTION TO METER BOX

NOTE
THE BUILDER IS TO CHECK ALL SIZES & DIMENSIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK & ORDERING OF MATERIALS. IF IN DOUBT CONTACT THE BUILDING DESIGNER IMMEDIATELY

FSR CALCULATION	
SITE AREA:	682.90 m ²
GROUND FLOOR FSR:	201.97 m ²
FIRST FLOOR FSR:	175.68 m ²
(Measured from internal face of external walls) (Excludes Voids, Porch & Alfresco)	
FSR EXCLUSIONS:	- 36.00 m ²
(2x single parking spaces)	
TOTAL FSR:	341.65 m ²
	50%
MAX. ALLOWABLE BY COUNCIL:	50%

LEGEND:	
EAG	DENOTES EAVES & GUTTER
FL	DENOTES FLOOR LEVEL
CHIM	DENOTES CHIMNEY
WS	DENOTES WINDOW SILL
WT	DENOTES WINDOW TOP
VC	DENOTES VEHICULAR CROSSING
GM	DENOTES GAS METER
WM	DENOTES WATER METER
WH	DENOTES WATER
HD	DENOTES HYDRANT
TS	DENOTES TELSTRA
BM	DENOTES BENCH MARK
PP	DENOTES POWER POLE
GT	DENOTES GATE
TP	DENOTES TAP
GP	DENOTES GULLY PIT
CC	DENOTES CONCRETE
PA	DENOTES PAVING
BR	DENOTES BRICK WALL
WA	DENOTES WALL
TR	DENOTES TREE (TRUNK, SPREAD, HEIGHT)



Scale: 1:100 @ A1
1:200 @ A3

SITE PLAN
SCALE 1:200



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EXISTING TREE TO REMAIN

8m x 8m DEEP SOIL AREA
NON-COMPLIANT - MERIT
CONSIDERATION REQUIRED

LOT 222
DP 23812

EXCAVATION SHALL NOT
EXTEND BEYOND 2m FROM THE
REAR OF BUILDING FOOTPRINT

APPROX. LOCATION OF
RETAINING WALL TO
BOUNDARY MAX 600H

LOT 223
DP 23812

PROPOSED
DWELLING B
FFL RL. 39.863
FGL RL. 39.478

No. 13
SINGLE STOREY
BRICK COTTAGE
TILE ROOF

BRICK
GARAGE

DRIVEWAY & FRONT PATH
AS SELECTED - REFER TO
LANDSCAPE PLAN

APPROX. LOCATION
OF CONSUMER POLE

MIROOL

EXISTING TELSTRA
PIT TO BE RELOCATED
IF REQUIRED

NEW LAYBACK AND
DRIVEWAY CROSSOVER TO
COUNCIL REQUIREMENTS

STREET

No. 9
SINGLE STOREY
BRICK COTTAGE
TILE ROOF

LOT 225
DP 23812

PROPOSED
DWELLING A
FFL RL. 39.863
FGL RL. 39.478

LOT 224
DP 23812
682.9 m²
(DEED'N)

EXISTING TREE TO BE
REMOVED SHOWN
DASHED IN RED

APPROX. LOCATION
OF CONSUMER POLE

NOTES

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NAME: _____
SIGNED: _____
DATED: _____

R . KONCEPT
ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479
ABN: 63 188 703 092
email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: SITE PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:200
SHEET: 101
ISSUE: D

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITTS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

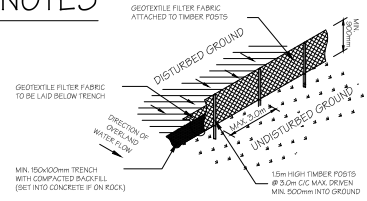
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE

NOT TO SCALE



Approved Plans

LDA No. LDA2021/0307

Date: 22 December 2021

Council Officer: Oliver King

Subject to Conditions of Consent

LEGEND:

EAG DENOTES EAVES & GUTTER
FL DENOTES FLOOR LEVEL
CHIM DENOTES CHIMNEY
WS DENOTES WINDOW SILL
WT DENOTES WINDOW TOP
VC DENOTES VEHICULAR CROSSING
GAS DENOTES GAS METER
WM DENOTES WATER METER
W DENOTES WATER
H DENOTES HYDRANT
TEL DENOTES TELSTRA

PP DENOTES POWER POLE
G DENOTES GATE
TAP DENOTES TAP
GP DENOTES GULLY PIT
CONC DENOTES CONCRETE
PAVING DENOTES PAVING
BRICK WALL DENOTES BRICK WALL
WALL DENOTES WALL

T DENOTES TREE (TRUNK, SPREAD, HEIGHT)



Scale: 1:100 @ A1
1:200 @ A3

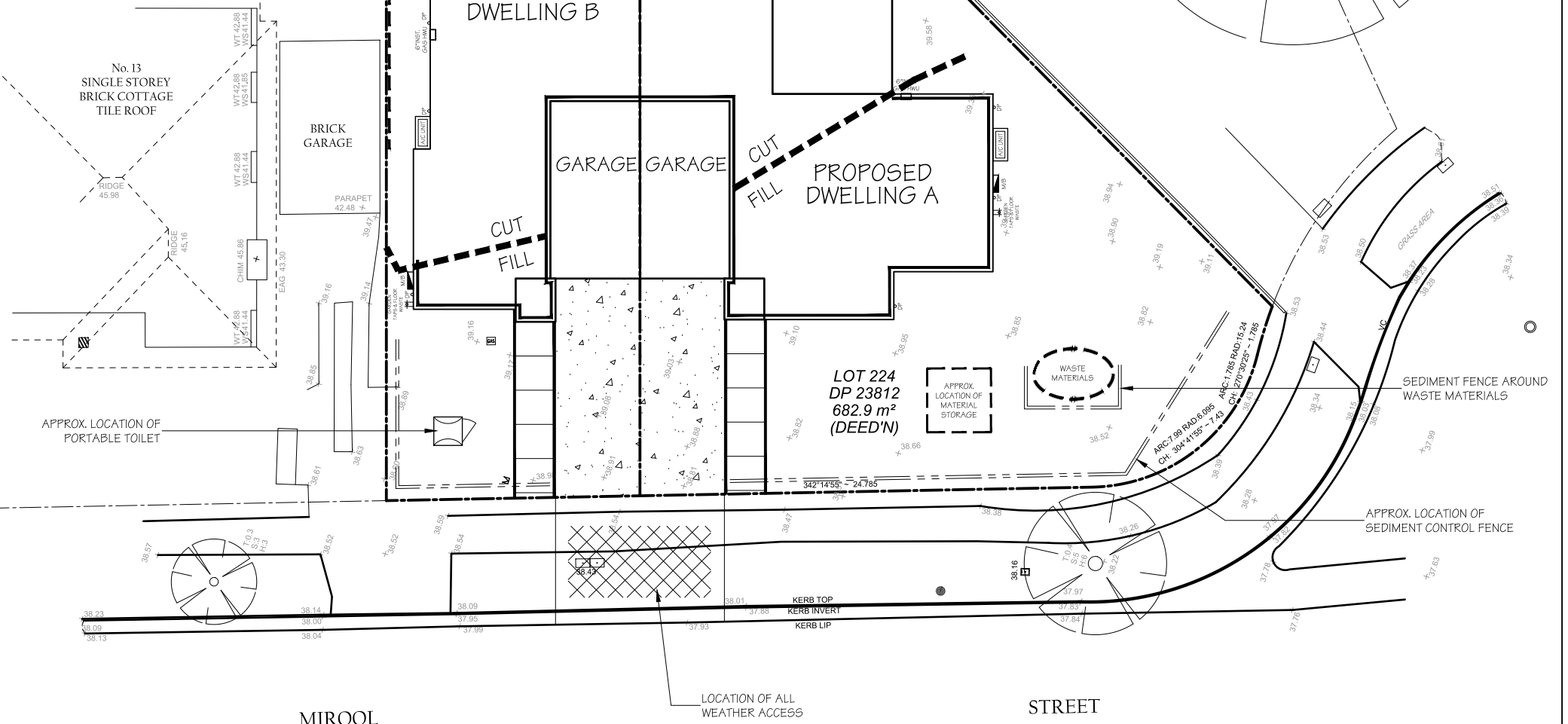
EROSION & SEDIMENT CONTROL PLAN

SCALE 1:200

LOT 222
DP 23812

LOT 223
DP 23812

LOT 225
DP 23812



NOTES

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SIGNED: _____
DATED: _____

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ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479
ABN: 63 188 703 092
email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: EROSION & SEDIMENT CONTROL PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:200
SHEET: 102
ISSUE: D

