



8603

17-35 KING STREET

ROCKDALE, NSW 2216

PROPOSED RESIDENTIAL DEVELOPMENT

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
SITE AREA	-	2,509.2 m <sup>2</sup>	N/A
ZONE	B2	-	YES
NUMBER OF UNIT	-	1 BEDROOM = 16 2 BEDROOM = 102 3 BEDROOM = 15 TOTAL = 133	-
SOLAR	94 UNITS (70%)	102 UNITS (76.7%)	YES
CROSS VENTILATION	80 UNITS (60%)	86 UNITS (64.6%)	YES
COMMUNAL OPEN SPACE	627.3 m <sup>2</sup> (25%)	696 m <sup>2</sup> (27.7%)	YES
DEEP SOIL CALCULATION	-	57.4 m <sup>2</sup> ( 43.7%)	YES
LANDSCAPE	-	349.2 m <sup>2</sup> Block A: 166.4 m <sup>2</sup> Block B: 182.8 m <sup>2</sup>	YES

STAGE 1 - BLOCK A – 27-35 KING STREET

NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 12 2 BEDROOM = 65 3 BEDROOM = 5 TOTAL = 82	-
COMMERCIAL AREA	-	= 845 m <sup>2</sup>	
CAR SPACE			
- COMMERCIAL (WITH 20% REDUCTION)	(1 per 40 m <sup>2</sup> ) - 20% = 16.9	COMMERCIAL 18	
- 1 BEDROOM / STUDIO	0.6 per UNIT 12 UNIT = 7.2		
- 2 BEDROOM	0.9 per UNIT 65 UNIT = 58.5		
- 3 BEDROOM	1.4 per UNIT 5 UNIT = 7	RESIDENTIAL 75	
- VISITOR	0.2 per UNIT 82 x 0.2 = 16.4	SHARE VISITOR 13	
- CAR WASH BAY	1	CAR WASH 1	
CAR SPACES REQUIRED = 107		CAR SPACE PROVIDED = 107	YES
- RESIDENTIAL BICYCLE - 1/10 UNITS		= 9 BICYCLE	
- COMMERCIAL BICYCLE - 1/200m <sup>2</sup>		= 5 BICYCLE	
- RESIDENTIAL MOTORCYCLE - 1/5 UNITS		= 17 MOTORCYCLE	
- COMMERCIAL MOTORCYCLE - 1/20 COM SPACE		= 1 MOTORCYCLE	

STAGE 2 - BLOCK B – 17-25 KING STREET

NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 4 2 BEDROOM = 37 3 BEDROOM = 10 TOTAL = 51	-
COMMERCIAL AREA	-	= 464.5 m <sup>2</sup>	
CAR SPACE			
- COMMERCIAL (WITH 20% REDUCTION)	(1 per 40 m <sup>2</sup> ) - 20% = 9.29	COMMERCIAL 10	
- 1 BEDROOM / STUDIO	0.6 per UNIT 4 UNIT = 2.4		
- 2 BEDROOM	0.9 per UNIT 37 UNIT = 33.3		
- 3 BEDROOM	1.4 per UNIT 10 UNIT = 14	RESIDENTIAL 55	
- VISITOR	0.2 per UNIT 51 x 0.2 = 10.2	SHARE VISITOR 9	
- CAR WASH BAY	1	CAR WASH 1	
CAR SPACES REQUIRED = 70.19		CAR SPACE PROVIDED = 75	YES
- RESIDENTIAL BICYCLE - 1/10 UNITS		= 6 BICYCLE	
- COMMERCIAL BICYCLE - 1/200m <sup>2</sup>		= 3 BICYCLE	
- RESIDENTIAL MOTORCYCLE - 1/5 UNITS		= 11 MOTORCYCLE	
- COMMERCIAL MOTORCYCLE - 1/20 COM SPACE		= 1 MOTORCYCLE	

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SITE LOCATION



LEP PLANNING LAYERS



LAND ZONING: B2



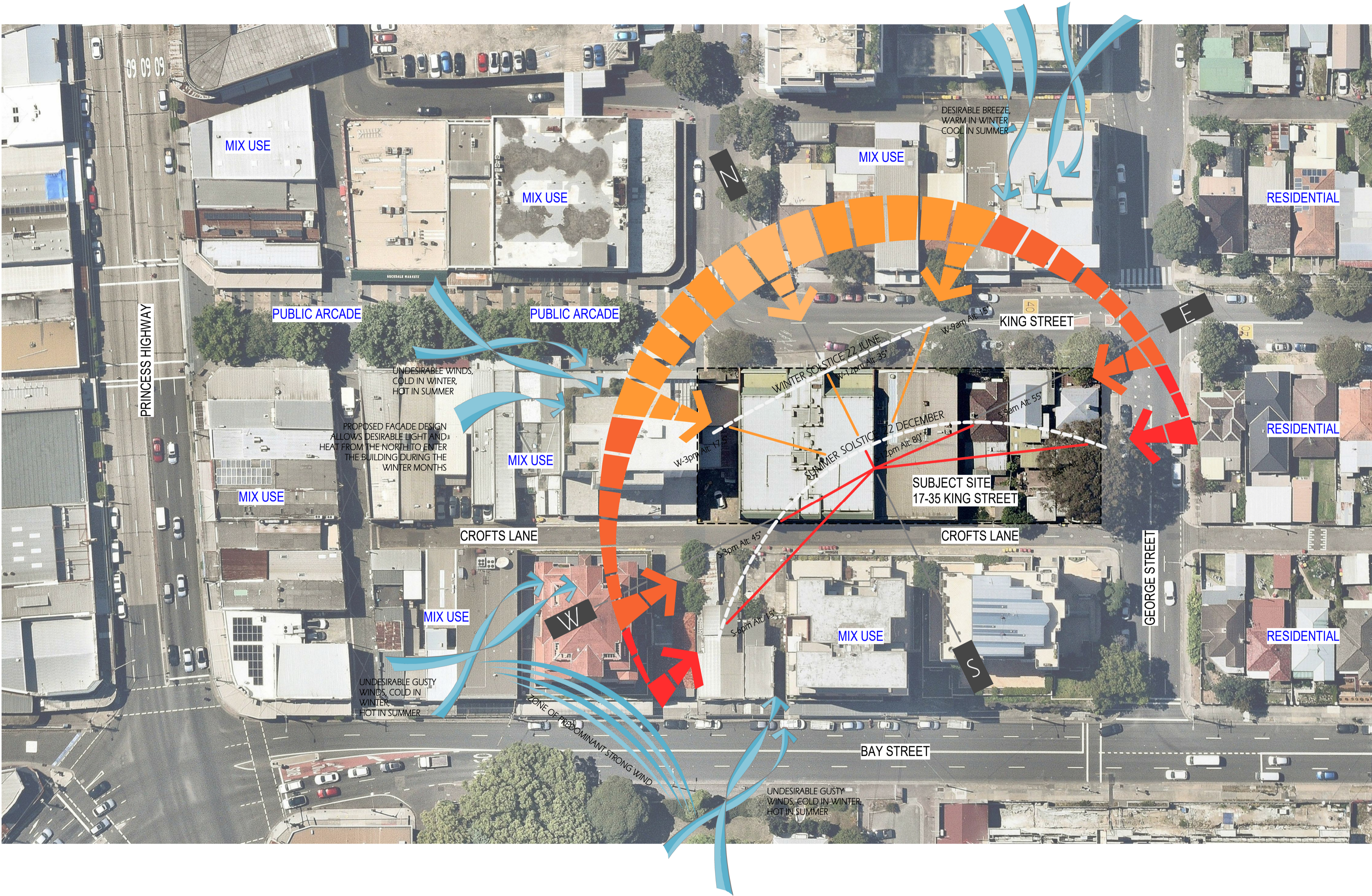
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PROJECT STATUS:  
DEVELOPMENT APPLICATION  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA: BAYSIDE COUNCIL

SHEET TITLE:  
DEVELOPMENT SUMMARY  
@ A1 sheet  
SCALE  
8603  
JOB No.  
DA001  
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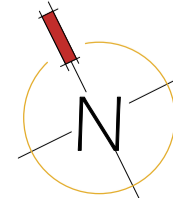
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

SITE ANALYSIS

1 : 500 @ A1 sheet  
SCALE

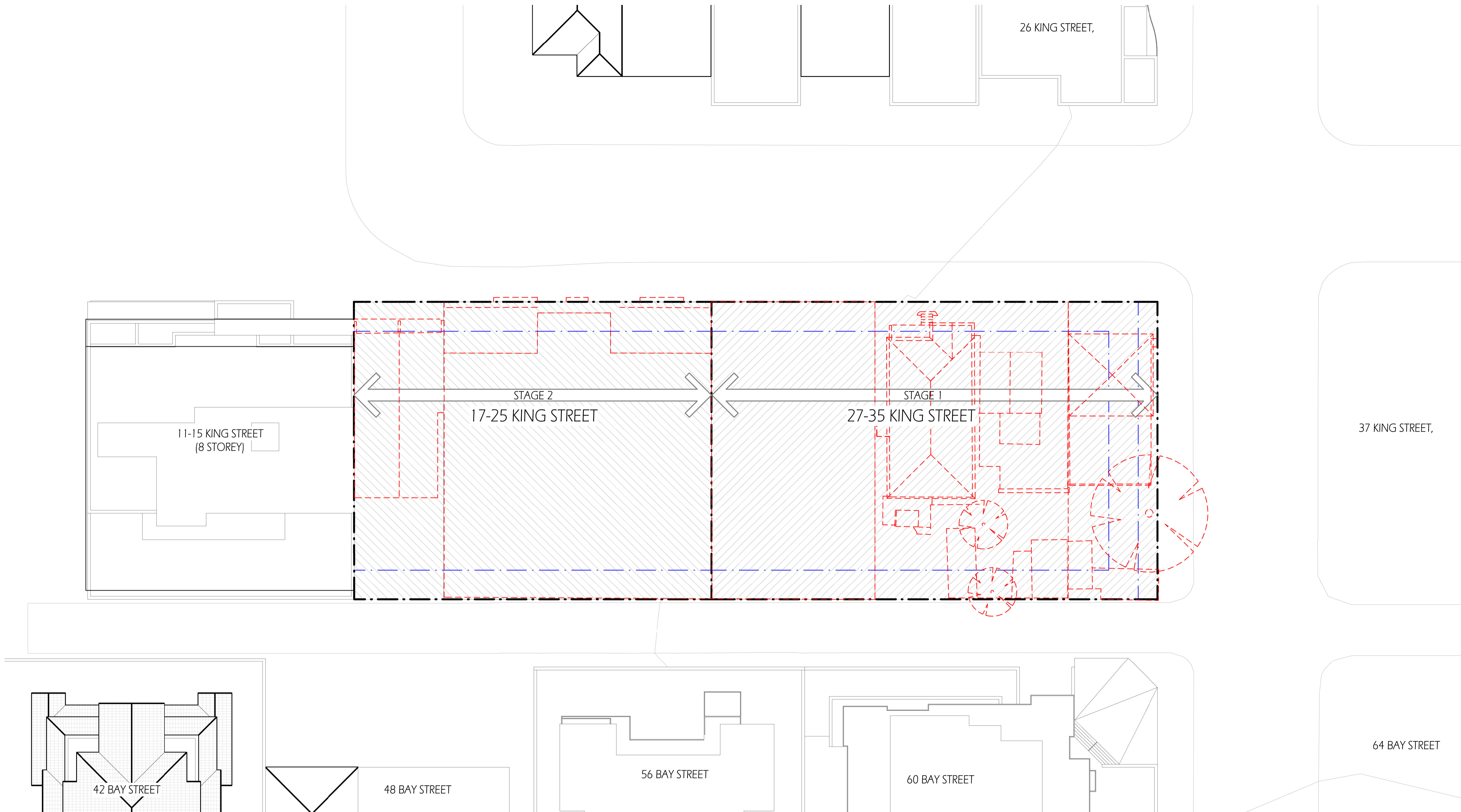
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SITE PLAN/DEMOLITION PLAN  
1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet

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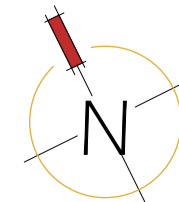
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LGA : BAYSIDE COUNCIL

SHEET TITLE:

DEMOLITION PLAN &

STAGING PLAN

1 : 200 @ A1 sheet

SCALE

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BASEMENT 3 FLOOR PLAN

1 : 150 @ A1 sheet  
1 : 200 @ A3 sheet

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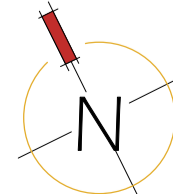
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ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

BASEMENT 3

1 : 150 @ A1 sheet

SCALE

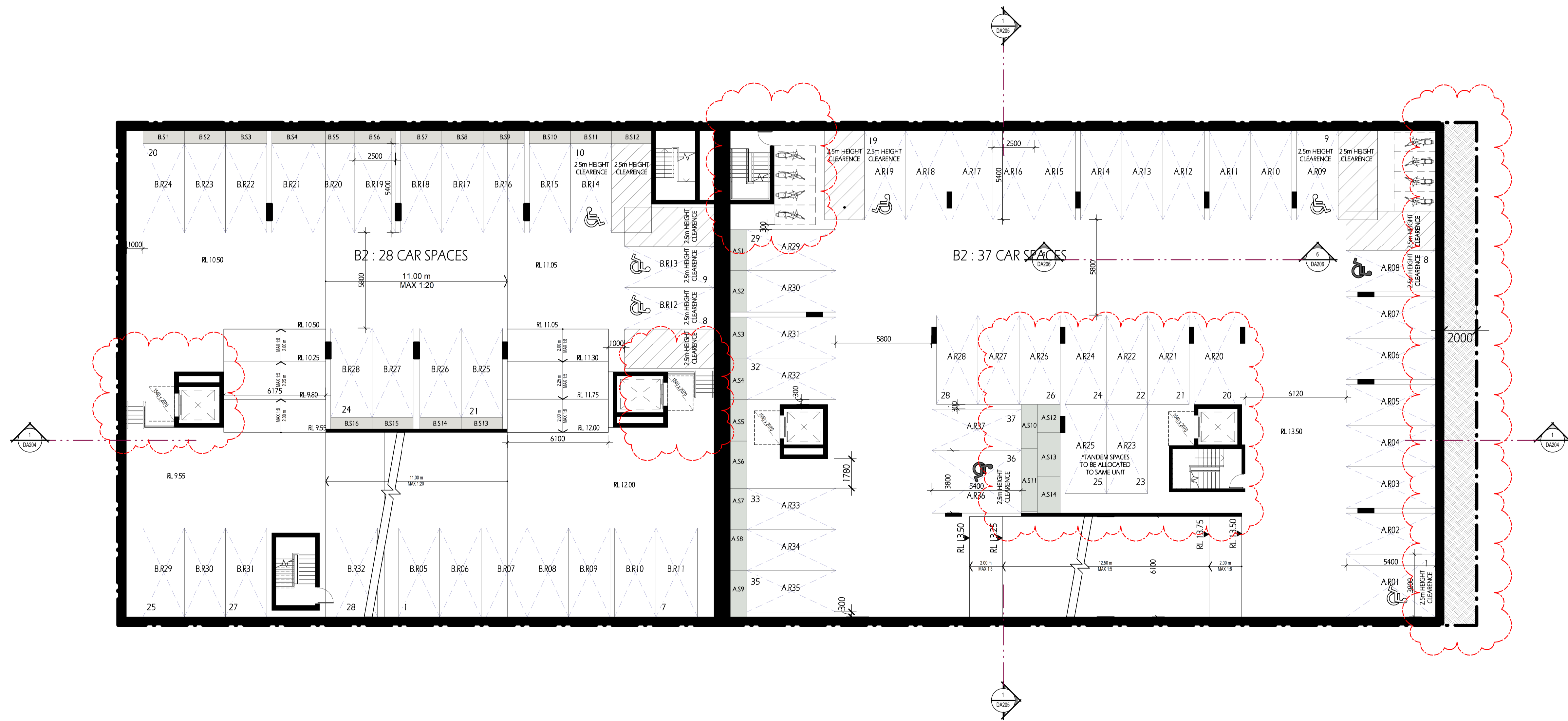
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BASEMENT 2 FLOOR PLAN  
1:150

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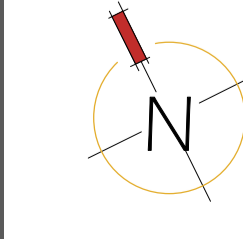
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ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

BASEMENT 2

1 : 150 @ A1 sheet

SCALE

8603

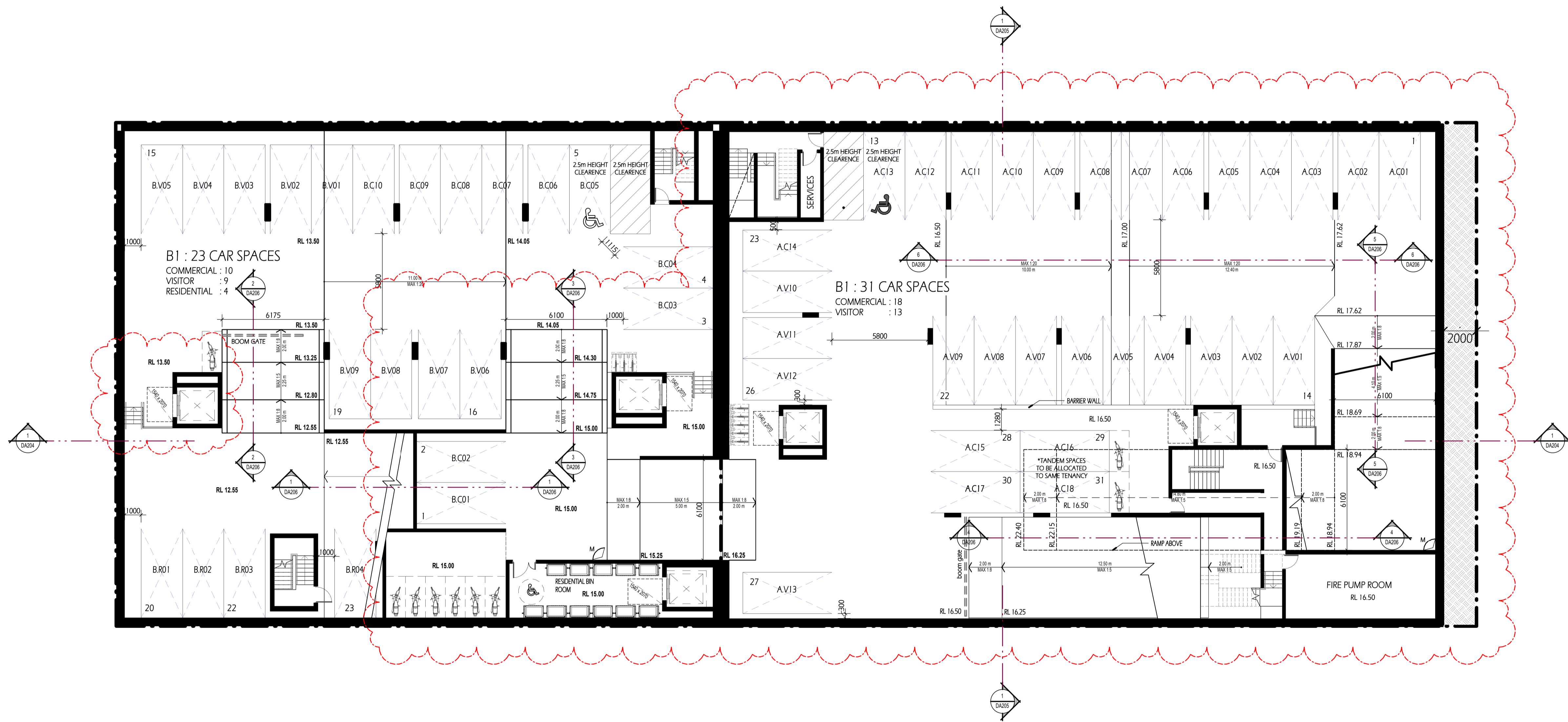
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BASEMENT 1 FLOOR PLAN  
1 : 150

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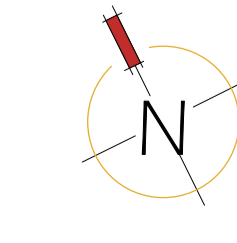
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17-35 KING STREET  
ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

BASEMENT 1

1 : 150 @ A1 sheet

SCALE

8603  
JOB No.

DA103  
DRAWING No.

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KING STREET

17-25 KING STREET,

27-35 KING STREET,

GEORGE STREET

CROFTS LANE

56 BAY STREET

60 BAY STREET

GROUND FLOOR PLAN  
1 : 150

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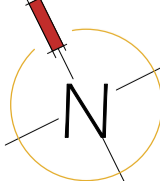
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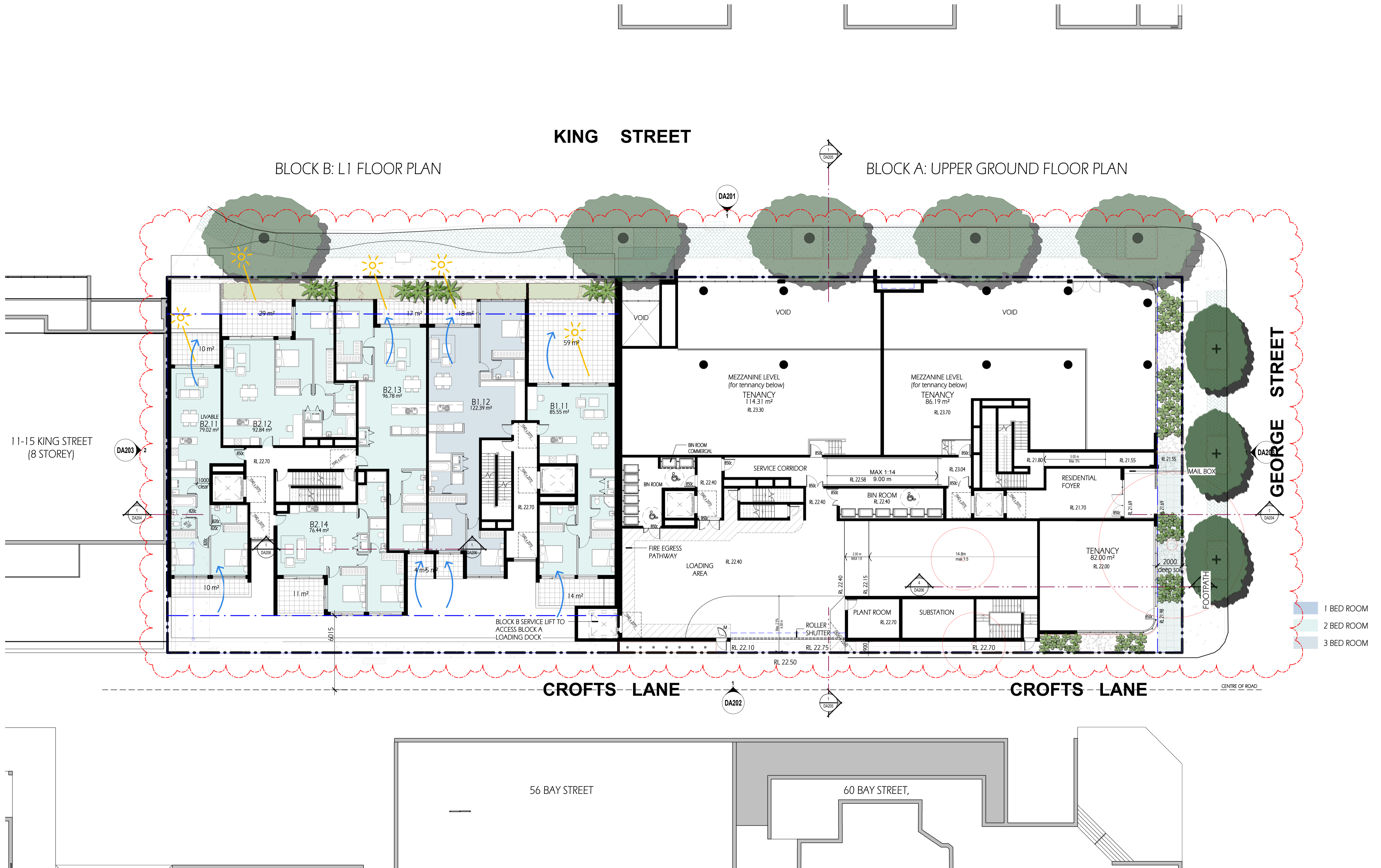
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17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
GROUND FLOOR  
1 : 150 @ A1 sheet  
SCALE  
8603  
JOB No.  
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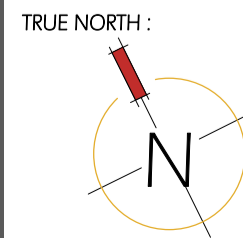
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PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT  
17-35 KING STREET  
ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:

A UPPER GROUND & B L1

1 : 150 @ A1 sheet

SCALE

8603

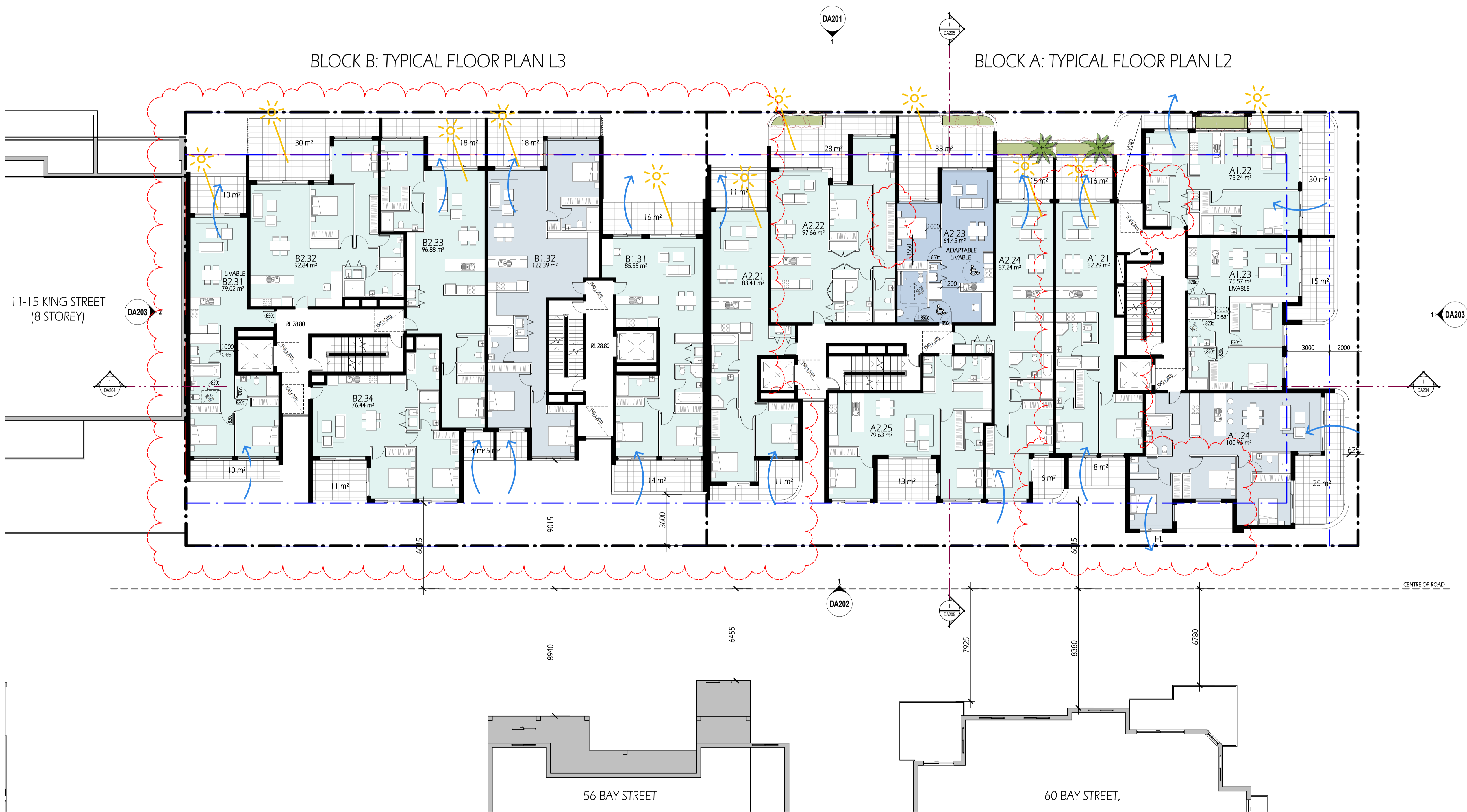
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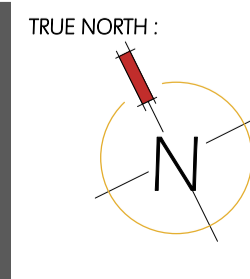
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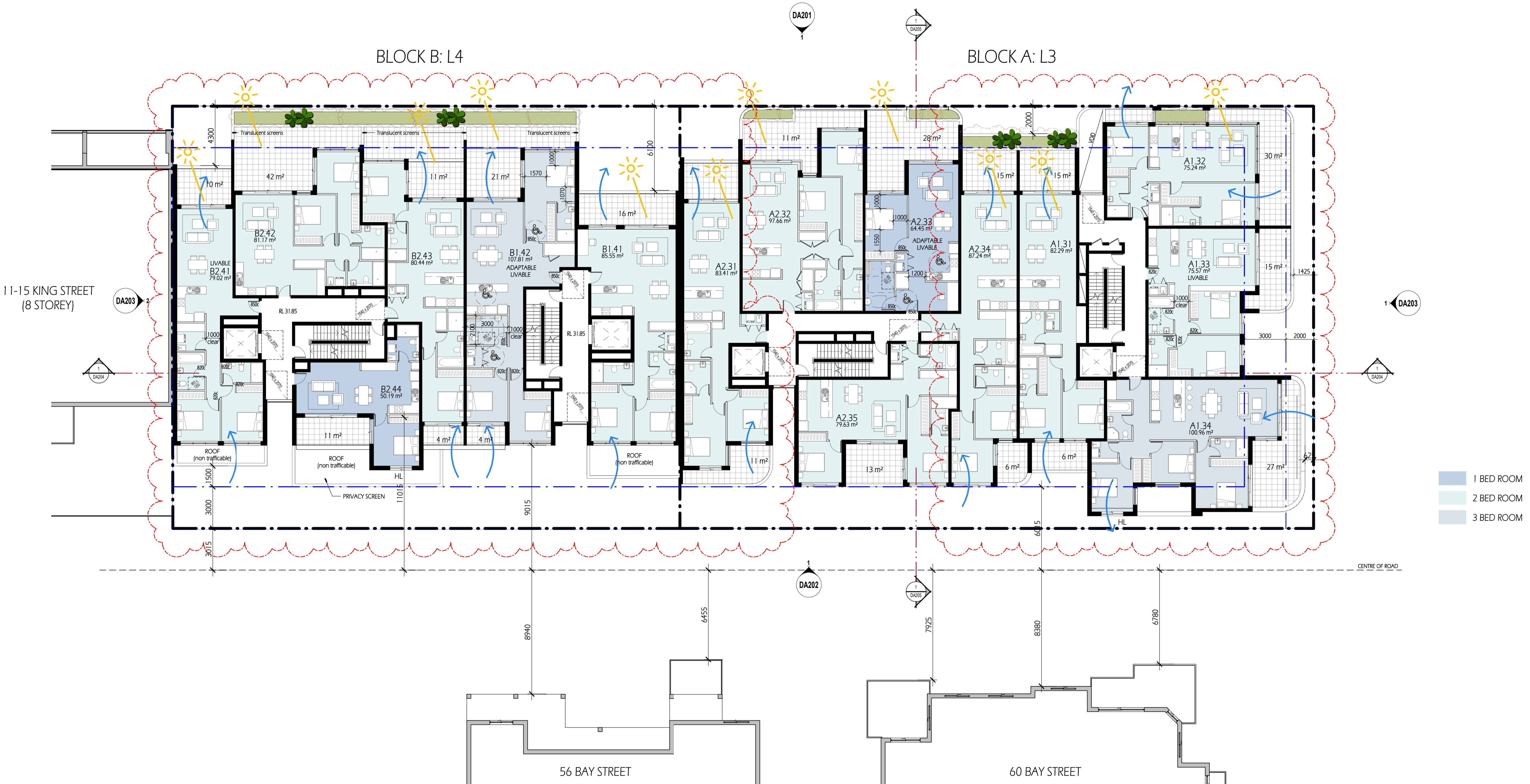
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ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
A L2 & B L3

1 : 150 @ A1 sheet  
SCALE  
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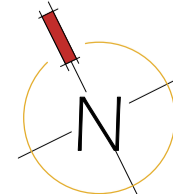
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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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LGA : BAYSIDE COUNCIL

SHEET TITLE:

A L3 & B L4

1 : 150 @ A1 sheet

SCALE

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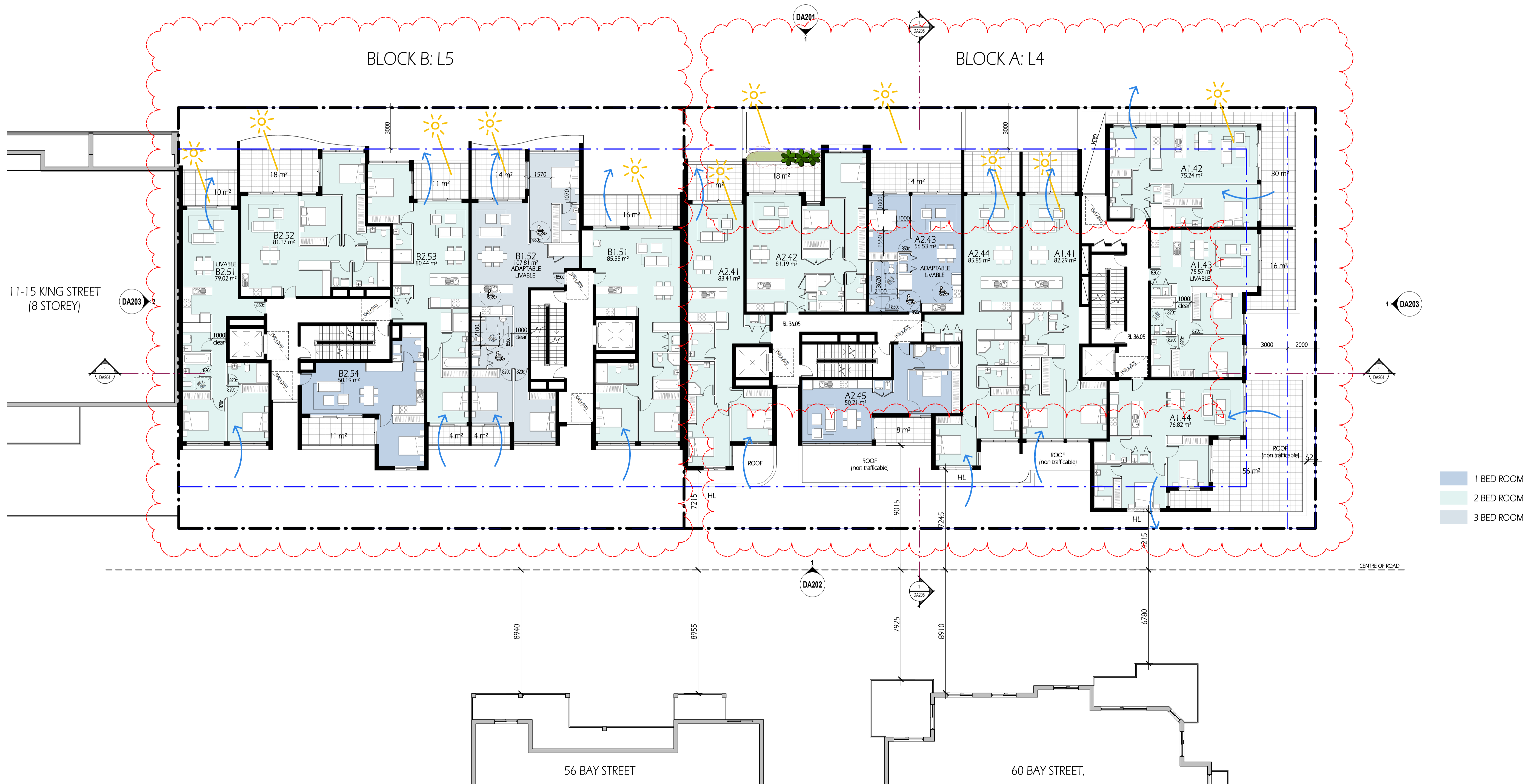
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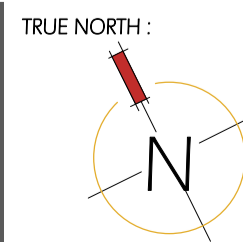
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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :  
**DEVELOPMENT APPLICATION**  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

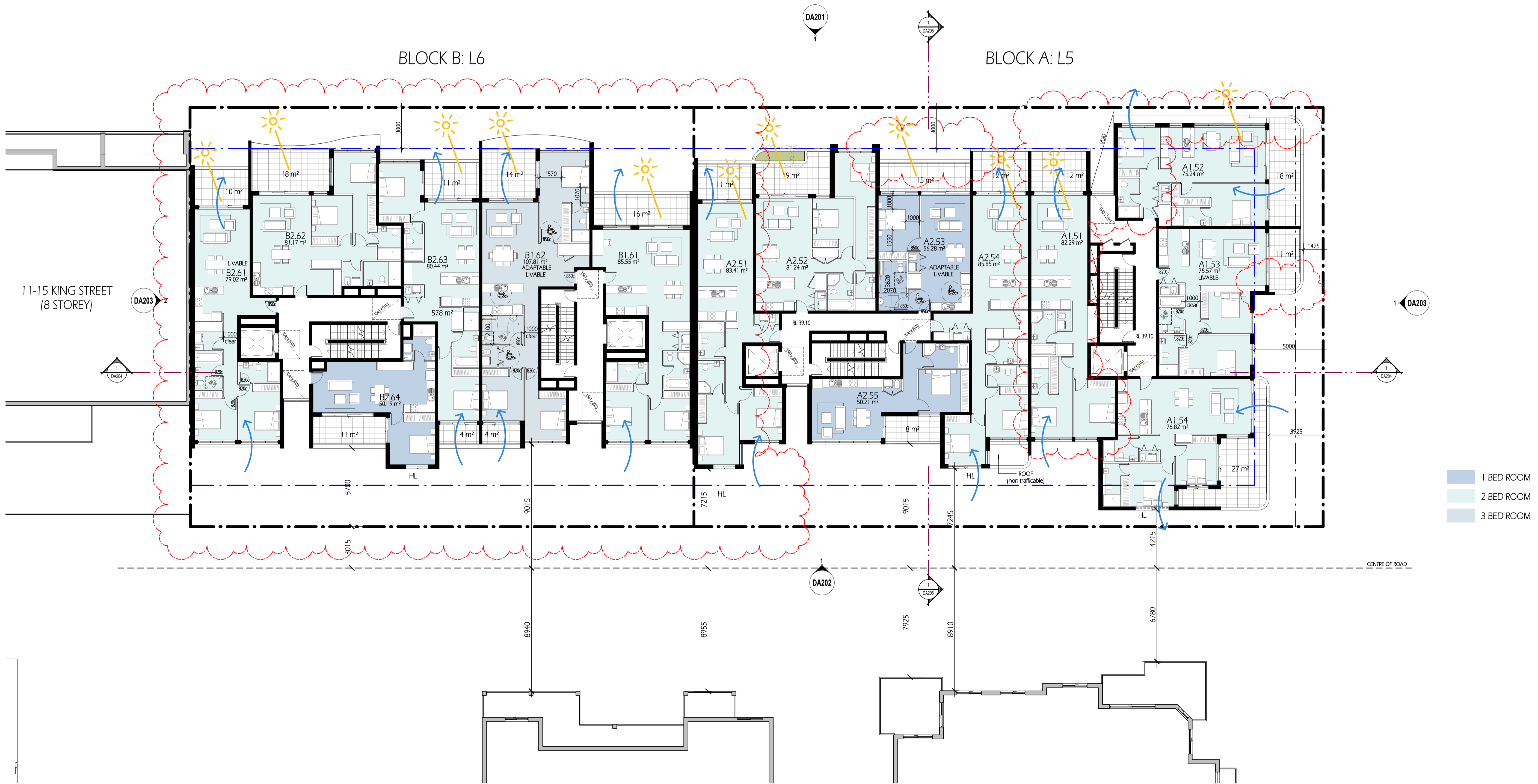
PROJECT NAME  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
**A L4 & B L5**

1 : 150 @ A1 sheet  
SCALE  
**8603**  
JOB No.

**DA109**  
DRAWING No.

**B**  
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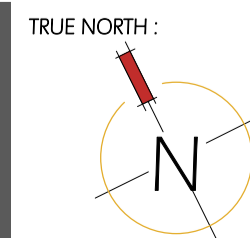
DA Revision as per Council comments  
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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS:

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET

ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:

A L5 & B L6

1 : 150 @ A1 sheet

SCALE

JOB No.

8603

DRAWING No.

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :  
DEVELOPMENT APPLICATION

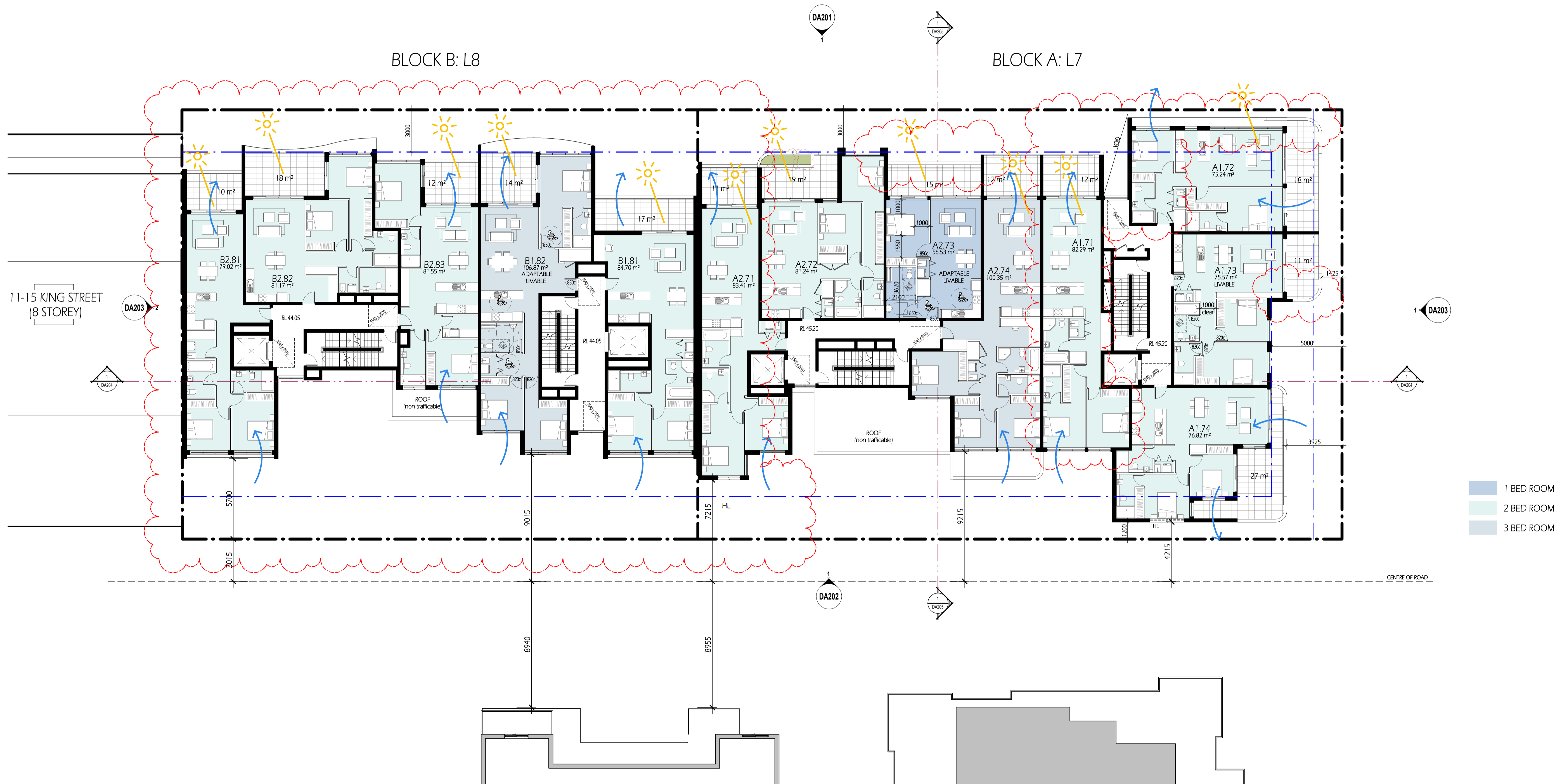
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA: BAYSIDE COUNCIL

SHEET TITLE:  
A L6 & B L7

1 : 150 @ A1 sheet  
SCALE

8603                      DA111  
JOB No.                      DRAWING No.



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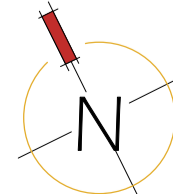
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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS:

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET

ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:

