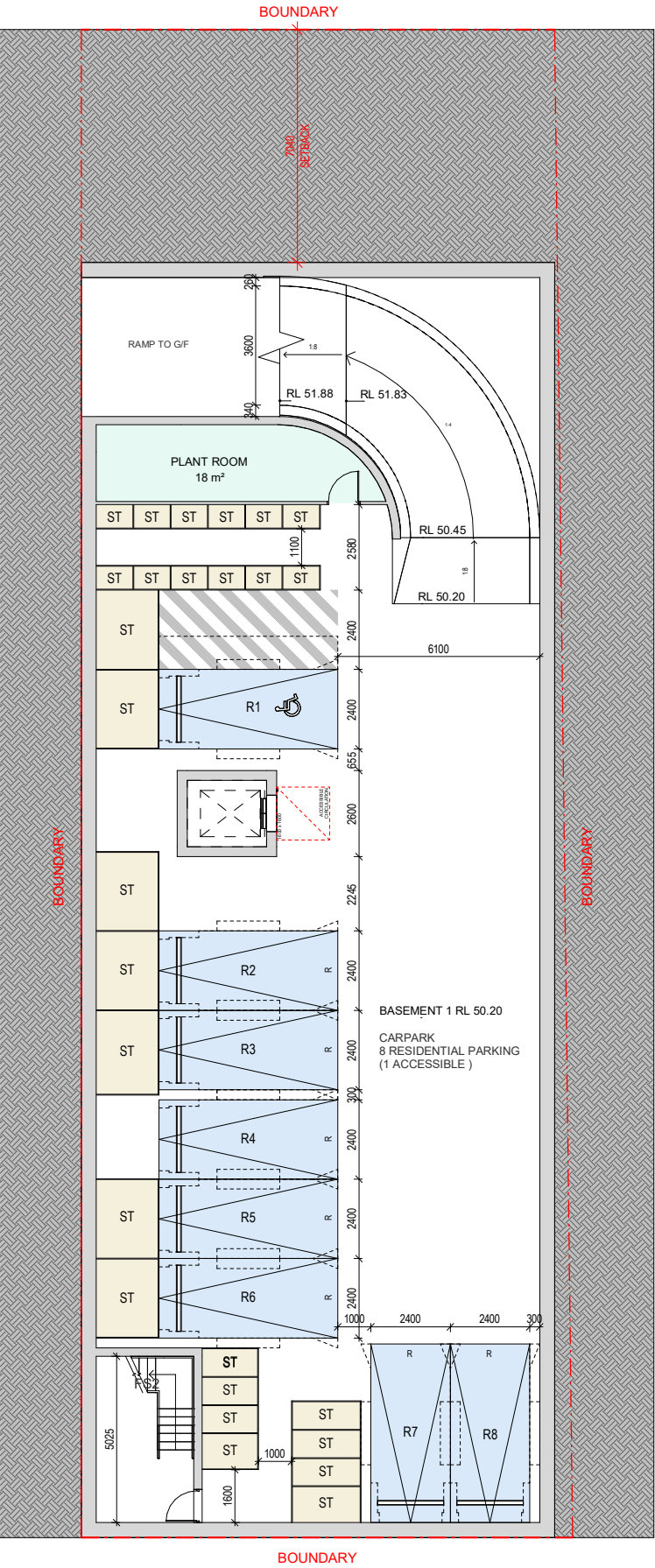
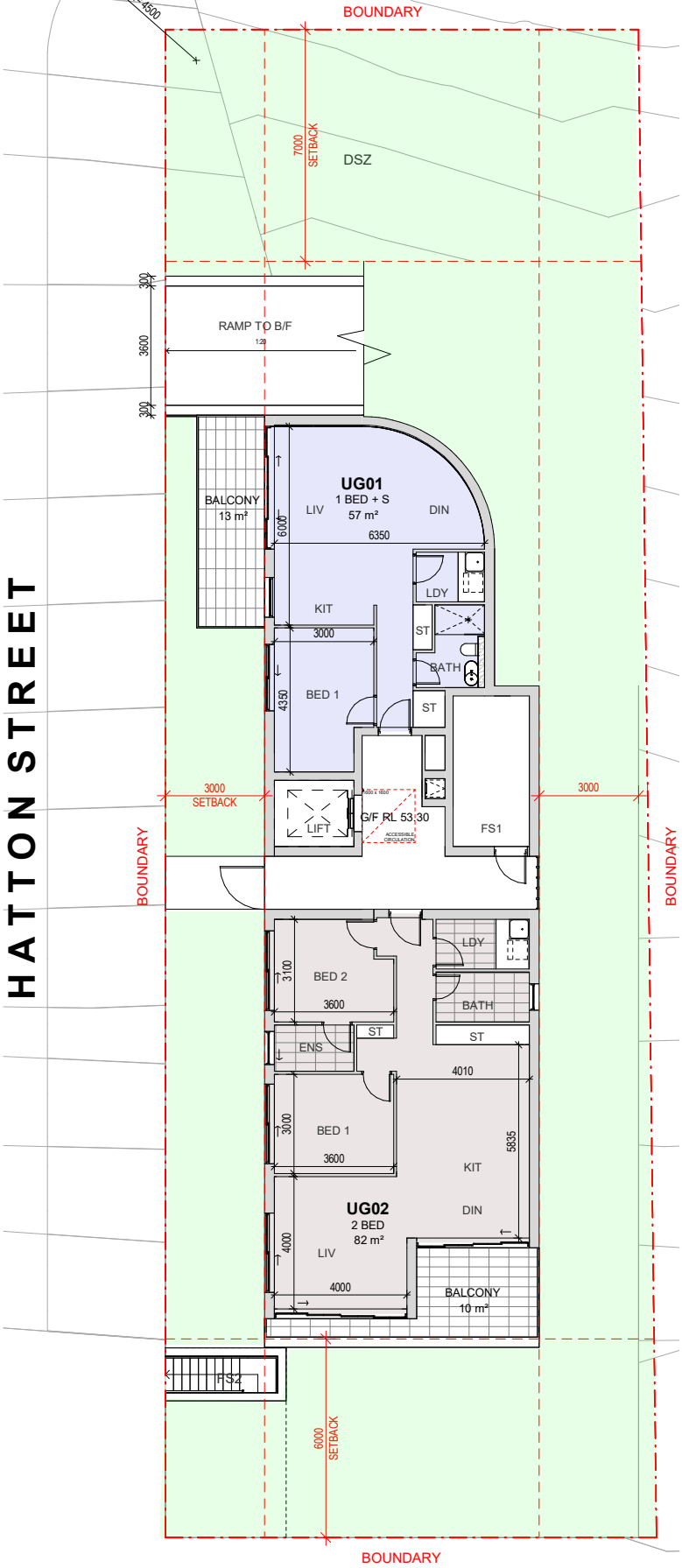


HATTON STREET



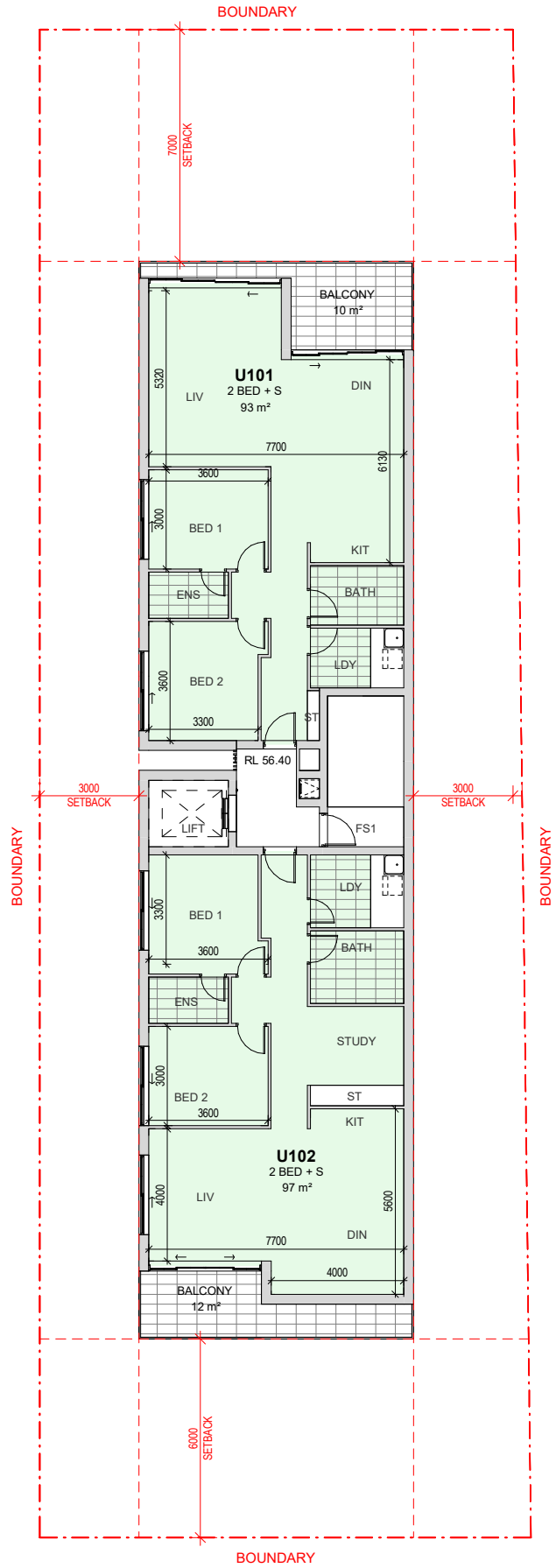
1 BASEMENT LEVEL
1 : 100 at A1 1:200 at A3

HATTON STREET



2 GROUND LEVEL PLAN
1 : 100 at A1 1:200 at A3

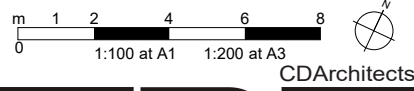
HATTON STREET



3 LEVEL 1 FLOOR PLAN
1 : 100 at A1 1:200 at A3

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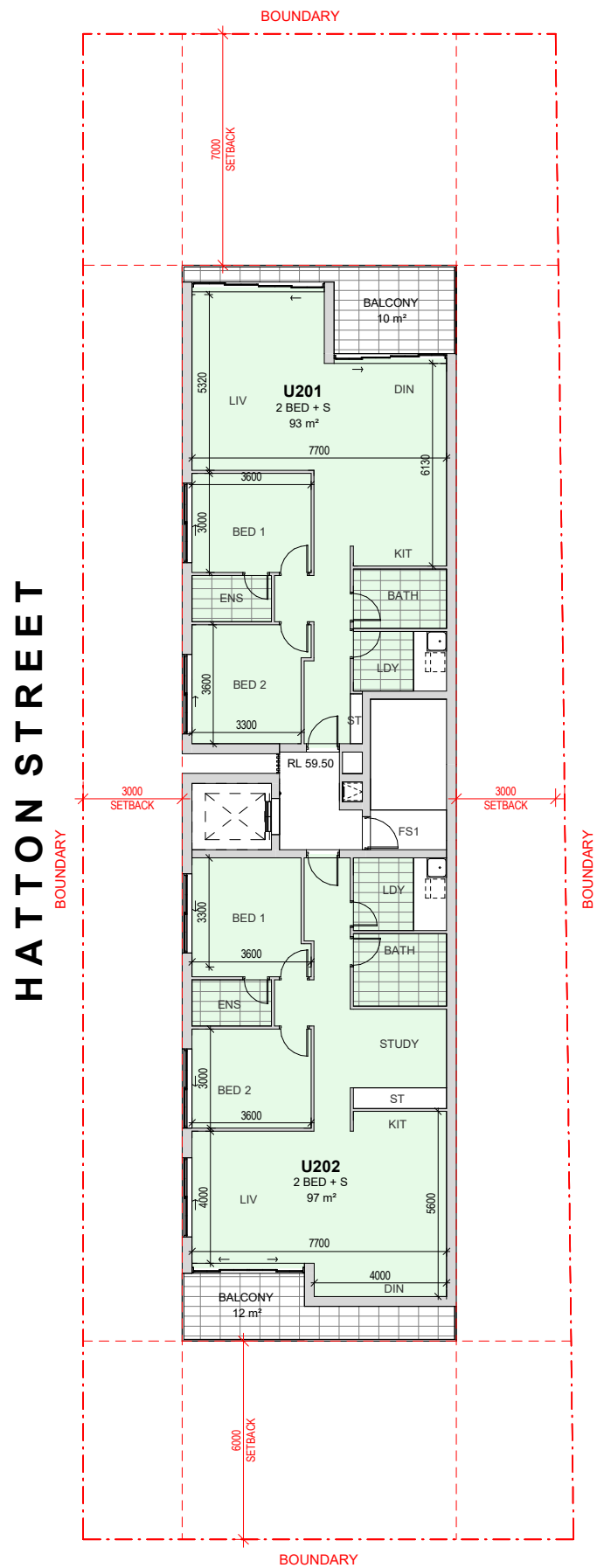
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Project
OPTION 1 - RESIDENTIAL FLAT BUILDING (NEW BUILDING)
20 Blaxland Rd Ryde NSW 2112
Drawing Title
FLOOR PLANS- SHEET 1
Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXXX DA1101
Drawn by Checked by Approved by Date
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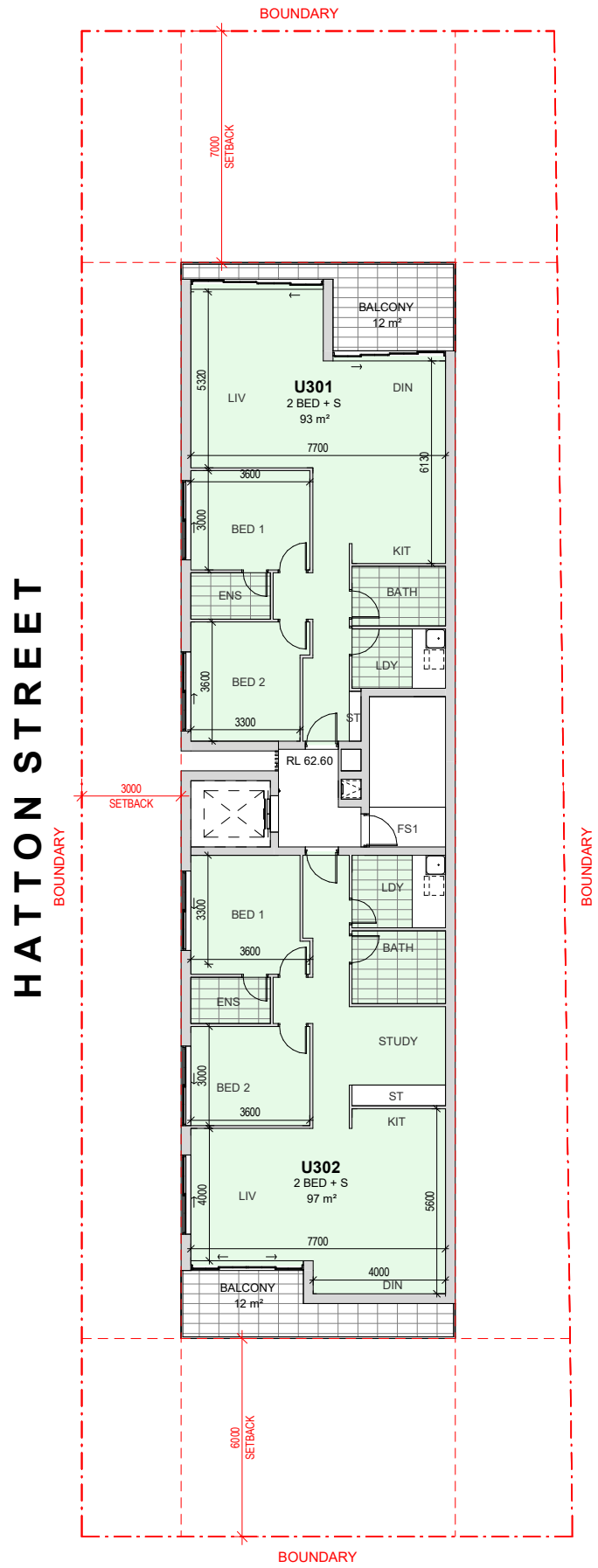
CONCEPT DEVELOPMENT POTENTIAL FOR 20 BLAXLAND RD RYDE

