DRAWING	LIST		DRA	WING LI	ST		DRA	WING LIS	Т		DR/	AWING LIS	ST
DRAWIN	No. DRAWING NAME	REVISION	DA	RAWING N	o. DRAWING NAME	REVISION	DA	DRAWING No	DRAWING NAME	REVISION	0.4	DRAWING N	o. DRAWING NAME
DA 1001	COVER SHEET	D	DA	2001	NORTH ELEVATION	D	DA	5003	SDA UNIT LAYOUT	С	DA	7011	SOLAR ACCESS PLAN 1
DA 1002	COMPLIANCE TABLE	D	DA	2002	SOUTH ELEVATION	D	DA	6001	SHADOW DIAGRAMS	D	DA	7012	SOLAR ACCESS PLAN 2
DA 1003	UNIT SCHEDULE - BUILDING A	D	DA	2004	WEST ELEVATION	D	DA	6021	SUN ANGLE VIEWS 9AM - 21 JUNE	D	DA	7013	SOLAR ACCESS PLAN 3
DA 1004	UNIT SCHEDULE - BUILDING B	D	DA	2011	BUILDING A NORTH ELEVATION	D	DA	6022	SUN ANGLE VIEWS 10AM - 21 JUNE	D	DA	7021	VENTILATION DIAGRAM 1
DA 1005	UNIT SCHEDULE - BUILDING C	D	DA	2012	BUILDING A SOUTH ELEVATION	D	DA	6023	SUN ANGLE VIEWS 11AM - 21 JUNE	D	DA	7022	VENTILATION DIAGRAM 2
DA 1006	SITE PLAN	D	DA	2013	BUILDING A EAST ELEVATION	D	DA	6024	SUN ANGLE VIEWS 12PM - 21 JUNE	D	DA	7023	VENTILATION DIAGRAM 3
DA 1006-	SITE PLAN & LANDSCAPE DESIGN	В	DA	2014	BUILDING A WEST ELEVATION	D	DA	6025	SUN ANGLE VIEWS 1PM - 21 JUNE	D	DA	7044	3D VIEWS
DA 1007	DEMOLITION PLAN	С	DA	2021	BUILDING B NORTH ELEVATION	D	DA	6026	SUN ANGLE VIEWS 2PM - 21 JUNE	D	DA	7061	FINISHES SCHEDULE- SHEET 1
DA 1011	SITE ANALYSIS - TRANSPORT, AMENITY & NETWORK ANALYSIS	A A	DA	2022	BUILDING B SOUTH ELEVATION	D	DA	6027	SUN ANGLE VIEWS 3PM - 21 JUNE	D	DA	7062	FINISHES SCHEDULE- SHEET 2
DA 1012	SITE ANALYSIS - PLAN	A	DA	2023	BUILDING B EAST ELEVATION	D	DA	6028	SOLAR SCHEDULE - BLG A	D	DA	7063	FINISHES SCHEDULE- SHEET 3
DA 1013	SITE ANALYSIS - BUILT FORM	A	DA	2024	BUILDING B WEST ELEVATION	D	DA	6029	SOLAR SCHEDULE - BLG B	D	DA	7071	DEEP SOIL ZONE
DA 1015	SITE ANALYSIS - STREETSCAPE	A	DA	2031	BUILDING C NORTH ELEVATION	D	DA	6030	SOLAR SCHEDULE - BLG C	D	DA	7081	COMMUNUAL OPEN SPACE DIAGRA
DA 1016	PUBLIC ART PARKLAND LINK	A	DA	2032	BUILDING C SOUTH ELEVATION	D	DA	6041	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 8AM	D	DA	7101	LEP HEIGHT BLANKET 1
DA 1100	BASEMENT LEVEL 3 FLOOR PLAN	D	DA	2033	BUILDING C EAST ELEVATION	D	DA	6042	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 9AM	D	DA	7102	LEP HEIGHT BLANKET 2
DA 1101	BASEMENT LEVEL 2 FLOOR PLAN	D	DA	2034	BUILDING C WEST ELEVATION	D	DA	6043	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 10AM	D	DA	7103	LEP HEIGHT BLANEKT 3
DA 1102	BASEMENT LEVEL 1 FLOOR PLAN	D	DA	2051	FACADE DETAILS - BUILDING A	A	DA	6044	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 11AM	D			
DA 1103	OVERALL GROUND FLOOR PLAN	D	DA	2052	FACADE DETAILS - BUILDING B	A	DA	6045	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 12PM	D			
DA 1104	OVERALL LEVEL 1 FLOOR PLAN	D	DA	2053	FACADE DETAILS - BUILDING B	A	DA	6046	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 1PM	D			
DA 1105	OVERALL LEVEL 2 FLOOR PLAN	D	DA	2054	FACADE DETAILS - BUILDING C	A	DA	6047	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 2PM	D			
DA 1106	OVERALL LEVEL 3 FLOOR PLAN	D	DA	3001	BUILDING SECTIONS	D	DA	6048	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 3PM	D			
DA 1107	OVERALL LEVEL 4 FLOOR PLAN	D	DA	3002	BUILDING C & NEIGHBOURING BUILDINGS SEPERATION	^	DA	6049	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 4PM	D			
DA 1108	OVERALL LEVEL 5 FLOOR PLAN	D	DA		DIAGRAMS	^	DA	7001	GFA CALCULATION 1	D			
DA 1109	OVERALL LEVEL 6 FLOOR PLAN	D	DA	3004	DRIVEWAY & RAMP SECTIONS	D	DA	7002	GFA CALCULATION 2	D			
DA 1110	OVERALL LEVEL 7 FLOOR PLAN	D	DA	3005	DRIVEWAY & RAMP SECTIONS	D	DA	7003	GFA CALCULATION 3	D			
DA 1111	OVERALL LEVEL 8 FLOOR PLAN	D	DA	3011	SECTION DETAIL 1	В	DA	7005	CHILDCARE INDOOR AREA CALCULATION	D			
DA 1112	ROOF PLAN	D	DA	5001	PRE + POST ADAPTABLE UNIT LAYOUT- SHEET 1	C	DA	7006	CHILDCARE OUTDOOR AREA CALCULATION	D			

PROPOSED MIXED USE DEVELOPMENT

691-695 VICTORIA ROAD, RYDE, 2112 NSW

	REVISION
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	D
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	D
	D
	С
1	D
2	D
3	D
	D
AGRAM	D
	D
	D
	D

REFERENCES

ANY VARIATIONS OR DEVIATIONS FROM APPROVED CONSTRUCTION DRAWINGS MUST BE REVIEWED AND APPROVED BY PCA OR NOMINATED CERTIFYING AUTHORITY.

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D	22.05.2025	S34 SUBMISSION
С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
Rev.	Date	Description

Project Architect





LEVEL 2, 60 PARK STREET SYDNEY NSW 2000 P: 02 9267 2000

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

COVER SHEET

DA SUBMISSION								
Job no.	Dra	wing no.	Rev.					
J23589	D D	A 1001	D					
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024					

RYDE CITY COUNCIL LOCAL ENVIRONMENTAL PLAN 2014

SITE AREA	6296.8m ²
ZONING	MU1
RELEVANT CONTROLS	MIXED USE
COUNCIL	RYDE CITY COUNCIL
LOT / DP No.	17/DP777986, 2/DP443925, 3/DP443926 & 4/DP5873
FSR	1.8:1 + 0.7:1 (CLAUSE 4.4A AREA) = 2.5:1
HEIGHT OF BUILDING	18.5m + 3m Bonus = 21.5m
HERITAGE	NOT AFFECTED
ACID SULPHATE SOILS	NOT AFFECTED
KEY SITE	NOT AFFECTED
FLOOD PLANNING AREA	NOT AFFECTED
LAND RESERVATION ACQUISITION	NOT AFFECTED
NATURAL RESOURCE - BIODIVERSITY	NOT AFFECTED
FORESHORE BUILDING LINE	NOT AFFECTED

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE SITE AREA	MU1 MIXED USE 6296.8m ²
PERMISSIBLE FLOOR SPACE RATIO ADDITIONAL FSR RYDE LEP 2014 CLAUSE 4.4A AREA I TOTAL FLOOR SPACE RATIO PERMISSIBLE GFA	1.8:1 0.7:1 2.5:1 15742 m²
PROPOSED FLOOR SPACE RATIO TOTAL GFA	2.46:1 15486m²

VENTILATION LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NATURAL CROSS VENTILATION			
155 UNITS	93 UNITS (60%)	94 UNITS (60.6%)			
\longleftrightarrow	NATURAL CROSS VENTILATED APARTMENTS				
	NATURAL CROSS VENTILATED A	APARTMENTS			
	NATURAL CROSS VENTILATED (CORRIDOR			

SOLAR ACCESS LEGEND

002/00/00						
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE	REQUIRED OV	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm		PROPOSED UNITS RECE DIRECT SUNLIGHT	
155 UNITS	109 UNITS (70		9 UNITS (70%)		19 UNITS (12.3%)	
		BALCONIES RECEIVE ON JUNE 21St BETV		RS		
		BALCONIES RECEIVE ON JUNE 21St BETV		IRS		
		BALCONIES RECEIVI ETWEEN 9am - 3pm	CCESS			
WASTE CA		N				
I	RATE OF WASTE	TOTAL WASTE	BIN SIZE	NO. OF BINS COMPLIANCE REQUIRED	NO. OF BINS PROPOSED	
RESIDENTIAL (155	UNITS)					
VASTE	120L/UNIT/WEEK	18600L	1100L	16.9	6 BINS/ 3 TIMES /	A WEEK
RECYCLE	120L/UNIT/WEEK	18600L	1100L	16.9	6 BINS/ 3 TIMES /	A WEEK
GREEN	120L/UNIT/DAY	N/A	240L	5	5 BINS/ ONCE EV	ERY TWO WEEP
PROPOSED TOTAL					12 X 1100L BINS	5 X 240L BINS

RECYCLE	120L/UNIT/WEEK	18600L	1100L	16.9	6 BINS/ 3 TIMES A WEEK
GREEN	120L/UNIT/DAY	N/A	240L	5	5 BINS/ ONCE EVERY TWO WEEK
PROPOSED TO	DTAL				12 X 1100L BINS 5 X 240L BINS
CHILDCARE (1	08 KIDS)				
WASTE	5L/CHILD/DAY	2700L	240L	11.3	6 BINS/ 2 TIMES A WEEK
RECYCLE	5L/CHILD/DAY	2700L	240L	11.3	6 BINS/ 2 TIMES A WEEK
PROPOSED TO	DTAL				12 X 240L BINS
COMMERCIAL	· 1 (52 m²)				
WASTE	80 L/100m ² PER DAY	291.2L		-	-
RECYCLE	40 L/100m ² PER DAY	145.6L	-	-	-
COMMERCIAL	2 (88m²)				
WASTE	50 L/100m ² PER DAY	308L	-		-
RECYCLE	25 L/100m ² PER DAY	154L	-	-	-
COMMERCIAL	· 3 (513 m²)				
WASTE	10 L/100m ² PER DAY	307L	-	-	-
RECYCLE	10 L/100m ² PER DAY	307L	-	-	-
TOTAL					
WASTE	-	907L	1100L	1	1 BIN/ ONCE A WEEK
RECYCLE	-	606.6L	660 L	1	1 BIN/ ONCE A WEEK
					1 X 1100L BIN 1 X 660L BIN

UNIT MIX	COUNT
1 BED	51
2 BED	70
3 BED	34
TOTAL: 155	

CAR PARKING THE RYDE CIT

UNITS (155)	RATE	REQUIRED	PROPOSED)
1 BED (51)	1 SPACE / 1 UNIT	51	51	
2 BED (70)	1.2 SPACE / 1 UNIT	84	84	
3 BED (34)	1.6 SPACE / 1 UNIT	54.4	54	
VISITOR (155 UNITS)	1 SPACE / 5 UNITS	31	31	
CARWASH BAY	1 SPACE	1	1	
TOTAL		221.4	221	
CHILDCARE (108 KIDS	6)			
108 CHILDREN	1 SPACE / 8 CHILDREN	13.5	14	
18 STAFFS	1 SPACE / 2 STAFFS	9	9	
TOTAL		23	23	
COMMERCIAL				
643m²	1 SPACE / 40 m ²	16.1	16	
GRAND TOTAL		260	260	
EV CHARGING	1 SPACE PER 50 CAR SPAC	ES 5.2	6	

BICYCL FOR MU1 ZONE THE RYDE CITY COUNCIL

UNITS (155)	RATE	REQUIRED	PROPOSED
RESIDENTIAL	10% OF REQUIRED CAR SPACE	S 26	30
TOTAL		26	30

SCHEDULE B' Ty council d	-	
RATE	REQUIRED	PROPOSED
1 SPACE / 1 UNIT	51	51
.2 SPACE / 1 UNIT	84	84
.6 SPACE / 1 UNIT	54.4	54
1 SPACE / 5 UNITS	31	31
1 SPACE	1	1
	221.4	221

RE (108 KIDS)				
DREN	1 SPACE / 8 CHILDREN	13.5	14	
S	1 SPACE / 2 STAFFS	9	9	
		23	23	
CIAL				
	1 SPACE / 40 m ²	16.1	16	
OTAL		260	260	
GING	1 SPACE PER 50 CAR SPACES	5.2	6	
CLE SCH			011	

FS (155)	RATE	REQUIRED	PROPOSED	
IDENTIAL	10% OF REQUIRED CA	R SPACES 26	30	

20	50

Overall Sunlight Access to Living	70%		ect sunlight between 9 am an Area and in the Newcastle a	d 3 pm at mid-winter Sydney nd Wollongong LGA	109 apartments out of 155
Rooms & Private Open Space	15%	Maximum 15% no	odirect sunlight between 9 ar	n and 3 pm at mid-winter	23.2 apartment out of 155
Natural Cross Ventilation	60%	Units at 10 storeys and ab		Deemed to be cross ventilated	93 apartments o
		allows adequate n Cross-Over & Cross		Maximum 18m depth	of 155
Minimum Annaturent Oinne	4000/	Studio	35m ²		
Minimum Apartment Sizes	100%	1 Bed	50m ²		То
		2 Bed	70m ² + 5m ² per extra bat	1	Comply
		3 Bed	90m ² + 5m ² per extra bat		
Habitable room depths	-	Maximum 2.5 x the ceiling		·	
		Open plan layouts: 8m fro	om a window		Max. 8m
Living rooms internal width	100%	Studio and 1 Bed units		3.6m	
		2 Bed and 3 Bed units		4.0m	To Comply
		Cross-Over/Through units	6	4.0m	oompij
Bedroom	100%	Min. Dimension		3.0m	То
Dimension/Area (excluding wardrobe)		Master Bed Minimum Are		10m ²	Comply
		Other Bed(s) Minimum A	rea	9.0m ²	
Minimum Ceiling Heights	100%	Habitable rooms:		2.7m	min. 2.7m
		Non-habitable rooms		2.4m	min. 2.4m
		Mixed use Ground Floor		3.3m	min. 3.3m
Primary Balcony/Private	100%	Studio 1 Ded		4.0m ²	All balconies
Open Space Minimum Area & Dimension		1 Bed 2 Bed		8.0m ² (min. 2m Dimension) 10.0m ² (min. 2m Dimension)	and P.O.S. to
		3+ Bed		12.0m ² (min. 2.4m Dimension)	be provided with min
			Ground Floor or on a podium	15.0m ² (min. 3.0m Dimension)	requirements
		Min. Balcony depth as co area		1m	
Minimum Storage Requirements		Studio	4.0m ³		min. 4.0m ³
Minimum otorage requirements	_	1 Bed	6.0m ³	Min. 50% inside of Unit	min. 6.0m ³
		2 Bed	8.0m ³		min. 8.0m ³
		3 Bed	10.0m ³		min.10.0m ³
Common circulation	-	Max. units off a circulation co	pre on a single level	8 Units /Core Proffered 12 Units/Core Max.	12 Units
		Min. units sharing a single lif and over	t for building 10 storeys	40 Units per Lift	40 units
Building Depth	-	Max. 18m Building Depth Gla	ass line to Glass Line		12-18m Pref.
Building Separation	-	Up to 4 storeys (approx. 12m):	12m hab. and hab. (6m to 9m hab. and non-hab.		
			6m non-hab rooms. (3m t		-
		5 to 8 storeys (approx. 25m):	18m hab. and hab. (9m to 12m hab. and non-hab. 9m non-hab rooms. (4.5m		To Comply
		9 storeys and above	24m hab. and hab. (12m t		
		(over 25m):	18m hab. and non-hab.	• /	
			12m non-hab rooms. (6m	to side & rear boundary)	
		Lower density at next door	Additional 3m setback from	n the next door boundary	-
Deep Opil Zoos	7%	7% of site area on site	I		Recommended
Deep Soil Zone	170	Minimum dimensions	Site area 650m - 1500m ² ; Site area > 1500m ² ; 6m	3m	DSZ = 440.8m ² (7%)
	25%	25% of site area			Recommended
Communal Open Space (C.O.S.)	2370	(50% of C.O.S. should receiv June)	ve sunlight access for a 2 ho	urs between 9 am and 3 pm on 21	COS =1574.2m ² Recommended 787.1m ² (50% o COS)
RMS Car parking rates are applied for development on	-	Within 800m of a railway stat	tion or light rail stop in Synde	ey Metropolitan Area	Within 800m radius of railway station
sites;		On land zoned, and within 40 Centre	00m of land zoned, B3, B4 or	equivalent in a nominated Regional	Gallon

109 apartments out of 155	109 out of 155 units (70%) receiving 2 hours of solar access	Yes 🗸
23.2 apartments out of 155	19 out of 155 (12.2%) units receive no direct sunlight	Yes 🗸
93 apartments out of 155	94 out of 155 units (60.6%)	Yes √
To Comply	Studio ≥ 35 m² 1 Bed ≥ 50 m² 2 Bed ≥ 75 m² 3 Bed ≥ 95 m²	Yes √
Max. 8m	Max. 8m	Yes 🗸
To Comply	All living rooms internal width comply	Yes 🗸
To Comply	All bedrooms dimension/ Area comply	Yes 🗸
min. 2.7m	2.7m	
min. 2.4m	2.7m	Yes 🗸
min. 3.3m	3.72m	
All balconies and P.O.S. to be provided with min requirements	All the balconies and P.O.S. provided with min requirements	Yes 🗸
min. 4.0m ³ min. 6.0m ³ min. 8.0m ³ min.10.0m ³	All units provided with required storage area (refer to the storage schedule)	Yes 🗸
12 Units	Max 7 Units. / Core	
40 units	Comply	Yes 🗸
12-18m Pref.	APPROX. 18m	Yes 🗸
To Comply	Comply	Yes 🗸
Recommended DSZ = 440.8m ² (7%)	880.4m ² (13.98%) has been proposed as deep soil zone with more than 6m depth	Yes 🗸
Recommended COS =1574.2m ²	1898.7m²(30.1%) has been proposed	Yes 🗸
Recommended 787.1m ² (50% of COS)	883.5m² of COS receives 2 Hrs (46.5%)	Yes 🗸
Within 800m radius of railway station	Refer to traffic report	Yes 🗸

REFERENCES

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

COMPLIANCE TABLE

DA SUBN	IISSIO	N		
Job no.		Drawi	ng no.	Rev.
J23589	9D	DA	1002	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

								UNIT SCHED
UNIT NUMBER	UNIT DESCRIPTION	UNIT AREA	BALCONY ARFA	SOLAR ACCESS	VENTILATION	CD Adaptable UNIT STORAGE	BASEMENT	TOTAL STORAGE
A101	1 BED	51 m²	10 m ²	Over 2Hrs	Yes	3.36 m ³	6.39 m ³	9.75 m ³
A102	1 BED	63 m ²	10 m ²	Over 2Hrs	No	5.63 m ³	6.39 m ³	12.02 m ³
A103	1 BED	51 m ²	10 m ²	Over 2Hrs	Yes	3.36 m ³	6.15 m ³	9.52 m ³
A104	2 BED	76 m ²	10 m ²	Over 2Hrs	No	6.27 m ³	9.57 m ³	15.84 m ³
A105	3 BED	102 m ²	12 m ²	Over 2Hrs	Yes	7.22 m ³	7.62 m ³	14.84 m ³
A201	1 BED	51 m ²	10 m ²	Over 2Hrs	Yes	3.36 m ³	8.83 m ³	12.19 m ³
A202	1 BED	63 m ²	11 m²	Over 2Hrs	No	5.63 m ³	7.41 m ³	13.05 m ³
A203	1 BED	51 m ²	10 m ²	Over 2Hrs	Yes	3.36 m ³	7.17 m ³	10.53 m ³
A204	2 BED	76 m ²	10 m ²	Over 2Hrs	No	6.27 m ³	10.27 m ³	16.54 m ³
A205	3 BED	102 m ²	12 m ²	Over 2Hrs	Yes	7.22 m ³	8.70 m ³	15.92 m ³
A301	1 BED	51 m ²	10 m ²	Over 2Hrs	Yes	3.36 m ³	12.17 m ³	15.53 m ³
A302	1 BED	63 m ²	11 m²	Over 2Hrs	No	5.63 m ³	8.78 m ³	14.42 m ³
A303	1 BED	51 m ²	10 m ²	Over 2Hrs	Yes	3.36 m ³	9.57 m ³	12.94 m ³
A304	2 BED	76 m ²	10 m ²	Over 2Hrs	No	6.27 m ³	11.21 m ³	17.49 m ³
A305	3 BED	102 m ²	12 m ²	Over 2Hrs	Yes	7.22 m ³	7.17 m ³	14.39 m ³
A401	2 BED	79 m ²	11 m ²	Over 2Hrs	Yes	5.04 m ³	6.64 m ³	11.68 m ³
A402	1 BED	58 m²	8 m²	Over 2Hrs	Yes	7.57 m ³	10.08 m ³	17.65 m ³
A403	1 BED	58 m²	9 m²	Over 2Hrs	No	3.44 m ³	10.43 m ³	13.88 m ³
A404	3 BED	97 m ²	12 m ²	Over 2Hrs	Yes	15.55 m ³	9.57 m ³	25.13 m ³
A501	2 BED	79 m ²	12 m ²	Over 2Hrs	Yes	5.04 m ³	11.12 m ³	16.16 m ³
A502	1 BED	58 m²	8 m²	Over 2Hrs	Yes	7.57 m ³	11.14 m ³	18.71 m ³
A503	1 BED	58 m²	8 m²	Over 2Hrs	No	3.44 m ³	10.99 m ³	14.44 m ³
A504	3 BED	97 m ²	12 m ²	Over 2Hrs	Yes	15.55 m ³	8.91 m ³	24.46 m ³
A601	2 BED	79 m ²	12 m ²	Over 2Hrs	Yes	5.04 m ³	8.71 m ³	13.75 m ³
A602	1 BED	58 m²	8 m²	Over 2Hrs	Yes	7.57 m ³	8.71 m ³	16.28 m ³
A603	1 BED	58 m²	9 m²	Over 2Hrs	No	3.44 m ³	8.91 m ³	12.35 m ³
A604	3 BED	97 m ²	12 m ²	Over 2Hrs	Yes	15.55 m ³	19.10 m ³	34.66 m ³
AG01	2 BED	76 m ²	42 m ²	Over 2Hrs	No	6.27 m ³	6.39 m ³	12.66 m ³
AG02	3 BED	113 m ²	21 m ²	Over 2Hrs	Yes	7.22 m ³	6.39 m ³	13.61 m ³
Linit Total: 29								

Unit Total: 29

REFERENCES

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D	22.05.2025	S34 SUBMISSION
С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
Rev.	Date	Description

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

UNIT SCHEDULE - BUILDING A

DA SUBN	IISSIC	N		
Job no.		Drawi	ng no.	Rev.
J23589	9D	DA	1003	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

			1				1		UNIT
JNIT NUMBER	UNIT DESCRIPTION	UNIT AREA	BALCONY AF	REA SOLAR ACCESS	VENTILATIO	N CD_Adaptable	UNIT STORAGE	BASEMENT	TOTAL STORAGE
B101	2 BED	84 m²	13 m²	Over 2Hrs	Yes		4.63 m ³	5.18 m ³	9.81 m ³
B102 B103	1 BED 2 BED	62 m ² 92 m ²	9 m ² 12 m ²	Over 2Hrs	No	ADAPT/LIV	4.74 m ³	5.18 m ³	9.92 m ³
B103 B104	1 BED	92 m ²	12 m ²	Over 2Hrs Over 2Hrs	Yes		7.18 m ³ 3.86 m ³	5.28 m ³ 6.27 m ³	12.46 m ³ 10.14 m ³
B105	1 BED	55 m ²	15 m ²	None	No		3.87 m ³	6.27 m ³	10.14 m ³
B106	3 BED	114 m²	16 m ²	None	No		12.24 m ³	6.40 m ³	18.64 m ³
B107	3 BED	105 m ²	23 m ²	Under 2Hrs	Yes		6.60 m ³	3.59 m ³	10.18 m ³
B201 B202	2 BED 1 BED	84 m ² 62 m ²	13 m ² 9 m ²	Over 2Hrs Over 2Hrs	Yes	ADAPT/LIV	4.63 m ³ 4.74 m ³	3.65 m ³ 5.35 m ³	8.28 m ³ 10.09 m ³
B202 B203	2 BED	88 m ²	12 m ²	Over 2Hrs	No	ADAPT/LIV	4.74 m 4.32 m ³	5.45 m ³	9.77 m ³
B204	1 BED	59 m ²	8 m ²	Over 2Hrs	Yes		7.22 m ³	11.88 m ³	19.10 m ³
B205	2 BED	84 m²	10 m ²	Over 2Hrs	No		8.64 m ³	10.86 m ³	19.50 m ³
B206	2 BED	83 m ²	11 m ²	Over 2Hrs	Yes		4.97 m ³	14.69 m ³	19.66 m ³
B207	2 BED	83 m ²	17 m ² 9 m ²	Under 2Hrs	No		5.66 m ³	10.27 m ³	15.92 m ³
B208 B209	1 BED 3 BED	69 m ² 101 m ²	9 m² 12 m²	Under 2Hrs Under 2Hrs	Yes Yes		6.09 m ³ 5.37 m ³	5.19 m ³ 6.18 m ³	11.28 m ³ 11.55 m ³
B209 B210	2 BED	93 m ²	12 m ²	None	No		6.12 m ³	9.57 m ³	15.70 m ³
B210 B211	3 BED	114 m ²	16 m ²	None	No		12.24 m ³	9.31 m ³	21.55 m ³
B212	3 BED	105 m ²	23 m ²	Under 2Hrs	Yes		6.60 m ³	5.12 m ³	11.72 m ³
B301	2 BED	84 m²	13 m²	Over 2Hrs	Yes		4.63 m ³	6.92 m ³	11.55 m ³
B302	1 BED	62 m²	9 m²	Over 2Hrs	No	ADAPT/LIV	4.74 m ³	6.64 m ³	11.38 m ³
B303	2 BED	88 m ²	12 m ²	Over 2Hrs	No	ADAPT/LIV	4.32 m ³	6.67 m ³	11.00 m ³
B304 B305	1 BED 2 BED	59 m ²	8 m ² 10 m ²	Over 2Hrs	Yes		7.22 m ³ 8.64 m ³	6.79 m ³ 9.57 m ³	14.01 m ³ 18.21 m ³
B305 B306	2 BED 2 BED	84 m ² 83 m ²	10 m ²	Over 2Hrs Over 2Hrs	No Yes	+	8.64 m ³ 4.97 m ³	9.57 m ³ 9.31 m ³	18.21 m ³ 14.27 m ³
B306 B307	2 BED 2 BED	83 m ²	17 m ²	Under 2Hrs	No	-	4.97 m ³ 5.66 m ³	9.31 m ³ 9.57 m ³	14.27 m ³ 15.23 m ³
B308	1 BED	69 m ²	9 m ²	Under 2Hrs	Yes		6.09 m ³	6.18 m ³	12.27 m ³
B309	3 BED	101 m ²	12 m ²	Under 2Hrs	Yes		5.37 m ³	9.57 m ³	14.94 m ³
B310	2 BED	93 m ²	10 m ²	None	No		6.12 m ³	9.31 m ³	15.43 m ³
B311 B312	3 BED 3 BED	114 m ²	16 m ² 22 m ²	None Over 2Hrs	No		12.24 m ³ 6.60 m ³	6.87 m ³ 7.09 m ³	19.11 m ³ 13.68 m ³
B312 B401	2 BED	105 m ² 79 m ²	22 m ² 12 m ²	Over 2Hrs Over 2Hrs	Yes	+	6.60 m ³ 4.46 m ³	7.09 m ³ 7.02 m ³	13.68 m ³ 11.48 m ³
B401 B402	1 BED	62 m ²	11 m ²	Over 2Hrs	No	ADAPT/LIV	4.40 m ³	7.14 m ³	11.88 m ³
B403	2 BED	88 m²	11 m ²	Over 2Hrs	No	ADAPT/LIV	4.32 m ³	7.14 m ³	11.46 m ³
B404	1 BED	59 m ²	8 m²	Over 2Hrs	Yes		7.22 m ³	7.27 m ³	14.49 m ³
B405	2 BED	84 m ²	10 m ²	Over 2Hrs	No		8.64 m ³	4.12 m ³	12.76 m ³
B406 B407	2 BED 2 BED	83 m ² 83 m ²	11 m ² 17 m ²	Over 2Hrs Under 2Hrs	Yes	+	4.97 m ³ 5.66 m ³	4.12 m ³ 4.12 m ³	9.09 m ³ 9.78 m ³
B407 B408	1 BED	83 m ² 69 m ²	17 m ² 9 m ²	Under 2Hrs Under 2Hrs	Yes	-	5.66 m ³ 6.09 m ³	4.12 m ³ 4.49 m ³	9.78 m ³
B400 B409	3 BED	101 m ²	12 m ²	Under 2Hrs	Yes		5.37 m ³	4.43 m ³	9.70 m ³
B410	2 BED	93 m ²	10 m ²	None	No		6.12 m ³	4.03 m ³	10.16 m ³
B411	3 BED	114 m²	15 m ²	None	No		12.24 m ³	4.03 m ³	16.27 m ³
B412	3 BED	101 m ²	22 m ²	Over 2Hrs	Yes		4.79 m ³	6.06 m ³	10.85 m ³
B501 B502	2 BED	79 m ²	12 m ²	Over 2Hrs	Yes		4.46 m ³ 4.74 m ³	4.64 m ³	9.10 m ³
B502 B503	1 BED 1 BED	62 m ² 63 m ²	11 m ²	Over 2Hrs Over 2Hrs	No	ADAPT/LIV	4.74 m ³ 14.17 m ³	4.03 m ³ 4.03 m ³	8.76 m ³ 18.20 m ³
B503	2 BED	85 m ²	16 m ²	Over 2Hrs	Yes	1	6.10 m ³	4.03 m ³	10.13 m ³
B505	2 BED	83 m ²	29 m ²	Over 2Hrs	Yes		8.02 m ³	4.04 m ³	12.06 m ³
B506	2 BED	89 m²	12 m ²	Under 2Hrs	Yes		4.28 m ³	4.04 m ³	8.32 m ³
B507	2 BED	79 m ²	11 m ²	Under 2Hrs	Yes		4.26 m ³	4.31 m ³	8.58 m ³
B508	1 BED	60 m ²	10 m ²	Under 2Hrs	Yes		3.14 m ³	5.59 m ³	8.72 m ³
B509 B510	1 BED 3 BED	64 m ² 114 m ²	10 m ² 15 m ²	None	No No		3.10 m ³ 12.24 m ³	5.59 m ³ 5.59 m ³	8.69 m ³ 17.83 m ³
B510 B511	3 BED	114 m ²	15 m ² 22 m ²	Over 2Hrs	Yes	-	4.79 m ³	5.59 m ² 5.44 m ³	17.83 m ³
B601	2 BED	79 m ²	12 m ²	Over 2Hrs	Yes		4.46 m ³	5.67 m ³	10.13 m ³
B602	1 BED	62 m ²	11 m²	Over 2Hrs	No	ADAPT/LIV	4.74 m ³	5.11 m ³	9.85 m ³
B603	1 BED	63 m ²	11 m ²	Over 2Hrs	No		14.17 m ³	4.71 m ³	18.88 m ³
B604	2 BED	89 m ²	12 m ²	Over 2Hrs	Yes		6.10 m ³	4.37 m ³	10.47 m ³
B605 B606	2 BED 2 BED	83 m ² 90 m ²	10 m ² 12 m ²	Over 2Hrs	Yes	+	8.02 m ³ 4.28 m ³	4.37 m ³ 4.39 m ³	12.39 m ³ 8.67 m ³
B606 B607	2 BED 2 BED	90 m ² 79 m ²	12 m ² 11 m ²	Under 2Hrs Under 2Hrs	Yes Yes	+	4.28 m ³ 4.26 m ³	4.39 m ³ 4.30 m ³	8.67 m ³ 8.56 m ³
B608	1 BED	60 m ²	10 m ²	Under 2Hrs	Yes	1	4.20 m 3.14 m ³	6.19 m ³	9.33 m ³
B609	1 BED	64 m²	10 m ²	None	No		3.10 m ³	6.15 m ³	9.25 m ³
B610	3 BED	114 m²	15 m²	None	No		12.24 m ³	6.75 m ³	18.99 m ³
B611	3 BED	101 m ²	22 m ²	Over 2Hrs	Yes		4.79 m ³	6.67 m ³	11.46 m ³
B701 B702	2 BED 1 BED	79 m ²	12 m ²	Over 2Hrs	Yes		4.46 m ³	8.27 m ³	12.73 m ³
B702 B703	1 BED	62 m ² 63 m ²	11 m ²	Over 2Hrs Over 2Hrs	No No	ADAPT/LIV	4.74 m ³ 14.17 m ³	3.49 m ³ 3.45 m ³	8.23 m ³ 17.63 m ³
B703	2 BED	89 m ²	12 m ²	Over 2Hrs	Yes	1	6.10 m ³	3.45 m ³	9.55 m ³
B705	2 BED	83 m ²	10 m ²	Over 2Hrs	Yes		8.02 m ³	3.45 m ³	11.48 m ³
B706	2 BED	90 m ²	12 m ²	Under 2Hrs	Yes		4.28 m ³	3.45 m ³	7.74 m ³
B707	2 BED	79 m ²	11 m ²	Under 2Hrs	Yes		4.26 m ³	3.49 m ³	7.75 m ³
B708 B709	1 BED 1 BED	60 m ² 64 m ²	10 m ² 10 m ²	Under 2Hrs None	Yes		3.14 m ³ 3.10 m ³	3.40 m ³ 3.36 m ³	6.53 m ³ 6.47 m ³
B709 B710	1 BED	64 m ² 76 m ²	10 m ²	Over 2Hrs	No No		3.10 m ³ 15.15 m ³	3.36 m ³ 3.36 m ³	6.47 m ³ 18.52 m ³
B710 B711	1 BED	59 m ²	14 m ²	Over 2Hrs	No	1	8.07 m ³	3.36 m ³	11.43 m ³
B712	2 BED	75 m ²	15 m ²	Over 2Hrs	Yes		4.21 m ³	3.36 m ³	7.58 m ³
B801	2 BED	75 m²	16 m ²	Over 2Hrs	Yes		5.84 m ³	3.40 m ³	9.24 m ³
B802	2 BED	83 m ²	10 m ²	Over 2Hrs	Yes		8.02 m ³	5.25 m ³	13.27 m ³
B803	2 BED	90 m ²	12 m ²	Over 2Hrs	Yes		4.28 m ³	5.07 m ³	9.35 m ³
B804	2 BED	79 m ²	11 m ²	Over 2Hrs	Yes		4.26 m ³	5.07 m ³	9.33 m ³
B805	1 BED 1 BED	60 m ² 64 m ²	10 m ²	Over 2Hrs	Yes	+	3.14 m ³	5.25 m ³	8.39 m ³
B806		6/1 m ²	10 m ²	Over 2Hrs	Yes	1	3.10 m ³	6.38 m ³	9.49 m ³

