

70 ALEXANDER STREET

CROWS NEST, NSW 2065

DEVELOPMENT APPLICATION
ARCHITECTURAL DRAWING LIST

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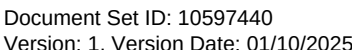
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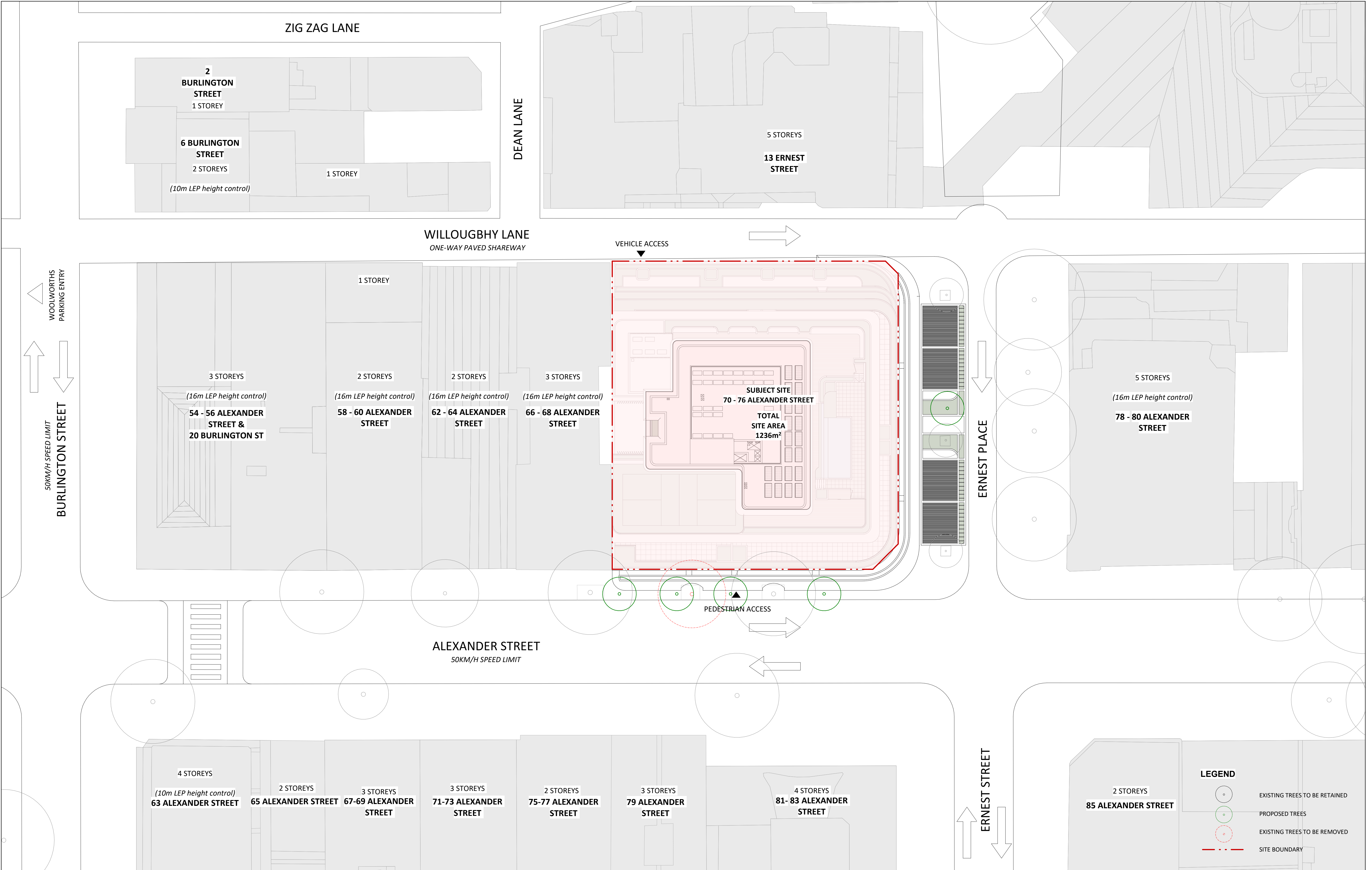


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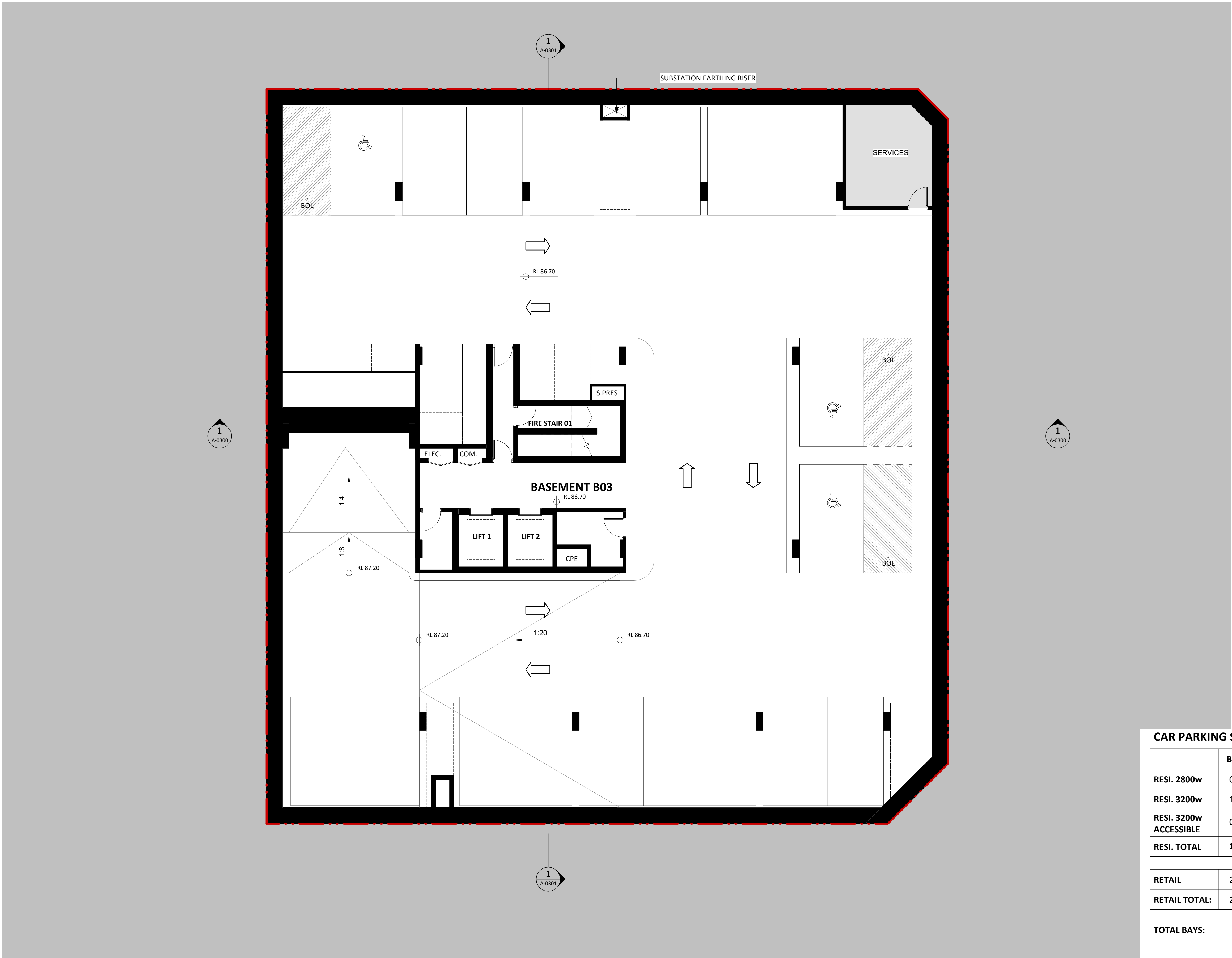


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B	PRE-DA ISSUE				AL	RPW	21/11/2024							
C	FROZEN SET FOR CONSULTANTS				KN	RPW	03/04/2025							
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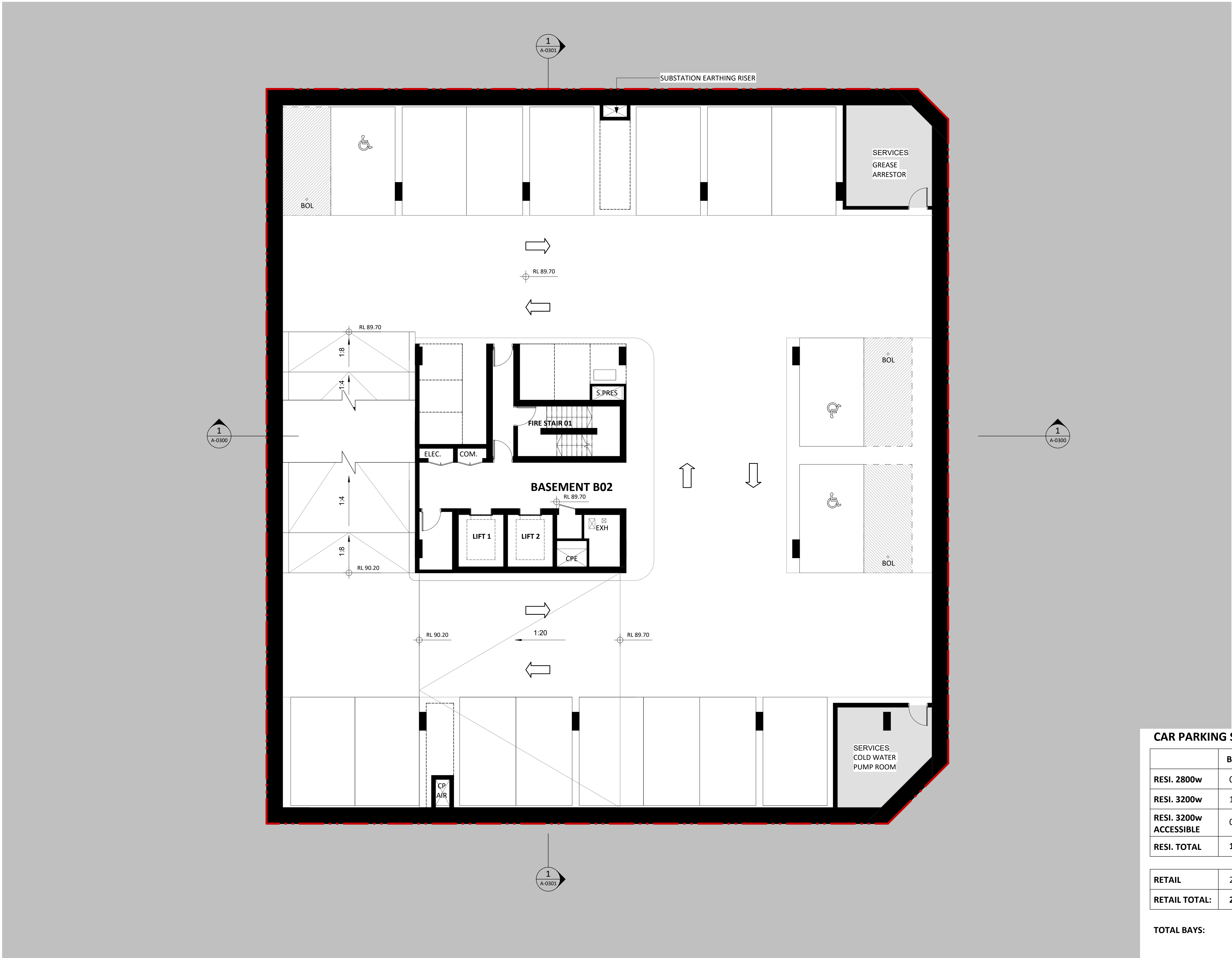
CAR PARKING SCHEDULE

	B1	B2	B3	TOTAL
RESI. 2800w	0	5	6	11 (31%)
RESI. 3200w	1	9	9	19 (52%)
RESI. 3200w ACCESSIBLE	0	3	3	6 (17%)
RESI. TOTAL	1	17	18	36

RETAIL	2	-	-	2
RETAIL TOTAL:	2			2

TOTAL BAYS: 38

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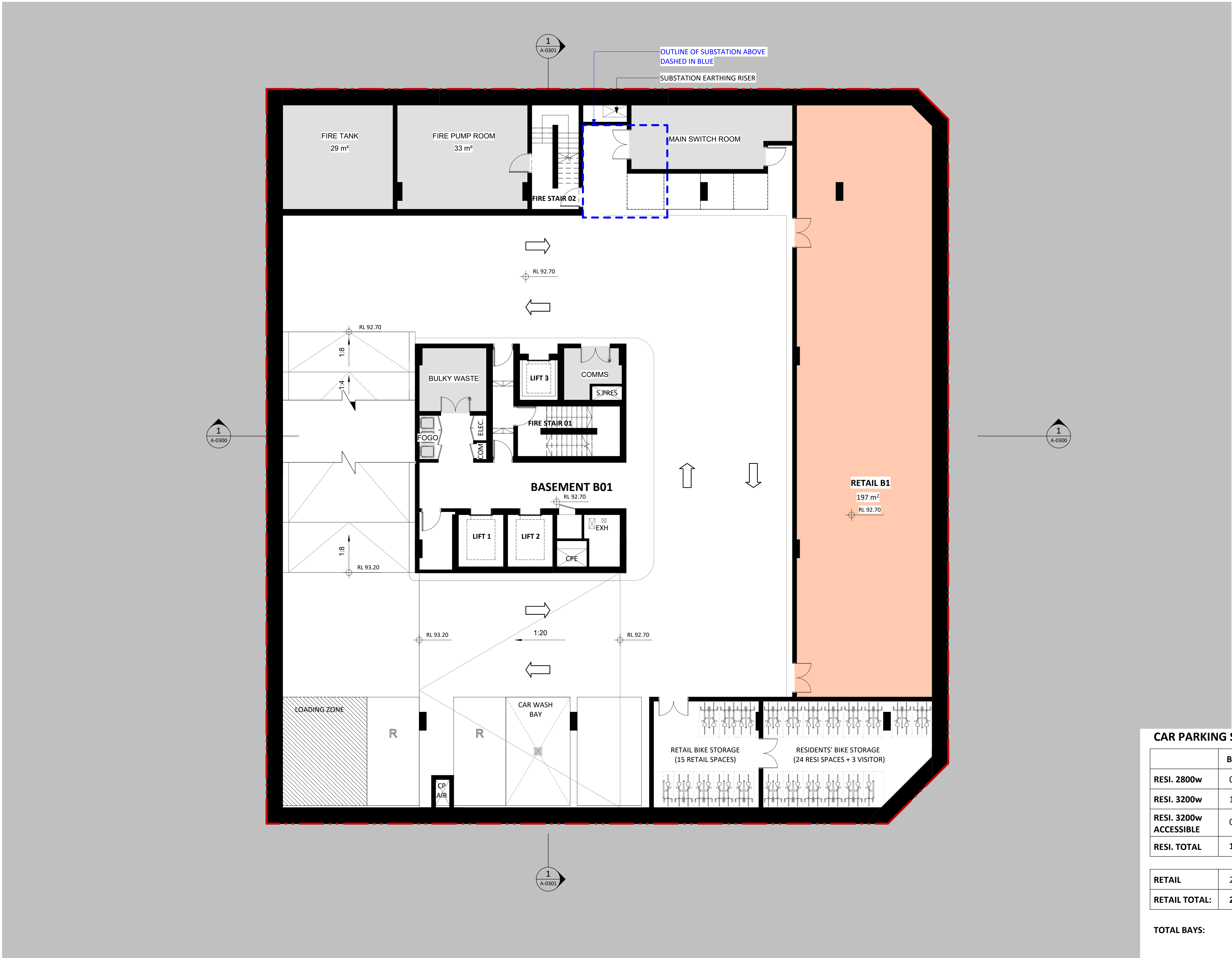
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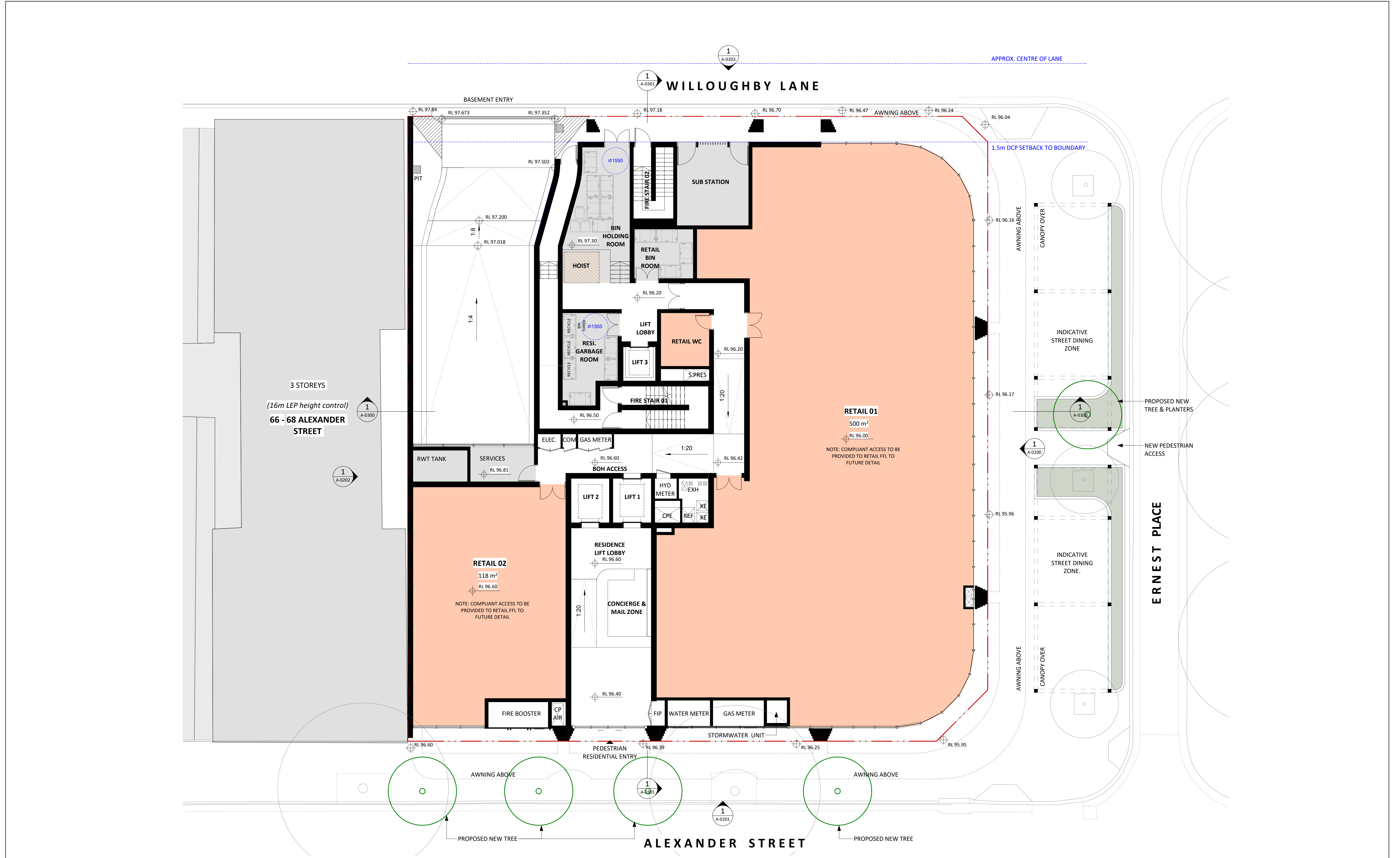
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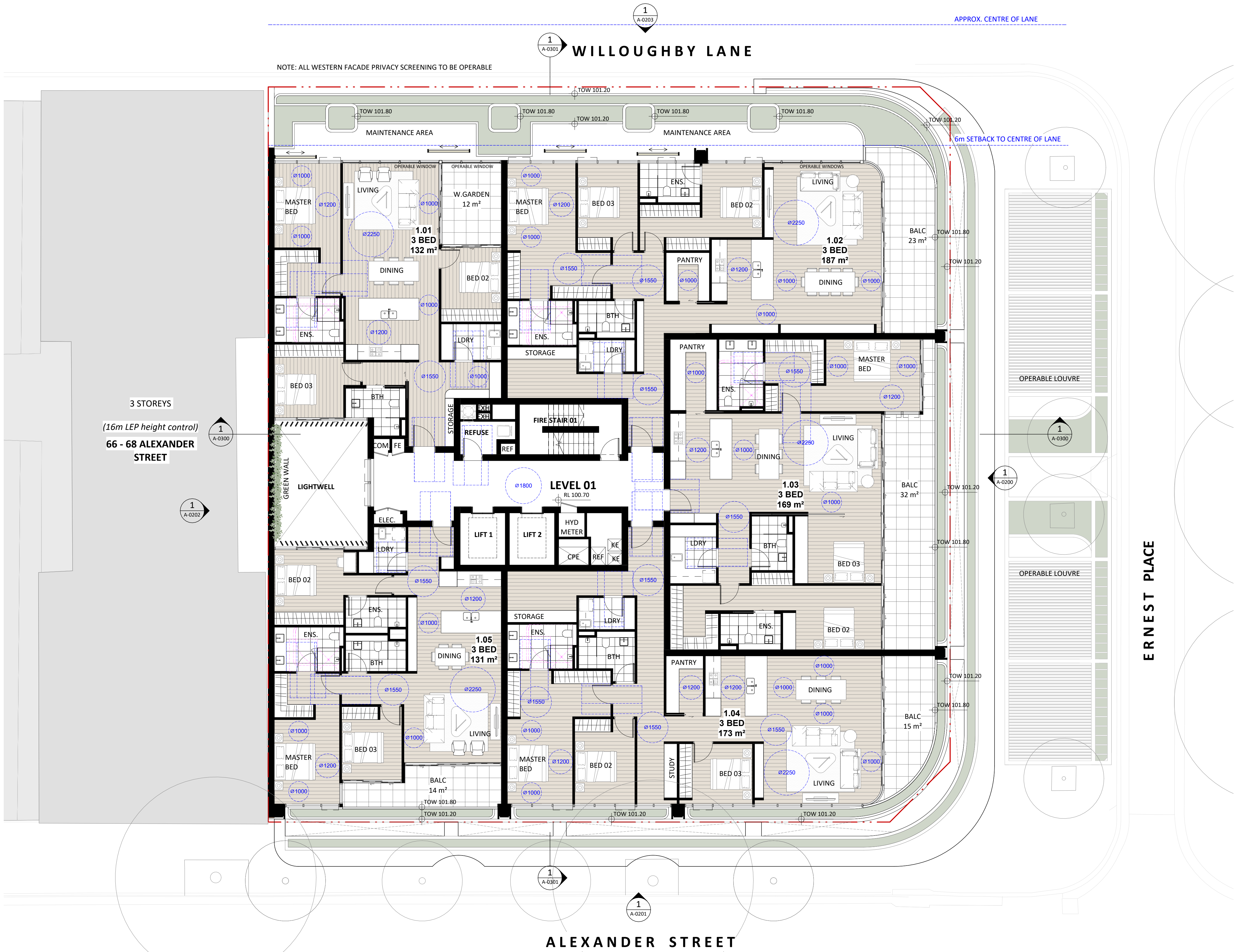
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A	WORK IN PROGRESS	AL	RPW	27/09/2024	
B	WIP FOR COORDINATION	AN	RPW	11/10/2024	
C	DRAFT PRE-DA ISSUE	AL	RPW	24/10/2024	
D	PRE-DA ISSUE	AL	RPW	27/11/2024	
E	ISSUED FOR COORDINATION	KN	RPW	18/02/2025	
F	ISSUED FOR CONSULTANT INFO	KN	RPW	26/02/2025	
G	ISSUED FOR REVIEW	KN	RPW	07/03/2025	
H	WIP FOR COORDINATION	KN	RPW	11/03/2025	
I	ISSUED FOR INFORMATION	KN	RPW	14/03/2025	
J	ISSUED FOR DEP	KN	RPW	21/03/2025	
K	ISSUED FOR REVIEW	KN	RPW	25/03/2025	
L	ISSUED FOR COORDINATION	KN	RPW	28/03/2025	
M	FROZEN SET FOR CONSULTANTS	KN	RPW	03/04/2025	
N	ISSUED FOR CONSULTANTS	KN	RPW	12/05/2025	
O	ISSUED FOR DA	KN	RPW	04/06/2025	

KEY PLAN

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OTHERS

CLIENT

WATERMARK RETIREMENT LIVING
SUITE 1, LEVEL 1, 108 ALEXANDER STREET
CROWS NEST, NSW 2065

ARCHITECT

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 9510
ABN 63 131 365 696
NOMINATED ARCHITECT:
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NSW ARCHITECTS 6901
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PROJECT

70 ALEXANDER STREET
CROWS NEST, NSW 2065

STATUS

DEVELOPMENT APPLICATION

0

5 m

DWG TITLE

FLOOR PLAN - LEVEL 01

DWG NO.

A-0101

SCALE

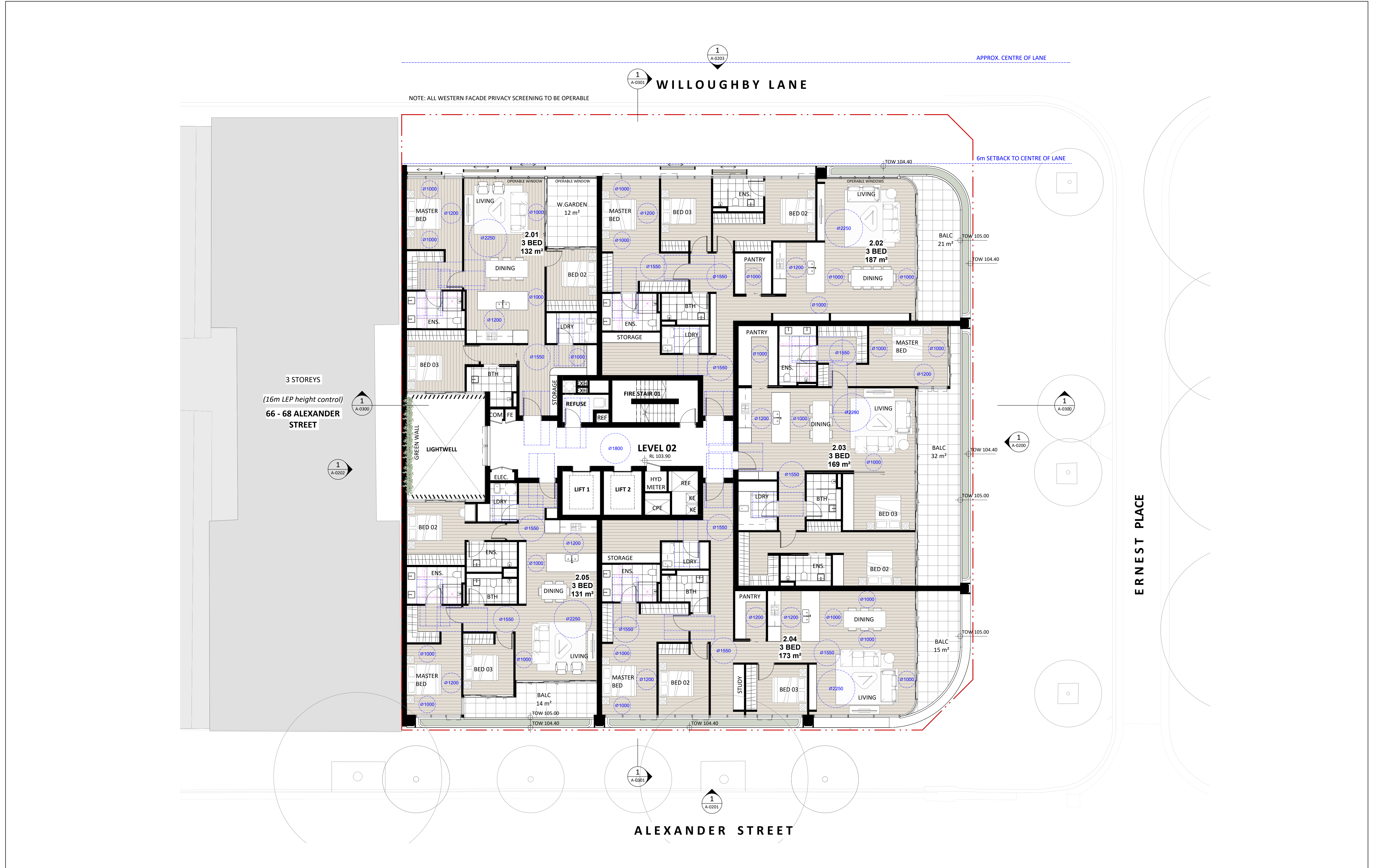
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REVISION

