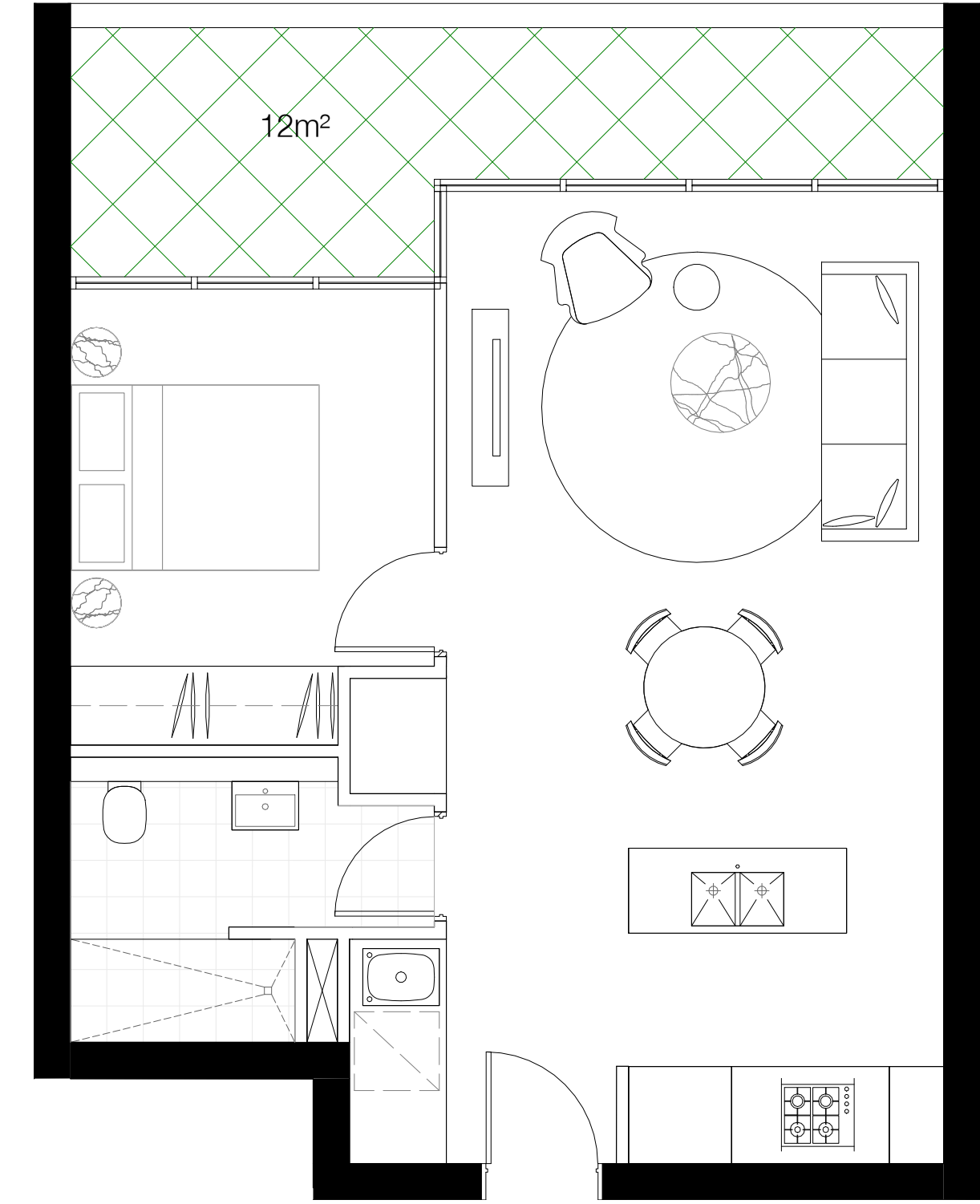
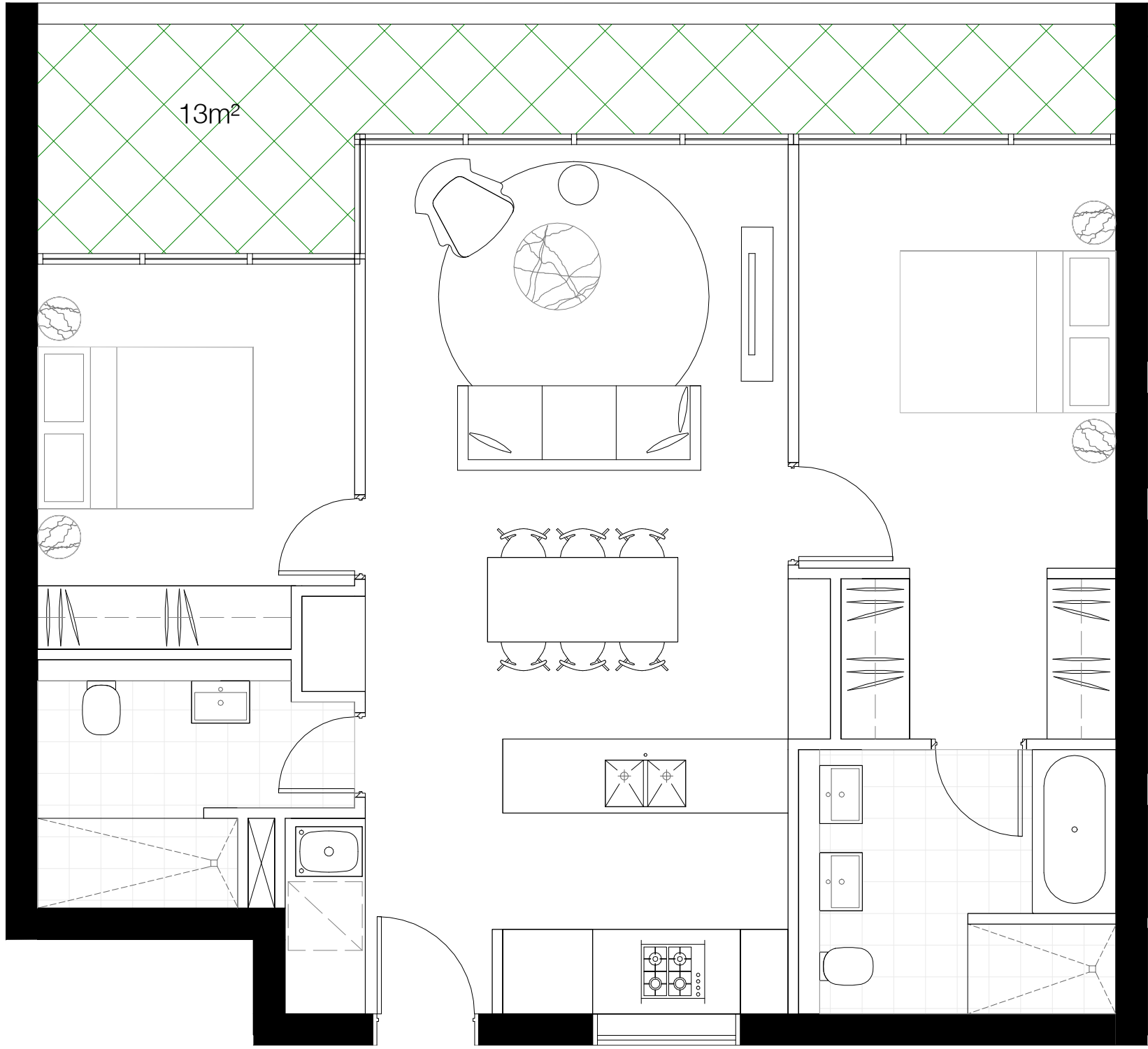
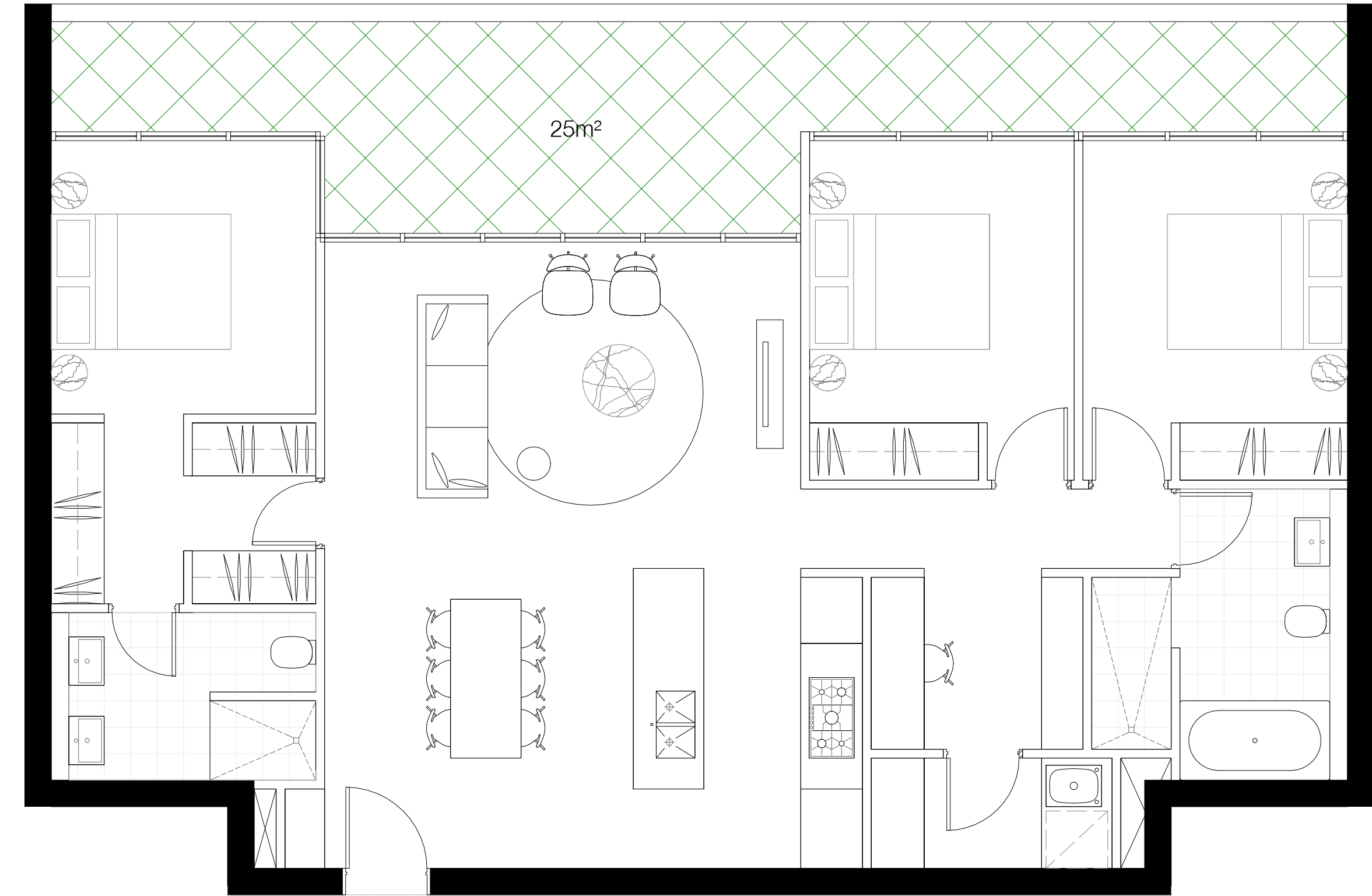




