



**APPROVED SCHEME**



**PROPOSED SCHEME**

|  |                          |
|--|--------------------------|
|  | 2 STOREY (up to 9.5m)    |
|  | 3 STOREY (up to 11.5m)   |
|  | 4/5 STOREY (up to 18.5m) |
|  | 6 STOREY (up to 21.5m)   |

**Cox Richardson**

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 Tel : 612 9267 9599 Fax : 612 9264 5844  
 Email : sydney@cox.com.au

Architecture Planning Urban design Interior design Health facility design

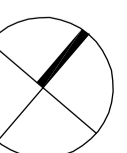


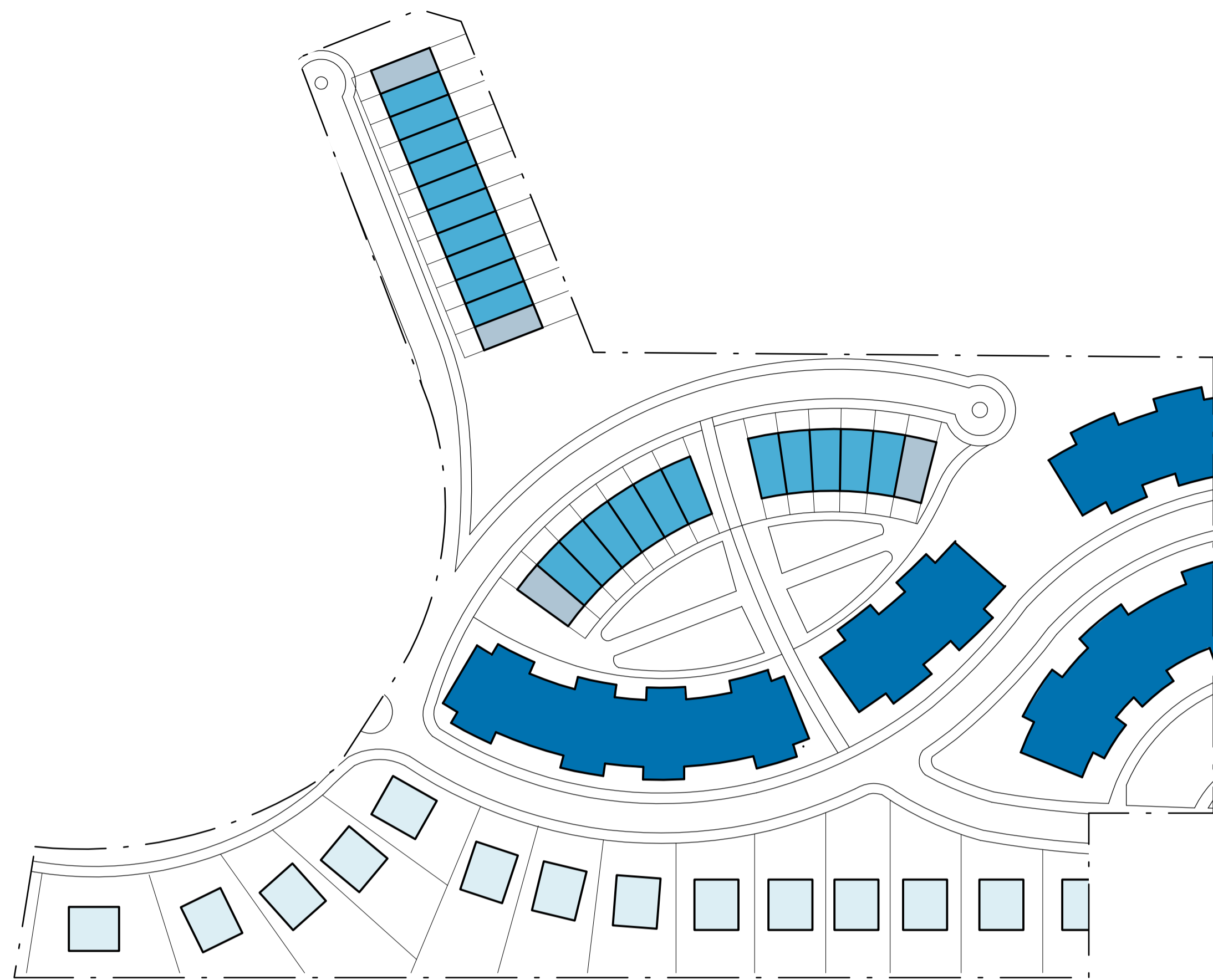
**Royal Rehabilitation Centre, Sydney (RRCS)**  
 600 - 640 Victoria Road, Ryde NSW 2112

Scale 1:1000 @ A1

**Building Height Control Diagram**

Date April 2011





**APPROVED SCHEME**



**PROPOSED SCHEME**

|  |                 |
|--|-----------------|
|  | DETACHED        |
|  | SEMI - DETACHED |
|  | TERRACE         |
|  | APARTMENT       |

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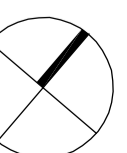


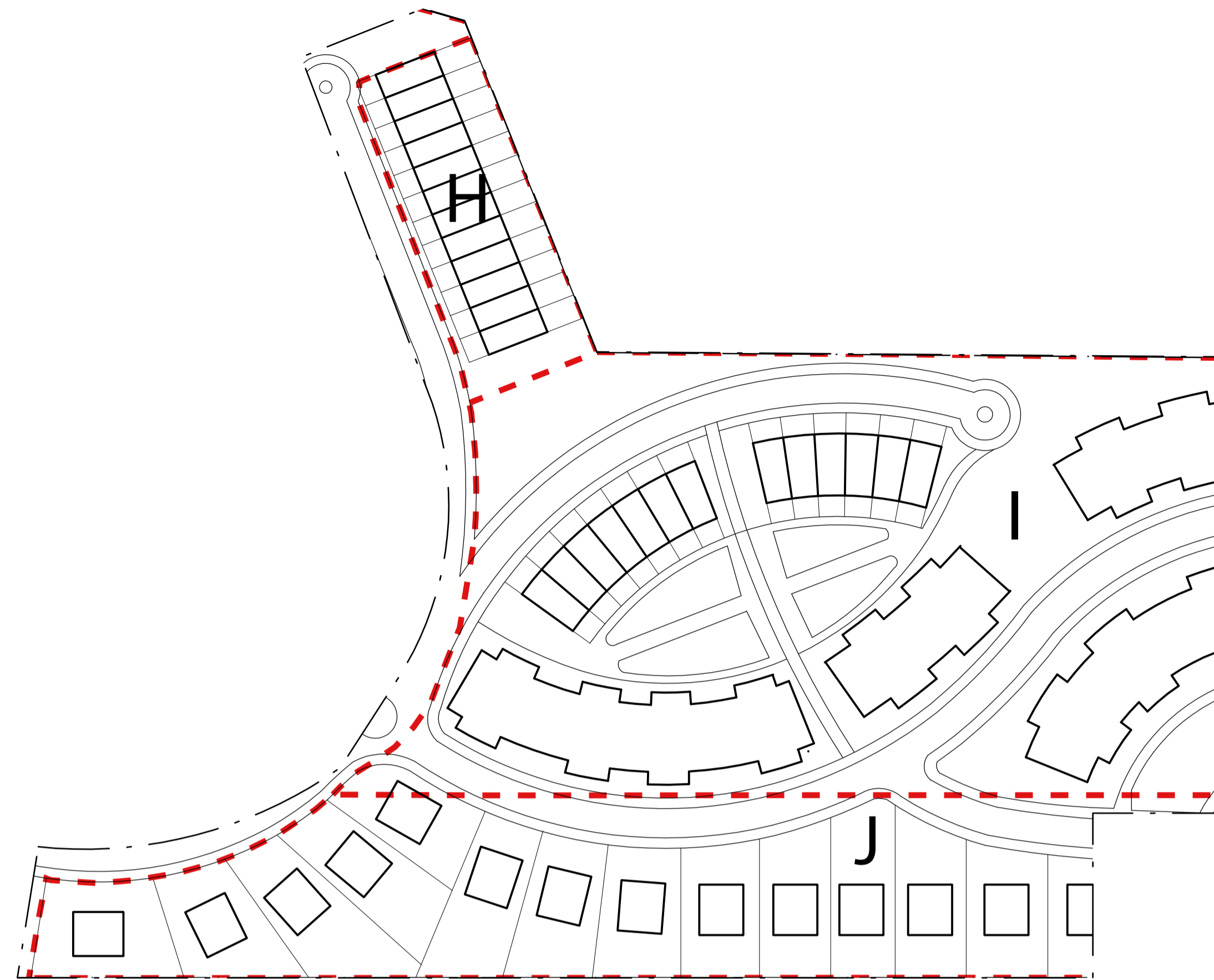
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Scale 1:1000 @ A1