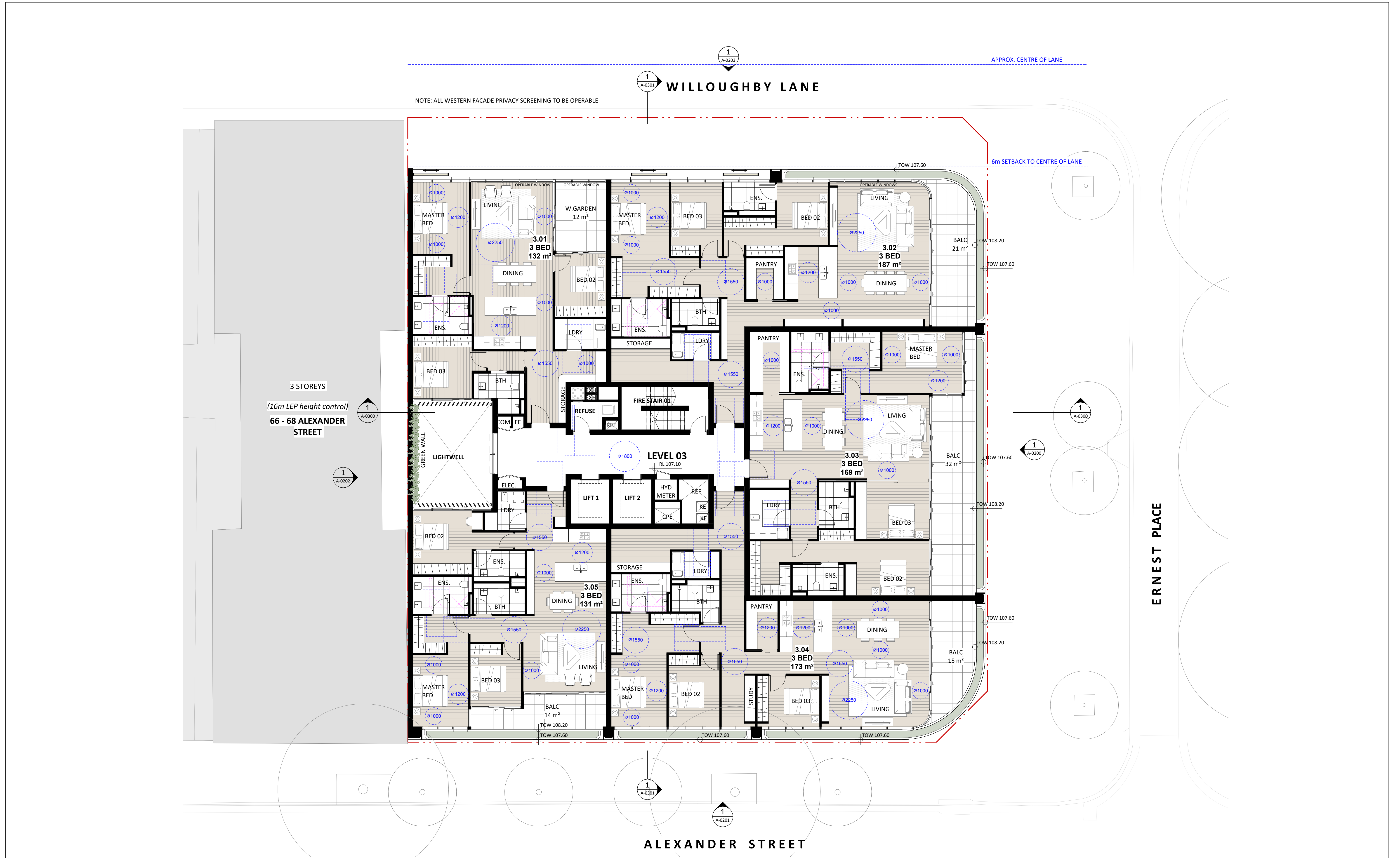
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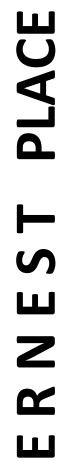
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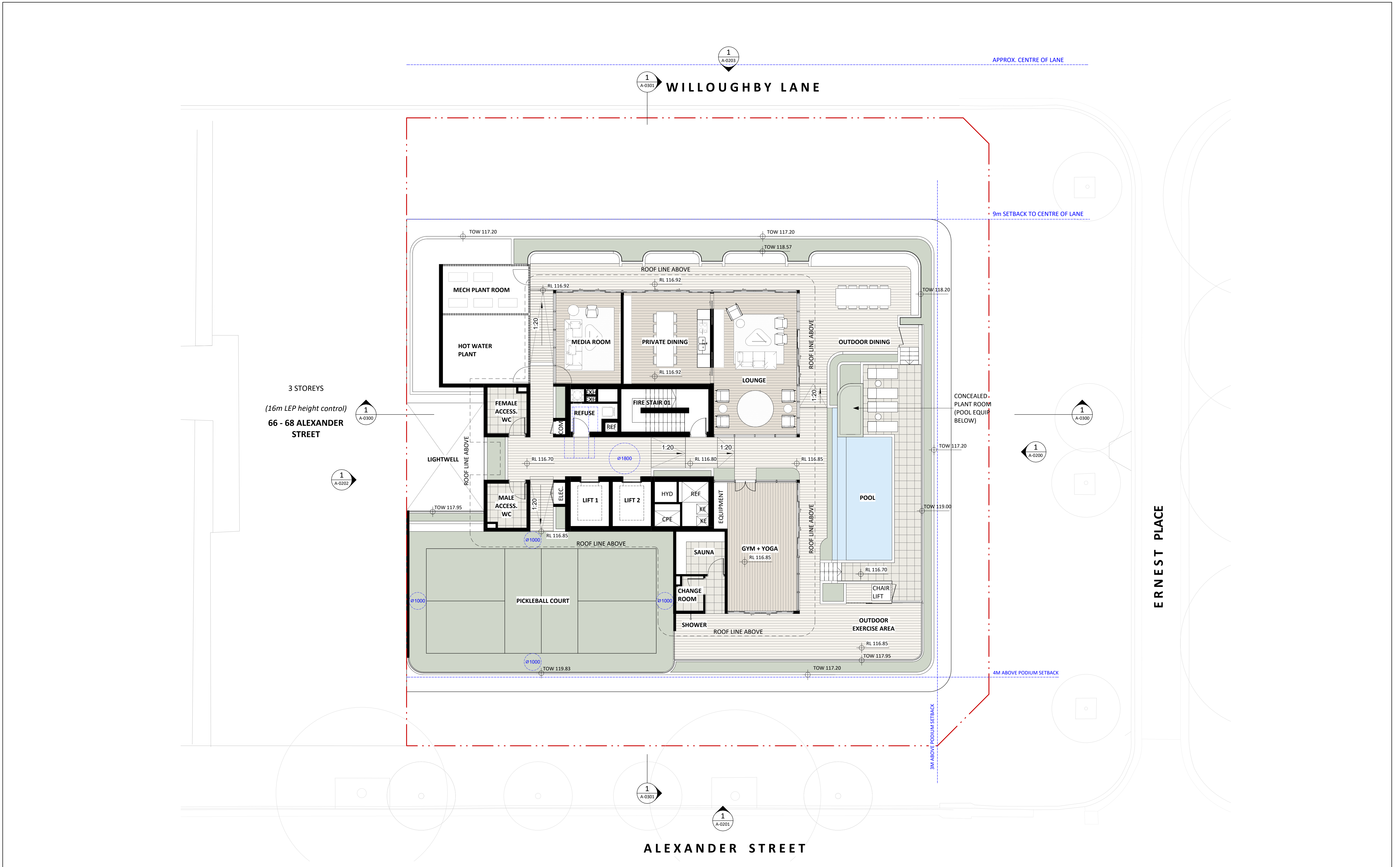
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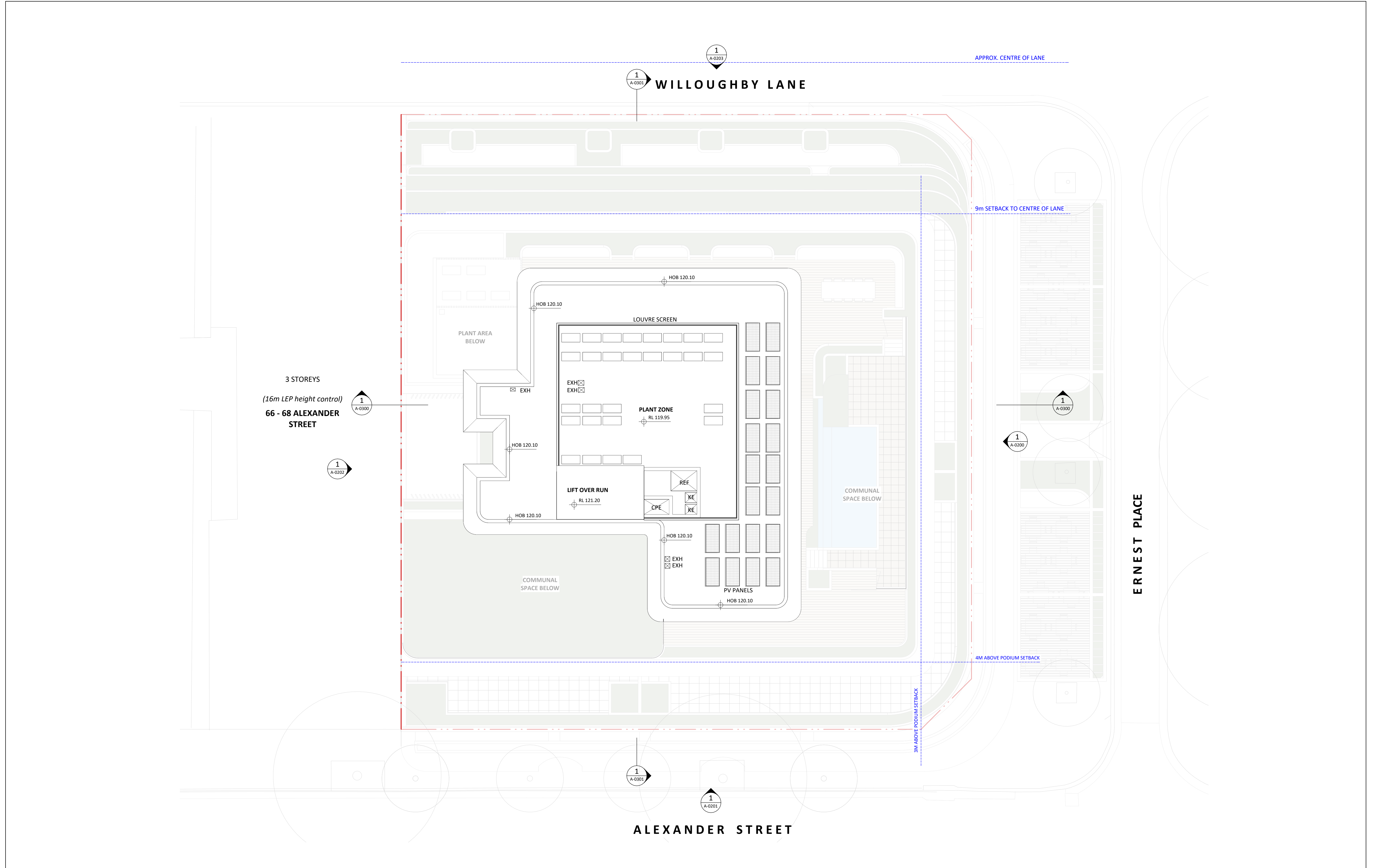
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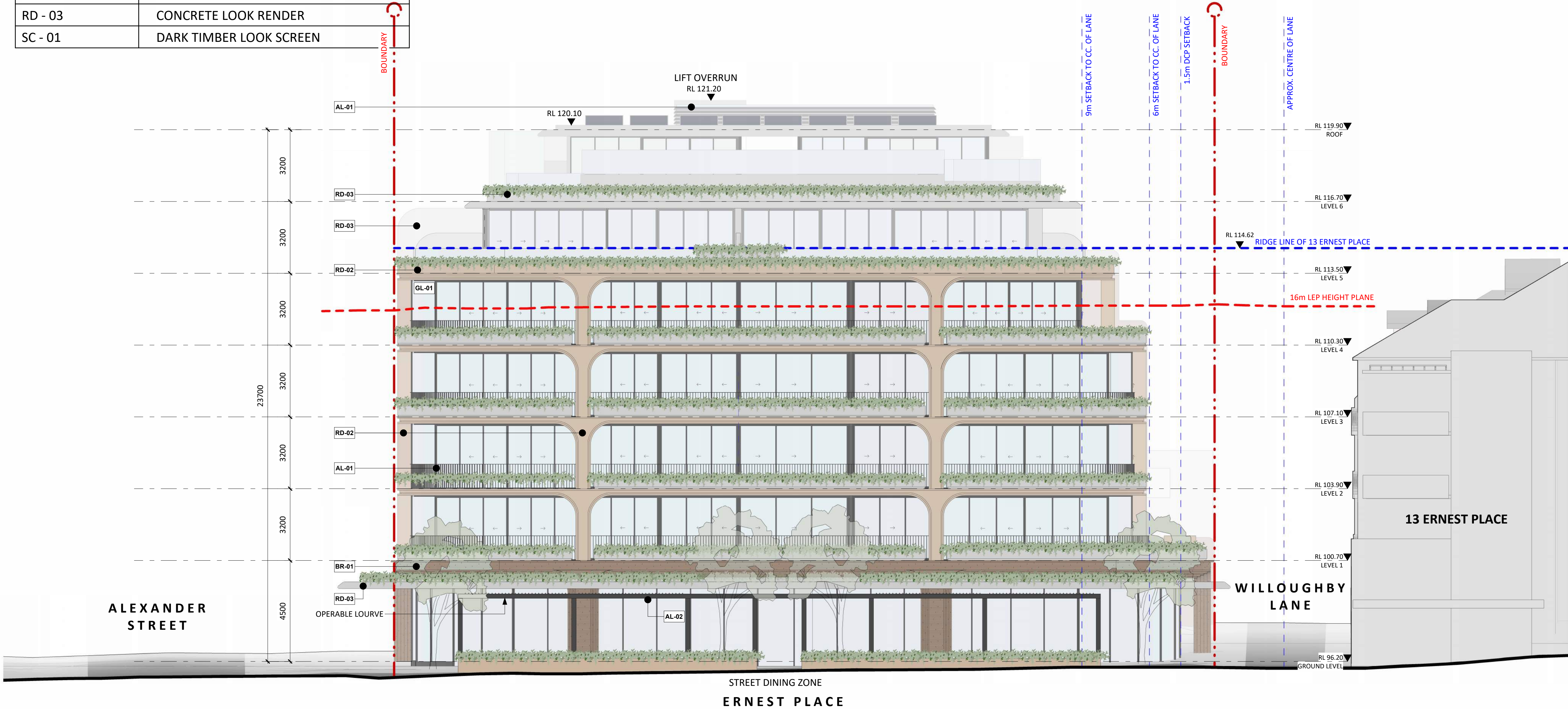
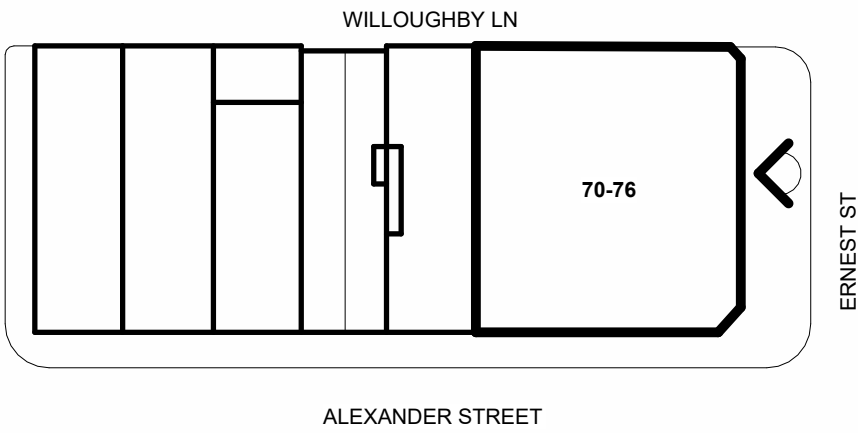
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MATERIAL SCHEDULE	
MATERIAL CODE	DESCRIPTION
AL - 01	DARK POWDERCOAT METAL
AL - 02	LIGHT POWDERCOAT METAL
BR - 01	BROWN BRICK
GL - 01	CLEAR GLASS
GL - 02	GLASS BALUSTRADE
RD - 01	LIGHT RENDER
RD - 02	DARK RENDER
RD - 03	CONCRETE LOOK RENDER
SC - 01	DARK TIMBER LOOK SCREEN

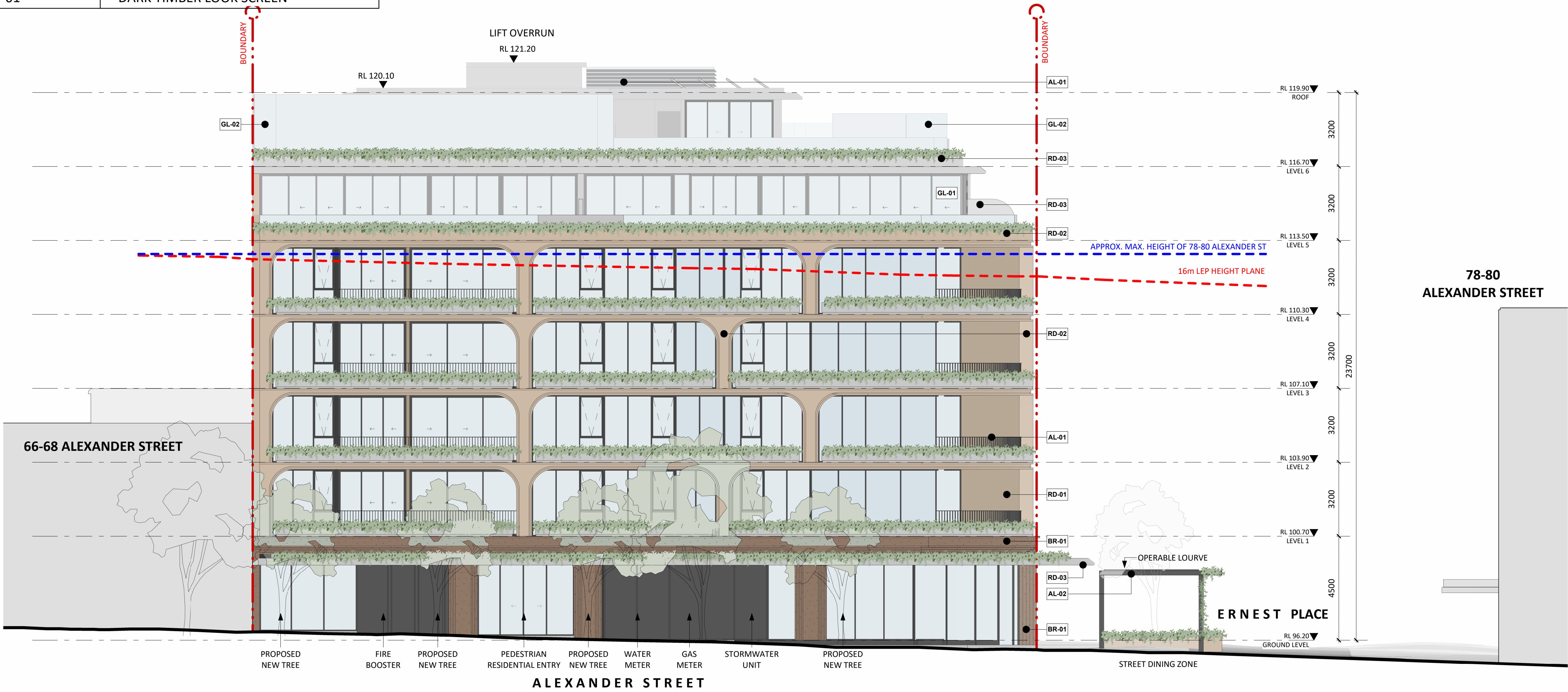
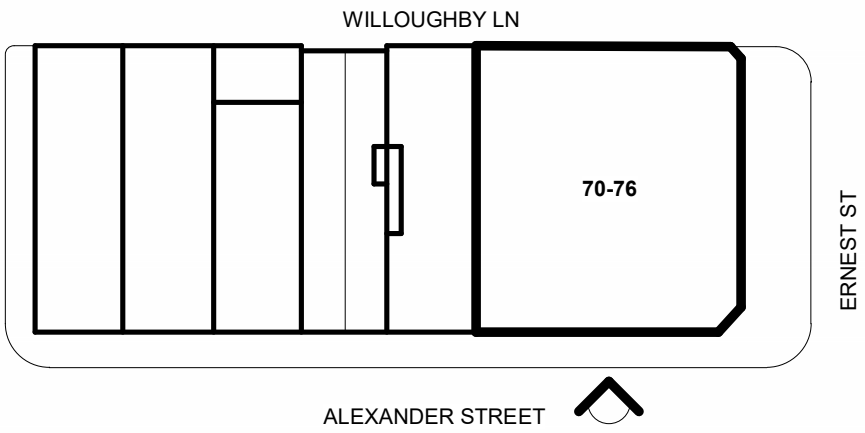
KEY PLAN



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						CLOUD LEGEND							
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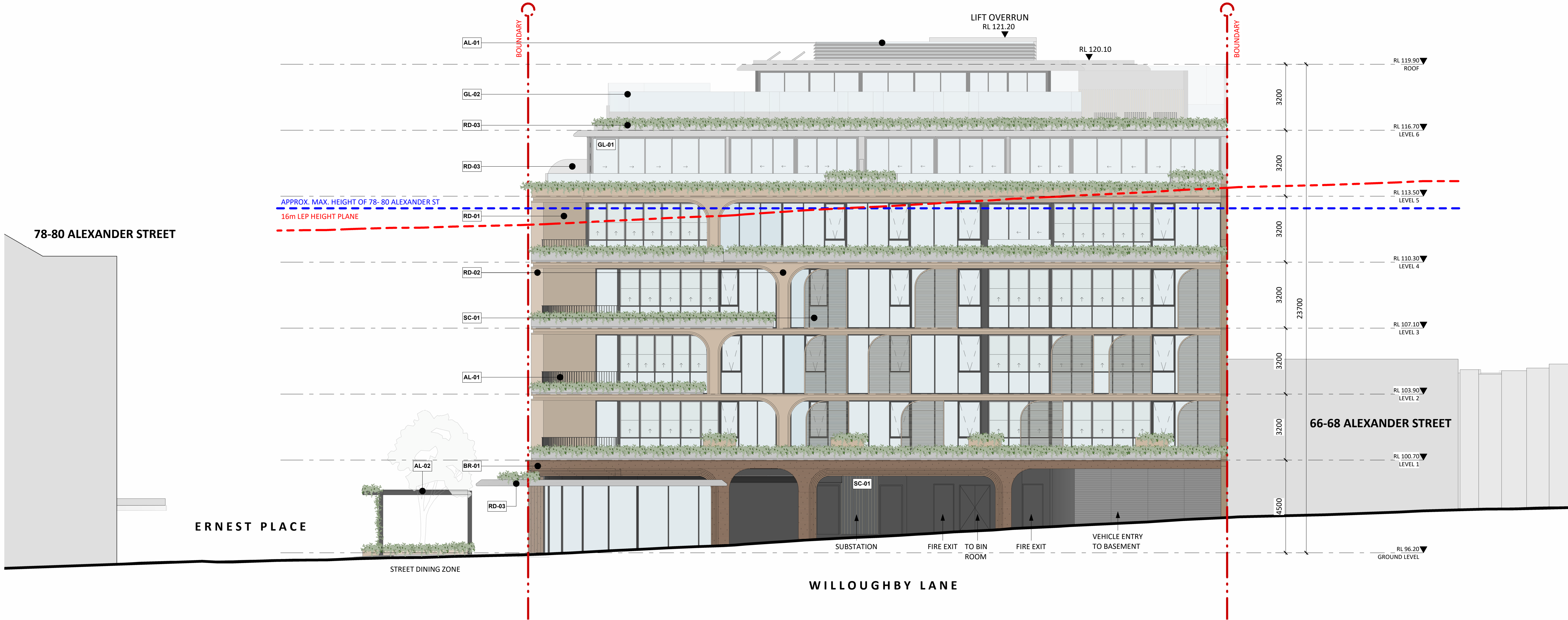
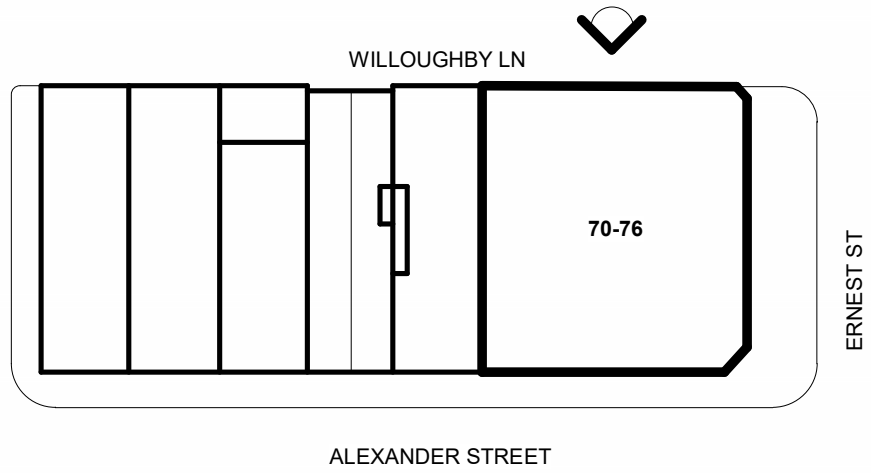
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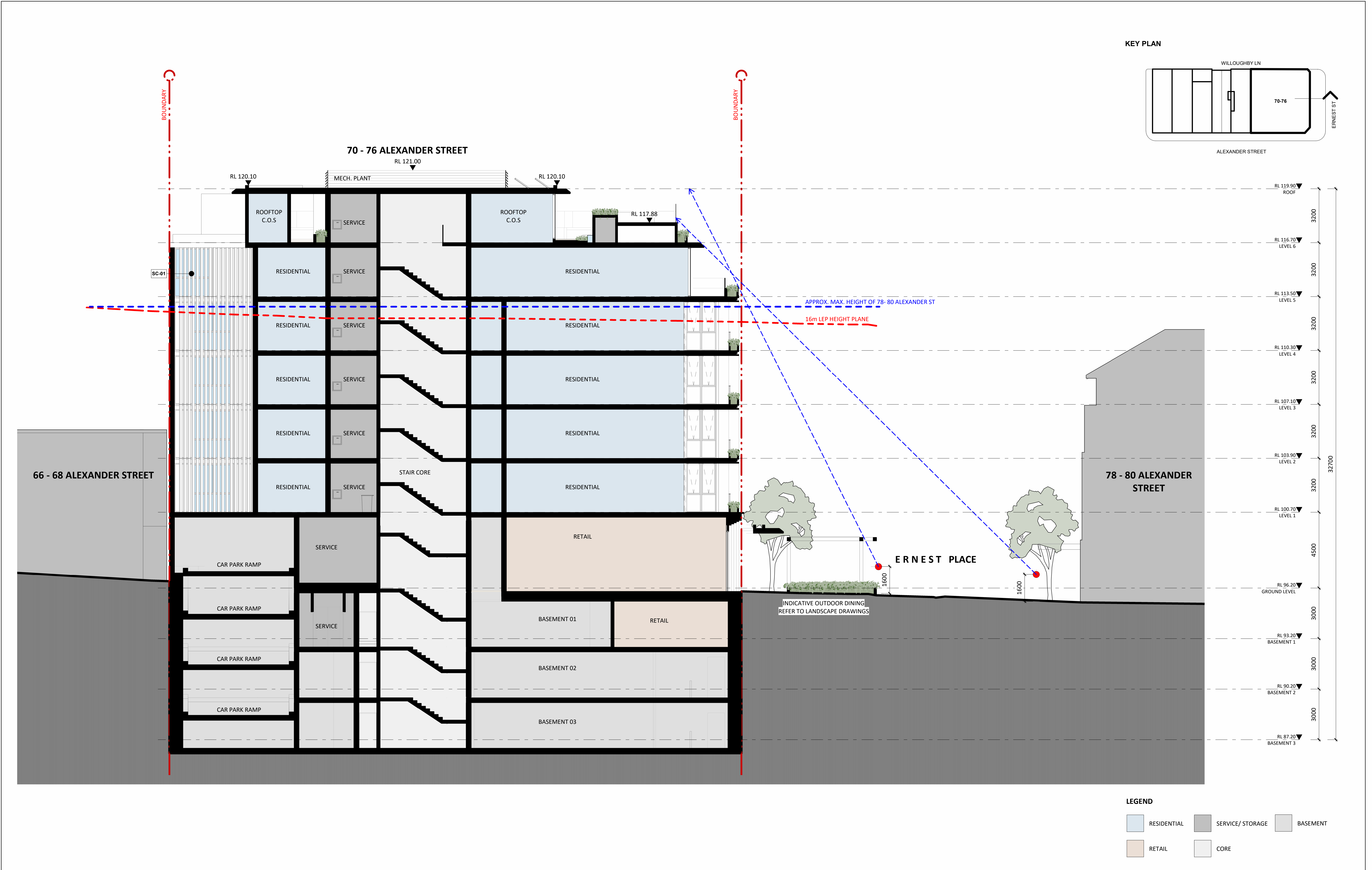
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MATERIAL SCHEDULE	
MATERIAL CODE	DESCRIPTION
AL - 01	DARK POWDERCOAT METAL
AL - 02	LIGHT POWDERCOAT METAL
BR - 01	BROWN BRICK
GL - 01	CLEAR GLASS
GL - 02	GLASS BALUSTRADE
RD - 01	LIGHT RENDER
RD - 02	DARK RENDER
RD - 03	CONCRETE LOOK RENDER
SC - 01	DARK TIMBER LOOK SCREEN

