

12 Clermont Ave

Proposed Dual Occupancy @
12 Clermont Ave, RYDE NSW 2112

Revised Development Application Issue - 28th January 2022

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-

CLERMONT

R E S I D E N C E S

BY YOUNES PROPERTY

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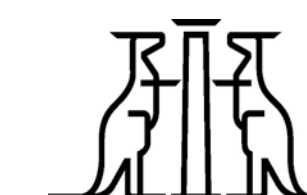
Survey Plan (ATS Land & Engineering)
Statement of Environmental Effects (Robinson Urban Planning)
Stormwater Drainage Plans (NY Civil Engineering)
Arborist Report (Naturally Trees)
Landscape Plans (Mathew Higginson Landscape Architecture)
Basix Certificate (East Coast Approvals)
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City of Ryde
Approved Plans
LDA No. LDA2021/0363
Date: 8 June 2022
Council Officer: Holly Charalambous
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No	Description	By	Date
B	Draft DA Issue	BD	30/08/21
C	Draft DA Issue - 2	BD	13/09/21
D	Development Application Issue	BD	28/09/21
E	Revised Development Application Issue	BD	28/01/22

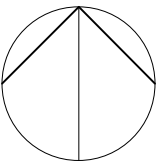


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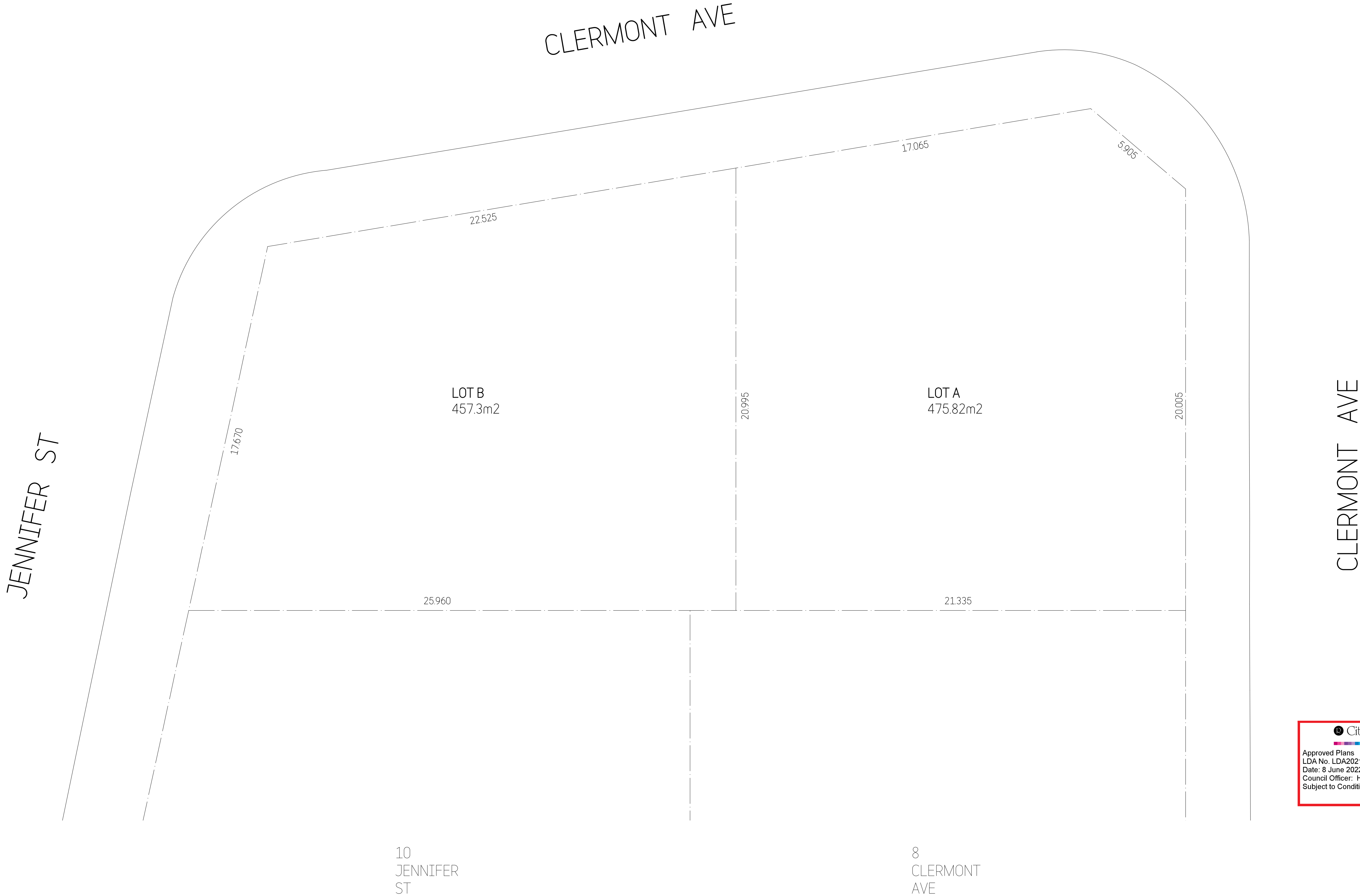
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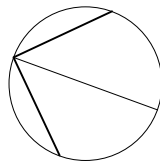
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Nominated Architect-Boris Drigas NSW ARB #76338
t: 0414 866 065 e: boris@studiobd.com.au
w: studiobd.com.au
abr: 74 219 560 787



Project:	12 CLERMONT AVE, RYDE	Drawn:	BD	Date:	25/01/21
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Title:	LOCATION PLAN / SITE ANALYSIS	Checked:	BD	Sheet Size:	A3/A1
		Job No:	783DA_A_	Drawing No:	02
				Rev:	E





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Nominated Architect Bors Dragas NSW ARB #7658
t: 0414 866 065 e: bors@studiobd.com.au
w: studiobd.com.au
abr: 74 219 560 787

Project:		Drawn: BD	Date: 20/07/21
12 CLERMONT AVE, RYDE		Scale: 1:200@A3 1:100@A1	
Title:		Checked: BD	Sheet Size: A3/A1
SUBDIVISION PLAN		Job No: 783DA_A_	Rev: B
		Drawing No: 08	

LEGEND:

+ 63.80
PF POOL FENCE
FP OUTDOOR FIREPLACE
DP DOWNPIPE
OSD ONSITE DETENTION TANK
SWP STORMWATER PIT
RWT RAINWATER TANK

TREE'S APPROVED TO BE REMOVED
LDA 2021 / 0148
TREE'S TO BE REMOVED
TREE'S TO BE RETAINED
NEW TREE'S
EXTENT OF FRONT SETBACK
NON-COMPLIANCE

JENNIFER ST

Adjust ground levels to match new garage levels.

Maximum 6.0m wide driveway, perpendicular to kerb.

CLERMONT AVE

The height of landscaping and structures in the vicinity of the driveway are to be below 900m in height to ensure that appropriate sight lines are achieved.

Provide minimum two grated pits for each OSD tank.

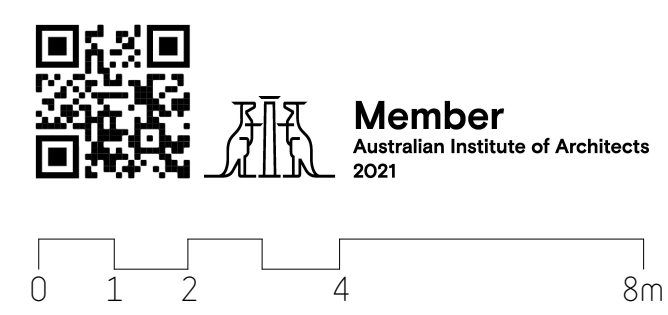
The footpath in the public domain is deleted.

CLERMONT AVE

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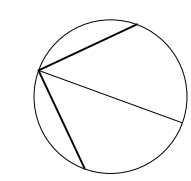


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t: 0414 866 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

Project:		12 CLERMONT AVE, RYDE	
Title:		GROUND FLOOR PLAN	
Drawn:	BD	Date:	20/07/21
Checked:	BD	Scale:	1:200@A3 1:100@A1
Job No:	783DA_A_	Sheet Size:	A3/A1
Drawing No:	05	Rev:	F

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LEGEND:

- + 63.80 PROPOSED LEVELS
PS PRIVACY SCREEN
DP DOWNPIPE
BD BALCONY DRAIN
BS BRICKWORK SCREEN
- EXTENT OF FRONT SETBACK
NON-COMPLIANCE



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t: 0414 866 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

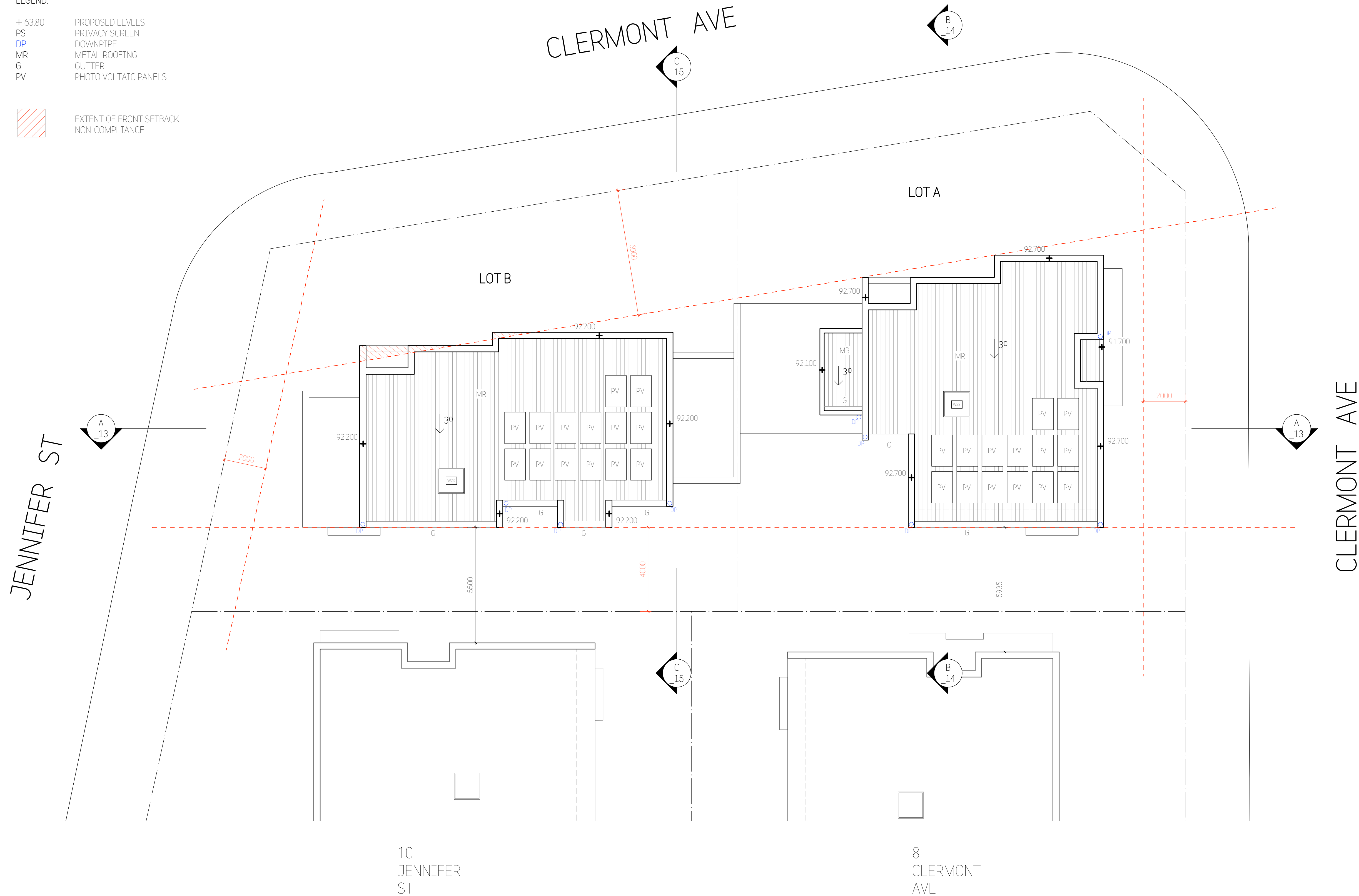
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FIRST FLOOR PLAN		Job No: 783DA_A_		Drawing No: 06	
				Rev: F	

LEGEND:

+ 63.80
PS
DP
MR
G
PV

PROPOSED LEVELS
PRIVACY SCREEN
DOWNPIPE
METAL ROOFING
GUTTER
PHOTO VOLTATIC PANELS

EXTENT OF FRONT SETBACK
NON-COMPLIANCE



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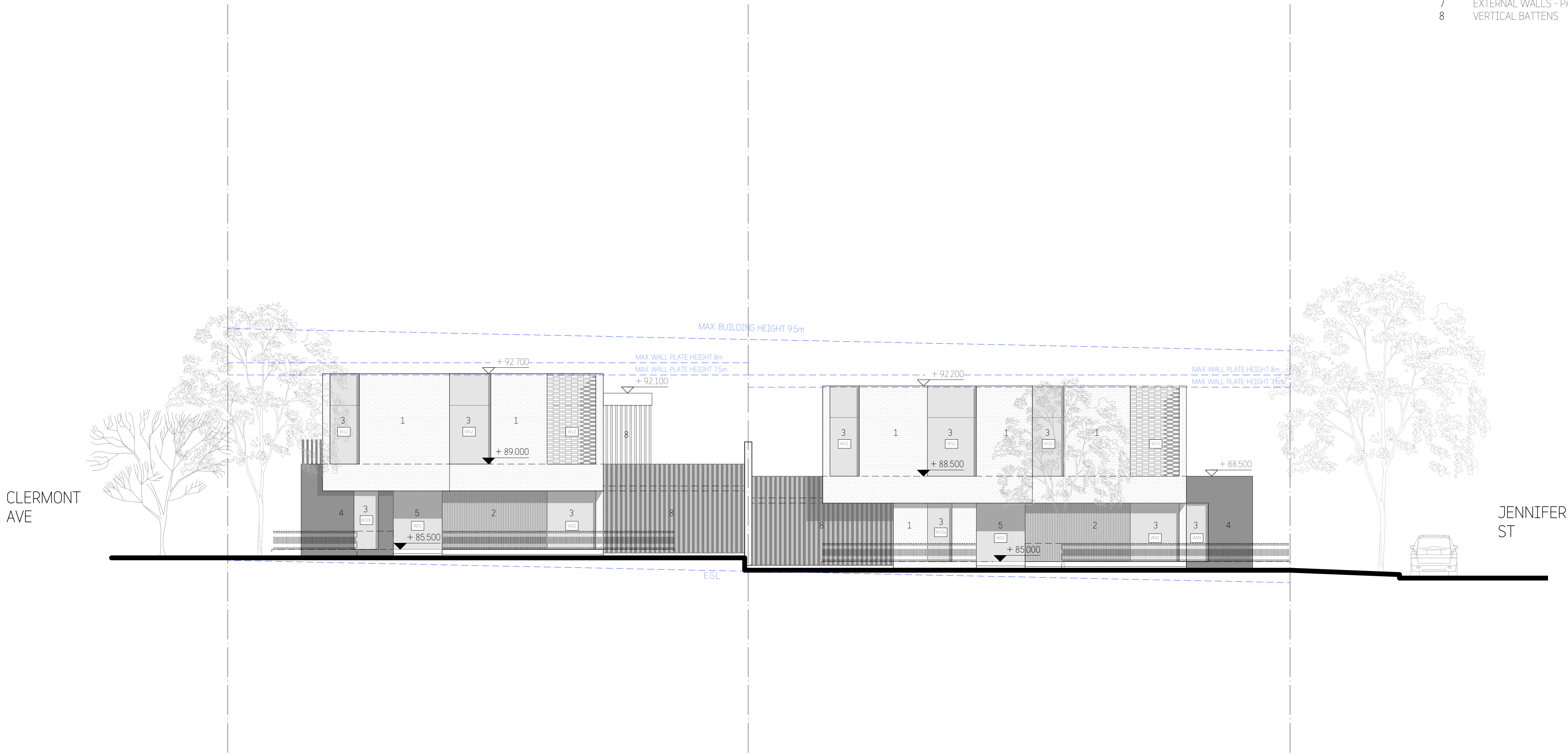