**Building Type  
 Diagram**

Date  
 April 2011





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**PROPOSED SCHEME**

| SITE         | AREA                        | GFA                         | FSR    | LEP 2010 | DW No.     | DW / ha      |
|--------------|-----------------------------|-----------------------------|--------|----------|------------|--------------|
| H            | 2,760 m <sup>2</sup>        | 1,250 m <sup>2</sup>        | 0.45:1 | 0.88:1   | 6          | 22           |
| I            | 19,800 m <sup>2</sup>       | 10,900 m <sup>2</sup>       | 0.55:1 | 2.9:1    | 91         | 46           |
| J            | 11,200 m <sup>2</sup>       | 3,696 m <sup>2</sup>        | 0.33:1 | 0.33:1   | 21         | 19           |
| <b>TOTAL</b> | <b>33,760 m<sup>2</sup></b> | <b>15,846 m<sup>2</sup></b> |        |          | <b>118</b> | <b>34.95</b> |

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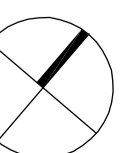


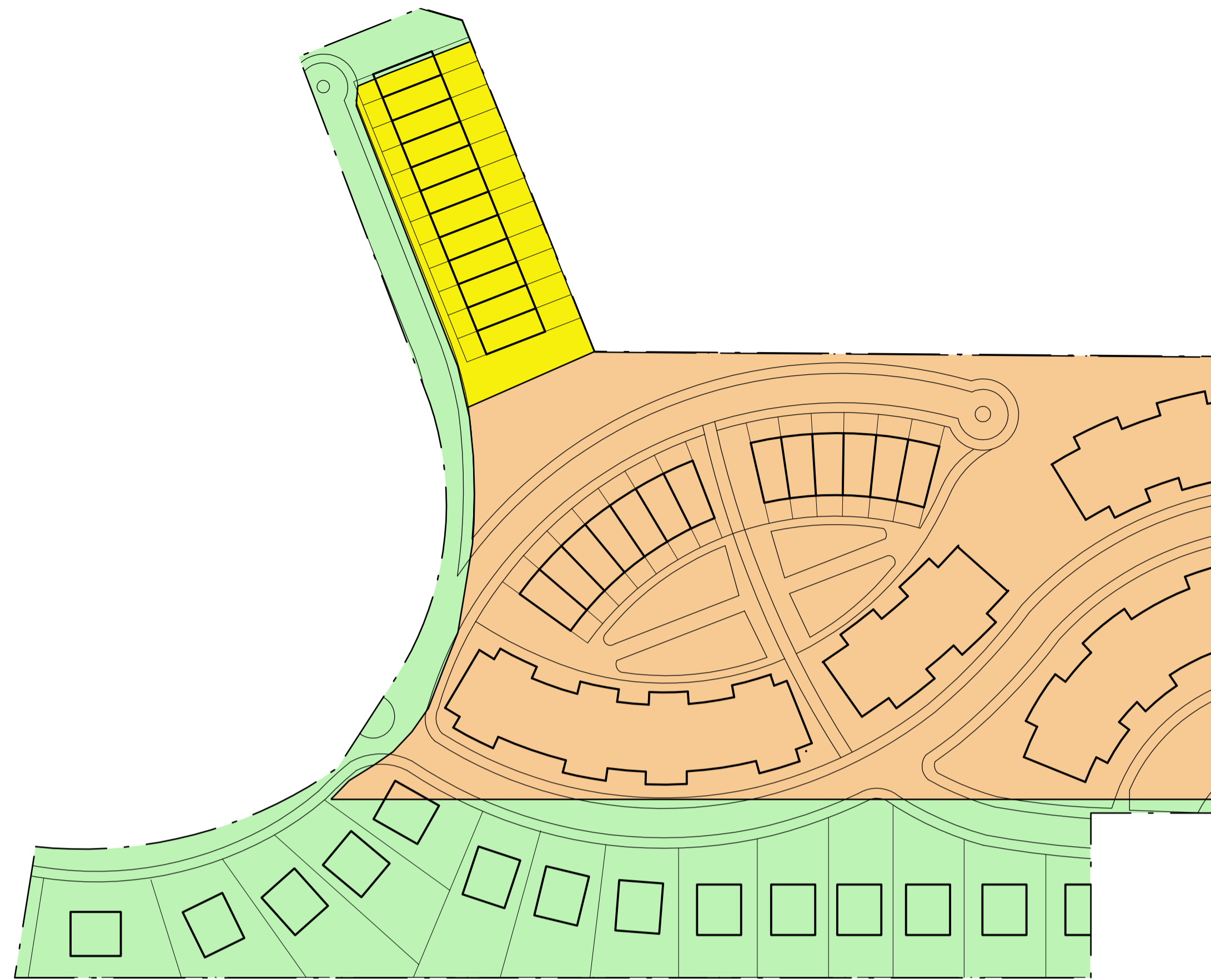
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Scale 1:1000 @ A1

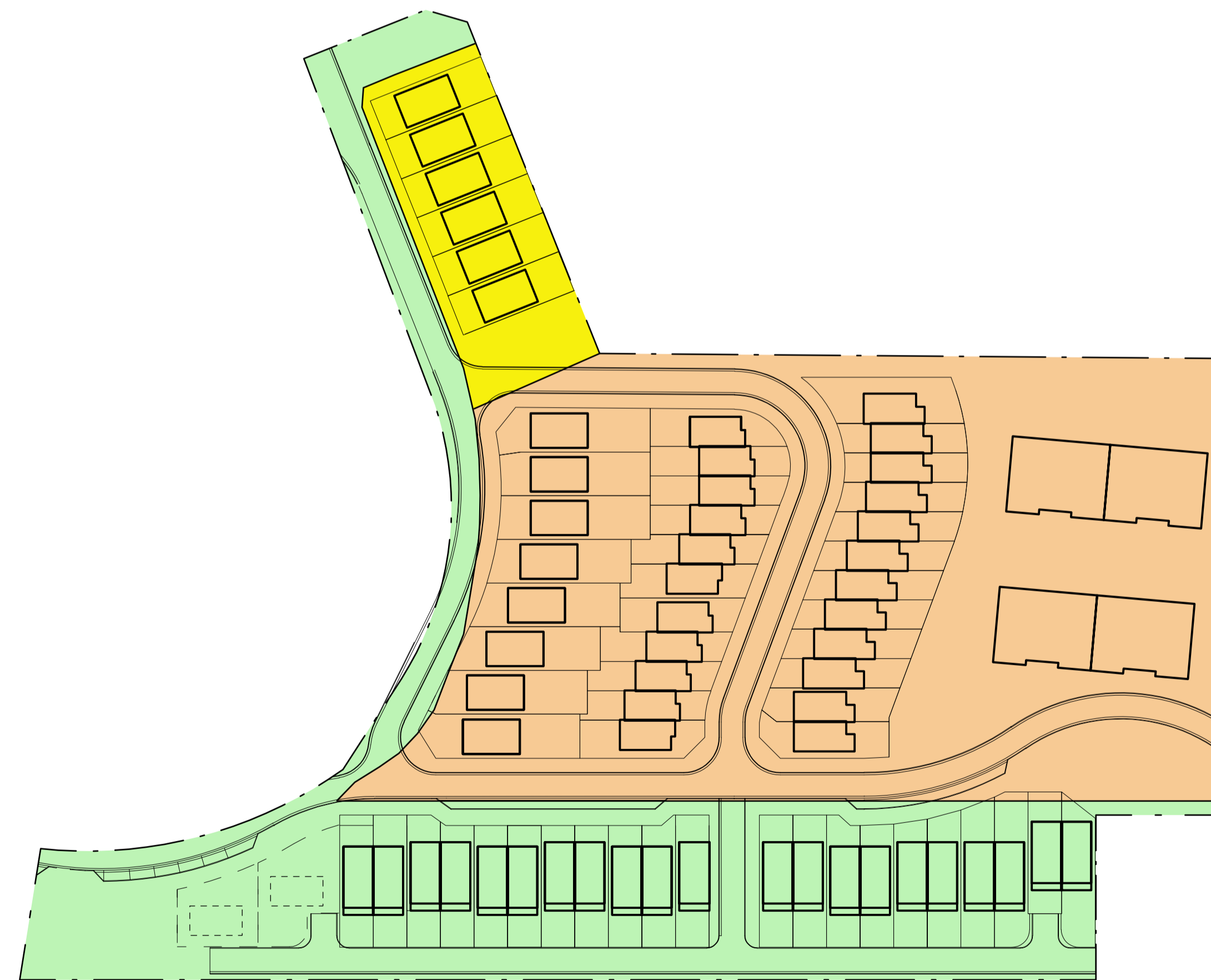
**Floor Space Ratio  
 Diagram**

Date  
 APRIL 2011





**APPROVED SCHEME**



**PROPOSED SCHEME**

|  |        |
|--|--------|
|  | 09.5 m |
|  | 11.5 m |
|  | 21.5 m |
|  | 22.0 m |

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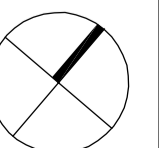