LEGEND

1/2 NUMBER OF STOREYS

P PRINCIPAL PRIVATE OPEN SPACE

MAIN VIEWS

NOISE IMPACT

SOUTH WESTERN PREVAILING WINDS

LEGEND:

- EAG DENOTES EAVES & GUTTER
- FL DENOTES FLOOR LEVEL
- CHIM DENOTES CHIMNEY
- WS DENOTES WINDOW SILL
- WT DENOTES WINDOW TOP
- VC DENOTES VEHICULAR CROSSING
- GC DENOTES GAS METER
- WM DENOTES WATER METER
- W DENOTES WATER
- H DENOTES HYDRANT
- T DENOTES TELSTRA
- B DENOTES BENCH MARK
- PP DENOTES POWER POLE
- G DENOTES GATE
- TAP DENOTES TAP
- GULLY PIT DENOTES GULLY PIT
- C DENOTES CONCRETE
- P DENOTES PAVING
- BRICK WALL DENOTES BRICK WALL
- WALL DENOTES WALL
- TREE DENOTES TREE (TRUNK, SPREAD, HEIGHT)



Scale: 1:100 @ A1
1:200 @ A3

SITE ANALYSIS PLAN
SCALE 1:200

City of Ryde

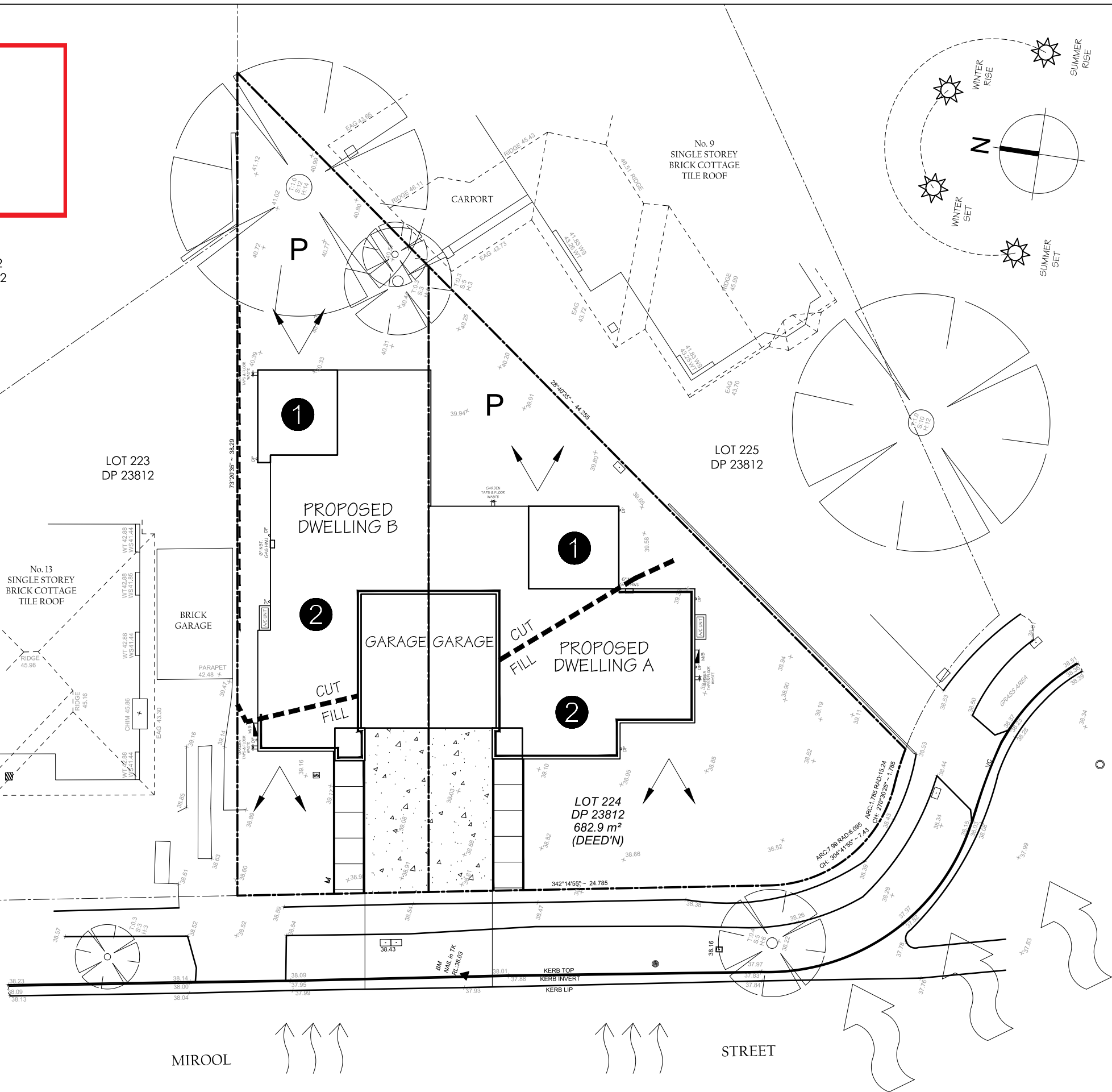
Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent

LOT 222
DP 23812

LOT 223
DP 23812

LOT 225
DP 23812

LOT 224
DP 23812
682.9 m²
(DEED'N)



NOTES

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email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: SITE ANALYSIS PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:200
SHEET: 103
ISSUE: D



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent

LOT 222
DP 23812

LOT 223
DP 23812

LOT 225
DP 23812

LEGEND:

- EAG DENOTES EAVES & GUTTER
- FL DENOTES FLOOR LEVEL
- CHIM DENOTES CHIMNEY
- WS DENOTES WINDOW SILL
- WT DENOTES WINDOW TOP
- VC DENOTES VEHICULAR CROSSING
- GC DENOTES GAS METER
- W DENOTES WATER
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- G DENOTES GATE
- TAP DENOTES TAP
- GULLY DENOTES GULLY PIT
- CONC DENOTES CONCRETE
- BRICK WALL DENOTES BRICK WALL
- WALL DENOTES WALL
- TREE DENOTES TREE (TRUNK, SPREAD, HEIGHT)



Scale: 1:100 @ A1
1:200 @ A3

STRATA SUBDIVISION PLAN
SCALE 1:200

MIROOL

STREET

NOTES

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ABN: 63 188 703 092
email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: STRATA SUBDIVISION PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
CLIENT: MR & MRS COUWENBERG
No.11 MIROOL STREET WEST RYDE

DATE: 01.11.21
SCALE: 1:200
SHEET: 105
ISSUE: D

GENERAL NOTES

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NOMINAL STEEL & TIMBER BEAMS ARE INDICATIVE ONLY AND SHOULD REFER TO ANY ENGINEERS DETAILS

GROUND FLOOR BULKHEADS & SQ SETS TO BE 2400mm FROM FFL & ALL DROPPED CEILINGS TO BE 150mm DROP FROM CEILING UNLESS NOTED OTHERWISE.