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

UNIT SCHEDULE - BUILDING B

DA SUBMISSION				
Job no.		Drawin	g no.	Rev.
J23589)D	DA	1004	D
Drawn by SP	Checke RJ	ed by	Approved by ZC	Date AUG. 2024

									UNIT SCHE
UNIT NUMBER	UNIT DESCRIPTION	UNIT AREA	BALCONY AREA	SOLAR ACCESS	VENTILATION	CD_Adaptable	UNIT STORAGE	BASEMENT	TOTAL STORAGE
C101	2 BED	79 m ²	10 m ²	Over 2Hrs	Yes		6.77 m ³	7.54 m ³	14.30 m ³
C102	2 BED	90 m ²	10 m ²	Over 2Hrs	No		12.61 m ³	8.41 m ³	21.02 m ³
C103	2 BED	78 m ²	11 m ²	Under 2Hrs	No		6.21 m ³	4.60 m ³	10.81 m ³
C104	2 BED	82 m ²	10 m ²	Under 2Hrs	Yes		6.32 m ³	4.44 m ³	10.76 m ³
C105	2 BED	75 m ²	10 m ²	None	No		4.47 m ³	4.03 m ³	8.50 m ³
C106	3 BED	101 m ²	12 m ²	Over 2Hrs	Yes		11.04 m ³	4.04 m ³	15.08 m ³
C107	2 BED	75 m ²	10 m ²	Over 2Hrs	Yes	SDA / LIV	4.06 m ³	3.68 m ³	7.74 m ³
C201	2 BED	79 m ²	10 m ²	Over 2Hrs	Yes		6.77 m ³	6.39 m ³	13.16 m ³
C202	2 BED	90 m ²	10 m ²	Over 2Hrs	No		12.61 m ³	5.40 m ³	18.01 m ³
C203	2 BED	78 m ²	11 m ²	Under 2Hrs	No		6.21 m ³	5.06 m ³	11.28 m ³
C204	2 BED	82 m ²	10 m ²	Under 2Hrs	Yes	1	6.32 m ³	5.14 m ³	11.46 m ³
C205	2 BED	79 m ²	10 m ²	None	No		4.47 m ³	5.06 m ³	9.53 m ³
C205	3 BED	101 m ²	13 m ²	Over 2Hrs	Yes	1	11.04 m ³	5.15 m ³	16.19 m ³
C207	2 BED	77 m ²	11 m ²	Over 2Hrs	Yes	SDA / LIV	4.49 m ³	4.00 m ³	8.49 m ³
C301	2 BED	79 m ²	10 m ²	Over 2Hrs	Yes	OD/(/ EIV	6.77 m ³	4.06 m ³	10.83 m ³
C302	2 BED	90 m ²	10 m ²	Over 2Hrs	No		12.61 m ³	5.18 m ³	17.79 m ³
C303	2 BED	78 m ²	11 m ²	Over 2Hrs	No		6.21 m ³	4.12 m ³	10.33 m ³
C304	2 BED	82 m ²	10 m ²	Under 2Hrs	Yes		6.32 m ³	3.95 m ³	10.27 m ³
C305	2 BED	78 m ²	10 m ²	None	No	1	4.47 m ³	3.95 m ³	8.42 m ³
C306	3 BED	101 m ²	13 m ²	Over 2Hrs	Yes	-	11.04 m ³	3.95 m ³	14.99 m ³
C307	2 BED	77 m ²	11 m ²	Over 2Hrs	Yes	SDA / LIV	4.49 m ³	3.95 m ³	8.43 m ³
C401	3 BED	94 m ²	13 m ²	Over 2Hrs	Yes	CD/T/ LIV	5.03 m ³	5.13 m ³	10.16 m ³
C401	1 BED	50 m ²	8 m ²	Over 2Hrs	No	SDA / LIV	3.97 m ³	3.88 m ³	7.85 m ³
C402	1 BED	50 m ²	9 m ²	Over 2Hrs	Yes		5.16 m ³	3.79 m ³	8.95 m ³
C403	2 BED	91 m ²	10 m ²	None	No	1	6.19 m ³	3.74 m ³	9.93 m ³
C404	3 BED	115 m ²	12 m ²	Over 2Hrs	Yes		8.94 m ³	4.93 m ³	13.86 m ³
C501	3 BED	96 m ²	12 m ²	Over 2Hrs	Yes	1	5.03 m ³	4.93 m 5.02 m ³	10.04 m ³
C501	1 BED	50 m ²	8 m ²	Over 2Hrs	No	SDA / LIV	3.97 m ³	4.93 m ³	8.89 m ³
C502	1 BED	50 m ²	0 III- 10 m ²	Over 2Hrs	Yes	SDA/LIV	5.16 m ³	4.93 m ³	10.08 m ³
C503	2 BED	50 m ²	10 m ²	None	Yes No		6.19 m ³	4.93 m ³ 4.86 m ³	11.06 m ³
C504 C505	3 BED	91 m ²	10 m²	Over 2Hrs	Yes		8.94 m ³	4.86 m ³	13.80 m ³
C505 C601	3 BED	96 m ²	12 m²		Yes		5.03 m ³	4.86 m ³ 10.50 m ³	15.53 m ³
		96 m² 50 m²	12 m ² 8 m ²	Over 2Hrs					7.92 m ³
C602	1 BED 1 BED	50 m ²	-	Over 2Hrs	No	SDA / LIV	3.97 m ³	3.95 m ³ 4.93 m ³	7.92 m ³ 10.08 m ³
C603			10 m ²	Over 2Hrs	Yes		5.16 m ³		
C604 C605	2 BED	91 m ²	10 m ²	None	No		6.19 m ³	4.86 m ³ 4.86 m ³	11.06 m ³
	3 BED	115 m ²	12 m ²	Over 2Hrs	Yes		8.94 m ³		13.80 m ³
C701	3 BED	96 m ²	12 m ²	Over 2Hrs	Yes	CDA // N/	5.03 m ³	11.11 m ³	16.14 m ³
C702	1 BED	50 m ²	8 m ²	Over 2Hrs	Yes	SDA / LIV	3.97 m ³	4.93 m ³	8.89 m ³
C703	1 BED	50 m ²	10 m ²	Over 2Hrs	Yes		5.16 m ³	4.86 m ³	10.02 m ³
C704	2 BED	91 m ²	10 m ²	Under 2Hrs	Yes		6.19 m ³	4.86 m ³	11.06 m ³
C705	3 BED	115 m ²	12 m ²	Over 2Hrs	Yes		8.94 m ³	4.93 m ³	13.86 m ³
CG01	3 BED	115 m ²	15 m ²	Over 2Hrs	No		8.90 m ³	4.86 m ³	13.76 m ³
CG02	2 BED	83 m ²	10 m ²	Under 2Hrs	Yes		6.87 m ³	6.41 m ³	13.29 m ³

REFERENCES

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

UNIT SCHEDULE - BUILDING C

DA SUBMISSION				
Job no.		Drawin	g no.	Rev.
J23589)D	DA	1005	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024



REFERENCES

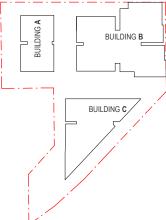
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D	22 05 2025	S34 SUBMISSION	
c		GENERAL AMENDMEN	TS
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m	2.5 5	10 15	20
0	1:2	250 at A1 1:500 at A3	

Project Architect





TRUE NORTH

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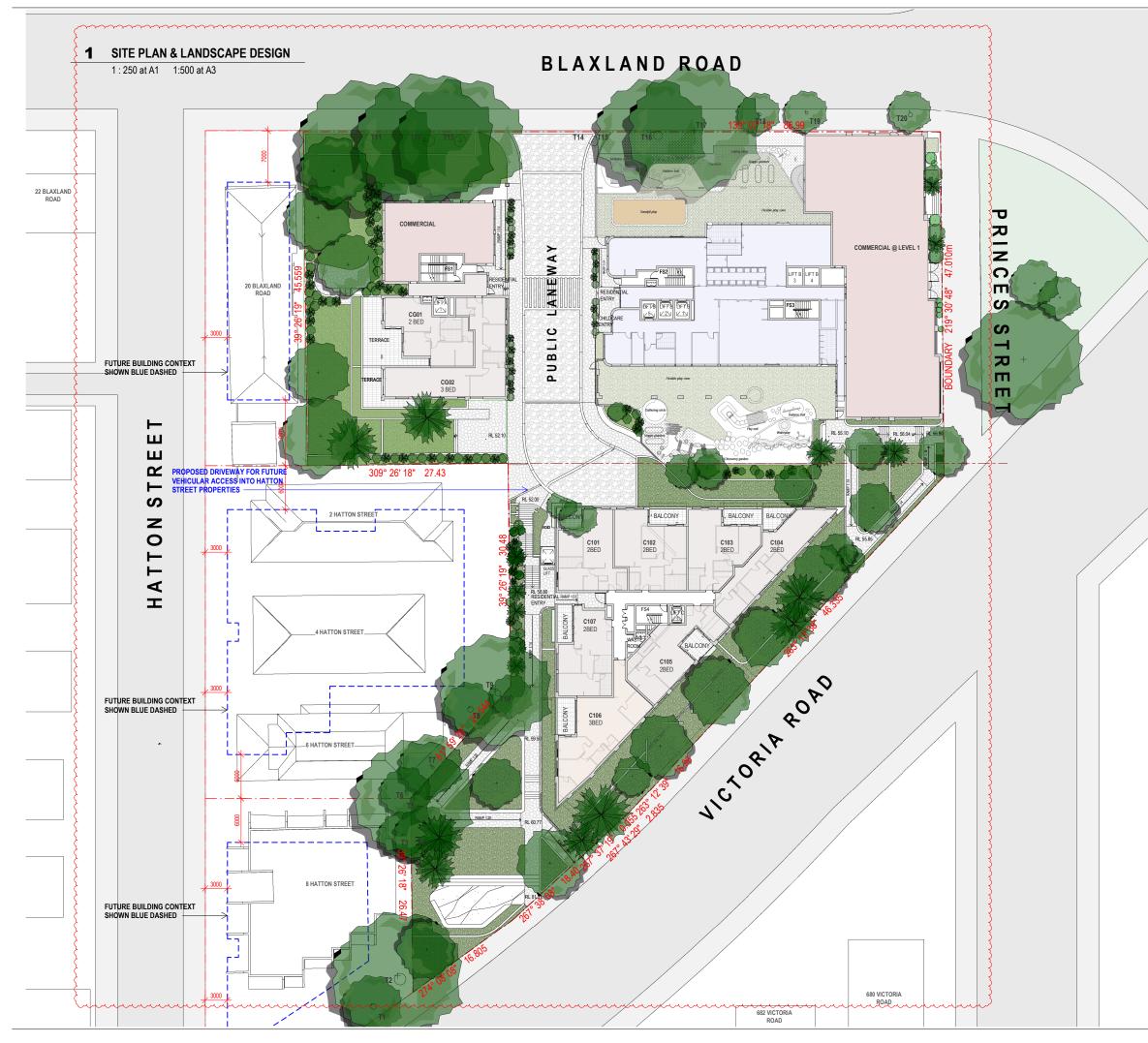


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SITE PLAN

DA SUBN	DA SUBMISSION					
Job no.	D	rawing no.	Rev.			
J2358	9D [DA 1006	D			
Drawn by SP	Checked b RJ	Approved by ZC	Date AUG. 2024			



REFERENCES

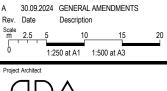
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B 22.05.2025 S34 SUBMISSION

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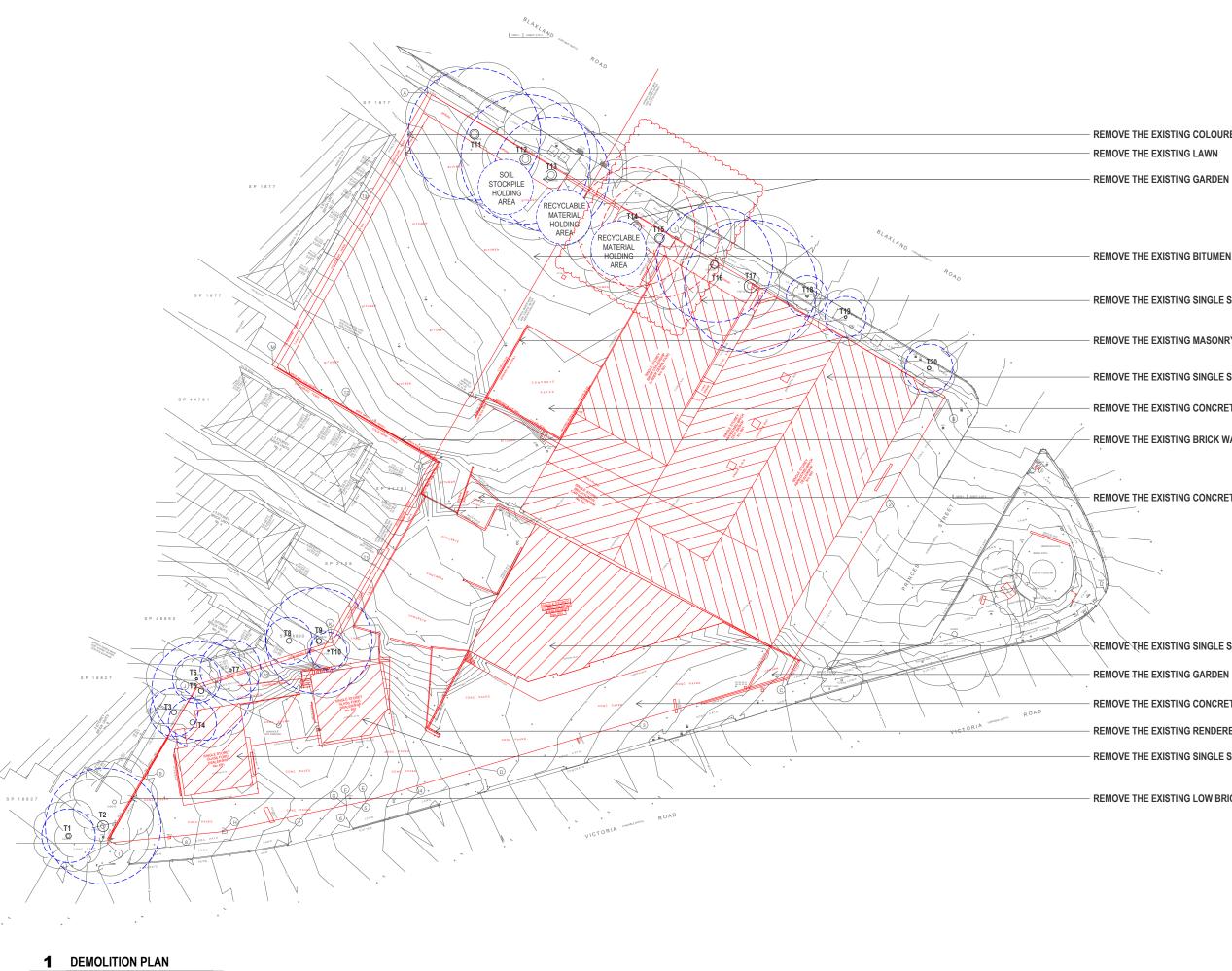


PROPOSED MIXED USE DEVELOPMENT

691- 695 Victoria Road, Ryde Drawing Title

SITE PLAN & LANDSCAPE DESIGN

PRELIMINARY ISSUE				
Job no.		Drawin	ig no.	Rev.
J23589	D	DA	1006-1	В
Drawn by SP	Checke RJ	ed by	Approved by ZC	Date AUG. 2024



1:100 at A1 1:200 at A3

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REMOVE THE EXISTING COLOURBOND FENCE

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LEGEND

С

В

А Rev. Date

Scale

Project Architect

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TO BE DEMOLISHED

() TREES TO BE RETAINED

TREES TO BE REMOVED

REMOVE THE EXISTING BITUMEN

REMOVE THE EXISTING SINGLE STOREY BRICK BUILDING

REMOVE THE EXISTING MASONRY BLCOK WALL

REMOVE THE EXISTING SINGLE STOREY BRICK BUILDING

REMOVE THE EXISTING CONCRETE PAVING

REMOVE THE EXISTING BRICK WALL

REMOVE THE EXISTING CONCRETE RAMP

REMOVE THE EXISTING SINGLE STOREY GLASS BUILDING

REMOVE THE EXISTING GARDEN

REMOVE THE EXISTING CONCRETE PAVING

REMOVE THE EXISTING RENDERED BRICK WALL

REMOVE THE EXISTING SINGLE STOREY GLASS BUILDING

REMOVE THE EXISTING LOW BRICK WALL



22.05.2025 S34 SUBMISSION 30.09.2024 GENERAL AMENDMENTS

27.11.2023 DA SUBMISSION

Description

1:100 at A1 1:200 at A3

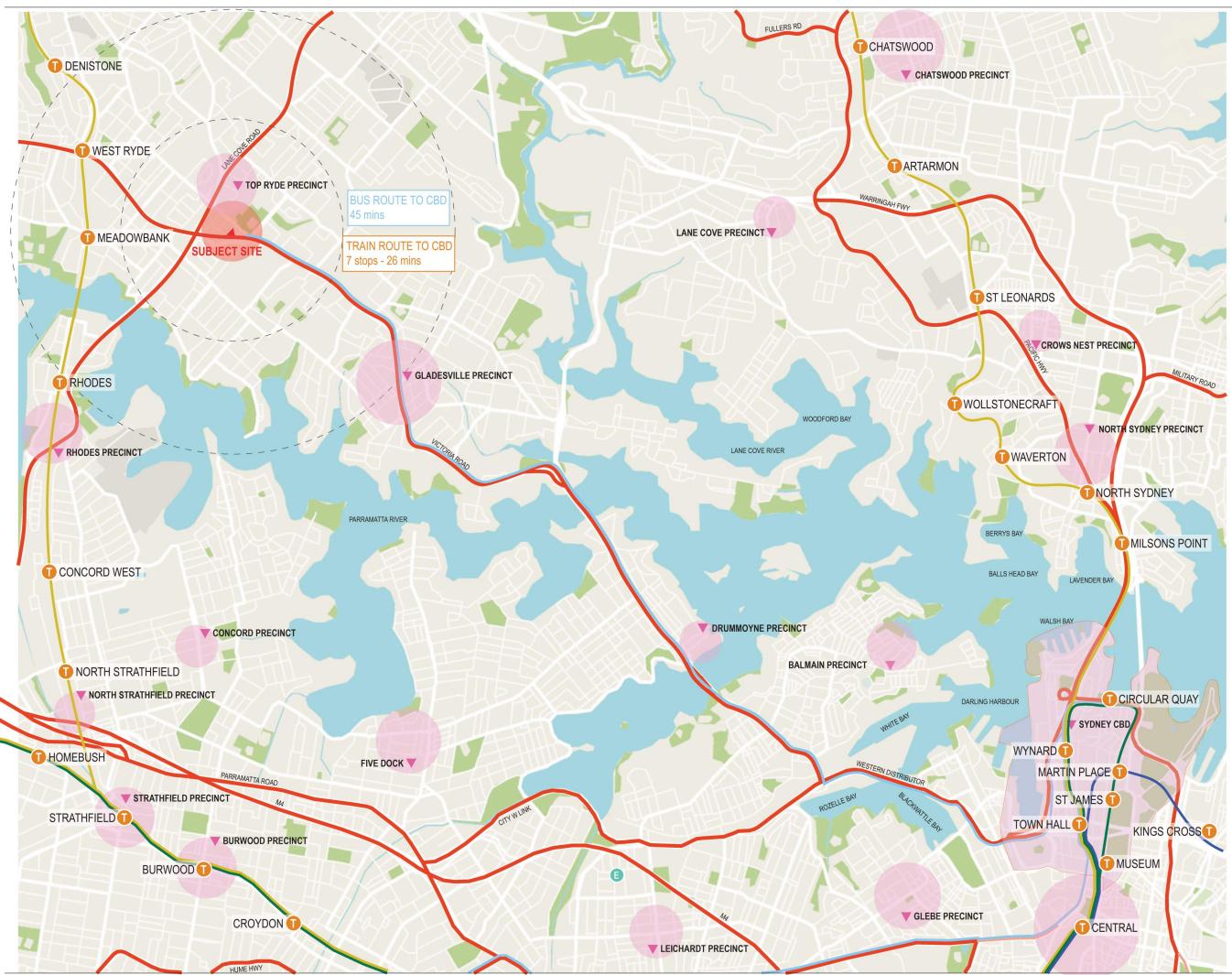
TRUE NORTH

PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

DEMOLITION PLAN

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Job no.		Drawi	ng no.	Rev.
J23589	9D	DA	1007	С
Drawn by SP	Checks RJ	ed by	Approved by ZC	Date AUG. 2024



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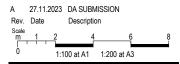
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LEGEND

- SUBJECT SITE
- TRAIN STATION
- --- T1 NORTH SHORE, NORTHERN & WESTERN TRAIN LINE
- T2 INNER WEST & LEPPINGTON TRAIN LINE
- ---- T4 EASTERN SUBURBS & ILLAWARRA TRAIN LINE
- -O- BUS ROUTE
- ARTERIAL ROADS
- PARKS / GREEN SPACES
- WATERWAYS
- PRECINCTS / LOCAL CENTRES
- 1km RADIUS



Project Architect

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SITE ANALYSIS - TRANSPORT, AMENITY & NETWORK ANALYSIS

DA SUBMISSION					
Job no.		Drawi	ng no.	Rev.	
J23589D		DA 1011		А	
Drawn by	Checke	d by	Approved by	Date	
SP	RJ		ZC	AUG. 2024	



VIEWS ALONG VICTORIA ROAD NORTH



713 Victoria Road 715-717 Victoria Road

709 Victoria Road

8 Hatton Street

691 Victoria Road

693 Victoria Road

VIEWS ALONG VICTORIA ROAD SOUTH



700 Victoria Road 698 Victoria Road 696 Victoria Road 694 Victoria Road 692 Victoria Road 690 Victoria Road 688 Victoria Road

711 Victoria Road

686 Victoria Road

691-695 VICTORIA ROAD RYDE



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682 Victoria Road 680 Victoria Road

Rev. Date D	DA SUBMISSION Description 4 I at A1 1:200 a	8 t A3
Project Architect		
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W: www.cdarchite	cts.com.au	
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Project PROPOSED MIX	(ED USE DEV	ELOPMENT
691- 695 Victoria Road, Ryde	1	
Drawing Title		
SITE ANALYSIS	- BUILT FOR	M
DA SUBMISSION	1	
Job no.	Drawing no.	Rev.
J23589D	DA 1013	А

Drawn by

SP

Checked by

RJ

Approved by Date

ZC

AUG. 2024



LEGEND	LEGEND
— 8 m	R4
— 10 m	MU1
— 11 m	R2
— 13 m	RE1
— 14 m	
— 16 m	
— 17 m	
—— 19 m	
 20 m	
 21 m	
— 23 m	
— 24 m	

DA SUBMISSION					
Job no.	Dra	wing no.	Rev.		
J23589	D D	A 1015	А		
Drawn by	Checked by	Approved by	Date		
SP	RJ	ZC	AUG. 2024		

Design Statement: Drawing the Park Through

This development embraces its unique location opposite Ryde Oval and Ryde Park by drawing the landscape into and through the site. A lush, green through-site link and public laneway establish a strong visual and pedestrian axis, connecting the open spaces of Ryde Oval across Blaxland Road to a new, densely planted pocket park fronting Victoria Road.

The design creates a continuous, lineal park experience through the site, blurring the boundaries between built form and landscape. Native planting and ecological sensitivity guide the landscape scheme, while an integrated public art plan reinforces the connection to place and nature. This vision transforms the site into a green corridor, inviting, immersive, and deeply connected to its surroundings.



REFERENCES

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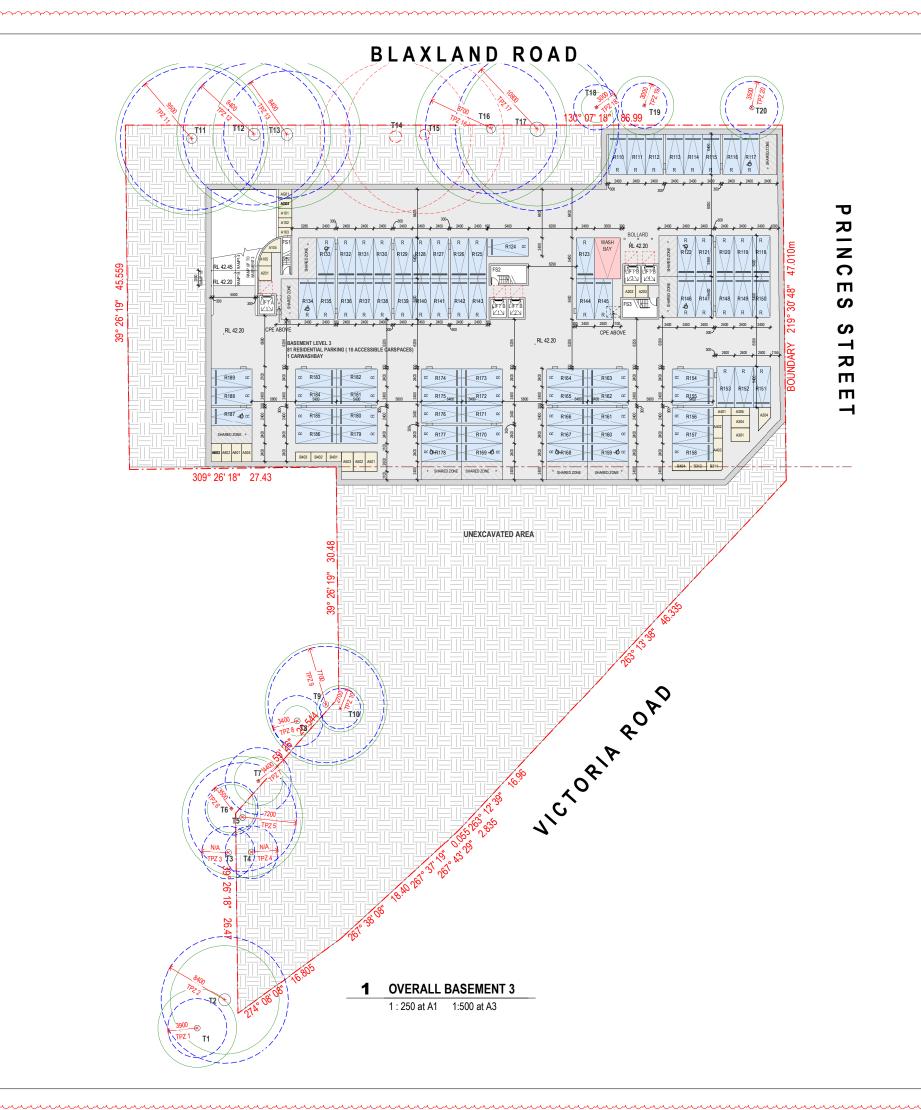
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Checked by Checker Approved by Date Approver AUG. 2024

Drawn by

Author



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-			
UNITS (155)	RATE	REQUIRED	PROPOSED
1 BED (51)	1 SPACE / 1 UNIT	51	51
2 BED (70)	1.2 SPACE / 1 UNIT	84	84
3 BED (34)	1.6 SPACE / 1 UNIT	54.4	54
VISITOR (155 UNITS)	1 SPACE / 5 UNITS	31	31
CARWASH BAY	1 SPACE	1	1
TOTAL		221.4	221
CHILDCARE (108 KIDS)		
108 CHILDREN	1 SPACE / 8 CHILDREN	13.5	14
18 STAFFS	1 SPACE / 2 STAFFS	9	9
TOTAL		23	23
COMMERCIAL			
643m²	1 SPACE / 40 m ²	16.1	16
GRAND TOTAL		260	260
EV CHARGING	1 SPACE PER 50 CAR SPAC	ES 5.2	6

BICYCLE SCHEDULE UNITS (155) RA RESIDENTIAL 10% OF TOTAL

REFERENCES

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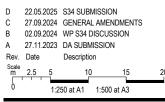
TREE LEGEND



- TPZ TREES TO BE REMOVED
- TREE SPREAD TREES TO BE RETAINED

PARKING LEGEND









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691-695 Victoria Road, Ryde

Drawing Title

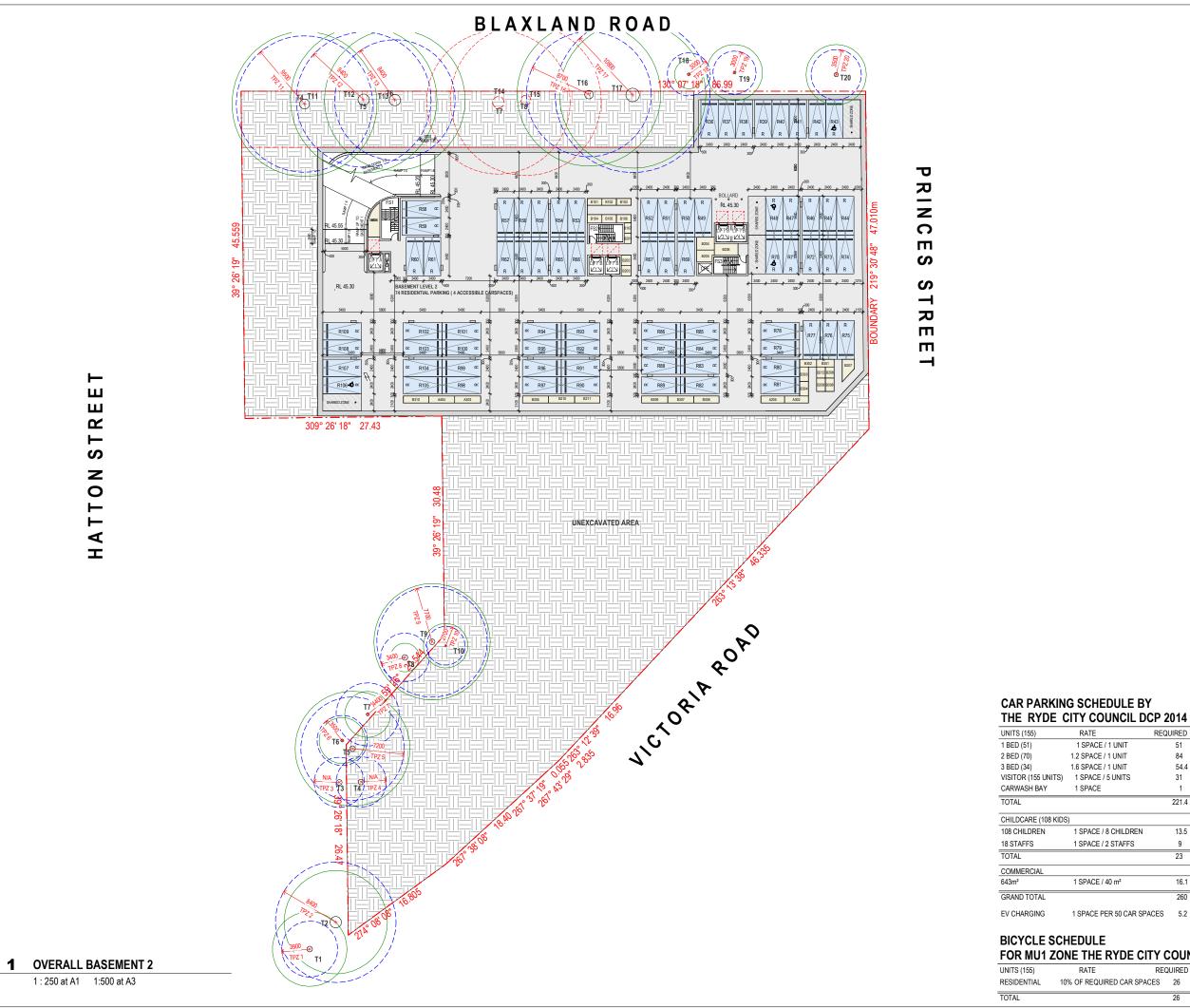
BASEMENT LEVEL 3 FLOOR PLAN

DA SUBM	ISSIO	N		
Job no.		Drawin	g no.	Rev.
J23589	D	DA	1100	D
Drawn by SP	Checke RJ	ed by	Approved by ZC	Date AUG. 2024

