

Koichi Takada Architects

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Project: 70 Alexander Street, Crows Nest NSW 2065
Client: Watermark Retirement Living
Revision: B

10/07/2026

Amended DA Drawings, LEC – Without Prejudice

Design Change Schedule

Drawing	Drawing Name	Design Change Description
A-0000	Cover Page	1. Drawing list updated
A-0001	Project Summary	1. Building height revised. Lift overrun lowered 0.6m and roof level lowered 0.3m 2. Setbacks to Ernest Place and Willoughby Lane revised. 3. Landscape area updated. 4. Number of units reduced and percentage of solar access revised. 5. Number of units reduced and percentage of cross ventilated apartments revised. 6. Number of car park spaces revised. 7. Bicycle parking revised accordingly with the reduction of retail GFA and number of apartments. 8. Communal open space area reduced. 9. GFA revised as per changes to the floor plans. 10. Unit mix revised to add more 2-bedroom units.
A-0002	Pers. 01 Alexander St	1. Perspective updated to reflect the latest changes.
A-0003	Pers. 01 Ernest Place	1. Perspective updated to reflect the latest changes.
A-0010	Context Plan	No changes to this drawing.
A-0012	Site Analysis	1. Building plan revised to reflect the latest changes. Refer to GA plans, Elevations & Sections
A-0013	Site Plan	1. Building plan revised to reflect the latest changes. Refer to GA plans, Elevations & Sections

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A-0015	Demolition Plan	No changes to this drawing.
A-0098	Floor Plan - Basement Level 02	1. Car par spaces revised to suit the changes in the apartment mix. 2. Car parking schedule updated. 3. Section marker for new section added. 4. Storage cages added under ramp.
A-0099	Floor Plan - Basement Level 01	1. Car par spaces revised to suit the changes in the apartment mix. 2. Car parking schedule updated. 3. Section marker for new section added. 4. Retail spaced removed and replaced with End of the Trip facilities and storage. 5. Retail space removed and replaced with car park spaces. 6. Bicycle parking revised to suit the updated apartment mix.
A-0100	Floor Plan - Ground Level	1. Section marker for new section added.
A-0101	Floor Plan – Level 01	1. Size of lightwell increased. 2. L1 RL lowered by 0.3m 3. Glazing area in bedrooms reduced approximately by a third and replaced by a solid wall to increase privacy. 4. Apartment layouts revised. Apartments 1.04 and 1.05 changed from 3 bedroom to 2 bedroom. 5. Glazing alignment adjusted. 6. Section marker for new section added. 7. Apartment 1.01 substituted by residential amenities.
A-0102	Floor Plan – Level 02	1. Size of lightwell increased. 2. L2 RL lowered by 0.3m 3. Glazing area in bedrooms reduced approximately by a third and replaced by a solid wall to increase privacy. 4. Apartment layouts revised. Apartments 2.04 and 2.05 changed from 3 bedroom to 2 bedroom. 5. Glazing alignment adjusted. 6. Section marker for new section added.

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A-0103	Floor Plan – Level 03	1. Size of lightwell increased. 2. L3 RL lowered by 0.3m 3. Glazing area in bedrooms reduced approximately by a third and replaced by a solid wall to increase privacy. 4. Apartment layouts revised. Apartments 3.04 and 3.05 changed from 3 bedroom to 2 bedroom. 5. Glazing alignment adjusted. 6. Section marker for new section added.
A-0104	Floor Plan – Level 04	1. Size of lightwell increased. 2. L4 RL lowered by 0.3m 3. Apartment layouts revised. Apartments 4.02, 4.04 and 4.05 changed from 3 bedroom to 2 bedroom. 4. Setback at west boundary and glazing alignment at north and west facades revised. 5. Section marker for new section added.
A-0105	Floor Plan – Level 05	1. Size of lightwell increased. 2. L5 RL lowered by 0.3m 3. Apartment layouts redesigned. 4. Setbacks revised to maximise solar access to neighbouring building on 13 Ernest Street and to reduce the bulk of the building. 5. Section marker for new section added. 6. Building extent adjusted to provide more solar access to adjacent building on 66-68 Alexander Street.
A-0106	Floor Plan – Level 06	1. Size of lightwell increased. 2. L6 RL lowered by 0.3m 3. Rooftop redesigned to maximise solar access to neighbouring building on 13 Ernest Street and to reduce the bulk of the building. Skylight positions adjusted to suit the apartments below. Residential amenities relocated to level 1. 4. Section marker for new section added.
A-0107	Floor Plan – Roof Level	1. Lift overrun RL lowered by 0.3m. 2. Roof RL lowered by 0.3m 3. Rooftop redesigned to maximise solar access to neighbouring building on 13 Ernest Street and to reduce the bulk of the building. Skylight positions adjusted to suit the apartments below. Residential amenities relocated to level 1. 4. Section marker for new section added.

