



DEVELOPMENT APPLICATION FALCON STREET DEVELOPMENT

27-57 Falcon St, Crows Nest, NSW 2065

DRAWING LIST

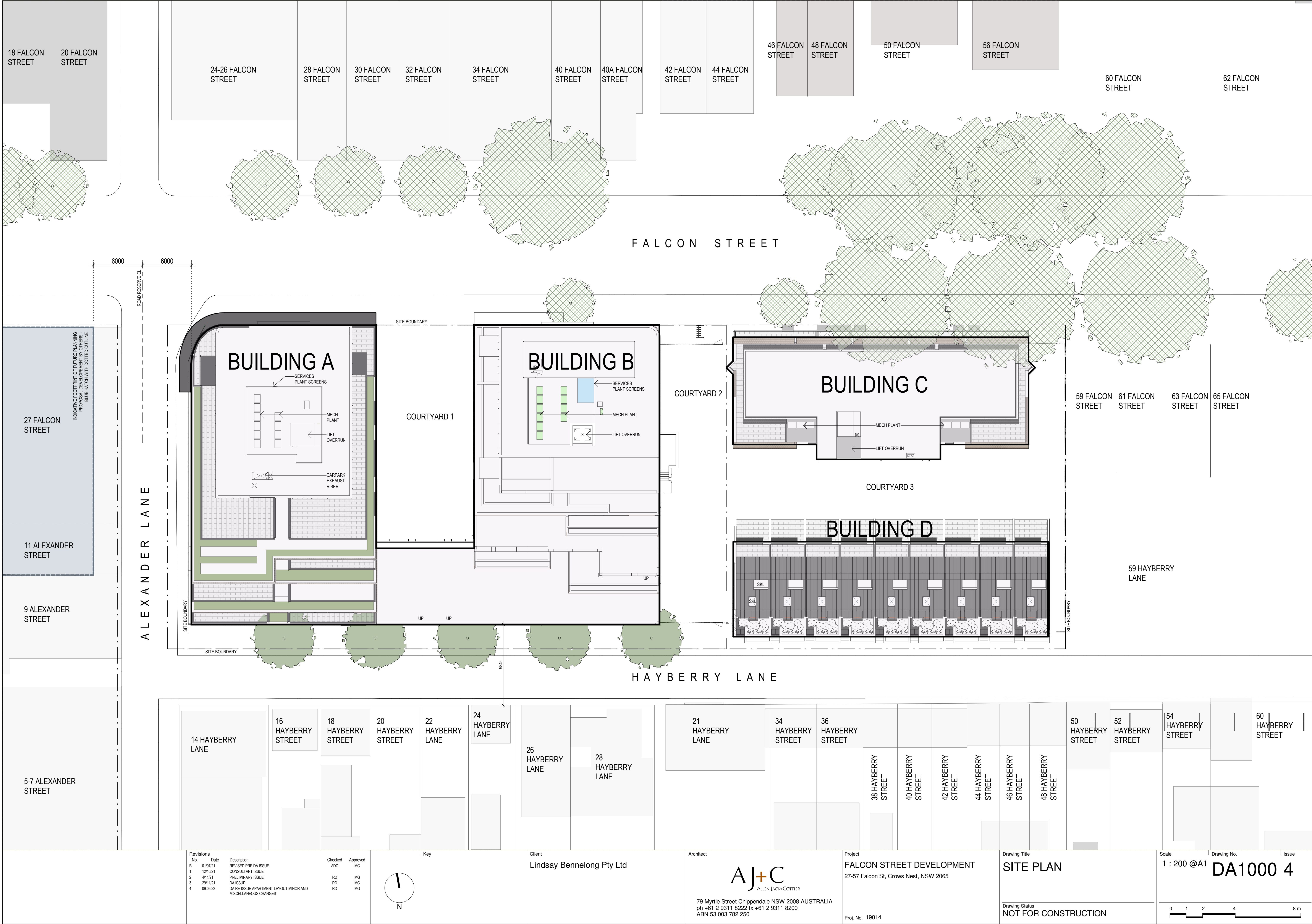
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ABBREVIATIONS

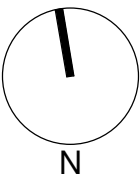
A/C	AIR CONDITIONING	M	MIRROR
AL	ALUMINIUM	MC	METAL CLADDING
AO	ACCESS OPENING	MDF	MEDIUM DENSITY FIBREBOARD
AP	ACCESS PANEL	MH	MANHOLE
AT	ACUSTIC TILE	MISC	MISCELLANEOUS
B	BOLLARD	MJ	MOVEMENT JOINT
BAL	BALUSTRADE	MLM	MELAMINE
BDY	BOUNDARY	MO	MICROWAVE OVEN
BH	BOREHOLE	MR	MOISTURE RESISTANT
BHD	BULKHEAD	MRS	METAL ROOF SHEETING
BK	BRICK	MS	MILD STEEL
BLDG	BUILDING	MSB	MAIN SWITCHBOARD
BLK	BLOCKWORK	MY	MECHANICAL VENT
BN	BULLNOSE	MW	METALWORK
BOE	BRICK-ON-EDGE	NGL	NATURAL GROUND LEVEL
BSN	BASIN	NIC	NOT IN CONTRACT
BTH	BATH	NO	NUMBER
BWK	BRICKWORK	NOM	NOMINAL
BWJ	BOILING WATER UNIT	NTS	NOT TO SCALE
CB	CONCRETE BLOCK	OD	OUTSIDE DIAMETER
CCTV	CLOSED CIRCUIT TELEVISION	OF	OVERFLOW-RAINWATER
CD	CLOTHES DRYER	OFC	OFF-FORM CONCRETE
CFC	COMPRESSED FIBROUS CEMENT	OHD	OVERHEAD DOOR
CHS	CIRCULAR HOLLOW SECTION	OP	OPAQUE
CI	CAST IRON	OV	OVEN
CIP	CAST IRON PIPE	P	PAINT (FINISH)
CJ	CONTROL JOINT	PAV	PAVING
CL	CENTRE LINE	PB	PLASTERBOARD
CLNR	CLEANER	PC	PRECAST CONCRETE
COL	COLUMN	PEB	PEBBLE BALLAST
CONC	CONCRETE	PFC	PARALLEL FLANGE CHANNEL
CP	CHROME-PLATED	PLY	PLYWOOD
CPD	CUPBOARD	PTD	PAPER TOWEL DISPENSER
CRPT	CARPET	REF	REFRIGERATOR
CR	CEMENT RENDER	RA	RETURN AIR
CSK	COUNTERSINK	RAD	RADIUS
CT	COOK TOP	RC	REINFORCED CONCRETE
CTR	CENTRE	RGH	RANGE HOOD
CW	COLD WATER	RH	ROBE HOOK
D	DOOR	RHS	RECTANGULAR HOLLOW SECTION
DF	DRINKING FOUNTAIN	RJ	RENDER JOINT (V-JOINT)
DG	DRIP GROOVE	RL	REDUCED LEVEL
DIA	DIAMETER	RW	RIGHT OF WAY
DIM	DIMENSION	RS	ROLLER SHUTTER
DP	DOWNPIPE	RW	RETAINING WALL
DPC	DAMP-PROOF COURSE	RWH	RAINWATER HEAD
DPM	DAMP-PROOF MEMBRANE	RWO	RAINWATER OUTLET TO STORMWATER
DRG	DRAWING	RWP	RAINWATER PIPE
DS	DUCTED SKIRTING	SA	SUPPLY AIR
DW	DISHWASHER	SC	STEEL COLUMN
EACH	EACH	SUNSCREEN	SUNSCREEN
EDB	ELECTRICAL DISTRIBUTION BOARD	SCT	SUSPENDED CEILING TILE
EJ	EXPANSION JOINT	SD	SEWER DRAIN
EQ	EQUAL	SFL	STRUCTURAL FLOOR LEVEL
ESB	ELECTRICAL SWITCHBOARD	SHB	SHOWER BATH
EX	EXISTING (PRIOR TO)	SHR	SHOWER
EXT	EXTERNAL	SHS	SQUARE HOLLOW SECTION
F	FIXED GLAZING	SK	SKIRTING
FB	FACE BRICK	SKL	SKYLIGHT
FNK	FACE BLOCK	SNK	SINK
FC	FIBROUS CEMENT	SP	SEWER PIT
FCL	FINISHED CEILING LEVEL	SPEC	SPECIFICATION
FCU	FAN COIL UNIT	SPL	SPLASHBACK
FEN	FENCE	SR	SHOWER ROSE
FFL	FINISHED FLOOR LEVEL	SS	STAINLESS STEEL
FGL	FINISHED GROUND LEVEL	ST	STONE
FHR	FIRE HOSE REEL	SVP	SEWER VENT PIPE
FI	FIRE INDICATOR PANEL	SW	STORM WATER
FLR	FLOOR	SWD	SOFTWOOD
FP	FIBROUS PLASTER	SWP	STORMWATER PIT
FRL	FIRE RESISTANCE LEVEL	T	TILE
FSL	FINISHED STRUCTURAL LEVEL	T&G	TONGUE AND GROOVE
FV	FLOOR WASTE TO SEWER	TEL	TELEPHONE
GALV	GALVANISED	TGSI	TACTILE INDICATORS
GD	GRADED DRAIN	TIMB	TIMBER
GL	GLAZING	TOK	TOP OF KERB
GND	GROUND	TOW	TOP OF WALL
GPO	GENERAL PURPOSE (POWER) OUTLET	TP	TAP
GR	GRAB RAIL	TPH	TOILET PAPER HOLDER
GRANO	GRANOLITHIC	TR	TOWEL RAIL
GRC	GLASS REINFORCED CONCRETE/CEMENT	TRZO	TERRAZZO
GT	GATE	TUB	LAUNDRY TUB
GTP	GREASE TRAP	TV	TELEVISION
HYD	HYDRANT	TYP	TYPICAL
HC	HOSE COCK	UIS	UNDERGROUND
HMR	HIGH MOISTURE RESISTANT	UIS	UNDERSIDE
HR	HANDRAIL	UB	UNIVERSAL BEAM
HTR	HEATER	UC	UNIVERSAL COLUMN
HW	HOT WATER	UR	URNAL
HWD	HARDWOOD	V	VINYL
HWU	HOT WATER UNIT	VB	VANITY BASIN
ID	INSIDE DIAMETER	VOS	VERIFY ON SITE
IL	INVERT LEVEL	VP	VENT PIPE
INCL	INCLUDE	W	WINDOW
INT	INTERNAL	WB	WEATHERBOARD
IO	INSPECTION OPENING	WC	WATER CLOSET
J	JOINERY	WIR	WALK-IN ROBE
JOINT	JOINT	WM	WASHING MACHINE
KB	KERB	WO	WALL OVEN
KG	KERB AND GUTTER	WP	WASTE PIPE
KIT	KITCHEN	WPM	WATERPROOF MEMBRANE
L	LOUVRE	WR	WARDROBE
LDY	LAUNDRY	WS	WALL STIFFENER
LS	LOUVRE SCREEN		

LEGEND

-  SILVER LIVEABLE APARTMENT
-  ADAPTABLE APARTMENT
-  TREE TO REMAIN



Revisions	No.	Date	Description	Checked	Approved
1	01/07/21	REVISED PRE DA ISSUE	ADC	MG	
2	12/10/21	CONSULTANT ISSUE	RD	MG	
3	4/11/21	PRELIMINARY ISSUE	RD	MG	
4	29/11/21	DA ISSUE	RD	MG	
5	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG	



Client
Lindsay Bennelong Pty Ltd

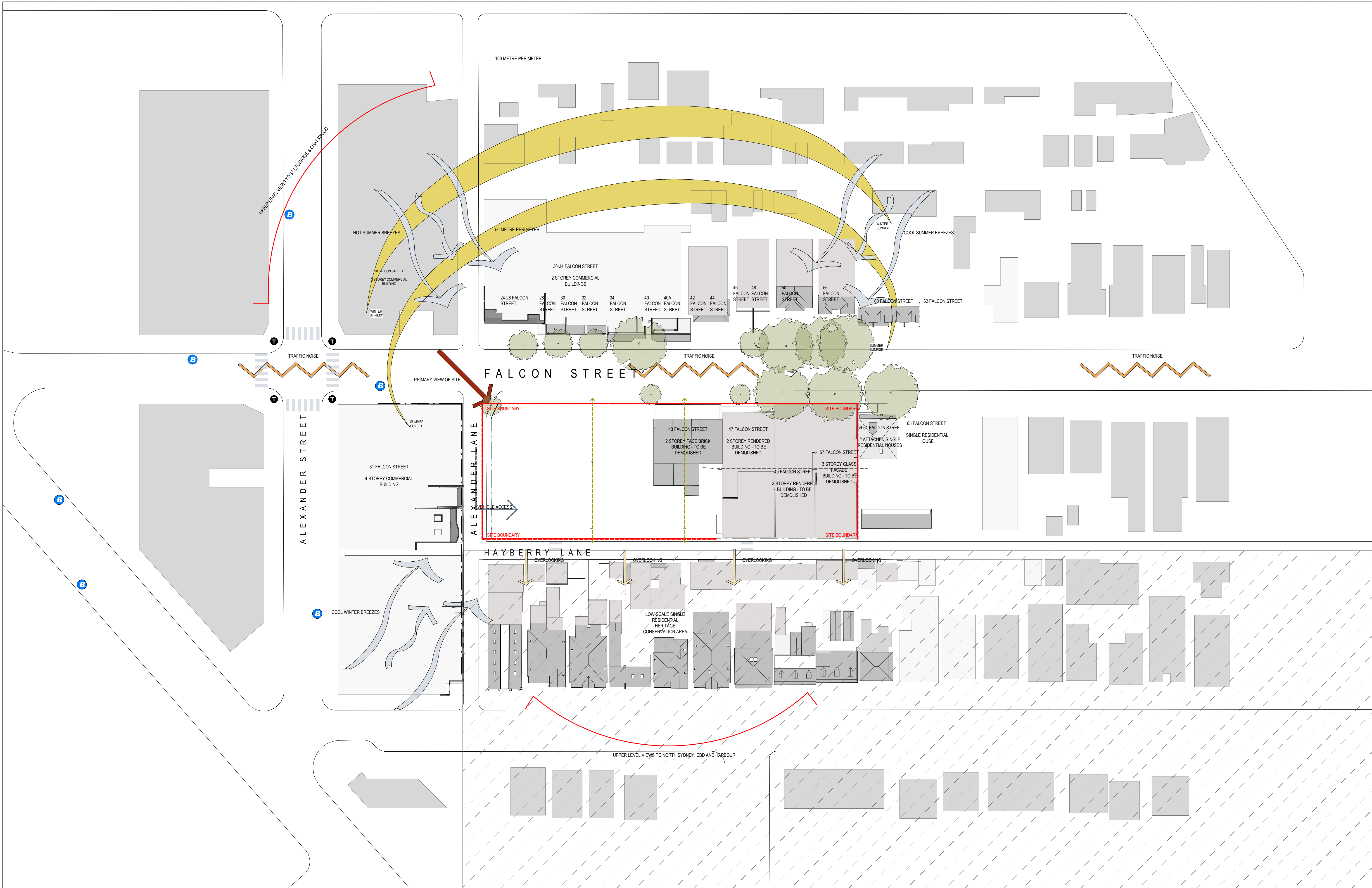
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Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

Drawing Title
SITE PLAN
Drawing Status
NOT FOR CONSTRUCTION

Scale
1 : 200 @A1
Drawing No.
DA1000 4
Issue





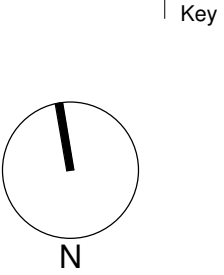
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ALL EXISTING BUILDINGS AND STRUCTURES
WITHIN THE SITE BOAUNDARY TO BE DEMOLISHED
FOR FUTURE DEVELOPMENT

SITE BOUNDARY. SHOWN RED

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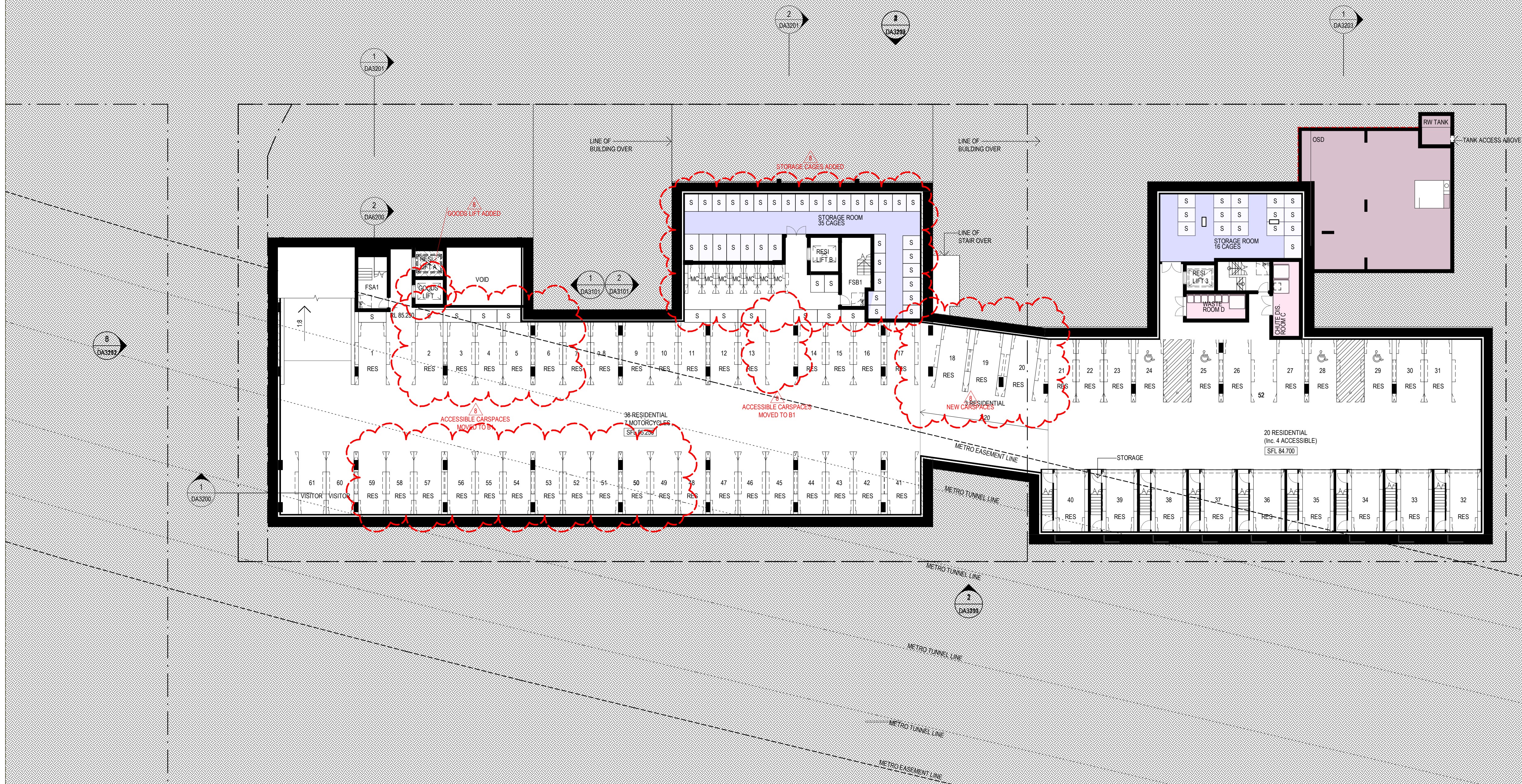
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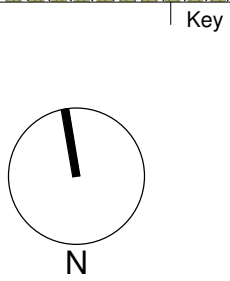
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FALCON STREET DEVELOPMENT 27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

Drawing Title
DEMOLITION PLAN
Drawing Status
NOT FOR CONSTRUCTION

Scale
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Drawing No.
DA1100
Issue
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4	4/11/21		PRELIMINARY ISSUE	RD	MG
5	29/11/21		DA ISSUE	RD	MG
6	04/03/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
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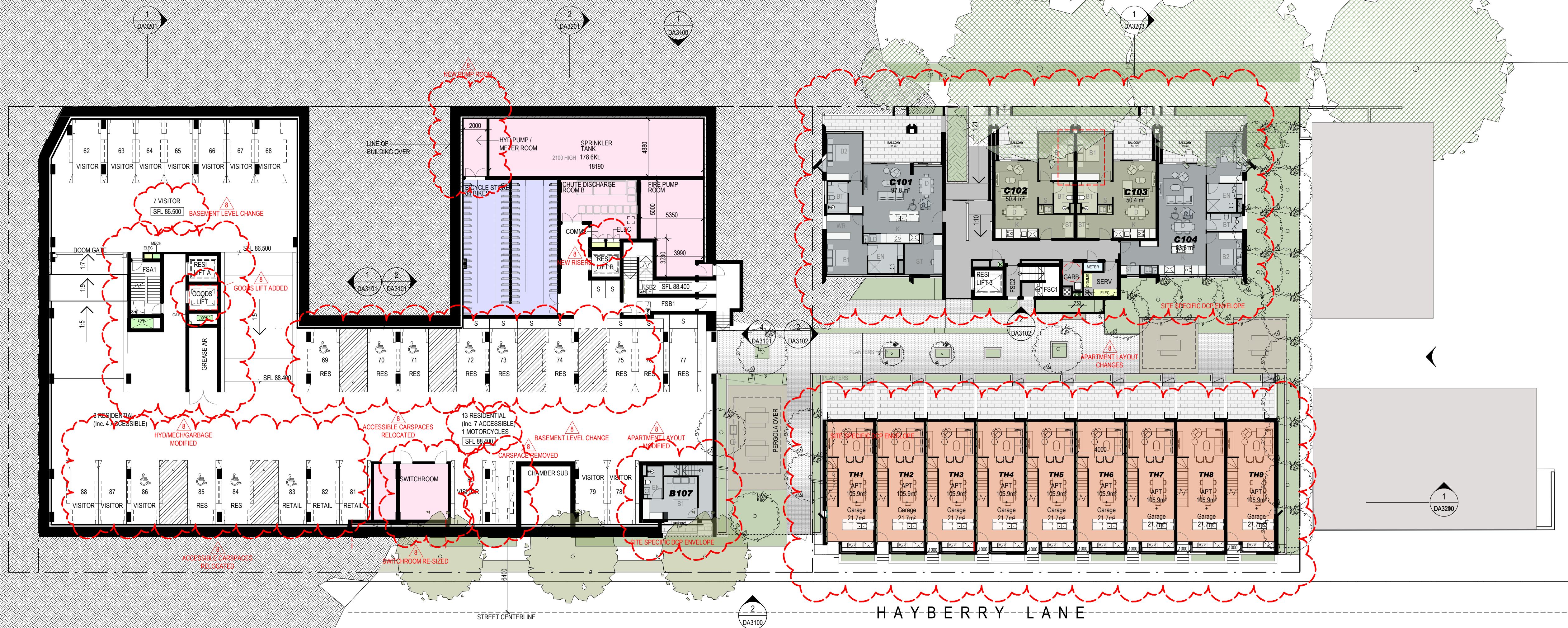
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Drawing Title
BASEMENT 2 PLAN
Drawing Status
NOT FOR CONSTRUCTION

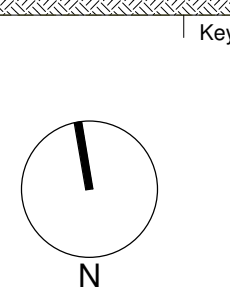
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8
0 2 4 8 16 m



NSA LEGEND

- RETAIL
- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 3 BEDROOM TOWNHOUSE

