

Register

Alterations and Additions 5 Roosevelt Avenue, Allambie Heights Lot 8 DP 244469

## DA ONLY NOT FOR CONSTRUCTION

Drawing	Title	Scale
General		
A000	Cover Page	NTS
A001	Basix Commitments	NTS
<b>Demolition Plans</b>		
A100	Demolition Plan - Lower Ground Level	1:100
A101	Demolition Plan - Ground Level	1:100
A102	Demolition Plan - Roof Level	1:100
A103	Demolition Elevation - North-West	1:100
A104	Demolition Elevation - South-East	1:100
A105	Demolition Elevation - Noth-East	1:100
A106	Demolition Elevation - South-West	1:100
Proposed Plans		
A200	Proposed Plan - Site	1:200
A201	Proposed Plan - GFA Calculations	1:200
A202	Proposed Plan - Landscape Area Calculations	1:200
A210	Proposed Plan - Lower Ground Level	1:100
A211	Proposed Plan - Ground Level	1:100
A212	Proposed Plan - First Level	1:100
A213	Proposed Plan - Roof Level	1:100
A220	Proposed Plan - Landcsape	1:200
Proposed Elevations		
A300	Proposed Elevation - North-West	1:100
A301	Proposed Elevation - South-East	1:100
A302	Proposed Elevation - Noth-East	1:100
A303	Proposed Elevation - South-West	1:100
Proposed Sections	D 10 11 AA	1 100
A400	Proposed Section - AA	1:100
A401	Proposed Section - BA	1:100
Proposed Schedule		
A500	Proposed Schedule - Windows and Doors	1:50
A501	Proposed Schedule - Windows and Doors	1:50
A510	Proposed Schedule - Materials	NTS
0		
Shadow Analysis	Observation Area has a large Odet Osers	1.000
A600	Shadow Analysis - June 21st 9am	1:200
A601	Shadow Analysis - June 21st 12pm	1:200
A602	Shadow Analysis - June 21st 3pm	1:200

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## **Architectural Drawings** This drawing package is not to be used for construction unless it is issued for construction, so marked in the amendment column and approved by the architect.

## Basix / NatHERS

All new and altered fixtures, construction materials, windows, glazed doors, skylights and shading devices in accordance with the specifications listed in the accompanying Basix/NatHERS certificate.

## Dial Before You Dig

Nominated builder to contact dial before you dig to confirm existing infrastructure before commencing work on site. www.1100.com.au

## Engineering

Baikie Corr takes no responsibility of structural capacity of works carried out on site, either new or existing. All excavation, demolition and new structural work to structural and geotechnical engineer's detail and specification. Refer to structural engineer's drawings for all floor, wall, roof and critical junction construction details and member sizes.

All stormwater, sewer and associated work to civil engineer's detail and specification. Location of rainwater and on-site detention tanks shown on plans are indicative only, final location and positioning to be confirmed with civil engineer.

## Fire Safety

Electrician to locate new smoke detectors as shown on the plans in accordance with AS 3786, BCA and all other relevant standards. Existing smoke detectors to be inspected and repaired or replaced where compliance is not met.

## **Pool Safety**

All new pool safety barriers and gate systems to be designed, located, installed and maintained in accordance with AS 1926.1, AS 1926.2, NCC and all other relevant codes. Existing pool safety barriers and gates to be inspected by the builder and repaired or replaced to ensure safe and compliant.

## Tree Protection

Tree protection measures to be installed and maintained for the duration of the project in accordance with the details and specifications provided by the council and/or project arborist.

Location for waste and recycling bins shown on the accompany plans. Existing location for collection point to be maintained. Demolition material may contain asbestos. Safe removal practices to be carried out by suitably qualified person under Safe Work NSW and Safe Work Australia Codes.

## rial Key

Existing Structure	Demolition	
Proposed Structure	Boundary	
Metal	Timber	
Masonry	Glass	
Concrete	Stone / Tile	

**BAIKIE CORR** Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

NSW ARB 10811

**Project Contact** Jeffrey Baikie ieffrev@baikiecorr.com

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

08.11.24 Consultant Review 03.12.24 DA Issue 10.12.24 DA Issue 10.12.24 DA Issue 24.03.25 Preliminary Driveway Update 26.03.25 DA Issue Amendments 26.03.25 DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100

Rebecca Hawkins Aaron Hawkins

Alterations and Additions

Certificate number: A1775931 0

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments have the meaning given by the document entitled "BASIX Definitions" dated 1009/2020 published by the Department. This document is available at

This certificate is a revision of certificate number A 1776931 lodged with the conserauthority or certifier on 90 January 2026 with application PAN-492641.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, compiles with the requirements of Schedule 1 Clause 2A, 4A of A of the Enrivorment Planning and Assessment Regulation 200

ecretary ate of issue: Wednesday, 26 March 2025 o be valid, this certificate must be lodged within 3 months of the date of issue

Project address				
Project name	5 Roosevelt Avenue, Allambie Heights_02			
Street address	5 ROOSEVELT Avenue ALLAMBIE HEIGHT 2100			
Local Government Area	Northern Beaches Council			
Plan type and number	Deposited Plan DP244469			
Lot number	8			
Section number				
Project type				
Dwelling type	Dwelling house (detached)			
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).			
Number of bedrooms after alterations or additions	5			
Certificate Prepared by (please	e complete before submitting to Council or PCA)			
Name / Company Name: BAIKIE CORR	PTYLTD			
ABN (if applicable): 59620201112				