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Nominated Architect Boris Dragas NSW ARB #7658
t: 0414 856 065 e: bords@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

Project:		Drawn:	BD	Date:	20/07/21
12 CLERMONT AVE, RYDE				Scale:	1:200@A3 1:100@A1
Title:		Checked:	BD	Sheet Size:	A3/A1
ROOF PLAN		Job No:	783DA_A_	Drawing No:	07
				Rev:	E

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





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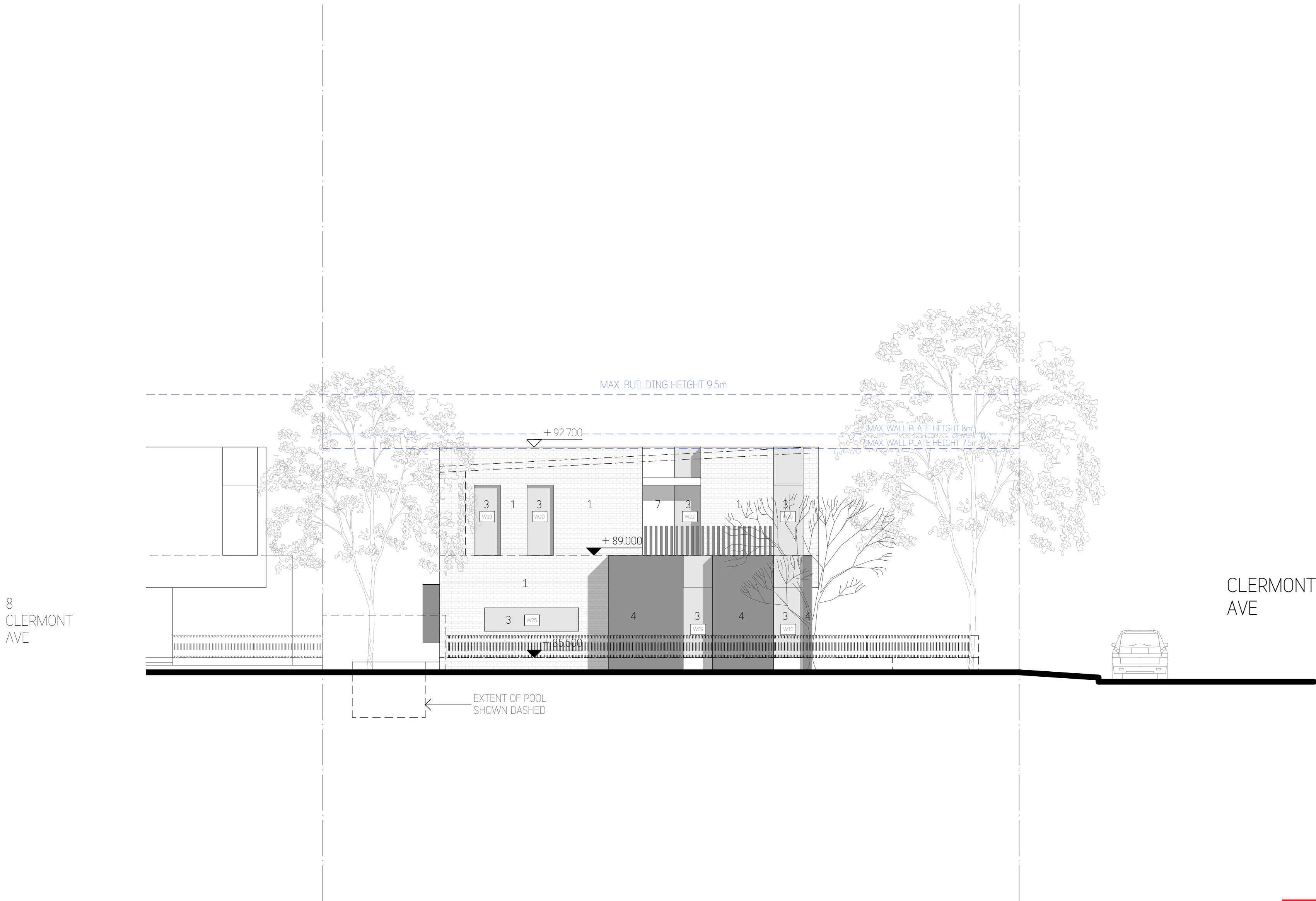
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t: 0414 856 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

Project:	12 CLERMONT AVE, RYDE	Drawn:	BD	Date:	20/07/21
				Scale:	1:200@A3 1:100@A1
Title:	EAST ELEVATION	Checked:	BD	Sheet Size:	A3/A1
		Job No:	781DA_A_	Drawing No:	09
				Rev:	D

- MATERIALS LEGEND:**
Refer to External Finishes Schedule
- 1 BRICKWORKS WALLS - PAINTED
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t: 0414 866 065 e: bords@studiodbd.com.au
w: studiodbd.com.au
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12 CLERMONT AVE, RYDE		Scale: 1:200@A3 1:100@A1	
Title:		Checked: BD	Sheet Size: A3/A1
781DA_A_		Job No: 10	Rev: D
SOUTH ELEVATION		Drawing No: 10	

- MATERIALS LEGEND:
Refer to External Finishes Schedule
- 1 BRICKWORKS WALLS - PAINTED
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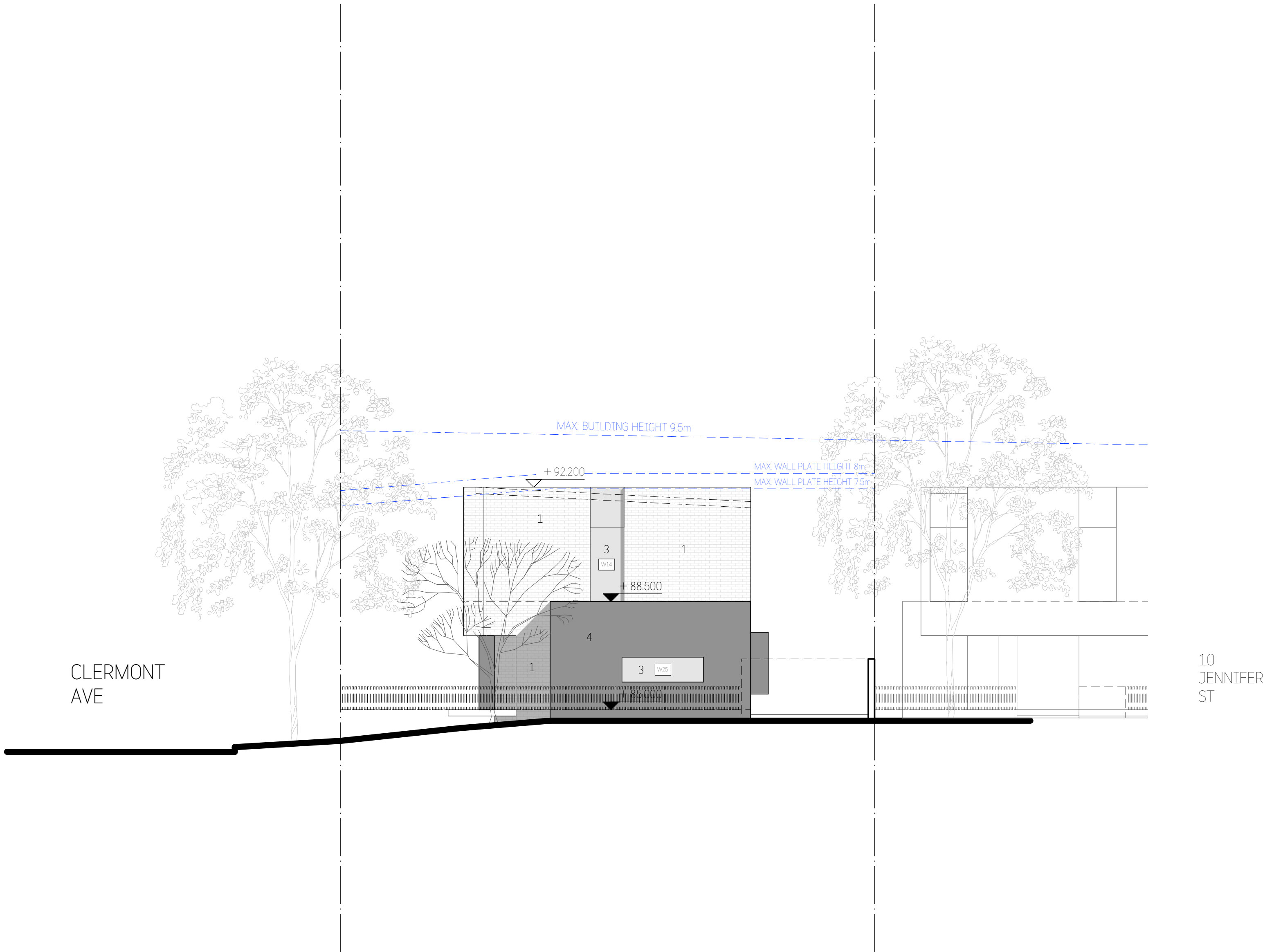
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t: 0414 856 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

Project:	12 CLERMONT AVE, RYDE		Drawn:	BD	Date:	20/07/21
Title:	WEST ELEVATION		Checked:	BD	Scale:	1:200@A3 1:100@A1
Job No:	781DA_A_	Drawing No:	11	Sheet Size:	A3/A1	
Rev:	D					

- MATERIALS LEGEND:**
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- 1 BRICKWORKS WALLS - PAINTED
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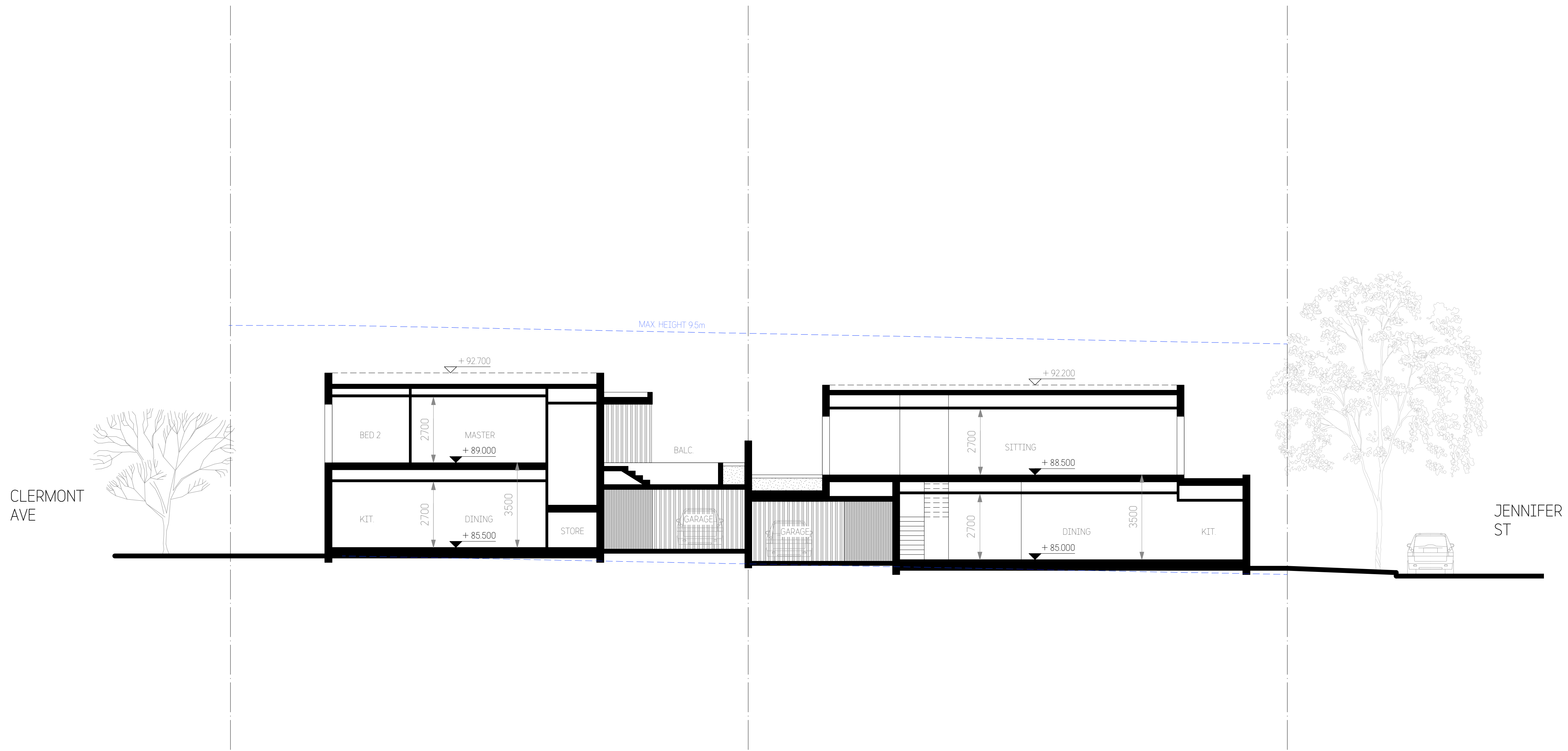
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t: 0414 886 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
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Project:	12 CLERMONT AVE, RYDE	Drawn:	BD	Date:	20/07/21
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Title:	NORTH ELEVATION	Checked:	BD	Sheet Size:	A3/A1
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				Rev:	D



1 SECTION A-A



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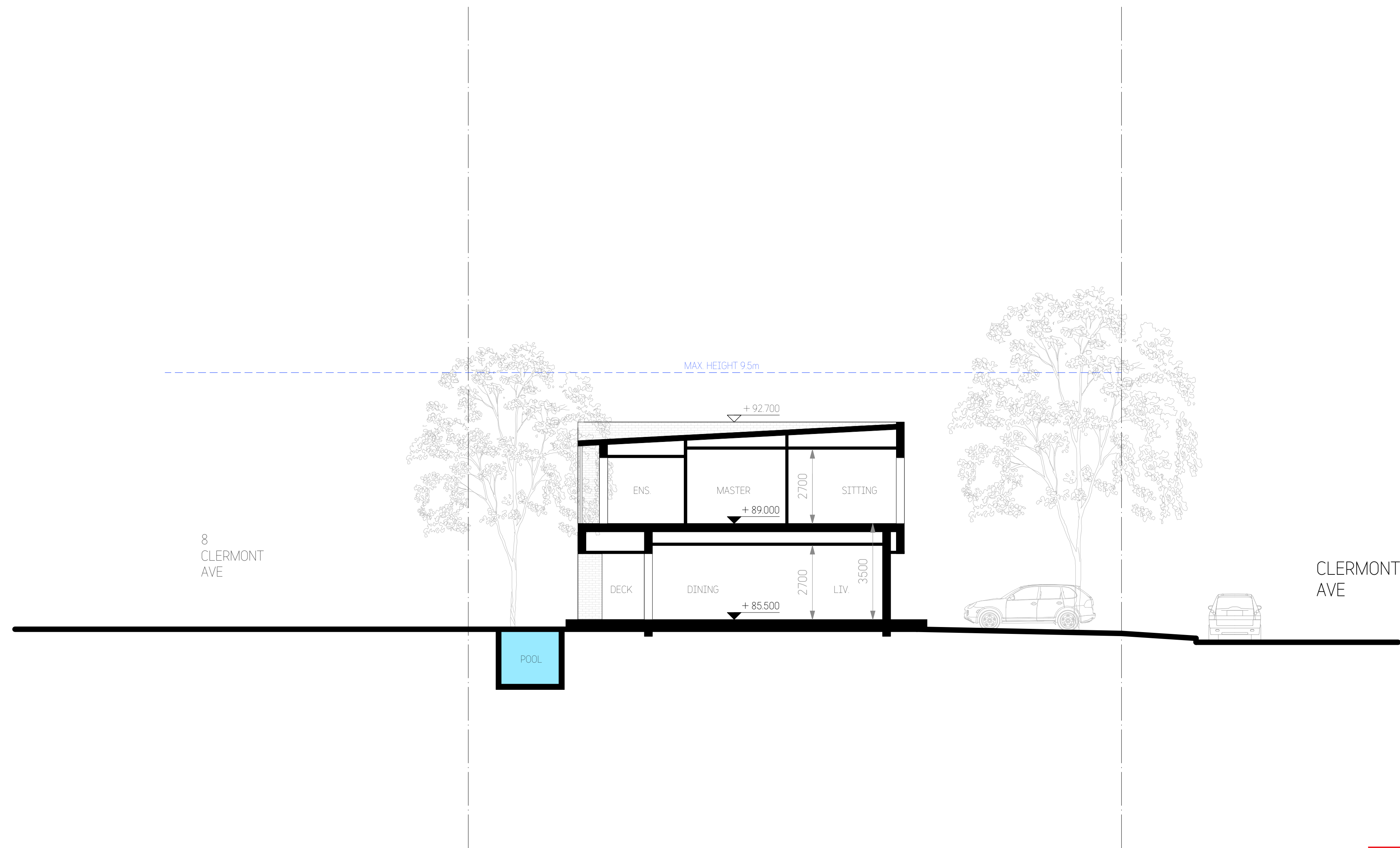
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t: 0414 856 065 e: bors@studiobd.com.au
w: studiobd.com.au
abr: 74 219 560 787