CAR PARKING SCHEDULE BY THE RYDE CITY COUNCIL DCP 2014

FOR MU1 ZONE THE RYDE CITY COUNCIL

ATE	RE	QUIRED	PROPOSED	
REQUIRED CAR SPA	CES	26	30	
		26	30	



REFERENCES

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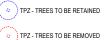
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TREE LEGEND



• TREE SPREAD - TREES TO BE RETAINED

PARKING LEGEND



D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENT	S
В	02.09.2024	WP S34 DISCUSSION	
A	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m	2.5 5	10 15	2
0	1:2	50 at A1 1:500 at A3	

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691-695 Victoria Road, Ryde

Drawing Title

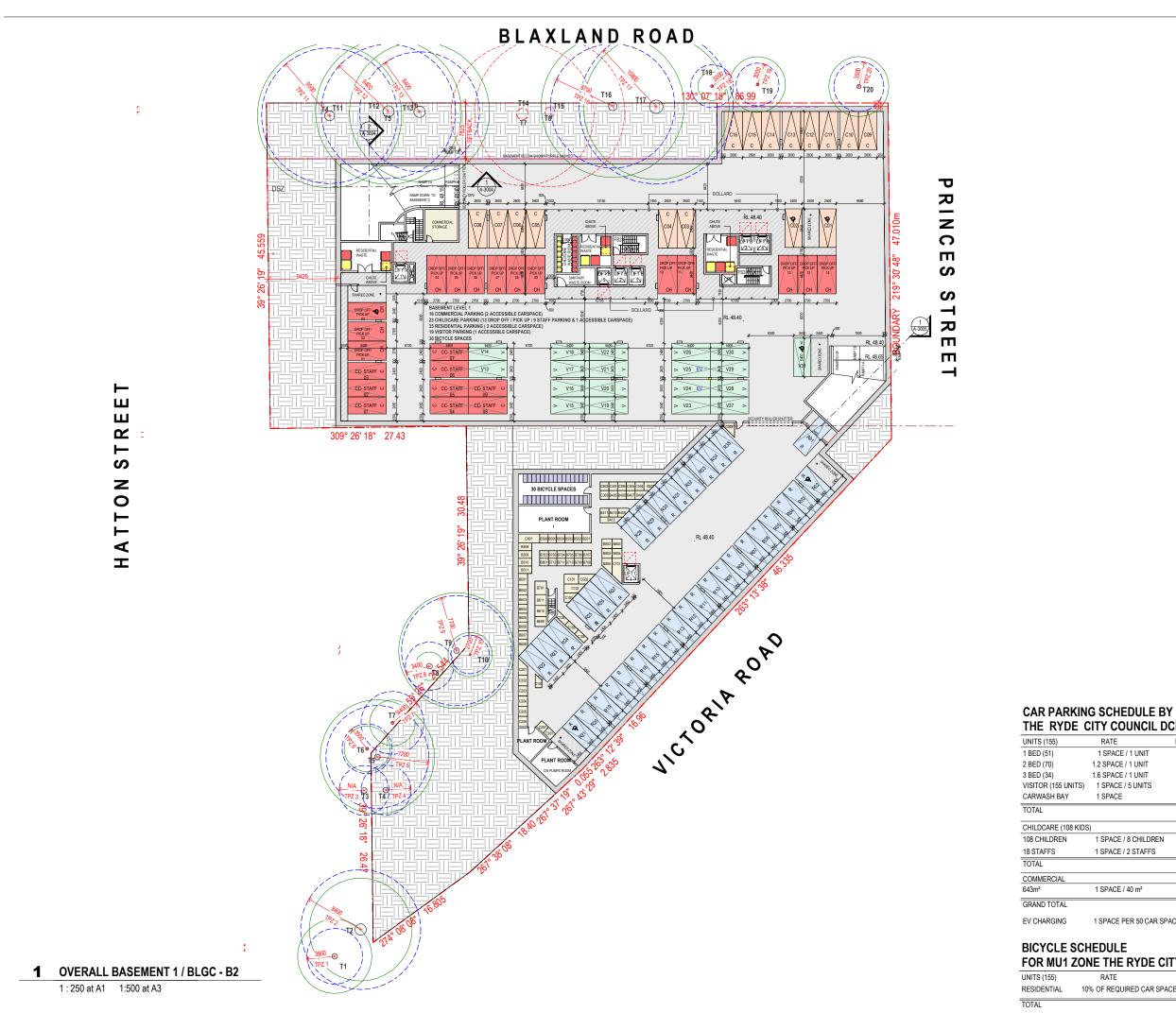
BASEMENT LEVEL 2 FLOOR PLAN

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J23589	D	DA	1101	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

RATE	REQUIRED	PROP	OSED
SPACE / 1 UNIT	51	51	
SPACE / 1 UNIT	84	84	
SPACE / 1 UNIT	54.4	54	
SPACE / 5 UNITS	31	31	
SPACE	1	1	
	221.4	221	
PACE / 8 CHILDREN	13.5	14	
PACE / 2 STAFFS	9	9	
	23	23	
PACE / 40 m ²	16.1	16	
	260	260	
PACE PER 50 CAR SPA	CES 5.2	6	

FOR MU1 ZONE THE RYDE CITY COUNCIL

RATE	REC	QUIRED	PROPOSED	
REQUIRED CAR SPA	ACES	26	30	
		26	30	



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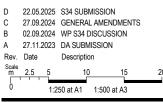
TREE LEGEND



- TPZ TREES TO BE REMOVED
- TREE SPREAD TREES TO BE RETAINED

PARKING LEGEND









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691-695 Victoria Road, Ryde

Drawing Title

BASEMENT LEVEL 1 FLOOR PLAN

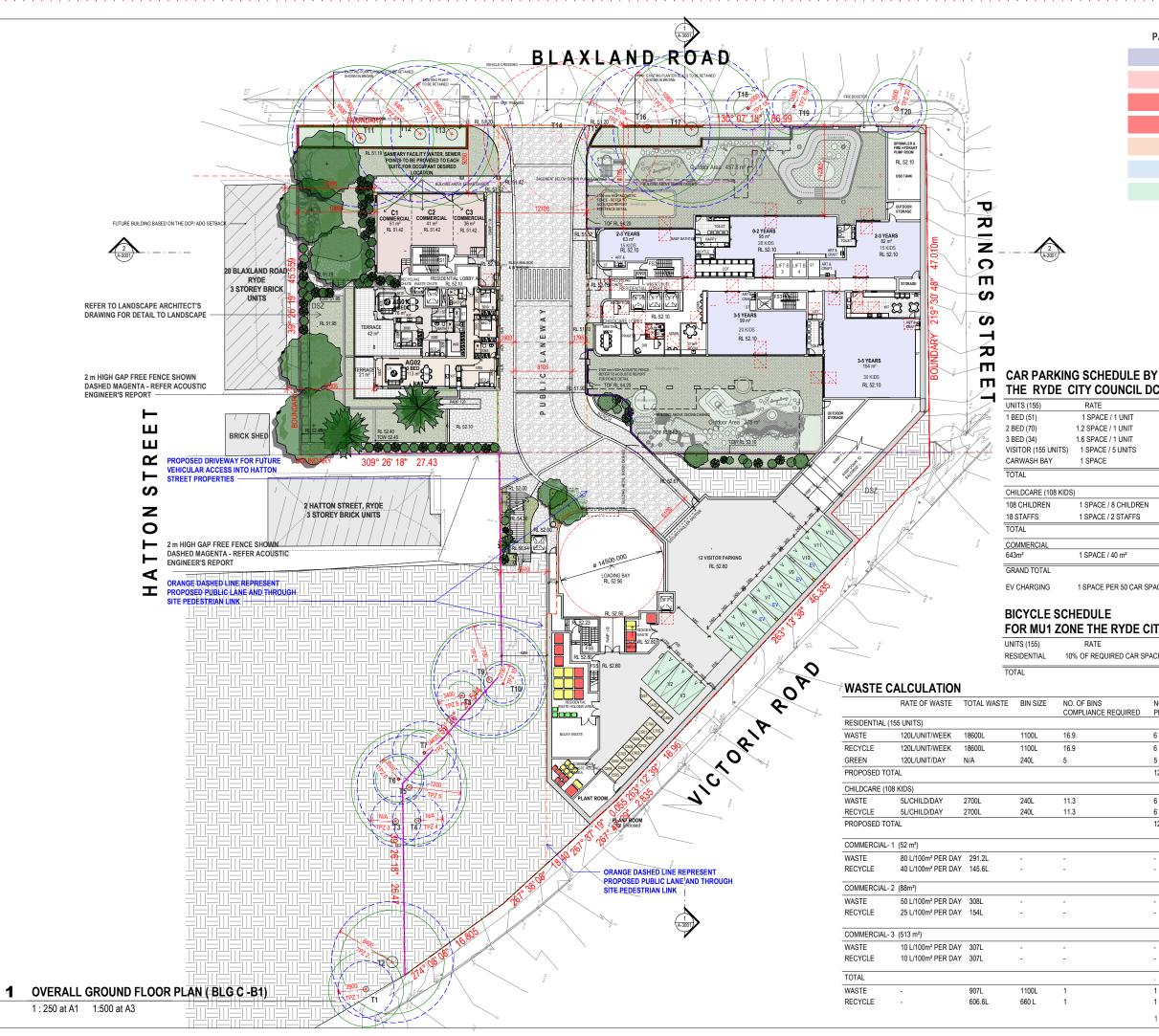
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Drawn by SP	Checks RJ	ed by	Approved by ZC	Date AUG. 2024	

THE RYDE CITY COUNCIL DCP 2014

RATE	REQUIRED	PROP	OSED
SPACE / 1 UNIT	51	51	
SPACE / 1 UNIT	84	84	
SPACE / 1 UNIT	54.4	54	
SPACE / 5 UNITS	31	31	
SPACE	1	1	
	221.4	221	
PACE / 8 CHILDREN	13.5	14	
PACE / 2 STAFFS	9	9	
	23	23	
PACE / 40 m ²	16.1	16	
	260	260	
PACE PER 50 CAR SPAC	CES 5.2	6	

FOR MU1 ZONE THE RYDE CITY COUNCIL

ATE	RE	QUIRED	PROPOSED	
REQUIRED CAR SPA	CES	26	30	
		26	30	



PARKING LEGEND

BICYCL F

CARWASH

CHILDCARE

COMMERCIAL

RESIDENTIA

VISITOR

CHILDCARE STAFF

REFERENCES

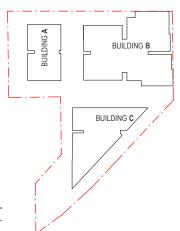
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THE RYDE CITY COUNCIL DCP 2014

ATE	REQUIRED	PRC	POSED
SPACE / 1 UNIT	51	51	
SPACE / 1 UNIT	84	84	
SPACE / 1 UNIT	54.4	54	
PACE / 5 UNITS	31	31	
PACE	1	1	
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PACE / 8 CHILDREN	13.5	14	
PACE / 2 STAFFS	9	9	
	23	23	
PACE / 40 m ²	16.1	16	
	260	260	
PACE PER 50 CAR SPAC	CES 5.2	6	

FOR MU1 ZONE THE RYDE CITY COUNCIL

ATE	REQUI	RED	PROPOSED
REQUIRED CAR SF	PACES 2	6	30
	2	ô	30
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ANCE REQUIRED	PROPOSE	D	
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	6 BINS/ 3		
	5 BINS/ O	NCE EV	ERY TWO WEEKS
	12 X 1100	BINS	5 X 240L BINS
	6 BINS/ 2	TIMES A	A WEEK
	6 BINS/ 2	TIMES A	A WEEK
	12 X 240L	BINS	
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	-		
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	-		
	1 BIN/ ON	CE A W	EEK
	1 BIN/ ON	CE A W	EEK
	1 X 1100L	BIN	1 X 660L BIN

TREE LEGEND

	TPZ - TREE	ES TO BE RETAIN	ED	
6	TPZ - TREE	ES TO BE REMOVE	ED	
(EAD - TREES TO E	BE RETAINED	
D	22.05.2025	S34 SUBMISS	ION	
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	1.2	00 00 01 1.00	50 at 710	

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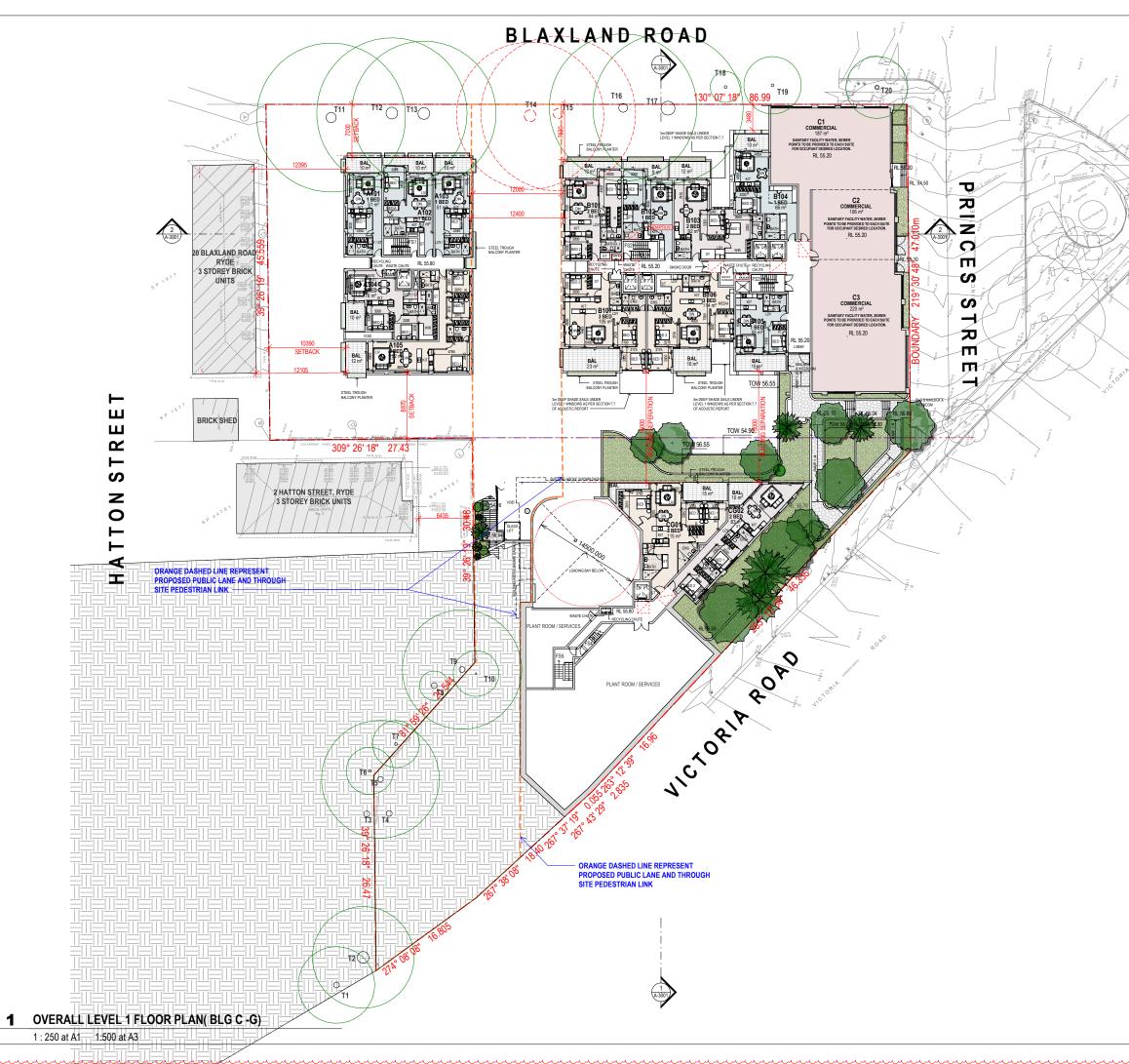


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria
Road, Ryde
Drawing Title

OVERALL GROUND FLOOR PLAN

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	Job no.		Drawin	g no.	Rev.	
	J23589	D	DA	1103	D	
	Drawn by SP	Checke RJ	ed by	Approved by ZC	Date AUG. 2024	
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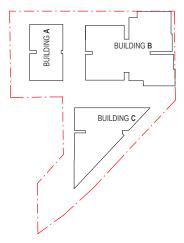
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TREE LEGEND

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LEVEL 2, 60 PARK STREET

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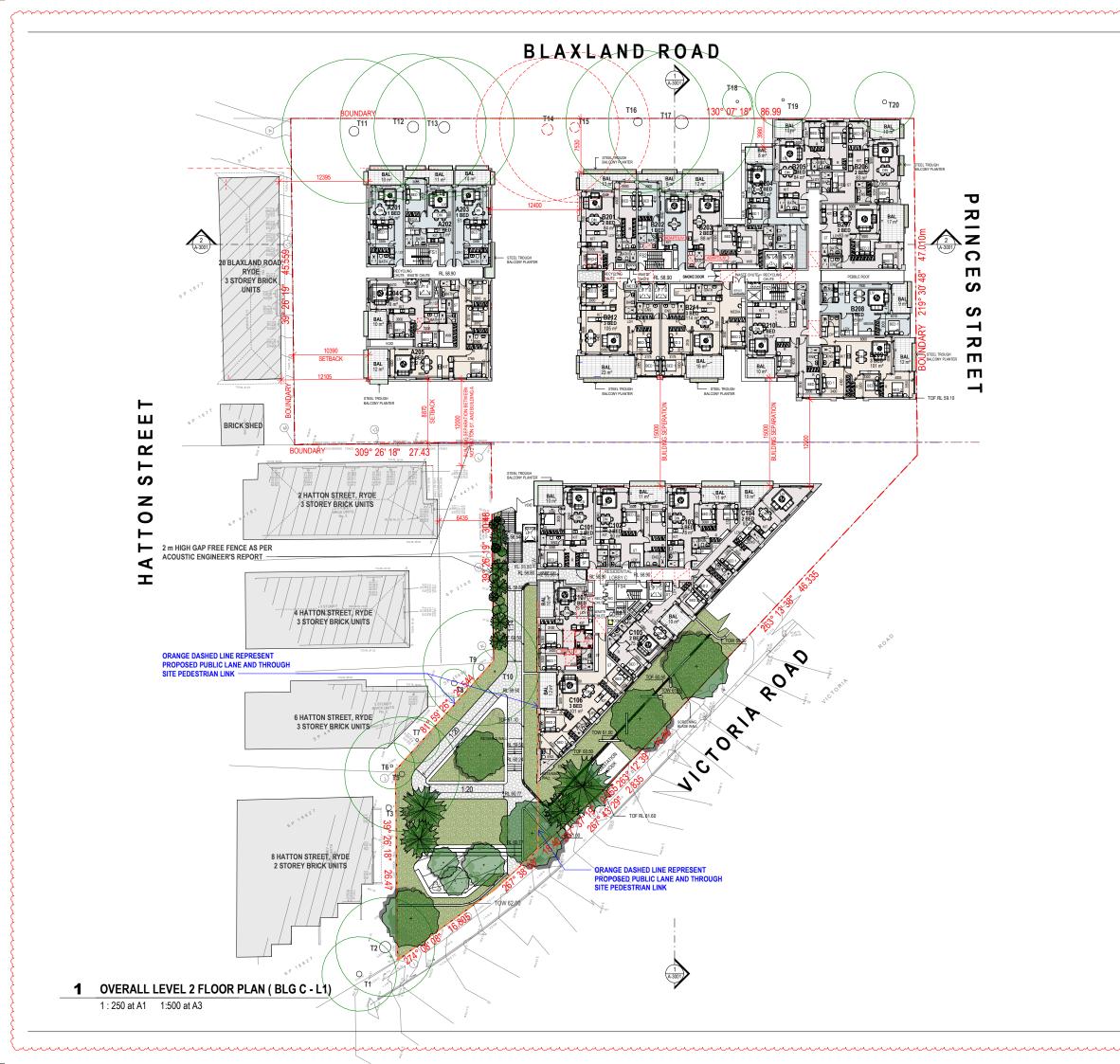


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691-695 Victoria Road, Ryde Drawing Title

OVERALL LEVEL 1 FLOOR PLAN

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	Job no.		Drawin	g no.	Rev.
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	Drawn by SP	Checke RJ	ed by	Approved by ZC	Date AUG. 2024
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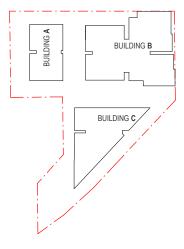


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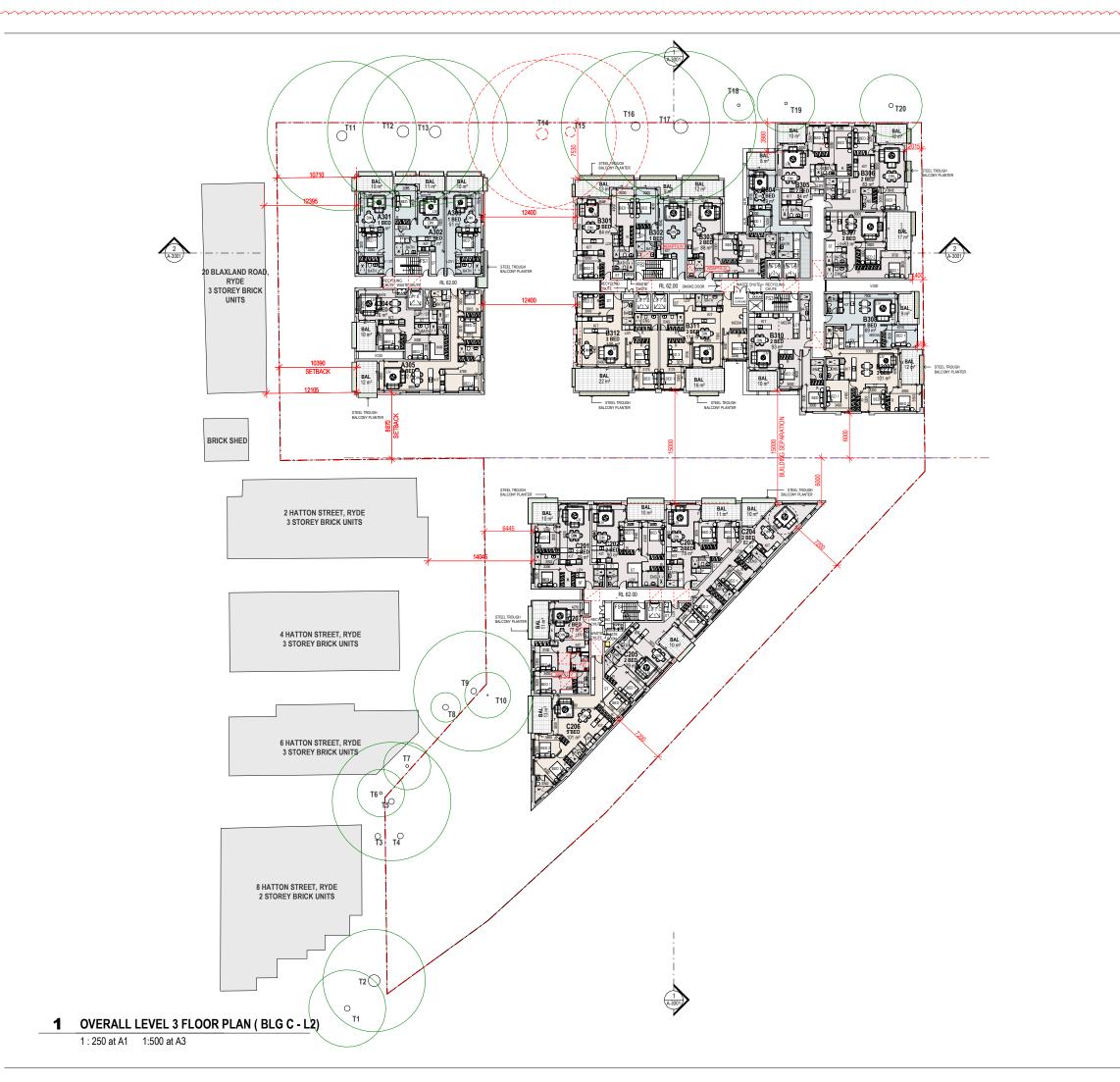
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
D 22.05.2025 S34 SUBMISSION C 27.09.2024 GENERAL AMENDMENTS B 02.09.2024 WP S34 DISCUSSION A 27.11.2023 DA SUBMISSION Rev. Date Description Scale 2.5 5 10 15 20 0 1:250 at A1 1:500 at A3
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Drawing Title
OVERALL LEVEL 2 FLOOR PLAN

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Job no.		Drawi	ng no.	Rev.
J2358	9D	DA	1105	D
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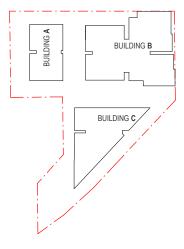


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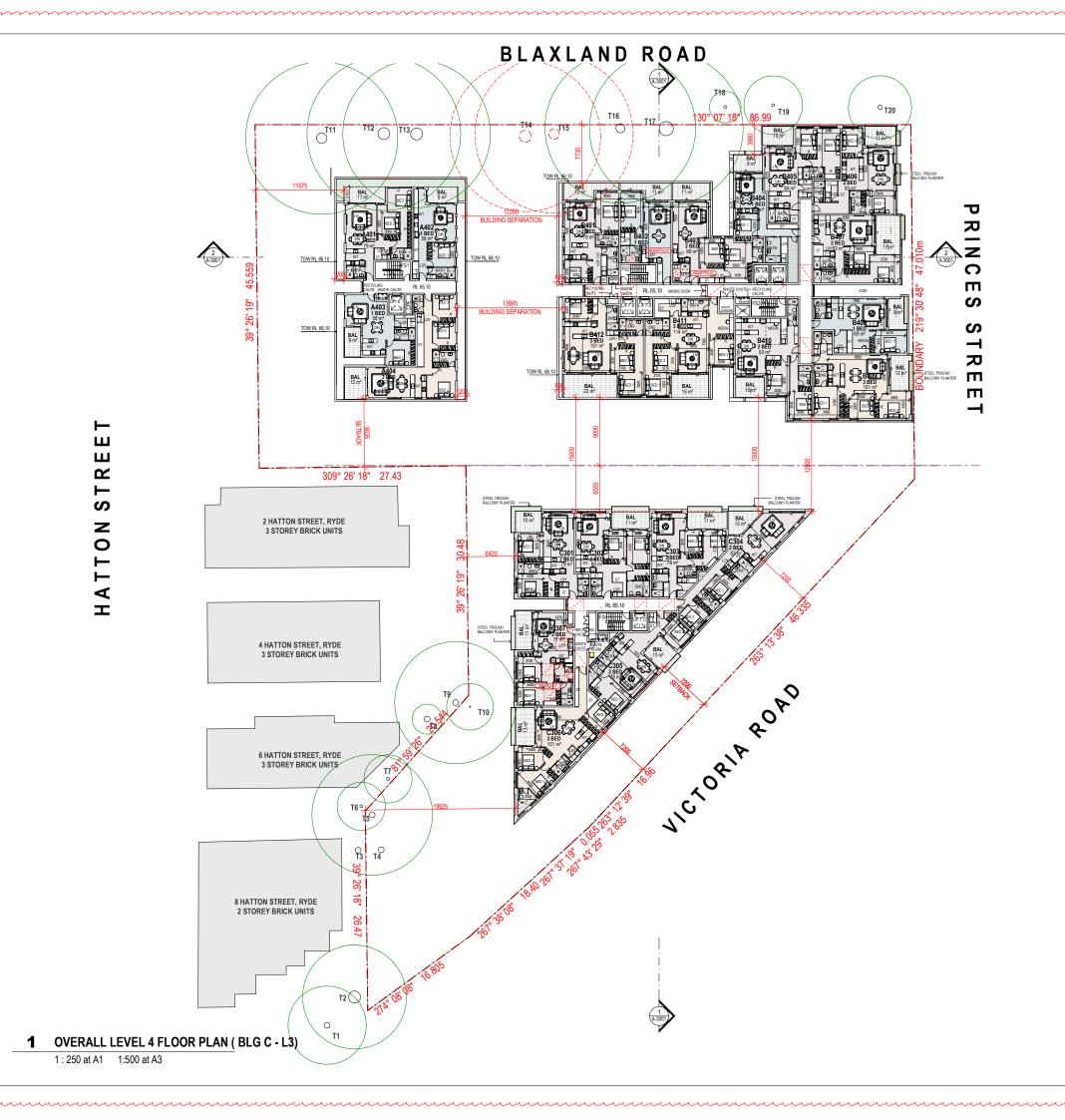
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
D 22.052025 S34 SUBMISSION C 27.092024 GENERAL AMENDMENTS B 02.092024 WP S34 DISCUSSION A 27.11.2023 DA SUBMISSION Rev. Date Description Scale 2.5 5 10 15 20 0 1:250 at A1 1:500 at A3
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OVERALL LEVEL 3 FLOOR PLAN

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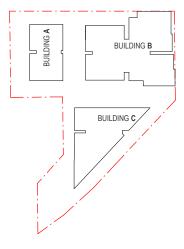


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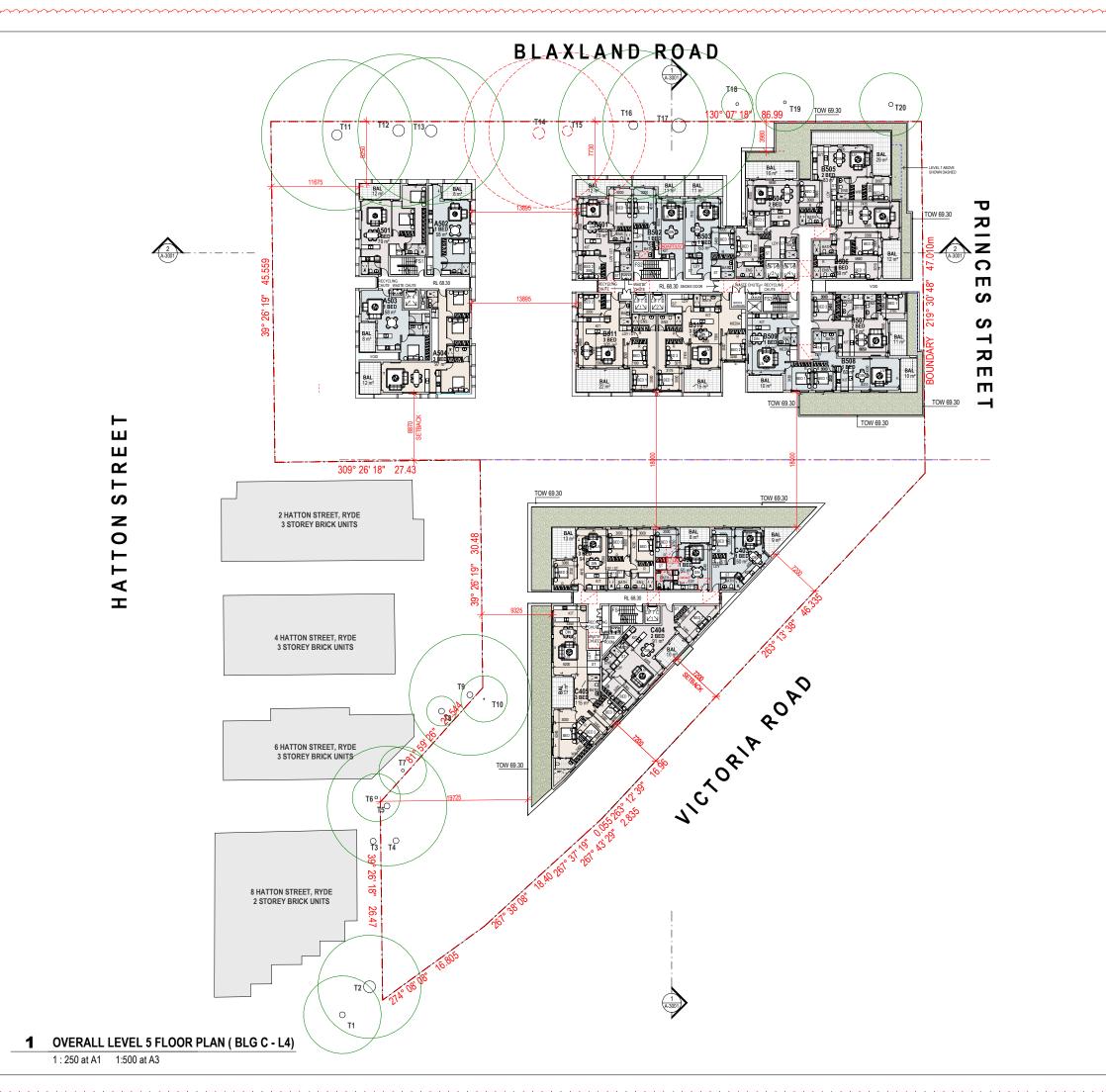
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
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Drawing Title OVERALL LEVEL 4 FLOOR PLAN