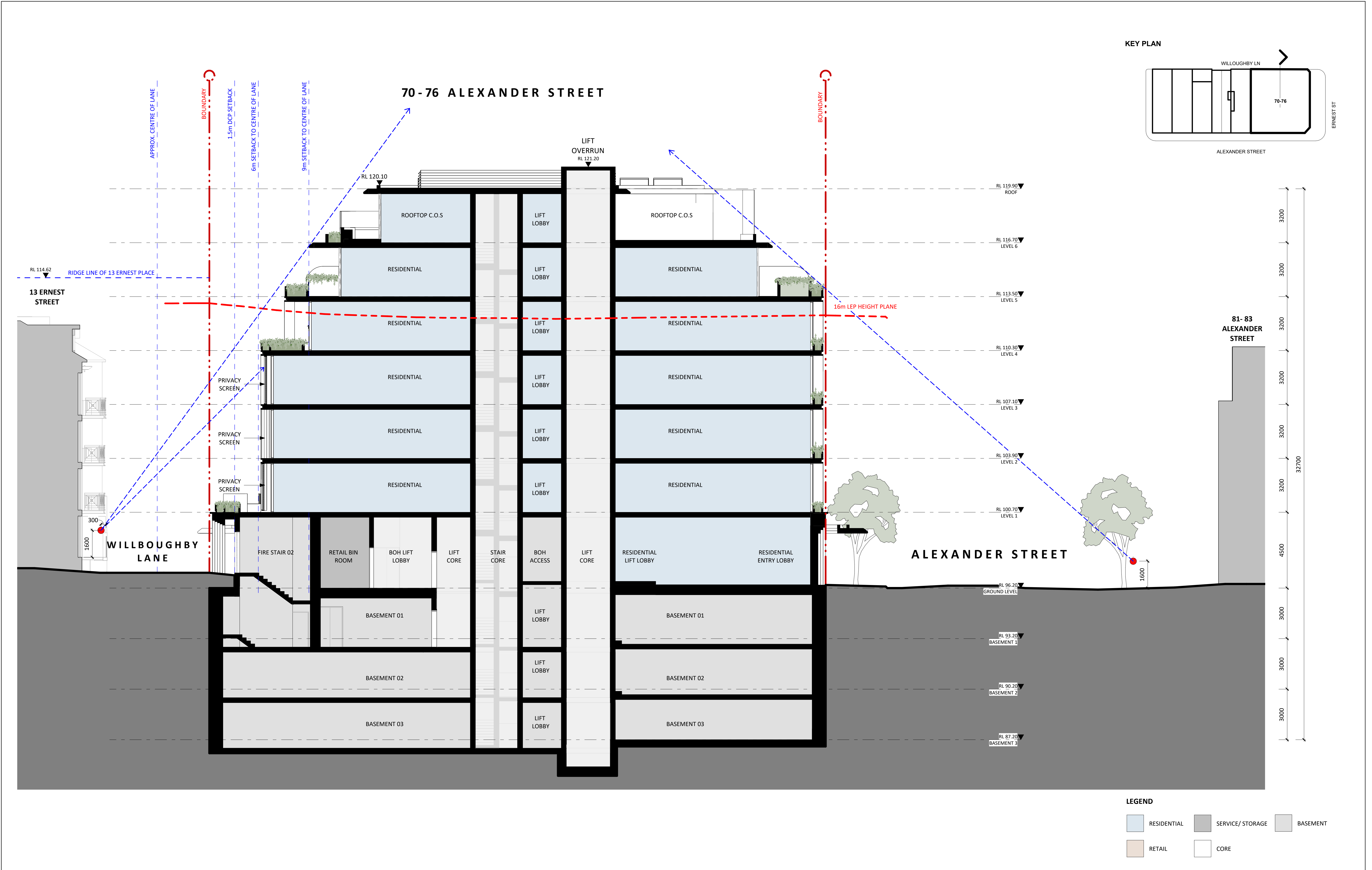
KEY PLAN



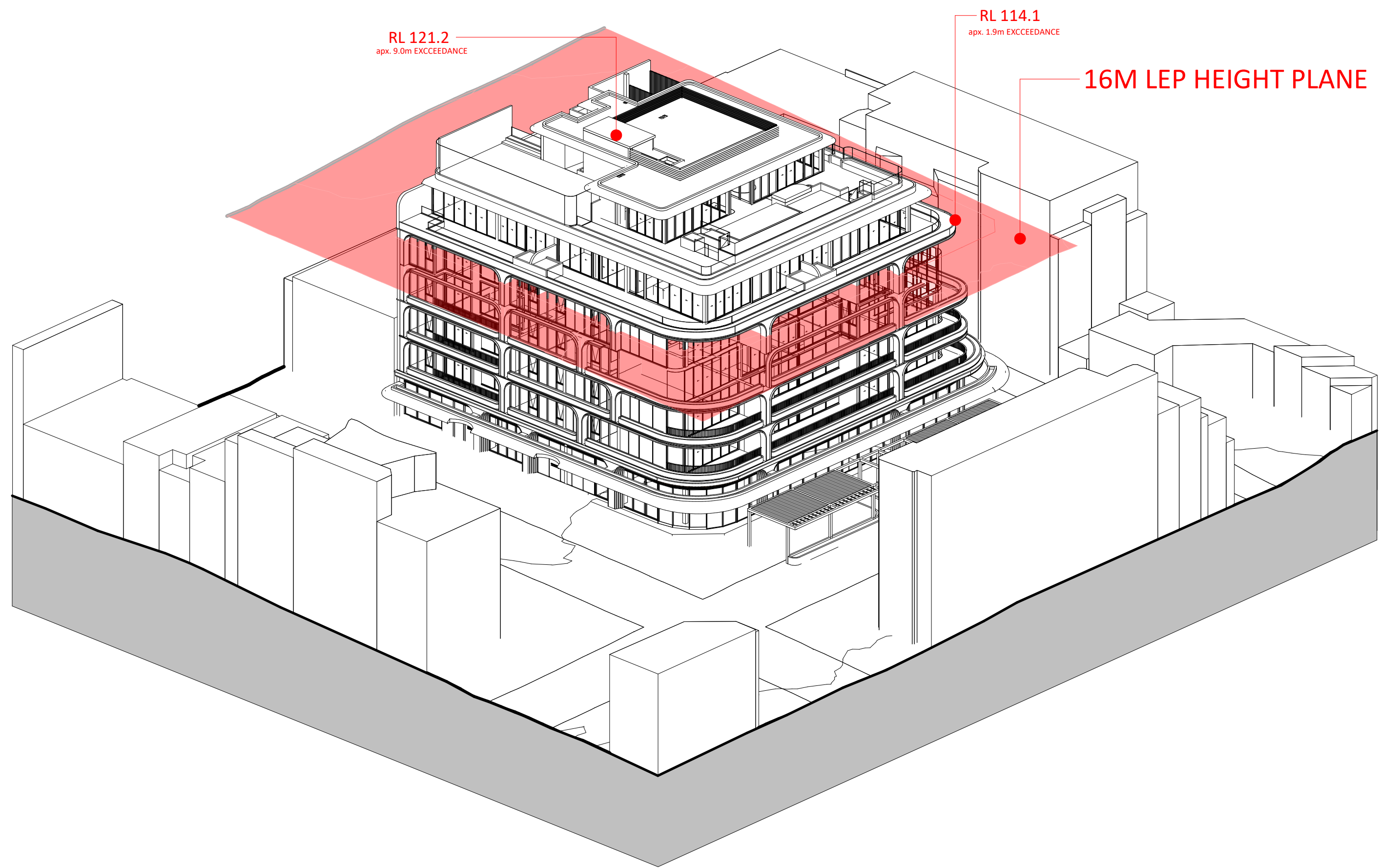
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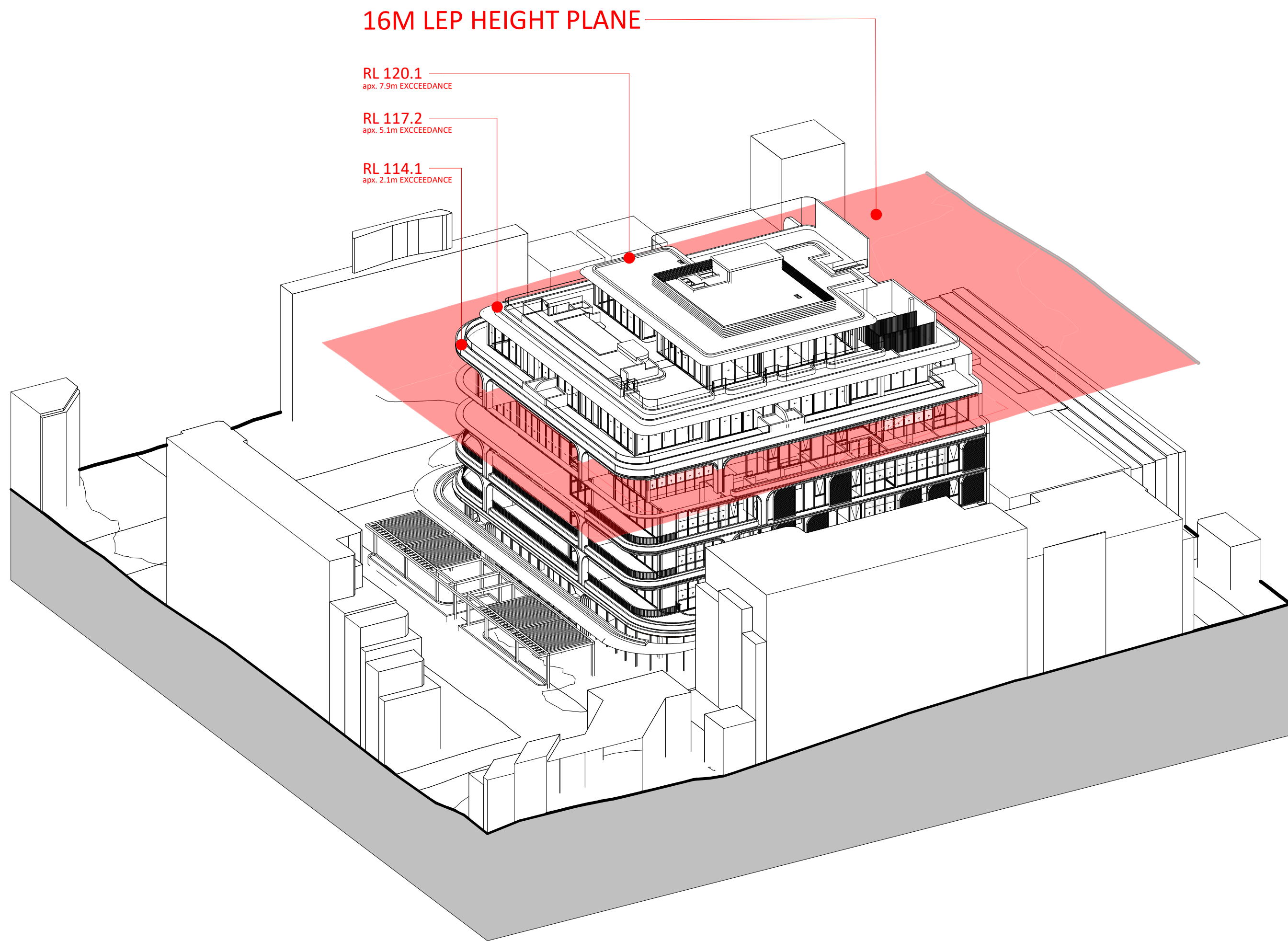
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C		DRAFT PRE-DA ISSUE	AL	RPW	24/10/2024													
D		PRE-DA ISSUE	AL	RPW	21/11/2024													
E		ISSUED FOR REVIEW	KN	RPW	07/03/2025													
F		ISSUED FOR COORDINATION	KN	RPW	18/03/2025													
G		ISSUED FOR DEP.	KN	RPW	21/03/2025													
H		FROZEN SET FOR CONSULTANTS	KN	RPW	03/04/2025													
I		ISSUED FOR CONSULTANTS	KN	RPW	12/05/2025													
J		ISSUED FOR DA	KN	RPW	04/06/2025													



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									CLOUD LEGEND										
									REVISION		ON HOLD								
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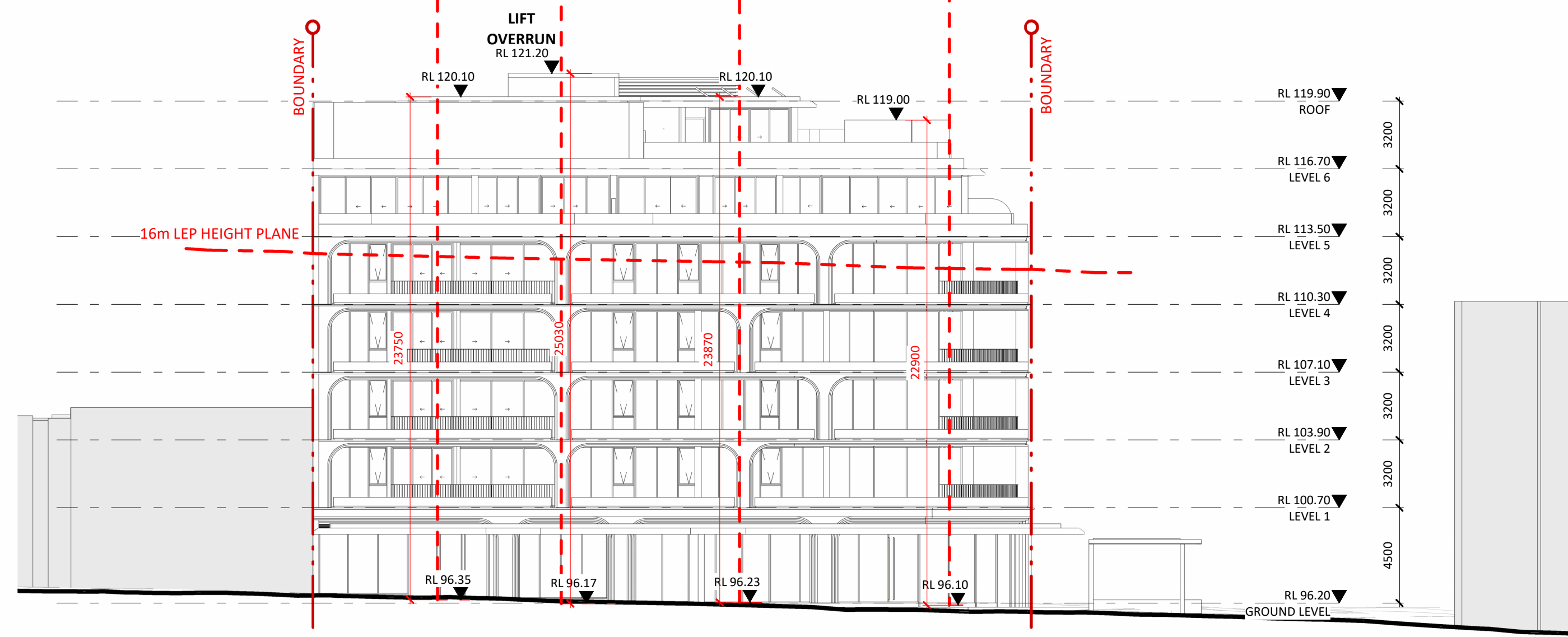
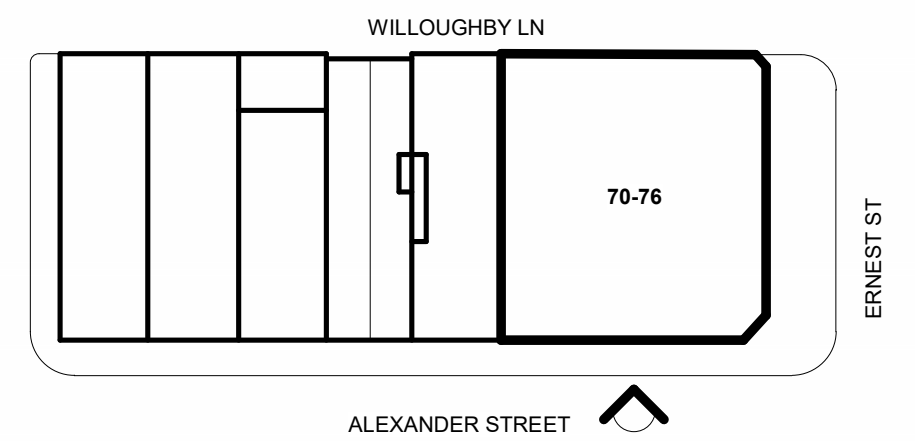
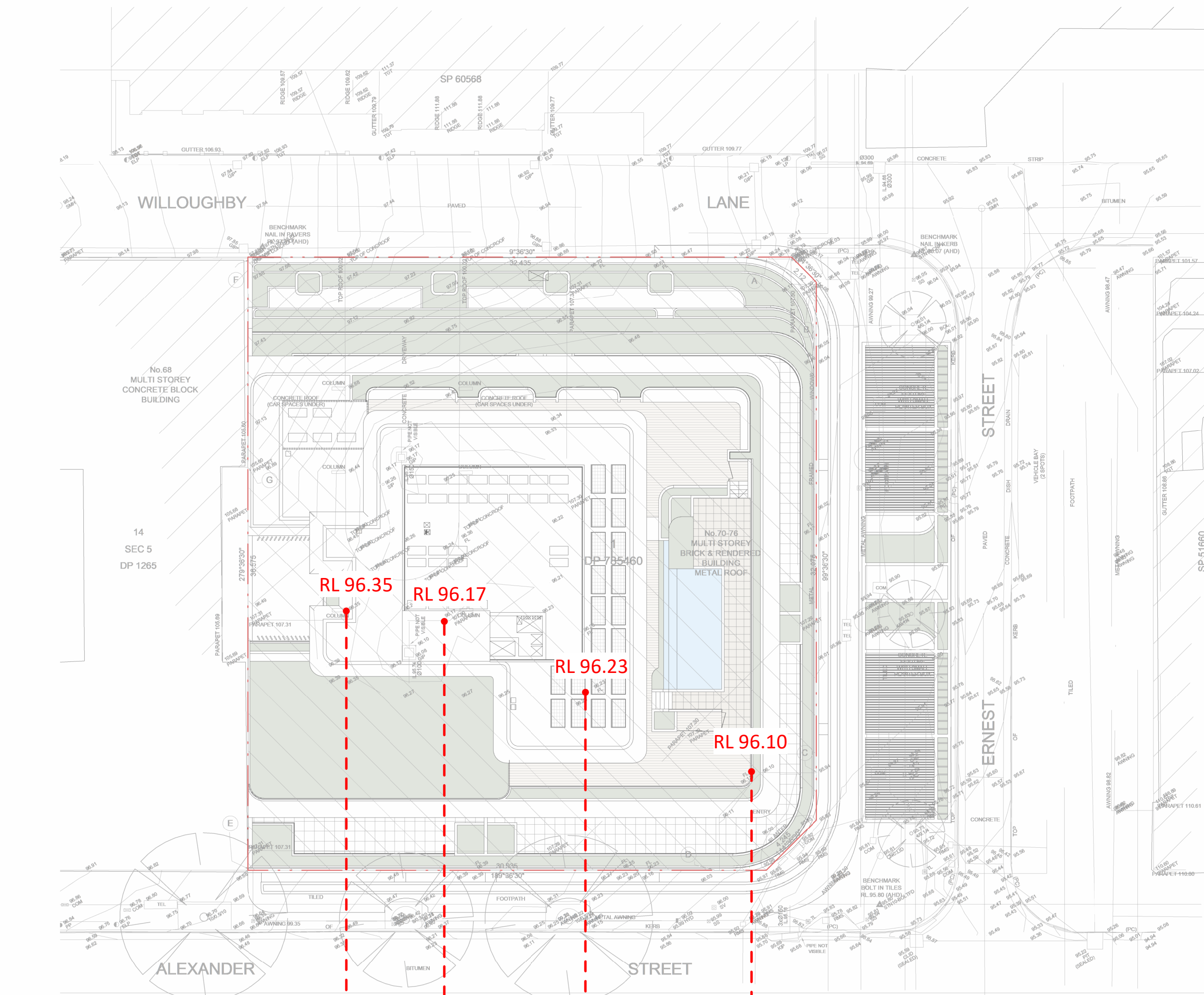


16m HEIGHT PLANE DIAGRAM - VIEW 1



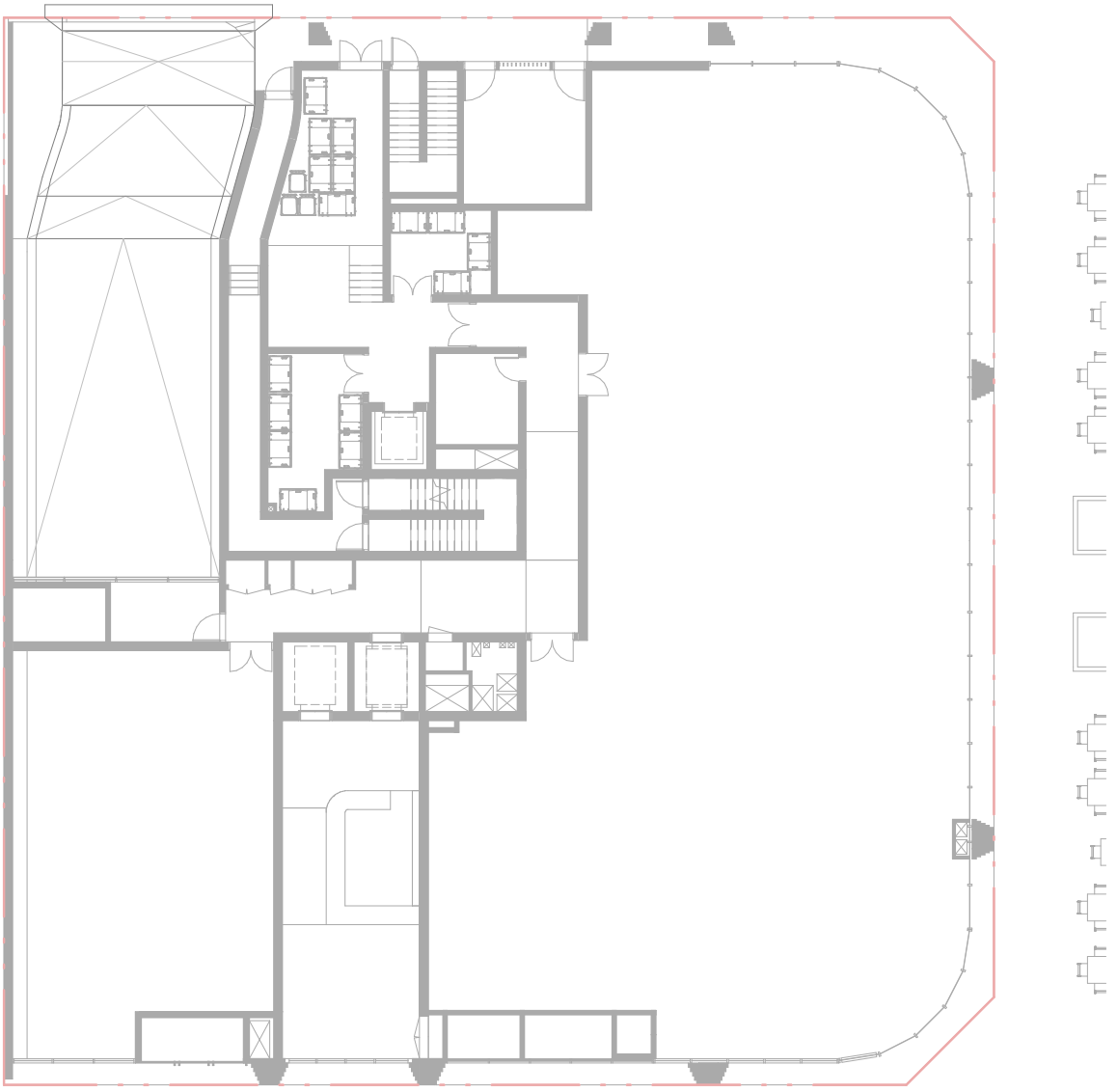
16m HEIGHT PLANE DIAGRAM - VIEW 2

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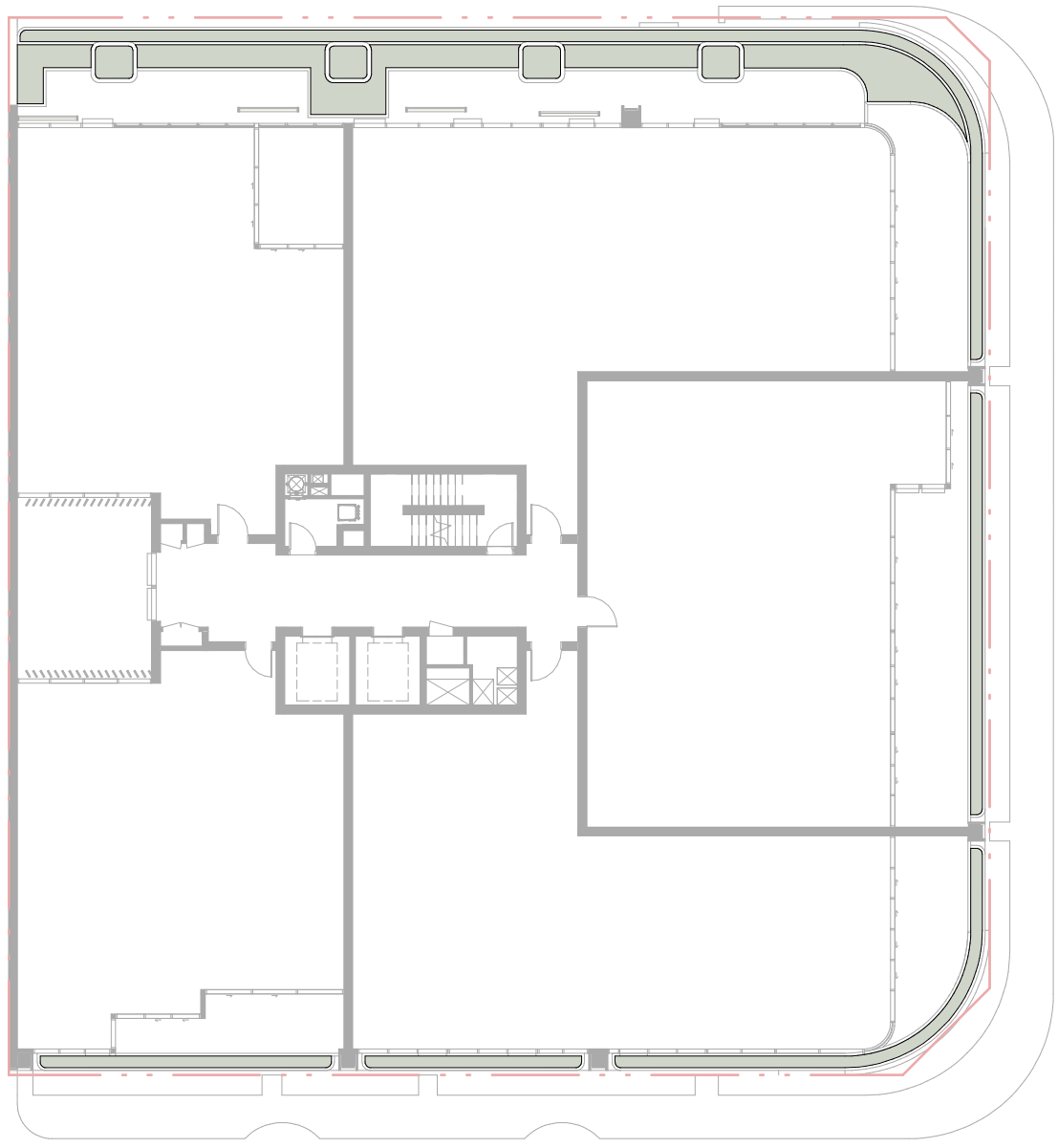


