

10 Jennifer St

Proposed Dual Occupancy @
10 Jennifer St, RYDE NSW 2112

Section 4.55 Issue - 20th June 2022

STUDIO_BD
ARCHITECTURE
& INTERIORS
-

CLERMONT

R E S I D E N C E S

BY YOUNES PROPERTY

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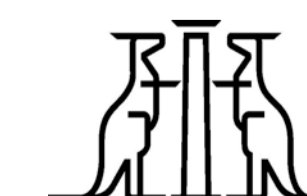
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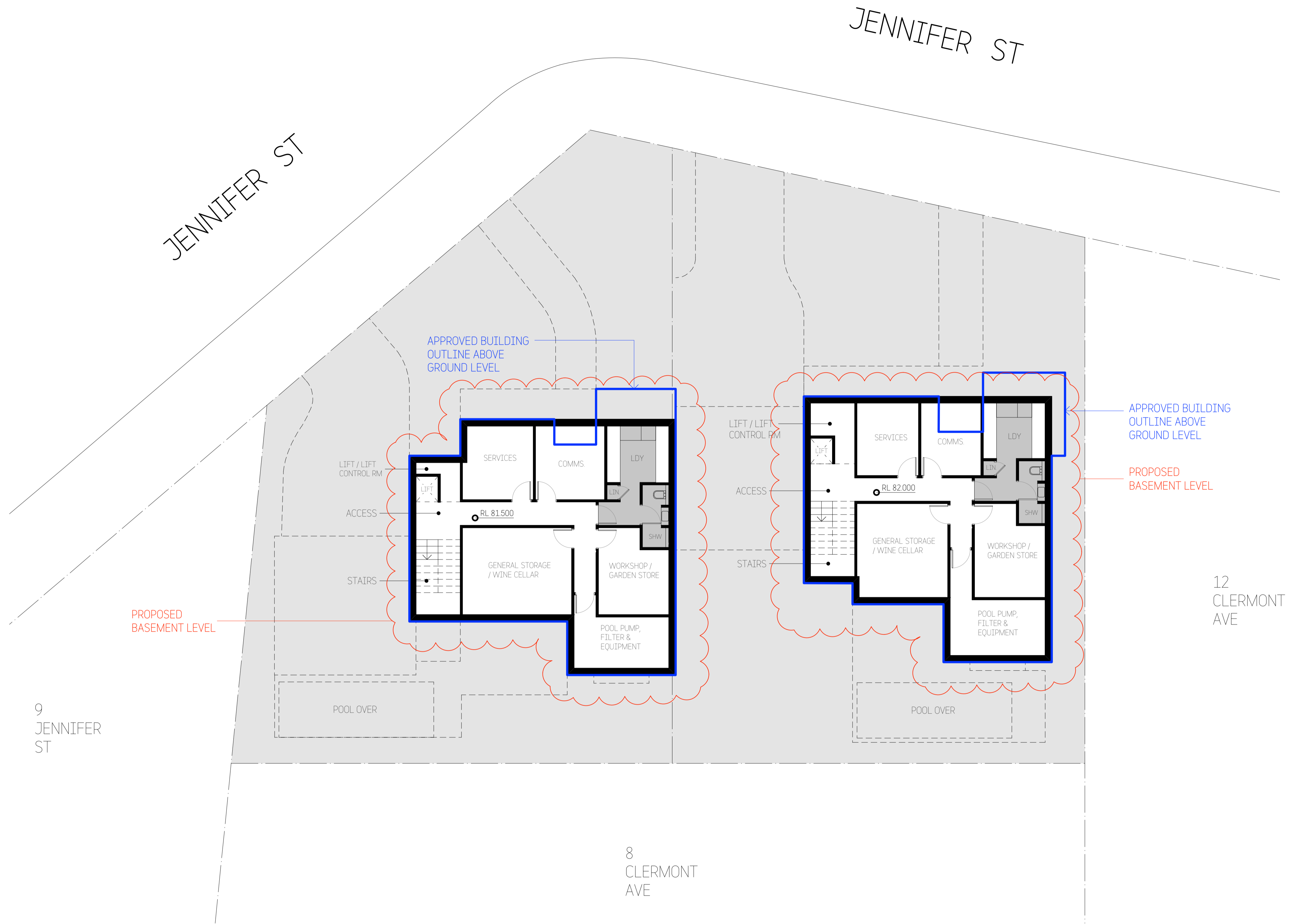
Statement of Environmental Effects (Robinson Urban Planning)
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2021



Revisions:			
No	Description	By	Date
B	Preliminary S4.55 Issue	BD	31/03/22
C	Preliminary S4.55 Issue - 2	BD	31/05/22
D	Preliminary S4.55 Issue - 3	BD	17/06/22
E	Section 4.55 Issue	BD	20/06/22

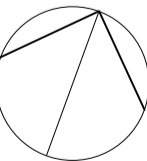
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Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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Title:	BASEMENT FLOOR PLAN	Checked:	BD	Sheet Size:	A3/A1
		Job No:	782DA_A_	Drawing No:	04
				Rev:	E



LEGEND:

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

TREE'S APPROVED TO BE REMOVED
LDA 2021 / 0148

TREE'S TO BE REMOVED
PERMIT TREE REMOVAL PRIOR
THE ISSUE OF A CONSTRUCTION
CERTIFICATE
CONSISTENT WITH THE
CONSENTS GRANTED FOR
LOTS 2 & 3 (LDA2021/0363 &
LDA2021/0364)

TREE'S TO BE RETAINED

NEW TREE'S

EXTENT OF FRONT SETBACK
NON-COMPLIANCE

LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000

LOT B

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

9
JENNIFER
ST

8
CLERMONT
AVE

12
CLERMONT
AVE

Revisions:	No	Description	By	Date
D	Draft DA Issue - 2		BD	13/09/21
E	Development Application Issue		BD	28/09/21
F	Revised Development Application Issue		BD	28/01/22
G	Section 4.55 Issue		BD	20/06/22

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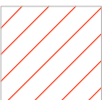
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Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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Title:	GROUND FLOOR PLAN	Checked:	BD	Sheet Size:	A3/A1
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				Rev:	G

LEGEND:

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

LOT A

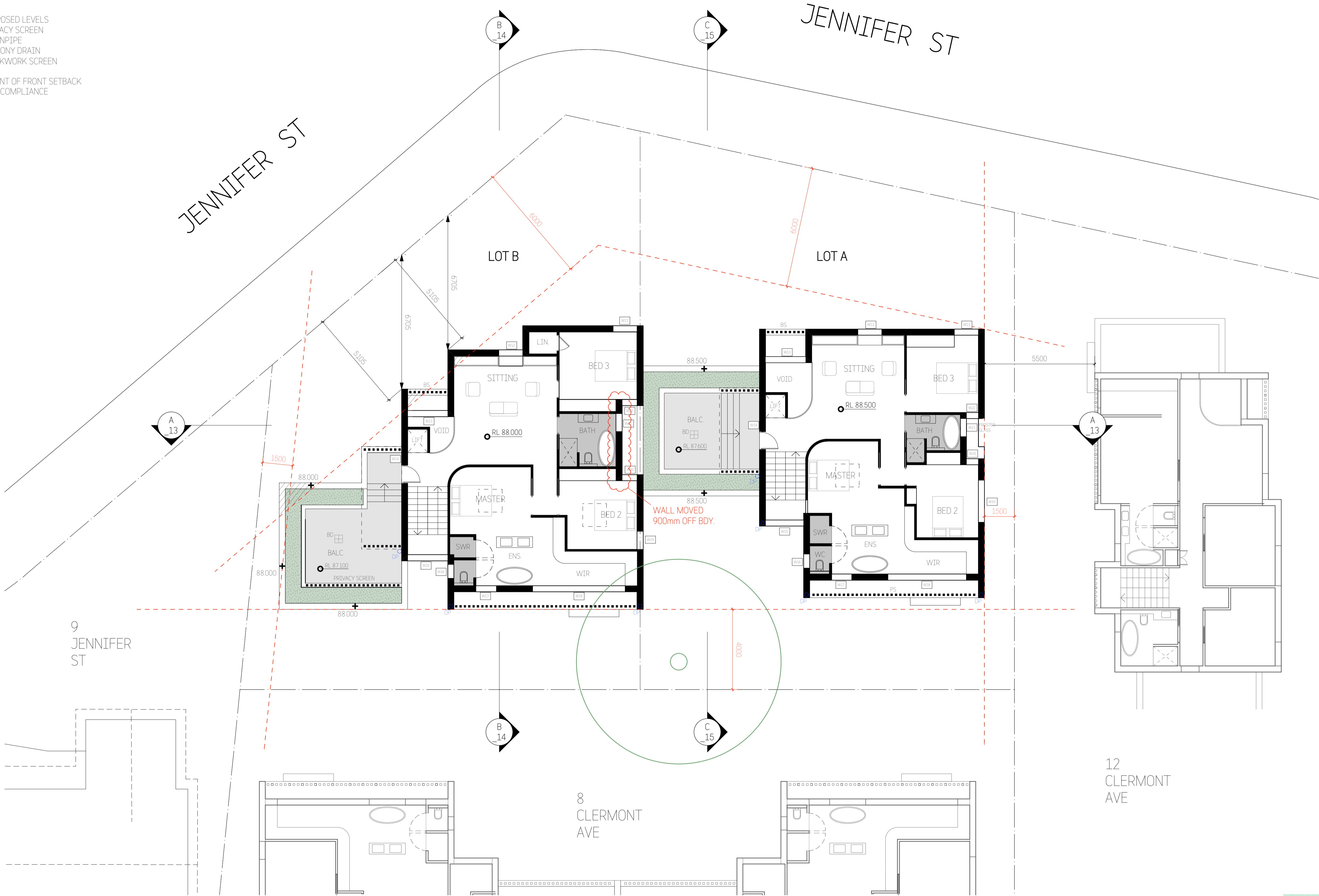
WINDOW #	HEIGHT	WIDTH
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W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000

