



Location Plan

VICTORIA RD  
771-775 Victoria Rd, Ryde NSW

SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922

Project Number: 5423  
Date: 25.01.2018  
Client: Chivwayland

DEVELOPMENT APPLICATION

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THERMAL COMFORT	
Pass – 5.9 Star Average	
GLAZING	
Units	Sliding/Fixed
All	ALM-002-03 U-value 6.7 SHGC 0.70 (+/- 5%) Single Clear
010 & 011	ALM-002-01 U-value 5.6 SHGC 0.41 (+/- 5%) Low-e
WALLS	
External Walls	Brick Veneer – Additional R2.0 bulk insulation
Inter-tenancy	Concrete - No additional insulation
Internal walls	Lightweight Plasterboard - No additional insulation
FLOORS	
Above Carpark/Plant/Storage	Suspended concrete slab- Additional R2.0 bulk insulation
All Other Suspended Floor	Suspended concrete slab- Additional R2.0 bulk insulation
ROOF	
All Exposed Roof (Balcony/Air Above)	Concrete - Additional R2.5 Bulk reflective insulation

Average star rating **5.9**

**NATIONWIDE HOUSE ENERGY RATING SCHEME**

www.nathers.gov.au

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

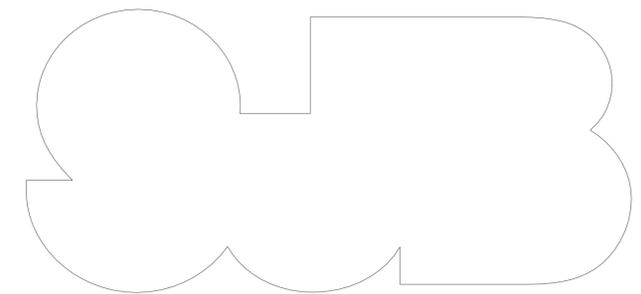
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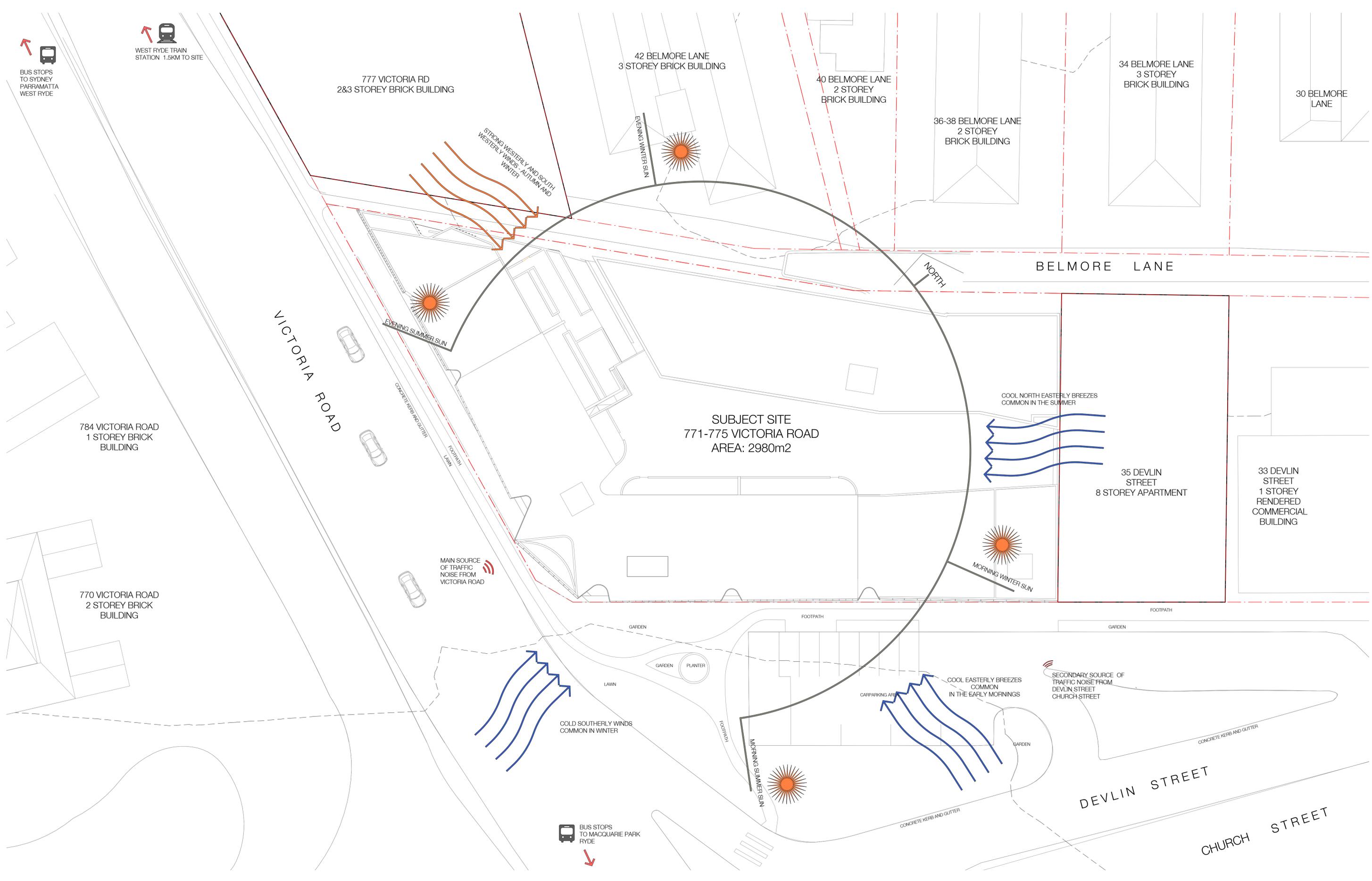
**ABSA** Class 2 Building Multi-Unit