Private Open Space - 1 Bed



Private Open Space - 2 Bed



Private Open Space - 3 Bed

Private Open Space Schedule		
Apartment Number	Occupancy	Apartment Area

B.01		
G01-Outside	2 BED	13 m²
G02-Outside	2 BED	13 m²
G03-Outside	1 BED	19 m²
G04-Outside	2 BED	26 m²
G05-Outside	1 BED	28 m²
G06-Outside	2 BED	37 m²

L.GF		
001-Outside	3 BED	24 m²
002-Outside	2 BED	15 m²
003-Outside	2 BED	15 m²
004-Outside	2 BED	15 m²
005-Outside	1 BED	12 m²
006-Outside	2 BED	15 m²
007-Outside	1 BED	12 m²
008-Outside	1 BED	12 m²
009-Outside	2 BED	29 m²
010-Outside	2 BED	28 m²
011-Outside	2 BED	28 m²

L.01		
101-Outside	3 BED	24 m²
102-Outside	2 BED	14 m²
103-Outside	2 BED	14 m²
104-Outside	2 BED	14 m²
105-Outside	1 BED	12 m²
106-Outside	2 BED	15 m²
107-Outside	1 BED	12 m²
108-Outside	1 BED	12 m²
109-Outside	2 BED	15 m²
110-Outside	1 BED	8 m²
111-Outside	1 BED	14 m²
112-Outside	1 BED	14 m²
113-Outside	1 BED	14 m²
114-Outside	2 BED	21 m²
115-Outside	2 BED	16 m²

L.02		
201-Outside	3 BED	24 m²
202-Outside	2 BED	14 m²
203-Outside	2 BED	14 m²
204-Outside	2 BED	14 m²
205-Outside	1 BED	12 m²
206-Outside	2 BED	15 m²
207-Outside	1 BED	12 m²
208-Outside	1 BED	12 m²
209-Outside	2 BED	15 m²
210-Outside	1 BED	8 m²
211-Outside	1 BED	14 m²
212-Outside	1 BED	14 m²
213-Outside	2 BED	18 m²
214-Outside	2 BED	21 m²
215-Outside	2 BED	16 m²

Private Open Space Schedule		
Apartment Number	Occupancy	Apartment Area

L.03		
301-Outside	3 BED	24 m²
302-Outside	2 BED	14 m²
303-Outside	2 BED	14 m²
304-Outside	2 BED	14 m²
305-Outside	1 BED	12 m²
306-Outside	2 BED	15 m²
307-Outside	1 BED	12 m²
308-Outside	1 BED	12 m²
309-Outside	2 BED	15 m²
310-Outside	1 BED	8 m²
311-Outside	1 BED	14 m²
312-Outside	1 BED	14 m²
313-Outside	2 BED	18 m²
314-Outside	2 BED	21 m²
315-Outside	2 BED	16 m²

L.04		
401-Outside	2 BED	15 m²
402-Outside	1 BED	12 m²
403-Outside	1 BED	12 m²
404-Outside	2 BED	15 m²
405-Outside	1 BED	8 m²
406-Outside	1 BED	14 m²
407-Outside	1 BED	14 m²
408-Outside	2 BED	18 m²
409-Outside	2 BED	21 m²
410-Outside	2 BED	16 m²

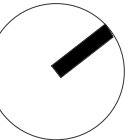
L.05		
501-Outside	2 BED	15 m²
502-Outside	1 BED	12 m²
503-Outside	1 BED	12 m²
504-Outside	2 BED	15 m²
505-Outside	1 BED	8 m²
506-Outside	1 BED	14 m²
507-Outside	1 BED	14 m²
508-Outside	2 BED	18 m²
509-Outside	2 BED	21 m²
510-Outside	2 BED	16 m²

L.06		
601-Outside	1 BED	12 m²
602-Outside	1 BED	12 m²
603-Outside	2 BED	15 m²
604-Outside	1 BED	8 m²
605-Outside	1 BED	14 m²
606-Outside	1 BED	14 m²
607-Outside	2 BED	18 m²
608-Outside	2 BED	21 m²
609-Outside	2 BED	16 m²

L.07		
701-Outside	1 BED	12 m²
702-Outside	2 BED	15 m²
703-Outside	1 BED	8 m²
704-Outside	1 BED	14 m²
705-Outside	3 BED	25 m²

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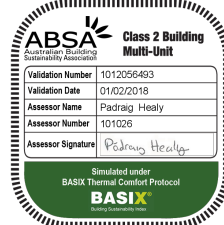


Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	24.10.2017	Additional DA Information		
B	25.01.2018	Revised DA		



Certificate no.: 0002425780
Assessor Name: Padraig Healy
Accreditation no.: 101026
Certificate date: 01 February 2018
Dwelling Address: 771-773 Victoria Road Ryde, NSW 2112
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Client
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Level 17, 25 Bligh St
Sydney NSW 2000



Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Analysis - Private Open Space Calculations