A L7 & B L8

1 : 150 @ A1 sheet

SCALE

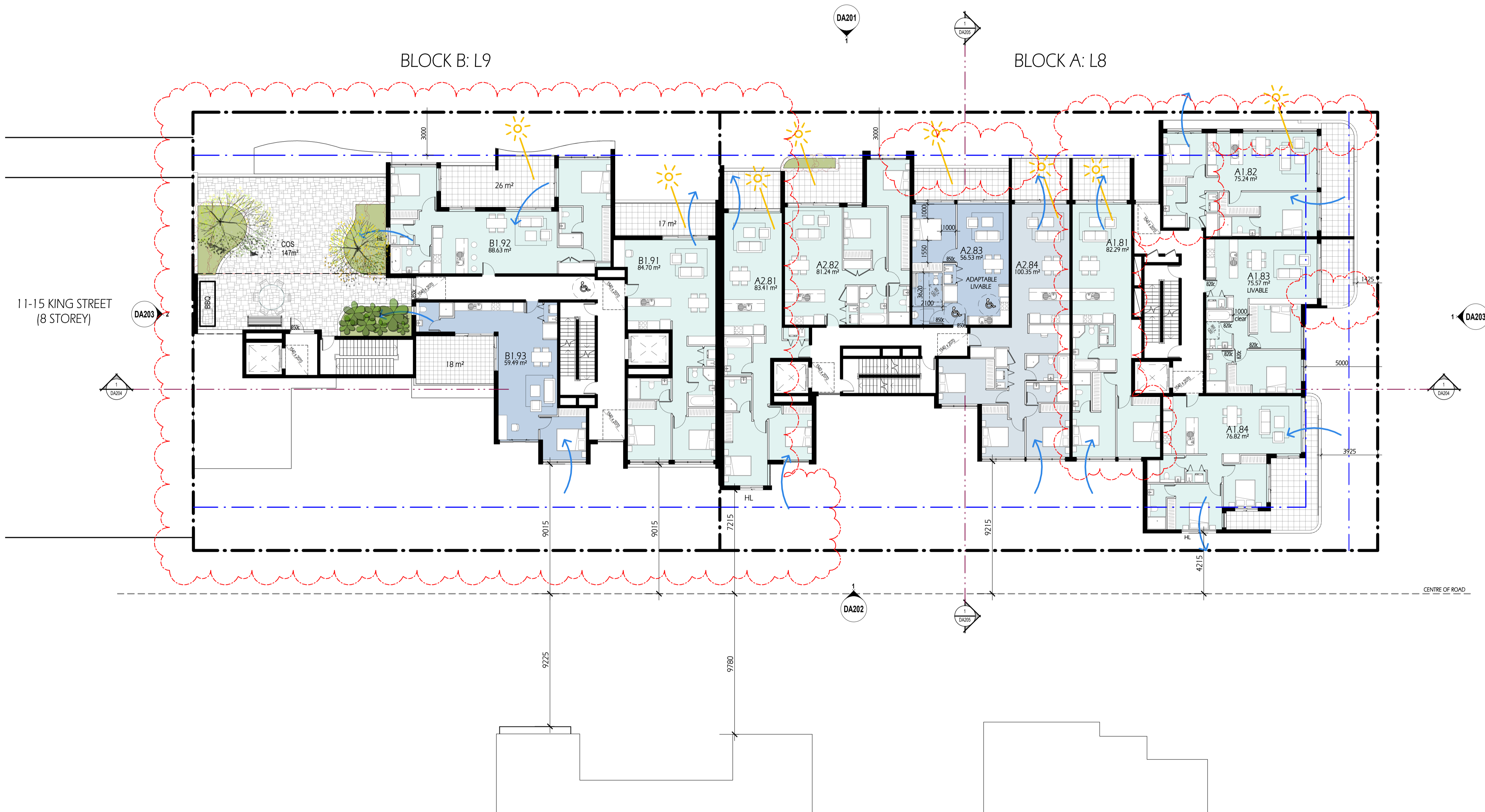
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JOB No.

DA112

DRAWING No.

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ISSUE



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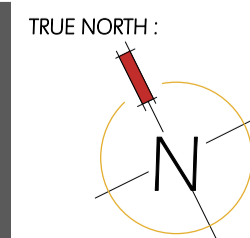
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :  
**DEVELOPMENT APPLICATION**  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

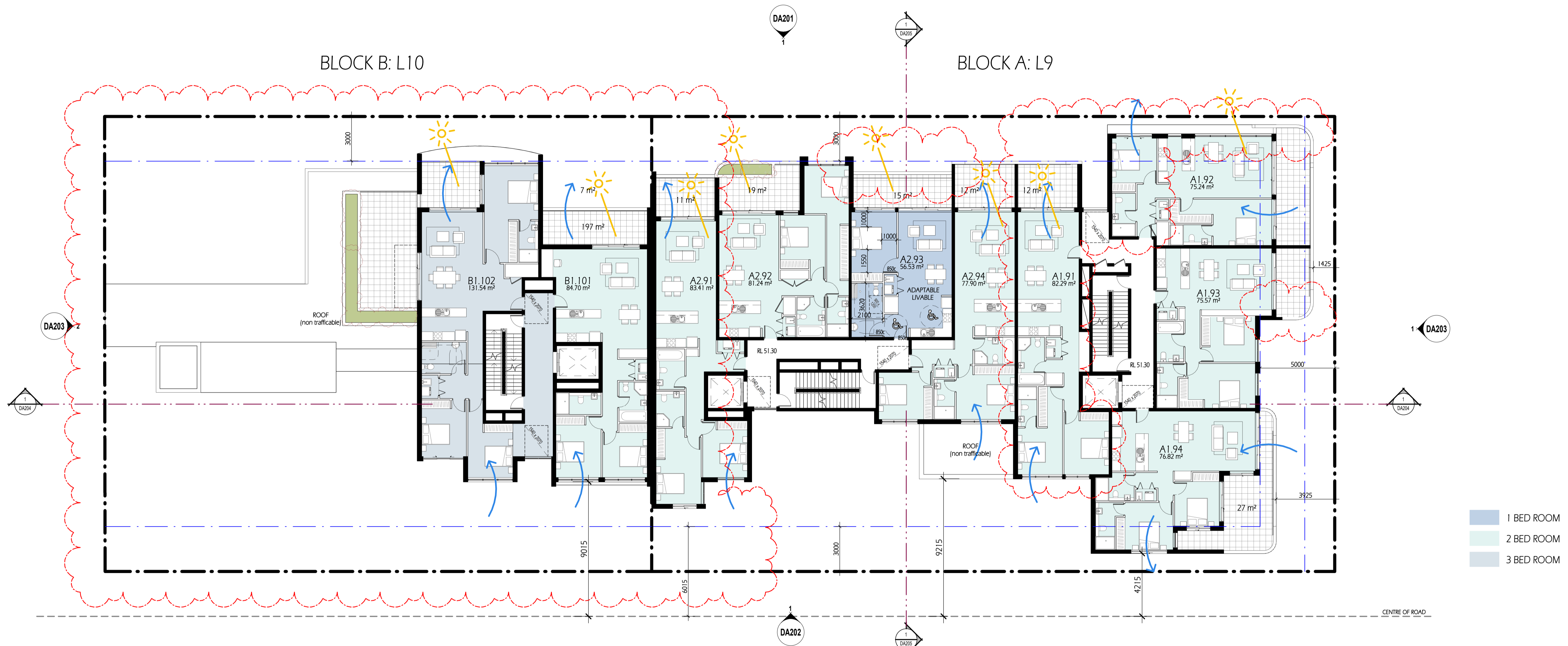
PROJECT NAME  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
**A L8 & B L9**

1 : 150 @ A1 sheet  
SCALE  
**8603**  
JOB No.

**DA113**  
DRAWING No.

**B**  
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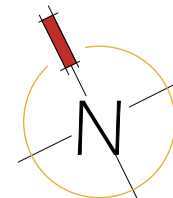
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET

ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

A L9 & B L10

1 : 150 @ A1 sheet

SCALE

8603

JOB No.

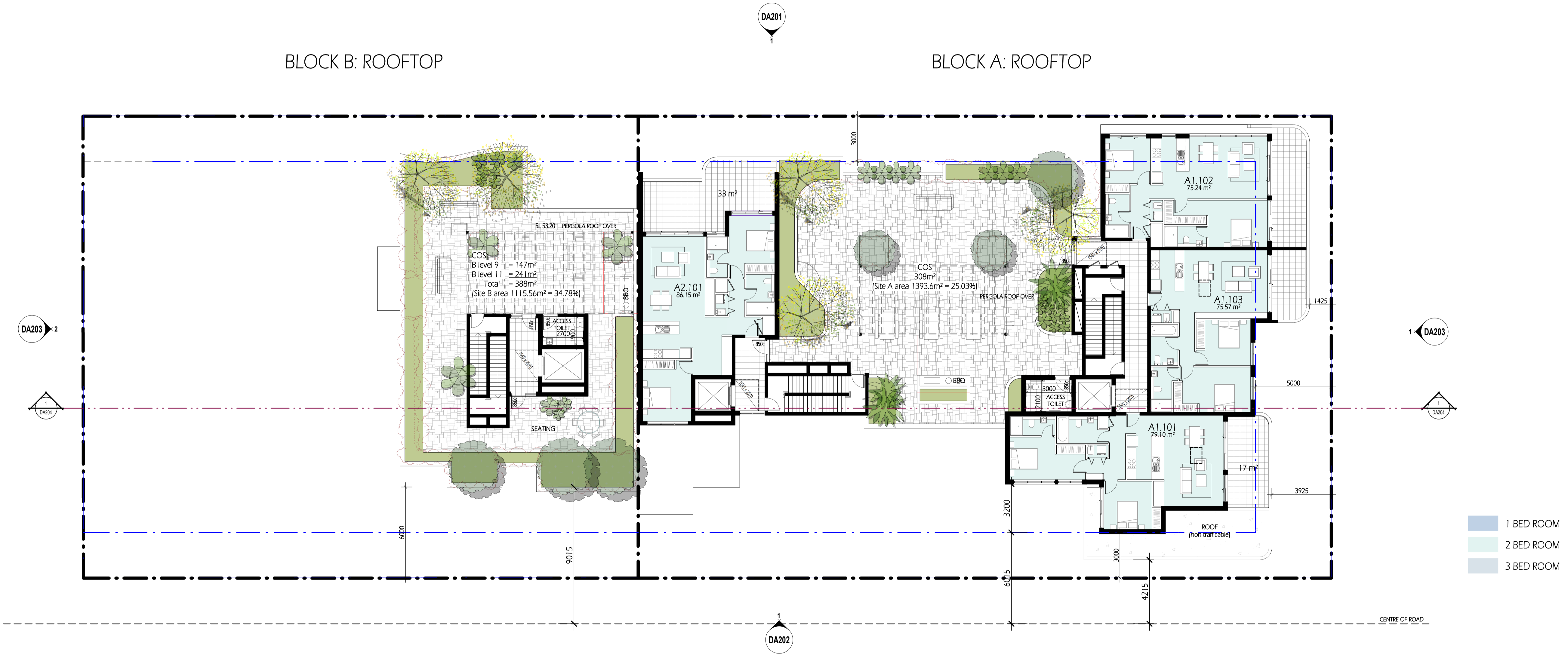
DA114

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BLOCK B: ROOFTOP

BLOCK A: ROOFTOP



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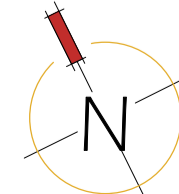
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

