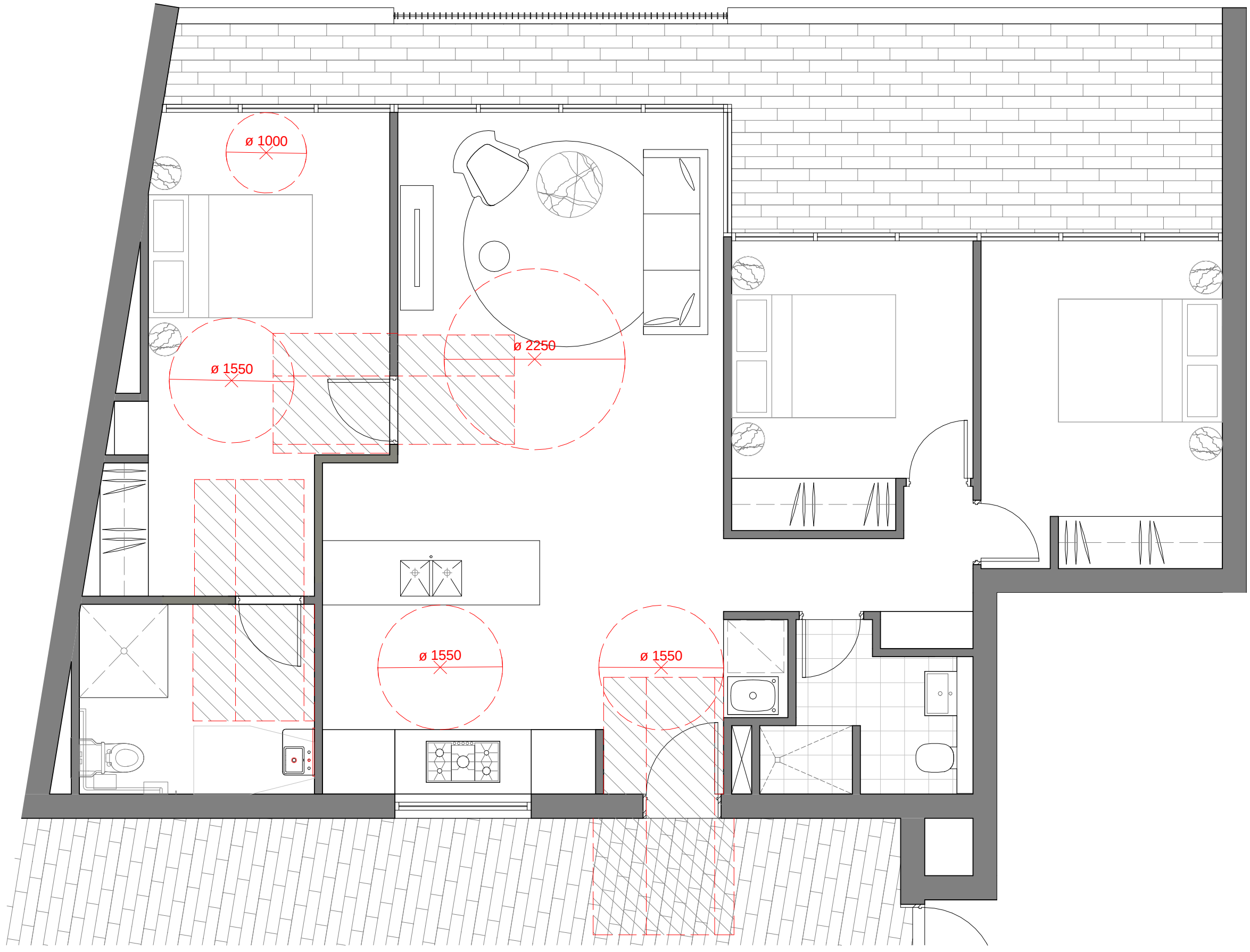




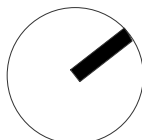
Pre Adapted B01, 001, 101, 201, 301



Pre Adapted B01, 001, 101, 201, 301

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FOR INFORMATION



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

Rev	Date	Revision	By	Chk.
A	14.07.2016	For Development Application		
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H	24.10.2017	Additional DA Information		
I	22.01.2018	DA Amendments		
J	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

Chwayland Australia
Level 17, 25 Bligh St
Sydney NSW 2000



Chwayland

Project

VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name

Adaptable Layouts 02

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 50	@ A1	
Drawn	Chk.		
TK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0222	/ J	

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1 West Elevation - Belmore Lane
1 : 200@A1

- ABP Aluminium battens (powdercoated)
AAF Anodised aluminium palisade fence (bronze)
AAL Anodised aluminium louvres (bronze)
AARD Anodised aluminium roller door
AF01 Off-form concrete (white)
AF02 Off-form concrete (pale grey)
BR01 Bronze curved cladding
MM01 Metal mesh infill
GL01 Shopfront glazing
GL02 Aluminium anodised framed glazing (bronze)

Finishes Key
1 : 200@A1

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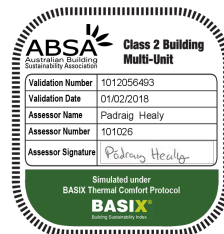
FOR INFORMATION

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

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Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Elevations - West

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 200	@ A1	
Drawn	Chk.		
NK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0501	/ J	

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1 East Elevation - Devlin Street
1 : 200@A1

- ABP Aluminium battens (powdercoated)
AAF Anodised aluminium palisade fence (bronze)
AAL Anodised aluminium louvres (bronze)
AARD Anodised aluminium roller door
AF01 Off-form concrete (white)
AF02 Off-form concrete (pale grey)
BR01 Bronze curved cladding
MM01 Metal mesh infill
GL01 Shopfront glazing
GL02 Aluminium anodised framed glazing (bronze)

Finishes Key
1 : 200@A1

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Client
Chiwayland Australia
Level 17, 25 Bligh St
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Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Elevations - East

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 200	@ A1	
Drawn	Chk.		
NK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0502	/ J	

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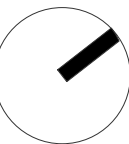
1 South Elevation - Victoria Road
1 : 200@A1

- ABP Aluminium battens (powdercoated)
AAF Anodised aluminium palisade fence (bronze)
AAL Anodised aluminium louvres (bronze)
AARD Anodised aluminium roller door
AF01 Off-form concrete (white)
AF02 Off-form concrete (pale grey)
BR01 Bronze curved cladding
MM01 Metal mesh infill
GL01 Shopfront glazing
GL02 Aluminium anodised framed glazing (bronze)