Validation Number: 1012056493  
Validation Date: 01/02/2018  
Assessor Name: Padraig Healy  
Assessor Number: 101026  
Assessor Signature: *Padraig Healy*

Enabled under BASIX Thermal Comfort Protocol

**BASIX**





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

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

**Project:** VICTORIA RD  
771-775 Victoria Rd, Ryde NSW

**Drawing Name:** Site Plan

**Revocation:** 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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**Quality Assurance:** BASIX Class 2 Building Work-Check

**Chiwayland**

**Project:** VICTORIA RD  
771-775 Victoria Rd, Ryde NSW

**Drawing Name:** Site Plan

**Date:** 25.01.2018  
**Scale:** As indicated  
**Sheet Size:** @ A1

**Author:** [Name]  
**Checker:** [Name]

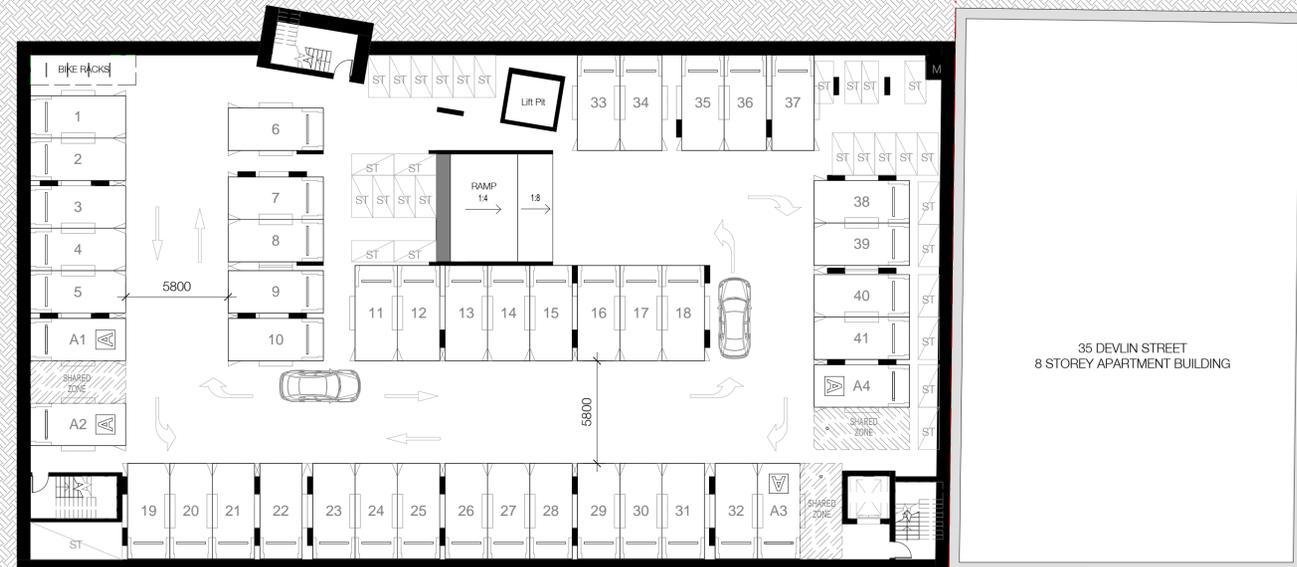
**Job No.:** 5423  
**Drawing No.:** DA-0102  
**Revision:** / J

