

NEW DEVELOPMENT TO

23 PRESTON AVENUE, FIVE DOCK

DEVELOPMENT APPLICATION
FOR R & T NGUYEN

TKD ARCHITECTS PTY LTD

ARCHITECTURAL (A1)

DRAWING NO.	DRAWING NAME	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	STREETSCAPE CHARACTER PLAN	NTS	C
AR.DA.1202	STREETSCAPE CHARACTER ELEVATION	NTS	A
AR.DA.2001	GROUND FLOOR PLAN	1:100	E
AR.DA.2002	FIRST FLOOR PLAN	1:100	D
AR.DA.2003	SECOND FLOOR PLAN	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
AR.DA.6001	COMPLIANCE PLANS	1:200	E
AR.DA.6002	WASTE MANAGEMENT PLAN	1:100	A
AR.DA.7001	SHADOW DIAGRAMS 01	1:200	C
AR.DA.7002	SHADOW DIAGRAMS 02	1:200	C
AR.DA.8001	MATERIAL PALETTE/ COLOUR SAMPLES	1:100	A
AR.DA.8101	BASIX REQUIREMENTS	NTS	A
AR.DA.8201	VIEW CORRIDOR ANALYSIS	As indicated	C
AR.DA.8202	VIEW CORRIDOR ANALYSIS 02	As indicated	B
AR.DA.8203	VIEW CORRIDOR ANALYSIS 03	As indicated	B
AR.DA.8301	PRIVACY	1:100	B
AR.DA.8302	TERRACE SECTION	1:50	B

NOTIFICATION (A4)

DRAWING NO.	DRAWING NAME	SCALE	REVISION
AR.DA.A401	PROPOSED SITE PLAN	NTS	A
AR.DA.A402	PROPOSED ELEVATIONS 01	NTS	A
AR.DA.A403	PROPOSED ELEVATIONS 02	NTS	A

SURVEY (A1)

DRAWING NO.	DRAWING NAME	SCALE	REVISION
18183	DETAILS OVER LOT 3 IN DP562366	1:100	4

LANDSCAPE (A1)

DRAWING NO.	DRAWING NAME	SCALE	REVISION
L100	LANDSCAPE CONCEPT PLAN	1:100	D

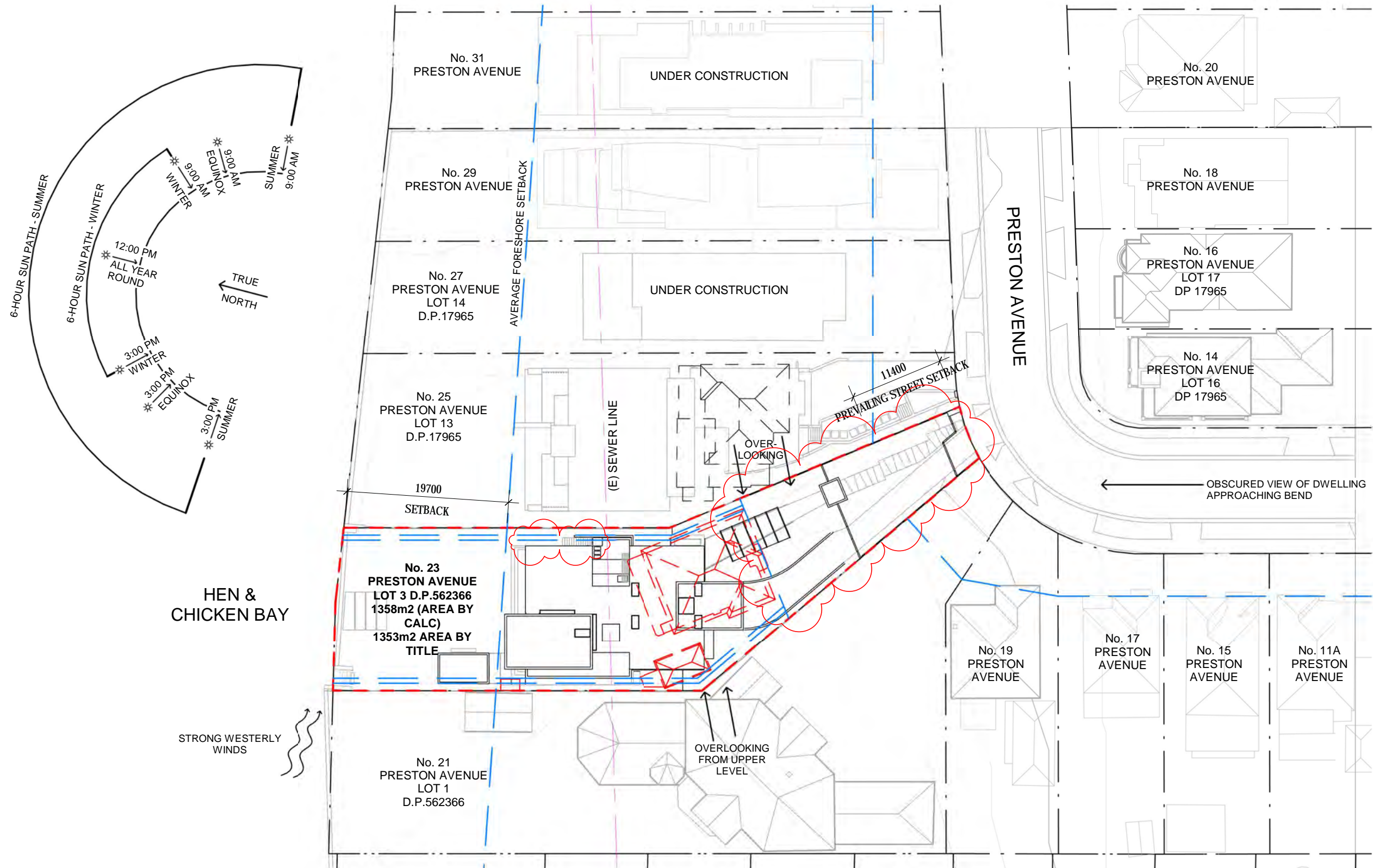
CIVIL (A1)

DRAWING NO.	DRAWING NAME	SCALE	REVISION
C1.01	COVER SHEET, LEGENDS AND NOTES	NTS	B
C1.05	DETAILS SHEET 1	NTS	B
C1.06	DETAILS SHEET 2	NTS	A
C3.00	OVERALL SITE PLAN AND SERVICES	1:100	B
C3.01	CIVIL WORKS PLAN SHEET 1	1:100	C
C3.02	LONGITUDINAL SECTIONS SHEET 1	1:100	C
C3.03	LONGITUDINAL SECTIONS SHEET 2	1:100	C
C3.15	WSUD CATCHMENT PLAN	1:100	B
C5.01	SOIL EROSION AND SEDIMENT CONTROL PLAN	1:100	C



2 LOCALITY PLAN - TRUE NORTH

NTS



3 SITE ANALYSIS

1 : 500

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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	

Abbreviations		
(E) EXISTING	---	OVERHEAD
(N) PROPOSED	---	SETBACKS
AW ALUMINIUM WINDOW	---	HEIGHT LIMIT
BK BRICK	---	EXISTING GROUND LINE
CONC. CONCRETE	---	DEMOLISHED
FG FIXED GLASS	---	TREES
GB GLASS BALUSTRADE	---	DEMOLISHED
GL GLASS DOOR	---	TREES
MD GLASS LOUVRES	---	RETAINED
MD METAL DOOR	---	
MVB METAL VENETIAN BLINDS	---	
P PAINT FINISH	---	
T TIMBER	---	
TD TIMBER DOOR	---	

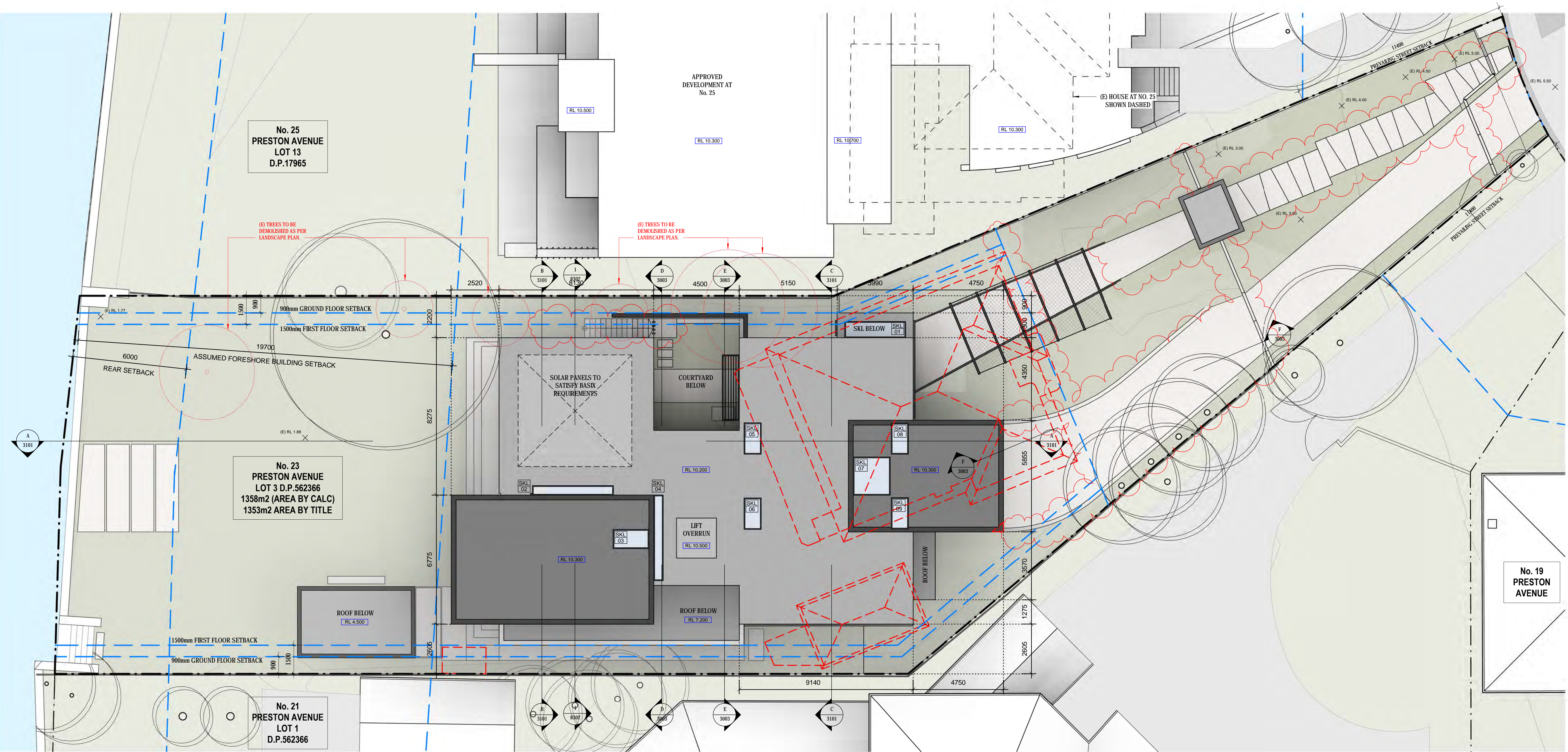
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P1	20.08.19	Consultant Coordination	RAF	JR
P2	12.12.19	For Final Review	RAF	JR
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C	12.02.21	Issue For Appeal	RAF	JR
D	14.09.21	Without Prejudice Plans	RAF	JR
E	16.09.21	WOP - Driveway Amendment	RAF	JR

NOT FOR CONSTRUCTION

Rev	Dir	Proj	Arch	Drawn
JR	RAF	RAF	RAF	RAF
Job No.	Sheet	Scale		
180089	A1	1 : 500		
NSW Nominated Architects: Robert Denton Reg. No. 5782 Alex Kibble Reg. No. 5015				
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies				
10	20	30	40	50

Project NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366	Drawing Title COVER SHEET, LOCALITY PLAN & SITE ANALYSIS
Drawing No. AR.DA.0000	Revision E

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 www.tkda.com.au	TKDArchitects Tanner Kibble Denton
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Proj. Dir Proj. Arch Drawn

JR RAF RAF

Job No. Sheet Scale

180089 A1 1 : 100

NSW Nominated Architects:

Robert Denton Reg. No. 5782

Alex Kibble Reg. No. 5015

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10 20 30 40 50

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

Drawing Title
SITE & ROOF PLAN

Drawing No.
AR.DA.1101

Revision

D

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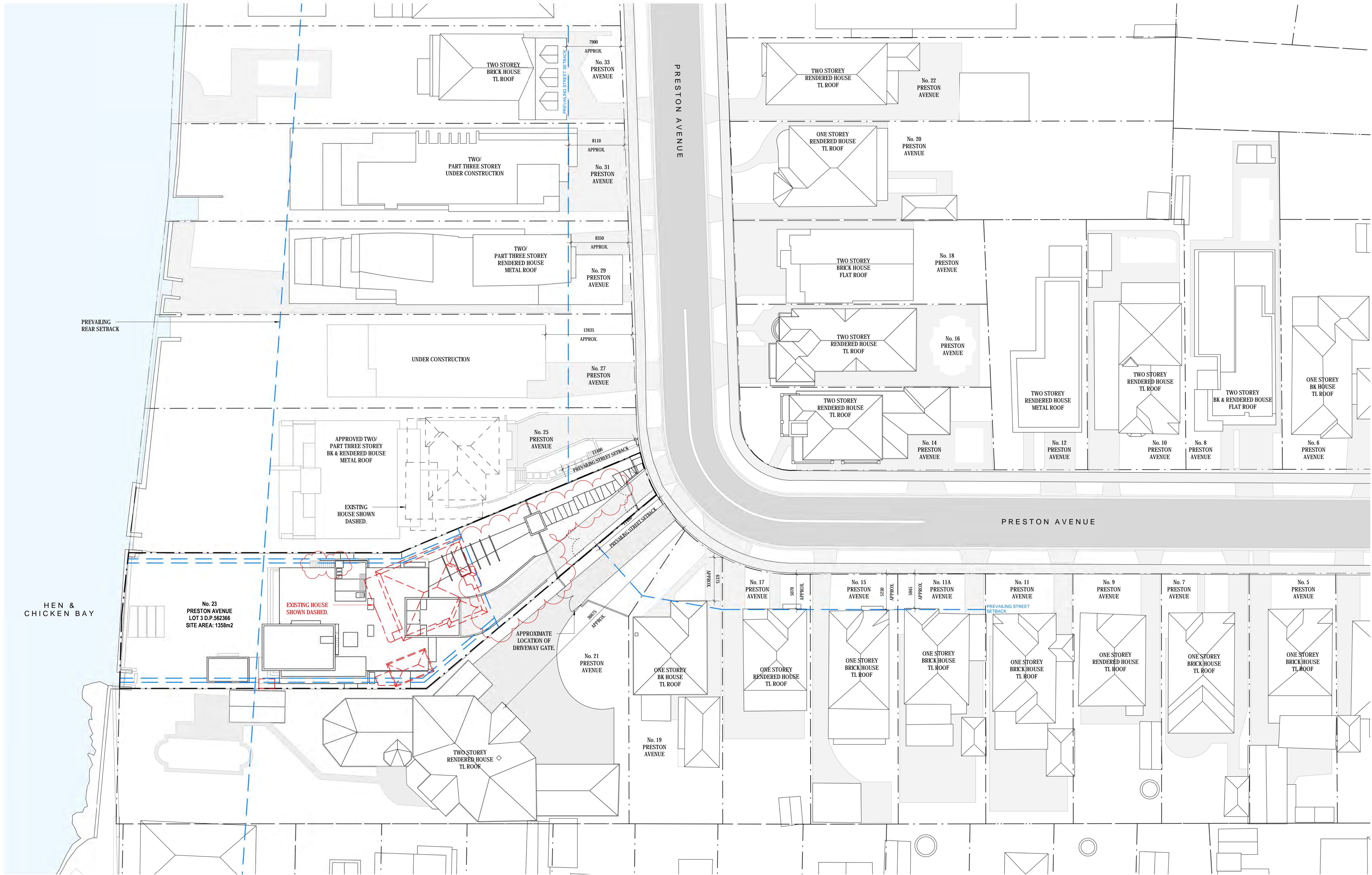
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Proj. Dir	Proj. Arch	Drawn
JR	RAF	NC

Job No. Sheet Scale

180089 A1 NTS

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

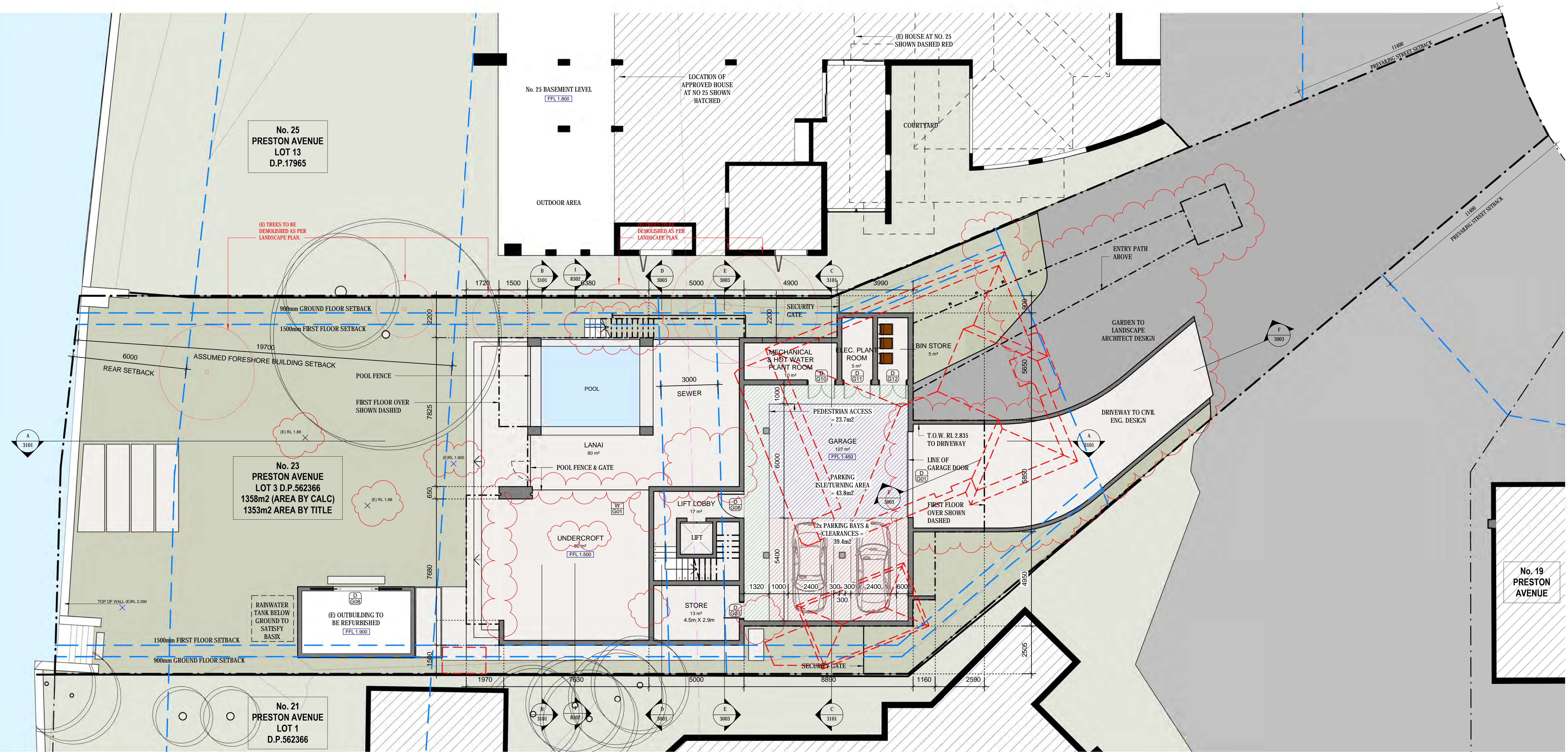
Drawing Title
STREETSCAPE CHARACTER PLAN