Date
25.01.2018

Scale
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Sheet Size
@ A1

Author
Author

Checker
Checker

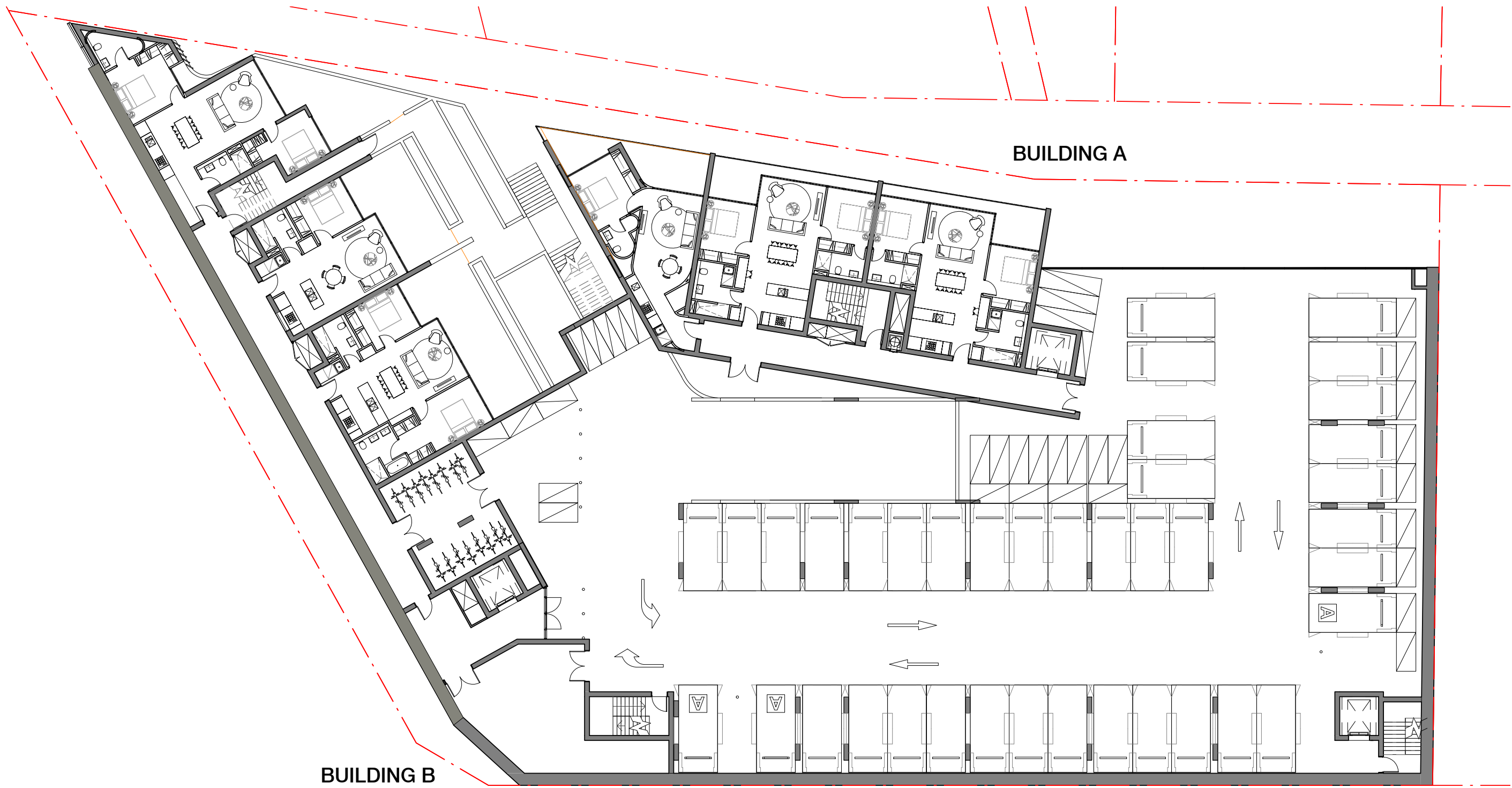
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Drawing No.
DA-2905

Revision
/ B

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Basement 01



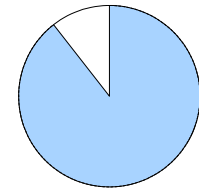
Ground Floor



L01

CROSS FLOW SCHEDULE

	No. of Apartments with Cross Flow	No. of Apartments
BASEMENT 01	0	6
GROUND FL	5	11
FIRST FL	15	15
SECOND FL	15	15
THIRD FL	15	15
FOURTH FL	10	10
FIFTH FL	10	10
SIXTH FL	9	9
SEVENTH FL	5	5
TOTAL	84	96



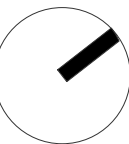
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I	22.01.2018	DA Amendments		
J	25.01.2018	Revised DA		



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Accreditation no.: 101026
Certificate date: 01 February 2018
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Project
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Drawing Name
Analysis - Cross Flow 01

Date	Scale	Sheet Size	SJB Architects
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TK	GS		
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L02-L03



L04-05



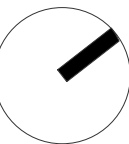
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L07

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H	24.10.2017	Additional DA Information		
I	22.01.2018	DA Amendments		
J	25.01.2018	Revised DA		



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Assessor Name: Pauling Healy
Accreditation no.: 101026
Certificate date: 01 February 2018
Dwelling Address: 771-773 Victoria Road
Ryde, NSW 2112
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Client
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Level 17, 25 Bligh St
Sydney NSW 2000



Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Analysis - Cross Flow 02

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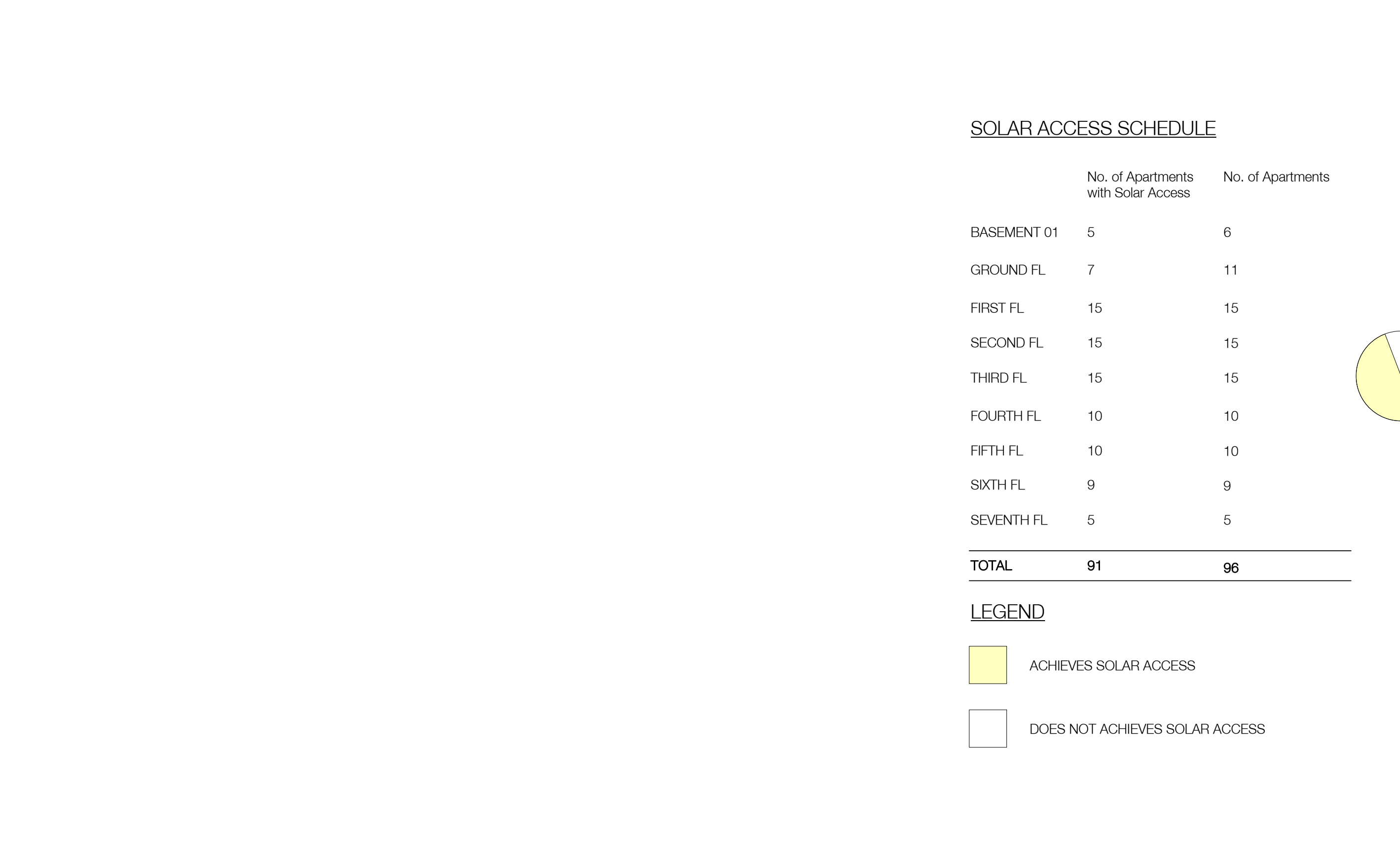




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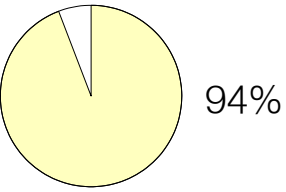
Ground Floor