PROVIDE SQ SET CORNICES, BASIC SKIRTINGS & ARCHITRAVES AS SELECTED TO GROUND FLOOR

PROVIDE 2340H INTERNAL DOORS AS SELECTED THROUGHOUT GROUND FLOOR ONLY

(720) DENOTES LIFT OFF HINGE

● — AC DROPPER & DUCTING WHERE APPLICABLE

MELAMINE ROBE SHELF AT 1650 FROM FFL WITH HANGING RAIL UNDER, 4 EQUAL MELAMINE SHELVES TO LINEN UP TO 1800 FROM FFL

LAMINATE / POLYURETHANE CABINETRY TO KITCHEN, AND JOINERY AS SELECTED TO FUTURE MANUFACTURERS DETAILS

WET AREA NOTES

ALL WET AREA PLUMBING ROUGH INS AND FIXTURE LOCATION TO BE DETERMINED ON SITE. BUILDER TO SITE CHECK FOR CLEARANCES PRIOR TO WATERPROOFING. FIXTURES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

WINDOW REVEALS TO BE TILED WHERE FULL HEIGHT TILING TO WET AREAS ARE PROPOSED

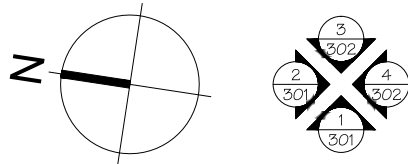
2000mm HIGH FRAMELESS SHOWER SCREEN AS SELECTED WITH FULL HEIGHT TILING TO ALL WET AREAS THROUGHOUT DWELLING

SKIRTING AND SPLASHBACK TILING TO LAUNDRY WITH HOT & COLD WASHING MACHINE TAPS UNDER LAUNDRY TUB

POLYURETHANE CABINETRY TO VANITIES TO FUTURE MANUFACTURERS DETAILS

FLOATING MIRROR PACKED OUT 20mm WITH SHADOW LINE TO PERIMETER ABOVE VANITY

TOILET ROLL HOLDER AT 750mm FROM FFL AND TOWEL RAIL AT 1100mm FROM FFL



GROUND FLOOR PLAN
SCALE 1:100

18180
OVERALL SITE CHECK
7800
4310
ALFRESCO
3480
480
470
3010
WINDOW
1310
1810
1550
5630
440



DWELLING B AREA SCHEDULE	
GROUND FLOOR	97.98
FIRST FLOOR	116.27
GARAGE	19.59
PORCH	2.13
ALFRESCO	14.90
BALCONY	0.00
TOTAL	250.87

DWELLING A AREA SCHEDULE	
GROUND FLOOR	84.32
FIRST FLOOR	101.17
GARAGE	19.59
PORCH	2.02
ALFRESCO	16.13
BALCONY	5.09
TOTAL	228.32



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent

6340
480
3360
3840
ALFRESCO
18100
OVERALL SITE CHECK
3920
6240
2320
1680

NOTES

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DATED: _____

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ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479
ABN: 63 188 703 092
email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: GROUND FLOOR PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:100
SHEET: 201
ISSUE: D

GENERAL NOTES

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FIRST FLOOR BULKHEADS & SQ SETS TO BE 2400mm FROM FFL & ALL DROPPED CEILINGS TO BE 150mm DROP FROM CEILING UNLESS NOTED OTHERWISE.

PROVIDE SQ SET CORNICES, BASIC SKIRTINGS & ARCHITRAVES AS SELECTED TO FIRST FLOOR

PROVIDE 2340H INTERNAL DOORS AS SELECTED THROUGHOUT FIRST FLOOR ONLY

(720) DENOTES LIFT OFF HINGE

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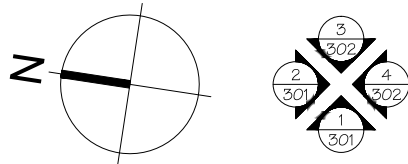
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POLYURETHANE CABINETRY TO VANITIES TO FUTURE MANUFACTURERS DETAILS

FLOATING MIRROR PACKED OUT 20mm WITH SHADOW LINE TO PERIMETER ABOVE VANITY

TOILET ROLL HOLDER AT 750mm FROM FFL AND TOWEL RAIL AT 1100mm FROM FFL



FIRST FLOOR PLAN
SCALE 1:100

18180
OVERALL SITE CHECK
5960
1645
1555
1090
850
785
2020
1570
8260
4670
3010
3960
18180
OVERALL SITE CHECK



DWELLING B AREA SCHEDULE	
GROUND FLOOR	97.98
FIRST FLOOR	116.27
GARAGE	19.59
PORCH	2.13
ALFRESCO	14.90
BALCONY	0.00
TOTAL	250.87

DWELLING A AREA SCHEDULE	
GROUND FLOOR	84.32
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GARAGE	19.59
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ALFRESCO	16.13
BALCONY	5.09
TOTAL	228.32



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
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6340
710
2650
4000
18100
OVERALL SITE CHECK
1810
1255
640
5920
1840

NOTES

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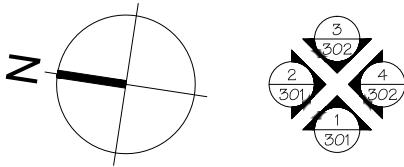
DRAWING: FIRST FLOOR PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:100
SHEET: 202
ISSUE: D