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Attends walt brick veneer  Att 16 (or R1.70 including construction)  Incremal walt: framed (weatherboard,  R1.30 (or R1.70 including construction)  Incremal walt: framed (weatherboard,  R1.30 (or R1.70 including construction)  Incremal data)  Incremal data)  Incremal data)  Incremal data)  Incremal data)  Incremal data (50 mm)  Incremal data)  Incremal data)  Incremal data (50 mm)  Incremal data)  Incremal data (50 mm)  Incremal dat	framed (R0.7).		construction)						
Activated with careful period (earth-earth of the desired with frame desired wealth frame).  In a couling, flat front, frame desired (e3f mm).  In a couling, flat front, frame desired (e3f mm).  In a couling, flat front, frame desired (e3f mm).  Show on Show on CoCCDC Certification (e1f mm).  Show on Day Plains Superiod Certification (e1f mm).  Sho	external wall: brick veneer	uliding.		luding construction)	N/A				
the ceiling. R2.08 (up), roof: foll backed blanker (55 mm)  aziling requirements  soling requirements must also be satisfied in relation to each skylight:  ch skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that test in the table below.  ch sixylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that test in the table below.  ch skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that test in the table below.  ch skylight mumber  Area of glazing inc. frame  (m2)  1.5  no shading  striber, low-Eliteral/argon fillicibar restrant, (cr U-value: 2.9, SHGC 456)  striber, low-Eliteral/argon fillicibar restrant, (cr U-value: 2.9, SHGC 6-446)	external wall: cavity brick		nil						
azing requirements  Show on CXCDC Certifier Check  Tylights  applicant must install the skylights in accordance with the specifications listed in the table below.  a following requirements must also be satisfied in relation to each skylight:  ch skylight may aither match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHSC) no greater than that declared to the below.  Area of glazing inc. frame  Shading device  Frame and glass type  (m2)  Frame and glass type  (m3)  1.5 no shading  Shading device  Frame and glass type  (m3)  Show on CXCDC  Frame and glass type  (m4)  Shading device  Frame and glass type  (m5)  Show on CXCDC  Frame and glass type  (m6)  Show on CXCDC  Area of glazing inc. frame  Shading distinct resternat, (or U-value: 2.9, SHOC-0.466)  Show on CXCDC  Show on CXCDC  Frame and glass type  (m2)  Shading device  Frame and glass type  (m3)  Shading distinct resternat, (or U-value: 2.9, SHOC-0.466)  Show on CXCDC  Area of glazing inc. frame  Shading distinct resternat, (or U-value: 2.9, SHOC-0.466)	external wall: framed (weatherboo fibro, metal clad)	ard,							
yelights  applicant must install the skylights in accordance with the specifications listed in the table below.  y  y  following requirements must allo be satisfied in relation to each skylight:  y  sh skylight many either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that  to in the table below.  y  yilights glazing requirements  Skylight number  Area of glazing inc. frame  (ns)  no shading  timber, low-E internalizagon  glicker accturate, (or U-value: 2,9. SHGC: 0.456)  SGC2  1.5  no shading  timber, low-E internalizagon  glicker accturate, (or U-value: 2,9. SHGC: 0.456)  SGC3  SGC3  SGC3  SGC4  SGC5  SGC6  SGC6  SGC6  SGC6  SGC7  SG	flat ceiling, flat roof: framed		ceiling: R2.08 (up), r blanket (55 mm)	roof: foil backed	dark (sol	ar absorptance > 0.70)			
yelights  applicant must install the skylights in accordance with the specifications listed in the table below.  y  y  following requirements must allo be satisfied in relation to each skylight:  y  sh skylight many either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that  to in the table below.  y  yilights glazing requirements  Skylight number  Area of glazing inc. frame  (ns)  no shading  timber, low-E internalizagon  glicker accturate, (or U-value: 2,9. SHGC: 0.456)  SGC2  1.5  no shading  timber, low-E internalizagon  glicker accturate, (or U-value: 2,9. SHGC: 0.456)  SGC3  SGC3  SGC3  SGC4  SGC5  SGC6  SGC6  SGC6  SGC6  SGC7  SG	lazing requirements						Show on	Show on CC/CDC	Certifier
a papilicant must install the skylights in accordance with the specifications listed in the table below.  ### of flowing requirements must also be satisfied in relation to each skylight:  ### of satisfied in relation to each skylight:  ### of the table below.  ### of the table below.  ### of the table below.  ### Area of glazing inc. frame    Area of glazing inc. frame   Shading device   Frame and glass type	adjusts.	_			_		DA Plans	Plans & specs	Check
ch skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that does in the table below.  Vigility and specific requirements  Bisylight number  Area of glazing inc. frame.  (m2)  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKGC2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)	, ,	hts in acco	ordance with the speci	ifications listed in the t	able below.		Ι.,		
ch skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that does in the table below.  Vigility and specific requirements  Bisylight number  Area of glazing inc. frame.  (m2)  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKG2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)  SKGC2  1.5  no shading  timber, low-E internalizingon fillicities external, (or U-value: 2.9, SHGC: 6486)	e following requirements must al	so be satis	fied in relation to each	n skylight:			-	· ·	_
ted in the table below.    Wijkhts glazing requirements   Area of glazing inc. frame (m2)   Frame and glass type (m2)   Frame and glass type (m2)   Frame and glass type (m3)   Frame and glass type (					CMalant	(6466)		_	~
Silvylight number Area of glazing inc. frame. Shading device Frame and glass type (m2)   1.5 no shading timber, low-E internalizaryon fillicitar external, (or U-value: 2.9, SHGC: 456)   5KG2 1.5 no shading timber, low-E internalizaryon fillicitar external, (or U-value: 2.9, SHGC: 456)   5KG2 1.5 no shading timber, low-E internalizaryon fillicitar external, (or U-value: 2.9, SHGC: 6.466)   1.5 no shading timber, low-E internalizaryon fillicitar external, (or U-value: 2.9, SHGC: 6.466)   1.5 no shading timber, low-E internalizaryon fillicitar external, (or U-value: 2.9, SHGC: 6.466)   1.5 no shading timber, low-E internalizaryon fillicitar externalizaryon fillici	ted in the table below.	description	i, or, nave a o-value :	and a Solar Heat Gain	Coemcient	(SHGC) no greater trian triat		~	~
SK01 1.5 no shading stroker, low-Einfamfargon fillidear sternal, (or Uvalue: 2.9, SH0C: 0.456)  SK02 1.5 no shading stroker in the stroker in									
SK01 1.5 no shading stroker, low-Einfamfargon fillidear sternal, (or Uvalue: 2.9, SH0C: 0.456)  SK02 1.5 no shading stroker in the stroker in	Skylight number	Area of g	lazing inc. frame	Shading device		Frame and glass type			
2.9, SHGC: 0.486)  SK62 1.5 no shading the beauting on fill-clear actumals (or U-value: 2.9, SHGC: 0.456)  Sgend these commitments, "applicant" means the person carrying out the development.	5K01			no shading		timber, low-E internal/argon			
fflicher onternal, (or Uvalue: 2.9, SHGC: 0.456)  gend these commitments, "applicant" means the person carrying out the development.						2.9, SHGC: 0.456)			
gend these commitments, "applicant" means the person carrying out the development.	SK02	1.5		no shading		fill/clear external, (or U-value:			
these commitments, "applicant" means the person carrying out the development.						2.9, SHGC: 0.456)	II	L	
		means the	nerena carriara a 1 "	ne development					
					ha nlano c	companying the development	ication for the	ronosed devolonm1	a a
mmitments identified with a 🍑 in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction	mmitments identified with a 🗸 i	n the "Shor	v on CC/CDC plans 8	sners" column must	he shown in	the plans and specifications acco	mnanying the	annlication for a constru	ntion

Commitments identified with a V in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the developme may be issued.