Finishes Key
1 : 200@A1

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Assessor Name: Padraig Healy
Accreditation no.: 101036
Certificate date: 01 February 2018
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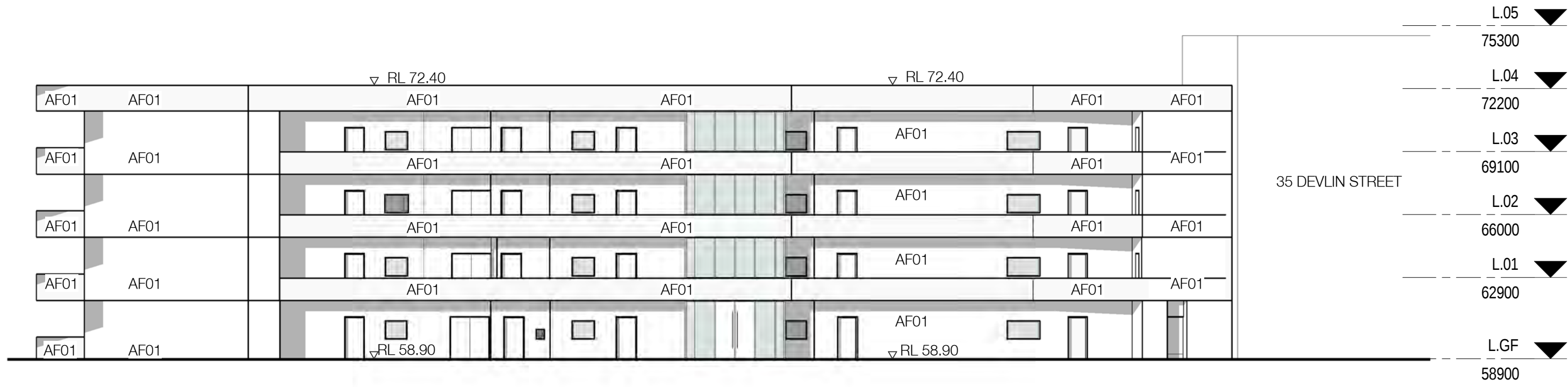
Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Elevations - South

Date	Scale	Sheet Size	SJB Architects
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TK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0504	/ J	

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1 Internal East Elevation
1:200@A1



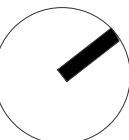
2 Internal West Elevation
1:200@A1

- ABP Aluminium battens (powdercoated)
AAF Anodised aluminium palisade fence (bronze)
AAL Anodised aluminium louvres (bronze)
AARD Anodised aluminium roller door
AF01 Off-form concrete (white)
AF02 Off-form concrete (pale grey)
BR01 Bronze curved cladding
MM01 Metal mesh infill
GL01 Shopfront glazing
GL02 Aluminium anodised framed glazing (bronze)

Finishes Key
1:200@A1

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Accreditation no.: 101026
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Project
VICTORIA RD
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Drawing Name
Elevations - Internal

Date	Scale	Sheet Size
25.01.2018	1 : 200	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-0505	/ J

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OPEN BATTENS AND MESH INFILLS



OPEN BATTENS AT 250 CENTRES



OPEN BATTENS AT 450 CENTRES



OPEN BATTENS AT 750 CENTRES



BATTENS WITH MESH INFILLS



SHOP FRONT GLAZING



Open battens and mesh infill

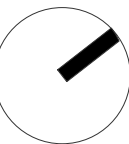
Open Battens at 450 centers

Battens with mesh infill

Shopfront glazing

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Assessor Name: Padraig Healy
Accreditation no.: 301020
Certificate date: 01 February 2018
Dwelling Address: 771-773 Victoria Road Ryde, NSW 2112
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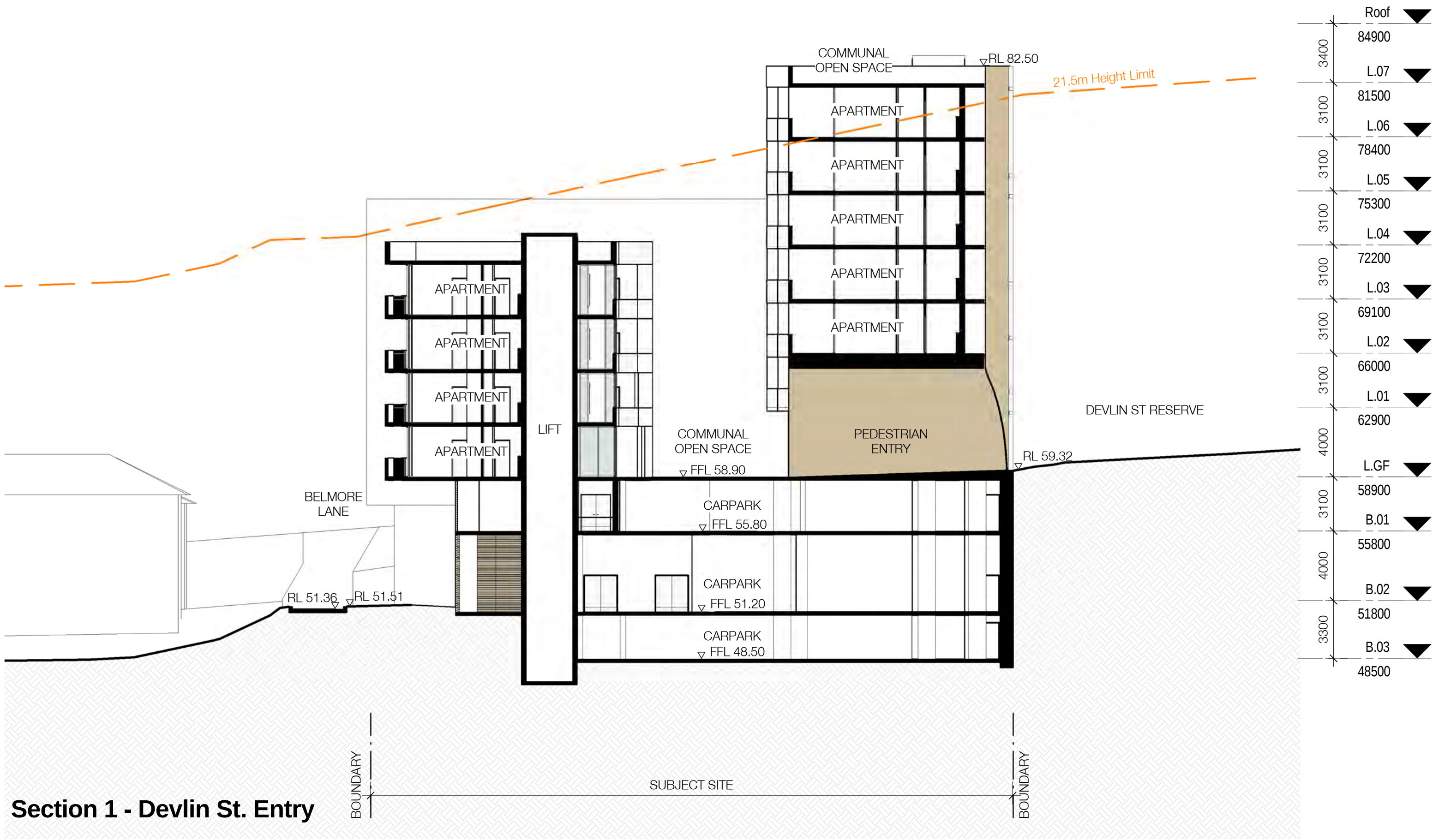
Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Material Detail

