NEW DEVELOPMENT TO 23 PRESTON AVENUE, FIVE DOCK

DEVELOPMENT APPLICATION

FOR R & T NGUYEN

TKD ARCHITECTS PTY LTD

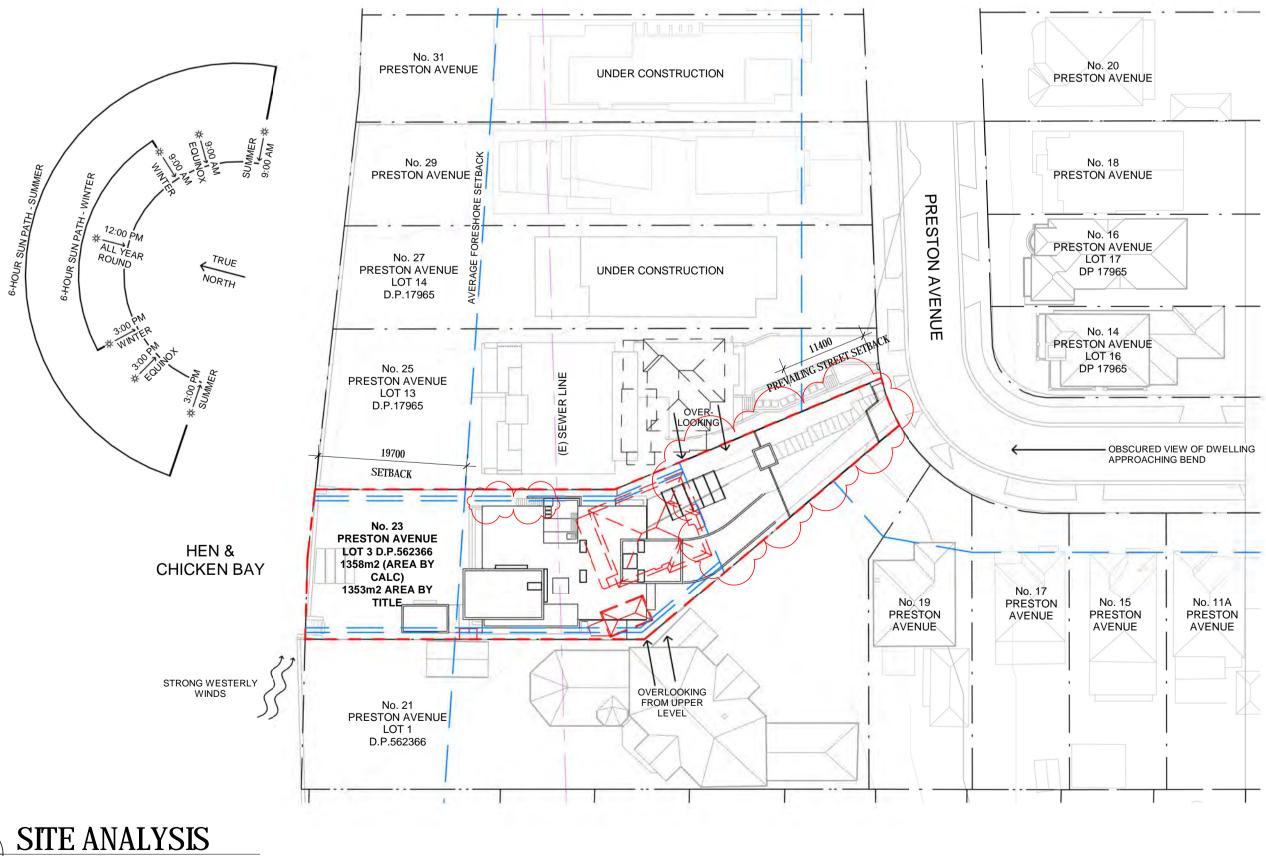
ARCHITECTURAL (A1)

DRAWING NO.		SCALE	REVISION
AR.DA.0000	COVER SHEET, LOCALITY PLAN & SITE ANALYSIS	NTS	E
AR.DA.1101	SITE & ROOF PLAN	1:100	D
AR.DA.1201	\wedge STREETSCAPE CHARACTER PLAN \wedge		C
AR.DA.1202	STREETSCAPE CHARACTER ELEVATION	NTS	Δ
AR.DA.2001	GROUND FLOOR PLAN	1:100	E
AR.DA.2002	FIRST FLOOR PLAN	1:100	D
AR.DA.2003	λ SECOND FLOOR PLAN λ λ λ λ	1:100	D.
AR.DA.3001	NORTH AND SOUTH ELEVATION	1:100	C
AR.DA.3002	EAST AND WEST ELEVATION	1:100	C
AR.DA.3003	COURTYARD ELEVATIONS	1:100	D
AR.DA.3004	FRONT ELEVATIONS	1:100	B
AR.DA.3101	SECTIONS	1:100	D D
AR.DA.6001	COMPLIANCE PLANS	1:200	E
AR.DA.6002	WASTE MANAGEMENT PLAN	1:100	
AR.DA.7001	SHADOW DIAGRAMS 01	1:200	C
AR.DA.7001 AR.DA.7002	SHADOW DIAGRAMS 01 SHADOW DIAGRAMS 02	1:200	C
AR.DA.7002 AR.DA.8001	MATERIAL PALETTE/ COLOUR SAMPLES	1:100	
AR.DA.8001 AR.DA.8101			A
	BASIX REQUIREMENTS	NTS As indicated	A
AR.DA.8201		As indicated	С
AR.DA.8202	VIEW CORRIDOR ANALYSIS 02	As indicated	В
AR.DA.8203	VIEW CORRIDOR ANALYSIS 03	As indicated	В
AR.DA.8301	PRIVACY	1:100	В
AR.DA.8302	TERRACE SECTION	1:50	В
NOTIFICAT	TON (A4)		
DRAWING NO.	DRAWING NAME	SCALE	REVISION
AR.DA.A401	PROPOSED SITE PLAN	NTS	A
AR.DA.A402	PROPOSED ELEVATIONS 01	NTS	А
AR.DA.A403	PROPOSED ELEVATIONS 02	NTS	А
SURVEY (A	(1)		
DRAWING NO.	DRAWING NAME	SCALE	REVISION
18183	DETAILS OVER LOT 3 IN DP562366	1:100	4
LANDSCAF			
DRAWING NO.	DRAWING NAME	SCALE	REVISION
L100	LANDSCAPE CONCEPT PLAN	1:100	D
CIVIL (A1)			
		0011-	
DRAWING NO.		SCALE	REVISION
C1.01	COVER SHEET, LEGENDS AND NOTES DETAILS SHEET 1	NTS NTS	B B
C1.05 C1.06	DETAILS SHEET 1 DETAILS SHEET 2	NTS	Б А
C3.00	OVERALL SITE PLAN AND SERVICES	1:100	B
C3.01	CIVIL WORKS PLAN SHEET 1	1:100	С
C3.02	LONGITUDINAL SECTIONS SHEET 1	1:100	С
C3.03	LONGITUDINAL SECTIONS SHEET 2 WSUD CATCHMENT PLAN	1:100	C B
C3.15 C5.01	SOIL EROSION AND SEDIMENT CONTROL PLAN	1:100 1:100	С
00.01		1.100	~

R & T NGUYEN	TOWN PLANNER GAT & ASSOCIATES	GEOTECHNICAL ENGINEER JK GEOTECHNICS	SURVEYOR CMS SURVEYORS
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802
T+ 61 2 9712 4010	CIVIL ENGINEER ACOR CONSULTANTS	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS	
	T+ 61 2 9438 5098	T+ 61 2 9888 5000	
	LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN	ENERGY CONSULTANT GAT & ASSOCIATES	
	T+ 61 2 8399 0660	T+ 61 2 9569 1100	



2 LOCALITY PLAN - TRUE NORTH





OVERHEAD

SETBACKS

EXISTING

TREES

TREES RETAINED

HEIGHT LIMIT

GROUND LINE

DEMOLISHED

DEMOLISHED

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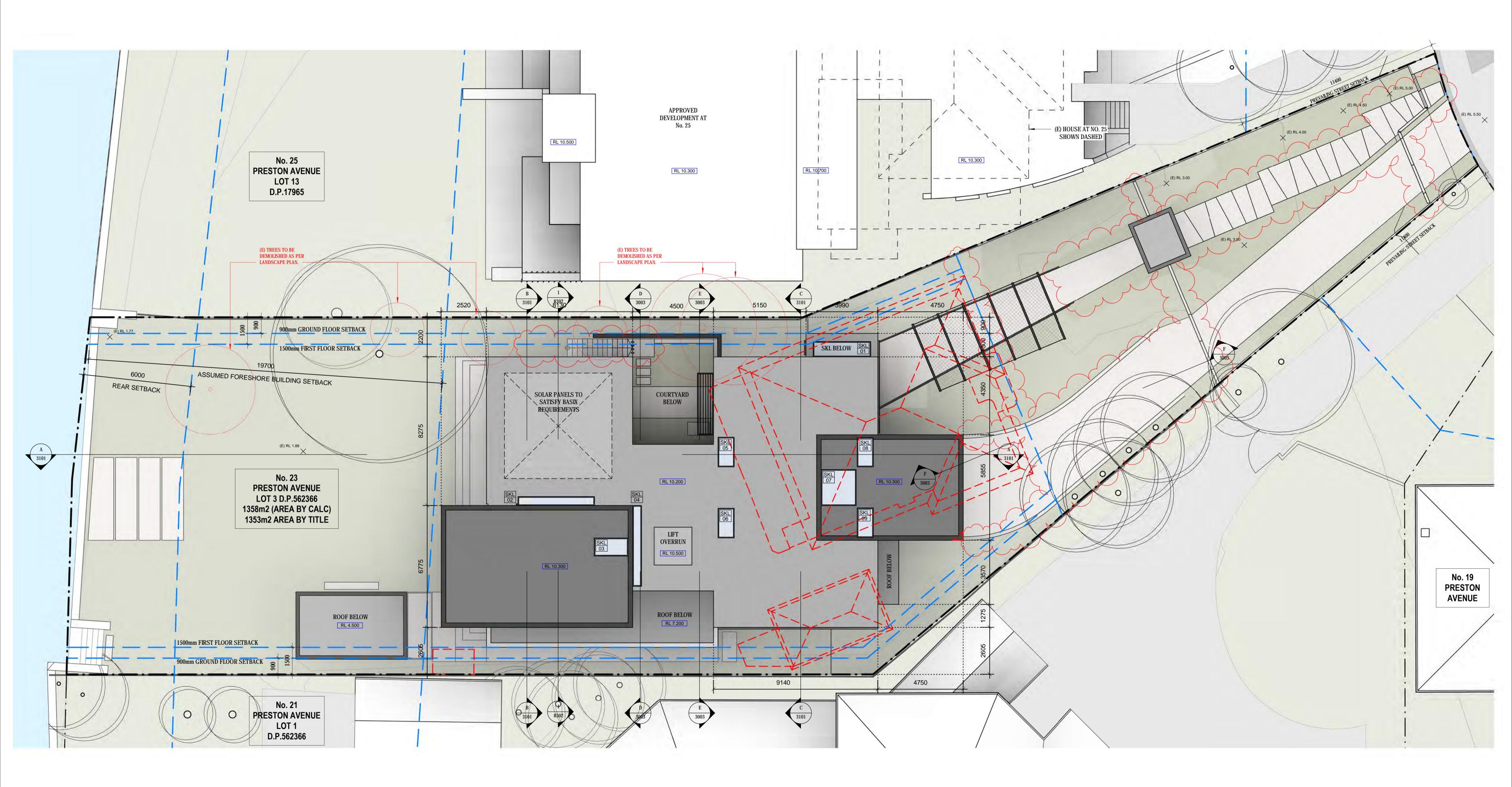
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P1	20.08.19	Consultant Coordination	RAF	JR	П			
P2	12.12.19	For Final Review	RAF	JR	JR	RAF	RAF	
А	14.01.20	DA Submission	RAF	JR	Job No.	Sheet	Scale	
В	24.01.20	Response to Council RFI	RAF	JR		• •		
С	12.02.21	Issue For Appeal	RAF	JR	180089	A1	1 : 500	
D	14.09.21	Without Prejudice Plans	RAF	JR	NSW Nominate	d Architects:		
Е	16.09.21	WOP - Driveway Amendment	RAF	JR	Robert Denton Alex Kibble	Reg. No. 5 Reg. No. 6		
N		OR CONSTRU	JCTIC	N	Do not scale dra	awings. Verify all o	dimensions on site. Notify	architect of all discrepancies

Abbreviations EXISTING (E) (N) AW PROPOSED ALUMINIUM WINDOW ΒK BRICK CONC. CONCRETE FG FIXED GLASS GB GLASS BALUSTRADE GD GLASS DOOR GLASS LOUVRES GL ____ MD METAL DOOR MVB METAL VENETIAN BLINDS PAINT FINISH Ρ TIMBER TD TIMBER DOOR

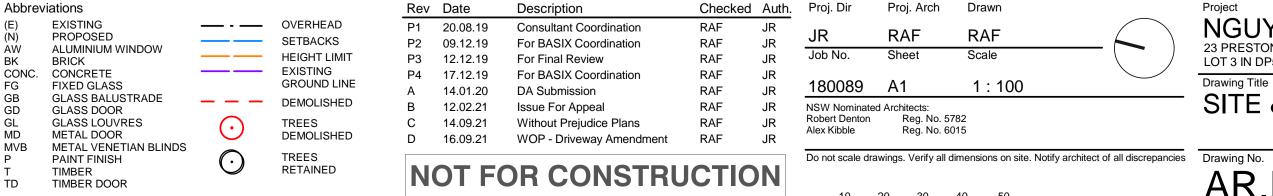
Project NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366 **T** +61 2 9281 4399 **F** +61 2 9281 4337 Drawing Title www.tkda.com.au COVER SHEET, LOCALITY PLAN & SITE ANALYSIS Drawing No. Revise AR.DA.0000 E Revision