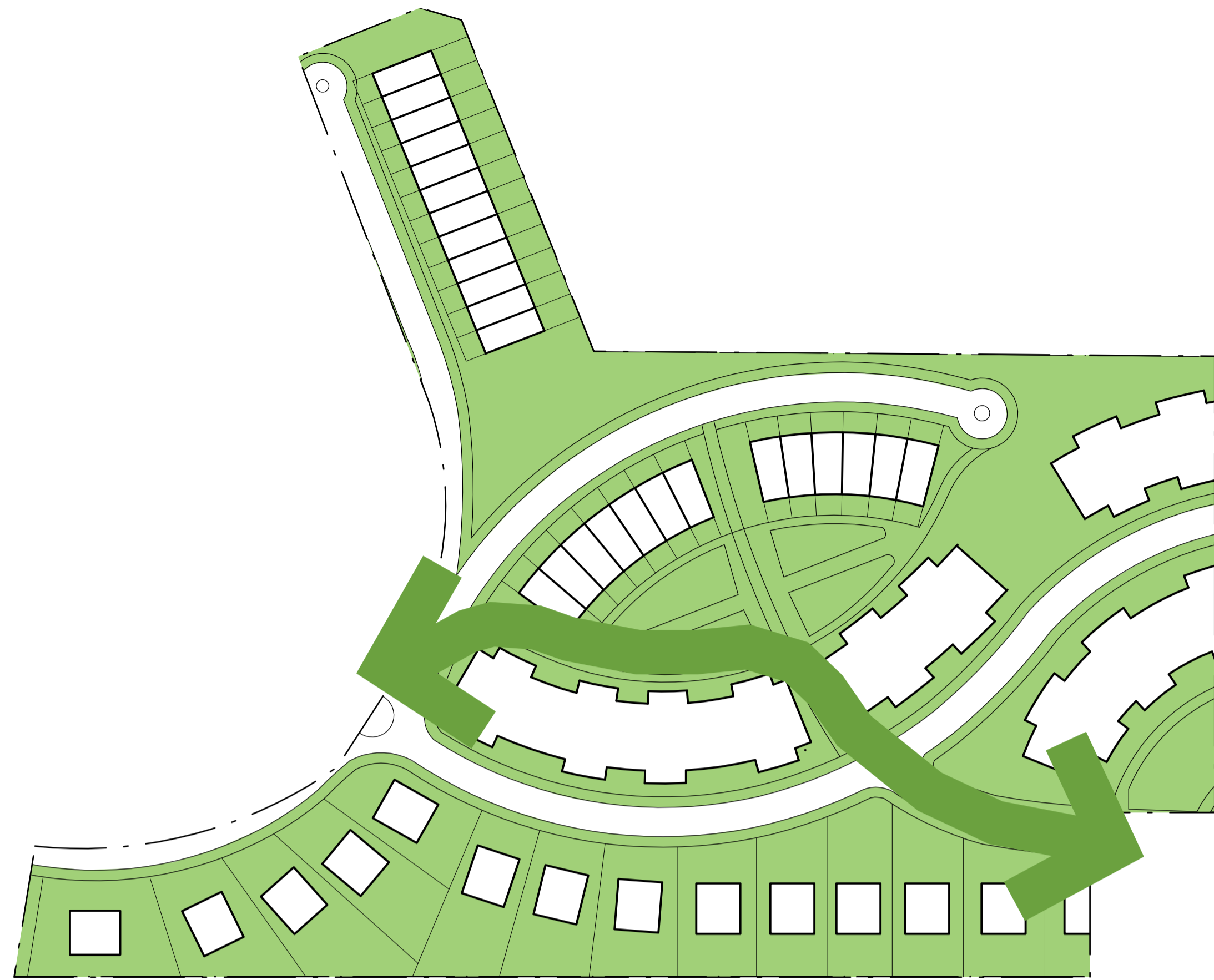
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Scale 1:1000 @ A1

**LEP Height Compliance Diagram**

Date April 2011





**APPROVED SCHEME**



**PROPOSED SCHEME**



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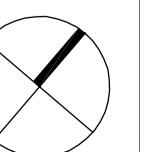


**Royal Rehabilitation Centre, Sydney (RRCS)**  
 600 - 640 Victoria Road, Ryde NSW 2112

Scale 1:1000 @ A1

**Open Space & Connections Diagram**

Date: April 2011



The Cox Group Pty Ltd ACN 002 535 891



**APPROVED SCHEME**



**PROPOSED SCHEME**

 MINOR COLLECTOR ROAD

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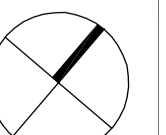
Architecture Planning Urban design Interior design Health facility design



**Royal Rehabilitation Centre, Sydney (RRCS)**  
 600 - 640 Victoria Road, Ryde NSW 2112

**Road Structure  
 Diagram**

Date  
 April 2011





**APPROVED SCHEME**



**PROPOSED SCHEME**

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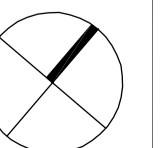


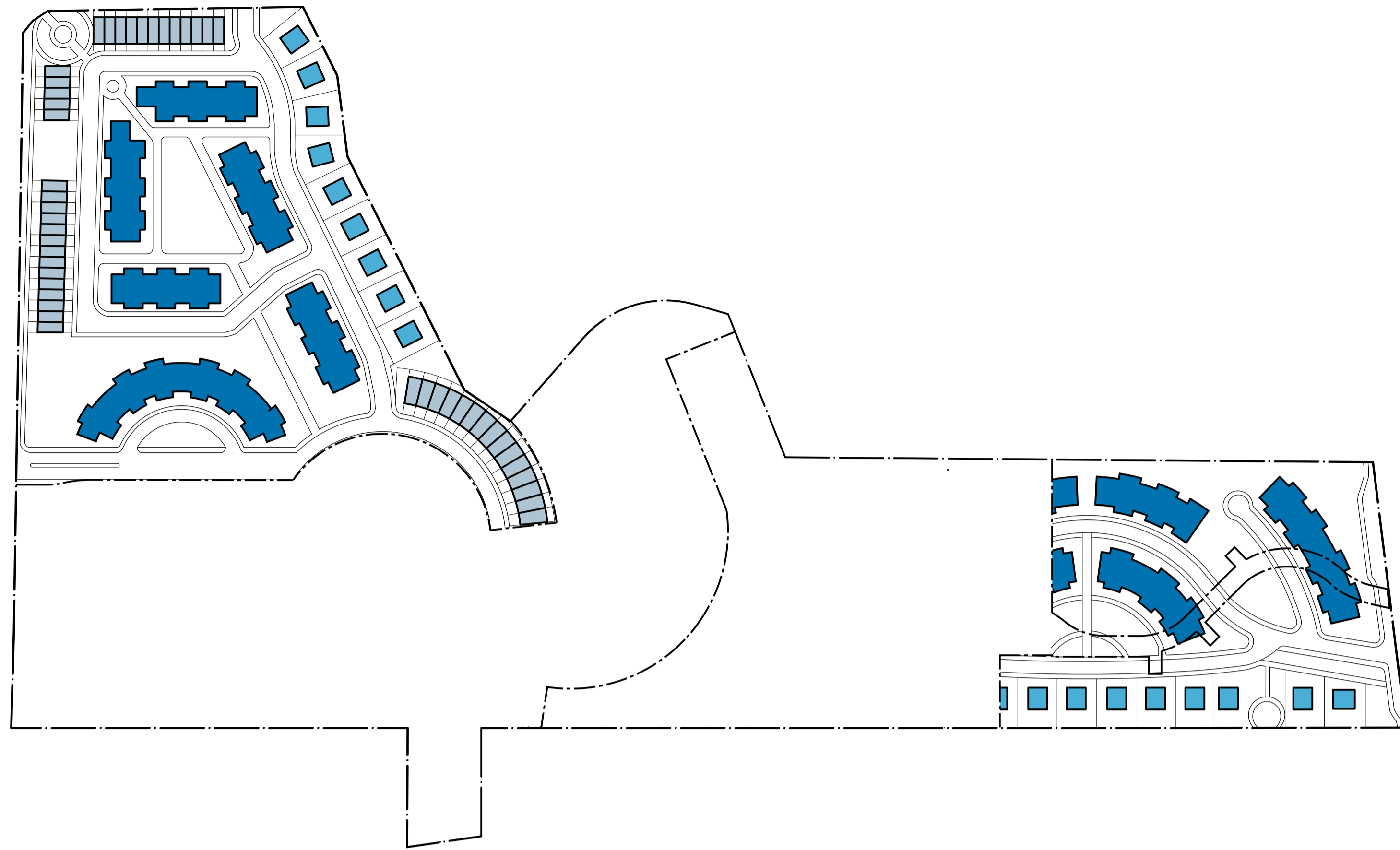
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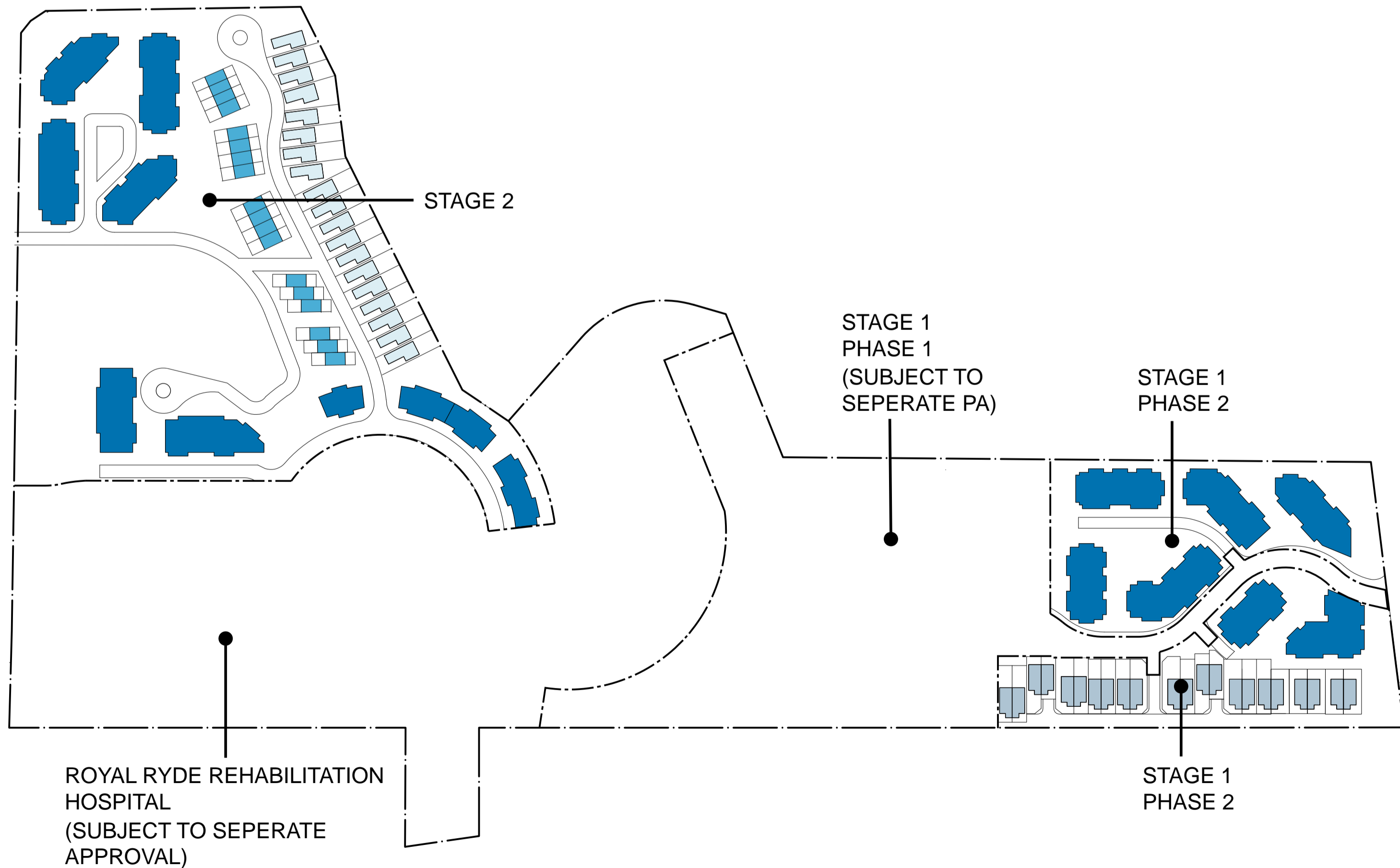
**Setbacks  
 Diagram**