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Title:		Checked: BD	Sheet Size: A3/A1
SECTIONS - 1		Job No: 783DA_A_	Rev: C
		Drawing No: 13	



1 SECTION B-B



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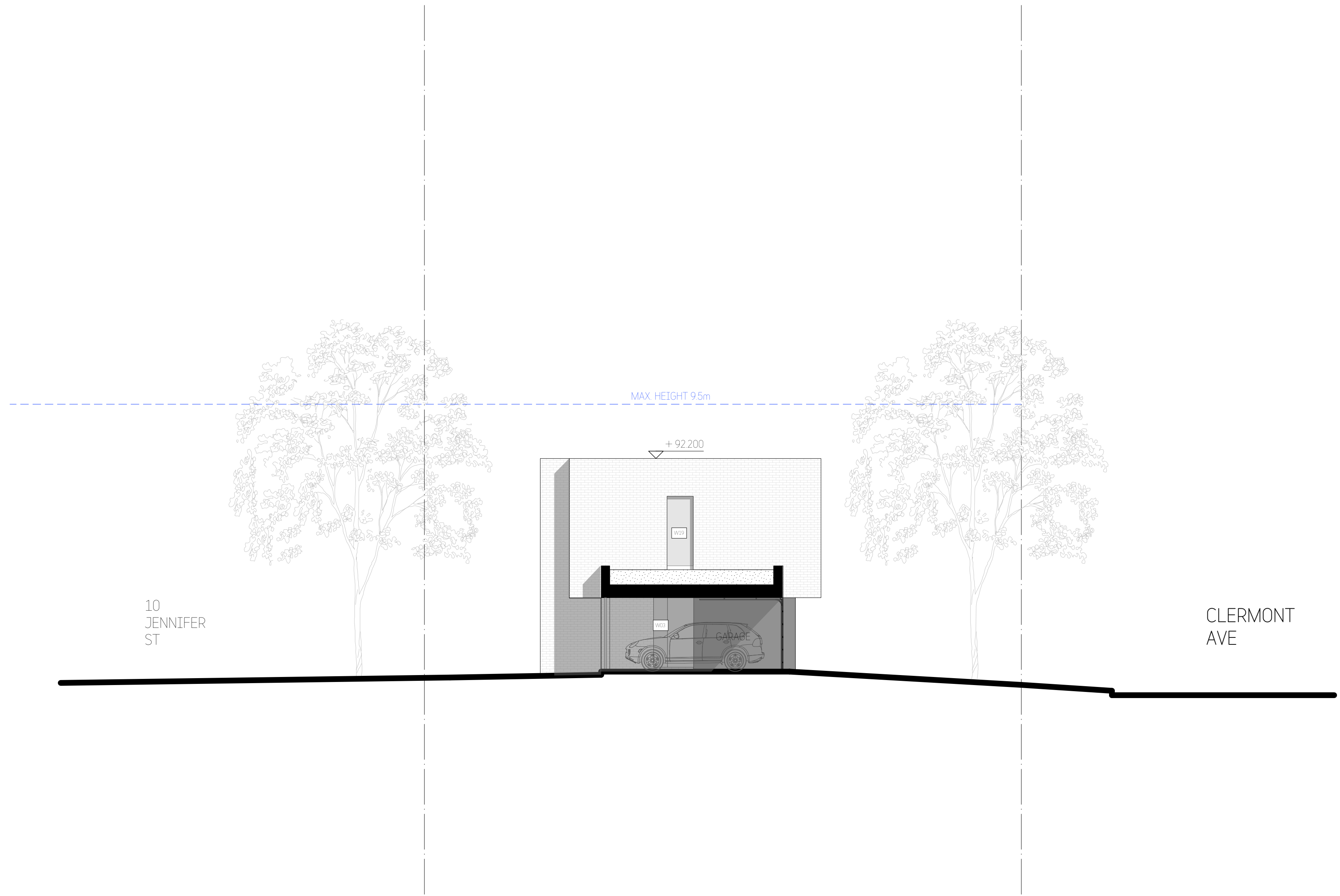
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Title:		Checked: BD	Sheet Size: A3/A1
SECTIONS - 2		Job No: 783DA_A_	Rev: C
		Drawing No: 14	



1 SECTION C-C



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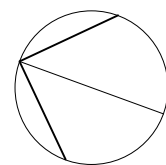
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Nominated Architect Bors Dragas NSW ARB #7658
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w: studiodbd.com.au
abr: 74 219 560 787

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		Drawing No: 15	



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& INTERIORS

STUDIO_BD ARCHITECTURE & INTERIORS
Nominated Architect Bors Dragas NSW ARB #7658
t: 0414 866 065 e: bors@studiodbd.com.au
w: studiodbd.com.au
abr: 74 219 560 787

Project:	12 CLERMONT AVE, RYDE	Drawn:	BD	Date:	20/07/21
				Scale:	1:200@A3 1:100@A1
Title:	SHADOW DIAGRAMS - 21st June	Checked:	BD	Sheet Size:	A3/A1
		Job No:	783DA_A_	Drawing No:	16
				Rev:	B

Joyce

Kiara



06



- 01 External Brickwork Walls
Painted Dulux 'Lexicon - Quarter'
- 02 Exposed Concrete Walls
Rib and waves textured concrete walls
- 03 Windows
Narrowline Aluminium Windows
Colorbond 'Monument - Matt'
- 04 Vertical Aluminium Battens
Colorbond 'Monument - Matt'
- 05 Glass Entry Door
- 06 Metal Roofing
Colorbond 'Surfmist'
- 07 External Walls / Edgebeams
Acrylic Render
Painted Dulux 'Lexicon - Quarter'

City of Ryde

Approved Plans
LDA No. LDA2021/0363
Date: 8 June 2022
Council Officer: Holly Charalambous
Subject to Conditions of Consent



01



03



04



07



02



05

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

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

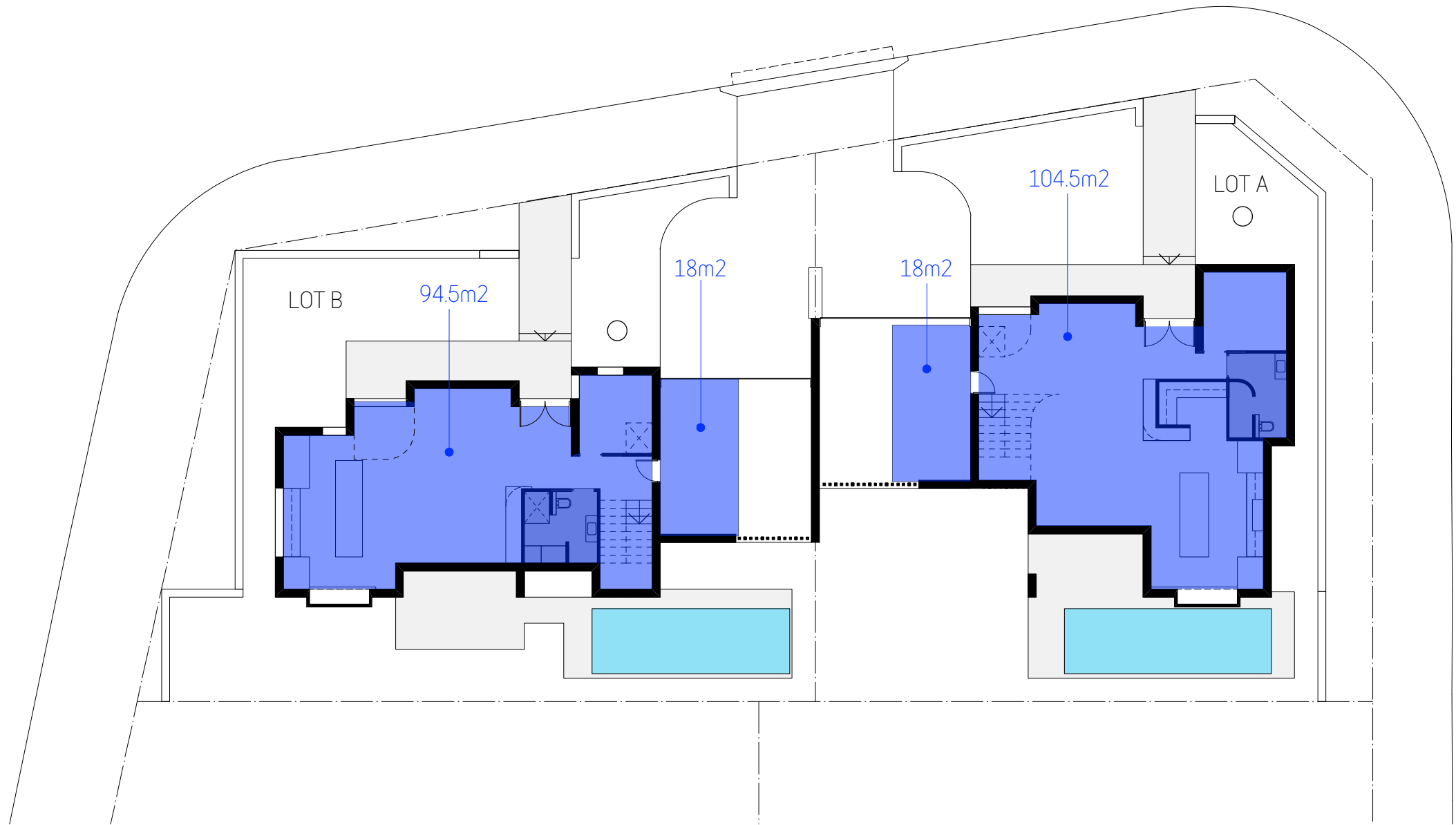
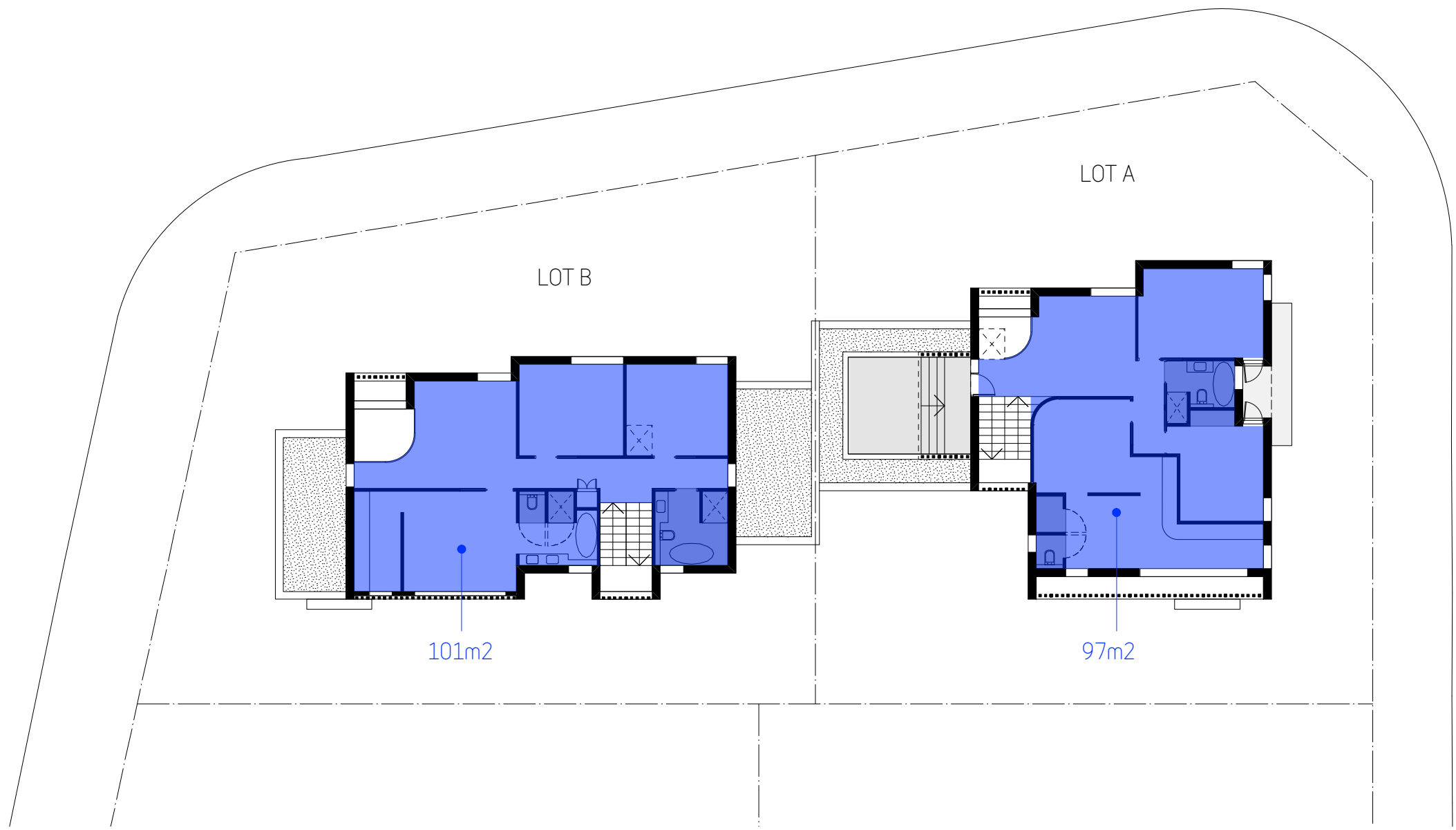


Member
Australian Institute of Architects
2021

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

Project:		Drawn: BD	Date: 11/08/21
12 CLERMONT AVE, RYDE		Scale: NTS	
Title:		Checked: BD	Sheet Size: A3/A1
Job No:	Drawing No:	Rev:	
783DA_A_	17	D	



SITE AREA = 933.1m2


LOT A = 219.5m2 gfa
LOT B = 213.5m2 gfa
= 433m2 gfa (0.464:1)



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Revisions:			
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A	Development Application Issue	BD	28/09/21
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& INTERIORS

STUDIO_BD ARCHITECTURE & INTERIORS
Nominated Architect-Boris Drigas NSW ARB #7633
t: 0414 866 065 e: boris@studiobd.com.au
w: studiobd.com.au
mob: 74 219 560 787

Project:		Drawn:	BD	Date:	25/01/21
12 CLERMONT AVE, RYDE				Scale:	NTS
		Checked:	BD	Sheet Size:	A3/A1
Title:		Job No:	783DA_A_	Drawing No:	18
AREA SCHEDULE				Rev:	B


EXISTING TREE SCHEDULE : 12 CLEMONT

ID	Botanical Name	Status
T3	Callistemon viminalis	RETAIN
T4	Callistemon viminalis	RETAIN
T5	Citharexylum spinosum	REMOVE
T6	Callistemon viminalis	REMOVE
T7	Callistemon viminalis	REMOVE
T8	Olea europaea	RETAIN
T9	Jacaranda mimosifolia	REMOVE
T10	Jacaranda mimosifolia	REMOVE
T11	Buckinghamia celcissima	RETAIN
T12	Pittosporum undulatum	REMOVE
T13	Pittosporum undulatum	REMOVE (DA1)
T14	(Unknown Species - Dead)	REMOVE (DA1)
T15	Ficus rubiginosa	REMOVE (DA1)
T17	Poplar deltoides	REMOVE (DA1)
T18	Poplar deltoides	REMOVE (DA1)
T30	Cupressus sp.	REMOVE
T31	Photinia glabra	REMOVE
T32	Photinia glabra	REMOVE
T33	Photinia glabra	REMOVE




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LEGEND:




EXISTING TREE - RETAIN




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




SITE BOUNDARY




EXISTING SPOT LEVEL




PROPOSED SPOT LEVEL



TILE/ PAVER



CONCRETE PAVING
Un-coloured in-situ concrete paving.