BLAXLAND RD



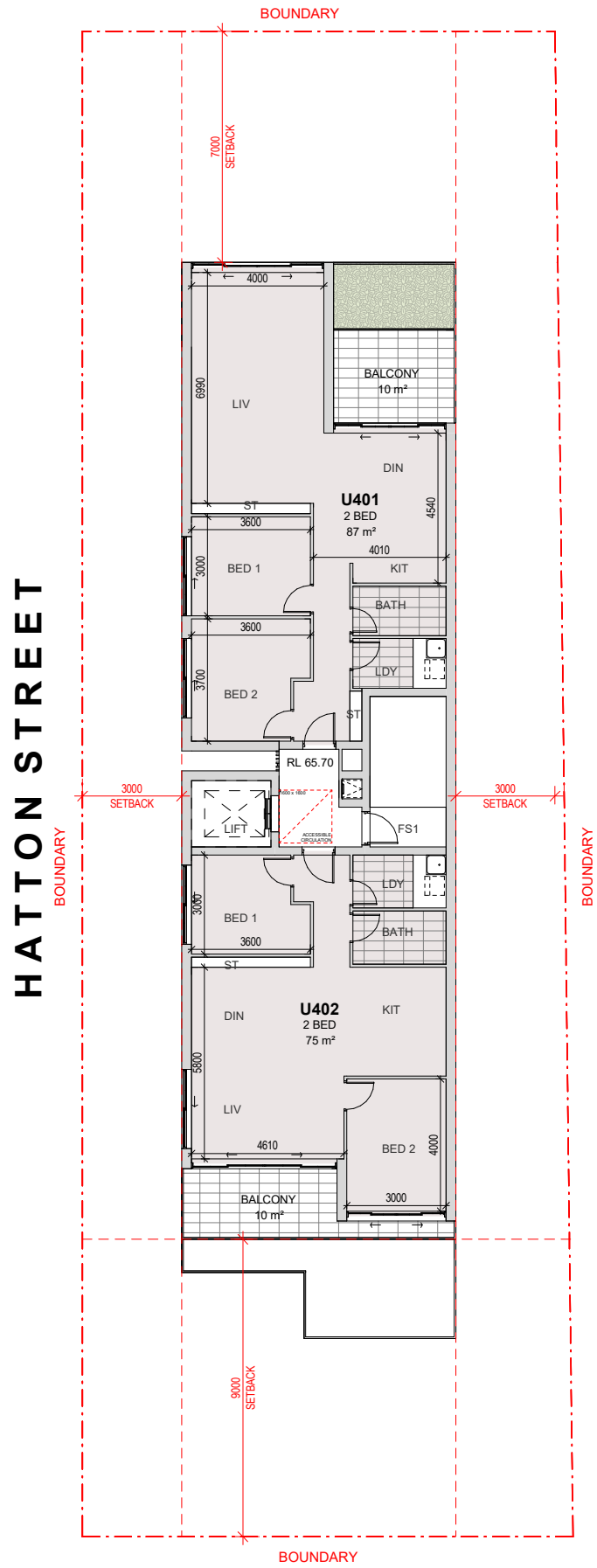
1 LEVEL 2 FLOOR PLAN
1 : 100 at A1 1:200 at A3

BLAXLAND RD



2 LEVEL 3 FLOOR PLAN
1 : 100 at A1 1:200 at A3

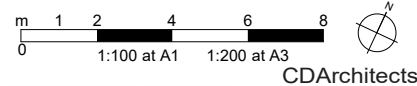
BLAXLAND RD



3 LEVEL 4 FLOOR PLAN
1 : 100 at A1 1:200 at A3

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Project
OPTION 1 - RESIDENTIAL FLAT BUILDING (NEW BUILDING)
20 Blaxland Rd Ryde NSW 2112
Drawing Title
FLOOR PLANS- SHEET 2
Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXXX DA1102
Drawn by Checked by Approved by Date
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BLAXLAND RD

BLAXLAND RD

HATTON STREET

HATTON STREET

LEVEL 5 COS : 105.1 m²

OPTION 1

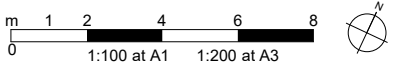
COMMON OPEN SPACE CALCULATION

LEVEL 5 - 105.1m²

SITE AREA - 663.81m²

TOTAL COS - 105.1m²

- 15.83 % OF SITE AREA



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Project
**OPTION 1 - RESIDENTIAL FLAT
BUILDING (NEW BUILDING)**

20 Blaxland Rd Ryde NSW 2112

Drawing Title

FLOOR PLANS- SHEET 3

Project Stage

Preliminary Issue

Job no. Drawing no. Rev.

JXXXXX DA1103

Drawn by Checked by Approved by Date

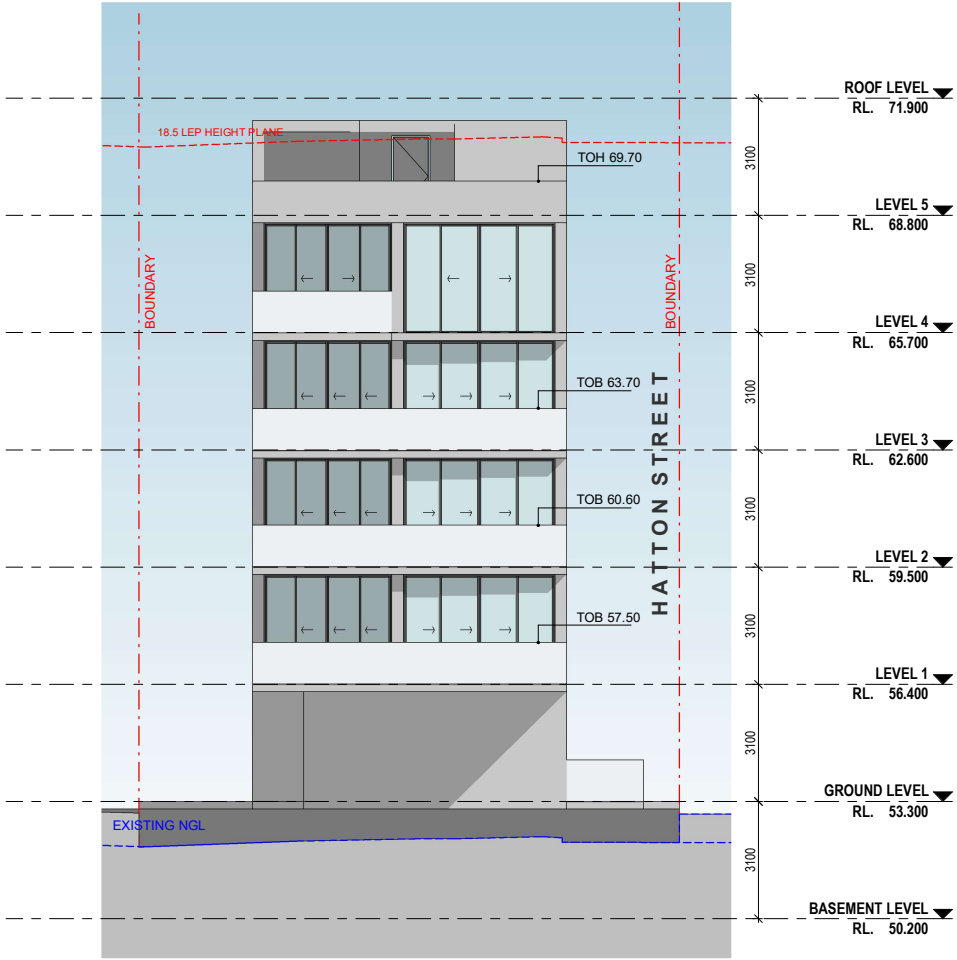
A / E R / S ZC SEP. 2024

1 LEVEL 5 FLOOR PLAN
1 : 100 at A1 1:200 at A3

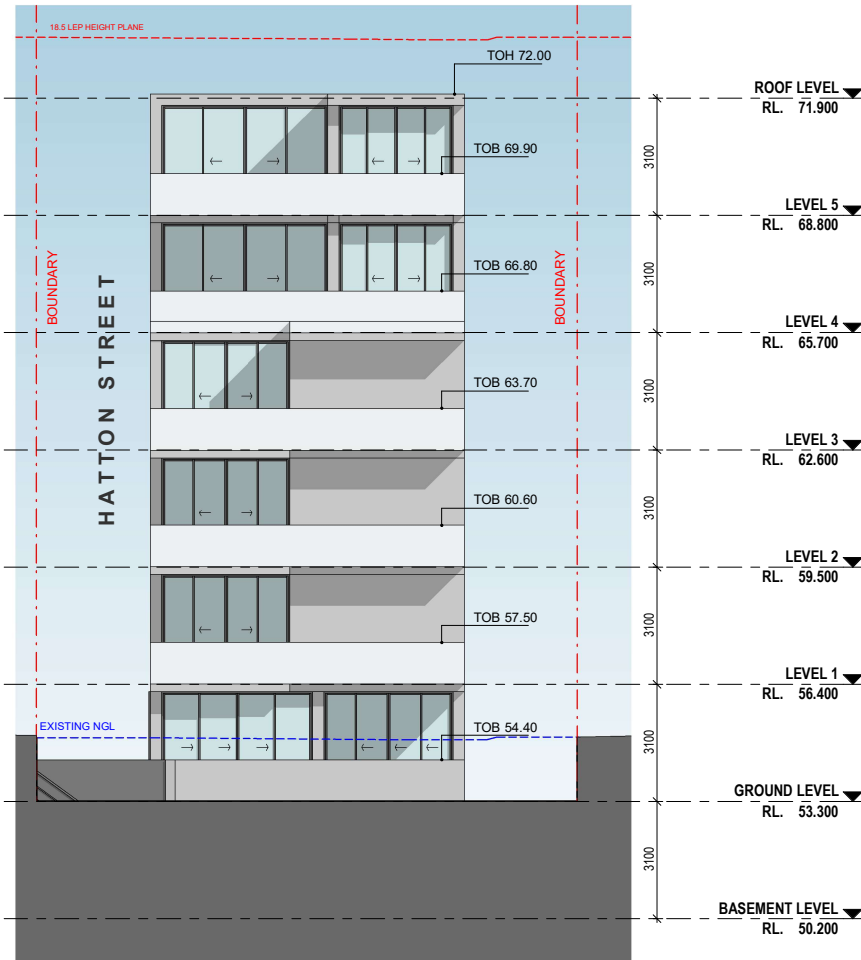
2 ROOF PLAN
1 : 100 at A1 1:200 at A3

3 COS LEVEL 5
1 : 100 at A1 1:200 at A3

DEVELOPMENT POTENTIAL OPTION FOR 20 BLAXLAND RD RYDE



1 NORTH ELEVATION
1 : 100 at A1 1:200 at A3



2 SOUTH ELEVATION
1 : 100 at A1 1:200 at A3



3 EAST ELEVATION
1 : 100 at A1 1:200 at A3

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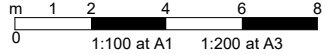
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Project
**OPTION 1 - RESIDENTIAL FLAT
BUILDING (NEW BUILDING)**