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4	4/11/21	PRELIMINARY ISSUE	RD	MG
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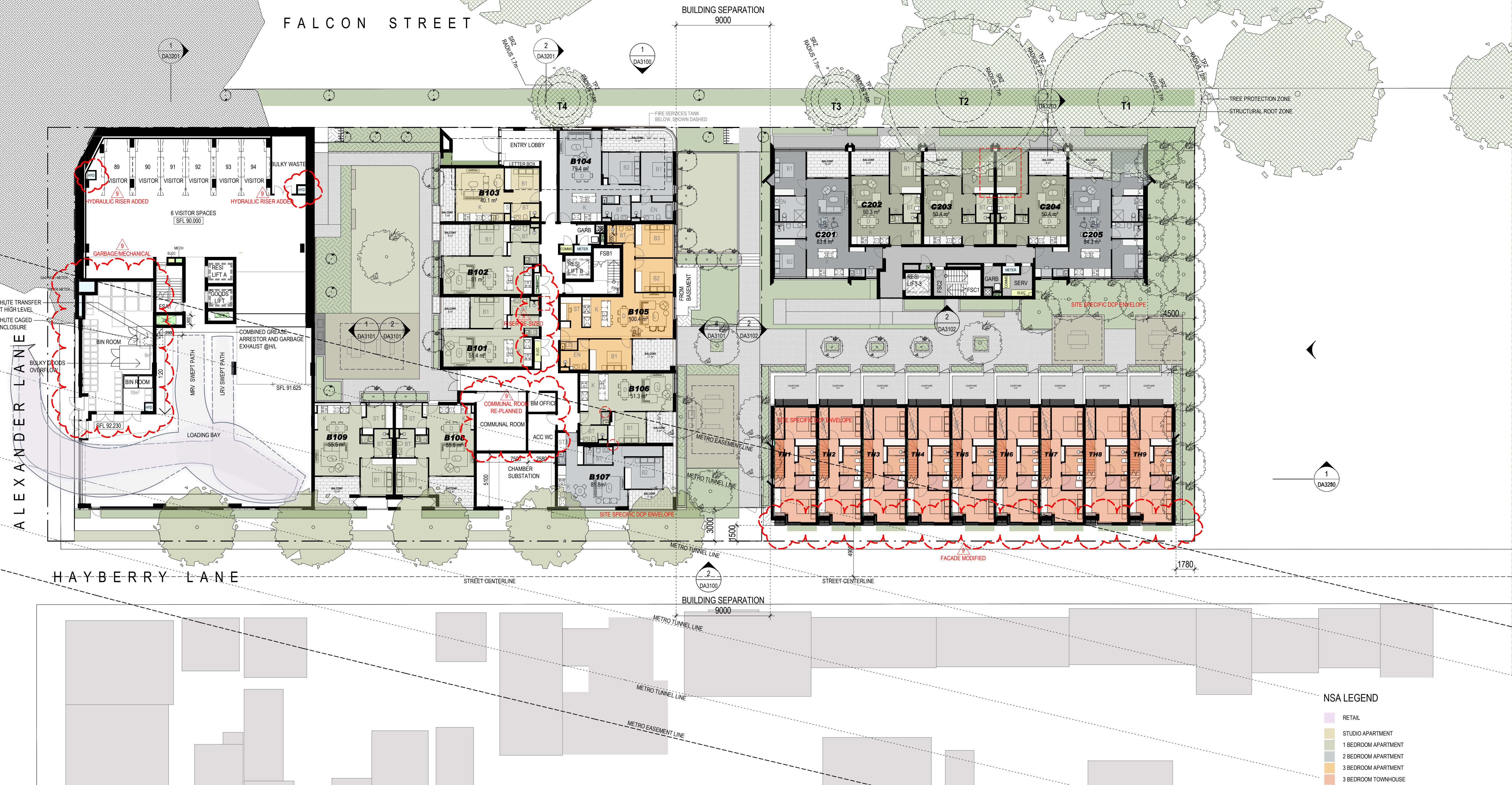
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Drawing Title
LEVEL 1 EAST + BASEMENT 1 WEST PLAN
Drawing Status
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Scale
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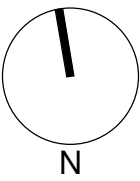




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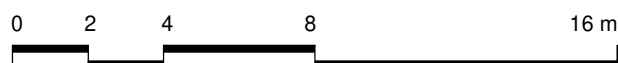
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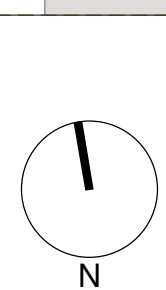




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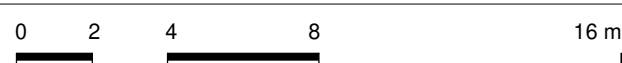
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LEVEL 4 EAST+ LEVEL 3 WEST PLAN

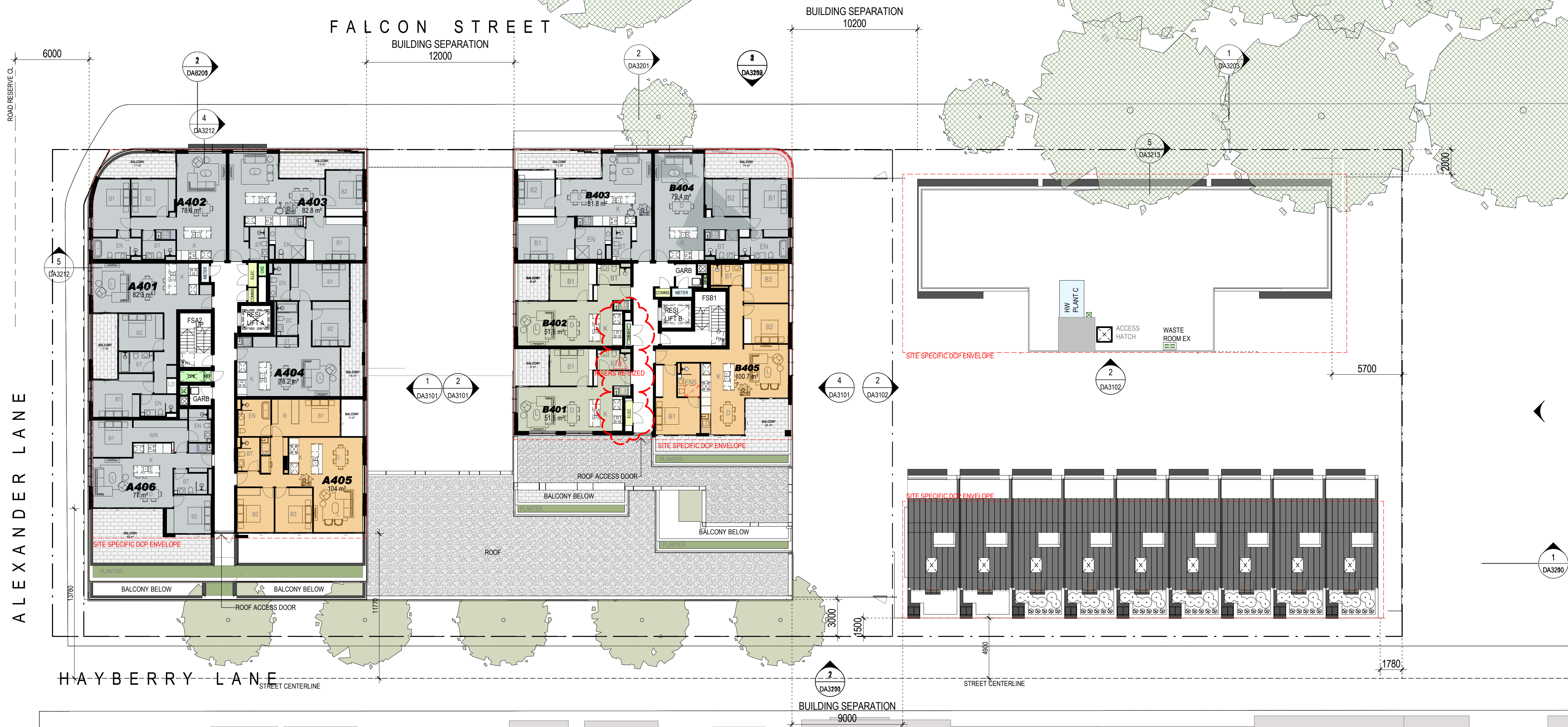
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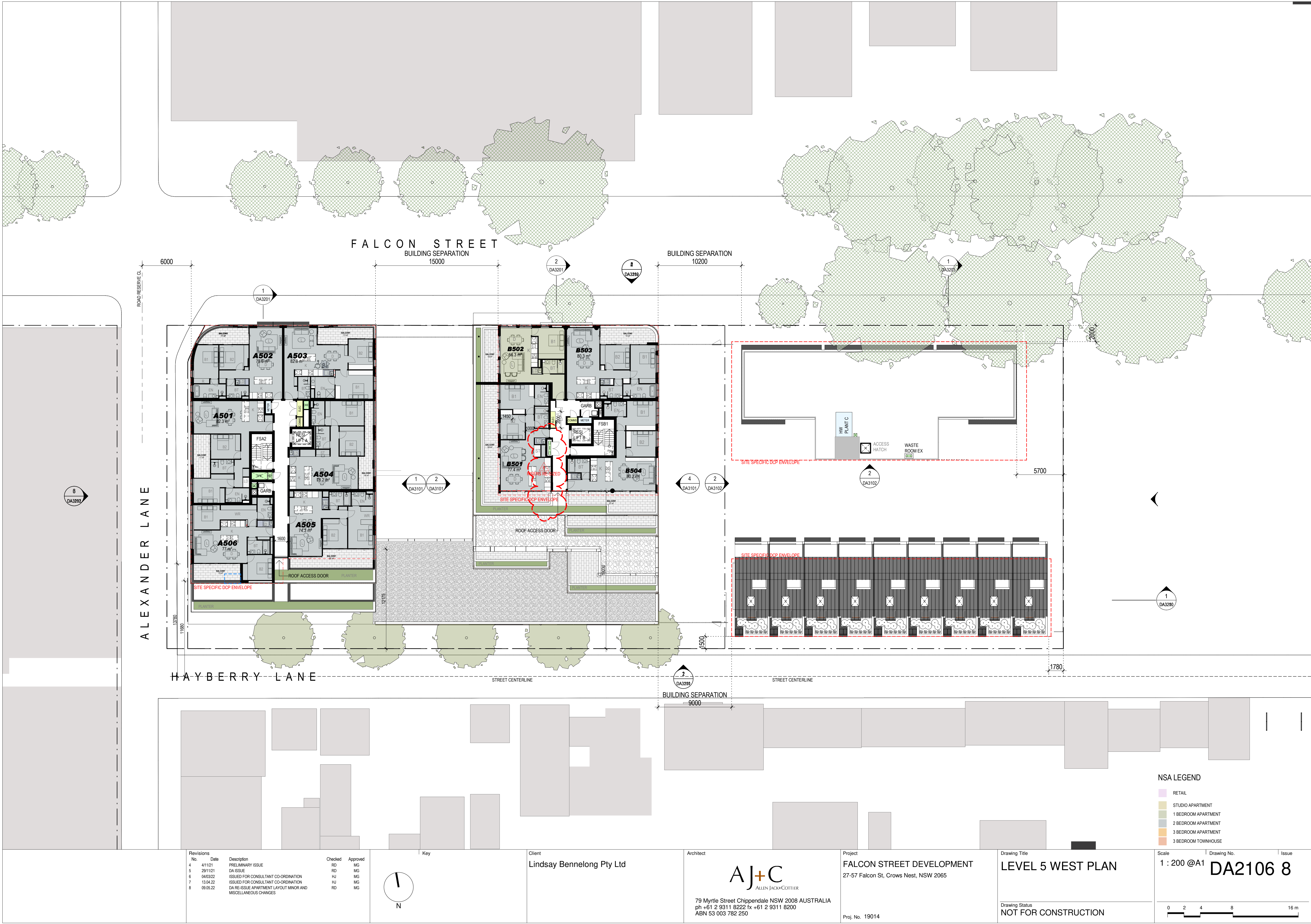
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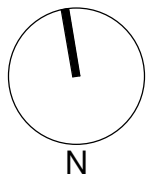
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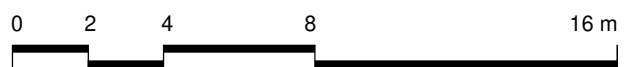
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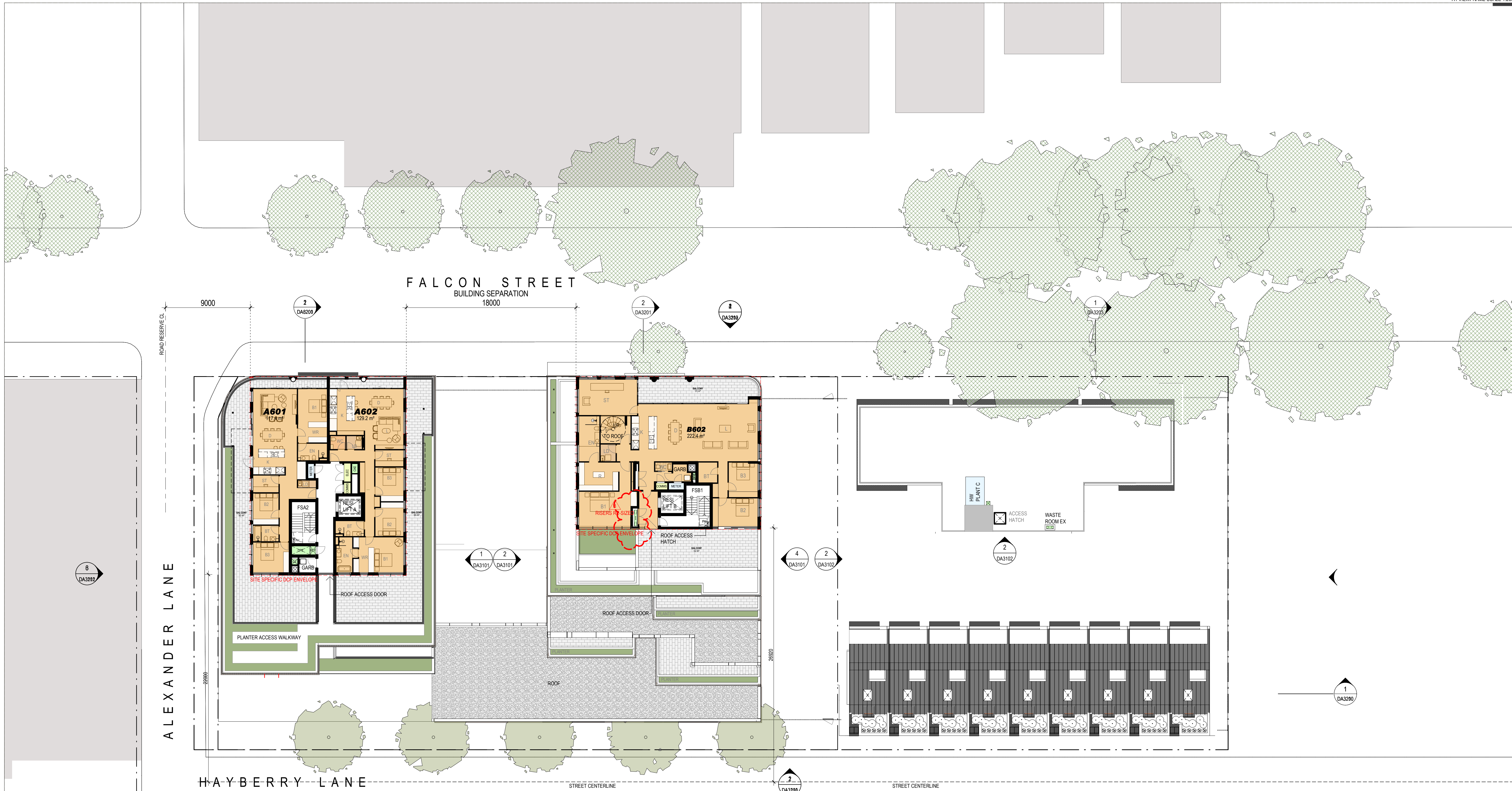
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LEVEL 5 WEST PLAN
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NSA LEGEND
RETAIL
STUDIO APARTMENT
1 BEDROOM APARTMENT
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3 BEDROOM TOWNHOUSE

Scale
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Drawing No.
DA2106 8
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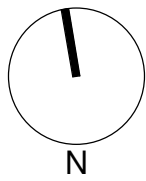




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Revisions	No.	Date	Description	Checked	Approved
4	4/11/21		PRELIMINARY ISSUE	RD	MG
5	29/11/21		DA ISSUE	RD	MG
6	04/03/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
7	13/04/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
8	09/05/22		DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG



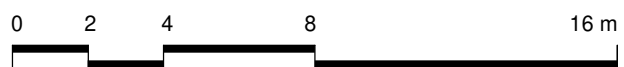
Client
Lindsay Bennelong Pty Ltd

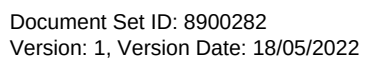
Architect
AJ+C
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ABN 53 003 782 250

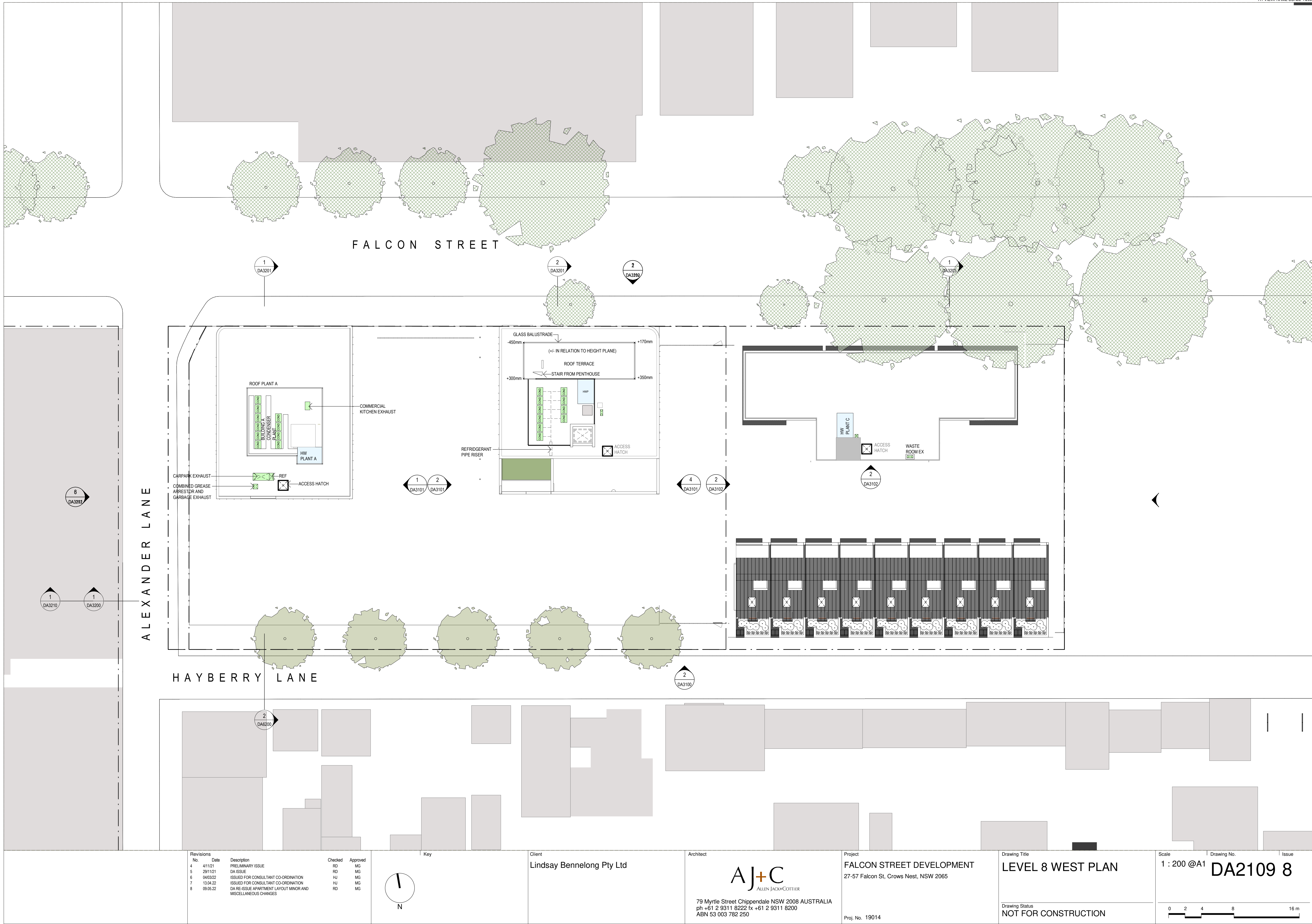
Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

Drawing Title
LEVEL 6 WEST PLAN
Drawing Status
NOT FOR CONSTRUCTION

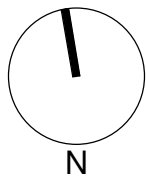
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Drawing No.
DA2107 8
Issue







Revisions		Description	Checked	Approved
No.	Date			
4	4/11/21	PRELIMINARY ISSUE	RD	MG
5	29/11/21	DA ISSUE	RD	MG
6	04/03/22	ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
7	13/04/22	ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
8	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG



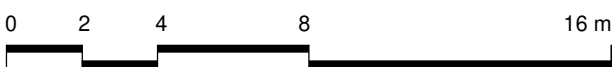
Client
Lindsay Bennelong Pty Ltd

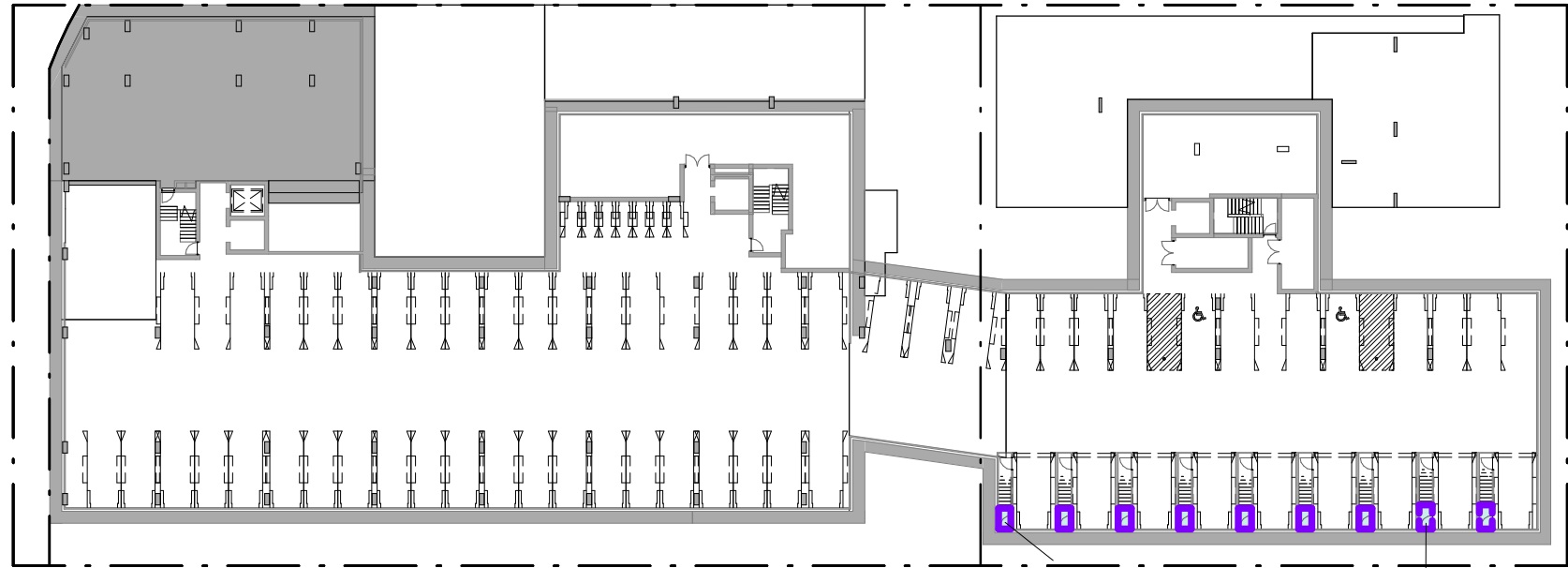
Architect
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ABN 53 003 782 250

Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

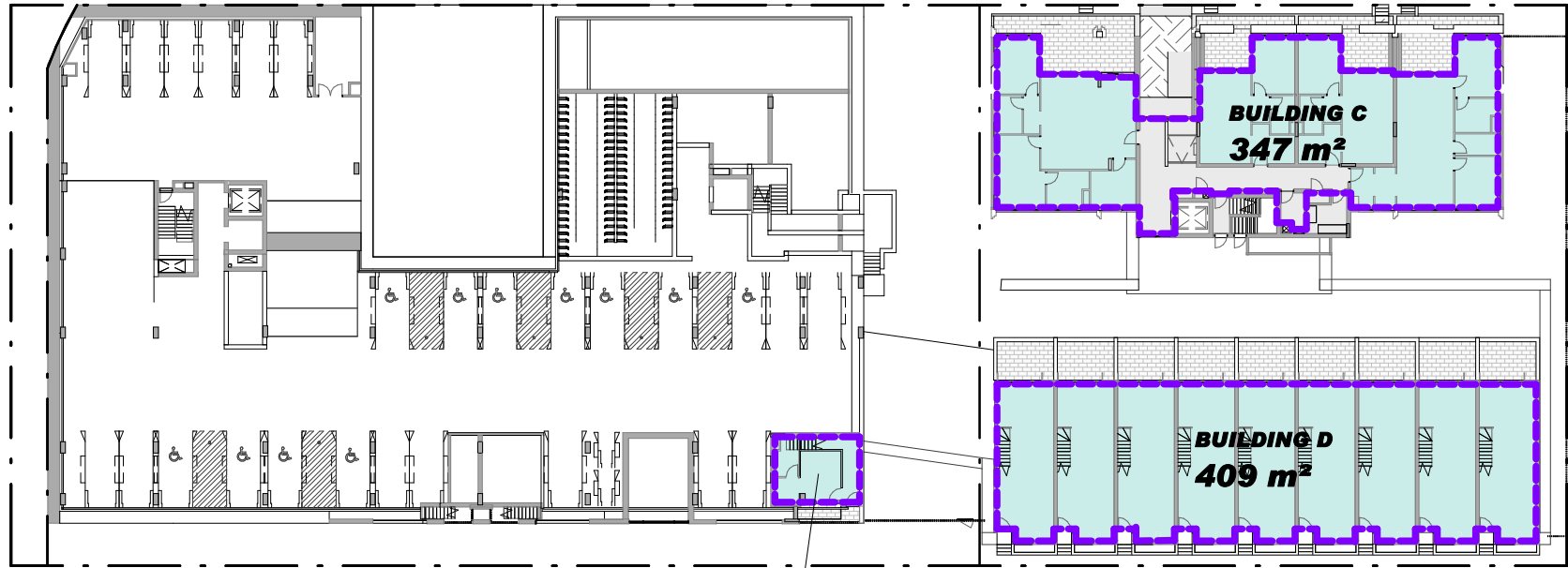
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Drawing Status
NOT FOR CONSTRUCTION

Scale
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Drawing No.
DA2109 8
Issue

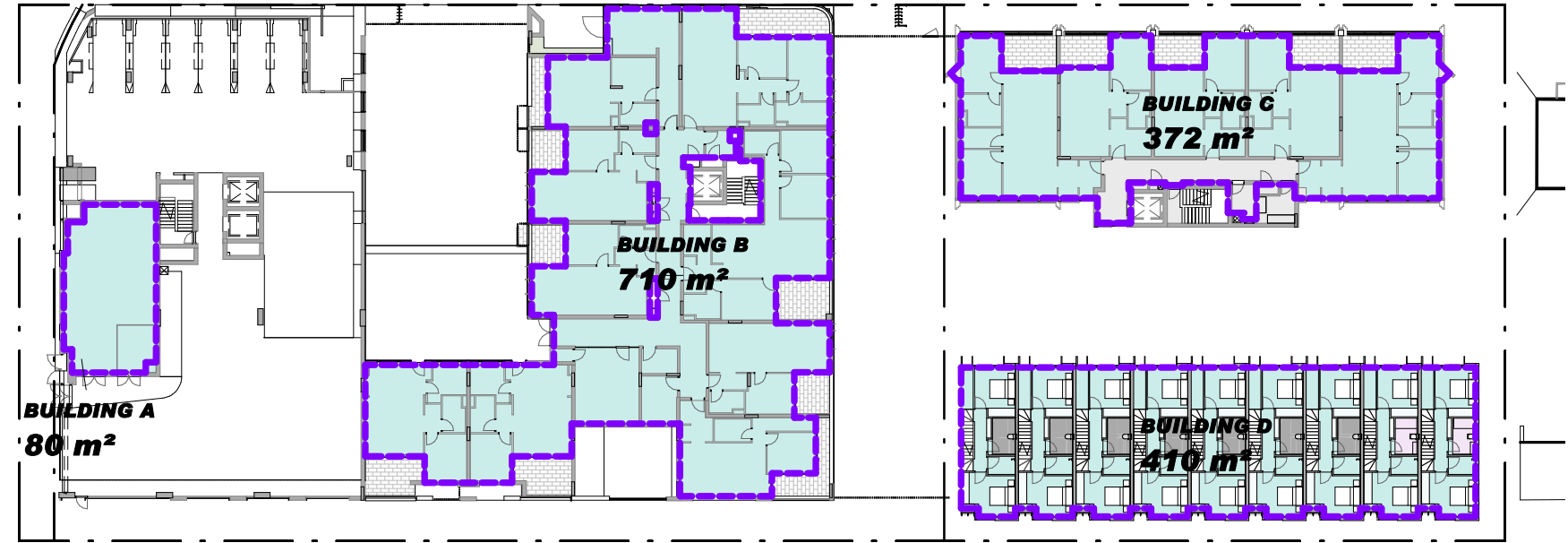




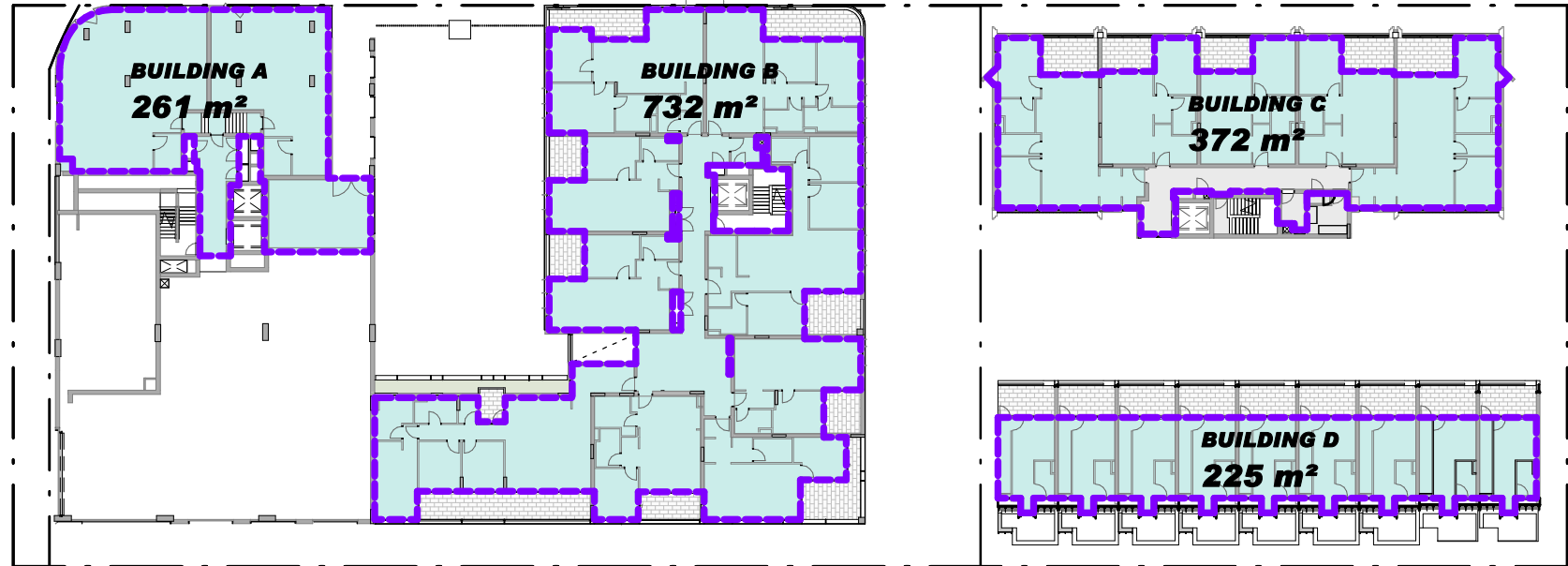
9 BASEMENT 2 - WEST
1:500



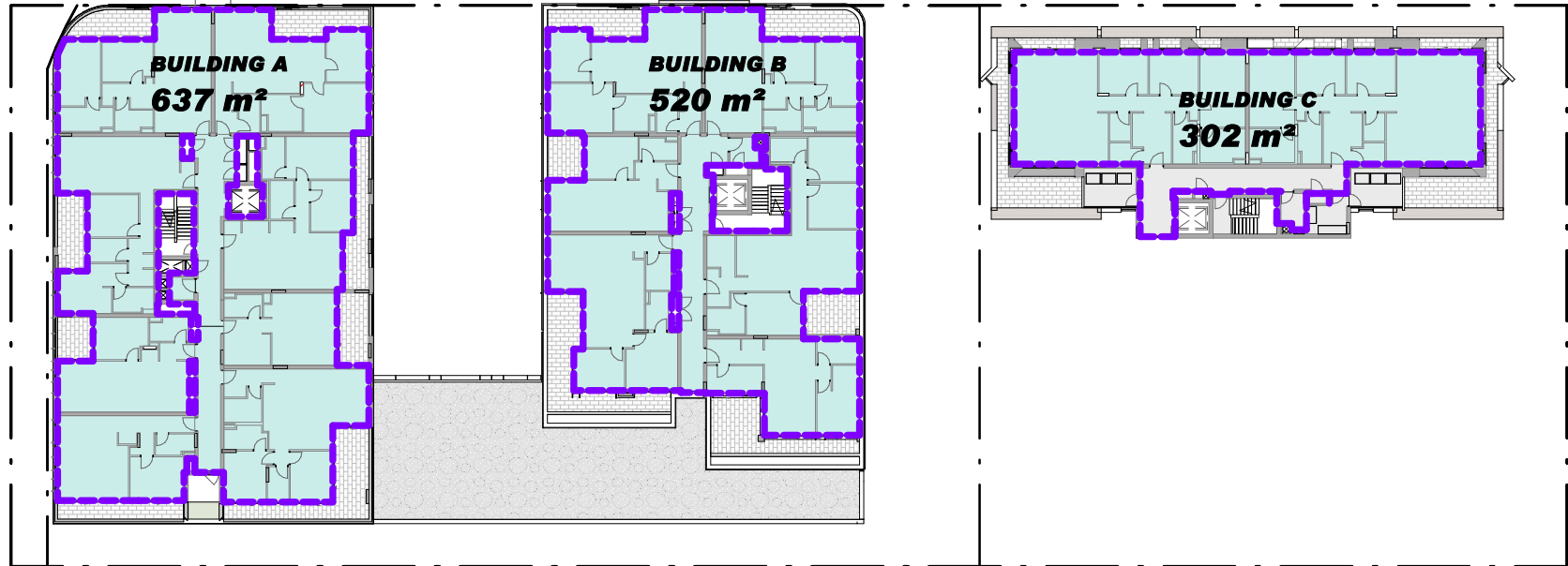
1 LEVEL 1 EAST + BASEMENT 1 WEST
1:500



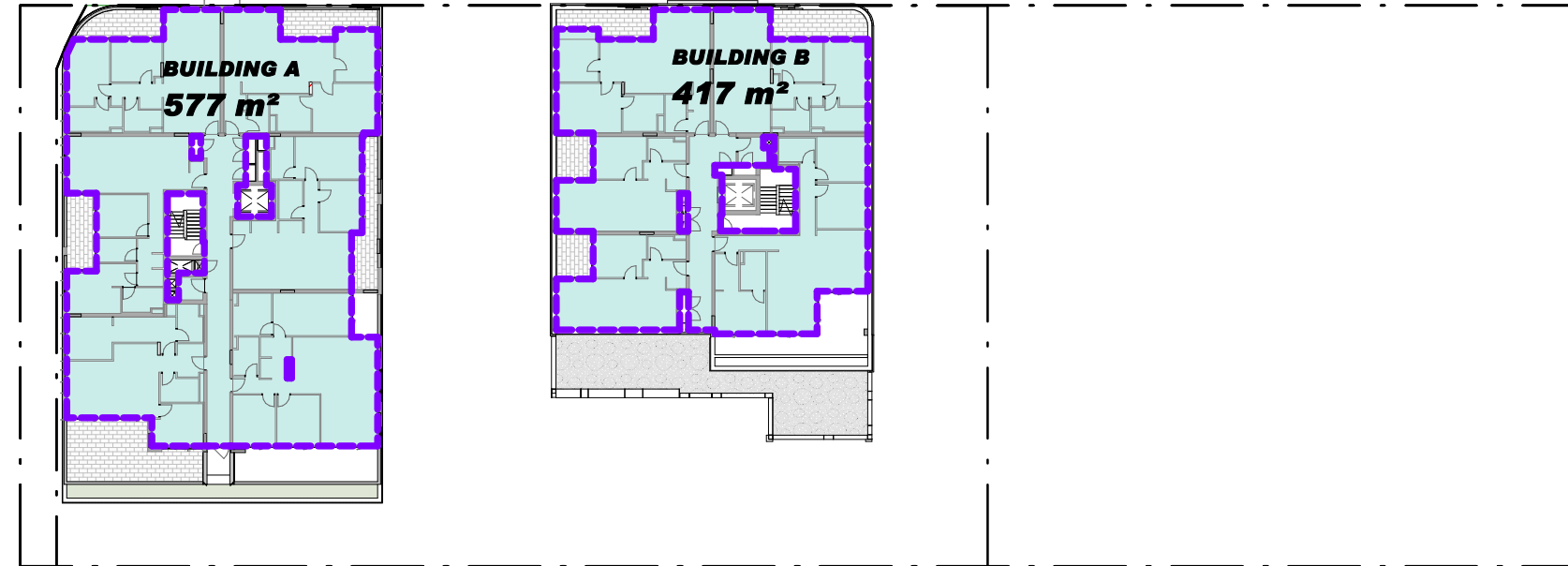
2 LEVEL 2 EAST + LEVEL 1 WEST
1:500



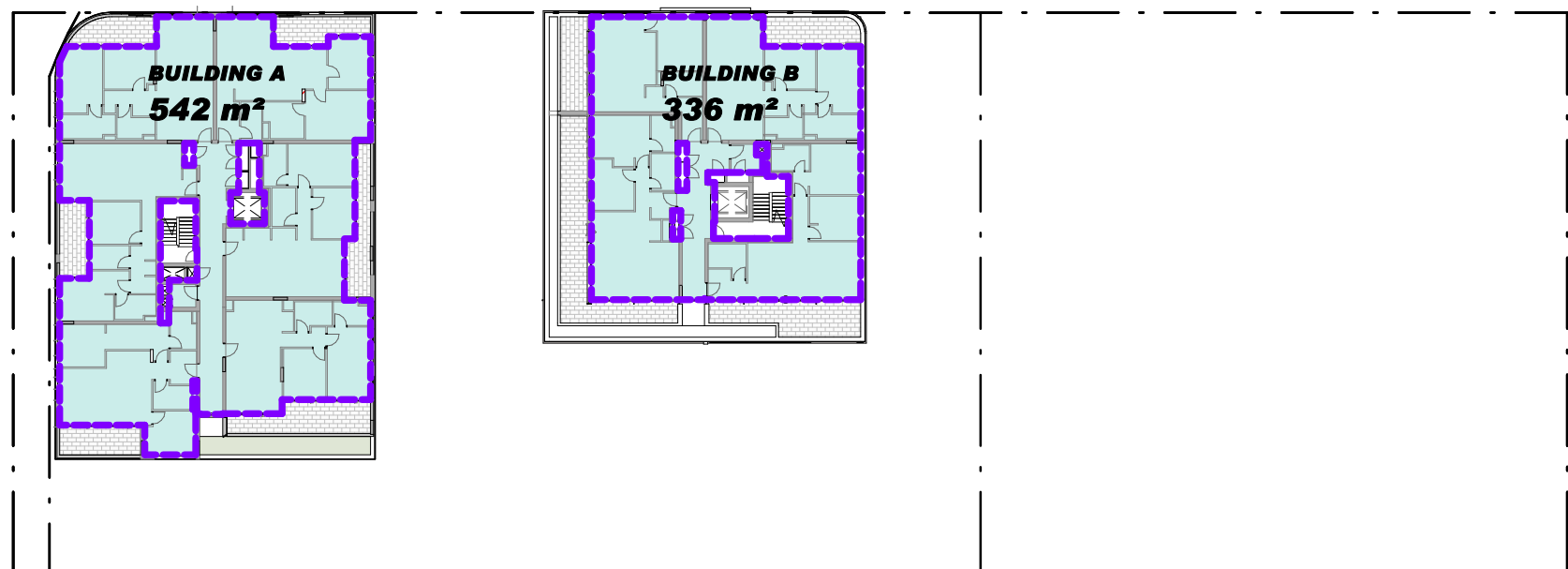
3 LEVEL 3 EAST + LEVEL 2 WEST
1:500



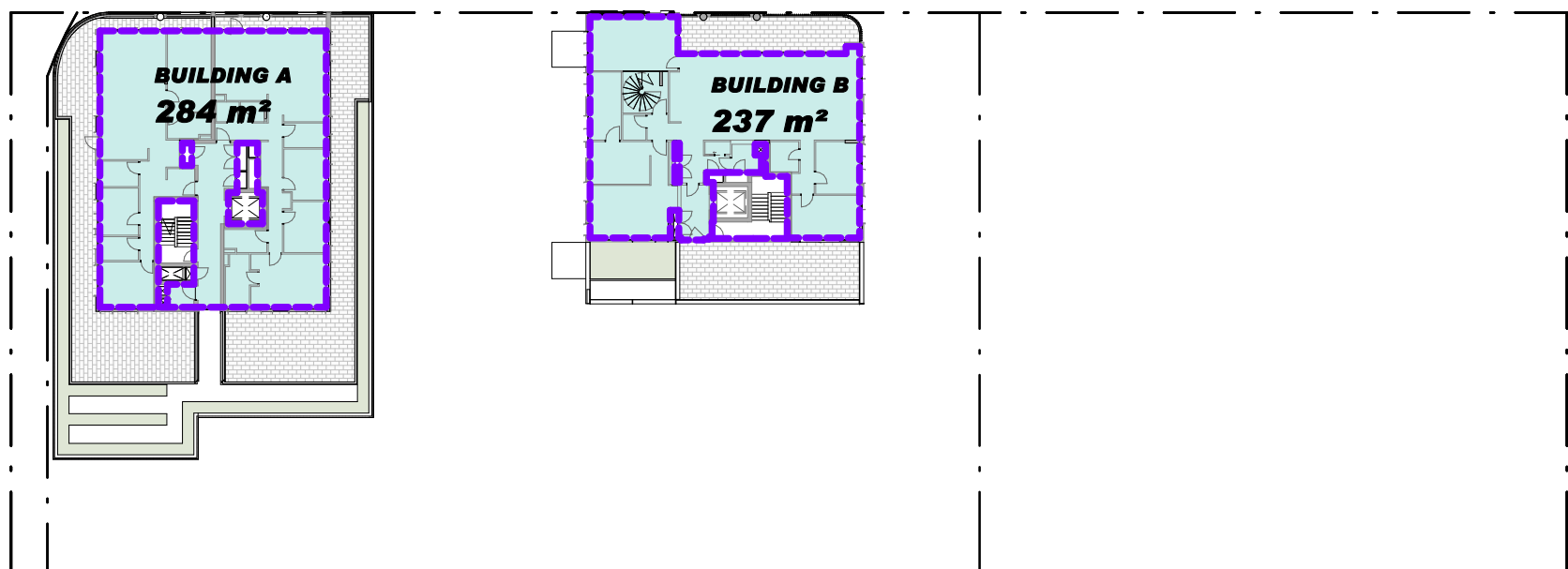
4 LEVEL 4 EAST + LEVEL 3 WEST
1:500



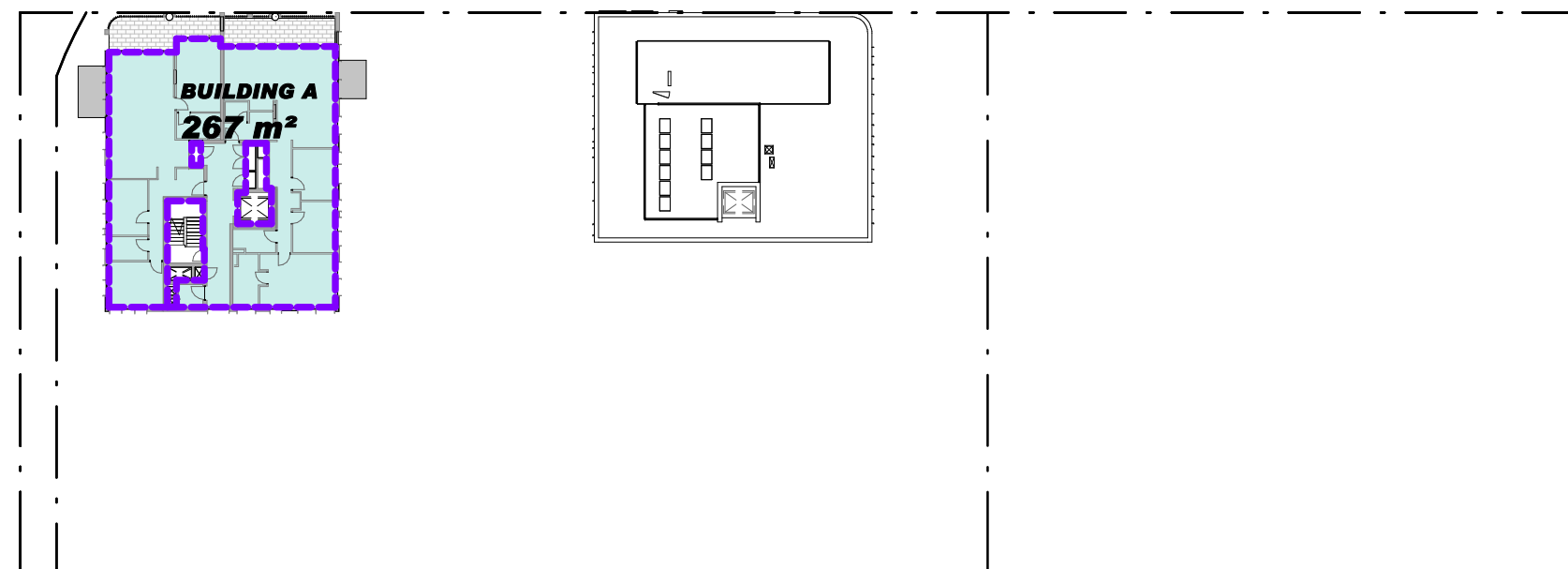
5 LEVEL 5 EAST + LEVEL 4 WEST
1:500



6 LEVEL 5 WEST
1:500



7 LEVEL 6 WEST
1:500



8 LEVEL 7 WEST
1:500

GFA METRICS

BUILDING AREAS

BUILDING A		BUILDING B		BUILDING C		BUILDING D	
Not Placed	Not Placed	BUILDING A - LEVEL 1	710 m²	BASEMENT 1 - WEST	347 m²	BUILDING A - LEVEL 1	410 m²
BUILDING A - LEVEL 1	80 m²	BUILDING A - LEVEL 2	732 m²	BUILDING A - LEVEL 1	372 m²	BUILDING A - LEVEL 2	225 m²
BUILDING A - LEVEL 2	261 m²	BUILDING A - LEVEL 3	520 m²	BUILDING A - LEVEL 2	372 m²	BASEMENT 1 - WEST	409 m²
BUILDING A - LEVEL 3	637 m²	BUILDING A - LEVEL 4	417 m²	BUILDING A - LEVEL 3	302 m²	BASEMENT 2 - WEST	1 m²
BUILDING A - LEVEL 4	577 m²	BUILDING A - LEVEL 5	138 m²		1392 m²	BASEMENT 2 - WEST	1 m²
BUILDING A - LEVEL 5	542 m²	BUILDING A - LEVEL 6	237 m²			BASEMENT 2 - WEST	1 m²
BUILDING A - LEVEL 6	284 m²	BASEMENT 1 - WEST	27 m²			BASEMENT 2 - WEST	1 m²
BUILDING A - LEVEL 7	267 m²		2979 m²			BASEMENT 2 - WEST	1 m²
	2647 m²					BASEMENT 2 - WEST	1 m²