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



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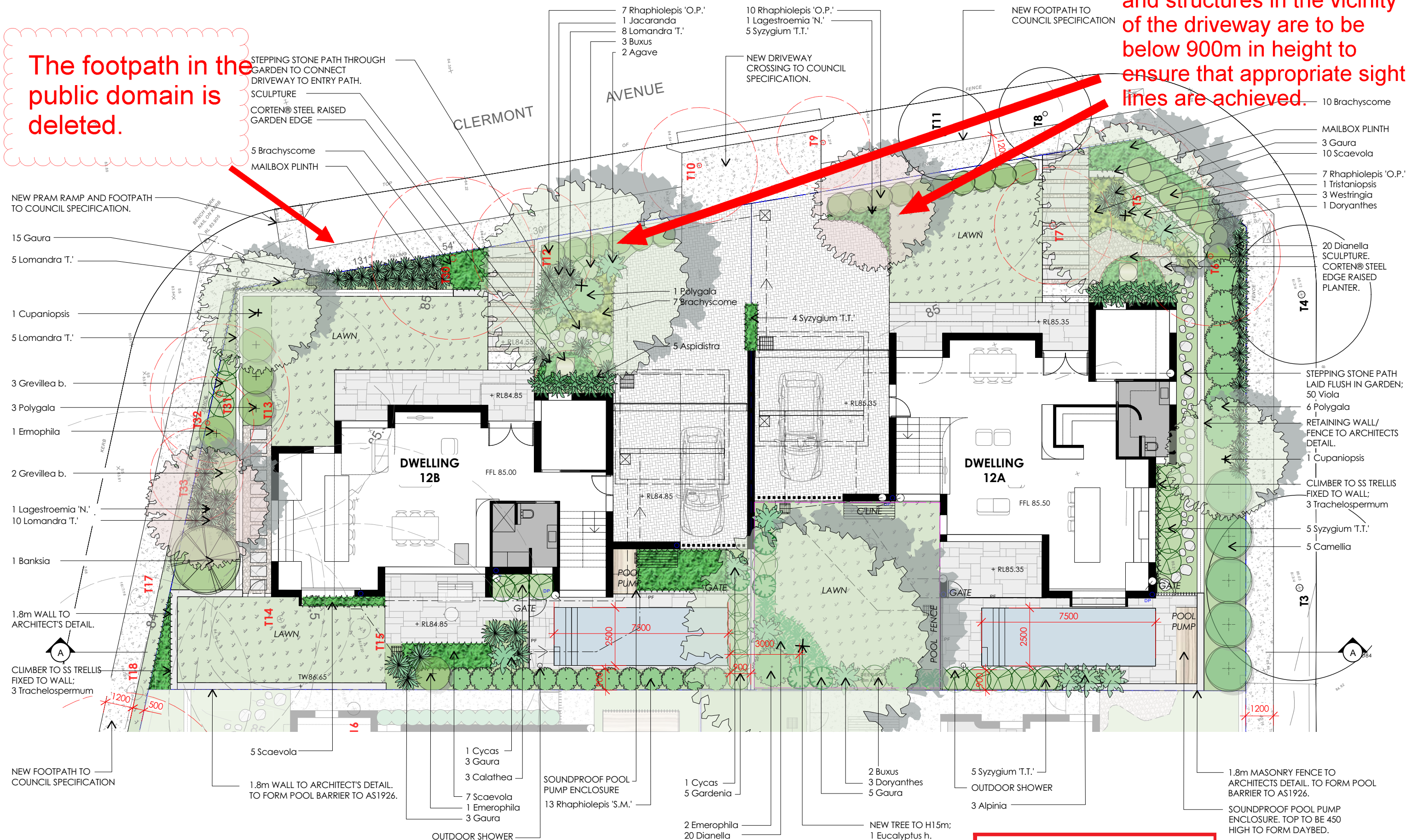
project
12 Clermont Ave, Ryde NSW

client
Younes Property Pty Ltd

drawing title	scale	project no.	drawing no.	issue
Context Plan	1:250 @ A3	21898	LP30	B

The footpath in the public domain is deleted.

The height of landscaping and structures in the vicinity of the driveway are to be below 900m in height to ensure that appropriate sight lines are achieved.



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

DEVELOPMENT APPLICATION

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Younes Property Pty Ltd

City of Ryde

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Subject to Conditions of Consent

drawing title

Landscape Plan

ent^{scale}
1:150 @ A3

project no.

drawing no.

Issue



PLANT SCHEDULE : 12 CLERMONT AVE

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Trees					
Cupaniopsis anacaroides	Tuckeroo	75L	6m	4m	2
Eucalyptus haemastoma *	Scribbly Gum	75L	15m	6m	1
Jacaranda mimosifolia	Jacaranda	75L	10m	8m	1
Lagestroemia 'Nafray'	Nafray Crepe Myrtle	75L	5m	4m	2
Tristaniopsis laurina *	Water Gum	75L	12m	4m	1
Shrubs					
Agave attenuata	Agave	200mm	1m	1m	5
Alpinia zerumbet 'Variagata'	Variagated Shell Ginger	200mm	2m	1m	3
Banksia marginata	Banksia	300mm	3m	2m	1
Buxus sempervirens	Boxwood	200mm	1m	1m	15
Camellia sasanqua	Camellia	45L	5m	2m	5
Crassula ovata	Jade Plant	200mm	1.2m	1.2m	3
Doryanthes excelsa	Gymea Lily	45L	1.2m	1.2m	4
Emerophila nivea	Silky Emu Bush	200mm	1.5m	1.5m	4
Gardenia thunbergia	Thunberg's Gardenia	300mm	2m	1m	5
Grevillea buxifolia	Grey Spider Flower	200mm	1m	1m	5
Phormium tenax	NZ Flax	300mm	1.5m	1.5m	1
Polygala myrtifolia	Milkwort	300mm	1.5m	1.5m	12
Rhaphiolepis 'Oriental Pearl'	Oriental Pearl Hawthorn	300mm	1m	1m	35
Rhaphiolepis 'Snow Maiden'	Snow Maiden Hawthorn	300mm	1.2m	1m	13
Syzygium australe 'Select'	Brush Cherry Select Form	300mm	2m	1m	5
Syzygium 'Tiny Trev'	Tiny Trev Lily Pily	200mm	1m	1m	14
Westringia 'Aussie Box'	Aussie Box Coast Rosemary	200mm	0.9m	0.9m	3
Palms / Ferns / Cycads					
Cycas revoluta	Sago Palm	45L	1.5m	1m	2
Groundcovers / Climbers					
Aspidistra elatior	Cast Iron Plant	200mm	1m	1m	5
Brachyscome multifida	Cut Leaf Daisy	200mm	0.3m	0.6m	42
Calathea zebrina	Zebra Plant	200mm	0.7m	0.7m	3
Dianella caerulea	Flax Lily	140mm	0.7m	0.7m	40
Dichondra 'Silver Falls'	Silver Falls Kidney Weed	140mm	0.2m	1m	14
Gaura lindheimeri	Butterfly Bush	200mm	1.2m	1m	26
Lomandra 'Tanika'	Tanika Mat Rush	140mm	0.7m	0.7m	48
Scaevola aemula	Fan Flower	140mm	0.3m	0.6m	22
Trachelospermum jasminoides	Star Jasmine	140mm	0.3m	1m	6
Viola hederacea	Native Violet	140mm	0.2m	0.5m	50

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



Decorative Screen/ Fence



Layered Planting



Patio Fireplace : 2-sided



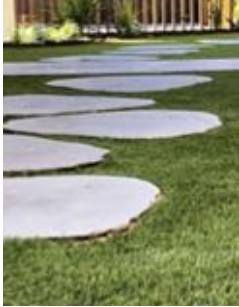
Landscape steps



Driveway : Cobblestone



Paving : Stone Flagging



Stepping Stones



Steel Edge : Corten®



Eucalyptus haemastoma



Tristaniopsis laurina



Jacaranda mimosifolia



Cupaniopsis anacaroides



Alpinia zerumbet 'Variagata'



Buxus sempervirens



Grevillea buxifolia



Westringia 'Aussie Box'



Rhaphiolepis 'Oriental Pearl'



Polygala myrtifolia



Gaura lindheimeri



Phormium tenax

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DEVELOPMENT APPLICATION

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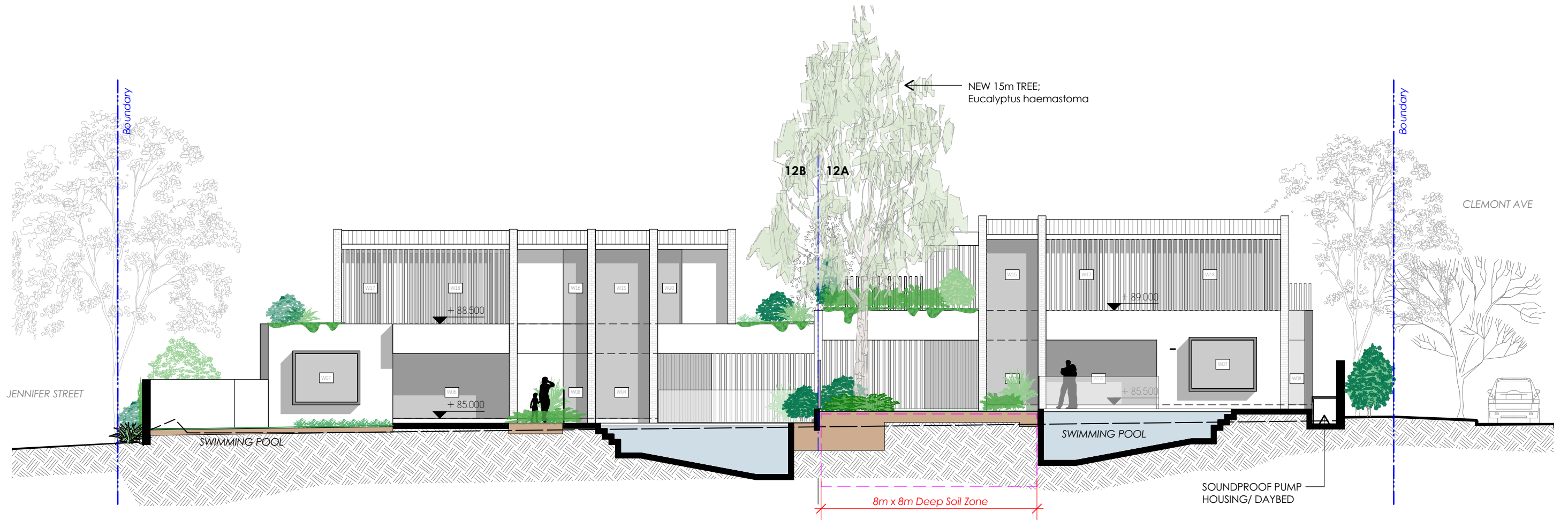
project
12 Clermont Ave, Ryde NSW

client
Younes Property Pty Ltd

drawing title
Schedule + Materials

scale 1:1 @ A3	project no. 21898	drawing no. LP32	issue B
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north



City of Ryde

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

drawing title
Section A

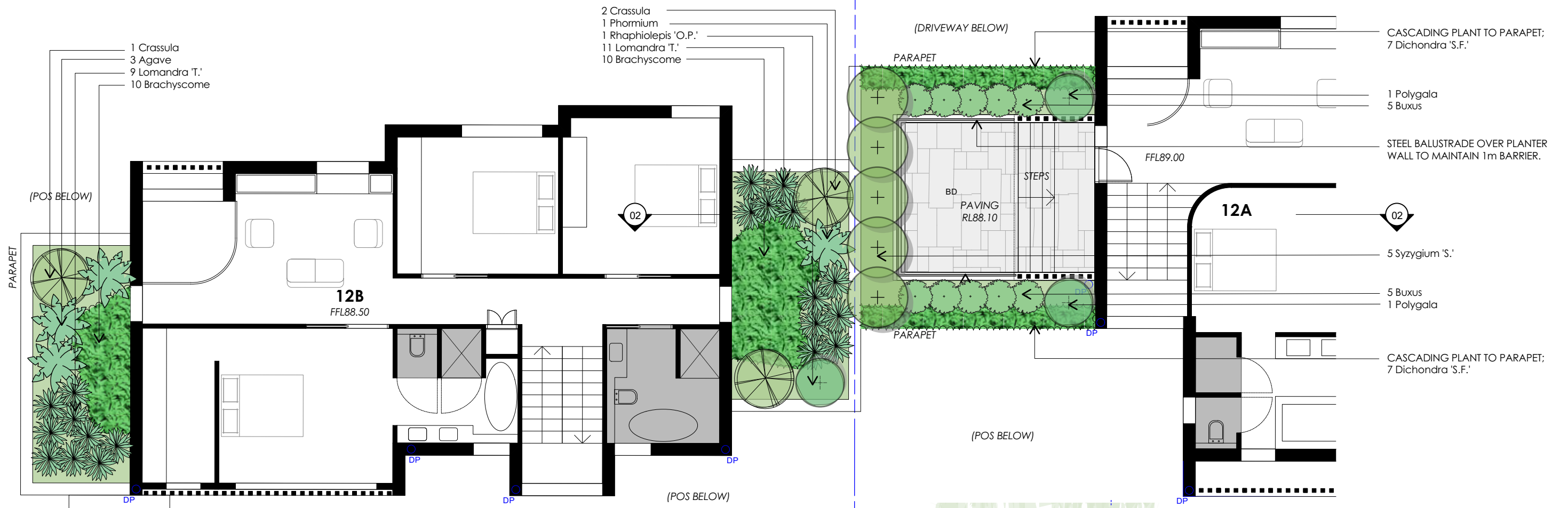
scale
1:150 @ A3

project no.
21898

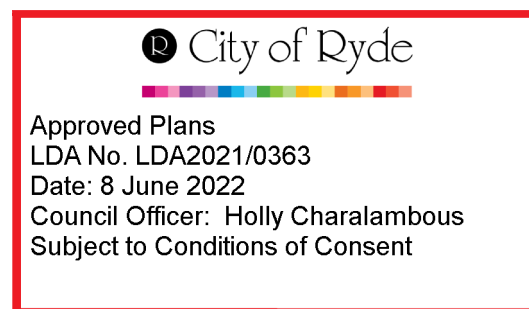
drawing no.
LP33

issue
B

north



01 Plan : 12A/ 12B Balcony
Scale: 1:100



INDICATIVE MATURE CANOPY FROM NEW
TREE PLANTING (*Eucalyptus haemastoma*)
IN REAR YARD.