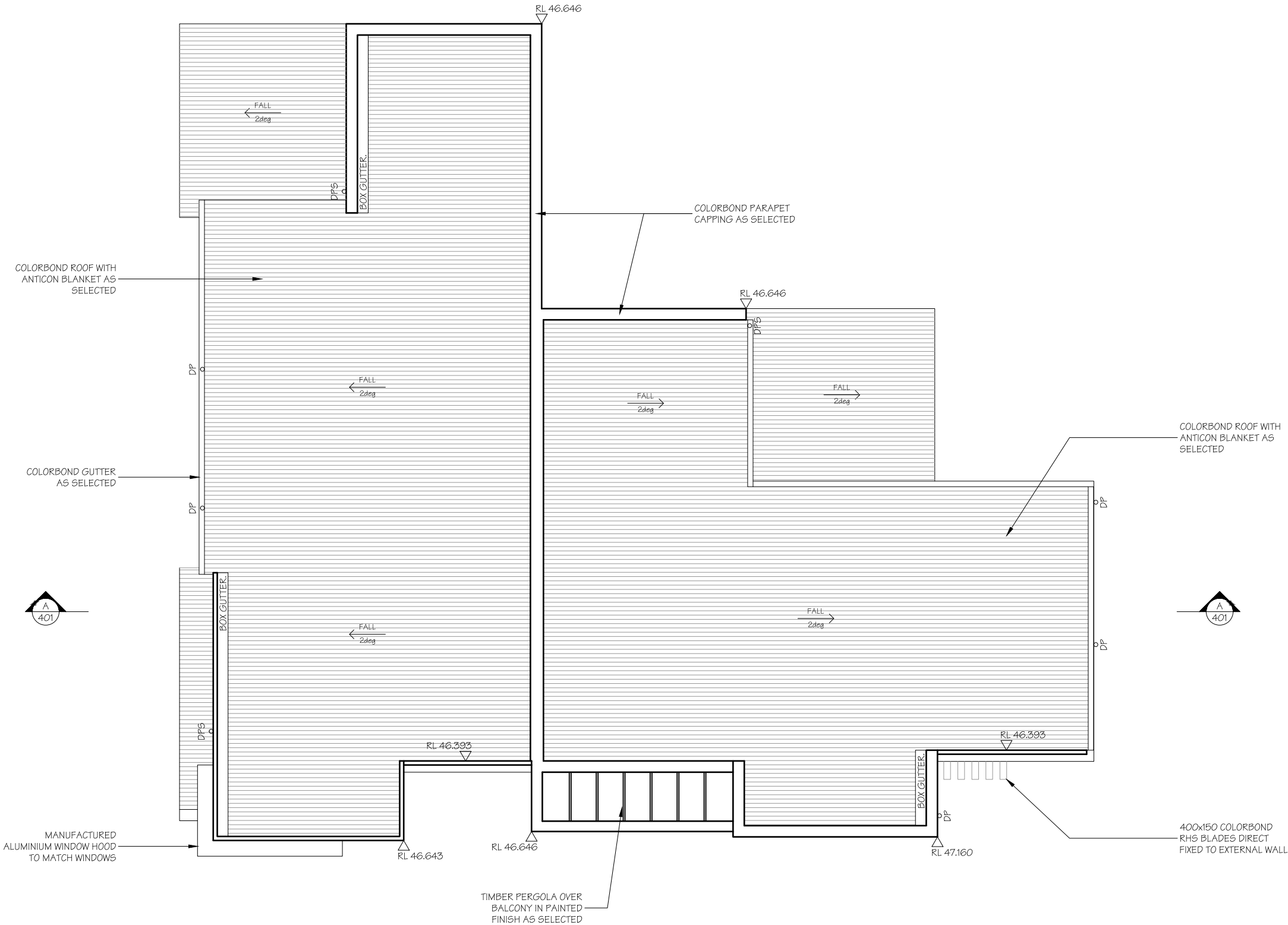
NOTE
REFER TO HYDRAULIC ENGINEERS
DETAILS FOR BOX GUTTER & RAIN HEAD
SIZES, AND DOWNPIPE SPECIFICATIONS



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
Council Officer: Oliver King
Subject to Conditions of Consent



ROOF PLAN
SCALE 1:100



NOTES

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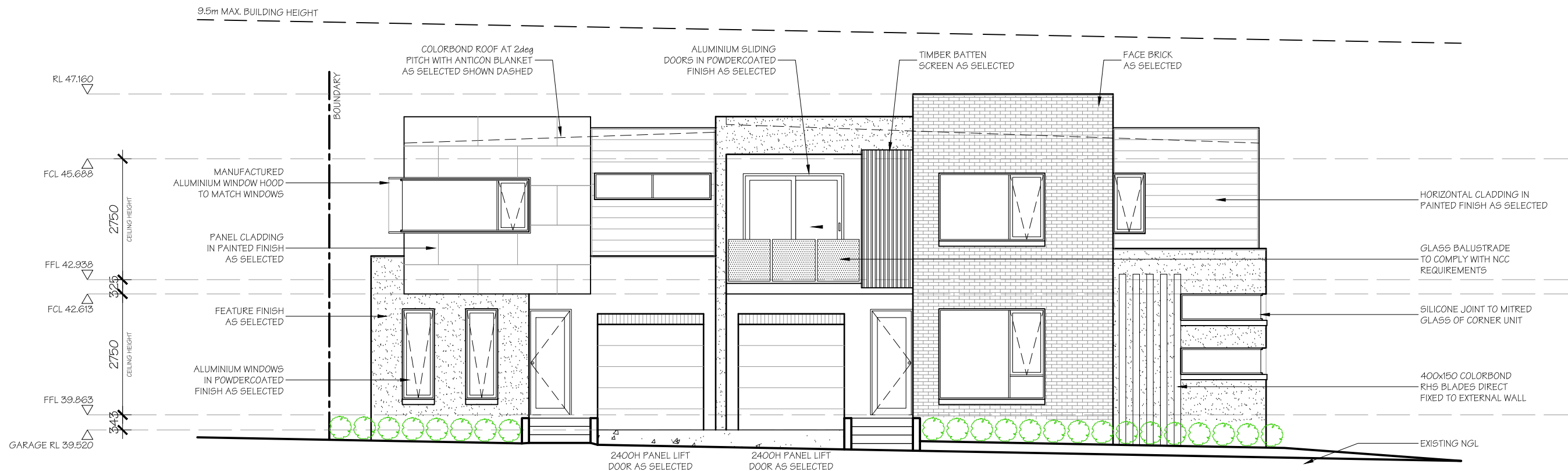
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NAME: _____
SIGNED: _____
DATED: _____

R . KONCEPT
ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479 email: ricky.ng@rkoncept.com.au
ABN: 63 188 703 092 BDAA Member No.: 2036-16

DRAWING: ROOF PLAN
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
CLIENT: MR & MRS COUWENBERG

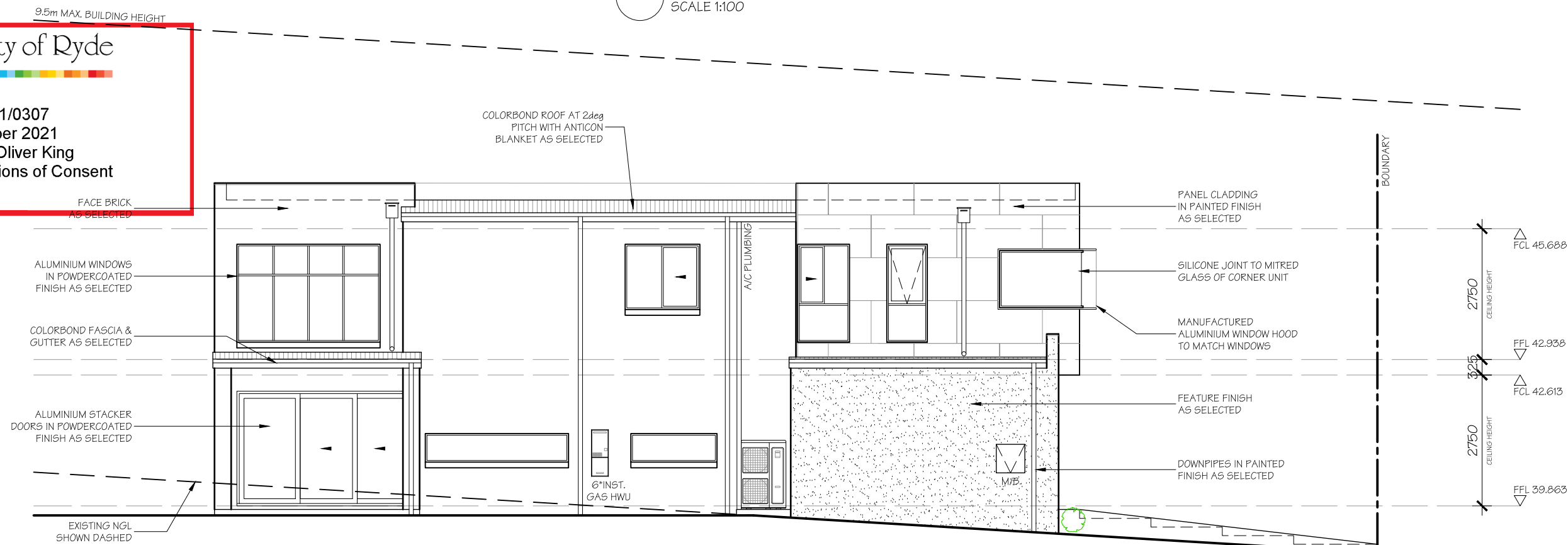
DATE: 01.11.21
SCALE: 1:100
SHEET: 203
ISSUE: D