20 Blaxland RdRyde NSW 2112
Drawing Title

ELEVATION

Project Stage
Preliminary Issue

Job no. Drawing no. Rev.
JXXXXX DA2001

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A / E R / S ZC SEP. 2024

CONCEPT DEVELOPMENT POTENTIAL FOR 20 BLAXLAND RD RYDE

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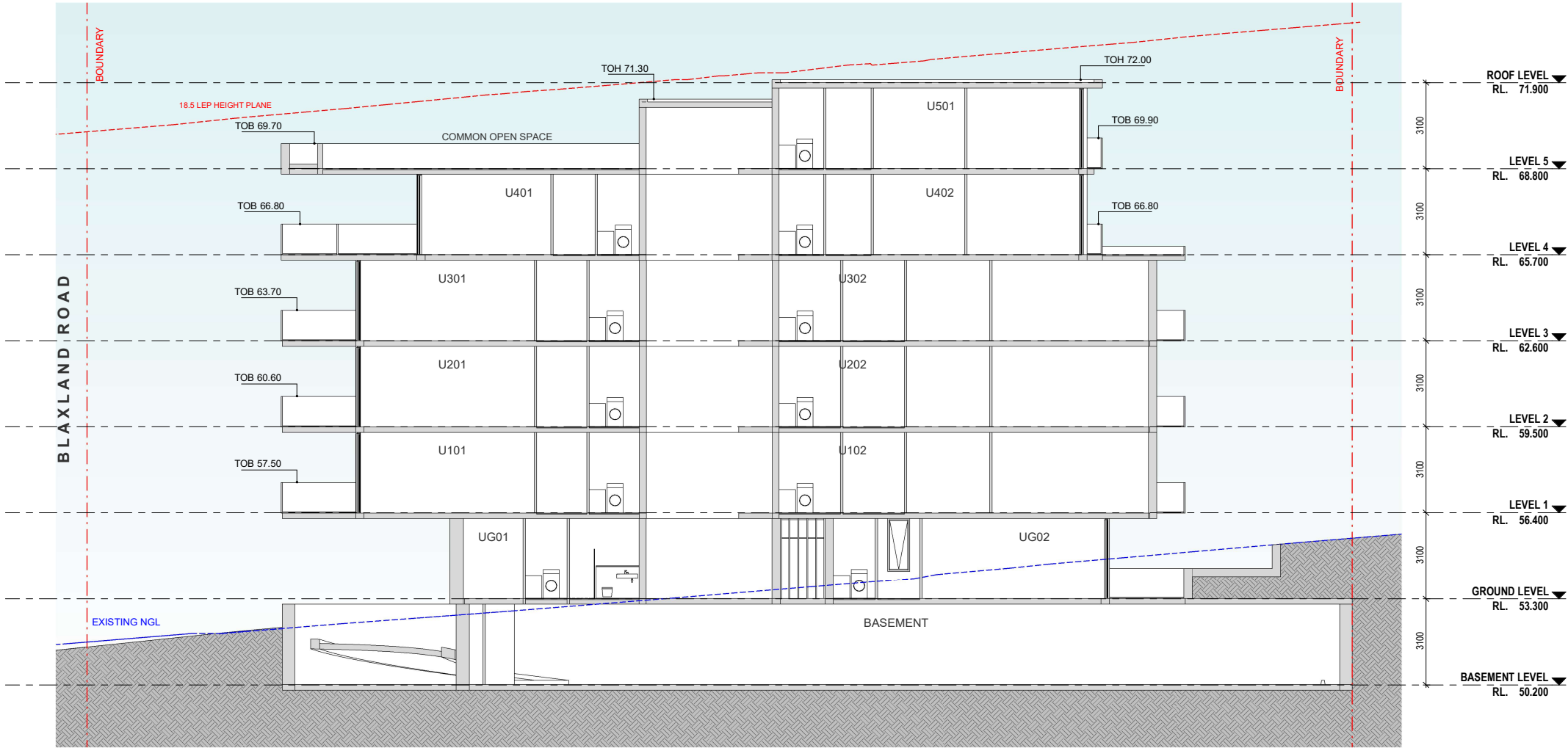
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1 SECTION 1
1 : 100 at A1 1:200 at A3

OPTION 1

m

12468

01:100 at A11:200 at A3

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Project

OPTION 1 - RESIDENTIAL FLAT
BUILDING (NEW BUILDING)

20 Blaxland RdRyde NSW 2112

Drawing Title

SECTION A

Project Stage

Preliminary Issue

Job no.

Drawing no.

Rev.

JXXXXX

DA3001

Drawn by

Checked by

Approved by

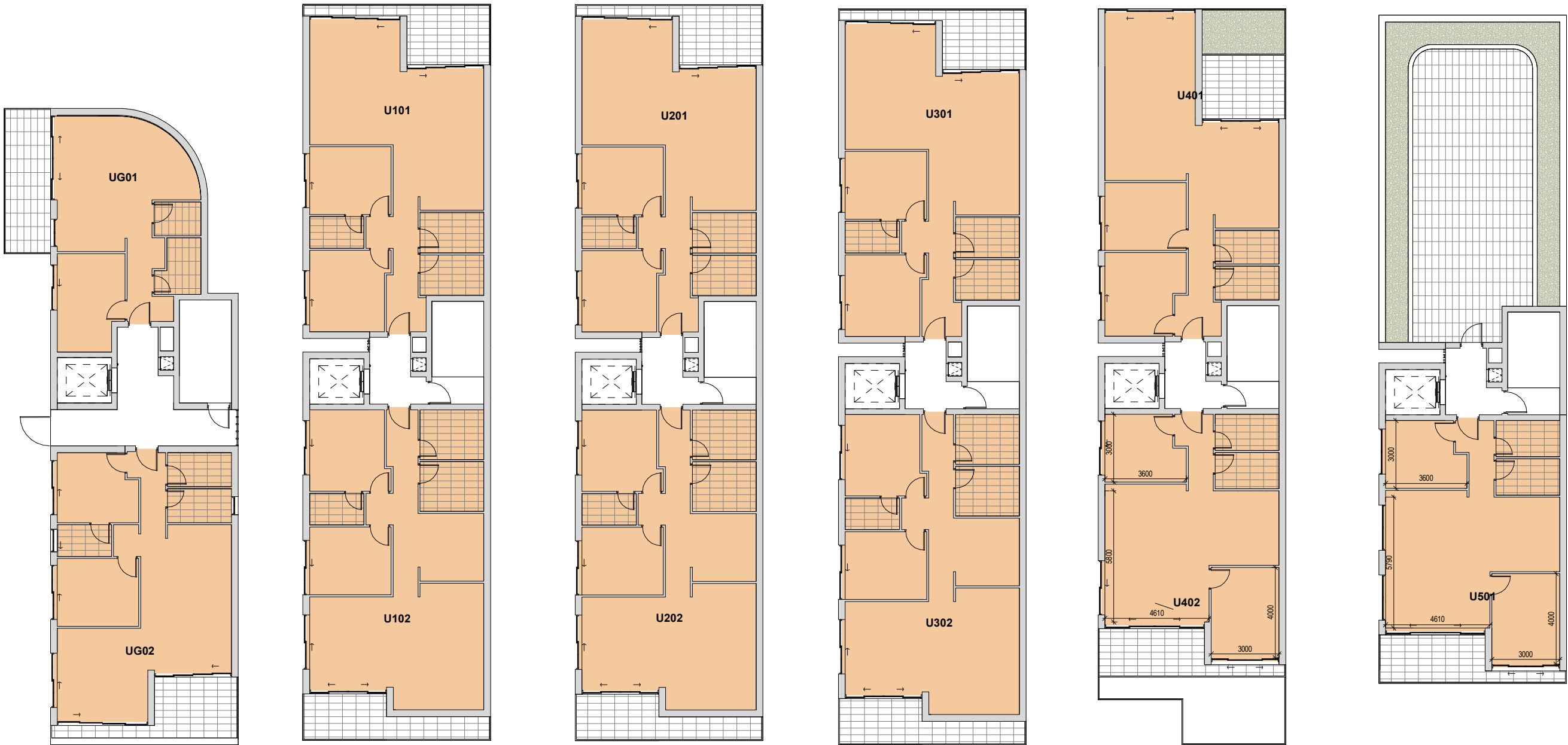
Date

A / E

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SEP. 2024



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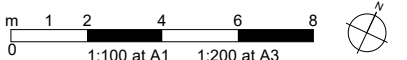
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

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-  **1 GROUND LEVEL**
1 : 100
-  **2 SOLAR ACCESS - LEVEL 1**
1 : 100
-  **3 SOLAR ACCESS - LEVEL 2**
1 : 100
-  **4 SOLAR ACCESS - LEVEL 3**
1 : 100
-  **5 SOLAR ACCESS - LEVEL 4**
1 : 100
-  **6 SOLAR ACCESS - LEVEL 5**
1 : 100

SOLAR ACCESS LEGEND

TOTAL No. OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
11 UNITS	7.7 UNITS (70%)	11 UNITS (100%)
	APARTMENTS / BALCONIES RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	
	APARTMENTS / BALCONIES RECEIVING UNDER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	
	APARTMENTS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	

Project
OPTION 1 - RESIDENTIAL FLAT BUILDING (NEW BUILDING)

20 Blaxland RdRyde NSW 2112

Drawing Title

SOLAR ACCESS PLAN

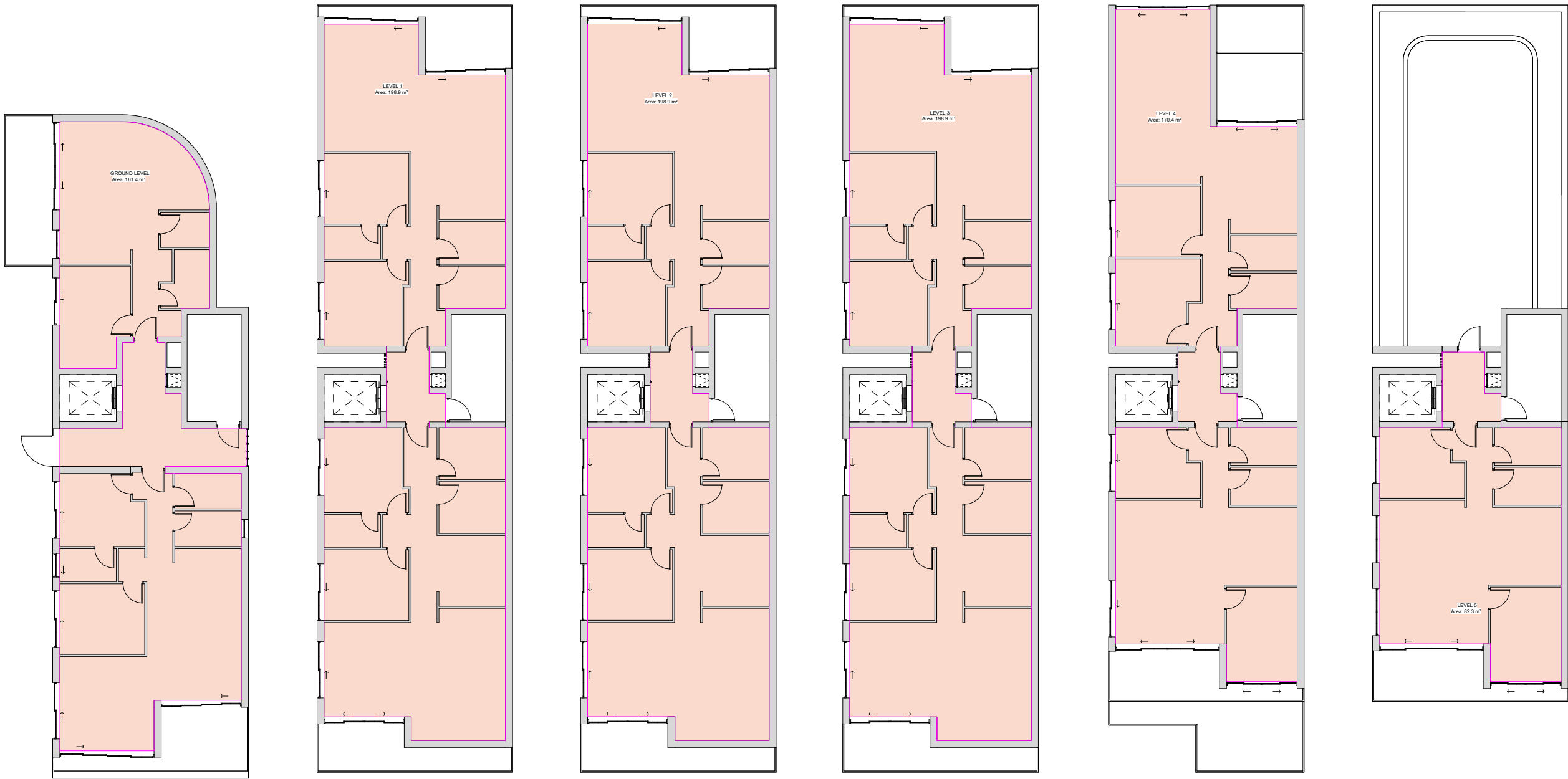
Project Stage

Preliminary Issue

Job no. Drawing no. Rev.

JXXXXX DA6011

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A / E R / S ZC SEP. 2024



1 GROUND LEVEL
1 : 100 at A1 1:200 at A3

2 LEVEL 1
1 : 100 at A1 1:200 at A3

3 LEVEL 2
1 : 100 at A1 1:200 at A3

4 LEVEL 3
1 : 100 at A1 1:200 at A3

5 LEVEL 4
1 : 100 at A1 1:200 at A3

6 LEVEL 5
1 : 100 at A1 1:200 at A3

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	MUI
SITE AREA	MIXED USE
	663.81m²
PERMISSIBLE FLOOR SPACE RATIO	1.8 : 1
PERMISSIBLE GFA	1,194.86
PROPOSED FLOOR SPACE RATIO	1.52
PROPOSED RESIDENTIAL GFA	1011m²

References
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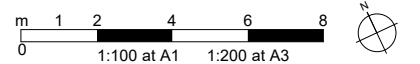
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Project
**OPTION 1 - RESIDENTIAL FLAT
BUILDING (NEW BUILDING)**

20 Blaxland RdRyde NSW 2112

Drawing Title

GFA CALCULATION

Project Stage

Preliminary Issue

Job no. Drawing no. Rev.

