



NO. REVISION				BY CHK DATE				NO. REVISION				BY CHK DATE				LEGEND				KEY PLAN				CLIENT				ARCHITECT				PROJECT				DATE				DRAWN			
A For DA Coordination				AA				EE AMENDED DA SUBMISSION																YARRANABBE PROPERTY LTD				KOICHI TAKADA ARCHITECTS				YARRANABBE RD ALTERATIONS AND ADDITIONS				01/09/20				NZ			
B Development Application				AI																				Suite 304				Suite 41 & 42, Level 4				77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027				SCALE				CHECKED			
AA Development Application				GO																				45 Cross street				61 Marlborough Street				PROJ NO.				A3 @ 1 : 200				-			
BB AMENDED DA SUBMISSION				NZ																				Double Bay, NSW 2028				T 02 9698 8510				STATUS				APPROVED				EE			
DD AMENDED DA SUBMISSION				AP																								F 02 8209 4995				DEVELOPMENT APPLICATION				DWG NO.				REVISION			
																												www.koichitakada.com				A013											
																																DWG TITLE				NOTES:							
																																SITE PLAN				DO NOT SCALE FROM DRAWINGS.							
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- Window shading as per plan details.

83A YARRANABBE ROAD

EXISTING 2 STOREY DWELLING

83 YARRANABBE ROAD

EXISTING 4 STOREY DWELLING

1
A315

EXISTING CONCRETE
RETAINING WALL WITH
TIMBER LATTICE FENCE

NEW ALUMINIUM
POST AND BEAM
FENCE 1.8M HIGH

EXISTING
POOL TO BE
REFURBISHED

TIMBER DECK

+ RL 1.930

COMMUNAL LAWN
+ RL 1.733

REFURBISH
EXISTING
GAZEBO

REFER TO LANDSCAPE PLAN FOR ALL
PLANTING LAYOUT AND SPECIES.

PRIVATE LAWN
+ RL 1.732

GATE

NEW ALUMINIUM
POST AND BEAM
FENCE 1.8M HIGH

NEW 3x MEDIUM SIZED TREES.
8-12M HIGH, UP TO 8m CROWN
SPREAD AT MATURITY.

NEW 3x MEDIUM SIZED TREES.
8-12M HIGH, UP TO 8m CROWN
SPREAD AT MATURITY.

EXISTING SLOPING
CONCRETE
RETAINING WALL

HATCH INDICATES EXTENT
OF NEW FLOOR

73-75 YARRANABBE ROAD

EXISTING 8 STOREY
RESIDENTIAL FLAT BUILDING

CONCRETE PAVING

BOUNDARY

BICYCLE
PARKING

EXISTING CAR PARK
CONC
+ RL 1.990

NEW HYDRANT IN STAIRS

EXISTING LIFT
TO BE
REFURBISHED

EXISTING FIRE STAIR

PLANT ROOM
3.4 x 3.4m
CONC

5000 ltr
RAINWATER TANK
BELOW GROUND

WG-07

DG-01

WG-02

WG-01

DG-03

DG-02

DG-01

DG-02

DG-03

DG-04

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POOL REFURBISHMENT

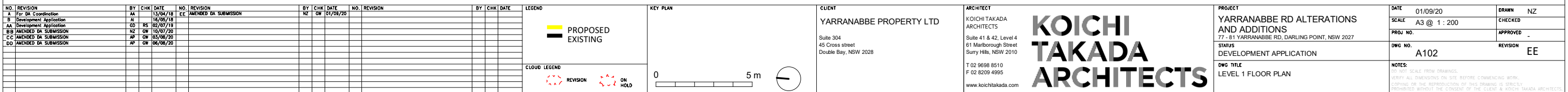
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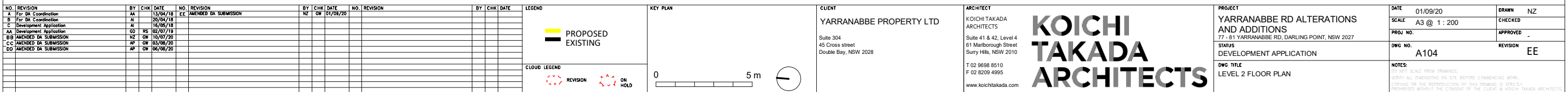
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RESIDENTIAL FLAT BUILDING

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A	For DA Coordination	AA		13/04/18	EE	AMENDED DA SUBMISSION			
B	For DA Coordination	AI		20/04/18					
C	Development Application	AI		16/05/18					
AA	Development Application	GD	RS	02/07/19					
E	FOR INFORMATION	NZ	NZ	07/05/20					
F	FOR INFORMATION	NZ	GW	23/06/20					
BB	AMENDED DA SUBMISSION	NZ	GW	10/07/20					
DD	AMENDED DA SUBMISSION	AP	GW	06/06/20					

LEGEND

PROPOSED
EXISTING

CLOUD LEGEND

REVISION
ON HOLD

KEY PLAN

0 5 m

CLIENT

YARRANABBE PROPERTY LTD
Suite 304
45 Cross street
Double Bay, NSW 2028

ARCHITECT

KOICHI TAKADA
ARCHITECTS
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
F 02 8209 4995
www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT

YARRANABBE RD ALTERATIONS
AND ADDITIONS
77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 3 FLOOR PLAN

DATE

01/09/20

SCALE
A3 @ 1 : 200

PROJ. NO.