ROOFTOP

1 : 150 @ A1 sheet

SCALE

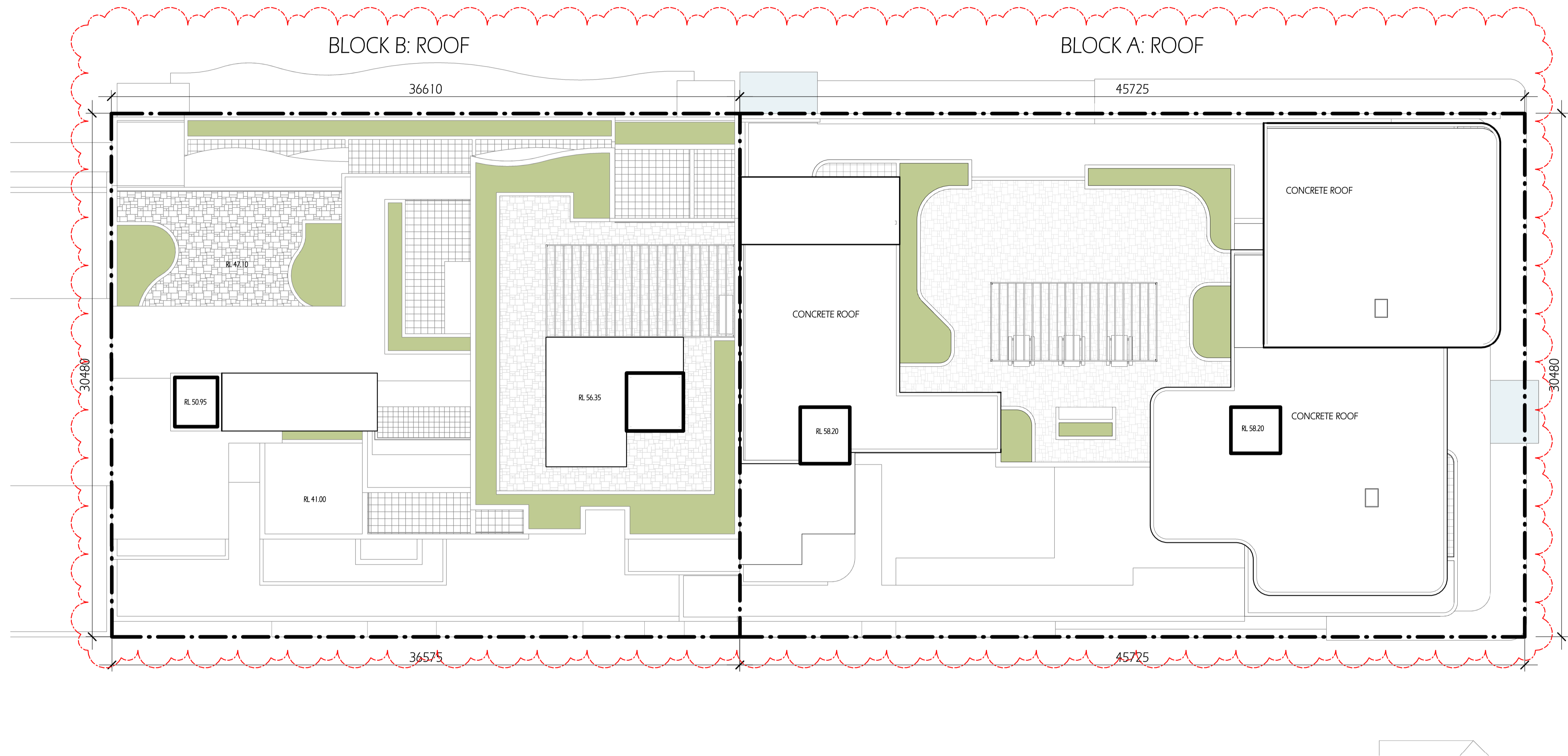
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DRAWING No.

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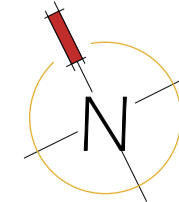
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

SITE PLAN / ROOF PLAN

1 : 150 @ A1 sheet

SCALE

8603

JOB No.

DA116

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North Elevation  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET

ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

ELEVATION

1 : 150 @ A1 sheet

SCALE

8603

JOB No.

DA201

DRAWING No.

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South Elevation  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry

Registered Architect NSW

Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET

ROCKDALE, NSW 2216

LGA : BAYSIDE COUNCIL

SHEET TITLE:

ELEVATION

1 : 150 @ A1 sheet

SCALE

8603

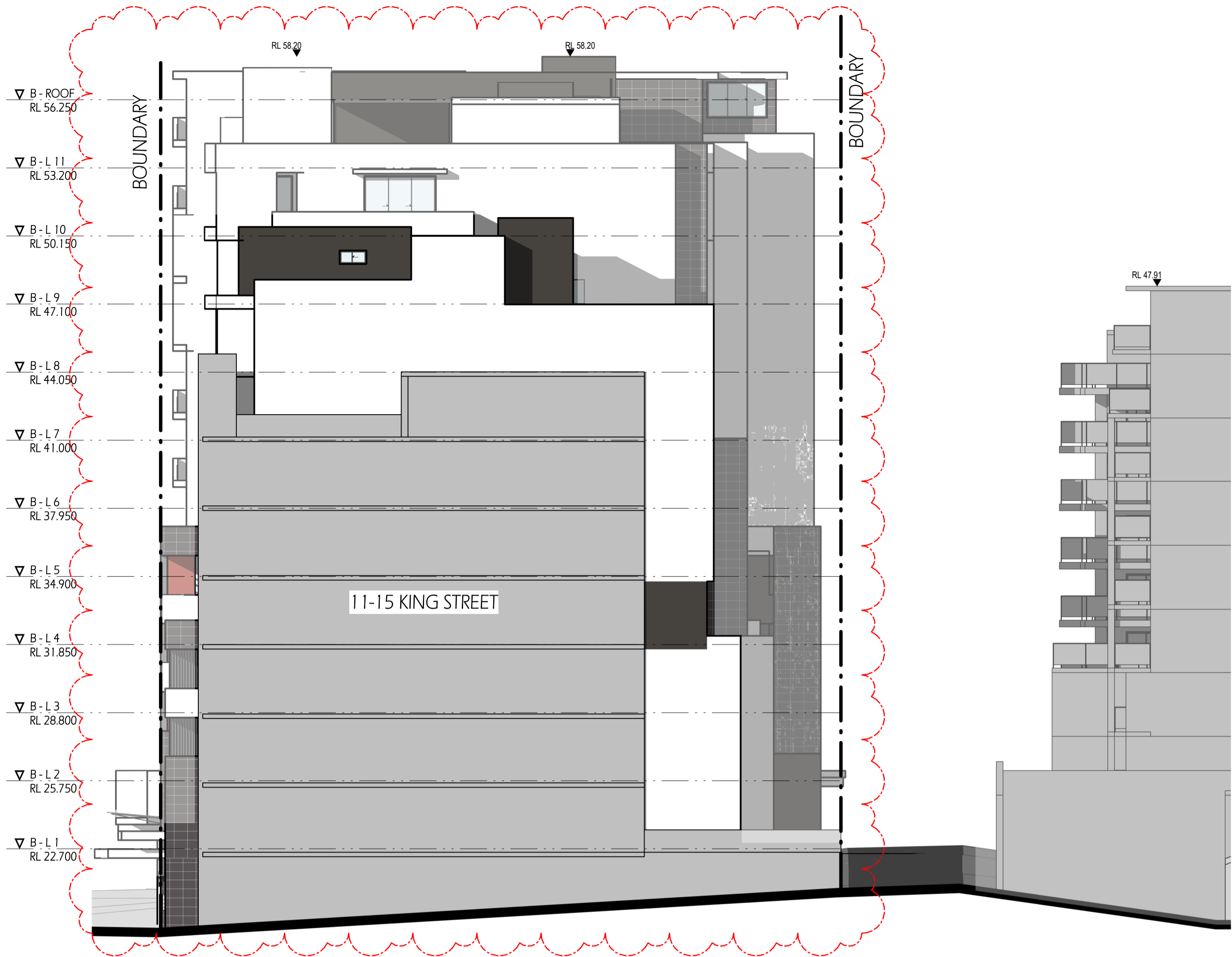
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DA202

DRAWING No.

B

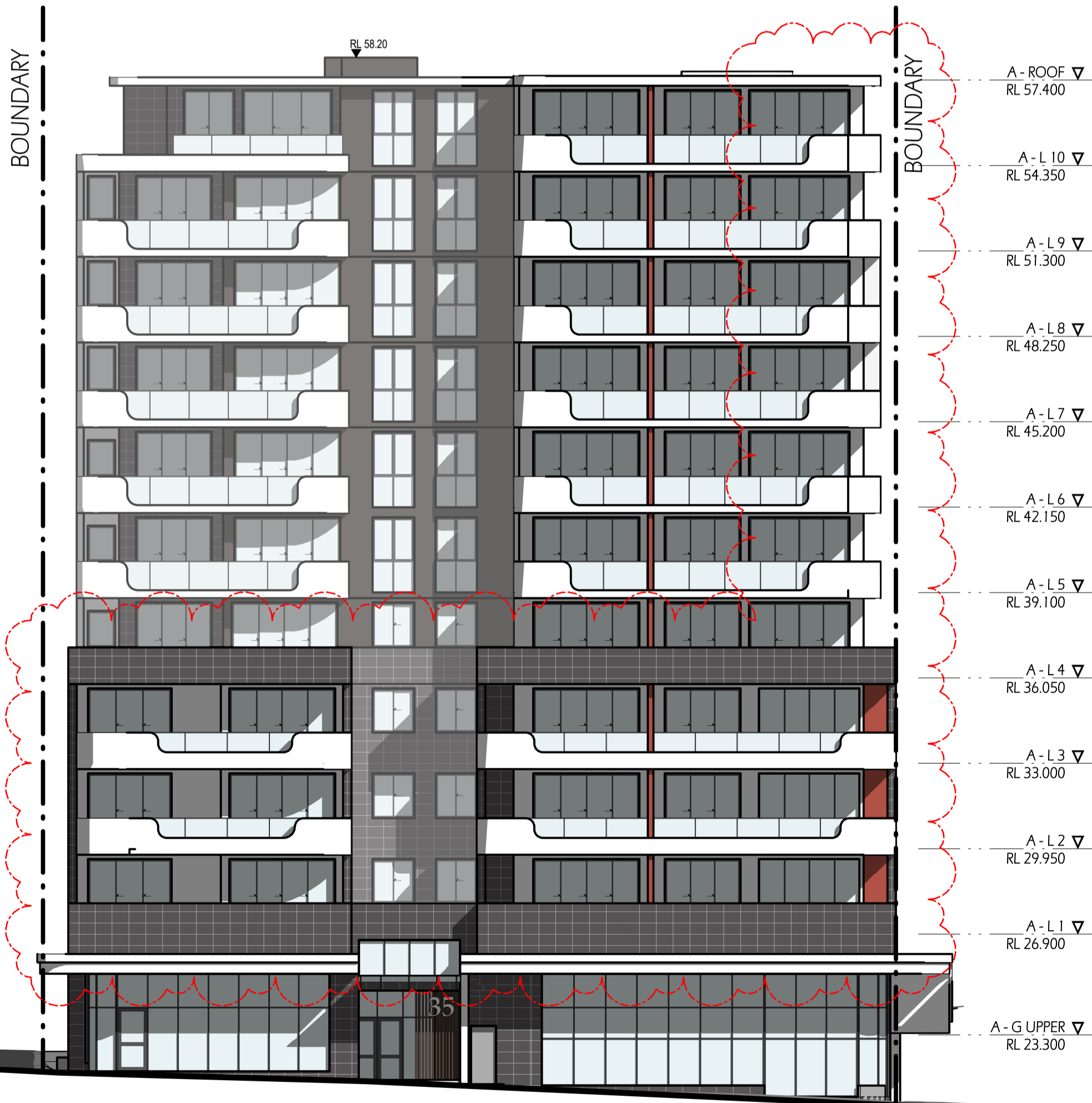
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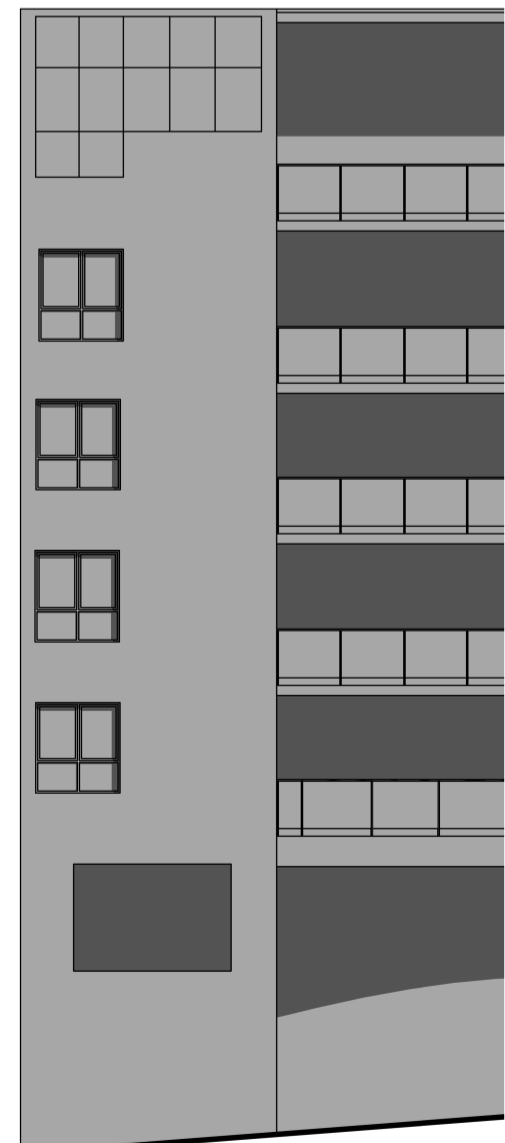
West Elevation  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet



East Elevation  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet



KING STREET



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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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PROPOSED DEVELOPMENT  
No. 17-35 King Street

PROJECT STATUS :  
**DEVELOPMENT APPLICATION**  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

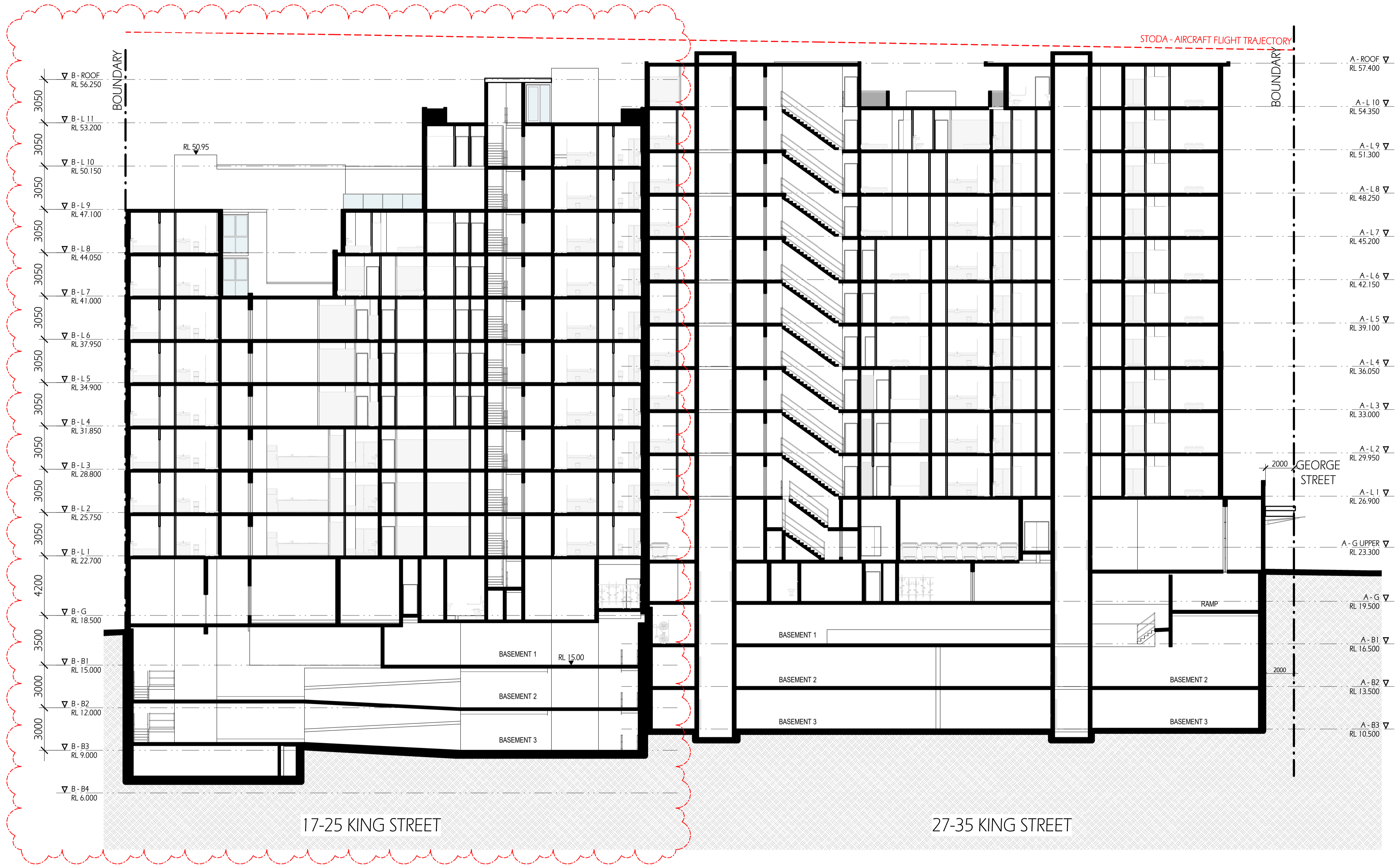
PROJECT NAME  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
**ELEVATION**

1 : 150 @ A1 sheet  
SCALE  
**8603**  
JOB No.

**DA203**  
DRAWING No.

**B**  
ISSUE



SECTION 1  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

DEVELOPMENT APPLICATION

Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:

SECTION

1 : 150 @ A1 sheet

SCALE

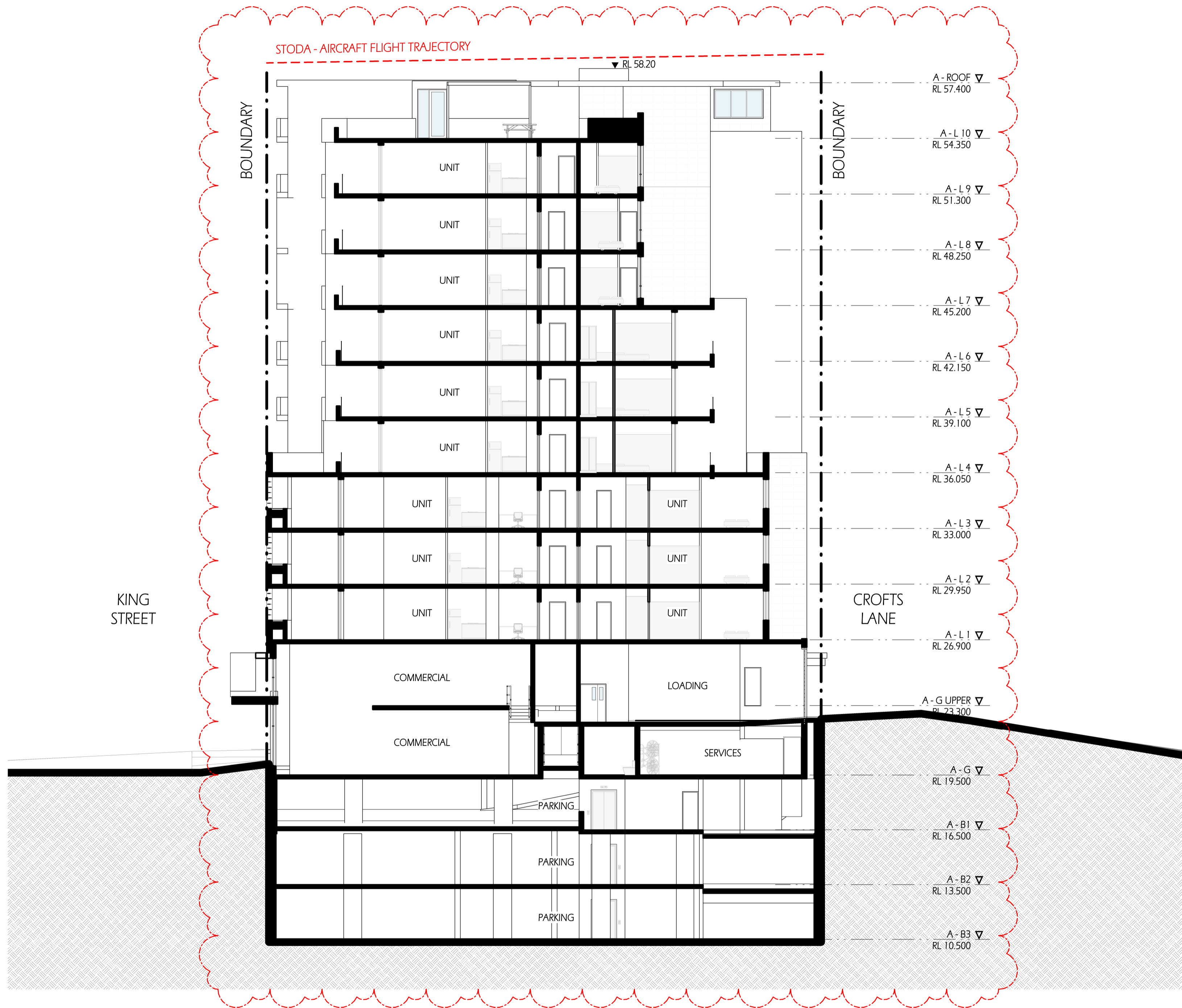
8603

JOB No.

DA204

DRAWING No.

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ISSUE



SECTION 2  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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PROJECT NAME

PROPOSED RESIDENTIAL

DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:

SECTION

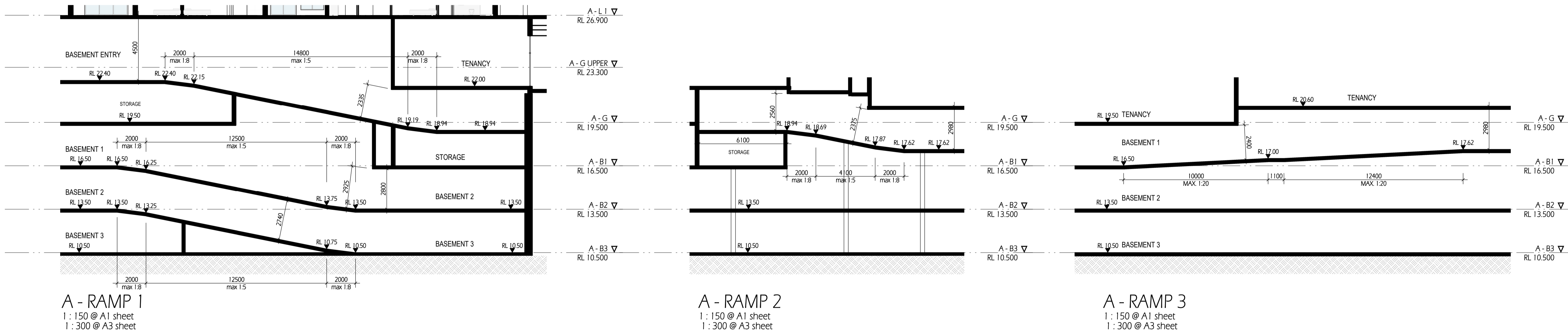
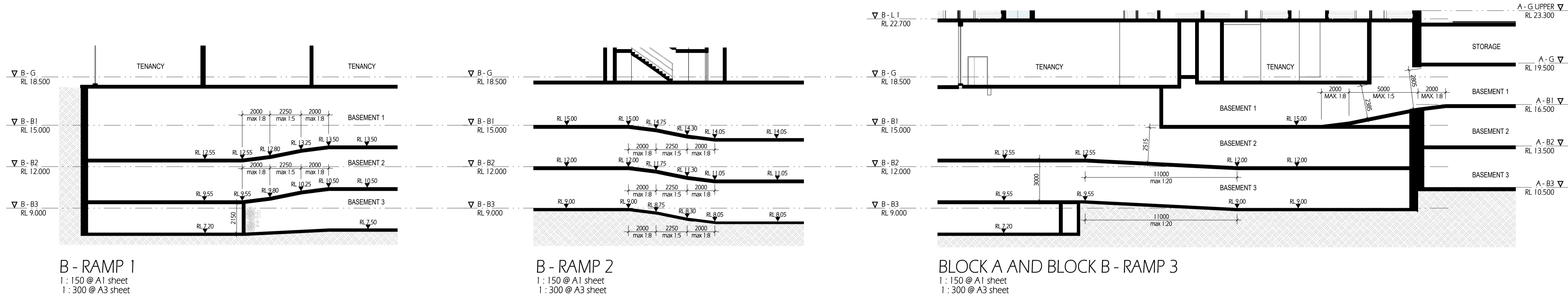
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SCALE