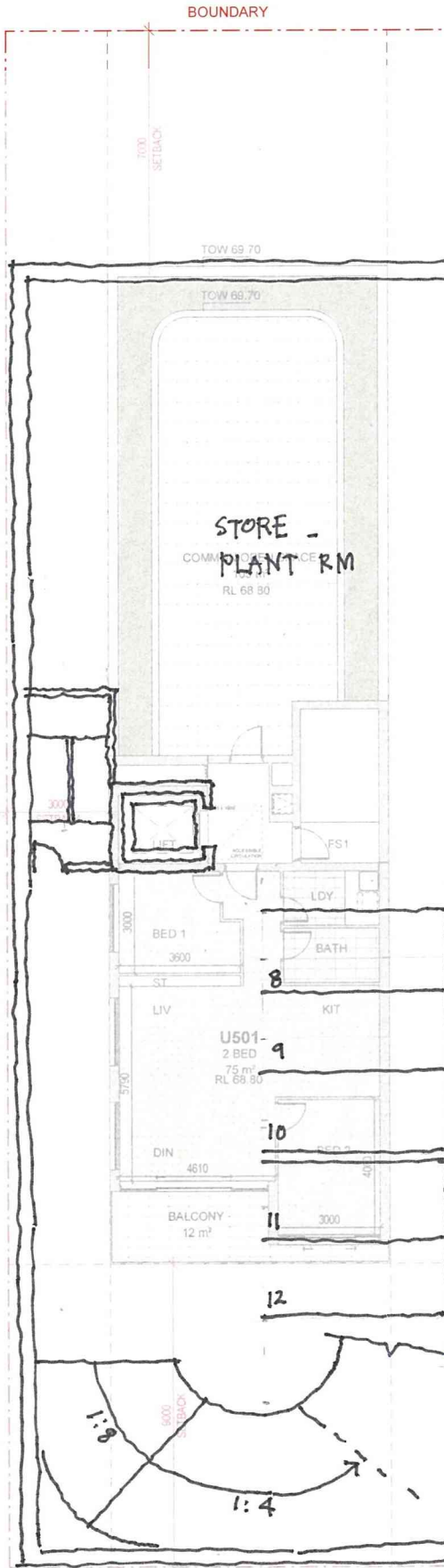
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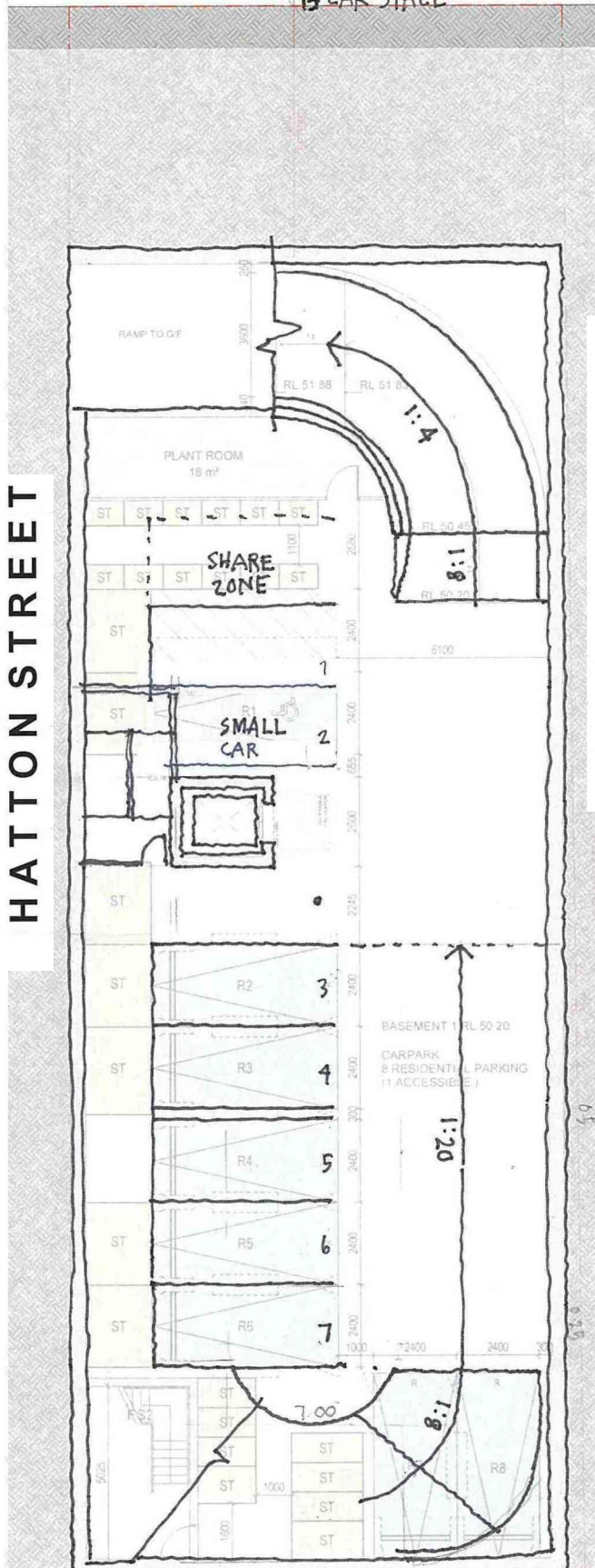
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PARKING REQ
1 BED 1 x 0.5 = 0.5
2 BED 12 x 1 = 12
0.5 (AHSEPP)
12 CAR SPACE

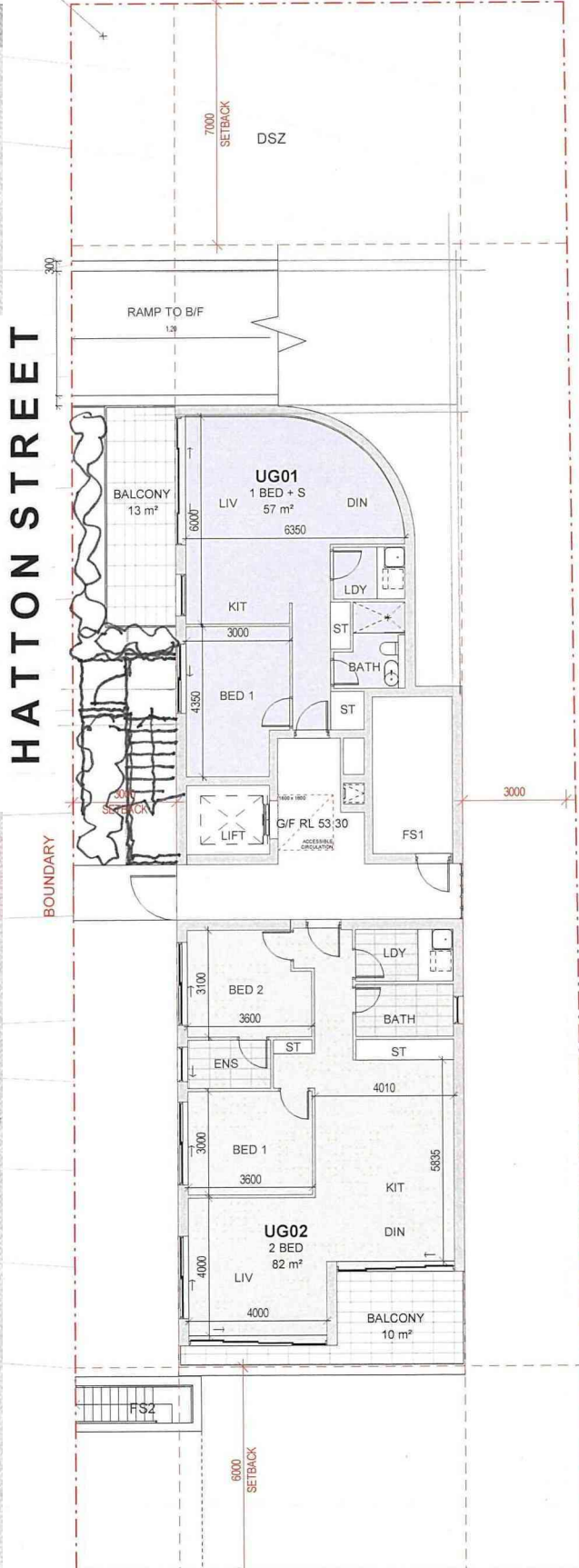
HATTON STREET



HATTON STREET



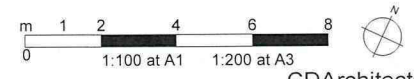
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OPTION 2

+ BONUS AHSEPP



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Project
OPTION 2 - RESIDENTIAL FLAT BUILDING UTILISING AFFORDABLE HOUSING 30% BONUS
20 Blaxland Rd Ryde NSW 2112
Drawing Title
FLOOR PLANS- SHEET 1

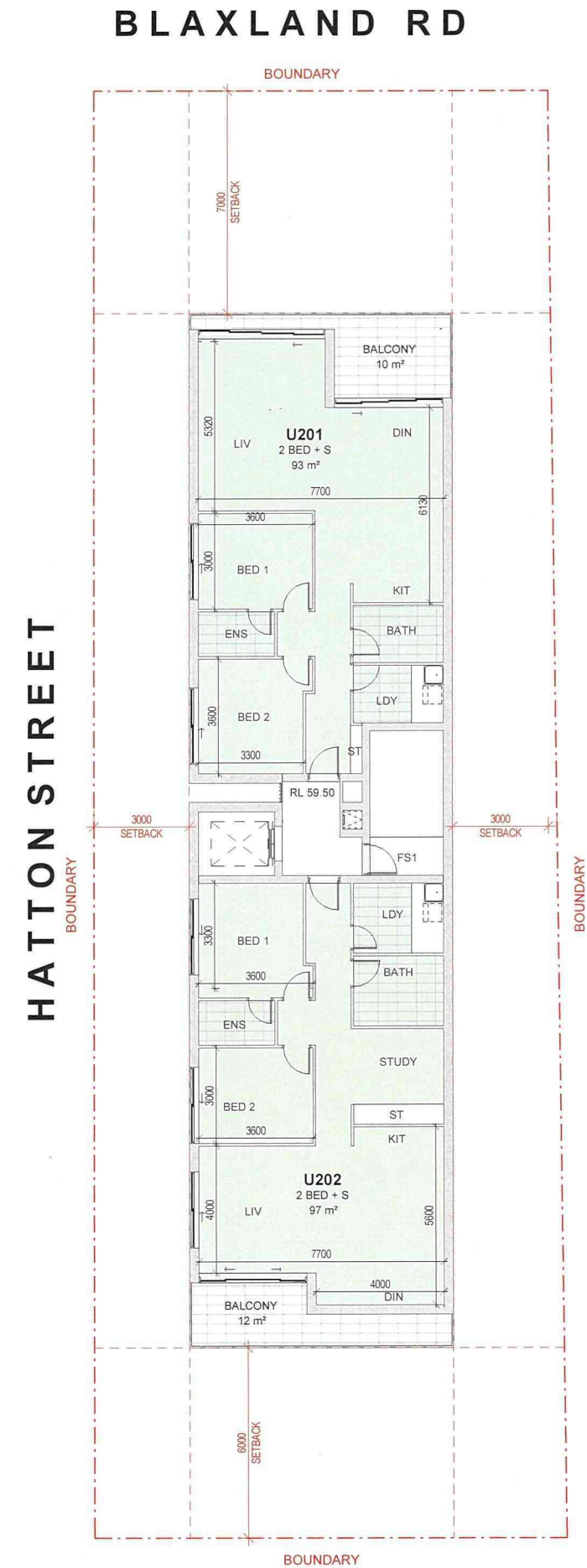
Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXXX DA1101
Drawn by Checked by Approved by Date
A/E R/S ZC SEP. 2024

1 BASEMENT PL 2
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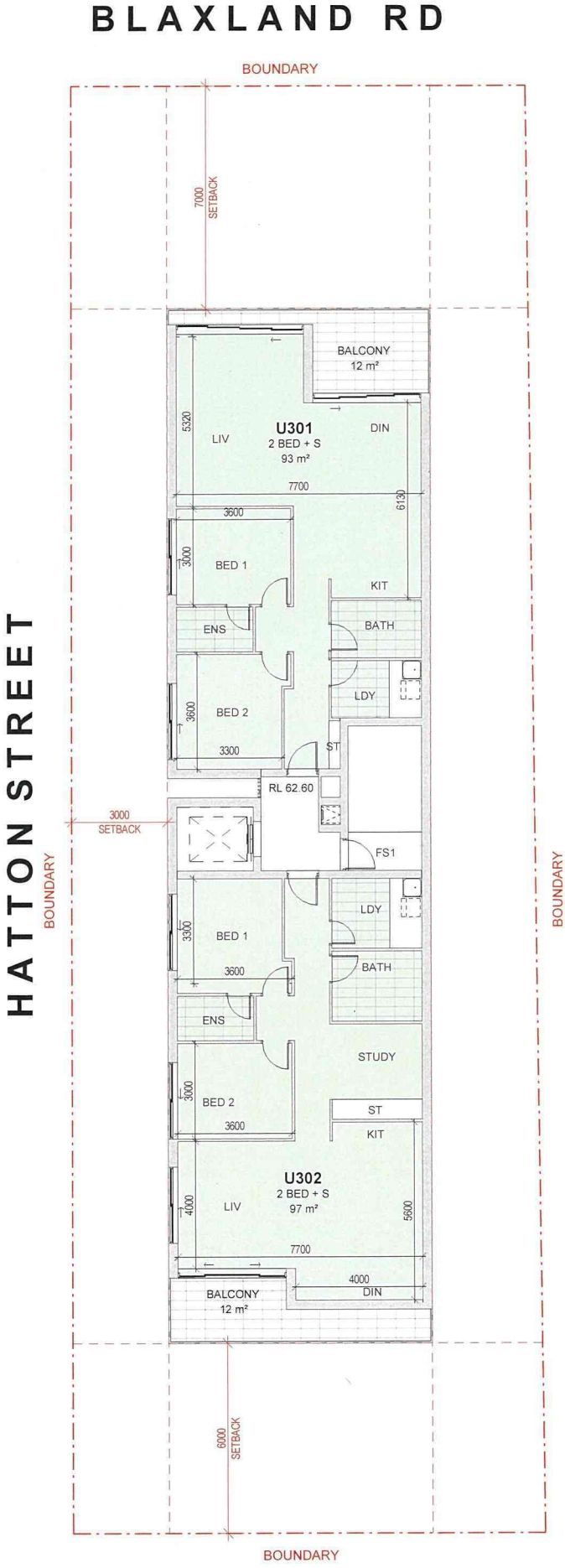
1 BASEMENT PL 1
1 : 100 at A1 1:200 at A3