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Job no.		Drawin	g no.	Rev.		
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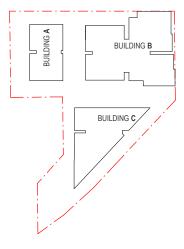


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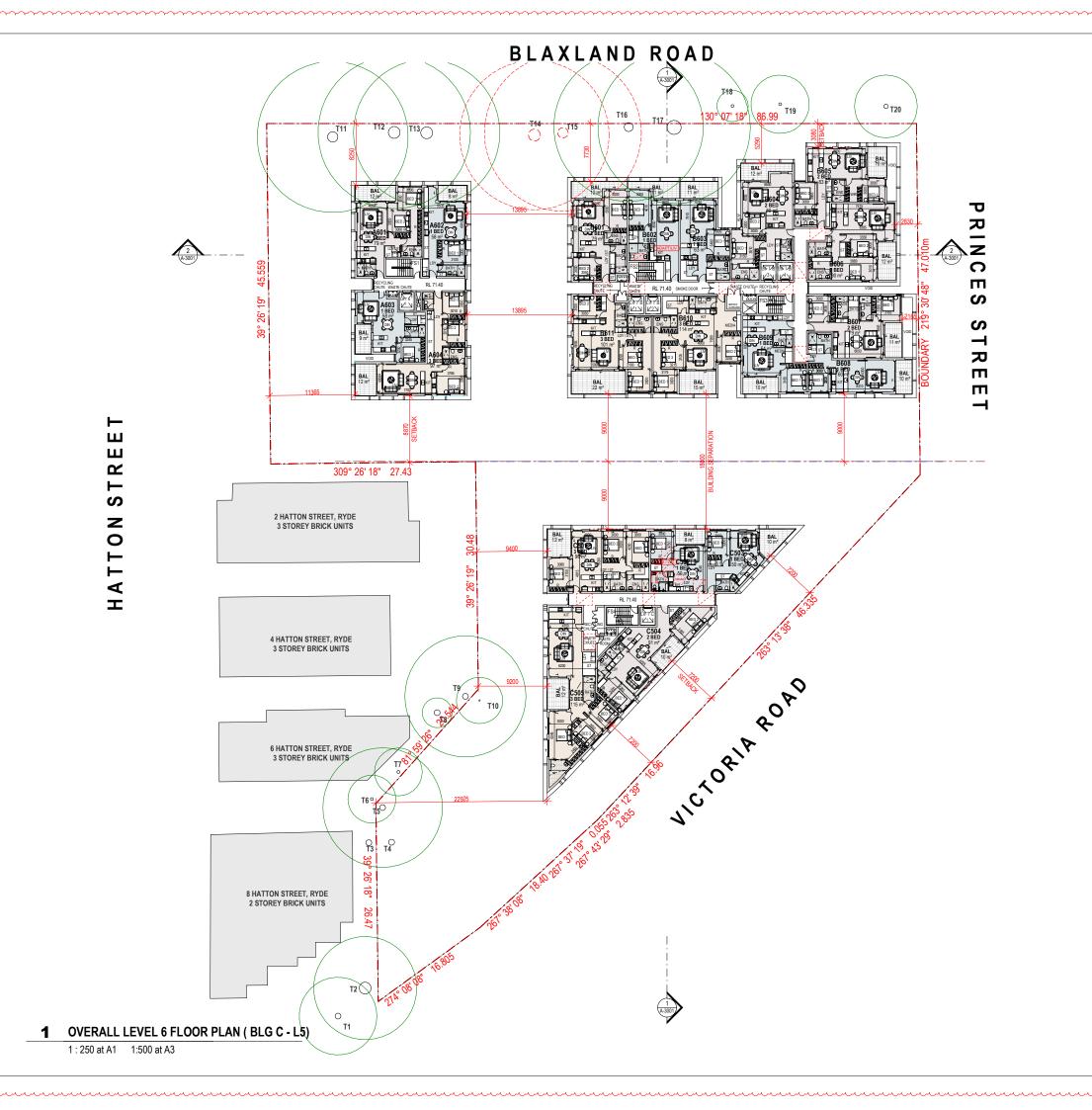
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
D 22.05 2025 S34 SUBMISSION C 27.09.2024 GENERAL AMENDMENTS B 02.09.2024 WP S34 DISCUSSION A 27.11.2023 DA SUBMISSION Rev. Date Description Scale 2.5 5 10 15 20 0 1:250 at A1 1:500 at A3
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OVERALL LEVEL 5 FLOOR PLAN

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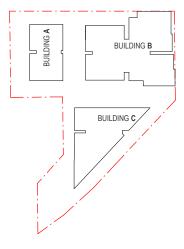


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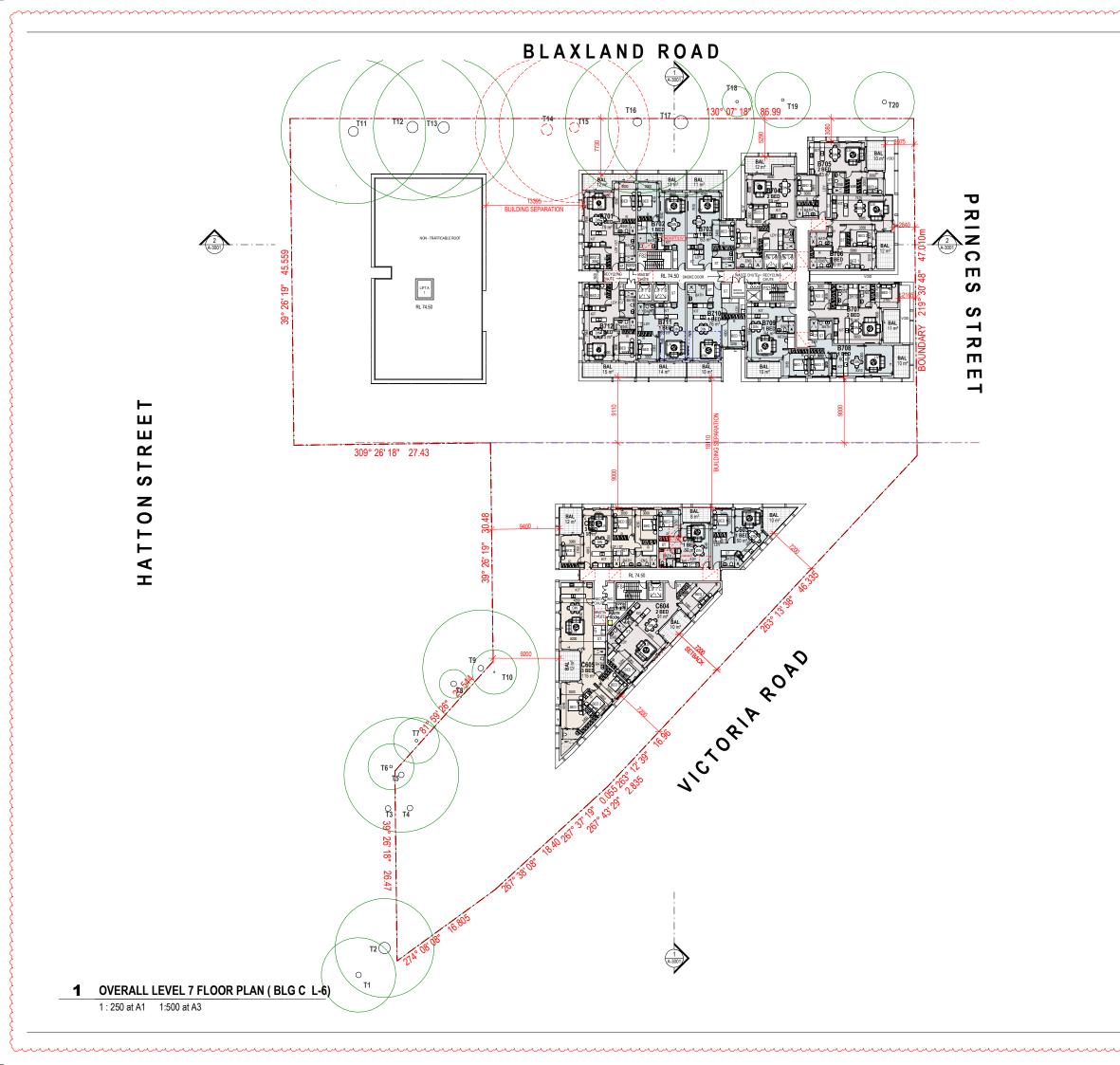
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
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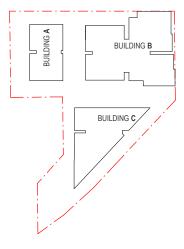


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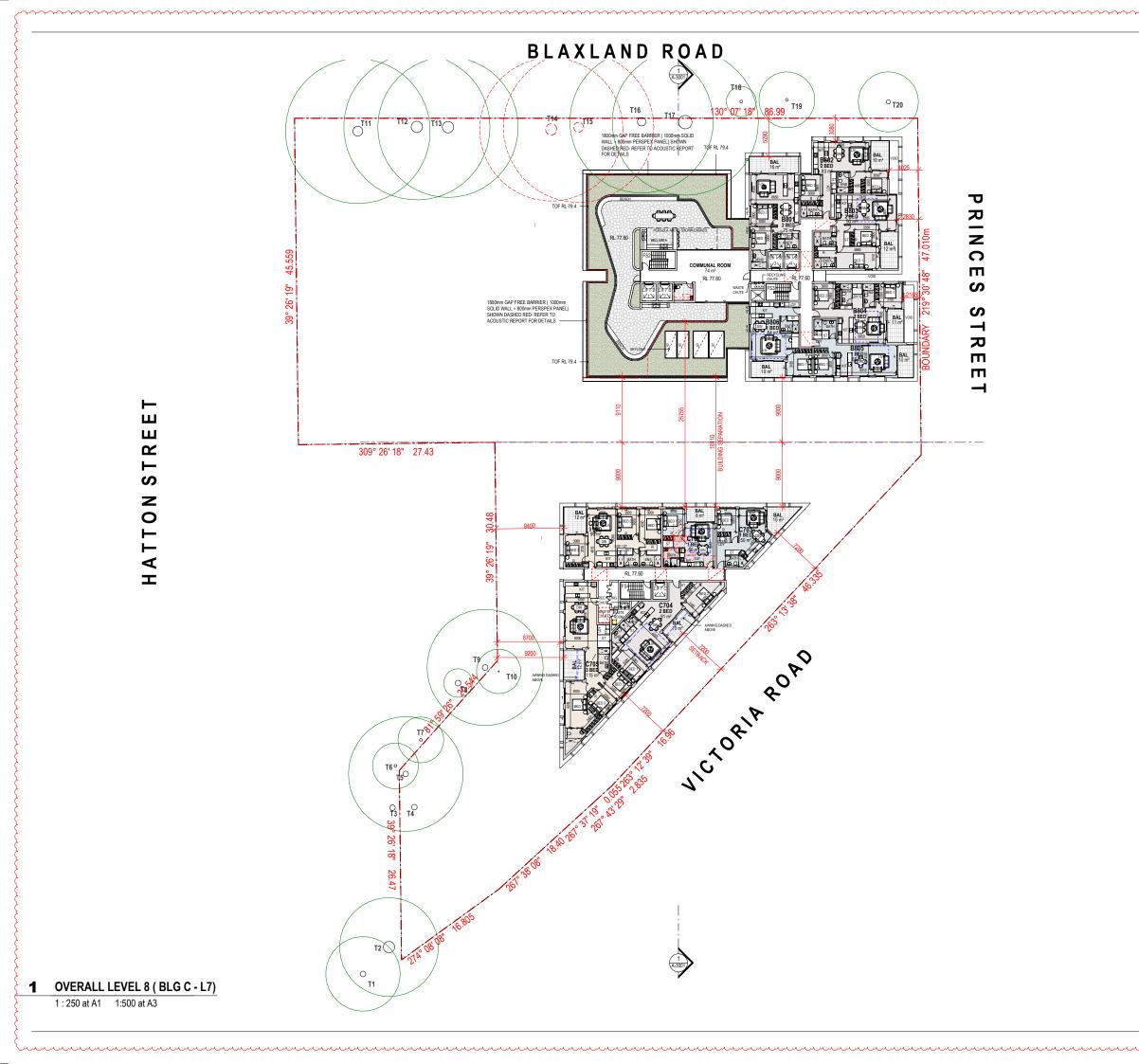
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• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
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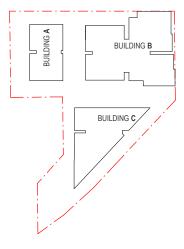


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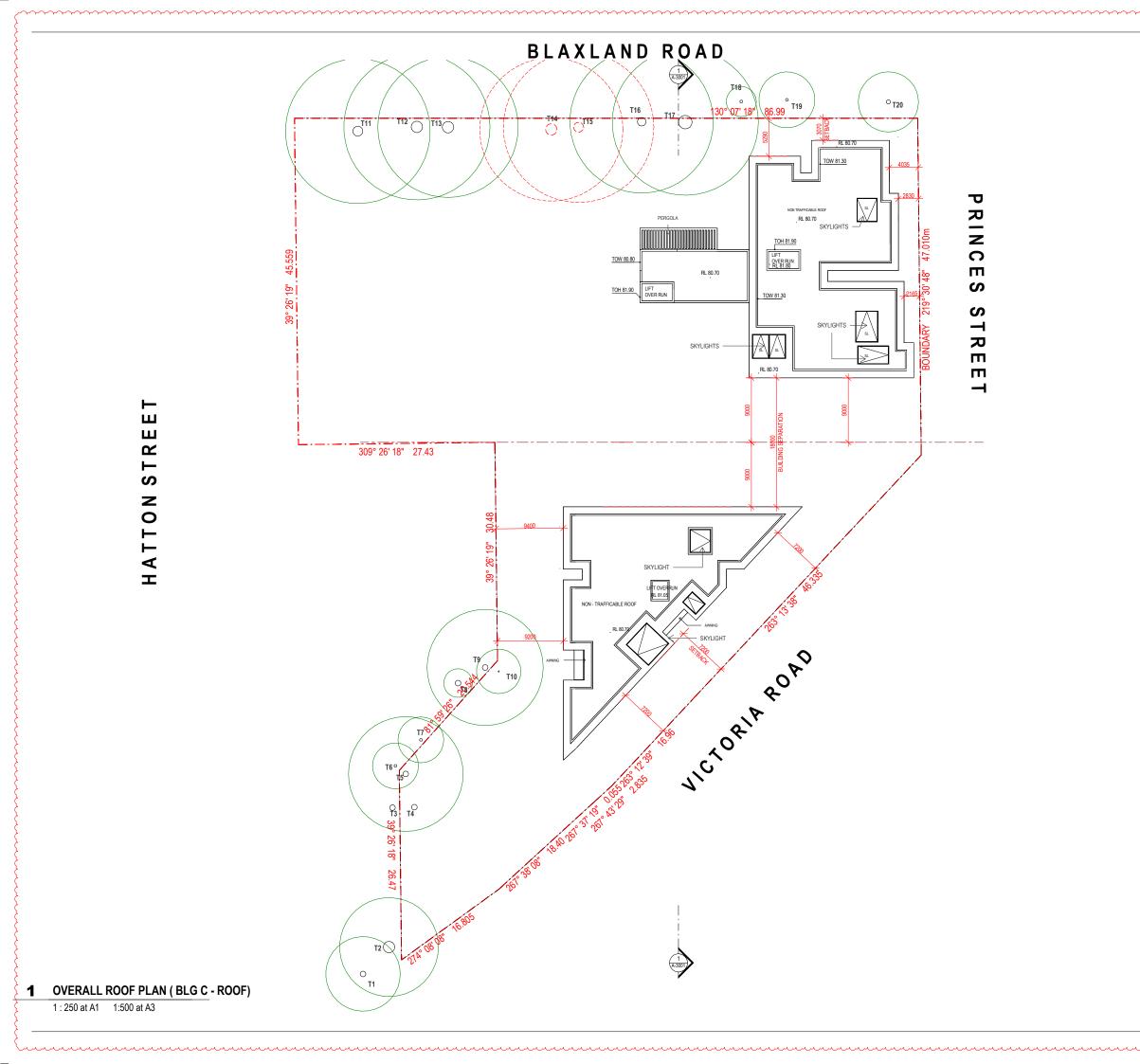
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• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
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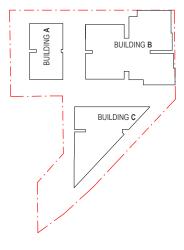


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TREE LEGEND

• TPZ - TREES TO BE RETAINED
• TPZ - TREES TO BE REMOVED
• TREE SPREAD - TREES TO BE RETAINED
D 22.05.2025 S34 SUBMISSION C 27.09.2024 GENERAL AMENDMENTS B 02.09.2024 WP S34 DISCUSSION A 27.11.2023 DA SUBMISSION Rev. Date Description Scale 2.5 5 10 15 20 0 1:250 at A1 1:500 at A3
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ROOF PLAN
DA SUBMISSION
Job no. Drawing no. Rev.
J23589D DA 1112 D

Approved by Date ZC AUG. 2024

Drawn by

SP

Checked by RJ





1 NORTH ELEVATION - BLAXLAND ROAD

1:250 at A1 1:500 at A3

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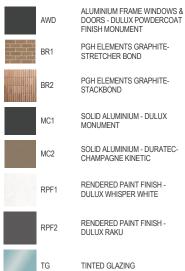
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MATERIAL LEGEND



- BLDG A ROOF RL 74.50
- BLDG A LEVEL 6 RL 71.40
- BLDG A LEVEL 5 RL 68.30
- BLDG A LEVEL 4 RL 65.10
- BLDG A LEVEL 3 RL 62.00
- BLDG A LEVEL 2 RL 58.90
- BLDG A GROUND FLOOR RL 52.10

22.05.2025 S34 SUBMISSION D С 27.09.2024 GENERAL AMENDMENTS 02.09.2024 WP S34 DISCUSSION В 27.11.2023 DA SUBMISSION А Rev. Date Description m 2.5 10 15 20 1:250 at A1 1:500 at A3

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NORTH ELEVATION

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MAT	ERIAL	LEGEND

	AWD	ALUMINIUM FRAME WINDOWS & DOORS - DULUX POWDERCOAT FINISH MONUMENT
77.60	BR1	PGH ELEMENTS GRAPHITE- STRETCHER BOND
	BR2	PGH ELEMENTS GRAPHITE- STACKBOND
	MC1	SOLID ALUMINIUM - DULUX MONUMENT
	MC2	SOLID ALUMINIUM - DURATEC- CHAMPAGNE KINETIC
	RPF1	RENDERED PAINT FINISH - DULUX WHISPER WHITE
	RPF2	RENDERED PAINT FINISH - DULUX RAKU
	TG	TINTED GLAZING

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С	27.09.2024	GENERAL AMENDMENTS	5
В	02.09.2024	WP S34 DISCUSSION	
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Rev.	Date	Description	
Scale M	2.5 5	10 15	20
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SOUTH ELEVATION

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Job no.	Draw	ving no.	Rev.	
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0 23100	Ч	BLDG B LEVEL 8 & ROOF TERRACE
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BLDG B LEVEL 8 & ROOF TERRACE RL 77.60

- BLDG B LEVEL 7 RL 74.50
- BLDG B LEVEL 6 RL 71.40
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- BLDG B LEVEL 2 RL 58.90
- BLDG B LEVEL 1 RL 55.20



1 : 250 at A1 1:500 at A3

REFERENCES

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MATERIAL LEGEND



D C B	27.09.2024	S34 SUBMISSI GENERAL AME WP S34 DISCU	ENDMENTS	
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Scale M	2.5 5	10	15	2
Ö	1:2	50 at A1 1:50	10 at A3	





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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

WEST ELEVATION

DA SUBMISSION				
Job no.	Draw	ing no.	Rev.	
J2358	9D DA	2004	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



5



1 BUILDING A NORTH ELEVATION - BLAXLAND ROAD

1 : 125 at A1 1:250 at A3

REFERENCES

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MATERIAL LEGEND



D	22.05.2025	S34 SUBMISSION
С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description
Scale M 0	1.25 2.5 1:1	5.0 7.5 10.0 25 at A1 1:250 at A3

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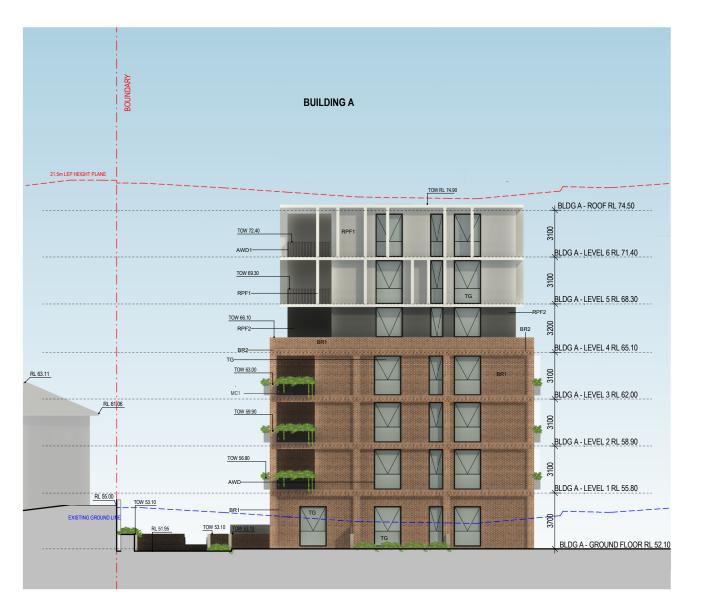
PROPOSED MIXED USE DEVELOPMENT

691- 695 Victoria Road, Ryde

Drawing Title

BUILDING A NORTH ELEVATION

DA SUBMISSION					
Job no.		Drawi	ng no.	Rev.	
J23589D		DA 2011		D	
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024	



4 BUILDING A SOUTH ELEVATION

1:125 at A1 1:250 at A3

REFERENCES

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MATERIAL LEGEND



D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
Α	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale M 0	1.25 2.5 1:1	5.0 7.5 10. 25 at A1 1:250 at A3	0

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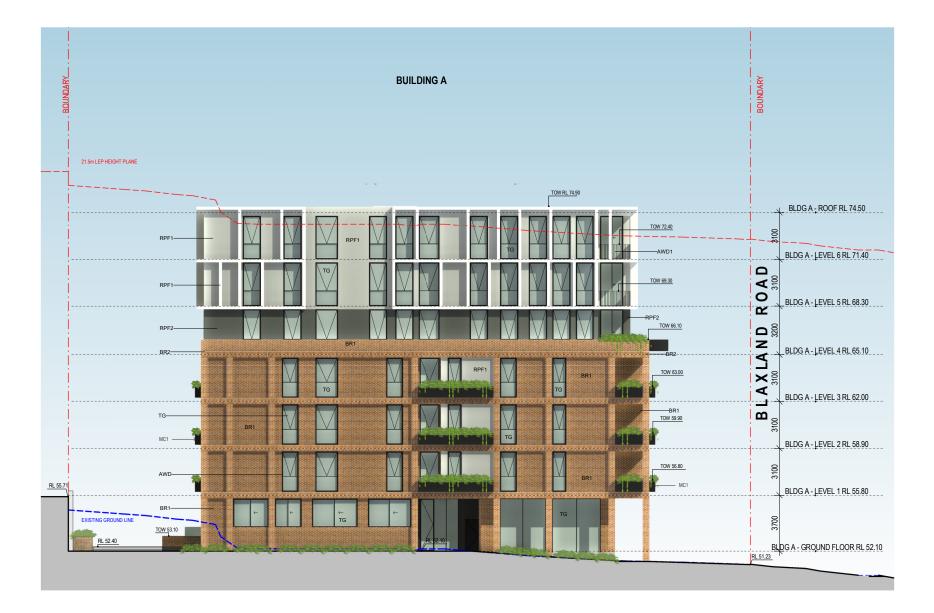
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

BUILDING A SOUTH ELEVATION

DA SUBMISSION					
Job no.		Drawing no.		Rev.	
J23589D		DA 2012		D	
Drawn by SP	Checked RJ	l by	Approved by ZC	Date AUG. 2024	



1 BUILDING A EAST ELEVATION

1:125 at A1 1:250 at A3

REFERENCES

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Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description
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691-695 Victoria Road, Ryde

Drawing Title

BUILDING A EAST ELEVATION

DA SUBMISSION					
Job no.		Drawi	ng no.	Rev.	
J23589D		DA 2013		D	
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024	



1 BUILDING A WEST ELEVATION - HATTON STREET

1 : 125 at A1 1:250 at A3

REFERENCES

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MATERIAL LEGEND

AWD	ALUMINIUM FRAME WINDOWS & DOORS - DULUX POWDERCOAT FINISH MONUMENT
BR1	PGH ELEMENTS GRAPHITE- STRETCHER BOND
BR2	PGH ELEMENTS GRAPHITE- STACKBOND
MC1	SOLID ALUMINIUM - DULUX MONUMENT
MC2	SOLID ALUMINIUM - DURATEC- CHAMPAGNE KINETIC
RPF1	RENDERED PAINT FINISH - DULUX WHISPER WHITE
RPF2	RENDERED PAINT FINISH - DULUX RAKU
TG	TINTED GLAZING

D	22.05.2025	S34 SUBMISSION
С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description
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BUILDING A WEST ELEVATION

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Job no.	Dra	wing no.	Rev.	
J23589D		A 2014	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



BUILDING B NORTH ELEVATION - BLAXLAND ROAD 1

1:125 at A1 1:250 at A3

REFERENCES

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А	27.11.2023	DA SUBMISSION
Rev.	Date	Description
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J2358	9D DA	2021	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



BUILDING B SOUTH ELEVATION 1

1:125 at A1 1:250 at A3

REFERENCES

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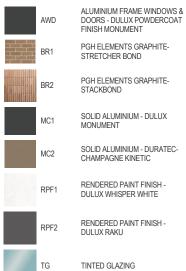
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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description
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BUILDING B SOUTH ELEVATION

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J23589D [2022	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



BUILDING B EAST ELEVATION - PRINCES STREET 1

1:125 at A1 1:250 at A3

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С	27.09.2024	GENERAL AMENDMENTS
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Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description
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Drawing Title

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J23589D		DA 2023		D
Drawn by SP	Checked RJ	'	Approved by ZC	Date AUG. 2024



1 BUILDING B WEST ELEVATION

1:125 at A1 1:250 at A3

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MATERIAL LEGEND

AWD	ALUMINIUM FRAME WINDOWS & DOORS - DULUX POWDERCOAT FINISH MONUMENT
BR1	PGH ELEMENTS GRAPHITE- STRETCHER BOND
BR2	PGH ELEMENTS GRAPHITE- STACKBOND
MC1	SOLID ALUMINIUM - DULUX MONUMENT
MC2	SOLID ALUMINIUM - DURATEC- CHAMPAGNE KINETIC
RPF1	RENDERED PAINT FINISH - DULUX WHISPER WHITE
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TG	TINTED GLAZING

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С	27.09.2024	GENERAL AMENDMENTS
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Rev.	Date	Description
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Drawing Title

BUILDING B WEST ELEVATION

DA SUBMISSION				
Job no.		Drawin	ng no.	Rev.
J23589	D	DA	2024	D
Drawn by SP	Checke RJ	d by	Approved by ZC	Date AUG. 2024



BUILDING C NORTH ELEVATION 1

1:125 at A1 1:250 at A3

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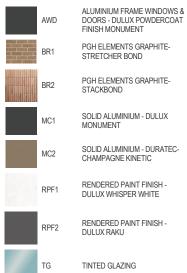
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MATERIAL LEGEND



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С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m 0	1.25 2.5	5.0 7.5 25 at A1 1:250 at A3	10.0

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691-695 Victoria Road, Ryde Drawing Title

BUILDING C NORTH ELEVATION

DA SUBMISSION				
Job no.		Drawi	ng no.	Rev.
J2358	9D	DA	2031	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024



BUILDING C SOUTH ELEVATION - VICTORIA ROAD 1

1:125 at A1 1:250 at A3

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	MAT	ERIAL	LEGEND
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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
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Rev.	Date	Description
Scale m 0	1.25 2.5	5.0 7.5 10.0 25 at A1 1:250 at A3





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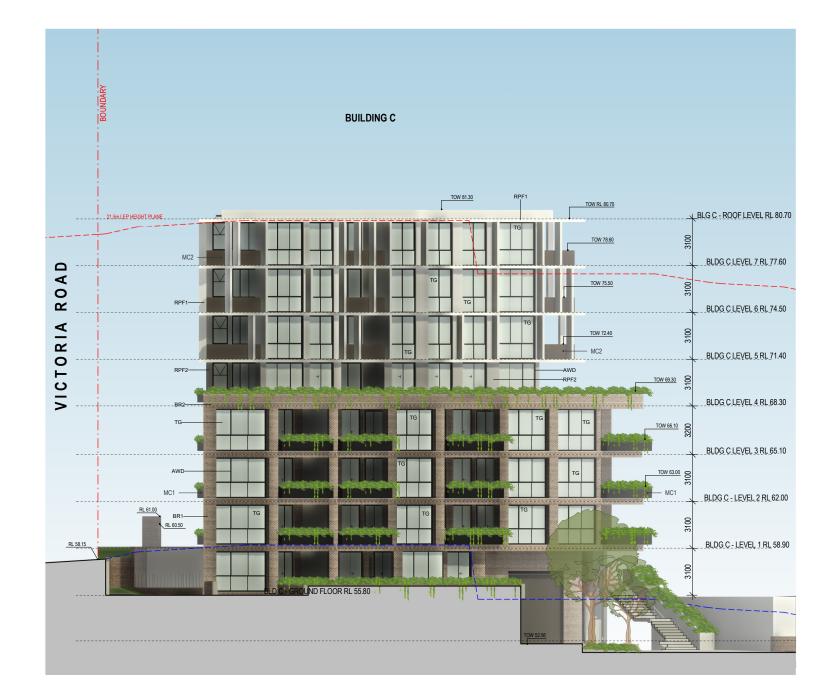
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

BUILDING C SOUTH ELEVATION

DA SUBMISSION				
Job no.		Drawi	ng no.	Rev.
J2358	9D	DA	2032	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024



1 BUILDING C EAST ELEVATION

1:125 at A1 1:250 at A3

REFERENCES

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MATERIAL LEGEND

AWD	ALUMINIUM FRAME WINDOWS & DOORS - DULUX POWDERCOAT FINISH MONUMENT
BR1	PGH ELEMENTS GRAPHITE- STRETCHER BOND
BR2	PGH ELEMENTS GRAPHITE- STACKBOND
MC1	SOLID ALUMINIUM - DULUX MONUMENT
MC2	SOLID ALUMINIUM - DURATEC- CHAMPAGNE KINETIC
RPF1	RENDERED PAINT FINISH - DULUX WHISPER WHITE
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TG	TINTED GLAZING

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А	27.11.2023	DA SUBMISSION
Rev.	Date	Description
Scale M 0	1.25 2.5 1:1	5.0 7.5 10.0 25 at A1 1:250 at A3

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Drawing Title

BUILDING C EAST ELEVATION

DA SUBMISSION				
Job no.	D	awing no.	Rev.	
J2358	9D E	A 2033	D	
Drawn by SP	Checked b RJ	Approved by ZC	Date AUG. 2024	



1 BUILDING C WEST ELEVATION

1 : 125 at A1 1:250 at A3

REFERENCES

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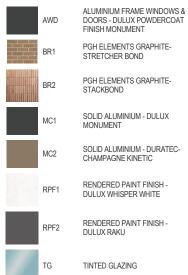
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MATERIAL LEGEND



D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENT	S
В	02.09.2024	WP S34 DISCUSSION	
Α	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m 0	1.25 2.5	5.0 7.5 25 at A1 1:250 at A3	10.0

Project Architect



CDARCHITECTS

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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

BUILDING C WEST ELEVATION

DA SUBMISSION				
Job no.		Drawin	ig no.	Rev.
J2358	9D	DA	2034	D
Drawn by SP	Checke RJ	d by	Approved by ZC	Date AUG. 2024