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B	DA Revision as per Council comments	14/10/20	VV, JA	IC
A	DA SUBMISSION ISSUE	19/12/19	VV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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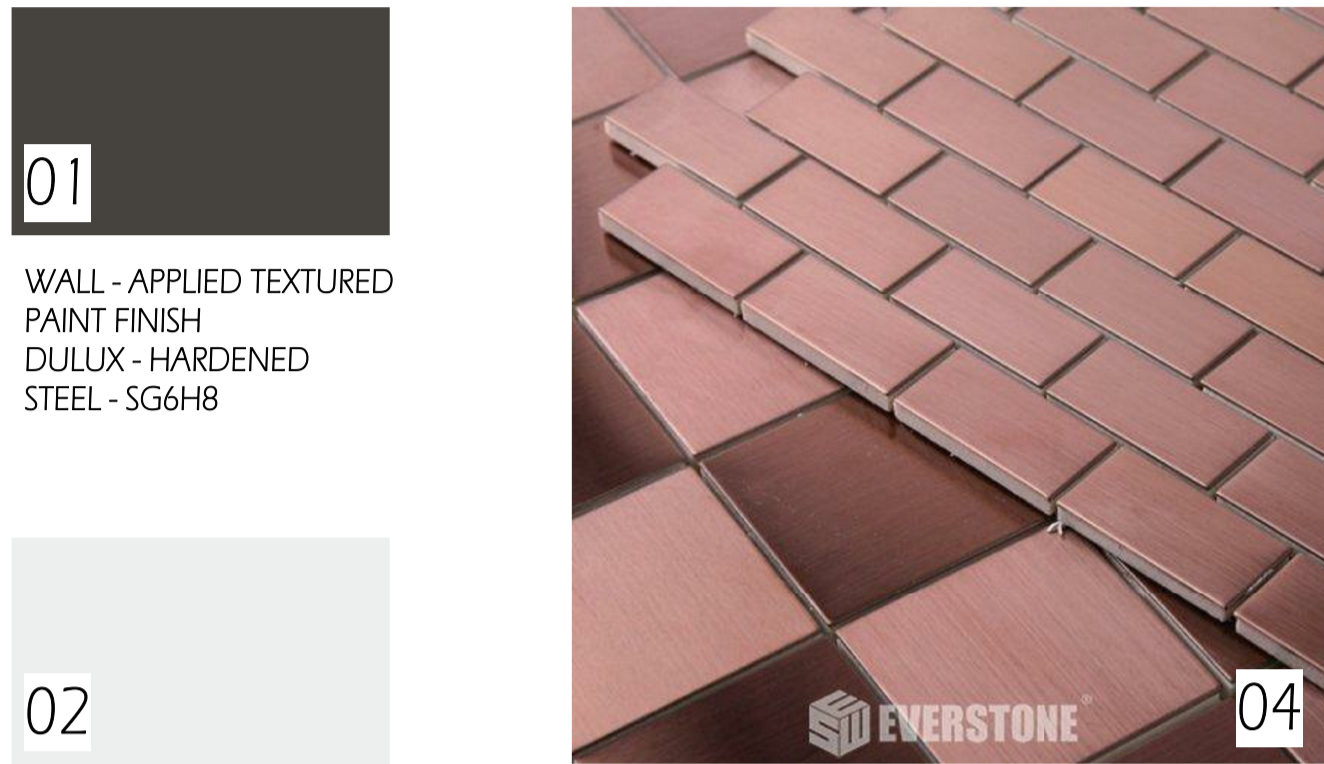
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :  
**DEVELOPMENT APPLICATION**  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
**RAMP SECTION**  
1 : 150 @ A1 sheet  
SCALE  
**8603**  
JOB No.  
**DA206**  
DRAWING No.

B  
ISSUE

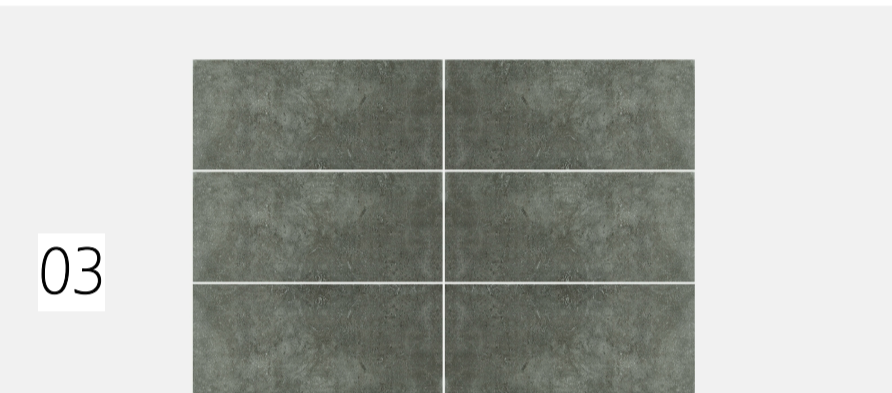


01

WALL - APPLIED TEXTURED  
PAINT FINISH  
DULUX - HARDENED  
STEEL - SG6H8

02

WALL - APPLIED TEXTURED  
PAINT FINISH  
DULUX - LEXICON HALF  
PN2A1



03

WALL - TILE FINISH  
NATIOTAL TILES  
BASELINE - NERO MATT



05

VERTICAL ALUMINIUM BATTEN SCREENS  
COLOUR - POWDERCOATED - DARK GREY



06

WINDOW FRAME, RAILING  
POWDERCOATED - DARK  
GREY



07

FLAT ROOF - GRAVEL  
FINISH

08

GLASS  
WINDOW - CLEAR GLASS  
BALUSTRADE - TRANSLUCENT



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A DA SUBMISSION ISSUE  
ISSUE AMENDMENT

14/10/20 VV, JA IC  
19/12/19 VV IC  
DATE DRAWN CHECK  
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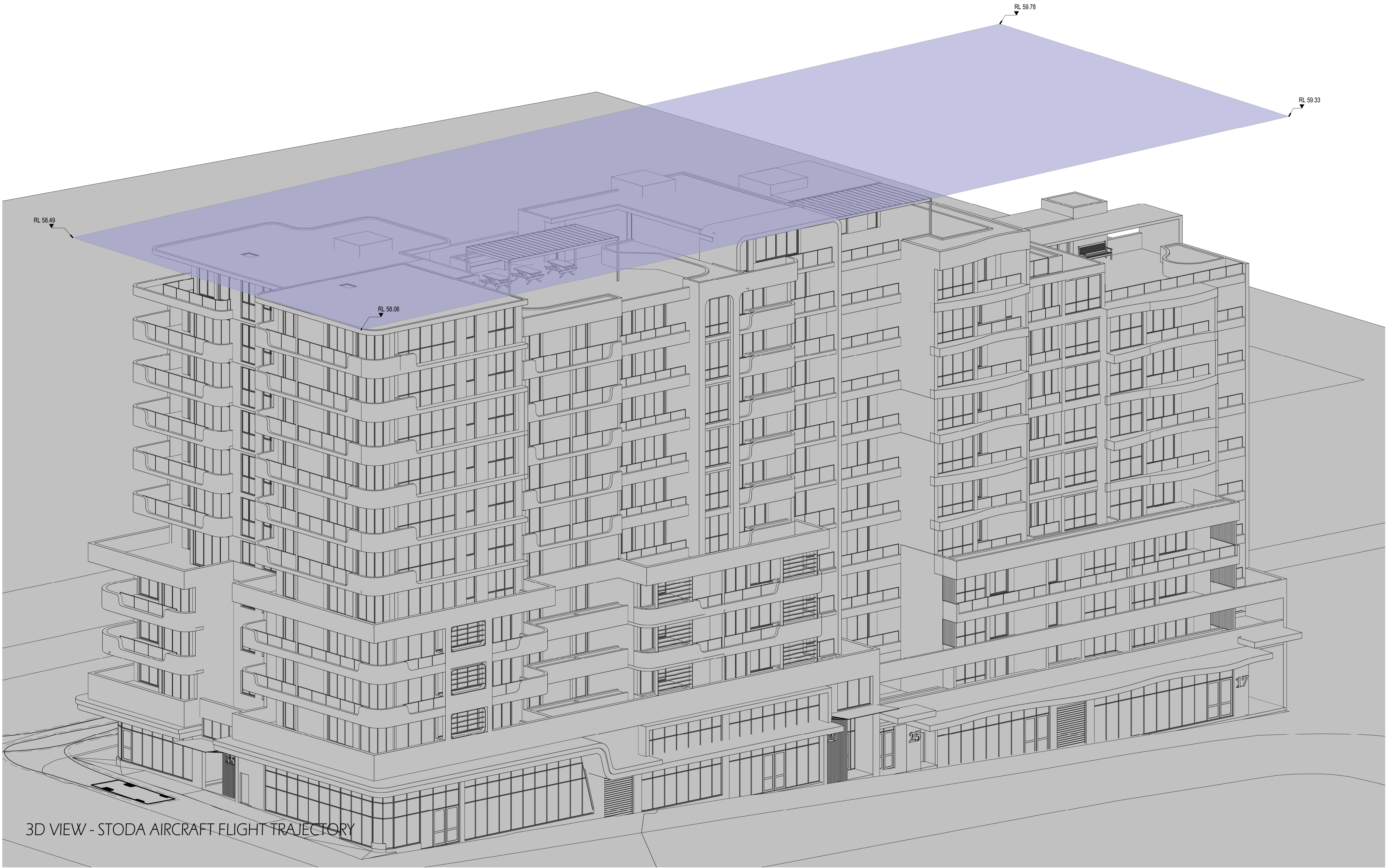
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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PROJECT STATUS :  
DEVELOPMENT APPLICATION  
Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
17-35 KING STREET  
ROCKDALE, NSW 2216  
LGA : BAYSIDE COUNCIL

SHEET TITLE:  
MATERIAL SCHEDULE  
1 : 100 @ A1 sheet  
SCALE  
8603  
JOB No.  
DA301  
DRAWING No.  
B  
ISSUE



3D VIEW - STODA AIRCRAFT FLIGHT TRAJECTORY

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :  
DEVELOPMENT APPLICATION

Design prepared by Ian Conry  
Registered Architect NSW  
Registration No. 8317

PROJECT NAME  
PROPOSED RESIDENTIAL  
DEVELOPMENT

17-35 KING STREET  
ROCKDALE, NSW 2216

LGA: BAYSIDE COUNCIL

SHEET TITLE:  
AIRCRAFT FLIGHT  
TRAJECTORY ANALYSIS

@ A1 sheet  
SCALE

8603  
JOB No.

DA401  
DRAWING No.

B  
ISSUE