Date  
 March 2011





**APPROVED SCHEME**



**INDICATIVE PROPOSED SCHEME**

|  |                 |
|--|-----------------|
|  | DETACHED        |
|  | SEMI - DETACHED |
|  | TERRACE         |
|  | APARTMENT       |

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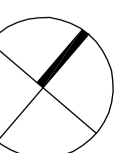


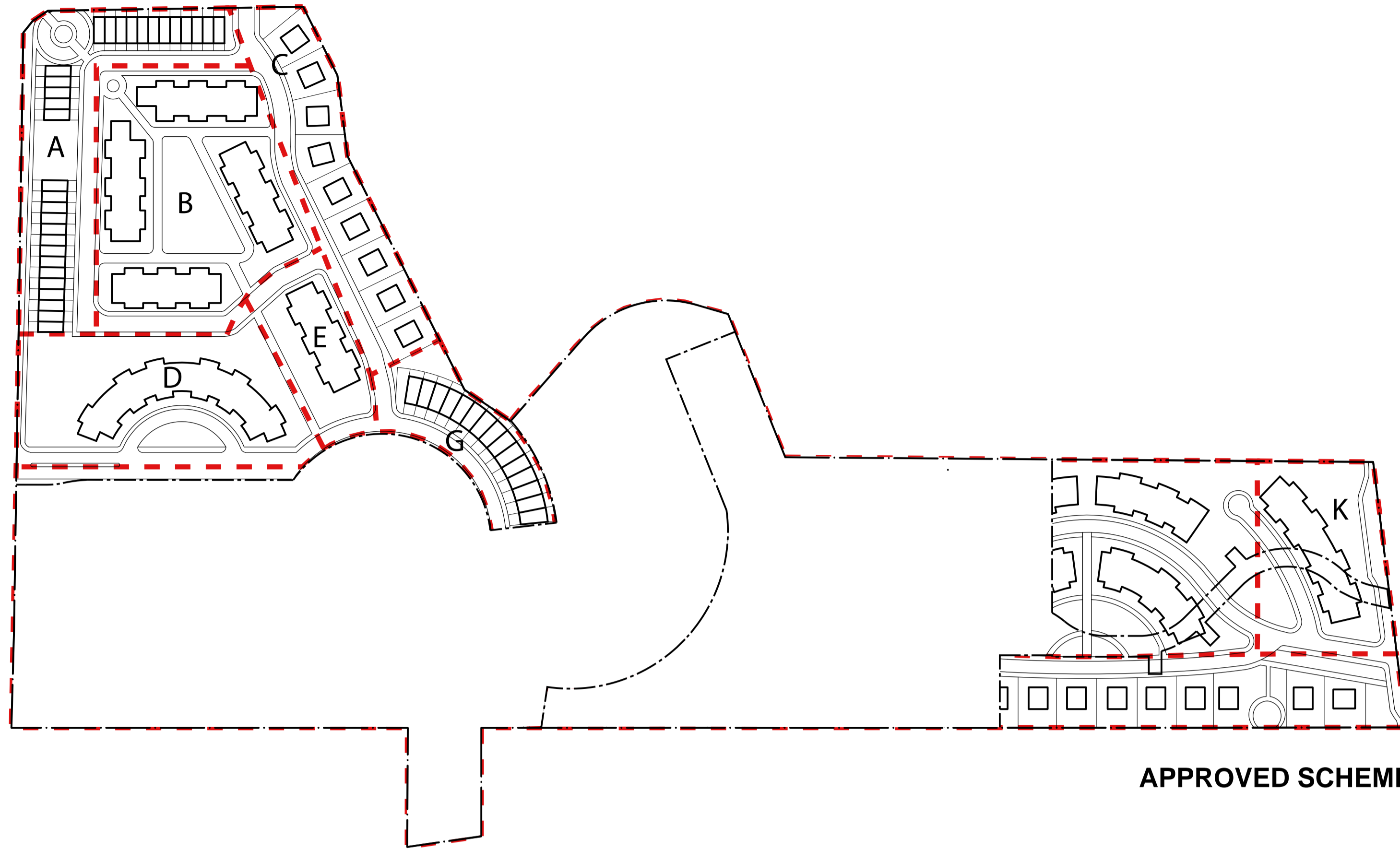
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Scale 1:2000 @ A1