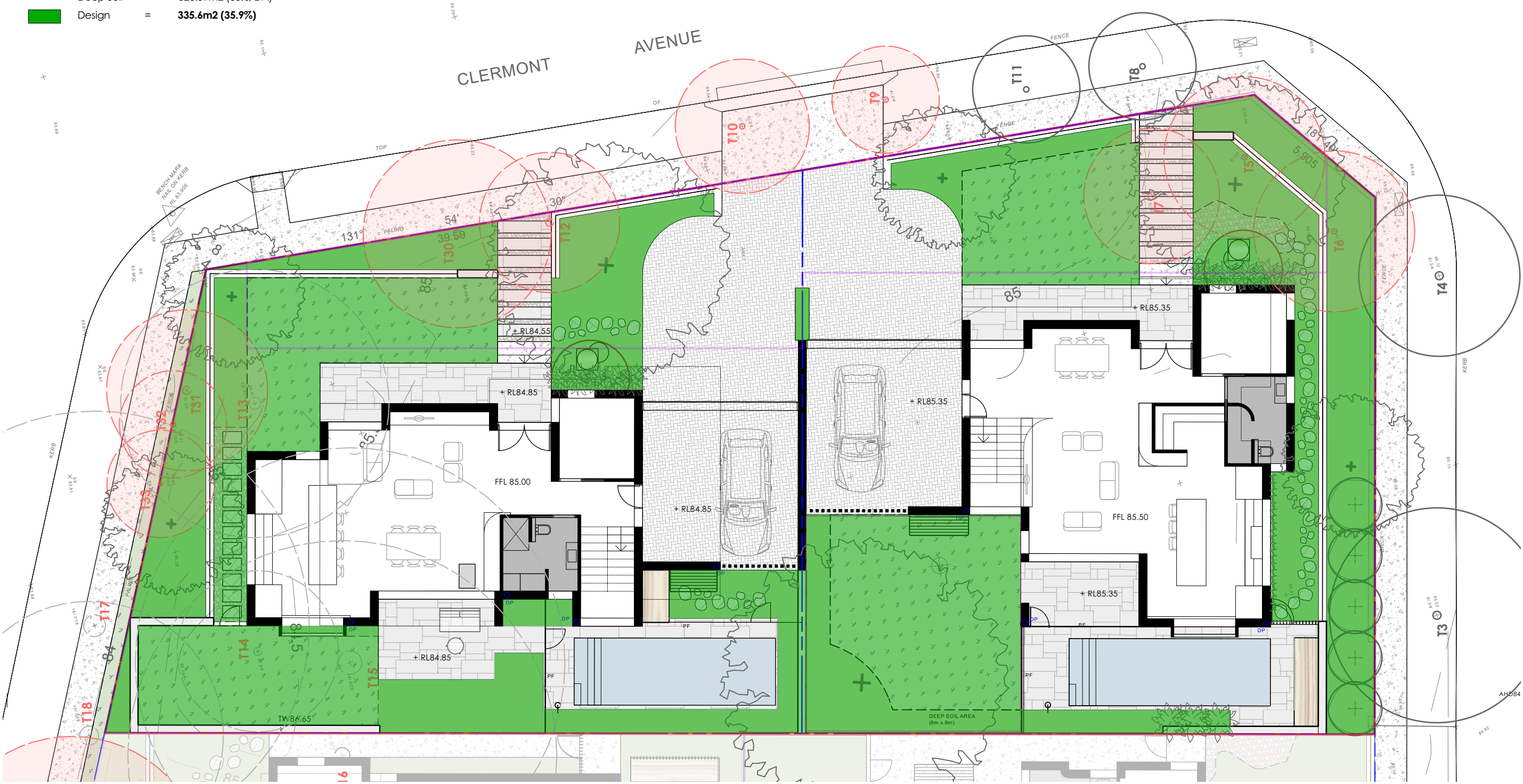
02 Section : 12A/ 12B Balcony
Scale: 1:100

SITE AREA = 933.12m2

LANDSCAPE:

Deep Soil = 326.59m2 (35% DA)

Design = 335.6m2 (35.9%)



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project
12 Clermont Ave, Ryde NSW

client
Younes Property Pty Ltd

drawing title
Calculations Diagram

scale	project no.	drawing no.	issue
1:150 @ A3	21898	LP35	B



STORMWATER MANAGEMENT PLAN

PROPOSED DUAL OCCUPANCY

No.12 CLERMONT AVENUE, RYDE



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GENERAL NOTES:

- THESE PLANS REMAIN THE PROPERTY OF NY CIVIL ENGINEERING PTY LTD AND ARE SUBJECT TO COPYRIGHT
- ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. ALL REDUCED LEVELS (SURFACE LEVELS, INVERT LEVELS) AND CHAINAGES ARE IN METERS UNLESS OTHERWISE STATED. DO NOT SCALE OFF THE DRAWINGS, SCALES ARE AS SHOWN, USE FIGURED DIMENSIONS.
- THIS PLAN IS TO BE READ IN JUNCTION WITH LATEST ARCHITECTURAL, STRUCTURAL, UTILITY AND LANDSCAPE PLANS IN ADDITION TO ANY RELEVANT GEOTECHNICAL, SOIL CLASSIFICATION OR REF/ENVIRONMENTAL REPORTS. ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES QUOTED ON THIS PLAN.
- ALL WORKS SHALL BE CARRIED OUT TO LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN AND SPECIFICATIONS, AS/NZS 3500.3 AND B.C.A.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BM, PM AND/OR LM. ALL EXISTING SERVICES ARE TO BE VERIFIED FOR LOCATION AND DEPTH PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR TO NOIFY DESIGNER OF ANY DISCREPANCIES OF SERVICE LEVELS QUOTED ON THIS PLAN. ALL SURVEY INFORMATION, BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF WORKS. NO TREES SHALL BE REMOVED WITHOUT THE WRITTEN PERMISSION OF COUNCIL.
- THE CONTRACTOR SHALL TAKE ALL DUE CARE TO USE THE ABSOLUTE MINIMUM AREA FOR CONSTRUCTION AND THAT NO UNDUE DAMAGE IS DONE TO THE EXISTING VEGETATION.
- THE CONTRACTOR SHALL COMPLY WITH CONDITIONS, AND SPECIFICATION OF COUNCIL AND ALL ACTS OF THE NSW EPA.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE CARE TO PROTECT EXISTING SERVICES. DAMAGED SERVICES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH EXISTING WORK.
- SUITABLE WARNING SIGNS AND BARRICADES ARE TO BE PROVIDED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AND AS DIRECTED BY THE RELEVANT AUTHORITY.
- SERVICES SHOWN ARE INDICATIVE ONLY FROM AVAILABLE INFORMATION AND THE TIME OF SITE INVESTIGATION (IF ANY). THE BUILDER IS TO NOTIFY ENGINEER OF ANY DISCREPANCIES QUOTED ON THIS PLAN.
- RESTORE ALL TRAFFIC AREAS TO PRE EXISTING CONDITION. FOR ALL SURFACES OTHER THAN IN TRAFFIC AREAS RESTORE DISTURBED SURFACES TO PRE-EXISTING CONDITION AND COMPACT AS SPECIFIED.
- RESTORE ALL AUTHORITY OWNED AREAS TO COUNCIL AND/OR AUTHORITY STANDARD AND SPECIFICATION.
- THE WORK AS CONSTRUCTED WORKS SHALL BE INSPECTED BY THE ENGINEER, MINIMUM 48 HOURS NOTICE SHALL BE PROVIDED FOR ALL INSPECTION REQUESTS.
- THE DESIGN PLANS HEREIN ARE SUBJECT TO COUNCIL APPROVAL PRIOR TO CONSTRUCTION.
- WORK AS CONSTRUCTED DRAWINGS TO BE REQUESTED AND RECEIVED IN CAD/DWG FILE TYPE AND HARD COPY 'RED LINE' MARKUP FROM CONSTRUCTOR FOR VERIFICATION AND CERTIFICATION.

ROOF STORMWATER DRAINAGE NOTES:

- ALL DOWN PIPES TO BE MINIMUM DN90 OR 100x50MM FOR GUTTERS SLOPE 1:500 AND STEEPER AS PER AS 3500.3 - 3.7.8
- ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3.
- ALL DOWNPIPES TO BE FITTED VERTICALLY TO THE SOLE OF EAVES GUTTERS, RAINHEAD AND/OR SUMP.
- ALL DOWNPIPES TO DRAIN INTO RAINWATER TANK AND OR PIT PRIOR TO DISCHARGE OFFSITE UNLESS PRIOR APPROVAL IS OBTAINED FROM COUNCIL IN WRITING OR NOTED OTHERWISE ON THIS PLAN.
- ALL EAVES GUTTERS TO BE SIZED FOR ARI 20 - AS PER AS 3500.3 - 3.5 AND APPENDIX H.
- ROOF DRAINAGE INSTALLATION TO BE IN ACCORDANCE TO AS 3500.3 SECTION 4.

STORMWATER DRAINAGE NOTES:

PIPE SIZE:

- THE MINIMUM PIPE SIZE SHALL BE:
 - DN90 FOR ALL DOWNPIPES;
 - DN100 WHERE THE LINE ONLY RECEIVES ROOF STORMWATER RUNOFF, OR;
 - DN100 WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS.

PIPE GRADE:

- THE MINIMUM PIPE GRADE SHALL BE:
 - FOR DN100 - DN150 - 1.00%
 - FOR DN225 - 0.50%
 - FOR DN300 - 0.45%
 - FOR DN375 - 0.35%

STANDARD COVER:

- MINIMUM PIPE COVER FOR PVC PIPES SHALL BE AS PER AS 3500.3 TABLE 6.2.5:
 - NOT SUBJECT TO VEHICULAR LOADING:
 - WITHOUT PAVEMENT SINGLE DWELLINGS - 100mm
 - WITHOUT PAVEMENT OTHER THAN SINGLE DWELLINGS - 300mm
 - WITH PAVEMENT (BRICK/PAVERS) AND/OR UNREINFORCED CONCRETE - 100mm
 - SUBJECT TO VEHICULAR LOADING:
 - ROADS (SEALED) - 600mm
 - ROADS (UNSEALED) - 750mm
 - OTHER THAN ROADS (WITH PAVEMENT) - 100mm
 - OTHER THAN ROADS (WITHOUT PAVEMENT) - 450mm

PIPE INSTALLATION

- PIPES AND FITTINGS FOR STORMWATER DRAINAGE SHALL BE AS FOLLOWS:
 - FOR PIPE SIZES UP TO DN225 - PVC WITH SOLVENT WELDED JOINTS (IN GROUND).
 - FOR PIPE SIZES GREATER THAN DN225 - RCP WITH RUBBER RING JOINTS.
 - FOR LARGER PIPE DEPTHS AS SPECIFIED IN AS 3500.3 - RCP WITH RUBBER RING JOINTS.
 - FOR PIPES AND FITTINGS FOR SUBSOIL DRAINAGE SHALL BE SLOTTED PVS WITH SOLVENT WELDED JOINTS MINIMUM DN150.
- FOR GRATED DRAINS SHALL BE MINIMUM DN150 IN NON-TRAFFICABLE ZONES AND DN225 IN TRAFFICABLE ZONES.
- LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURING RECOMMENDATIONS AND:
 - AS 3725-1989 - LOADS ON BURIED CONCRETE PIPES
 - AS 2566 - 1988 - BURIED FLEXIBLE PIPELINES
 - AS 1597.2 - 1996 - PRECAST REINFORCED CONCRETE BOX CULVERTS
 - AS 3500 - 1990 NATIONAL PLUMBING AND DRAINAGE CODE - PART 2 SANITARY PLUMBING AND SANITARY DRAINAGE - SYDNEY WATER REQUIREMENTS.
- ALLOW TO TEST ALL PIPES AND PITS TO MANUFACTURERS REQUIREMENTS.

CONNECTIONS TO STORMWATER SYSTEMS UNDER BUILDINGS:

IN ACCORDANCE WITH AS 3500.3 SECTION 9.2

CONNECTIONS TO COUNCIL STORMWATER SYSTEMS:

CONNECTION TO COUNCIL STORMWATER SYSTEM TO BE IN ACCORDANCE TO LOCAL COUNCIL BYLAW AND STANDARDS. NO CONNECTIONS TO BE MADE UNTIL PROPER PERMIT/APPROVALS ARE OBTAINED FROM LOCAL COUNCIL IN WRITING.

WARNING:

EXISTING SERVICES SHOWN ON THESE PLANS ARE NOT GUARANTEED COMPLETE OR CORRECT AND FURTHER INFORMATION IS REQUIRED FROM THE RELEVANT AUTHORITY AND FIELD INVESTIGATION AND ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

LEGEND

SURFACE INLET PIT		GRADED TRENCH DRAIN	
SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)		ABSORPTION TRENCH	
ACCESS GRATE (WITH GROSS POLLUTANT TRAP)		PROPOSED ROOF GUTTER FALL	
450 SQUARE INTERVAL	450 X 450	PROPOSED DOWNPIPE SPREADER	
GRATE LEVEL = 75.50	SL 75.50	STORMWATER PIPE 100mm DIA. MIN. UNO	
INVERT LEVEL = RL 75.20	IL 75.20	SUBSOIL PIPE	
PROPOSED DOWNPIPE 90mm DIA. OR 100mm x 50mm MIN.		EXISTING STORMWATER PIPE	
NATURAL GROUND FINISHED DESIGN LEVEL	×	INSPECTION RISER	
		RAINWATER HEAD	

STORMWATER PIT/STRUCTURES NOTES:

PIT SIZES AND DEPTHS:

- PIT SIZES WILL BE AS FOLLOWS:

DEPTH (mm)	MIN. PIT SIZE (mm)
UP TO 450	350x350
450 - 600	450x450
600 - 900	600x600
900 - 1200	600x900
1200+	900x900 (WITH STEP IRONS)

PIT DESIGNS:

- TRENCH DRAINS: CONTINUOUS TRENCH DRAINS ARE TO BE MIN. DN150 AND MIN. 100mm DEPTH. THE BARS OF THE GRATE ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- STEP IRONS: PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS 1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.
- PLASTIC/PVC PITS: PVC PITS WILL ONLY BE PERMITTED IF THEY ARE MAX. 450x450 AND MAX. 450mm DEPTH AS WELL AS BEING HEAVY DUTY.
- IN-SITU PITS: IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 4.6.3 OF AS 3500.4. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
- GRATES: GRATES ARE TO BE GALVANIZED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

INSTALLATION NOTES:

- ALL PIPES INTO PITS TO BE CUT FLUSH WITH PIT WALL.
- ALL PITS THAT ARE INSTALLED AT GREATER THAN 600mm DEEP TO BE MIN. 600x600 PIT.
- GRATED COVERS ON PITS GREATER THAN 600mm TO BE HINGED.
- BASE OF PIT TO BE SAME LEVEL OF INVERT OF OUTLET.
- OUTLET PIPE FROM ANY PIT TO BE 20mm LOWER THAN INLET PIPE/S

	APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE		SHEET SIZE	JOB REFERENCE	
	NADER ZAKI MIEAust CPEng NER	A	MR	ISSUED FOR DA	29.09.2021	DETAILS, NOTES & LEGEND		A3	E210095	
								NZ		
						PROJECT TITLE		NZ	DRAWING No. D1	
	T 0416 334 977 E admin@nvcivilengineering.com.au W www.nvcivilengineering.com.au					PROPOSED DUAL OCCUPANCY No.12 CLERMONT AVENUE RYDE		A	No. IN SET 9	
								-		

AREA CALCULATIONS		
TOTAL SITE AREA	933.0	m ²
EXISTING DEVELOPMENT		
ROOF AREA	0.0	m ²
PAVED AREA	0.0	m ²
DRIVEWAY AREA	0.0	m ²
IMPERVIOUS AREA	0.0	m ²
TOTAL IMPERVIOUS AREA PERCENTAGE	0.00%	
PROPOSED DEVELOPMENT		
PROPOSED ROOF AREA	383.2	m ²
PROPOSED PAVED AREA	41.2	m ²
PROPOSED DRIVEWAY AREA	75.2	m ²
TOTAL IMPERVIOUS AREA	499.6	m ²
TOTAL IMPERVIOUS AREA PERCENTAGE	53.55%	

DRAINAGE PIPE LEGEND

- EXISTING STORMWATER PIPE
- DRAINAGE PIPES TO RAINWATER TANK
- DRAINAGE PIPES VIA GRAVITY
- CHARGED DRAINAGE PIPES

NOTE: ALL IN GROUND PIPES TO BE 100mm DIA PVC UNO

NOTE: ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.