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**CAR PARKING SCHEDULE**

	No. of Adaptable Car Parking Spaces	No. of Residential Car Parking Spaces	No. of Visitor Car Parking Spaces	No. of Retail Car Parking Spaces
BASEMENT 01	3	36		
BASEMENT 02	3	20	20	8
BASEMENT 03	4	41		
<b>TOTALS</b>	<b>10</b>	<b>97</b>	<b>20</b>	<b>8</b>
<b>TOTAL RESIDENTIAL SPACES</b>	<b>=</b>	<b>107</b>		



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**Chiwayland Australia**  
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Sydney NSW 2000



Project

**VICTORIA RD**  
771-775 Victoria Rd, Ryde NSW

Drawing Name

Basement 03

Date Scale Sheet Size

25.01.2018 1 : 200 @ A1

Drawn Chk.

TK GS

Job No. Drawing No. Revision

5423 DA-0200 / J

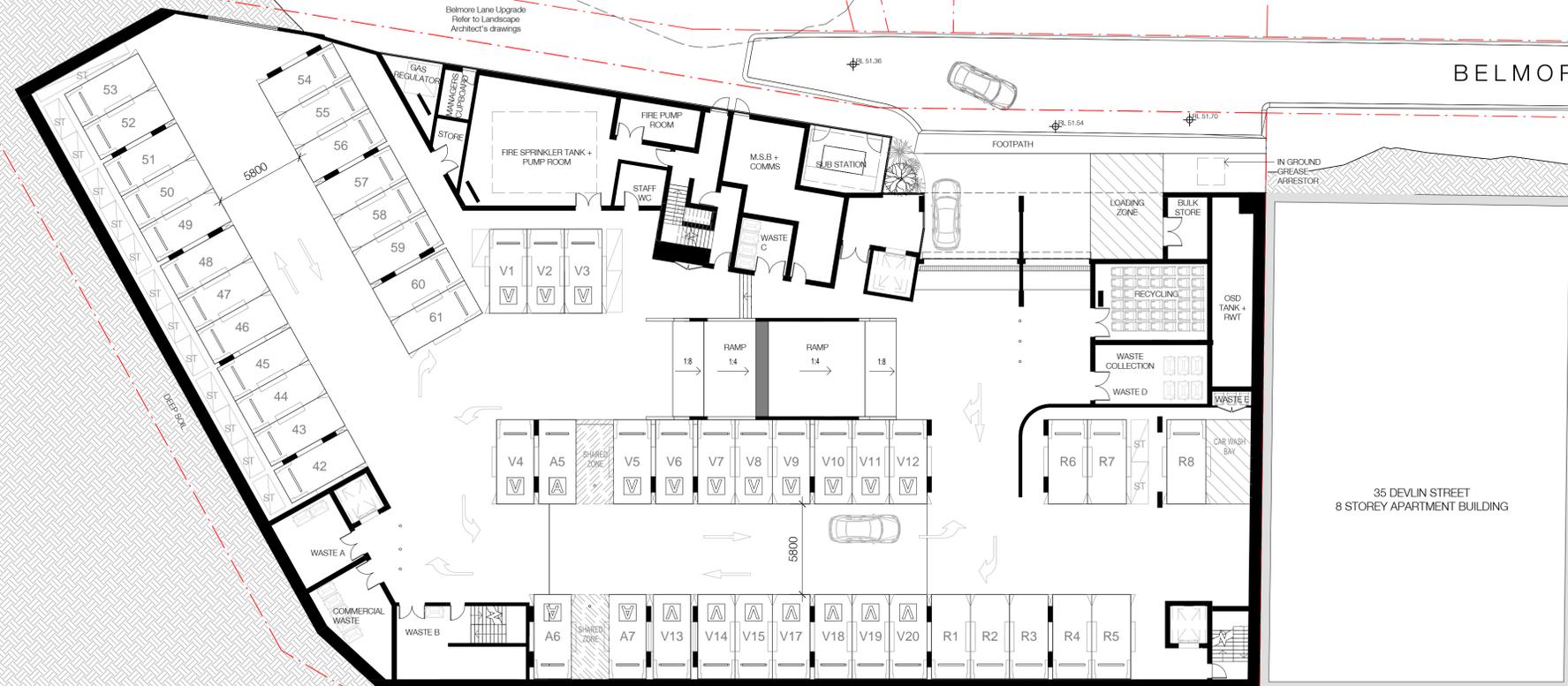
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BELMORE LANE