Drawing No.
AR.DA.1201

Revision
C

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JR	RAF	RAF

Job No. Sheet Scale

180089 A1 1 : 100

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LOT 3 IN DP562366

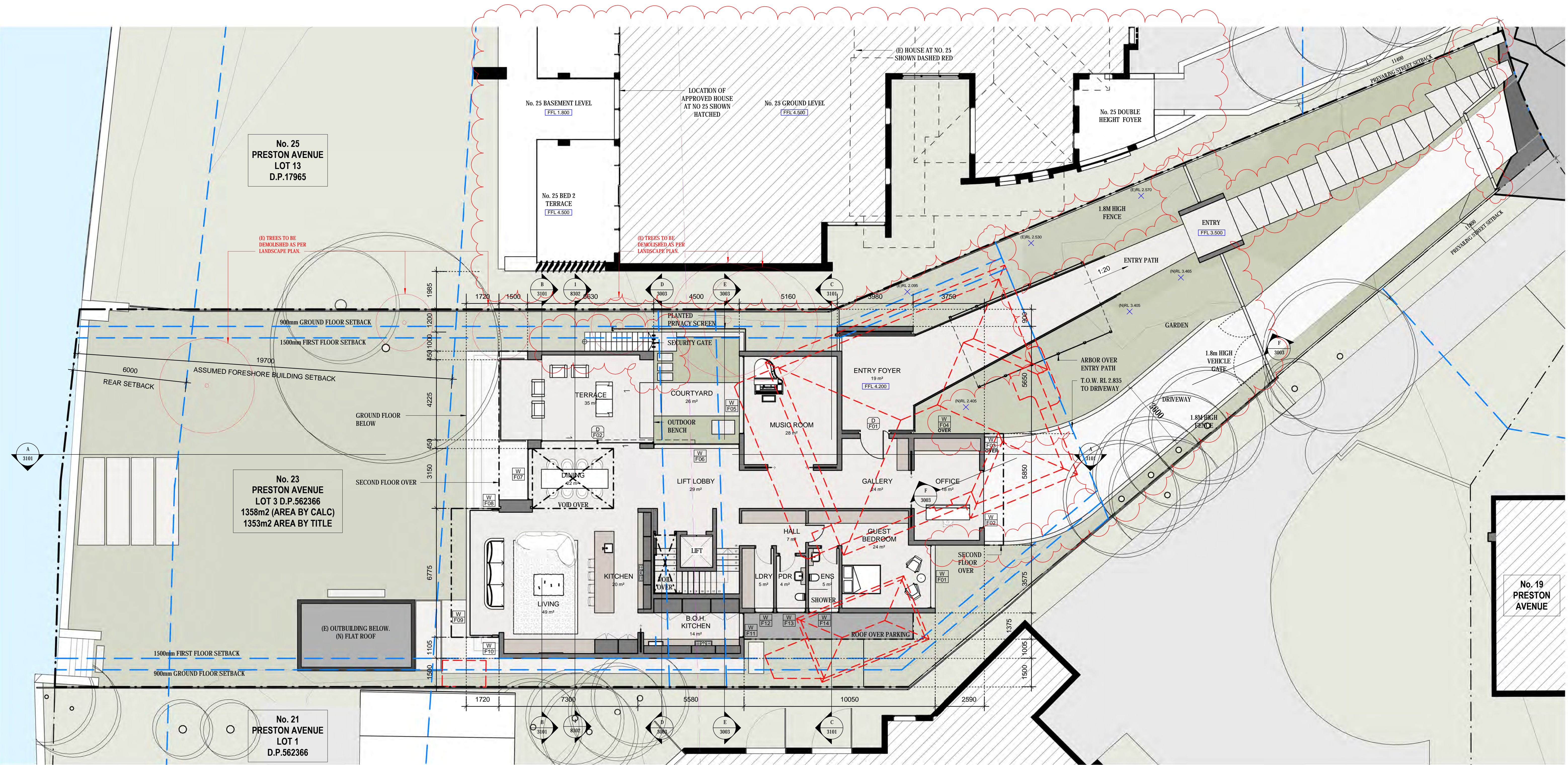
Drawing Title
GROUND FLOOR PLAN

Drawing No.
AR.DA.2001

Revision
E

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JR	RAF	RAF
Job No.	Sheet	Scale
180089	A1	1 : 100

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Alex Kibble

Reg. No. 5782
Reg. No. 5015

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10 20 30 40 50

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

Drawing Title
FIRST FLOOR PLAN

Drawing No.
AR.DA.2002

Revision

D

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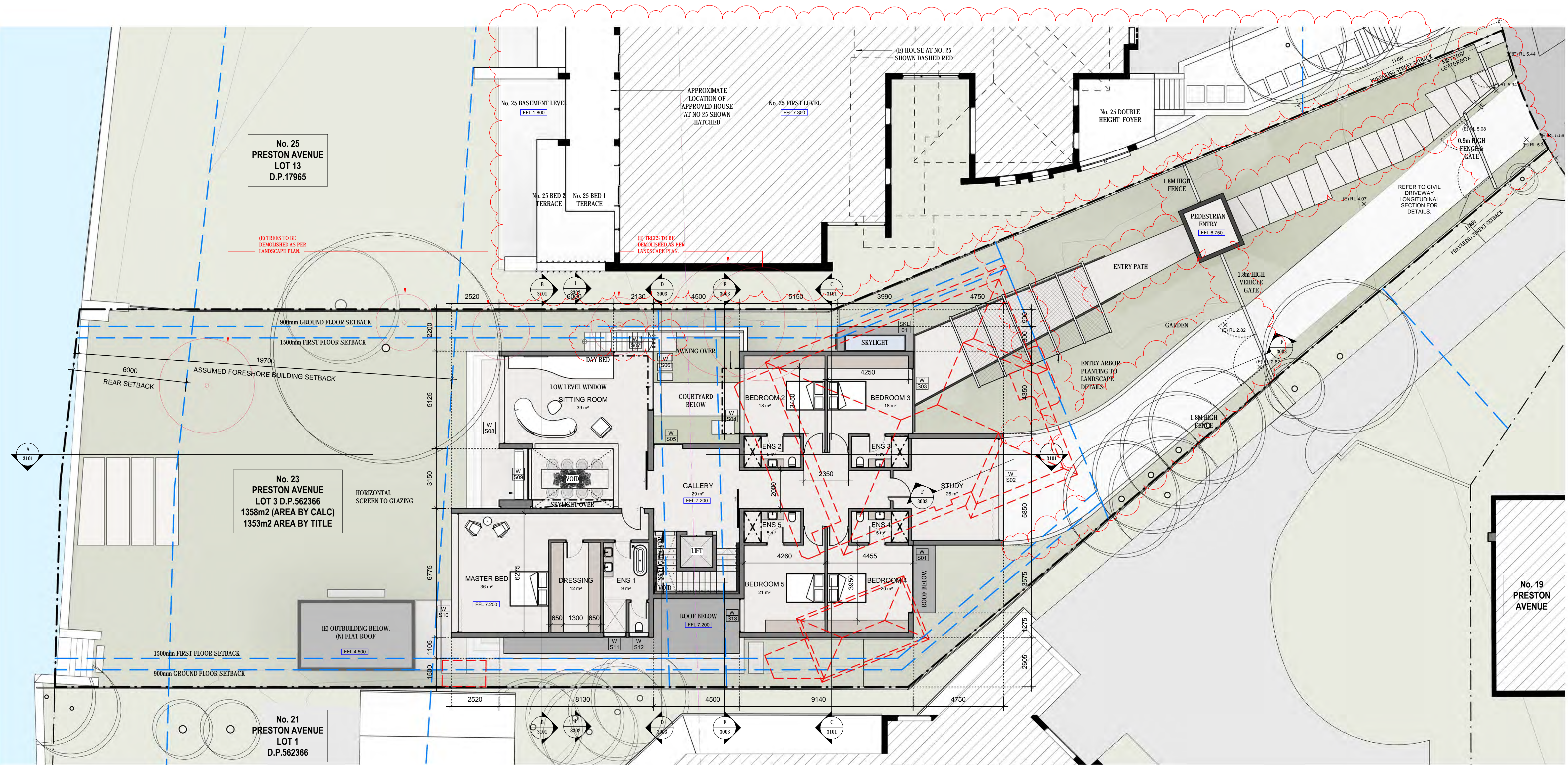
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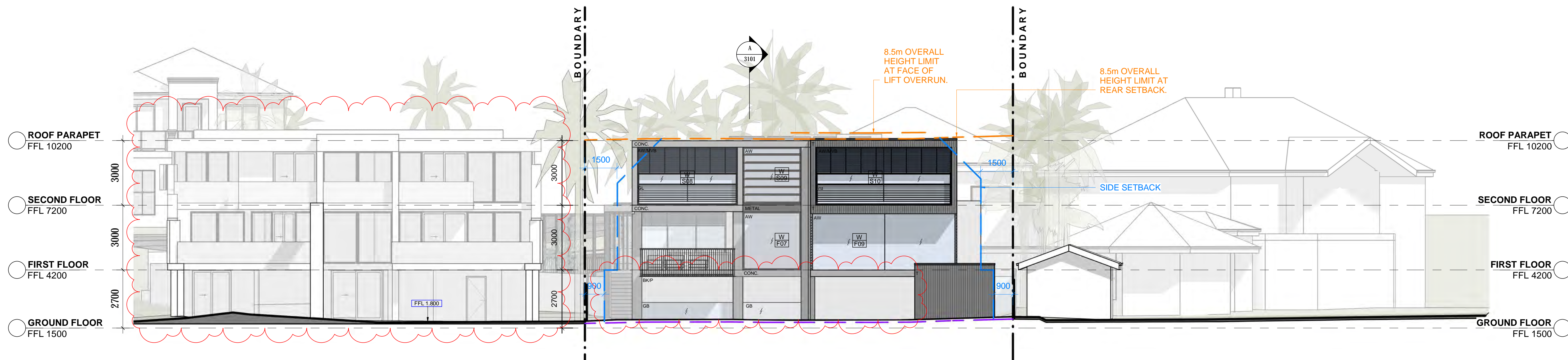
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SECOND FLOOR PLAN

Drawing No.
AR.DA.2003

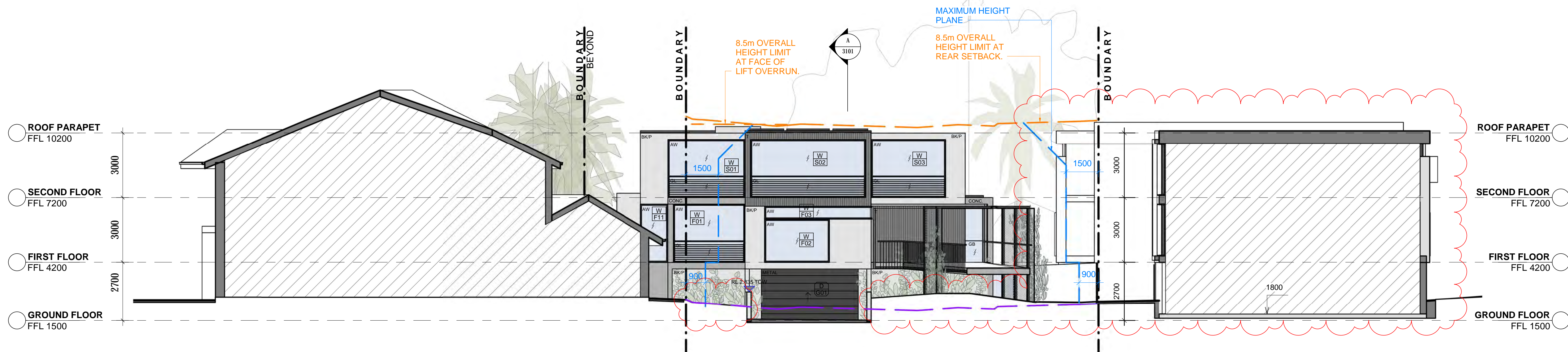
Revision
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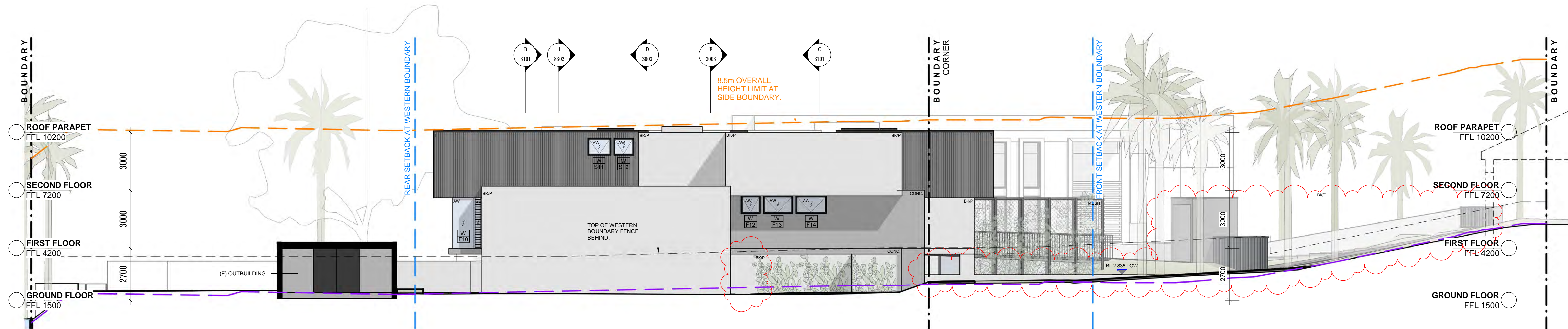
1 NORTH ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION

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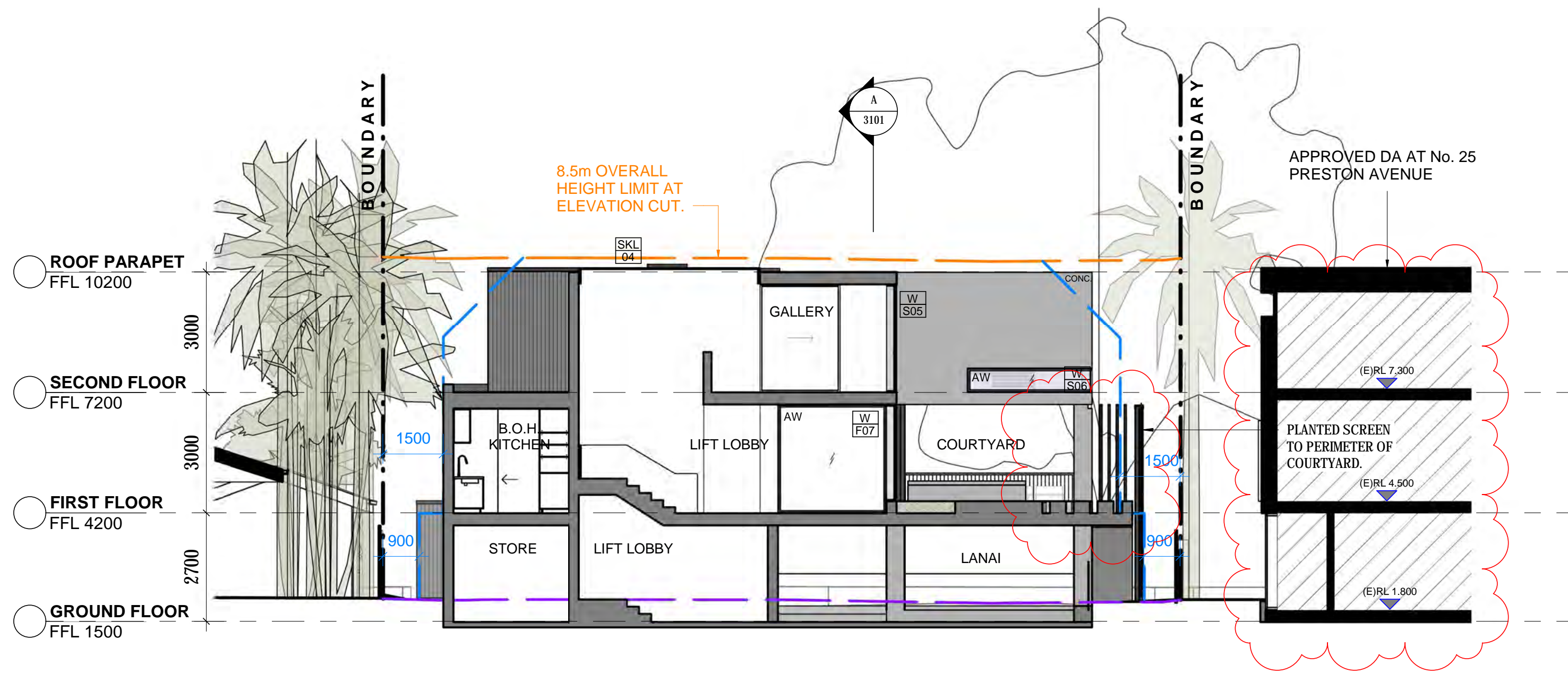
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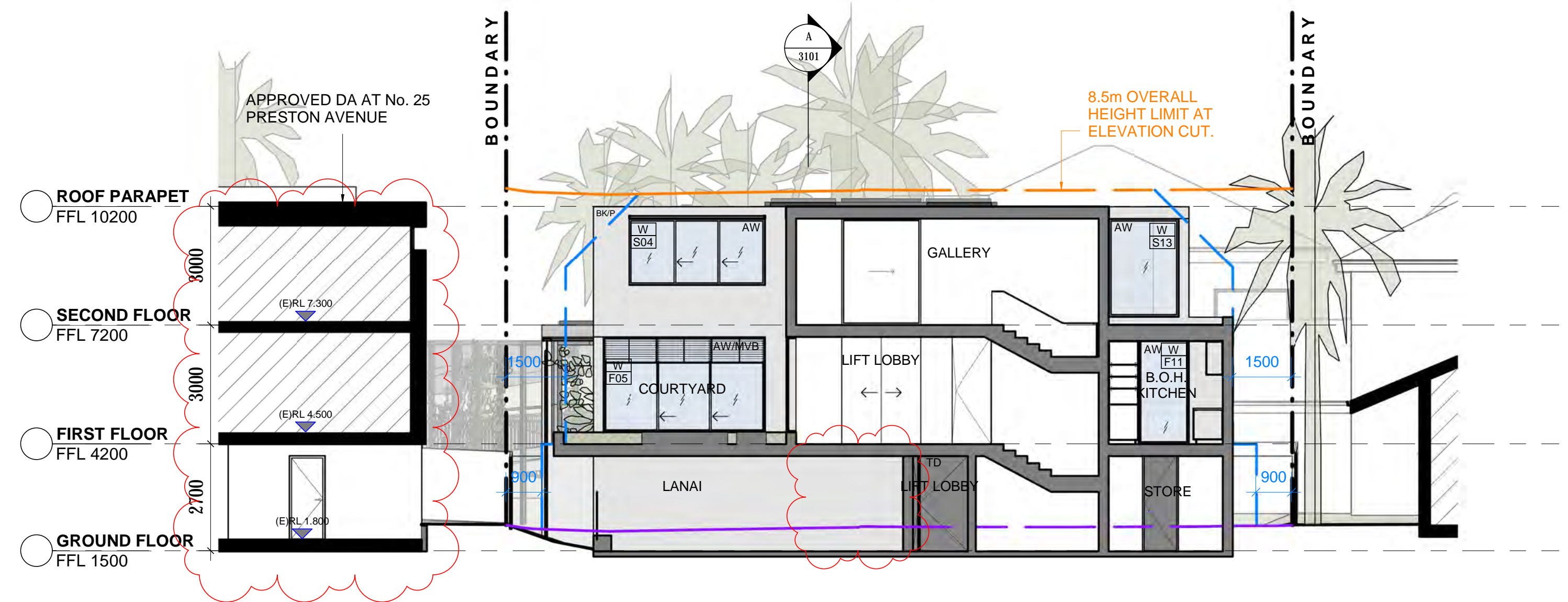
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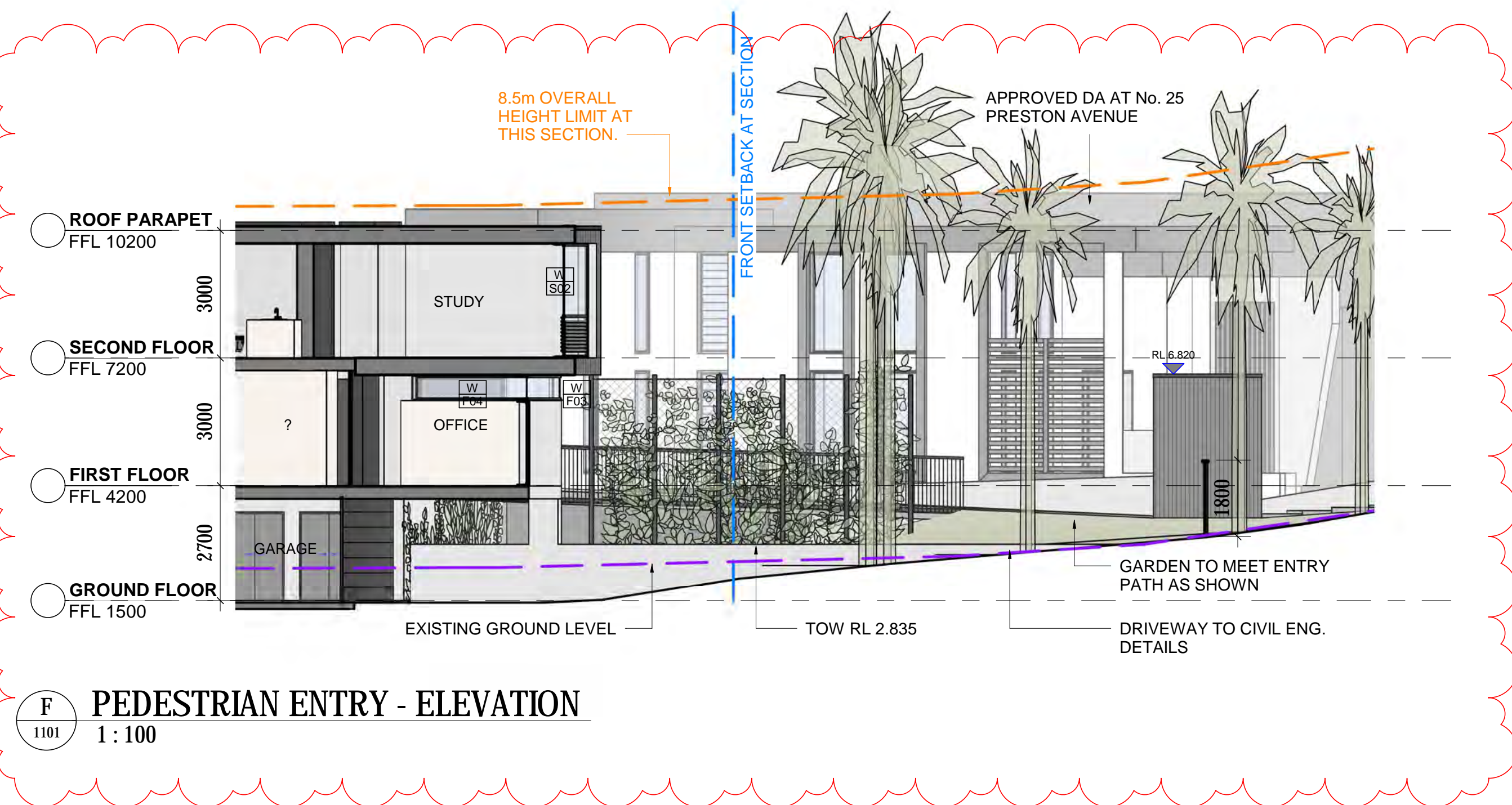
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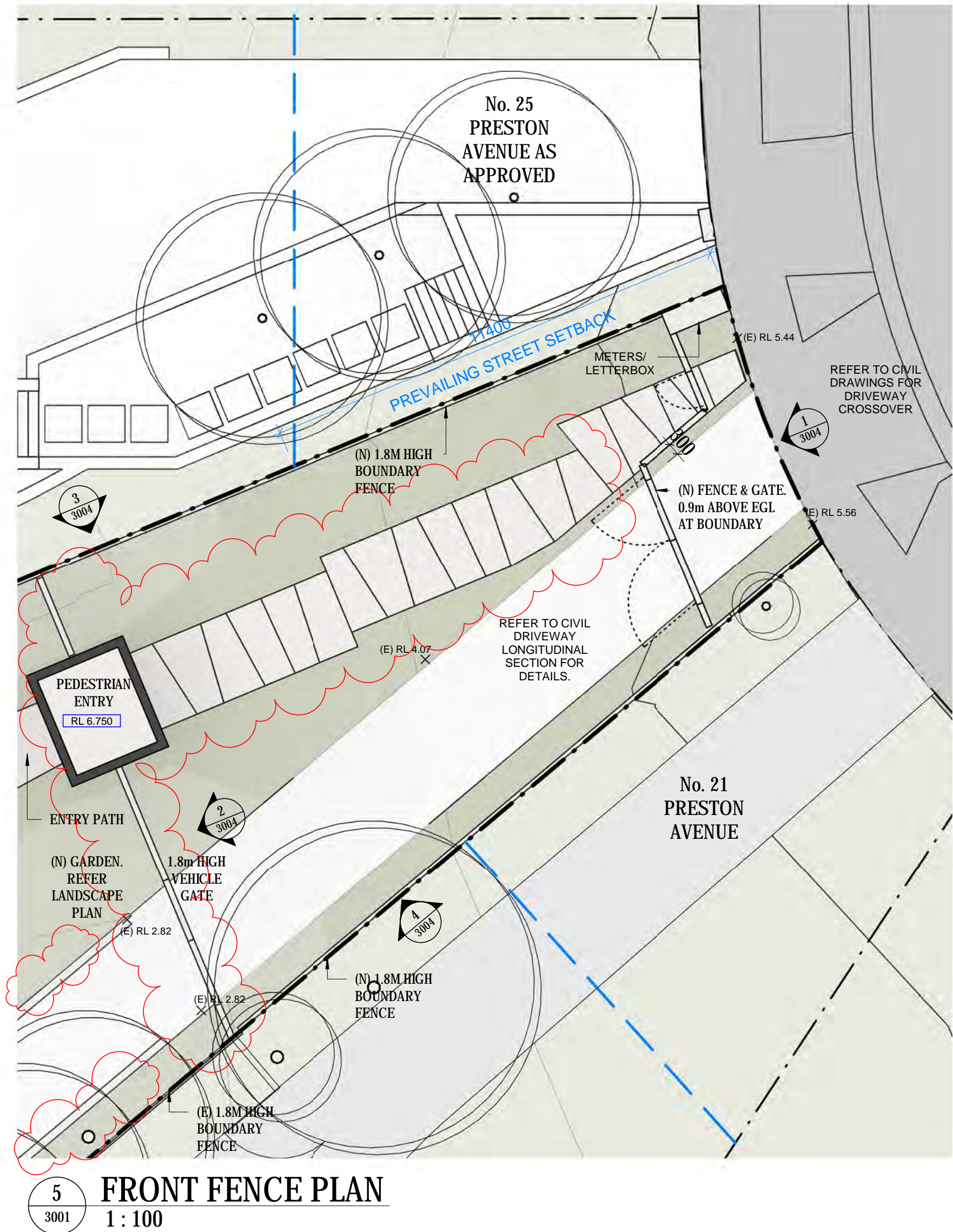
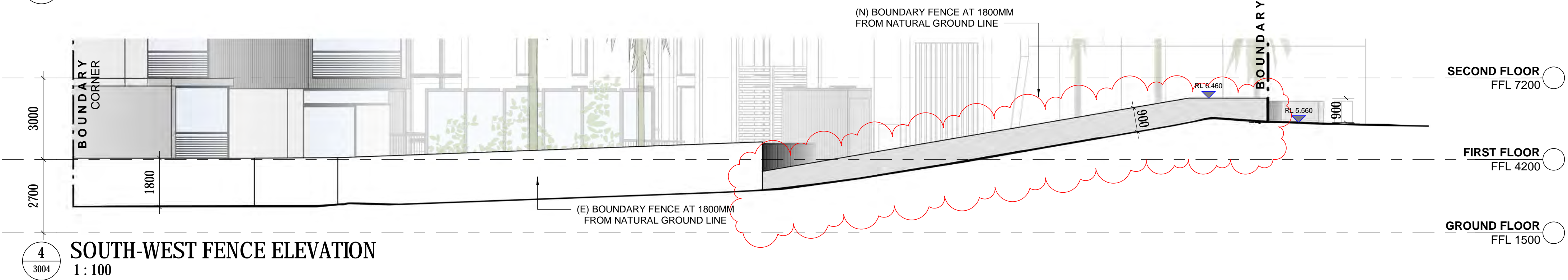
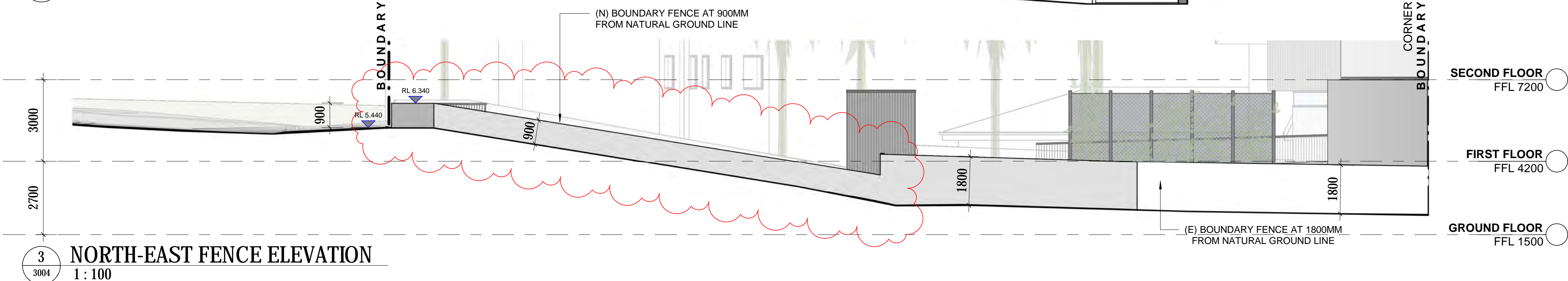
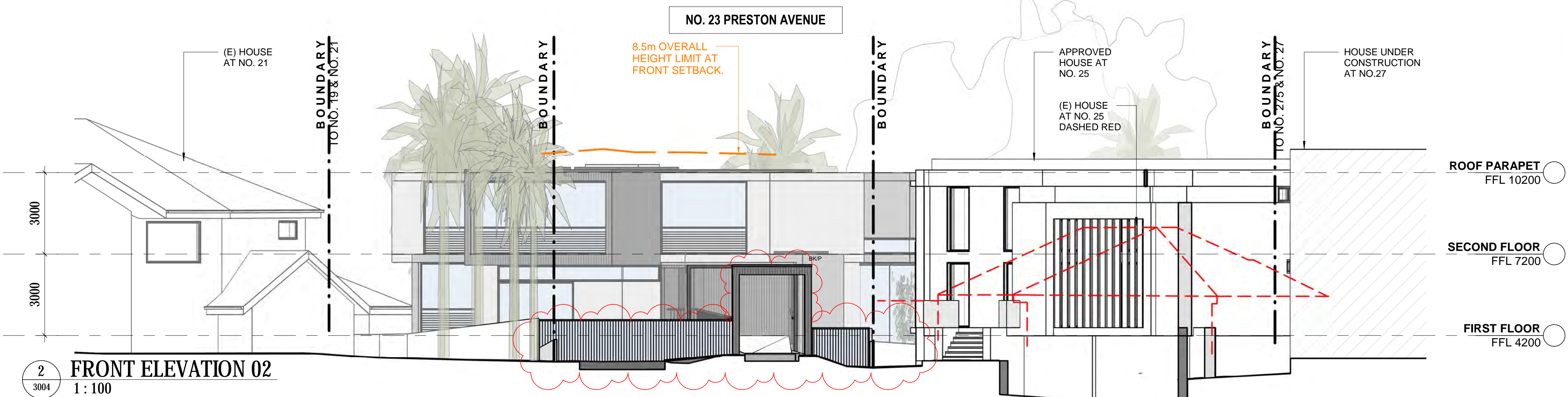
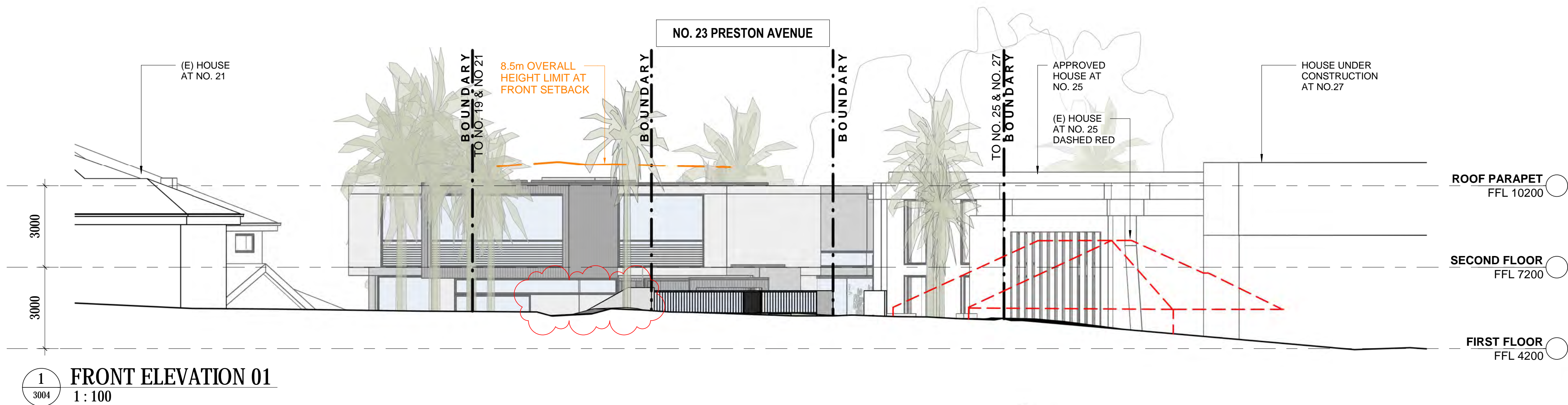
D COURTYARD - SOUTH ELEVATION
1 : 100



E COURTYARD - NORTH ELEVATION
1 : 100



F PEDESTRIAN ENTRY - ELEVATION
1 : 100



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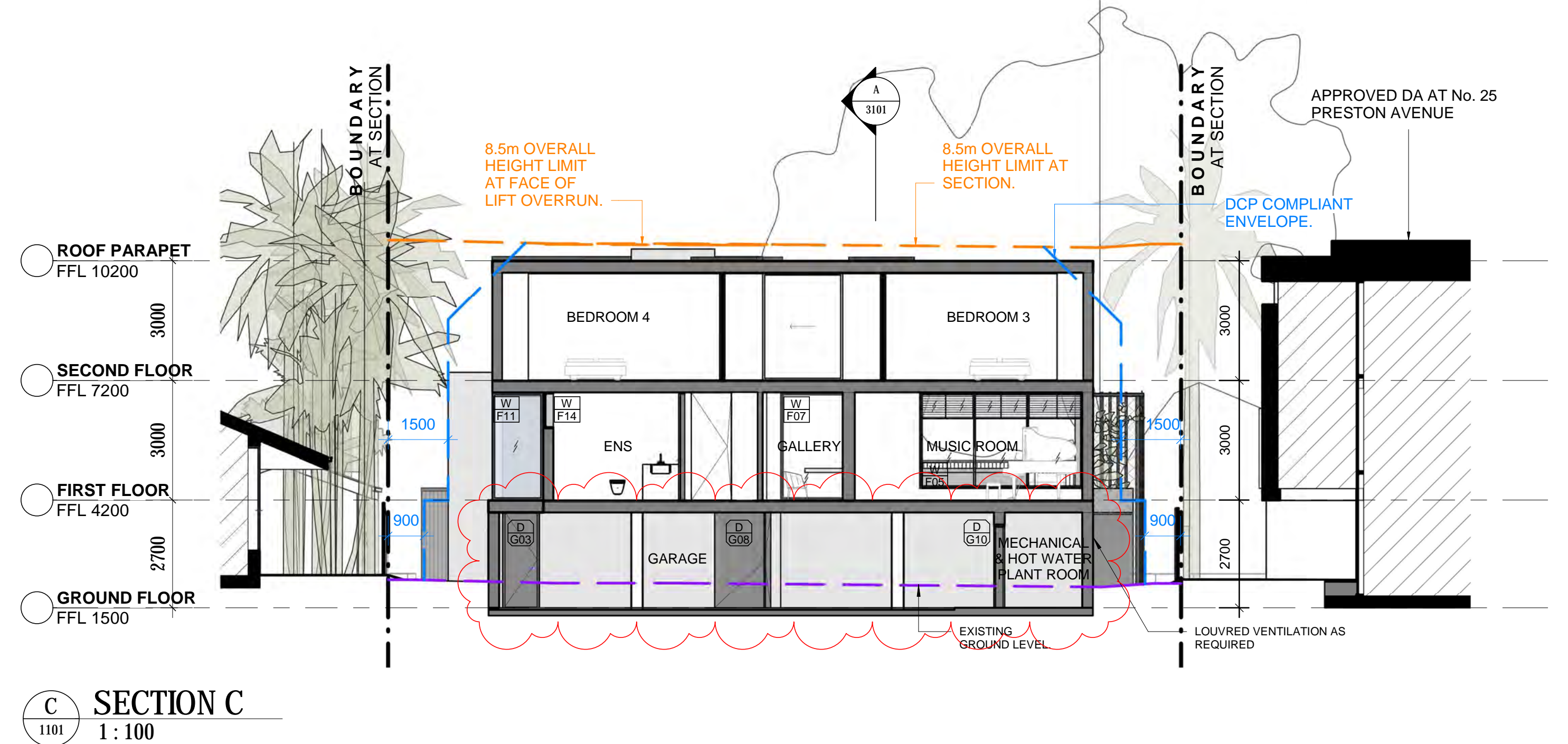
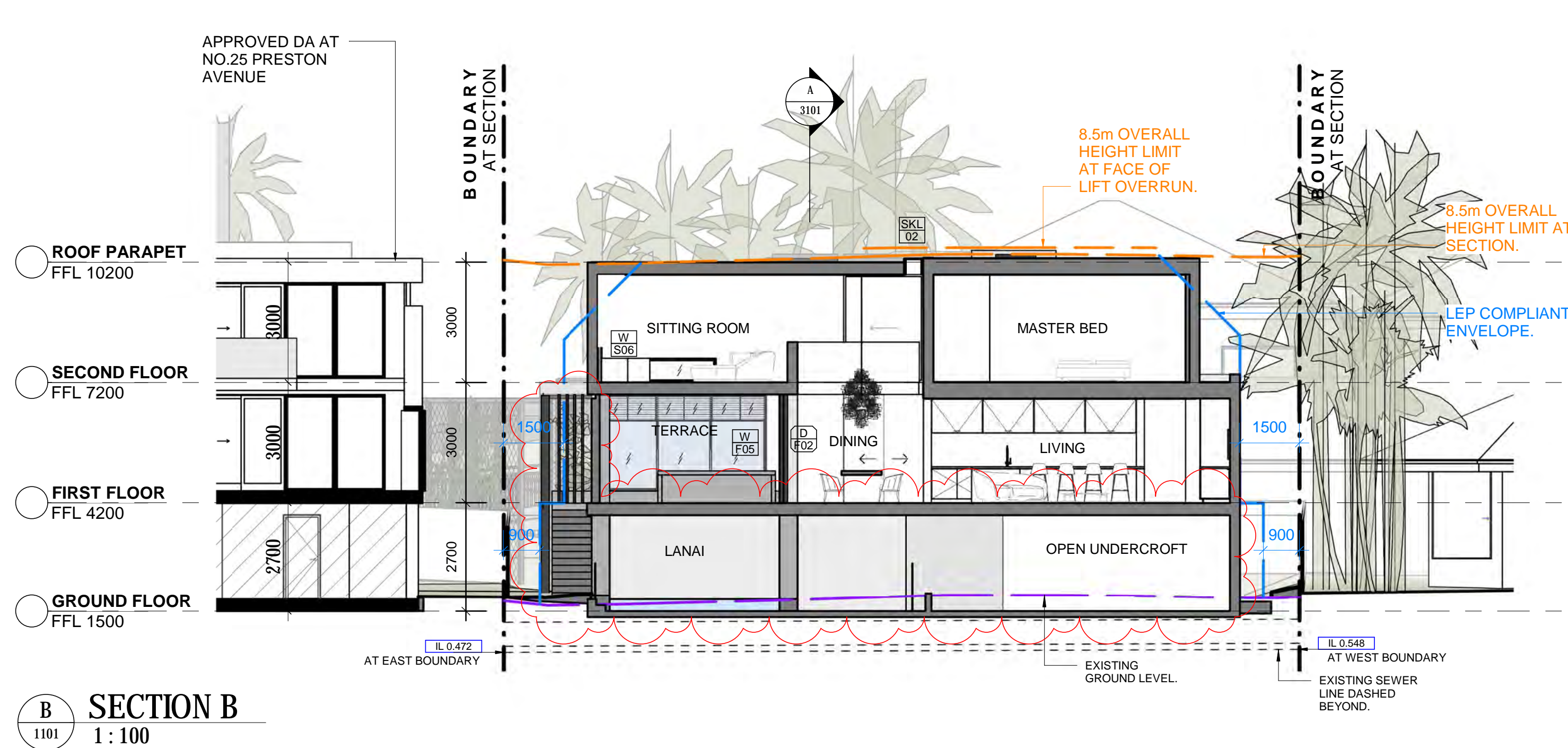
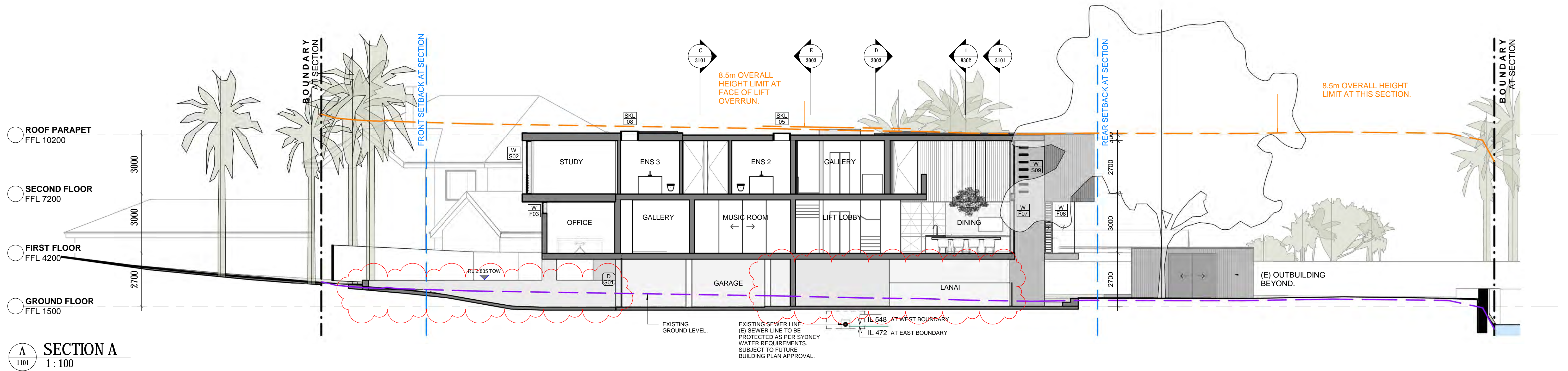
Project
NGUYEN RESIDENCE
23 PRESTON AVENUE, FIVE DOCK 2046, NSW
LOT 3 IN DP562366