Glazing requi	rements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
	glazed doors								
		vs, glazed doors and ecifications must be a			ne specifications lis or.	ted in the table	~	~	~
		o be satisfied in rela						~	~
ach window or g nust have a U-va ind SHGCs mus irovided for infor	lazed door with im alue and a Solar He t be calculated in a mation only. Altern	proved frames, or py eat Gain Coefficient coordance with Natio ative systems with c	rolytic low-e glass, c (SHGC) no greater t onal Fenestration Re omplying U-value an	or clear/air gap/clea han that listed in the uting Council (NFRC ad SHGC may be so	r glazing, or toned/ e table below. Tota c) conditions. The obstituted.	air gap/clear glazing system U-values lescription is		~	~
		res, the leading edge low or glazed door a					~	~	~
or projections de it least that show	scribed as a ratio, m in the table belo	the ratio of the proje w.	ction from the wall to	the height above t	he window or glaze	d door sill must be	~	~	~
ergolas with poly	carbonate roof or	similar translucent m	aterial must have a	shading coefficient	of less than 0.35.			~	~
xternal louvres a	ind blinds must full	y shade the window	or glazed door besid	le which they are si	tuated when fully d	rawn or closed.		~	~
ergolas with fixe	d battens must hav	ve battens parallel to v. The spacing betwe	the window or glaze	d door above which	h they are situated,	unless the pergola			_
vershadowing b oor, as specified	uildings or vegetati d in the 'overshado azed doors glazin	on must be of the he wing' column in the t	ight and distance fro able below.	om the centre and t	he base of the wind	low and glazed	v	~	~
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)		Frame and glass type			
DL01	SE	3.8	0	0	none	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WL01	SE	0.8	0	0	none	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG01	NE	0.9	2.8	1.5	none	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG02	NW	2.5	0	0	awning (fixed) >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG03	NE	3.2	2.2	2	projection/ height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG04	SE	2.8	0	0	none	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG05	sw	2.4	0	0	none	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG06	NW	2.3	0	0	projection/ height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG07	NW	3.5	2.4	5	projection/ height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
DG01	NE	2.4	0	0	awning (fixed) >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
DG02	SE	15.6	0	0	awning (adjustable) >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
WG08	SE	6.9	0	0	awning (adjustable) >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
DG03	NW	2.9	0	0	awning (fixed) >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			



BA	IKIE	CO	RR
Archi	tecture	+ Int	eriors

Studio
Baikie Corr Pty Ltd
24 Kens Road
Frenchs Forest NSW 2086

Nominated Archite Liam Corr NSW ARB 10811 Project Contact
Jeffrey Baikie
jeffrey@baikiecorr.com

Notes

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

Description 08.11.24 Consultant Review G 03.12.24 DA Issue 10.12.24 DA Issue 10.12.24 DA Issue 24.03.25 Preliminary Driveway Update 26.03.25 DA Issue Amendments 26.03.25 DA Issue Amendments

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Basix Commitments

North
Drawn
JB
A3

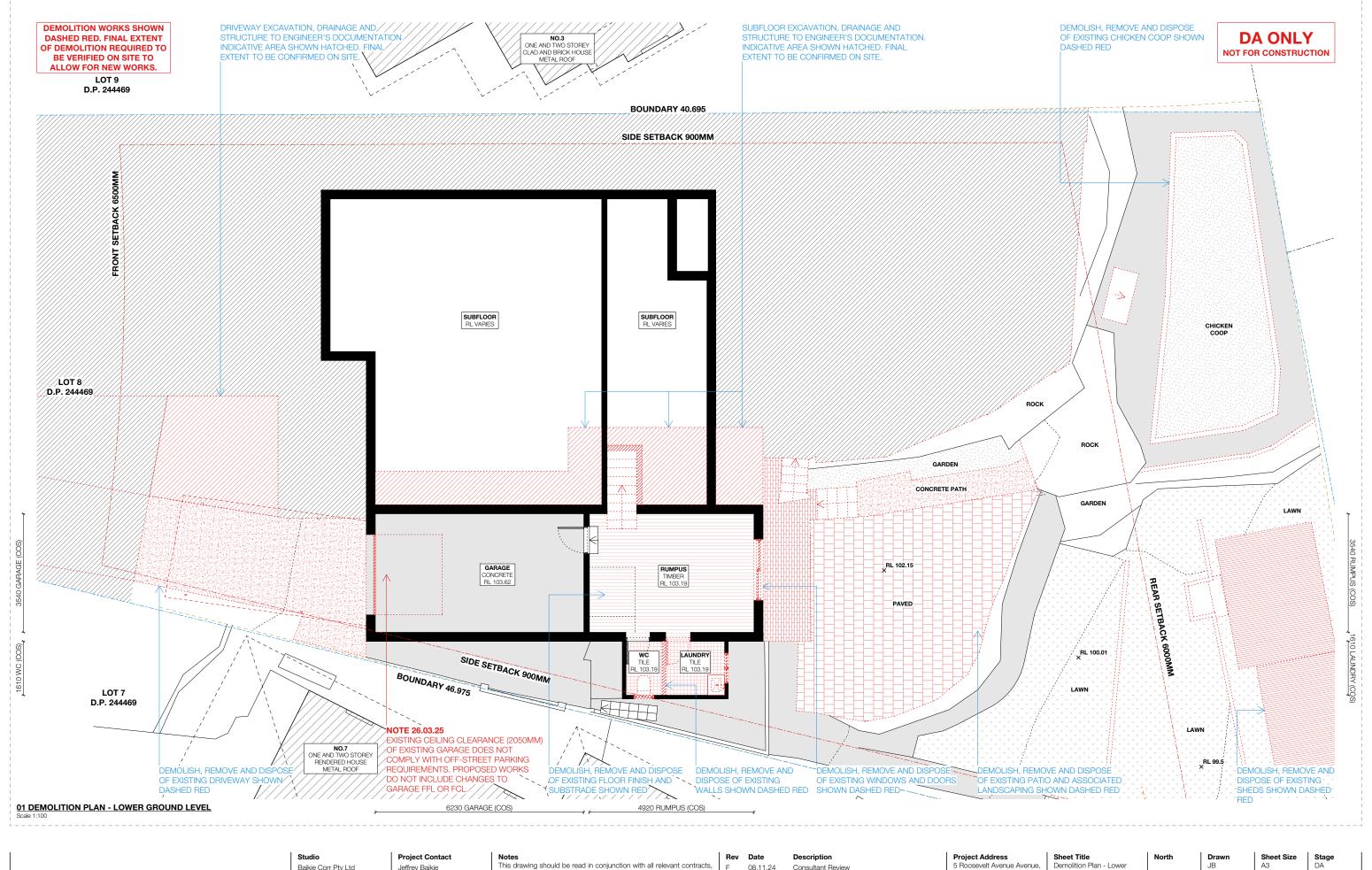
Sheet Size
A3

Checked
LC

Sheet Scale
LC

Sheet Scale
LC

NTS



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr

NSW ARB 10811

Jeffrey Baikie jeffrey@baikiecorr.com This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Demolition Plan - Lower
Ground Level