TOTALS

SUB TOTAL:	6,074 m²
Note: -0.50m² / apartment for service risers:	41.5 m²
TOTAL GFA:	8,032.7 m²

SITE AREA:	4,342 m²
ALLOWABLE FSR:	1:1.85
ALLOWABLE GFA:	8,032.7 m²

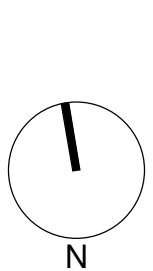
GFA PLANS

Drawing Status
NOT FOR CONSTRUCTION

Scale
1:500 @A1

Drawing No.
DA2701 4

Revisions	No.	Date	Description	Checked	Approved
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1	12/10/21	CONSULTANT ISSUE	RD	MG	
2	4/11/21	PRELIMINARY ISSUE	RD	MG	
3	29/11/21	DA ISSUE	RD	MG	
4	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG	



Client
Lindsay Bennelong Pty Ltd

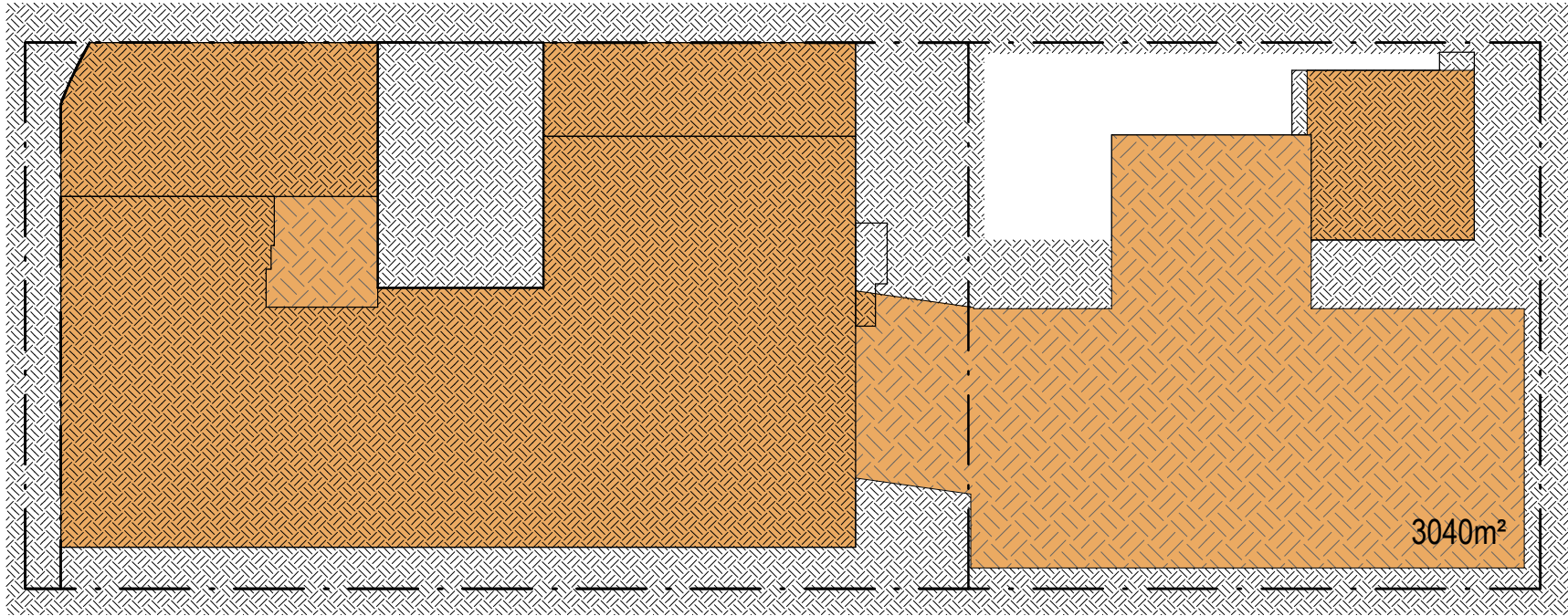
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Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

Proj. No. 19014

Plot DATE & TIME
12/05/2022 4:32:24 PM

FIGURES UPDATED



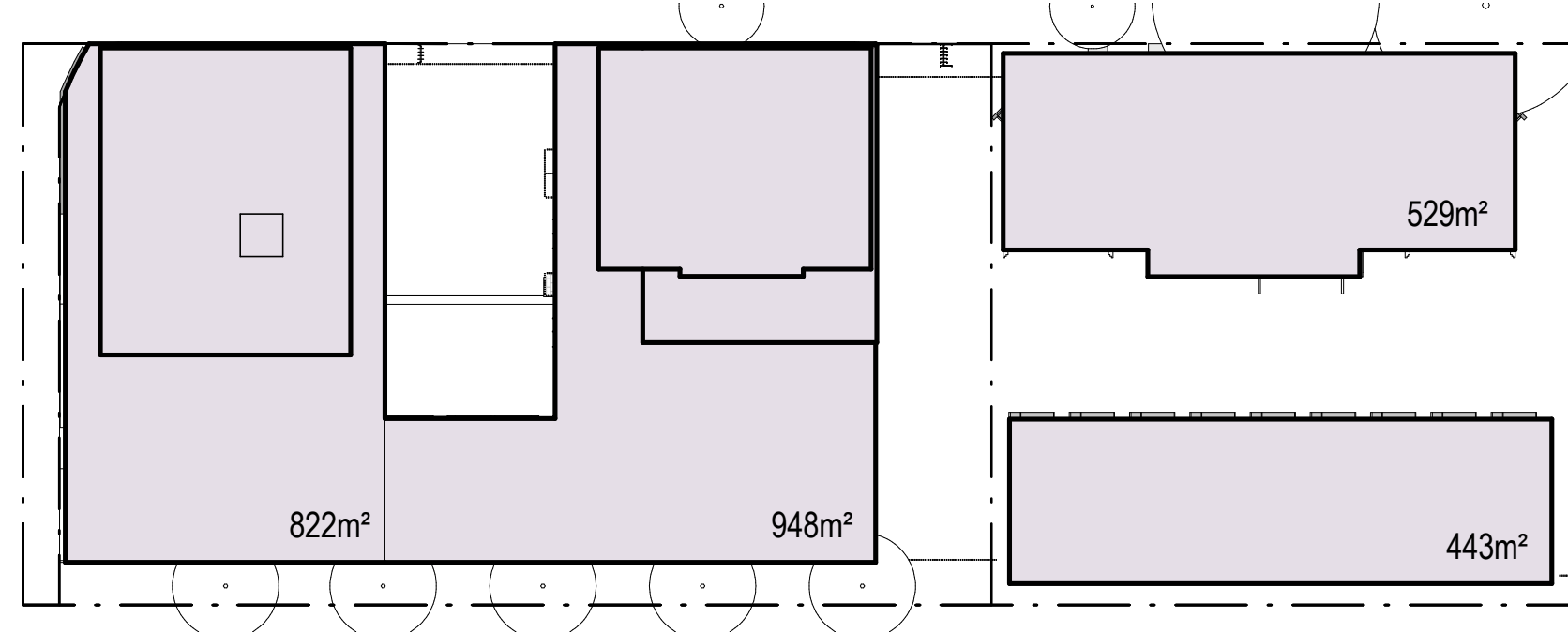
TOTAL		
BULK EXCAVATION	3,083m²	71%
SITE AREA	4,342m²	

1 EXCAVATION DIAGRAM 1 : 500



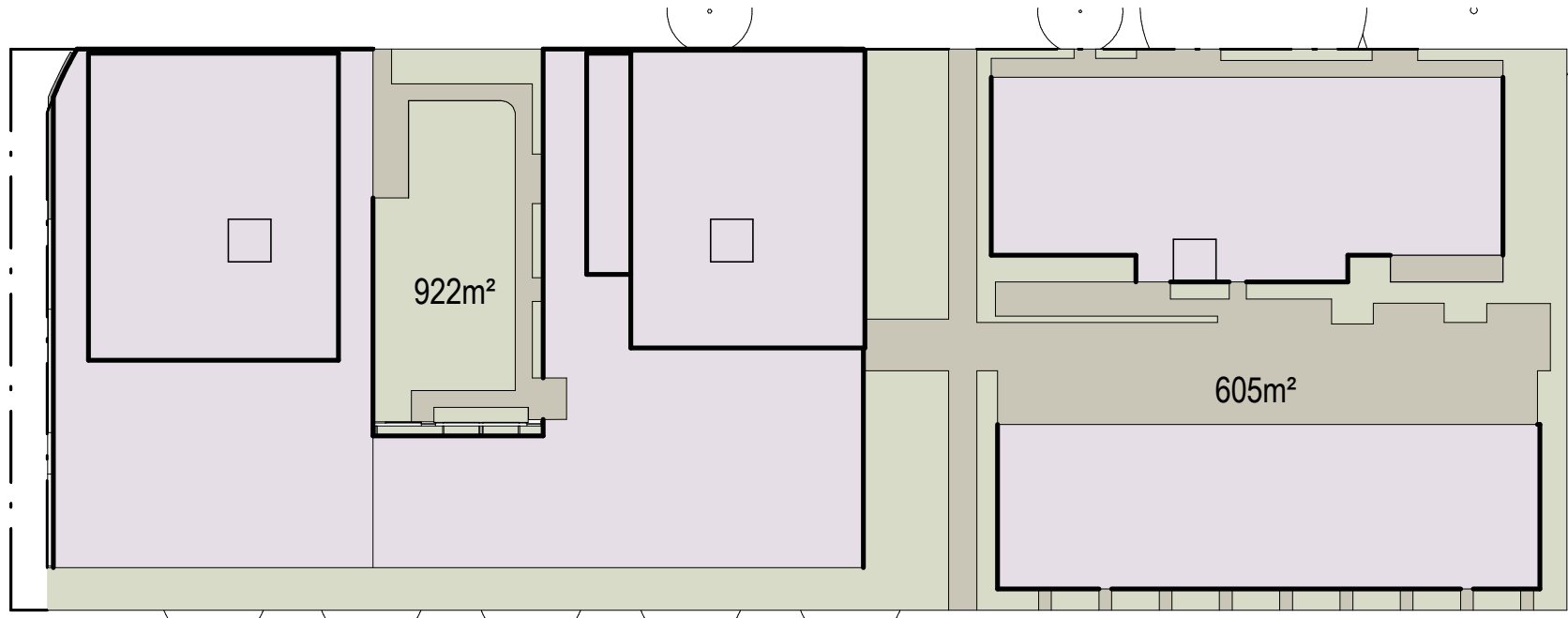
TOTAL		
DEEP SOIL >6m	316m²	7.2%
DEEP SOIL >3m	247m²	5.7%
DEEP SOIL <3m	93m²	2.1%
TOTAL DEEP SOIL		15%
DEEP SOIL > 6m		7.2%
SITE AREA	4,342m²	

2 DEEP SOIL 1 : 500



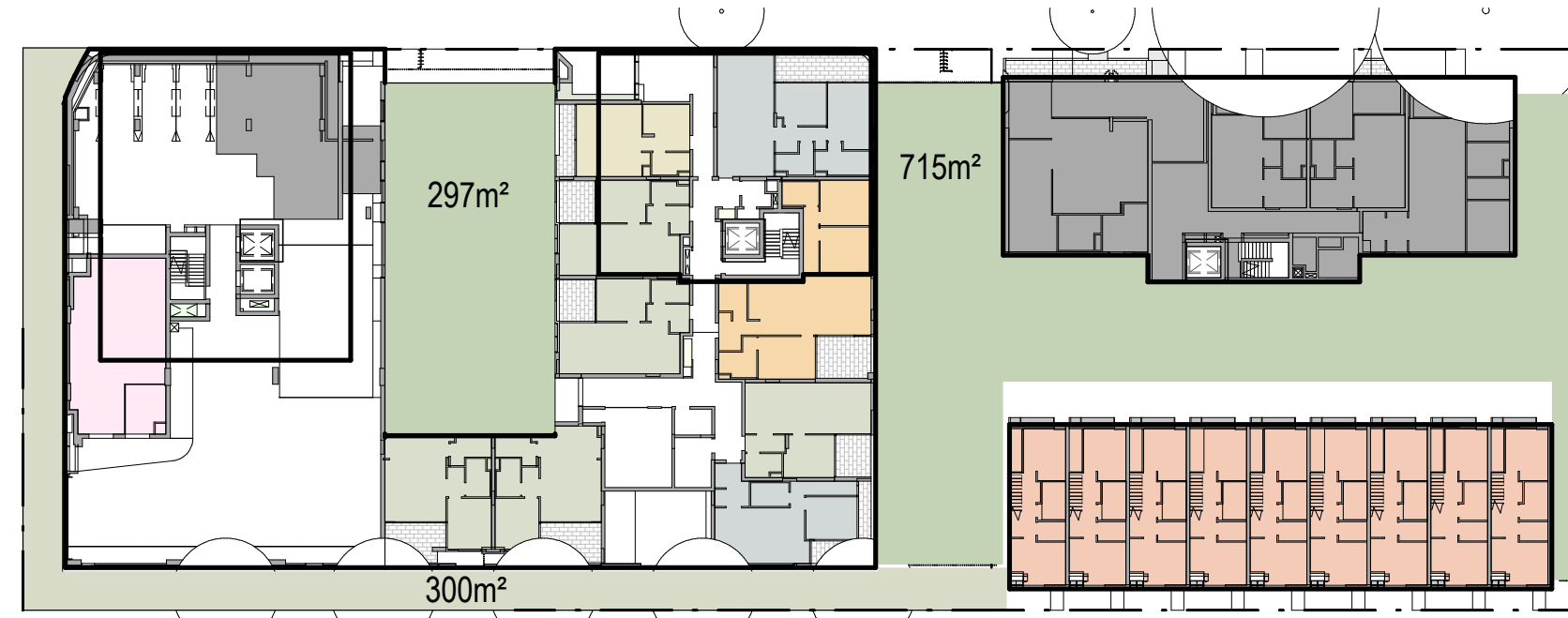
		PROVIDED	DCP REQUIREMENT
SITE COVERAGE	2,742m²	63%	MAXIMUM 65%
SITE AREA	4,342m²		

3 SITE COVERAGE 1 : 500



		PROVIDED	DCP REQUIREMENT
LANDSCAPED AREA	922m²	21.2%	MINIMUM 20%
UN-BUILT UPON AREA	605m²	13.9%	NOT STATED
SITE AREA	4,342m²		

4 LANDSCAPED AREA 1 : 500



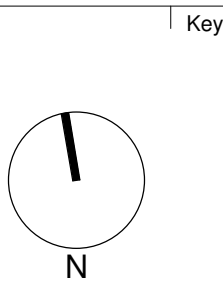
		PROVIDED	ADG CONTROL
COMMUNAL OPEN SPACE	1,012m²	23.9%	25%
CONTRIBUTION TO PUBLIC OPEN SPACE	300m²	6.9%	N/A

* LARGER BALCONIES AND INCREASED PRIVATE OPEN SPACE PROVIDED TO APARTMENTS WITH ROOF TERRACES THROUGHOUT

SITE AREA 4,342m²

5 COMMUNAL OPEN SPACE 1 : 500

Revisions	No.	Date	Description	Checked	Approved
1	01/07/21	REVISED PRE DA ISSUE	ADC	MG	
2	12/10/21	CONSULTANT ISSUE	RD	MG	
3	4/11/21	PRELIMINARY ISSUE	RD	MG	
4	29/11/21	DA ISSUE	RD	MG	
5	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG	



Client
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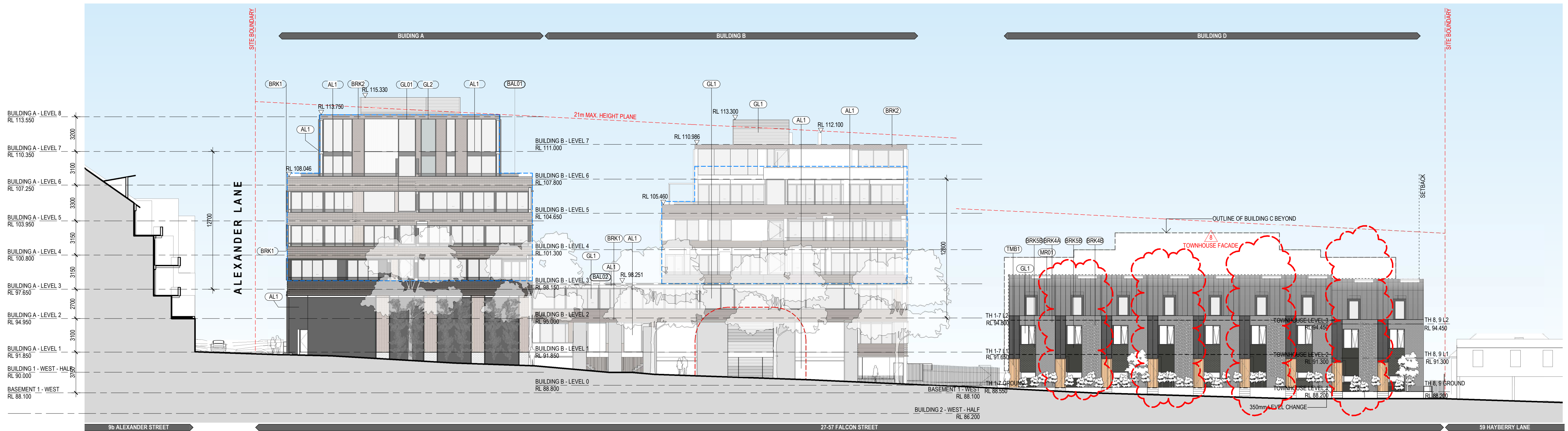
Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

Proj. No. 19014

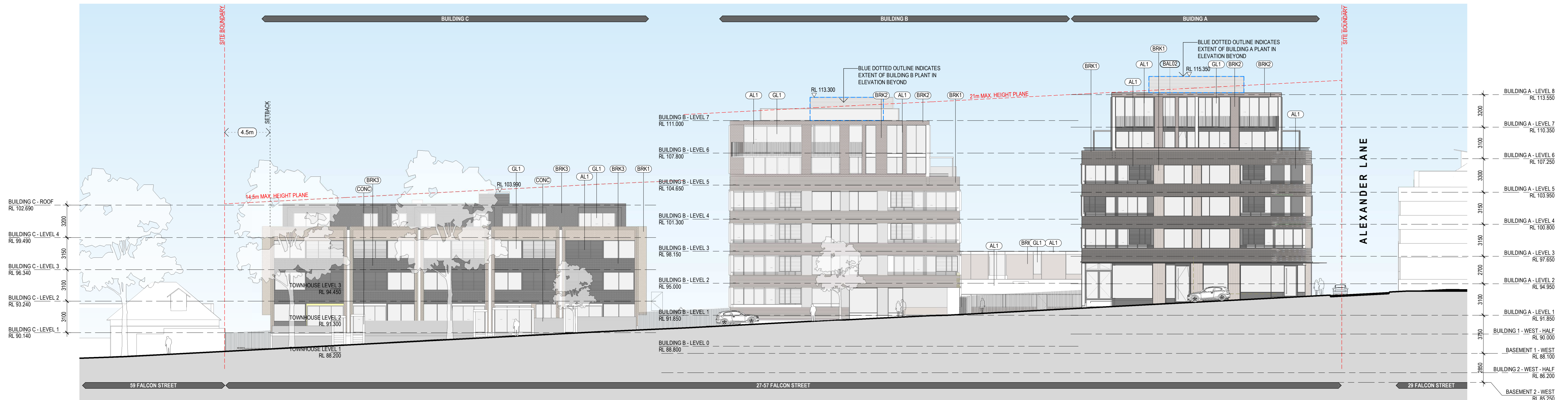
Drawing Title
DEVELOPMENT METRICS

Drawing Status
NOT FOR CONSTRUCTION

Scale
1 : 500 @A1
Drawing No.
DA2710 4
Issue



2 HAYBERRY LANE ELEVATION
SOUTH 1:200



1 FALCON STREET ELEVATION
NORTH 1:200

Revisions	No.	Date	Description	Checked	Approved
4	4/11/21		PRELIMINARY ISSUE	RD	MG
5	29/11/21		DA ISSUE	RD	MG
6	XXXXXX		DEP COMMENTS	RD	MG
7	13/04/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
8	09/05/22		DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG

Key

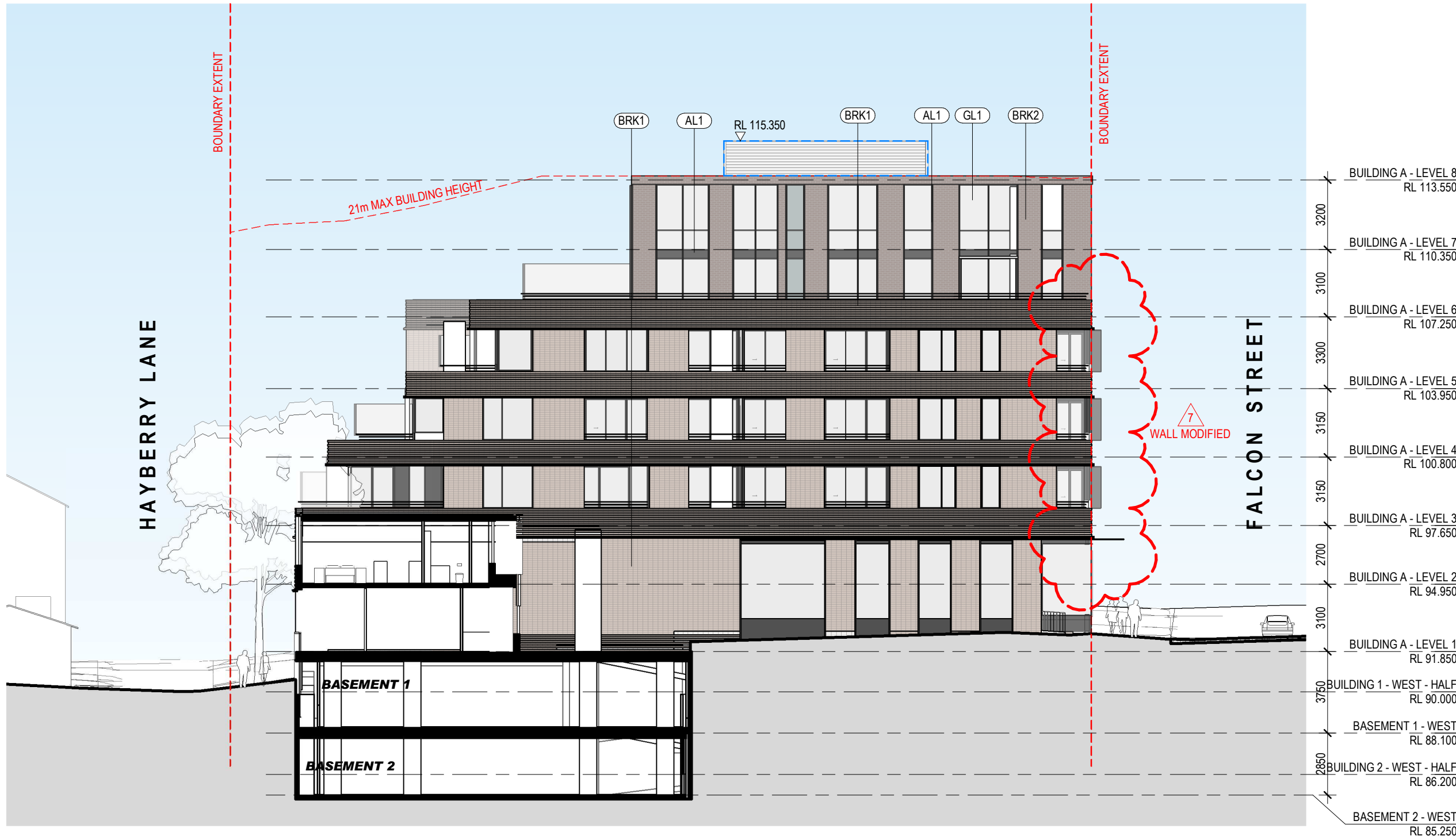
Client
Lindsay Bennelong Pty Ltd

Architect
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ALLEN JACK+COTTIER
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ABN 53 003 782 250