2 GROUND LEVEL PLAN
1 : 100 at A1 1:200 at A3 1:3

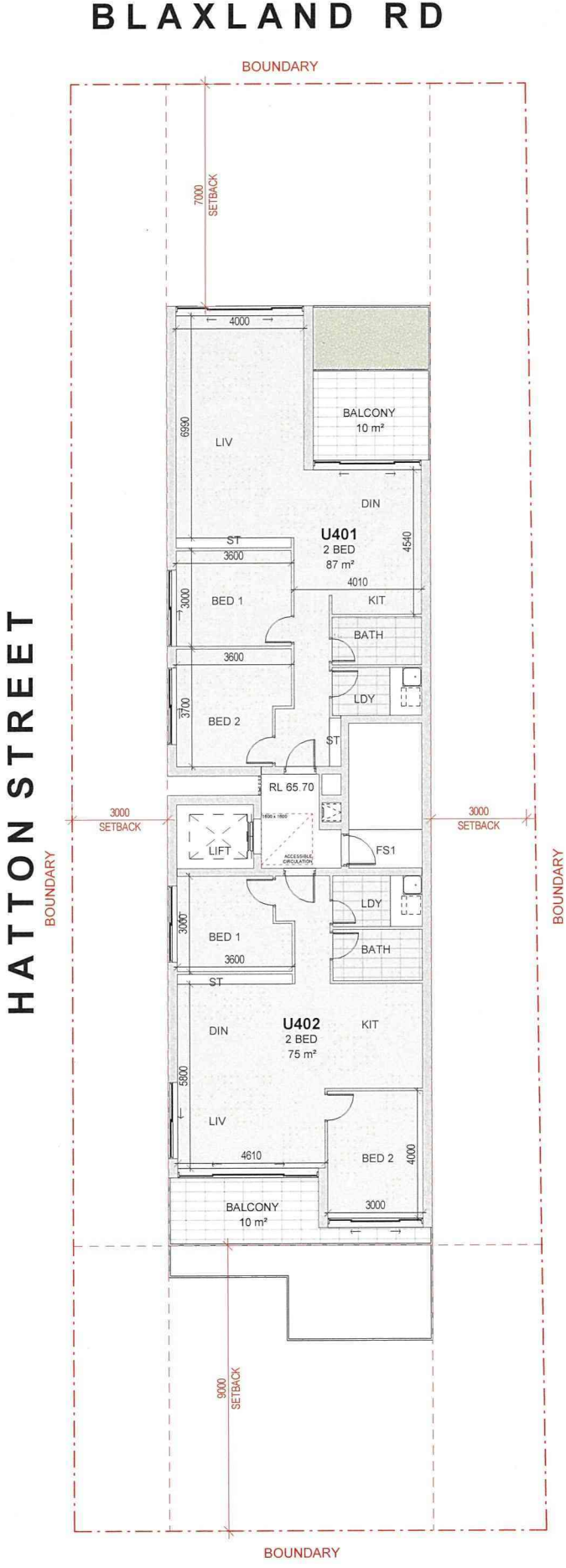
3 LEVEL 1 FLOOR PLAN
1 : 100 at A1 1:200 at A3



1 LEVEL 2 FLOOR PLAN
1: 100 at A1 1:200 at A3



2 LEVEL 3 FLOOR PLAN
1: 100 at A1 1:200 at A3



3 LEVEL 4 - 6
1: 100 at A1 1:200 at A3

References

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OPTION 2

+ BONUS AHSEPP

m 1 2 4 6 8 0
1:100 at A1 1:200 at A3

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Project
**OPTION 2 - RESIDENTIAL FLAT
BUILDING UTILISING AFFORDABLE
HOUSING 30% BONUS**
20 Blaxland Rd Ryde NSW 2112

Drawing Title
FLOOR PLANS- SHEET 2

Project Stage
Preliminary Issue

Job no. Drawing no. Rev.
JXXXXX DA1102

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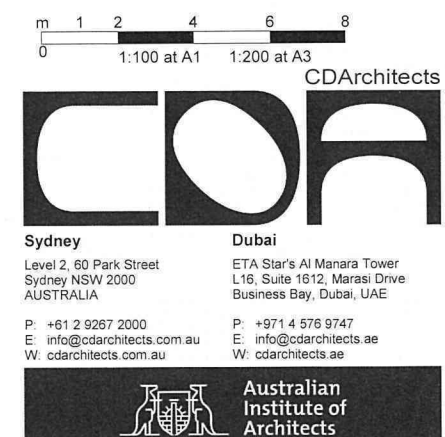
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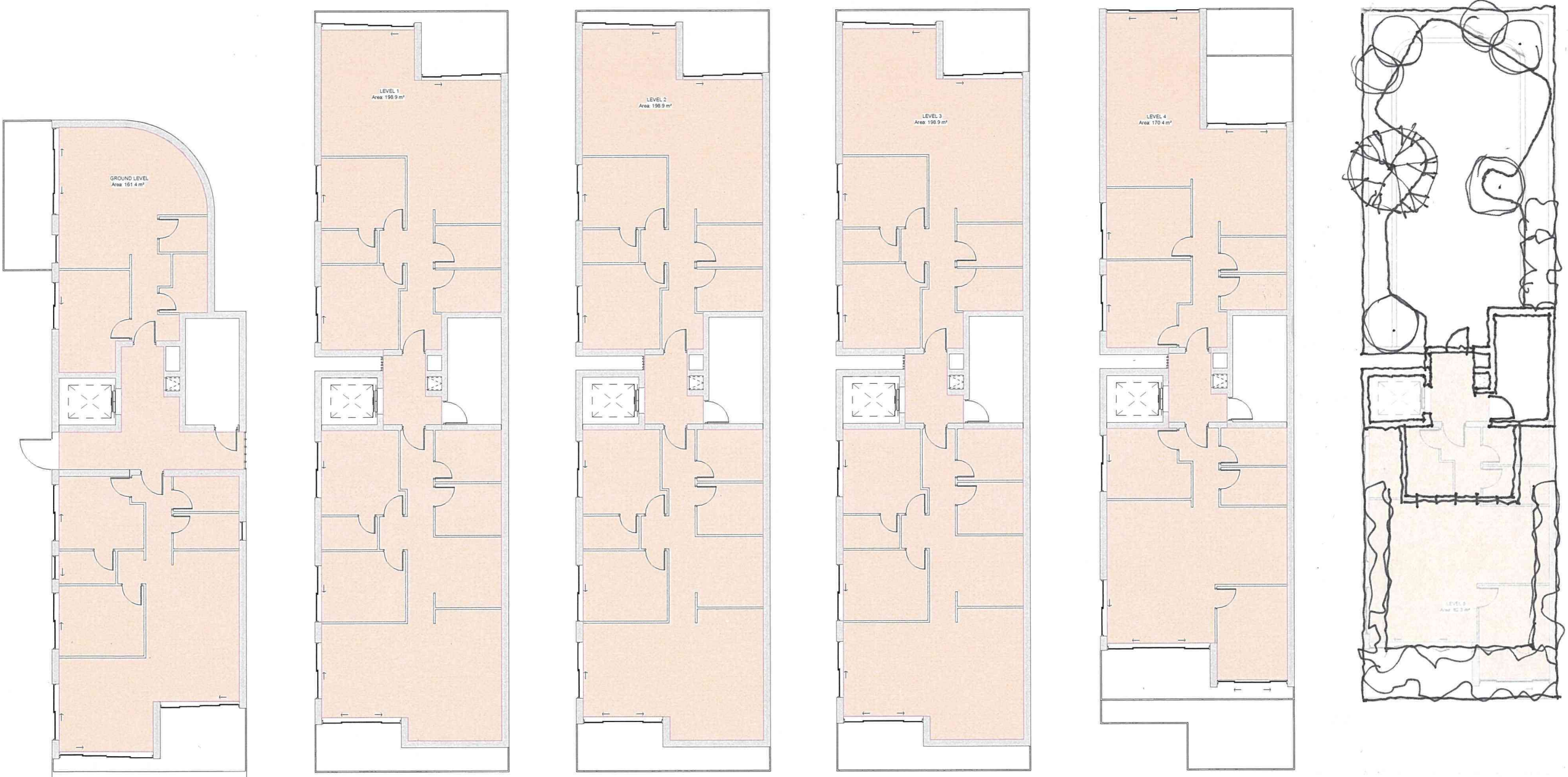
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CONCEPT DEVELOPMENT POTENTIAL FOR 20 BLAXLAND RD RYDE



1 GROUND LEVEL 1: 100 at A1 1:200 at A3 2 LEVEL 1 1: 100 at A1 1:200 at A3 3 LEVEL 2 1: 100 at A1 1:200 at A3 4 LEVEL 3 1: 100 at A1 1:200 at A3 5 LEVEL 4 - 6 1: 100 at A1 1:200 at A3 6 LEVEL ROOF 1: 100 at A1 1:200 at A3

AREA	CALCULATION
SITE AREA	663.8 M ²
FSR	1.8 : 1
	2.34 : 1 (+ AHSEPP BONUS 30%)
GFA	1553.29 M ²
H	18.5 M
	24.05 M - 7 STOREY

PROPOSED FSR	= 1.91 : 1
GFA	= 1269.30 M ²
UNIT MIXED	
1 BED	1
2 BED	13

AREA CALCULATIONS - FLOOR SPACE RATIO	
ZONE	MUI
SITE AREA	MIXED USE
	663.81m ²
PERMISSIBLE FLOOR SPACE RATIO	1.8 : 1
PERMISSIBLE GFA	1,194.86
PROPOSED FLOOR SPACE RATIO	1.52
PROPOSED RESIDENTIAL GFA	1011m ²

References
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Refer to current Basix report for additional requirements to ones noted on plans.

Notes
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Nominated Architect: Liljana Emilova 7887, ABN 24 243 205 327.

OPTION 2
+ BONUS AHSEPP

Scale: 1:100 at A1 1:200 at A3
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Australian Institute of Architects

Project
OPTION 2 - RESIDENTIAL FLAT BUILDING UTILISING AFFORDABLE HOUSING 30% BONUS
20 Blaxland Rd Ryde NSW 2112
Drawing Title
GFA CALCULATION
Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXXX DA7001
Drawn by Checked by Approved by Date
A / E R / S ZC SEP. 2024

BLAXLAND RD

BLAXLAND RD

BLAXLAND RD

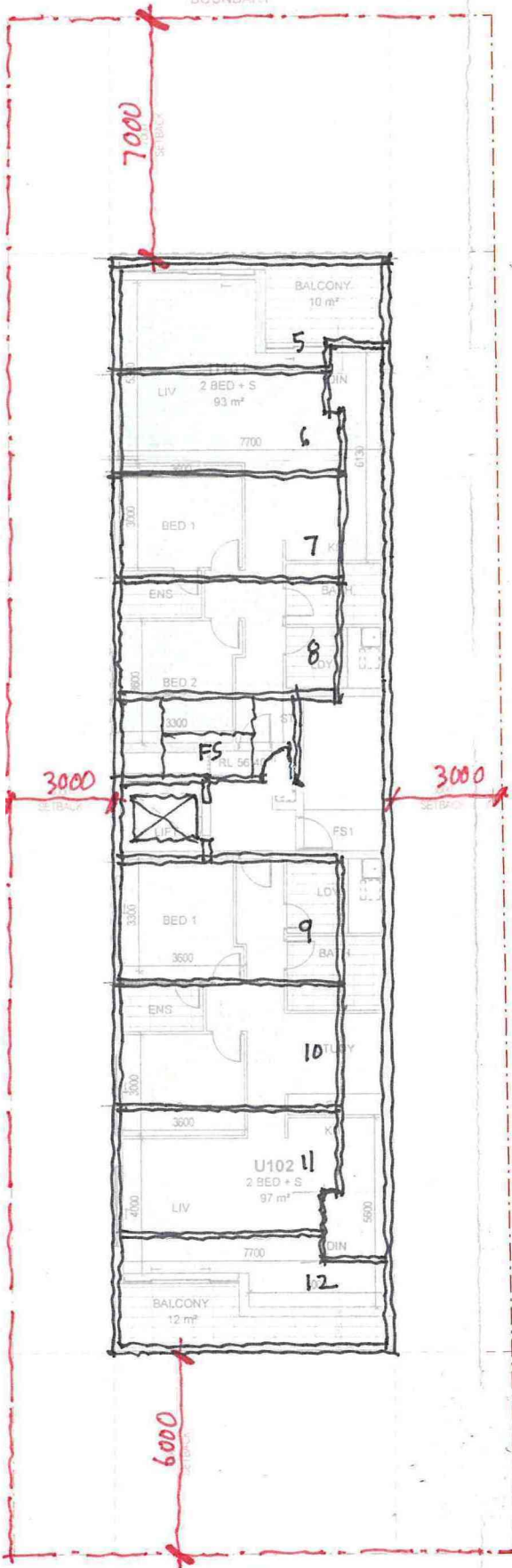
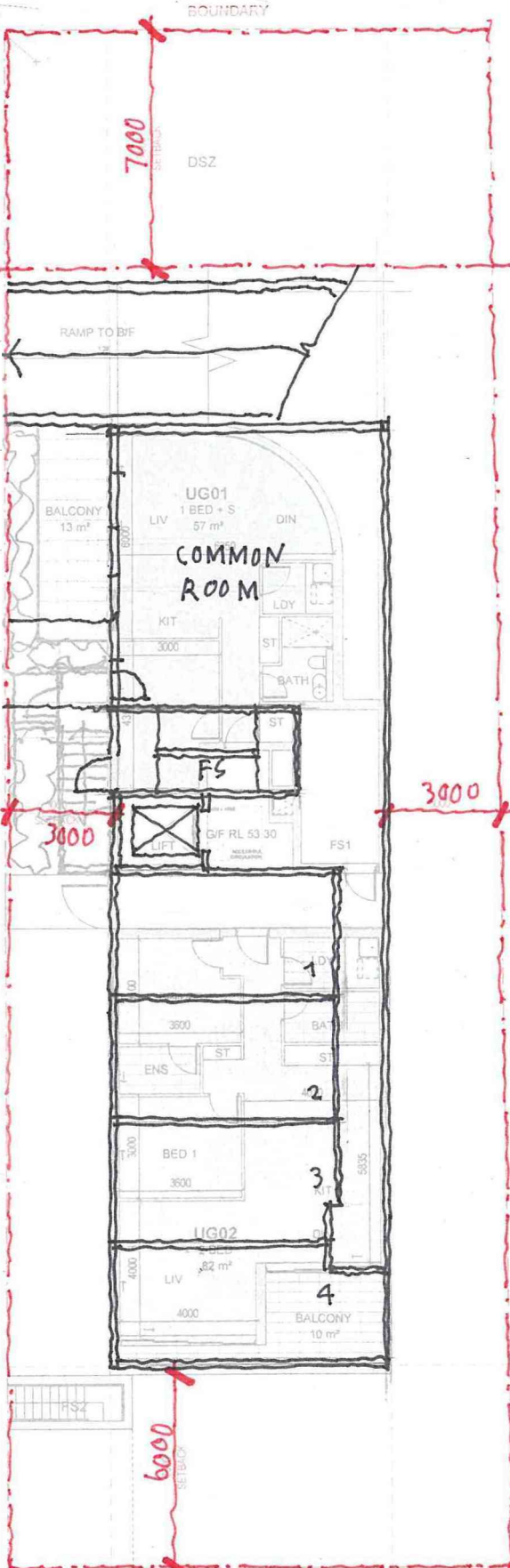
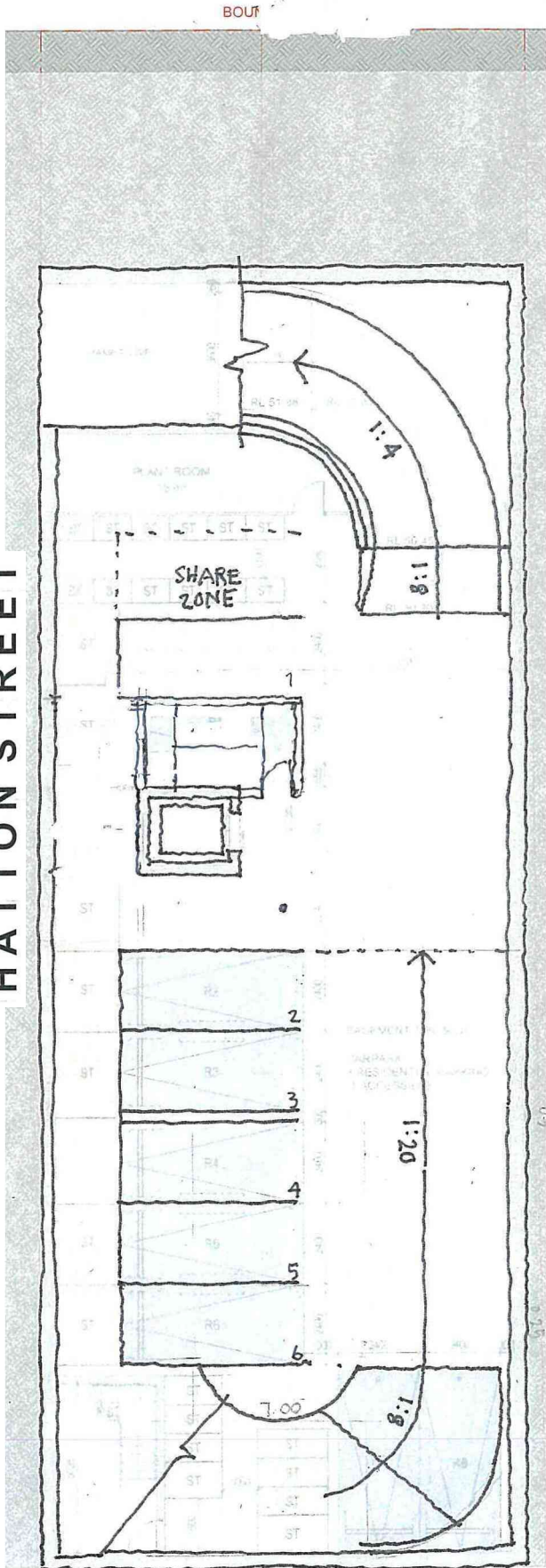
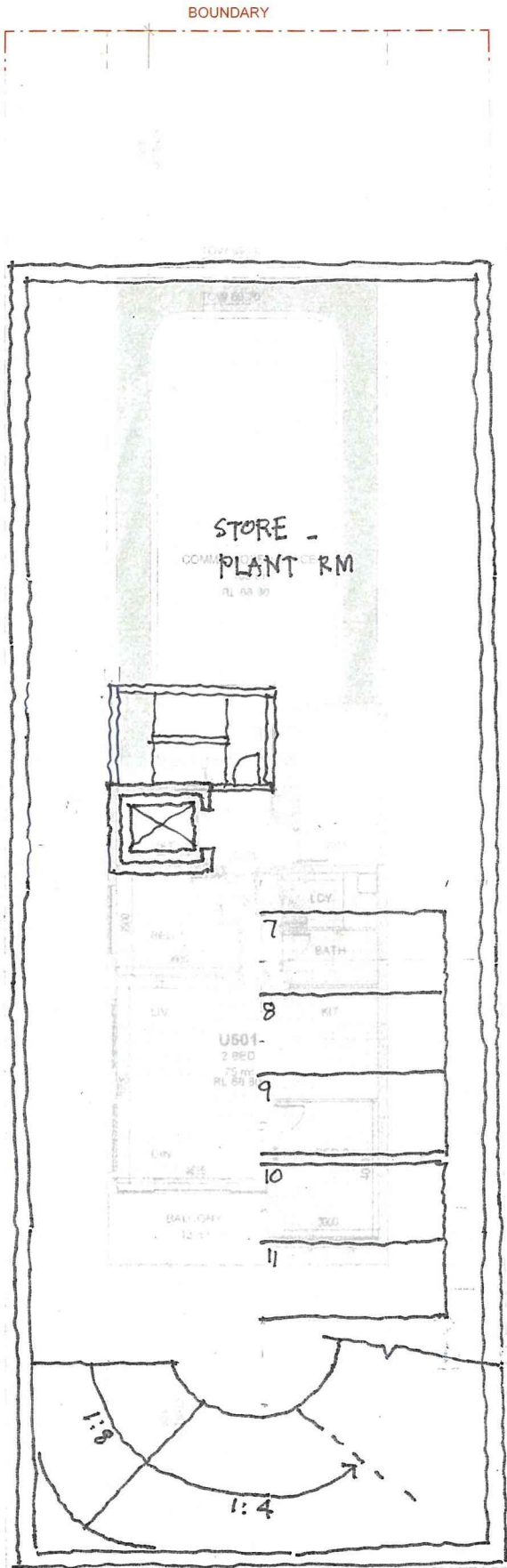
BLAXLAND RD