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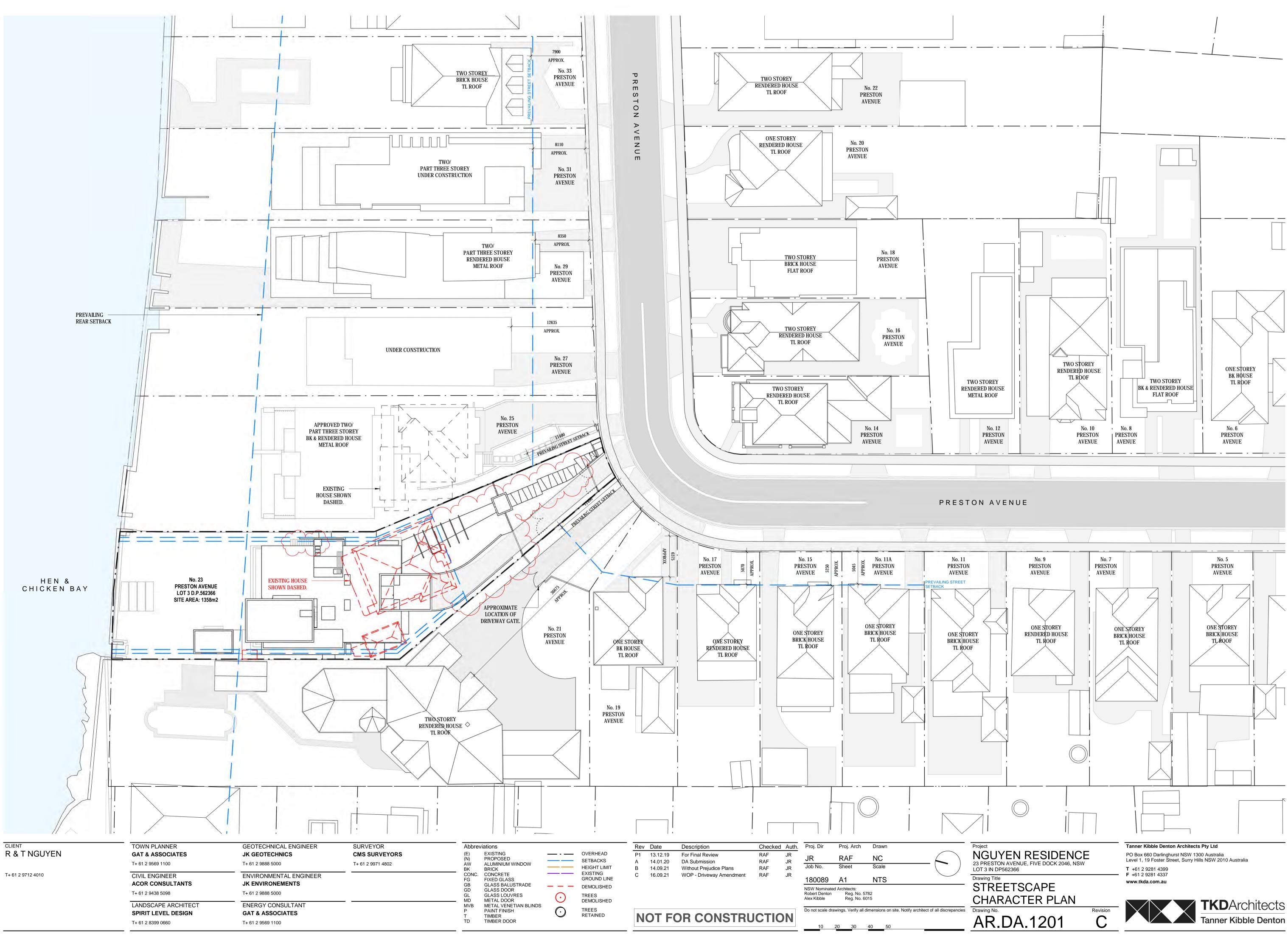


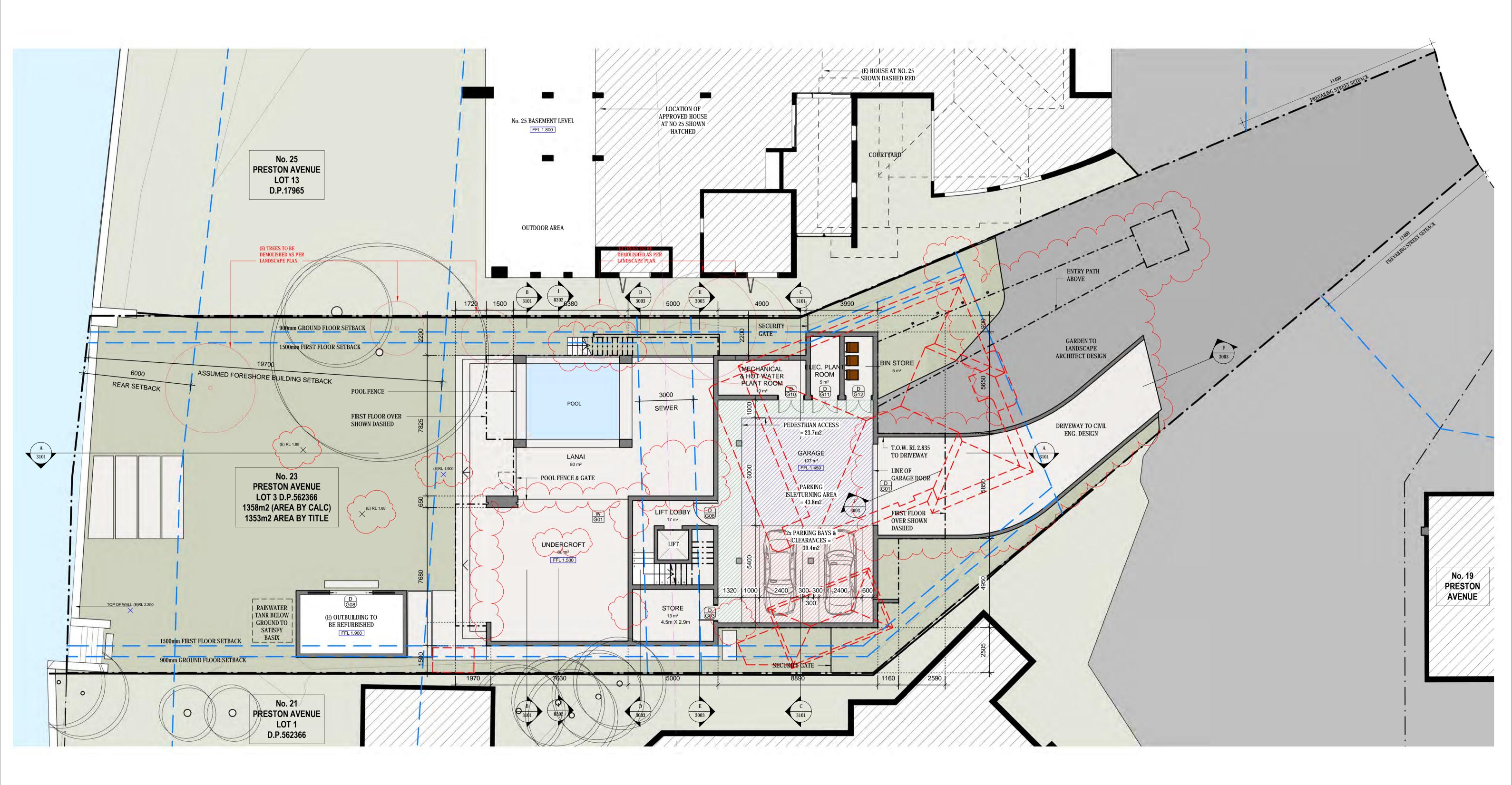


CLIENT	TOWN PLANNER	GEOTECHNICAL ENGINEER	SURVEYOR	
R & T NGUYEN	GAT & ASSOCIATES	JK GEOTECHNICS	CMS SURVEYORS	
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	
T+ 61 2 9712 4010	CIVIL ENGINEER ACOR CONSULTANTS	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS		
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		(
	LANDSCAPE ARCHITECT	ENERGY CONSULTANT		I
	SPIRIT LEVEL DESIGN	GAT & ASSOCIATES		-
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		-

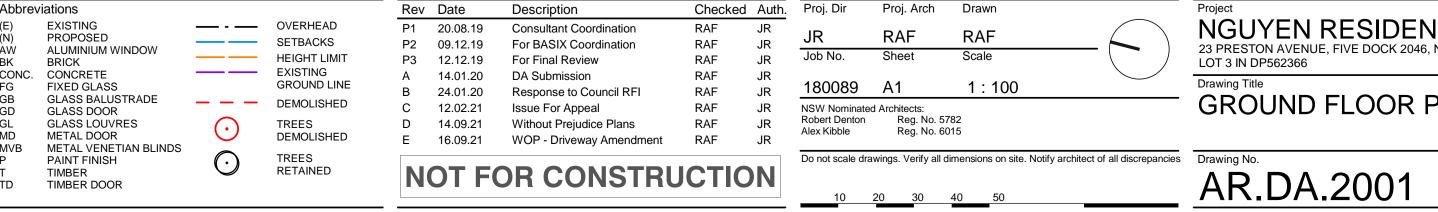


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	TOWN PLANNER	GEOTECHNICAL ENGINEER	SURVEYOR	
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	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	
T+ 61 2 9712 4010	CIVIL ENGINEER	ENVIRONMENTAL ENGINEER		
	ACOR CONSULTANTS	JK ENVIRONEMENTS		
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		
	LANDSCAPE ARCHITECT	ENERGY CONSULTANT		
	SPIRIT LEVEL DESIGN	GAT & ASSOCIATES		
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		



NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW

GROUND FLOOR PLAN





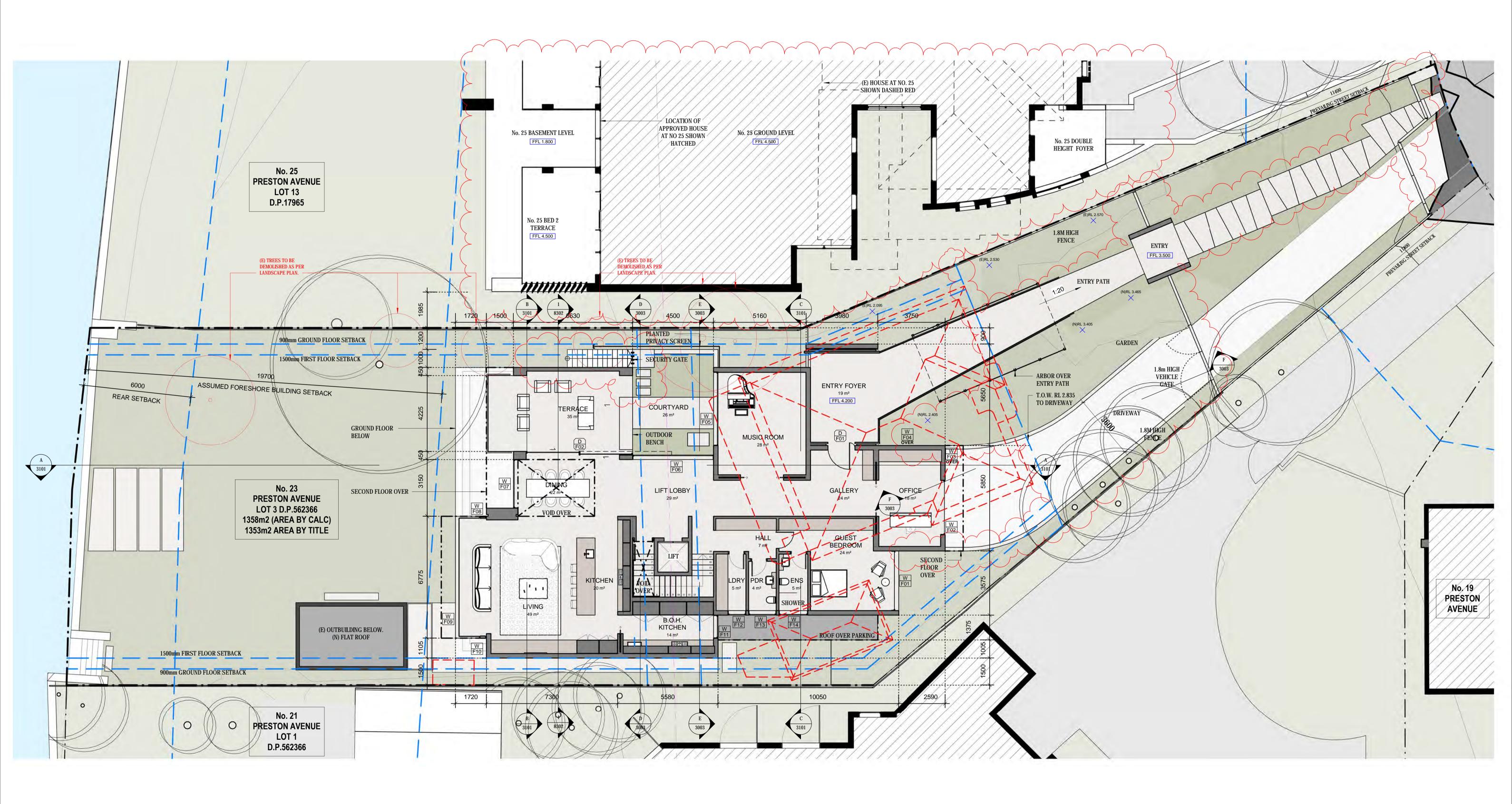
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F +61 2 9281 4337

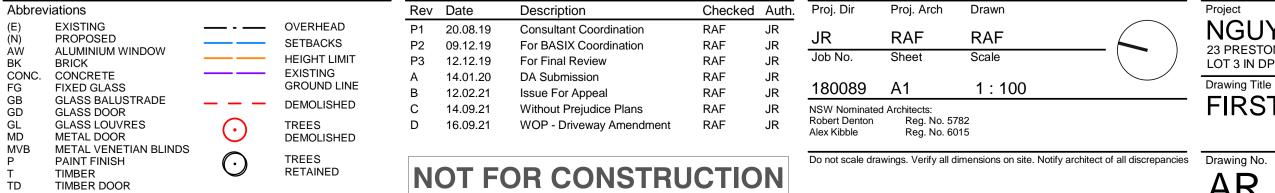
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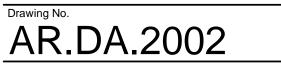


CLIENT R & T NGUYEN	TOWN PLANNER GAT & ASSOCIATES	GEOTECHNICAL ENGINEER JK GEOTECHNICS	SURVEYOR CMS SURVEYORS	
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	
T+ 61 2 9712 4010	CIVIL ENGINEER ACOR CONSULTANTS	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS		
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		
	LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN	ENERGY CONSULTANT GAT & ASSOCIATES		
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		



Project **NGUYEN RESIDENCE** 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366 Drawing Title

FIRST FLOOR PLAN

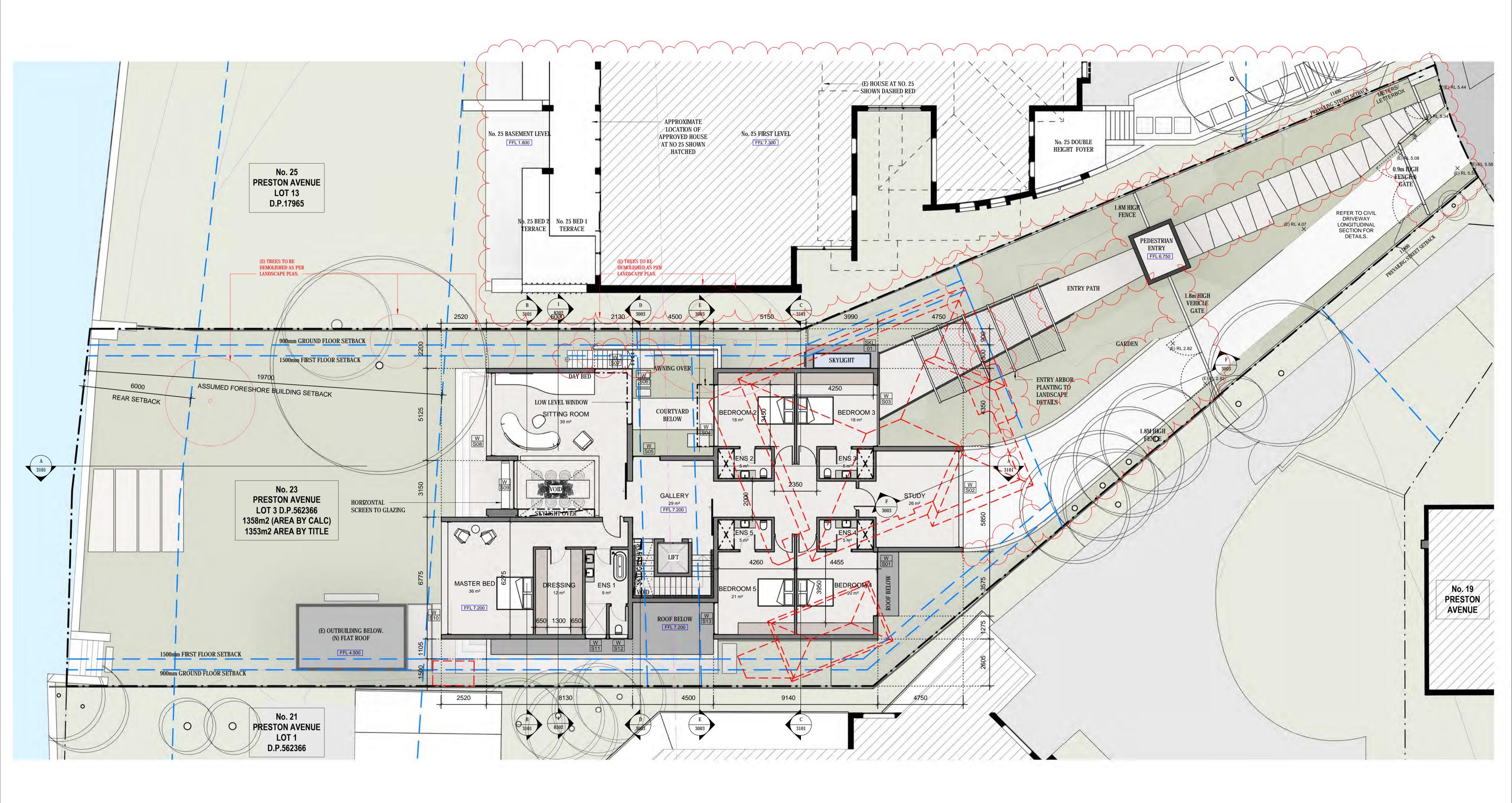


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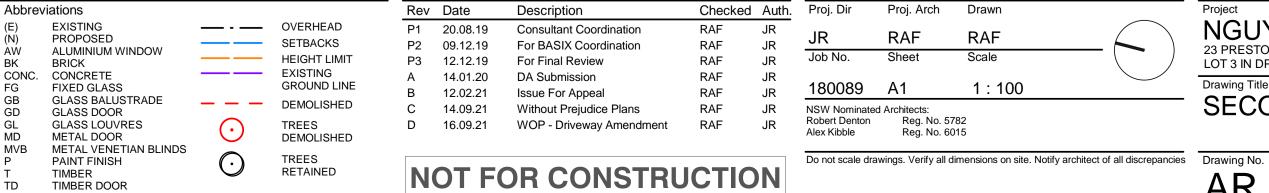