L01

SOLAR ACCESS SCHEDULE

	No. of Apartments with Solar Access	No. of Apartments
BASEMENT 01	5	6
GROUND FL	7	11
FIRST FL	15	15
SECOND FL	15	15
THIRD FL	15	15
FOURTH FL	10	10
FIFTH FL	10	10
SIXTH FL	9	9
SEVENTH FL	5	5
TOTAL	91	96

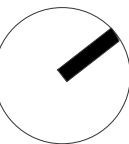


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VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Analysis - Solar

Date	Scale	Sheet Size	SJB Architects
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L02 -03



L06



L04-06



L07

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

5.9
Average star rating
NATIONAL HOUSE BUILDING AWARD
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ABSA Class 2 Building Mark-Safe
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Expiry Date: 31/03/2019
Assessor Name: Padraig Healy
Assessor Number: 11128
Assessor Signature: [Signature]
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Project

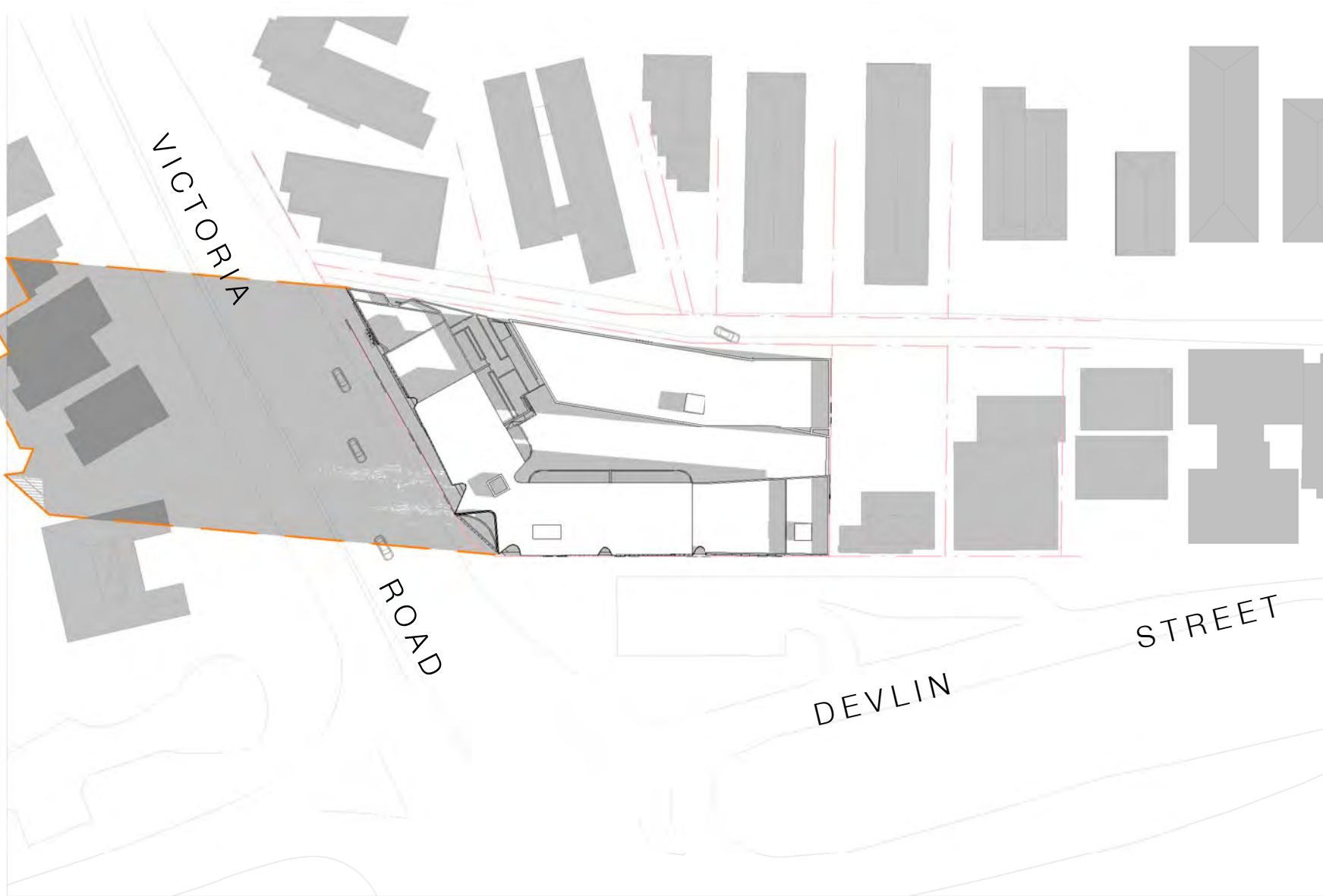
VICTORIA RD
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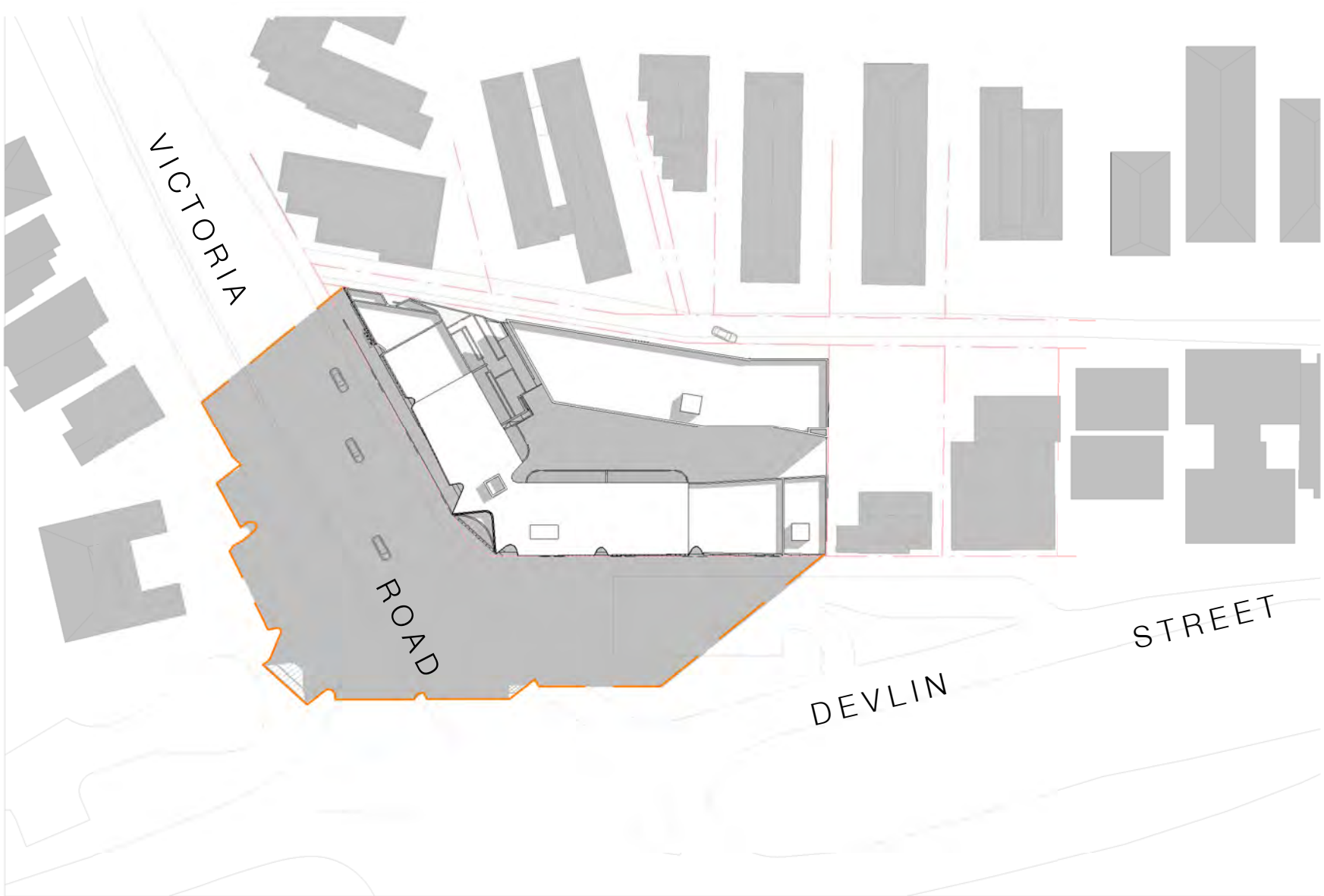
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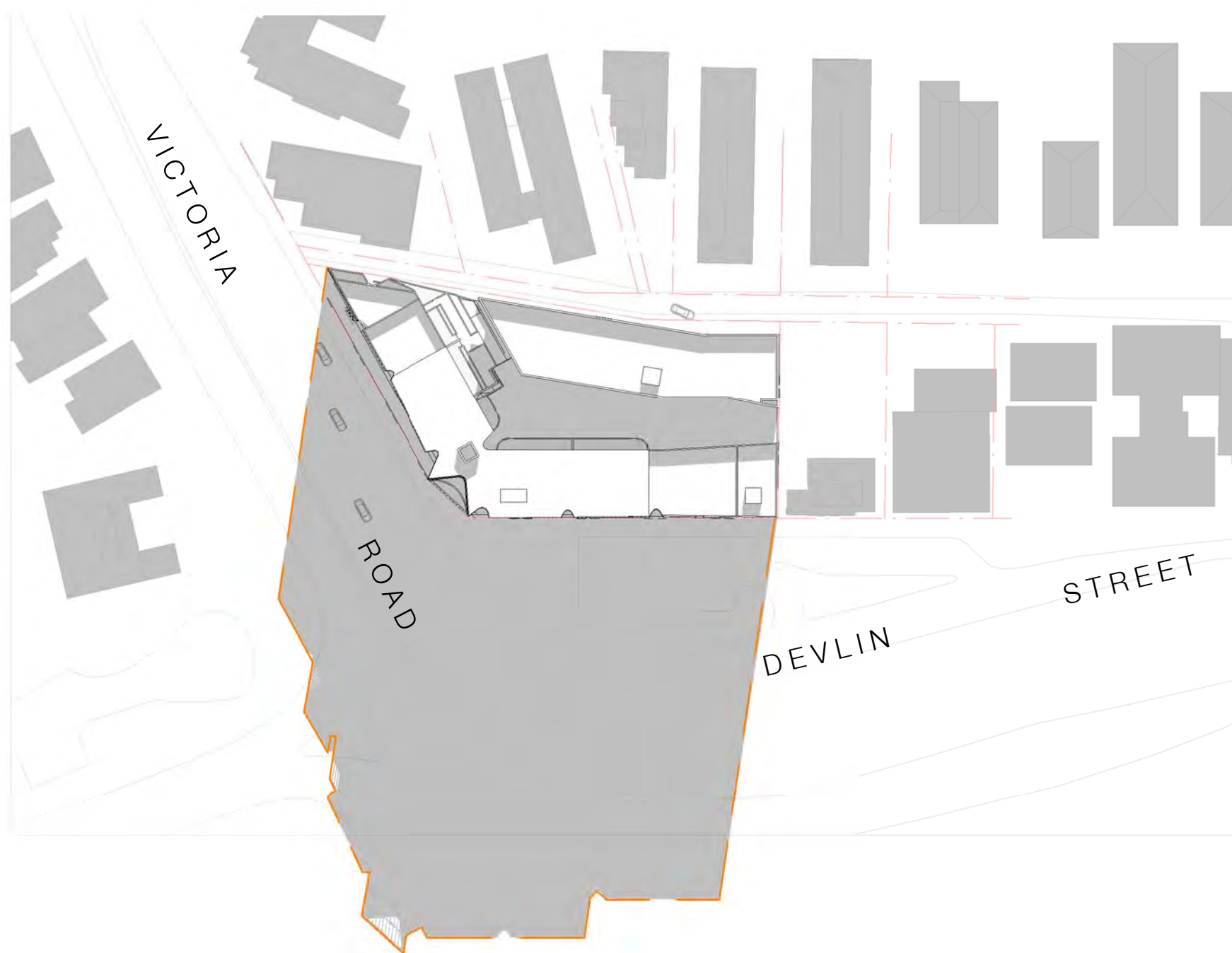
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1
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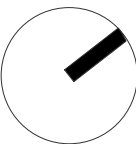
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Accreditation no.: 101026
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Level 17, 25 Bligh St
Sydney NSW 2000