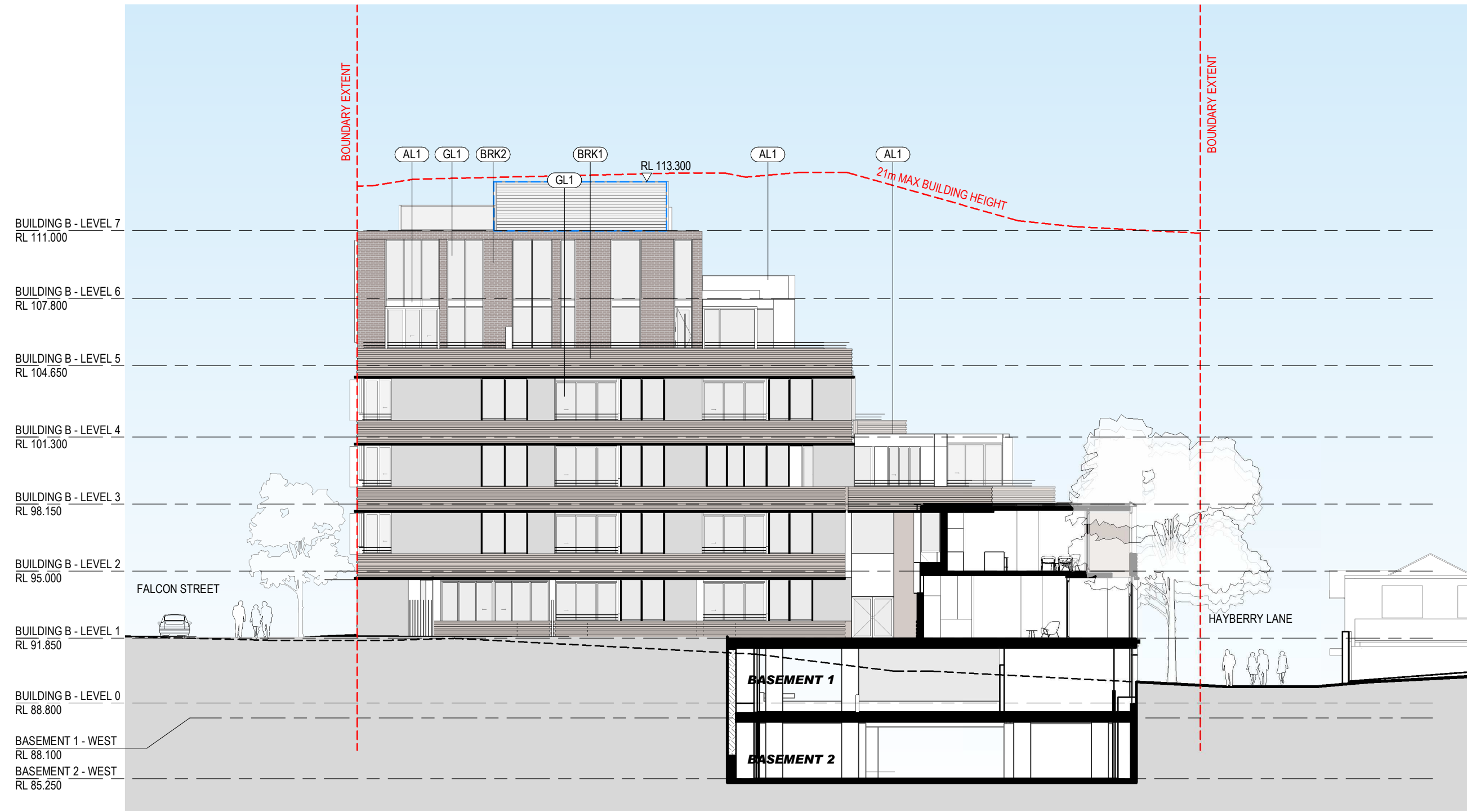
Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

Drawing Title
**FALCON STREET +
HAYBERRY LANE
ELEVATIONS**
Drawing Status
NOT FOR CONSTRUCTION

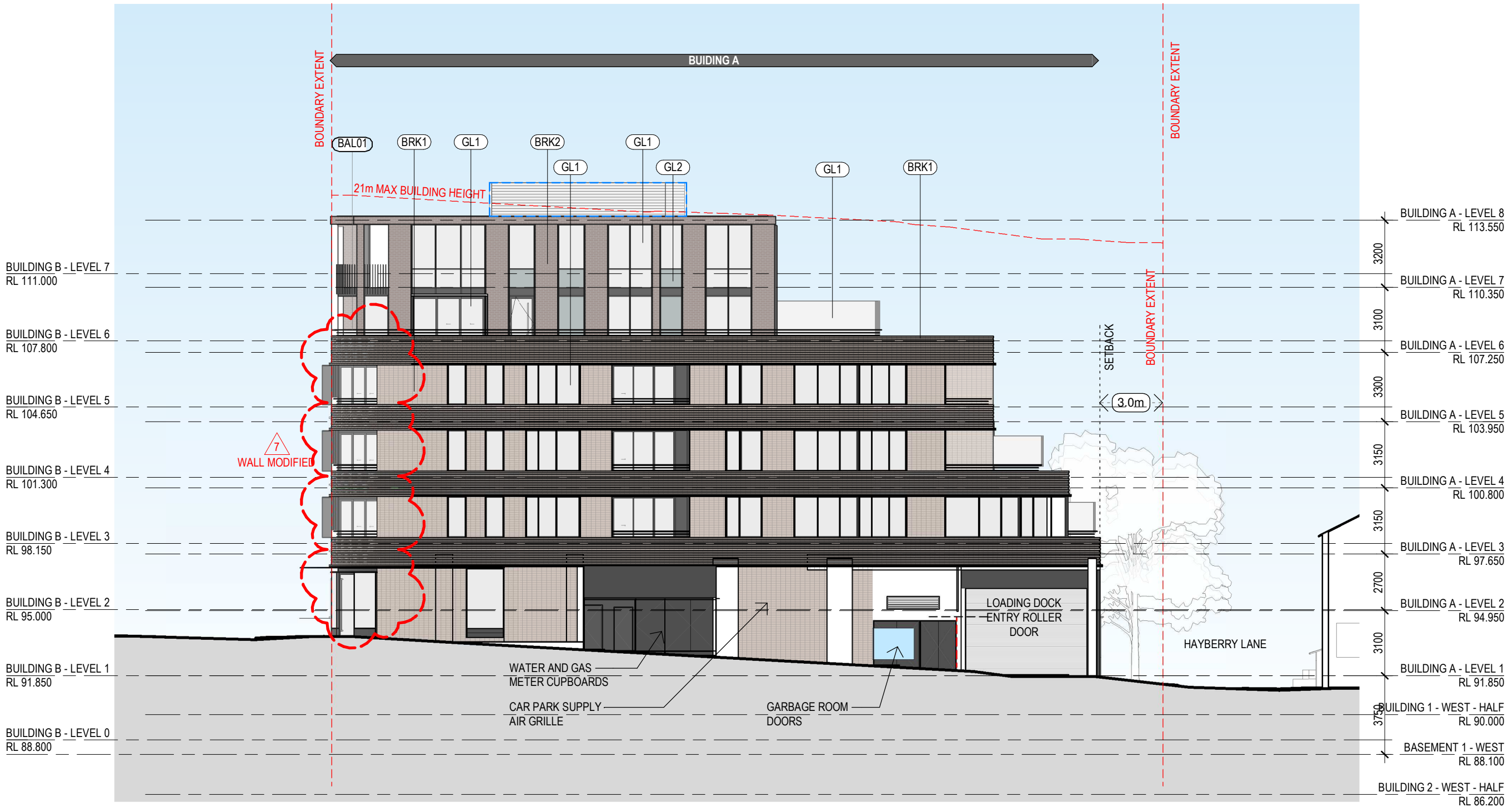
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Drawing No.
DA3100 8
Issue



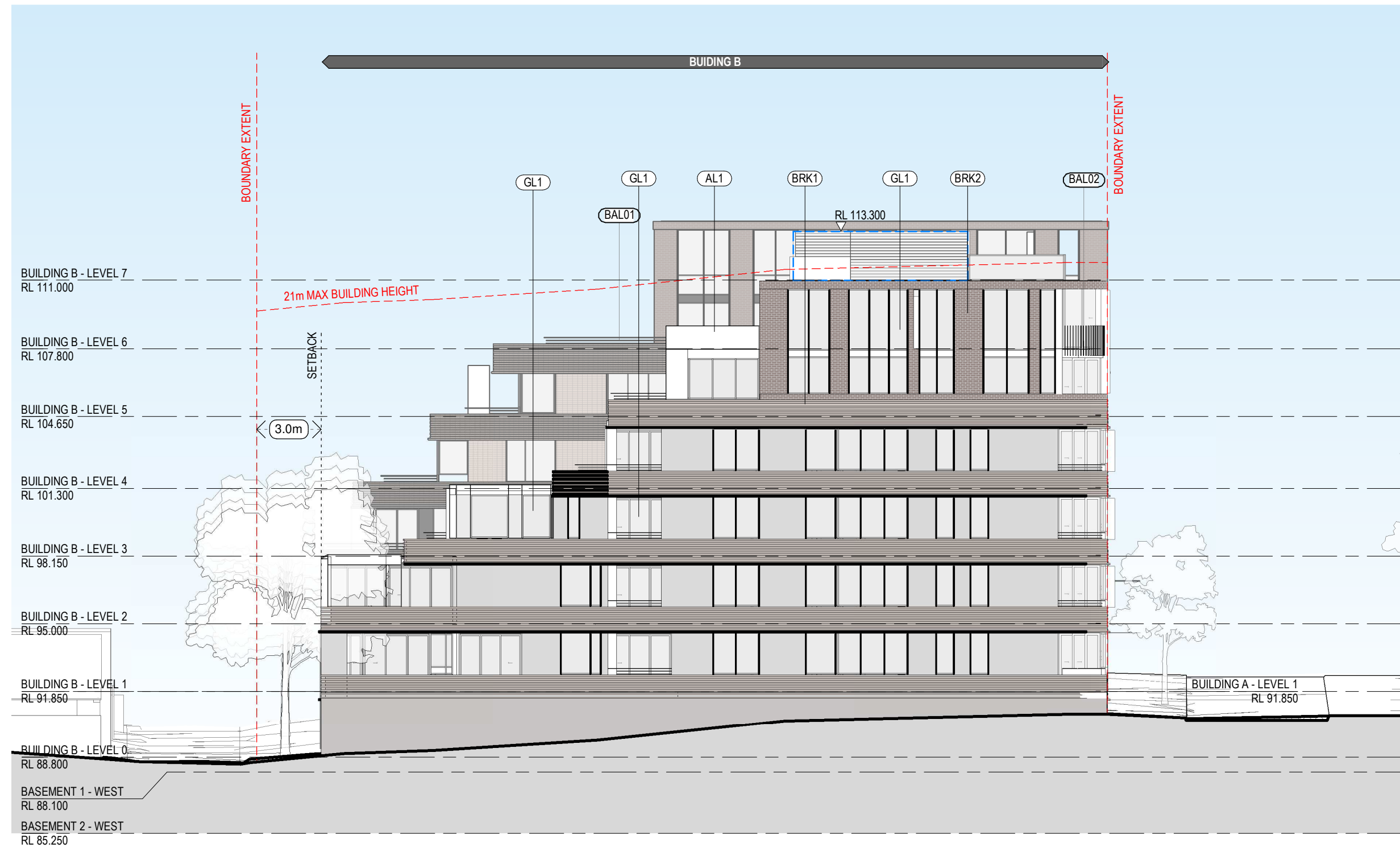
1 COURTYARD 1 ELEVATION
BUILDING A - EAST
1 : 200



2 COURTYARD 1 ELEVATION
BUILDING B - WEST
1 : 200



3 ALEXANDER LANE ELEVATION
BUILDING A - WEST
1 : 200



4 COURTYARD 2 ELEVATION
BUILDING B - EAST
1 : 200

Revisions	No.	Date	Description	Checked	Approved
3	12/10/21		CONSULTANT ISSUE	RD	MG
4	4/11/21		PRELIMINARY ISSUE	RD	MG
5	29/11/21		DA ISSUE	RD	MG
6	13/04/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
7	09/05/22		DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG

Key

Client
Lindsay Bennelong Pty Ltd

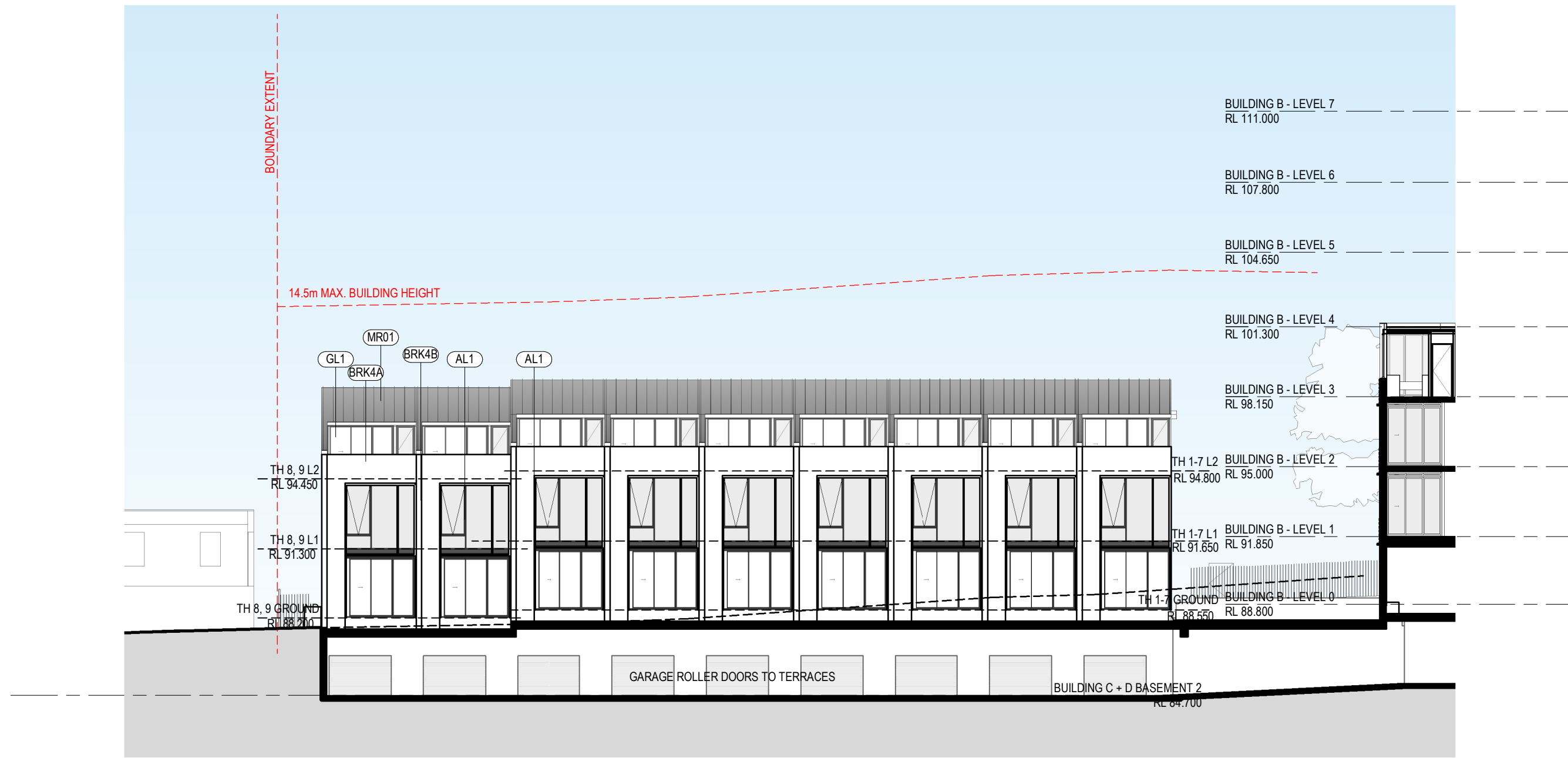
Architect
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Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

Drawing Title
**BUILDING A + B
ELEVATIONS**

Drawing Status
NOT FOR CONSTRUCTION

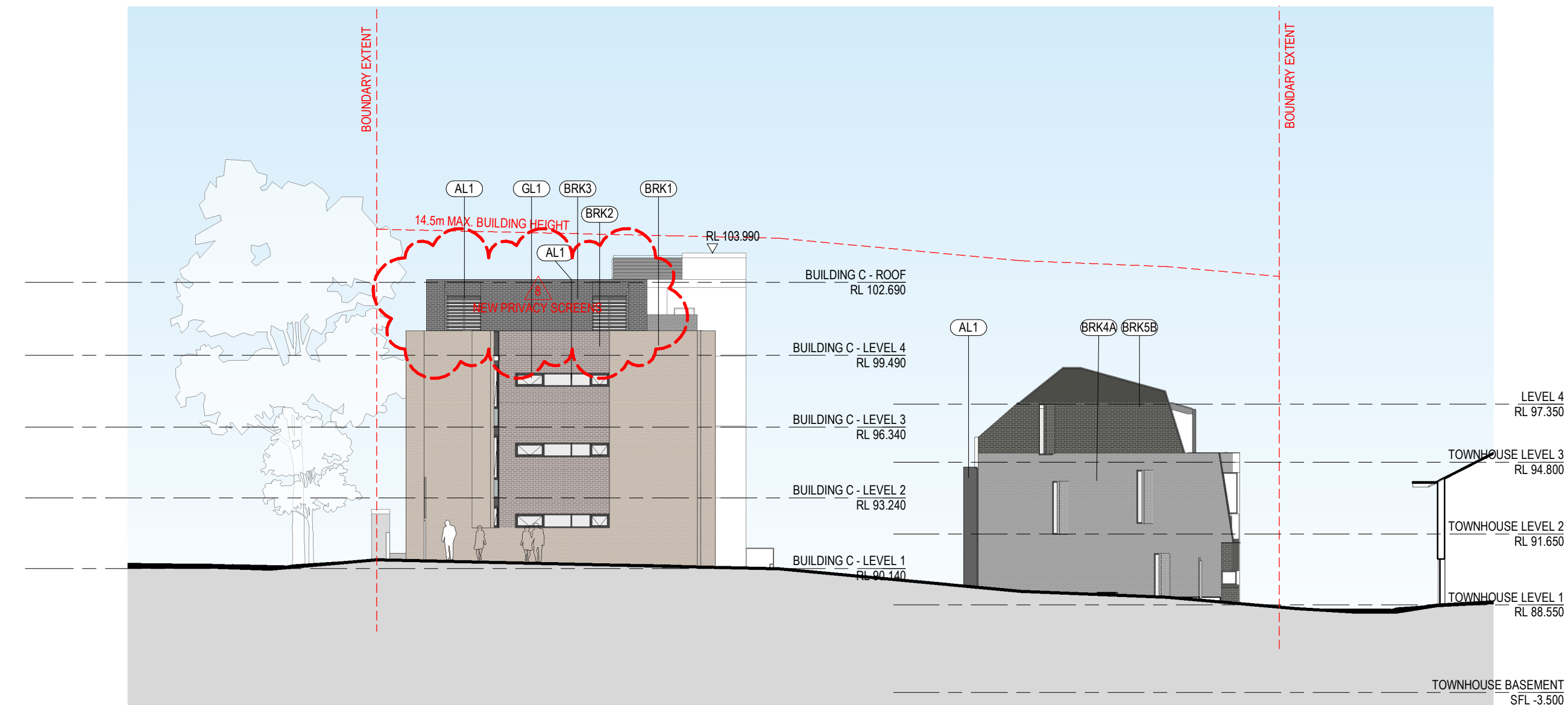
Scale
1 : 200 @A1
Drawing No.
DA3101 7
Issue



4 COURTYARD 3 ELEVATION
TOWNHOUSES - NORTH
1 : 200



3 BUILDING C - SOUTH ELEVATION
1 : 200



2 BUILDING C + D - WEST ELEVATION
1 : 200

Revisions		Description	Checked	Approved
No.	Date			
4	4/11/21	PRELIMINARY ISSUE	RD	MG
5	29/11/21	DA ISSUE	RD	MG
6	XXXXXX	DEP COMMENTS	RD	MG
7	13/04/22	ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
8	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG

Key

Client
Lindsay Bennelong Pty Ltd

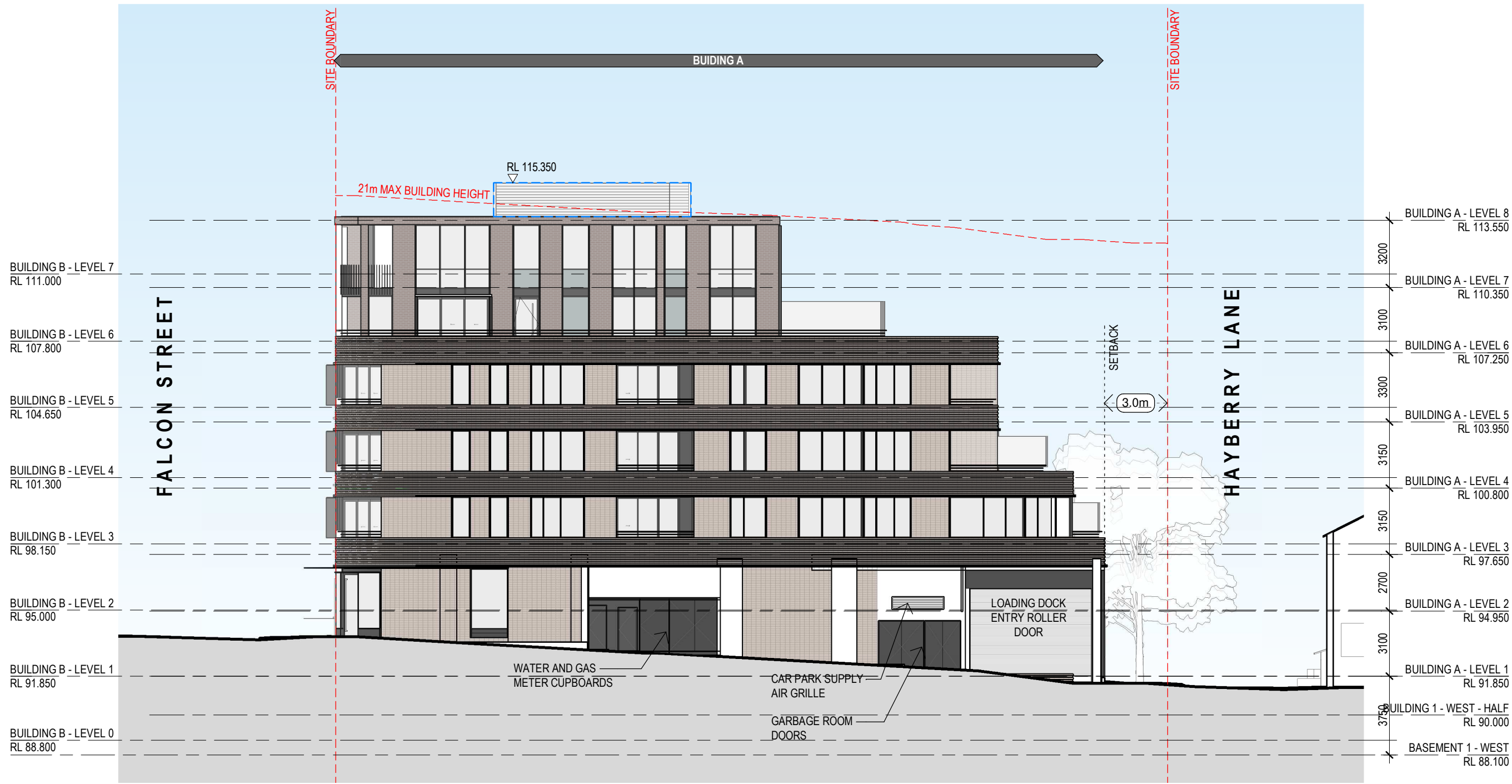
Architect
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ABN 53 003 782 250

Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

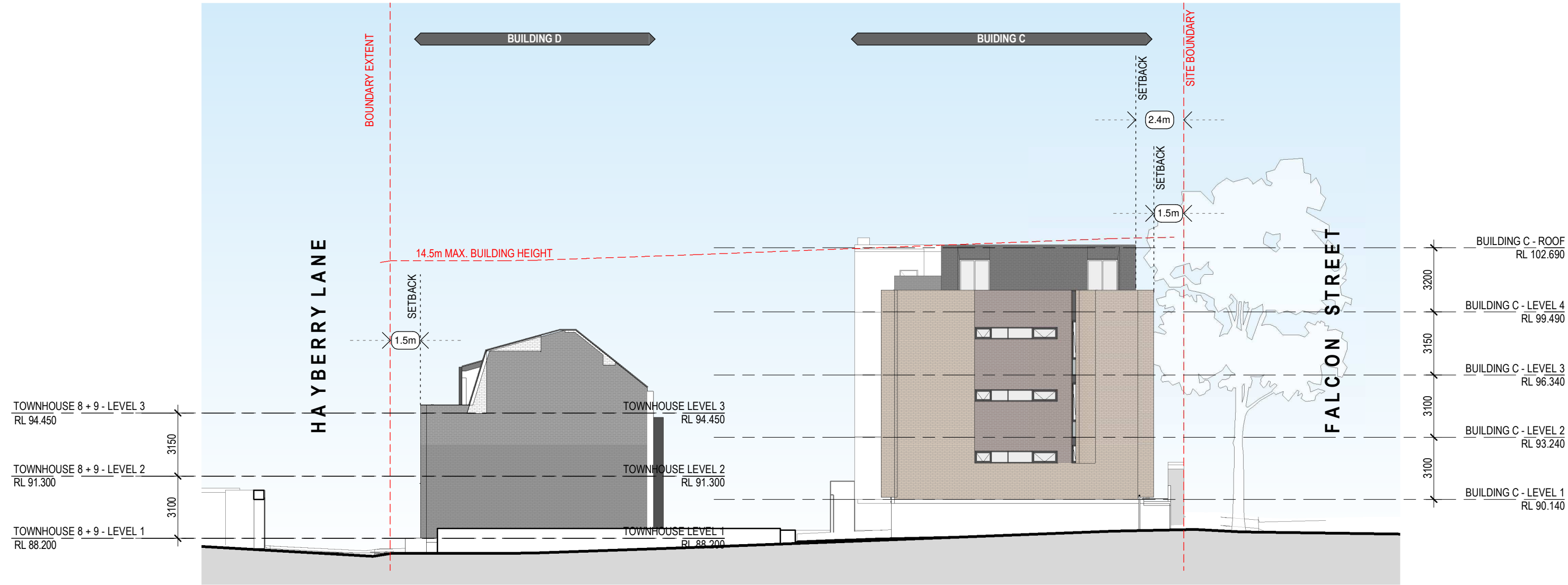
Proj. No. 19014

Drawing Title
**BUILDING C +
TOWNHOUSES
ELEVATIONS**
Drawing Status
NOT FOR CONSTRUCTION

Scale
1 : 200 @A1
Drawing No.
DA3102 8
Issue

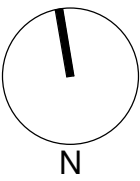


2 ALEXANDER LANE ELEVATION
BUILDING A - WEST
1 : 200



1 BUILDING C + D - EAST ELEVATION
1 : 200

Revisions		Description	Checked	Approved
No.	Date			
1	12/10/21	CONSULTANT ISSUE	RD	MG
2	4/11/21	PRELIMINARY ISSUE	RD	MG
3	29/11/21	DA ISSUE	RD	MG
4	13/04/22	ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
5	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG



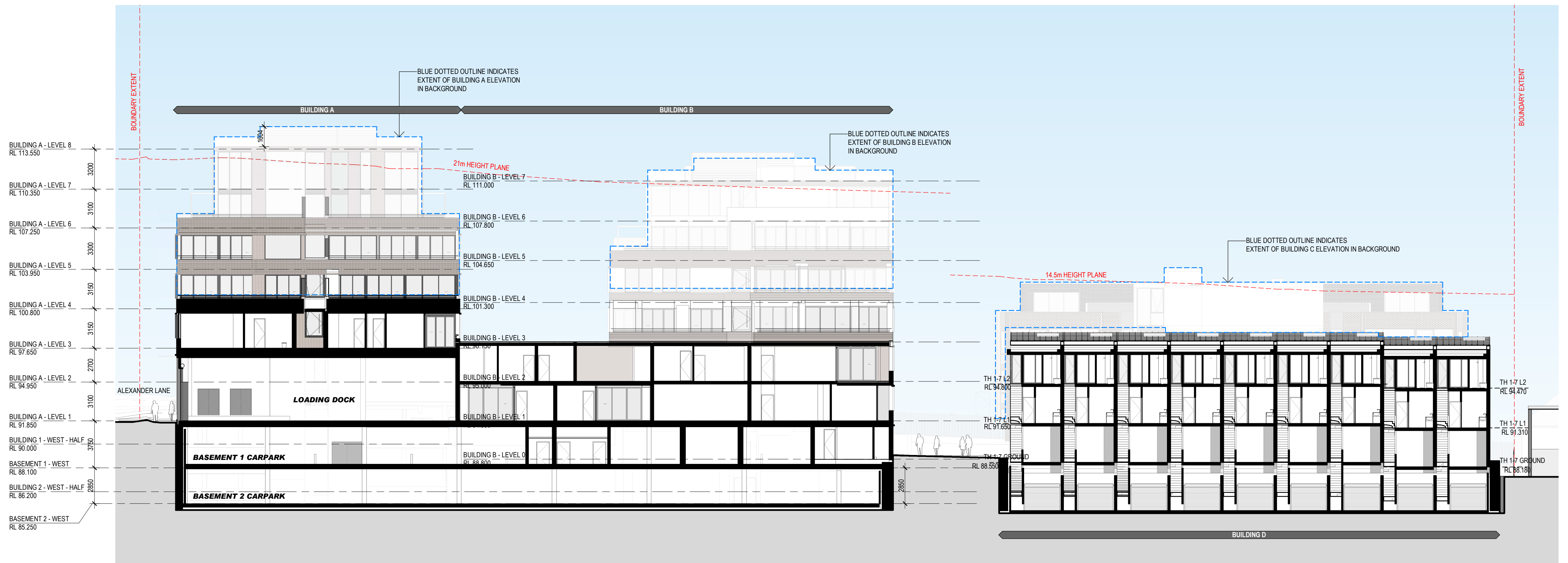
Client
Lindsay Bennelong Pty Ltd

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Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

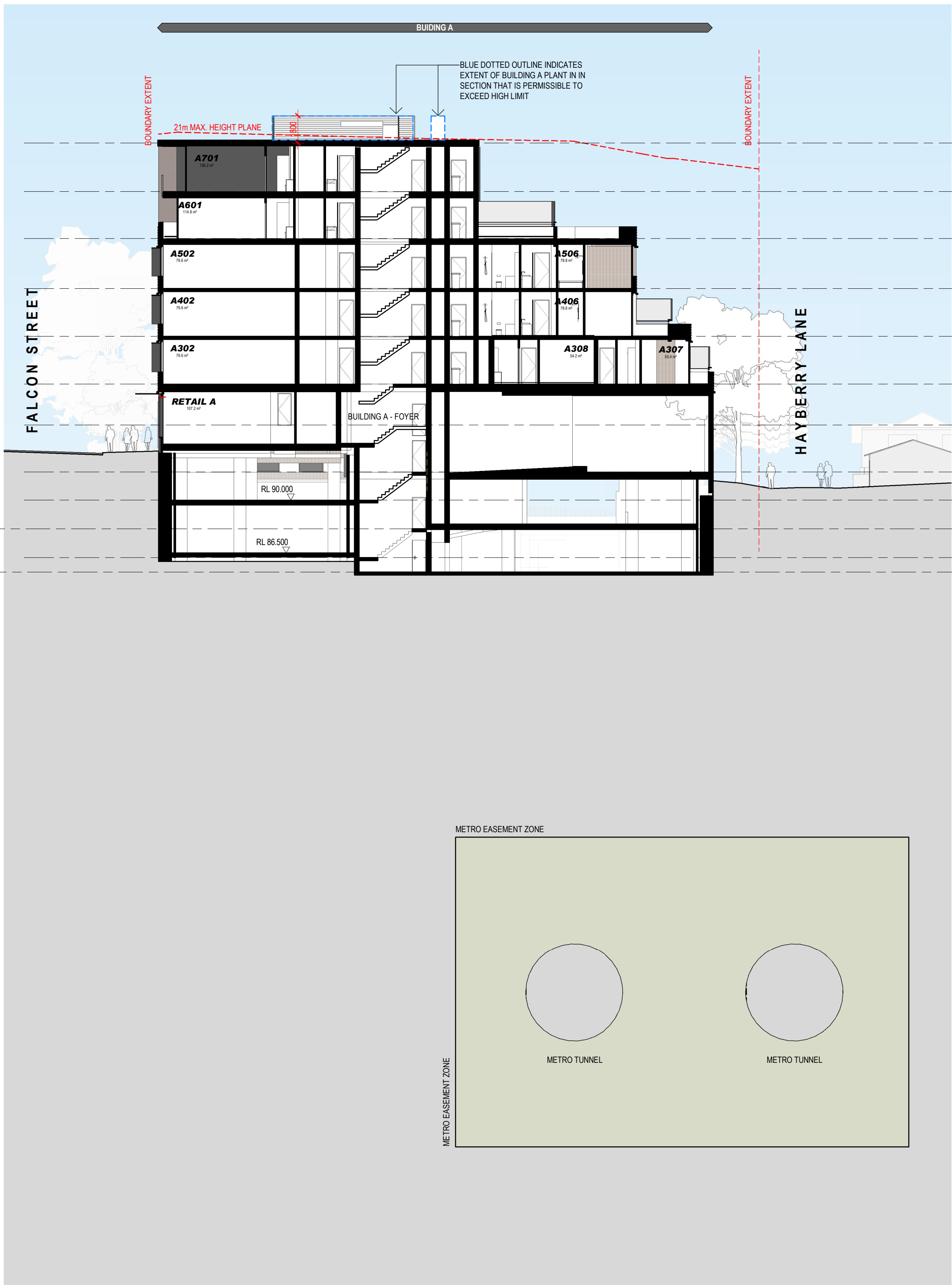
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ALEXANDER LANE + EAST ELEVATION
Drawing Status
NOT FOR CONSTRUCTION

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Issue

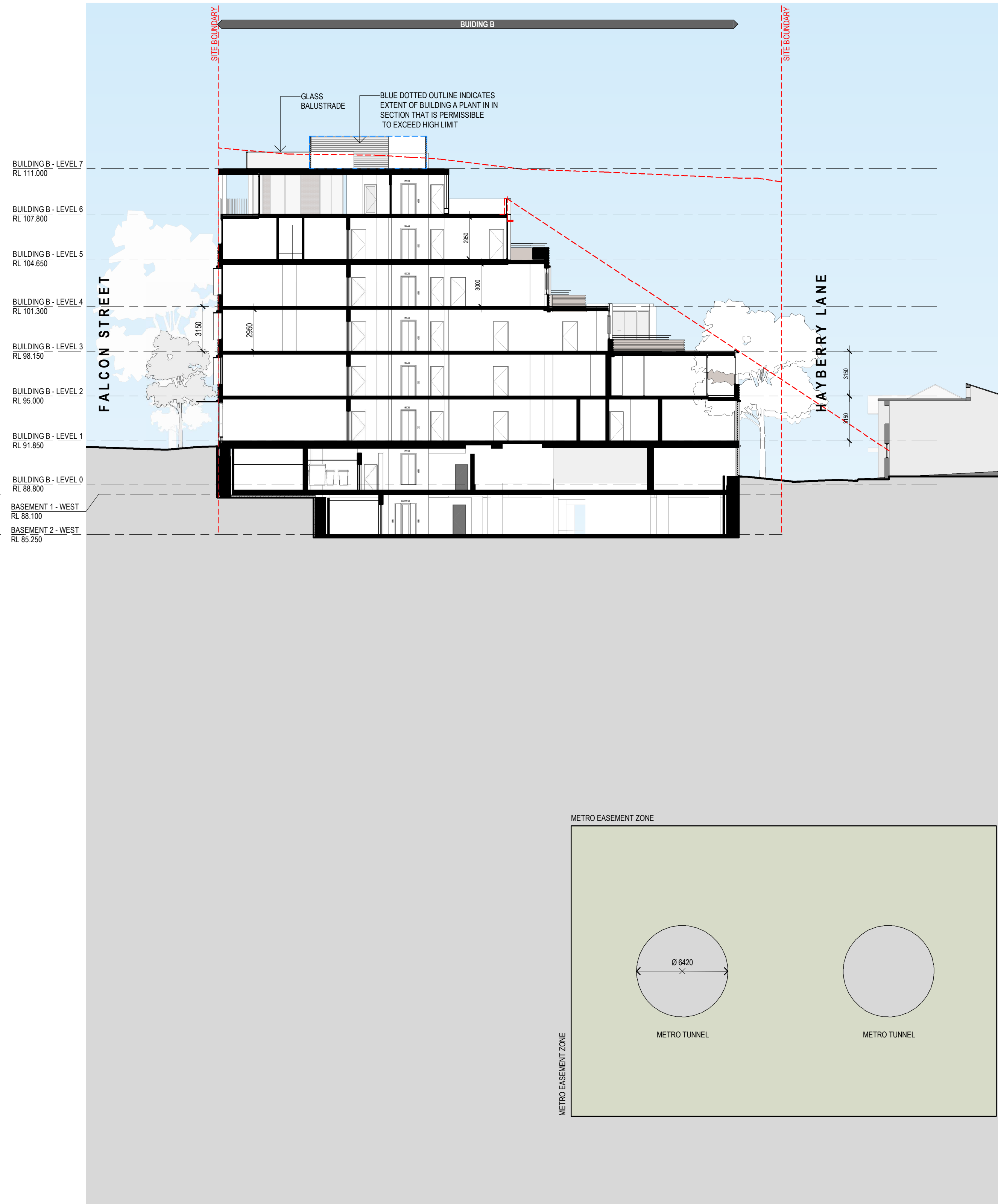


1 LONG SECTION THROUGH SITE 1 : 200

Revisions No. Date Description A 26/08/21 TO CONSULTANT TEAM FOR COORDINATION 3 12/10/21 CONSULTANT ISSUE 4 4/11/21 PRELIMINARY ISSUE 5 29/11/21 DA ISSUE 6 09/05/22 DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	Checked ADC RD RD RD	Approved MG MG MG MG	Key N	Client Lindsay Bennelong Pty Ltd	Architect AJ+C ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project FALCON STREET DEVELOPMENT 27-57 Falcon St, Crows Nest, NSW 2065 Proj. No. 19014	Drawing Title LONG SECTION THROUGH SITE Drawing Status NOT FOR CONSTRUCTION	Scale 1 : 200 @A1	Drawing No. DA3200 6	Issue



1 CROSS SECTION
THROUGH BUILDING A
1:200



2 CROSS SECTION
THROUGH BUILDING B
1:200

Revisions	No.	Date	Description	Checked	Approved
3	12/10/21		CONSULTANT ISSUE	RD	MG
4	4/11/21		PRELIMINARY ISSUE	RD	MG
5	29/11/21		DA ISSUE	RD	MG
6	13/04/22		ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG
7	09/05/22		DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG

Key

Client
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Project

FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

Proj. No. 19014

Drawing Title

SECTIONS THROUGH
BUILDINGS A + B

Drawing Status

NOT FOR CONSTRUCTION

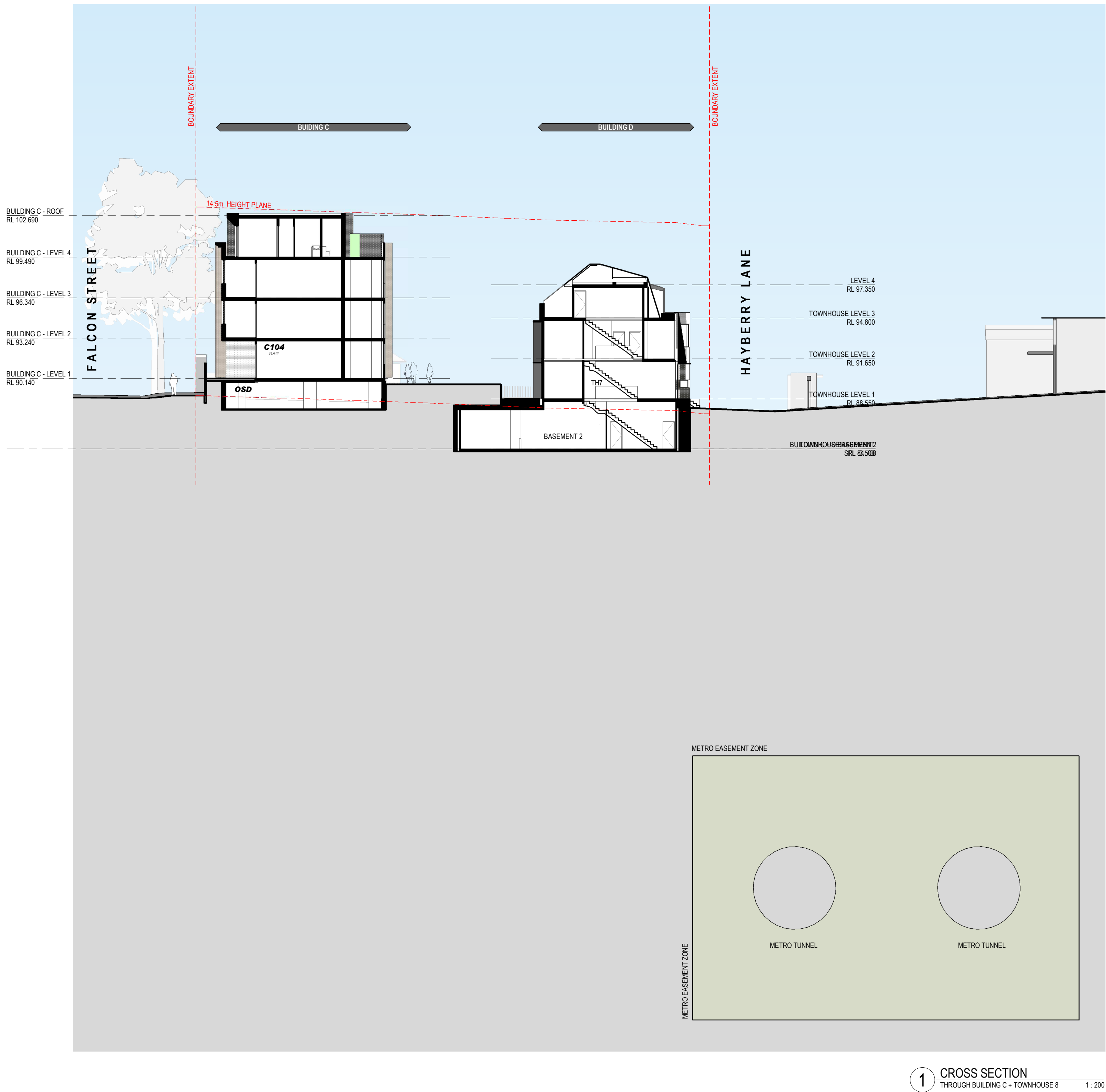
Scale

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Drawing No.