TKDArchitects



	TOWN PLANNER		SURVEYOR	
R & I NGUTEN	GAT & ASSOCIATES	JK GEOTECHNICS	CMS SURVEYORS	
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	
T+ 61 2 9712 4010	CIVIL ENGINEER	ENVIRONMENTAL ENGINEER		
	ACOR CONSULTANTS	JK ENVIRONEMENTS		
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		
	LANDSCAPE ARCHITECT	ENERGY CONSULTANT		
	SPIRIT LEVEL DESIGN	GAT & ASSOCIATES		
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		



NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366 Drawing Title

SECOND FLOOR PLAN

AR.DA.2003





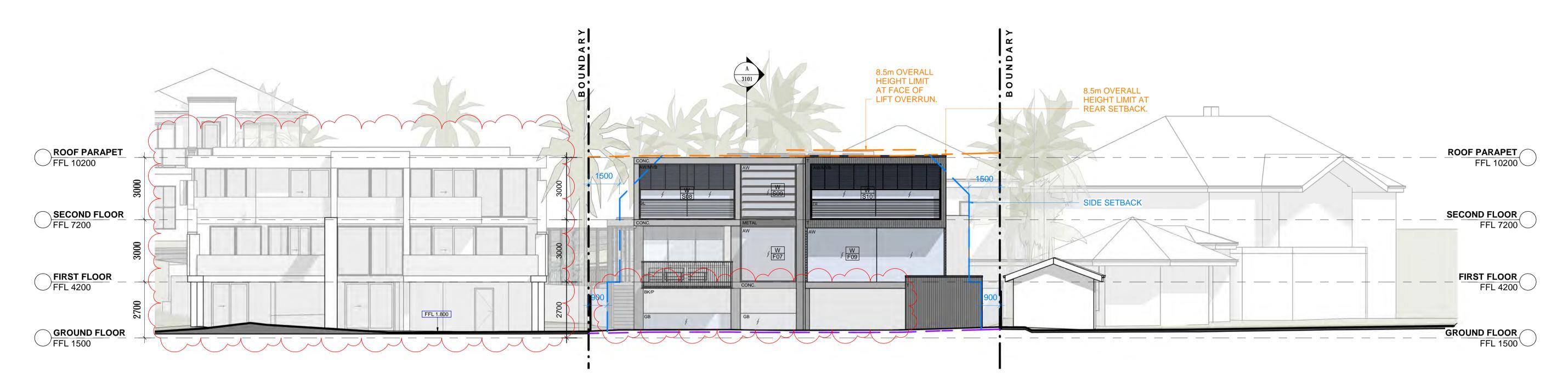
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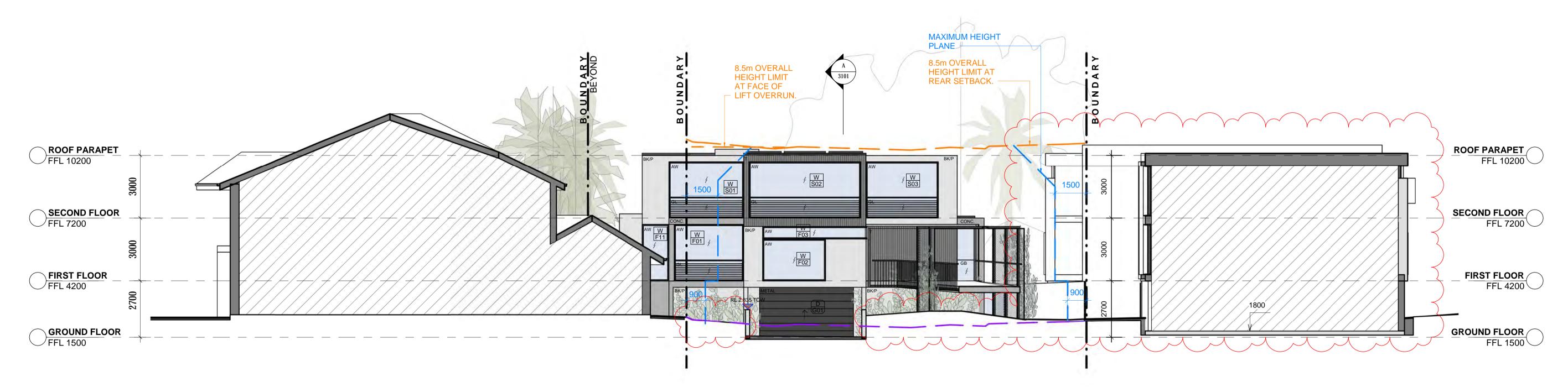
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NORTH ELEVATION $\overline{1}$





CLIENT TOWN PLANNER GEOTECHNICAL ENGINEER SURVEYOR R & T NGUYEN GAT & ASSOCIATES JK GEOTECHNICS T+ 61 2 9569 1100 T+ 61 2 9888 5000 T+ 61 2 9971 4802 T+ 61 2 9712 4010 **CIVIL ENGINEER** ENVIRONMENTAL ENGINEER ACOR CONSULTANTS JK ENVIRONEMENTS T+ 61 2 9438 5098 T+ 61 2 9888 5000

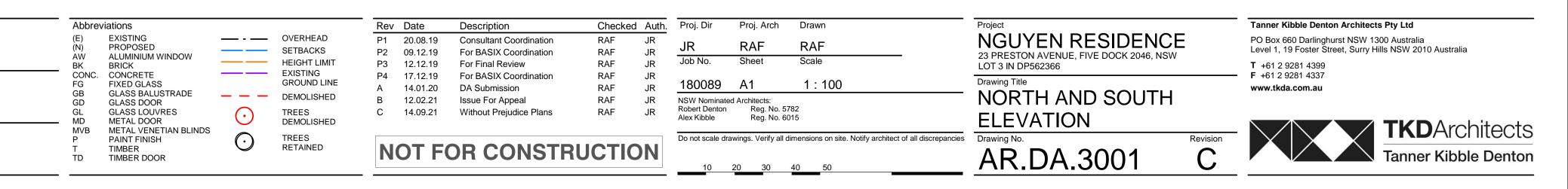
LANDSCAPE ARCHITECT

SPIRIT LEVEL DESIGN

T+ 61 2 8399 0660

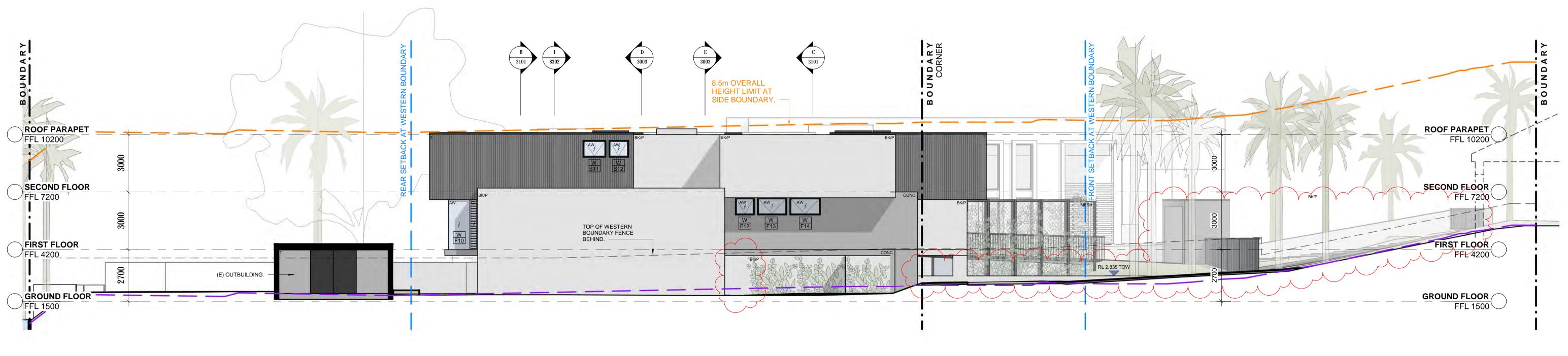
ENERGY CONSULTANT GAT & ASSOCIATES T+ 61 2 9569 1100

CMS SURVEYORS



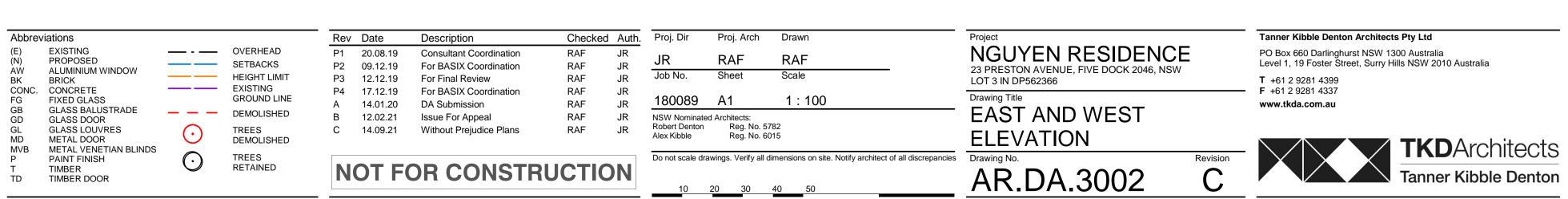


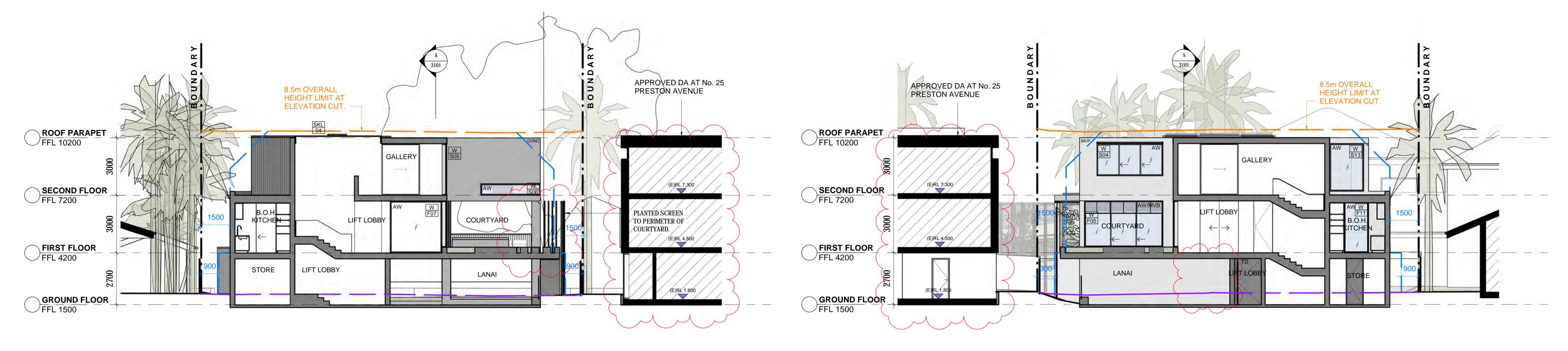




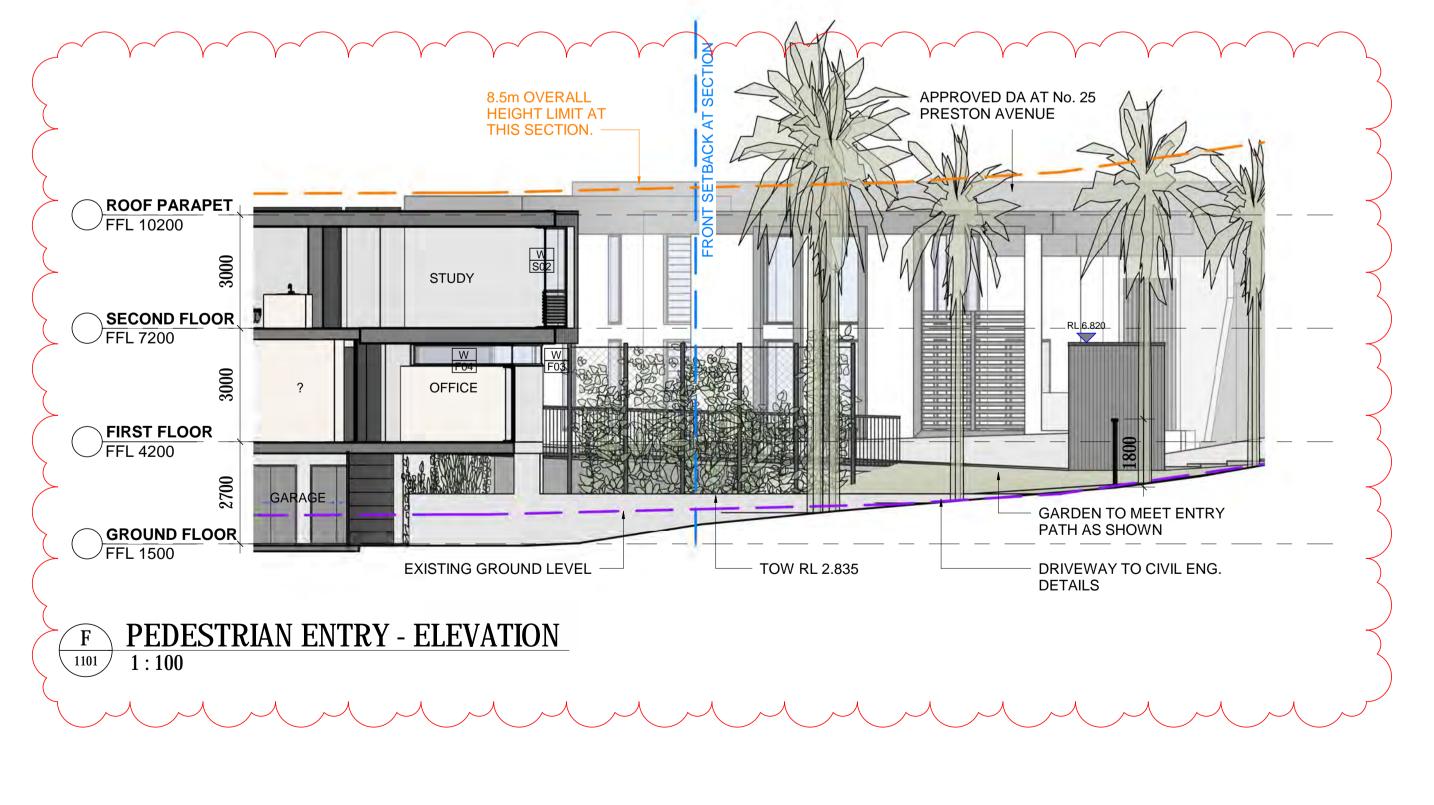
2 WEST ELEVATION

R & T NGUYEN	TOWN PLANNER GAT & ASSOCIATES	GEOTECHNICAL ENGINEER JK GEOTECHNICS	SURVEYOR CMS SURVEYORS	
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	
T+ 61 2 9712 4010	CIVIL ENGINEER ACOR CONSULTANTS	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS		
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		
	LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN	ENERGY CONSULTANT GAT & ASSOCIATES		
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		