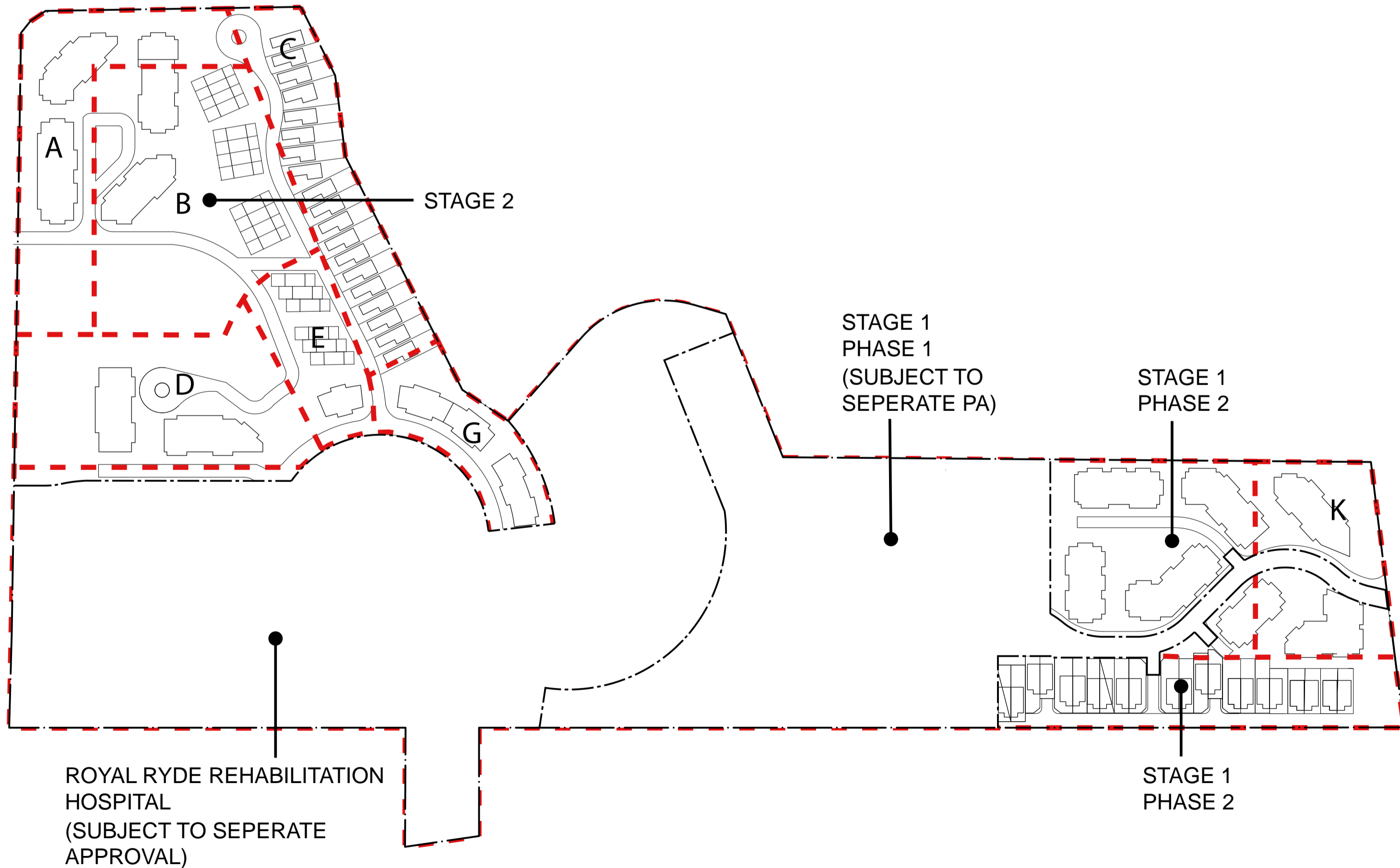
**Building Type Diagram**

Date March 2011





APPROVED SCHEME



Ryde Local Environmental Plan 2010  
Floor Space Ratio Map - Sheet FSR\_006

Maximum Floor Space Ratio (n:1)

|    |      |
|----|------|
| A1 | 0.25 |
| A2 | 0.3  |
| A3 | 0.31 |
| A4 | 0.33 |
| A5 | 0.36 |
| C  | 0.45 |
| D  | 0.5  |
| F  | 0.6  |
| G  | 0.65 |
| H  | 0.7  |
| I  | 0.75 |
| K  | 0.88 |
| N  | 1    |
| O  | 1.1  |
| P1 | 1.2  |
| P2 | 1.25 |
| Q  | 1.39 |
| R  | 1.45 |
| S1 | 1.5  |
| S2 | 1.8  |
| T  | 2    |
| U1 | 2.5  |
| U2 | 2.9  |
| V  | 3    |
| V2 | 3.2  |
| W  | 3.5  |

Refer to Clause 4.4B  
Cadastral  
Cadastral 30/07/2009 © City of Ryde



RYDE LEP 2010

INDICATIVE PROPOSED SCHEME TO COMPLY WITH FSR BY AREA (SUBJECT TO DETAILED DESIGN)

INDICATIVE PROPOSED SCHEME

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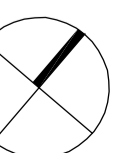


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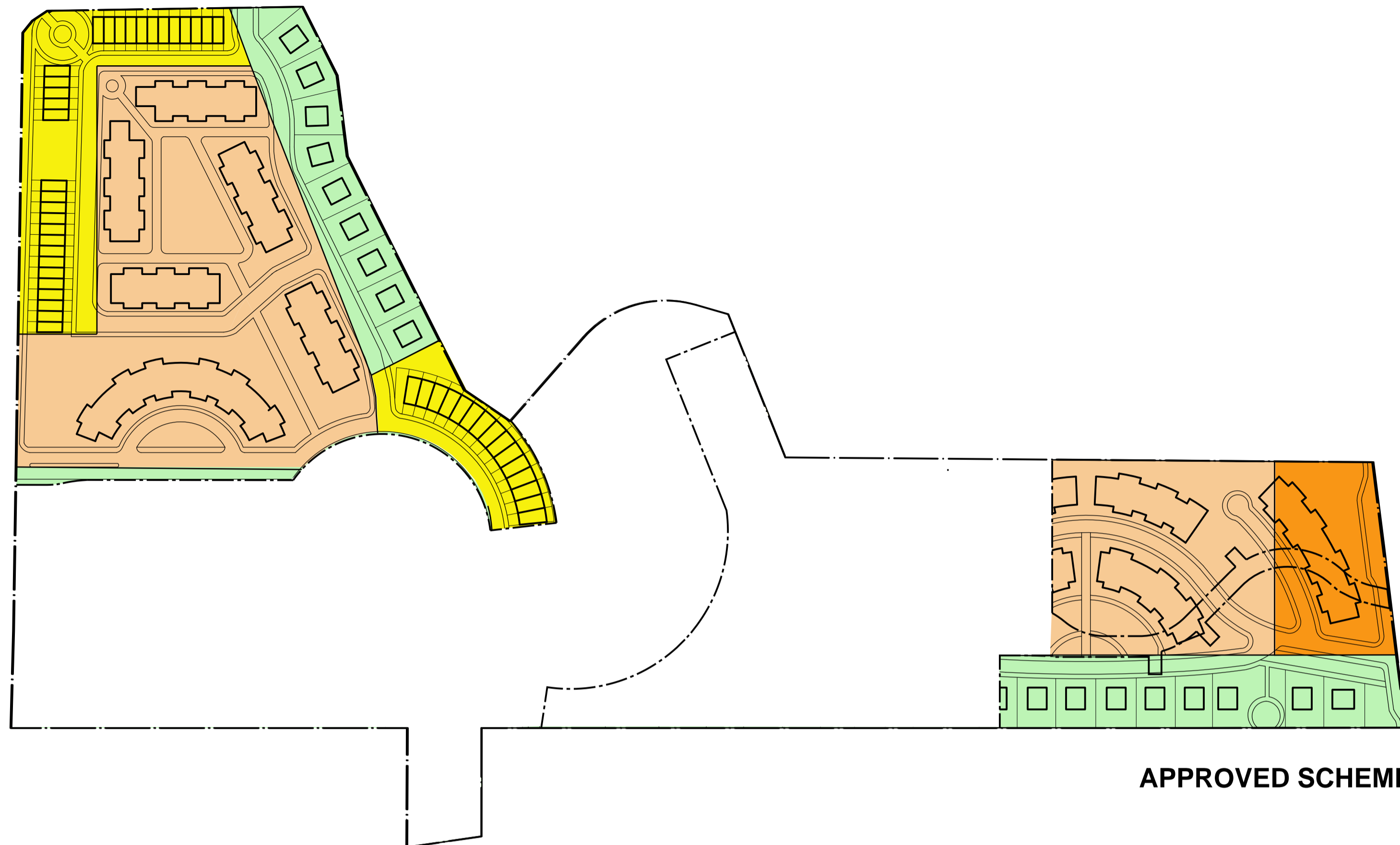
Scale 1:2000 @ A1