EAST ELEVATION BUILDING HEIGHT

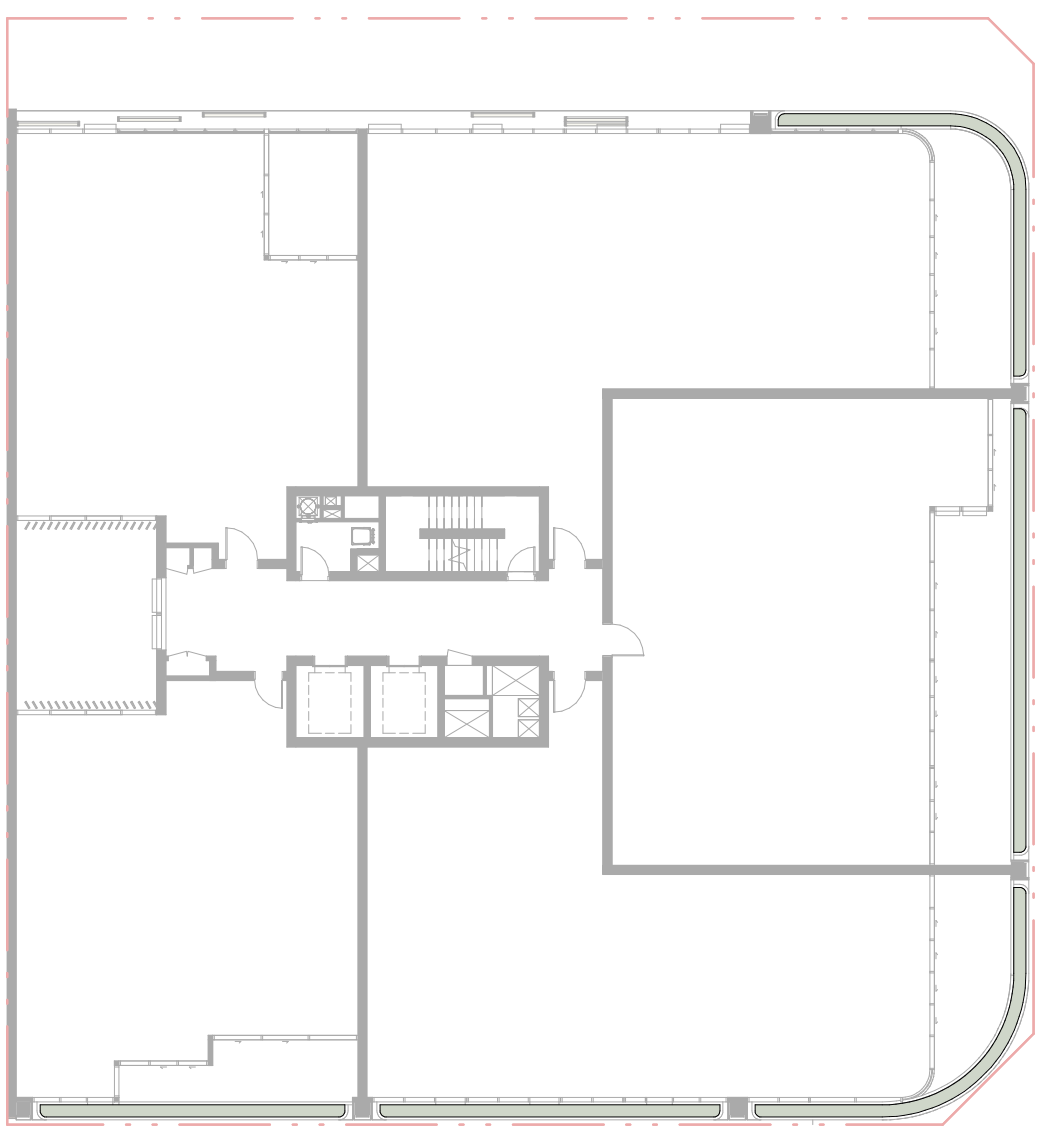
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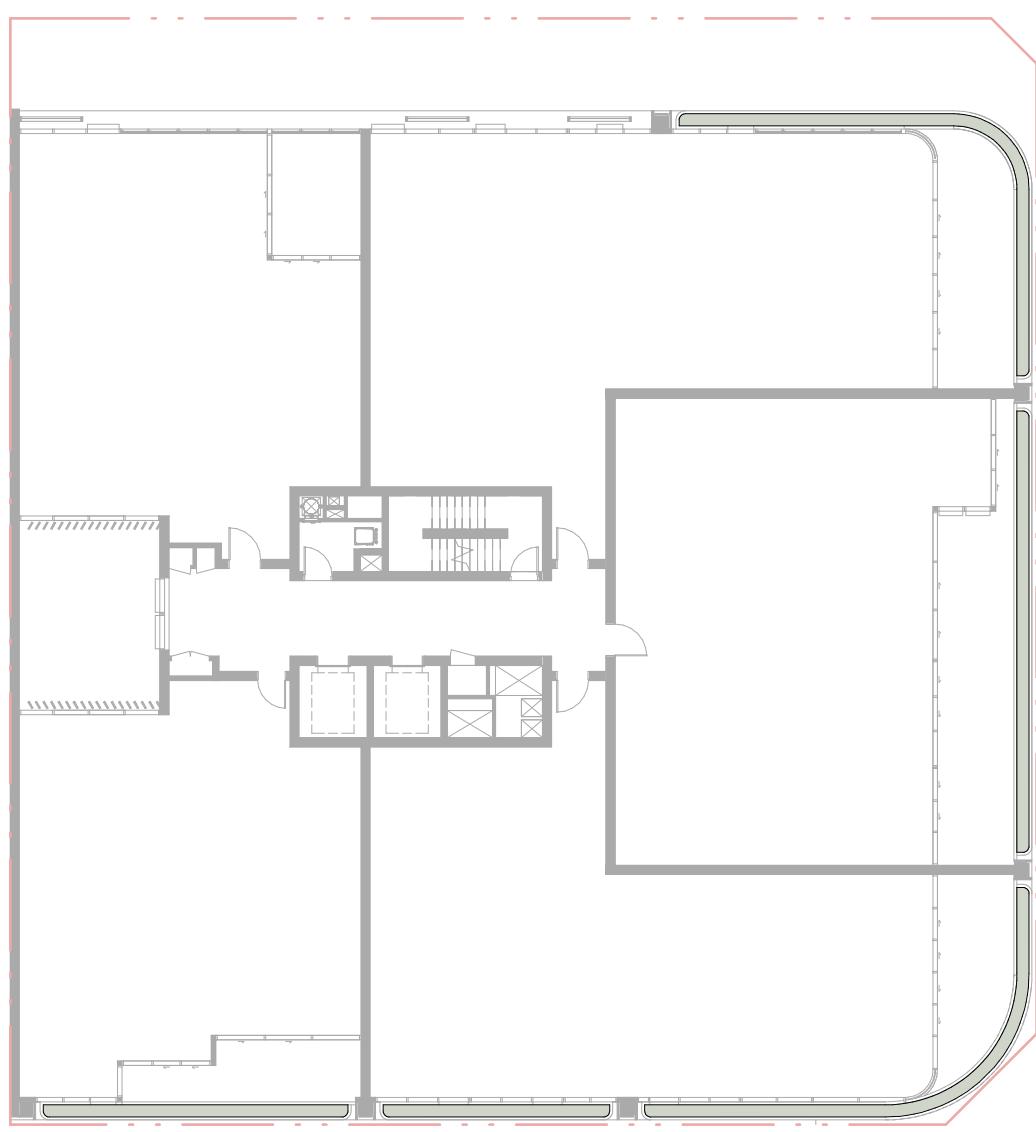
LANDSCAPE - GROUND LEVEL



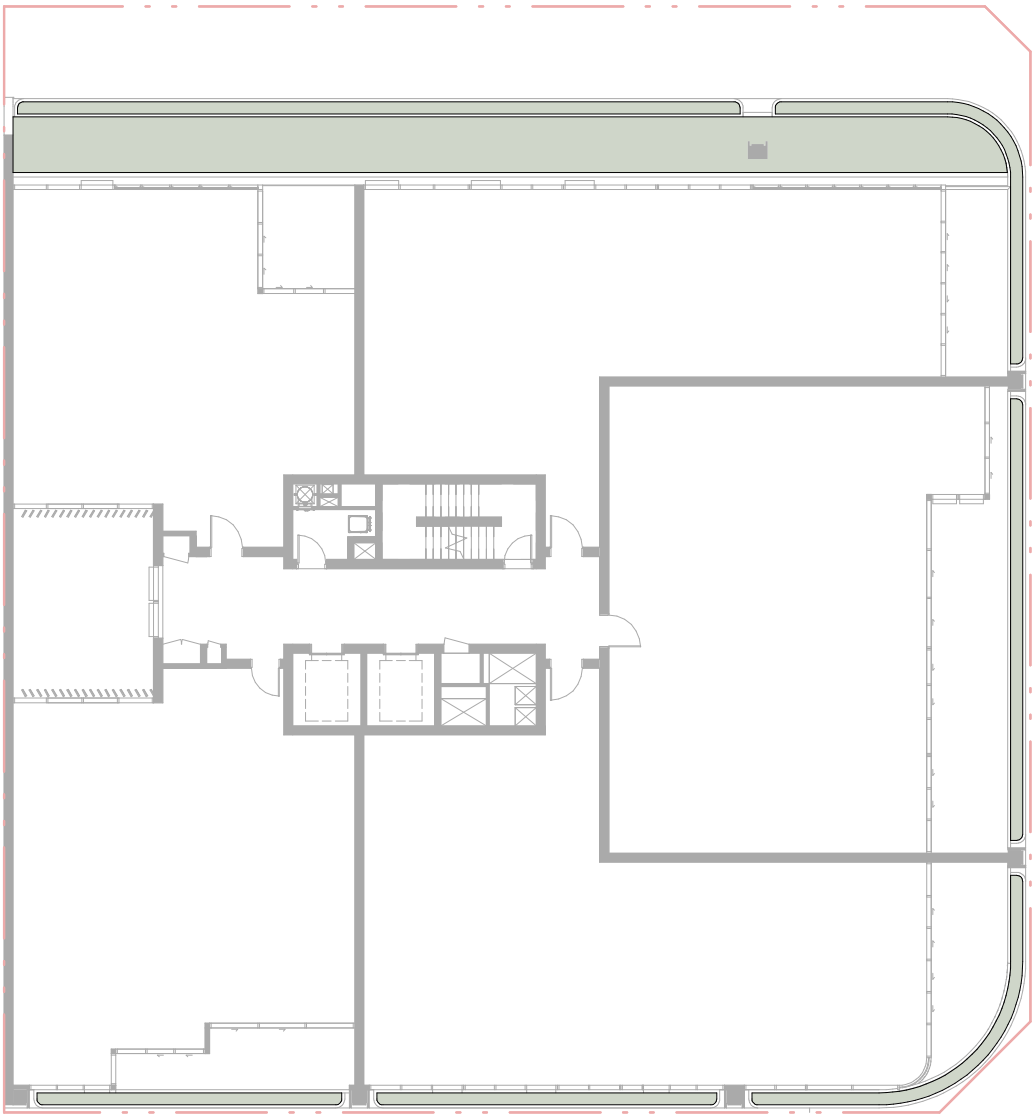
LANDSCAPE - LEVEL 1



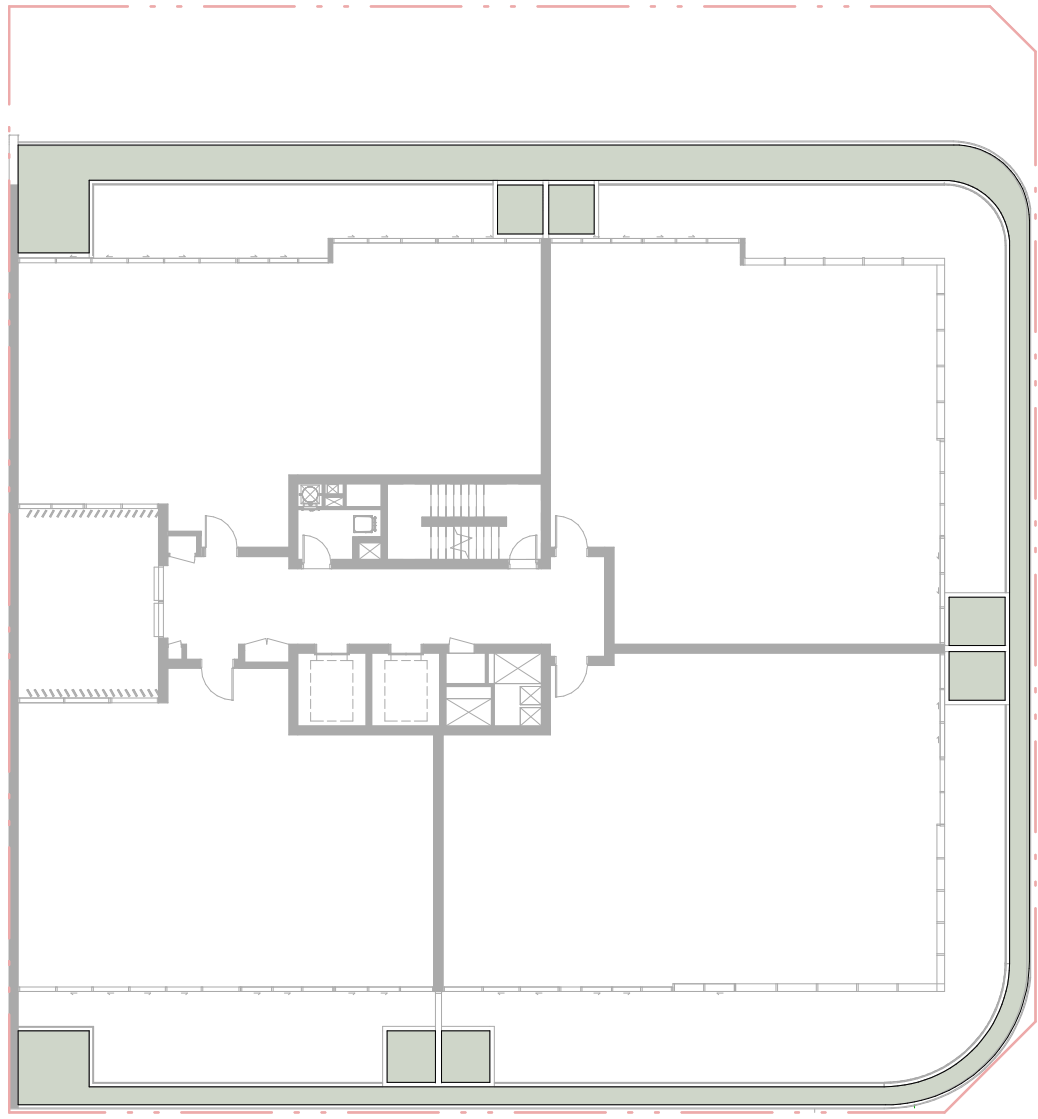
LANDSCAPE - LEVEL 2



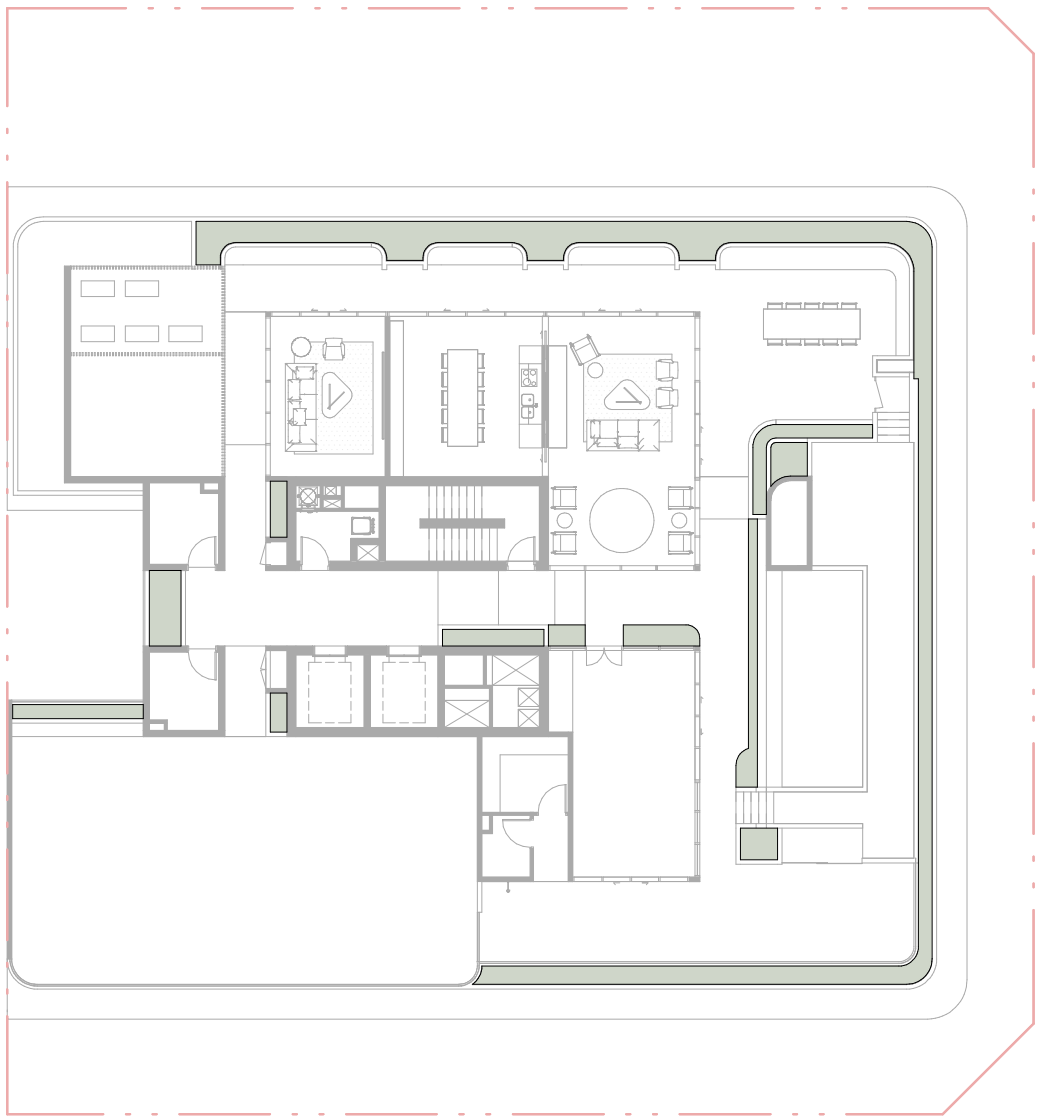
LANDSCAPE - LEVEL 3



LANDSCAPE - LEVEL 4



LANDSCAPE - LEVEL 5



LANDSCAPE - LEVEL 6

LANDSCAPE AREA

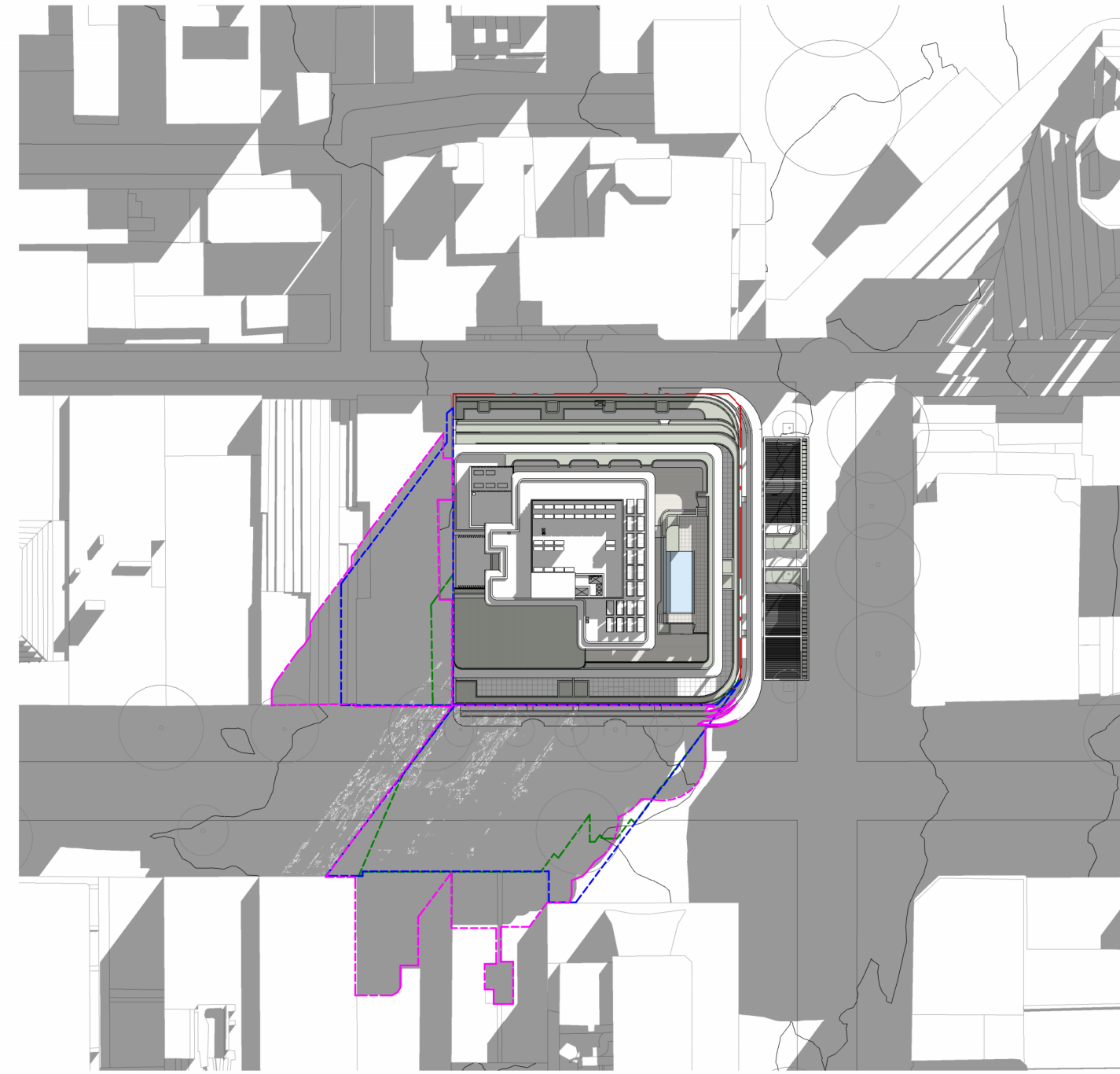
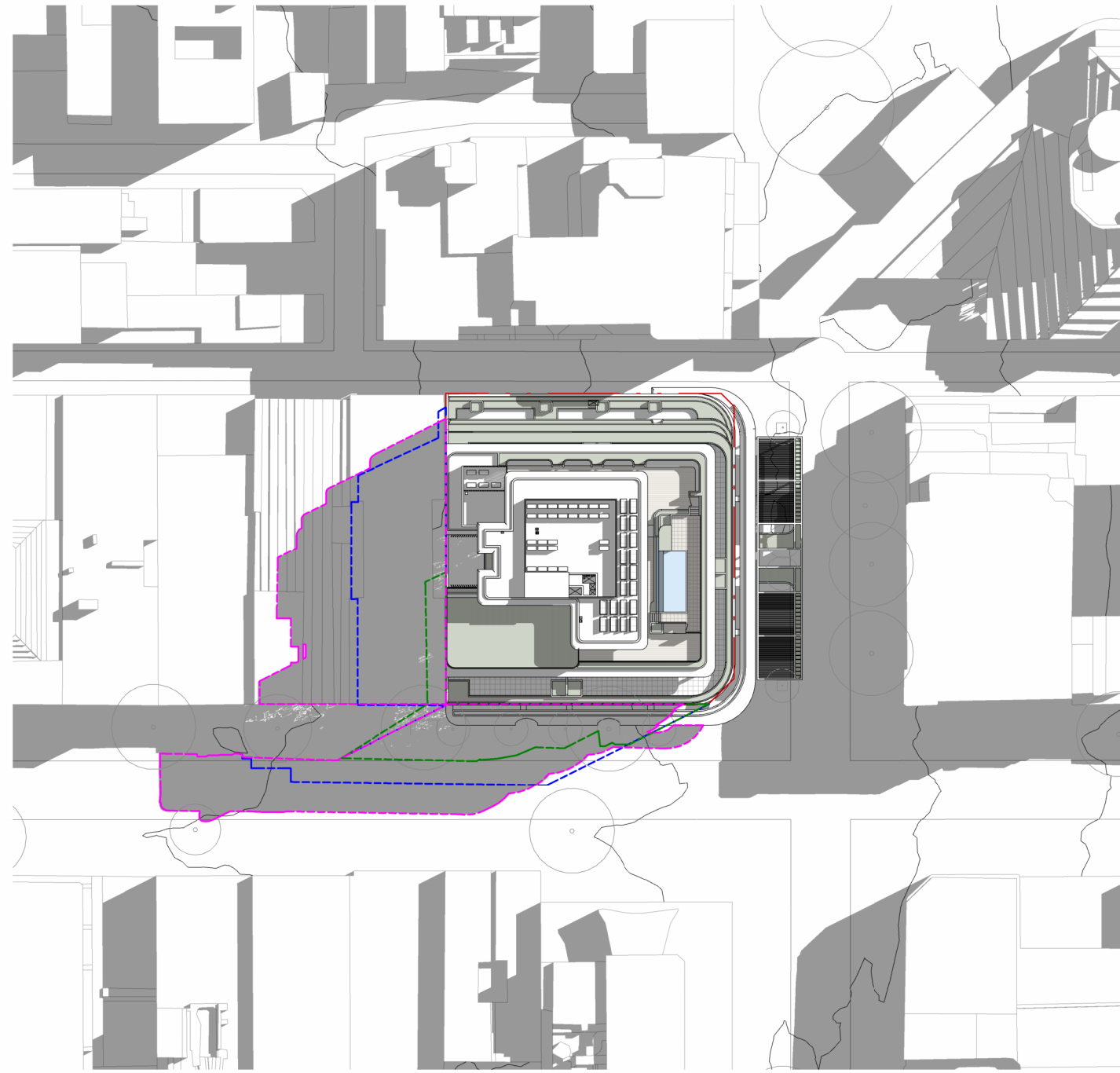
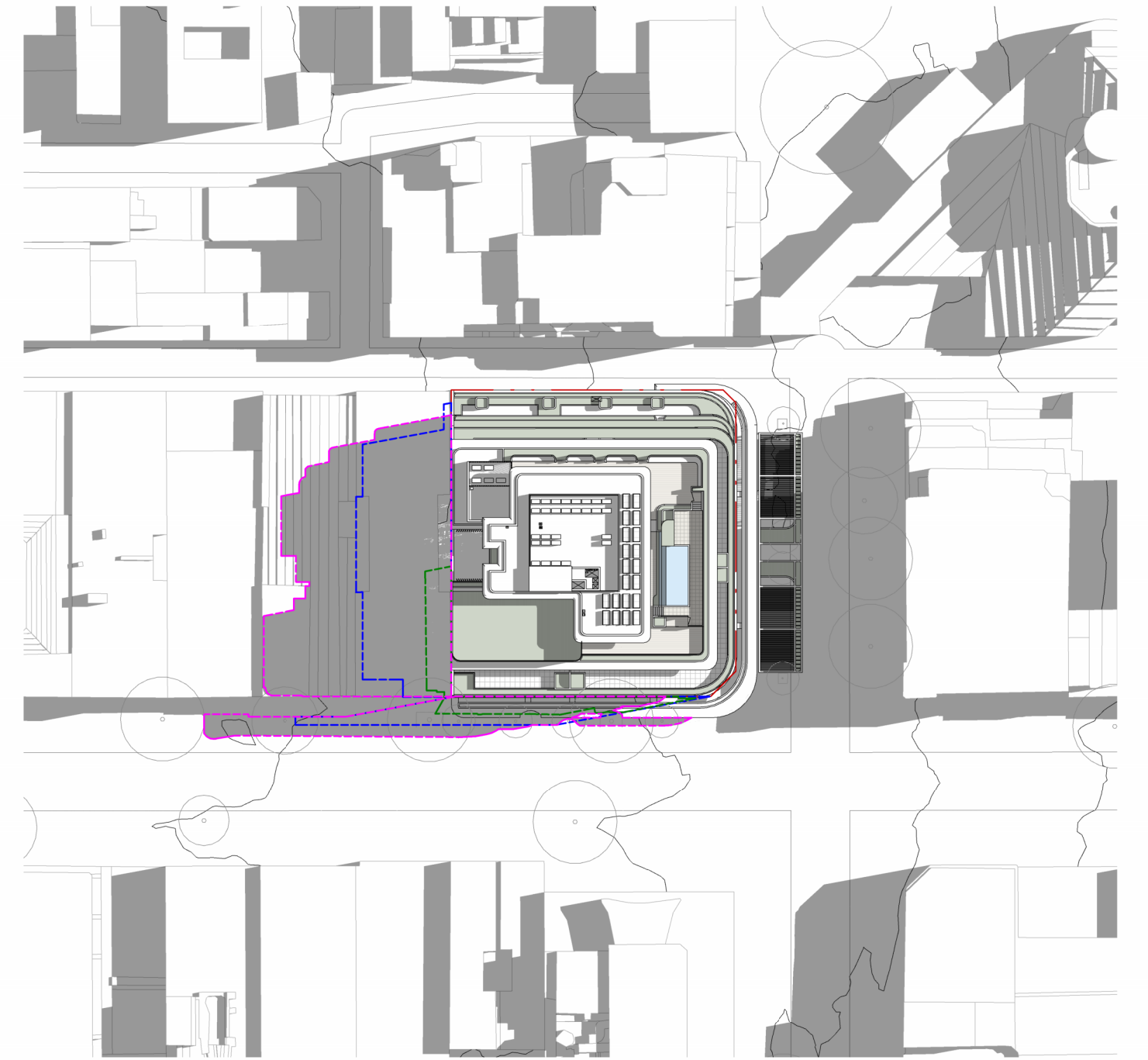
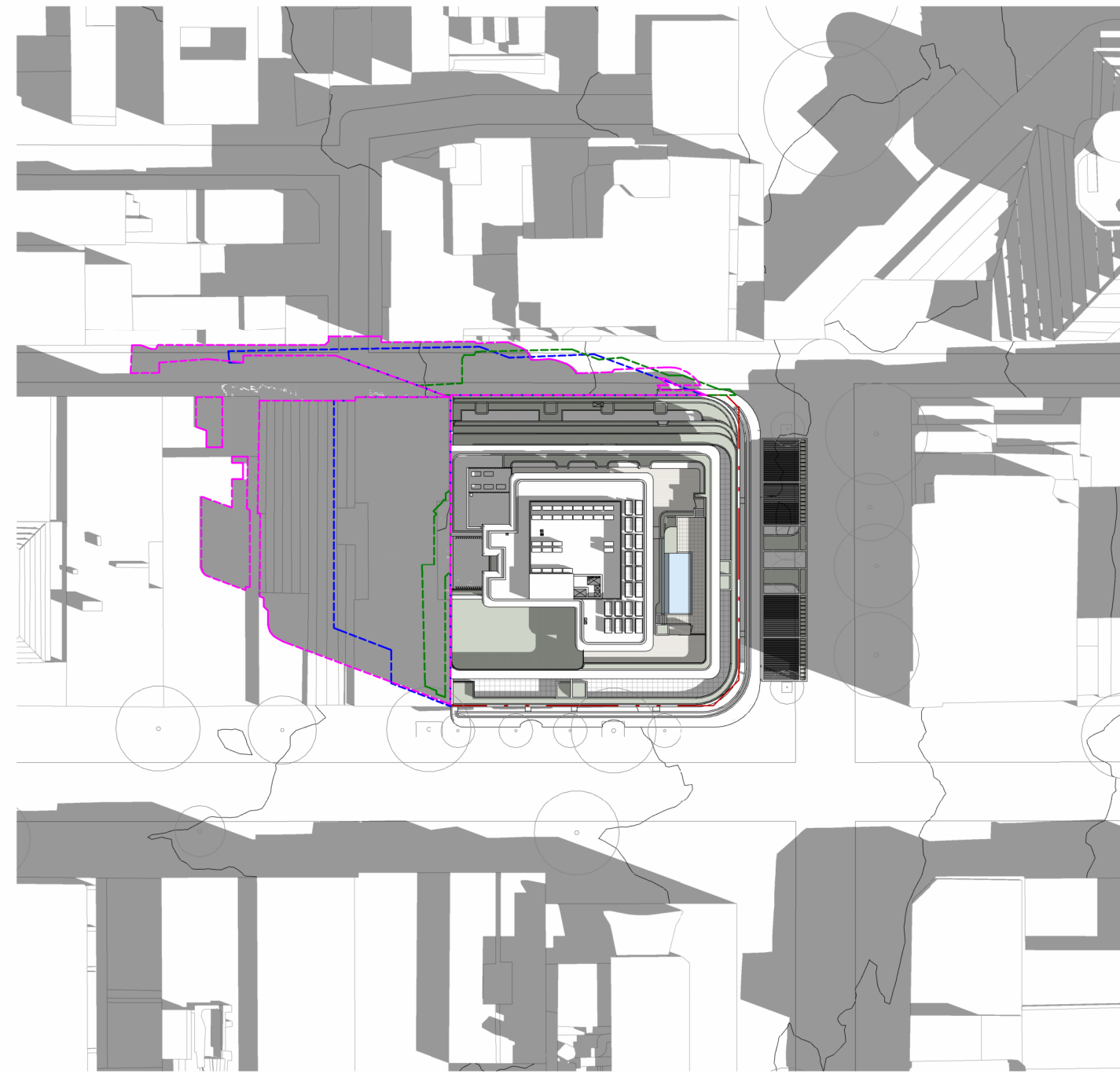
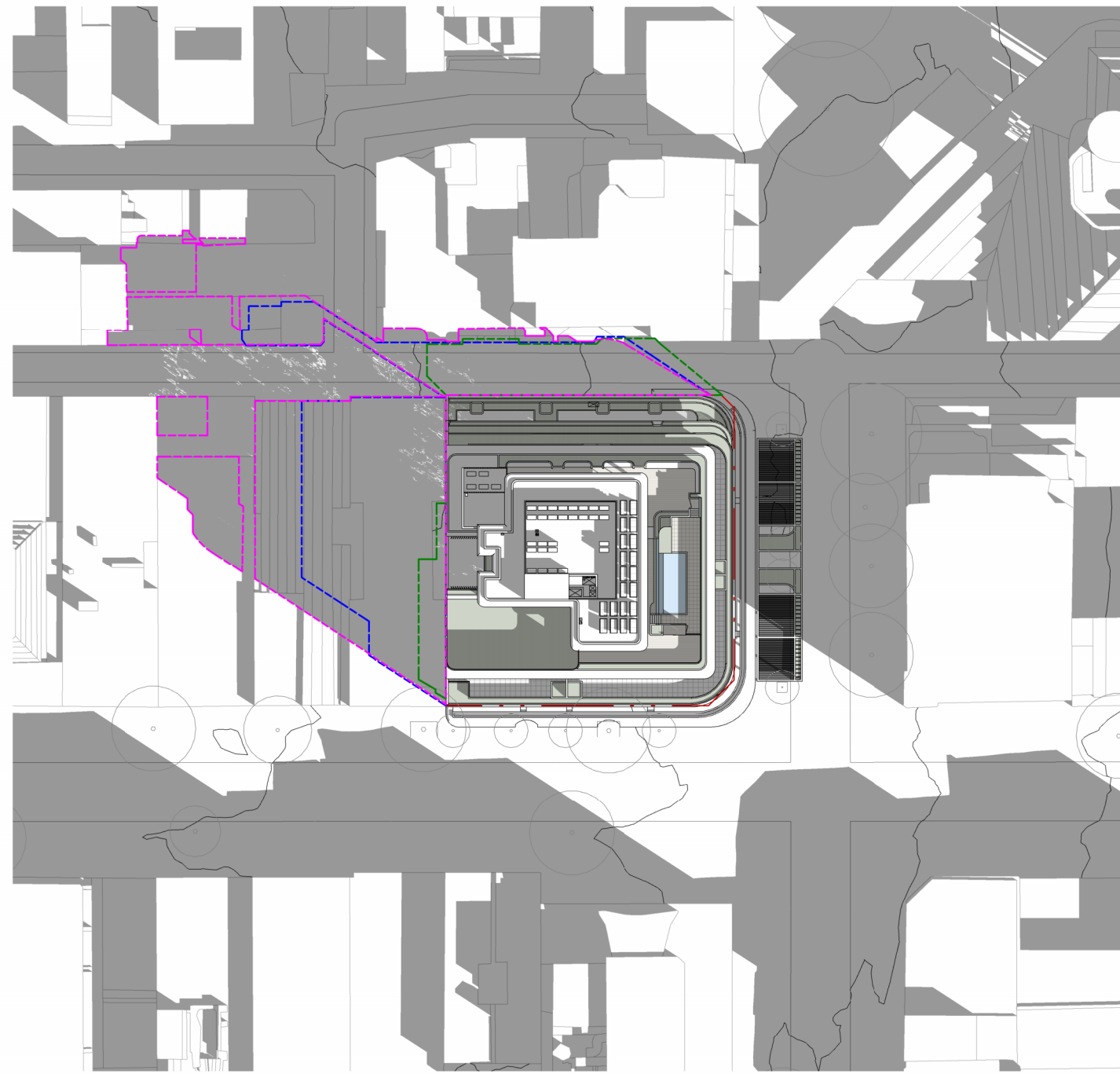
LEVEL	m ²
01	70.5 m ²
02	26 m ²
03	27.5 m ²
04	95 m ²
05	101 m ²
06	61 m ²
TOTAL	381 m ² (30.8 %)