CLIENT TOWN PLANNER GEOTECHNICAL ENGINEER SURVEYOR Abbreviations R & T NGUYEN GAT & ASSOCIATES **CMS SURVEYORS** JK GEOTECHNICS T+ 61 2 9569 1100 T+ 61 2 9888 5000 T+ 61 2 9971 4802 T+ 61 2 9712 4010 CIVIL ENGINEER ENVIRONMENTAL ENGINEER ACOR CONSULTANTS JK ENVIRONEMENTS T+ 61 2 9438 5098 T+ 61 2 9888 5000 LANDSCAPE ARCHITECT ENERGY CONSULTANT SPIRIT LEVEL DESIGN **GAT & ASSOCIATES**

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T+ 61 2 8399 0660





Rev Date

Description

DA Submission

Issue For Appeal

For BASIX Coordination

For BASIX Coordination

Response to Council RFI

Without Prejudice Plans

Checked

RAF

RAF

RAF

RAF

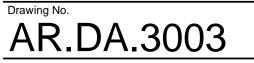
RAF

RAF

Proj. Dir	Proj. Arch	Drawn	Project
JR	RAF	NC	NGUY
Job No.	Sheet	Scale	23 PRESTON LOT 3 IN DP5
180089	A1	1 : 100	Drawing Title
NSW Nominated			COUR
Robert Denton	Reg. No. 57		
Alex Kibble	Reg. No. 60	115	
Do not scale dra	wings. Verify all d	imensions on site. Notify architect of all discrepancies	Drawing No.

Project NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366

COURTYARD ELEVATIONS







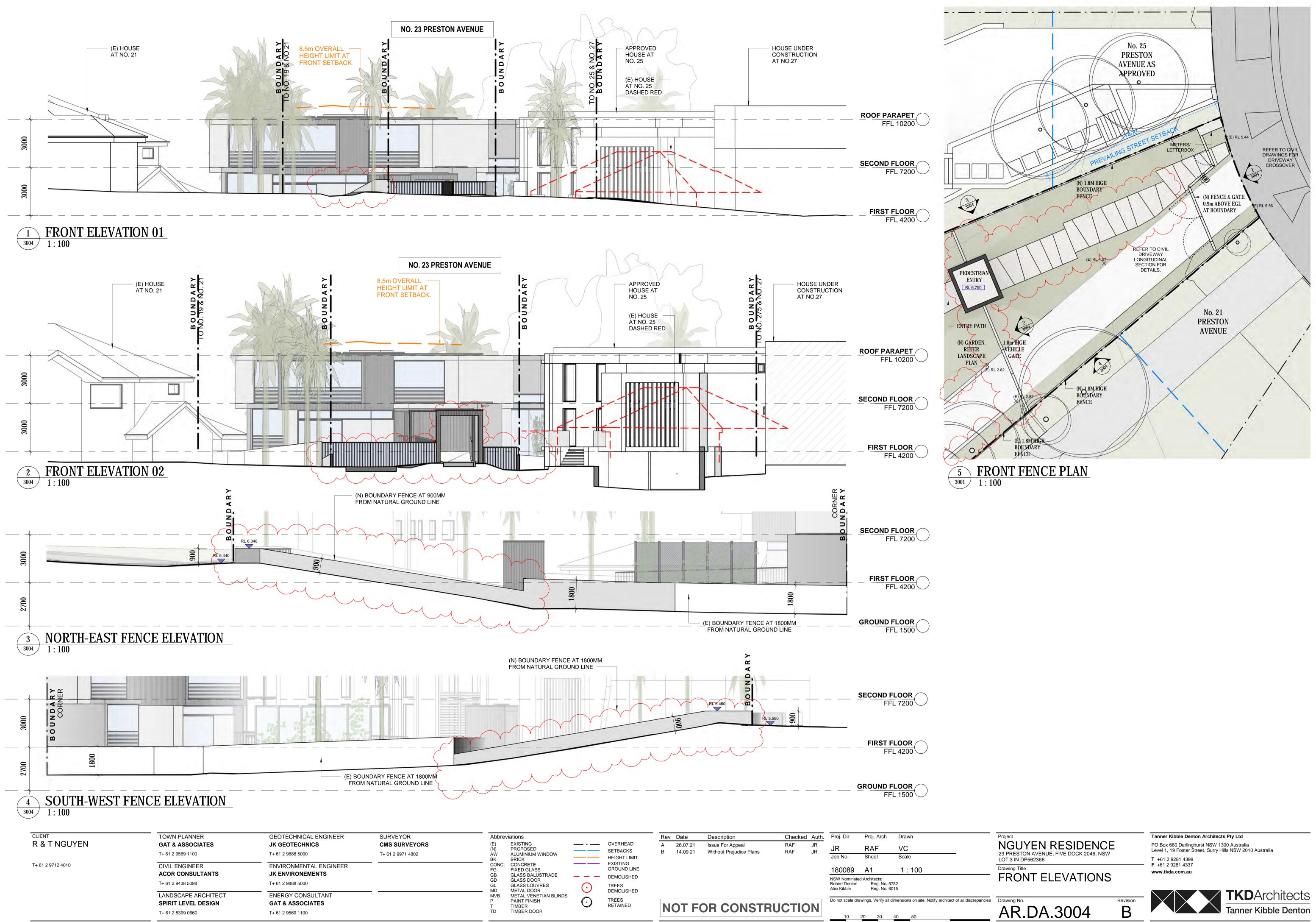
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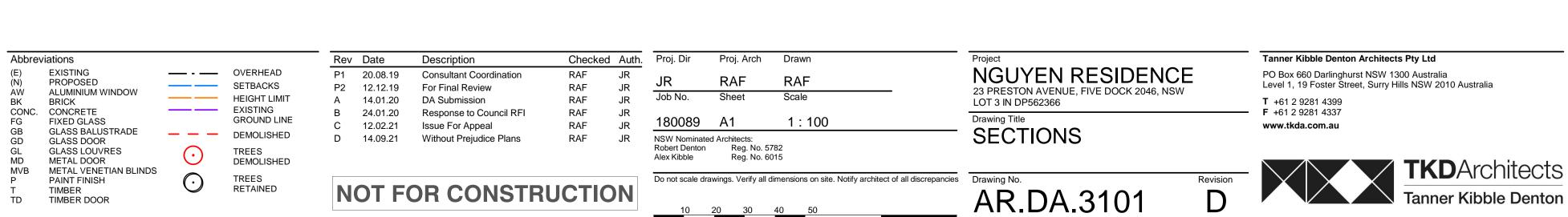
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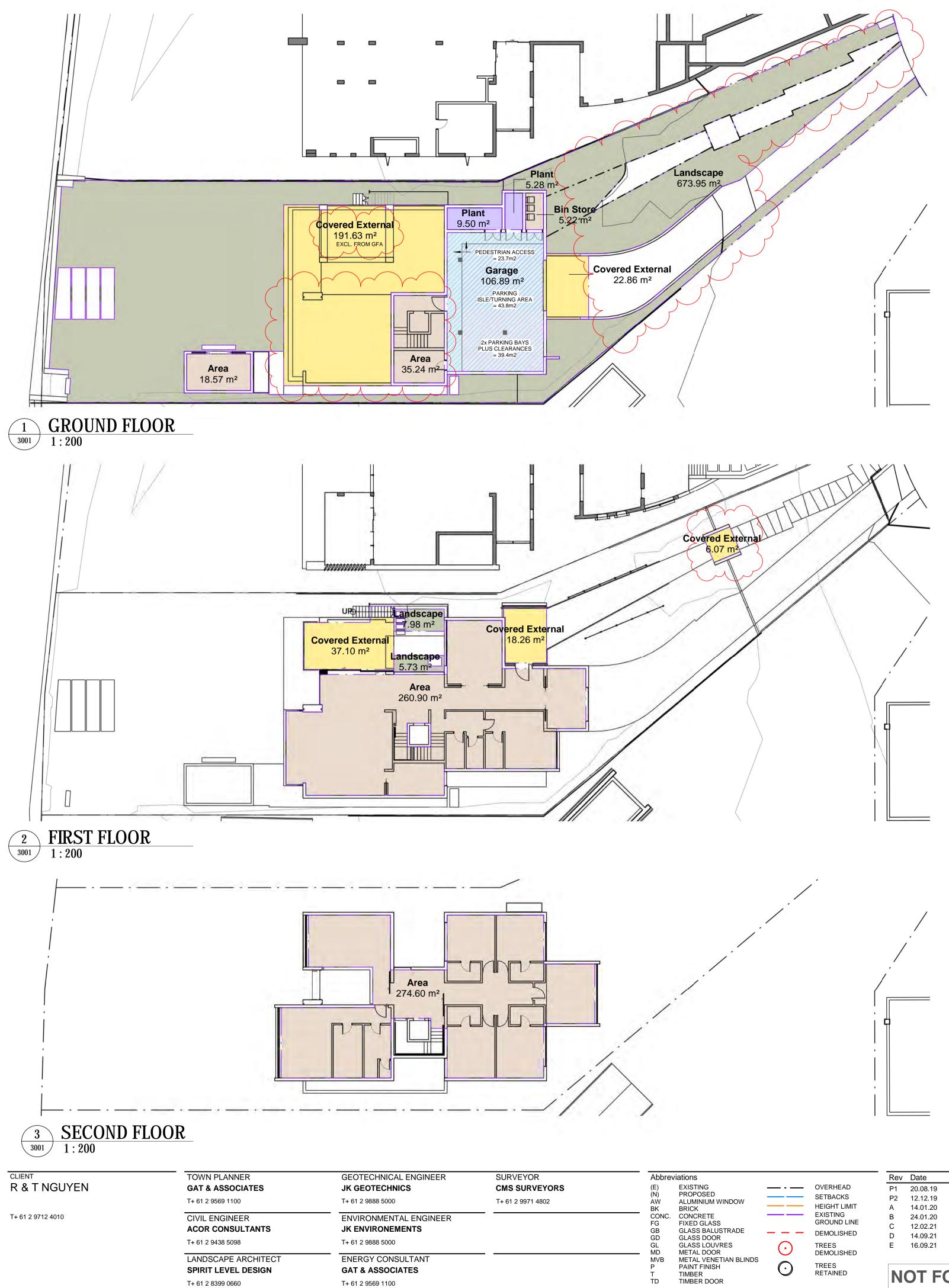




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T+ 61 2 9712 4010	CIVIL ENGINEER ACOR CONSULTANTS T+ 61 2 9438 5098	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS T+ 61 2 9888 5000	
	LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN T+ 61 2 8399 0660	ENERGY CONSULTANT GAT & ASSOCIATES T+ 61 2 9569 1100	



NOT FOR CONSTRUCTION



	TOTAL FLOORPI	<u>ATE AREA</u>		
	GROUND FLOOR ENCLOSED EXTERNAL PLANT ROO GARAGE	= 59.03m ² = 214.49m ²	(35.24m ² + 18.57 (191.63m ² + 22.86 (9.5m ² + 5.28m ²) (39.4m ² + 43.8m ²	6m²) - EXCL -∕EXCL. ≮R(
	FIRST FLOOR:			
	ENCLOSED EXTERNAL		(37.1m² + 18.26m	₹+6.07m²)
	SECOND FLOOR	:		
	ENCLOSED EXTERNAL	= 274.60m ² = 0m ²	(EXCL. FROM GF	FA)
\int				$\gamma \gamma \gamma \gamma$
	TOTAL ENCLOSE	ED = 59.03 ·	+ 260.90 + 274.60	<u>= 594.53</u>
	TOTAL ALLOWA	BLE = 0.5:1 =	: 1358m²/2	<u>= 679.00</u>
				= 84.47m

LANDSCAPE AREA	
TOTAL REQUIRED	= 45% OF TOTAL SITE AREA
	= 1358 * 0.45
	= 611.1m ²
TOTAL LANDSCAPE	= 673.95m ² + 5.73m ² + 7.98m ²
	= 687.66m ²
TOTAL EXCESS	= 76.56m ²

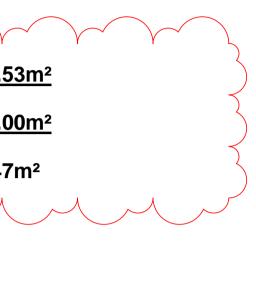
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ł	Auth.	Proj. Dir	Proj. Arch	Drawn		Ρ
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	JR JR	180089	A1	1 : 200		D
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		Do not scale dra	wings. Verify all di	imensions on site. Notify a	rchitect of all discrepancies	D
	N	10	20 20	40 50		

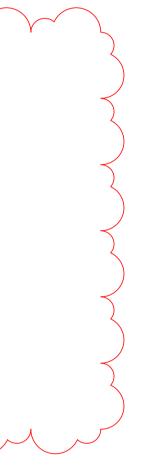
Date	Description	Checked
20.08.19	Consultant Coordination	RAF
12.12.19	For Final Review	RAF
14.01.20	DA Submission	RAF
24.01.20	Response to Council RFI	RAF
12.02.21	Issue For Appeal	RAF
14.09.21	Without Prejudice Plans	RAF
16.09.21	WOP - Driveway Amendment	RAF