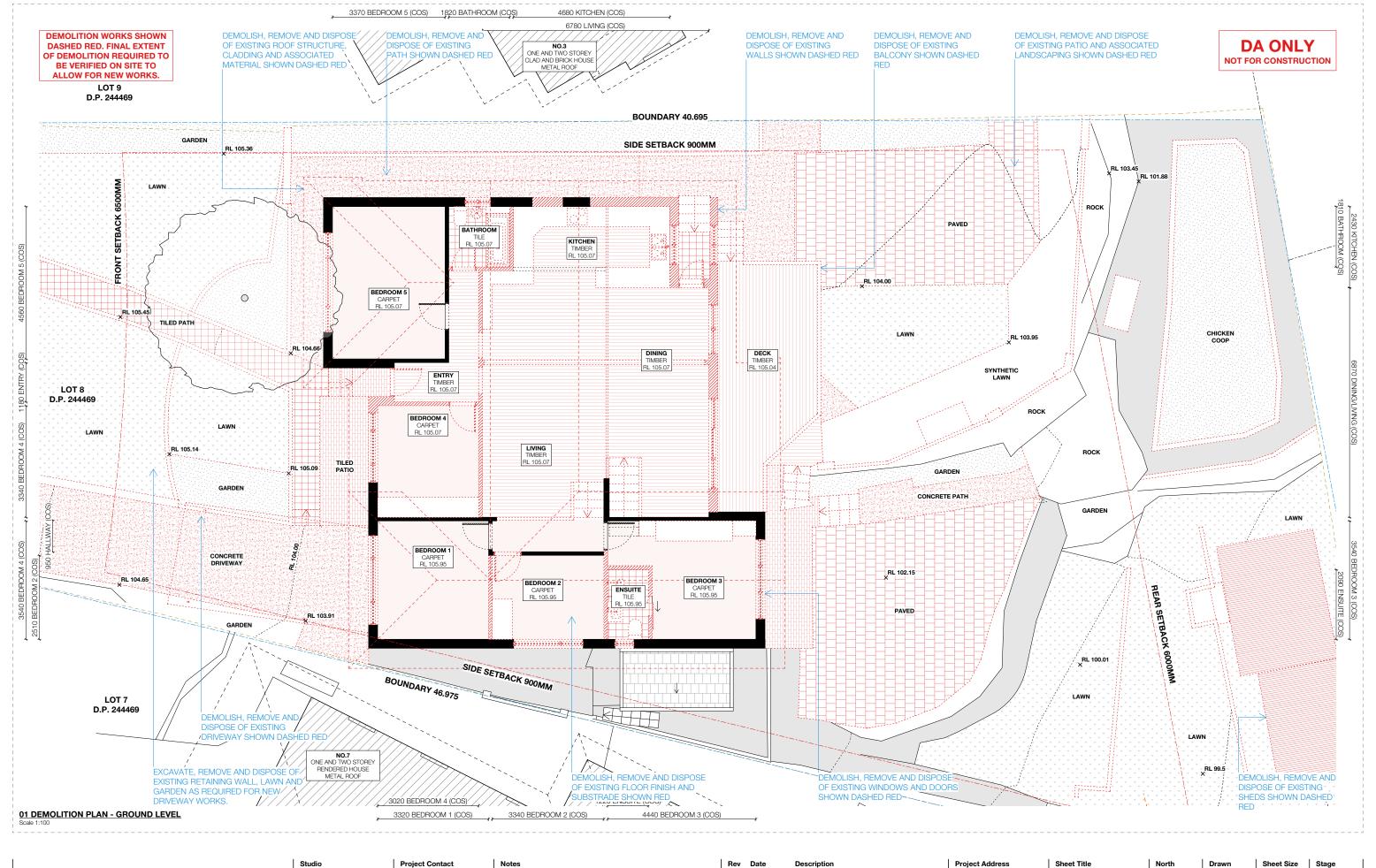
North
Drawn
JB
A3

Sheet Size
A3

Checked
JB

Checked
Sheet Scale
1:100

I :100



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr

NSW ARB 10811

Jeffrey Baikie jeffrey@baikiecorr.com This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Sheet Number
Project Number
A101

Sheet Number
A101

Checked
Sheet Size
A3

Stage
DA

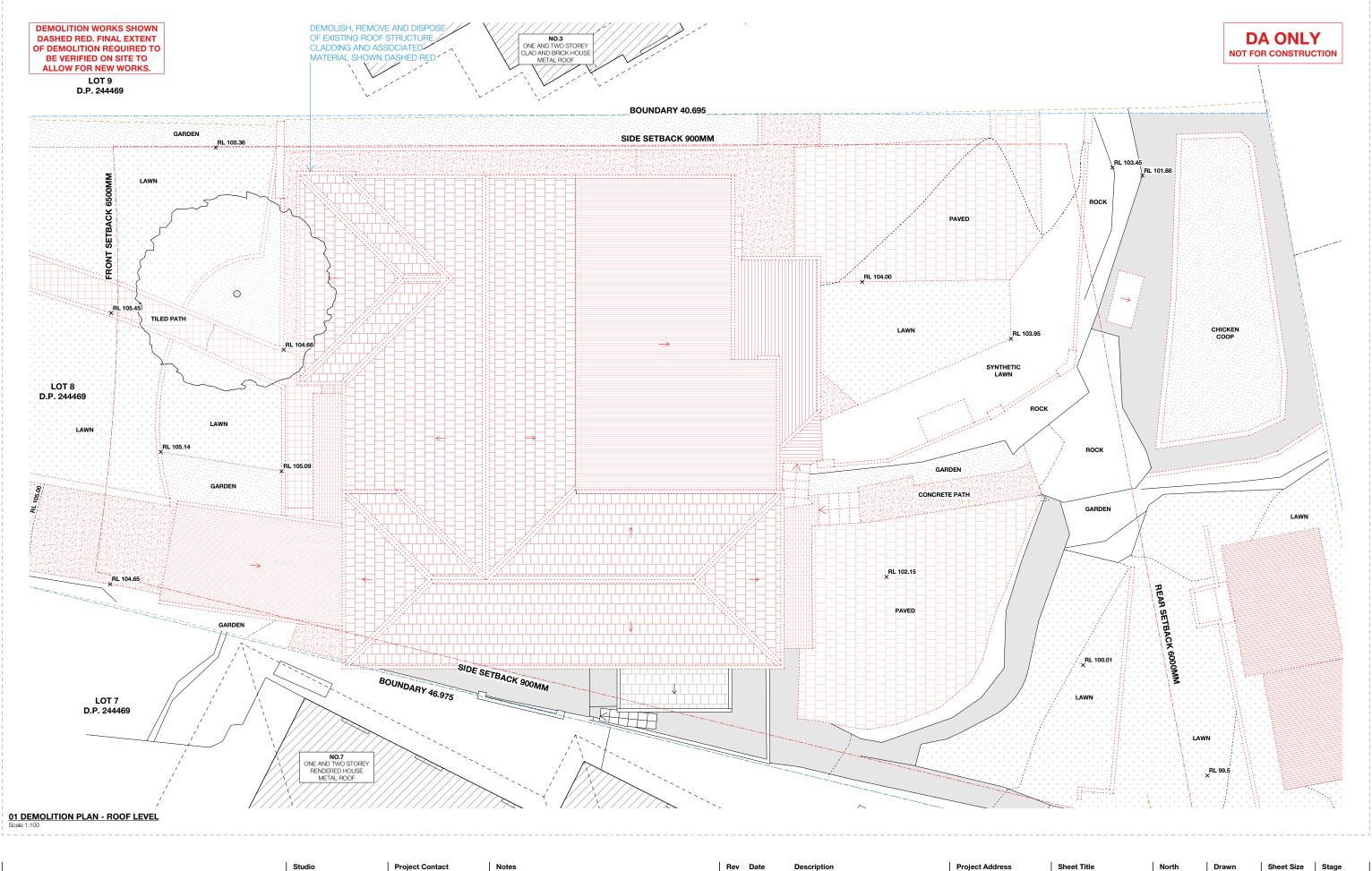
Checked
Sheet Size
A3

Checked
Sheet Size
A3

Stage
DA

Stage
DA

Stage
DA



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Nominated Architec Liam Corr NSW ARB 10811 Jeffrey Baikie ieffrey@baikiecorr.com This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