ELEVATION 1 - WEST
SCALE 1:100

City of Ryde

Approved Plans
LDA No. LDA2021/0307
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ELEVATION 2 - NORTH
SCALE 1:100

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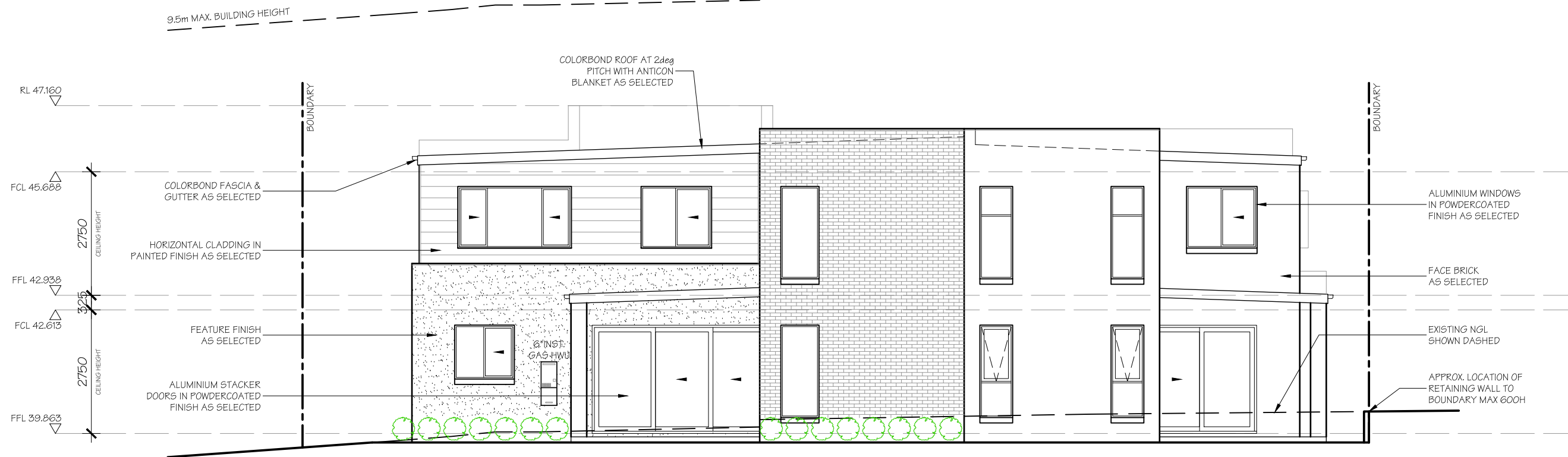
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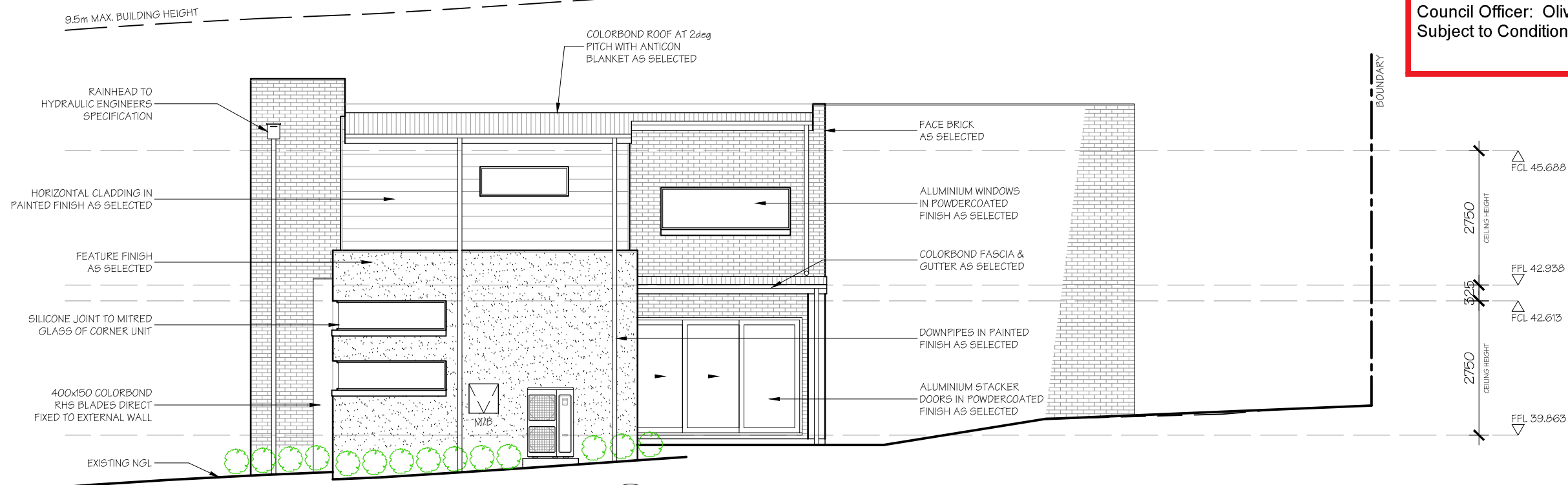
R . KONCEPT
ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479
ABN: 63 188 703 092
email: ricky.ng@rkoncept.com.au
BDAA Member No.: 2036-16