DWG NO.

A106

NOTES:
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DRAWN

NZ

CHECKED

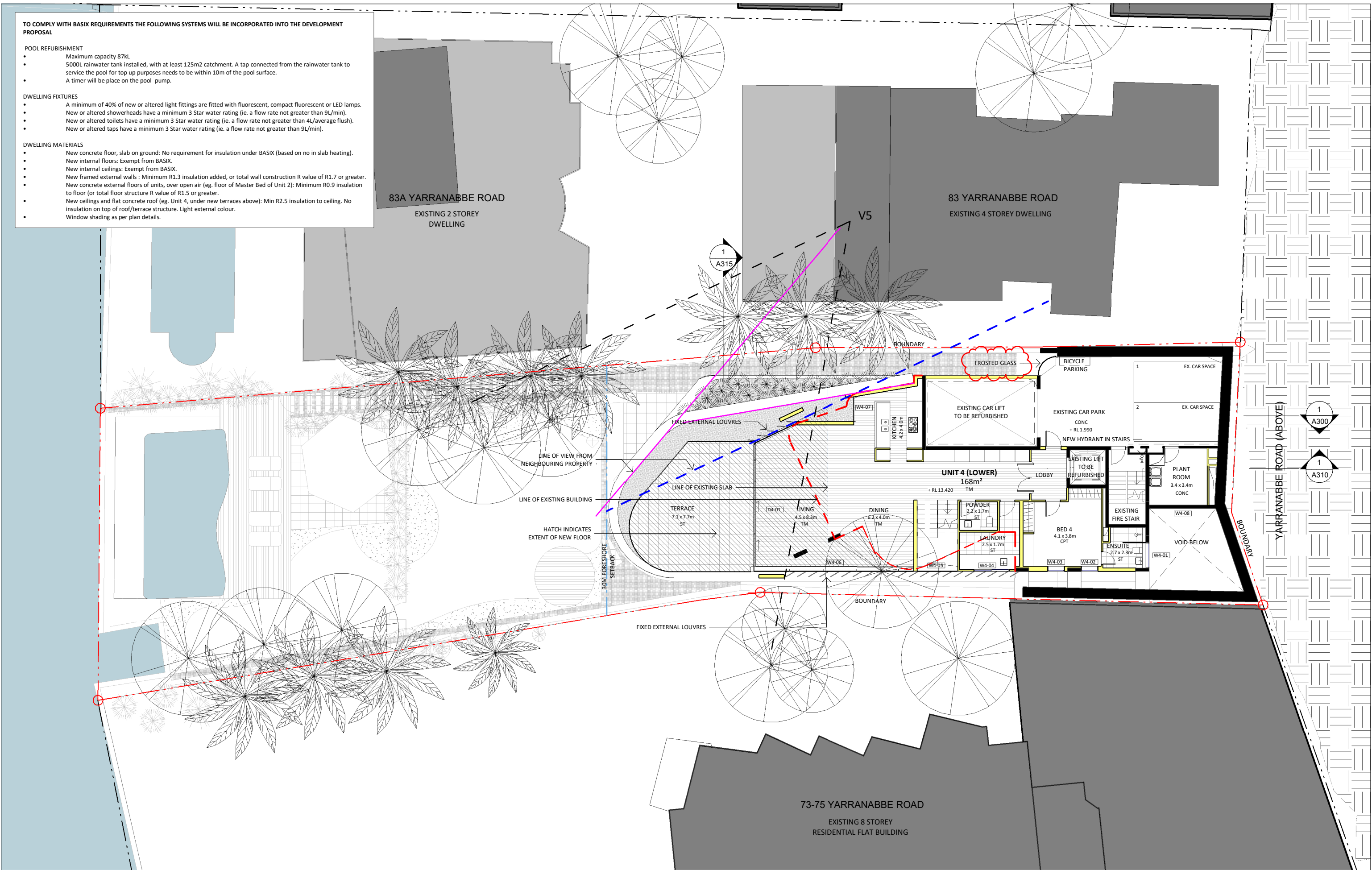
APPROVED

REVISION

EE

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POOL REFURBISHMENT

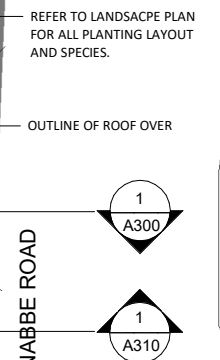
- Maximum capacity 87kL
- 5000L rainwater tank installed, with at least 125m2 catchment. A tap connected from the rainwater tank to service the pool for top up purposes needs to be within 10m of the pool surface.
- A timer will be place on the pool pump.