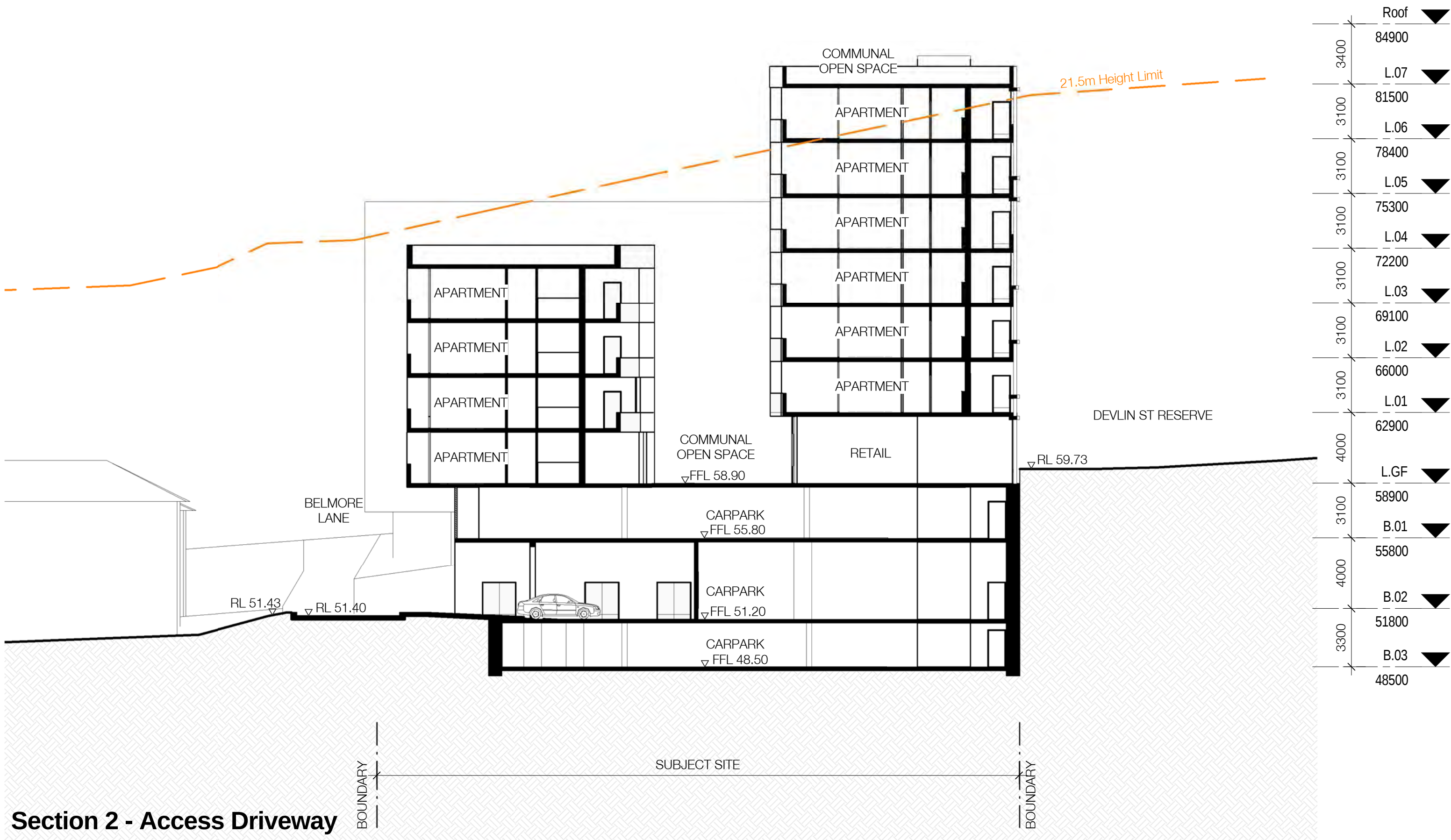
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Job No.	Drawing No.	Revision	
5423	DA-0511	/ J	

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Section 1 - Devlin St. Entry



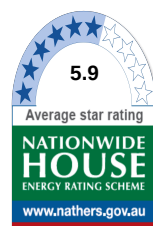
Section 2 - Access Driveway

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



Certificate no.: 0002425780
Assessor Name: Padraig Healy
Accreditation no.: 101026
Certificate date: 01 February 2018
Dwelling Address: 771-773 Victoria Road
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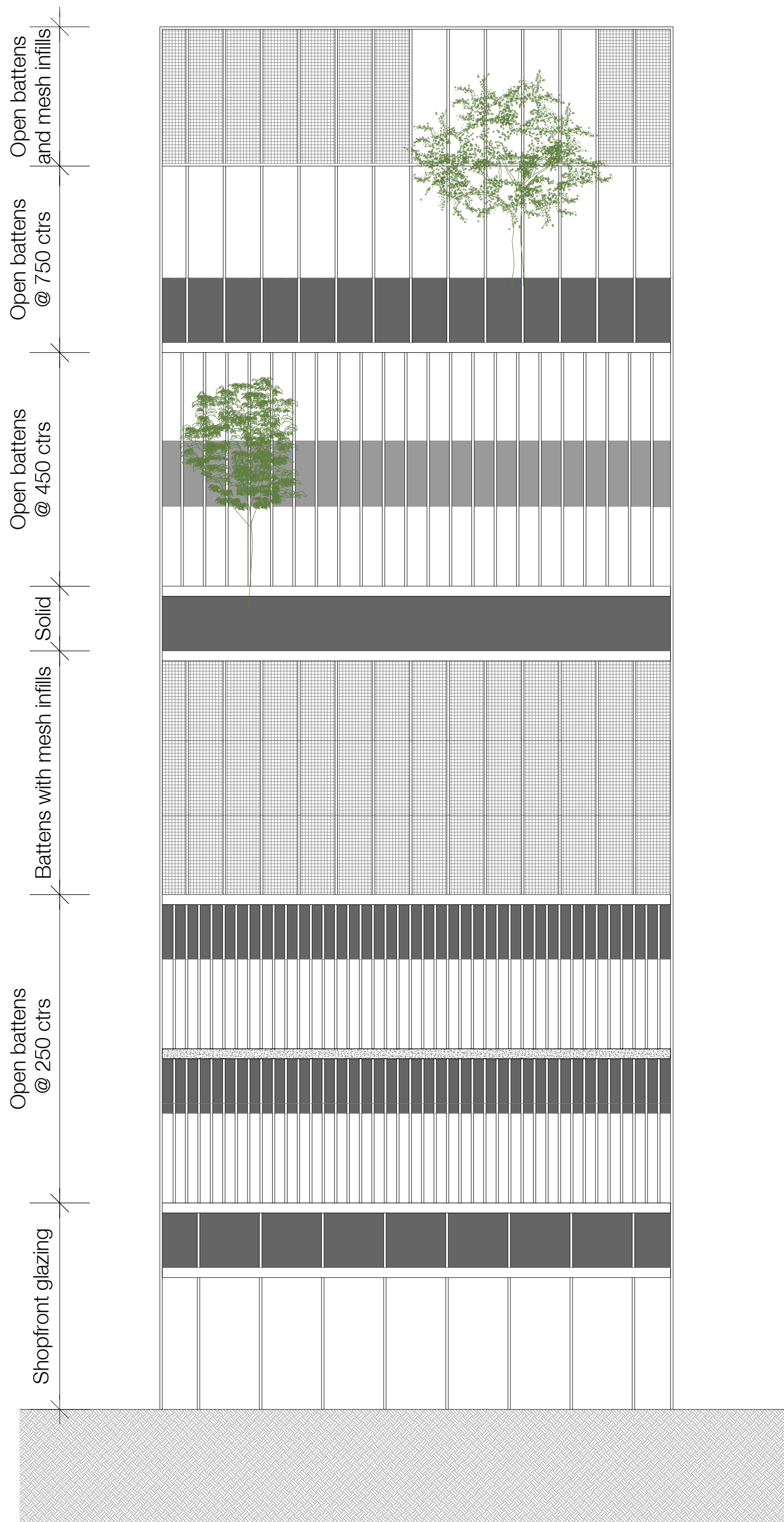
Project
VICTORIA RD
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Drawing Name
Section 1&2