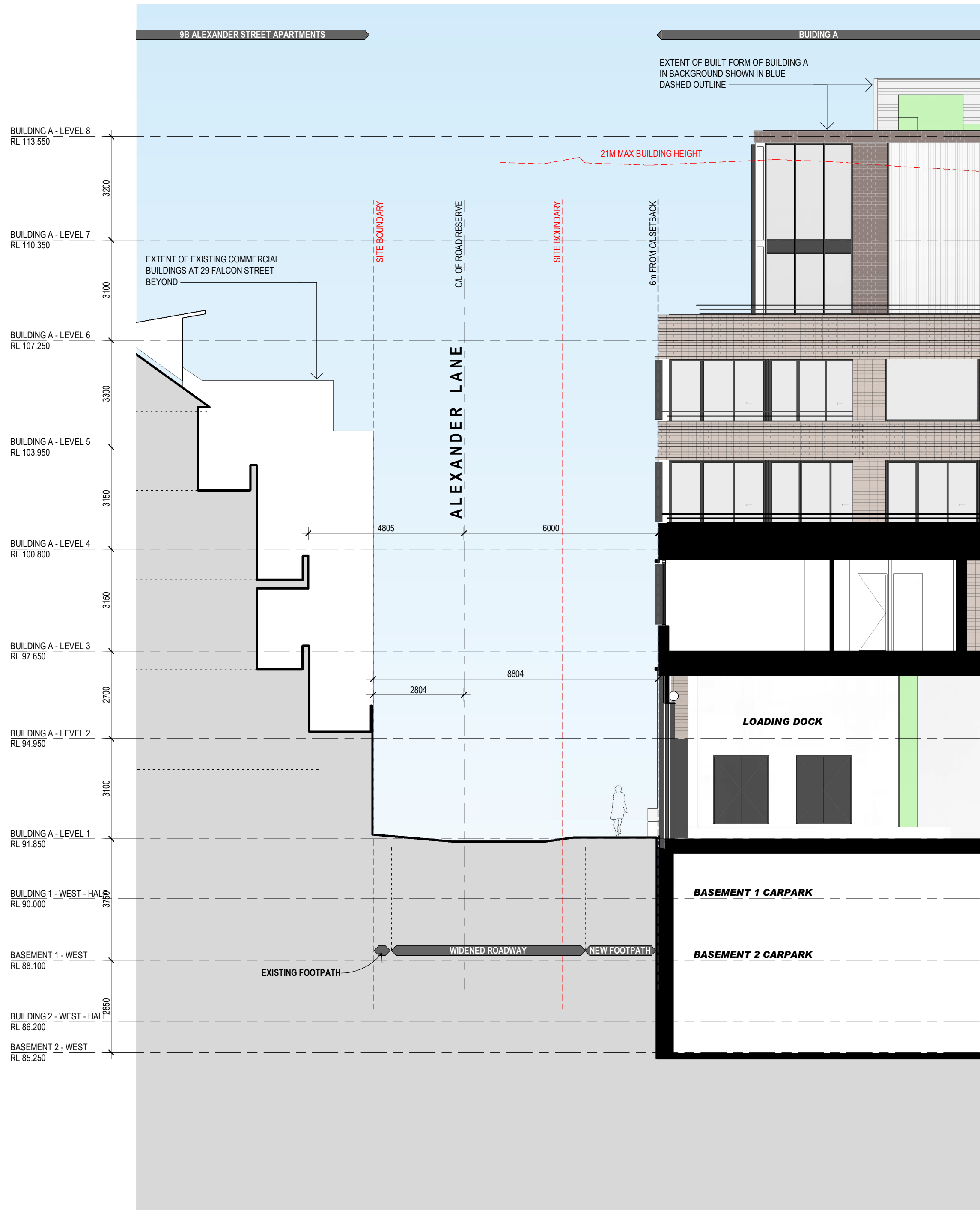
DA3201 7

Issue



1 CROSS SECTION
THROUGH BUILDING C + TOWNHOUSE 8 1 : 200

	Revisions		Description		Checked	Approved	 N	Key	Client Lindsay Bennelong Pty Ltd	Architect  ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project FALCON STREET DEVELOPMENT 27-57 Falcon St, Crows Nest, NSW 2065 Proj. No. 19014	Drawing Title SECTION THROUGH BUILDING C + TOWNHOUSE 8 Drawing Status NOT FOR CONSTRUCTION	Scale	Drawing No.	Issue	
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	2	4/11/21	PRELIMINARY ISSUE			RD							MG			
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	4	13/04/22	ISSUED FOR CONSULTANT CO-ORDINATION			HJ							MG			
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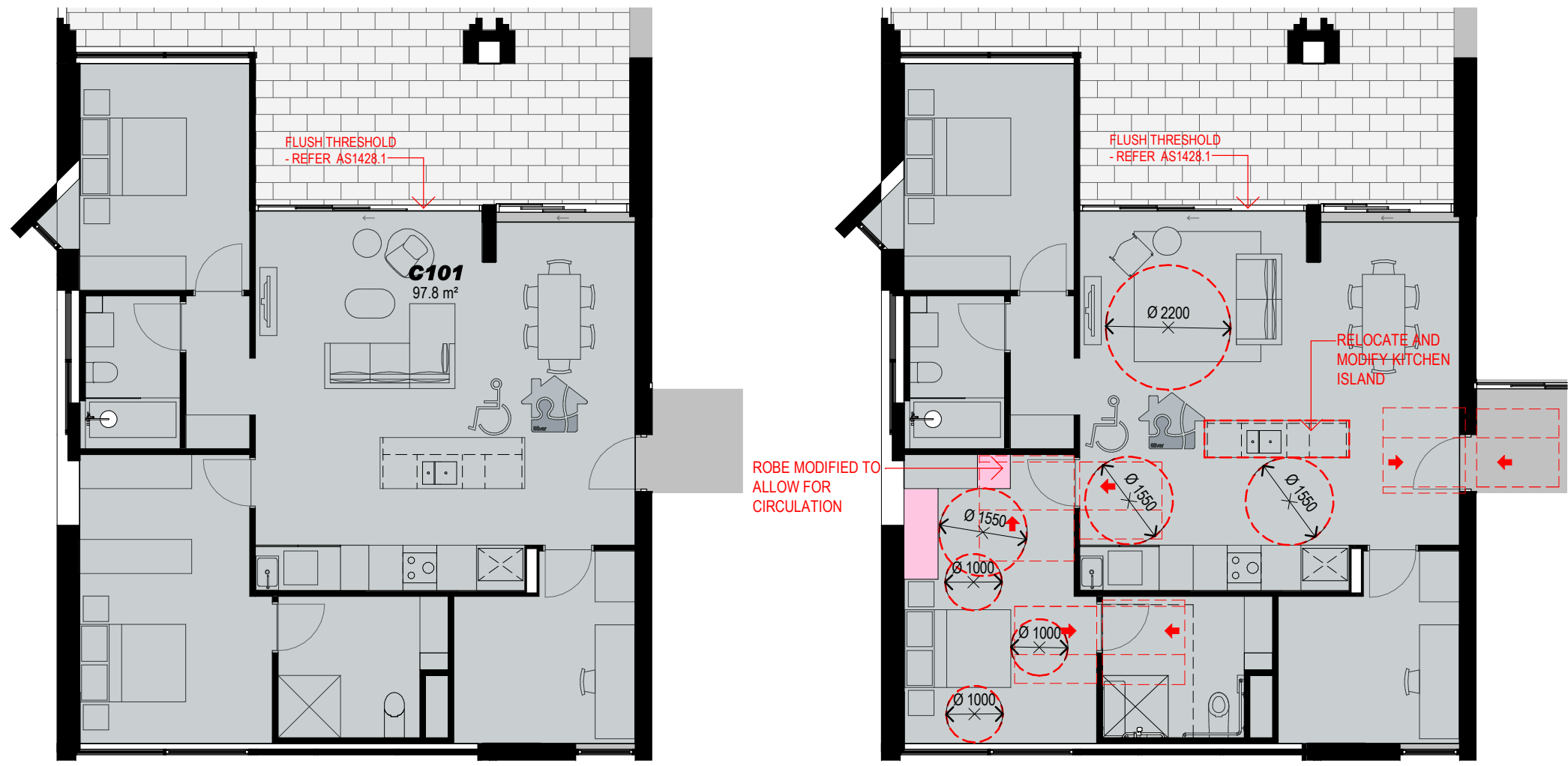
1 ALEXANDER LANE SECTION
THROUGH BUILDING A + 9 ALEXANDER
APARTMENTS 1:100

Revisions	No.	Date	Description	Checked	Approved	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
1	12/10/21	CONSULTANT ISSUE	RD	MG		Lindsay Bennelong Pty Ltd	AJ+C ALLEN JACK+COTTIER	FALCON STREET DEVELOPMENT 27-57 Falcon St, Crows Nest, NSW 2065	ALEXANDER LANE SECTION			DA3210 5	
2	4/11/21	PRELIMINARY ISSUE	RD	MG									
3	29/11/21	DA ISSUE	RD	MG									
4	13/04/22	ISSUED FOR CONSULTANT CO-ORDINATION	HJ	MG									
5	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG									

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Document Set ID: 8900282
Version: 1, Version Date: 18/05/2022

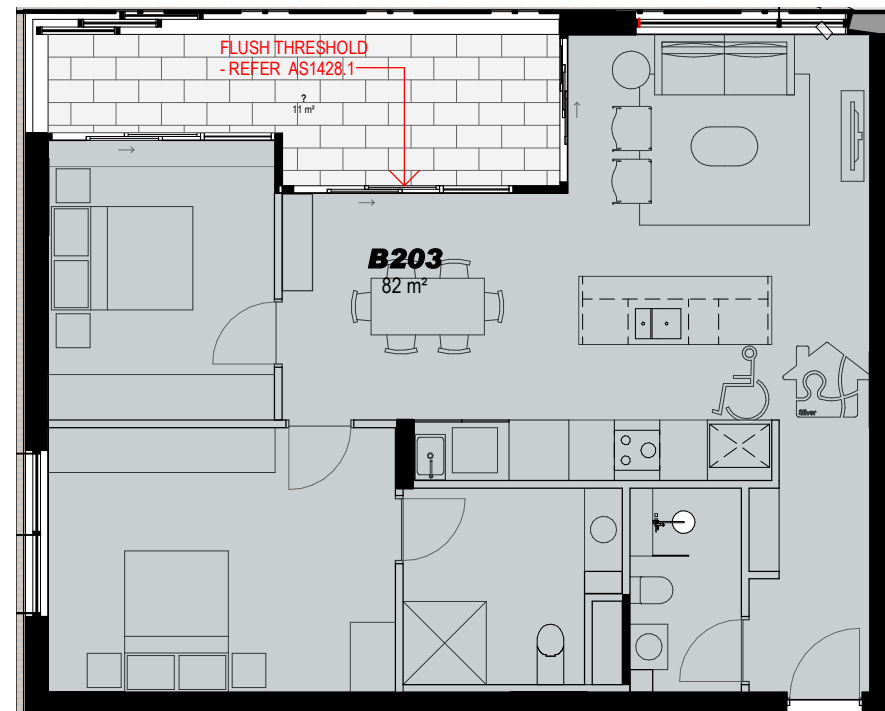
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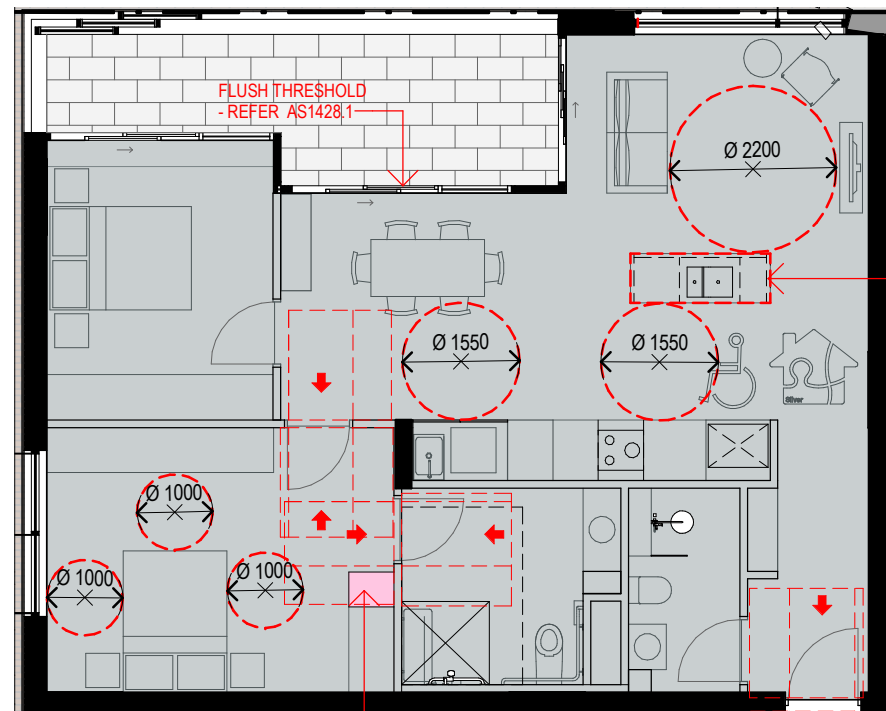
3 2 BED - PRE ADAPTABLE - TYPE 1
1:100

4 2 BED - POST ADAPTABLE - TYPE 1
1:100

C 101
COUNT: 1

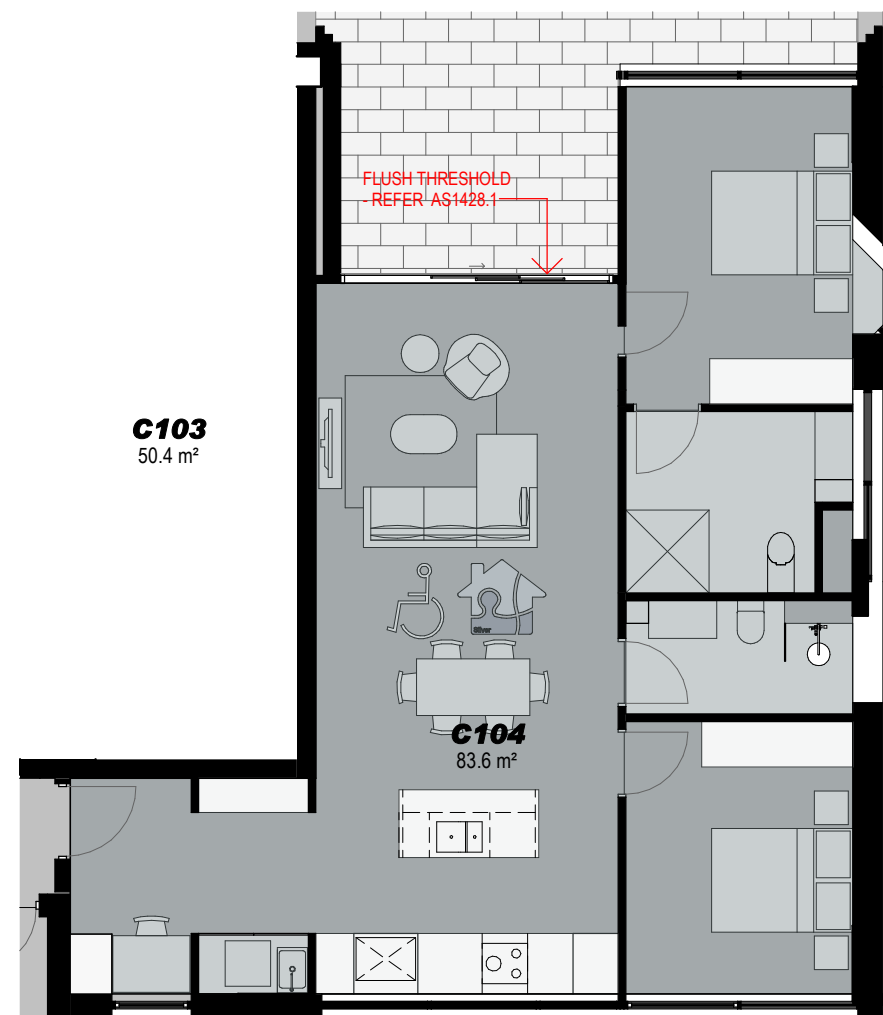


7 2 BED - PRE ADAPTABLE - TYPE 3
1:100

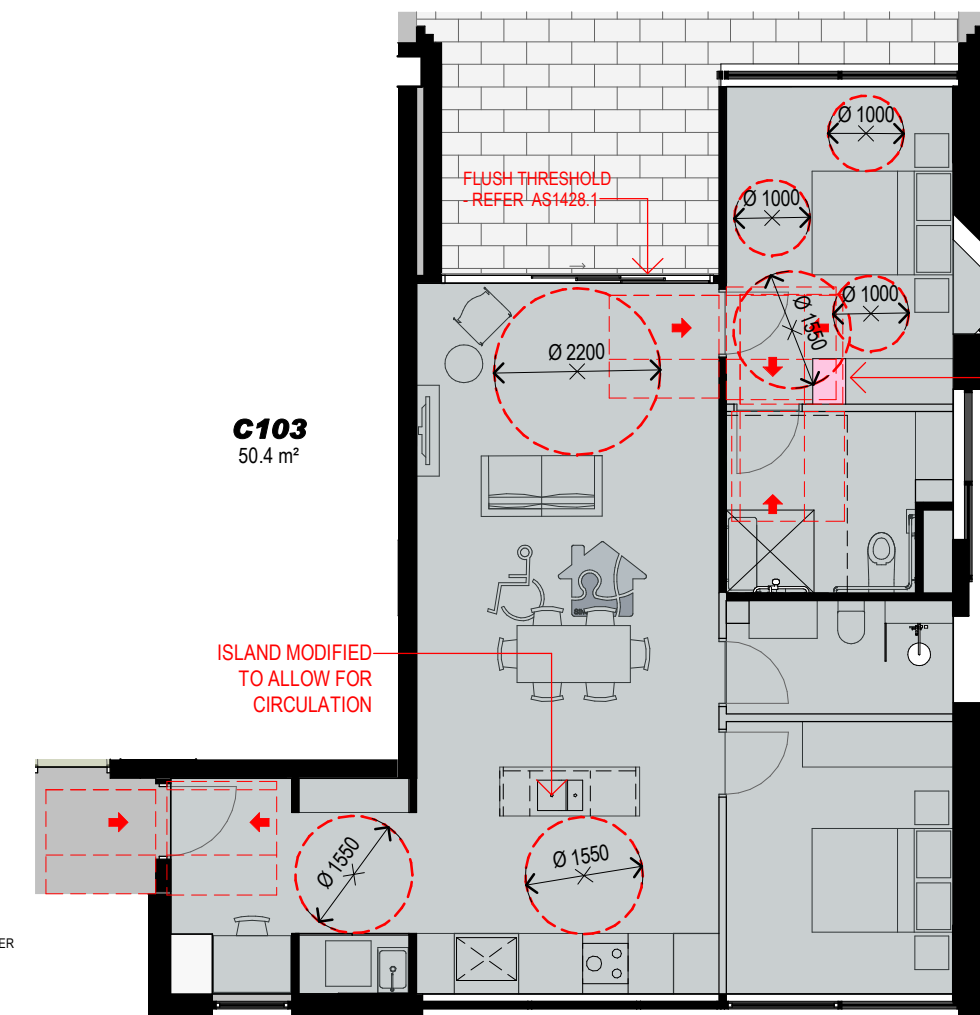


8 2 BED - POST ADAPTABLE - TYPE 3
1:100

A 503
B 403
A 403
B 303
A 303
B 203
COUNT: 6

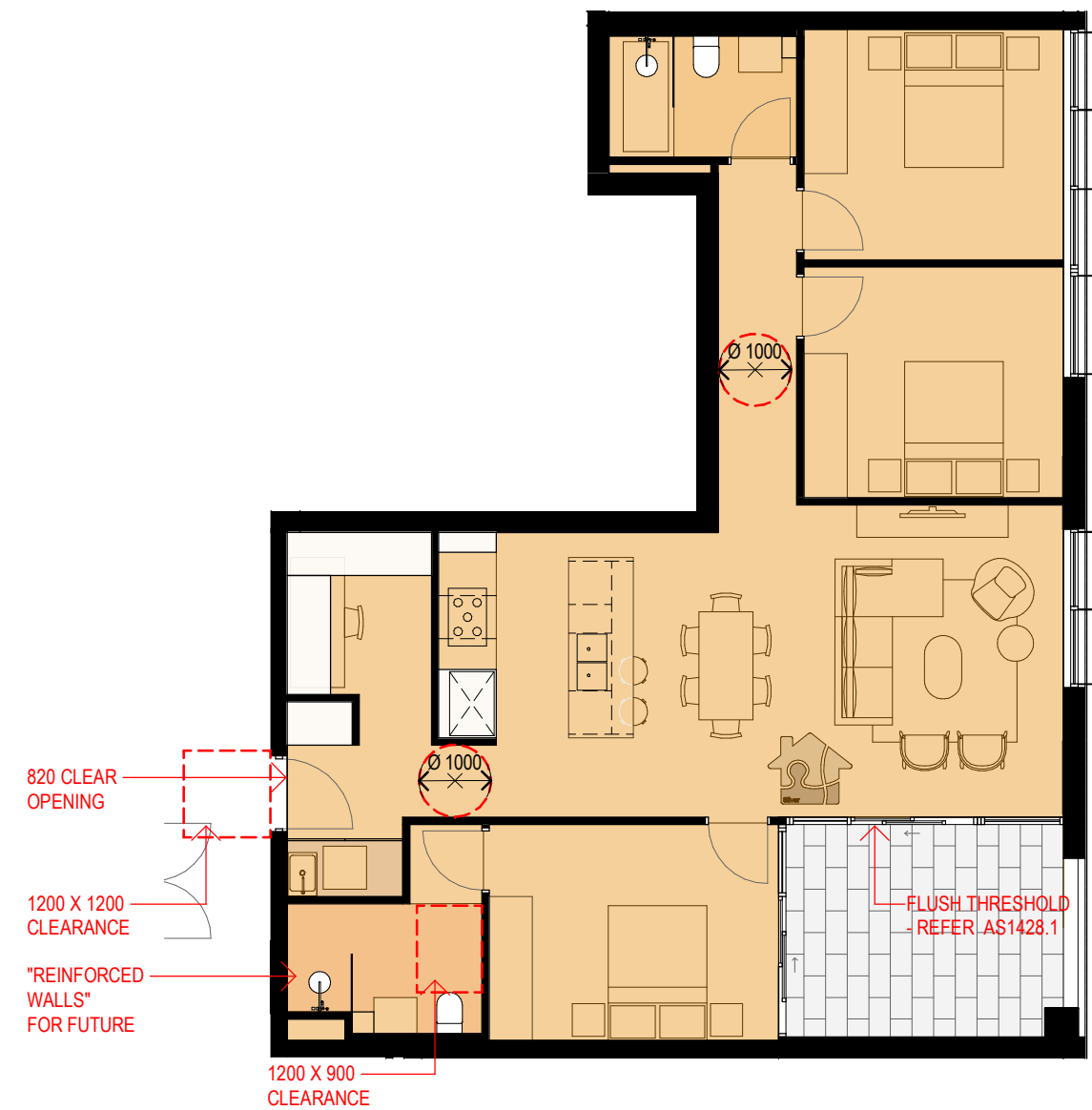


9 2 BED - PRE ADAPTABLE - TYPE 2B
1:100



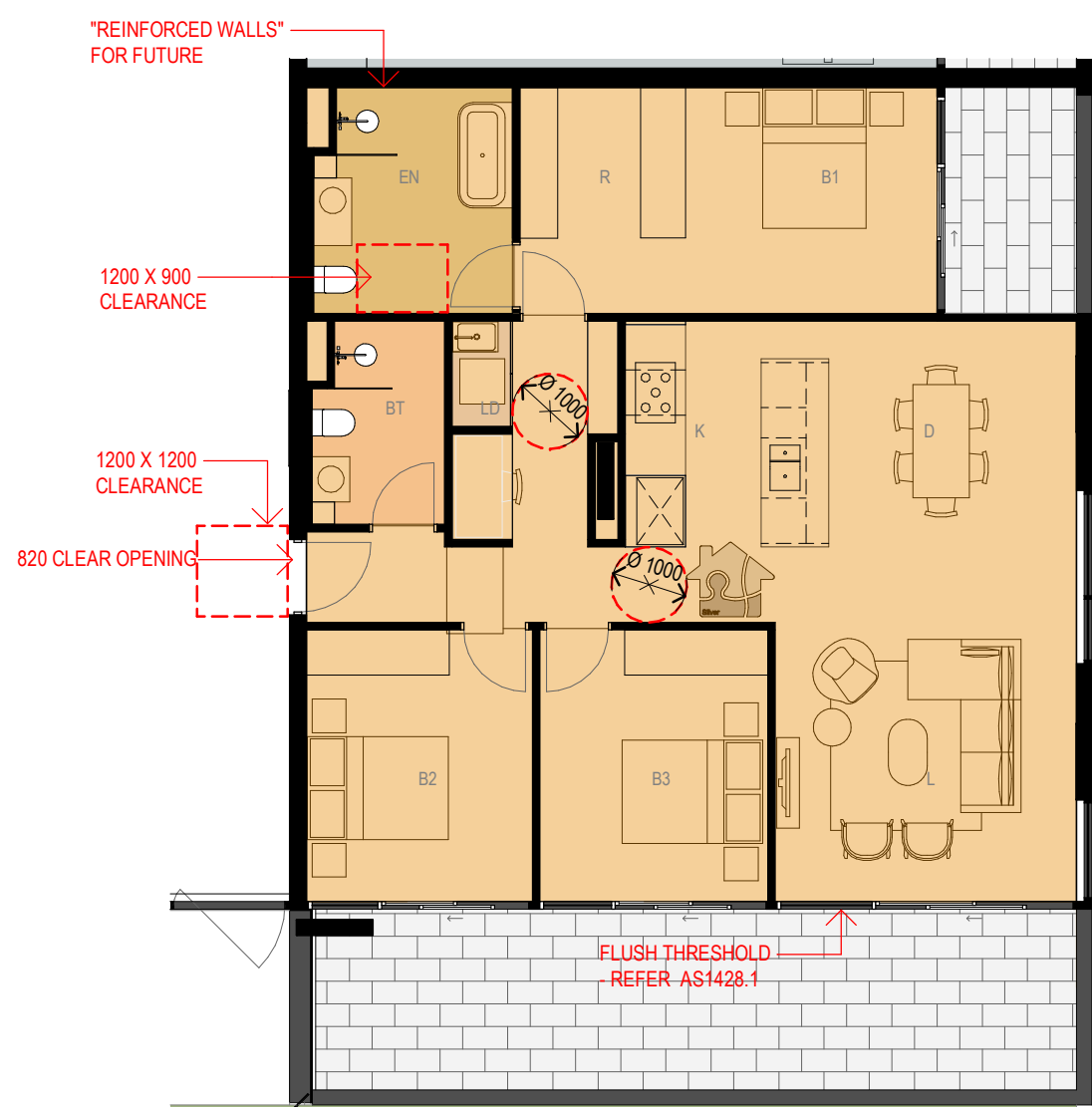
10 2 BED - POST ADAPTABLE - TYPE 2B
1:100