35 DEVLIN STREET  
8 STOREY APARTMENT BUILDING

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



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

Project  
**VICTORIA RD**  
771-775 Victoria Rd, Ryde NSW

Drawing Name  
**Basement 02**

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 200	@ A1	
Drawn	Chk.		
TK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0201	/ J	

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<b>TOTAL RESIDENTIAL SPACES</b>	<b>= 107</b>			

BELMORE LANE

35 DEVLIN STREET  
8 STOREY APARTMENT BUILDING

No. 33

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 Level 17, 25 Bligh St  
 Sydney NSW 2000

Project: VICTORIA RD  
 771-775 Victoria Rd, Ryde NSW  
 Drawing Name: Basement 01

Date: 25.01.2018  
 Scale: 1 : 200  
 Sheet Size: @ A1  
 Job No.: 5423  
 Drawing No.: DA-0202  
 Revision: / J

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 Assessor Name: Pádraig Healy  
 Accreditation no.: 101026  
 Certificate date: 01 February 2018  
 Dwelling Address: 771-775 Victoria Road, Ryde, NSW 2112  
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Project  
**VICTORIA RD**  
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Drawing Name  
**Ground Level**

Date  
**25.01.2018**

Scale  
**1 : 200**

Sheet Size  
**@ A1**

Drawn  
**TK**

Chk.  
**GS**

Job No.  
**5423**

Drawing No.  
**DA-0203**

Revision  
**/ J**

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Project  
**VICTORIA RD**  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Level 01

Date  
**25.01.2018**

Scale  
**1 : 200**

Sheet Size  
**@ A1**

Drawn  
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Chk.  
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Job No.  
**5423**

Drawing No.  
**DA-0204**

Revision  
 / J

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Project  
**VICTORIA RD**  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Level 02

Date	Scale	Sheet Size
25.01.2018	1 : 200	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-0205	/ J

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

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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  
 Level 03

Date  
 25.01.2018

Scale  
 1 : 200

Sheet Size  
 @ A1

Drawn  
 TK

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Job No.  
 5423

Drawing No.  
 DA-0206

Revision  
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Client  
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**VICTORIA RD**  
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Drawing Name  
**Level 04**

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 200	@ A1	
Drawn	Chk.		
TK	GS		
Job No.	Drawing No.	Revision	
5423	DA-0207	/ J	

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Client  
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Project  
**VICTORIA RD**  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
**Level 05**

Date	Scale	Sheet Size	SJB Architects
25.01.2018	1 : 200	@ A1	
Drawn	Chk.		
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Job No.	Drawing No.	Revision	
5423	DA-0208	/ J	

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Project  
 VICTORIA RD  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Level 06

Date	Scale	Sheet Size
25.01.2018	1 : 200	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-0209	/ J

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**FOR INFORMATION**

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		



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



Certificate no.: 9002425790  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101626  
 Certificate date: 01 February 2018  
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Client  
**Chiwayland Australia**  
 Level 17, 25 Bligh St  
 Sydney NSW 2000

Project  
**VICTORIA RD**  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Level 07

Date  
**25.01.2018**

Scale  
**1 : 200**

Sheet Size  
**@ A1**

Drawn  
 TK

Chk.  
 GS

Job No.  
**5423**

Drawing No.  
**DA-0210**

Revision  
 / J

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



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



Client  
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Project  
 VICTORIA RD  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Roof Plan