Project
VICTORIA RD
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Drawing Name
Analysis - Shadow Diagrams

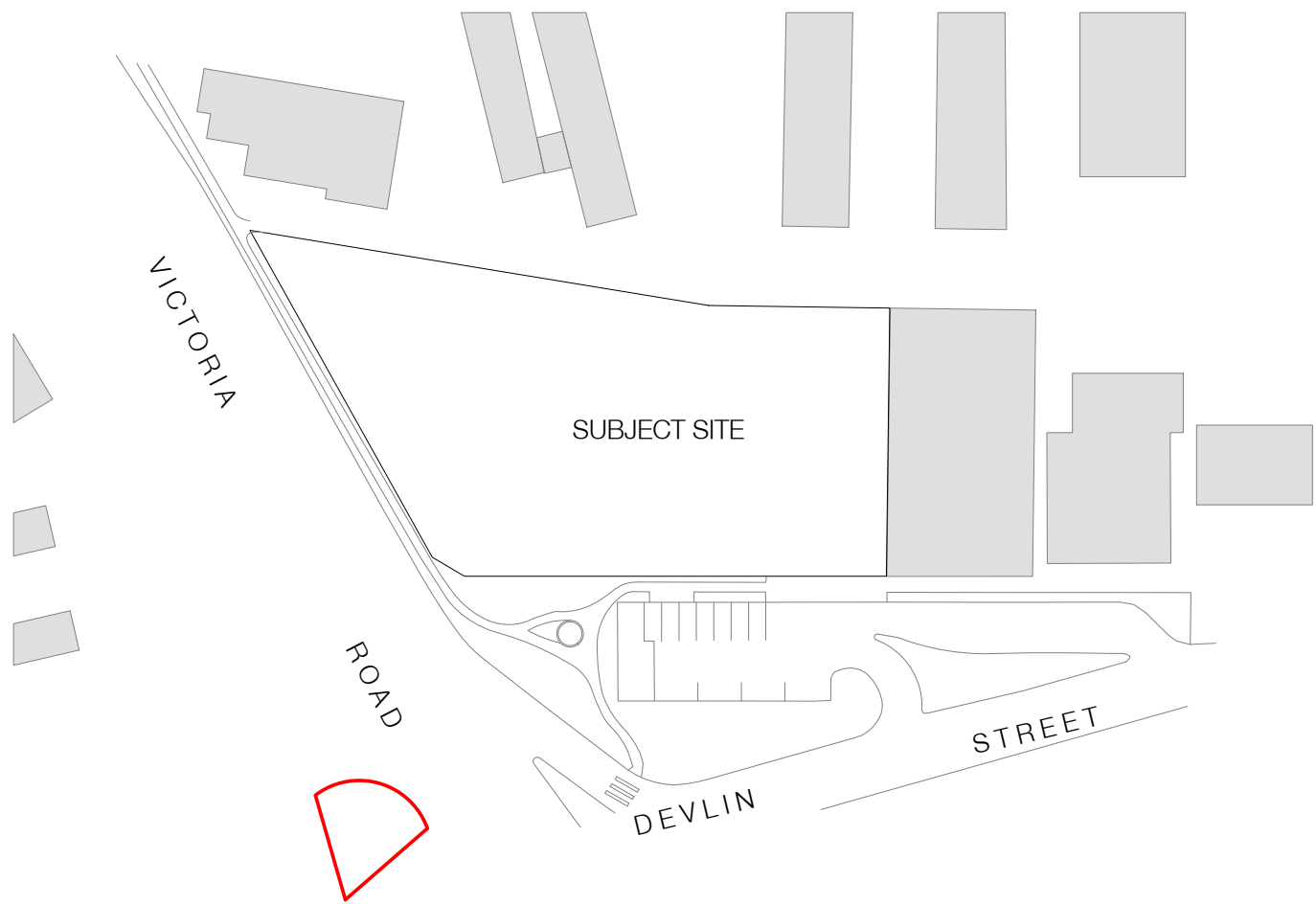
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KEY

--- EXTENT OF SHADOWS FROM 21.5M HEIGHT LIMIT

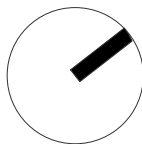




KEY PLAN

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Project
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Drawing Name

Photomontage - Victoria Rd

Date	Scale	Sheet Size
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TK	GS	
Job No.	Drawing No.	Revision
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ARCADIA