DWELLING FIXTURES



- A minimum of 40% of new or altered light fittings are fitted with fluorescent, compact fluorescent or LED lamps.
- New or altered showerheads have a minimum 3 Star water rating (ie. a flow rate not greater than 9L/min).
- New or altered toilets have a minimum 3 Star water rating (ie. a flow rate not greater than 4L/average flush).
- New or altered taps have a minimum 3 Star water rating (ie. a flow rate not greater than 9L/min).

DWELLING MATERIALS



- New concrete floor, slab on ground: No requirement for insulation under BASIX (based on no in slab heating).
- New internal floors: Exempt from BASIX.
- New internal ceilings: Exempt from BASIX.
- New framed external walls : Minimum R1.3 insulation added, or total wall construction R value of R1.7 or greater.
- New concrete external floors of units, over open air (eg. floor of Master Bed of Unit 2): Minimum R0.9 insulation to floor (or total floor structure R value of R1.5 or greater.
- New ceilings and flat concrete roof (eg. Unit 4, under new terraces above): Min R2.5 insulation to ceiling. No insulation on top of roof/terrace structure. Light external colour.
- Window shading as per plan details.

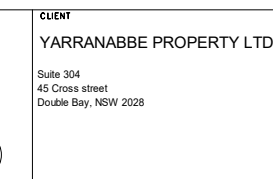


LEGEND

 PROPOSED
 EXISTING

CLOUD LEGEND

 REVISION
 ON HOLD

KOICHI
TAKADA
ARCHITECTS

PROJECT	DATE 01/09/20	DRAWN NZ
YARRANABBE RD ALTERATIONS AND ADDITIONS	SCALE A3 @ 1 : 200	CHECKED
77-81 YARRANABBE RD, DARLING POINT, NSW 2027	PROJ. NO.	APPROVED -
STATUS DEVELOPMENT APPLICATION	DWG NO. A110	REVISION EE
DWG TITLE LEVEL 5 FLOOR PLAN	NOTES: VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & ARCHITECT. CANADA ARCHITECTS	

POOL REFUBISHMENT

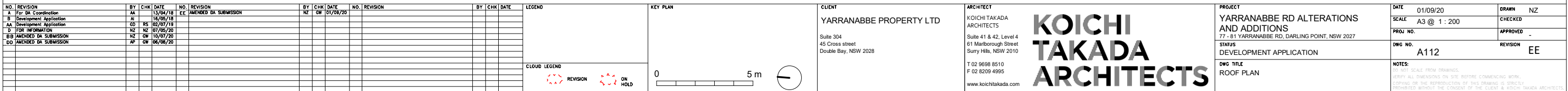
- Maximum capacity 87kL
- 5000L rainwater tank installed, with at least 125m2 catchment. A tap connected from the rainwater tank to service the pool for top up purposes needs to be within 10m of the pool surface.
- A timer will be place on the pool pump.

DWELLING FIXTURES

- A minimum of 40% of new or altered light fittings are fitted with fluorescent, compact fluorescent or LED lamps.
- New or altered showerheads have a minimum 3 Star water rating (ie. a flow rate not greater than 9L/min).
- New or altered toilets have a minimum 3 Star water rating (ie. a flow rate not greater than 4L/average flush).
- New or altered taps have a minimum 3 Star water rating (ie. a flow rate not greater than 9L/min).