INSPECTION RISER (IR)

PROVIDE 'SCREW CAP' INSPECTION RISER AT LOWEST POINT OF 'CHARGED LINES'

Amend plans to show new locations of swimming pools. Refer to amended architectural plans. Adjust ground levels to match new garage levels

maximum 6.0m wide driveway, perpendicular to the kerb.

Provide minimum two garted pits for each OSD tank

OSD WARRANT

LGA: RYDE COUNCIL
SOURCE: STORMWATER MANAGEMENT TECHNICAL GUIDELINES
"ANY NEW DEVELOPMENT THAT EXCEEDS 35% SITE COVER WILL REQUIRE OSD"

- SITE AREA 935 m²
- PRE-DEV IMPERVIOUS AREA 0 m² (0%)
- POST-DEV IMPERVIOUS AREA 495 m² (53.03%)
- TOTAL SITE COVER > 35%

THEREFORE OSD REQUIRED

NOTE: "WHERE A RAINWATER STORAGE TANK IS INCORPORATED INTO A STORMWATER DRAINAGE SYSTEM...ON-SITE DETENTION STORAGE MAY BE REDUCED BY AN EQUAL AMOUNT"

- OSD VOLUME FROM SPREADSHEET PER DWELLING 7.19m³
- RAINWATER REUSE FROM BASIX PER DWELLING 2.0m³
- ADDITIONAL RAINWATER REUSE PER DWELLING 0m³

THEREFORE PROVIDE 7.58m³ OSD STORAGE PER DWELLING

BELOW GROUND OSD TANK

- SURFACE LEVEL RL 85.30
- T.W.L RL 85.10
- INVERT LEVEL RL 84.50
- SURFACE AREA 14.40m²
- AVERAGE DEPTH 0.527m
- OSD VOLUME 7.58m³

BELOW GROUND OSD TANK

- SURFACE LEVEL RL 84.80
- T.W.L RL 84.60
- INVERT LEVEL RL 84.00
- SURFACE AREA 14.40m²
- AVERAGE DEPTH 0.527m
- OSD VOLUME 7.58m³

PROPOSED DWELLING 1
FFL 85.000

PROPOSED DWELLING 2
FFL 85.500

City of Ryde

Development Engineering Service

Approved Engineering Plans

Application Number: LDA2021/363

Council Officer: HJ

Date: 17/2/21

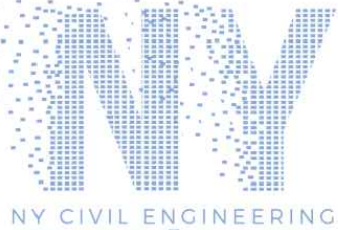


City of Ryde

Approved Plans
LDA No. LDA2021/0363
Date: 8 June 2022
Council Officer: Holly Charalambous
Subject to Conditions of Consent

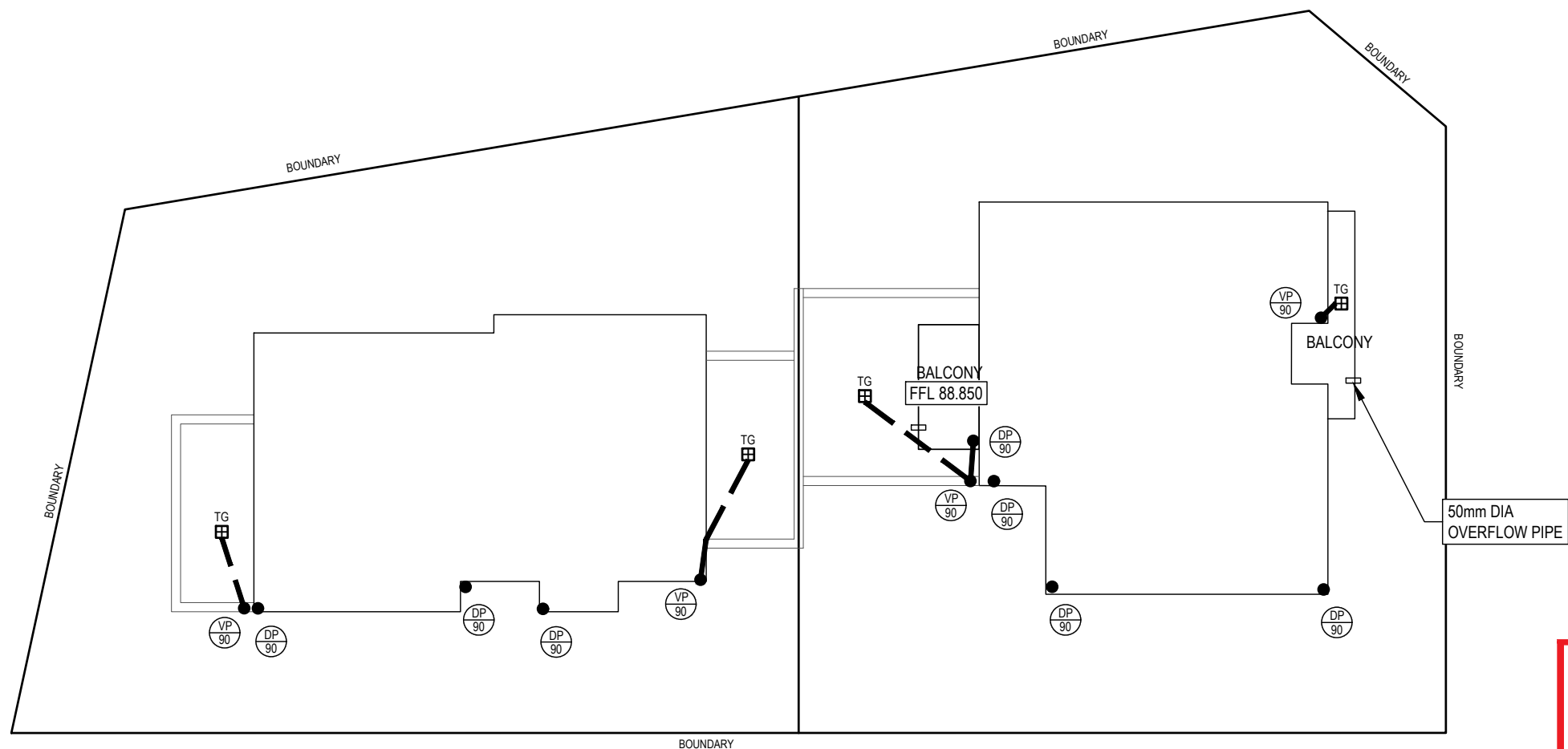
PLANS ARE FOR CONCEPT ONLY
AND NOT FOR CONSTRUCTION

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



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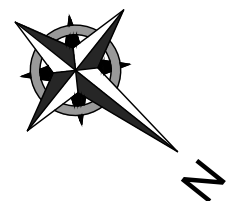
PROJECT TITLE
PROPOSED DUAL OCCUPANCY
No.12 CLERMONT AVENUE
RYDE




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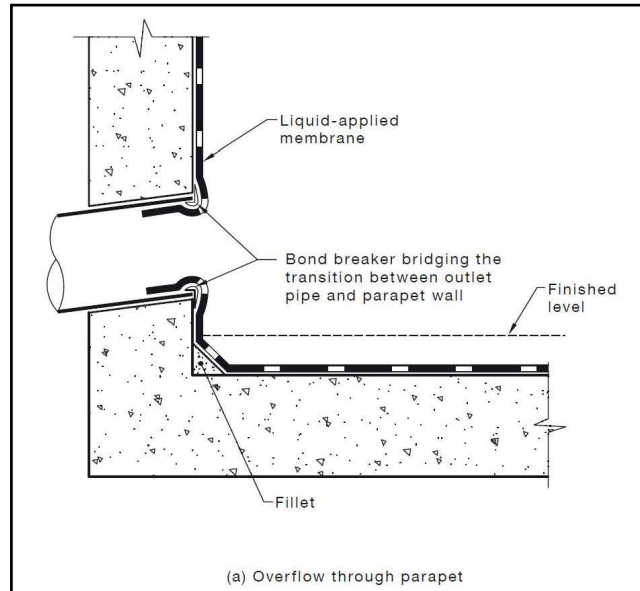
Development Engineering Service
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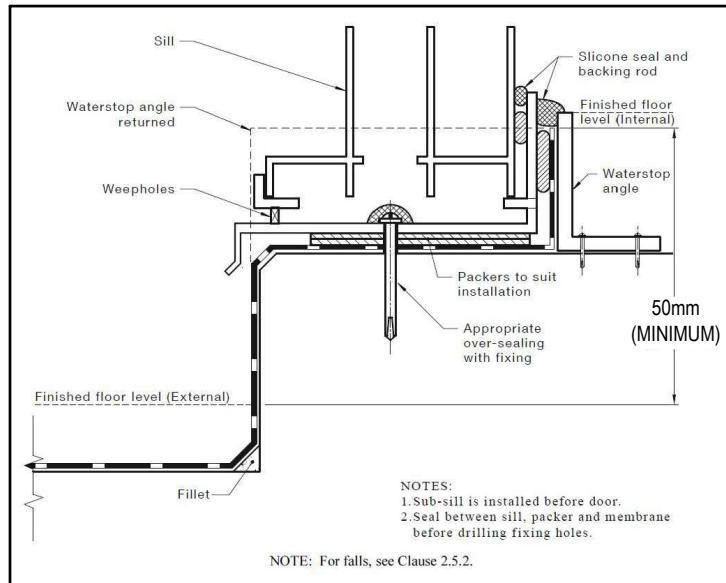
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					STORMWATER MANAGEMENT FIRST FLOOR		A3	NZ	
NADER ZAKI MIEAust CPEng NER  T 0416 334 977 E admin@nvcivilengineering.com.au W www.nvcivilengineering.com.au	A	MR	ISSUED FOR DA	29.09.2021	PROJECT TITLE		CHECKED	NZ	DRAWING No.
					PROPOSED DUAL OCCUPANCY		ISSUE	A	D3
					No.12 CLERMONT AVENUE		SCALE	1:200	No. IN SET
					RYDE				9





BALCONY PARAPET OVERFLOW - AS4654.2

NTS

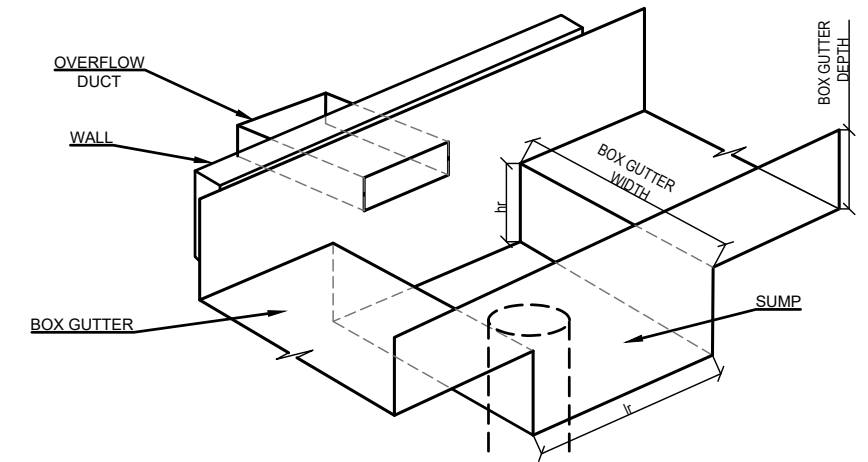


BALCONY MEMBRANE TERMINATION - AS4654.2

NTS

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

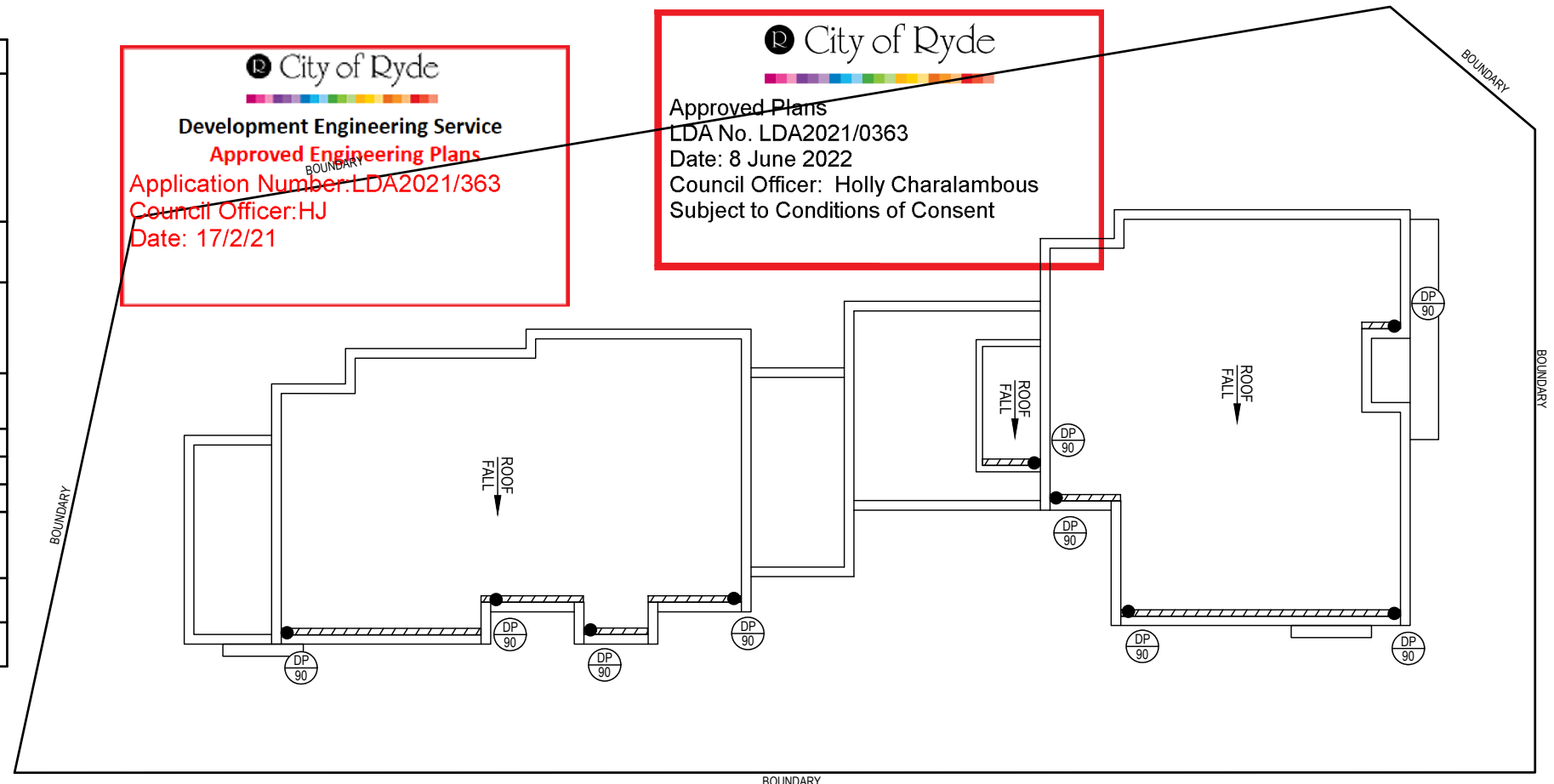
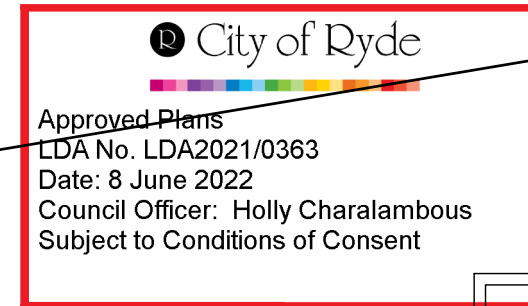
LEGEND:	
DP	- DOWNPIPE TO RWT
VP	- VERTICAL PIPE NOT TO RWT
HP	- HIGH POINT OF GUTTER



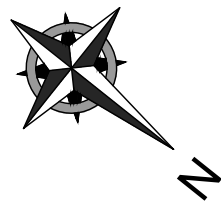
SUMP DETAIL

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

AS3500.3:2021 BOX GUTTER REQUIREMENTS				
MATERIALS	BASE METAL THICKNESS (mm)	MAXIMUM LENGTH BETWEEN EXPANSION JOINTS (m)		MINIMUM EXPANSION SPACE (mm)
		ONE END FIXED AND ONE END FREE TO MOVE	BOTH ENDS FREE TO MOVE	
ALUMINIUM	0.90	12	24	50
	1.00	12	24	
COPPER	0.60	9	18	50
	0.80	15	30	
STEEL	1.00	26	52	50
	0.55	20	40	
STAINLESS STEEL	0.75	25	50	50
	0.55	20	40	
PVC	0.55	20	40	50
ZINC	0.55	10	20	30
ZINC	0.80	10	20	50
LAP JOINTS: FOR METAL GUTTERS WITH LAPS BETWEEN 20 mm TO 25 mm THE LAP SHALL BE FULLY SEALED. WIDER LAPS SHALL BE SEALED AND FASTENED AT EACH END OF THE LAP RATHER THAN FILLING THE TOTAL AREA.				
GRADIENTS: GRADIENTS SHALL BE NOT FLATTER THAN 1:200 FOR SOLE WIDTHS EQUAL TO OR LESS THAN 600 mm WIDE. DEVIATIONS FROM THESE GRADIENTS SHALL BE SMOOTH AND NOT CAUSE PERMANENT PONDING.				
OUTLETS: OUTLETS SHALL DISCHARGE THROUGH EITHER A RAINHEAD OR A SUMP.				