LOT B

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200



Revisions:			
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G	Section 4.55 Issue	BD	20/06/22

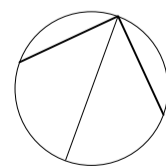
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Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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Title:	FIRST FLOOR PLAN	Checked:	BD	Sheet Size:	A3/A1
		Job No:	782DA_A_	Drawing No:	06
				Rev:	G



LEGEND:

+ 63.80	PROPOSED LEVELS
PS	PRIVACY SCREEN
DP	DOWNPIPE
MR	METAL ROOFING
G	GUTTER
PV	PHOTO VOLTAIC PANELS

	EXTENT OF FRONT SETBACK NON-COMPLIANCE
---	---

LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000

LOT B

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000

W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

JENNIFER ST

JENNIFER ST

LOT B

LOT A

9
JENNIFER
ST8
CLERMONT
AVE12
CLERMONT
AVE

Revisions:			
No	Description	By	Date
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
F	Section 4.55 Issue	BD	20/06/22

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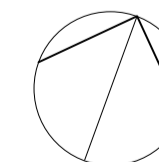
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Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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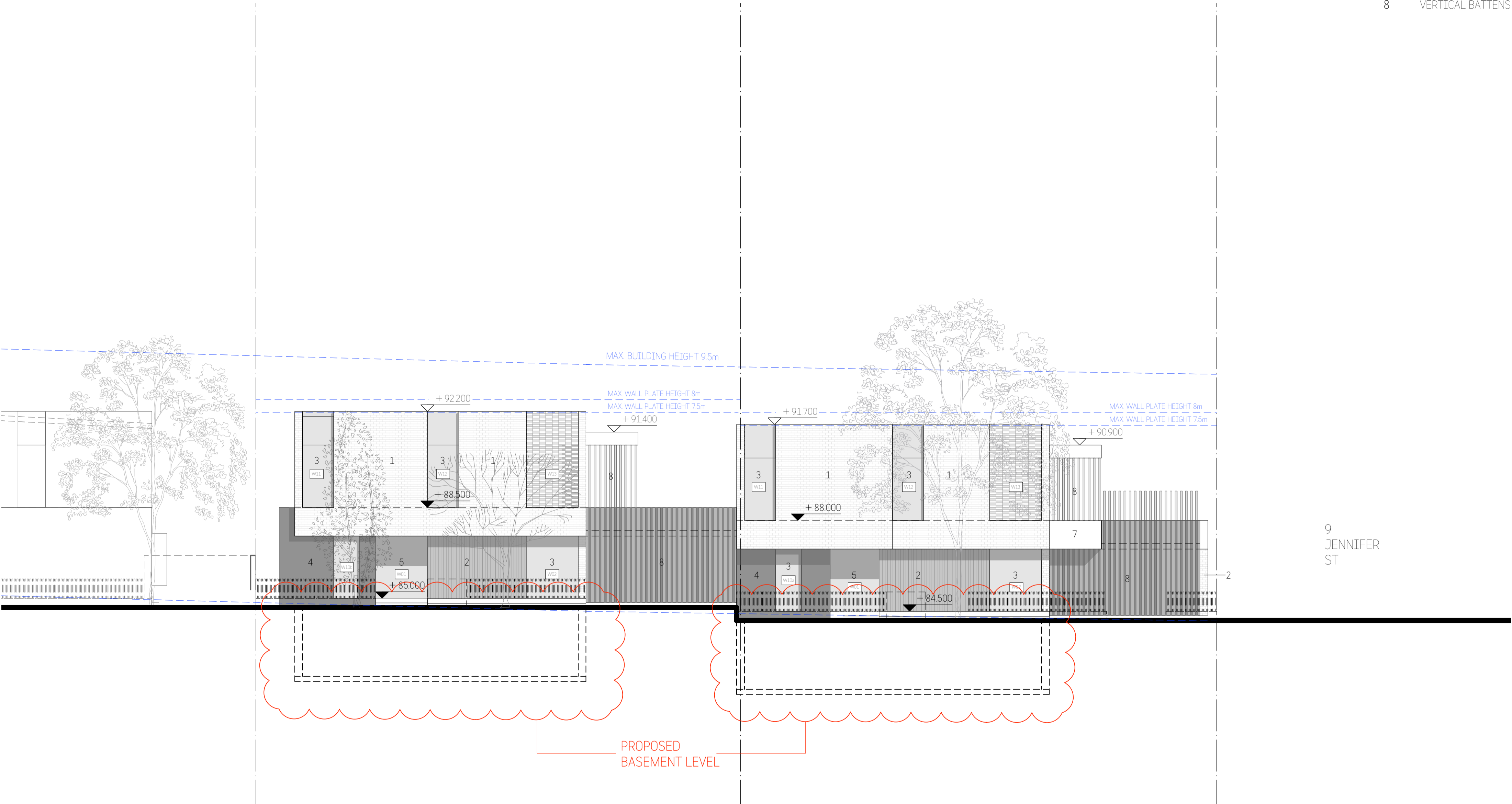


LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

LOT B

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200



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

Revisions:			
No	Description	By	Date
B	Draft DA Issue - 2	BD	13/09/21
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Project:	BD	Date:	20/07/21
10 JENNIFER ST, RYDE		Scale:	1:200@A3 1:100@A1
Checked:	BD	Sheet Size:	A3/A1
Job No:	782DA_A_	Drawing No:	09
		Rev:	E

LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
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W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

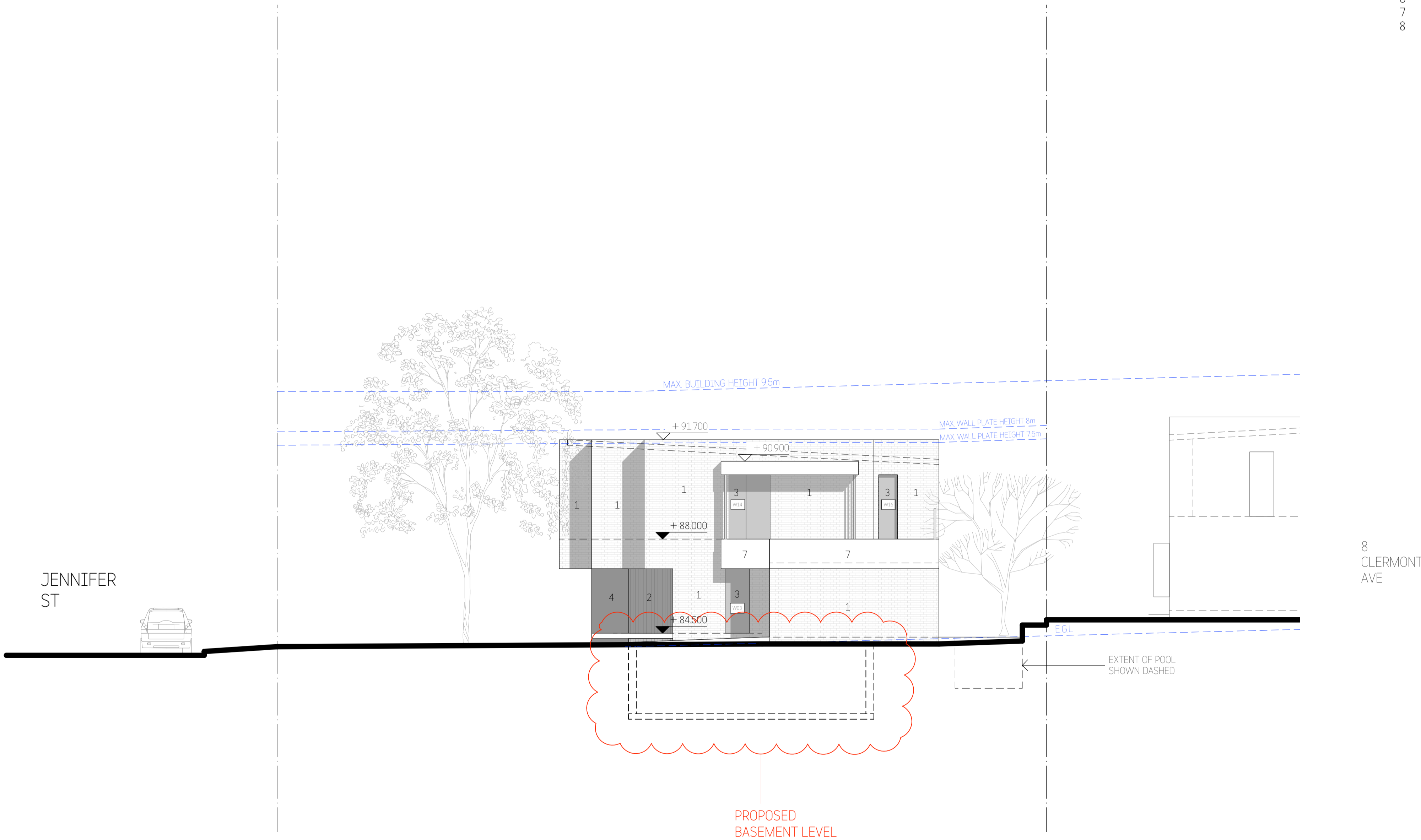
LOT B

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

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



Revisions:			
No	Description	By	Date
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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Project:	Drawn: BD	Date: 20/07/21
10 JENNIFER ST, RYDE		Scale: 1:200@A3 1:100@A1
Title:	Checked: BD	Sheet Size: A3/A1
WEST ELEVATION	Job No: 782DA_A_	Drawing No: 10
		Rev: E



LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000

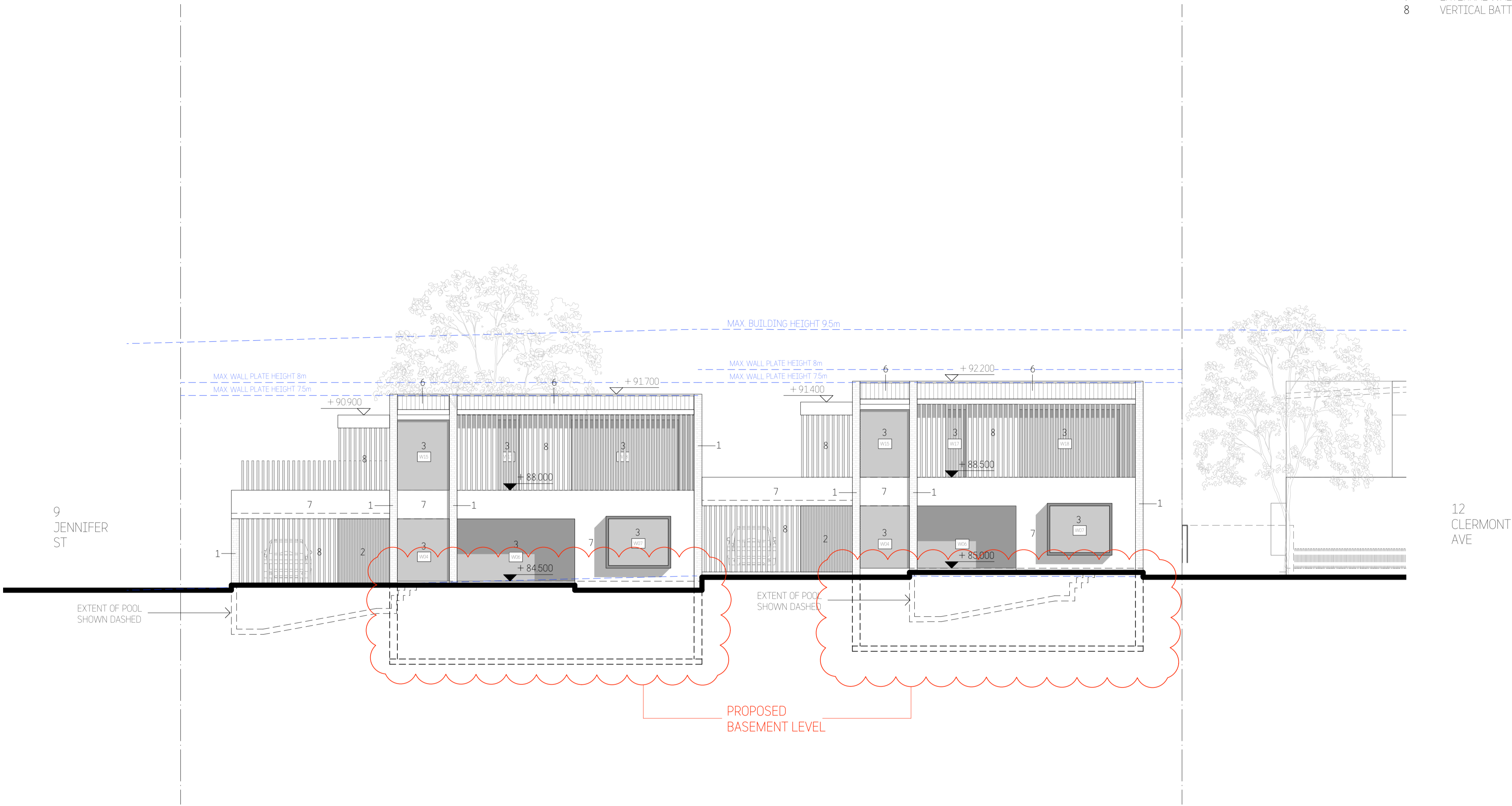
LOT B

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

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



Revisions:			
No	Description	By	Date
B	Draft DA Issue - 2	BD	13/09/21
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Project:	BD	Date:	20/07/21
10 JENNIFER ST, RYDE		Scale:	1:200@A3 1:100@A1
Checked:	BD	Sheet Size:	A3/A1
Job No:	782DA_A_	Drawing No:	11
		Rev:	E

LOT A

LOT B

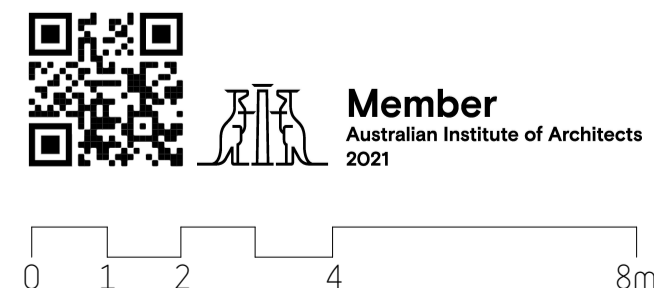
MATERIALS LEGEND:
Refer to External Finishes Schedule

- | | |
|---|----------------------------|
| 1 | BRICKWORKS WALLS - PAINTED |
| 2 | EXPOSED CONCRETE WALLS |
| 3 | ALUMINIUM FRAMED WINDOWS |
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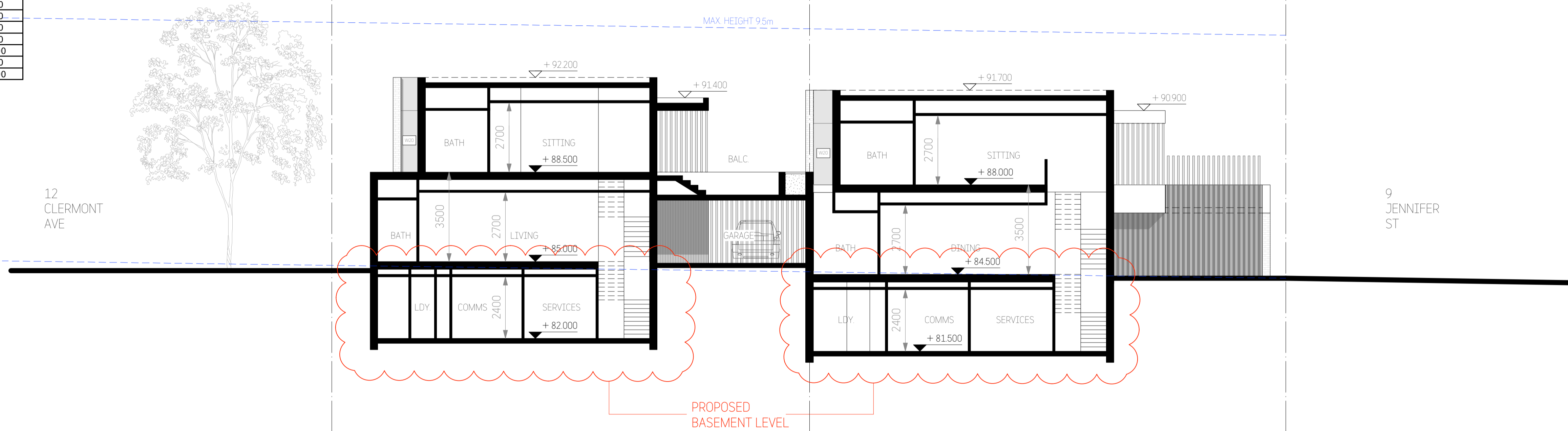
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w: studiobd.com.au
abn: 74 219 560 787

Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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		Checked:	BD	Sheet Size:	A3/A1
Title:	EAST ELEVATION	Job No:	782DA_A_	Drawing No:	12
				Rev:	E

LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200
W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