HATTON STREET

HATTON STREET

HATTON STREET

HATTON STREET



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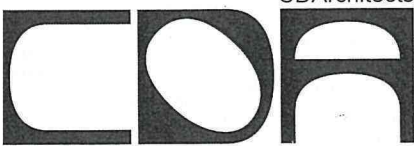
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Nominated Architect: Lijana Ermilova 7887 / ABN 24 243 205 327

OPTION 3

CO LIVING

1 2 4 6 8
0 1:100 at A1 1:200 at A3



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OPTION 3 - CO-LIVING DEVELOPMENT

20 Blaxland Rd Ryde NSW 2112
Drawing Title
FLOOR PLANS- SHEET 1

Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXXX DA1101
Drawn by Checked by Approved by Date
A/E R/S ZC SEP. 2024

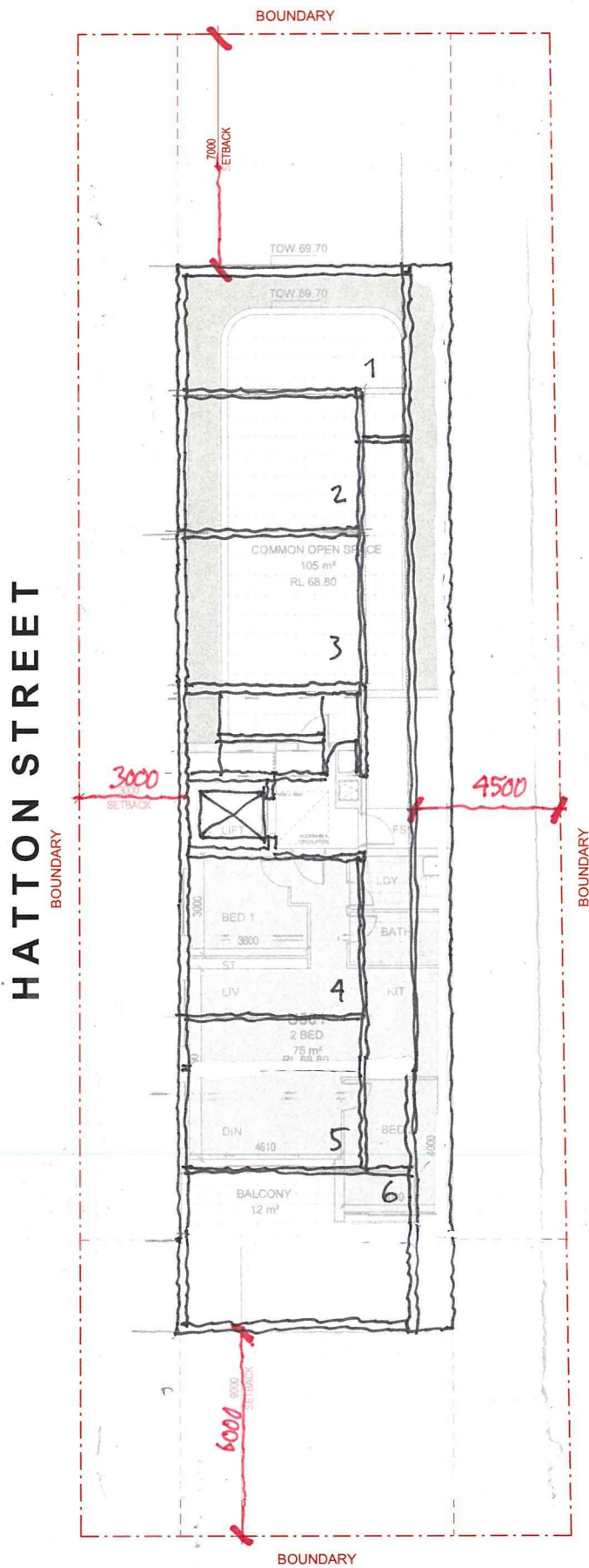
1 BASEMENT PL 2
1: 100 at A1 1:200 at A3

1 BASEMENT VI
1: 100 at A1 1:200 at A3

2 GROUND LEVEL PLAN
1: 100 at A1 1:200 at A3 200

3 LEVEL 1 - 3
1: 100 at A1 1:200 at A3 245

BLAXLAND RD



1 LEVEL 5
1:100 at A1 1:200 at A3 190

AREA CALCULATION

SITE AREA	663.8 M ²
FSR	1:8:1
GFA	1553.29 M ²
H	18.5 M - 5 STOREY

PROPOSED	GFA = 1125 M ²
	FSR = 1.69 :1

PARKING REQ	
46 UNIT'S	= 0.2 PARKING SPACE
	≈ 9,2
	= 10 CAR SPACE

References
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Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

OPTION 3
CO LIVING

Scale: 0 1 2 4 6 8 m
1:100 at A1 1:200 at A3
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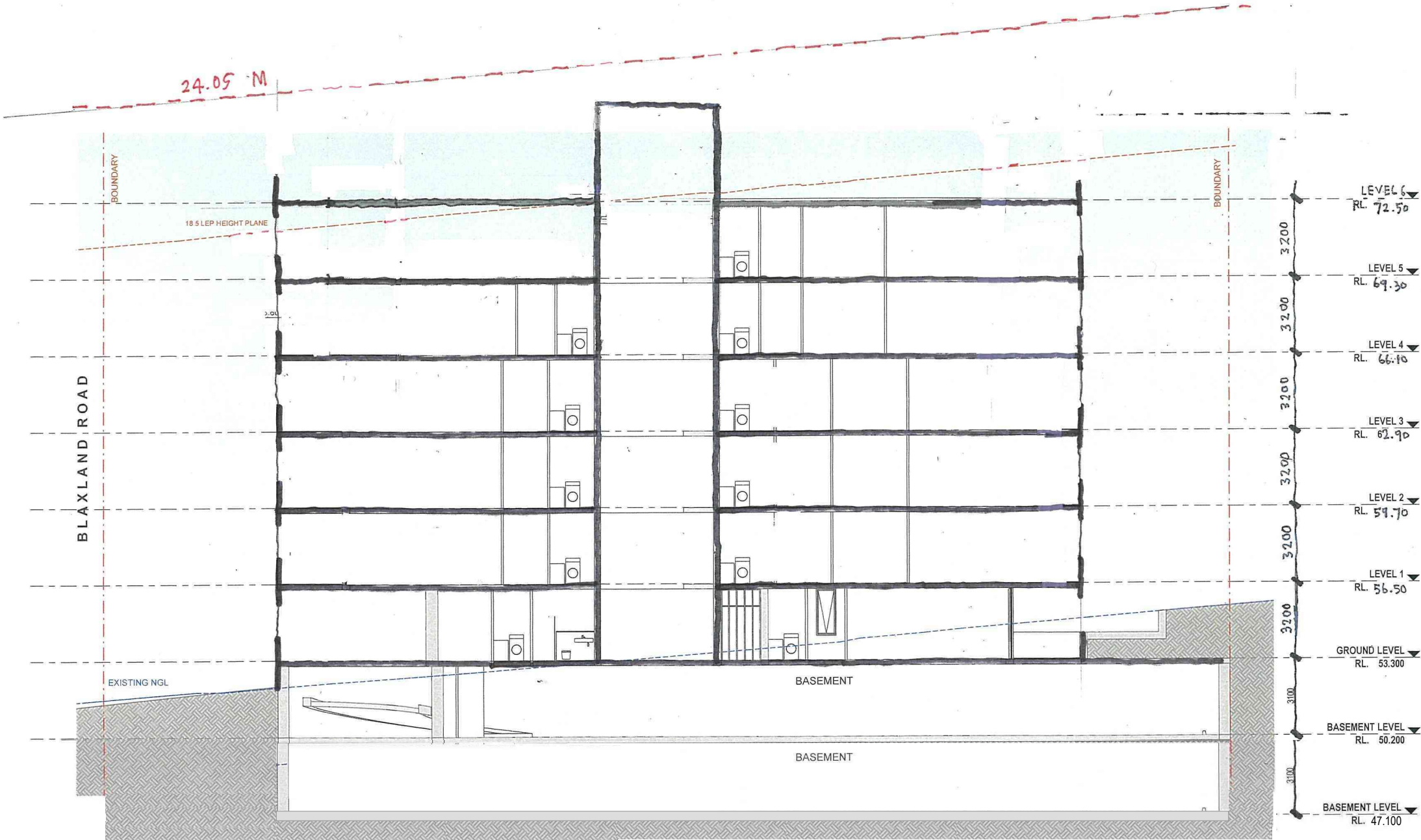
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Project
OPTION 3 - CO-LIVING DEVELOPMENT
20 Blaxland Rd Ryde NSW 2112
Drawing Title
FLOOR PLANS- SHEET 3

Project Stage
Preliminary Issue
Job no. Drawing no. Rev.
JXXXX DA1103
Drawn by Checked by Approved by Date
A / E R / S ZC SEP. 2024



1 SECTION 1
1 : 100 at A1 1:200 at A3

References
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Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

OPTION 3
CO LIVING

m 1 2 4 6 8
0 1:100 at A1 1:200 at A3

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Project
OPTION 3 - CO-LIVING DEVELOPMENT
20 Blaxland Rd Ryde NSW 2112
Drawing Title
SECTION A