NOT FOR CONSTRUCTIO









roiect NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366

Drawing Title COMPLIANCE PLANS







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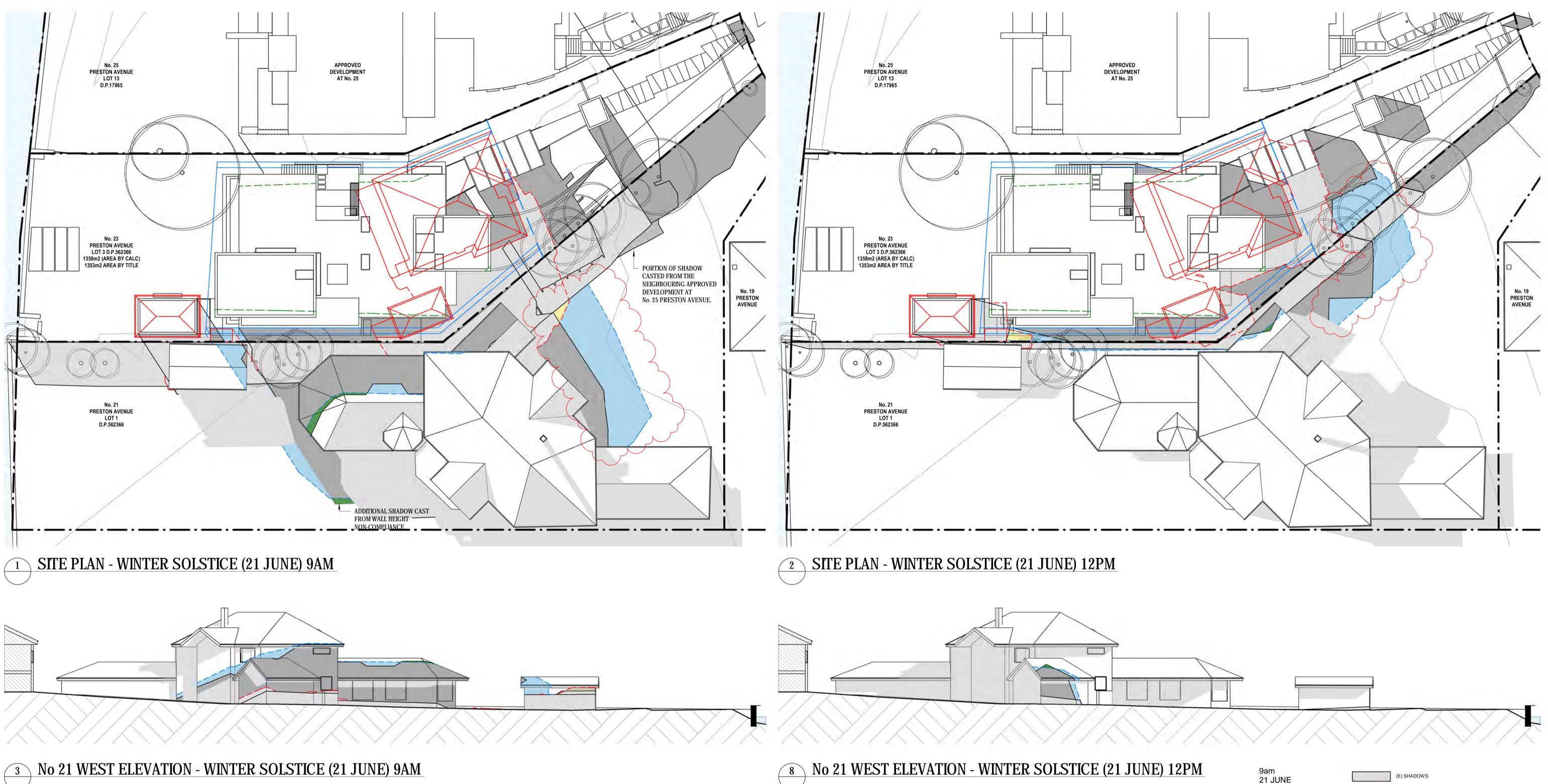
F +61 2 9281 4337

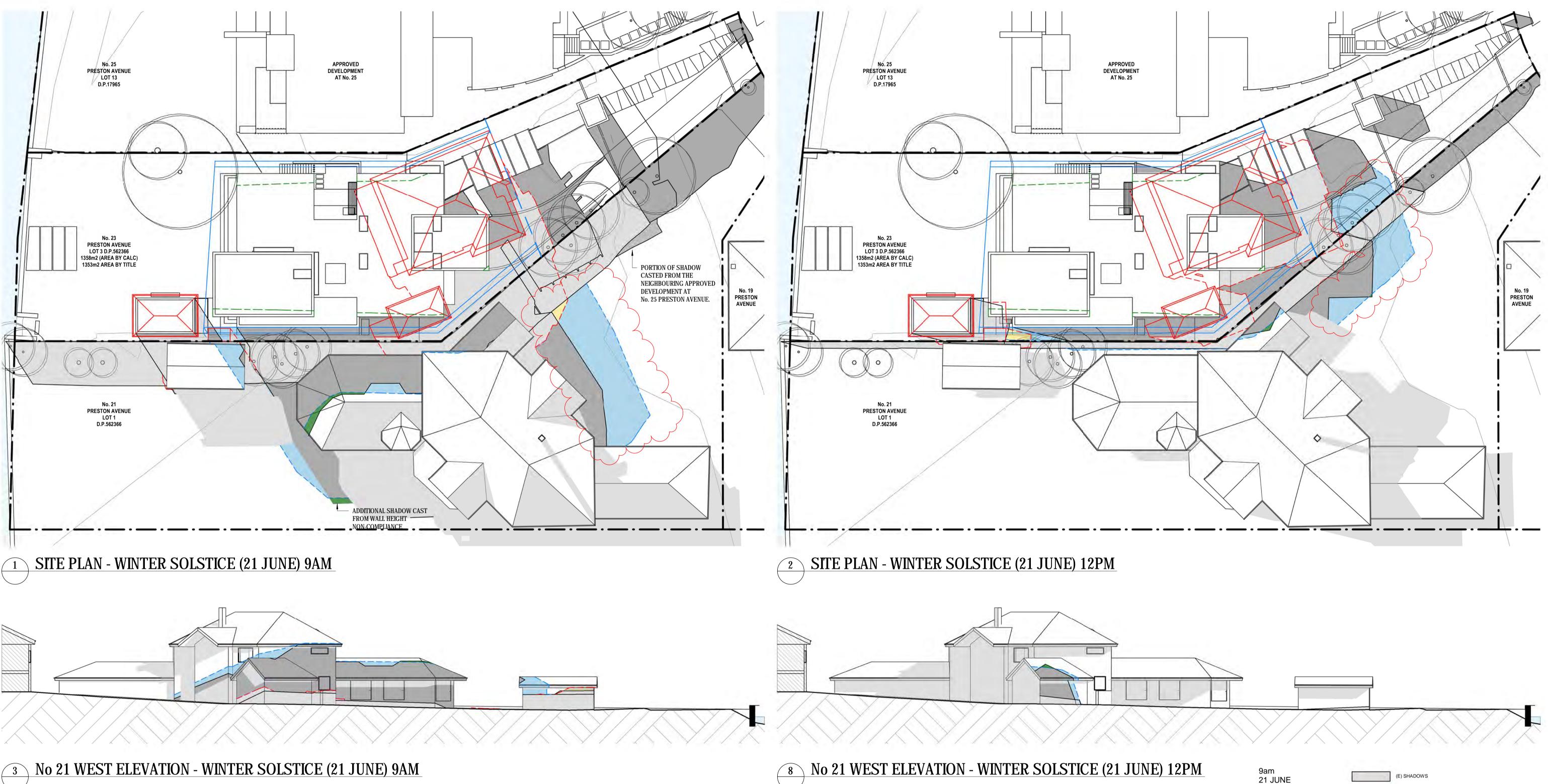
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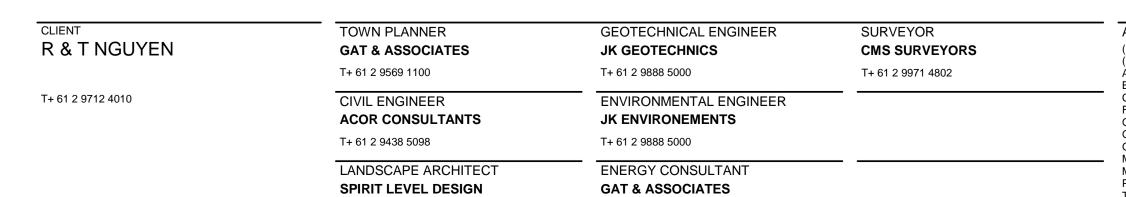


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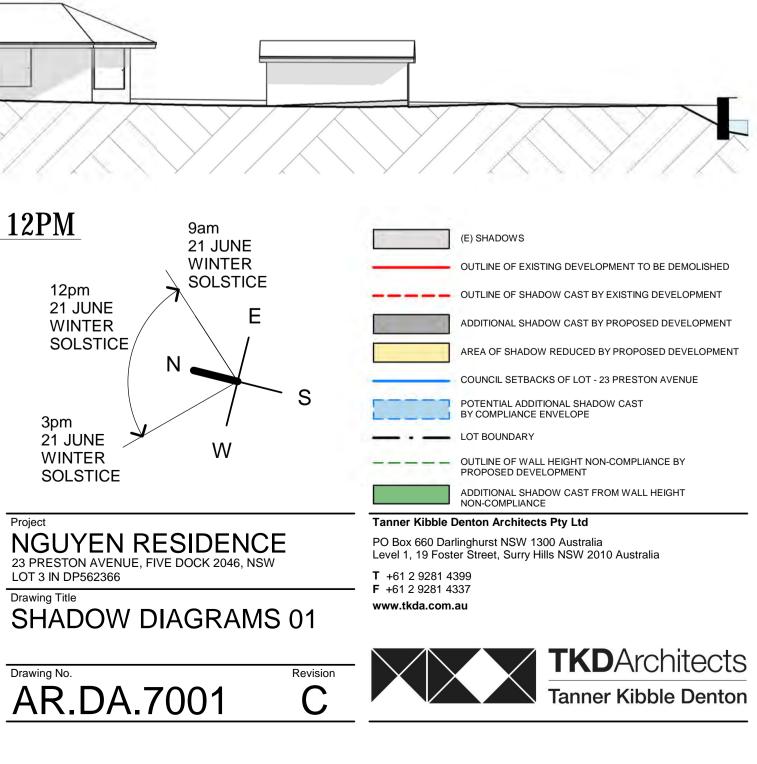


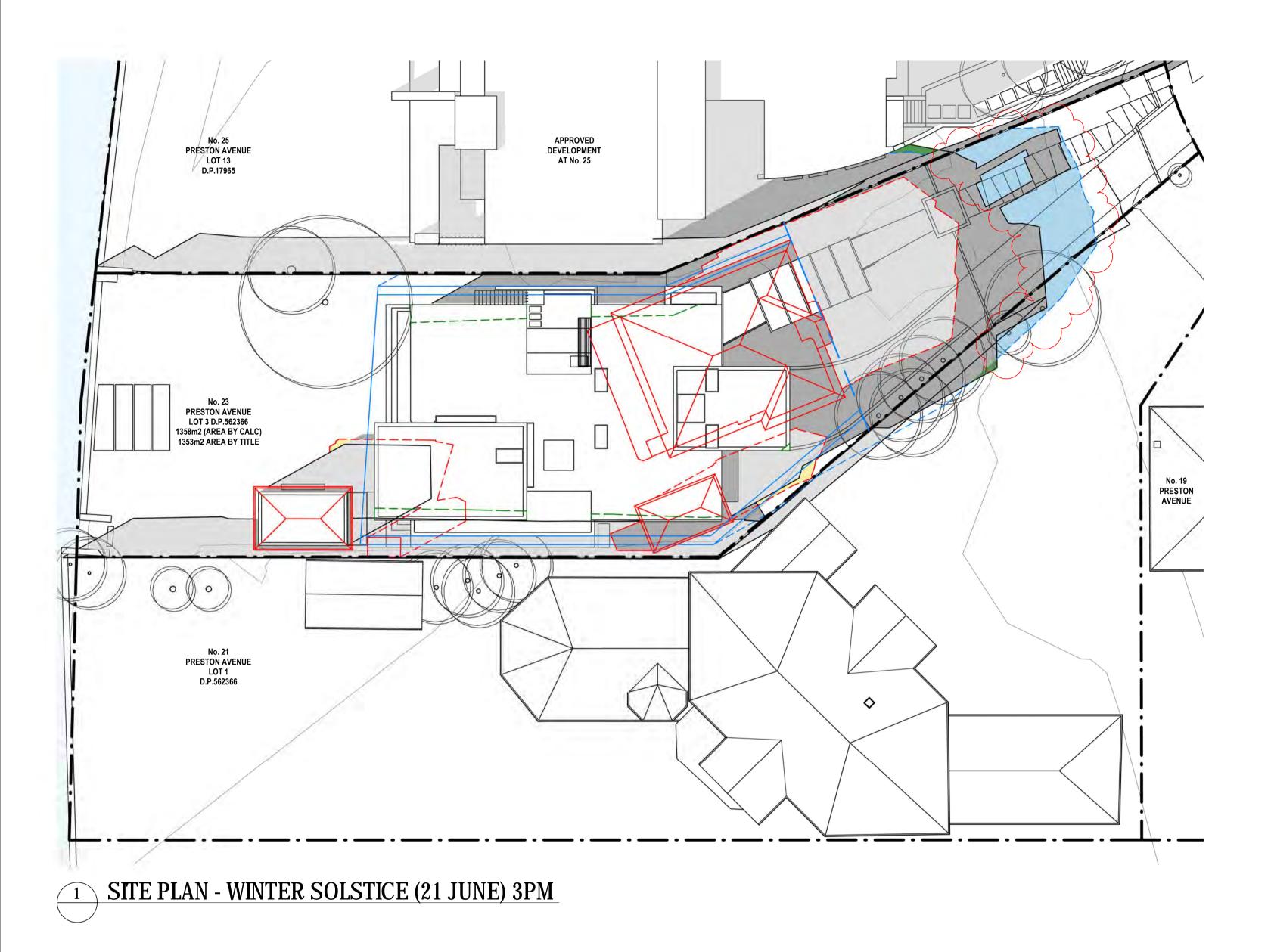
T+ 61 2 8399 0660



T+ 61 2 9569 1100

Abbrev	iations			Rev	Date	Description	Checked	Auth.	Proj. Dir	Proj. Arch	Drawn	
E) N)	EXISTING PROPOSED		OVERHEAD SETBACKS	P1 A	12.12.19 14.01.20	For Final Review DA Submission	RAF RAF	JR JR	JR	RAF	NC	
AW BK	ALUMINIUM WINDOW BRICK			В	26.07.21	Issue For Appeal	RAF	JR	Job No.	Sheet	Scale	
CONC.	CONCRETE FIXED GLASS		EXISTING GROUND LINE	С	14.09.21	Without Prejudice Plans	RAF	JR	180089	A1	1 : 200	
B B B	GLASS BALUSTRADE GLASS DOOR		DEMOLISHED						NSW Nominated	d Architects:		
SL //D	GLASS LOUVRES METAL DOOR	\odot	TREES DEMOLISHED						Robert Denton Alex Kibble	Reg. No. 57 Reg. No. 60		
//VB - TD	METAL VENETIAN BLINDS PAINT FINISH TIMBER TIMBER DOOR	\bigcirc	TREES RETAINED	N	OT FO	OR CONSTRU	JCTIC	N	Do not scale dra	wings. Verify all di	imensions on site. Notify archit	ect of all discrepancies
					<u> </u>				10	20 30	40 50	



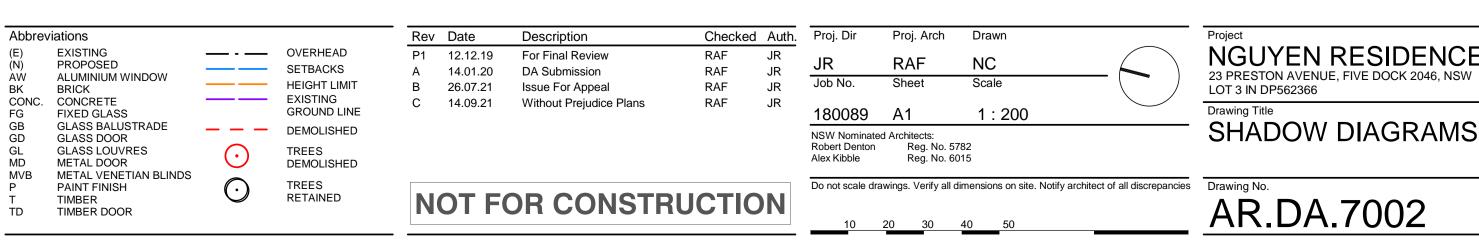




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CLIENT R & T NGUYEN TOWN PLANNER GEOTECHNICAL ENGINEER SURVEYOR GAT & ASSOCIATES **CMS SURVEYORS** JK GEOTECHNICS T+ 61 2 9569 1100 T+ 61 2 9888 5000 T+ 61 2 9971 4802 T+ 61 2 9712 4010 **CIVIL ENGINEER** ENVIRONMENTAL ENGINEER ACOR CONSULTANTS JK ENVIRONEMENTS T+ 61 2 9438 5098 T+ 61 2 9888 5000 LANDSCAPE ARCHITECT ENERGY CONSULTANT SPIRIT LEVEL DESIGN GAT & ASSOCIATES