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REVISION	DRAWN	DESCRIPTION	DATE
A	MR	ISSUED FOR DA	29.09.2021

DRAWING TITLE	
STORMWATER MANAGEMENT ROOF PLAN	
PROJECT TITLE	
PROPOSED DUAL OCCUPANCY No.12 CLERMONT AVENUE RYDE	

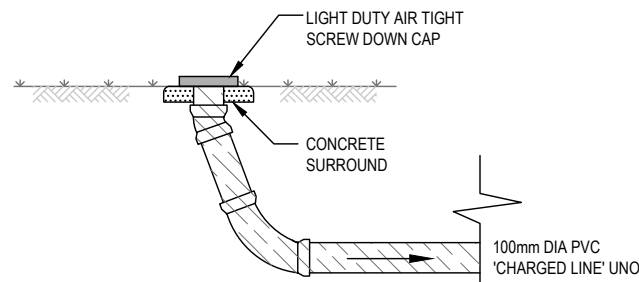
SHEET SIZE	A3	JOB REFERENCE E210095
DESIGNED	NZ	
CHECKED	NZ	DRAWING No. D4
ISSUE	A	
SCALE	1:200	No. IN SET 9



TYPICAL WARNING SIGN

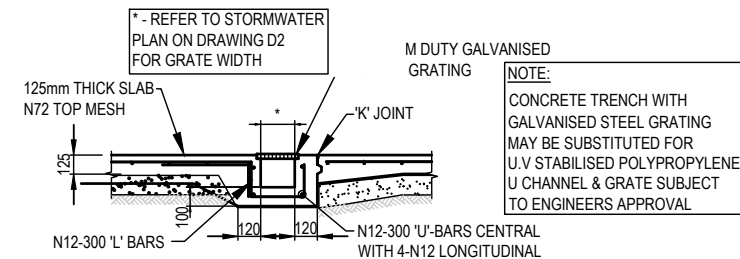
NTS

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



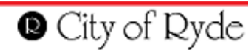
INSPECTION RISER - IR

NTS



GRATED DRAIN

NTS



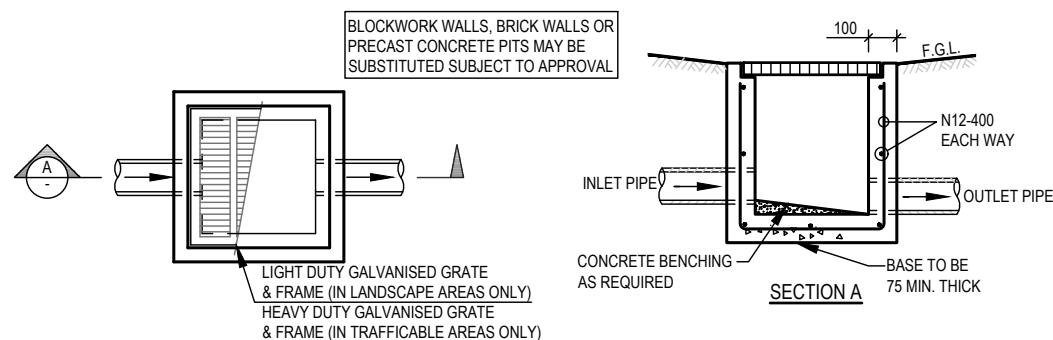
Development Engineering Service

Approved Engineering Plans

Application Number: LDA2021/363

Council Officer: HJ

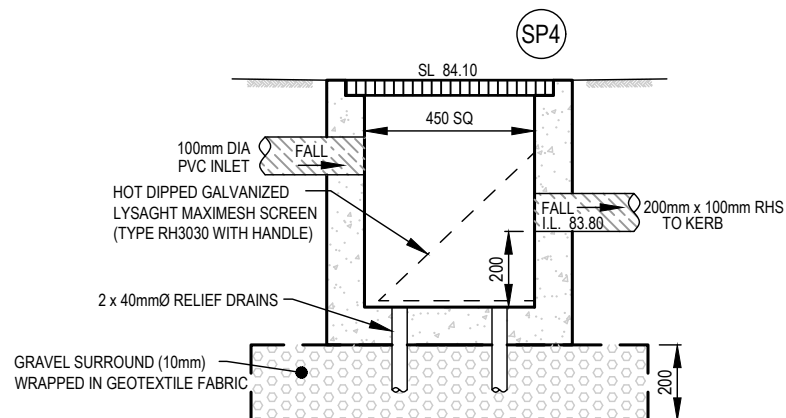
Date: 17/2/21



TYPICAL PIT (SIP)

NTS

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



SEDIMENT CONTROL PIT - SP4

1:20



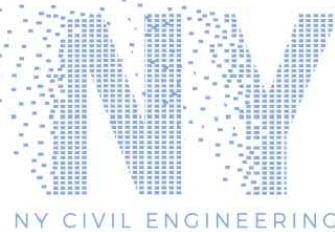
Approved Plans

LDA No. LDA2021/0363

Date: 8 June 2022

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Subject to Conditions of Consent



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REVISION	DRAWN	DESCRIPTION	DATE
A	MR	ISSUED FOR DA	29.09.2021

STORMWATER DETAILS

PROJECT TITLE
PROPOSED DUAL OCCUPANCY
No.12 CLERMONT AVENUE
RYDE

SHEET SIZE A3

DESIGNED NZ

CHECKED NZ

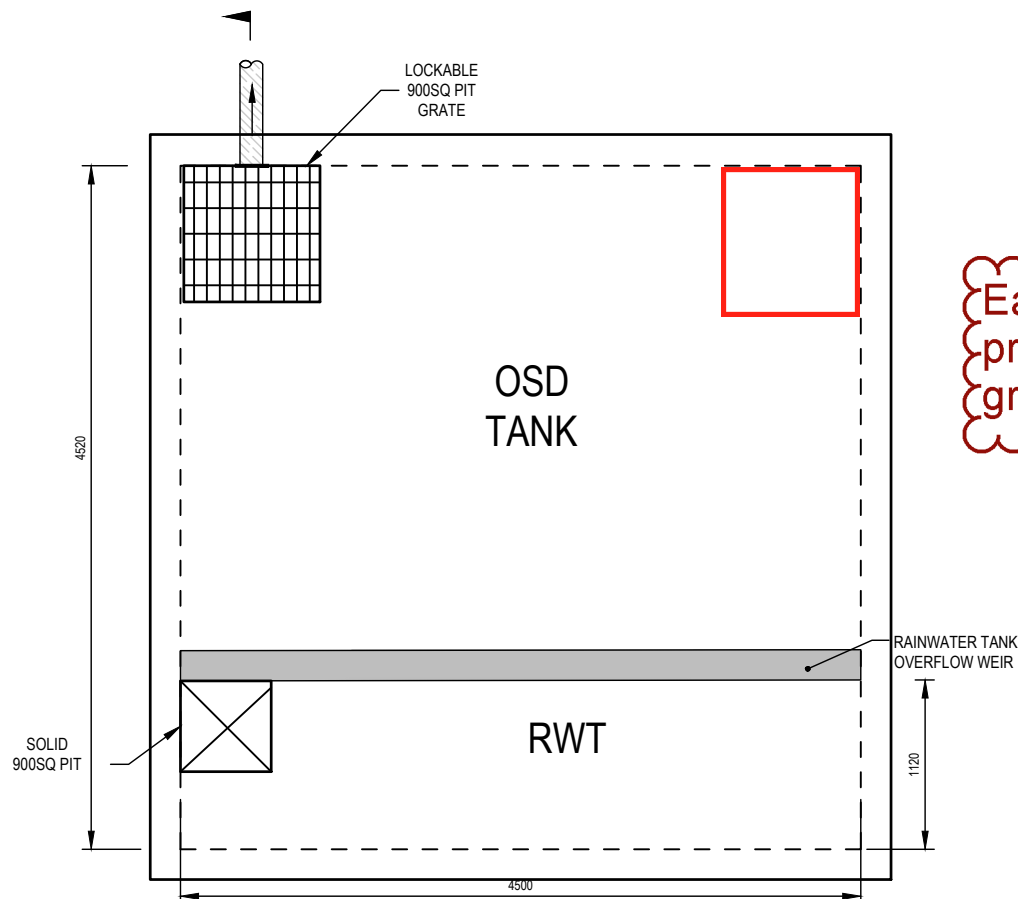
ISSUE A

SCALE AS NOTED

JOB REFERENCE
E210095

DRAWING No.
D5

No. IN SET
9



Each OSD tank to be provided with two grated inlets



CONFINED SPACE DANGER SIGN

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

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

City of Ryde

Development Engineering Service

Approved Engineering Plans

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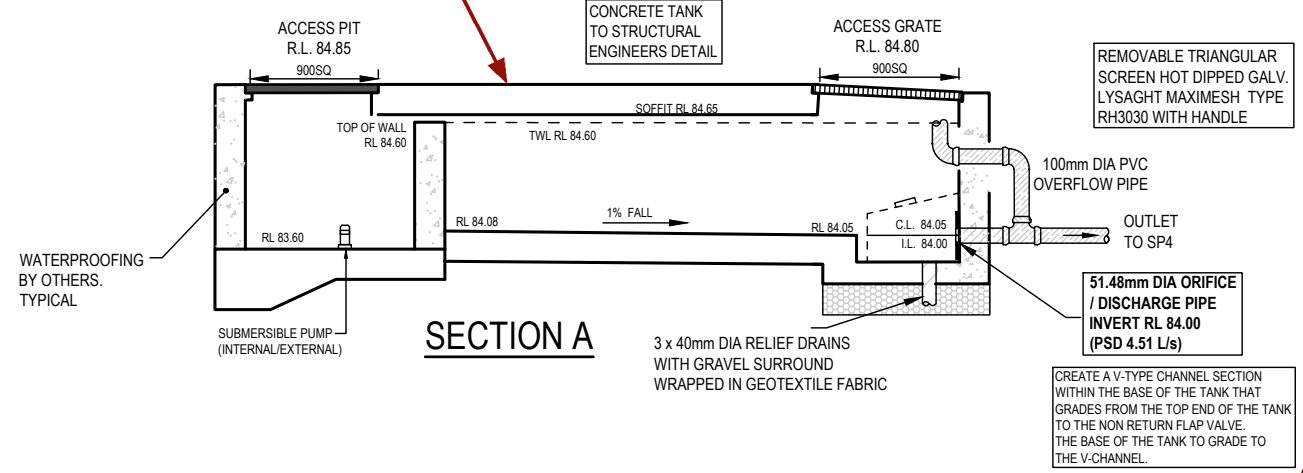
Date: 17/2/21

Adjust Finished levels of the tank to match raised garage level.

CALCULATIONS (WEIR ON RWT):

AREA DETAINED TO DETENTION TANK = 466 m²
MAX FLOW TO DETENTION TANK (0.86 x 237mm/hr x 0.0466Ha/360) = 0.027 m³/s
CAPACITY OF WEIR (1.67 x 4.5 x 0.05^{1.5}) = 0.084 m³/s

HENCE, SATISFACTORY



THIS IS AN ON-SITE STORMWATER DETENTION SYSTEM

REQUIRED BY CITY OF RYDE

IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER

THIS PLATE MUST NOT BE REMOVED

OSD PLAQUE
NTS

City of Ryde

Approved Plans

LDA No. LDA2021/0363

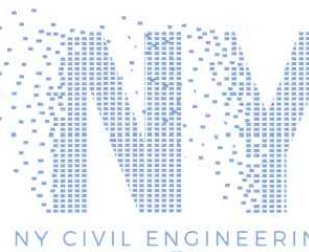

Date: 8 June 2022

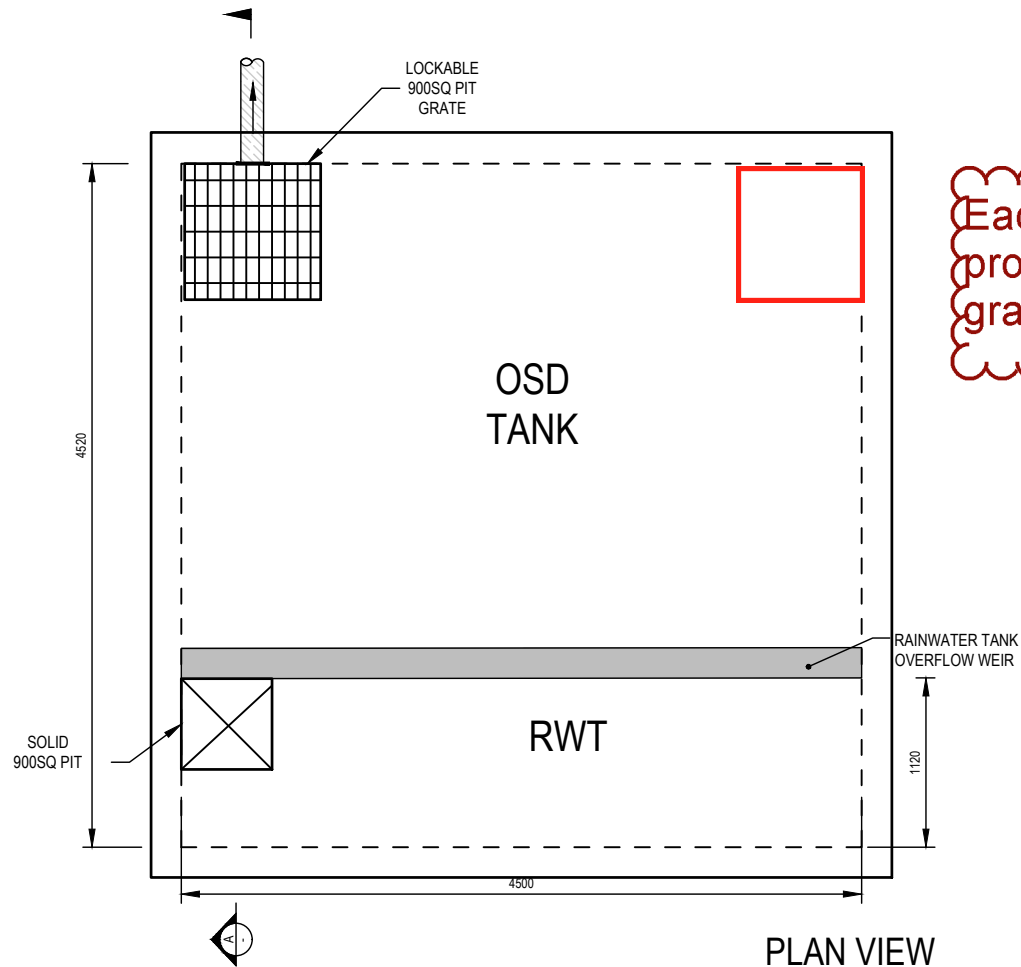
Council Officer: Holly Charalambous

Subject to Conditions of Consent

OSD TANK (DWELLING 1) 1:50

Lot B

	APPROVED BY	REVISION	DRAWN	DESCRIPTION	DATE	DRAWING TITLE	SHEET SIZE	A3	JOB REFERENCE	
	<div>NADER ZAKI MIEAust CPEng NER</div> <div></div> <div>T 0416 334 977 E admin@nycivilengineering.com.au W www.nycivilengineering.com.au</div>	A	MR	ISSUED FOR DA	29.09.2021	STORMWATER DETAILS	DESIGNED	NZ	E210095	
						PROJECT TITLE	CHECKED	NZ	DRAWING No. D6	
						PROPOSED DUAL OCCUPANCY No.12 CLERMONT AVENUE RYDE	ISSUE	A	No. IN SET 9	
							SCALE	AS NOTED		