LOT B



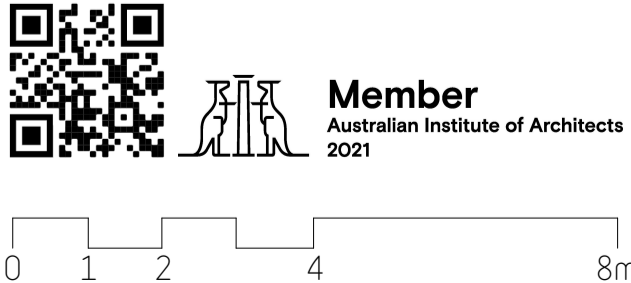
1 SECTION A-A

Project:	Address: 10 Jennifer Street Ryde NSW 2112			File Ref:	HEC0843
Applicant:	Name:	Ray Younes		Designer:	Studio_BD Architecture & Interiors
Assessor:	Name:	Paul Gradwell		Company:	House Energy Certified
	Address:	PO BOX 3136 Tamarama NSW 2026		DMN/18/4423	
	Contact:	02 9130 2068		Email:	paul@houseenergycertified.com
Ext. Walls:	Construction	Insulation	Colour	Details	
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.2)	Medium	As per plans	
	Concrete Lined	R1.0 added	Medium	To lift	
Int. Walls:	Construction	Insulation		Details	
	Single Brick	None		As per plans	
	Concrete	None		To lift	
Floors:	Construction	Insulation		Details	
	Concrete	R1.4 added		Where open below	
	Concrete	None		As per plans	
Ceilings:	Construction	Insulation		Details	
	Plasterboard	R5.0 bulk		Under metal deck	
	Plasterboard	None		As per plans	
Roof:	Construction	Insulation	Colour	Details	
	Concrete	80mm PIR or equiv (R4.0)	Medium	As per plans	
	Metal Deck	60mm Anticon (R1.3)	Medium	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	ALM-003-03 A	Double Clear	Aluminium	4.3/0.47	Casement, Entry Door
	Group A ALM-004-03 A	Double Clear	Aluminium	4.3/0.53	Fixed, Sliding
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
	DG-generic	Double Clear	Roof Light	4.2/0.72	As per plans
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	340	Suburban	Ducted	No	Bers Pro 4.4

Revisions:			
No	Description	By	Date
A	Draft DA Issue - 2	BD	13/09/21
B	Development Application Issue	BD	28/09/21
C	Revised Development Application Issue	BD	28/01/22
D	Section 4.55 Issue	BD	20/06/22

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Project:		Drawn: BD		Date: 20/07/21			
10 JENNIFER ST, RYDE				Scale: 1:200@A3 1:100@A1			
		Checked: BD		Sheet Size: A3/A1			
Title:		Job No: 782DA_A_		Drawing No: 13		Rev: D	
SECTIONS - 1							

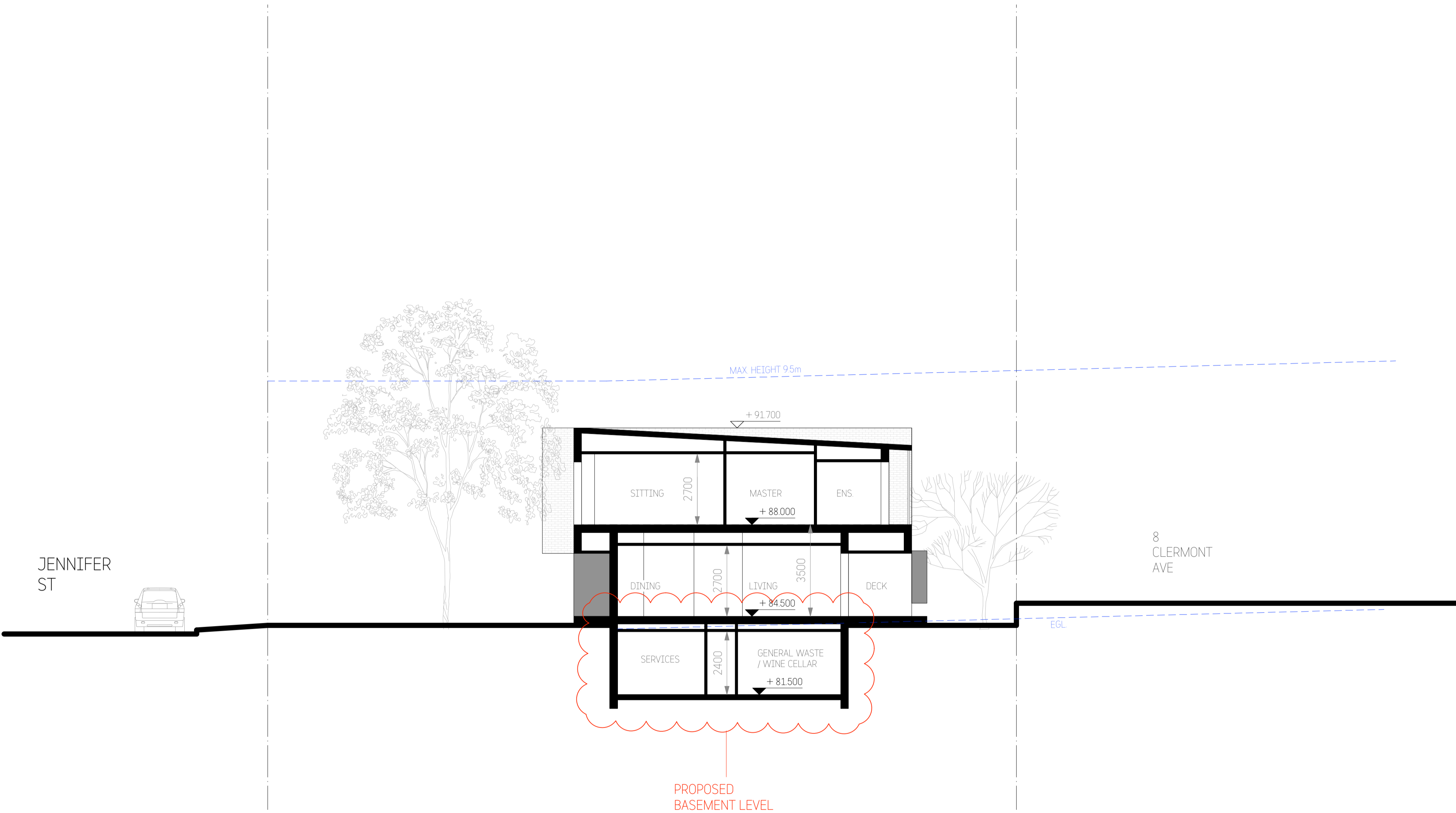


LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

LOT B

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
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W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200

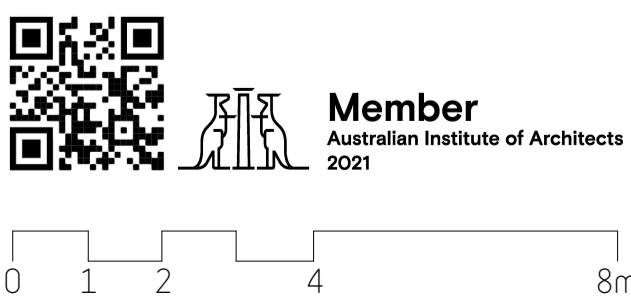


1 SECTION B-B

Revisions			
No	Description	By	Date
A	Draft DA Issue - 2	BD	13/09/21
B	Development Application Issue	BD	28/09/21
C	Revised Development Application Issue	BD	28/01/22
D	Section 4.55 Issue	BD	20/06/22

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Project:	10 JENNIFER ST, RYDE	Drawn:	BD	Date:	20/07/21
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				Rev:	D