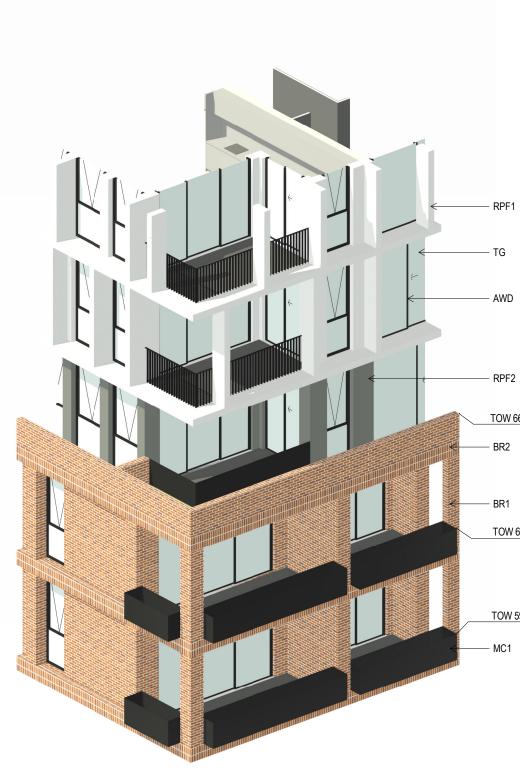
BOUNDARY

EXISTING GROUND LINE



1 BUILDING A - FACADE DETAIL ELEVATION

1:50 at A1 1:100 at A3



2 BUILDING A - FACADE DETAIL 3D VIEW

REFERENCES

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MATERIAL LEGEND



TOW 66.10

BR2

TOW 63.00

TOW 59.90

А	22.05.2025	S34 SUBMISSION	
Rev.	Date	Description	
Scale m 0	0.5 1	2 3 4 50 at A1 1:100 at A3	
			_





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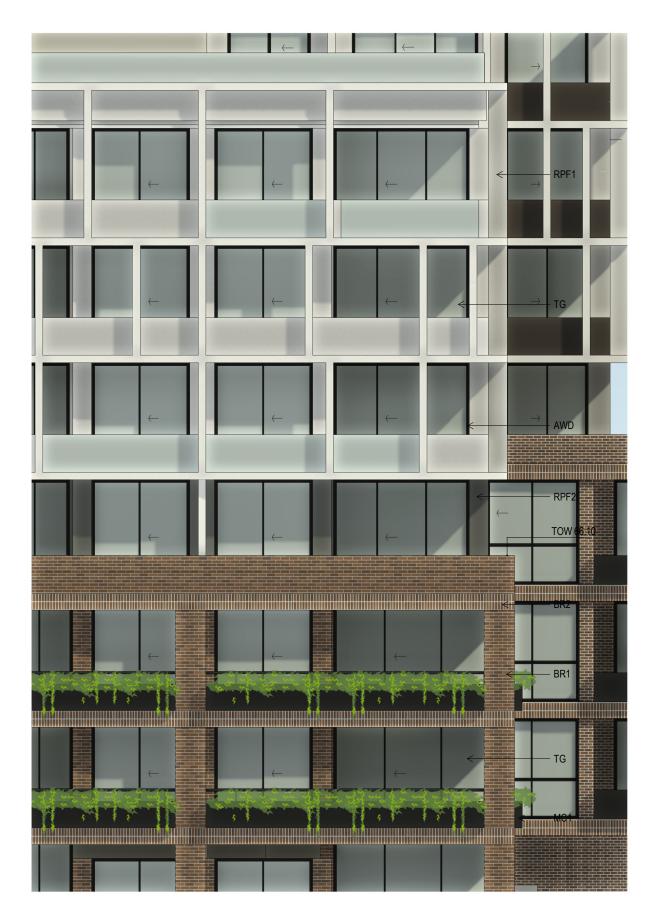


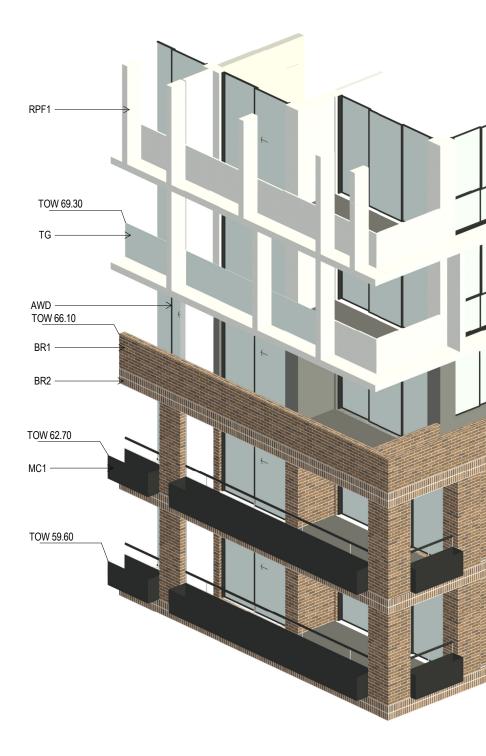
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

FACADE DETAILS - BUILDING A

PRELIMINARY ISSUE				
Job no.	Draw	ving no.	Rev.	
J23589	D DA	A 2051	А	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	





1 BUILDING B - FACADE DETAIL ELEVATION 1

1:50 at A1 1:100 at A3

2 BUILDING B - FACADE DETAIL 3D VIEW 1

REFERENCES

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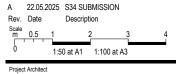
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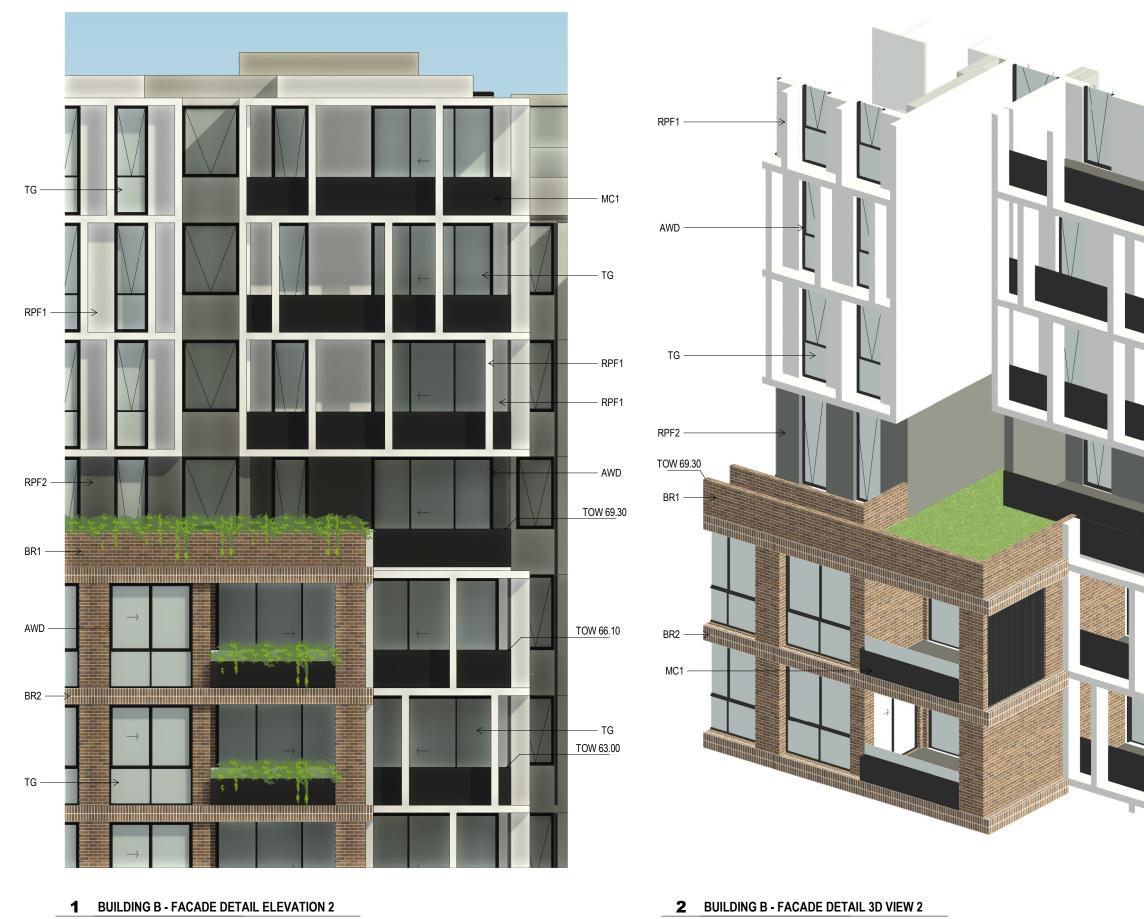


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

FACADE DETAILS - BUILDING B

PRELIMINARY ISSUE			
Job no.	Drawi	ng no.	Rev.
J23589	D DA	2052	А
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024



1:50 at A1 1:100 at A3

REFERENCES

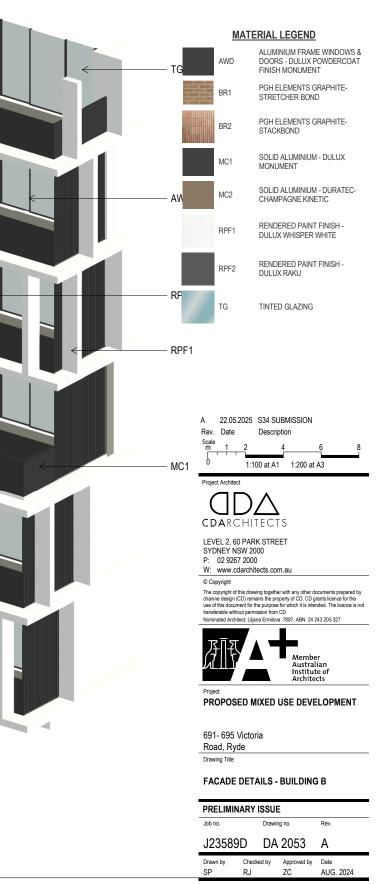
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1 **BUILDING C - FACADE DETAIL ELEVATION**

1:50 at A1 1:100 at A3

2 BUILDING C - FACADE DETAIL 3D VIEW

REFERENCES

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MATERIAL LEGEND ALUMINIUM FRAME WINDOWS & DORS - DULUX POWDERCOAT FINISH MONUMENT AWD PGH ELEMENTS GRAPHITE-STRETCHER BOND PGH ELEMENTS GRAPHITE-STACKBOND 3R2 SOLID ALUMINIUM - DULUX MC1 MONUMENT SOLID ALUMINIUM - DURATEC-CHAMPAGNE KINETIC MC2 RENDERED PAINT FINISH -RPF1 DULUX WHISPER WHITE RENDERED PAINT FINISH -DULUX RAKU RPF2 TINTED GLAZING TG

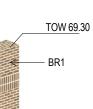


TG

MC2

RPF1

RPF2



BR2

- BR1



Rev. Date

A 22.05.2025 S34 SUBMISSION

Description

2



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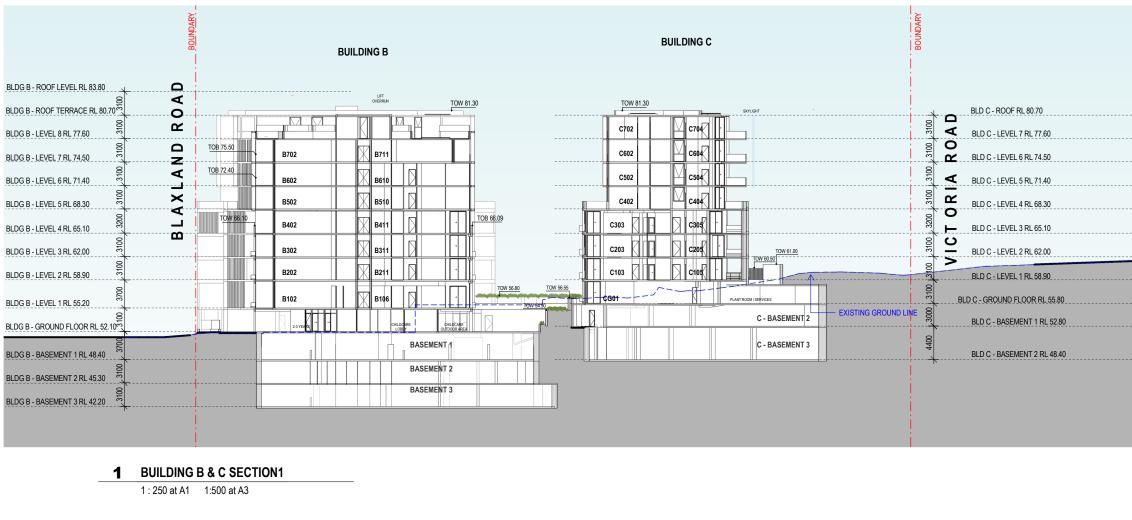
FACADE DETAILS - BUILDING C

PRELIMINARY ISSUE				
Job no.	Draw	ing no.	Rev.	
J2358	9D DA	2054	А	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	

×.		BUILDING B	
BOUNDAR	BUILDING A		BLD B - ROOF RL 80.70
			BLD B - LEVEL 8 & ROOF TERF
BLDG A - ROOF LEVEL RL 74.50 21.5m LEP HEIGHT BLANKET	TOW 74.90	B701 B702 B703 MM B704 B706 B706	
BLDG A - LEVEL 6 RL 71.40	A601 A602	B601 B602 B603 M B604 B606 C	
BLDG A - LEVEL 5 RL 68.30	A501 A502	B501 B502 B503 M B504 B506 F	BLD B - LEVEL 5 RL 68.30
BLDG A - LEVEL 4 RL 65.10 20 BLAXLAND	A401 A402	п В401 R B402 B403 M B403 R B407 B407	
BLDG A - LEVEL 3 RL 62.00	A301	, B301 R B302 B303 B303 B303 B307 B307	
BLDG A - LEVEL 2 RL 58.90	A201 A203	R 8201 R 8202 8203 M B203 R 8203 B207 B207	BLD B - LEVEL 2 RL 58.90
BLDG A - LEVEL 1 RL 55.80	A101		BLD B - LEVEL 1 RL 55.20
BLDG A - GROUND FLOOR RL 52.10		2. SYEARS	BLD B - GROUND FLOOR RL 52
BLDG A - BASEMENT 1 RL 48.40			BLD B - BASEMENT 1 RL 48.40
BLDG A -BASEMENT 2 RL 45.30		BASEMENT 2	BLD B - BASEMENT 2 RL 45.30
BLDG A - BASEMENT 3 RL 42.20		BASEMENT 3	BLD B - BASEMENT 3 RL 42.20

2 BUILDING A & B SECTION

1:250 at A1 1:500 at A3



REFERENCES

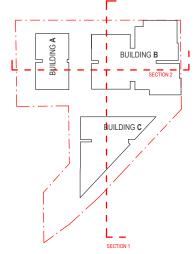
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D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale M	2.5 5	10 15	2
Ò	1:2	50 at A1 1:500 at A3	

m 2.5	5 1	0 15	
Ó	1:250 at A1	1:500 at A3	
Project Architect			





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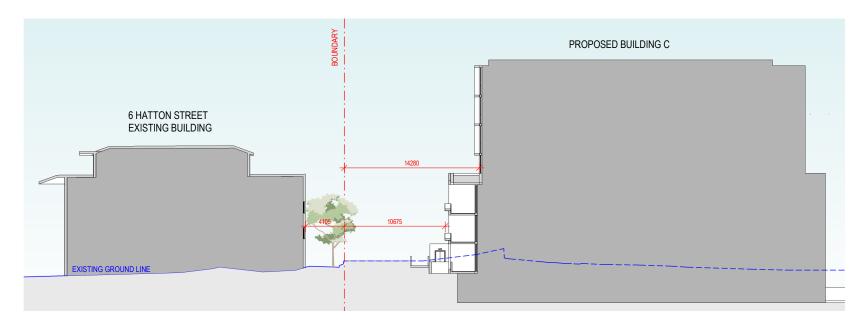
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

BUILDING SECTIONS

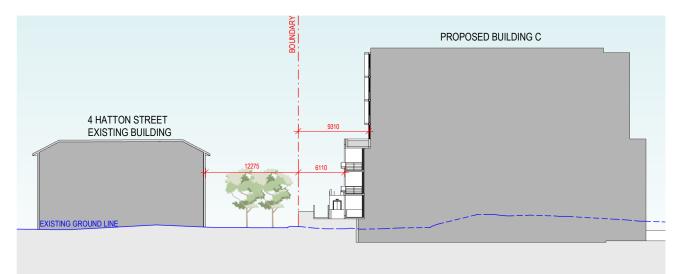
DA SUBMISSION				
Job no.	Dra	wing no.	Rev.	
J2358	9D D	A 3001	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	

RRACE RL 77.60



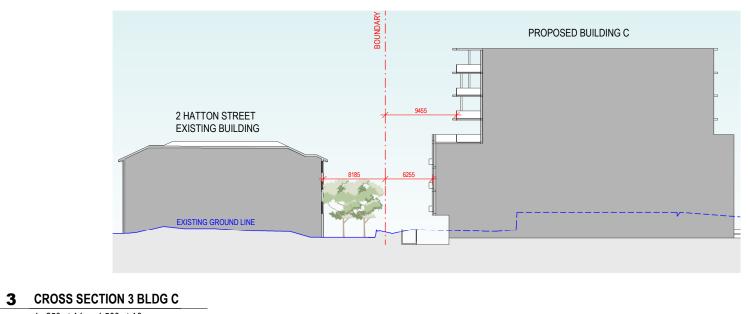
1 CROSS SECTION 1 BLDG C

1 : 200 at A1 1:500 at A3



2 CROSS SECTION 2 BLDG C

1:250 at A1 1:500 at A3



1 : 250 at A1 1:500 at A3

REFERENCES

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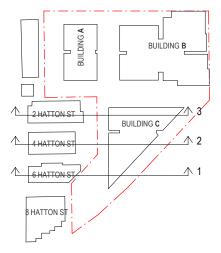
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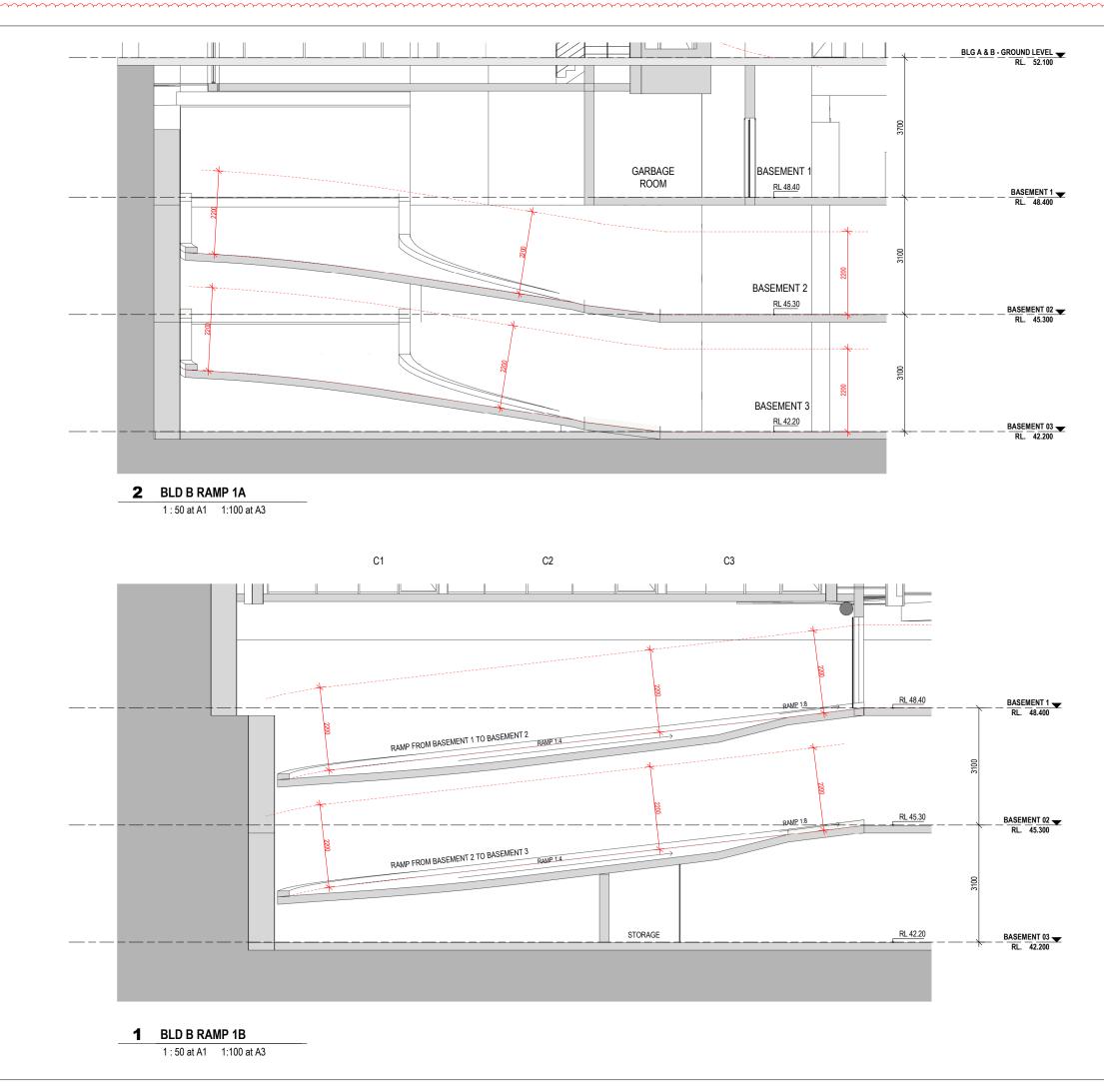
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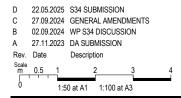
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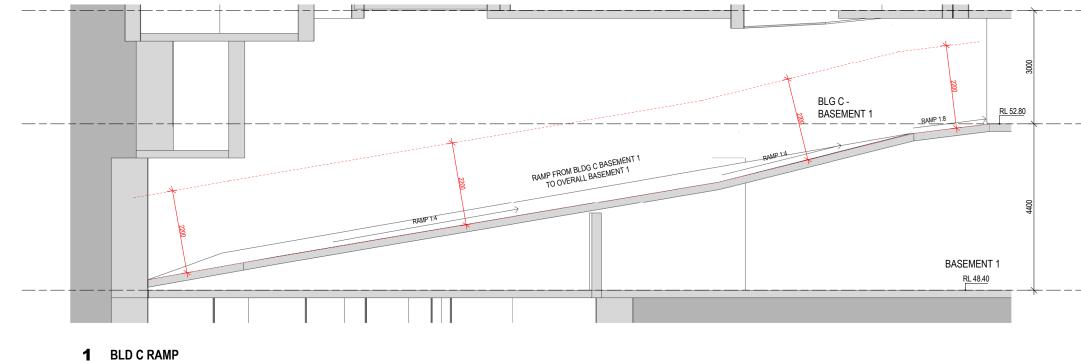


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

DRIVEWAY & RAMP SECTIONS

DA SUBMISSION				
Job no.	D	rawing no.	Rev.	
J2358	9D E	DA 3004	D	
Drawn by SP	Checked b RJ	Approved by ZC	Date AUG. 2024	



1:50 at A1 1:100 at A3

REFERENCES

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BLG C - BASEMENT 1



D 22.05.2025	5 S34 SUBMISSION
C 27.09.2024	GENERAL AMENDMENTS
B 02.09.2024	WP S34 DISCUSSION
A 27.11.2023	B DA SUBMISSION
Rev. Date	Description
m 0.5 1	2 3 4
0 1:	50 at A1 1:100 at A3

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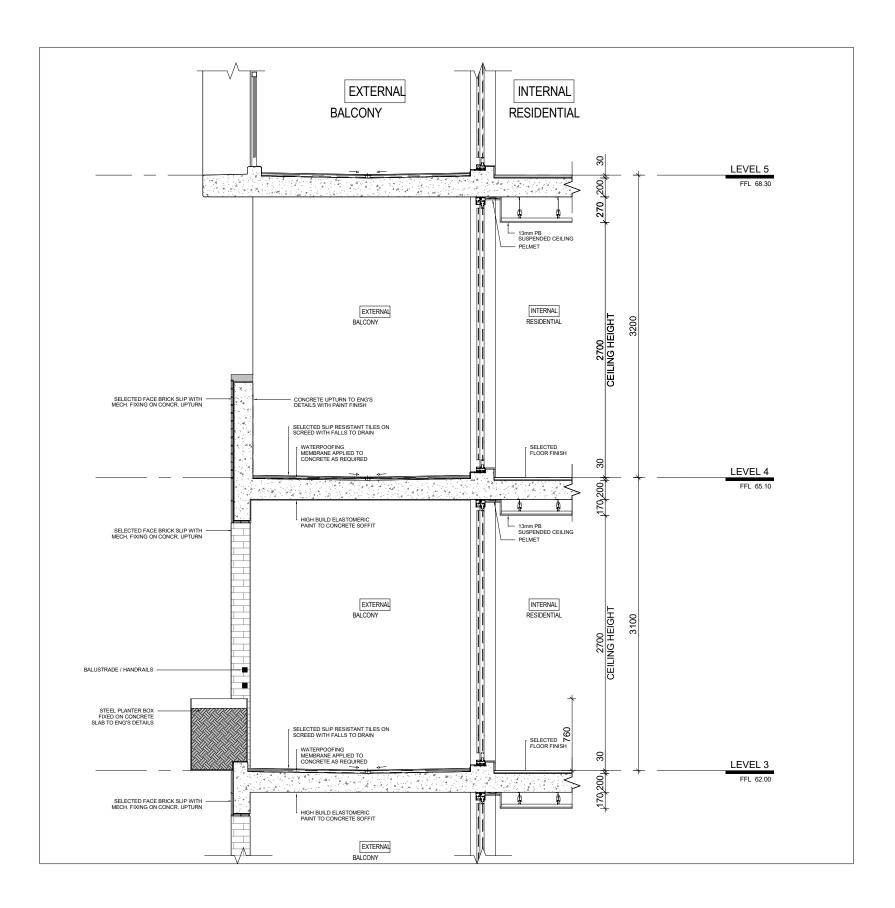
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

DRIVEWAY & RAMP SECTIONS

DA SUBMISSION				
Job no.	Dra	wing no.	Rev.	
J2358	9D D	A 3005	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



1 DETAIL SECTION

1:20 at A1 1:40 at A3

REFERENCES

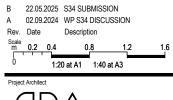
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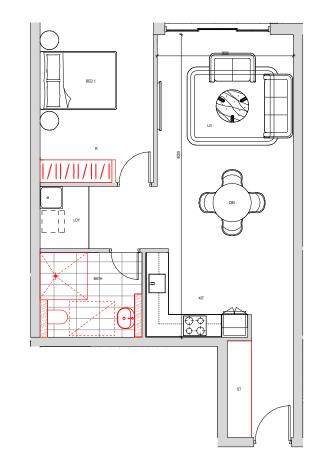


PROPOSED MIXED USE DEVELOPMENT

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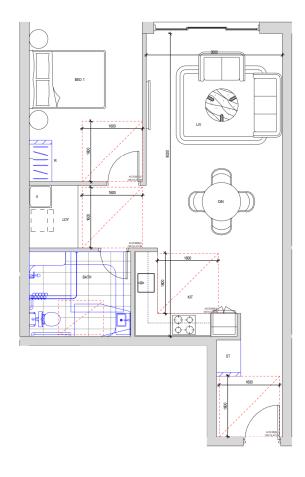
Drawing Title SECTION DETAIL 1

PRELIMINARY ISSUE					
Job no.	Drawi	ng no.	Rev.		
J2358	9D DA	3011	В		
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024		

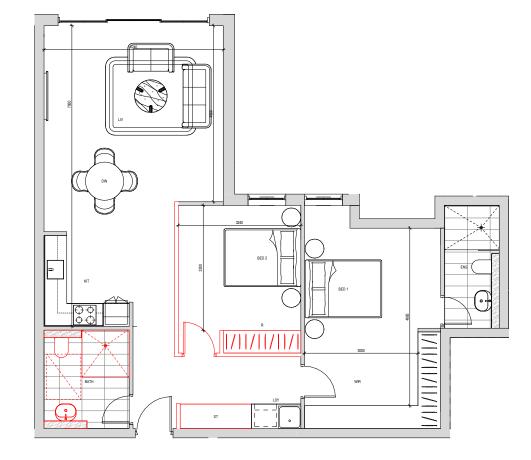


1 B102, B202, B302, B402, B502, B602, B702 - PRE ADAPTABLE

 1:50 at A1
 1:100 at A3

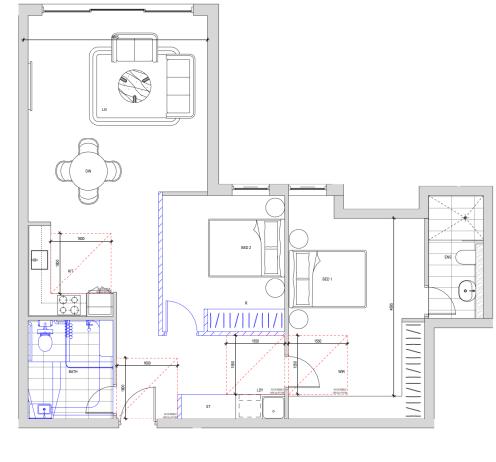


2 B102, B202, B302, B402, B502, B602, B702 - POST ADAPTABLE 1:50 at A1 1:100 at A3



3 B203, B303, B403 - PRE ADAPTABLE

1 : 50 at A1 1:100 at A3



4 B203, B303, B403 - POST ADAPTABLE

1 : 50 at A1 1:100 at A3

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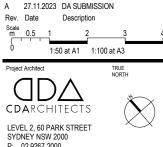
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LEGEND

	EXISTING TO BE RETAINED
D2022223	TO BE DEMOLISHED IN POST-ADAPTABLE PHASE
5222223	TO BE CONSTRUCTED IN POST-ADAPTABLE PHASE
\mathbb{Z}	ACCESSIBLE CIRCULATION
Ð	WHEELCHAIR TURNING SPACE DIAMETER



22.05.2025 S34 SUBMISSION 27.09.2024 GENERAL AMENDMENTS

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Drawing Title

SHEET 1
PRE + POST ADAPTABLE UNIT LAYOUT-

DA SUBMISSION				
Job no.		Drawi	ng no.	Rev.
J23589	9D	DA	5001	С
Drawn by SP	Chec RJ	ked by	Approved by ZC	Date AUG. 2024

As H38 1:3005. ENSURE ALL PRE-BADPYATION SERVICES ARE SALED."
AS H281.1:3005. ENSURE ALL PRE-BADPYATION SERVICES ARE SALED."
AS H2051.1:3005.
AS H2051.1:3005.1:30

 GENERAL

 1
 ALL ADAPT ANLE BALCONES SHALL BE PROVIDED WITH 35mm STEP FROM INSIDE TO BALCONES TO ENSINE SMOOTH TRANSITION

 2
 GENERAL PLUMBER TO PROVIDE EXTRA CAPPED-OFF SERVICES TO ALLOW FOR THE RELOCATION OF SWITTARY FIXTURES.

 3
 IN ACCESSIBLE SOLE OCCUPANCY UNTS. THE LIGHT SWITCHES SHALL BE 30x0mm MIN. SUSE AT A HEIGHT TO MATCH THE DOOR HANDLES, GOO SHALL BE LOCATED BETWEEN 600mm AND 1100mm ABOVE THE FLOOR AND 500mm FROM AN INTERNAL CORNER. LIVING AND DIMONG ROOM

 1.
 POTENTIAL ILLUMINATION LEVEL MIN. 300LUX TO BE PROVIDED TO COMPLY WITH AS 4299 1996 CLAUSE 4.10

 2.
 TELEPHONE ADJACENT TO GPO TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.11

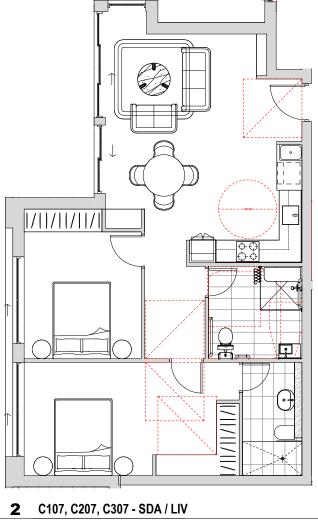
 3.
 TELEPHONE ADJACENT TO GPO TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.12

 3.
 CHECHNON CONTOP AND WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 2. PROVIDE WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 2. PROVIDE WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 2. PROVIDE WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 2. PROVIDE WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 2. PROVIDE WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT: 3. CONCTOPS TO INCLUDE BOLATING SWITCH TO COMPLY WITH AS 4299.1995 CLAUSE 4.5.7.

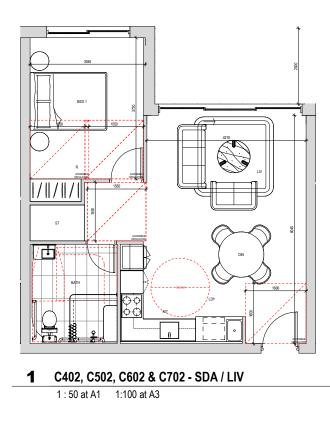
 4. OF DO TO COMPLY WITH AS 42915 SCLAUSE 4.10

 5.
 RESISTANT FLOOR SUFFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.5.7.

5. SLP RESISTANT FLOOR SUPPRIE TO ULT NOTACLE TO SUB-45.4. BATHROOM 1. ALL BATHROOMS SHALL HAVE NO HOBS TO SHOWER. ENSURE MIN. 1160mm x 1000mm SHOWER ZONE. INSTALL ACCESSIBLE TOILET, BASIN GRABRALS AND SHOWER SEATS AS PER ASY428.1.200. ENSURE ALL PRE-ADAPTATION SERVICES ARE SEALED. 2. SLP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WOTH AS 4299.1995 CLAUSE



1:50 at A1 1:100 at A3



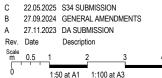
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691-695 Victoria Road, Ryde

Drawing Title

SDA UNIT LAYOUT

DA SUBMISSION					
Job no.	C	rawing no.	Rev.		
J23589D		DA 5003	С		
Drawn by SP	Checked RJ	y Approved by ZC	Date AUG. 2024		

Shower Lobe: Rouge ALL Proceedings of the Services Area Section of Control of the Service Area Section and Section 2012 (Section 2012) (Secti

 GENERAL

 1. ALL ADATABLE BALCOMES SHALL BE PROVIDED WITH 35mm STEP FROM INSIDE TO BALCOMES TO ENSURE'S MOOTH TRANSITION.

 2. GENERA.-PLUMERT OR PROVIDE EXTRA CAPPED-OFF SERVICES TO ALLOW FOR THE RELOCATION OF SANTARY FXTURES.

 3. IN ACCESSIBLE SOLE OCLEPANCE AND SERVICES SHALL BE 30,30mm MIN.

 SIZE AT A HEIGHT TO MATCH THE DOOR HANDLES. GPOS SHALL BE 10,0210 BETWEEN 800mm AND 1100mm ADOVE THE FLOOR AND 50mm FROM AN INTERNAL CORNER.