LANDSCAPE ARCHITECTURE

**771-775 VICTORIA ROAD
RYDE
CHIWAYLAND**

LANDSCAPE DEVELOPMENT APPLICATION
JANUARY 2018

CONTENTS

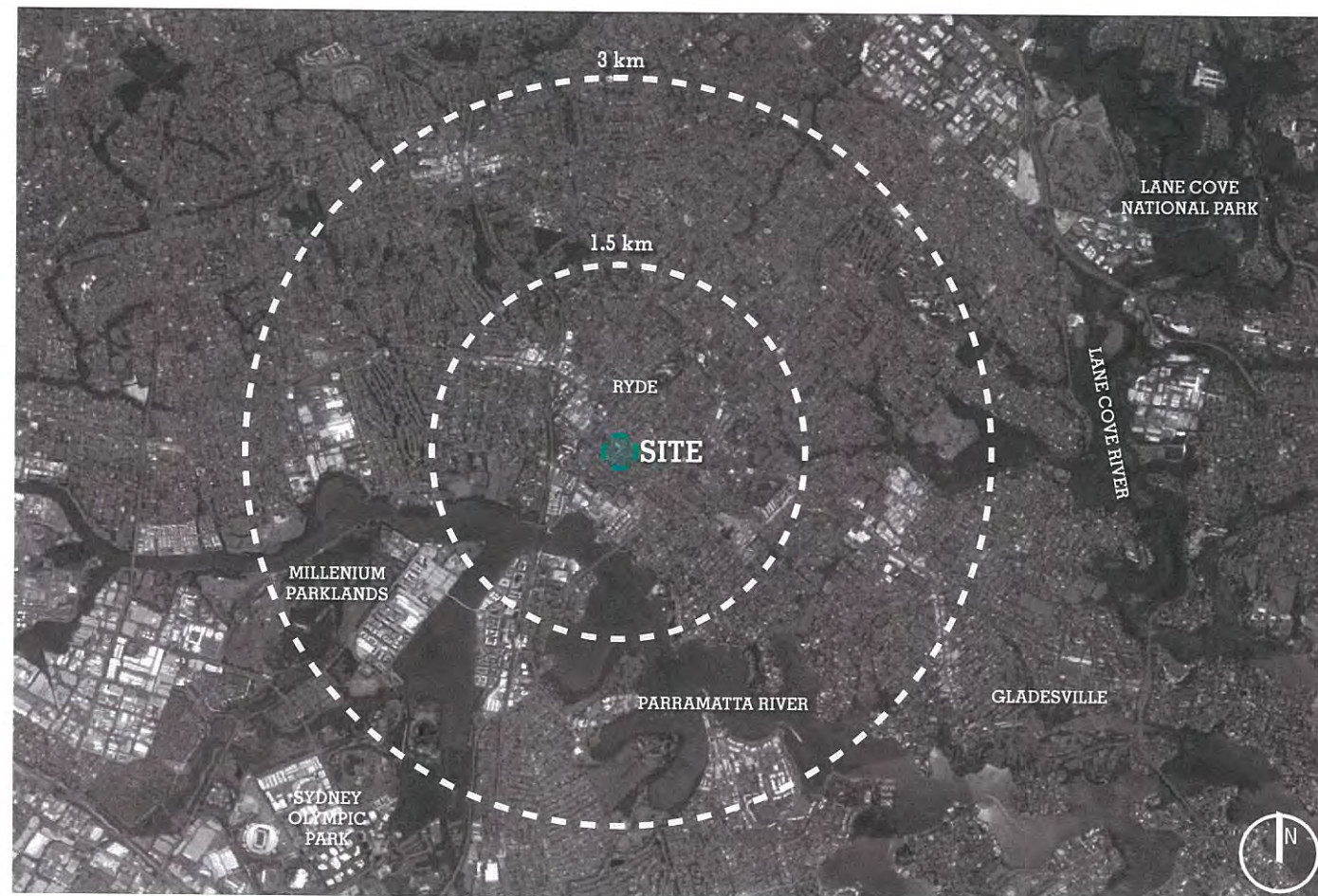
NAME

- 101/ Site | Location + Context
- 102/ Site | Landscape Response
- 103/ Site | Concept + Philosophy
- 104/ Concept | Form + Character
- 105/ Concept | Landscape Plan
- 106/ Concept | Podium Detail Plan
- 107/ Concept | Rooftop Courtyard
- 108/ Concept | Laneway
- 109/ Concept | Landscape Sections | Podium
- 110/ Concept | Landscape Sections | Podium
- 111/ Concept | Landscape Sections | Streetscape
- 112/ Concept | Landscape Sections | Roof
- 113/ Concept | Art+Lightscape
- 114/ Concept | Planting Palette
- 115/ Concept | Planting Schedule

APPENDIX

- 201/ Softworks Plan | Ground
- 202/ Softworks Plan | Roof
- 301/ Landscape Details | Hardworks
- 302/ Landscape Details | Softworks
- 303/ Landscape Specification

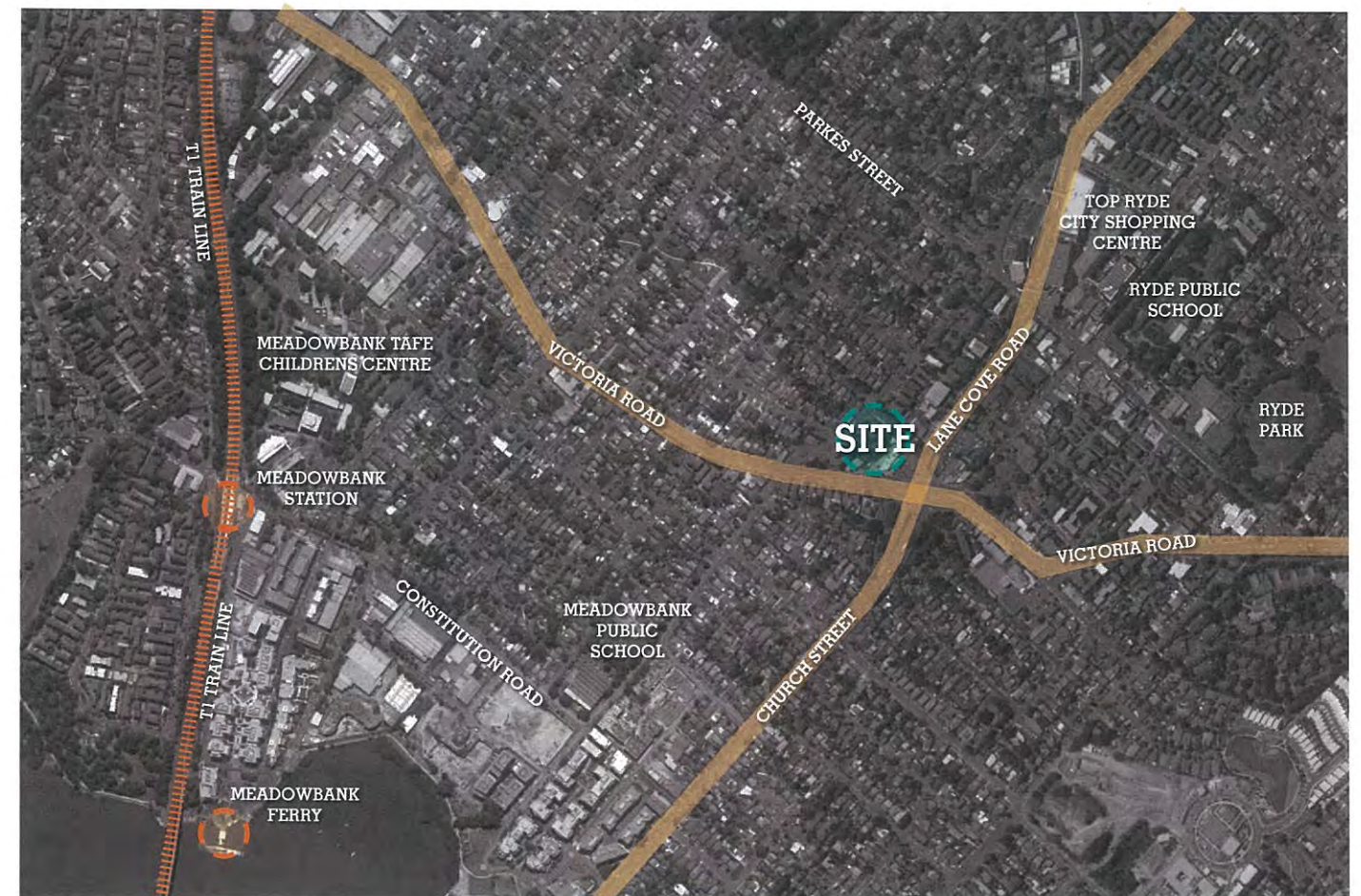
AMENDED PLANS
29 JAN 2018



REGIONAL CONTEXT + HERITAGE

Located just 12km from Sydney CBD on the Lower North Shore, Ryde is an established area with excellent infrastructure and amenity ideally situated to support high density living.