DWELLING MATERIALS

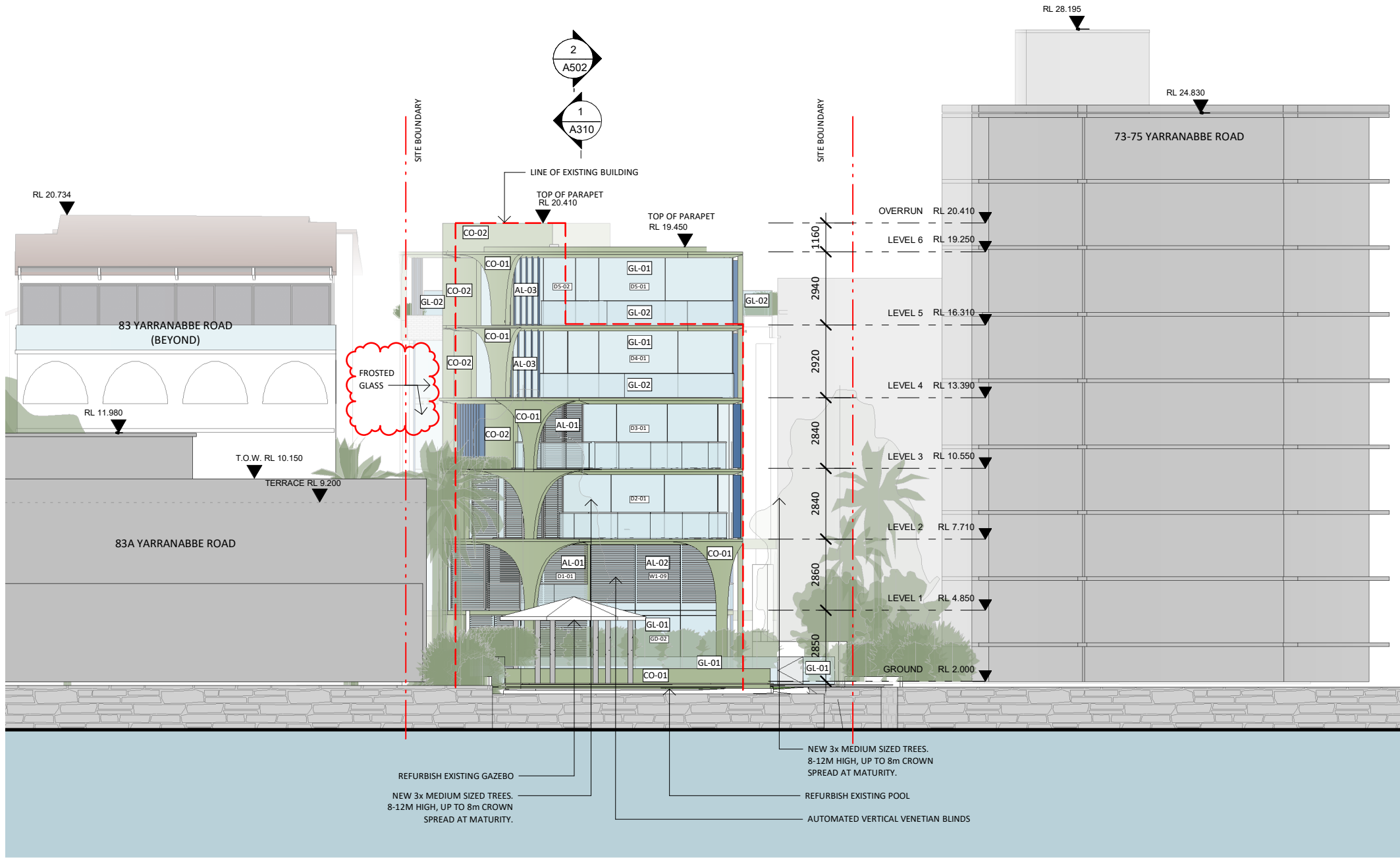
- New concrete floor, slab on ground: No requirement for insulation under BASIX (based on no in slab heating).
- New internal floors: Exempt from BASIX.
- New internal ceilings: Exempt from BASIX.
- New framed external walls : Minimum R1.3 insulation added, or total wall construction R value of R1.7 or greater.
- New concrete external floors of units, over open air (eg. floor of Master Bed of Unit 2): Minimum R0.9 insulation to floor (or total floor structure R value of R1.5 or greater.
- New ceilings and flat concrete roof (eg. Unit 4, under new terraces above): Min R2.5 insulation to ceiling. No insulation on top of roof/terrace structure. Light external colour.
- Window shading as per plan details.





2 TRUE BUILDING COLOUR

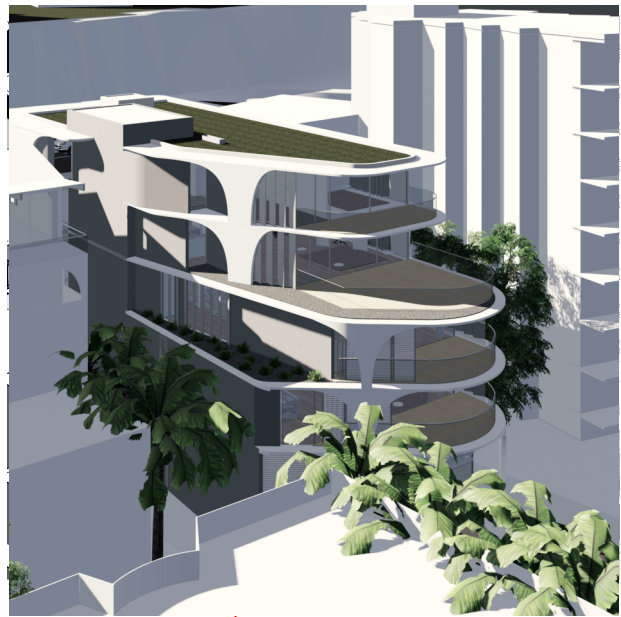
MATERIALS KEYNOTE	
AL-01	OPERABLE ALUMINIUM LOUVRE PANEL WITH WHITE POWDERCOAT
AL-02	AUTOMATED VERTICAL VENETIAN BLINDS WITH WHITE POWDERCOAT
AL-03	FIXED VERTICAL ALUMINIUM LOUVRES
CO-01	CONCRETE WITH RENDER FINISH AND WHITE PAINT
CO-02	CONCRETE WITH RENDER FINISH AND DARK PAINT
GL-01	FULL HEIGHT CLEAR GLASS WINDOW SYSTEM
GL-02	CLEAR TOUGHENED GLASS BALUSTRADE (HT = 1.1m)