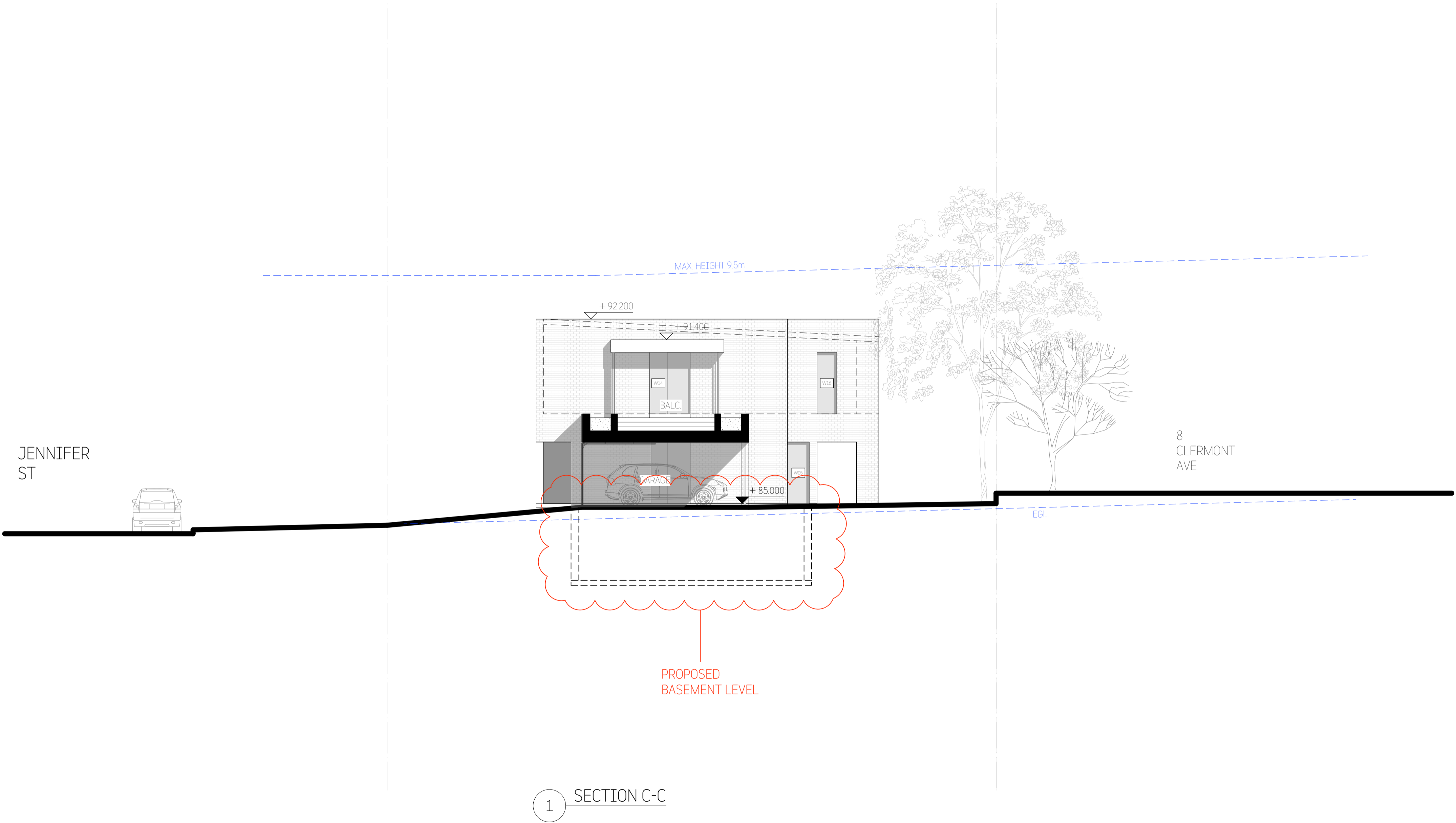


LOT A

WINDOW #	HEIGHT	WIDTH
W01	2400	2000
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	2400	850
W06	2400	3800
W07	2000	2300
W08	not used	
W09	2400	1000
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	1900
W16	2400	700
W17	2400	850
W18	2400	3900
W19	600	2100
W20	2400	700
W21	2400	900
W22	2400	700
W23	1200	1200

LOT B

W01	2400	1900
W02	2400	2000
W03	2400	700
W04	2400	1900
W05	not used	
W06	2400	4500
W07	2000	2300
W08	not used	
W09	not used	
W10A	2400	1000
W10B	2400	1000
W11	2400	1200
W12	2400	1200
W13	2400	2000
W14	2400	700
W15	2400	2000
W16	2400	700
W17	2400	1000
W18	2400	4000
W19	2400	900
W20	2400	750
W21	2400	900
W22	2400	750
W23	1200	1200
W24	2400	600
W25	1200	1200



Revisions			
No	Description	By	Date
A	Draft DA Issue - 2	BD	13/09/21
B	Development Application Issue	BD	28/09/21
C	Revised Development Application Issue	BD	28/01/22
D	Section 4.55 Issue	BD	20/06/22

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Project:		Drawn:	BD	Date:	20/07/21
10 JENNIFER ST, RYDE		Scale:		1:200@A3 1:100@A1	
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		782DA_A_		15	D





Revisions:			
No	Description	By	Date
A	Development Application Issue	BD	28/09/21
B	Revised Development Application Issue	BD	28/01/22
C	Section 4.55 Issue	BD	20/06/22

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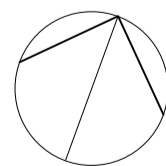


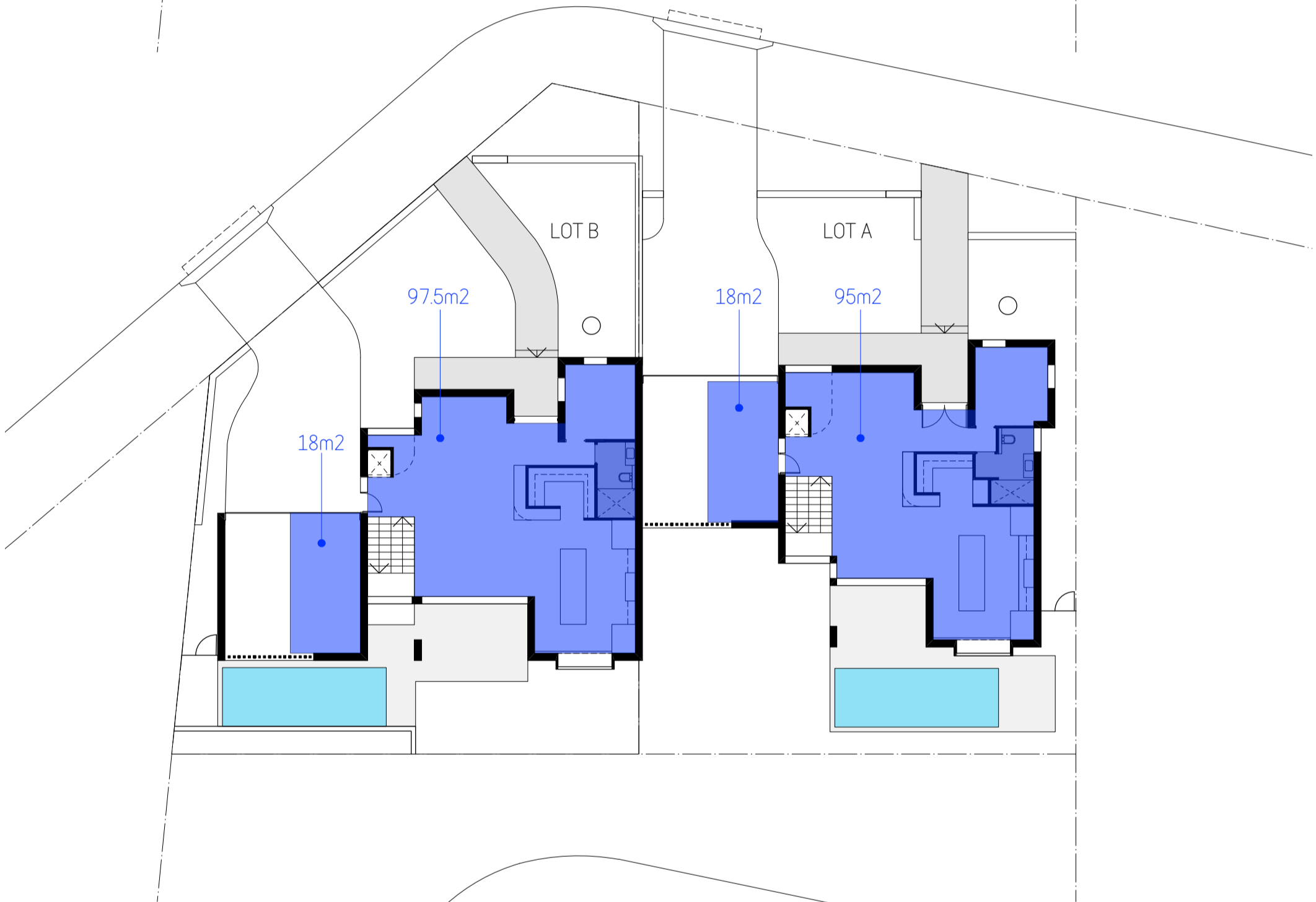
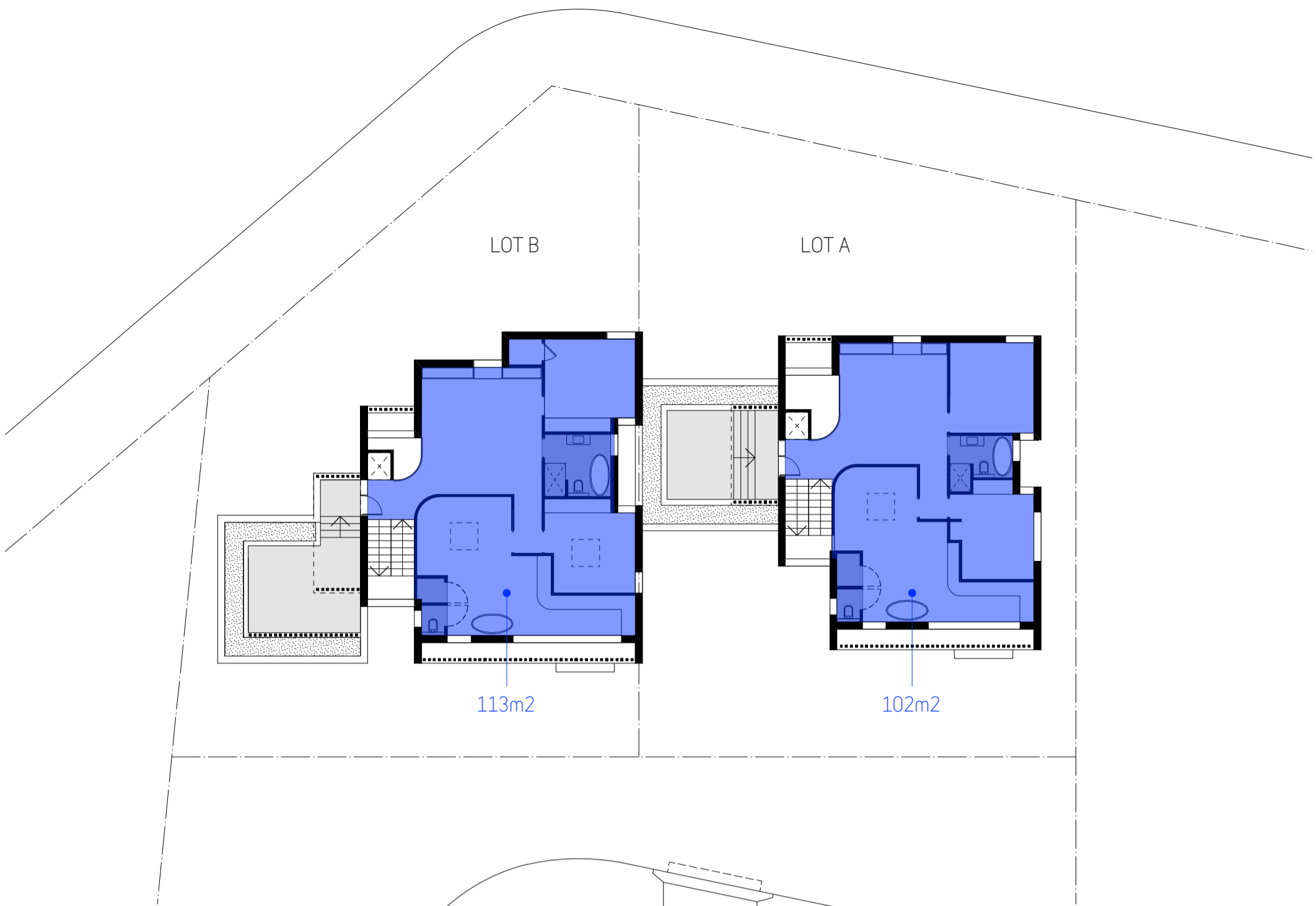
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Project:		Drawn:	BD	Date:	20/07/21
10 JENNIFER ST, RYDE				Scale:	1:200@A3 1:100@A1
Title:		Checked:	BD	Sheet Size: A3/A1	
SHADOW DIAGRAMS - 21st June		Job No:	782DA_A_	Drawing No:	16
				Rev:	C