DRAWING: NORTH & WEST ELEVATIONS
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:100
SHEET: 301
ISSUE: D



ELEVATION 3 - EAST
SCALE 1:100



ELEVATION 4 - SOUTH
SCALE 1:100



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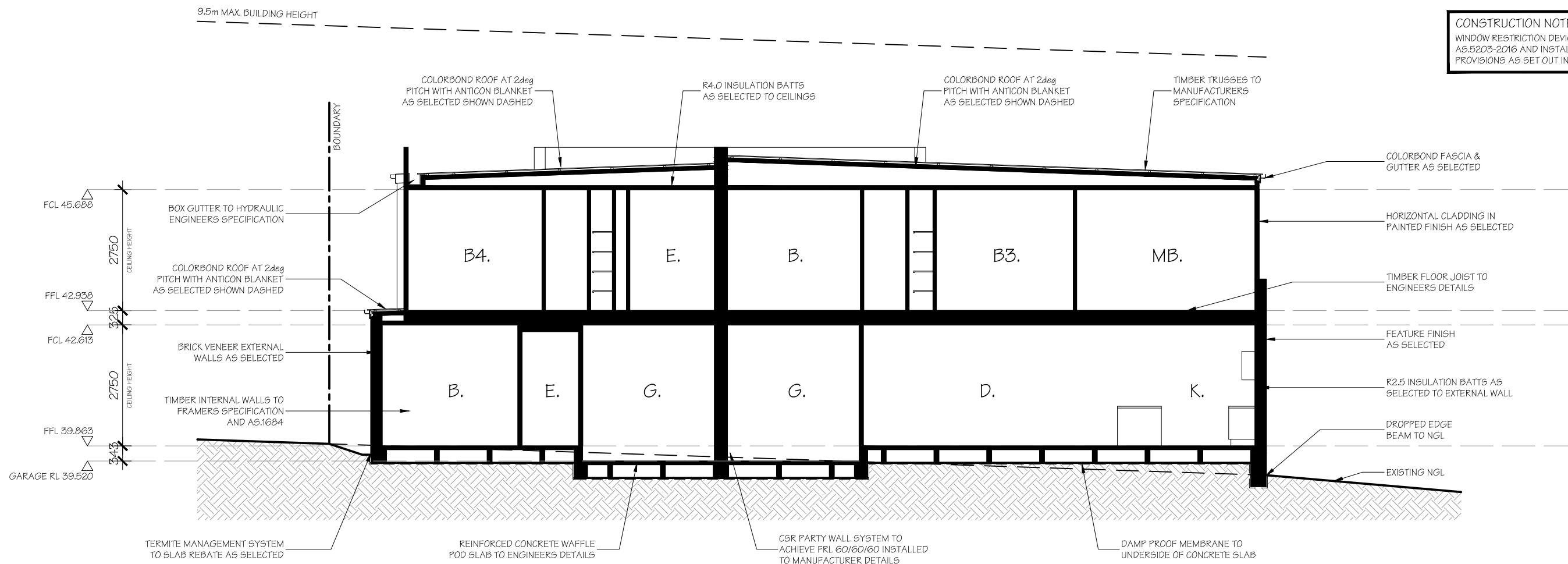
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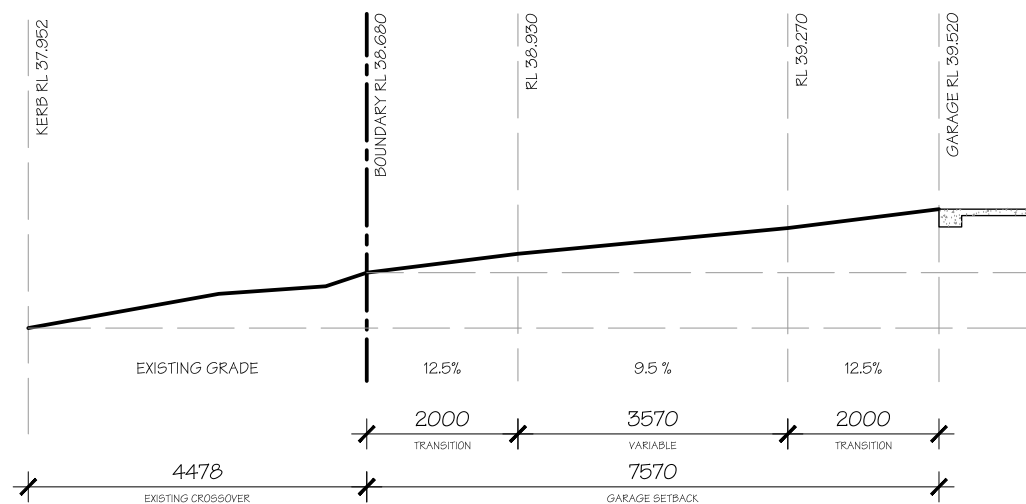
DRAWING: SOUTH & EAST ELEVATIONS
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
No.11 MIROOL STREET WEST RYDE
CLIENT: MR & MRS COUWENBERG

DATE: 01.11.21
SCALE: 1:100
SHEET: 302
ISSUE: D

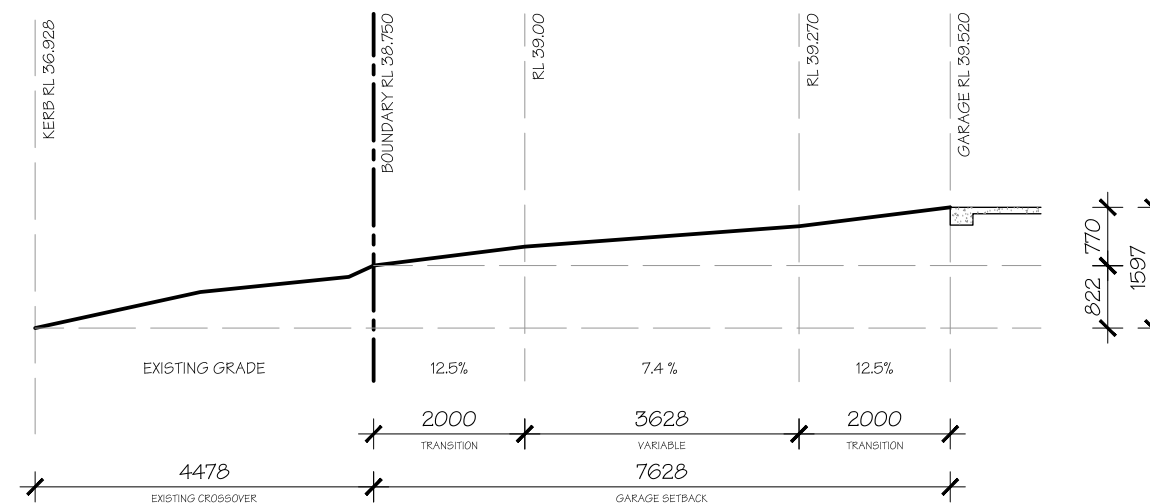


CONSTRUCTION NOTES
WINDOW RESTRICTION DEVICE TO COMPLY WITH
AS 5203-2016 AND INSTALLED TO MEET THE
PROVISIONS AS SET OUT IN NCC VOL.2 PART 3.9.2

SECTION A-A
SCALE 1:100



DWELLING A DRIVEWAY LONG SECTION
SCALE 1:100



DWELLING B DRIVEWAY LONG SECTION
SCALE 1:100



Approved Plans
LDA No. LDA2021/0307
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ARCHITECTURAL DESIGN & DRAFTING
phone: 0433 405 479 email: ricky.ng@rkoncept.com.au
ABN: 63 188 703 092 BDAA Member No.: 2036-16

DRAWING: SECTION A-A & DRIVEWAY LONG SECTIONS
PROJECT: TWO STOREY DUPLEX & STRATA SUBDIVISION
ADDRESS: LOT 224 DP 23812
CLIENT: MR & MRS COUWENBERG
DATE: 01.11.21
SCALE: 1:100
SHEET: 401
ISSUE: D



Date: 31/08/2021

Revision: A

External Colour Schedule

Client Name: Mr & Mrs COUWENBERG

Client Contact: 0421 103 399 (Dimitri)

Site Address: Lot 224 No.11 Mirool Street, West Ryde



Approved Plans
LDA No. LDA2021/0307
Date: 22 December 2021
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This schedule shall be read in conjunction with the architectural plans and external coloured elevation drawings prepared for the abovementioned client at the nominated residential address.

This schedule forms a part of the architectural plans and is subject to copyright laws.

Main Brick Charcoal 	Metal Roof & Colorbond Parapet Capping Colorbond Surfmist 	Alum. Window & Door Frame, Colorbond Monument 
Aluminium window hood & RHS Blades Colorbond Monument 	Entry Door & Garage Door Stained timber 	Fascia/Gutter/Meter Box/Downpipe Colorbond Surfmist CB 23 
Feature Render White 	Panel Cladding JH Matrix – White 	Horizontal Cladding JH Stria 255mm – Grey 
Balcony Balustrade Toughened Glass 		Signed: Date: 01.11.2021 Colour Concept Plan

The finishes nominated in this schedule are intended to be a correct but may subject to change at the discretion of the builder depending on the availability of materials at the time of construction. The client shall be notified should any finishes deviate from this schedule.