1 NORTH ELEVATION
1 : 200 @ A3

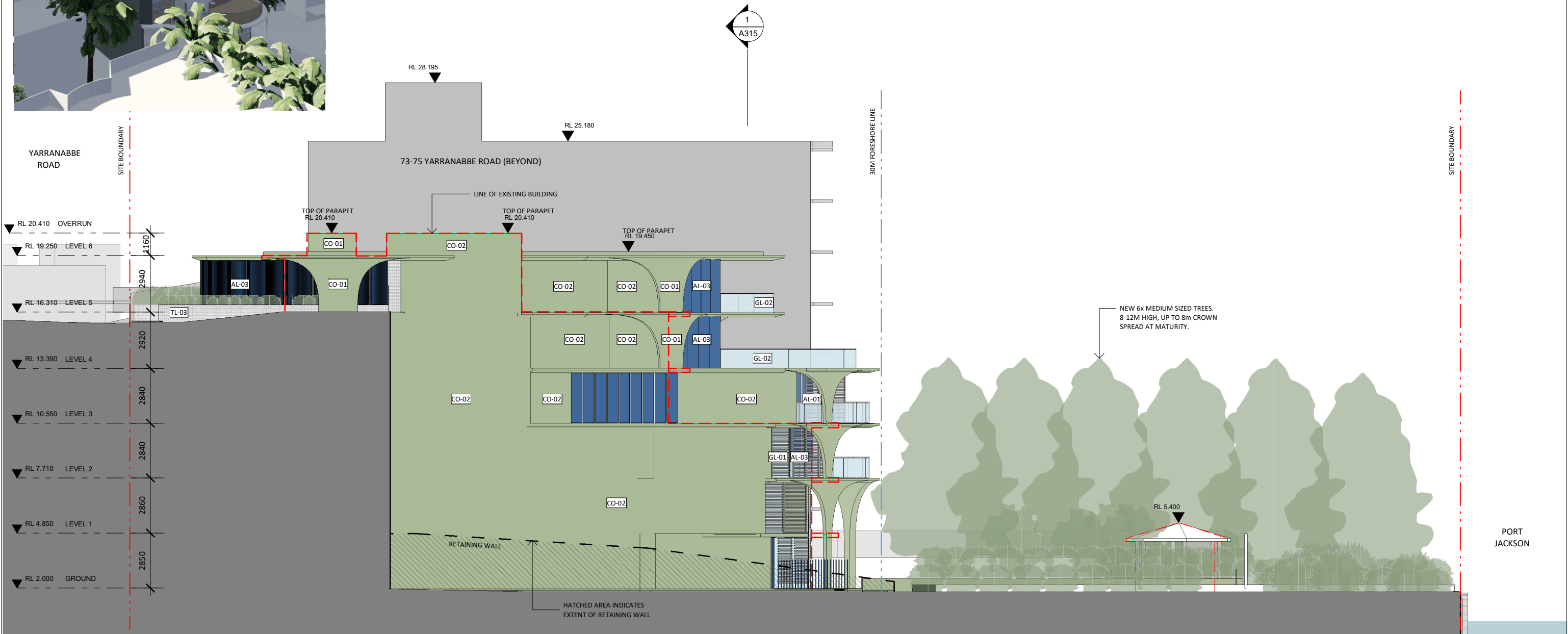
COUNCIL COLOUR KEY	
	CONCRETE CEMENT RENDER
	GLASS
	FIXED VERTICAL ALUMINIUM LOUVRES
	GRANITE AND OTHER NATURAL STONE

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	NZ	
A	For DA Coordination	AA		13/04/18	EE	AMENDED DA SUBMISSION	NZ	GW	01/09/20								YARRANABBE PROPERTY LTD	KOICHI TAKADA ARCHITECTS	YARRANABBE RD ALTERATIONS AND ADDITIONS	01/09/20			
B	Development Application	AI		16/05/18													Suite 304	Suite 41 & 42, Level 4	77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027	SCALE	A3 @ As indicated	CHECKED	
AA	Development Application	CO	RS	02/07/19													45 Cross street	61 Marlborough Street		PROJ. NO.			
BB	AMENDED DA SUBMISSION	NZ	GW	10/07/20													Double Bay, NSW 2028	Sunny Hills, NSW 2010	STATUS	DEVELOPMENT APPLICATION	APPROVED	-	
DD	AMENDED DA SUBMISSION	AP	GW	06/08/20														T 02 9698 8510	F 02 8209 4995	DWG. NO.	A200	REVISION	EE
																				NOTES:			
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																				PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.			



2 TRUE BUILDING COLOUR

MATERIALS KEYNOTE	
AL-01	OPERABLE ALUMINIUM LOUVRE PANEL WITH WHITE POWDERCOAT
AL-03	FIXED VERTICAL ALUMINIUM LOUVRES
CO-01	CONCRETE WITH RENDER FINISH AND WHITE PAINT
CO-02	CONCRETE WITH RENDER FINISH AND DARK PAINT
GL-01	FULL HEIGHT CLEAR GLASS WINDOW SYSTEM
GL-02	CLEAR TOUGHENED GLASS BALUSTRADE (HT = 1.1m)
TL-03	WHITE BRICK