PROPOSED
BASEMENT LEVEL



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Revisions:			
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A	Development Application Issue	BD	28/09/21
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SITE AREA = 927.4m2

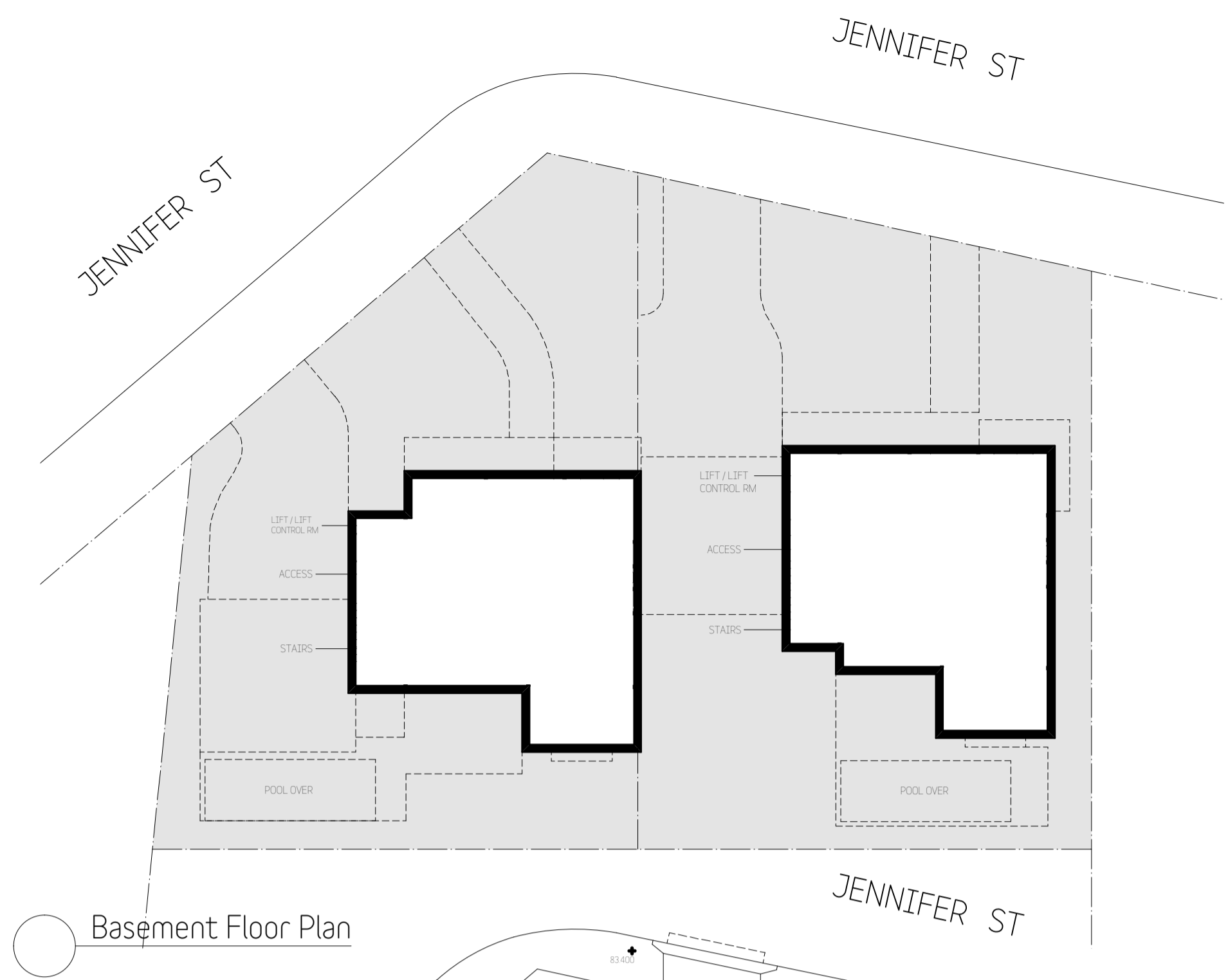
LOT A = 247m2 gfa
LOT B = 262.5m2 gfa
= 509.5m2 gfa (0.549:1)