LEGEND

 LANDSCAPE ON STRUCTURE
(ABOVE SLAB / BASEMENT ENCLOSURE)

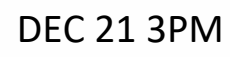
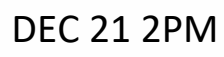
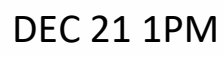
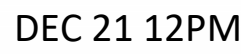
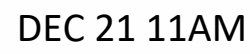
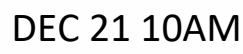
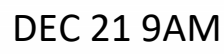
SITE AREA: 1236m²
PROPOSED LANDSCAPE AREA 381 m² (30.8%)

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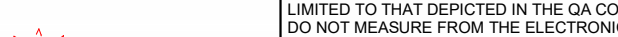
 SHADOW CAST BY EXISTING BUILDING
 SHADOW CAST BY COMPLIANT MASS
 SHADOW CAST BY THE PROPOSAL

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- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY COMPLIANT MASS
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F	ISSUED FOR DA		KN	RWP		04/06/2025												
								CLOUD LEGEND										
								 REVISION	 ON HOLD									



Koichi Takada Architects

STATUS
DEVELOPMENT APPLICATION

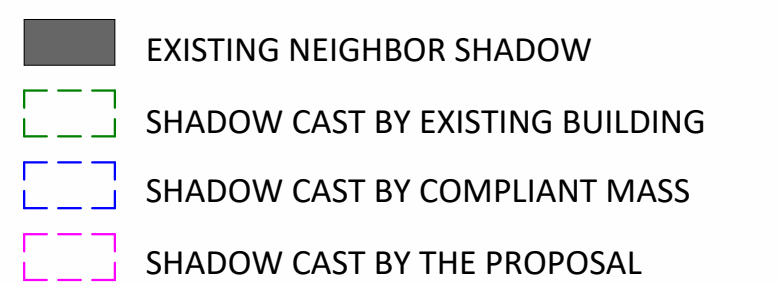
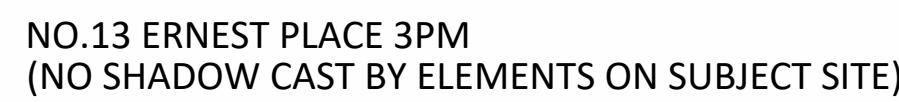
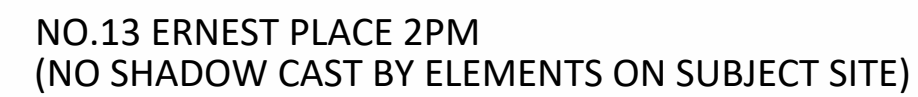
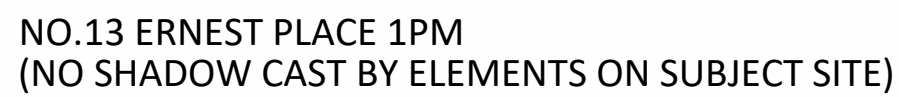
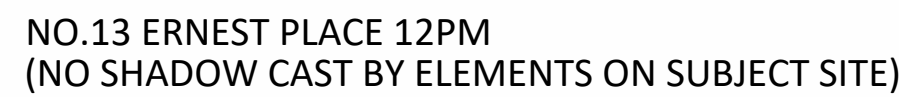
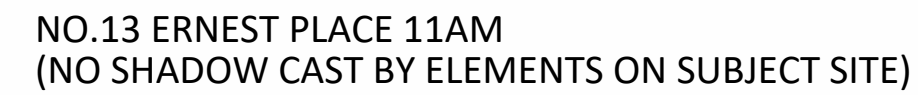
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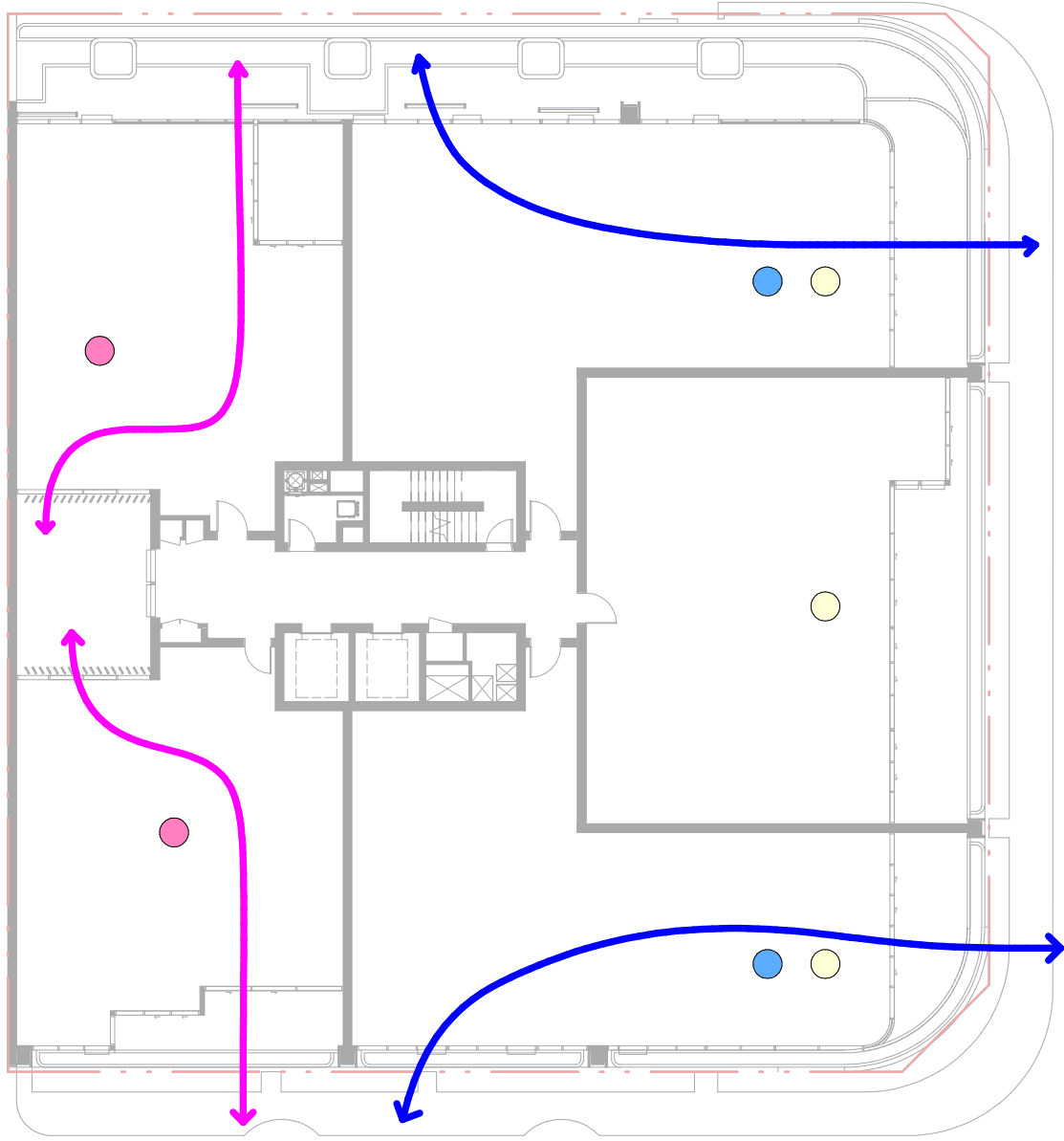
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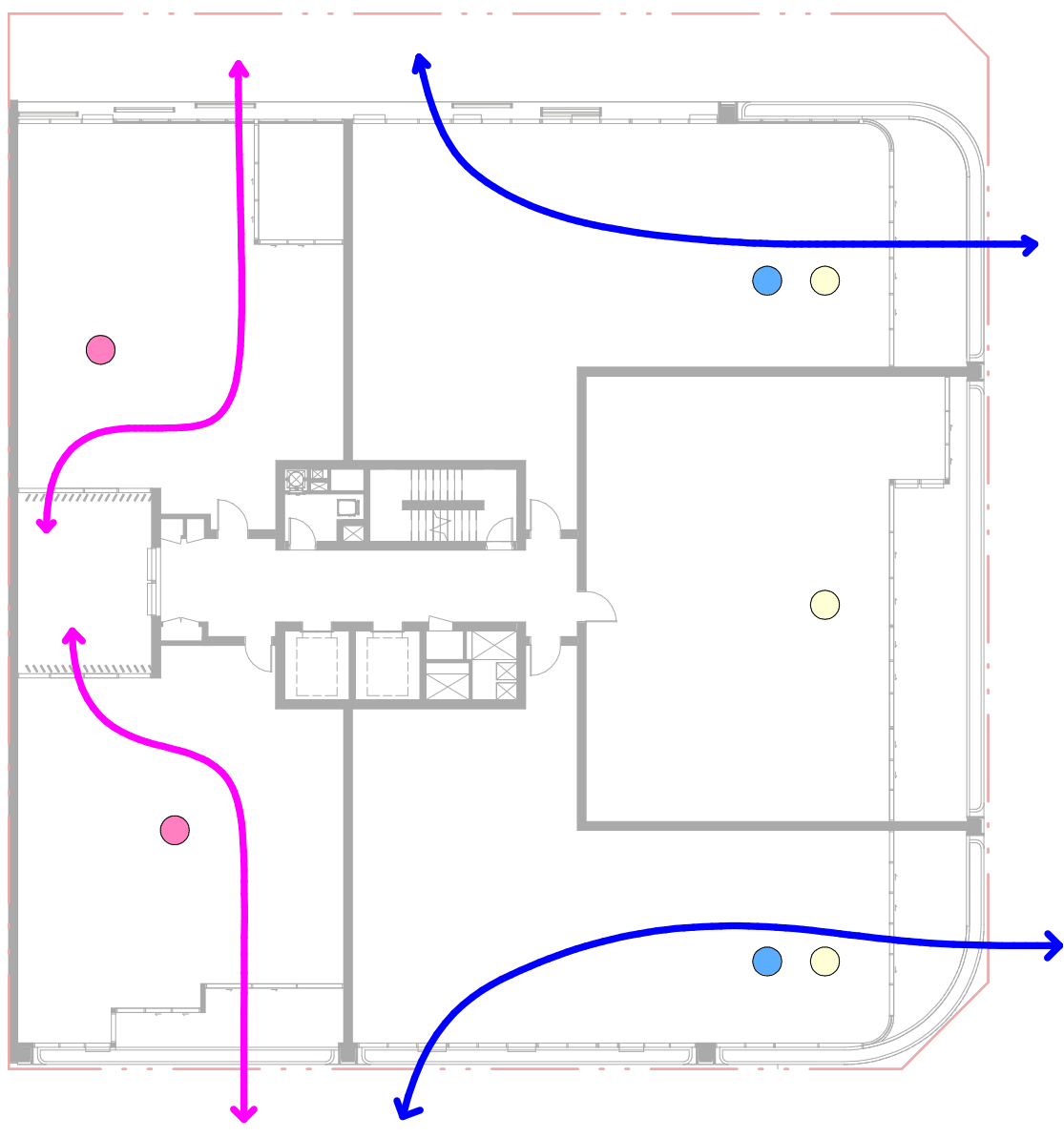
REVISION
F

DATE
04/06/2025

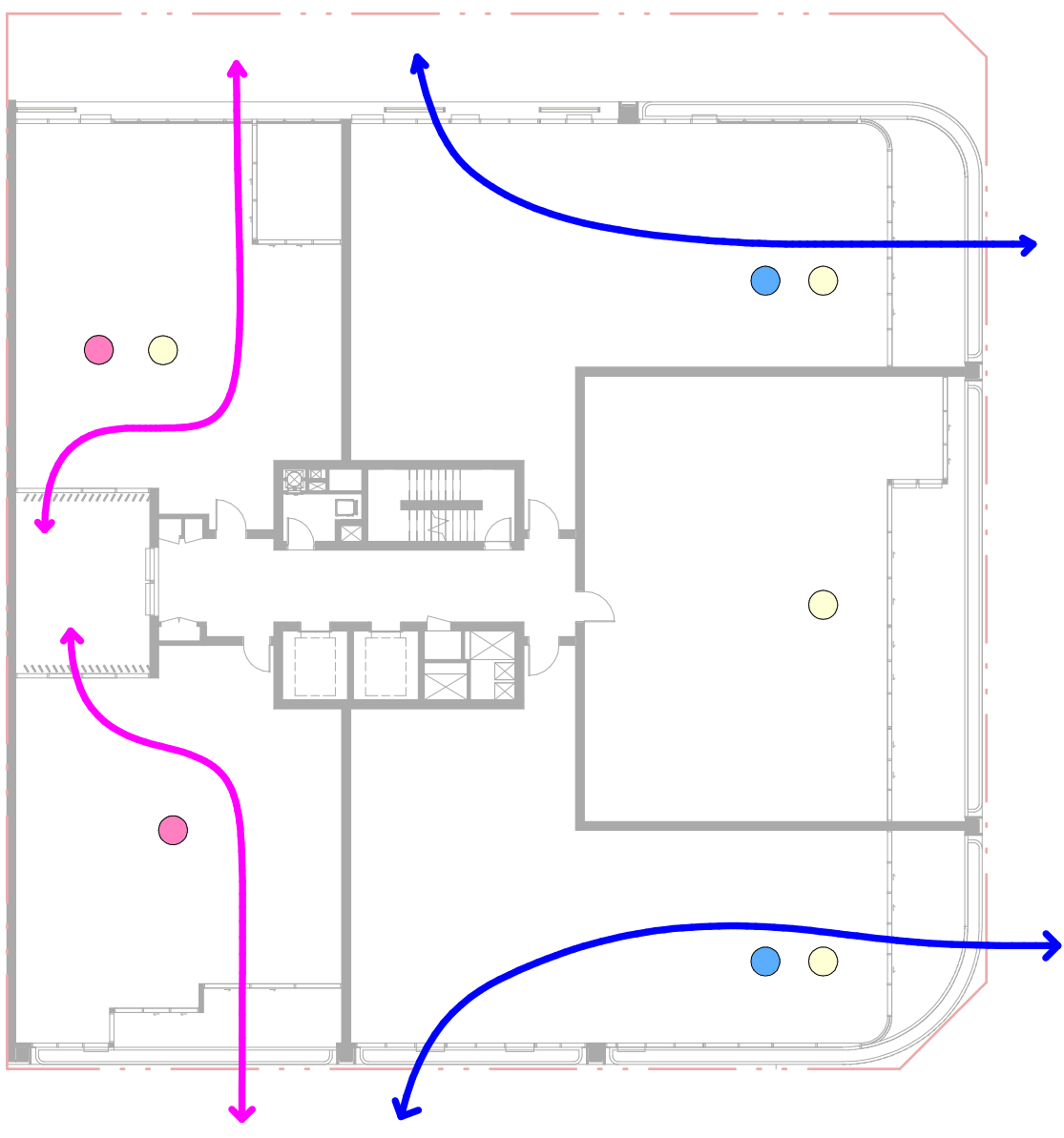
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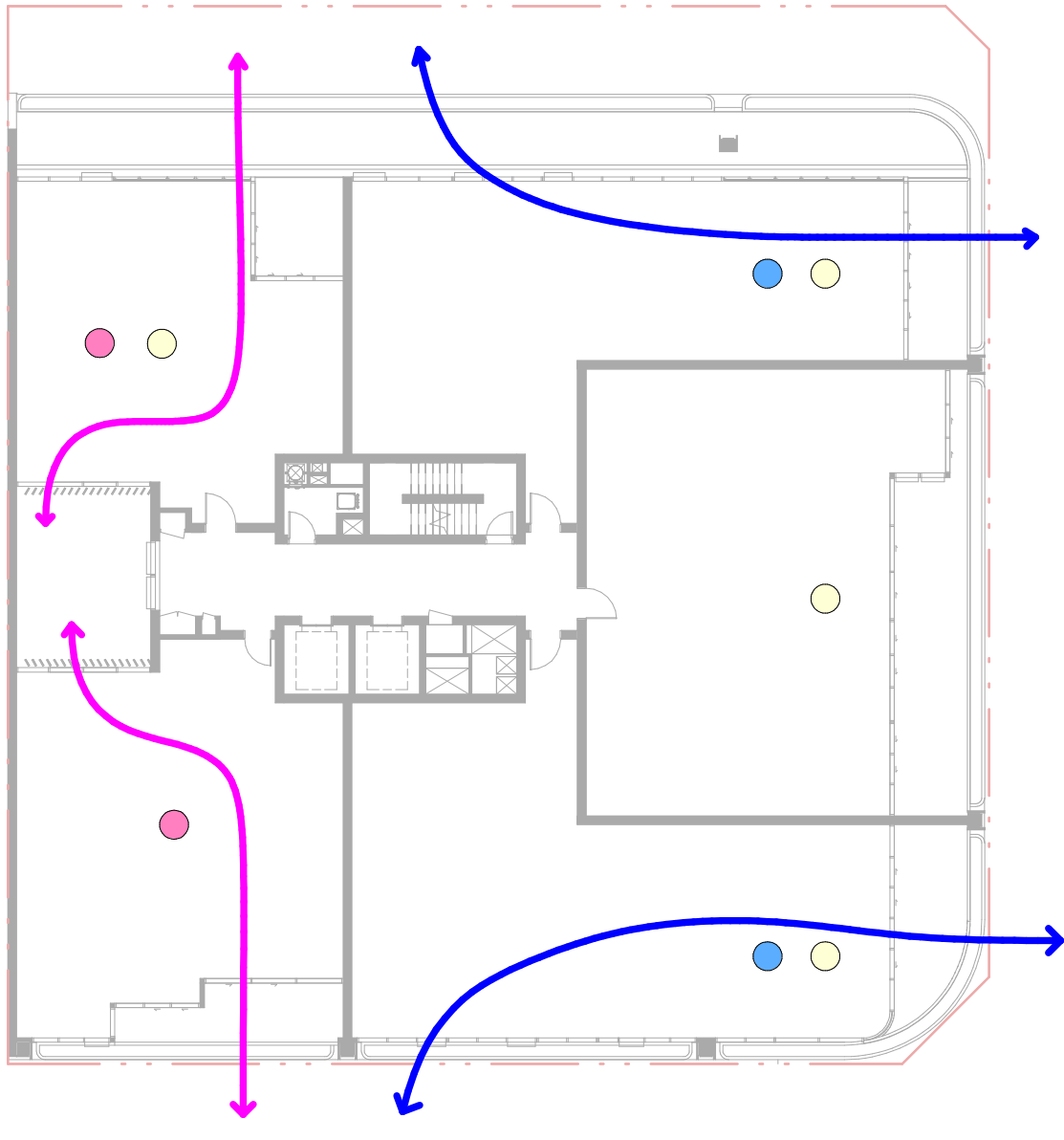
SOLAR & VENT. COMPLIANCE - LEVEL 1



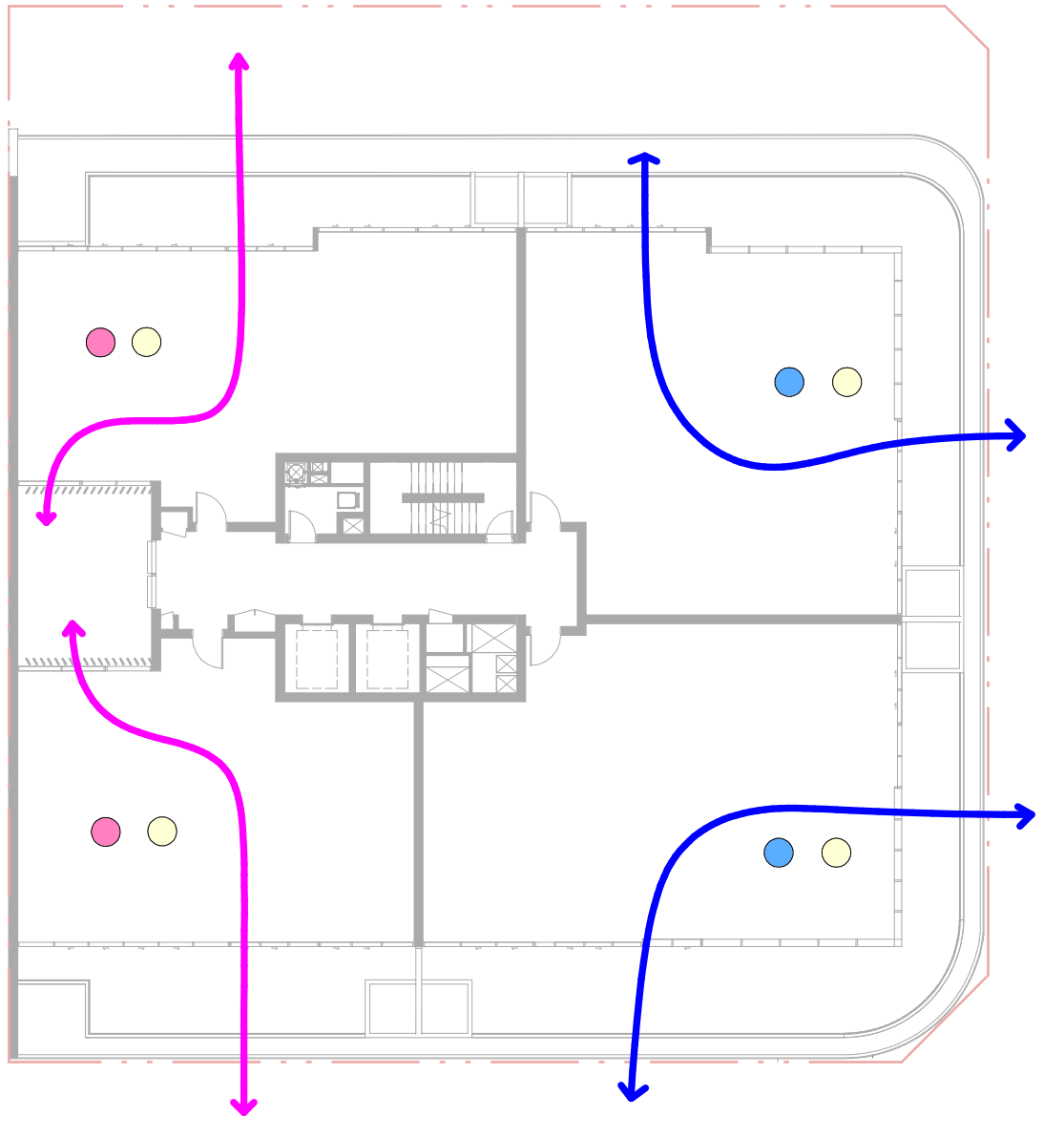
SOLAR & VENT. COMPLIANCE - LEVEL 2



SOLAR & VENT. COMPLIANCE - LEVEL 3



SOLAR & VENT. COMPLIANCE - LEVEL 4



SOLAR & VENT. COMPLIANCE - LEVEL 5

CROSS VENTILATION

LEVEL	DUAL ASPECT	VIA LIGHTWELL	TOTAL
01	2	2	4/5
02	2	2	4/5
03	2	2	4/5
04	2	2	4/5
05	2	2	4/4
TOTAL	10	10	20/24 (83%)