Drawing Title
FRONT ELEVATIONS

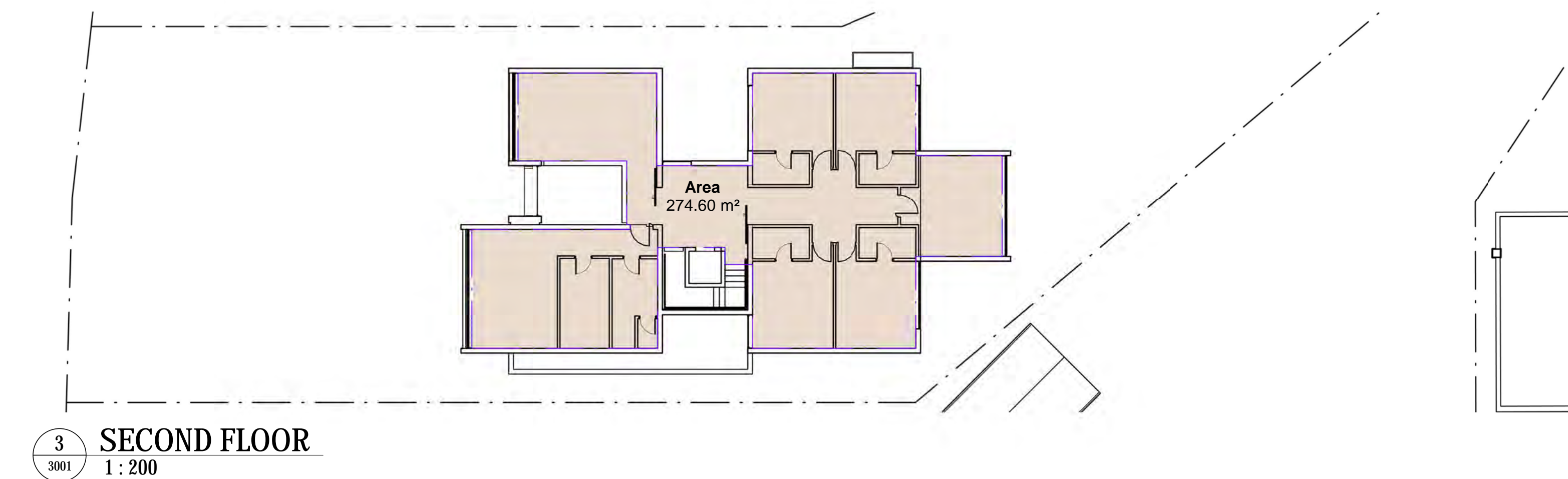
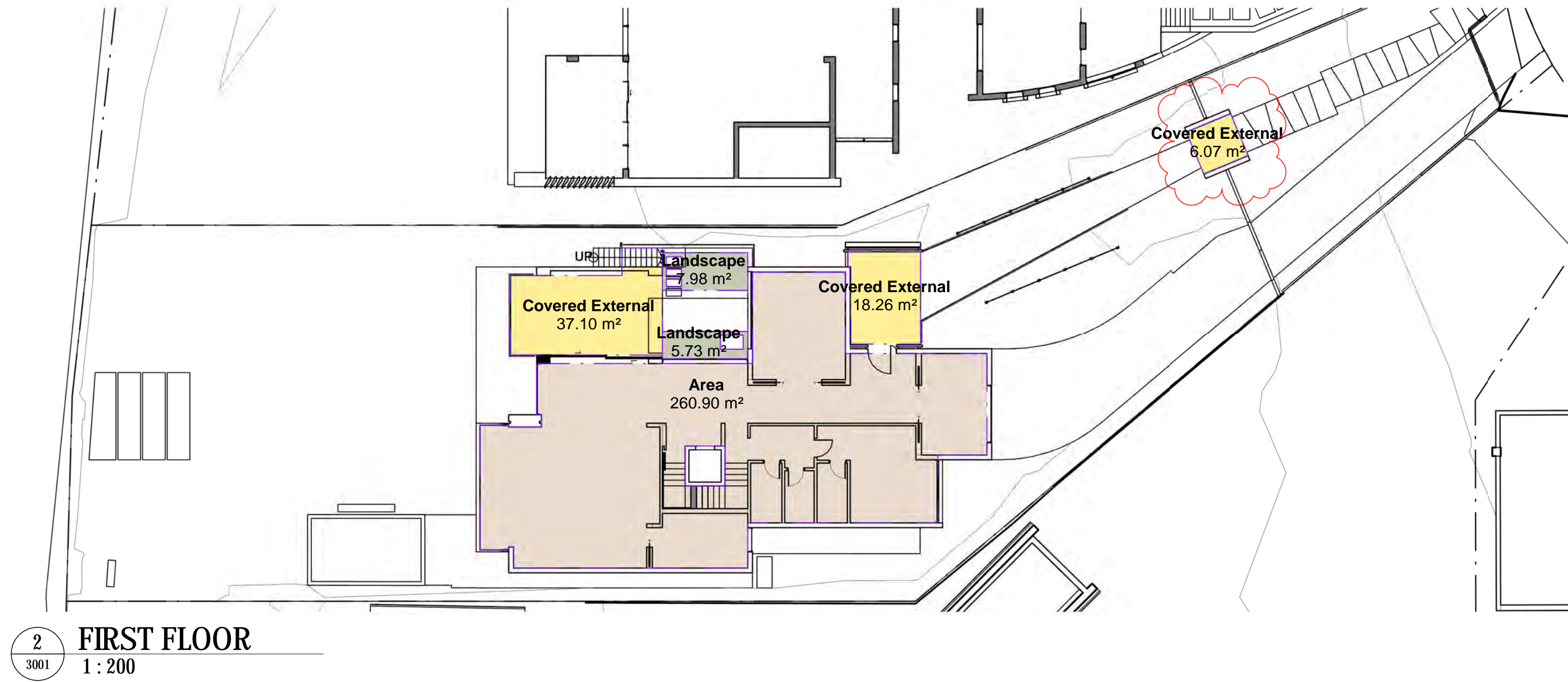
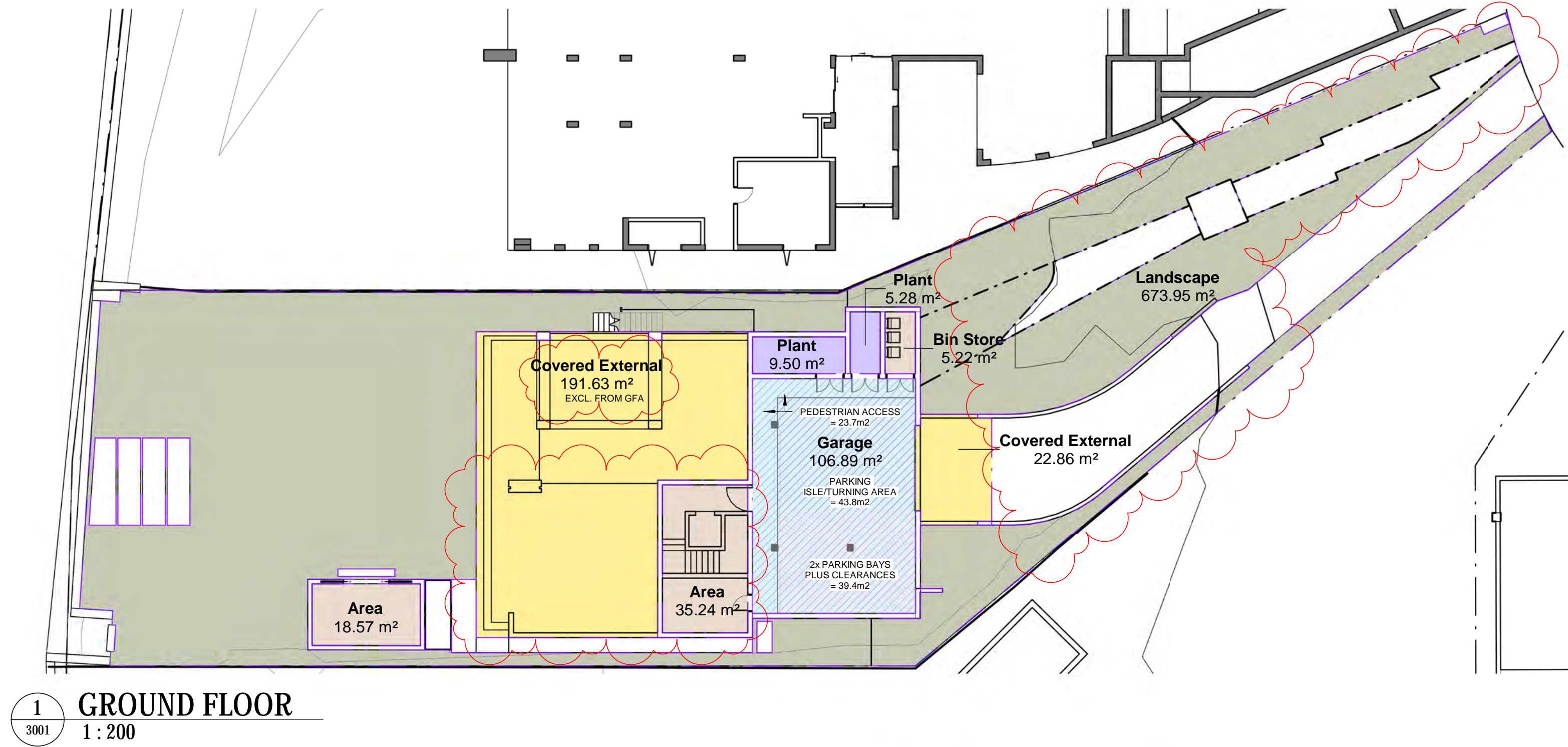
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CLIENT R & T NGUYEN		TOWN PLANNER GAT & ASSOCIATES T+ 61 2 9569 1100		GEOTECHNICAL ENGINEER JK GEOTECHNICS T+ 61 2 9888 5000		SURVEYOR CMS SURVEYORS T+ 61 2 9971 4802		Abbreviations (E) EXISTING (N) PROPOSED AW ALUMINIUM WINDOW BK BRICK CONC. CONCRETE FG FIXED GLASS GB GLASS BALUSTRADE GD GLASS DOOR GL GLASS LOUVRES MD METAL DOOR MVB METAL VENETIAN BLINDS P PAINT FINISH T TIMBER TD TIMBER DOOR		OVERHEAD SETBACKS HEIGHT LIMIT EXISTING GROUND LINE DEMOLISHED TREES DEMOLISHED TREES RETAINED		Rev Date Description Checked Auth. P1 20.08.19 Consultant Coordination RAF JR P2 12.12.19 For Final Review RAF JR A 14.01.20 DA Submission RAF JR B 24.01.20 Response to Council RFI RAF JR C 12.02.21 Issue For Appeal RAF JR D 14.09.21 Without Prejudice Plans RAF JR		Proj. Dir Proj. Arch Drawn JR RAF RAF Job No. Sheet Scale 180089 A1 1:100 NSW Nominated Architects: Robert Denton Reg. No. 5782 Alex Kibble Reg. No. 5015		Project NGUYEN RESIDENCE 23 PRESTON AVENUE, FIVE DOCK 2046, NSW LOT 3 IN DP562366 Drawing Title SECTIONS		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 www.tkda.com.au		Drawing No. AR.DA.3101 Revision D		TKDArchitects Tanner Kibble Denton	
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TOTAL FLOORPLATE AREA

GROUND FLOOR:

ENCLOSED	= 59.03m ²	(35.24m ² + 18.57 m ² + 5.22 m ²)
EXTERNAL	= 214.49m ²	(191.63m ² + 22.86m ²) - EXCL. FROM GFA
PLANT ROOM	= 14.78m ²	(9.5m ² + 5.28m ²) - EXCL. FROM GFA
GARAGE	= 106.89m ²	(39.4m ² + 43.8m ² + 23.7m ²) - EXCL. FROM GFA

FIRST FLOOR:

ENCLOSED	= 260.90m ²	
EXTERNAL	= 61.43m ²	(37.1m ² + 18.26m ² + 6.07m ²) - EXCL. FROM GFA

SECOND FLOOR:

ENCLOSED	= 274.60m ²	
EXTERNAL	= 0m ²	(EXCL. FROM GFA)

TOTAL ENCLOSED = 59.03 + 260.90 + 274.60 = **594.53m²**

TOTAL ALLOWABLE = 0.5:1 = 1358m²/2 = **679.00m²**

TOTAL UNDER = **84.47m²**

LANDSCAPE AREA

TOTAL REQUIRED = 45% OF TOTAL SITE AREA

= 1358 * 0.45

= 611.1m²

TOTAL LANDSCAPE = 673.95m² + 5.73m² + 7.98m²

= **687.66m²**

TOTAL EXCESS = **76.56m²**

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CMS SURVEYORS
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Abbreviations
(E) EXISTING
(N) PROPOSED
AW ALUMINIUM WINDOW
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FG FIXED GLASS
GB GLASS BALUSTRADE
GD GLASS DOOR
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T TIMBER
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OVERHEAD
SETBACKS
HEIGHT LIMIT
EXISTING GROUND LINE
DEMOLISHED
TREES
DEMOLISHED
TREES
RETAINED

Rev	Date	Description	Checked	Auth.
P1	20.08.19	Consultant Coordination	RAF	JR
P2	12.12.19	For Final Review	RAF	JR
A	14.01.20	DA Submission	RAF	JR
B	24.01.20	Response to Council RFI	RAF	JR
C	12.02.21	Issue For Appeal	RAF	JR
D	14.09.21	Without Prejudice Plans	RAF	JR
E	16.09.21	WOP - Driveway Amendment	RAF	JR

NOT FOR CONSTRUCTION

Proj. Dir	Proj. Arch	Drawn
JR	RAF	RAF
Job No.	Sheet	Scale
180089	A1	1 : 200

NSW Nominated Architects:
Robert Denton Reg. No. 5782
Alex Kibble Reg. No. 5015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

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

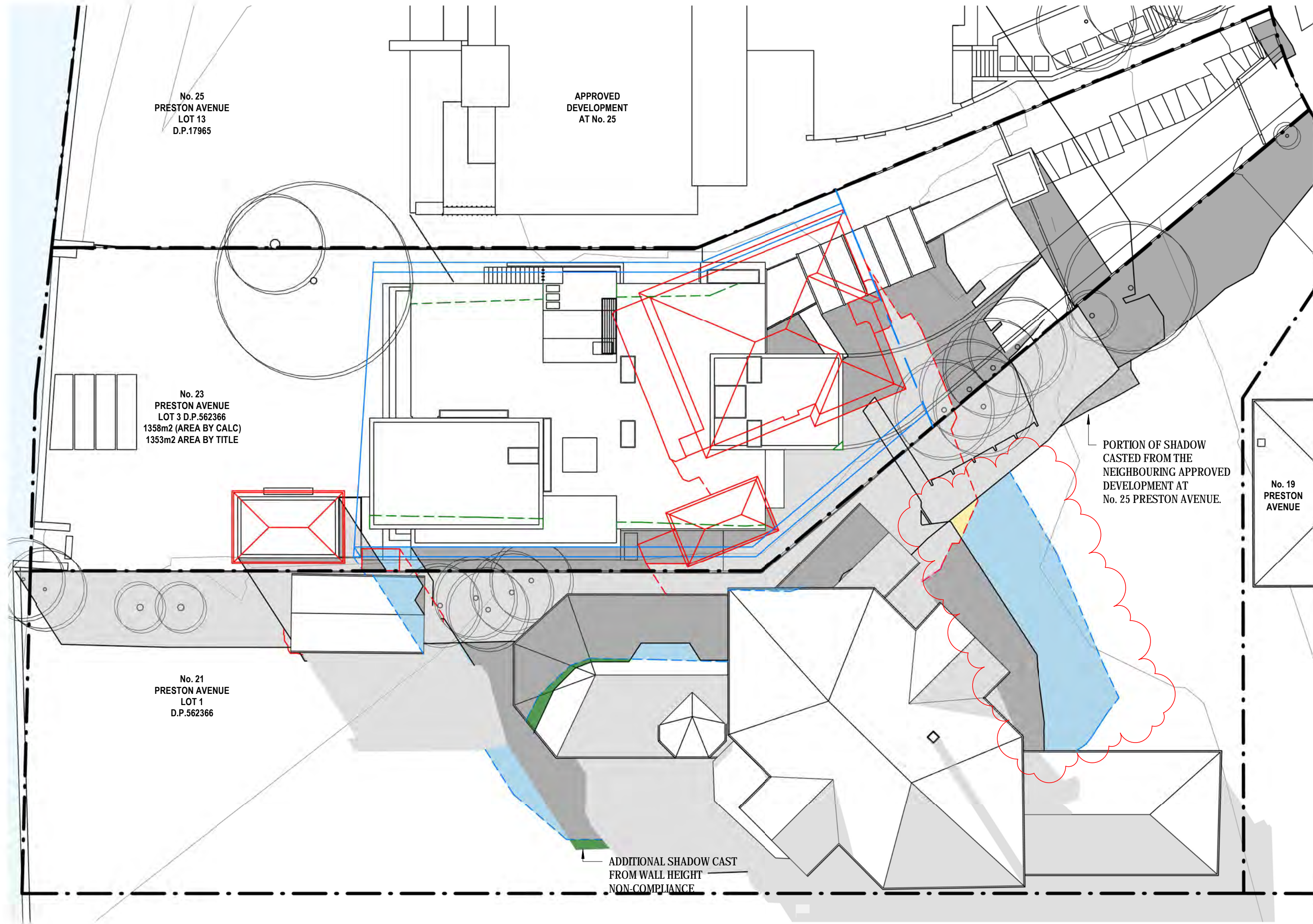
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Drawing No.
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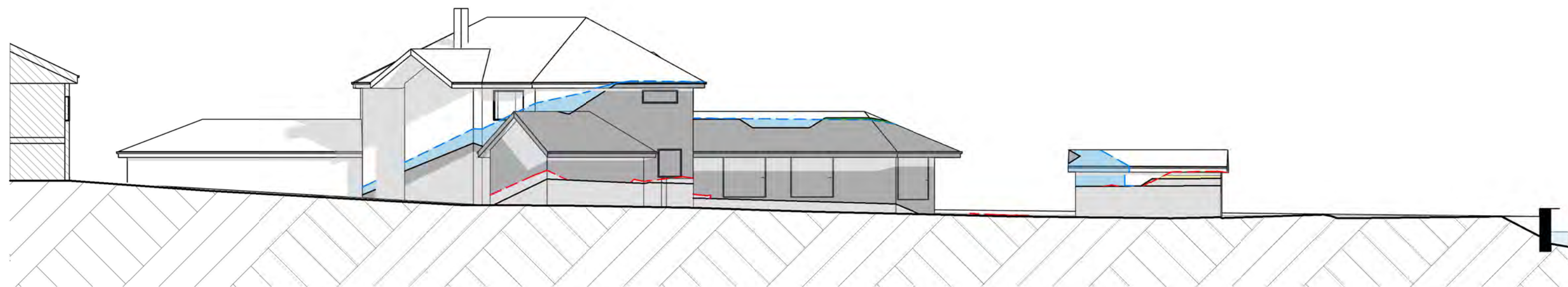
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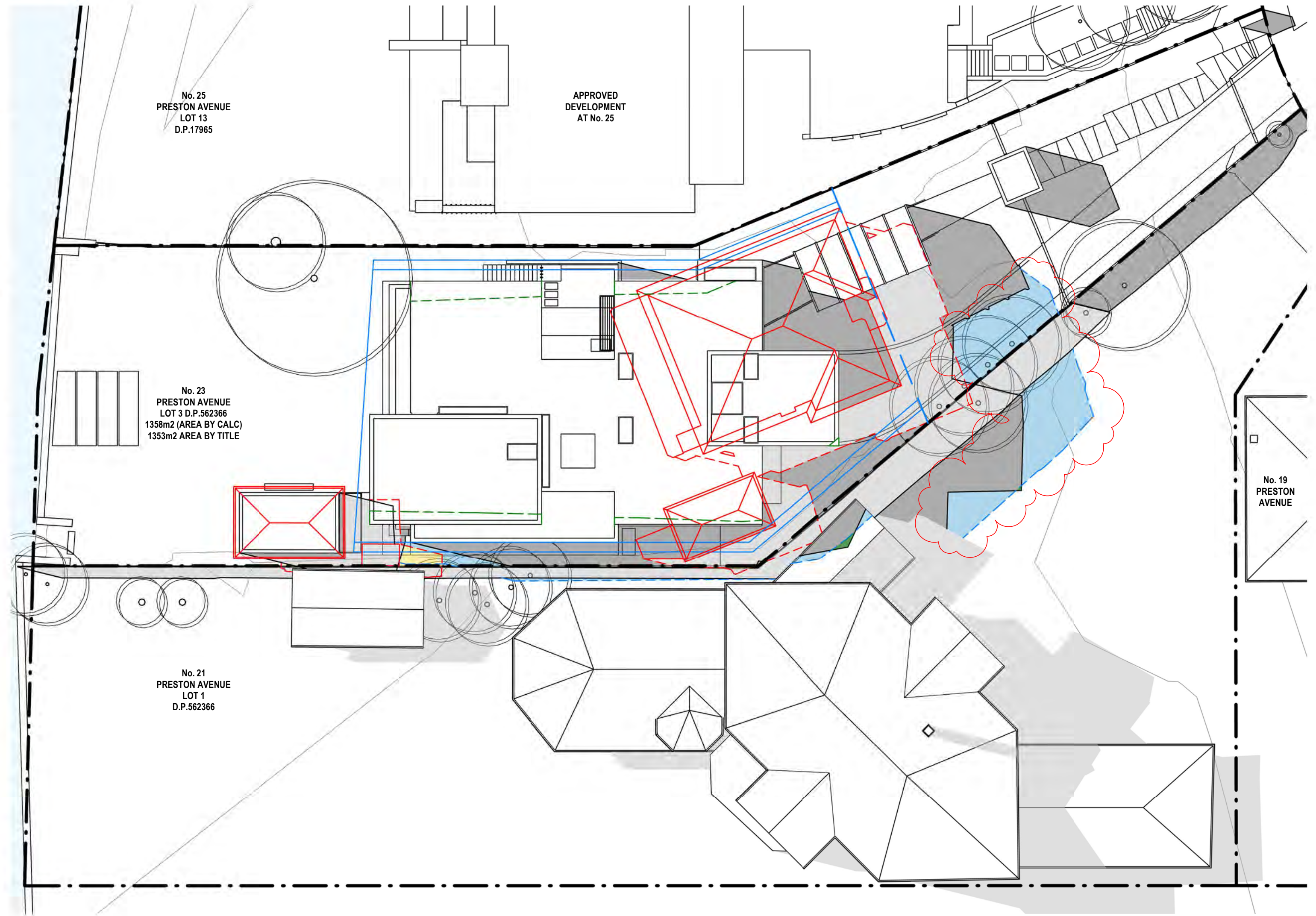
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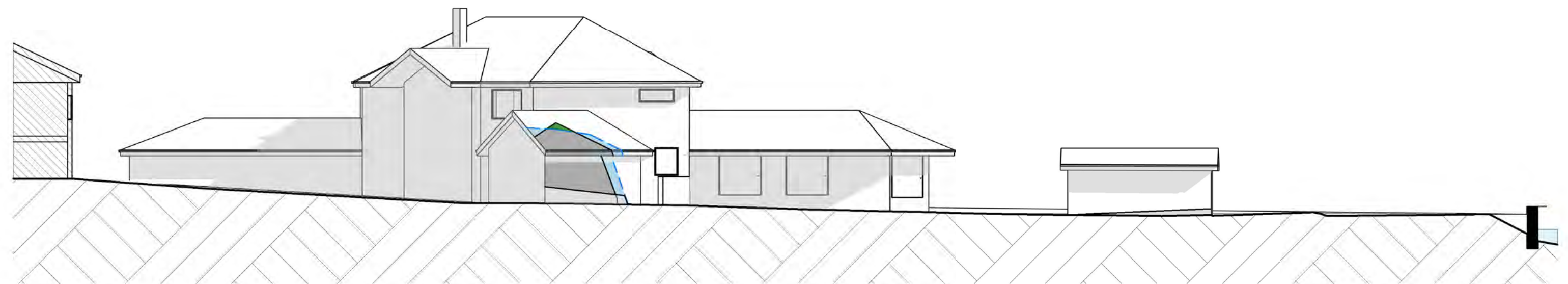
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3 No 21 WEST ELEVATION - WINTER SOLSTICE (21 JUNE) 9AM