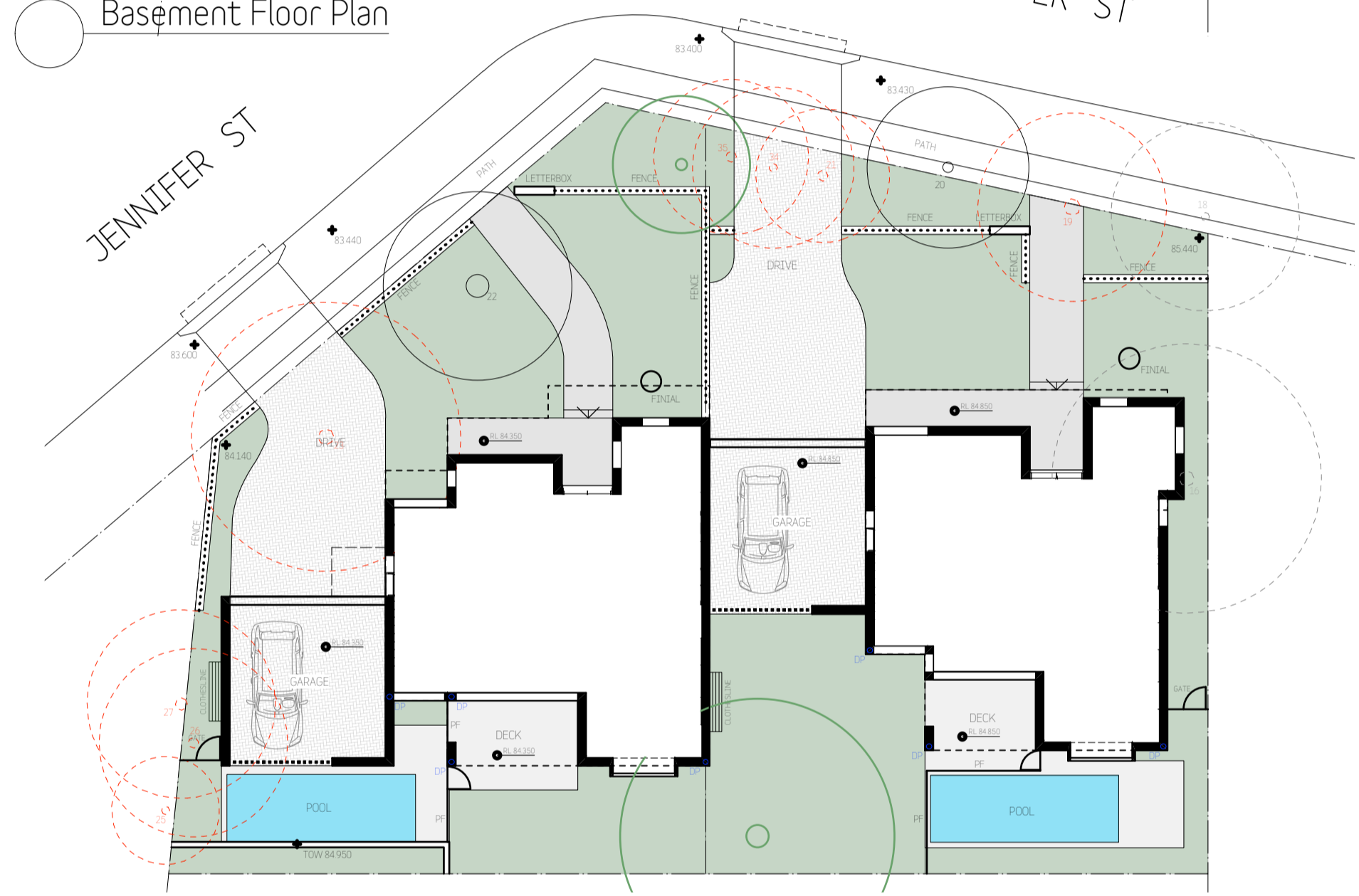
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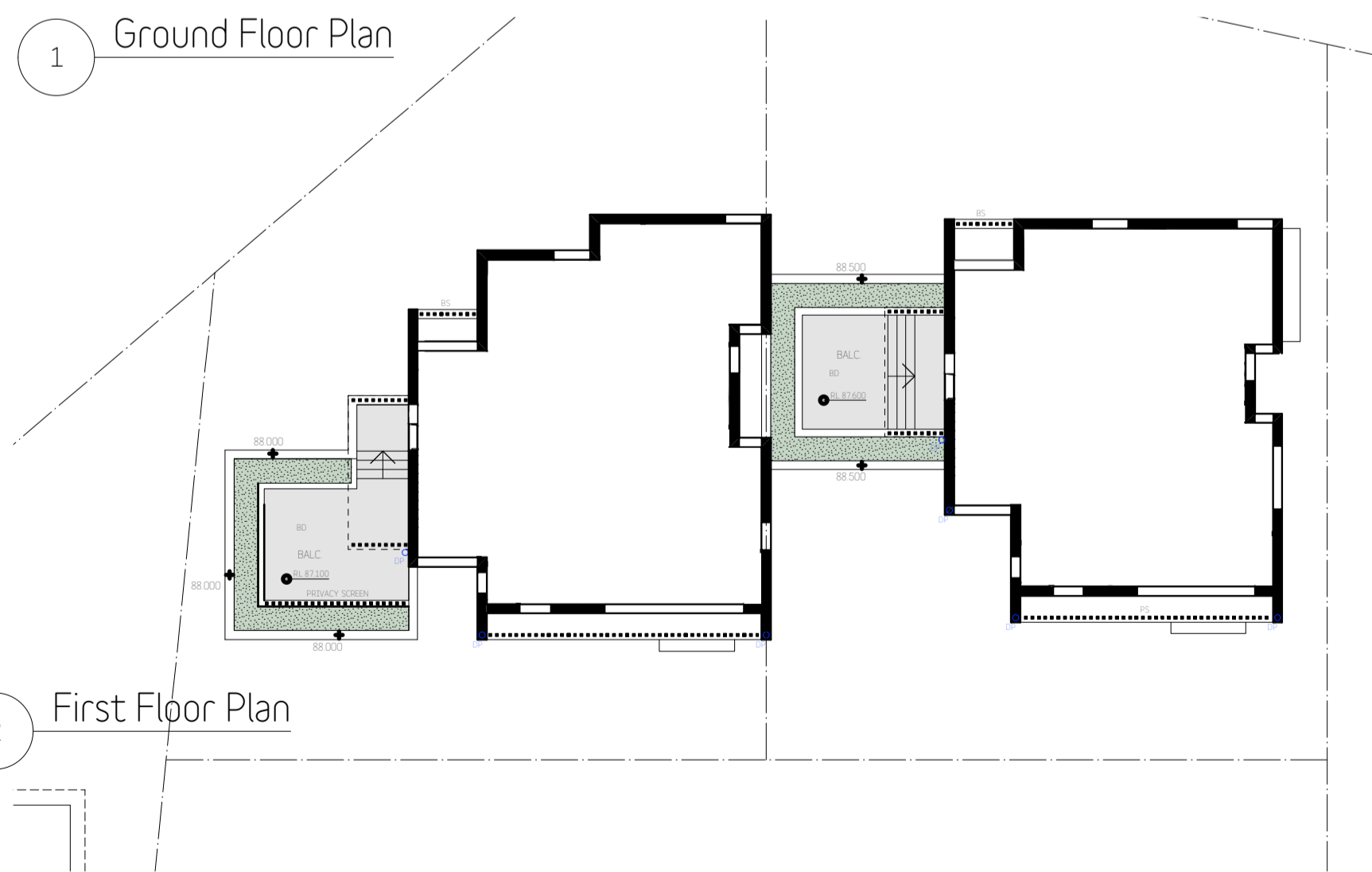
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Title:	Checked: BD	Sheet Size: A3/A1
AREA SCHEDULE	Job No: 782DA_A_	Drawing No: 18
		Rev: C