20/24 (83%) PER WIND ENGINEERING REPORT

SOLAR COMPLIANCE

LEVEL	UNIT	%
01	3 / 5	60 %
02	3 / 5	60 %
03	4 / 5	80 %
04	4 / 5	80 %
05	4 / 4	100 %
TOTAL	18 / 24	75 %

LEGEND

UNIT ACHIEVES 2hrs SOLAR ACCESS TO PRIMARY LIVING SPACE BETWEEN 9AM - 3PM ON WINTER SOLSTICE

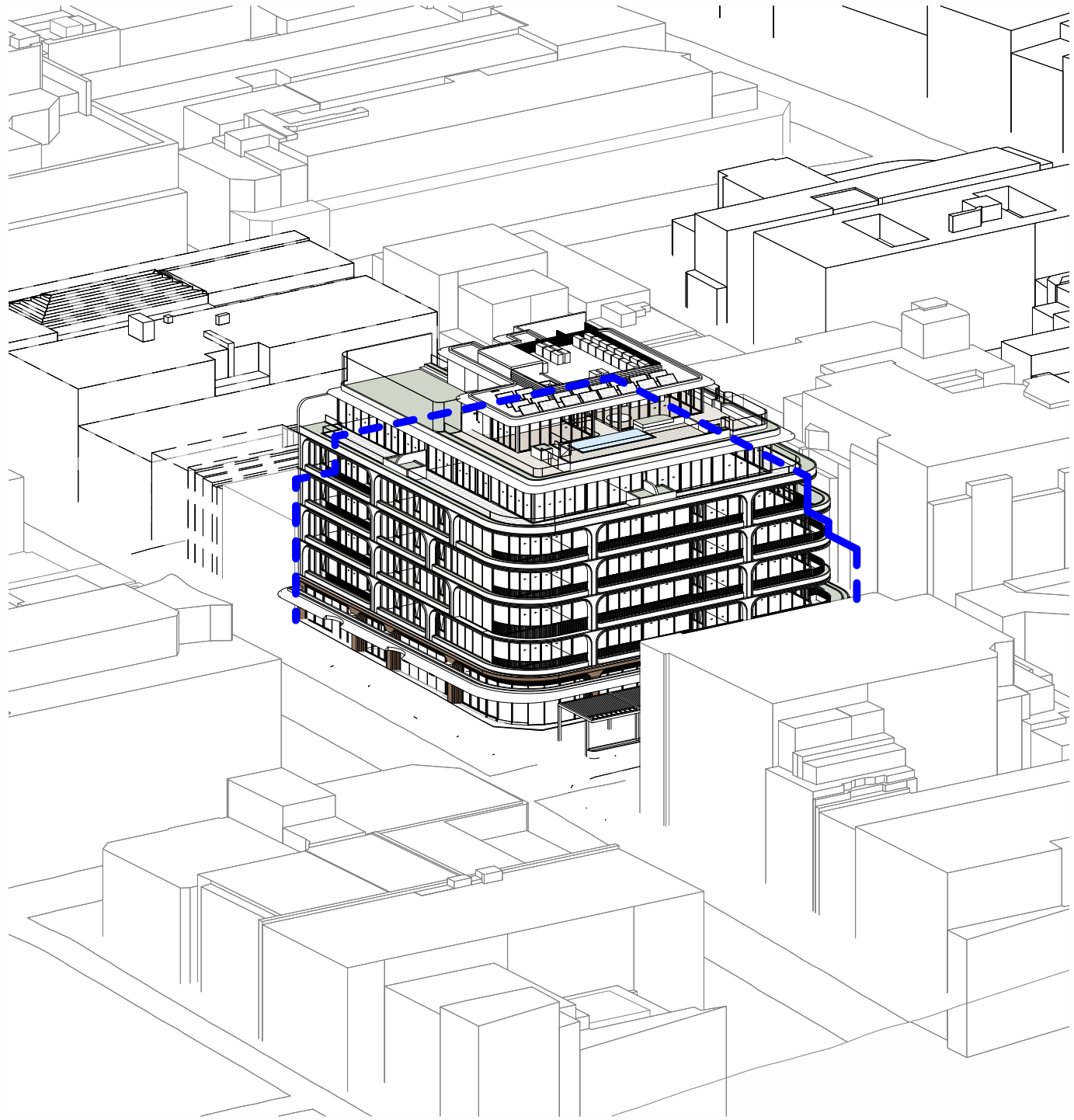
UNIT ACHIEVES CROSS VENTILATION (DUAL ASPECT)

UNIT ACHIEVES CROSS VENTILATION (LIGHTWELL)

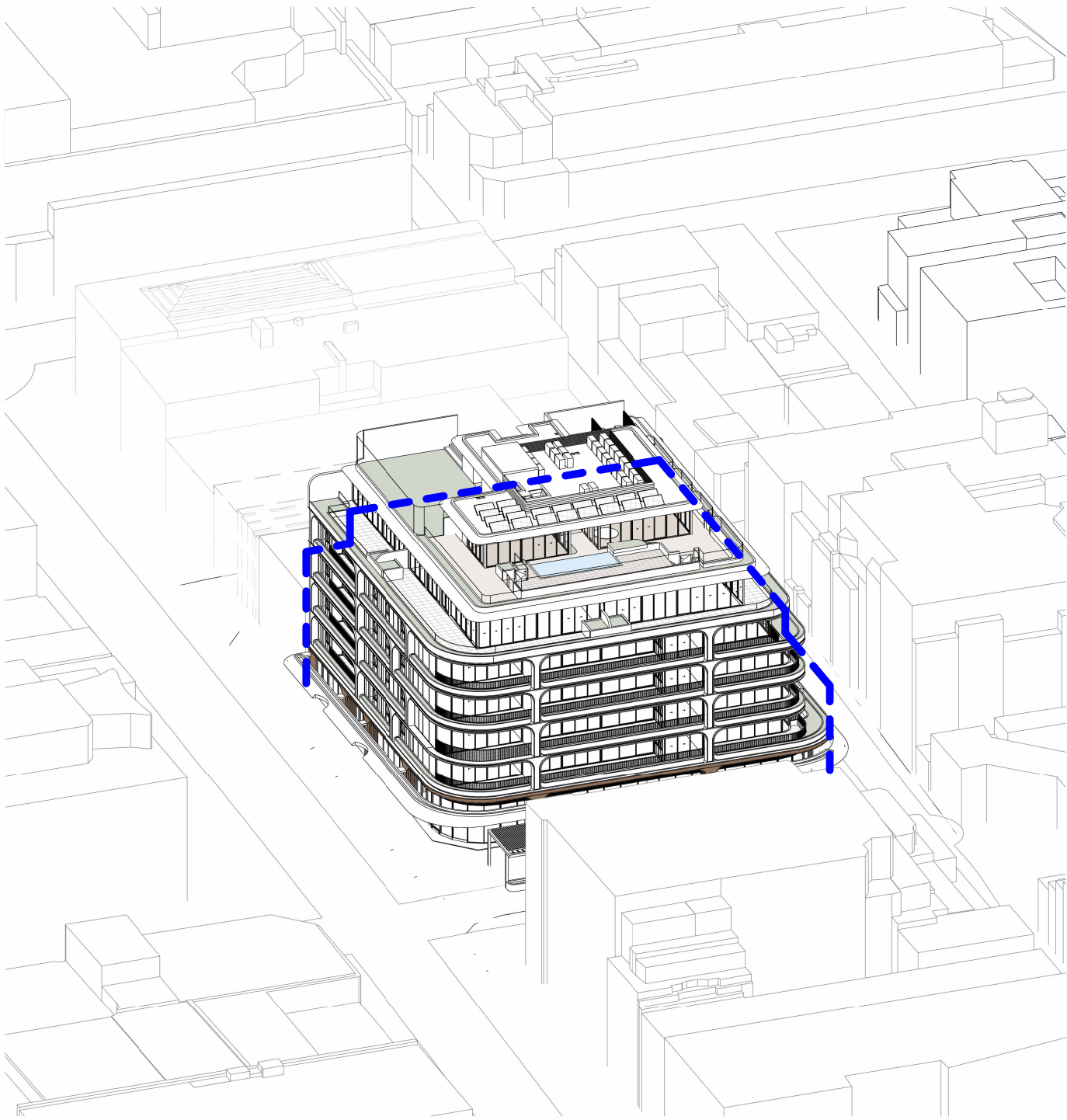
INDICATIVE NATURAL CROSS VENTILATION WITH OPENING ON DUAL ASPECTS

INDICATIVE NATURAL CROSS VENTILATION WITH OPENING TO LIGHTWELL (PER WIND ENGINEER REPORT)

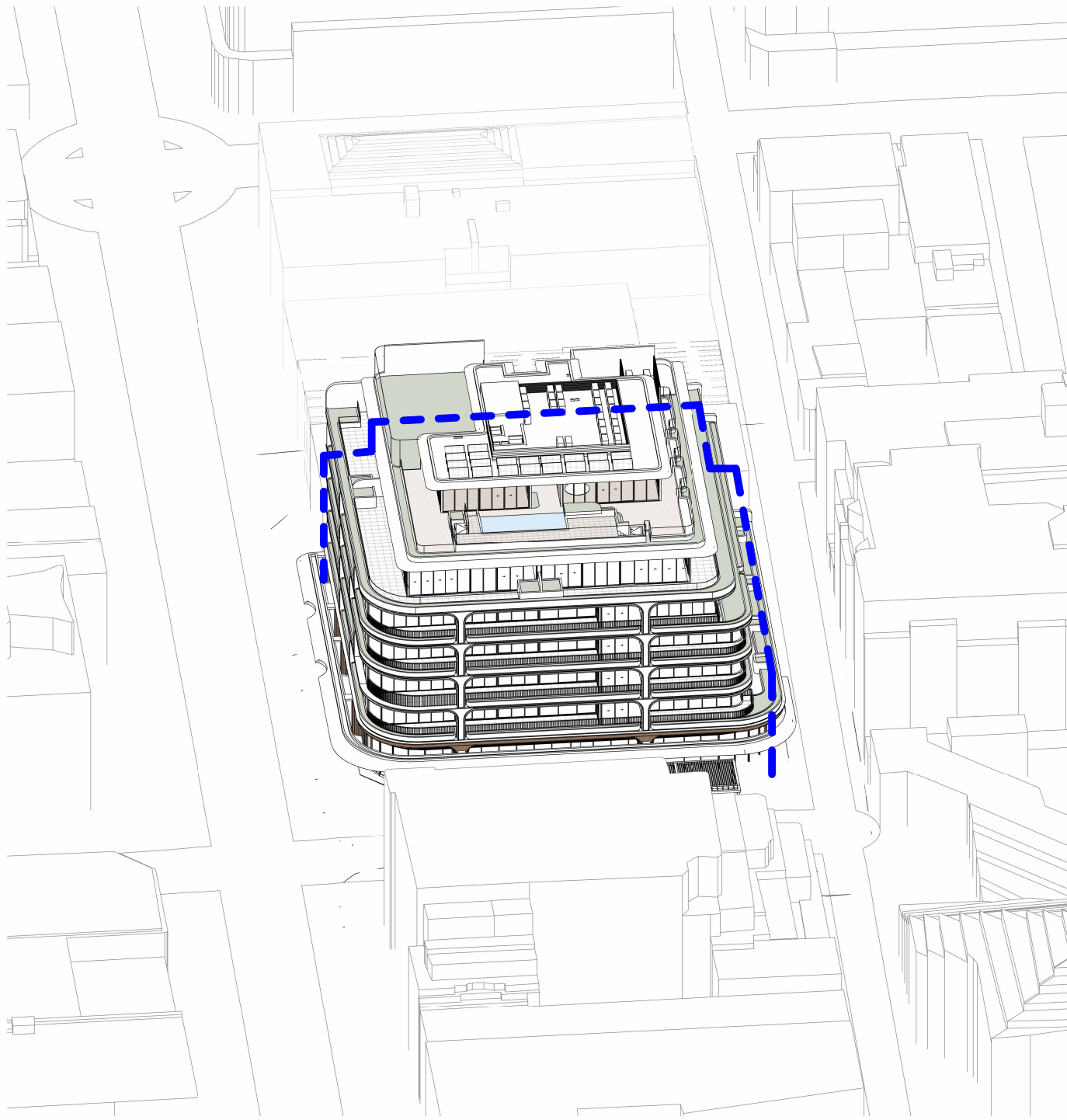
UNIT ACHIEVES 2hrs SOLAR ACCESS TO PRIMARY LIVING SPACE BETWEEN 9AM - 3PM ON WINTER SOLSTICE



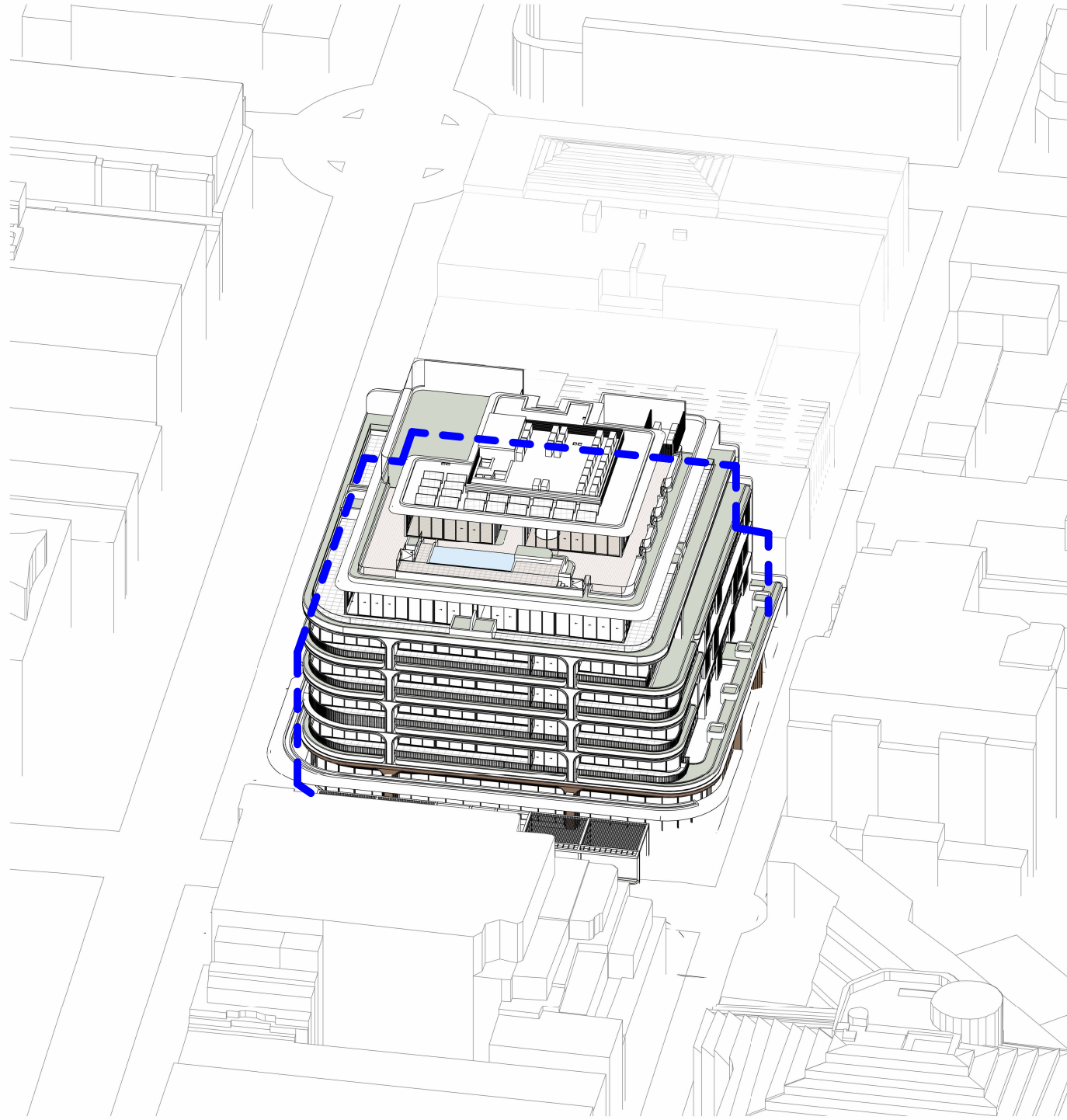
JUNE 21 9AM



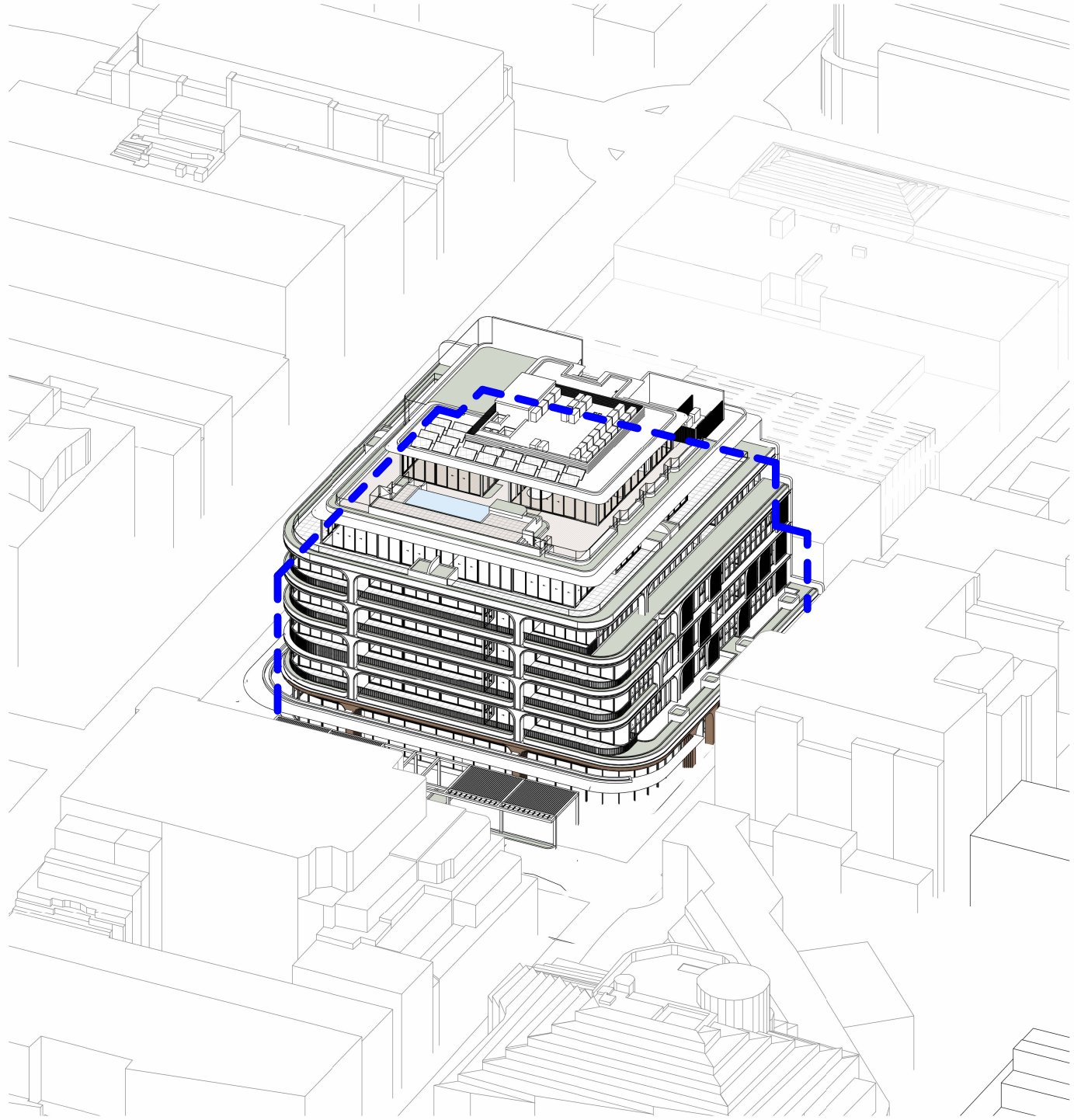
JUNE 21 10AM



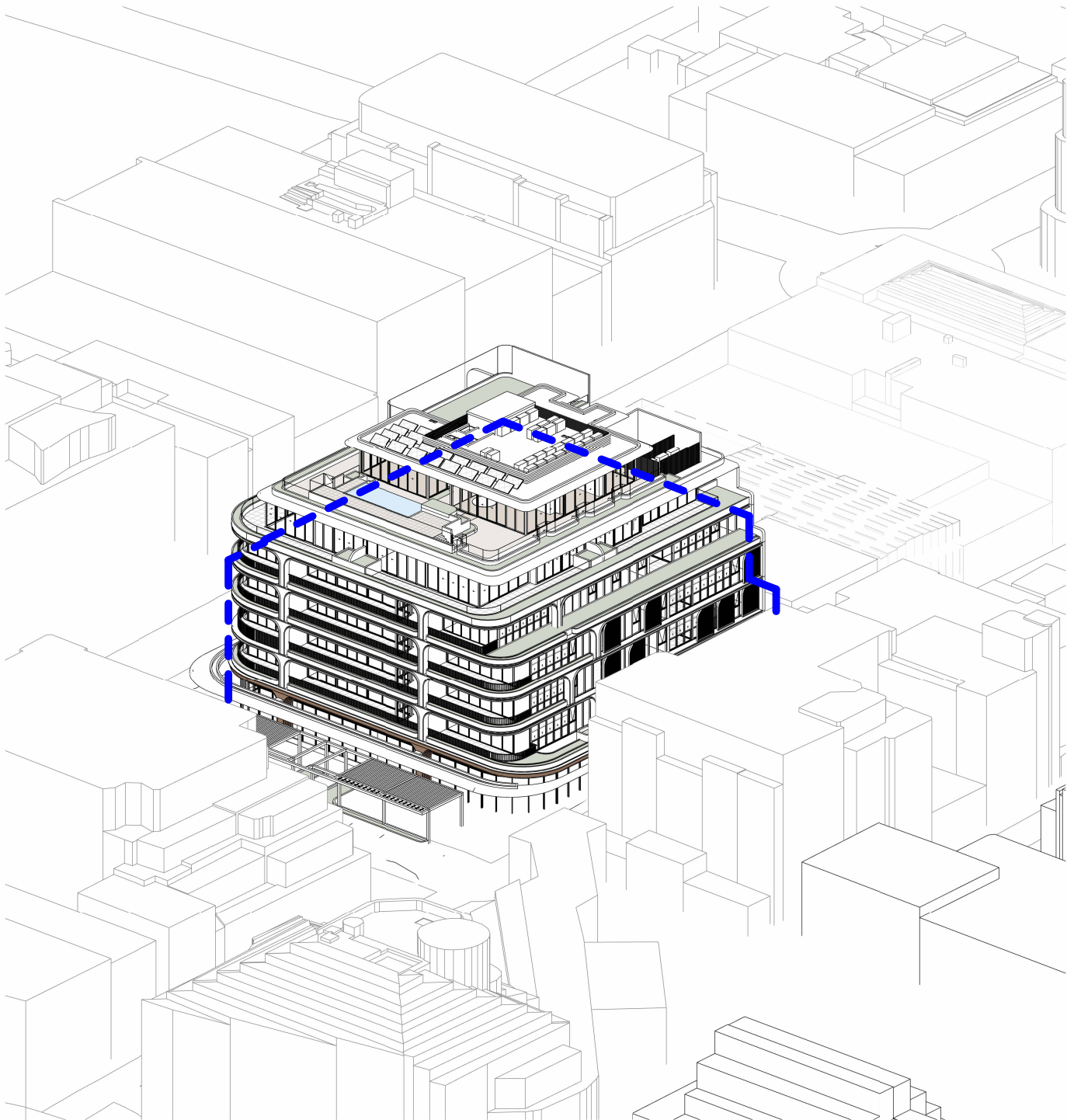
JUNE 21 11AM



JUNE 21 12PM



JUNE 21 1PM



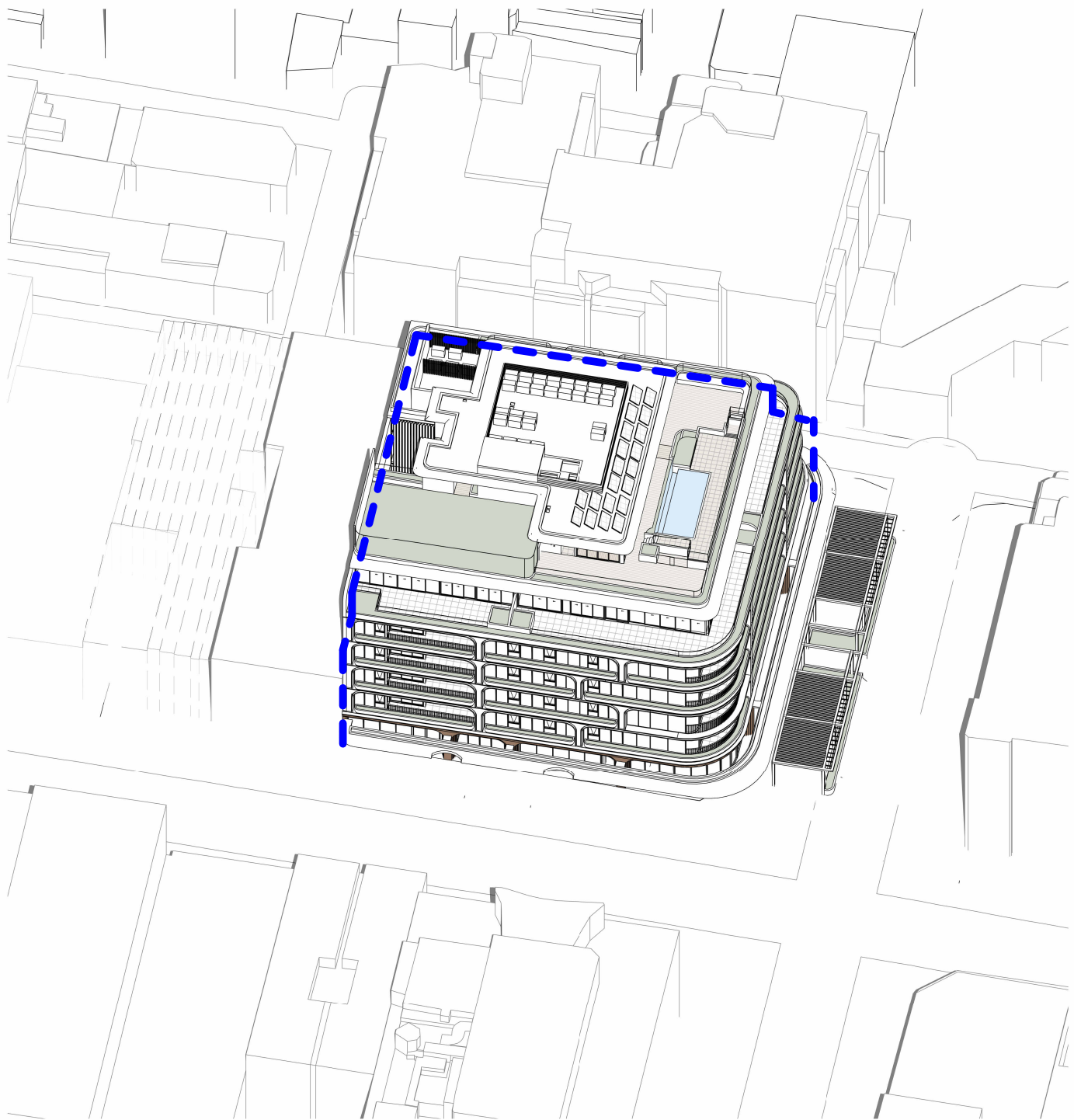
JUNE 21 2PM



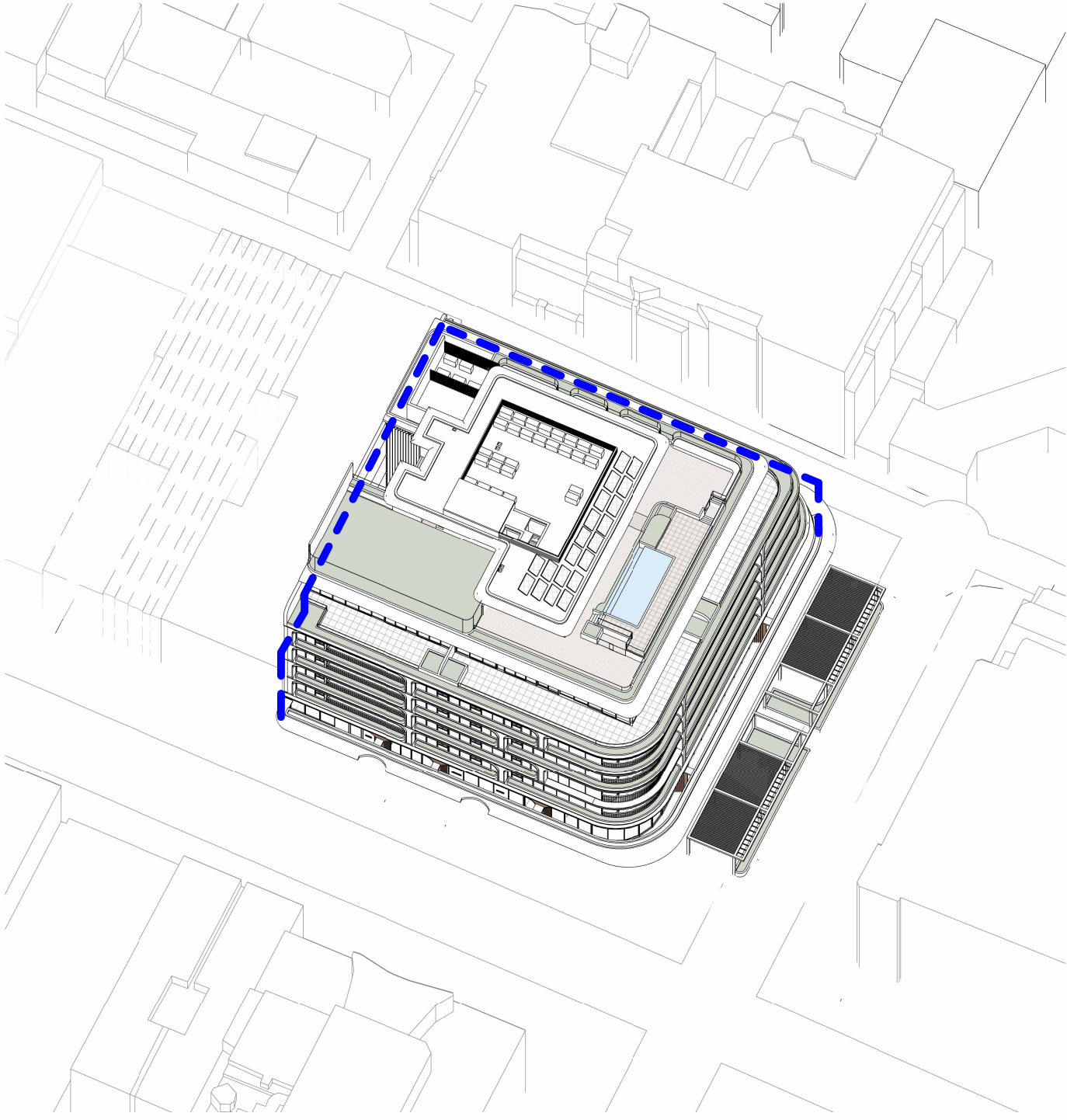
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----- COMPLIANT MASSING OUTLINE