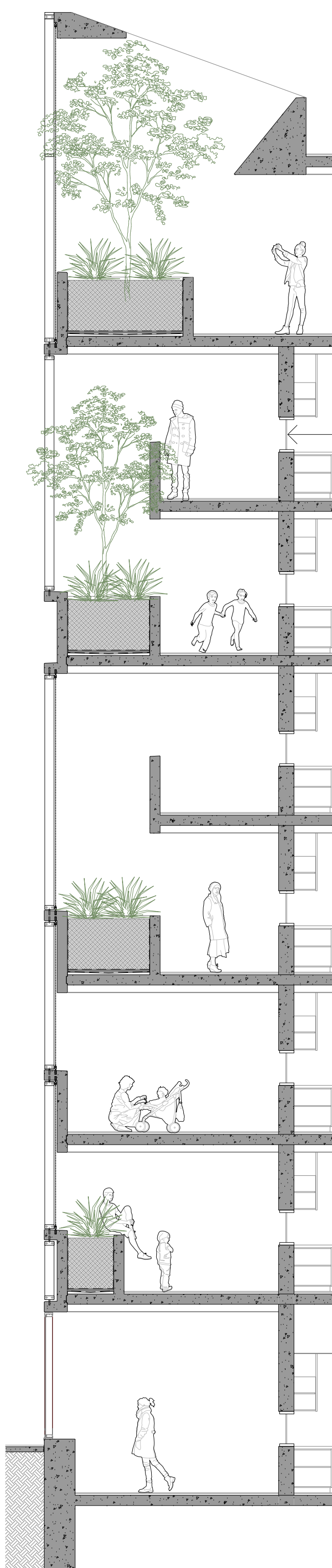
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5423	DA-0601	/ J

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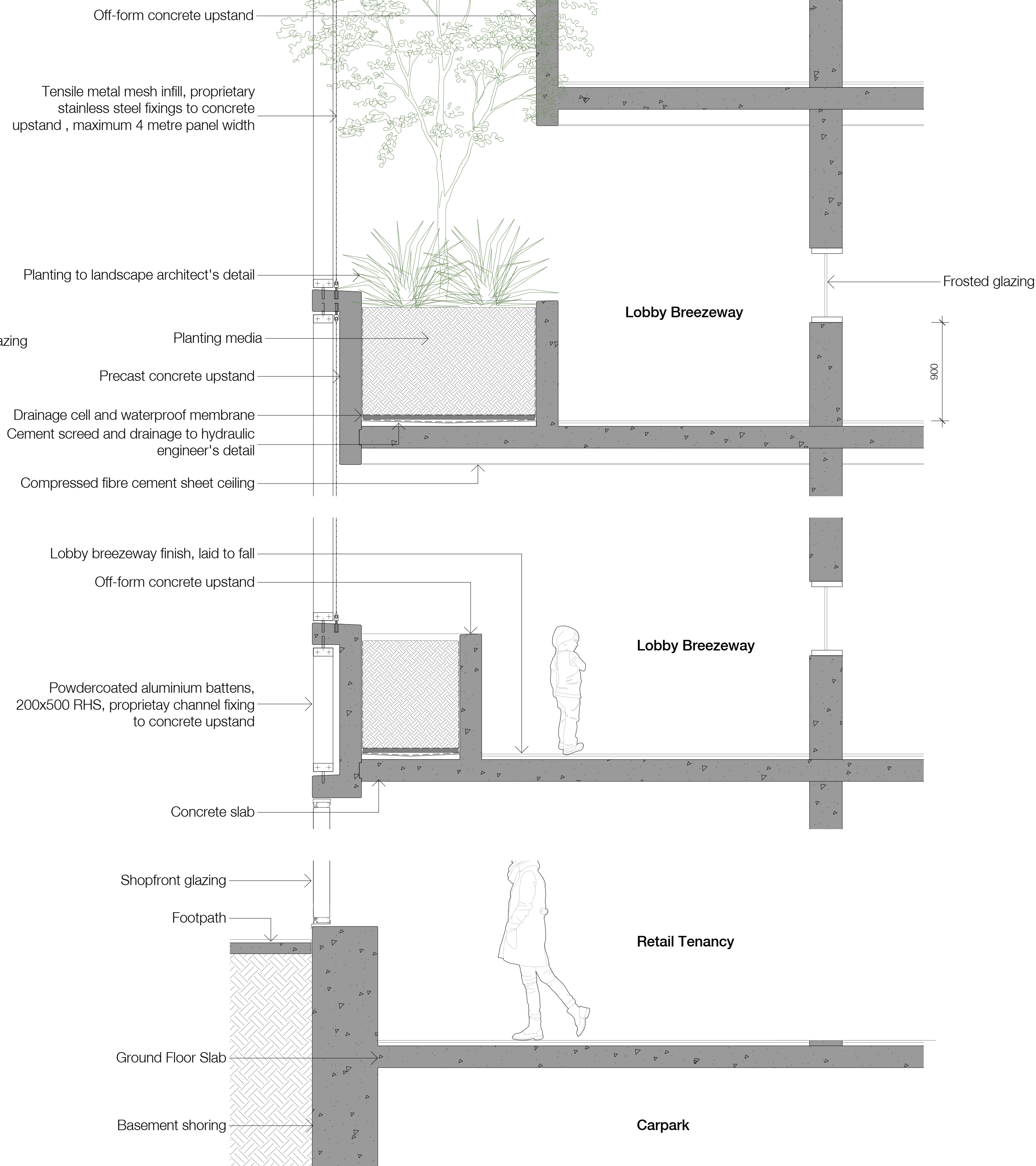




1 Detailed Elevation
1 : 75@A1



2 Detailed Section
1 : 75@A1



3 Detailed Section
1 : 25@A1

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By Chk.