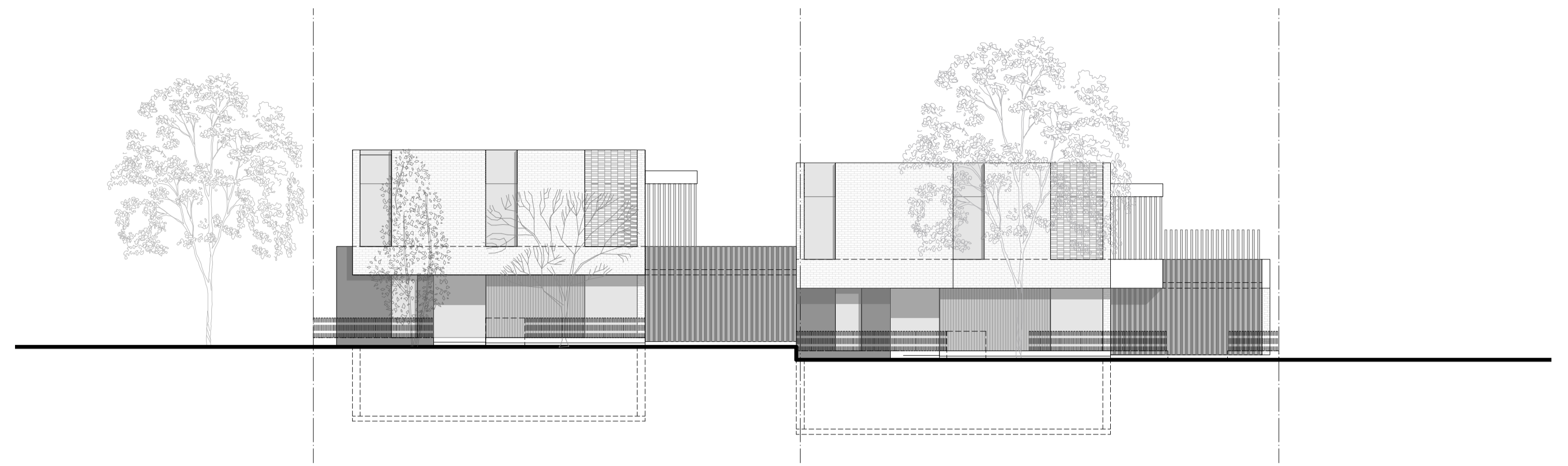
Basement Floor Plan



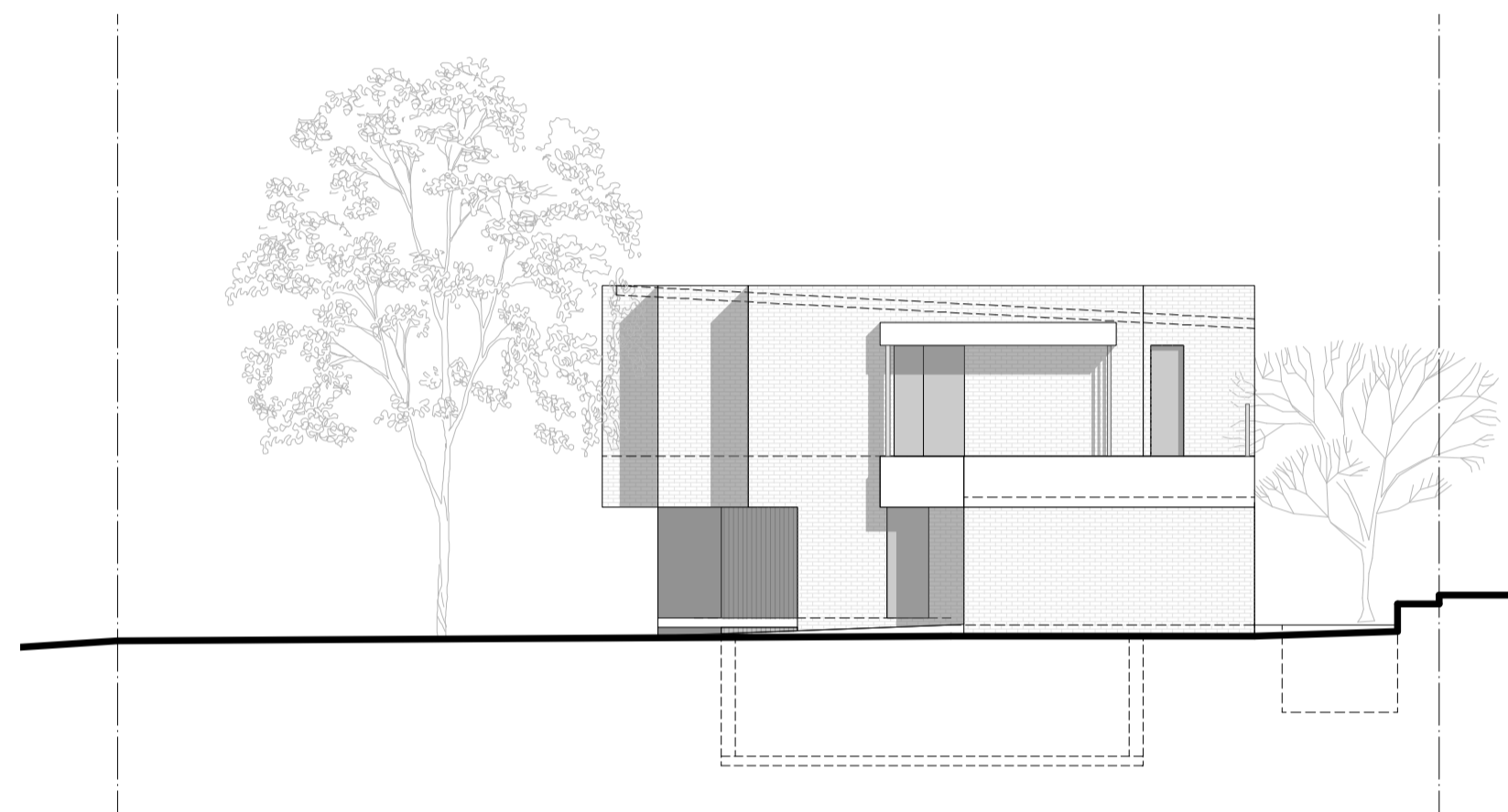
Ground Floor Plan



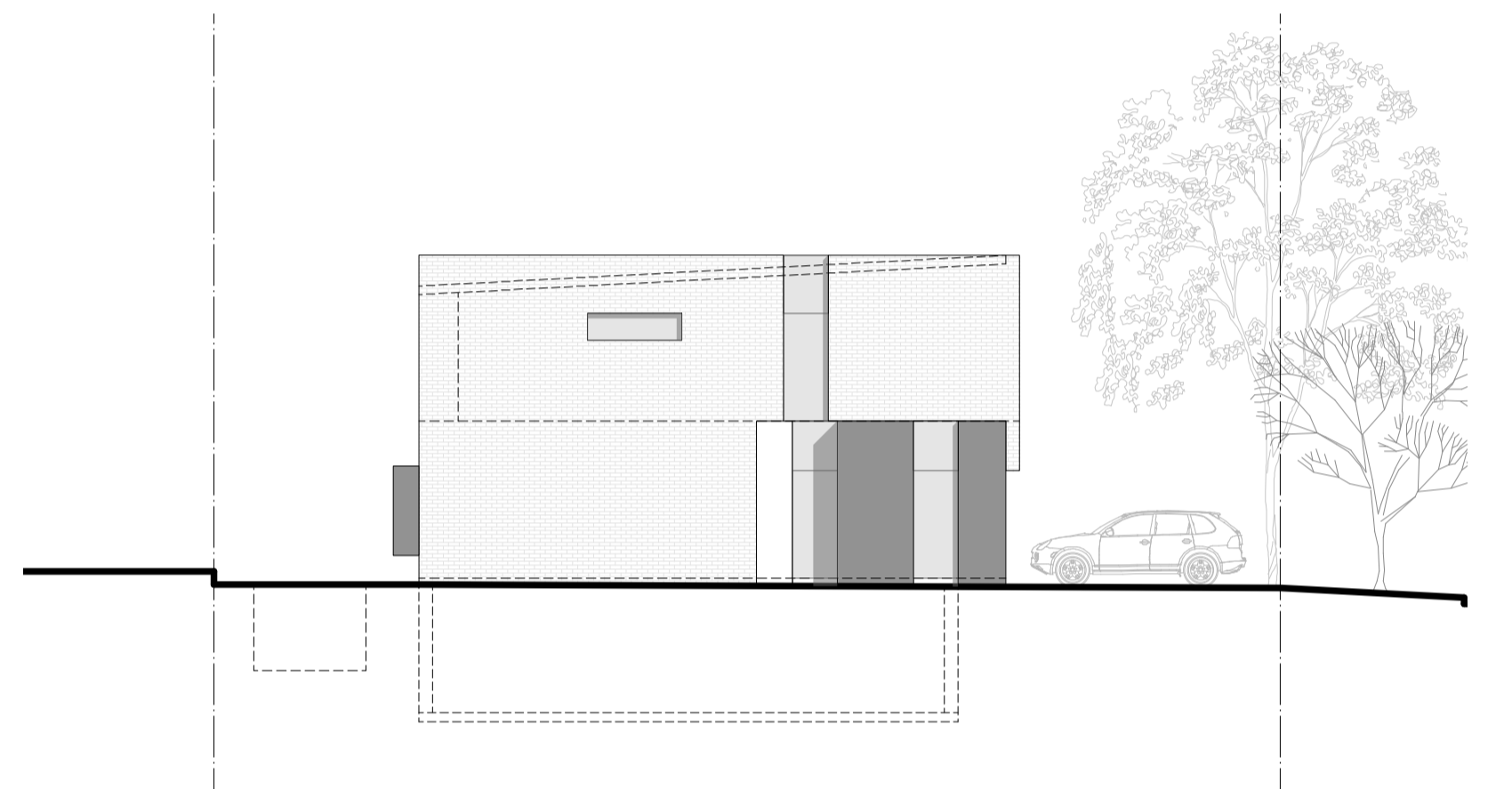
First Floor Plan



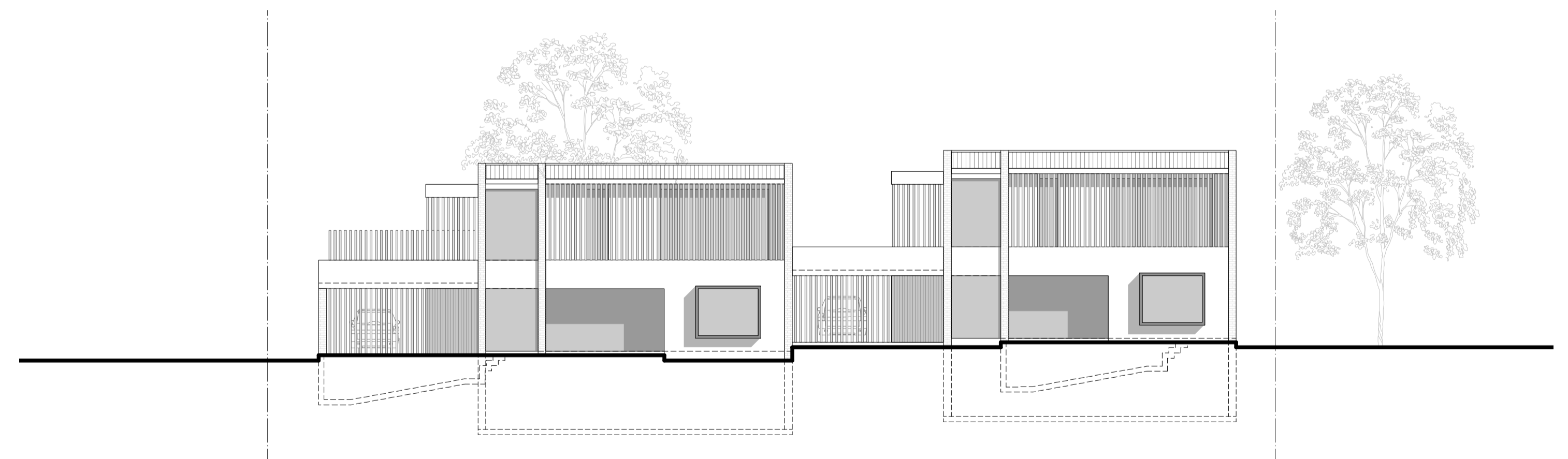
North Elevation



West Elevation



East Elevation



South Elevation

Revisions:			
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A	Development Application Issue	BD	28/09/21
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Project:		Drawn:	BD	Date:	15/07/21
10 JENNIFER ST, RYDE				Scale:	NTS
		Checked:	BD	Sheet Size: A4	
Title:		Job No:	782DA_A_	Drawing No:	19
NOTIFICATION PLANS				Rev:	B