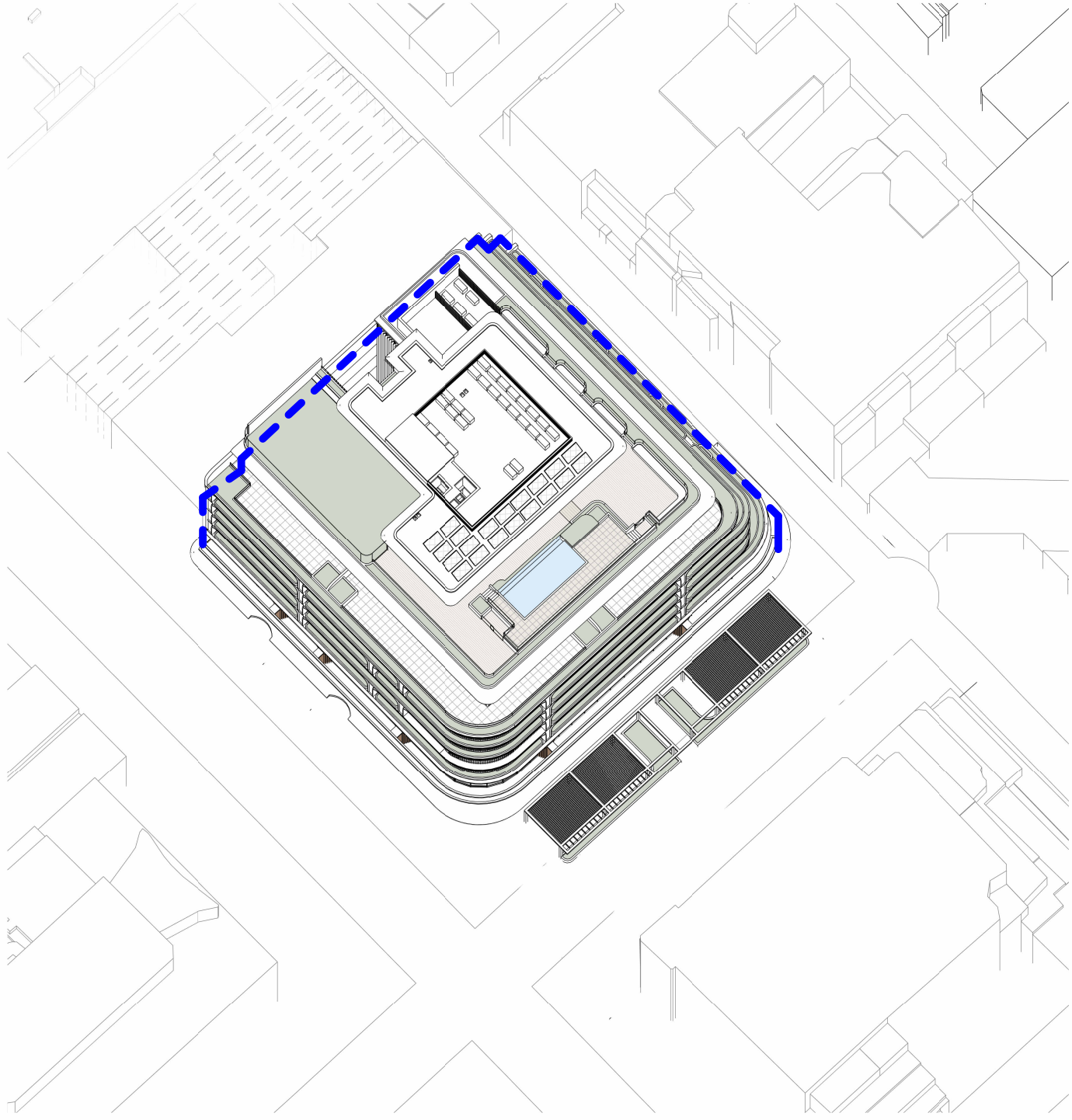
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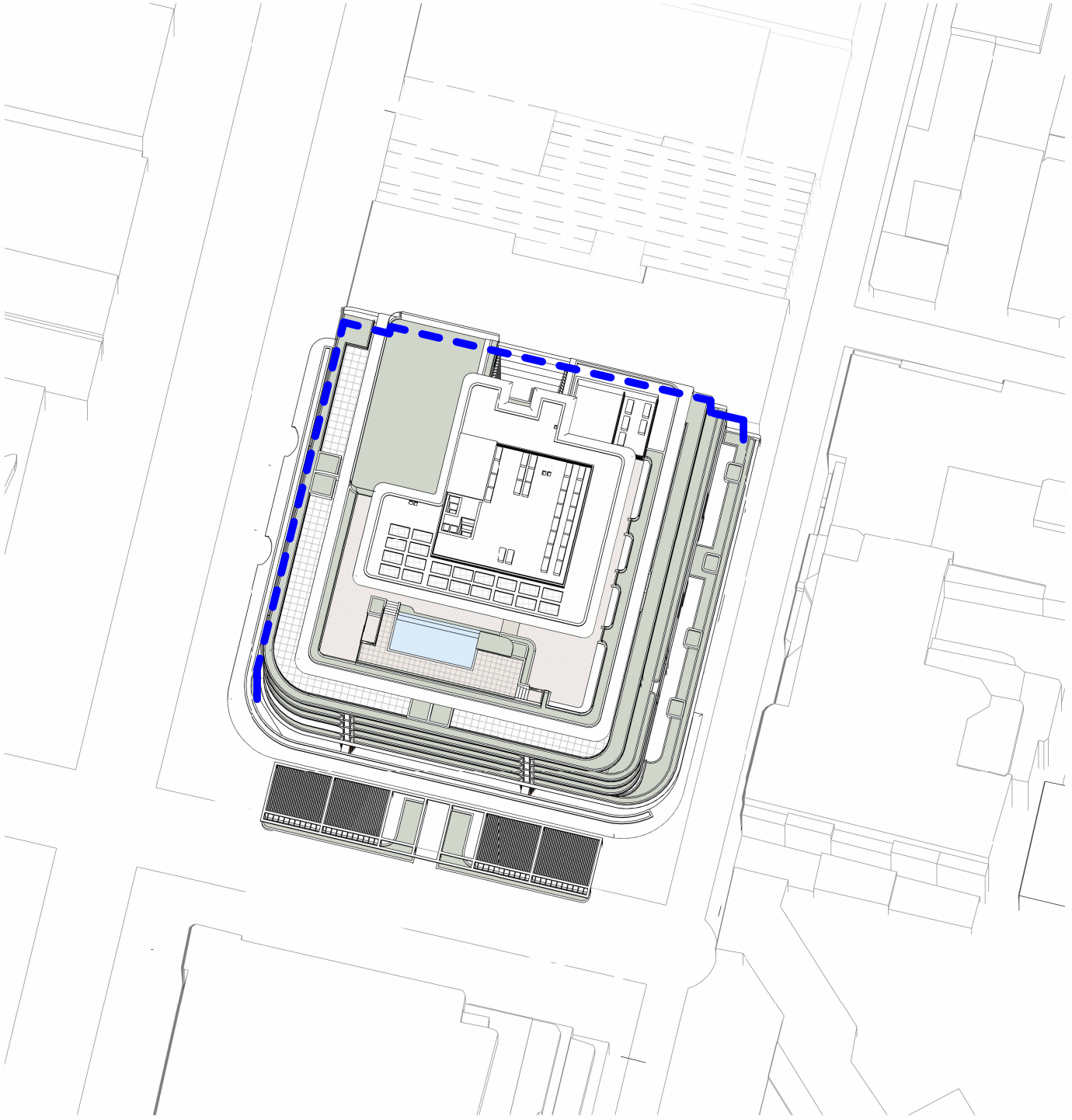
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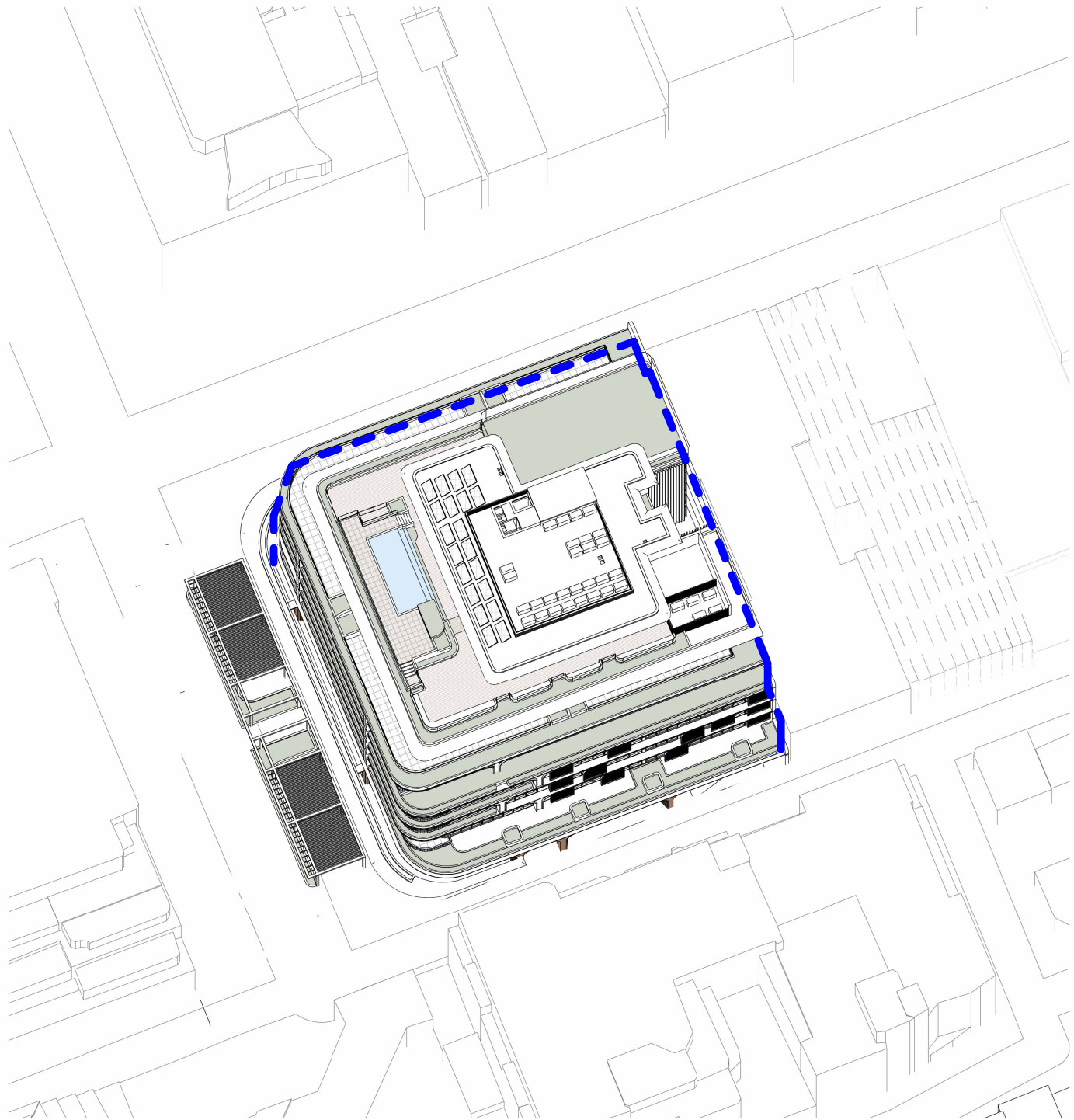
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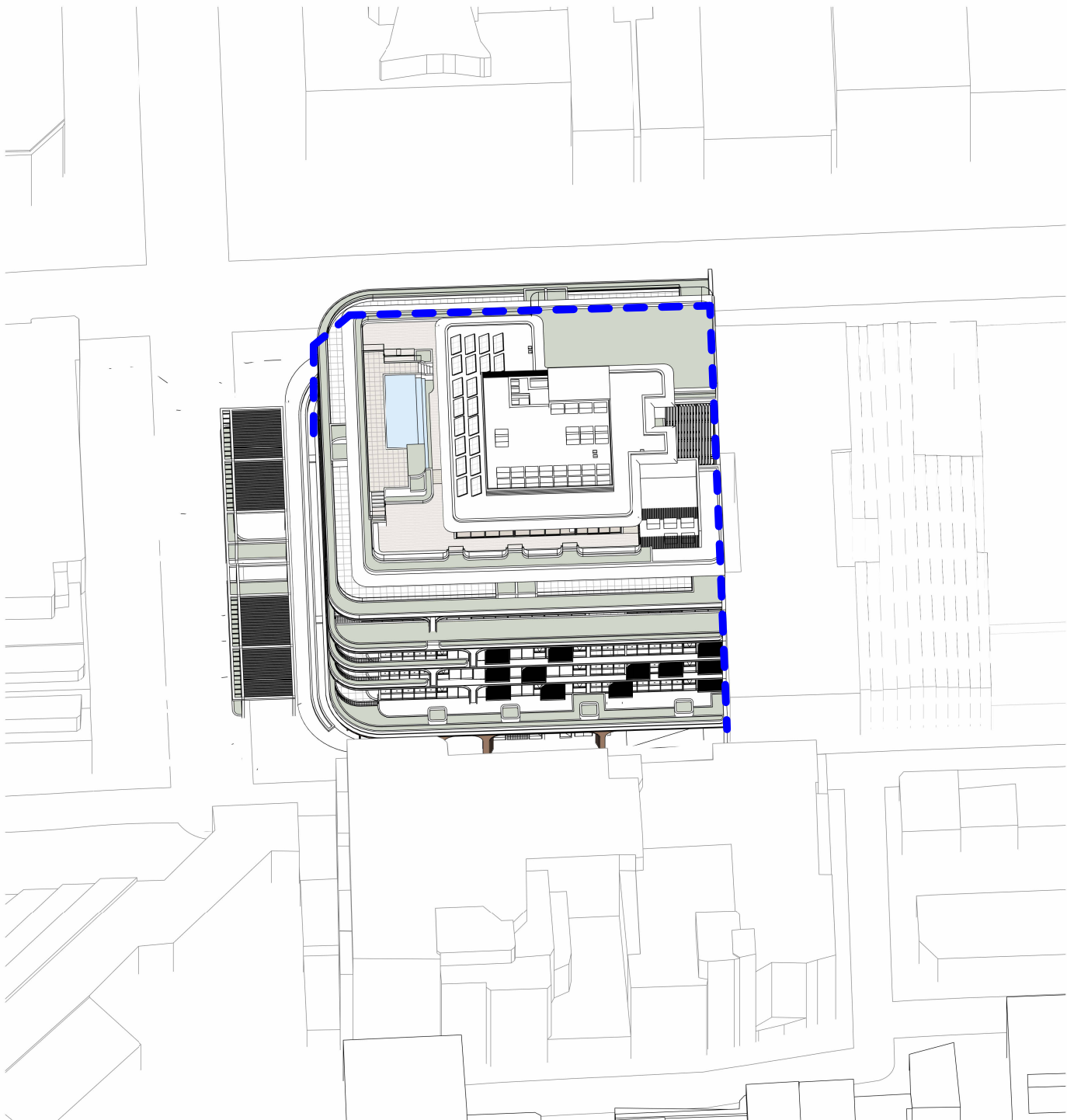
DEC 21 11AM



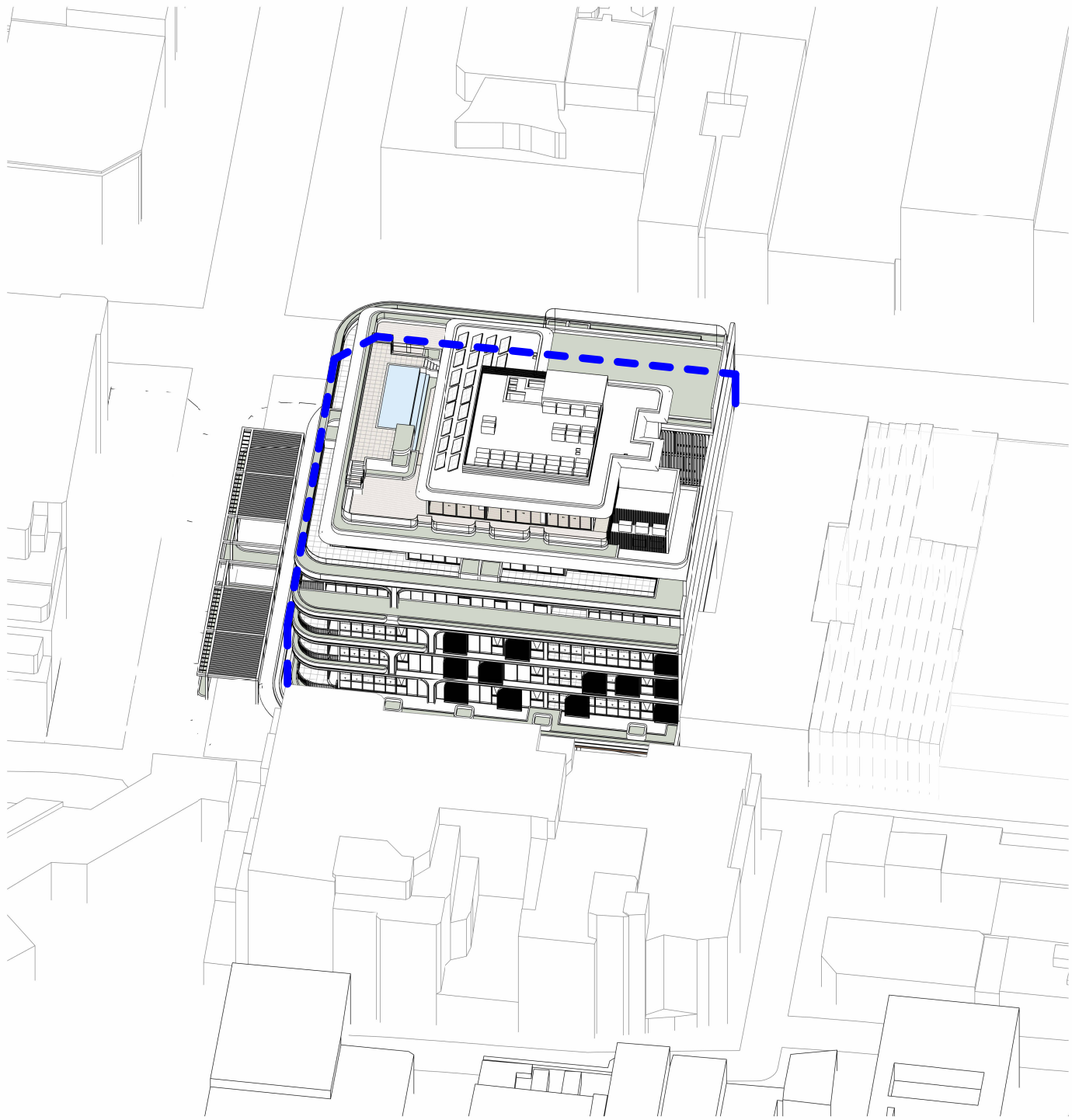
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DEC 21 1PM