PLANTING SCHEDULE

Latin Name	Common Name	QTY	Pot Size	Spread	Height
Acmena smithii 'Minor'	Lillypilly	29	15lt	1000	2000
Cupaniopsis anacardioides	Tuckeroo	2	25lt	4000	10000
Doryanthes excelsa	Gymea Lily	8	15lt	1500	1500
Eucalyptus saligna	Sydney Blue Gum	1	45lt	6000	20000
Grevillea 'Robyn Gordon'	Grevillea	12	15lt	2000	2000
Hardenbergia violacea	Flase Sarsparilla	5	5lt	1500	400
Lomandra 'Tanika'	Dwarf Lomandra	20	5lt	800	600
Philodendron 'Xanadu'	Dwarf Philodendron	22	5lt	750	1000
phormium tenax purpurea	Purple N.Z Flax	12	15lt	2000	1500
Syzygium australe 'Resilience'	Lillypilly	16	25lt	1500	2500

SITE CALCULATIONS

Site area	682.90m2
Deep soil area	331.20m2 (48.4%)
Min. required	239.01m2 (35%)
Front site cover	54m2 (30%)
Max. allowance	(40%)



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LDA No. LDA2021/0307
Date: 22 December 2021
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LEGEND

- PROPOSED CONCRETE AREA
- PROPOSED PAVED AREA
- PROPOSED LAWN AREA
- DECORATIVE GRAVEL
- PROPOSED BOUNDARY FENCE



REVISION A	DATE 25/10/21	AMMENDMENT AS PER COUNCILS RFI LETTER	DRAWN JS	NORTH 	Client: MR & MRS COUWENBERG	Title: LANDSCAPE PLAN	Scale: 1:200	Sheet: A3	PROPOSED DUPLEX
<div>1. DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE 2. ALL DIMENSION TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK. ASPECT DESIGNS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES 3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONIONS © COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN ASPECT DESIGNS</div>					Site Address: NO. 11 MIROOL ST, WEST RYDE	Date 01.08.21	Sheet No: L/01	Rev: A	<div>Aspect Designs Studio 103 84 Alexander St, Crows Nest NSW 2065 0418 638 973 joel@aspectdesigns.com.au</div> <div>aspect DESIGNS</div>
						Drawing Status: DA	Project Number: 210711		

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

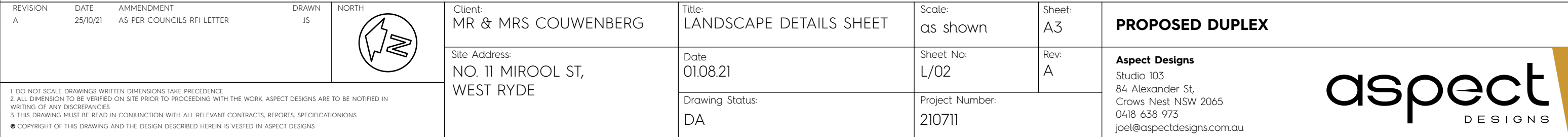
Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

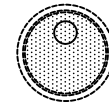
Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.





RAINWATER TANK
AS SHOWN ON PLAN

PROVIDE A 7500L RAINWATER TANK
CONNECTED IN ACCORDANCE
WITH THE BASIX REQUIREMENTS.

2500L DEDICATED TO BASIX RE-USE;
2500L RAINWATER AS OSD CREDIT;
5000L DEDICATED TO OSD STORAGE

DETAILS SHOWN ON SW21248-S2.
PROVIDE OVERFLOW TO PIT P1/4.

ENSURE ONE TANK IS PROVIDED
PER UNIT AS SHOWN

Development Engineering Service

Approved Engineering Plans

Application Number: LDA2021/307

Council Officer: HJ

Date: 6/12/21

STORMWATER LAYOUT NOTES

- 1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
- 2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- 3) ALL DOWNPIPES TO BE 100 X 50 BOX OR 90 Ø.
- 4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
- 5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
- 6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- 7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
- 9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
- 10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
- 11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

LEGEND

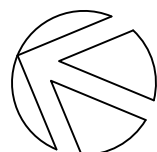
P1	PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY	DP	DOWNPIPE
	DRAINAGE PIPE	SP	SPITTER/SPREADER
	AERIAL PIPE	CE	CLEANING EYE
S.L.	SURFACE LEVEL	HHHHHH	SEDIMENT FENCE
I.L.	INVERT LEVEL	---	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	→	OVERLAND FLOW

ON-SITE DETENTION CALCULATION SHEET

DEVELOPMENT TYPE:	DUAL OCC	Zone 2	# 11A	Zone 2	# 11	
ADDRESS:	11 MIROOL					
Catchment Zone	(Zone1) (Zone2) (Eastwood)			(Zone1) (Zone2) (Eastwood)		
Site Area	300 m ² (A)			383 m ² (A)		
65% Site Area	195 m ²			248.95 m ²		
Total Proposed Impervious Area (roofs, driveways, hardstand etc)	168 m ² (B)			160 m ² (B)		
% of site impervious	56% (C)			42% (C)		
Impervious area draining to the Storage Facility	136 m ² (C)			128 m ² (C)		
Pervious area draining to the Storage Facility	0 m ² (D)			0 m ² (D)		
Total Area draining to the Storage Facility (impervious and pervious)	136 m ² (E)			128 m ² (E)		
Pervious area bypassing the Storage Facility	132 m ² (F)			223 m ² (F)		
Impervious area bypassing to the Storage Facility	32 m ² (G)			32 m ² (G)		
	Total Area 300 Check			Total Area 383 Check		
	(C) +(G) 168 1.24 (L)			(C) +(G) 160 1.25 (L)		
	(C) 136			(C) 128		
	must not be greater than 1.25			must not be greater than 1.25		
Permitted Site Discharge (PSD) rate per m ²						
Catchment in Zones 1 & 2						
If (G)=0 then PSD =0.0285l/sec/m ²						
If (G)≠0 then PSD =0.0285x (L) ^{1.37} l/sec/m ²						
Eastwood Catchment						
If (G)=0 then PSD =0.0210l/sec/m ²						
If (G)≠0 then PSD =0.0210x (L) ^{1.37} l/sec/m ²						
	0.020	0.0198	(J)	0.020	0.0195	(J)
PERMITTED SITE DISCHARGE (E) x (J) 2.69811 2.70 l/s 2.49856 2.50 l/s						
Storage Volume per m ²						
(K) = 0.0275m ³ /m ² for zone 1 or						
(K) = 0.0255m ³ /m ² for zone 2 or						
(K) = 0.0300 m ³ /m ² for Eastwood Catchment						
		0.0255	(K)		0.0255	(K)
SITE STORAGE REQUIREMENT ((E) + (G)) x(K) x(1.2) ² OSD BASIN 5.14 m ³ OSD TANK 4.28 m ³ OSD BASIN 4.90 m ³ OSD TANK 4.08 m ³						
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) 0.53 (H) 0.53 (H)						
ORIFICE DIAMETER (mm) 42 mm 41 mm						