T+ 61 2 9569 1100





(E) SHADOWS

- OUTLINE OF EXISTING DEVELOPMENT TO BE DEMOLISHED

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

AREA OF SHADOW REDUCED BY PROPOSED DEVELOPMENT



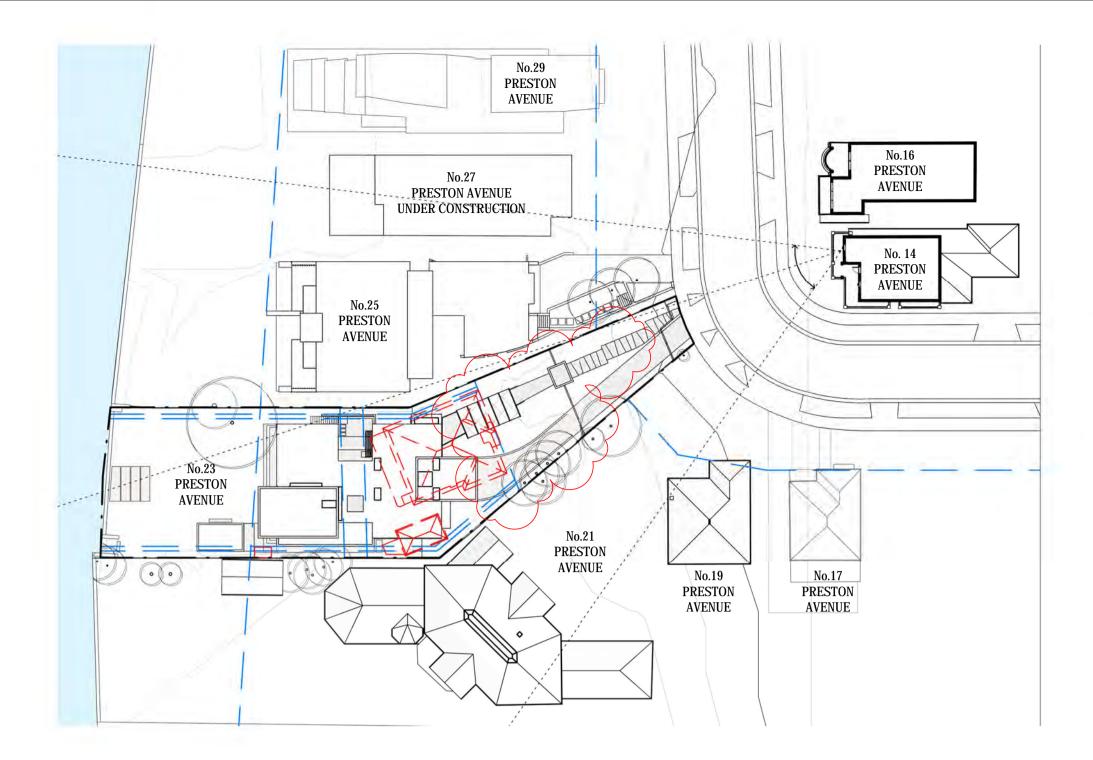
3pm 21 JUNE WINTER SOLSTICE	COUNCIL SETBACKS OF LOT - 23 PRESTON AVENUE POTENTIAL ADDITIONAL SHADOW CAST BY COMPLIANCE ENVELOPE LOT BOUNDARY OUTLINE OF WALL HEIGHT NON-COMPLIANCE BY PROPOSED DEVELOPMENT ADDITIONAL SHADOW CAST FROM WALL HEIGHT NON-COMPLIANCE
Diject IGUYEN RESIDENCE PRESTON AVENUE, FIVE DOCK 2046, NSW DT 3 IN DP562366	Tanner Kibble Denton Architects Pty LtdPO Box 660 Darlinghurst NSW 1300 AustraliaLevel 1, 19 Foster Street, Surry Hills NSW 2010 AustraliaT +61 2 9281 4399F +61 2 9281 4337
HADOW DIAGRAMS 02	www.tkda.com.au
Pavision Povision	TKD Archite

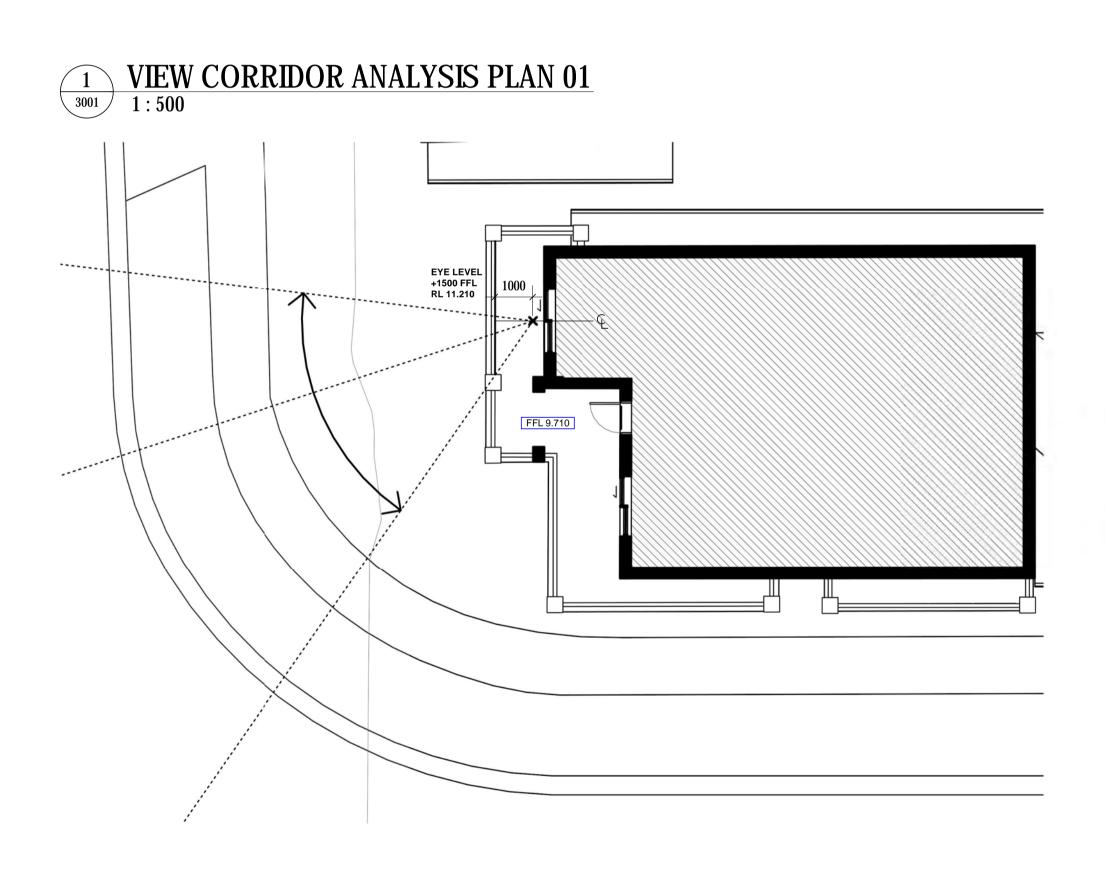
9am 21 JUNE

12pm 21 JUNE WINTER

SOLSTICE

WINTER SOLSTICE







14 PRESTON AVENUE - VANTAGE POINT

CLIENT R & T NGUYEN

T+ 61 2 9712 4010

TOWN PLANNER GAT & ASSOCIATES T+ 61 2 9569 1100 **CIVIL ENGINEER**

ACOR CONSULTANTS T+ 61 2 9438 5098 LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN T+ 61 2 8399 0660

GEOTECHNICAL ENGINEER JK GEOTECHNICS T+ 61 2 9888 5000

ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS T+ 61 2 9888 5000

ENERGY CONSULTANT **GAT & ASSOCIATES** T+ 61 2 9569 1100

SURVEYOR **CMS SURVEYORS** T+ 61 2 9971 4802

METAL DOOR

PAINT FINISH

TIMBER DOOR

TIMBER

METAL VENETIAN BLINDS

MD

TD

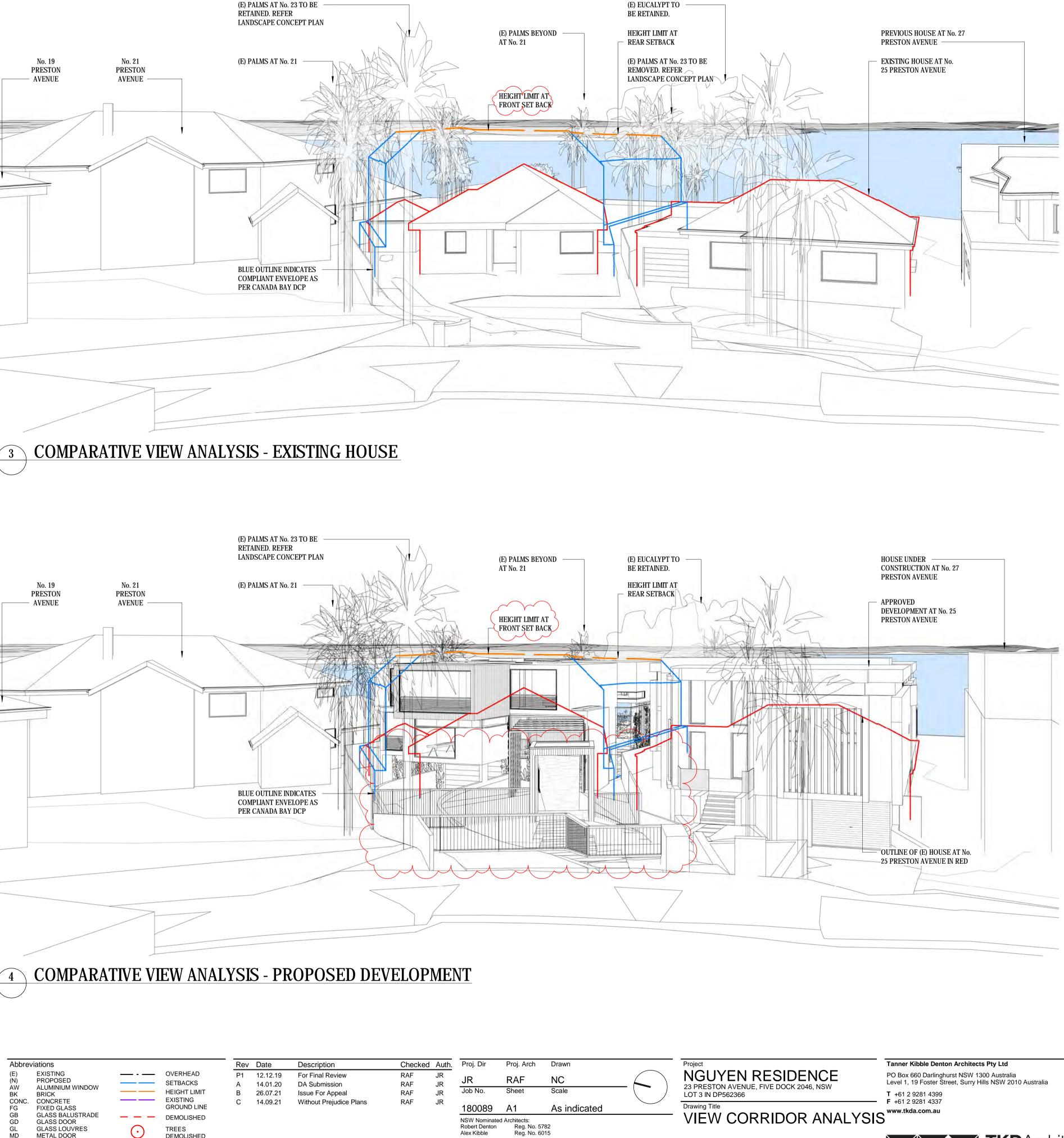
MVB

DEMOLISHED

TREES

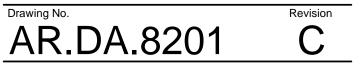
RETAINED

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NOT FOR CONSTRUCTION

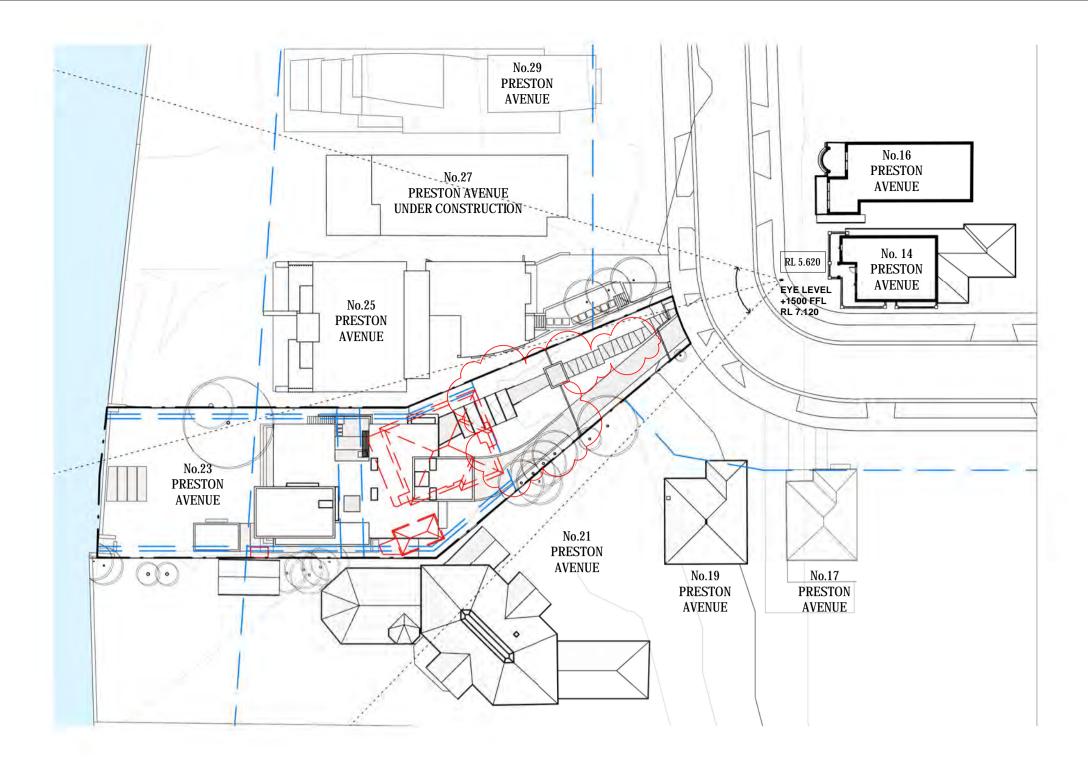
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies Drawing No.

