2 SITE PLAN - WINTER SOLSTICE (21 JUNE) 12PM



8 No 21 WEST ELEVATION - WINTER SOLSTICE (21 JUNE) 12PM

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TREES
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TREES
RETAINED

Rev	Date	Description	Checked	Auth.
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A	14.01.20	DA Submission	RAF	JR
B	26.07.21	Issue For Appeal	RAF	JR
C	14.09.21	Without Prejudice Plans	RAF	JR

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Proj. Dir	Proj. Arch	Drawn
JR	RAF	NC
Job No.	Sheet	Scale
180089	A1	1 : 200

NSW Nominated Architects:
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Alex Kibble
Reg. No. 5782
Reg. No. 5015

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10 20 30 40 50

9am
21 JUNE
WINTER
SOLSTICE

12pm
21 JUNE
WINTER
SOLSTICE

3pm
21 JUNE
WINTER
SOLSTICE

N
E
S
W

(E) SHADOWS
OUTLINE OF EXISTING DEVELOPMENT TO BE DEMOLISHED
OUTLINE OF SHADOW CAST BY EXISTING DEVELOPMENT
ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
AREA OF SHADOW REDUCED BY PROPOSED DEVELOPMENT
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

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

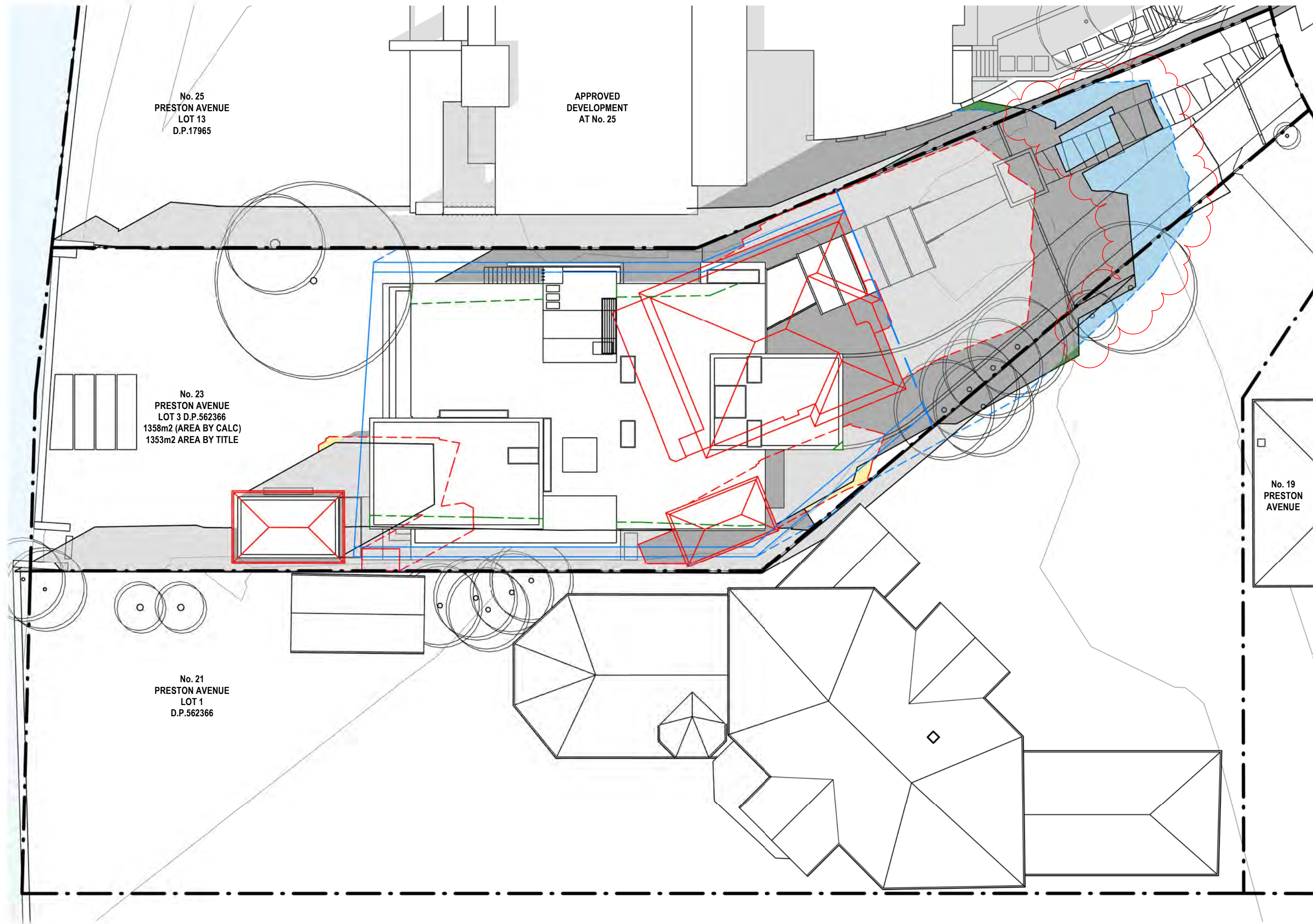
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SHADOW DIAGRAMS 01

Drawing No.
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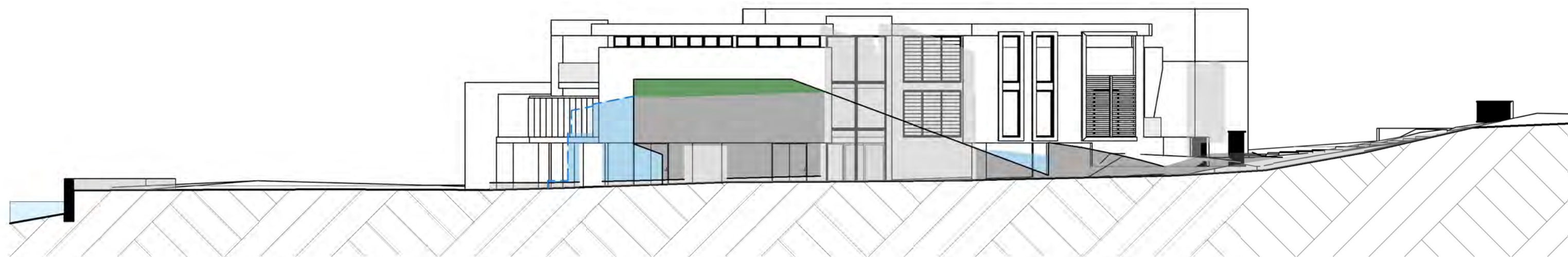
Revision
C

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1 SITE PLAN - WINTER SOLSTICE (21 JUNE) 3PM



2 No 25 EAST ELEVATION - WINTER SOLSTICE (21 JUNE) 3PM

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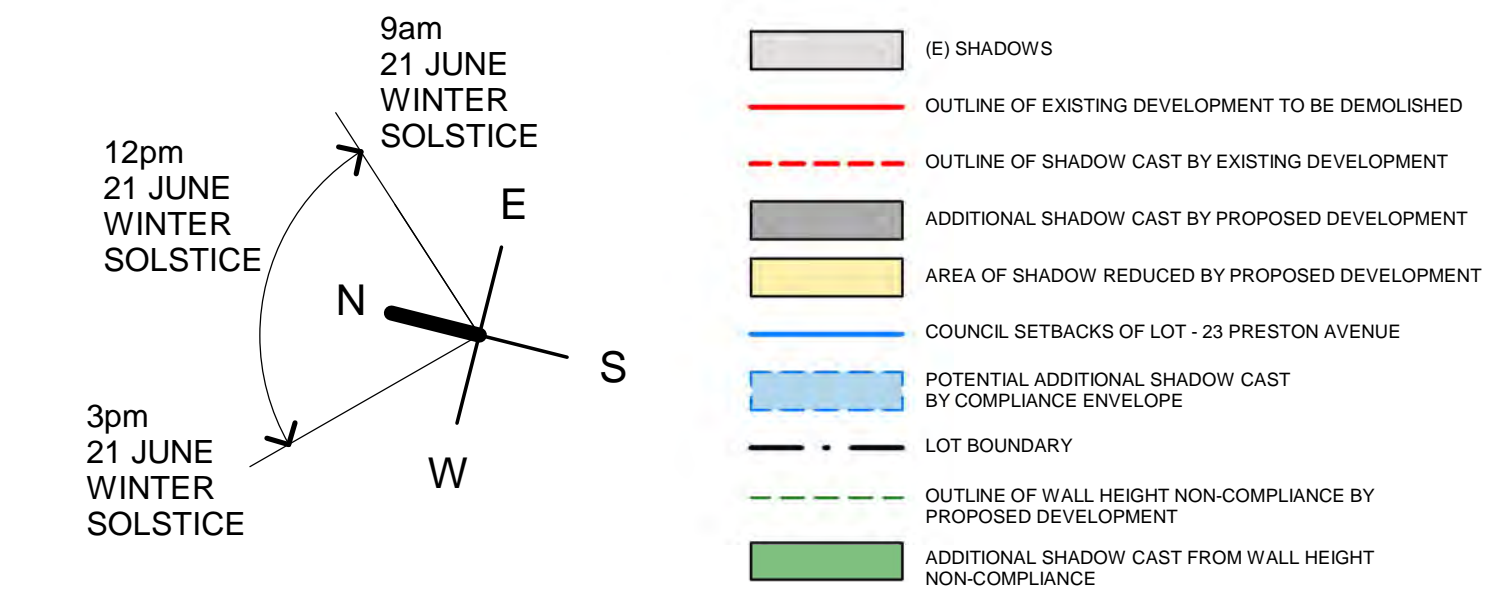
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NSW Nominated Architects:
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10 20 30 40 50