C 301
C 201
C 304
C 204
C 104
COUNT: 5



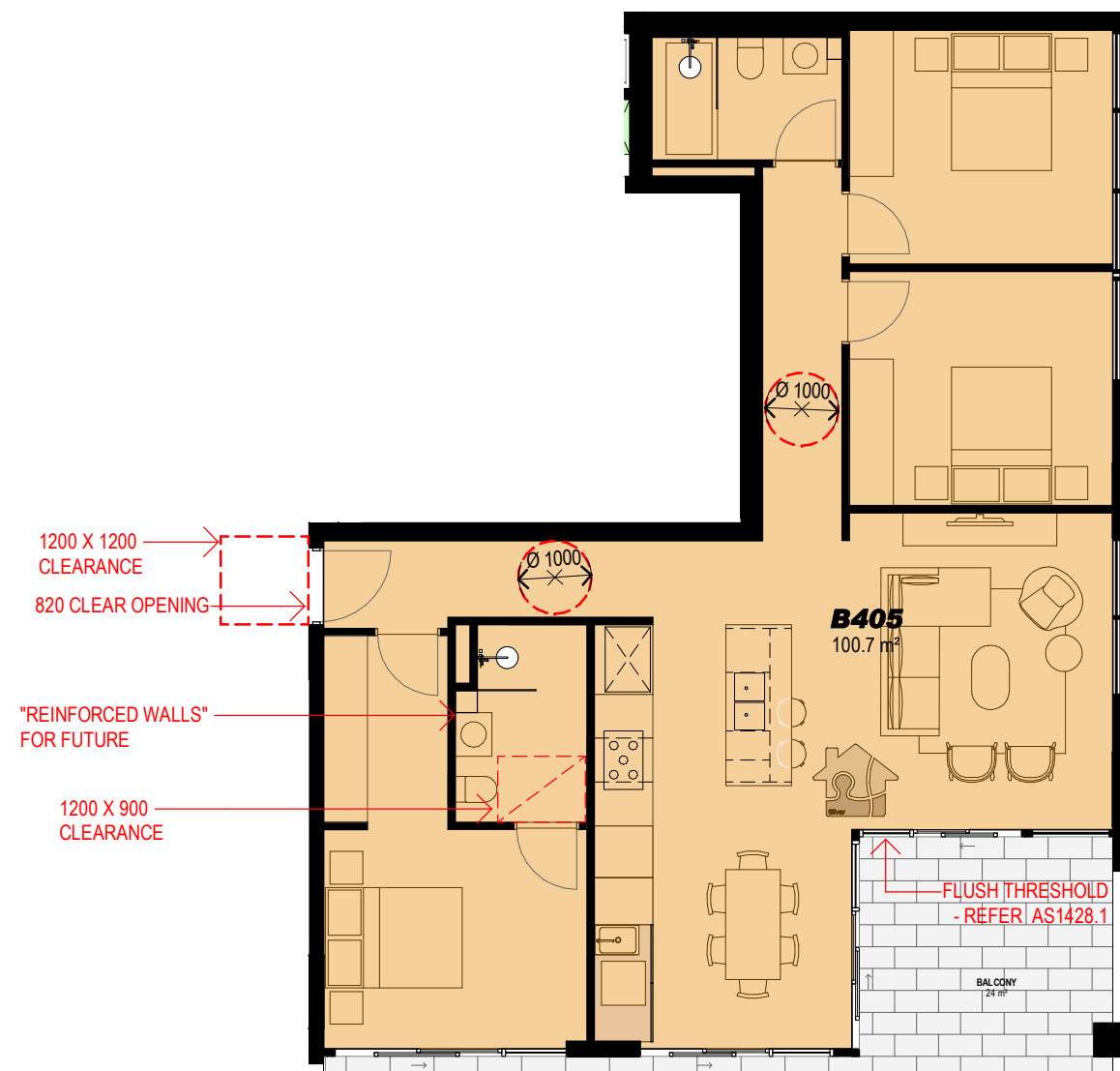
11 3 BED - SILVER LIVEABLE - TYPE 1
1:100

B 305
B 205
B 105
COUNT: 3



2 3 BED - SILVER LIVEABLE - TYPE 2.
1:100

A405
COUNT: 1

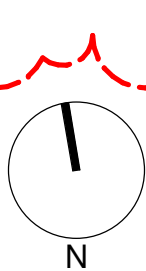


13 3 BED - SILVER LIVEABLE - TYPE 3
1:100

B 405
COUNT: 1

Adaptable Apartments	Number of apartments	15% Required	Complies
12	83	12.45 Apartments	YES
Silver Liveable Apartments	Number of apartments	20% Required	Complies
17 (inc. Adaptable)	83	16.6 Apartments	YES

Revisions	No.	Date	Description	Checked	Approved
1	1	4/11/21	CONSULTANT ISSUE	RD	MG
2	2	4/11/21	PRELIMINARY ISSUE	RD	MG
3	3	29/11/21	DA ISSUE	RD	MG
4	4	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG



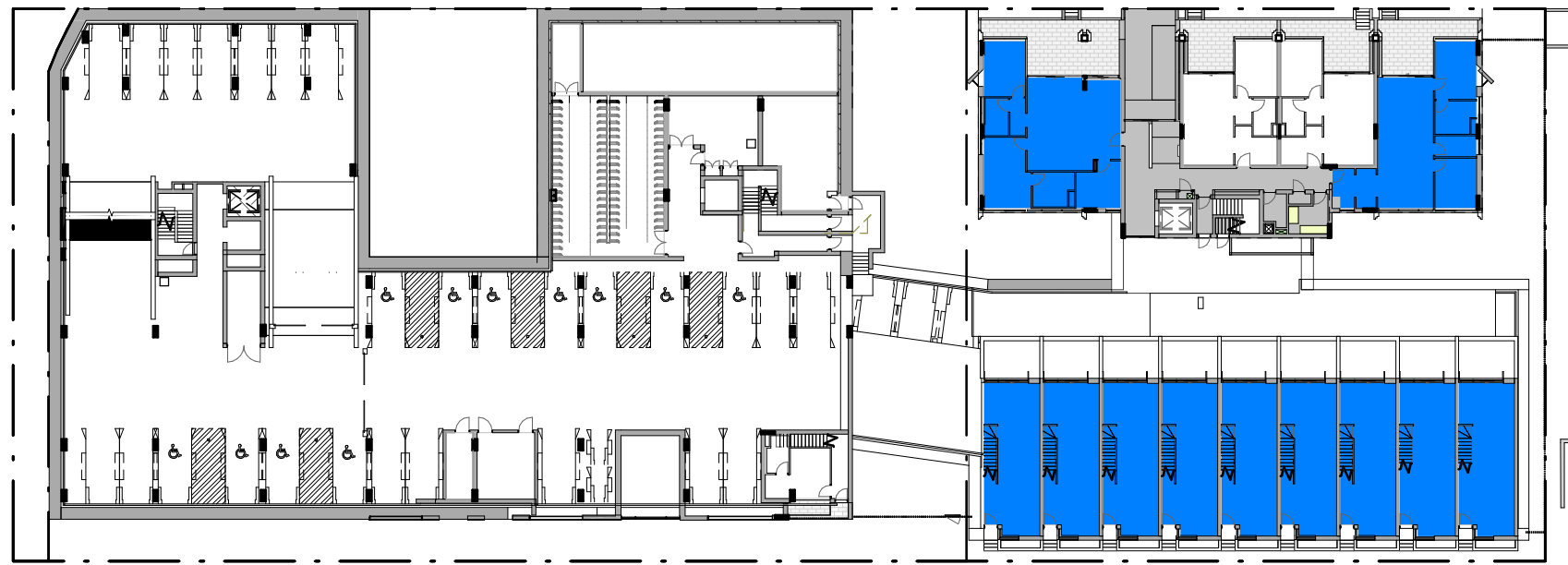
Client
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ALLEN JACK+COTTIER
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ABN 53 003 782 250

Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065
Proj. No. 19014

Drawing Title
ADAPTABLE AND LIVEABLE APARTMENTS
Drawing Status
NOT FOR CONSTRUCTION

Scale
1:100 @ A1
Drawing No.
DA5201 4
Issue



1 LEVEL 1 EAST / BASEMENT 1 WEST
1:500



2 LEVEL 2 EAST / LEVEL 1 WEST
1:500



3 LEVEL 3 EAST / LEVEL 2 WEST
1:500



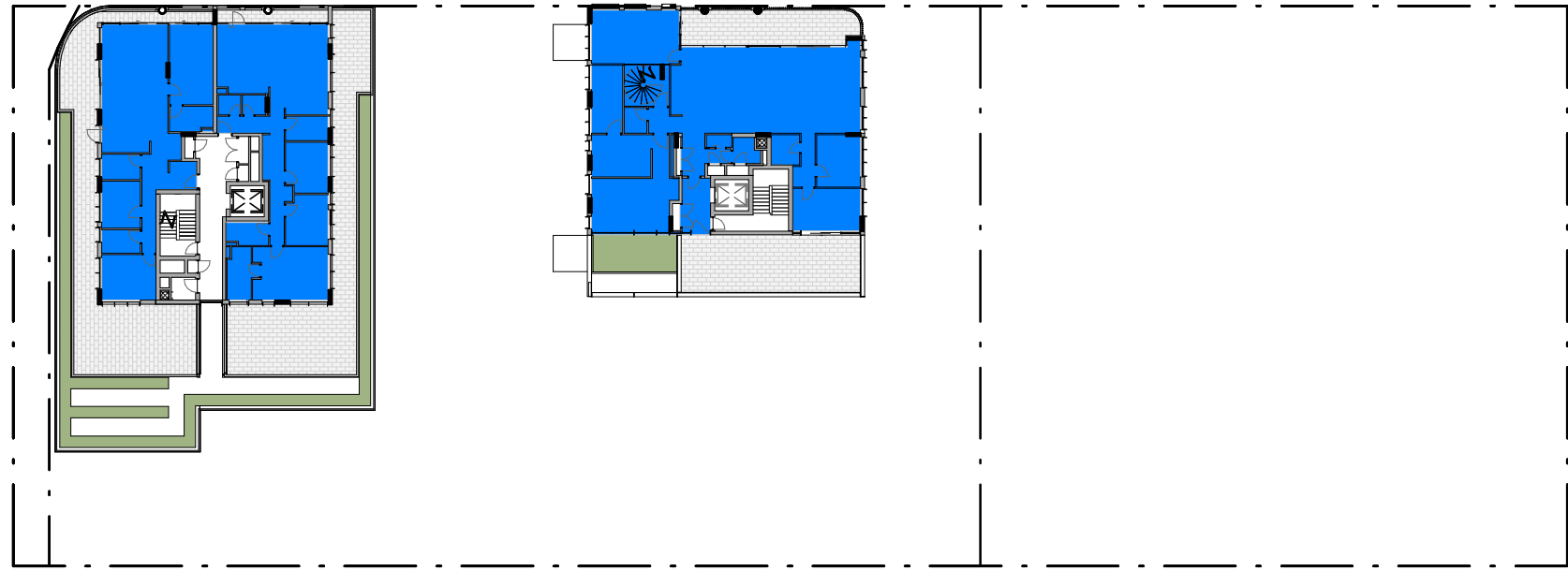
4 LEVEL 4 EAST / LEVEL 3 WEST
1:500



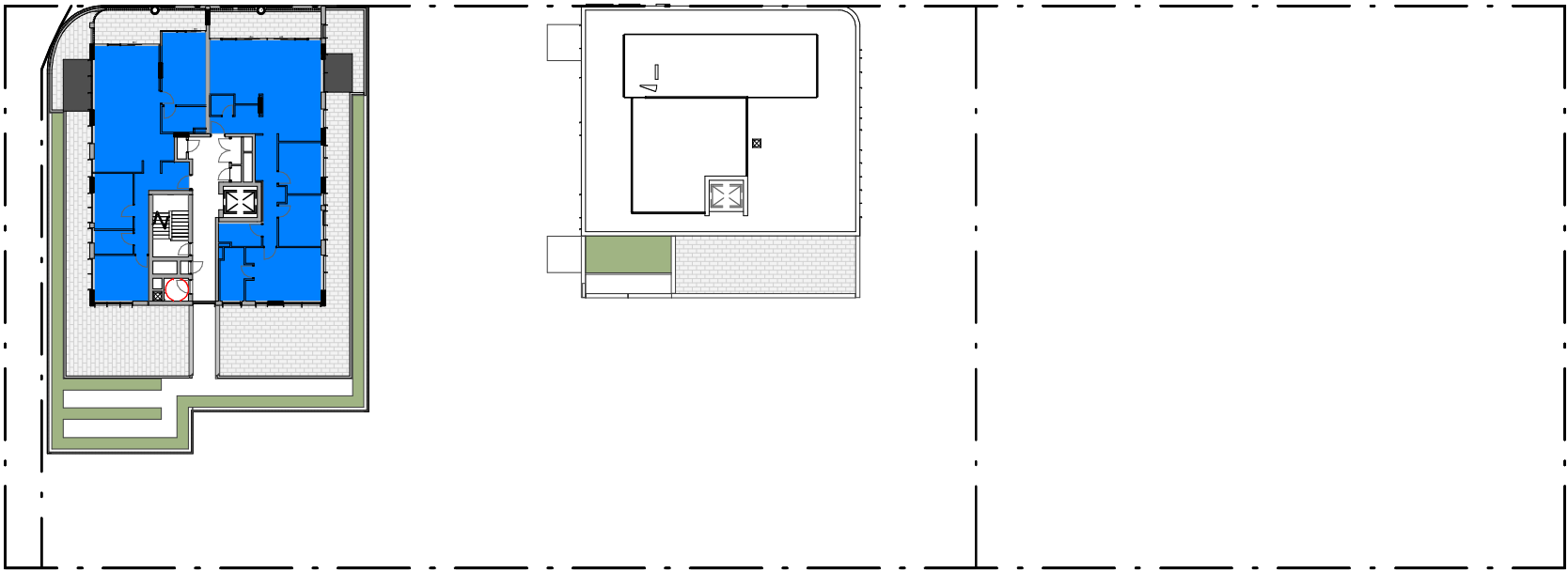
5 LEVEL 5 EAST / LEVEL 4 WEST
1:500



6 LEVEL 5 WEST
1:500



7 LEVEL 6 WEST
1:500



8 LEVEL 7 WEST
1:500

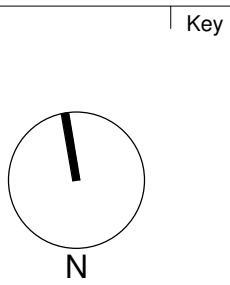
Cross Ventilation		
Level	Total Apartment Number	Number of Cross Ventilated
BUILDING A - LEVEL 3	8	4
BUILDING A - LEVEL 4	6	4
BUILDING A - LEVEL 5	6	4
BUILDING A - LEVEL 6	2	2
BUILDING A - LEVEL 7	2	2
BUILDING B - LEVEL 1	9	4
BUILDING B - LEVEL 2	9	4
BUILDING B - LEVEL 3	6	4
BUILDING B - LEVEL 4	5	4
BUILDING B - LEVEL 5	4	4
BUILDING B - LEVEL 6	1	1
BUILDING C - LEVEL 1	4	2
BUILDING C - LEVEL 2	5	2
BUILDING C - LEVEL 3	5	2
BUILDING C - LEVEL 4	2	2
TOWNHOUSE LEVEL 1	9	9
Total Apartments	83	54

NATURALLY CROSS-VENTILATED APARTMENTS

ADG CONTROL:
REQUIRED MINIMUM 60% OF APARTMENTS

TOTAL NATURALLY CROSS-VENTILATED: 54
TOTAL APARTMENTS: 83
PROPOSED: 65%

Revisions	No.	Date	Description	Checked	Approved
8	01/07/21	REVISED PRE DA ISSUE	ADC	MG	
1	12/10/21	CONSULTANT ISSUE			
2	4/11/21	PRELIMINARY ISSUE	RD	MG	
3	29/11/21	DA ISSUE	RD	MG	
4	09/05/22	DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG	



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ABN 53 003 782 250

Project
FALCON STREET DEVELOPMENT
27-57 Falcon St, Crows Nest, NSW 2065

Proj. No. 19014

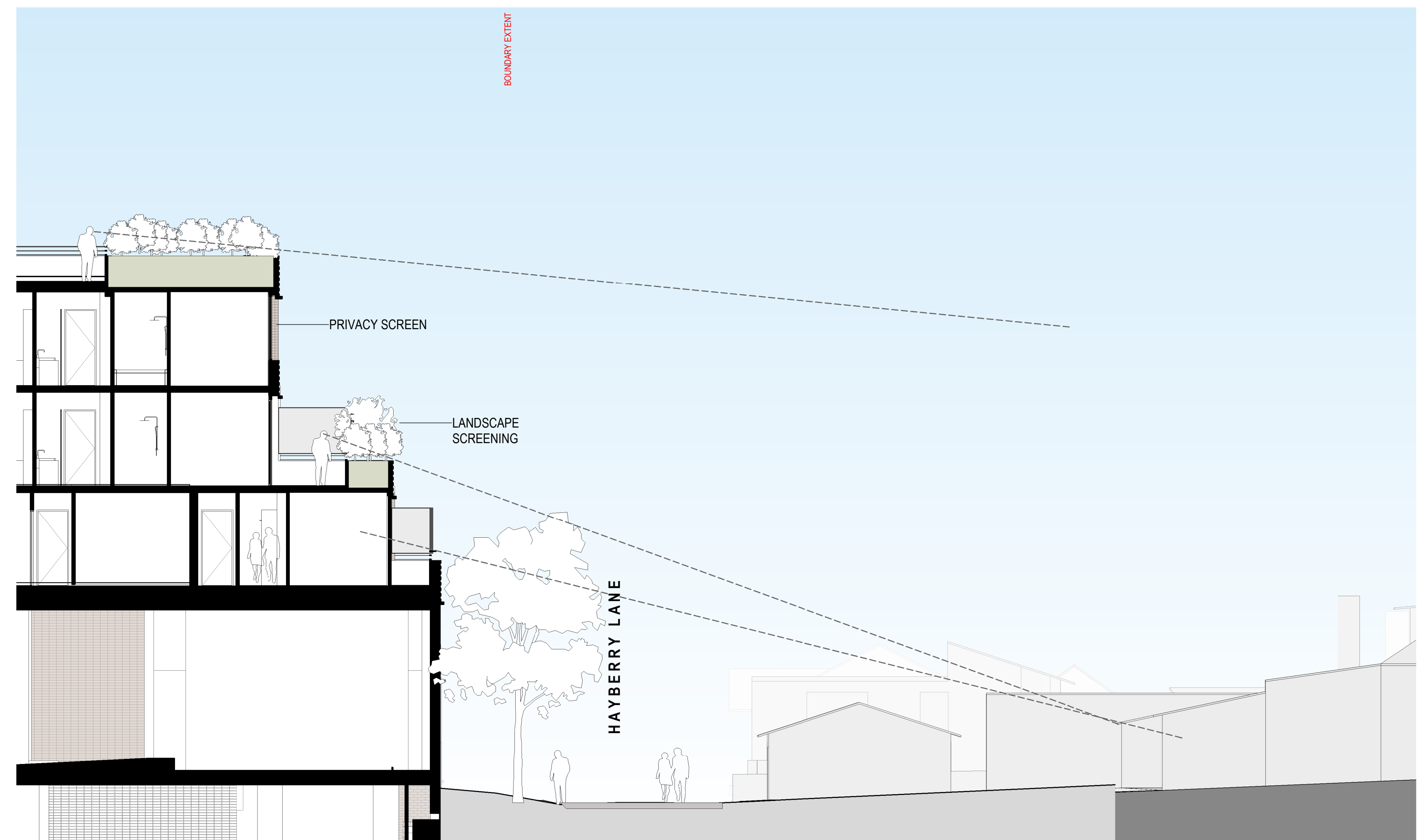
Drawing Title
CROSS VENTILATION DIAGRAMS

Drawing Status
NOT FOR CONSTRUCTION

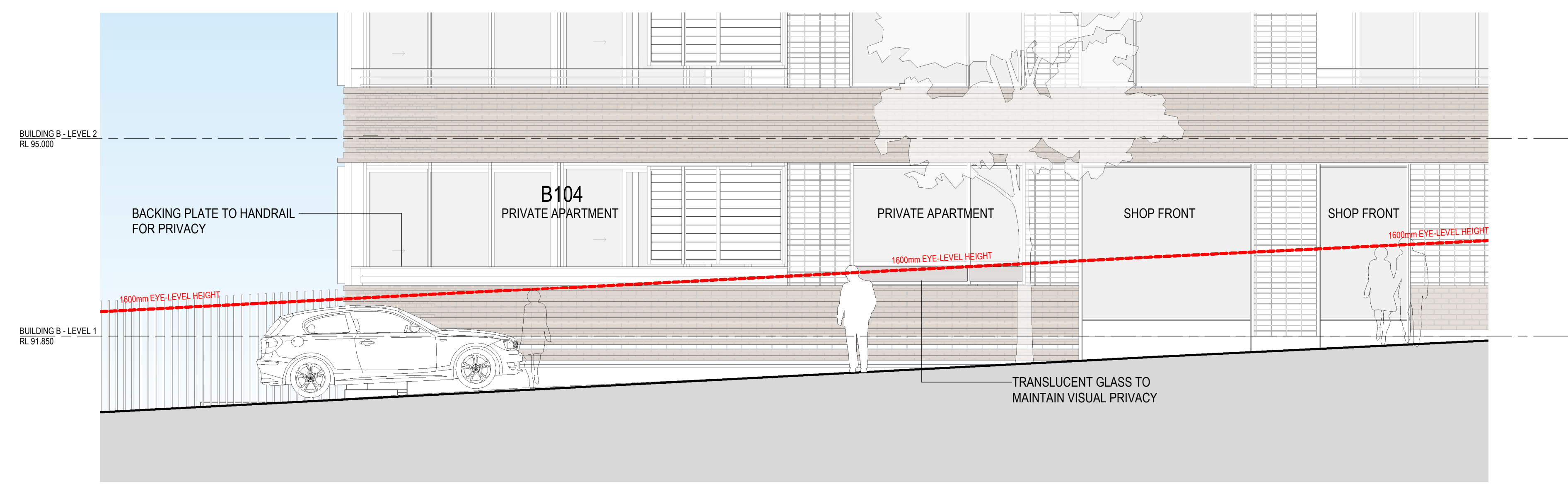
Scale
As indicated @A1

Drawing No.
DA6100 4

Issue



2 HAYBERRY LANE OVERLOOKING DIAGRAM
THROUGH BUILDING A
1:100



1 BUILDING B GROUND FLOOR PRIVACY DIAGRAM
NORTH
1:50

Revisions	No.	Date	Description	Checked	Approved	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
1	12/10/21		CONSULTANT ISSUE	RD	MG		Lindsay Bennelong Pty Ltd	AJ+C ALLEN JACK+COTTIER	FALCON STREET DEVELOPMENT 27-57 Falcon St, Crows Nest, NSW 2065	PRIVACY DIAGRAMS	As indicated @A1	DA6200	4
2	4/11/21		PRELIMINARY ISSUE	RD	MG								
3	29/11/21		DA ISSUE	RD	MG								
4	09/05/22		DA RE-ISSUE APARTMENT LAYOUT MINOR AND MISCELLANEOUS CHANGES	RD	MG								

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Document Set ID: 8900282
Version: 1, Version Date: 18/05/2022

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PLOT DATE & TIME: 12/05/2022 4:44:18 PM