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T+ 61 2 9712 4010

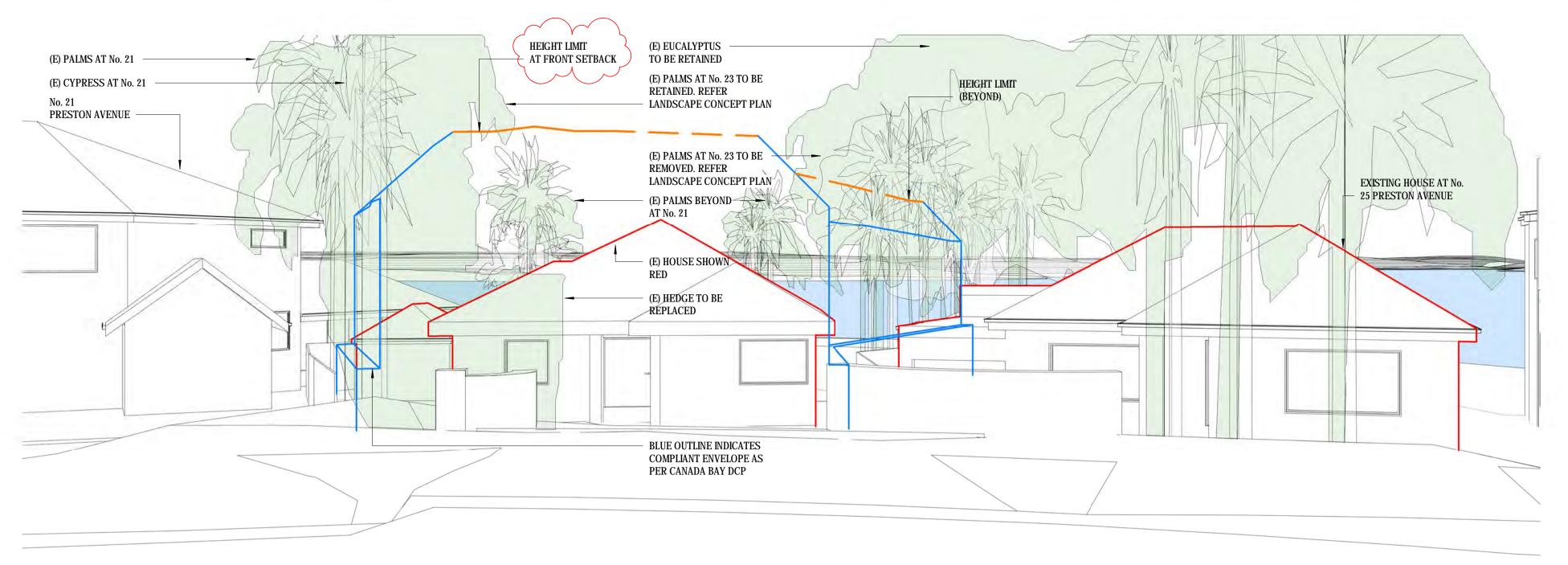
TOWN PLANNER GAT & ASSOCIATES T+ 61 2 9569 1100

CIVIL ENGINEER ACOR CONSULTANTS T+ 61 2 9438 5098 LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN T+ 61 2 8399 0660 GEOTECHNICAL ENGINEER JK GEOTECHNICS T+ 61 2 9888 5000

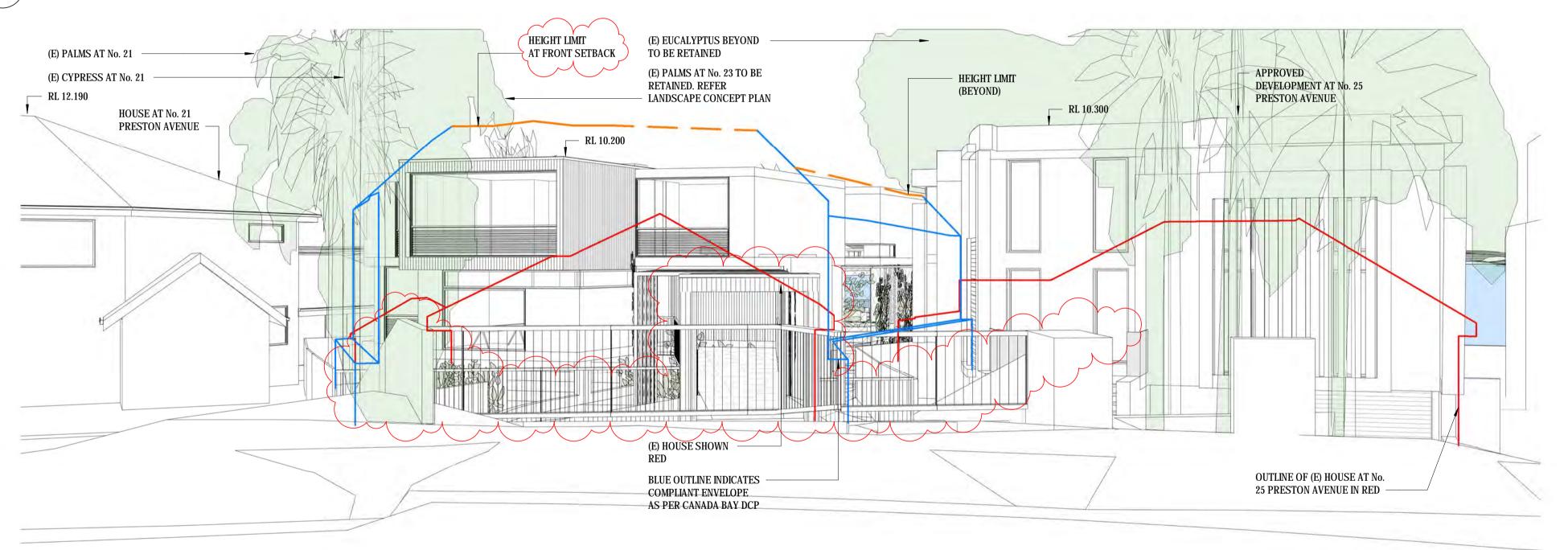
ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS T+ 61 2 9888 5000

ENERGY CONSULTANT GAT & ASSOCIATES T+ 61 2 9569 1100 SURVEYOR CMS SURVEYORS T+ 61 2 9971 4802

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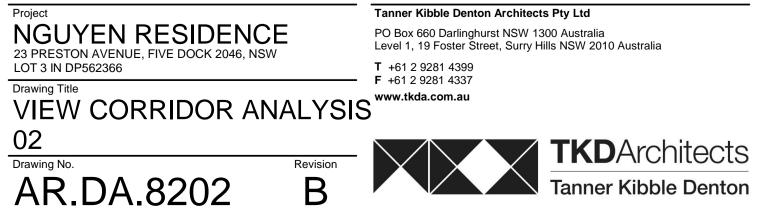


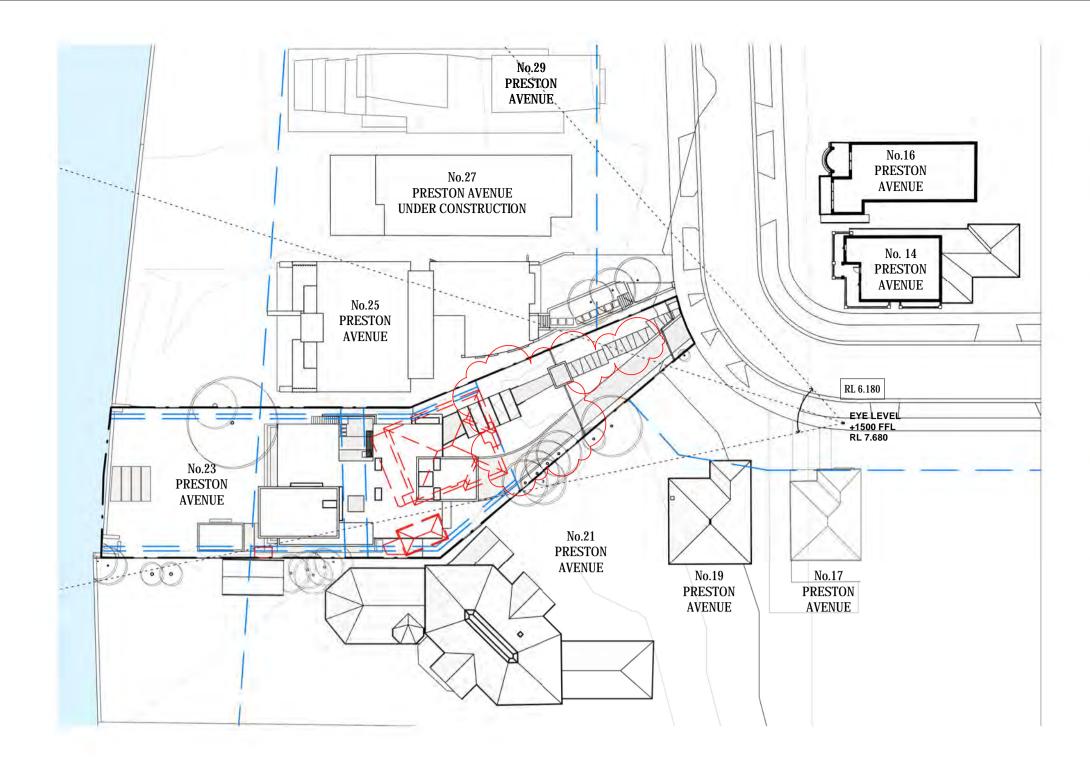




COMPARATIVE VIEW ANALYSIS - PROPOSED DEVELOPMENT 02

Abbrev	viations			Rev	Date	Description	Checked	Auth.	Proj. Dir	Proj. Arch	Drawn	
(E) (N) AW BK CONC. FG GB	EXISTING PROPOSED ALUMINIUM WINDOW BRICK CONCRETE FIXED GLASS GLASS BALUSTRADE	===	OVERHEAD SETBACKS HEIGHT LIMIT EXISTING GROUND LINE DEMOLISHED	A B	26.07.21 14.09.21	Issue For Appeal	RAF RAF	JR JR	JR Job No. 180089	RAF Sheet A1	VC ^{Scale} As indicated	
GD GL MD	GLASS DOOR GLASS LOUVRES METAL DOOR	\odot	TREES DEMOLISHED						NSW Nominated Robert Denton Alex Kibble	Reg. No. 57 Reg. No. 60		
MVB P T TD	METAL VENETIAN BLINDS PAINT FINISH TIMBER TIMBER DOOR	\bigcirc	TREES RETAINED	N	OT F	OR CONSTRU	JCTIO	N		0 ,	limensions on site. Notify arch	itect of all discrepancies
									10	20 30	40 50	





VIEW CORRIDOR ANALYSIS PLAN 03 (1)³⁰⁰¹ 1:500



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CIVIL ENGINEER ACOR CONSULTANTS T+ 61 2 9438 5098 LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN

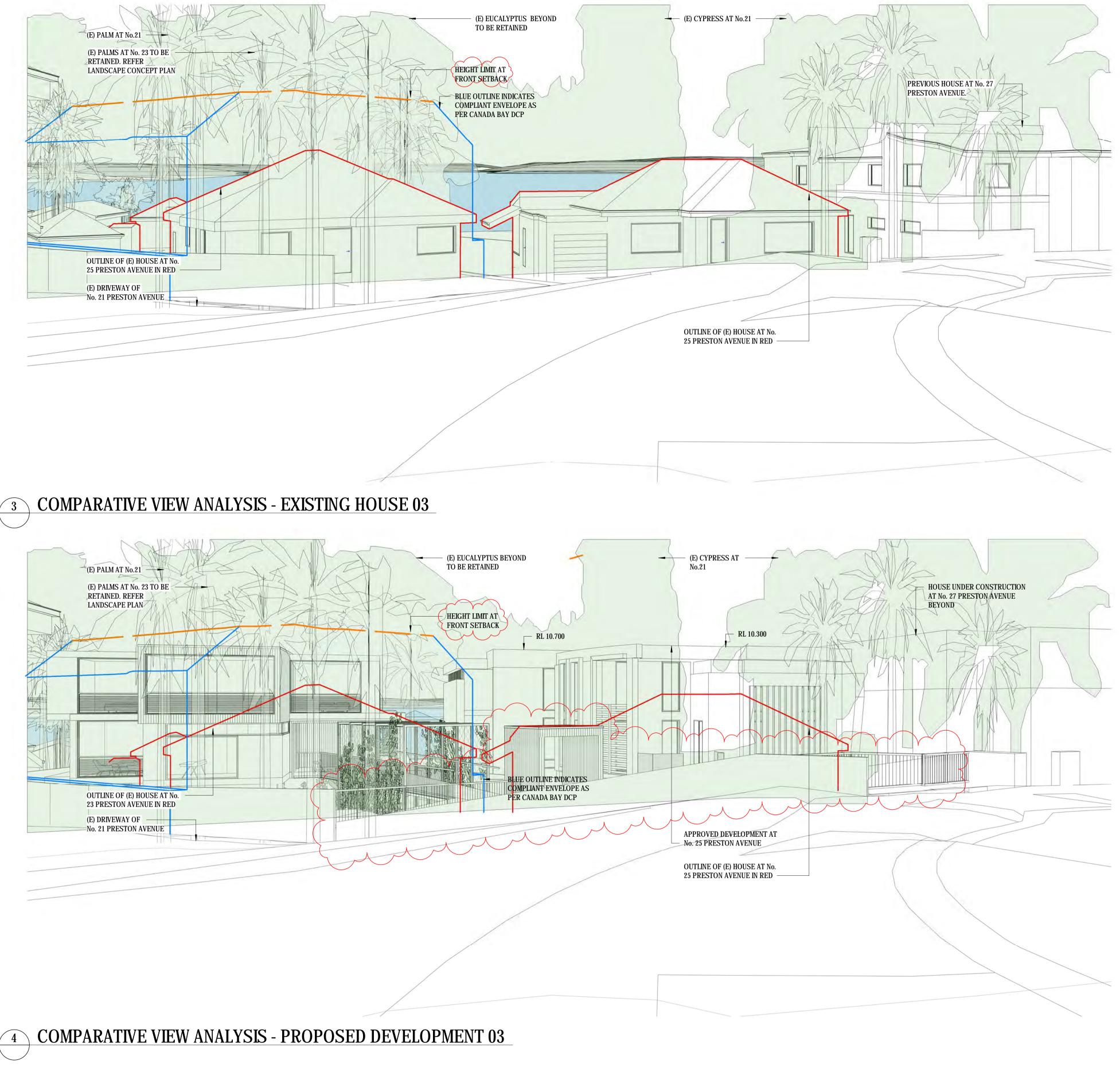
T+ 61 2 8399 0660

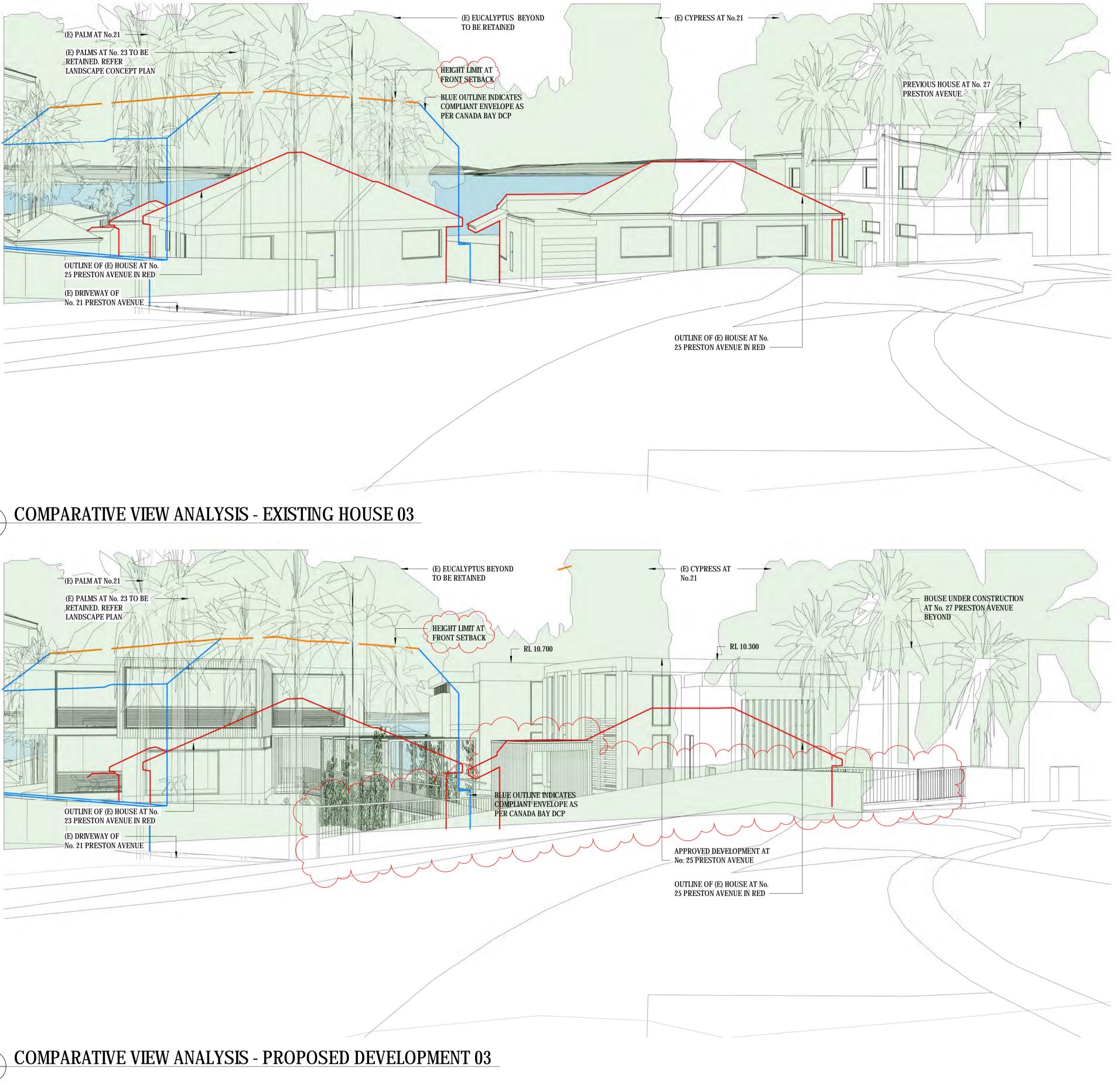
GEOTECHNICAL ENGINEER JK GEOTECHNICS T+ 61 2 9888 5000

ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS T+ 61 2 9888 5000

ENERGY CONSULTANT GAT & ASSOCIATES T+ 61 2 9569 1100

SURVEYOR **CMS SURVEYORS** T+ 61 2 9971 4802





Abbre	viations			Rev	Date	Description	Checked	Auth.	Proj. Dir	Proj. Arch	Drawn		Project
(E) (N) AW BK	EXISTING PROPOSED ALUMINIUM WINDOW BRICK		OVERHEAD SETBACKS HEIGHT LIMIT EXISTING	A B	26.07.21 14.09.21	Issue For Appeal Without Prejudice Plans	RAF RAF	JR JR	JR Job No.	RAF Sheet	VC Scale	-	NGUYEN RESIDEI 23 PRESTON AVENUE, FIVE DOCK 2046 LOT 3 IN DP562366
CONC. FG	CONCRETE FIXED GLASS GLASS BALUSTRADE		GROUND LINE						180089	A1	As indicated		
GB GD	GLASS DOOR		DEMOLISHED						NSW Nominate Robert Denton		782		VIEW CORRIDOR
GL MD MVB	GLASS LOUVRES METAL DOOR METAL VENETIAN BLINDS	\odot	TREES DEMOLISHED						Alex Kibble	Reg. No. 6			03
IVIVБ Р т	PAINT FINISH TIMBER	\odot	TREES RETAINED						Do not scale dra	awings. Verify all	dimensions on site. Notify archi	tect of all discrepancies	Drawing No.
TD	TIMBER DOOR			N	OIF	OR CONSTRU	JCIIC		10	20 30	40 50	-	<u>AR.DA.8203</u>

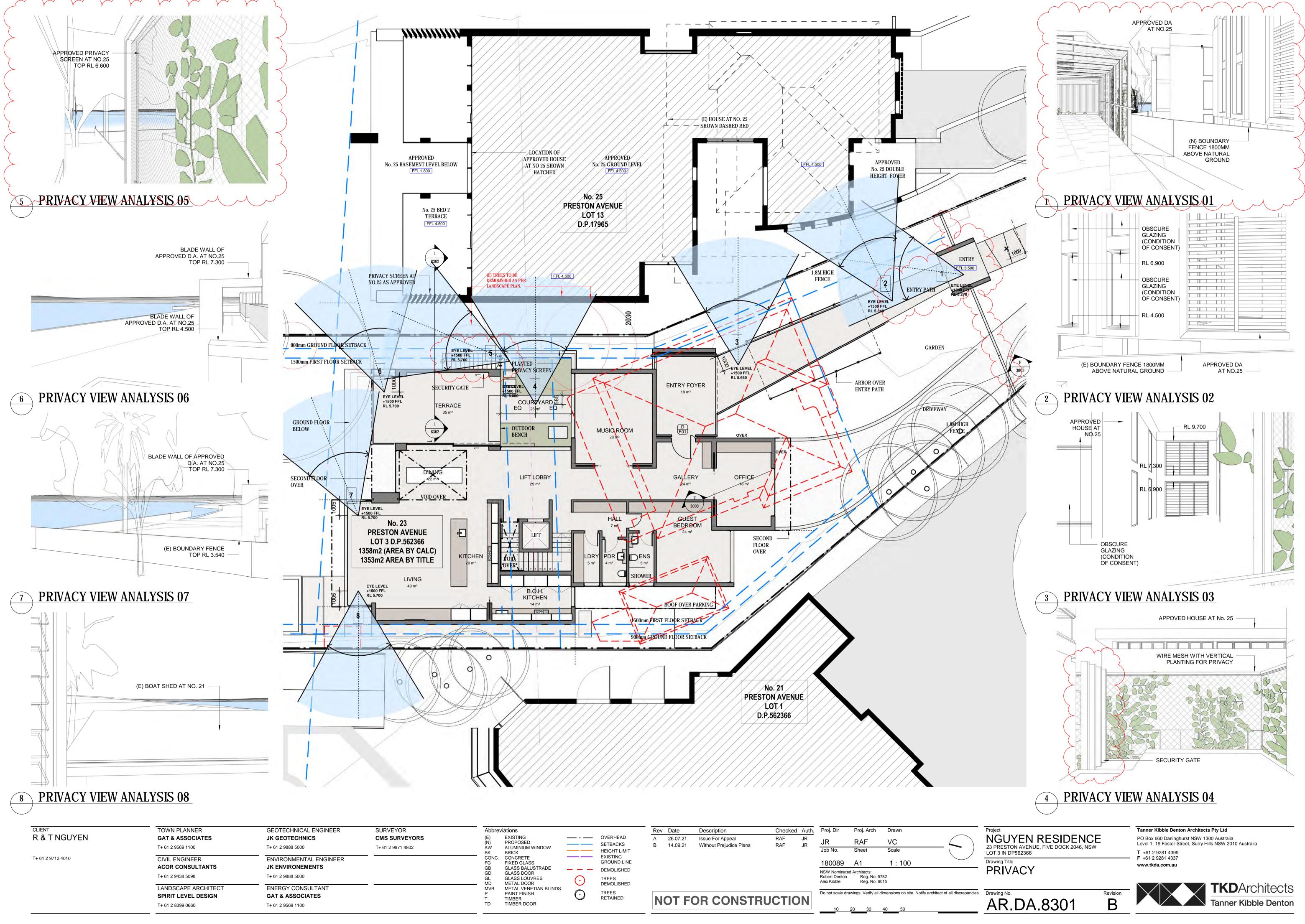
Project NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366 Drawing Title VIEW CORRIDOR ANALYSIS WWW.tkda.com.au 03 Drawing No.

Tanner Kibble Denton Architects Pty Ltd PO Box 660 Darlinghurst NSW 1300 Australia Level 1, 19 Foster Street, Surry Hills NSW 2010 Australia **T** +61 2 9281 4399 **F** +61 2 9281 4337

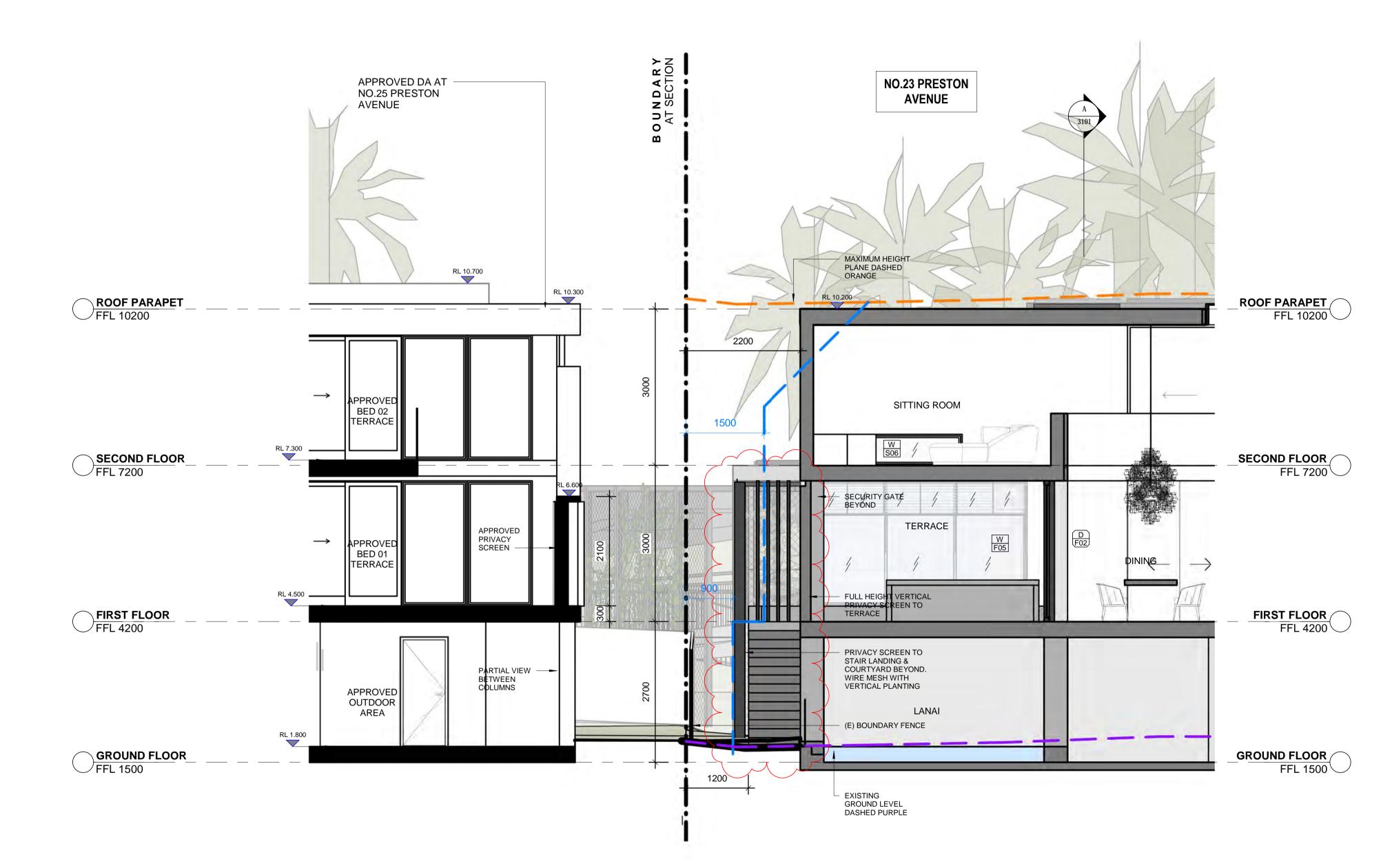


Revision B





	iations			Rev	Date	Descript	ion	Checked	Auth.	Proj. Dir	Proj. Arch	Drawn	
				1/61	Dale	1		Checkeu	Autti.	1 10j. Dil	1.10j. / 1011	Diami	
E)	EXISTING	<u> </u>	OVERHEAD	А	26.07.21	I Issue For	Appeal	RAF	JR	П			
(N)	PROPOSED		SETBACKS	В	14.09.21	Without F	rejudice Plans	RAF	JR	JR	RAF	VC	
AW	ALUMINIUM WINDOW		HEIGHT LIMIT	2	1 1.00.2	, indication in the second sec		10.1	on	Job No.	Sheet	Scale	
3K	BRICK		EXISTING										
CONC.	CONCRETE		GROUND LINE							400000		4 . 400	
=G	FIXED GLASS		GROUND LINE							180089	A1	1:100	
GB	GLASS BALUSTRADE		DEMOLISHED							NSW Nominate	d Architects		
GD	GLASS DOOR	\sim	TREES							Robert Denton	Reg. No. 5	782	
JL	GLASS LOUVRES	(•)	TREES							Alex Kibble	Reg. No. 6		
MD	METAL DOOR	\mathbf{O}	DEMOLISHED								- 5		
MVB	METAL VENETIAN BLINDS PAINT FINISH	\frown	TREES							Do not scale dr	awings Verify all	dimensions on site. Noti	fy architect of all discrepancies
- r	TIMBER	(\cdot)	RETAINED				ONOTO			Do not scale un	awings. verny an		ry architect of an discrepancies
i FD	TIMBER DOOR	<u> </u>	RETAILED			-OK C	ONSTR	UCHO					
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										10	20 30	40 50	

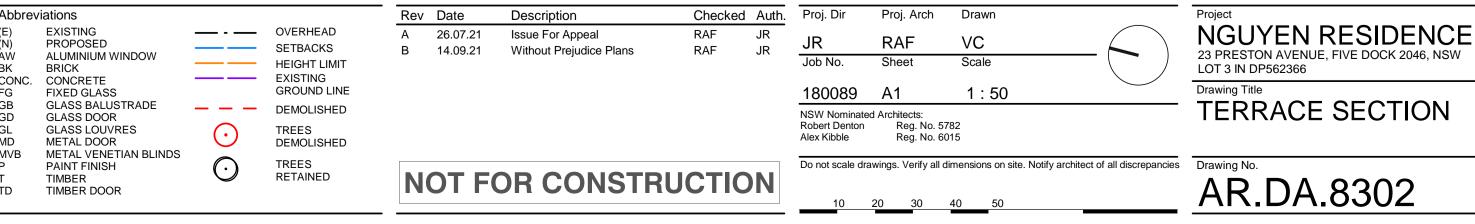




YEN	TOWN PLANNER GAT & ASSOCIATES	GEOTECHNICAL ENGINEER JK GEOTECHNICS	SURVEYOR CMS SURVEYORS	At (E
	T+ 61 2 9569 1100	T+ 61 2 9888 5000	T+ 61 2 9971 4802	N AV BH
	CIVIL ENGINEER ACOR CONSULTANTS	ENVIRONMENTAL ENGINEER JK ENVIRONEMENTS		CC FC GE
	T+ 61 2 9438 5098	T+ 61 2 9888 5000		GI GL
	LANDSCAPE ARCHITECT SPIRIT LEVEL DESIGN	ENERGY CONSULTANT GAT & ASSOCIATES		MI M\ P T
	T+ 61 2 8399 0660	T+ 61 2 9569 1100		ŤC

CLIENT R & T NGUY

T+ 61 2 9712 4010



23 PRESTON AVENUE, FIVE DOCK 2046, NSW





T +61 2 9281 4399

F +61 2 9281 4337

www.tkda.com.au

Tanner Kibble Denton Architects Pty Ltd

PO Box 660 Darlinghurst NSW 1300 Australia Level 1, 19 Foster Street, Surry Hills NSW 2010 Australia

TKDArchitects