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Project

VICTORIA RD
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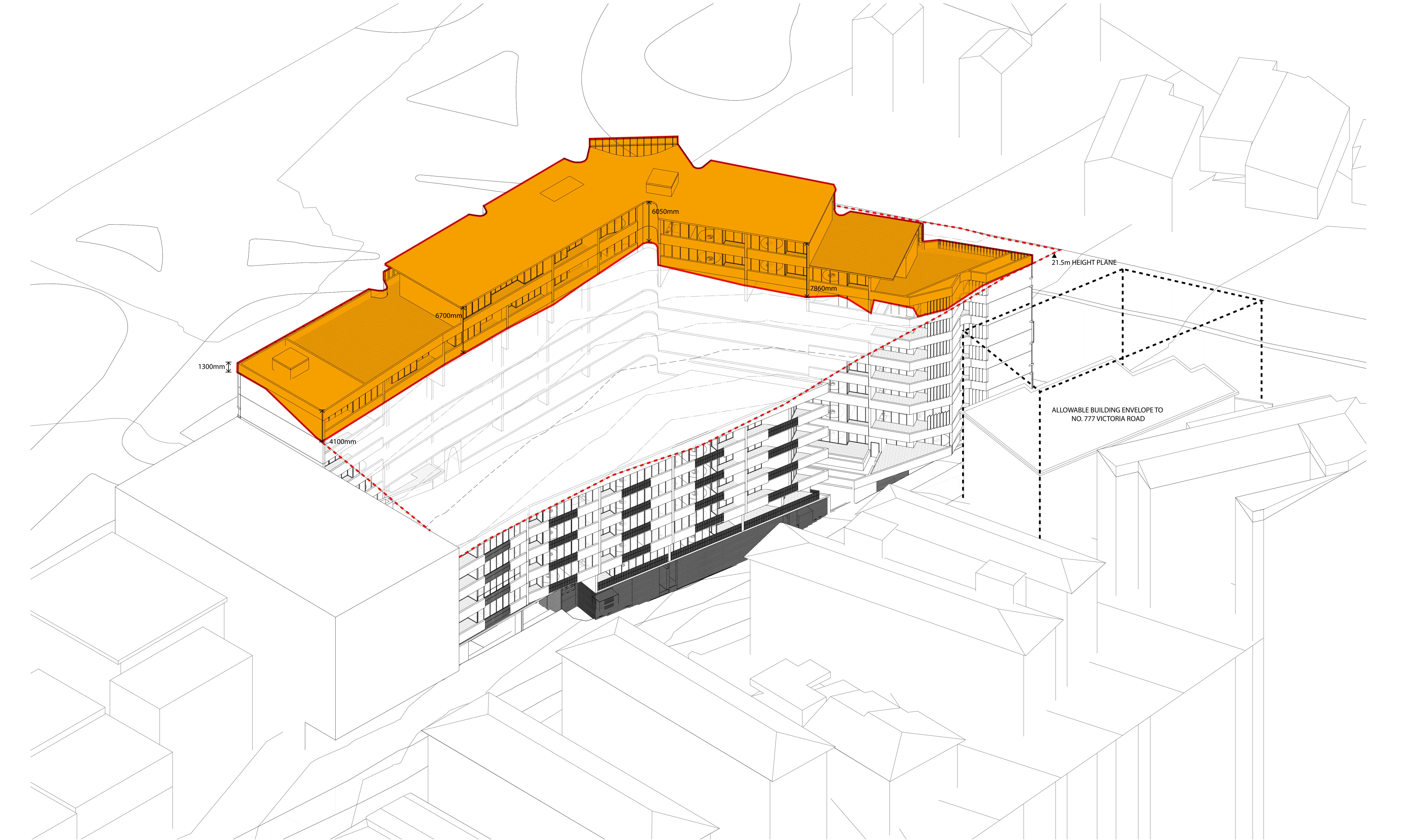
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Victoria Road Facade Details

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5423	DA-0701	/ J

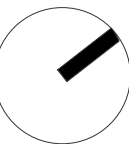
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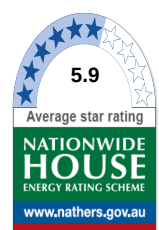
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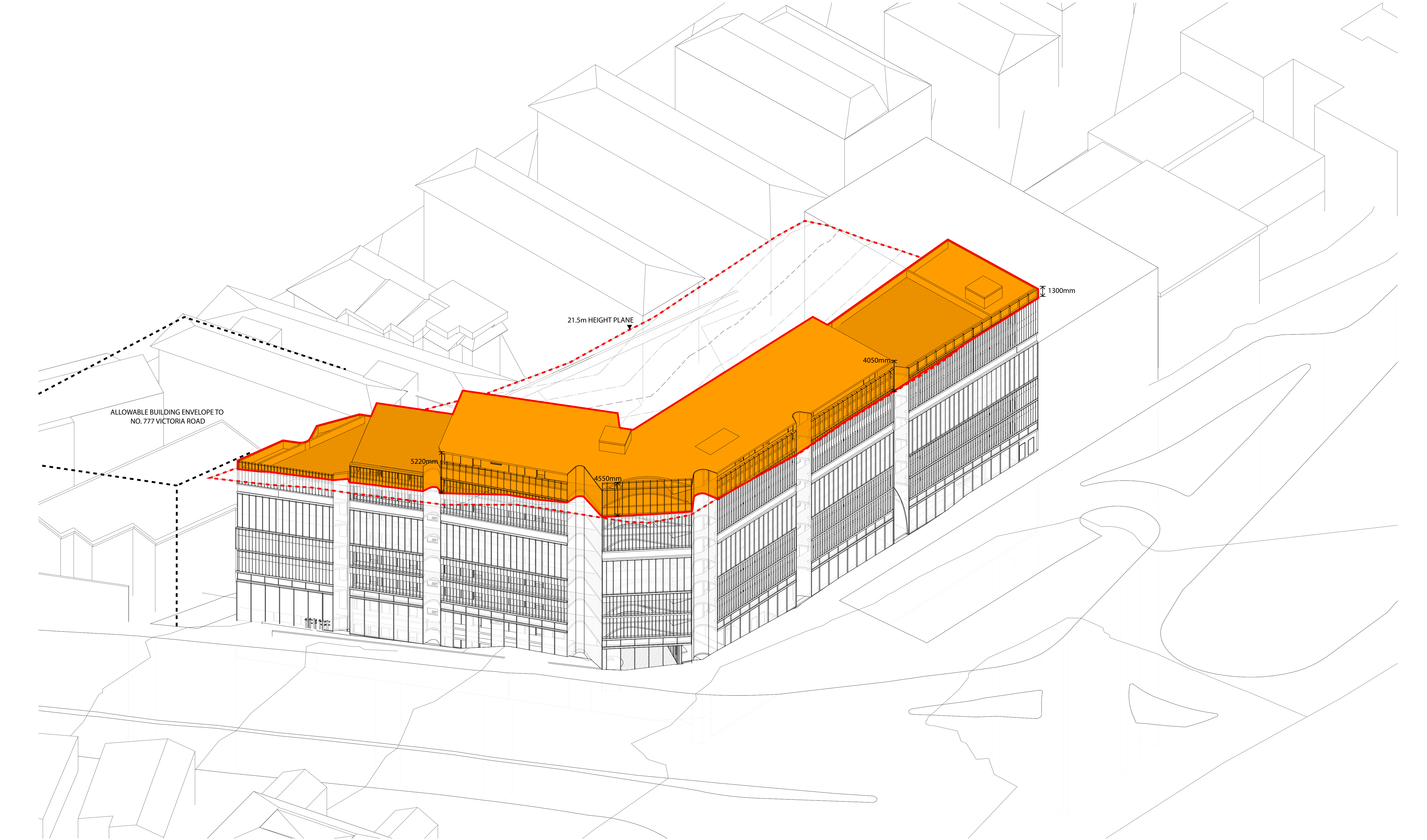
Project
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Drawing Name
Height Plane Perspective North

Date	Scale	Sheet Size	SJB Architects
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Drawn	Chk.		
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Job No.	Drawing No.	Revision	
5423	DA-0901	/ J	

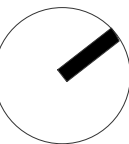
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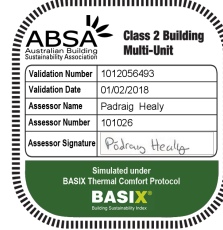