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

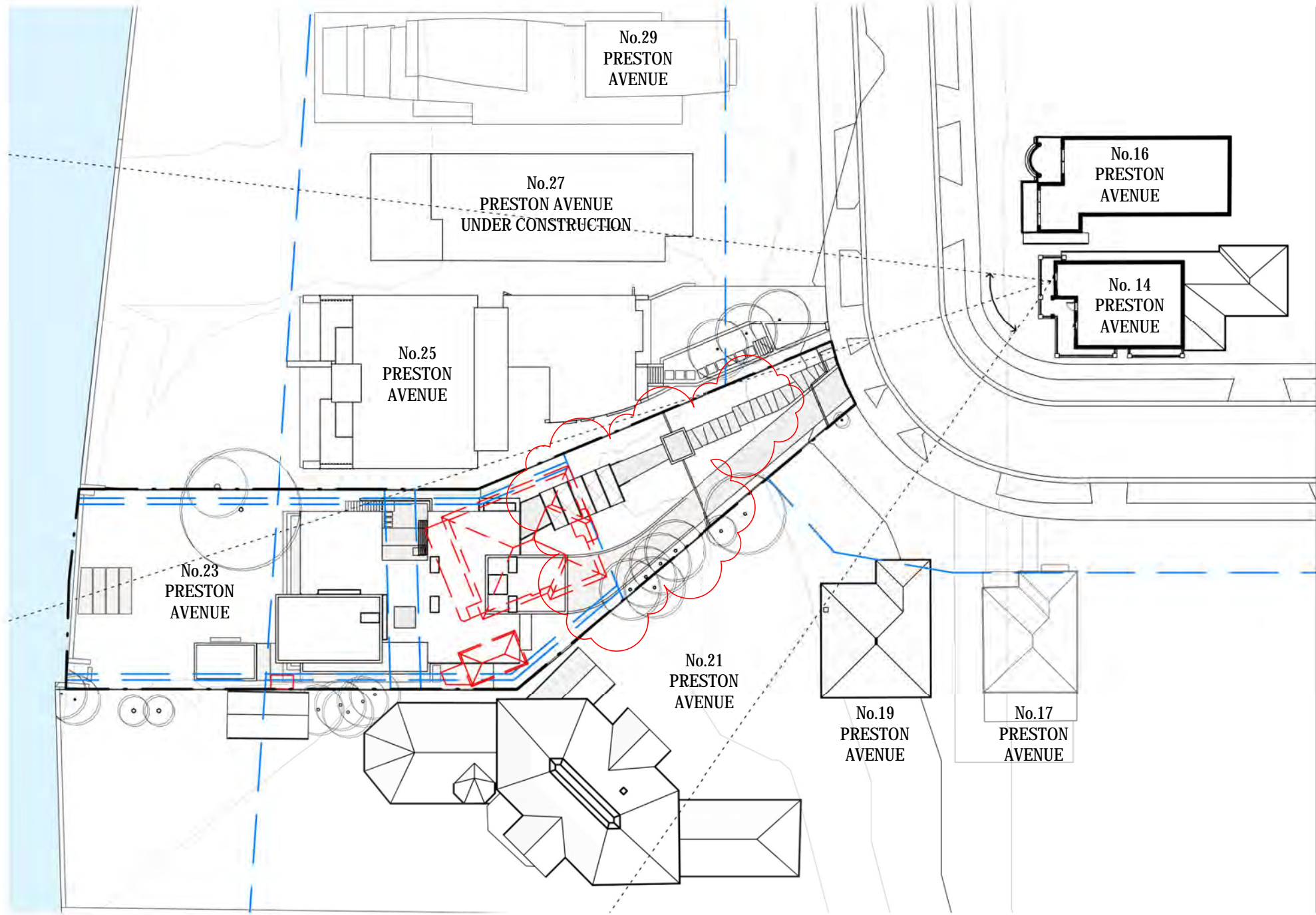
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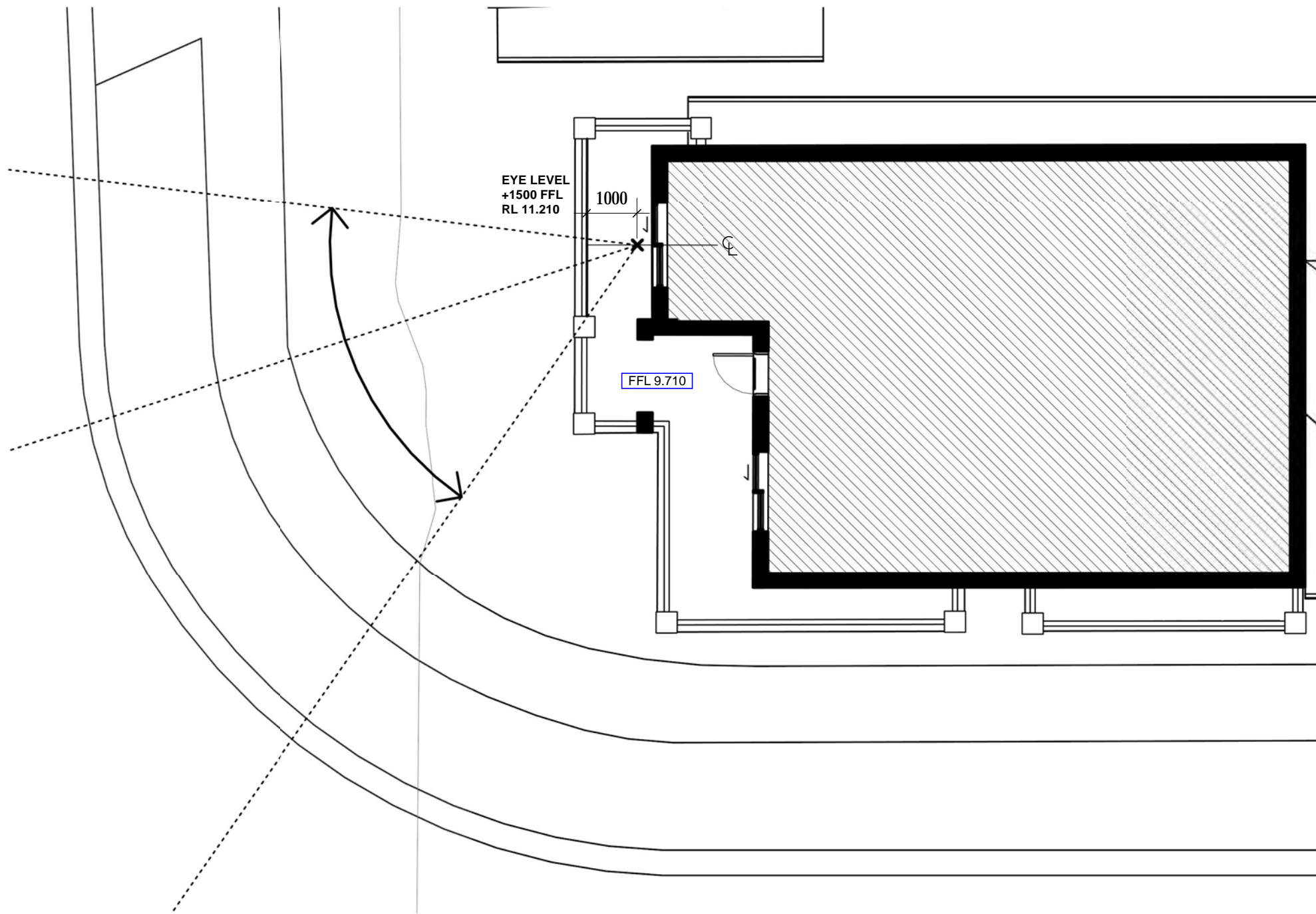
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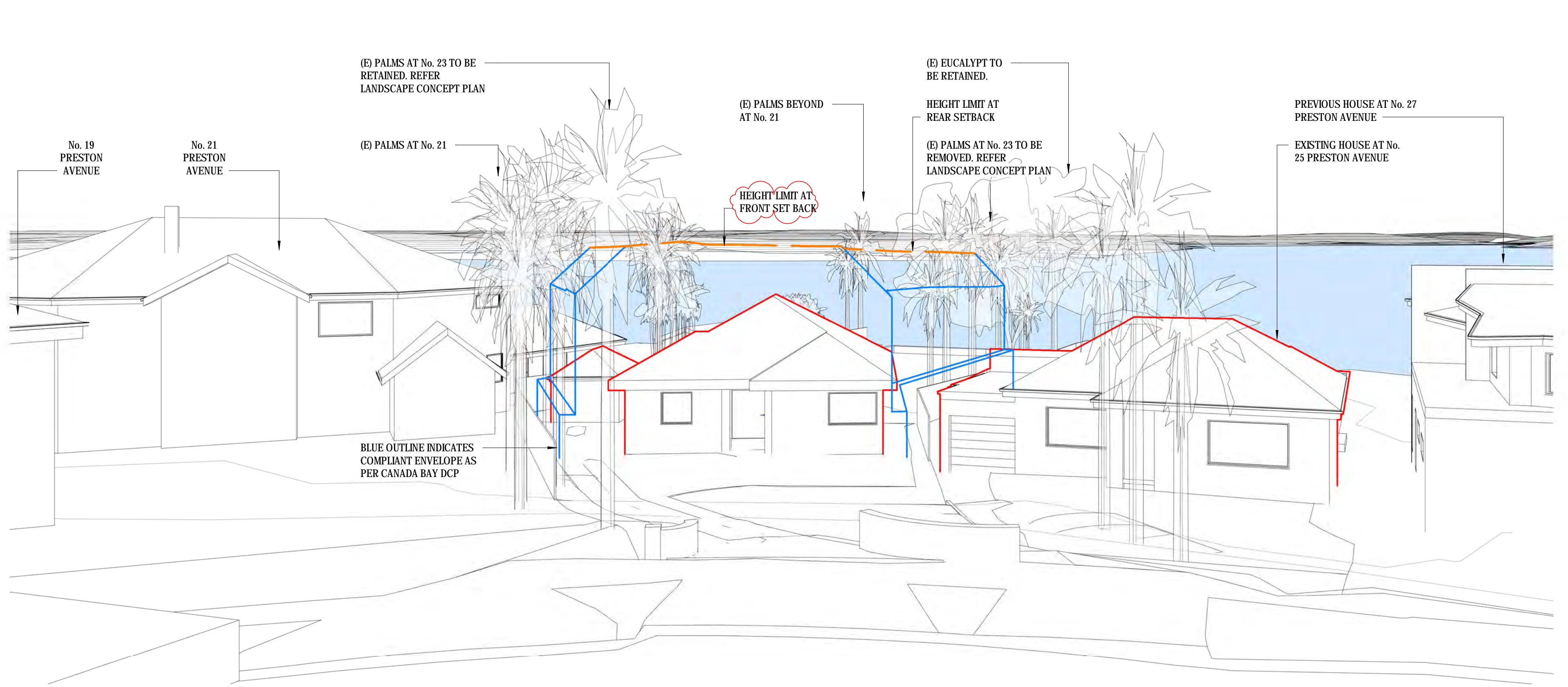
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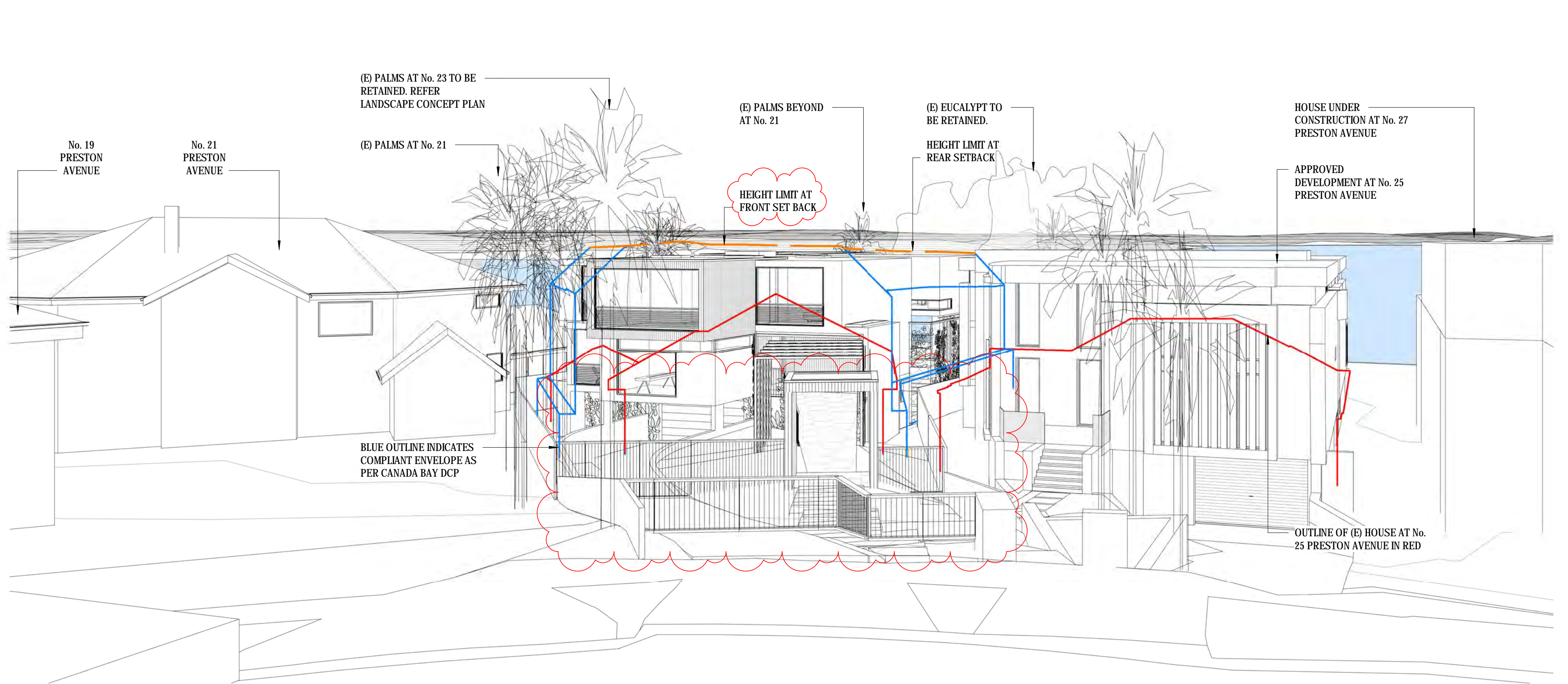
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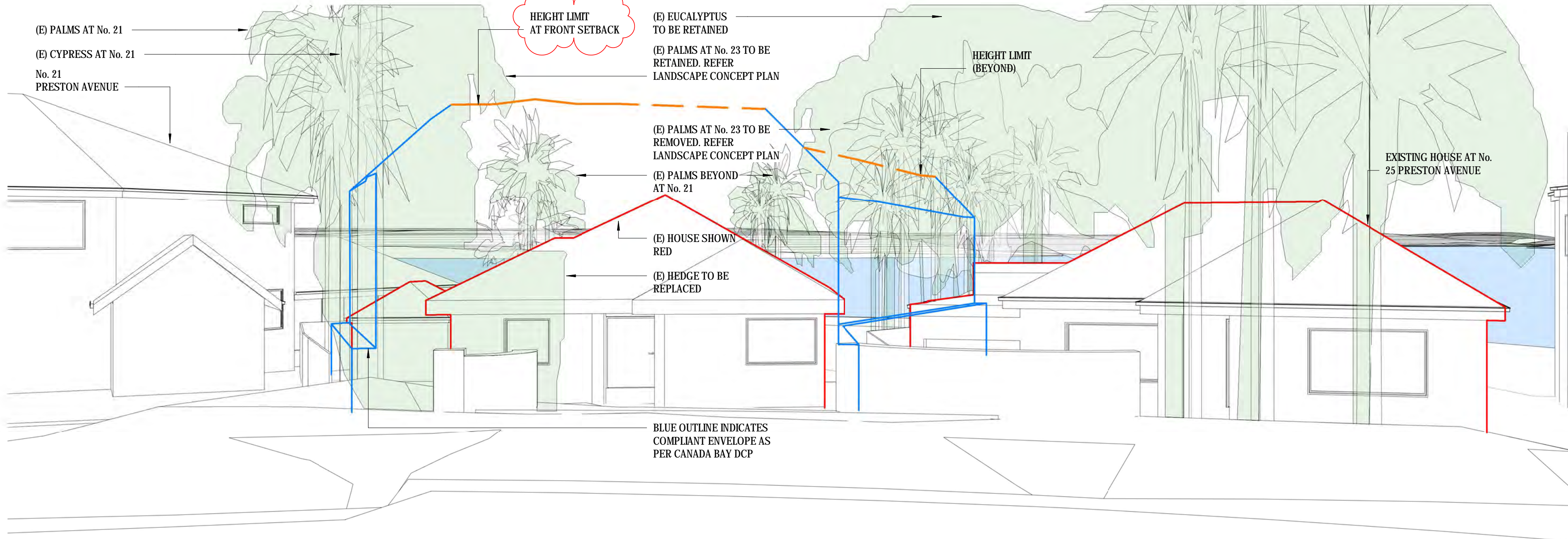
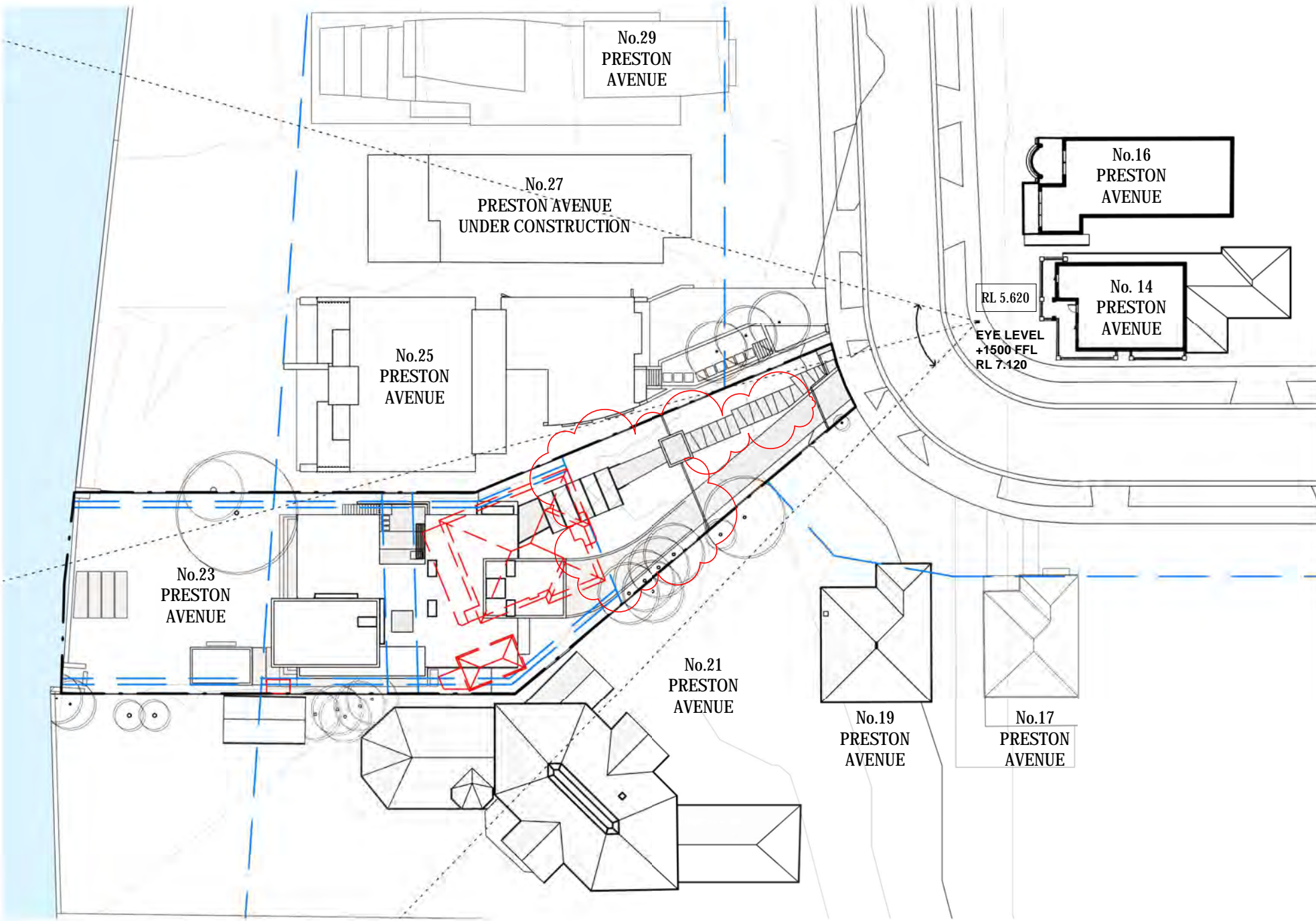
2 14 PRESTON AVENUE - VANTAGE POINT



3 COMPARATIVE VIEW ANALYSIS - EXISTING HOUSE



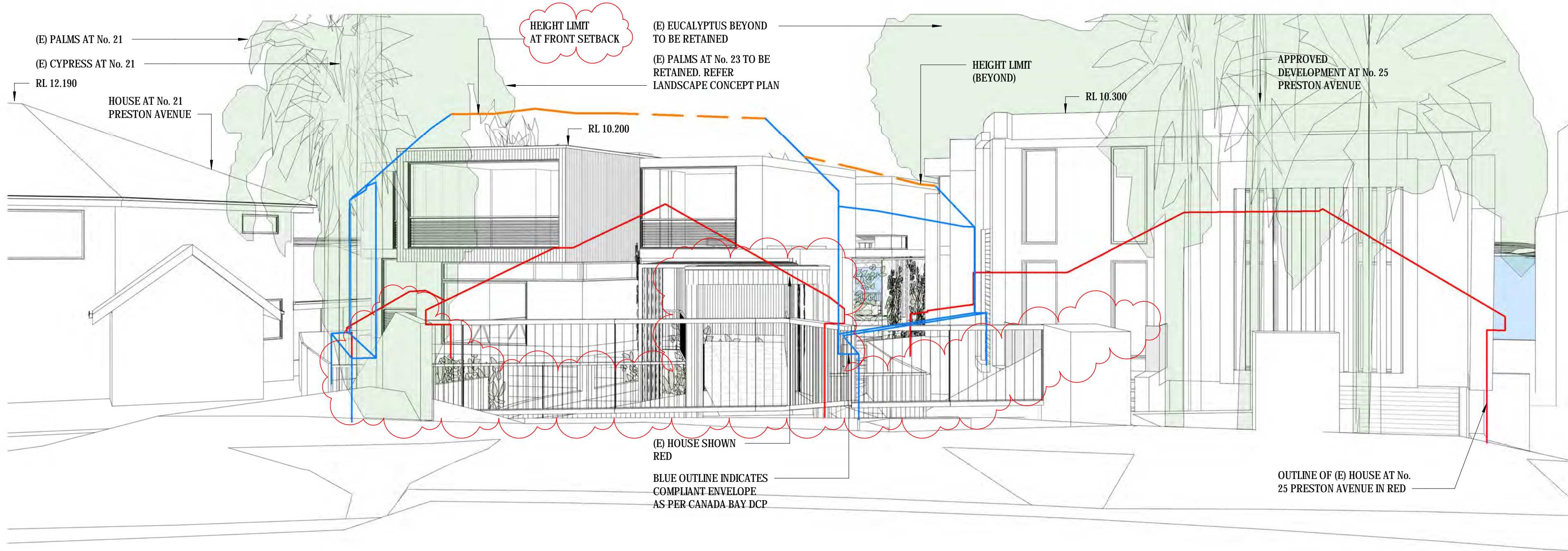
4 COMPARATIVE VIEW ANALYSIS - PROPOSED DEVELOPMENT



1 VIEW CORRIDOR ANALYSIS PLAN 02
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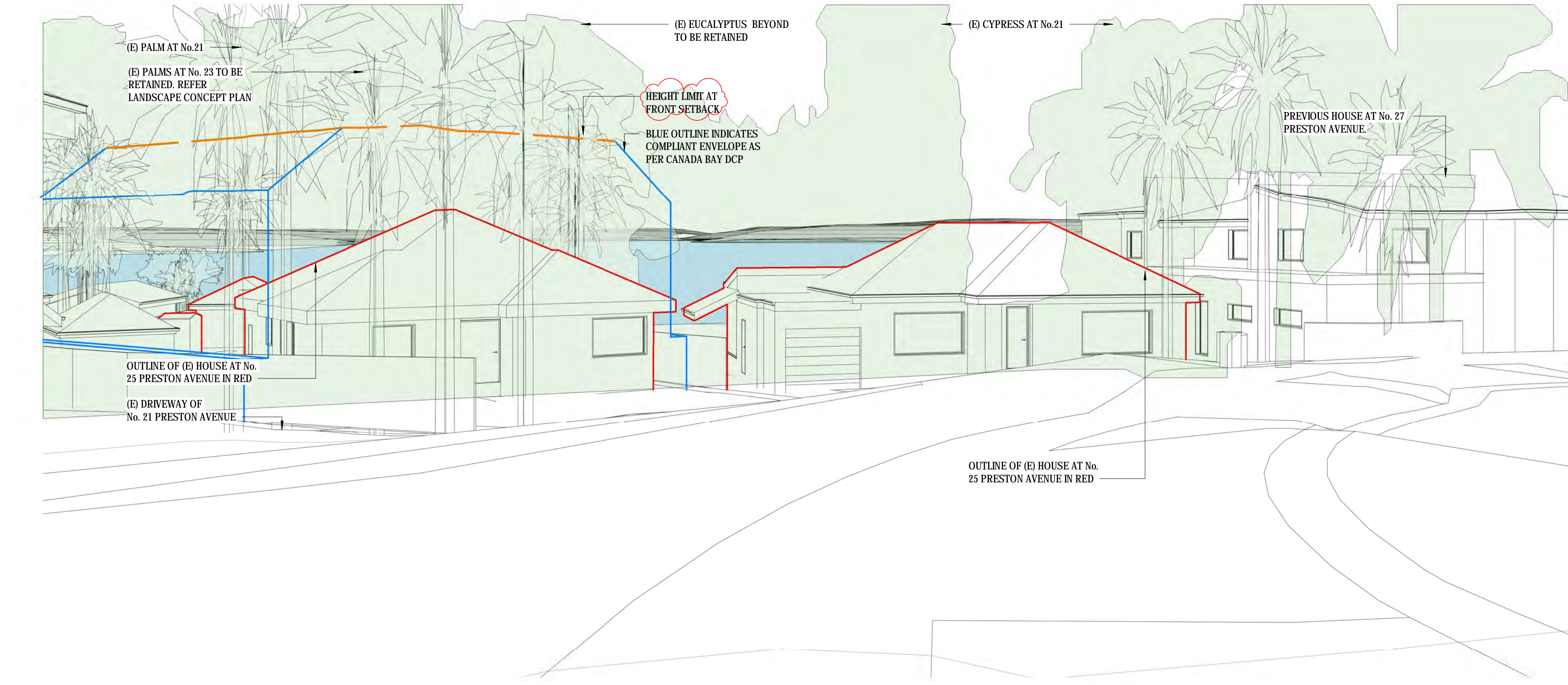
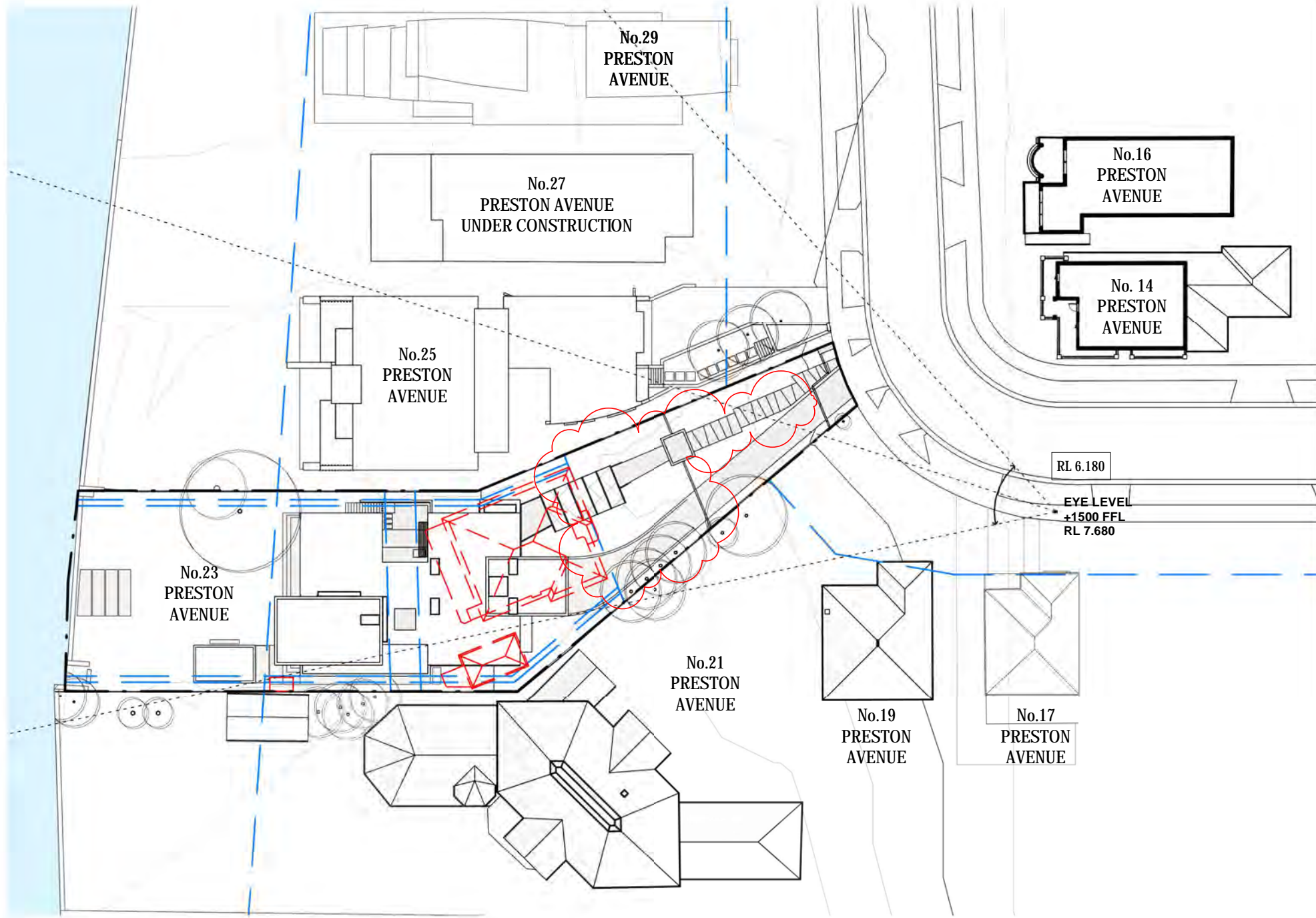