 LIVING AND DINNIG ROOM

 1. POTENTIAL LIUMINATION LEVEL MIN. 300LUX TO BE PROVIDED TO COMPLY WITH AS 4299 1995 CLAUSE 4.10

 2. TELEPHONE ADJACENT TO GPO TO BE PROVIDED TO COMPLY WITH AS 4299 1995 CLAUSE 4.7.4

 1. ADDIST ADJACENT TO GPO TO BE PROVIDED TO COMPLY WITH AS 4299 1995 CLAUSE 4.7.4

 1. ALL POST ADAPTATION KITCHEN APPLIANCES SHALL BE INSTALLED AS PER AS4299 1995.

 1. SLUP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.7.4

 5. SLIP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995.

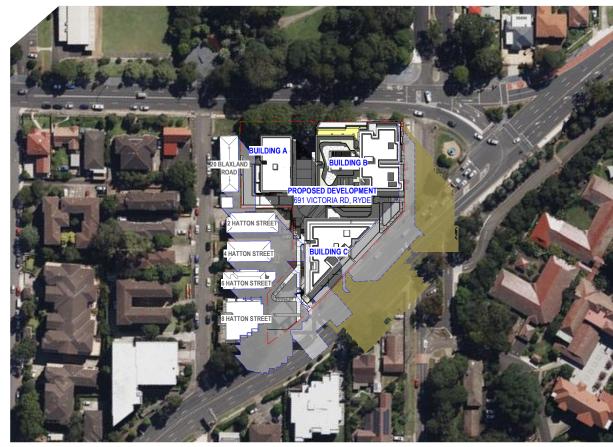
 1. SLIP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.5.4.

 5. SLIP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.5.4.

 6. MONDE SHALL HAVE NO HOBS TO SHOWER. ENSURE MIN. 1160mm MI00mm 5HOWER ZONE INSTALL ACCESSULE TO LET, BASIN GRABARLAS AND SHOWER SEATS AS PER AS1428.1-3008 ENSURE ALL PRE-ADAPTATION SERVICES ARE SEALED.

 1. SLIP RESISTANT FLOOR SURFACE TO BE PROVIDED TO COMPLY WITH AS 4299.1995 CLAUSE 4.4.2.

 3. SHOWER R



2 SHADOW DIAGRAM JUNE 21 12pm NEW 1 : 1000 at A1 1:2000 at A3



1 SHADOW DIAGRAM JUNE 21 9am NEW

1 : 1000 at A1 1:2000 at A3



3 SHADOW DIAGRAM JUNE 21 3pm NEW 1 : 1000 at A1 1:2000 at A3

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SHADOW DIAGRAM LEGEND

SHADOWS CAST BY EXISTING BUILDING
SHADOWS CAST BY EXISTING BUILDING
SHADOWS CAST BY EXISTING NEIGHBOUR
SHADOWS CAST BY PROPOSED BUILDING

D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale	10 20	40 60	80
Ó	1:1	1000 at A1 1:2000 at A3	

Project Architect





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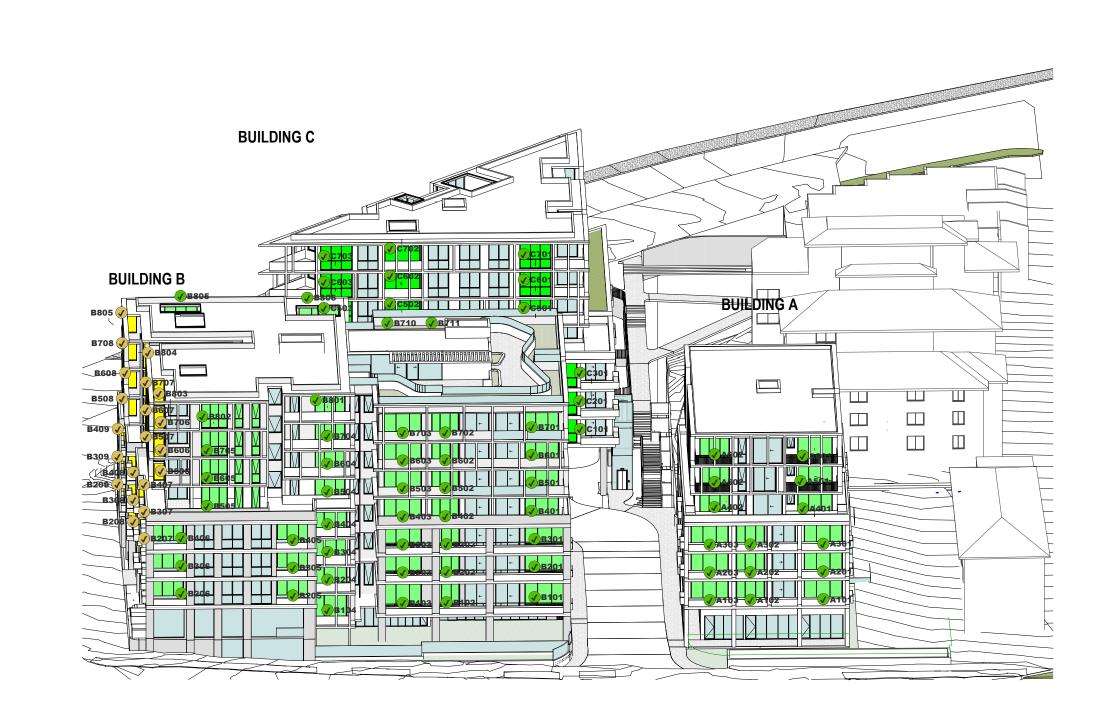


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SHADOW DIAGRAMS

DA SUBMISSION				
Job no.		Drawin	ng no.	Rev.
J23589D		DA 6001		D
Drawn by Checke SP RJ		ed by	Approved by ZC	Date AUG. 2024



1 SUN EYE VIEW JUNE 21 - 9AM

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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
Rev.	Date	Description

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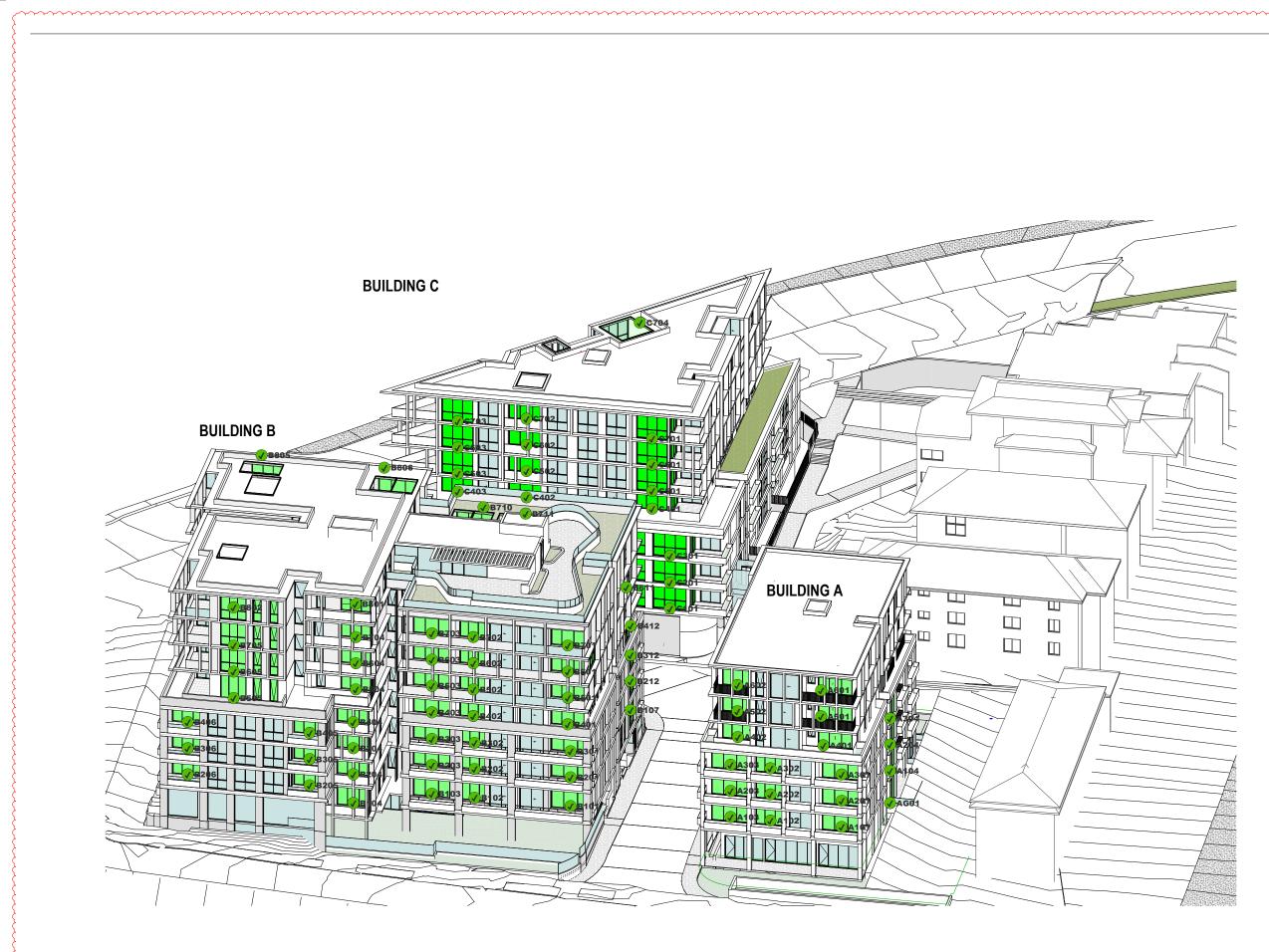


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SUN ANGLE VIEWS 9AM - 21 JUNE

DA SUBMISSION						
Job no.	Draw	ing no.	Rev.			
J2358	9D DA	A 6021	D			
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024			



1 SUN EYE VIEW JUNE 21 - 10AM

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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
Rev.	Date	Description

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691-695 Victoria Road, Ryde Drawing Title

SUN ANGLE VIEWS 10AM - 21 JUNE

	DA SUBM	ISSIO	N			
	Job no.		Drawing no.		Rev.	
	J23589D		DA 6022		D	
	Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024	



1 SUN EYE VIEW JUNE 21 - 11AM

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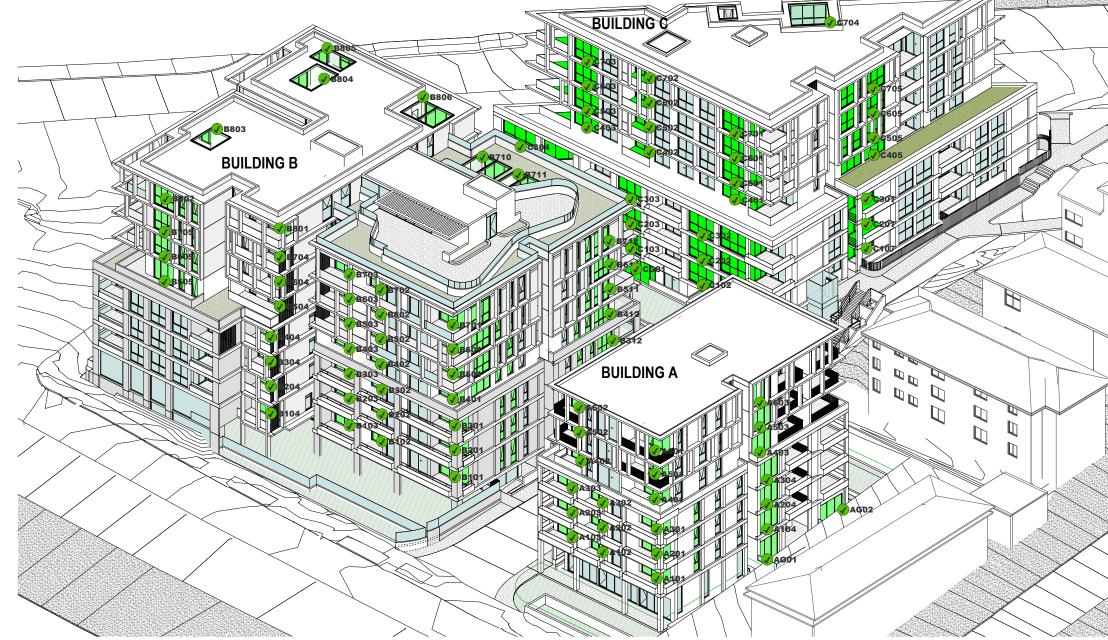


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SUN ANGLE VIEWS 11AM - 21 JUNE

ţ	DA SUBMISSION					
	Job no.		Drawing no.		Rev.	
	J23589	D	DA	6023	D	
	Drawn by Checke SP RJ		ed by	Approved by ZC	Date AUG. 2024	



1 SUN EYE VIEW JUNE 21 - 12PM

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В	02.09.2024	WP S34 DISCUSSION
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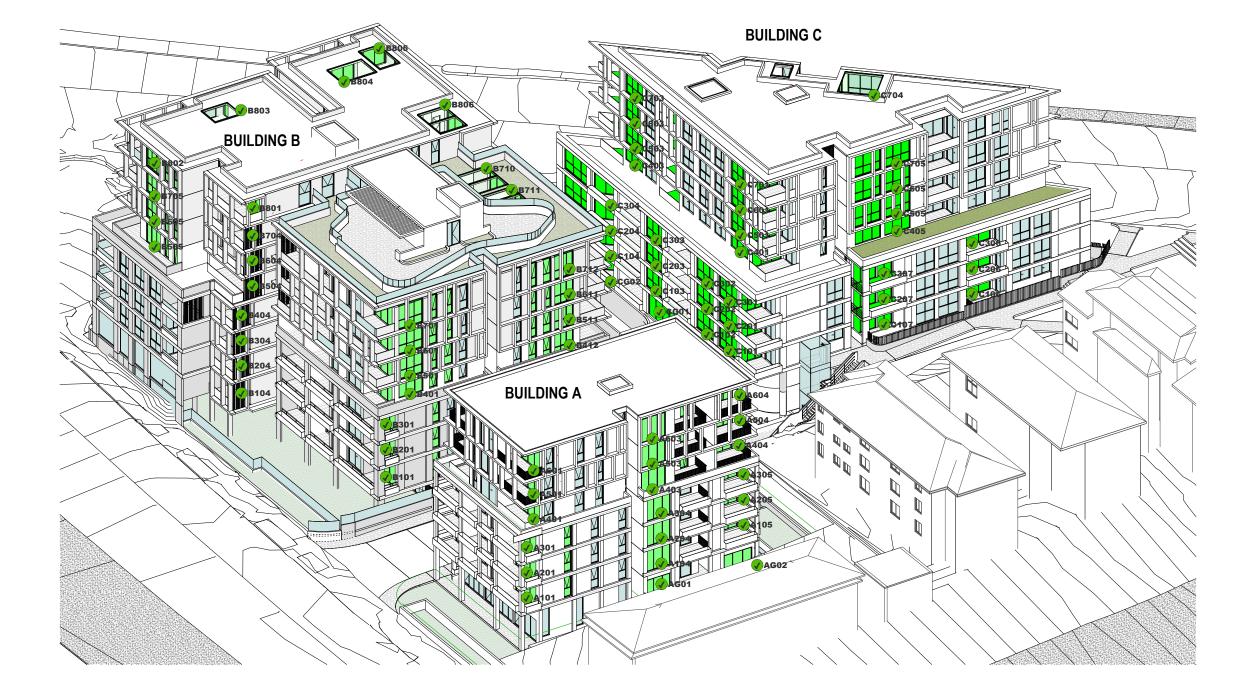
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SUN ANGLE VIEWS 12PM - 21 JUNE

DA SUBMISSION			
Job no.	Dra	wing no.	Rev.
J2358	9D D.	A 6024	D
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024





1 SUN EYE VIEW JUNE 21 - 1PM

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SUN ANGLE VIEWS 1PM - 21 JUNE

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J2358	9D	DA	6025	D
Drawn by SP	Checker RJ	d by	Approved by ZC	Date AUG. 2024



1 SUN EYE VIEW JUNE 21 - 2PM

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В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
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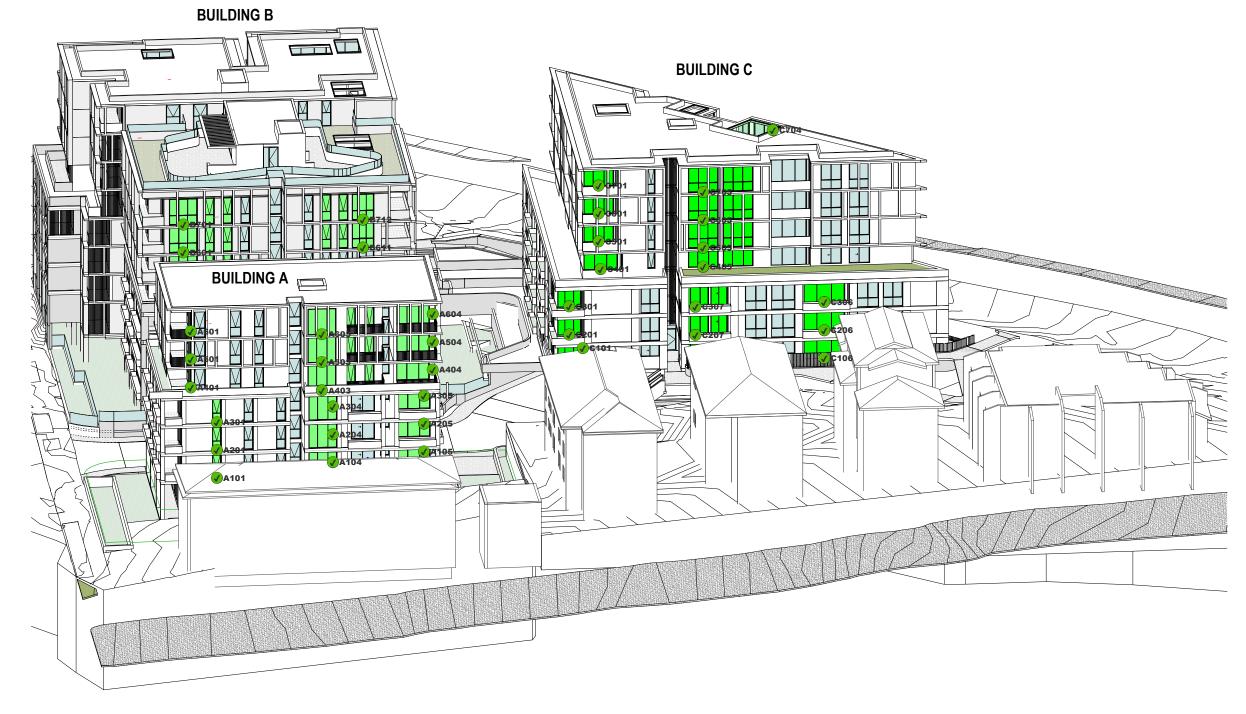


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SUN ANGLE VIEWS 2PM - 21 JUNE

ţ	DA SUBMISSION					
	Job no.		Drawing no.		Rev.	
	J23589D		DA 6026		D	
	Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024	
1						



1 SUN EYE VIEW JUNE 21 - 3PM

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SUN ANGLE VIEWS 3PM - 21 JUNE

DA SUBMISSION				
Job no.	Draw	ing no.	Rev.	
J2358	9D DA	A 6027	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	

	SOLAF	R SCHEI	DULE - E	BUILDIN	G A		
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A102							
A103							
A104							
A105							
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AG02							

DIRECT SUN VIEW LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm	PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT ON JUNE 21st BETWEEN 9am-3pm		
155 UNITS	109 UNITS (70%)	109 UNITS (70%)	19 UNITS (12.3%)		



LIVING RECEIVING NO DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

APARTMENT RECEIVING DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
Rev.	Date	Description

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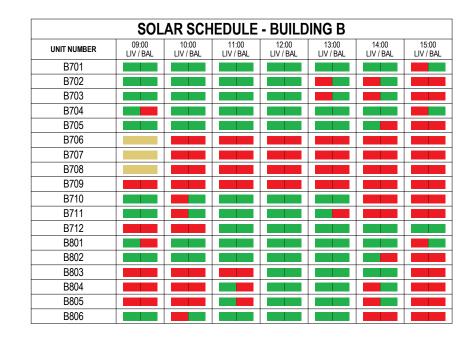
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SOLAR SCHEDULE - BLG A

DA SUBMISSION				
Job no.	Drav	wing no.	Rev.	
J2358	9D D.	A 6028	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	

	09:00	10:00	11:00	12:00	13:00	14:00	15:0
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DIRECT SUN VIEW LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm	PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT ON JUNE 21st BETWEEN 9am-3pm
155 UNITS	109 UNITS (70%)	109 UNITS (70%)	19 UNITS (12.3%)
\checkmark			
	IBER RECEIVING DIRECT SOLAR CIFIC SUN ANGLE VIEWS	PROPOSED UNIT NUMBER RECE DIRECT SOLAR ACCESS AT THE	

LIVING RECEIVING DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

LIVING RECEIVING NO DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

APARTMENT RECEIVING DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

REFERENCES

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В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
Rev.	Date	Description

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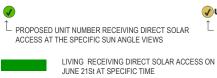
SOLAR SCHEDULE - BLG B

DA SUBMISSION				
Job no.		Drawi	ng no.	Rev.
J2358	9D	DA	6029	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

	SOLAR SCHEDULE - BUILDING C						
UNIT NUMBER	09:00 LIV / BAL	10:00 LIV / BAL	11:00 LIV / BAL	12:00 LIV / BAL	13:00 LIV / BAL	14:00 LIV / BAL	15:0 LIV / B
CG01				12.30 PM	13.30 PM	14.30 PM	
CG02							
C101							
C102							
C103							
C104							
C105							
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C702							
C703							
C704 C705							

DIRECT SUN VIEW LEGEND

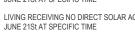
TARGET	PROPOSED UNITS RECEIVING	PROPOSED UNITS RECEIVING
COMPLIANCE REQUIRED	OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm	NO DIRECT SUNLIGHT ON JUNE 21st BETWEEN 9am-3pm
109 UNITS (70%)	109 UNITS (70%)	19 UNITS (12.3%)
		ON JUNE 21st BETWEEN 9am-3pm



LIVING RECEIVING NO DIRECT SOLAR ACCESS ON

APARTMENT RECEIVING DIRECT SOLAR ACCESS ON JUNE 21St AT SPECIFIC TIME

C PROPOSED UNIT NUMBER RECEIVING LESS THAN 2 HOURS DIRECT SOLAR ACCESS AT THE SPECIFIC SUN ANGLE VIEWS



REFERENCES

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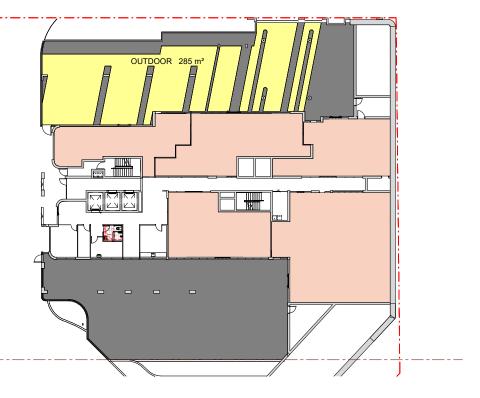
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

SOLAR SCHEDULE - BLG C

DA SUBMISSION				
Job no.		Drawi	ng no.	Rev.
J2358	9D	DA	6030	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024





1 CHILDCARE SUN EYE VIEW JUNE 21 - 8AM

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 8am

2

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOLAR ACCESS TO 30%

OF MINIMUM OUTDOOR AREA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m²	285m²	37.7%
9AM	227m ²	297m²	39.3%
10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m²	221m²	29.2%
1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m²	199m²	26.3%



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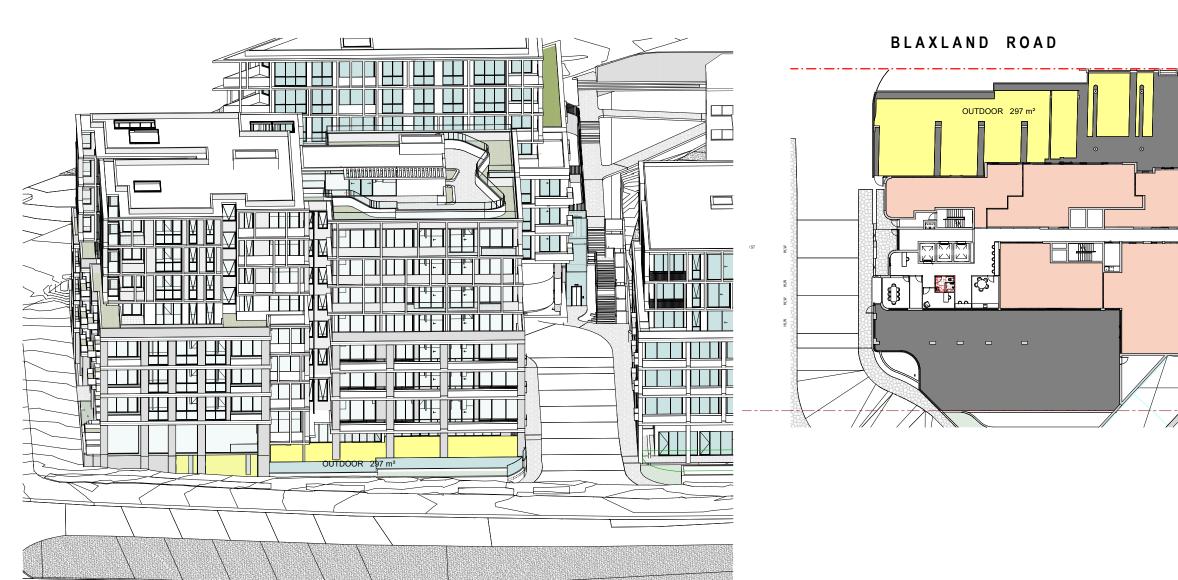
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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Little			
CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 8AM			
DA SUBMISSION			
Job no.	Draw	ving no.	Rev.
J2358	9D DA	A 6041	D
Drawn by	Checked by	Approved by	Date



1 CHILDCARE SUN EYE VIEW JUNE 21 - 9AM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

756m

MINIMUM REQUIRED OUTDOOR AREA	

TARGET COMPLIANCE AREA RE	QUIRED

MINIMUM 2HRS OF SOLAR ACCESS TO 30% OF MINIMUM OUTDOOR AREA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m ²	285m²	37.7%
9AM	227m ²	297m ²	39.3%
10AM	227m²	268m ²	35.4%
11AM	227m ²	245m ²	32.4%
12PM	227m ²	221m ²	29.2%
1PM	227m ²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m ²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 9am



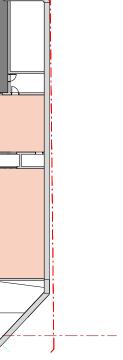
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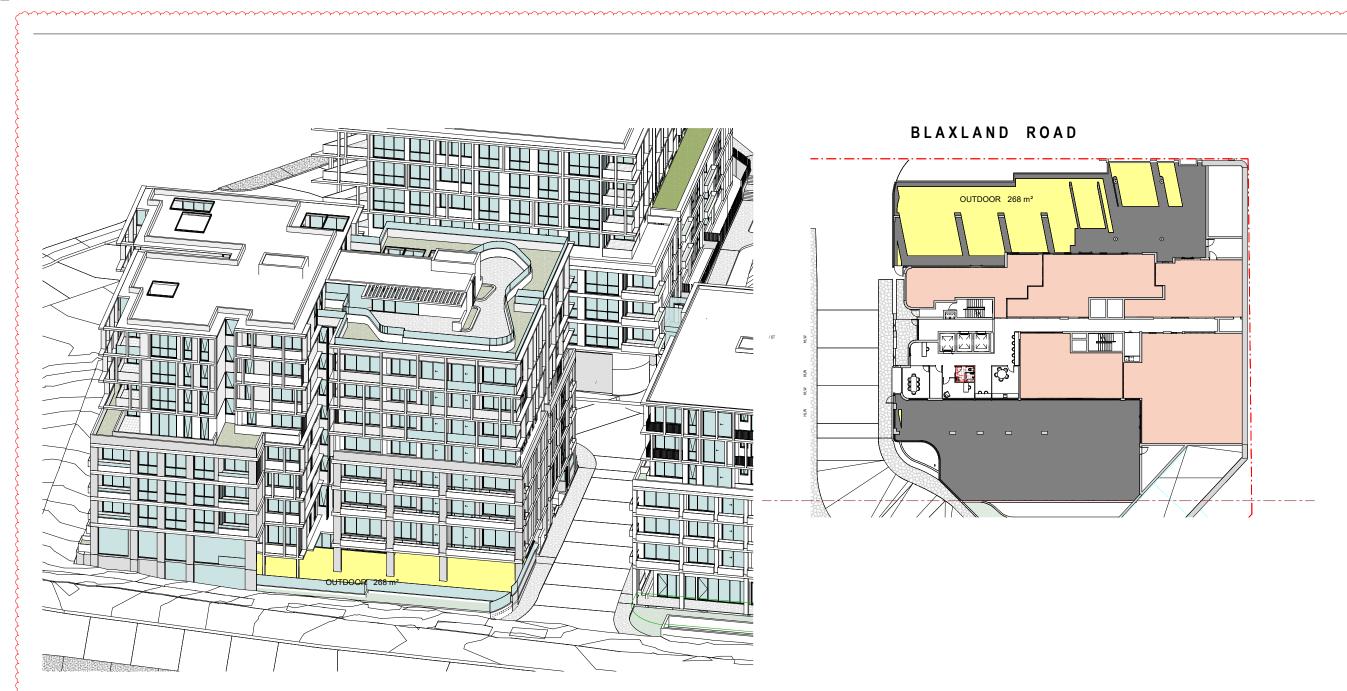
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Drawing Title			
	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 9AM		
DA SUBM	ISSION		
Job no.	[Drawing no.	Rev.
J23589	D I	DA 604	2 D
Drawn by	Checked	by Approve	ed by Date
SP	RJ	ZC	AUG. 2024



1 CHILDCARE SUN EYE VIEW JUNE 21 - 10AM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOLAR A OF MINIMUM OUTDOOR ARE

ACCESS TO 30% REA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m ²	285m²	37.7%
9AM	227m ²	297m²	39.3%
10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m ²	221m²	29.2%
1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m ²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 10am



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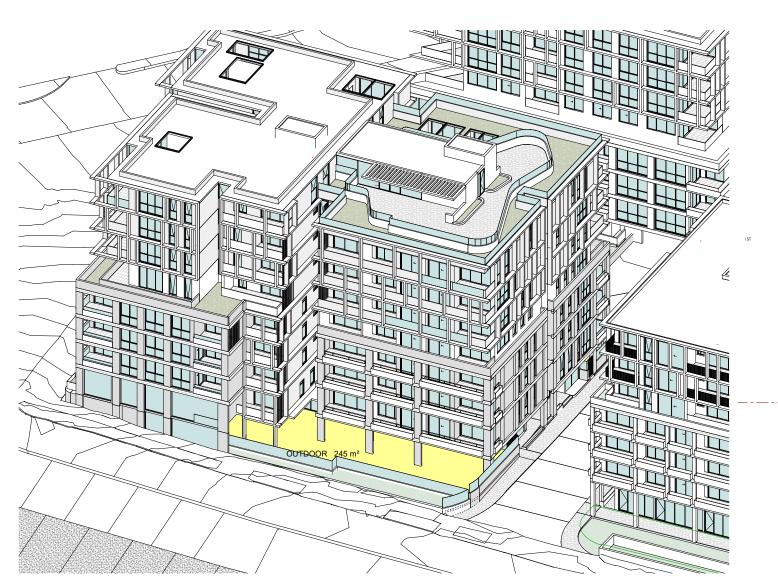
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Drawing Title			
	RE OUTD STUDY - 1	OOR AREA 0AM	SOLAR
DA SUBM	ISSION		
Job no.	Drawi	ng no.	Rev.
J23589	D DA	6043	D
Drawn by	Checked by	Approved by	Date
SP	RJ	ZC	AUG. 2024





1 CHILDCARE SUN EYE VIEW JUNE 21 - 11AM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOLAR ACCESS TO 30% OF MINIMUM OUTDOOR AREA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m²	285m²	37.7%
9AM	227m ²	297m²	39.3%
10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m ²	221m²	29.2%
1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m ²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 11am