Ryde has a long and proud heritage as one of Sydney's premier residential areas, by the late 18th century boasting the largest concentration of settlers in the colony, and a key supplier of fresh foodstuffs to the Sydney markets. The Parramatta River drove the growth of the area, offering both a means for transport of people and goods, and also providing recreational opportunities such as rowing and public swimming baths. Once named 'Kissing Point' for the manner in which the heavily laden boats skimmed the shallows, Ryde continues its relationship with the river to this day.



LOCAL CONTEXT

The proposed development site lies at the southwestern extent of the Ryde Town Centre (as defined by the Ryde LEP 2014), on the plateau once known as Hattons Flat. Sitting along the ridgeline the site has commanding scenic views to the south and west towards the Parramatta River and Sydney Olympic Park.

With public transport options available including Meadowbank Station and Ferry Wharf, to complement the direct access to the key road corridors of Victoria Road and Church Street, the proposed development offers excellent connections to greater metropolitan Sydney.

In addition to being proximate to the amenity offered by the Parramatta River, the site is also a short stroll away from Ryde Park and the commercial hub of Top Ryde City Shopping Centre. Both Ryde Public School and Meadowbank Public School are situated nearby.

AMENDED PLANS
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THE ENTRANCE

Acoustic amelioration
Site identity + presentation
Deep soil landscape potential

THE COURTYARD

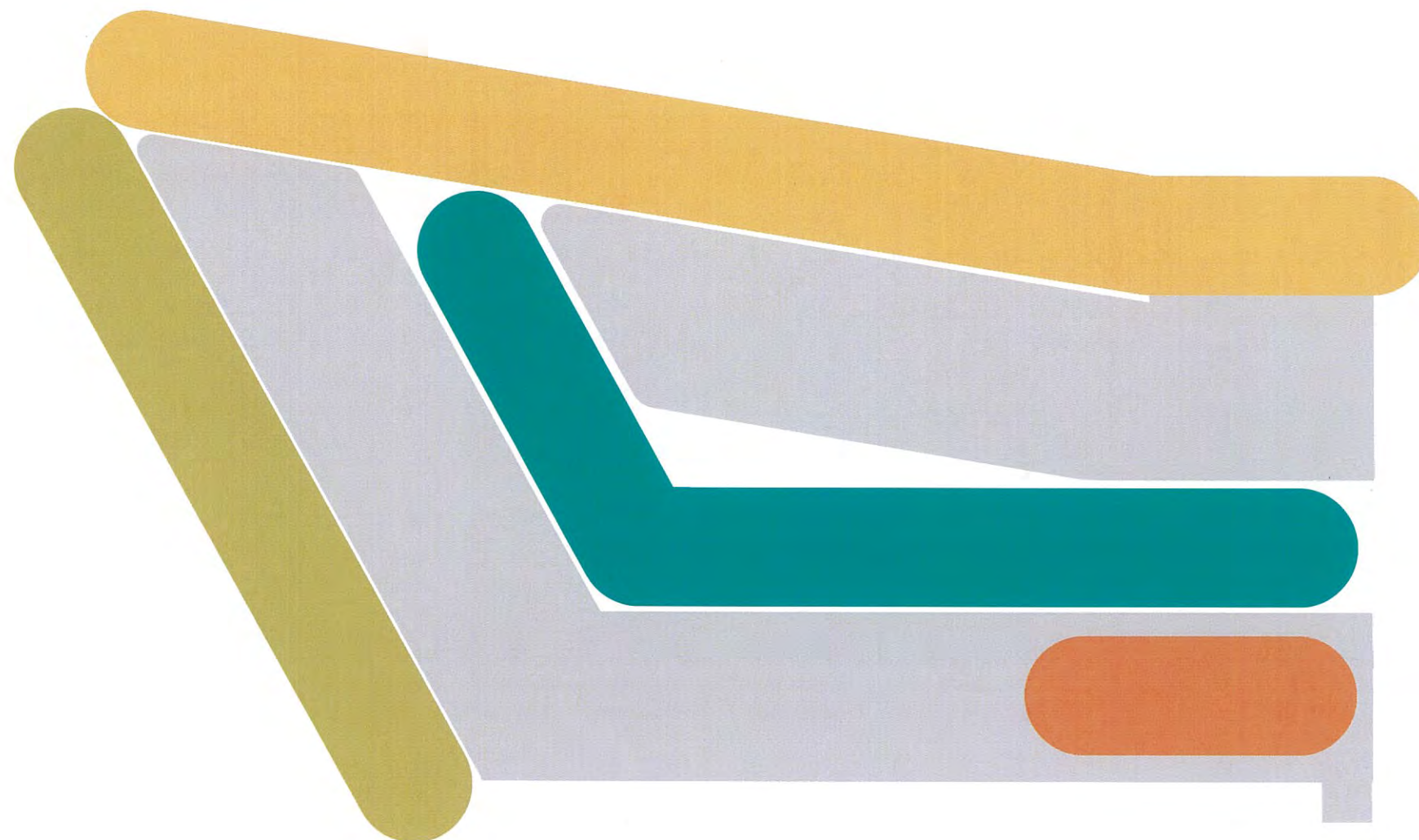
Microclimate - limited sun access
Confined angular space
Movement + access oriented
Landscape defined by visual amenity

THE LANEWAY

Access + Safety
Clear sightlines
Solar access to apartments
Screening to adjacent properties
Visual amelioration