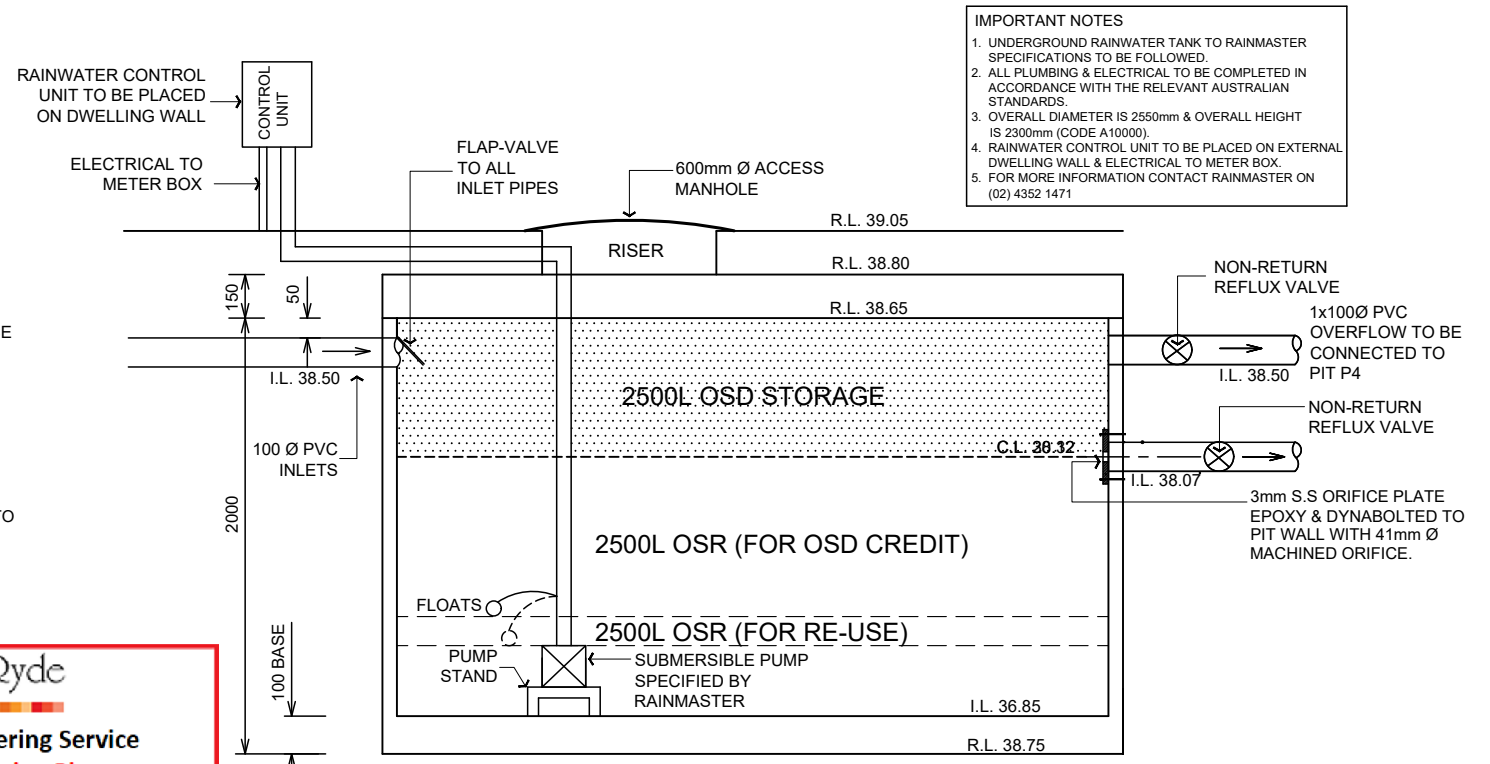
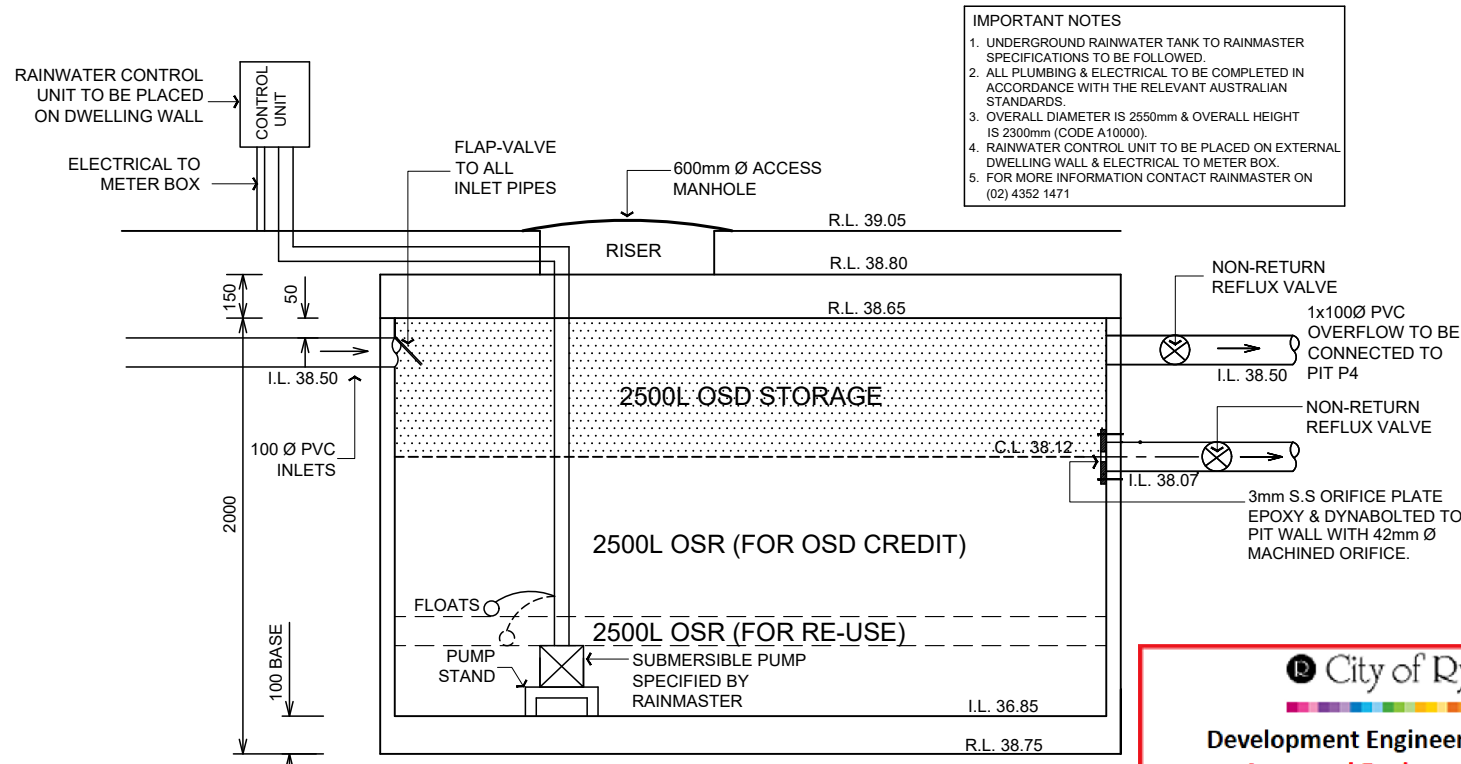
PIPE SCHEDULE

TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	1% MIN	TO FEED RAINWATER TANK
'F'	100 Ø	P.V.C	1% MIN	FLUSHING LINE - CAPPED END
'R'	100 Ø	S.G P.V.C	1% MIN	SEWER GRADE DISCHARGE PIPE



SITE STORMWATER MANAGEMENT LAYOUT

SCALE 1:200/A3



City of Ryde
 Approved Plans
 LDA No. LDA2021/0307
 Date: 22 December 2021
 Council Officer: Oliver King
 Subject to Conditions of Consent

City of Ryde
 Development Engineering Service
 Approved Engineering Plans
 Application Number: LDA2021/307
 Council Officer: HJ
 Date: 6/12/21