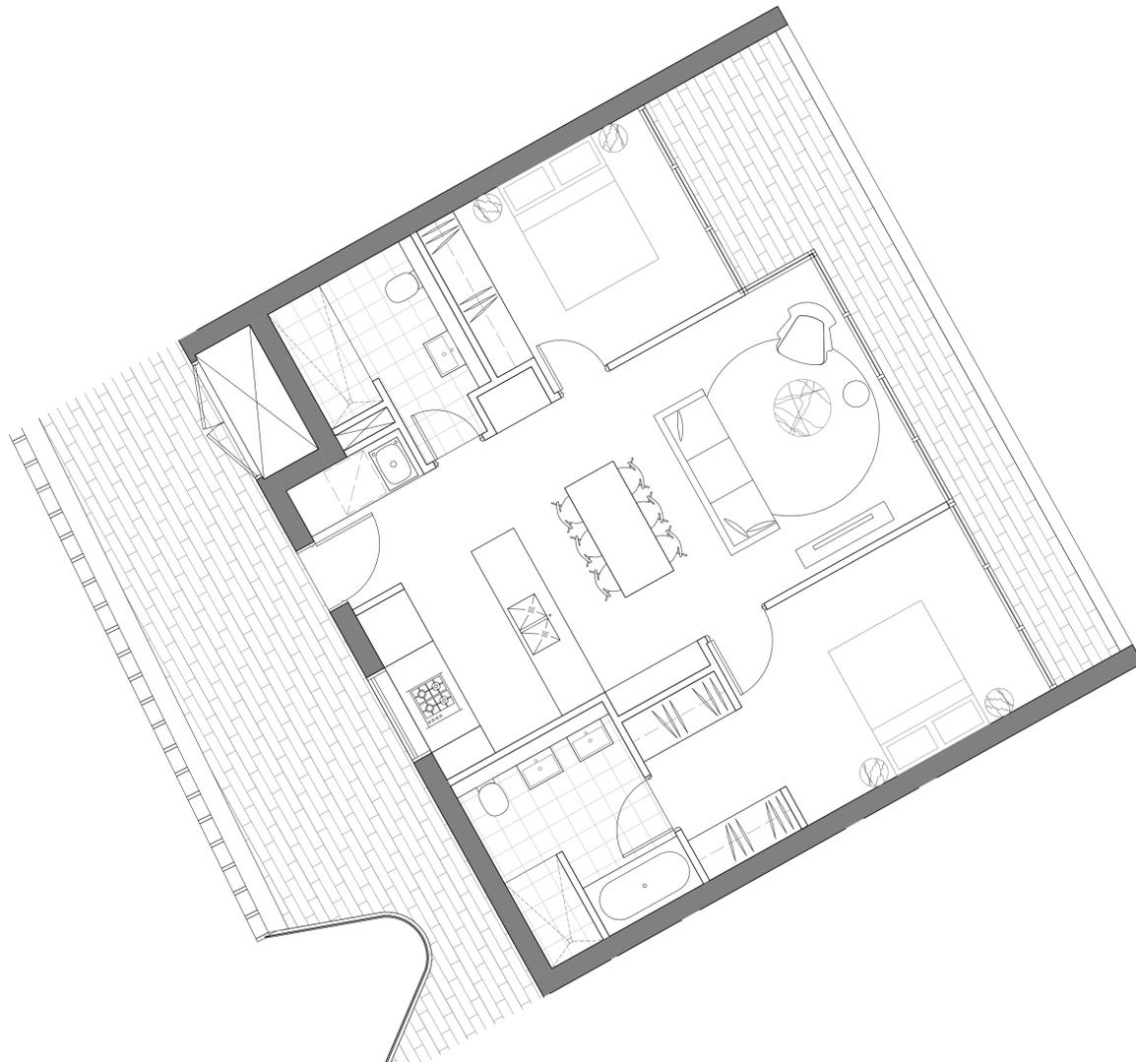
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 Sheet Size @ A1