S. F 08.11.24 Consultant Review

G 03.12.24 DA Issue

H 10.12.24 DA Issue

I 10.12.24 DA Issue

D 1 24.03.25 Preliminary Driveway Update

K 26.03.25 DA Issue Amendments

L 26.03.25 DA Issue Amendments

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

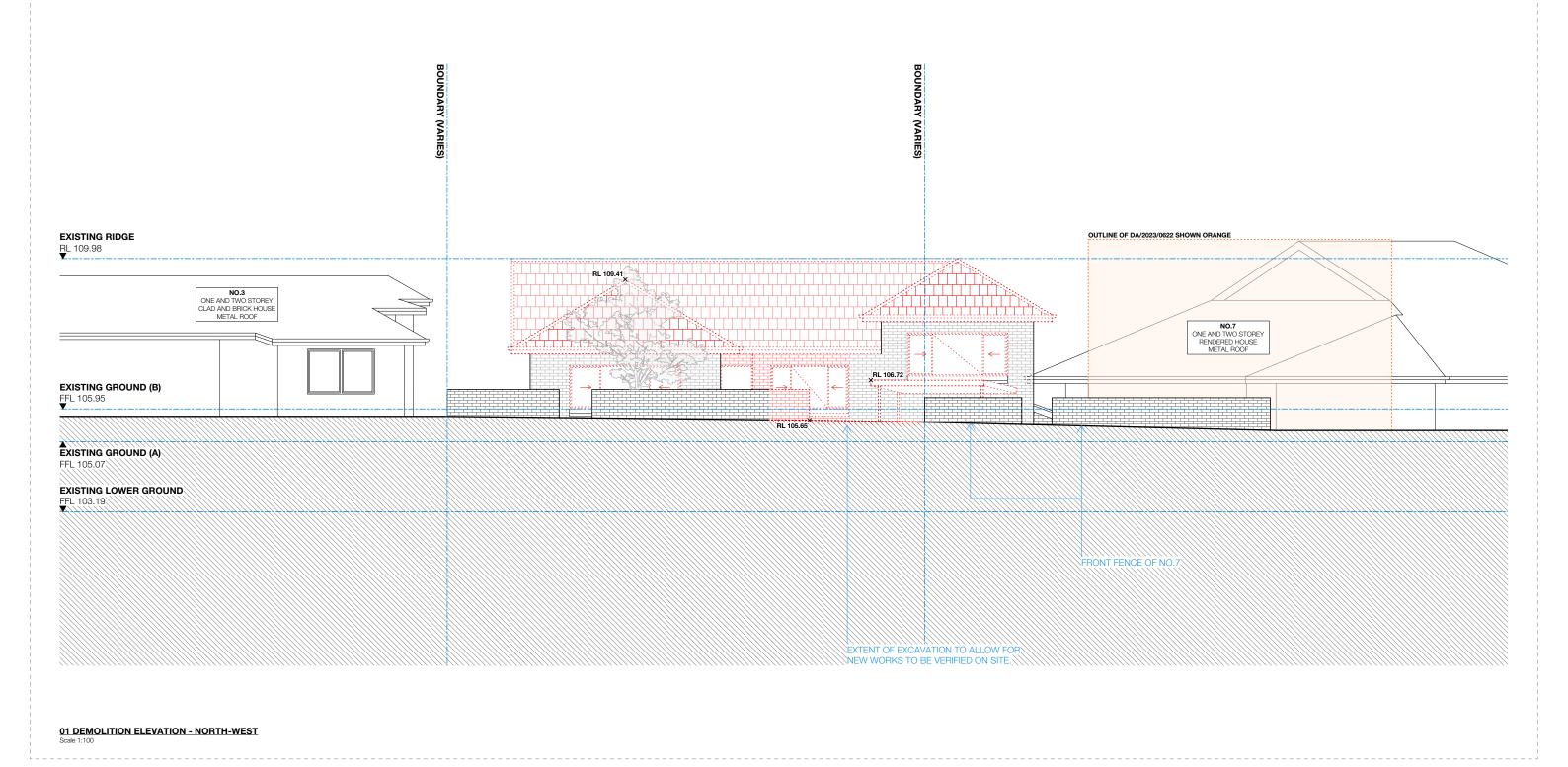
Sheet Title
Demolition Plan - Roof Level
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aron Hawkins

Checked
LC
Sheet Scale
LC

DEMOLITION WORKS SHOWN DASHED RED. FINAL EXTENT OF DEMOLITION REQUIRED TO BE VERIFIED ON SITE TO ALLOW FOR NEW WORKS.





BAIKIE CORR
Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

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jeffrey@baikiecorr.com NSW 2086