Floor Space Ratio Diagram

Date March 2011

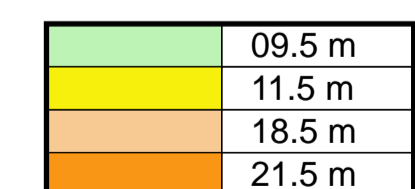
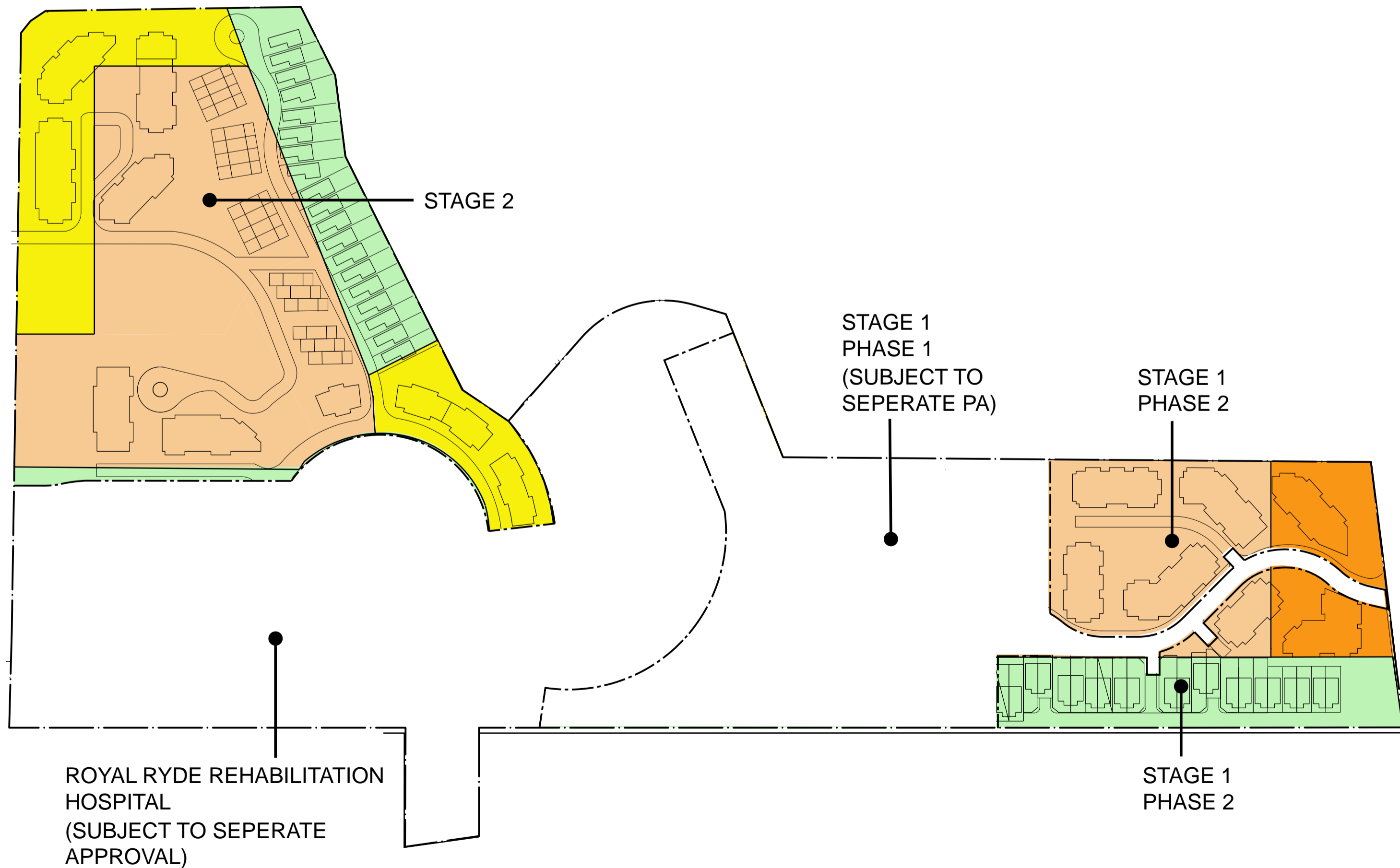
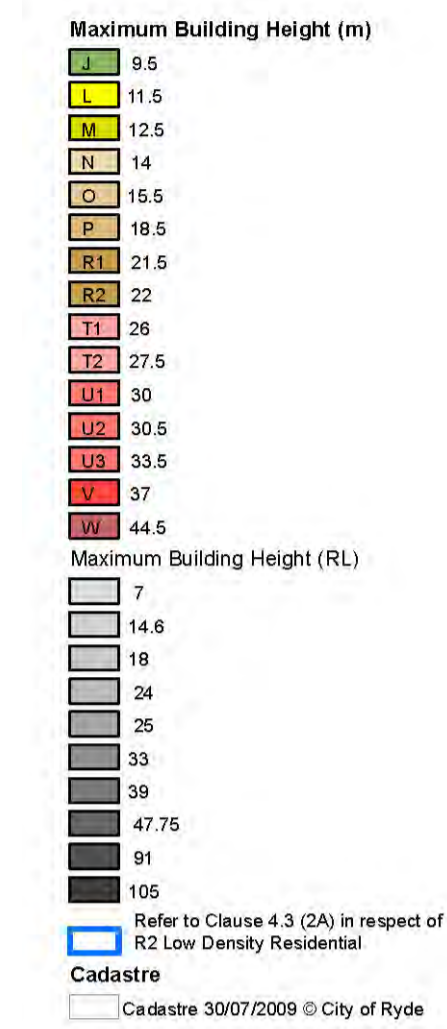


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Ryde Local Environmental Plan 2010

Height of Buildings Map - Sheet HOB\_006



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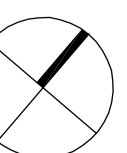


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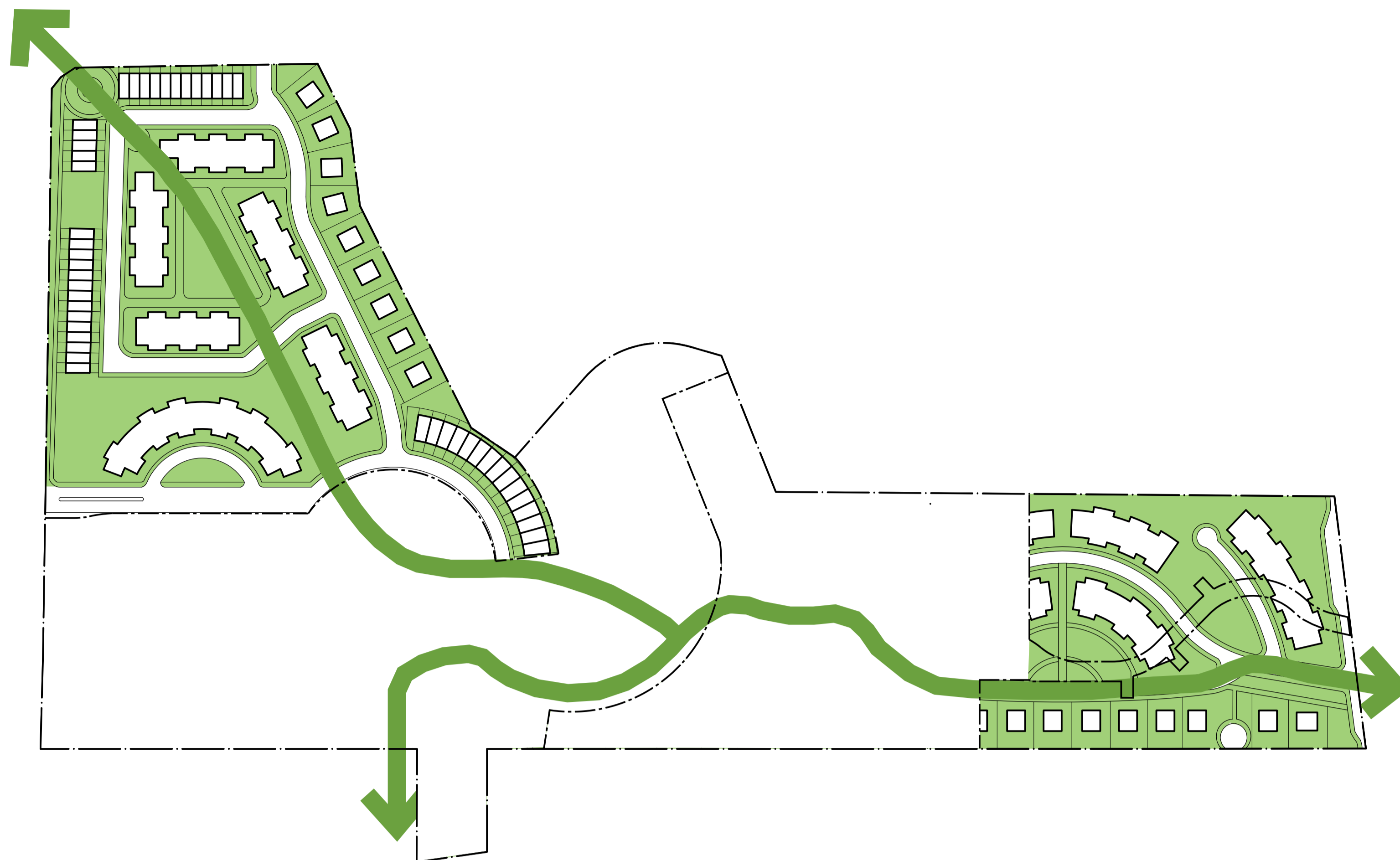
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**LEP Height Compliance Diagram**