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Accreditation no.: 161026
Certificate date: 03 February 2018
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Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
Height Plan Perspective South

Date	Scale	Sheet Size	SJB Architects
25.01.2018		@ A1	
Drawn	Chk.		
TK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0902	/ J	

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Basement 01



Ground Floor



Level 01

GROSS FLOOR AREA SCHEDULE

SITE AREA 2899m²	RESIDENTIAL GFA (m²)	COMMERCIAL GFA (m²)
BASEMENT 01	622	
GROUND FL	1014	321
FIRST FL	1053	
SECOND FL	1079	
THIRD FL	1079	
FOURTH FL	666	
FIFTH FL	666	
SIXTH FL	586	
SEVENTH FL	354	

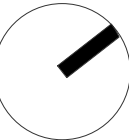
SUBTOTAL	7119	321
TOTAL GFA		7440
ALLOWABLE GFA (including bonus)		7450
PROPOSED FSR		2.5 : 1
ALLOWABLE FSR (including bonus)		2.5 : 1

LEGEND

- RESIDENTIAL
- COMMERCIAL

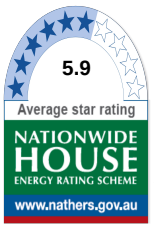
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FOR INFORMATION



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

Rev	Date	Revision	By	Chk.
A	14.07.2016	For Development Application		
B	19.07.2016	Notification Set		
C	20.12.2016	Revised For Development Application		
D	12.07.2017	Revised DA Plans		
E	19.07.2017	Preliminary DA Set		
F	24.07.2017	DA Set		
G	24.08.2017	Amended DA Set		
H	24.10.2017	Additional DA Information		
I	22.01.2018	DA Amendments		
J	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



Client
Chiwayland Australia
Level 17, 25 Bligh St
Sydney NSW 2000



Project
VICTORIA RD
771-775 Victoria Rd, Ryde NSW

Drawing Name
GFA Plan 01

Date	Scale	Sheet Size
25.01.2018	As indicated	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-2901	/ J

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Levels 02-03



Level 06



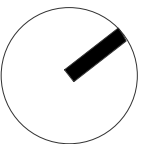
Levels 04-05



Level 07

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FOR INFORMATION



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

Rev	Date	Revision	By	Chk.
A	14.07.2016	For Development Application		
B	20.12.2016	Revised For Development Application		
C	31.03.2017	New Proposed Development		
D	12.07.2017	Revised DA Plans		
E	19.07.2017	Preliminary DA Set		
F	24.07.2017	DA Set		
G	24.08.2017	Amended DA Set		
H	24.10.2017	Additional DA Information		
I	22.01.2018	DA Amendments		
J	25.01.2018	Revised DA		



Certificate no.: 0002425780
Assessor Name: Rachael Healy
Accreditation no.: 101026
Certificate date: 01 February 2018
Dwelling Address: 771-773 Victoria Road, Ryde, NSW 2112



Client

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Chiwayland

Project

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Drawing Name

GFA Plan 02

Date Scale Sheet Size

25.01.2018 1 : 250 @ A1

Drawn Chk.

TK GS

Job No. Drawing No. Revision

5423 DA-2902 / J

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Ground Floor



Level 7



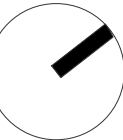
Level 6

- Communal Open Space
at Ground Level
589m²
- Communal Open Space
Receiving 2hrs of Sunlight
419m²
- Deep Soil
Minimum 3m Width up to 5m
115m²

Total Open Communal Space Required (m ²):	745.0 (25.0% Site Area)
Total Open Communal Space Proposed (m ²):	1,008.5 (33.8% Site Area)
Total Open Communal Space with 2 HR Direct Sunlight Required (m ²):	372.5 (50.0% of Communal Open Space)
Total Open Communal Space with 2 HR Direct Sunlight Proposed (m ²):	419.1 (56.2% of Communal Open Space)
Total Deep Soil Required (m ²):	208.6 (7.0% of Site Area)
Total Deep Soil Proposed (m ²):	115.6 (3.8% of Communal Open Space)

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FOR INFORMATION



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

Rev	Date	Revision	By	Chk.
A	14.07.2016	For Development Application		
B	20.12.2016	Revised For Development Application		
C	31.03.2017	New Proposed Development		
D	12.07.2017	Revised DA Plans		
E	19.07.2017	Preliminary DA Set		
F	24.07.2017	DA Set		
G	24.08.2017	Amended DA Set		
H	24.10.2017	Additional DA Information		
I	22.01.2018	DA Amendments		
J	25.01.2018	Revised DA		



Certificate no.: 0002425780
Assessor Name: Padraig Healy
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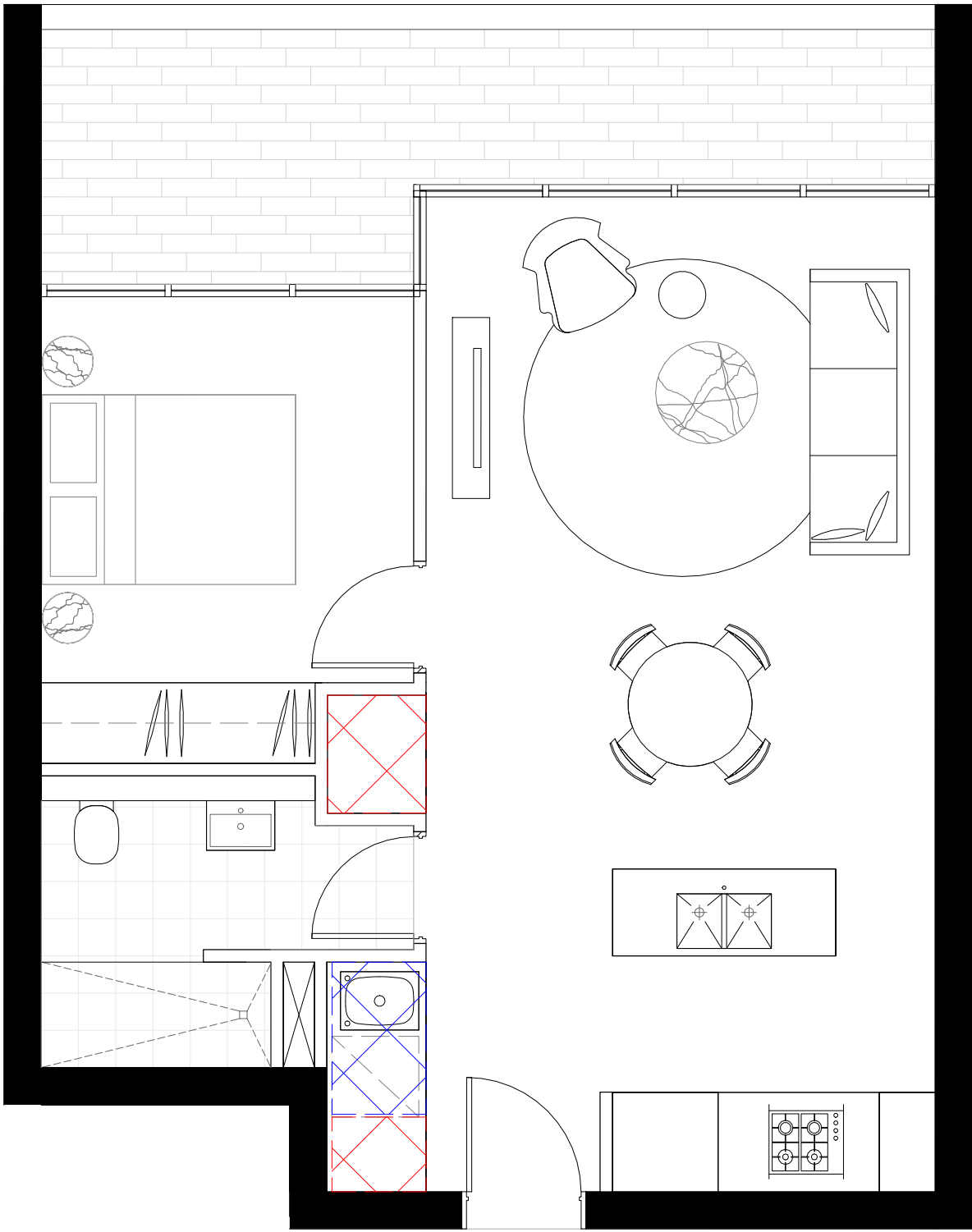
Drawing Name
Analysis - Communal Open Space and Deep Soil