**Project Contact** 

Jeffrey Baikie

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 Rev
 Date
 Description

 F
 08.11.24
 Consultant Review

 G
 03.12.24
 DA Issue

 H
 10.12.24
 DA Issue

 I
 10.12.24
 DA Issue

 J
 24.03.25
 Preliminary Driveway Update

 K
 26.03.25
 DA Issue Amendments

 L
 26.03.25
 DA Issue Amendments

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number

Sheet Number

A103

Sheet Size Demolition Elevation North West

North

Drawn
JB

A3

Sheet Size A3

Checked
JB

Sheet Size A3

Checked
JB

Sheet Size A3

DA

Sheet Size A3

Sheet Size A3

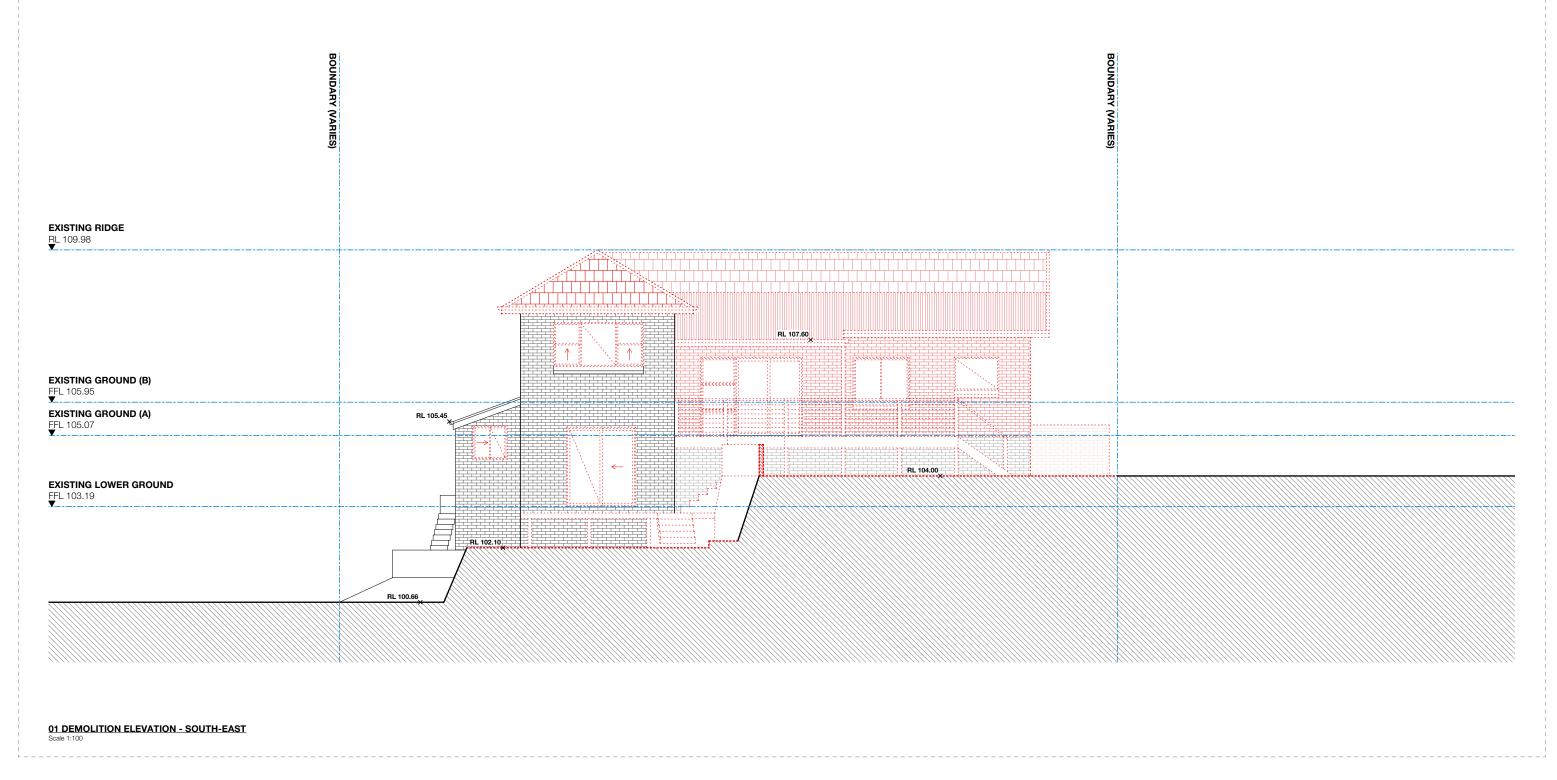
DA

Sheet Size A4

S

DEMOLITION WORKS SHOWN DASHED RED. FINAL EXTENT OF DEMOLITION REQUIRED TO BE VERIFIED ON SITE TO ALLOW FOR NEW WORKS.





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| Rev | Date | Description | F | 08.11.24 | Consultant Review | G | G | 03.12.24 | DA Issue | DA Issue | I | 10.12.24 | DA Issue | I | 10.12.24 | DA Issue | J | 24.03.25 | Preliminary Driveway Update | K | 26.03.25 | DA Issue Amendments | L | 26.03.25 | DA Issue Amendments | DA Issue A

Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Demolition Elevation South-East

North
Drawn
JB
A3

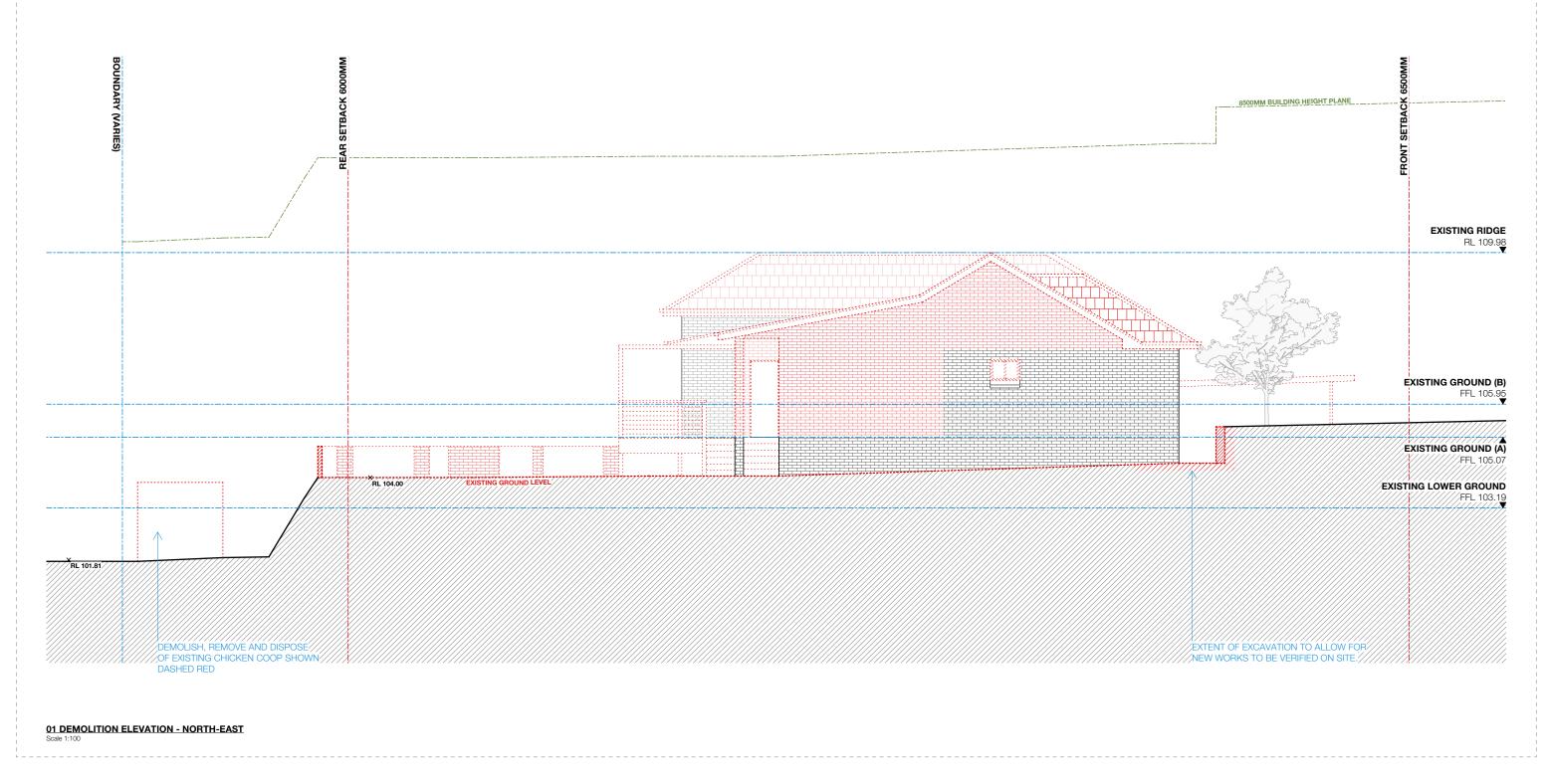
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A3

Checked
LC
Sheet Scale
LC
1:100

L

DEMOLITION WORKS SHOWN DASHED RED. FINAL EXTENT OF DEMOLITION REQUIRED TO BE VERIFIED ON SITE TO ALLOW FOR NEW WORKS.