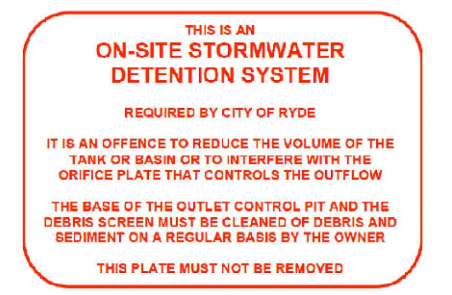
Each OSD tank to be provided with two grated inlets



CONFINED SPACE DANGER SIGN

COLOURS:- "DANGER" AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
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- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.



OSD PLAQUE
NTS

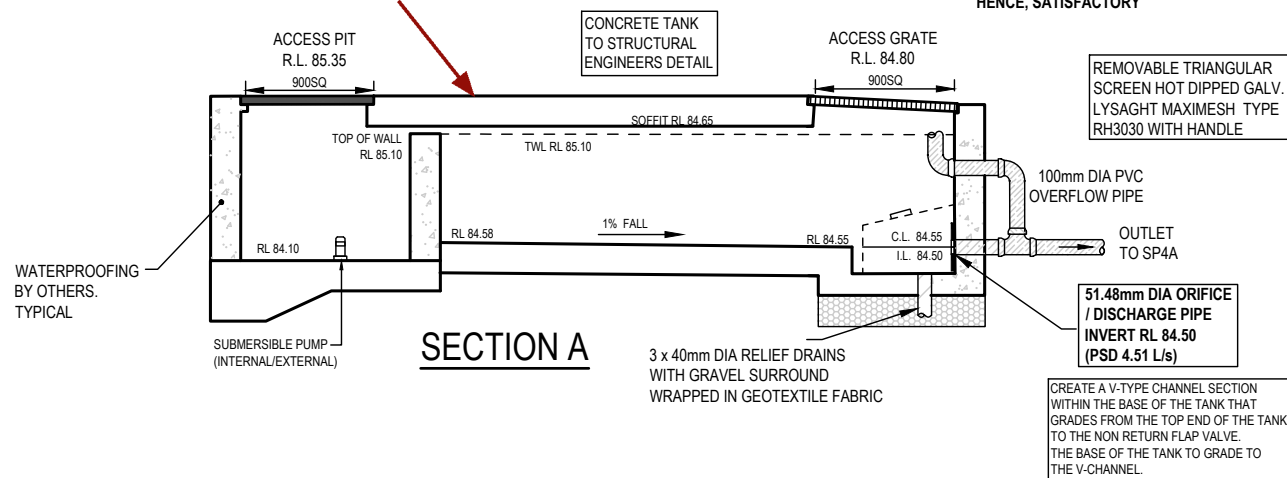
City of Ryde
Development Engineering Service
Approved Engineering Plans
Application Number: LDA2021/363
Council Officer: HJ
Date: 17/2/21

Adjust finished levels and volume of the tank to match lower garage level.

CALCULATIONS (WEIR ON RWT):



AREA DETAINED TO DETENTION TANK = 466 m²
MAX FLOW TO DETENTION TANK (0.86 x 237mm/hr x 0.0466Ha/360) = 0.027 m³/s
CAPACITY OF WEIR (1.67 x 4.5 x 0.05^{1.5}) = 0.084 m³/s

HENCE, SATISFACTORY



OSD TANK (DWELLING 2)
1:50

City of Ryde
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	NADER ZAKI MIEAust CPEng NER 		A	MR	ISSUED FOR DA	29.09.2021	STORMWATER DETAILS		DESIGNED	NZ	
	T 0416 334 977 E admin@nycivilengineering.com.au W www.nycivilengineering.com.au						PROJECT TITLE		CHECKED	NZ	DRAWING No. D7
			PROPOSED DUAL OCCUPANCY No.12 CLERMONT AVENUE RYDE		ISSUE	A	No. IN SET 9				
										SCALE	AS NOTED



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DUST CONTROL:

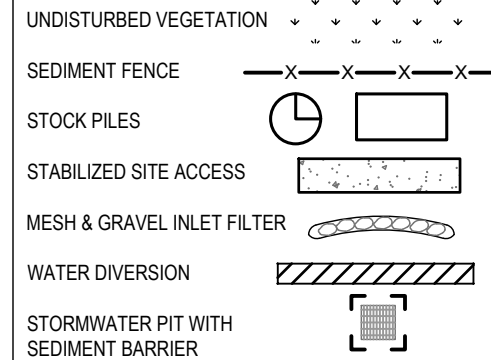
• NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBORHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
2. EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
5. ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE - THROUGH WASHING BAYS.
7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
8. CLEANING OF FOOTPATHS AND ROADWAYS SHALL CARRIED OUT DAILY.
9. ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
4. ROADS AND FOOTPATH TO BE SWEEPED DAILY AS REQUIRED BY COUNCIL.
5. IF YOU DO NOT COMPLY WITH COUNCIL REQUIREMENTS & DOCUMENTATION, YOU MAY BE LIABLE TO PROSECUTION FROM GOVERNMENT AUTHORITIES .

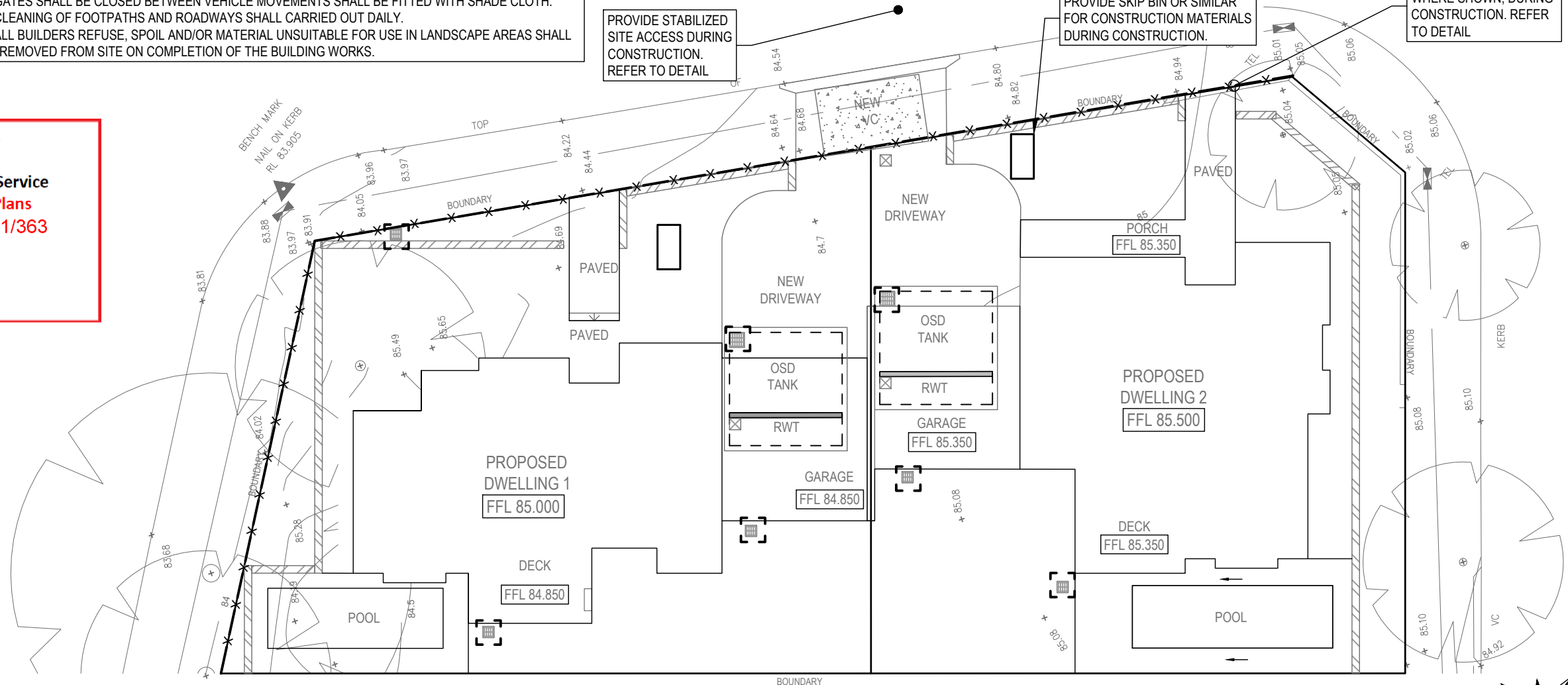
LEGEND:

PROVIDE STABILIZED SITE ACCESS DURING CONSTRUCTION. REFER TO DETAIL

PROVIDE SKIP BIN OR SIMILAR FOR CONSTRUCTION MATERIALS DURING CONSTRUCTION.

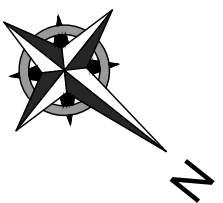
ERECT SEDIMENT FENCE, WHERE SHOWN, DURING CONSTRUCTION. REFER TO DETAIL

City of Ryde
Development Engineering Service
Approved Engineering Plans
Application Number: LDA2021/363
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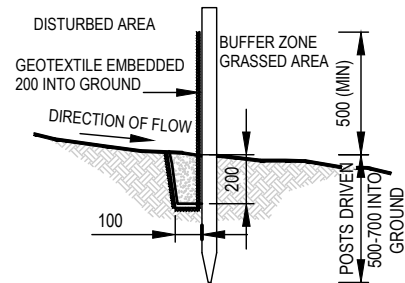
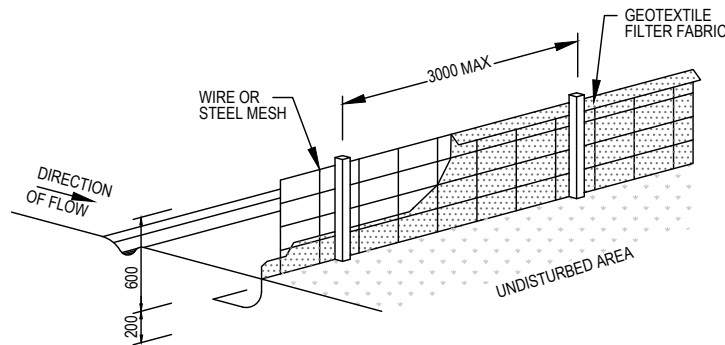
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NADER ZAKI MIEAust CPEng NER		A	MR	ISSUED FOR DA	29.09.2021	SEDIMENT CONTROL PLAN	A3	E210095
						PROJECT TITLE	DESIGNED	DRAWING No.
						PROPOSED DUAL OCCUPANCY	NZ	D8
						No.12 CLERMONT AVENUE	ISSUE	No. IN SET
						RYDE	A	9
							SCALE	1:200

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SEDIMENT FENCE DETAIL

NTS

CONSTRUCTION NOTES:

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



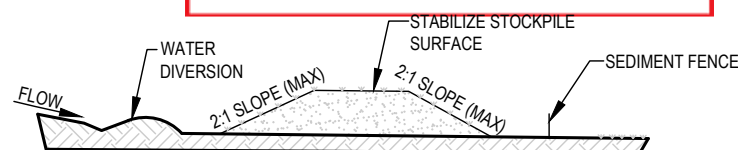
Development Engineering Service

Approved Engineering Plans

Application Number: LDA2021/363

Council Officer: HJ

Date: 17/2/21

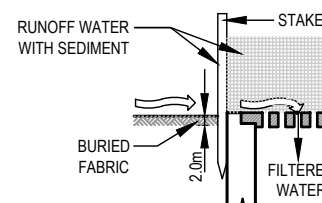


STOCKPILE

NTS

NOTE:

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

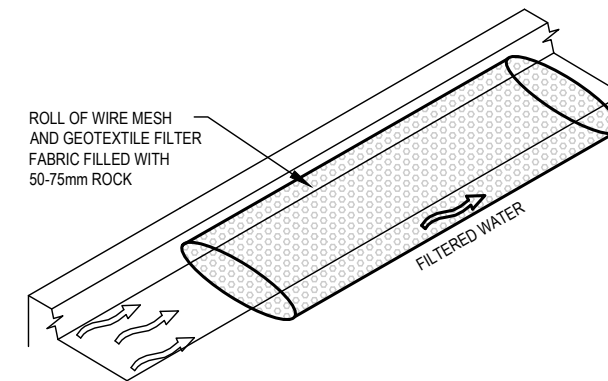


SEDIMENT BARRIER AROUND PIT

NTS

CONSTRUCTION NOTES:

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

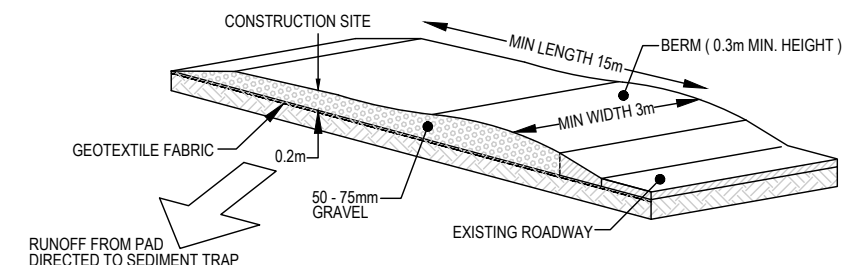


MESH AND GRAVEL FILTER

NTS

CONSTRUCTION NOTES:

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



STABILIZED SITE ACCESS

NTS

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 300mm AGGREGATE
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METERS WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMPS IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



Approved Plans

LDA No. LDA2021/0363

Date: 8 June 2022

Council Officer: Holly Charalambous

Subject to Conditions of Consent



APPROVED BY
NADER ZAKI
MIEAust CPEng NER

NZ

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

REVISION	DRAWN	DESCRIPTION	DATE
A	MR	ISSUED FOR DA	29.09.2021

SEDIMENT CONTROL DETAILS

PROJECT TITLE
PROPOSED DUAL OCCUPANCY
No.12 CLERMONT AVENUE
RYDE

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