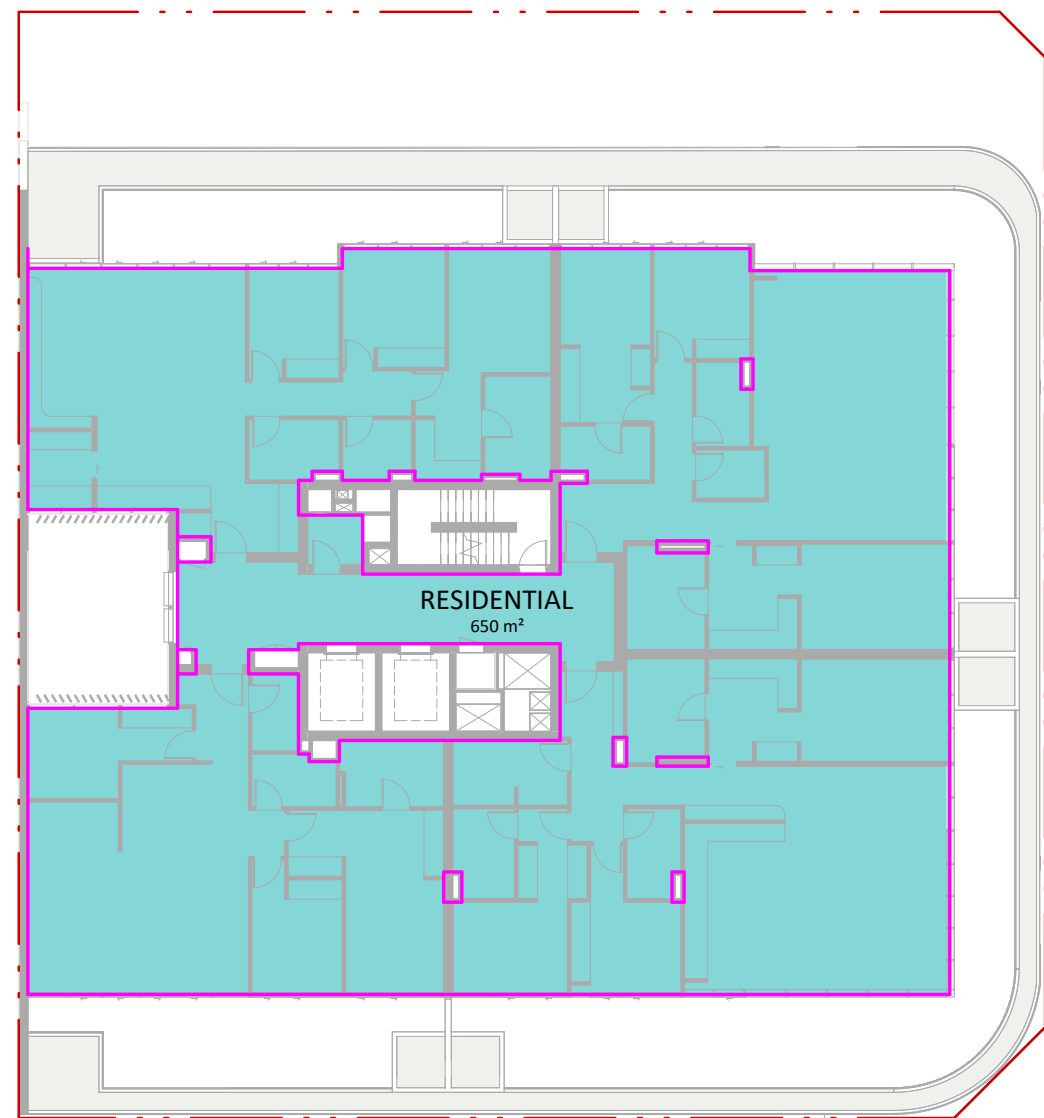
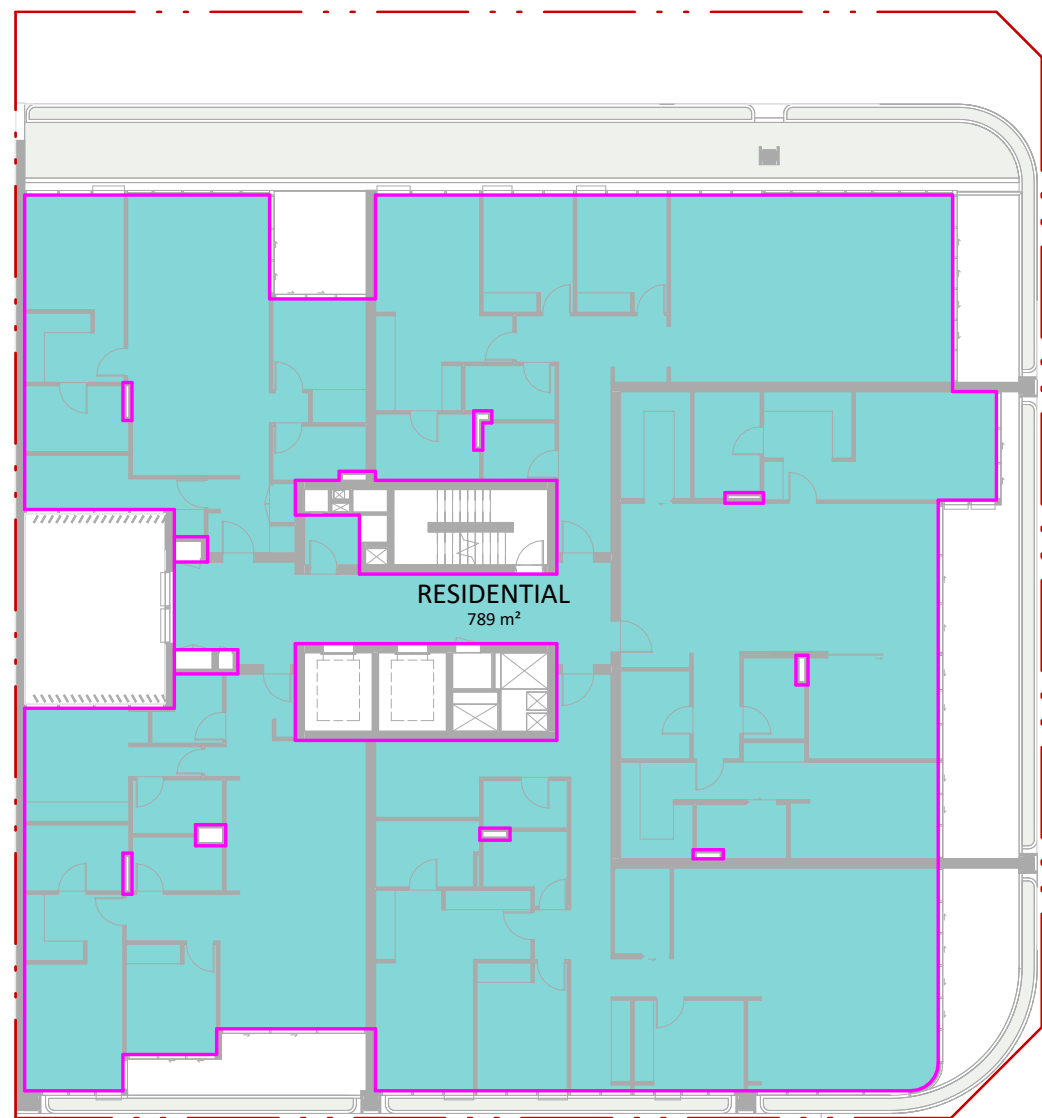
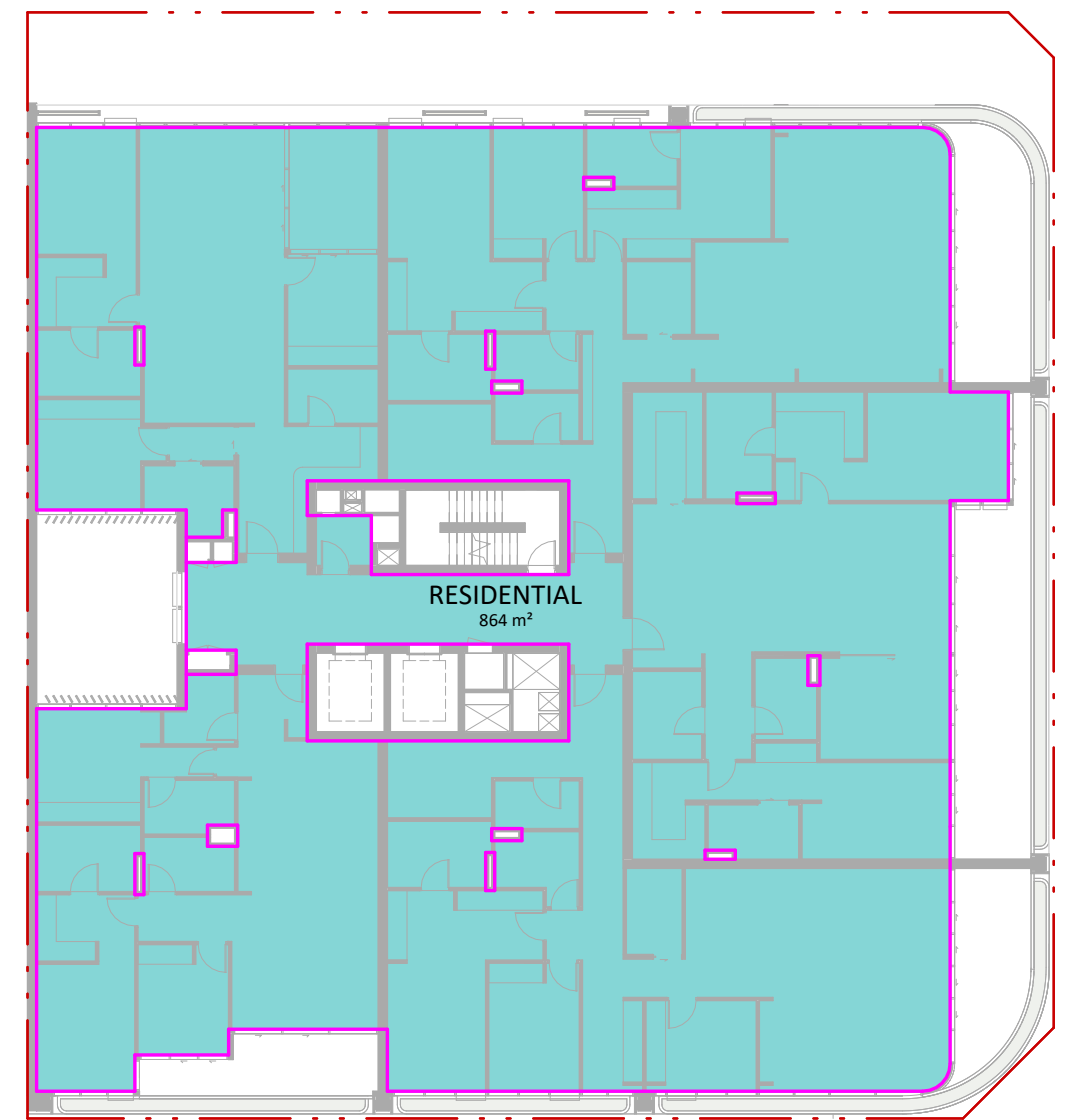
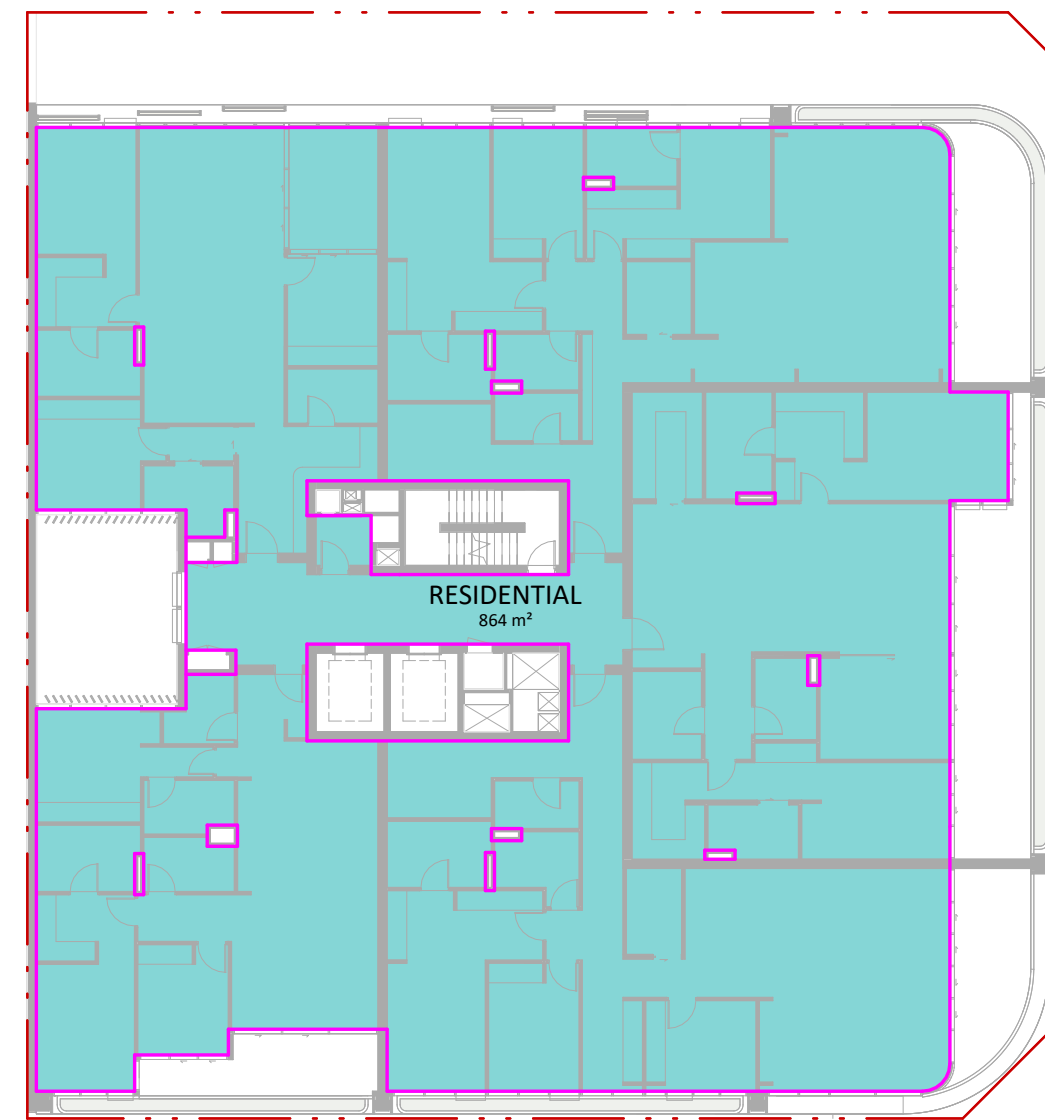
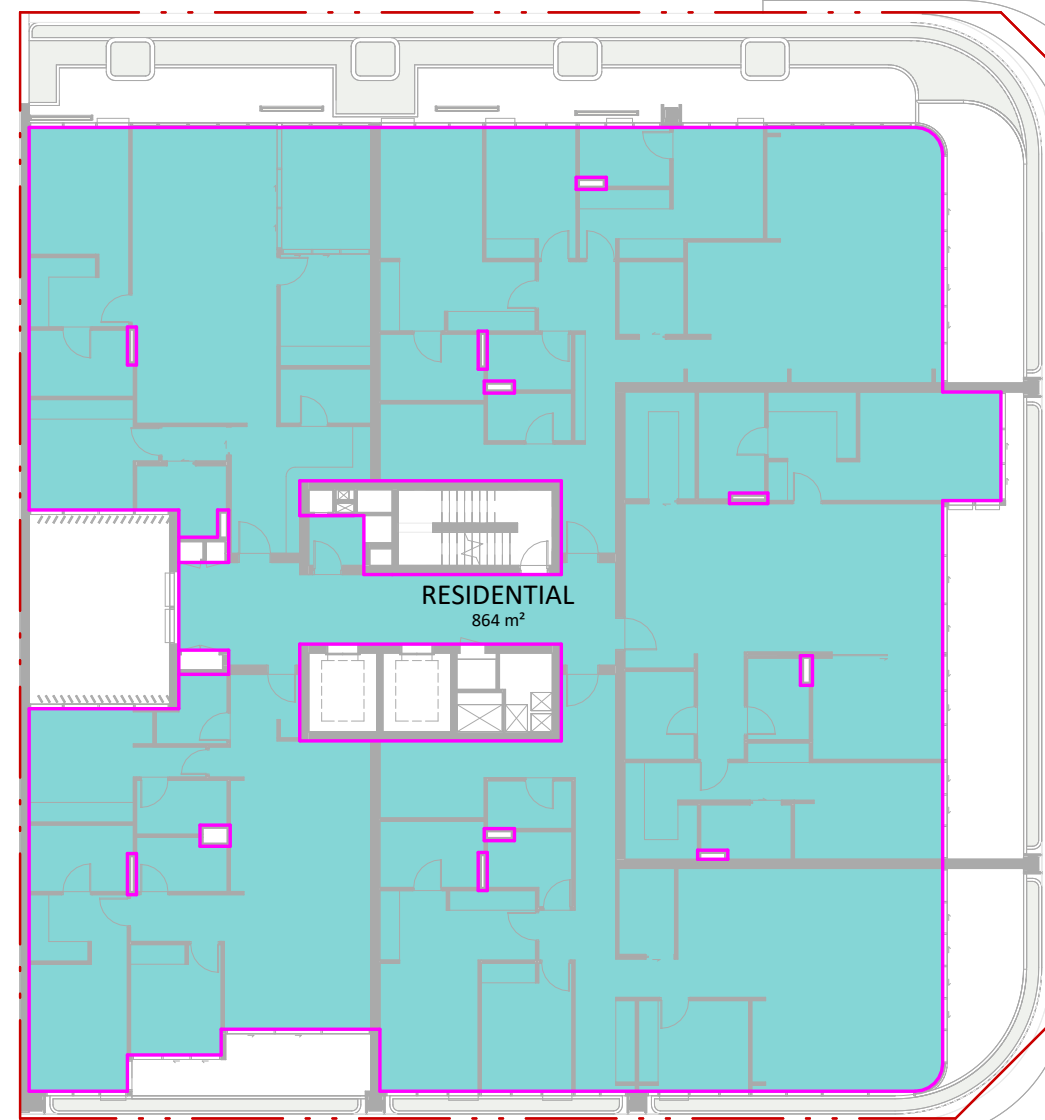
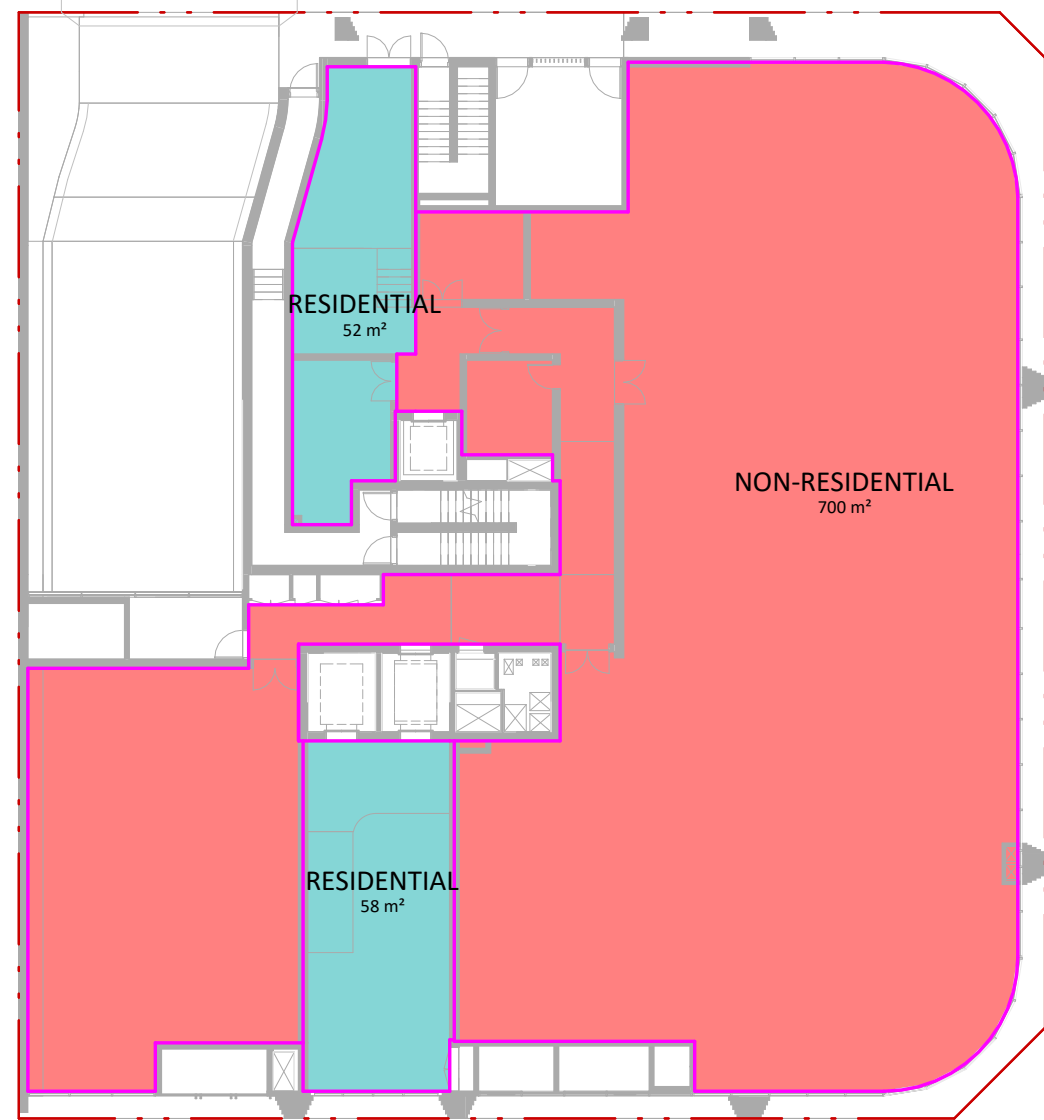
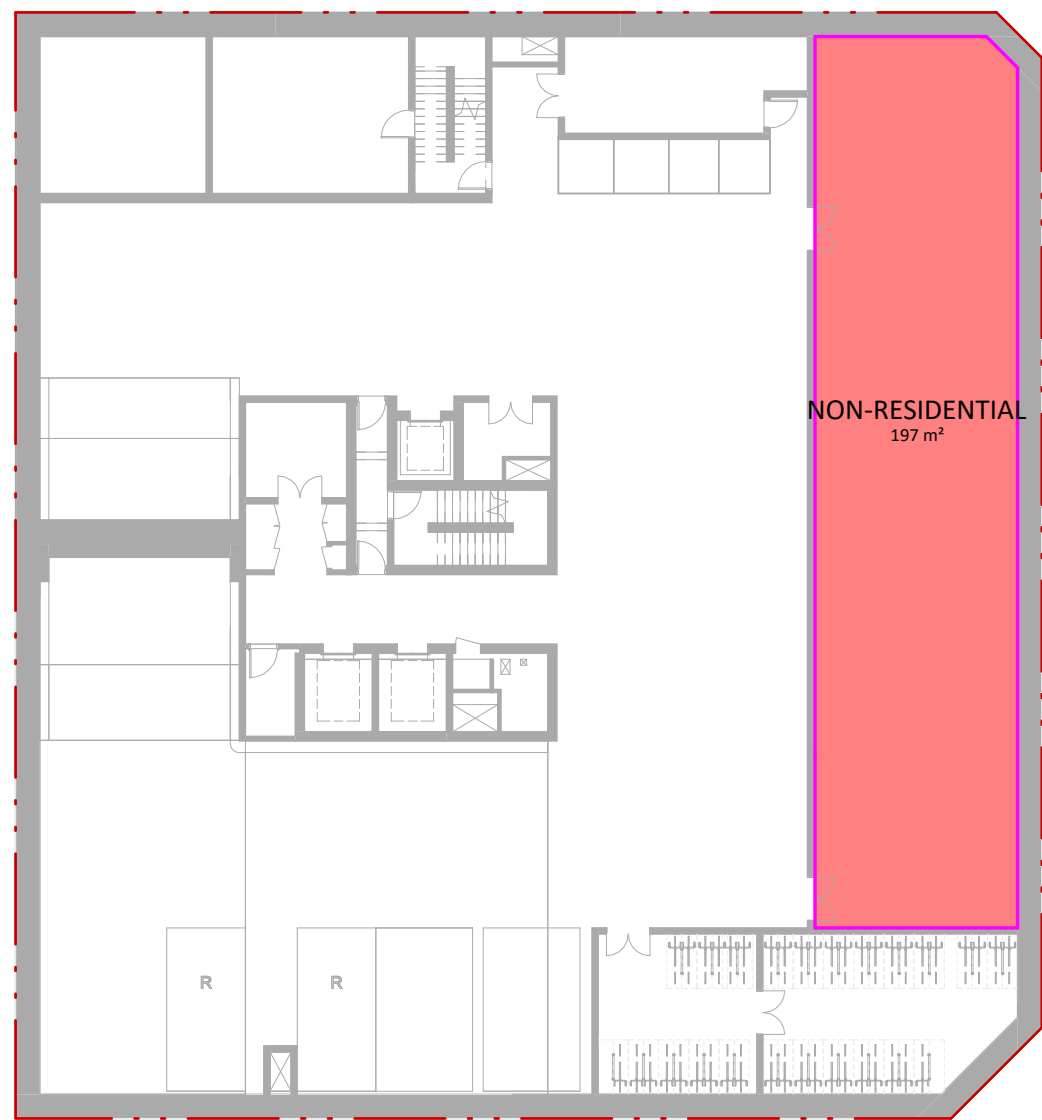
DEC 21 2PM



DEC 21 3PM

----- COMPLIANT MASSING OUTLINE

NO. REVISION					BY	CHK	DATE	REVISION NOTES:		KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	REVISION				
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G					KN	RPW	04/06/2025	ISSUED FOR DA														
										CLOUD LEGEND												
											REVISION		ON HOLD									
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																				DEVELOPMENT APPLICATION	A-0436	G
																				SCALE	DATE	
																						04/06/2025

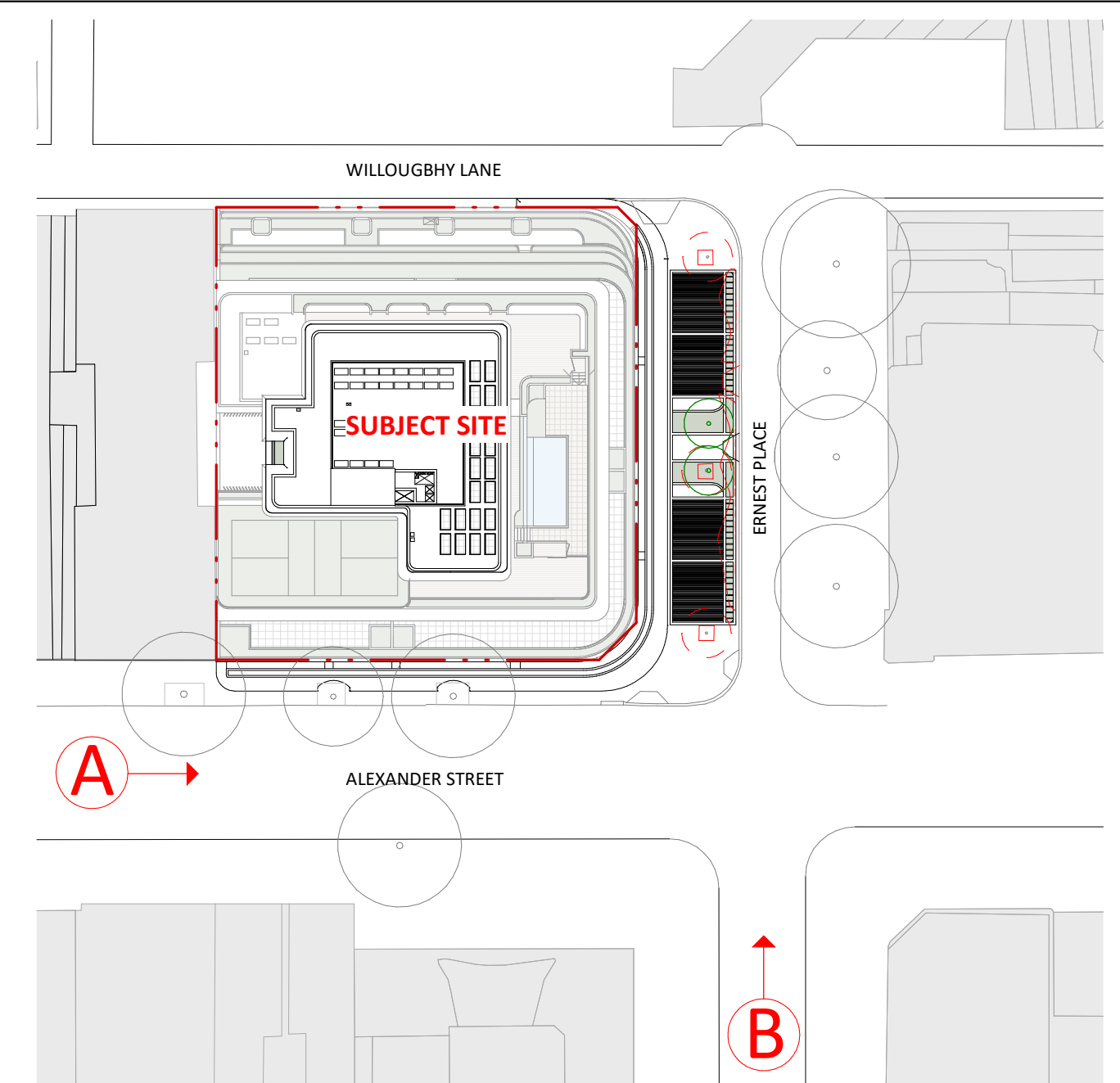


Area Schedule (GFA)	
LEVEL	AREA

NON-RESIDENTIAL	
BASEMENT 1	197.0 m ²
GROUND LEVEL	699.9 m ²
TOTAL	896.8 m²

RESIDENTIAL	
GROUND LEVEL	109.2 m ²
LEVEL 1	864.4 m ²
LEVEL 2	864.4 m ²
LEVEL 3	864.4 m ²
LEVEL 4	788.8 m ²
LEVEL 5	649.6 m ²
LEVEL 6	150.5 m ²
TOTAL	4291.2 m ²
GRAND TOTAL (GFA):	5188.1 m ²

[illegible]

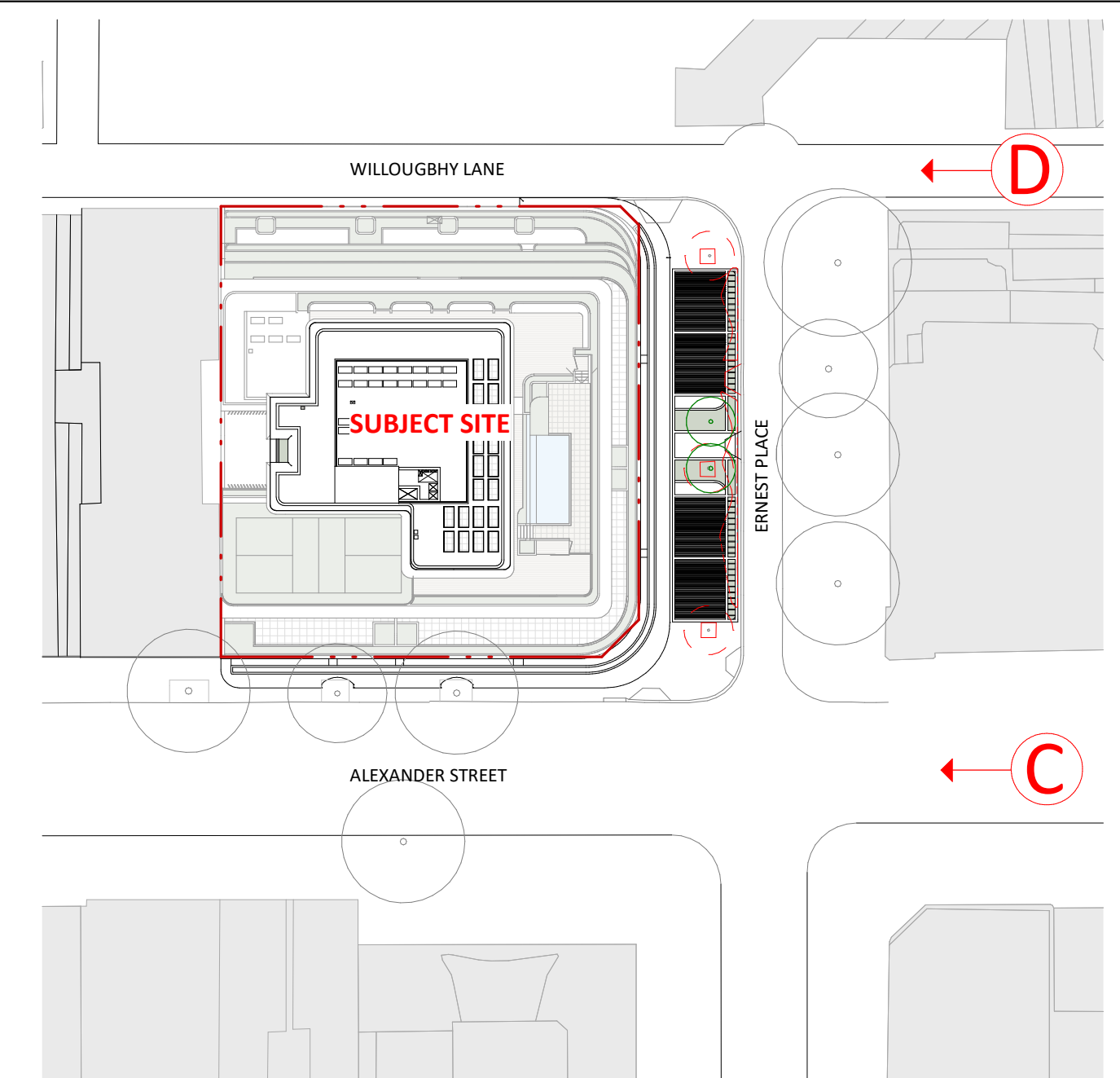


STREET VIEW A- FROM ALEXANDER STREET



STREET VIEW B - FROM ERNEST STREET

NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	REVISION	
A	PRE-DM ISSUE	AL	RPW	29/11/2024						KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT		WATERMARK RETIREMENT LIVING	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI-TAKADA.COM		70 ALEXANDER STREET CROWS NEST, NSW 2065	STREETSCAPE MONTAGE 01		
B	PROBEN BY FOR CONSULTANTS	KN	RPW	04/06/2025						THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT		SUITE 1, LEVEL 1, 108 ALEXANDER STREET CROWS NEST, NSW 2065						
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									CLOUD LEGEND	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION					STATUS	DWG NO.	DATE	
									REVISION						DEVELOPMENT APPLICATION	A-0453	04/06/2025	
									ON HOLD									
											THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CO-CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.							

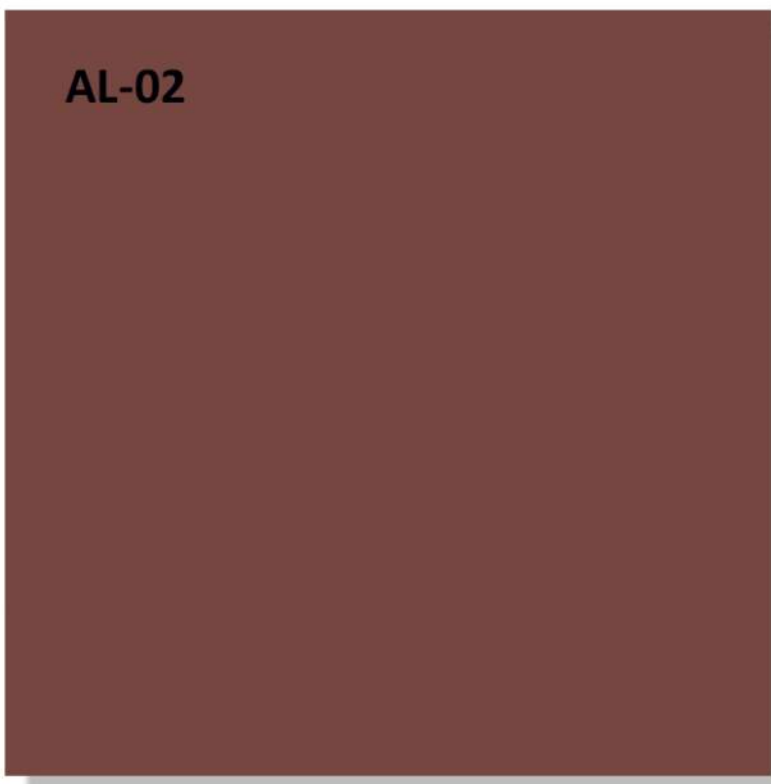
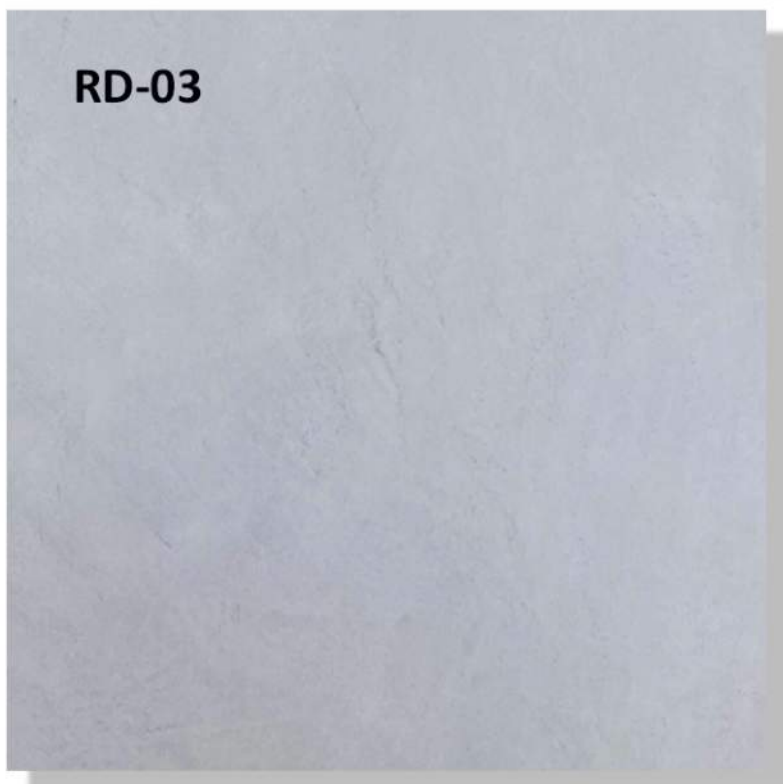


STREET VIEW C - FROM ALEXANDER STREET



STREET VIEW D - FROM WILLOUGHBY LANE

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A	PRE-DA ISSUE		AL	RWP	20/11/2024							KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.						WATERMARK RETIREMENT LIVING			SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURREY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896			Koichi Takada Architects			CROWNS NEST, NSW 2065			STREETSCAPE MONTAGE 02		
B	PROCEED SET FOR CONSULTANTS		KN	RWP	04/04/2025							THIS DOCUMENT MUST NOT BE ESENT. PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.						SUITE 1, LEVEL 1, 108 ALEXANDER STREET			NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 1610 QLD ARCHITECTS 5590 KOICHI TAKADA.COM						70 ALEXANDER STREET CROWNS NEST, NSW 2065			STATUS DEVELOPMENT APPLICATION		
C	ISSUED FOR DA		KN	RWP	04/06/2025							THIS DOCUMENT IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY VIC ARCHITECTS TO THAT DEPICTED IN THE QA CONTROLLED POP. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.									NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 1610 QLD ARCHITECTS 5590 KOICHI TAKADA.COM			THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.			SCALE			DATE 04/06/2025		
									CLOUD LEGEND			REVISION			ON HOLD																	



[*Crows Nest*]

LEGEND

- AL-01 DARK POWDERCOAT METAL
- AL-02 LIGHT POWDERCOAT METAL
- BR-01 BROWN BRICK
- GL-01 CLEAR GLASS
- GL-02 GLASS BALUSTRADE

- RD-01 LIGHT RENDER
- RD-02 DARK RENDER
- RD-03 CONCRETE LOOK RENDER
- SC-01 DARK TIMBER LOOK SCREEN

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	A ISSUED FOR DA												STATUS DEVELOPMENT APPLICATION	DWG NO. A-0500	REVISION B
						CLOUD LEGEND  REVISION  ON HOLD							SCALE		DATE 04/06/2025