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A-0200	Elevation - North	1. Lift overrun RL lowered by 0.3m. 2. Roof RL lowered by 0.3m 3. Levels from L1 to roof lowered by 0.3m. L1 height reduced. 4. Residential amenities relocated from rooftop to L1 to reduce the bulk of the building. 5. Setbacks adjusted to maximise solar access to neighbouring building on 13 Ernest Street.
A-0201	Elevation - East	1. Lift overrun RL lowered by 0.3m. 2. Roof RL lowered by 0.3m 3. Levels from L1 to roof lowered by 0.3m. L1 height reduced. 4. Residential amenities relocated from rooftop to L1 to reduce the bulk of the building. 5. Building extent adjusted to provide more solar access to adjacent building on 66-68 Alexander Street.
A-0203	Elevation - West	1. Lift overrun RL lowered by 0.3m. 2. Roof RL lowered by 0.3m 3. Levels from L1 to roof lowered by 0.3m. L1 height reduced. 4. Residential amenities relocated from rooftop to L1 to reduce the bulk of the building. 5. Building extent adjusted to provide more solar access to adjacent building on 66-68 Alexander Street. 6. Glazing area in bedrooms reduced approximately by a third and replaced by a solid wall to increase privacy.
A-0300	Section 01	1. Roof RL lowered by 0.3m 2. Residential amenities relocated from rooftop to L1 to reduce the bulk of the building. 3. Levels from L1 to roof lowered by 0.3m. L1 height reduced. 4. Retail in Basement 1 removed. 5. Basement 3 omitted.
A-0301	Section 02	1. Lift overrun RL lowered by 0.3m. 2. Roof RL lowered by 0.3m 3. Residential amenities relocated from rooftop to L1 to reduce the bulk of the building. 4. Levels from L1 to roof lowered by 0.3m. L1 height reduced. 5. Basement 3 omitted.
A-0302	Section 03	New Drawing
A-0400	Height Plane Diagrams	1. Building heights reduced.
A-0400A	Height Plane Diagrams	1. Building heights reduced.
A-0401	Building Height Diagram	1. Building heights reduced.
A-0412	Landscape Calculations	1. Planters revised to suit adjusted building massing. Landscape areas revised accordingly

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A-0420	Shadow Diagrams - Jun 21	1. Shadow extent adjusted as a result of the revised building levels and setbacks. 2. Impact of building shadow studied at additional times.
A-0420A	Shadow Diagrams - Jun 21	1. Shadow extent adjusted as a result of the revised building levels and setbacks. Diagrams relocated from sheet A-0420 to A-0420A
A-0421	Shadow Diagrams - Dec 21	1. Shadow extent adjusted as a result of the revised building levels and setbacks.
A-0422	Elevational Shadow Diagrams - Jun 21	1. Shadow extent adjusted as a result of the massing adjustments to maximise solar access to units 32, 33 and 34 at 13 Ernest Street at 9AM. 2. New time added. At 9:19AM unit 35 starts receiving same sun as it would have at 9AM with a compliant massing.
A-0430	Solar and Cross Vent. Diagrams	1. Apartment changed to amenities on Level 1. Cross ventilation and solar access tables updated accordingly.
A-0435	Sun Eye Views - Jun 21	1. Shadow extent adjusted as a result of the revised building levels and setbacks. 2. Diagrams at 9:16AM and 9:19AM added. At 9:16AM unit 35 at 13 Ernest Street starts receiving sun. At 9:19AM unit 35 starts receiving same sun as it would have at 9AM with a compliant massing.
A-0435A	Sun Eye Views - Jun 21	New drawing. 1. Sun Eye View at 3PM relocated from drawing A-0435 and shadow extent adjusted as a result of the revised building levels and setbacks.
A-0436	Sun Eye Views - Dec 21	1. Shadow extent adjusted as a result of the revised building levels and setbacks.
A-0450	GFA Diagrams	1. Retail removed from Basement 1. 2. GFA diagrams revised to suit changes in plans. 3. Area schedule revised as per changes in plans.
A-0500	Material Sample Board	No changes to this drawing.

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