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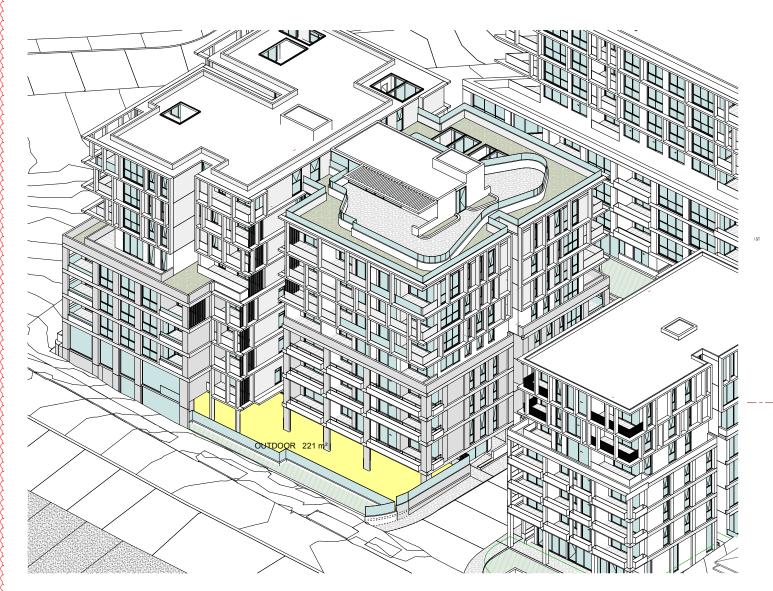
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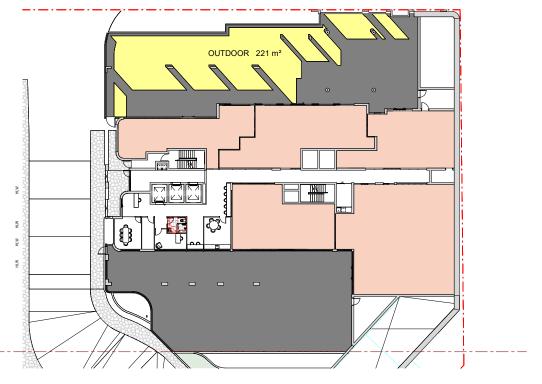


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Litle	Drawing Litte			
CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 11AM				
DA SUBM	DA SUBMISSION			
Job no.	Drawir	ig no.	Rev.	
J23589	D DA	6044	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	





1 CHILDCARE SUN EYE VIEW JUNE 21 - 12PM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOLAR ACCESS TO 30% OF MINIMUM OUTDOOR AREA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m ²	285m²	37.7%
9AM	227m ²	297m ²	39.3%
10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m ²	221m²	29.2%
1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 12pm



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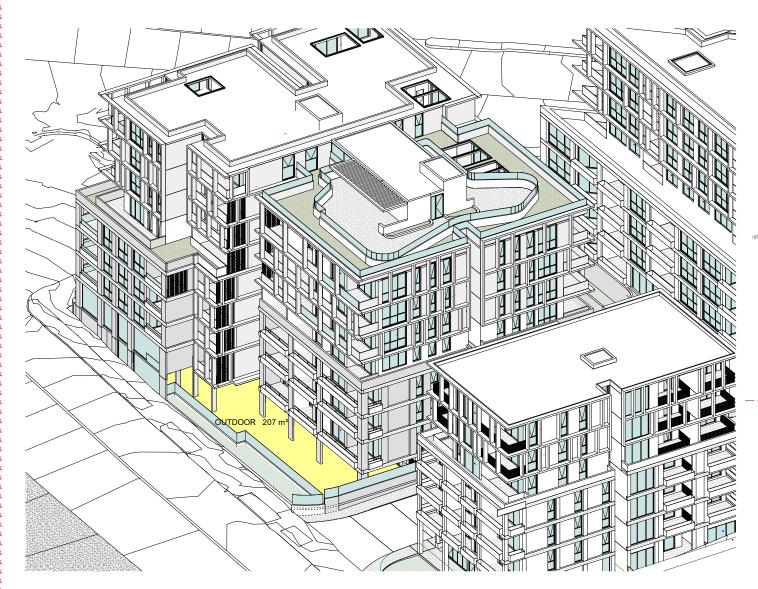
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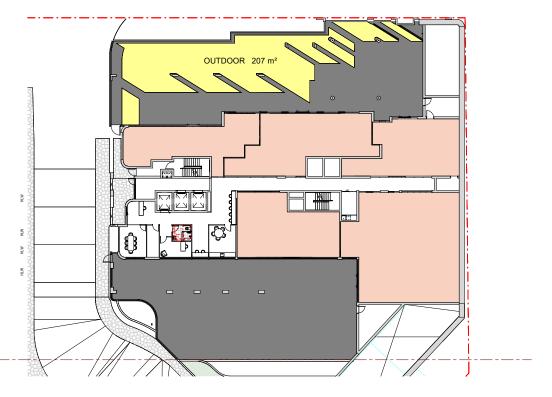


PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title				
CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 12PM				
DA SUBN	DA SUBMISSION			
Job no.		Drawir	ig no.	Rev.
J23589	9D	DA	6045	D
Drawn by	Checke	d by	Approved by	Date
SP	RJ		ZC	AUG. 2024





1 CHILDCARE SUN EYE VIEW JUNE 21 - 1PM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOL

DLAR ACCESS TO 30% OOR AREA (BETWEEN 8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m²	285m²	37.7%
9AM	227m ²	297m²	39.3%
10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m²	221m²	29.2%
1PM	227m ²	207m²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 1pm



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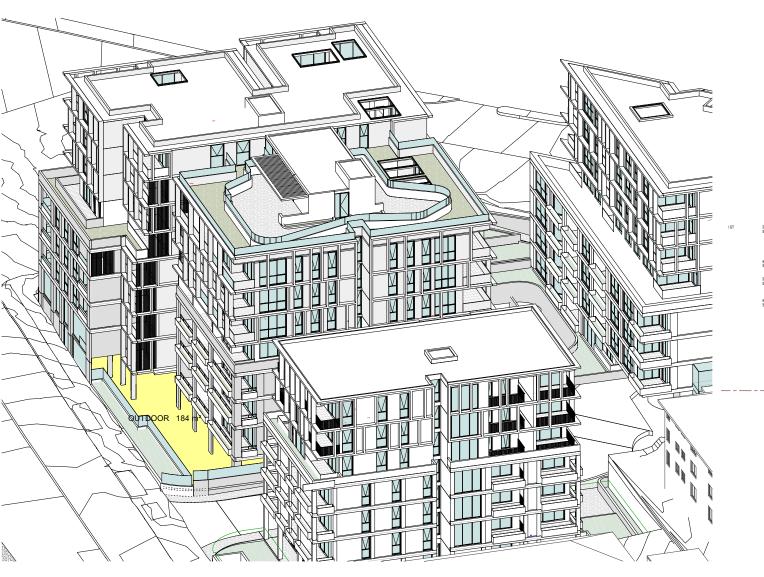


PROPOSED MIXED USE DEVELOPMENT

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Drawing Title				
	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 1PM			
DA SUBN	DA SUBMISSION			
Job no.		Drawi	ng no.	Rev.
J23589	9D	DA	6046	D
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

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1 CHILDCARE SUN EYE VIEW JUNE 21 - 2PM

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMUM 2HRS OF SOLAR ACCESS TO 30% OF MINIMUM OUTDOOR AREA (BETWEEN

8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m²	285m ²	37.7%
9AM	227m²	297m ²	39.3%
10AM	227m ²	268m ²	35.4%
11AM	227m ²	245m ²	32.4%
12PM	227m ²	221m ²	29.2%
1PM	227m ²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m ²	199m²	26.3%

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 2pm



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D C B	27.09.2024 02.09.2024	S34 SUBMISSION GENERAL AMENDMENTS WP S34 DISCUSSION
A	27.11.2023	DA SUBMISSION
Rev.	Date	Description





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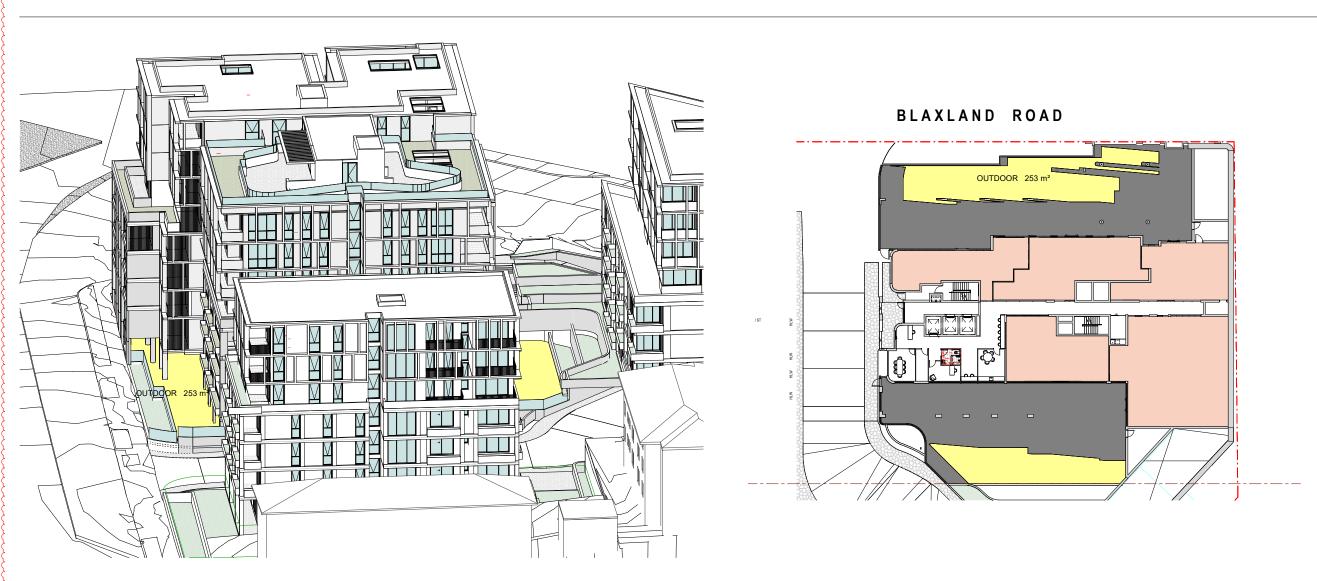
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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title					
	CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 2PM				
DA SUBI	AISSION				
Job no.	Dra	wing no.	Rev.		
J2358	9D D.	A 6047	D		
Drawn by	Checked by	Approved by	Date		
SP	RJ	ZC	AUG. 2024		



1 CHILDCARE SUN EYE VIEW JUNE 21 - 3PM

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 3pm 1 : 250 at A1 1:500 at A3

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756m ²
TARGET COMPLIANCE AREA REQUIRED	MINIMU

1	MINIMUM 2HRS OF SOLAR ACCESS TO 30%
	OF MINIMUM OUTDOOR AREA (BETWEEN
	8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m ²	285m²	37.7%
9AM	227m ²	297m²	39.3%
10AM	227m ²	268m²	35.4%
11AM	227m ²	245m²	32.4%
12PM	227m ²	221m²	29.2%
1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m²	199m²	26.3%



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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
А	27.11.2023	DA SUBMISSION
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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing rue			
CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 3PM			
DA SUBMISSION			
Job no.	D	rawing no.	Rev.
J2358	9D [DA 6048	D
Drawn by	Checked I	by Approved by	/ Date
SP	RJ	ZC	AUG. 2024



1 CHILDCARE SUN EYE VIEW JUNE 21 - 4PM

2 SOLAR ANALYSIS CHILDCARE OUTDOOR AREA GROUND LEVEL- JUNE 21 4pm 1:250 at A1 1:500 at A3

SOLAR ACCESS TO THE CHILDCARE OUTDOOR AREA - JUNE 21

MINIMUM REQUIRED OUTDOOR AREA	756n
TARGET COMPLIANCE AREA REQUIRED	MINI

MINIMUM 2HRS OF SOLAR ACCESS TO 30%
OF MINIMUM OUTDOOR AREA (BETWEEN
8AM - 4PM WINTER MONTHS)

MINIMUM REQUIRED OUTDOOR AREA TO RECEIVE SOLAR 227m²

OUTDOOR CHILDCARE AREA RECEIVING SOLAR

TIME	MINIMUM AREA REQUIRED	PROPOSED AREA	% OF THE MINIMUM AREA
8AM	227m ²	285m²	37.7%
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10AM	227m²	268m²	35.4%
11AM	227m ²	245m²	32.4%
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1PM	227m²	207m ²	27.4%
2PM	227m ²	184m²	24.3%
3PM	227m ²	253m²	33.5%
4PM	227m²	199m²	26.3%



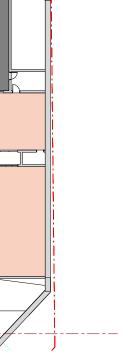
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С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
Α	27.11.2023	DA SUBMISSION
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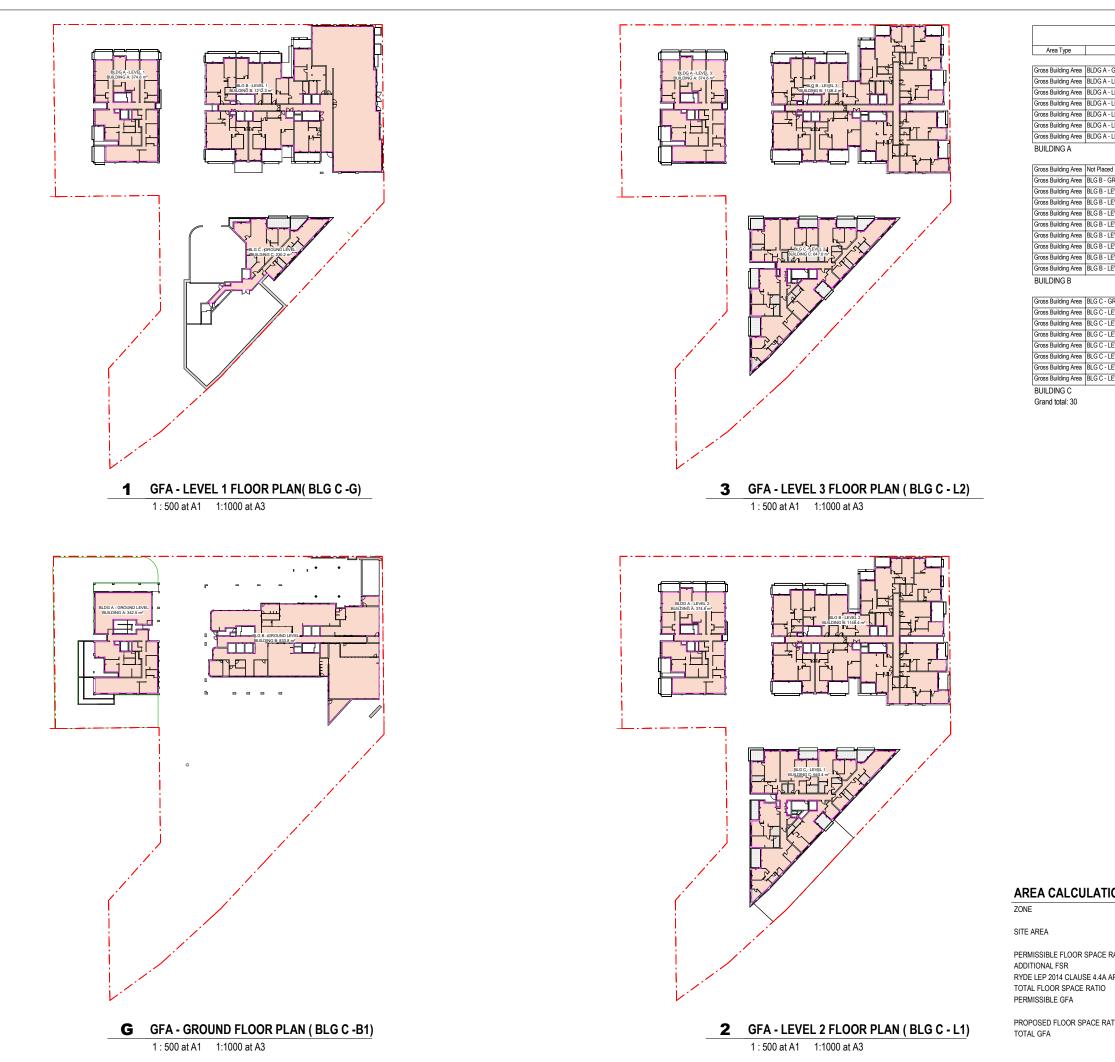
PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde

Drawing Title

CHILDCARE OUTDOOR AREA SOLAR ACCESS STUDY - 4PM		
DA SUBMISSION		
Job no.	Drawing no.	Rev.

DA SOBIIISSION					
Job no.		Drawing no.		Rev.	
J2358	9D	DA	6049	D	
Drawn by SP	Check RJ	ked by	Approved by ZC	Date AUG. 2024	



Area Schedule GFA	L .	
Level	Area	RVT Link: Name
A - GROUND LEVEL	342 m ²	BUILDING A
A - LEVEL 1	375 m²	BUILDING A
A - LEVEL 2	375 m²	BUILDING A
A - LEVEL 3	375 m²	BUILDING A
A - LEVEL 4	321 m ²	BUILDING A
A - LEVEL 5	321 m ²	BUILDING A
A - LEVEL 6	321 m ²	BUILDING A
	2428 m ²	
aced	0 m ²	BUILDING B

dueu	0 m²	BOILDING B
3 - GROUND LEVEL	834 m²	BUILDING B
3 - LEVEL 1	1212 m ²	BUILDING B
3 - LEVEL 2	1148 m ²	BUILDING B
3 - LEVEL 3	1148 m ²	BUILDING B
3 - LEVEL 4	1138 m²	BUILDING B
3 - LEVEL 5	989 m²	BUILDING B
3 - LEVEL 6	992 m²	BUILDING B
3 - LEVEL 7	989 m²	BUILDING B
3 - LEVEL 8	594 m²	BUILDING B
	9045 m ²	

- GROUND LEVEL	230 m ²	BUILDING C
- LEVEL 1	640 m²	BUILDING C
C - LEVEL 2	647 m²	BUILDING C
C - LEVEL 3	647 m²	BUILDING C
C - LEVEL 4	465 m²	BUILDING C
- LEVEL 5	465 m²	BUILDING C
C - LEVEL 6	465 m²	BUILDING C
- LEVEL 7	465 m²	BUILDING C
	4023 m ²	•

15496 m²

REFERENCES

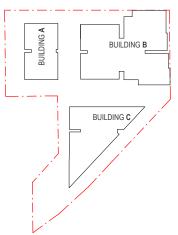
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D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m 0	5 10 1:5	20 30 600 at A1 1:1000 at	40

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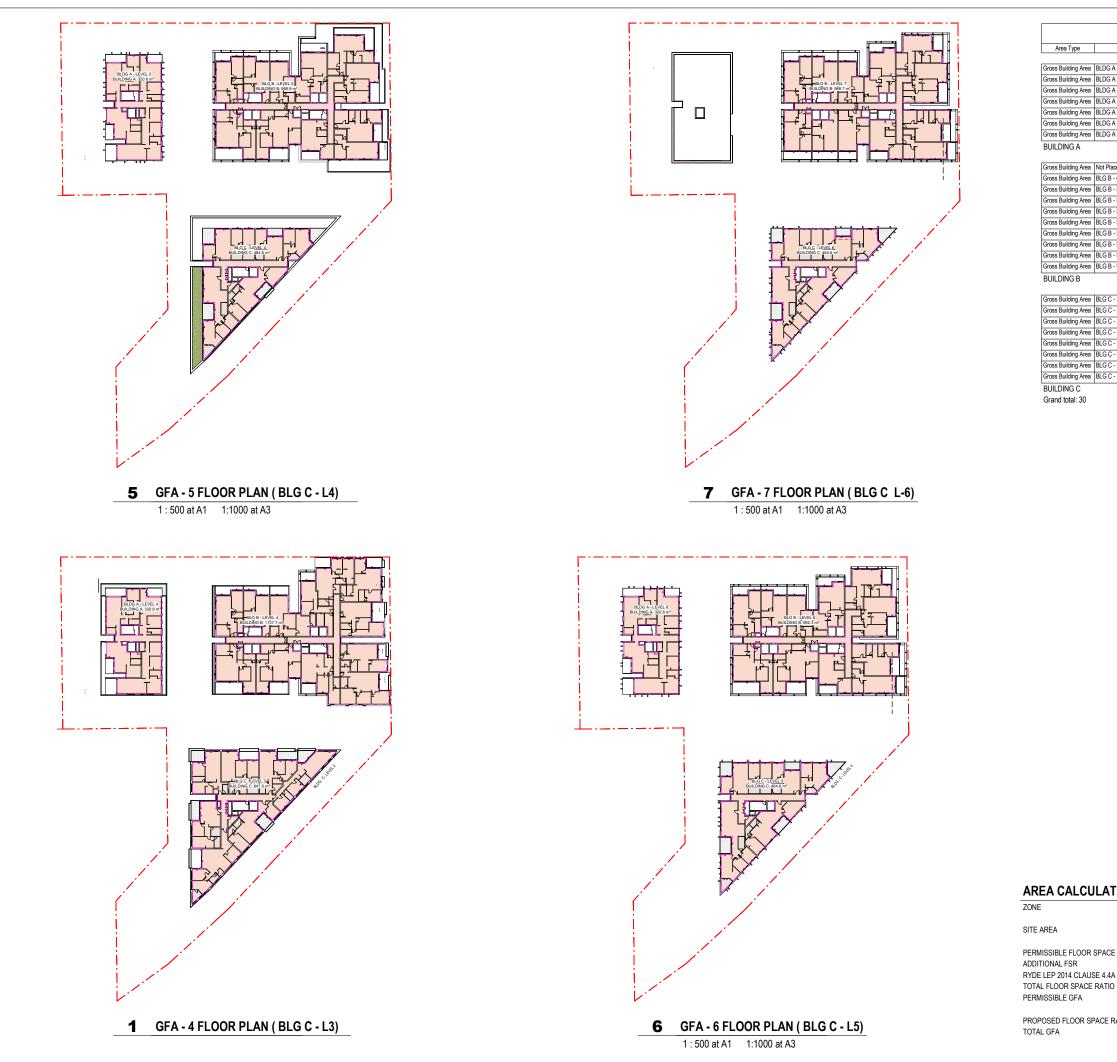
AREA CALCULATIONS - FLOOR SPACE RATIO

	MU1 MIXED USE 6296.8m ²
E RATIO	1.8:1
A AREA I D	0.7:1 2.5:1 15742 m²
RATIO	2.46:1 15496m²

691- 695 Victoria Road, Ryde Drawing Title

GFA CALCULATION 1

DA SUBMISSION			
Job no.	Drav	ving no.	Rev.
J2358	9D D/	A 7001	D
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024



Area Schedule GF	A	
Level	Area	RVT Link: Name
A - GROUND LEVEL	342 m ²	BUILDING A
A - LEVEL 1	375 m ²	BUILDING A
A - LEVEL 2	375 m ²	BUILDING A
A - LEVEL 3	375 m ²	BUILDING A
A - LEVEL 4	321 m ²	BUILDING A
A - LEVEL 5	321 m ²	BUILDING A
A - LEVEL 6	321 m ²	BUILDING A
	2428 m ²	

laced	0 m²	BUILDING B
B - GROUND LEVEL	834 m²	BUILDING B
3 - LEVEL 1	1212 m ²	BUILDING B
3 - LEVEL 2	1148 m ²	BUILDING B
3 - LEVEL 3	1148 m ²	BUILDING B
3 - LEVEL 4	1138 m²	BUILDING B
3 - LEVEL 5	989 m²	BUILDING B
3 - LEVEL 6	992 m²	BUILDING B
3 - LEVEL 7	989 m²	BUILDING B
3 - LEVEL 8	594 m²	BUILDING B
	9045 m ²	

- GROUND LEVEL	230 m ²	BUILDING C
- LEVEL 1	640 m ²	BUILDING C
C - LEVEL 2	647 m ²	BUILDING C
C - LEVEL 3	647 m ²	BUILDING C
C - LEVEL 4	465 m²	BUILDING C
- LEVEL 5	465 m²	BUILDING C
C - LEVEL 6	465 m²	BUILDING C
- LEVEL 7	465 m²	BUILDING C
	4023 m ²	

15496 m²

REFERENCES

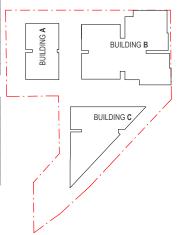
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С	27.09.2024	GENERAL AMEN	DMENTS	
В	02.09.2024	WP S34 DISCUS	SION	
А	27.11.2023	DA SUBMISSION		
Rev.	Date	Description		
Scale	5 10	20	30 4	10
0	1:5	500 at A1 1:1000	at	







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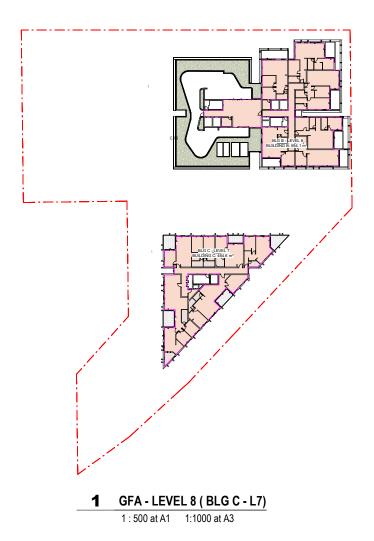
AREA CALCULATIONS - FLOOR SPACE RATIO

	MU1 MIXED USE 6296.8m ²
E RATIO	1.8:1
A AREA I D	0.7:1 2.5:1 15742 m²
RATIO	2.46:1 15496m²

691- 695 Victoria Road, Ryde Drawing Title

GFA CALCULATION 2

DA SUBN	ISSION		
Job no.	Drawi	ng no.	Rev.
J2358	9D DA	7002	D
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024



Area Type

Gross Building Area	BLDG A
Gross Building Area	BLDG A
BUILDING A	

Gross Building Area Not Placed Gross Building Area BLG B - GF Gross Building Area BLG B - LE Gross Building Area BLG B - LE Gross Building Area BLG B Gross Building Area BLG B

BUILDING B

Gross Building Area	BLG C - GROUND LEVEL	230 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 1	640 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 2	647 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 3	647 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 4	465 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 5	465 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 6	465 m ²	BUILDING C
Gross Building Area	BLG C - LEVEL 7	465 m ²	BUILDING C
BUILDING C		4023 m ²	
Grand total: 30		15496 m ²	

ZONE

SITE AREA

PERMISSIBLE FLOOR SPACE ADDITIONAL FSR RYDE LEP 2014 CLAUSE 4.4A TOTAL FLOOR SPACE RATIO PERMISSIBLE GFA

PROPOSED FLOOR SPACE R TOTAL GFA

Area Schedule GFA	L .	
Level	Area	RVT Link: Name
A - GROUND LEVEL	342 m ²	BUILDING A
A - LEVEL 1	375 m²	BUILDING A
A - LEVEL 2	375 m ²	BUILDING A
A - LEVEL 3	375 m²	BUILDING A
A - LEVEL 4	321 m ²	BUILDING A
A - LEVEL 5	321 m ²	BUILDING A
A - LEVEL 6	321 m²	BUILDING A
	2428 m ²	
aced	0 m ²	

aced	0 m²	BUILDING B
3 - GROUND LEVEL	834 m²	BUILDING B
3 - LEVEL 1	1212 m ²	BUILDING B
3 - LEVEL 2	1148 m ²	BUILDING B
3 - LEVEL 3	1148 m ²	BUILDING B
3 - LEVEL 4	1138 m²	BUILDING B
3 - LEVEL 5	989 m²	BUILDING B
3 - LEVEL 6	992 m²	BUILDING B
3 - LEVEL 7	989 m²	BUILDING B
3 - LEVEL 8	594 m²	BUILDING B
	9045 m ²	

REFERENCES

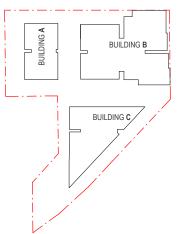
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С	27.09.2024	GENERAL /	AMENDMENTS	
В	02.09.2024	WP S34 DIS	SCUSSION	
А	27.11.2023	DA SUBMIS	SION	
Rev.	Date	Description		
Scale m 0	5 10	20 500 at A1 1	30 I:1000 at	40

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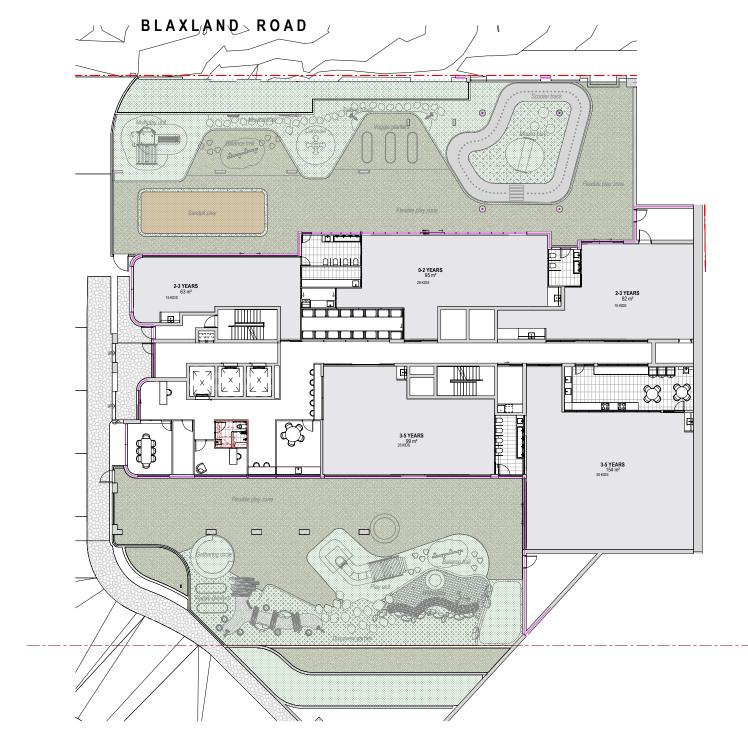
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AREA CALCULATIONS - FLOOR SPACE RATIO

	MU1 MIXED USE 6296.8m ²
E RATIO	1.8:1
A AREA I D	0.7:1 2.5:1 15742 m²
RATIO	2.46:1 15496m²

Road, Ry	Road, Ryde				
Drawing Title					
GFA CAL	GFA CALCULATION 3				
DA SUBN	DA SUBMISSION				
Job no.	Di	rawing no.	Rev.		
J23589)D D	DA 7003	D		
Drawn by SP	Checked b RJ	y Approved ZC	by Date AUG. 2024	1	



1 CHILDCARE INDOOR AREA CALCULATION

1 : 150

CHILDCARE INDOOR AREA SCHEDULE

KIDS	RATE	REQUIRED	PROPOSED		
0-2 YEARS(28 KIDS)	1 KID / 3.25 m ²	91 m²	95 m²		
2-3 YEARS(30 KIDS)	1 KID / 3.25 m ²	97.5 m²	145 m²		
3-5 YEARS(50 KIDS)	1 KID / 3.25 m ²	162.5 m²	253 m²		
TOTAL TOTAL (108 KIDS)		351 m²	493 m²		

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D	22.05.2025	S34 SUBMISSION	
С	27.09.2024	GENERAL AMENDMENTS	3
В	02.09.2024	WP S34 DISCUSSION	
Α	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m 0	1.5 3	6 9 150 at A1 1:300 at A3	12





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CHILDCARE INDOOR AREA CALCULATION

DA SUBMISSION					
Job no.	Draw	ving no.	Rev.		
J2358	9D DA	A 7005	D		
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024		

CHILDCARE INDOOR AREA



1 CHILDCARE OUTDOOR AREA CALCULATION

1 : 150

KIDS RATE

0-2 YEARS(28 KIDS)	1 KID / 7m ²	196m ²	201.8m ²	
2-3 YEARS(30 KIDS)	1 KID / 7m²	210m ²	256m²	
3-5 YEARS(50 KIDS)	1 KID / 7m ²	350m²	378m²	
TOTAL TOTAL (108 KIDS)		756m²	833.4m²	

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С	27.09.2024	GENERAL AMENDMENTS	
В	02.09.2024	WP S34 DISCUSSION	
А	27.11.2023	DA SUBMISSION	
Rev.	Date	Description	
Scale m 0	1.5 3 1:1	6 9 1 50 at A1 1:300 at A3	12





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CHILDCARE OUTDOOR AREA CALCULATION OSED

REQUIRED	PROP
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PROPOSED MIXED USE DEVELOPMENT

691-695 Victoria Road, Ryde Drawing Title

CHILDCARE OUTDOOR AREA CALCULATION

CALCULATION				
DA SUBMISSION				
Job no.	Drav	wing no.	Rev.	
J23589	D D	A 7006	D	
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024	



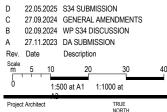
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691-695 Victoria

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Drawn by

SP

SOLAR ACCESS PLAN 1

Checked by

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PROPOSED MIXED USE DEVELOPMENT

Drawing no. J23589D DA 7011 D

ZC

Approved by Date

AUG. 2024

19 UNITS (12.3%)



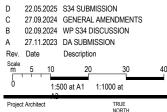
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PROPOSED MIXED USE DEVELOPMENT



PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT



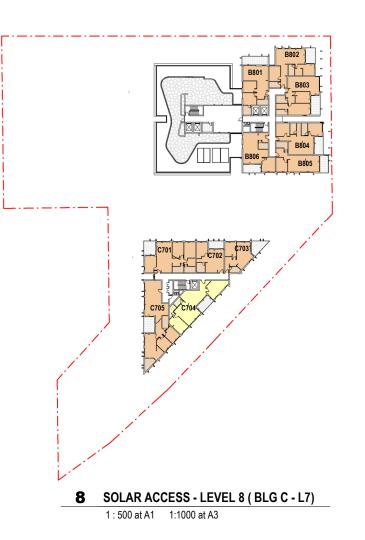
691-695 Victoria

Road, Ryde

Drawing Title

SOLAR ACCESS PLAN 2

DA SUBN	DA SUBMISSION				
Job no.	Draw	ing no.	Rev.		
J23589	9D DA	7012	D		
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024		



TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
155 UNITS	109 UNITS (70%)	109 UNITS (70%)
	APARTMENTS / BALCONIES REC SOLAR ACCESS ON JUNE 21St E	
	APARTMENTS / BALCONIES REC SOLAR ACCESS ON JUNE 21St E	
	APARTMENTS / BALCONIES REC ON JUNE 21St BETWEEN 9am - 3	

SOLAR ACCESS LEGEND

REFERENCES

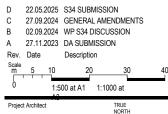
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SOLAR ACCESS PLAN 3

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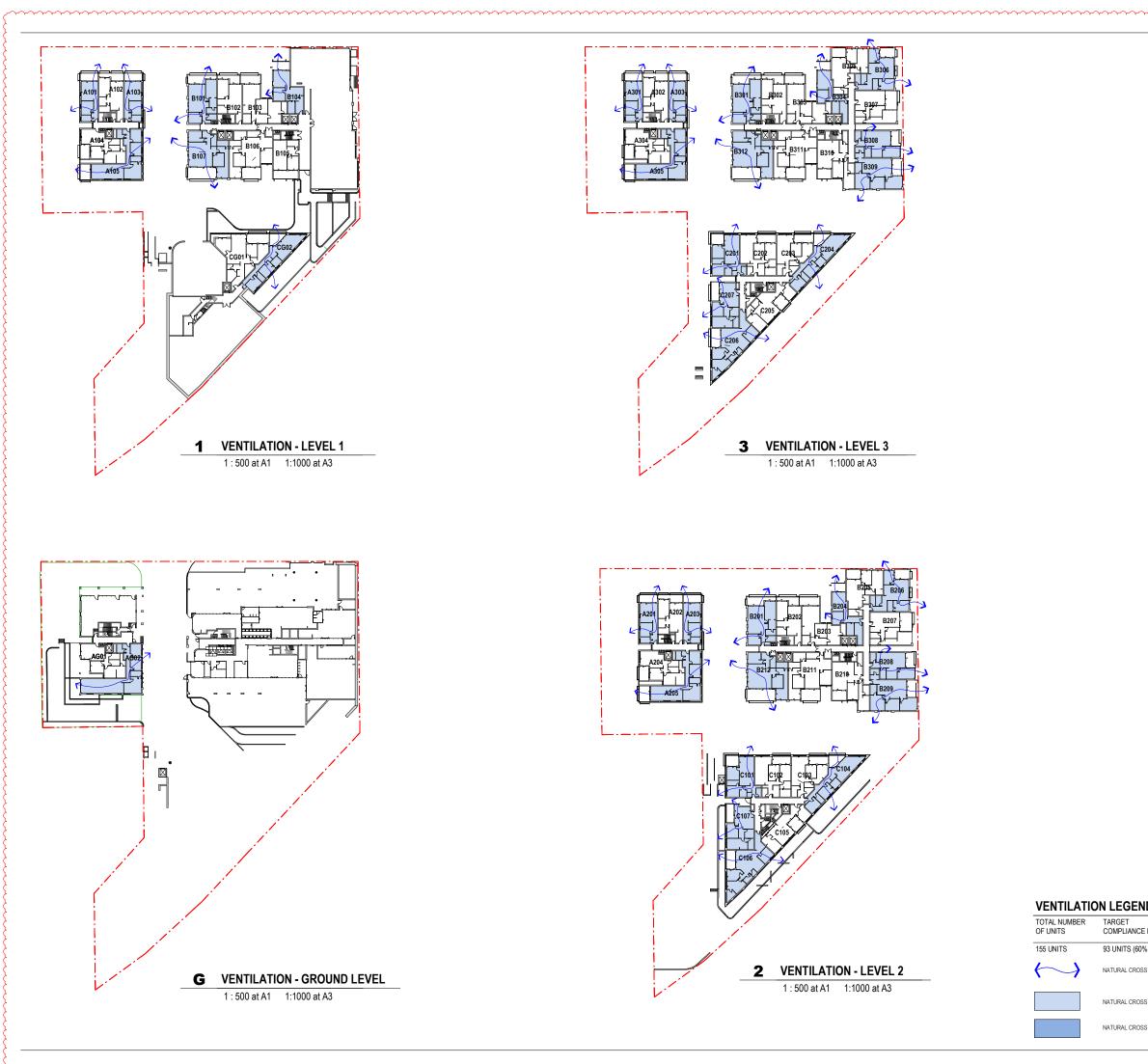




19 UNITS (12.3%)

PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT

DA SUBMISSION				
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Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024

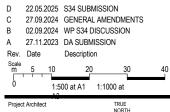


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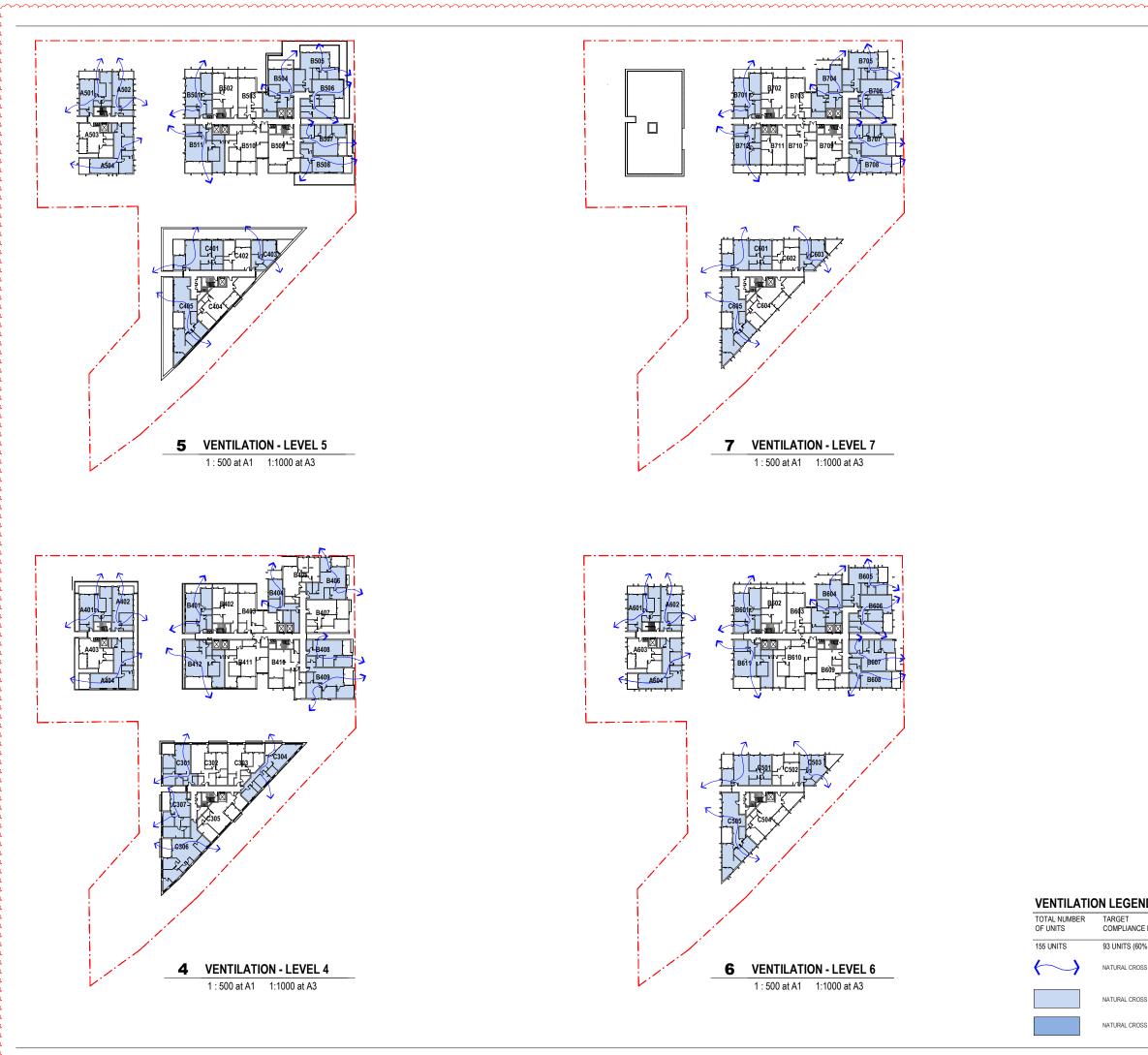
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ID		691-695	Victoria			
E REQUIRED	PROPOSED UNITS RECEIVING	Road, Ry				
EREQUIRED	NATURAL CROSS VENTILATION	Drawing Title				
%)	94 UNITS (60.6%)	VENTIL	ATION DIA	AGRAM 1		
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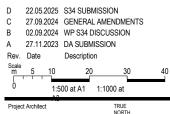


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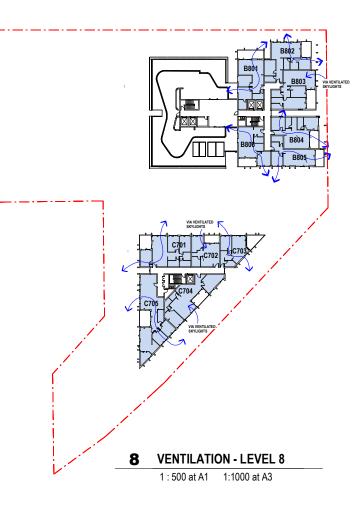
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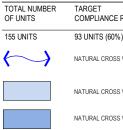
PROPOSED MIXED USE DEVELOPMENT

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ND		691-695	Victoria		
E REQUIRED	PROPOSED UNITS RECEIVING NATURAL CROSS VENTILATION	Road, Ry			
EREQUIRED	NATURAL CROSS VENTILATION	Drawing Title			
%)	94 UNITS (60.6%)	VENTIL		GRAM 2	
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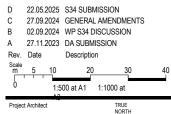
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	PROPOSED UNITS RECEIVING	Road, Ry			
E REQUIRED	NATURAL CROSS VENTILATION	Drawing Title			
%)	94 UNITS (60.6%)	VENTILA		GRAM 3	
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1 3D VIEW - BUILDING A & B- VIEW 1

2 3D VIEW - BUILDING A & B- VIEW 2



3 BUILDING B & C

4 BUILDING C & B



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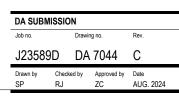
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3D VIEWS







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Drawing Title

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Job no.		Drawin	ng no.	Rev.	_
J23589D		DA 7061		D	
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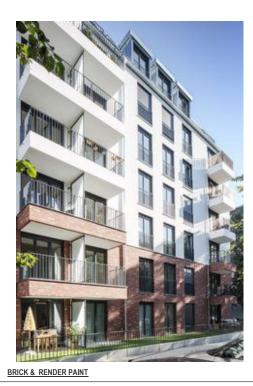
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FINISHES SCHEDULE- SHEET 2

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Job no.	Drav	ving no.	Rev.		
J2358	9D D/	A 7062	D		
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024		



ARTIST IMPRESSION





CONCRETE BLADES



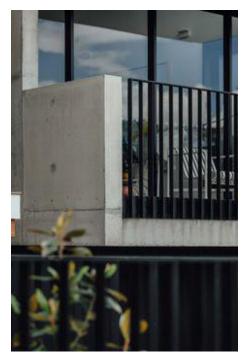
BRICKWORK



BRICKWORK WITH ALUMINIUM FRAME



BRICKWORK



ALUMINIUM FLAT BAR BALUSTRADE

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MATERIAL LEGEND

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BR1	PGH ELEMENTS GRAPHITE- STRETCHER BOND
BR2	PGH ELEMENTS GRAPHITE- STACKBOND
MC1	SOLID ALUMINIUM - DULUX MONUMENT
MC2	SOLID ALUMINIUM - DURATEC- CHAMPAGNE KINETIC
RPF1	RENDERED PAINT FINISH - DULUX WHISPER WHITE
RPF2	RENDERED PAINT FINISH - DULUX RAKU
TG	TINTED GLAZING

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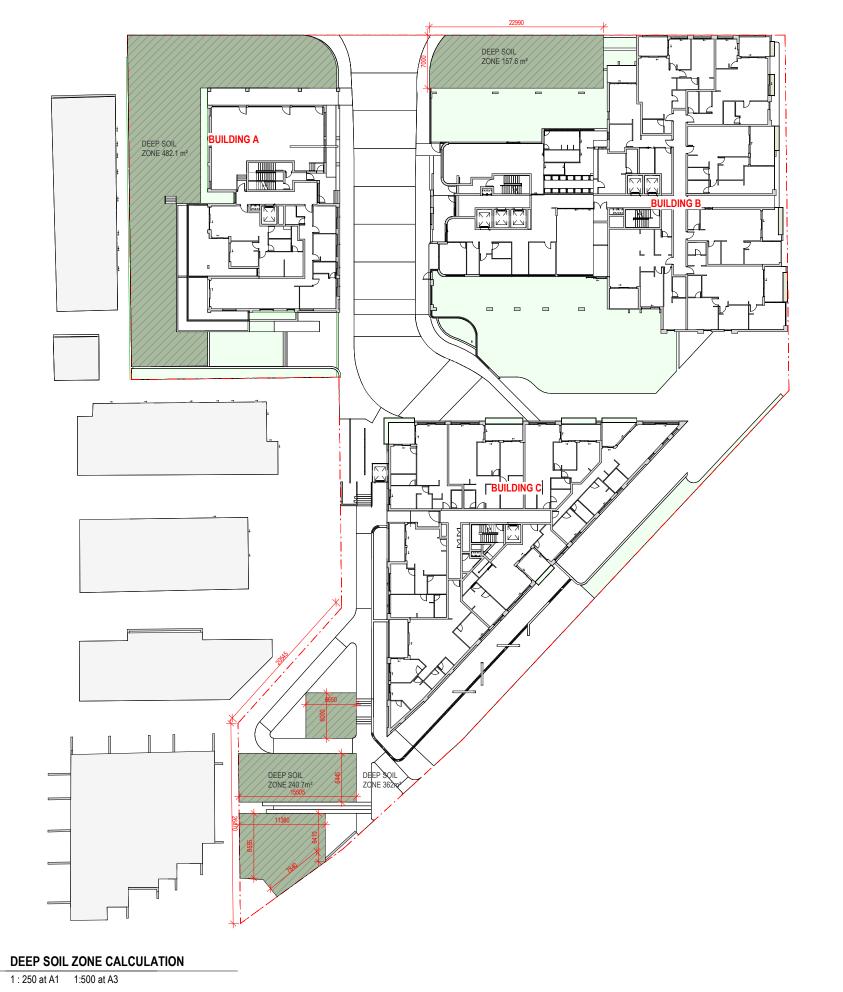


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FINISHES SCHEDULE- SHEET 3

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Job no.	Draw	ving no.	Rev.		
J2358	9D DA	A 7063	D		
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024		



3D DEEP SOIL ZONES

OBJECTIVE 3E - 1

DEEP SOIL ZONES PROVIDE AREAS ON THE SITE THAT ALLOW FOR AND SUPPORT HEALTHY PLANT ANHD TREE GROWTH. THEY IMPROVE RESIDENTIAL AMENITY AND PROMOTE MANAGEMENT OF WATER AND AIR QUALITY.

DESIGN CRITERIA

DEEP SOIL ZONES ARE TO MEET THE FOLLOWING MINIMUM REQUIREMENTS.

SITE AREA	MIN.DIMENSIONS	DEEP SOIL ZONE (%)
<650m ²	-	7%
650m ² - 1500m ²	3m	7%
>1500m ²	6m	7%
GREATER THAN 1500m ² WITH SIGNIFICANT EXISTING TREE	6m	7%

GI COVER

ADG DSZ CALCULATION

TOTAL SITE AREA = 6296.8m² 7% OF TOTAL SITE AREA = 440.776m²

PROPOSED DEEP SOIL ZONE AREA = 880.4m² 13.98% OF TOTAL SITE AREA ACHIEVED



1

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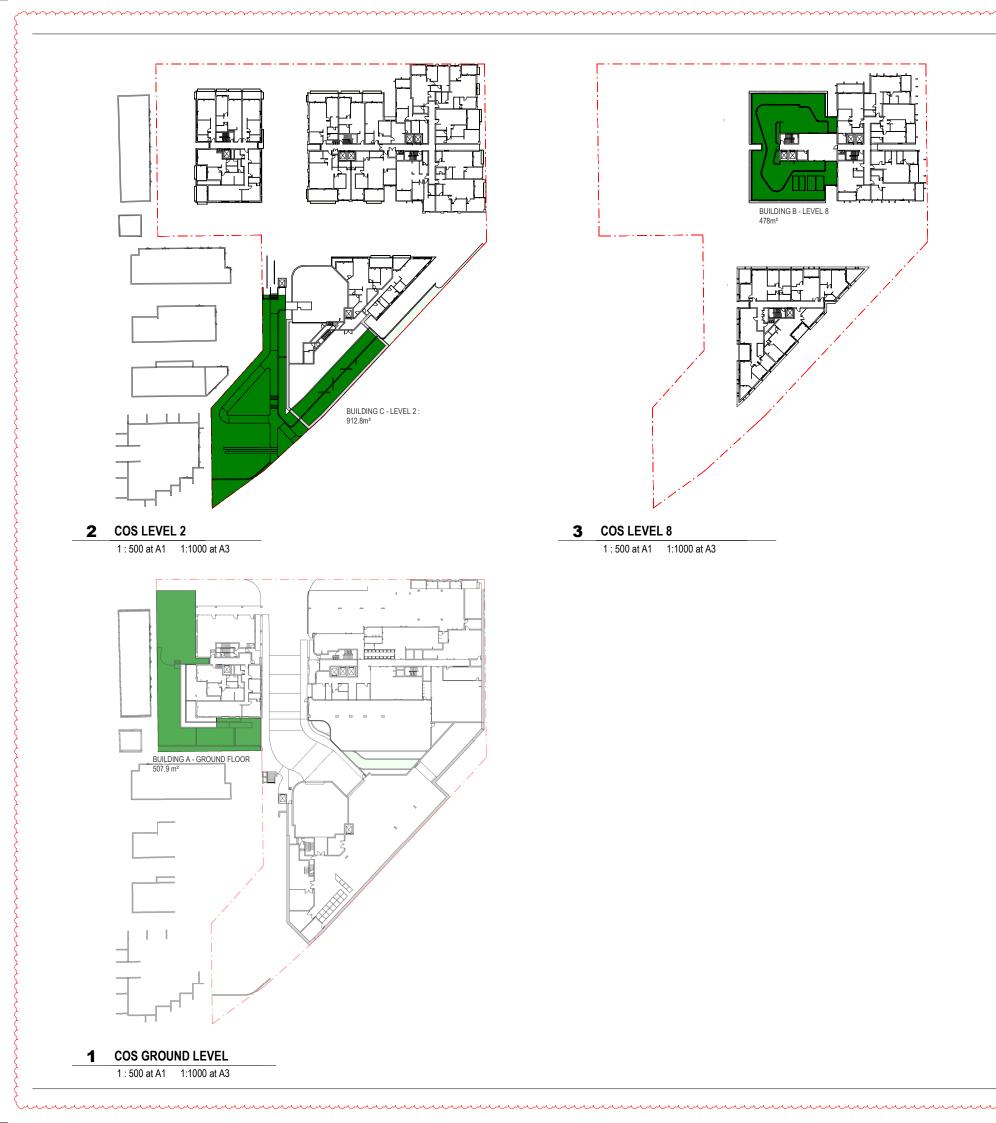


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DEEP SOIL ZONE

DA SUBMISSION					
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COMMON OPEN SPACE CALCULATION

PROPOSED COS	- 1898.7m ^{2 (} 30.1%)
LEVEL 8	- 478m ²
LEVEL 2	- 912.8m ²
GROUND LEVEL	- 465.1m ²

SITE AREA 6296.8m² 25% OF SITE AREA - 1574.2m²

COMMON OPEN SPACE

D 22.05.2025	S34 SUBMISSION
C 27.09.2024	GENERAL AMENDMENTS
B 02.09.2024	WP S34 DISCUSSION
A 27.11.2023	DA SUBMISSION
Rev. Date	Description
Scale m 5 10 0 1:	20 30 40 500 at A1 1:1000 at
Project Architect	TRUE NORTH





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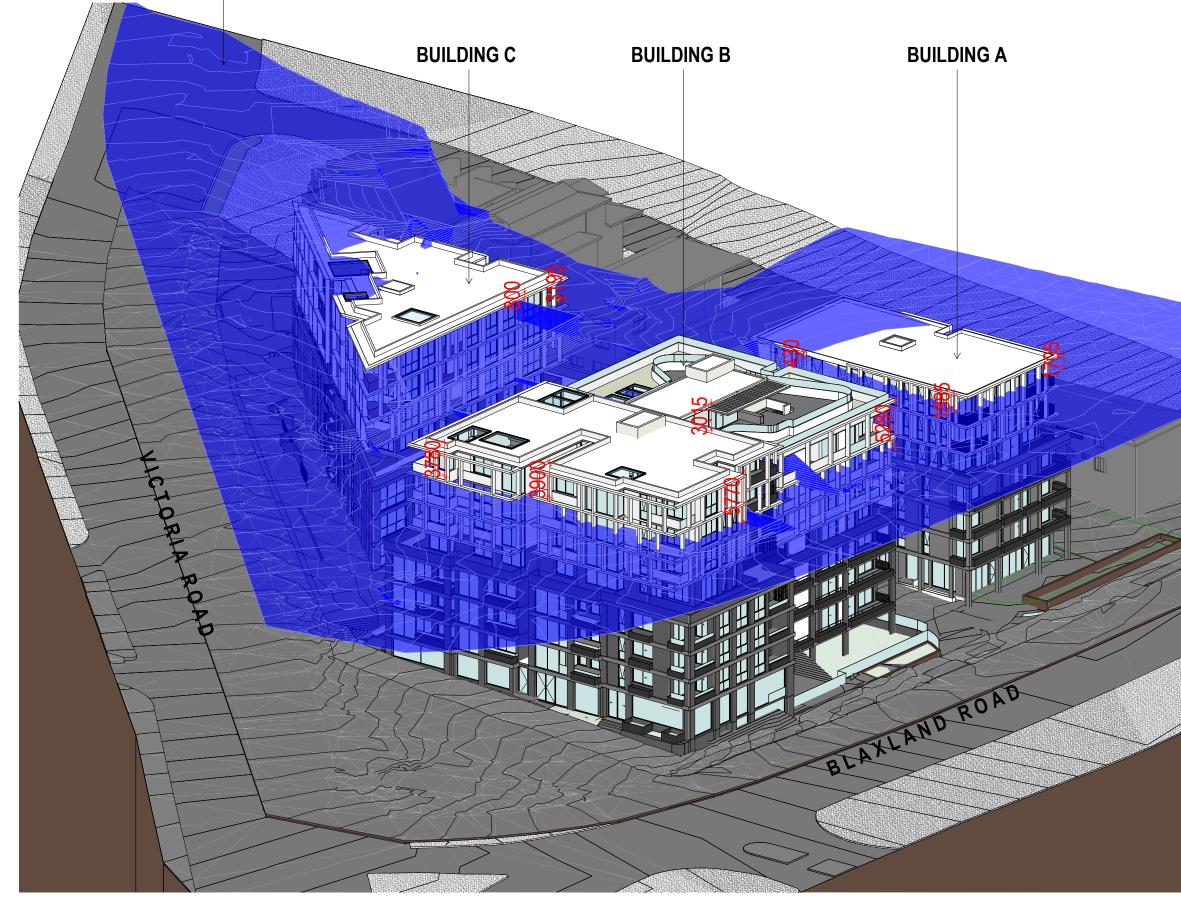
691-695 Victoria Road, Ryde

Drawing Title

COMMUNUAL OPEN SPACE DIAGRAM

DA SUBMISSION					
Job no.		Drawi	ng no.	Rev.	
J2358	9D	DA	7081	D	
Drawn by SP	Check RJ	ed by	Approved by ZC	Date AUG. 2024	

21.5m LEP HEIGHT BLANKET SHOWN IN BLUE



1 3D HEIGHT BLANKET 1

REFERENCES

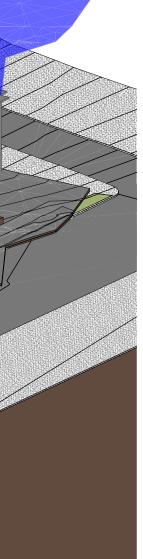
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D	22.05.2025	S34 SUBMISSION
С	27.09.2024	GENERAL AMENDMENTS
В	02.09.2024	WP S34 DISCUSSION
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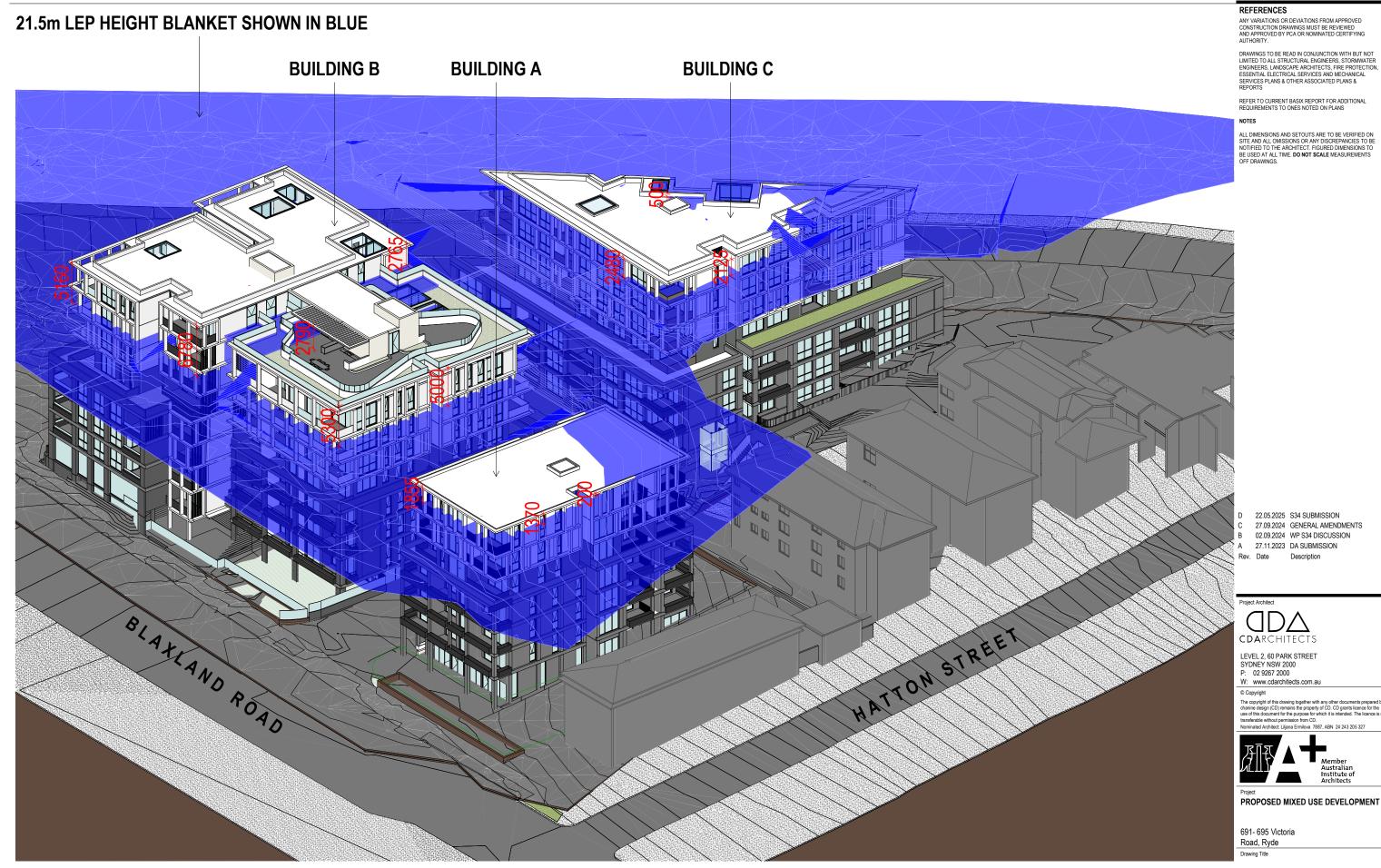


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691-695 Victoria Road, Ryde Drawing Title

LEP HEIGHT BLANKET 1

DA SUBM	ISSIO	N					
Job no.		Drawing no.		Rev.			
J23589	J23589D		7101	D			
Drawn by Checke SP RJ		ed by	Approved by ZC	Date AUG. 2024			



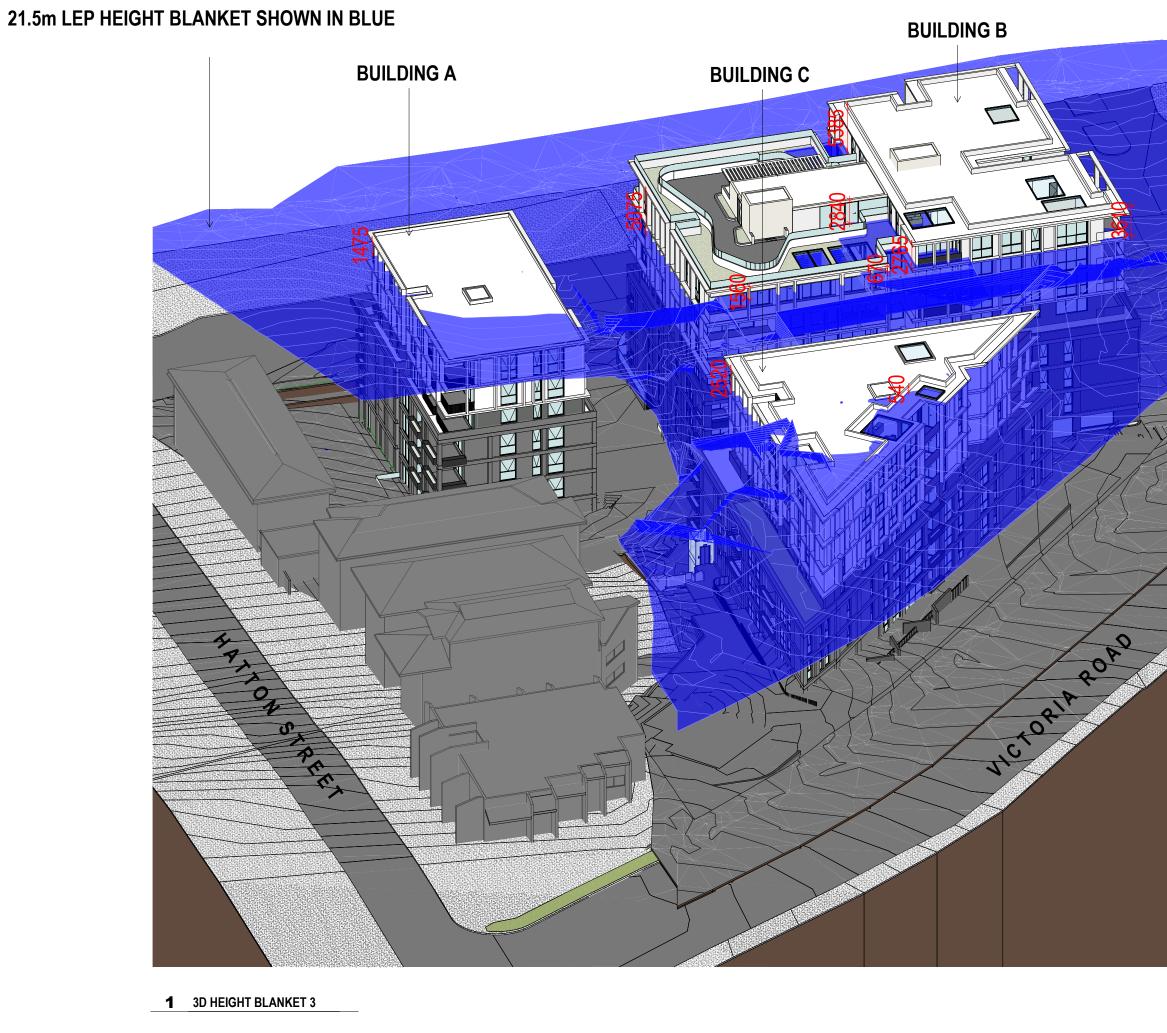
1 3D HEIGHT BLANKET 2

D	22.05.2025	S34 SUBMISSION
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LEP HEIGHT BLANKET 2

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Job no.		Drawin	ig no.	Rev.	
J23589	D	DA	7102	D	
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LEP HEIGHT BLANEKT 3

DA SUBMISSION						
Job no.	Dr	wing no.	Rev.			
J2358	9D D	A 7103	D			
Drawn by SP	Checked by RJ	Approved by ZC	Date AUG. 2024			