3 COMPARATIVE VIEW ANALYSIS - EXISTING HOUSE 02



2 SURVEYED PHOTOGRAPH 02

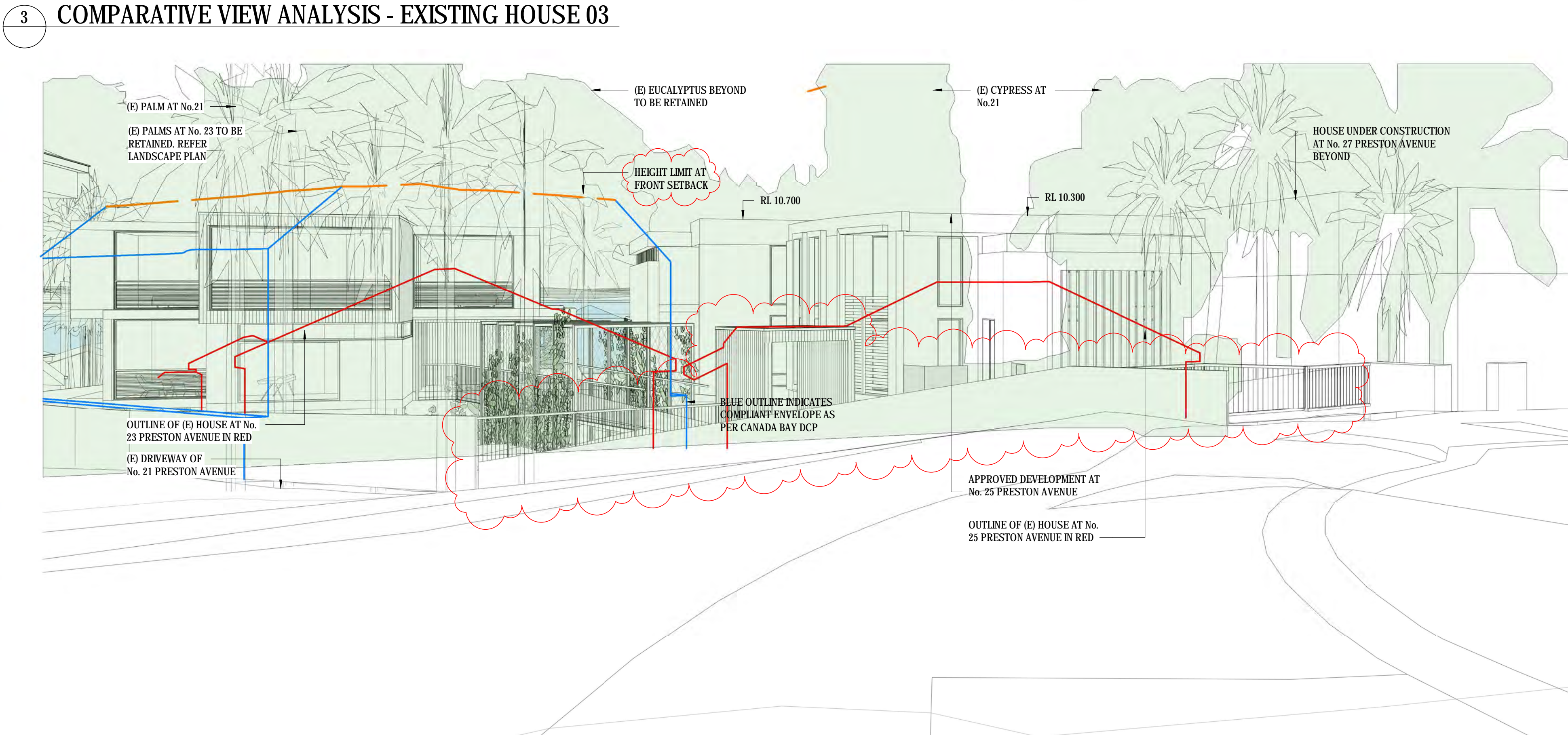
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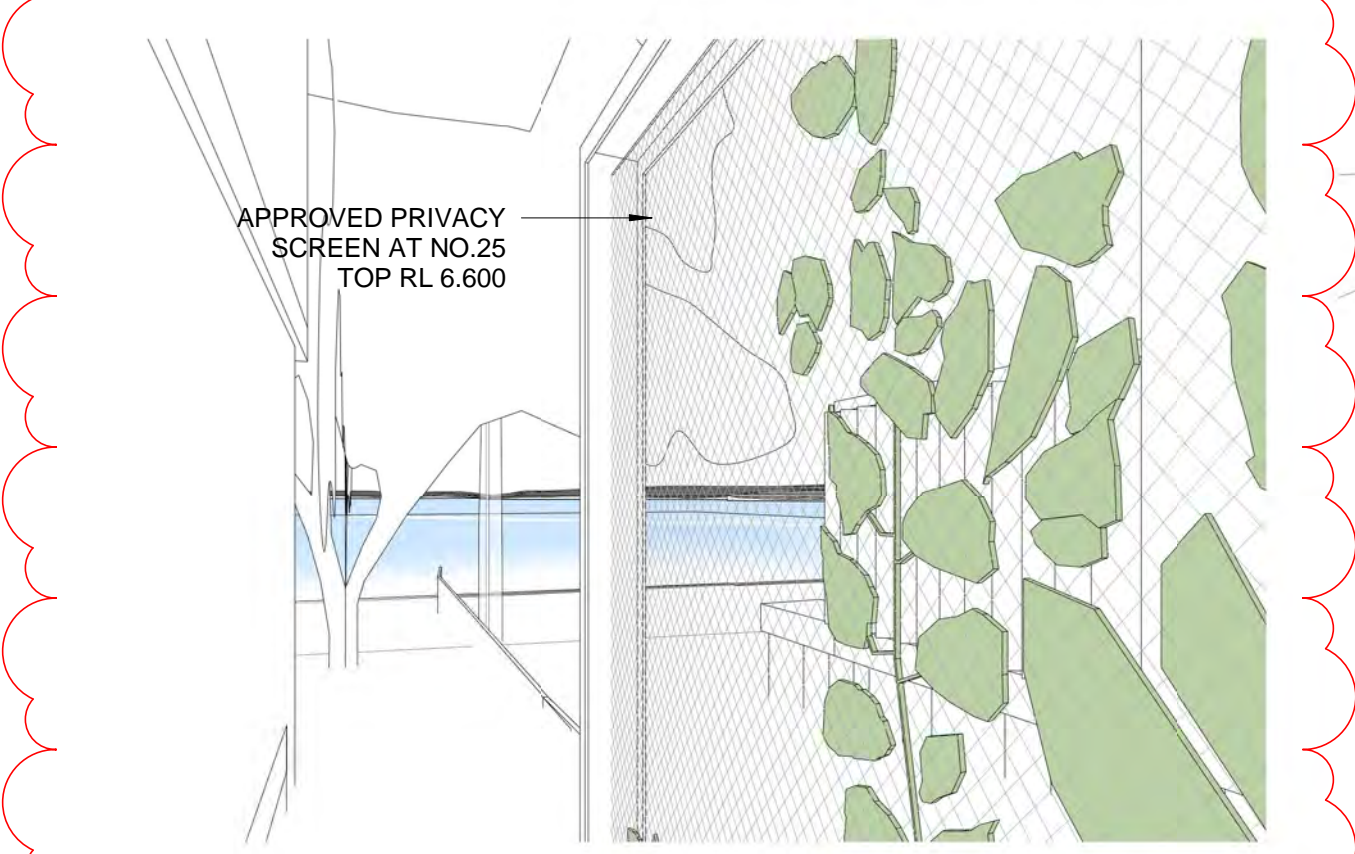
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3001 1 : 500