THE ROOFTOP

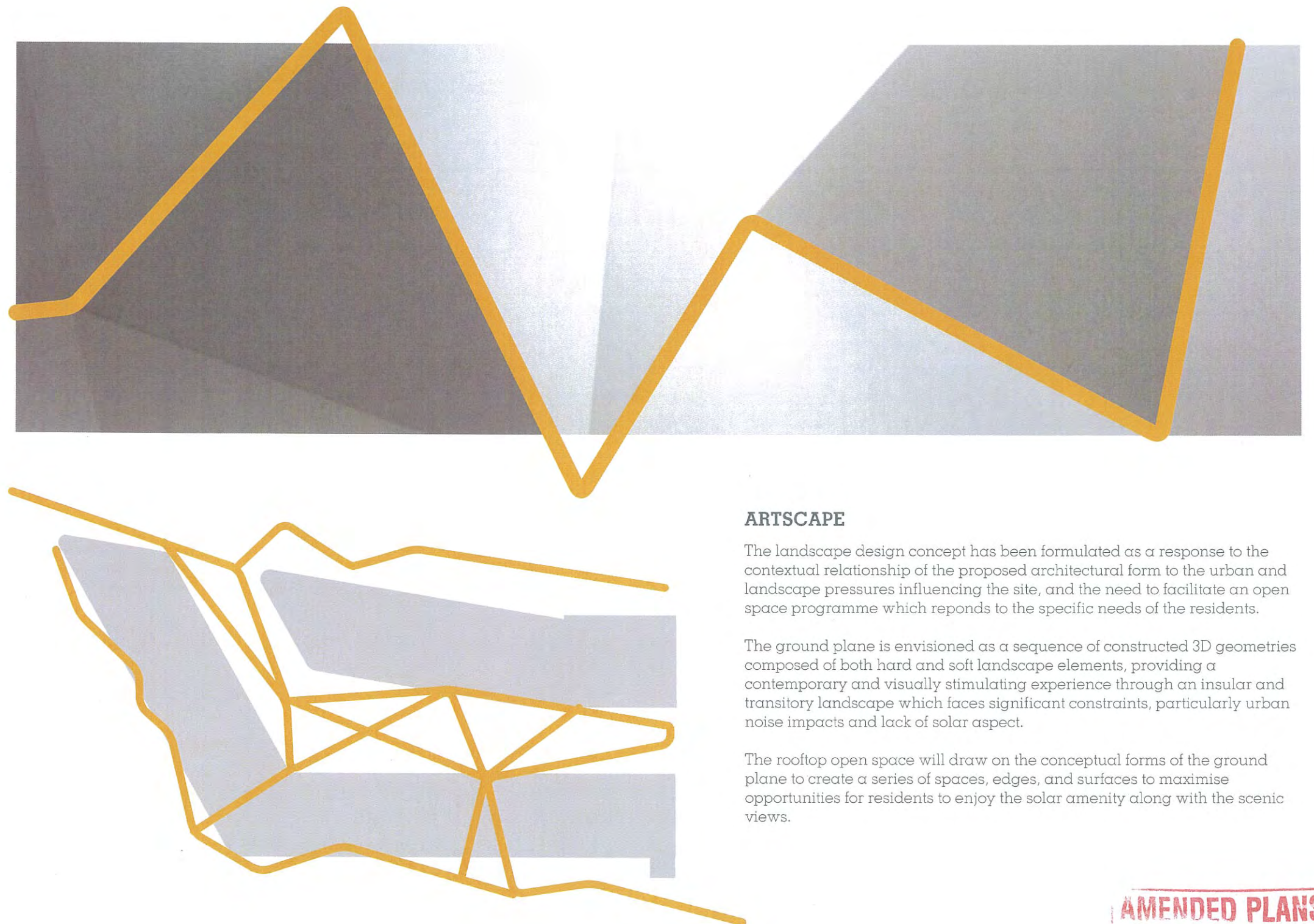
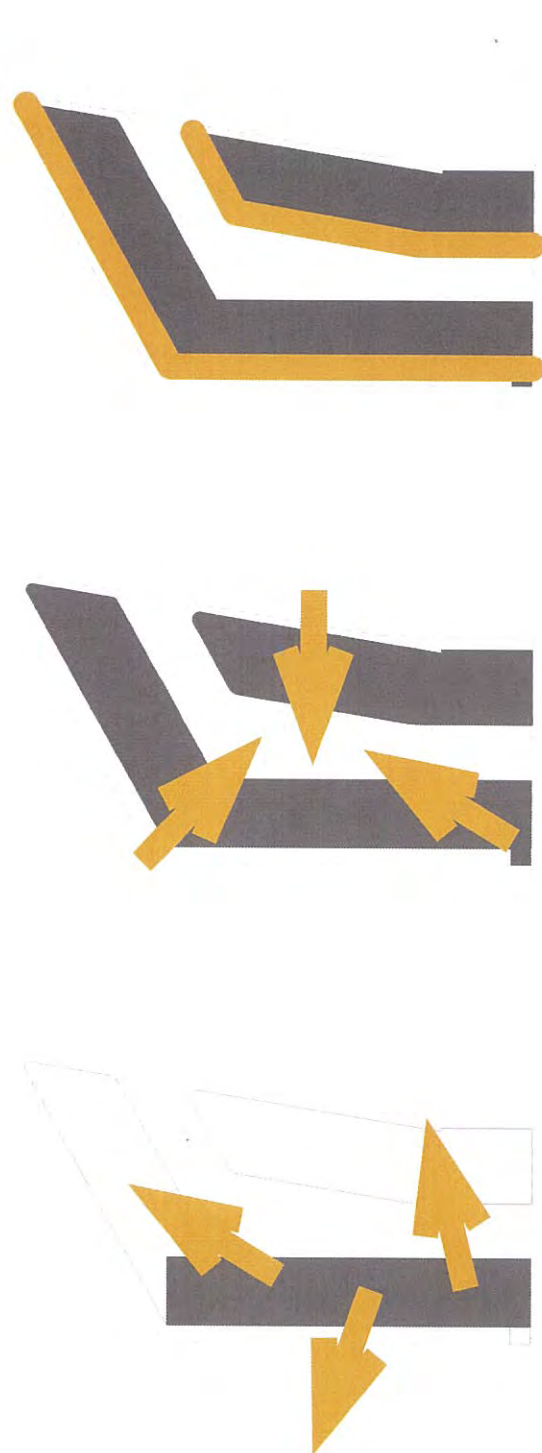
Solar amenity
Views
Program + function
Residential amenity



AMENDED PLANS

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ARTSCAPE

The landscape design concept has been formulated as a response to the contextual relationship of the proposed architectural form to the urban and landscape pressures influencing the site, and the need to facilitate an open space programme which responds to the specific needs of the residents.

The ground plane is envisioned as a sequence of constructed 3D geometries composed of both hard and soft landscape elements, providing a contemporary and visually stimulating experience through an insular and transitory landscape which faces significant constraints, particularly urban noise impacts and lack of solar aspect.

The rooftop open space will draw on the conceptual forms of the ground plane to create a series of spaces, edges, and surfaces to maximise opportunities for residents to enjoy the solar amenity along with the scenic views.

AMENDED PLANS
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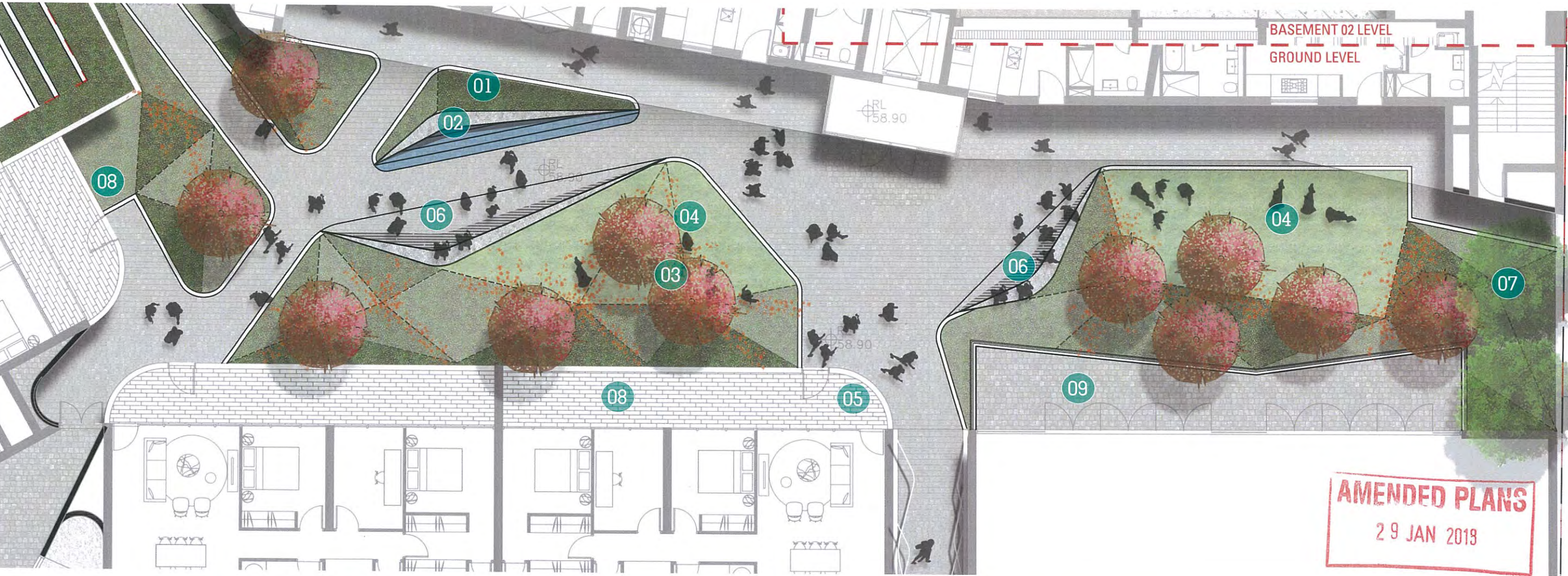


LEGEND

- 01/ Upgraded laneway connection with new pavement + seating
- 02/ New footpath connection to Belmore Lane with planting + lighting integrated into architectural facade
- 03/ Existing trees replaced with new native trees + groundcover planting
- 04/ Contrasting paver finish to shareway and turning bay, with flush transition to adjacent pavements
- 05/ Faceted feature planters on podium with compositions of turf + groundcovers complemented with deciduous trees
- 06/ Cascading water feature
- 07/ Trees in deep soil
- 08/ Artwork opportunity at entry
- 09/ Planted setback with feature landforms planted with compositions of massed groundcovers + large native trees
- 10/ Existing right-of-way retained

0 3 6 9 12 15M
SCALE 1:150 @ A1





LEGEND

- 01/ Faceted planters with mass groundcovers
- 02/ Cascading water feature
- 03/ Ornamental deciduous trees as soil depth allows (nominally 1m over slab)
- 04/ Turfed facets provide informal amenity
- 05/ Paved footpath
- 06/ Passive seating areas with feature pavement + seating walls cut into planters
- 07/ Large trees in deep soil
- 08/ Private courtyards with gated access
- 09/ Commercial breakout

0 1.5 3 4.5 6 7.5M
SCALE 1:75 @ A1

DESIGN PRINCIPLES

The internal podium courtyard 'Artscape' will be composed of a series of faceted landforms forming a contemporary and visually engaging composition of colour and texture. Each facet will be mass planted with turf or native groundcovers, complemented with deciduous tree planting as soil depth allows. The 'Artscape' is a response both to the architectural form and to the particular exigencies of the space - by concentrating recreational amenity on the rooftop with its extensive views and solar aspect, the ground plane may be expressed in its purest form, offering a landscape of great character and beauty for residents coming and going, and looking upon from elevated balconies.