1 EAST ELEVATION
1 : 200 @ A3

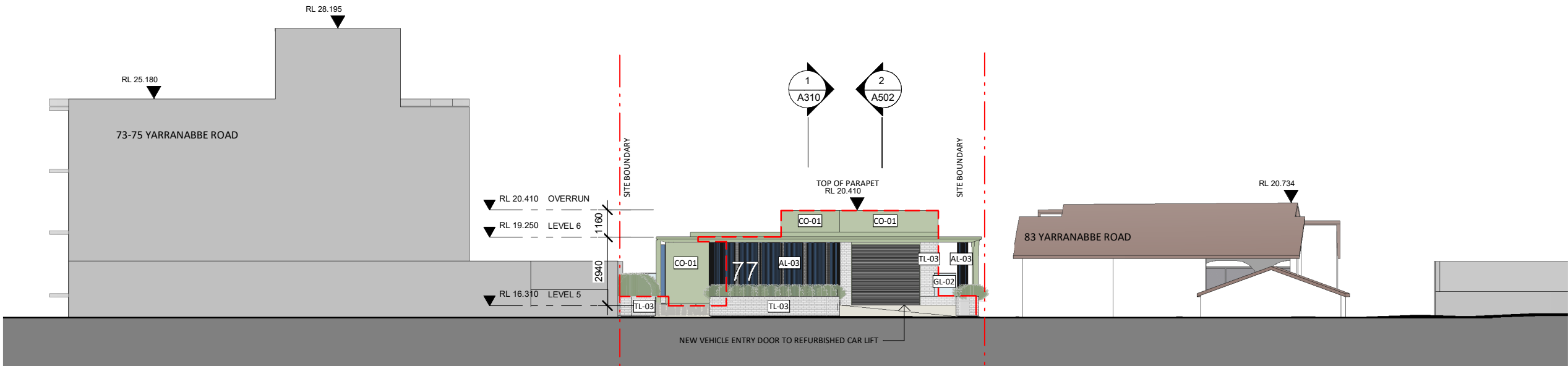
COUNCIL COLOUR KEY	
	CONCRETE CEMENT RENDER
	GLASS
	FIXED VERTICAL ALUMINIUM LOUVRES
	GRANITE AND OTHER NATURAL STONE

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A	For DA Coordination	AA		13/04/18	EE	AMENDED DA SUBMISSION	NZ	GW	01/09/20			YARRANABBE PROPERTY LTD	KOICHI TAKADA ARCHITECTS	YARRANABBE RD ALTERATIONS AND ADDITIONS	01/09/20	NZ
B	Development Application	AI		16/05/18								Suite 304	Suite 41 & 42, Level 4	77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027	SCALE	A3 @ As indicated
AA	Development Application	GO	RS	02/07/19								45 Cross street	61 Marlborough Street		PROJ. NO.	CHECKED
BB	AMENDED DA SUBMISSION	NZ	GW	10/07/20								Double Bay, NSW 2028	Sunny Hills, NSW 2010		APPROVED	-
DD	AMENDED DA SUBMISSION	AP	GW	06/06/20									T 02 9698 8510	STATUS	DWG NO.	REVISION
													F 02 8209 4995	DEVELOPMENT APPLICATION	A205	EE
													www.koichitakada.com	NOTES:		
														DO NOT SCALE FROM DRAWINGS.		
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2 TRUE BUILDING COLOUR

MATERIALS KEYNOTE	
AL-03	FIXED VERTICAL ALUMINIUM LOUVRES
CO-01	CONCRETE WITH RENDER FINISH AND WHITE PAINT
GL-02	CLEAR TOUGHENED GLASS BALUSTRADE (HT = 1.1m)
TL-03	WHITE BRICK