Date	Scale	Sheet Size
25.01.2018	As indicated	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-2903	/ J

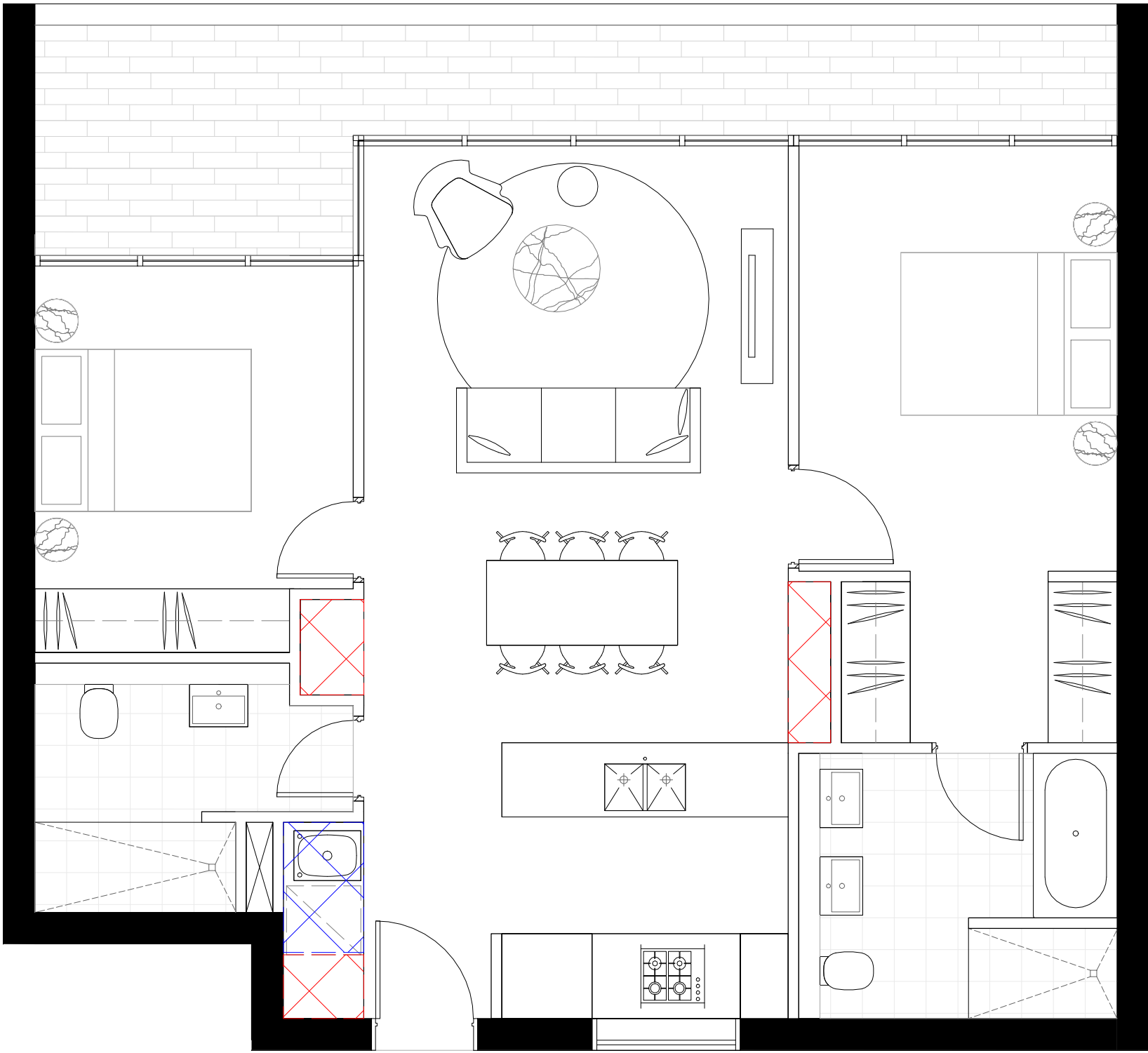
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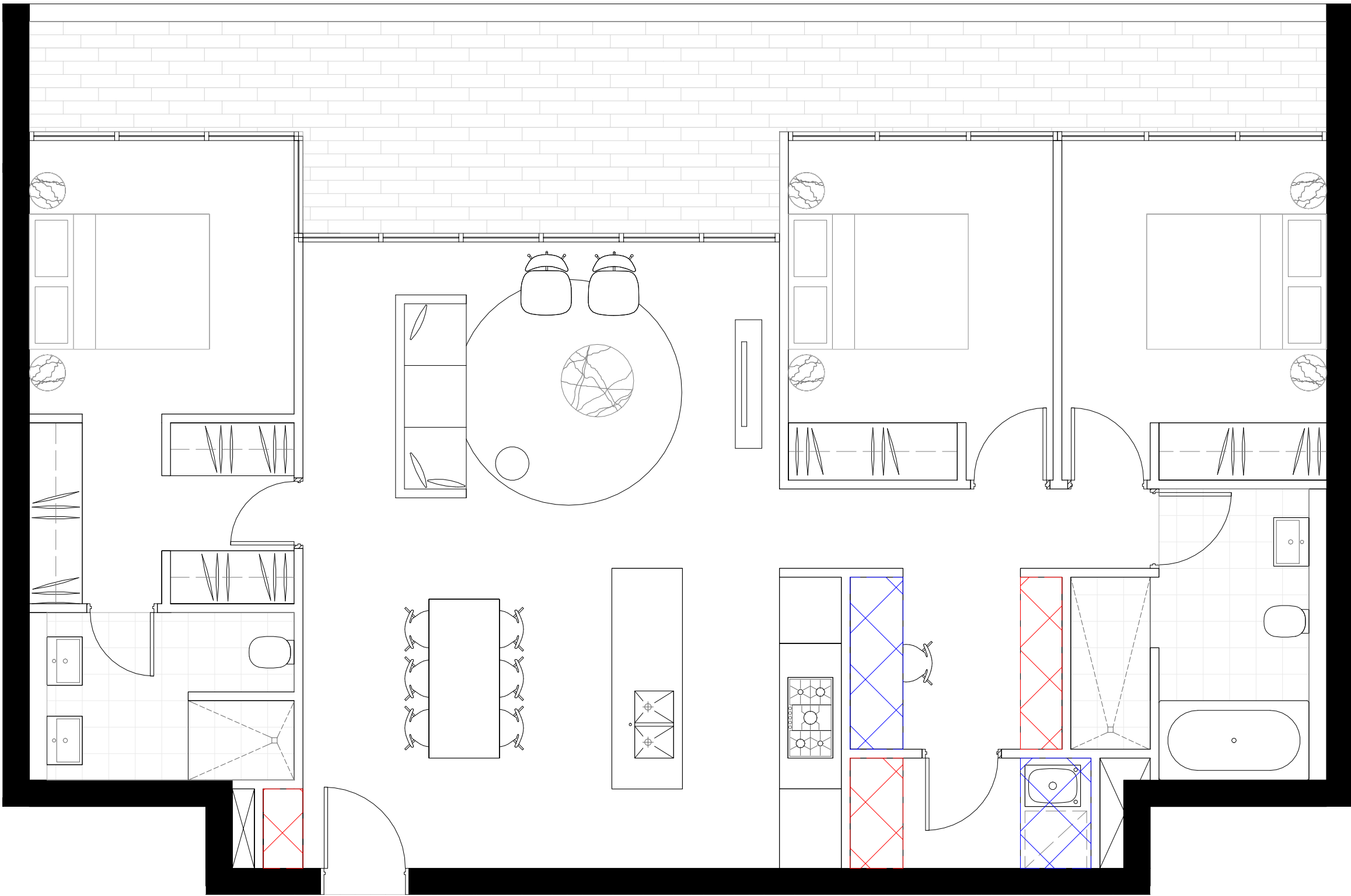