Project Stage
Preliminary Issue

Job no.	Drawing no.	Rev.
JXXXXX	DA3001	

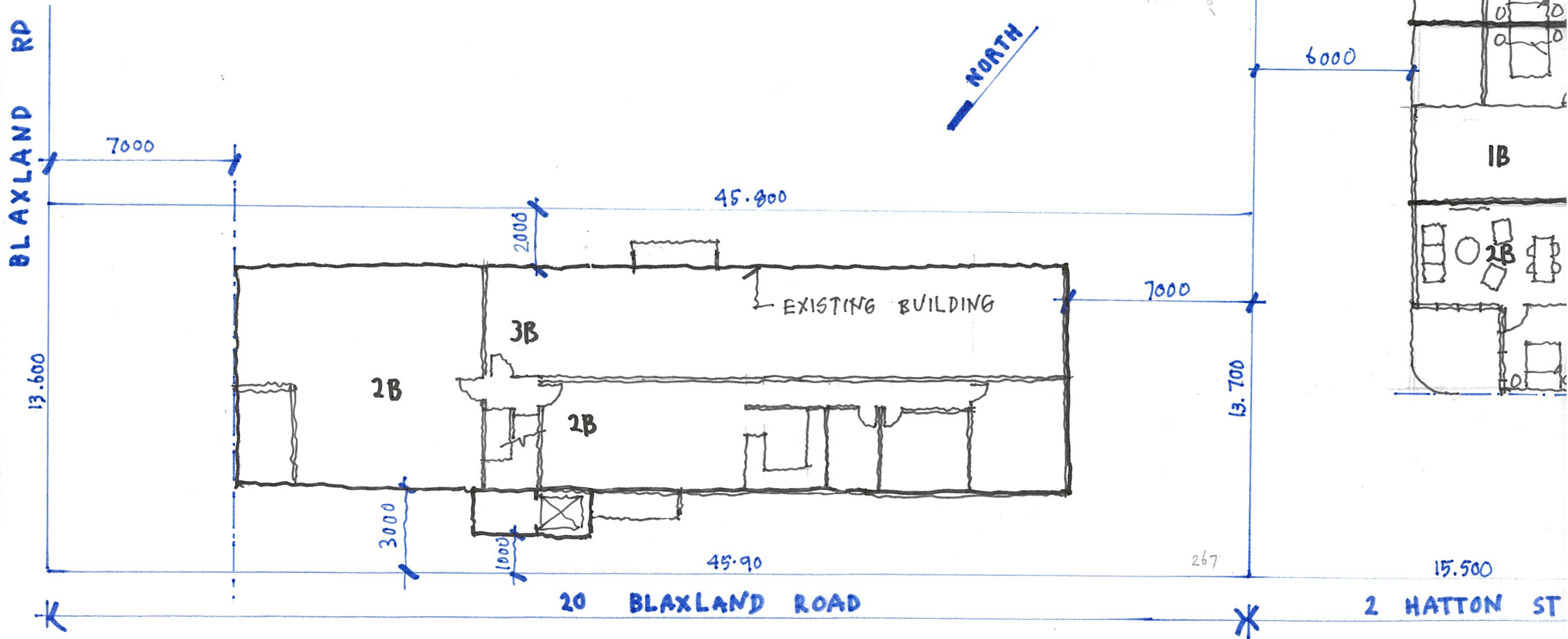
Drawn by	Checked by	Approved by	Date
A / E	R / S	ZC	SEP. 2024

20 Blaxland Road, Ryde.

Site Area:	Approx.663.81M ²	Approx. 13.6 m frontage x 45.8 m
Zone	MU1	Shop top Housing is permitted
FSR:	1.8:1	
	2.34 :1	Incl 30% bonus AHSEPP eligible
GFA:	1553.32 m ²	Incl 30% bonus AHSEPP eligible
Heritage	NA	
Height	18.5 m	(5 storey)
	24.05 (7 storey)	Incl 30% bonus AHSEPP eligible

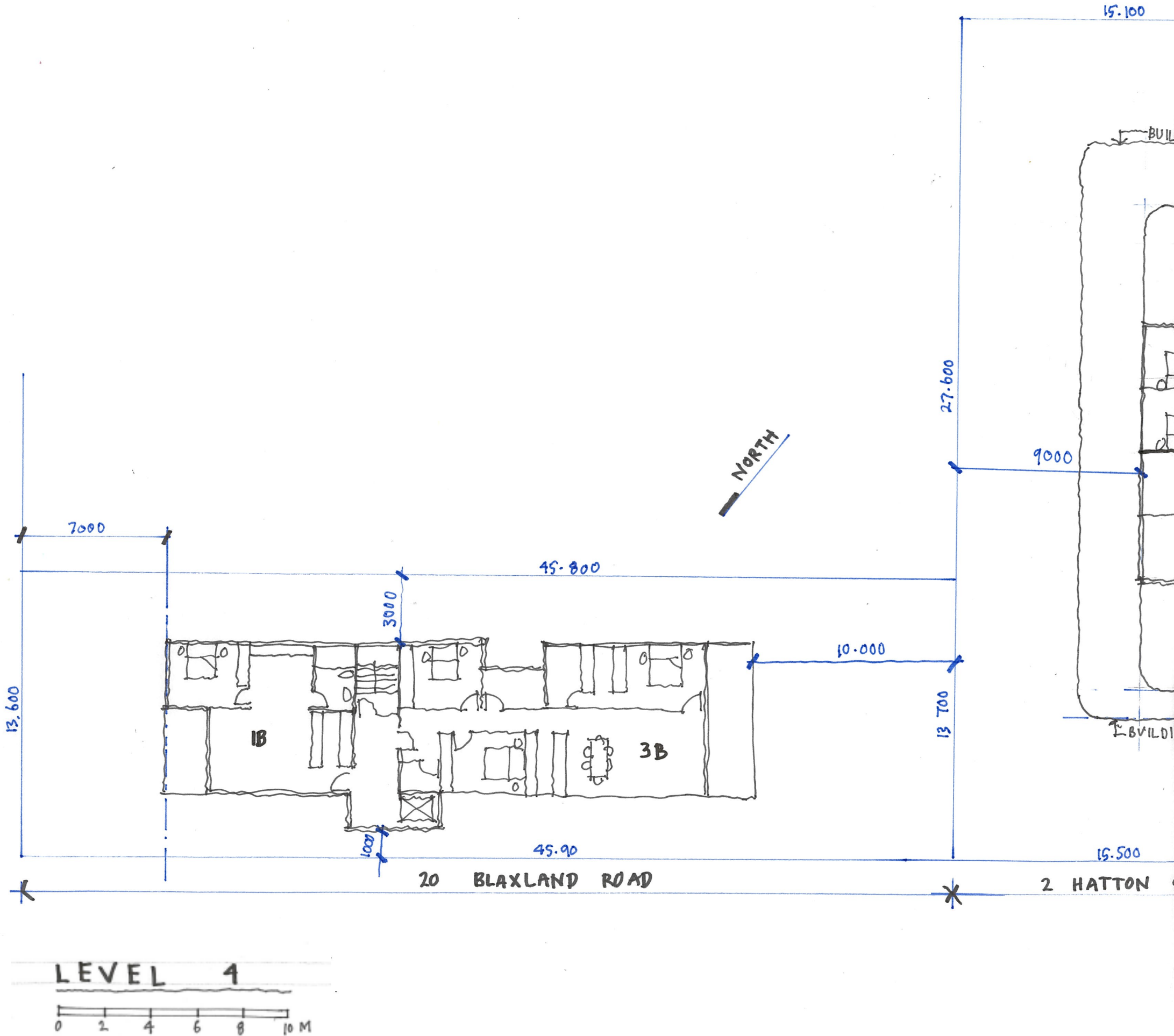
Unit Type	No Of Units	GFA	Parking Req	Proposed
1 Bedroom	6		0.6-1	6
2 Bedroom	4		0.9-1.2	4
3 Bedroom	6		1.4-1.6	6
Visitor			1/5	4
			Existing car space	3
TOTAL	16			17

OPTION 4
RENOVATION AND
ALTERATION

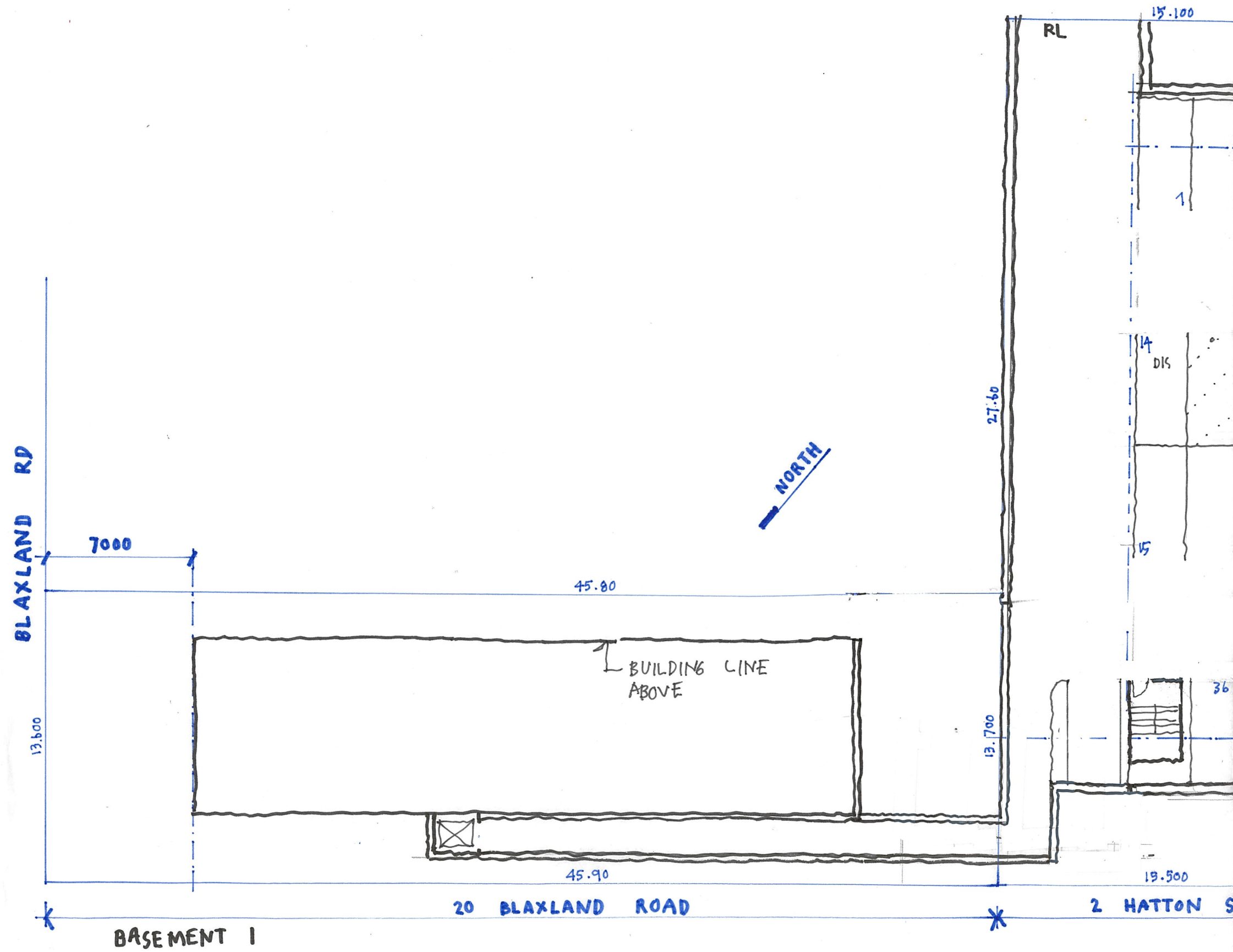


GROUND - LV 1 - EXISTING
PROPOSED LV 2-3 - AS PER EXISTING

OPTION 4
RENOVATION AND
ALTERATION

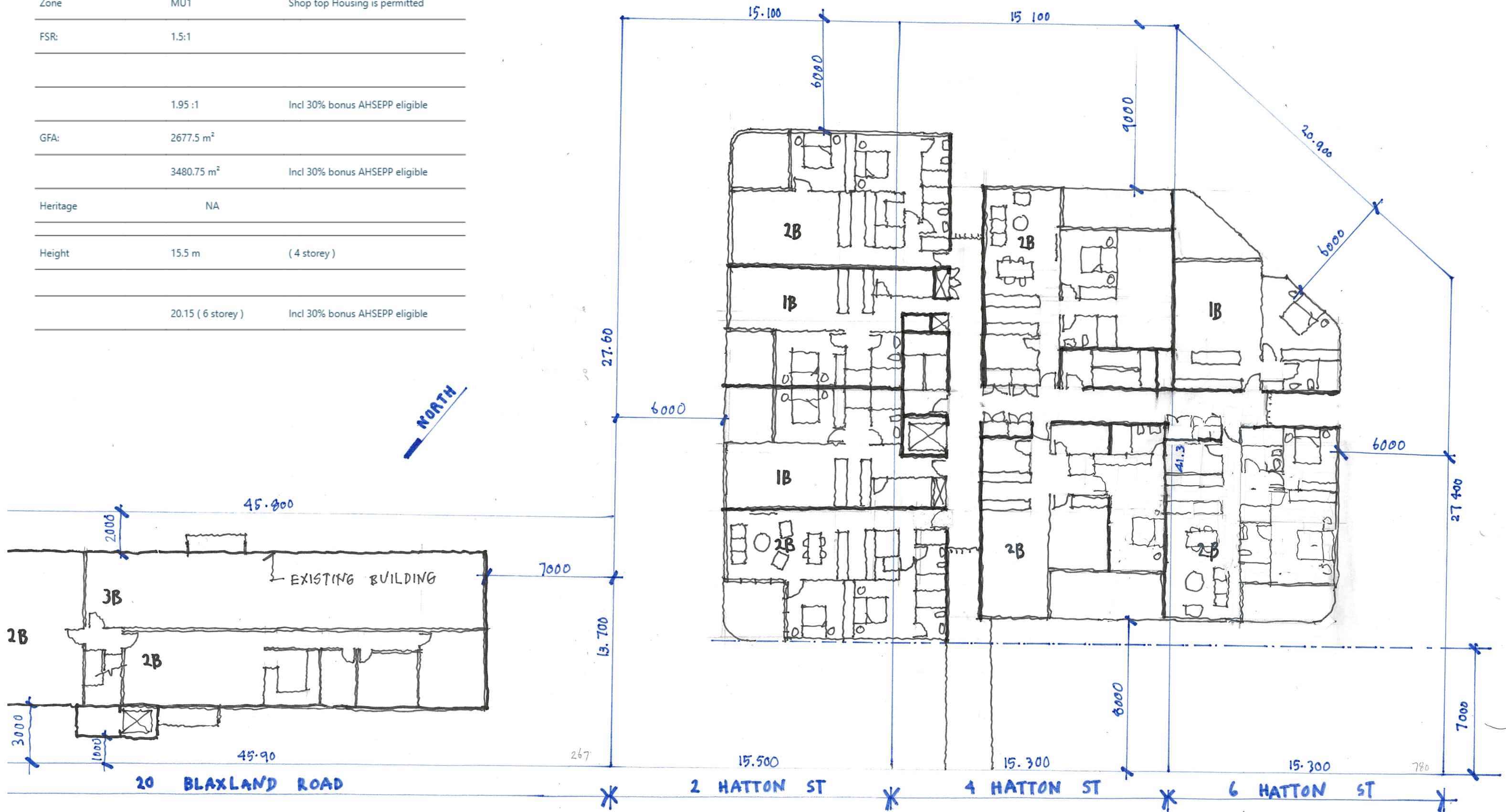


OPTION 4
RENOVATION AND
ALTERATION

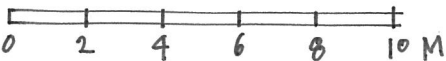


CONCEPT DEVELOPMENT POTENTIAL FOR 2-6 HATTON STREET RYDE

Site Area:	Approx. 1785M ²	Approx. 45.9 m frontage x 41.3 m
Zone	MU1	Shop top Housing is permitted
FSR:	1.5:1	
	1.95 :1	Incl 30% bonus AHSEPP eligible
GFA:	2677.5 m ²	
	3480.75 m ²	Incl 30% bonus AHSEPP eligible
Heritage	NA	
Height	15.5 m	(4 storey)
	20.15 (6 storey)	Incl 30% bonus AHSEPP eligible