BAIKIE CORR
Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr NSW ARB 10811 Jeffrey Baikie jeffrey@baikiecorr.com

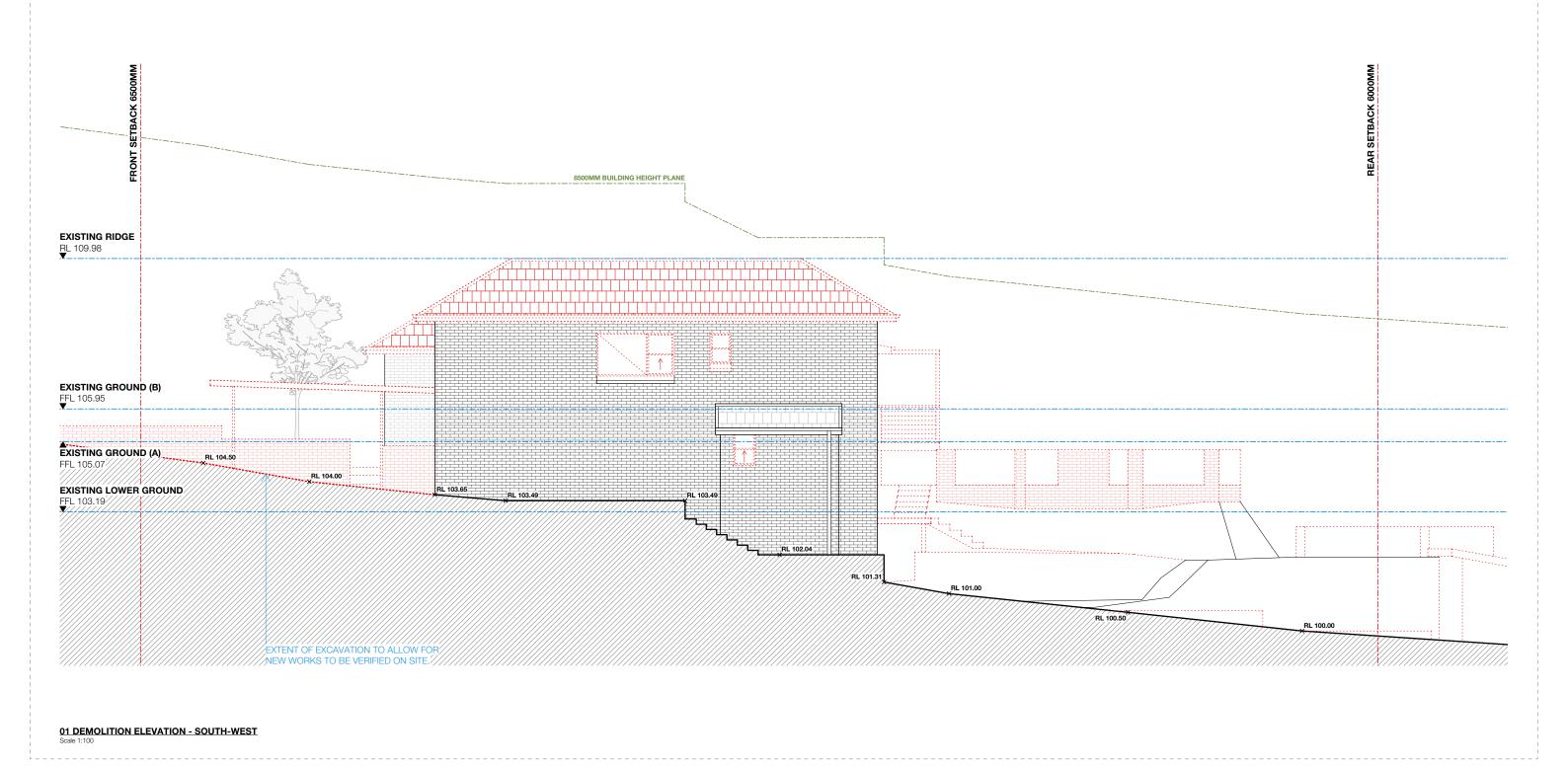
**Project Contact** 

	Rev	Date	Description
,	F	08.11.24	Consultant Review
e f	G	03.12.24	DA Issue
3	Н	10.12.24	DA Issue
Э	1	10.12.24	DA Issue
)	J	24.03.25	Preliminary Driveway Update
5	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Demolition Elevation - North-East	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A105		Checked LC	Sheet Scale 1:100	Issue

DEMOLITION WORKS SHOWN DASHED RED. FINAL EXTENT OF DEMOLITION REQUIRED TO BE VERIFIED ON SITE TO ALLOW FOR NEW WORKS.





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Architecture	+ Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