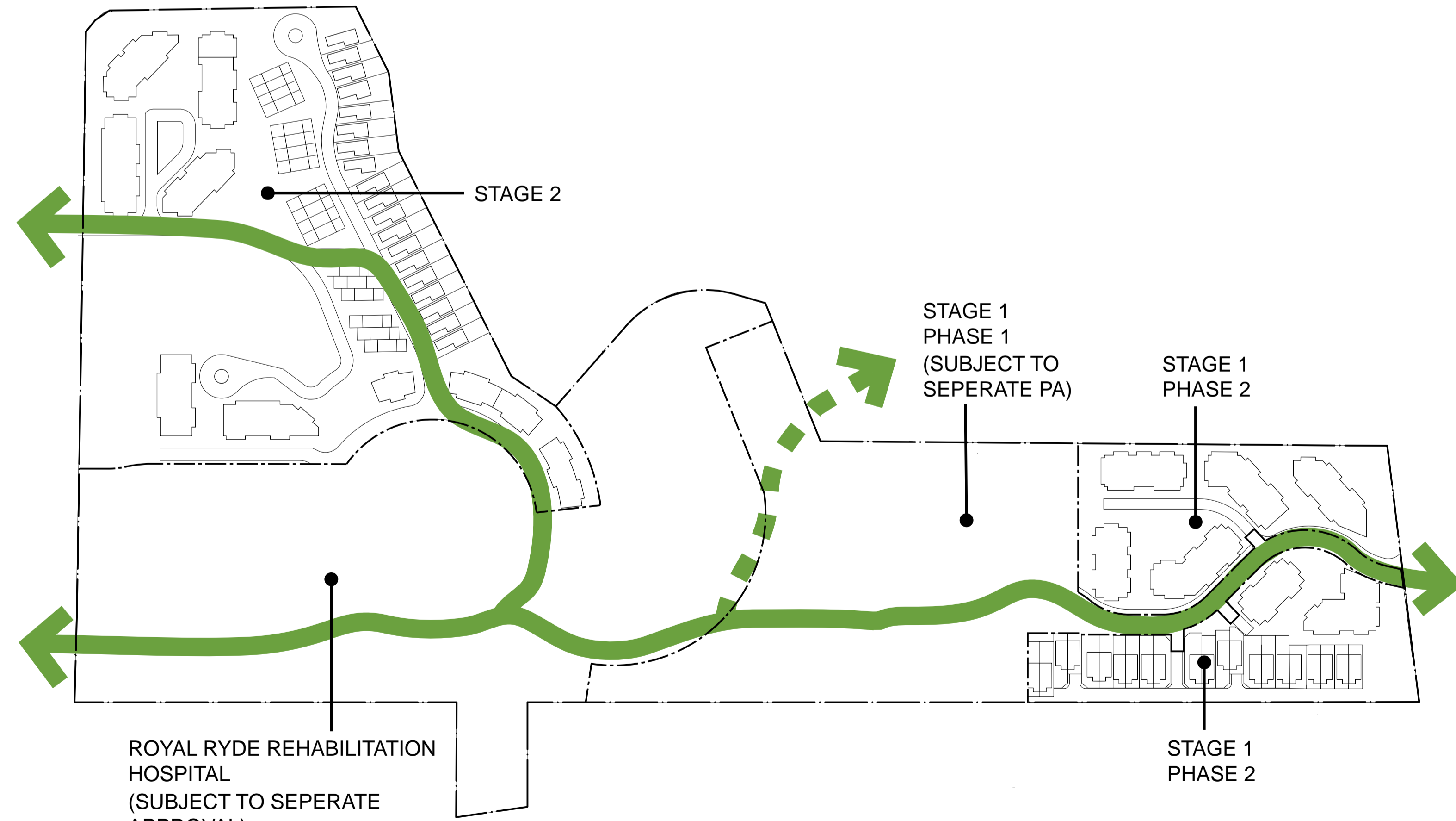
Date March 2011



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**APPROVED SCHEME**



**INDICATIVE PROPOSED SCHEME**

|  |                  |
|--|------------------|
|  | OPEN SPACE       |
|  | SITE CONNECTIONS |

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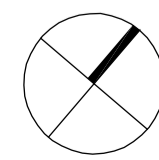


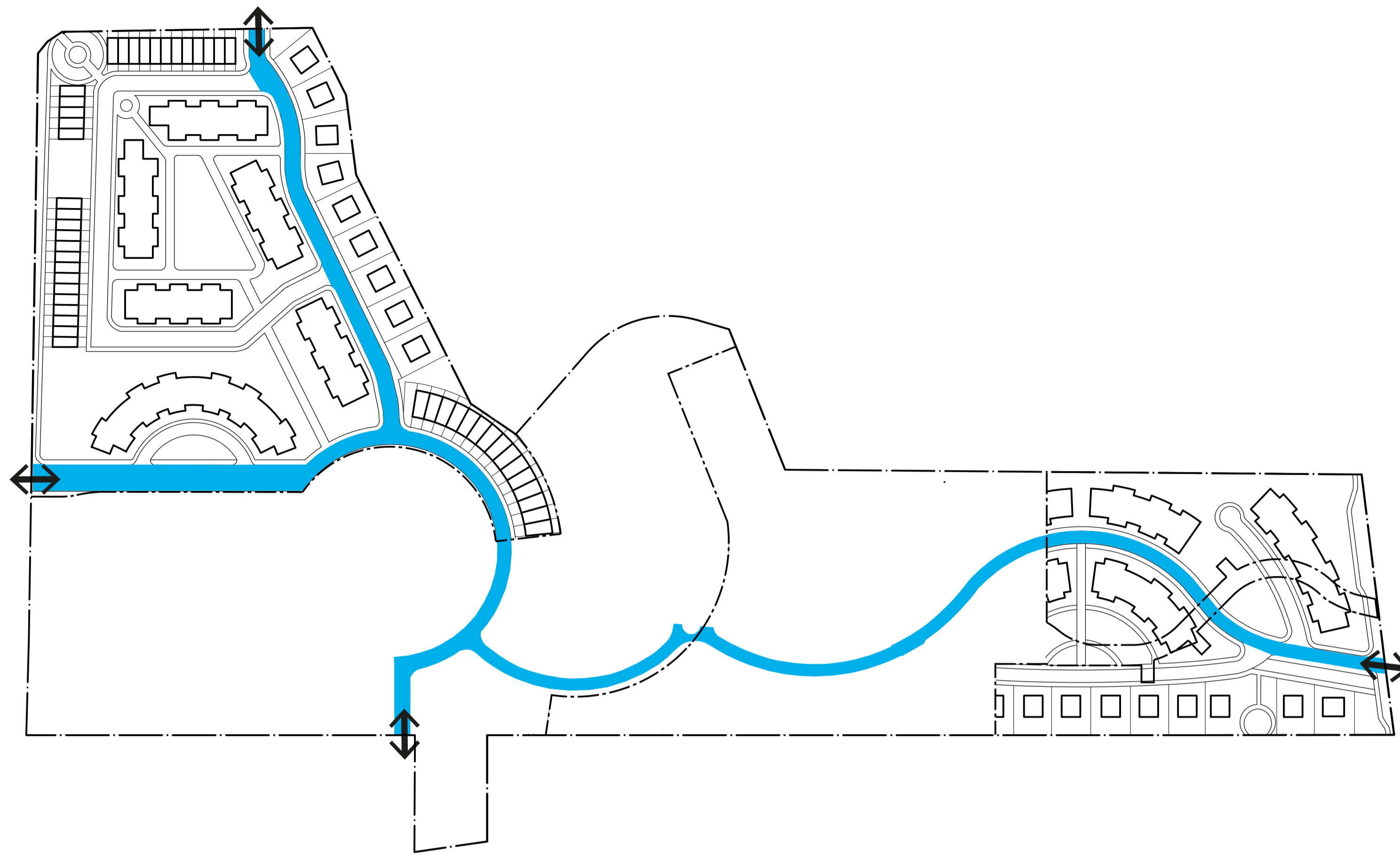
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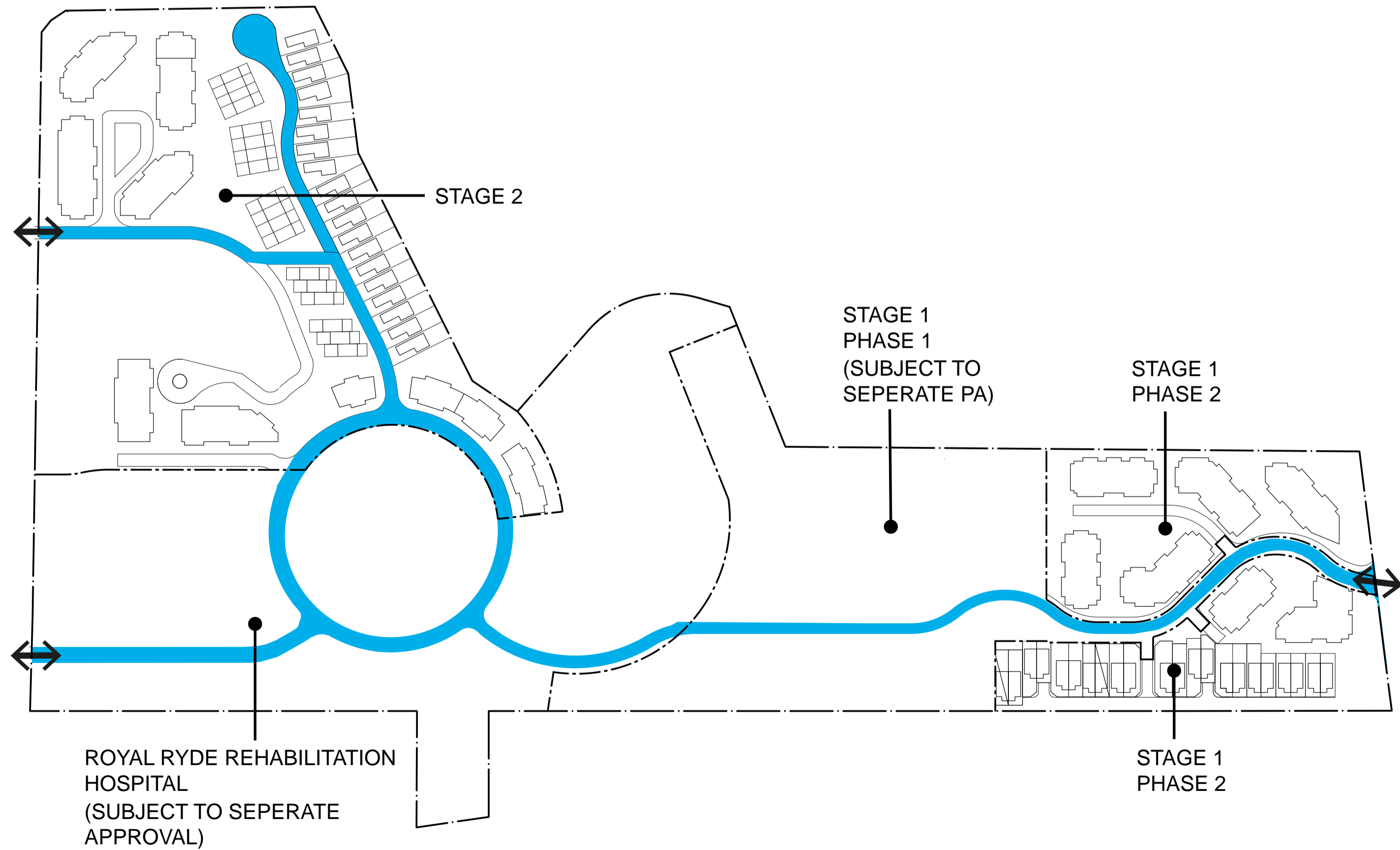
**Open Space & Connections Diagram**