LEVEL GR-3



PROPOSED 2-6 HATTON STREET, RYDE

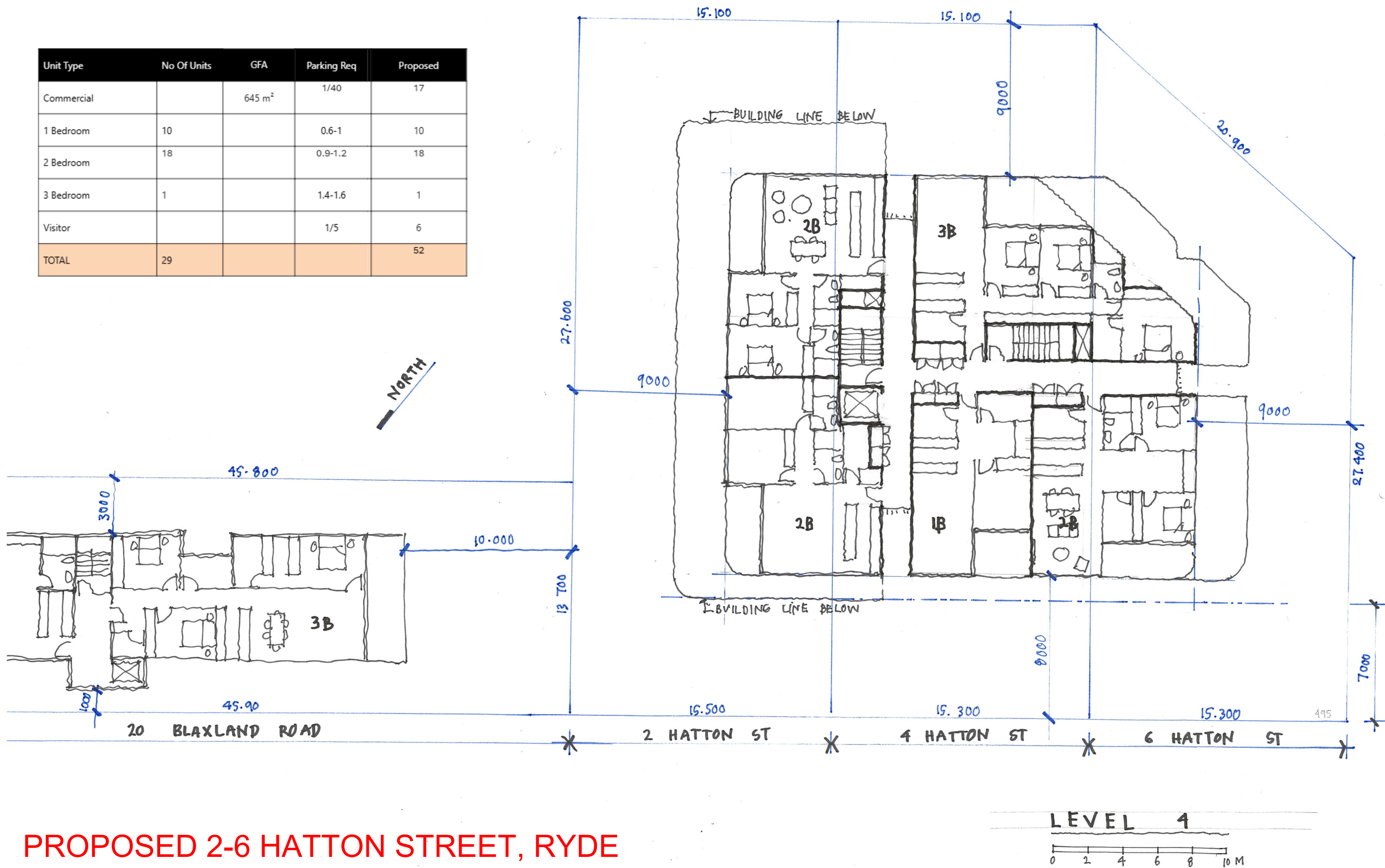
Proposed 5 storey building with AHSEPP BONUS

FSR 1.95:1

GFA 3480 m²

CONCEPT DEVELOPMENT POTENTIAL FOR 2-6 HATTON STREET RYDE

Unit Type	No Of Units	GFA	Parking Req	Proposed
Commercial		645 m ²	1/40	17
1 Bedroom	10		0.6-1	10
2 Bedroom	18		0.9-1.2	18
3 Bedroom	1		1.4-1.6	1
Visitor			1/5	6
TOTAL	29			52



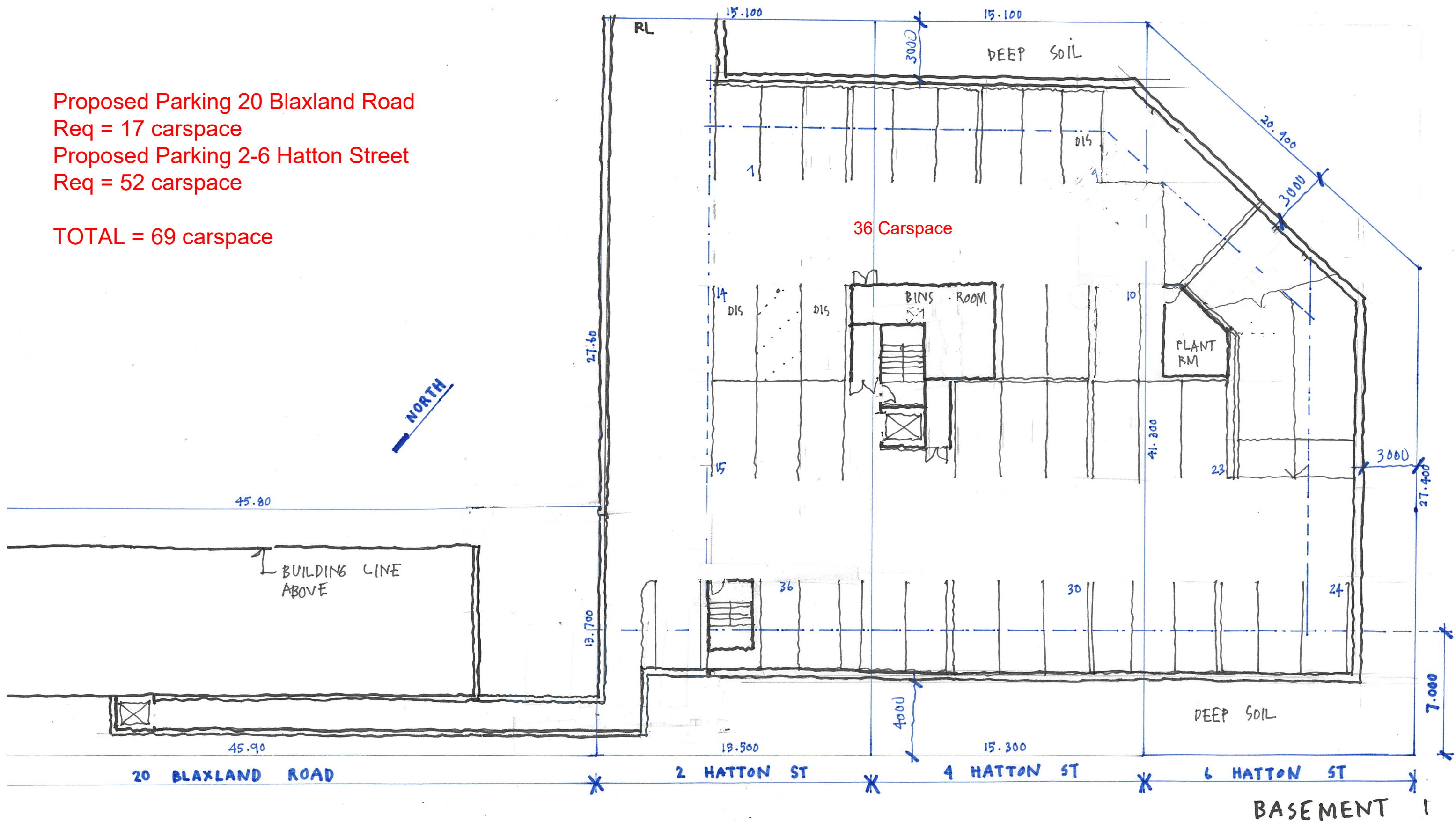
PROPOSED 2-6 HATTON STREET, RYDE

CONCEPT DEVELOPMENT POTENTIAL FOR 2-6 HATTON STREET RYDE

Req = 17 carspace

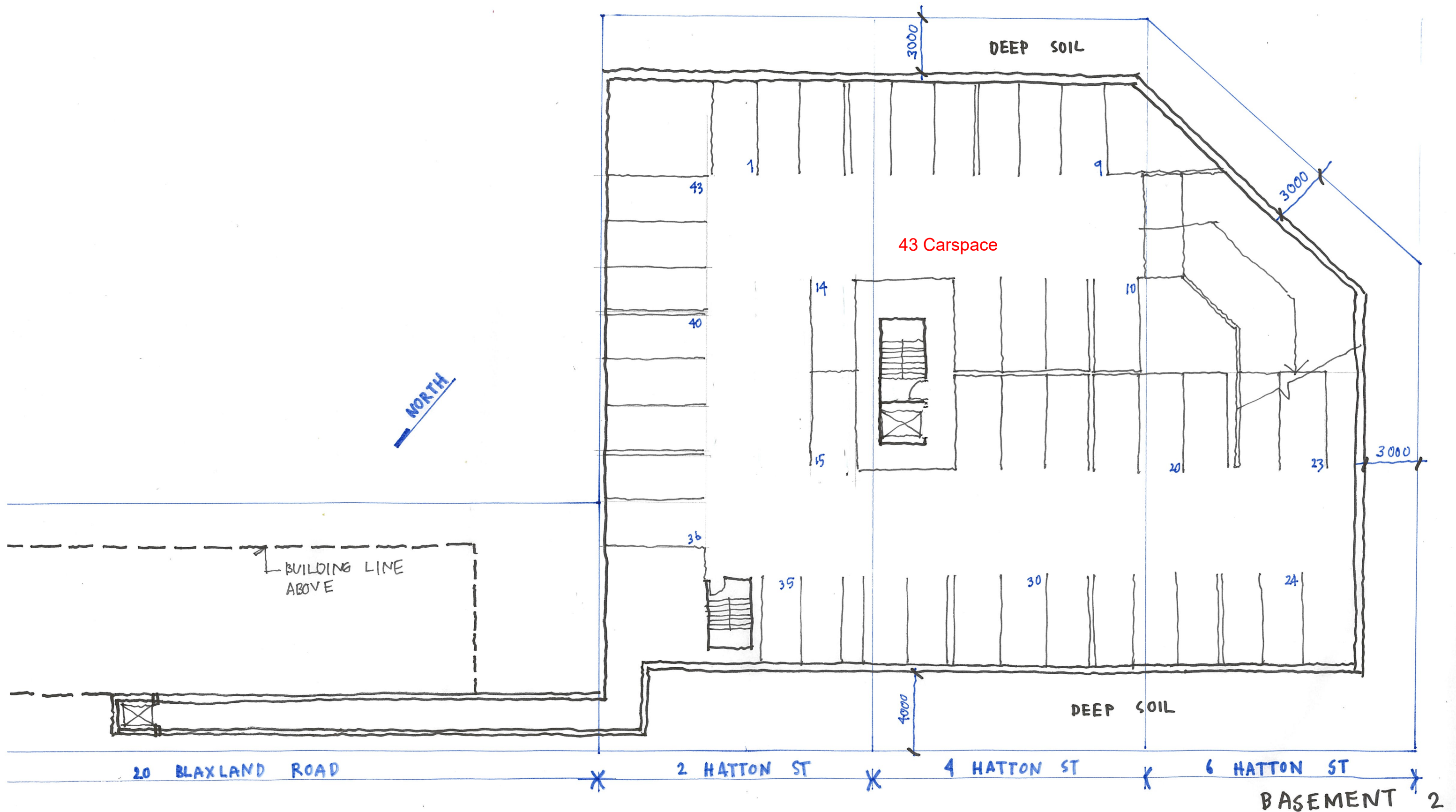
Req = 52 carspace

TOTAL = 69 carspace



PROPOSED 2-6 HATTON STREET, RYDE

CONCEPT DEVELOPMENT POTENTIAL FOR 2-6 HATTON STREET RYDE



PROPOSED 2-6 HATTON STREET, RYDE