1 SOUTH ELEVATION (YARRANABBE RD)
1 : 200 @ A3

COUNCIL COLOUR KEY

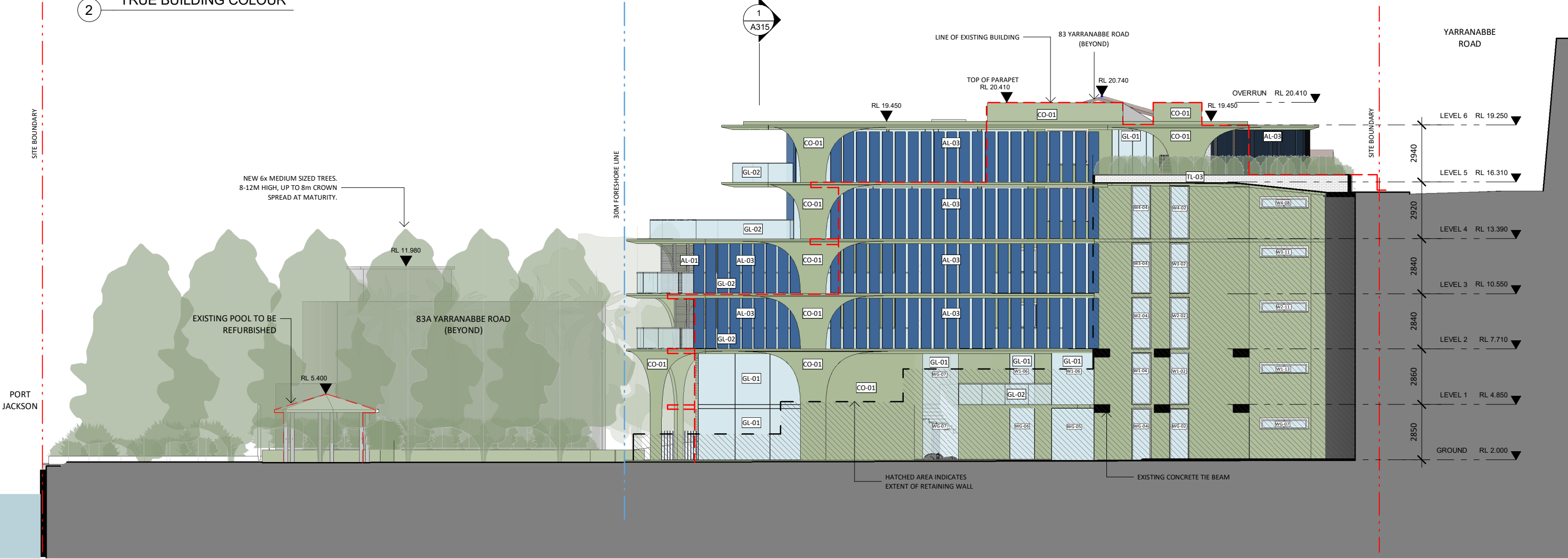
Concrete	CONCRETE
Cement Render	CEMENT RENDER
Glass	GLASS
Fixed Vertical Aluminium Louvres	FIXED VERTICAL ALUMINIUM LOUVRES
Granite and other natural stone	GRANITE AND OTHER NATURAL STONE

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A	For DA Coordination	AA		13/04/18	EE	AMENDED DA SUBMISSION	NZ	GW	01/09/20								YARRANABBE PROPERTY LTD	KOICHI TAKADA ARCHITECTS	YARRANABBE RD ALTERATIONS AND ADDITIONS	01/09/20	NZ
B	Development Application	AI		16/05/18													Suite 304	Suite 41 & 42, Level 4	77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027	SCALE	
AA	Development Application	CO	RS	02/07/19													45 Cross street	61 Marlborough Street		A3 @ As indicated	CHECKED
BB	AMENDED DA SUBMISSION	NZ	GW	10/07/20													Double Bay, NSW 2028	Sunny Hills, NSW 2010		PROJ. NO.	
DD	AMENDED DA SUBMISSION	AP	GW	06/06/20														T 02 9698 8510			APPROVED
																		F 02 8209 4995			-
																		www.koichitakada.com		DWG. NO.	REVISION
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																				NOTES:	
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MATERIALS KEYNOTE	
AL-01	OPERABLE ALUMINIUM LOUVRE PANEL WITH WHITE POWDERCOAT
AL-03	FIXED VERTICAL ALUMINIUM LOUVRES
CO-01	CONCRETE WITH RENDER FINISH AND WHITE PAINT
GL-01	FULL HEIGHT CLEAR GLASS WINDOW SYSTEM
GL-02	CLEAR TOUGHENED GLASS BALUSTRADE (HT = 1.1m)
TL-03	WHITE BRICK