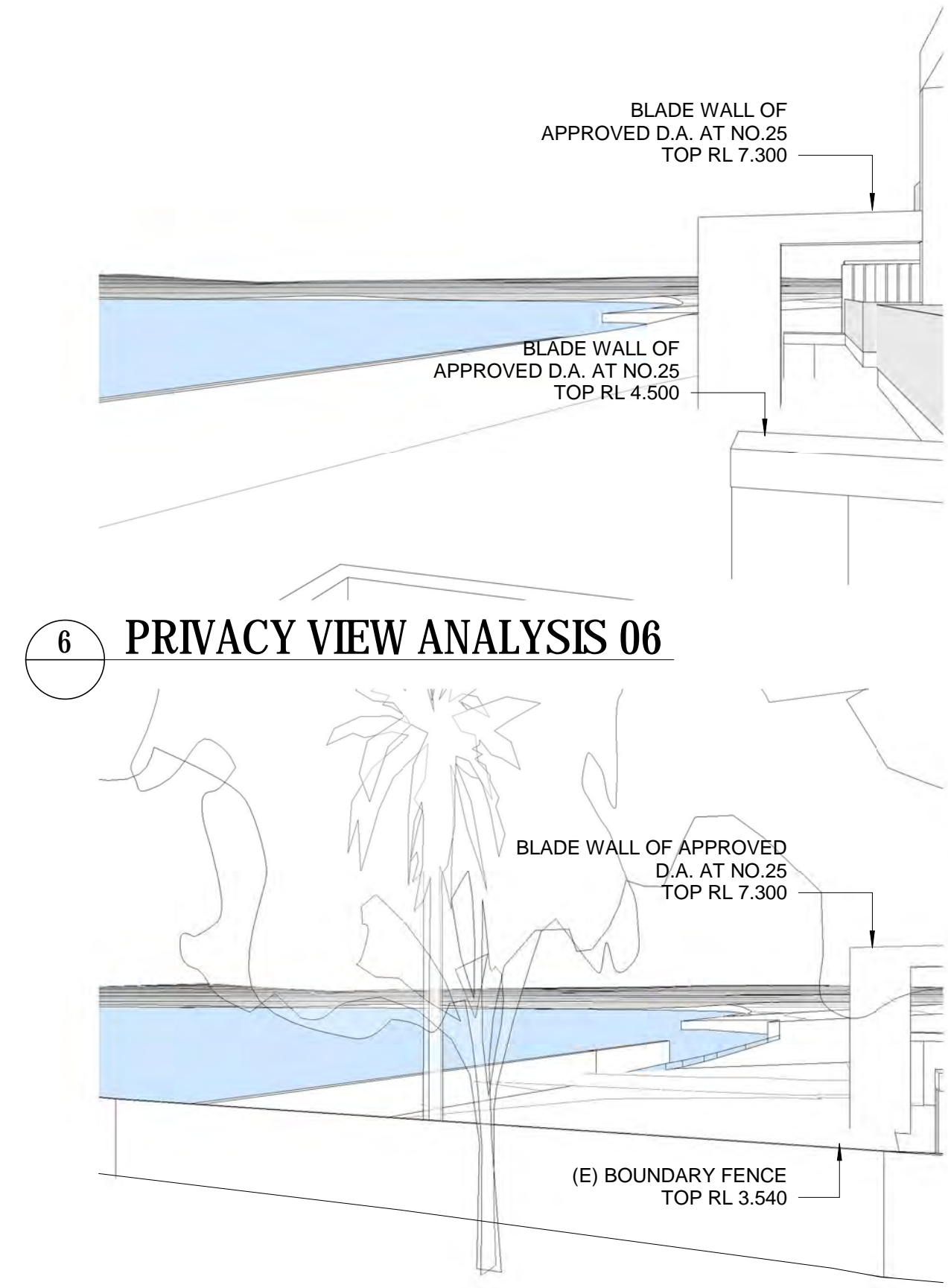
2 SURVEYED PHOTOGRAPH 03



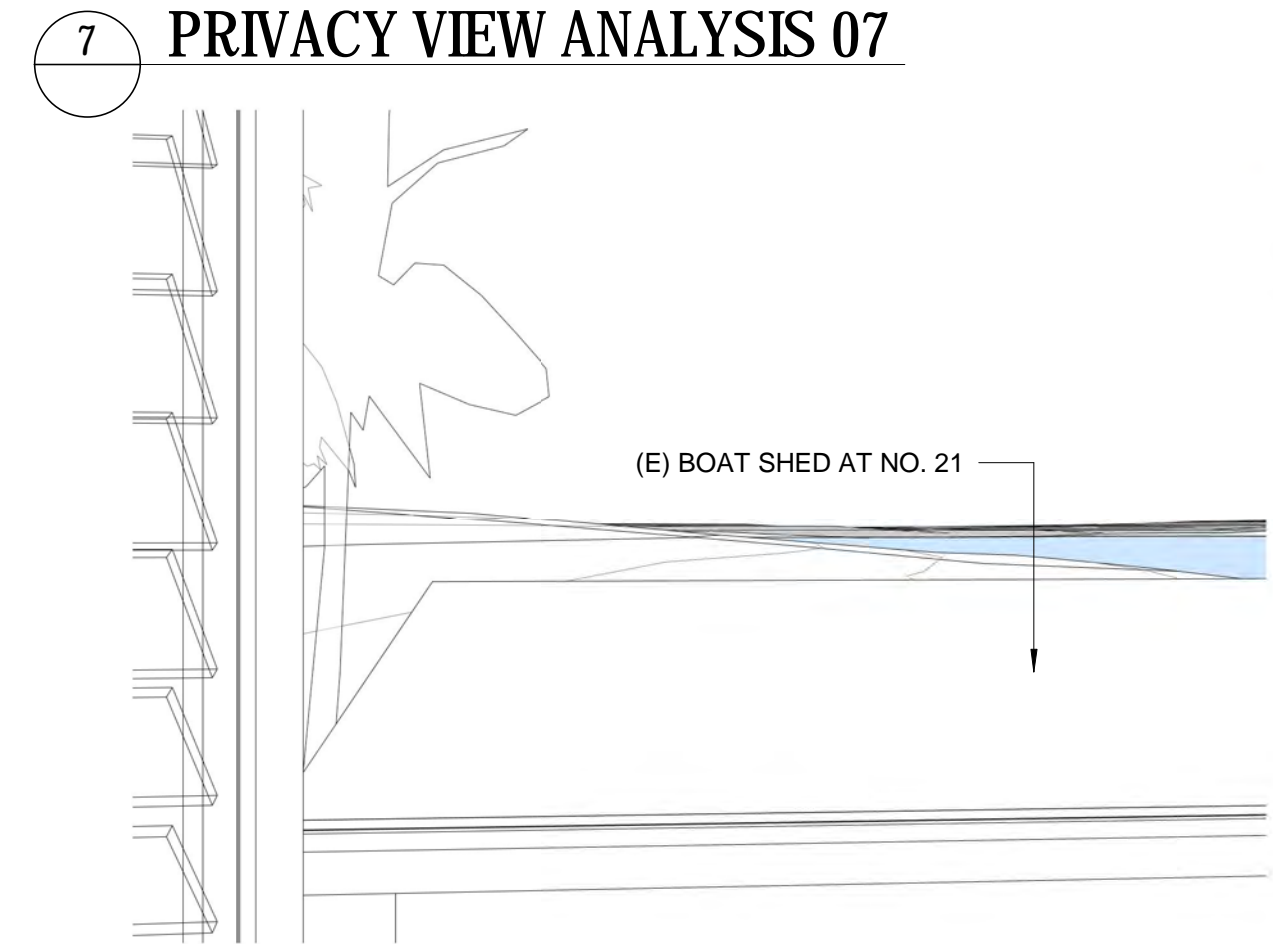
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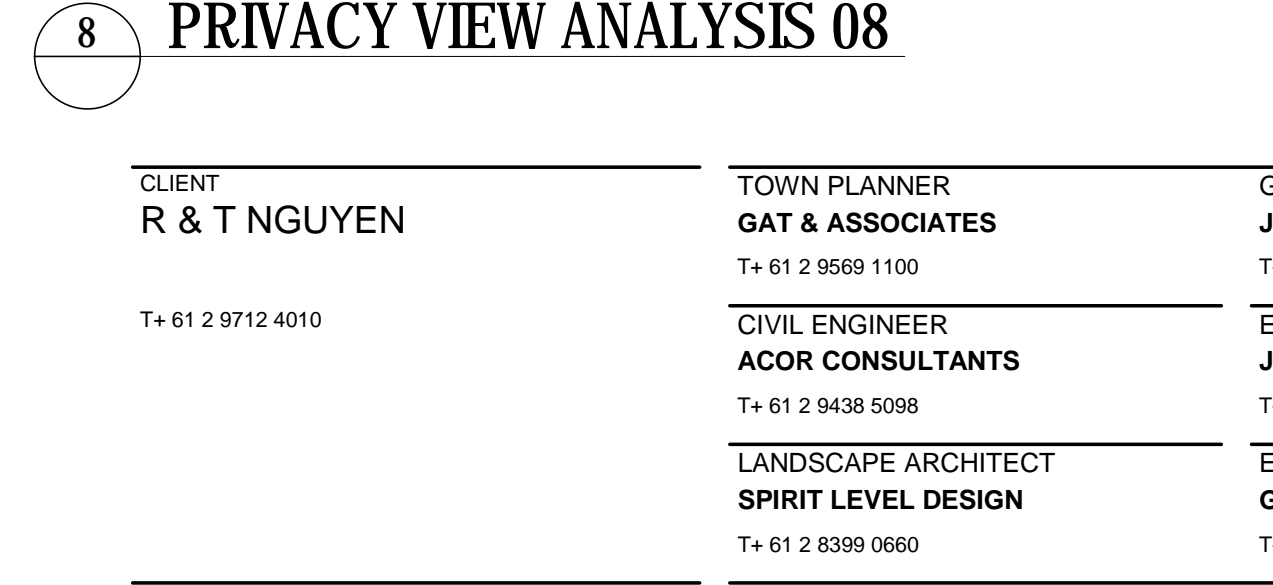
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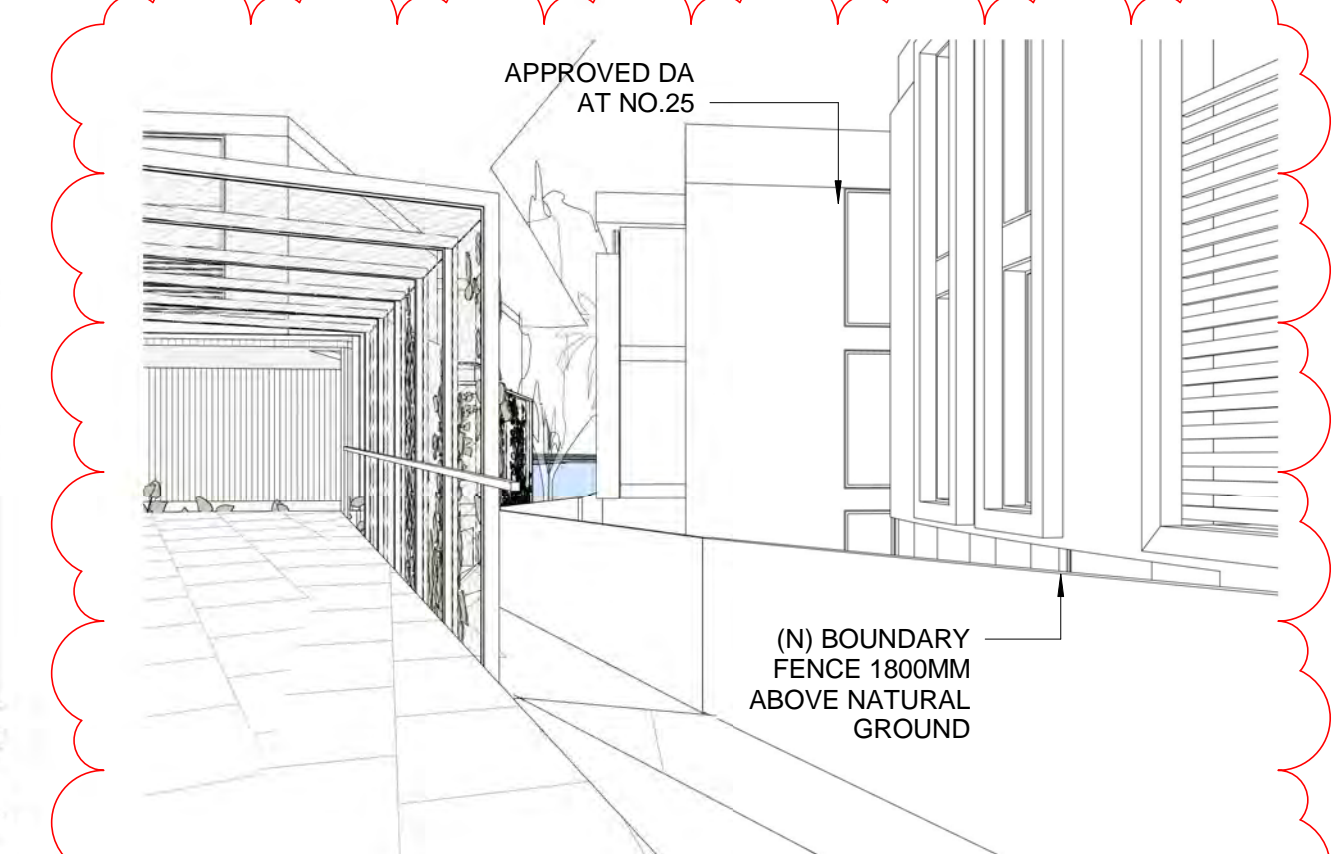
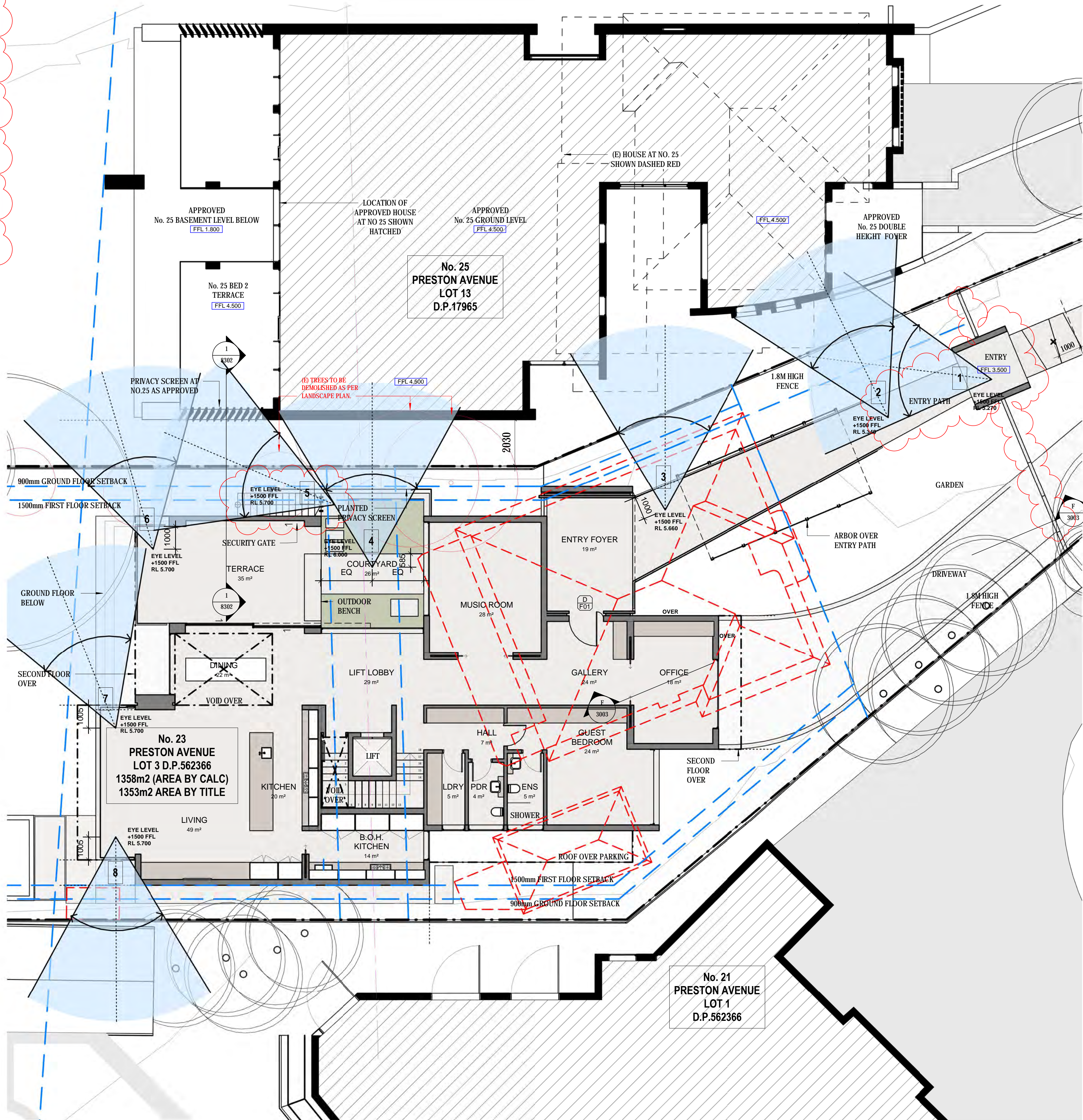
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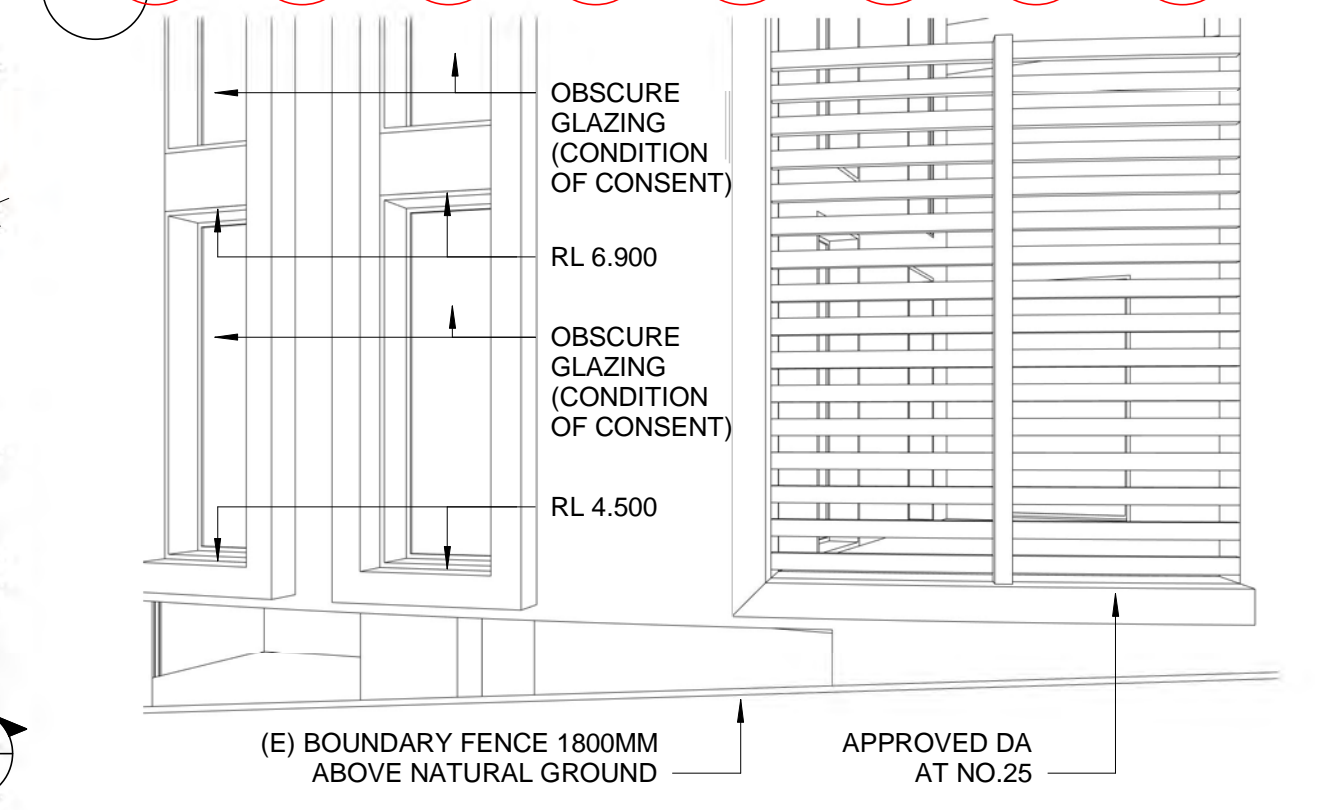
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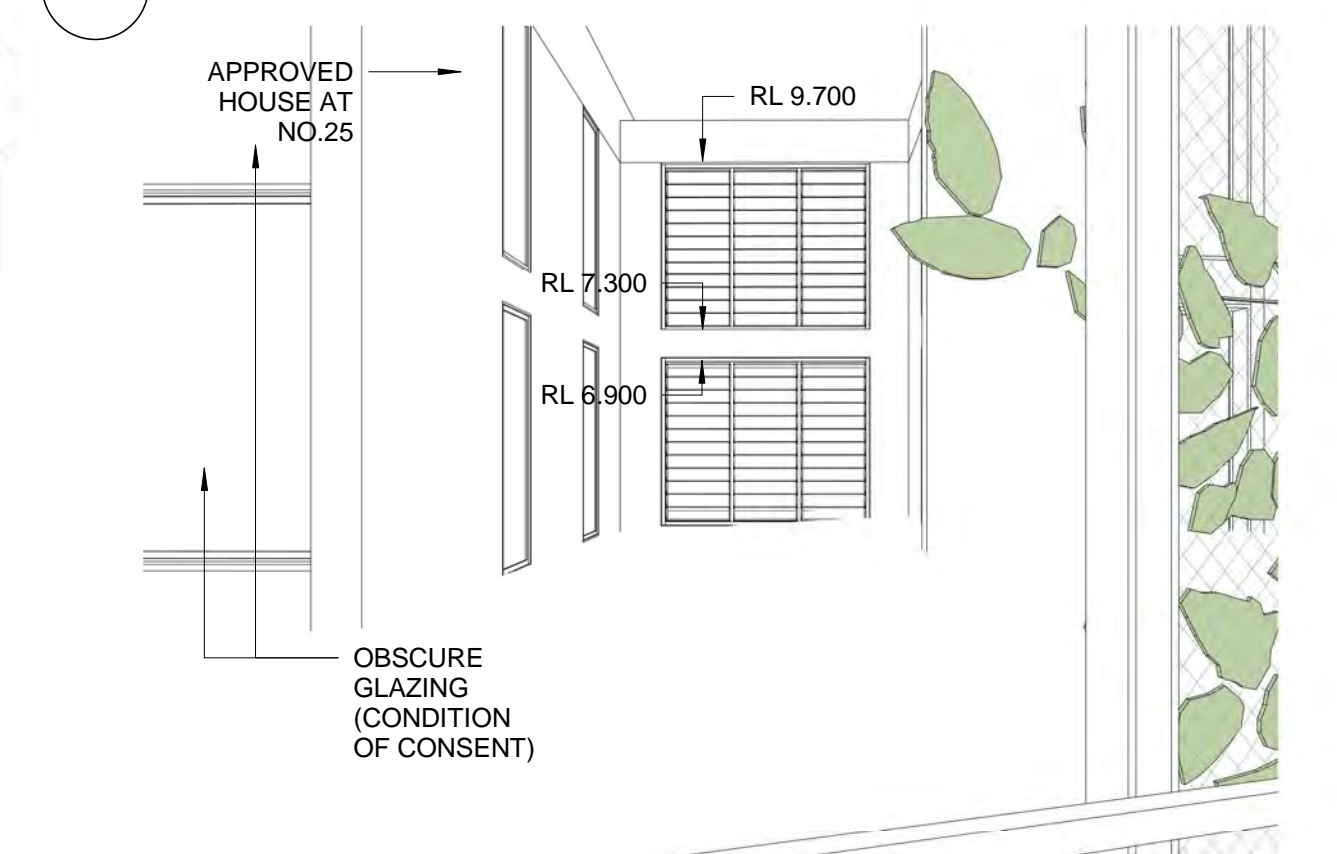
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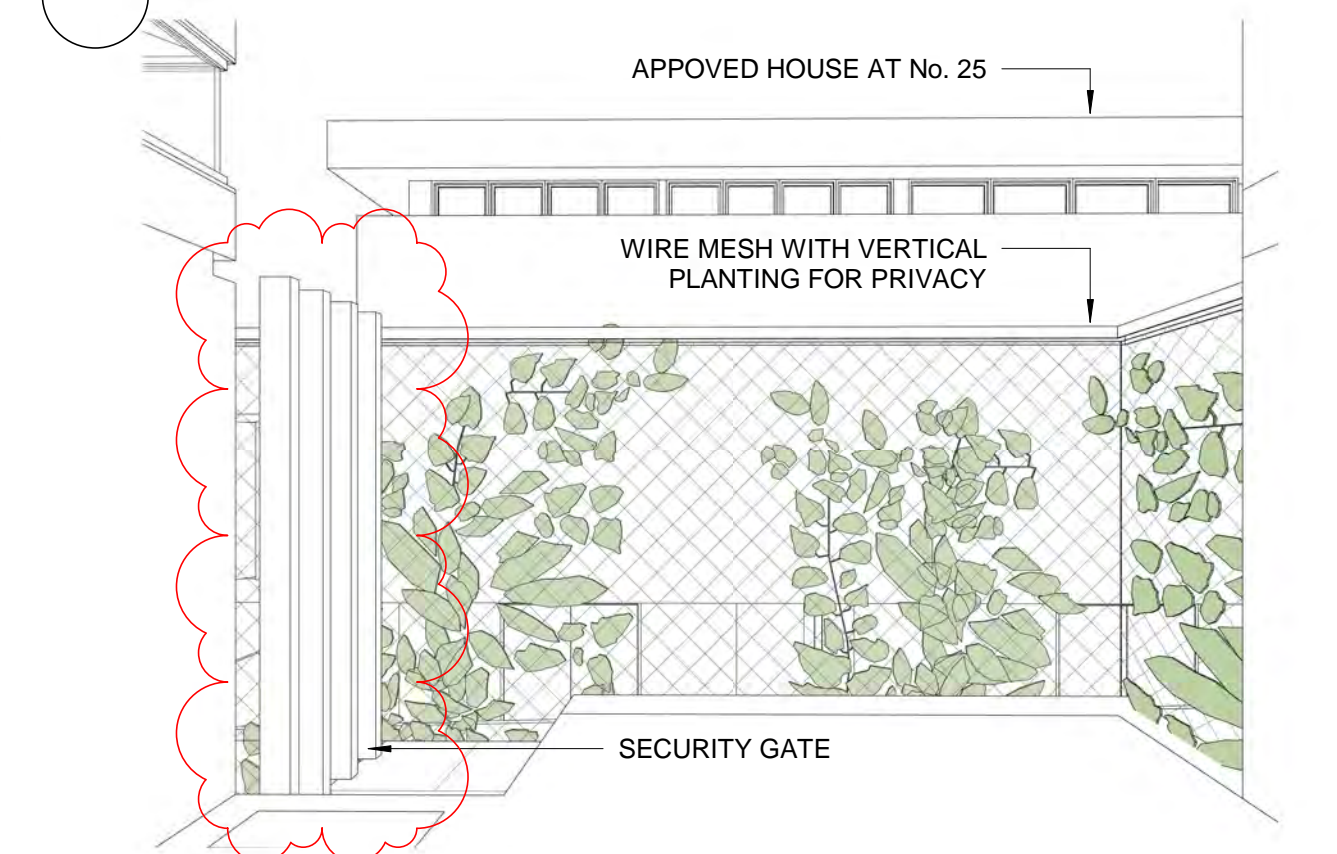
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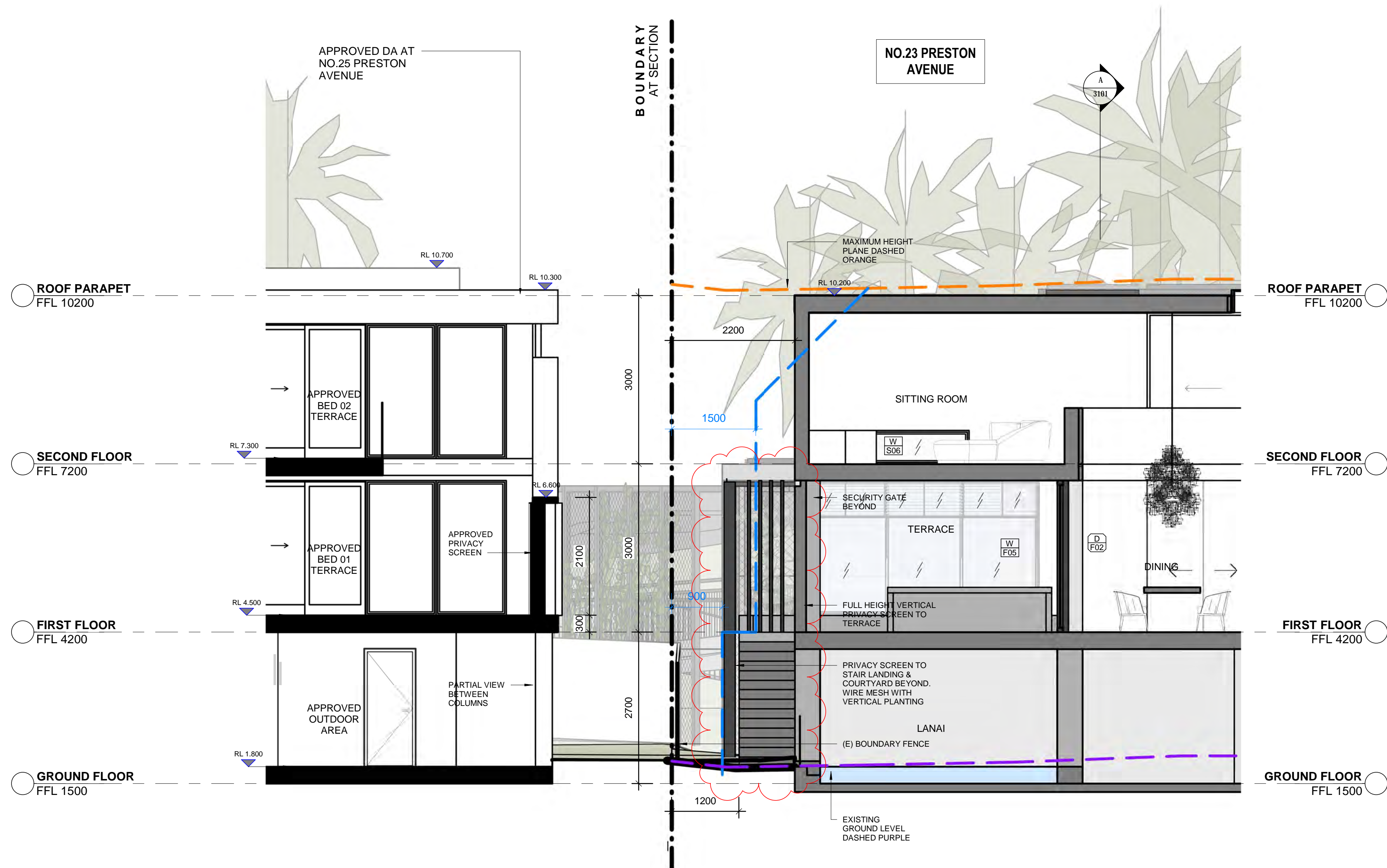
2 PRIVACY VIEW ANALYSIS 02



3 PRIVACY VIEW ANALYSIS 03



4 PRIVACY VIEW ANALYSIS 04



1
1101
TERRACE SECTION
1 : 50