Date March 2011





APPROVED SCHEME



INDICATIVE PROPOSED SCHEME

MINOR COLLECTOR ROAD

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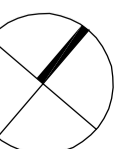
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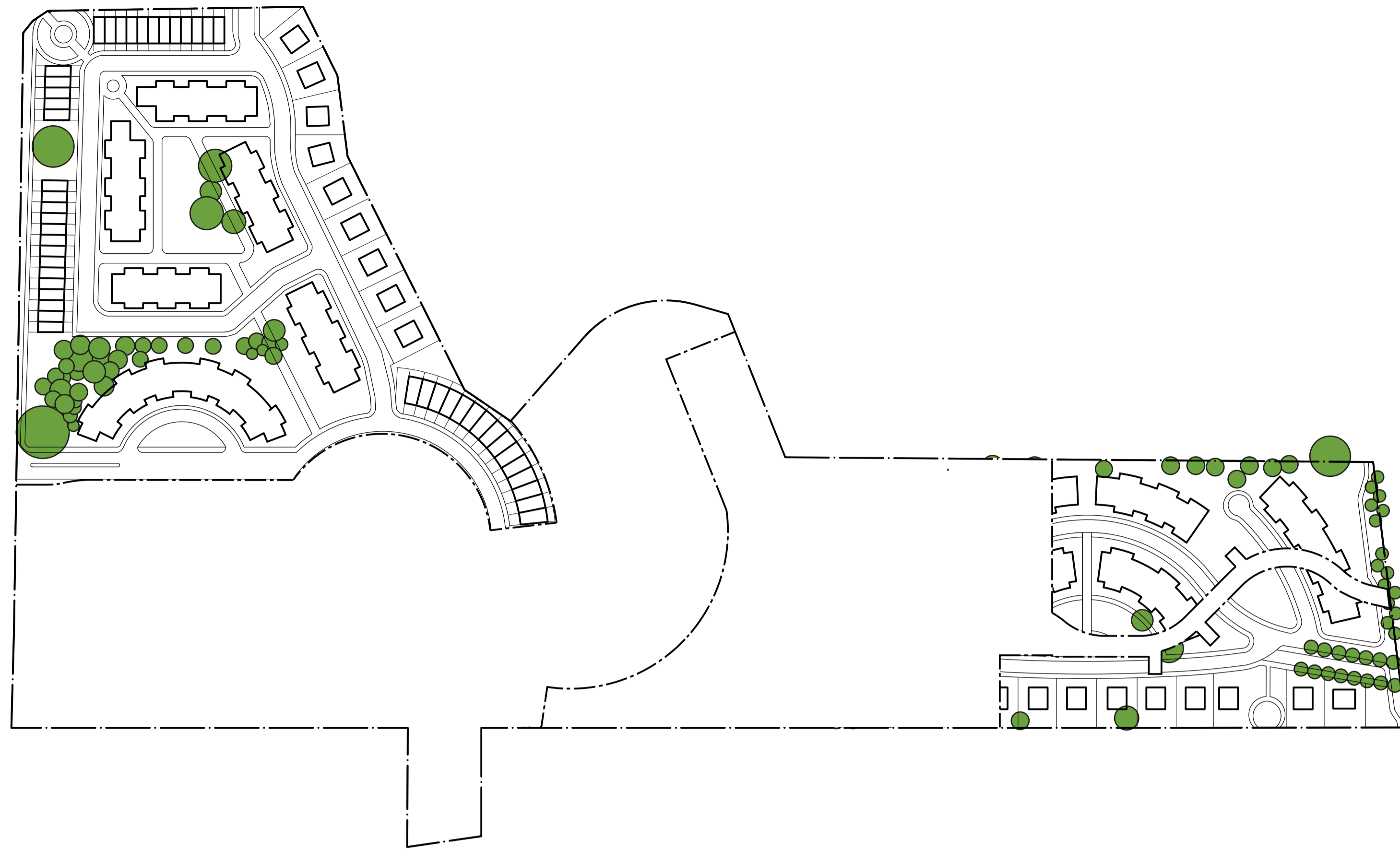
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Road Structure  
 Diagram

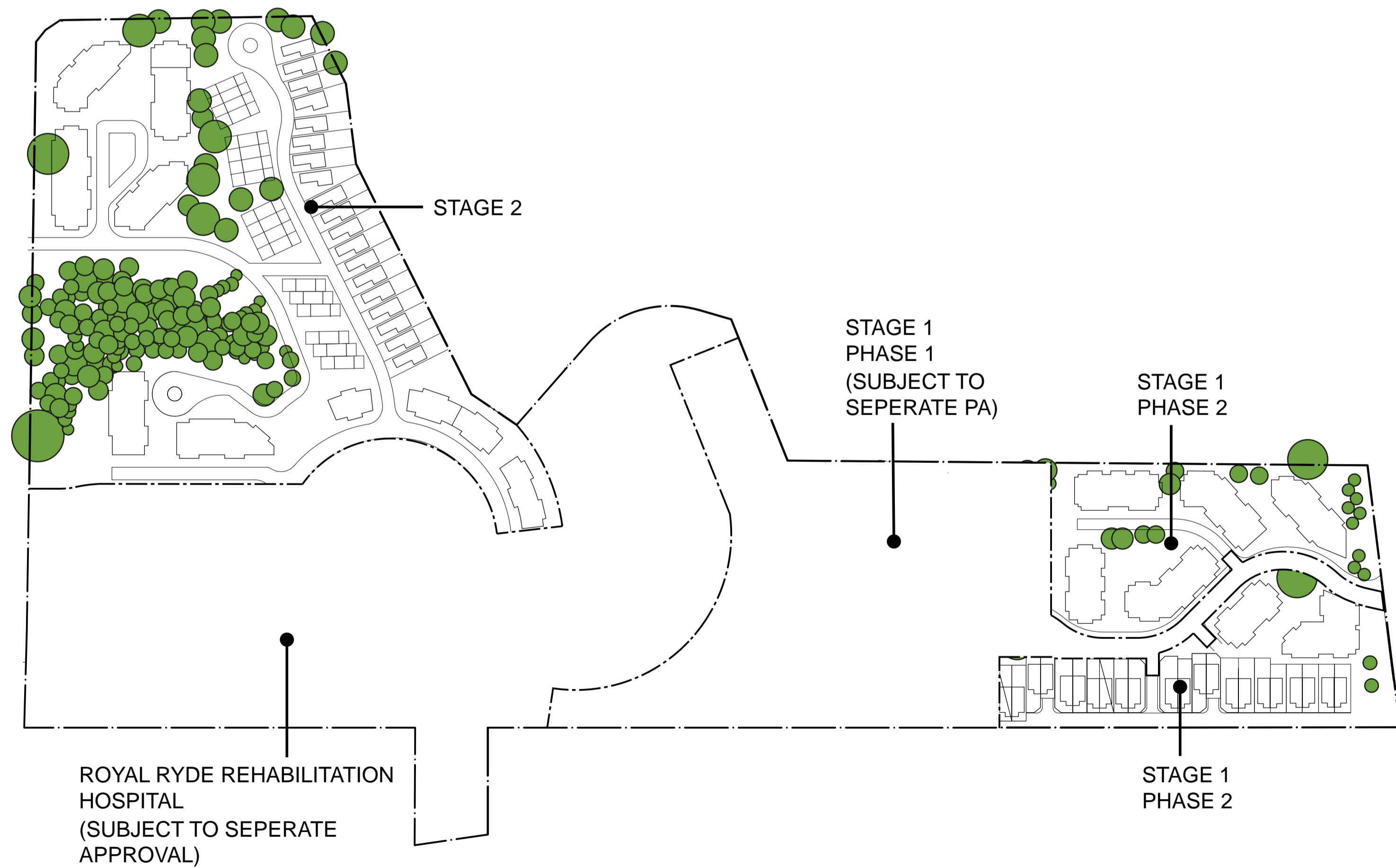
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**APPROVED SCHEME**



**INDICATIVE PROPOSED SCHEME**

**TREES TO BE RETAINED**  
(SUBJECT TO FUTURE ARBORIST REVIEW)

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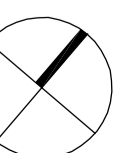
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Scale 1:2000 @ A1

**Vegetation Retention Diagram**

Date March 2011



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