2 TRUE BUILDING COLOUR



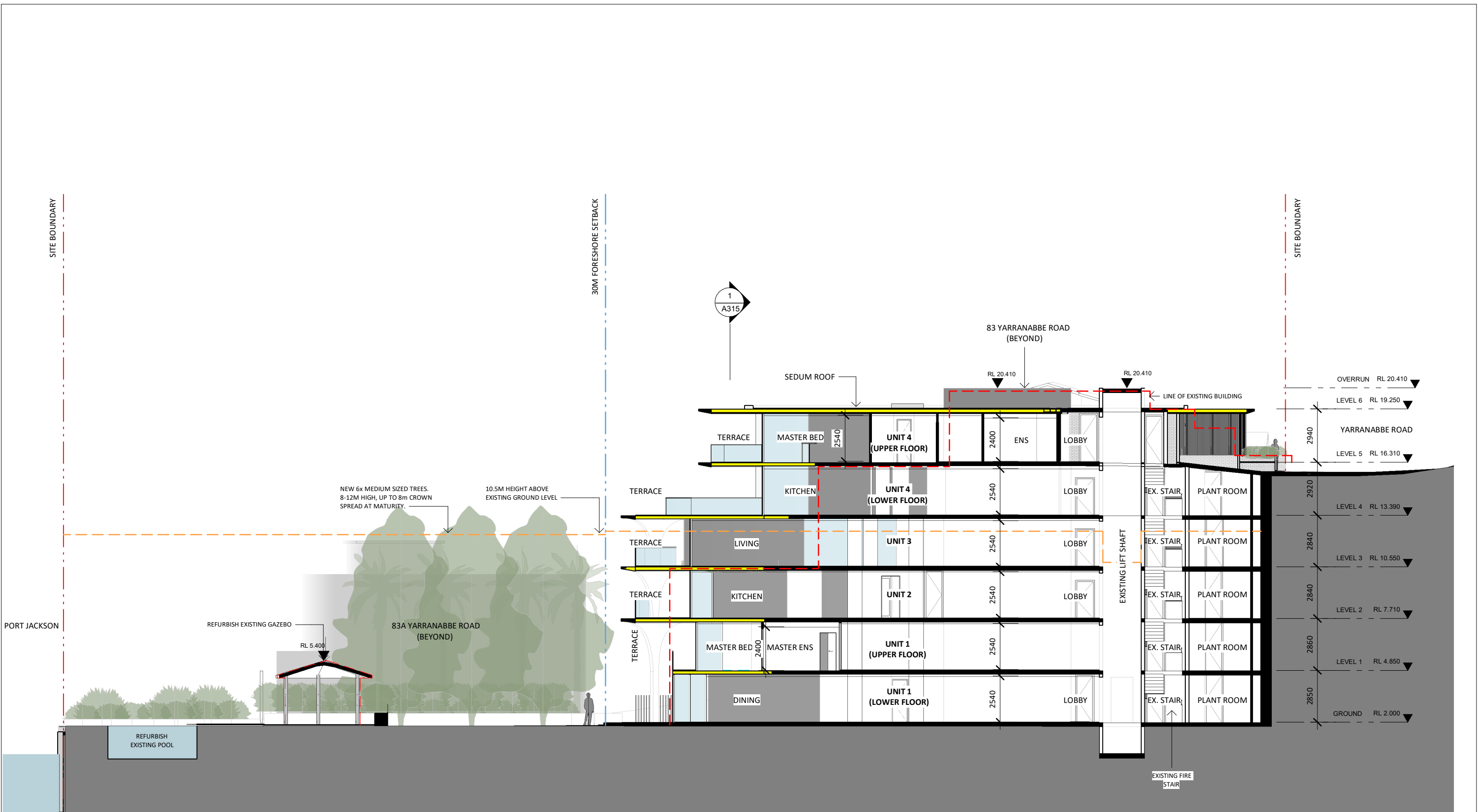
1 WEST ELEVATION
1 : 200 @ A3

COUNCIL COLOUR KEY	
	CONCRETE CEMENT RENDER
	GLASS
	FIXED VERTICAL ALUMINIUM LOUVRES
	GRANITE AND OTHER NATURAL STONE

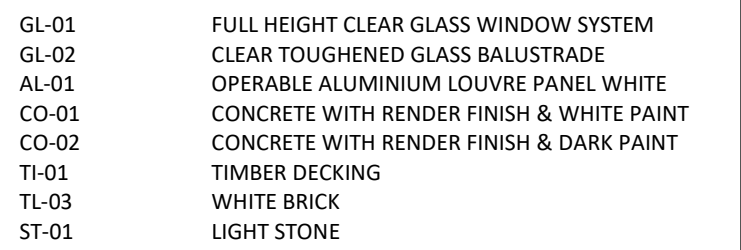
NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A	For DA Coordination	AA		13/04/18	EE	AMENDED DA SUBMISSION	NZ	CW	01/09/20			YARRANABBE PROPERTY LTD	KOICHI TAKADA ARCHITECTS	YARRANABBE RD ALTERATIONS AND ADDITIONS	01/09/20	NZ
B	Development Application	AI		16/05/18								Suite 304	Suite 41 & 42, Level 4	77 - 81 YARRANABBE RD, DARLING POINT, NSW 2027		
AA	Development Application	CO	RS	02/07/19								45 Cross street	61 Marlborough Street		SCALE	A3 @ As indicated
BB	AMENDED DA SUBMISSION	NZ	CW	10/07/20								Sunny Hills, NSW 2010	T 02 9698 8510	STATUS	PROJ. NO.	CHECKED
DD	AMENDED DA SUBMISSION	AP	CW	06/08/20								F 02 8209 4995	F 02 8209 4995	DEVELOPMENT APPLICATION	APPROVED	
												www.koichitakada.com	KOICHI TAKADA ARCHITECTS		DWG NO.	REVISION
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A For DA Coordination				AA				EE				AMENDED DA SUBMISSION				PROPOSED EXISTING	0	5 m	YARRANABBE PROPERTY LTD	KOICHI TAKADA ARCHITECTS	YARRANABBE RD ALTERATIONS AND ADDITIONS	01/09/20	NZ
B Development Application				AI								CLOUD LEGEND	REVISION	ON HOLD									
AA Development Application				GO				RS							02/07/19	02/07/19	02/07/19	02/07/19	02/07/19	02/07/19	02/07/19	02/07/19	02/07/19
BB AMENDED DA SUBMISSION				NZ				GW				10/07/20	10/07/20	10/07/20									
DO AMENDED DA SUBMISSION				AP				GW							06/06/20	06/06/20	06/06/20	06/06/20	06/06/20	06/06/20	06/06/20	06/06/20	06/06/20



NO. REVISION				BY CHK DATE NO. REVISION				BY CHK DATE NO. REVISION				BY CHK DATE NO. REVISION			
A For DA Coordination				AA 13/04/18				EE AMENDED DA SUBMISSION							
B Development Application				AI 16/05/18											
AA Development Application				OI 02/07/19											
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DO AMENDED DA SUBMISSION				AP 06/06/20											

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