Storage Diagram - 1 Bed

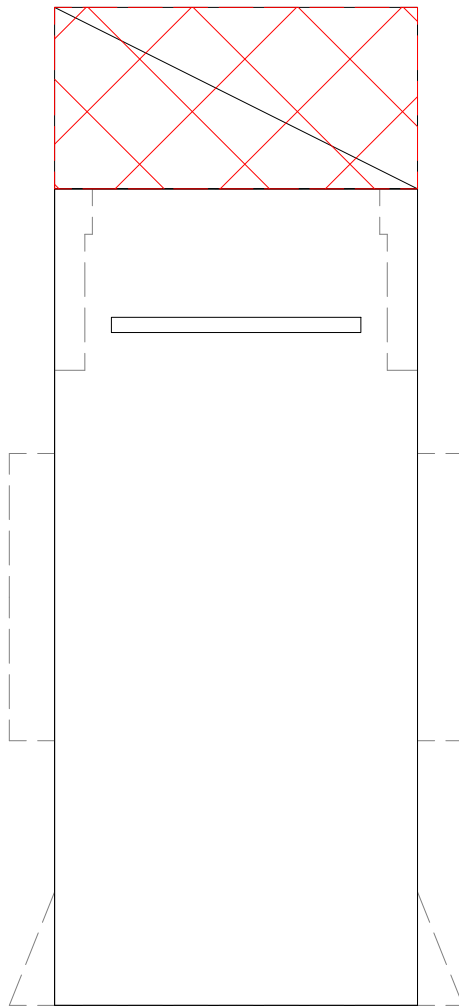


Storage Diagram - 2 Bed



Storage Diagram - 3 Bed

Half Height Storage
Full Height Storage



Storage Diagram - Car Space

Storage Schedule		
Apartment Number	Occupancy	Total Storage Area

B.01		
G01	2 BED	10.4m³
G02	2 BED	10.4m³
G03	1 BED	10.9m³
G04	2 BED	11.7m³
G05	1 BED	8.4m³
G06	2 BED	10.6m³

L.GF		
001	3 BED	11.4m³
002	2 BED	11.5m³
003	2 BED	11.3m³
004	2 BED	11.3m³
005	1 BED	9.5m³
006	2 BED	10.1m³
007	1 BED	8.4m³
008	1 BED	8.4m³
009	2 BED	10.6m³
010	2 BED	10.0m³
011	2 BED	10.0m³

L.01		
101	3 BED	11.4m³
102	2 BED	11.5m³
103	2 BED	11.3m³
104	2 BED	11.3m³
105	1 BED	9.5m³
106	2 BED	10.1m³
107	1 BED	8.4m³
108	1 BED	8.4m³
109	2 BED	10.6m³
110	1 BED	8.4m³
111	1 BED	8.4m³
112	1 BED	8.4m³
113	1 BED	8.4m³
114	2 BED	9.7m³
115	2 BED	11.5m³

L.02		
201	3 BED	11.4
202	2 BED	11.5m³
203	2 BED	11.3m³
204	2 BED	11.3m³
205	1 BED	9.5m³
206	2 BED	10.1m³
207	1 BED	8.4m³
208	1 BED	8.4m³
209	2 BED	10.3m³
210	1 BED	8.4m³
211	1 BED	8.4m³
212	1 BED	8.4m³
213	2 BED	9.7m³
214	2 BED	9.7m³
215	2 BED	11.5m³

Storage Schedule		
Apartment Number	Occupancy	Total Storage Area

L.03		
301	3 BED	11.4m³
302	2 BED	11.5m³
303	2 BED	11.3m³
304	2 BED	11.3m³
305	1 BED	9.5m³
306	2 BED	10.1m³
307	1 BED	8.4m³
308	1 BED	8.4m³
309	2 BED	10.3m³
310	1 BED	8.4m³
311	1 BED	8.4m³
312	1 BED	8.4m³
313	2 BED	9.7m³
314	2 BED	9.7m³
315	2 BED	11.5m³

L.04		
401	2 BED	10.1m³
402	1 BED	8.4m³
403	1 BED	8.4m³
404	2 BED	10.3m³
405	1 BED	8.4m³
406	1 BED	8.4m³
407	1 BED	8.4m³
408	2 BED	9.7m³
409	2 BED	9.7m³
410	2 BED	11.5m³

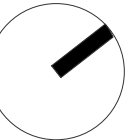
L.05		
501	2 BED	10.1m³
502	1 BED	8.4m³
503	1 BED	8.4m³
504	2 BED	10.3m³
505	1 BED	8.4m³
506	1 BED	8.4m³
507	1 BED	8.4m³
508	2 BED	9.7m³
509	2 BED	9.7m³
510	2 BED	11.5m³

L.06		
601	1 BED	8.4m³
602	1 BED	8.4m³
603	2 BED	10.3m³
604	1 BED	8.4m³
605	1 BED	8.4m³
606	1 BED	8.4m³
607	2 BED	9.7m³
608	2 BED	9.7m³
609	2 BED	11.5m³

L.07		
701	1 BED	8.4m³
702	2 BED	10.3m³
703	1 BED	8.4m³
704	1 BED	8.4m³
705	3 BED	12.0m³

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FOR INFORMATION



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



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Project

VICTORIA RD

771-775 Victoria Rd, Ryde NSW

Drawing Name

Analysis - Storage Calculations

Date Scale Sheet Size SJB Architects

25.01.2018 1 : 50 @ A1

Drawn Chk.

TK GS

Job No. Drawing No. Revision

5423 DA-2904 / B

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