Drawn TK  
 Chk. GS

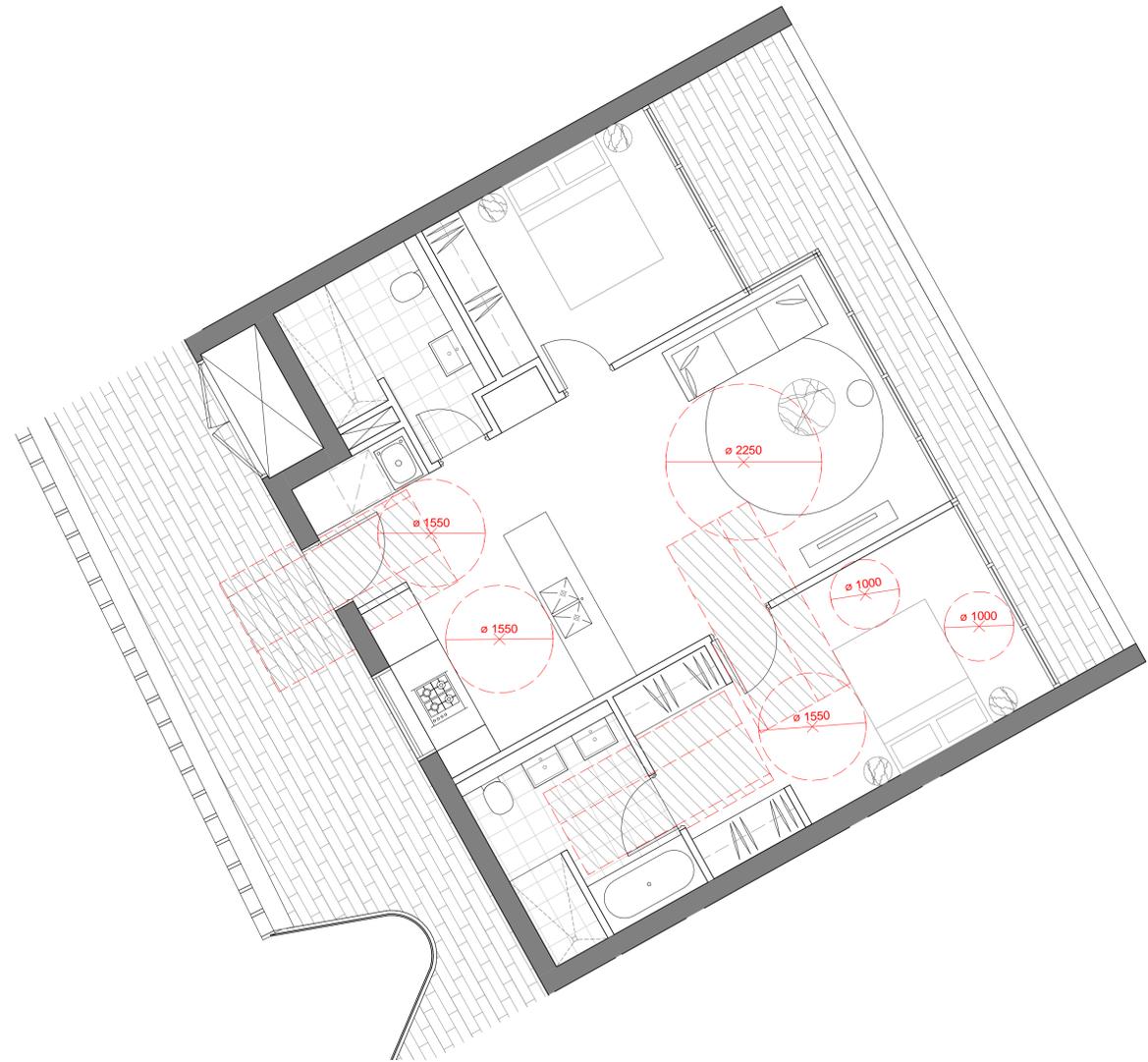
Job No. 5423  
 Drawing No. DA-0211  
 Revision / J

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**Pre Adapted 109, 209, 309, 404,  
504, 604, 704**



**Post Adapted 109, 209, 309, 404,  
504, 604, 704**

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Client  
**Chiwayland Australia**  
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Project  
**VICTORIA RD**  
 771-775 Victoria Rd, Ryde NSW

Drawing Name  
 Adaptable Layouts 01

Date	Scale	Sheet Size
25.01.2018	1 : 50	@ A1
Drawn	Chk.	
TK	GS	
Job No.	Drawing No.	Revision
5423	DA-0221	/ J

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