NSW ARB 10811

Liam Corr

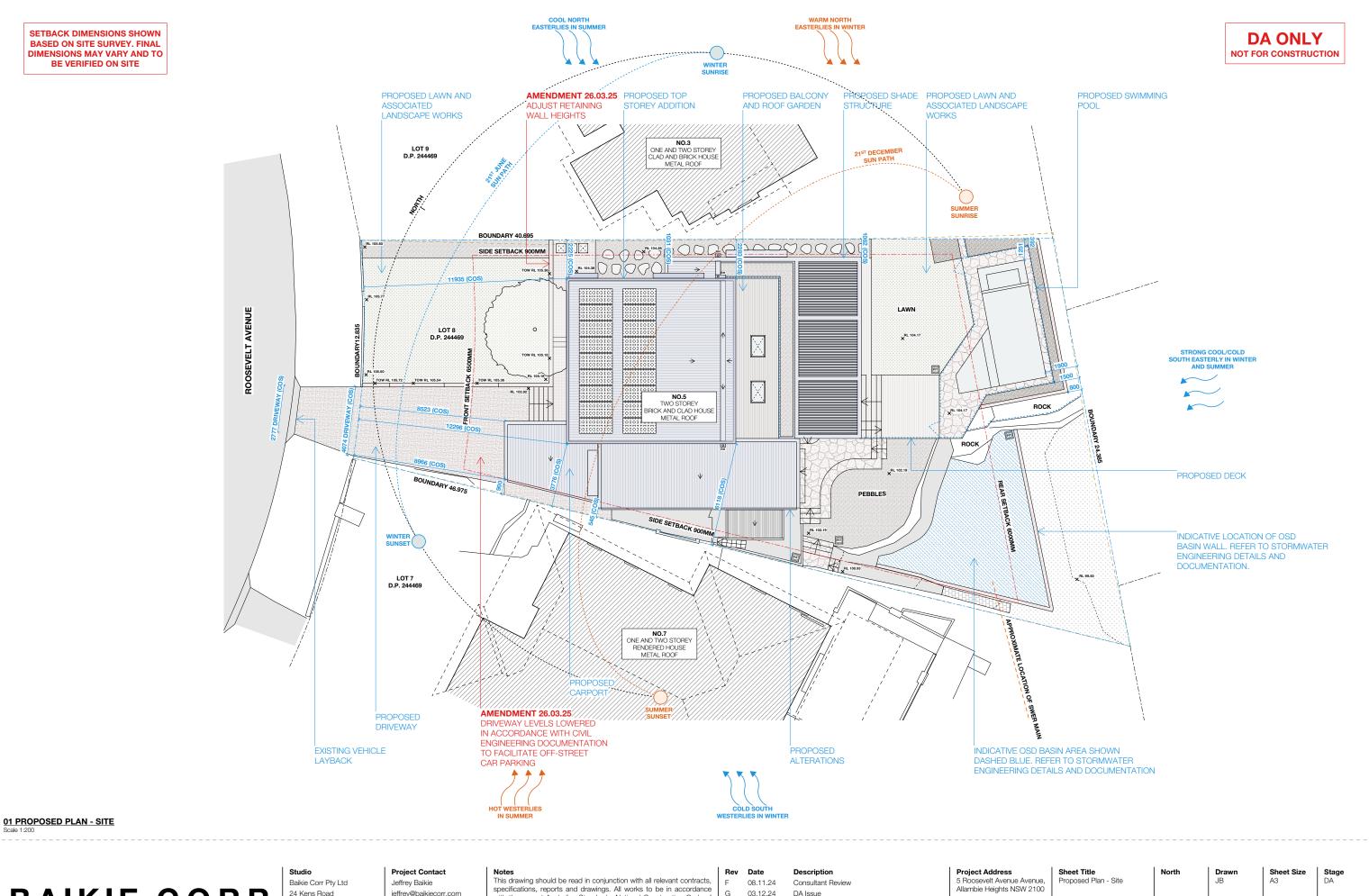
jeffrey@baikiecorr.com

**Project Contact** 

Jeffrey Baikie

Rev	Date	Description
F	08.11.24	Consultant Review
G	03.12.24	DA Issue
Н	10.12.24	DA Issue
1	10.12.24	DA Issue
J	24.03.25	Preliminary Driveway Update
K	26.03.25	DA Issue Amendments
L	26.03.25	DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Demolition Elevation - South-West	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A106		Checked LC	Sheet Scale 1:100	Issue L



24 Kens Road Frenchs Forest NSW 2086

Liam Corr NSW ARB 10811 specifications, reports and drawings. All works to be in accordance with the current Australian Standards, National Construction Code of Australia, other relevant codes and with manufacturer's recommendations and instructions. Do not scale drawings. The contractor shall verify all dimensions and levels on site prior to construction. This drawing is subject to copyright and is not to be used or reproduced without written consent from Baikie Corr Pty Ltd.

03.12.24 DA Issue 10.12.24 DA Issue 10.12.24 DA Issue 24.03.25 Preliminary Driveway Update 26.03.25 DA Issue Amendments 26.03.25 DA Issue Amendments

Allambie Heights NSW 2100 Rebecca Hawkins

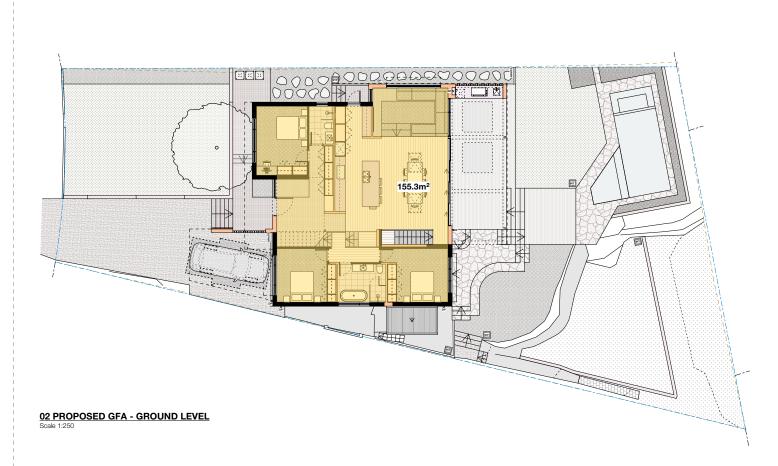
Aaron Hawkins

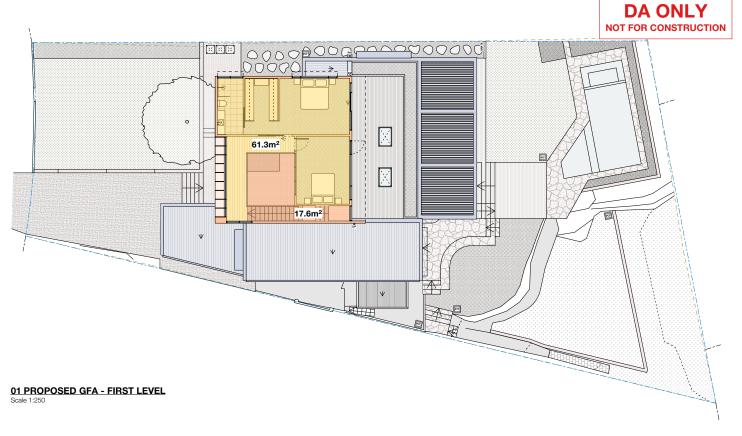
**Project Number** 

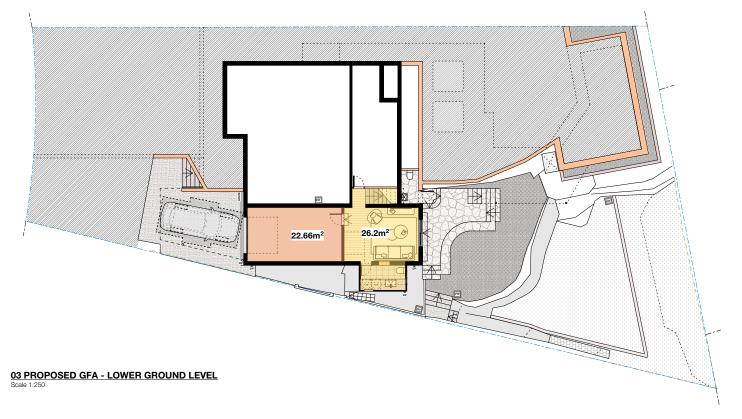
Sheet Scale Checked



Maximum Floor Space Ratio: N/A Proposed Lower Ground Floor Area: 26.2m<sup>2</sup> Proposed Ground Floor Area: 155.3m<sup>2</sup> Proposed First Floor Area: 61.3m<sup>2</sup> **Total Proposed Floor Area:** 242.8m<sup>2</sup>







## **BAIKIE CORR Architecture + Interiors**

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr NSW ARB 10811

## **Project Contact** ieffrev@baikiecorr.com

Jeffrey Baikie

	Rev	Date	Description
	F	08.11.24	Consultant Review
	G	03.12.24	DA Issue
	Н	10.12.24	DA Issue
,	1	10.12.24	DA Issue
)	J	24.03.25	Preliminary Driveway Update
,	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address Roosevelt Avenue Avenue, Illambie Heights NSW 2100	Sheet Title Proposed Plan - GFA Calculations	North	<b>Drawn</b> JB	Sheet Size A3	Stage DA
<b>Client/s</b> Rebecca Hawkins Jaron Hawkins					
<b>Project Number</b> 339	Sheet Number A201		Checked LC	Sheet Scale 1:250	Issue

**Area Calculations** 

Site Area: 778.4m<sup>2</sup>

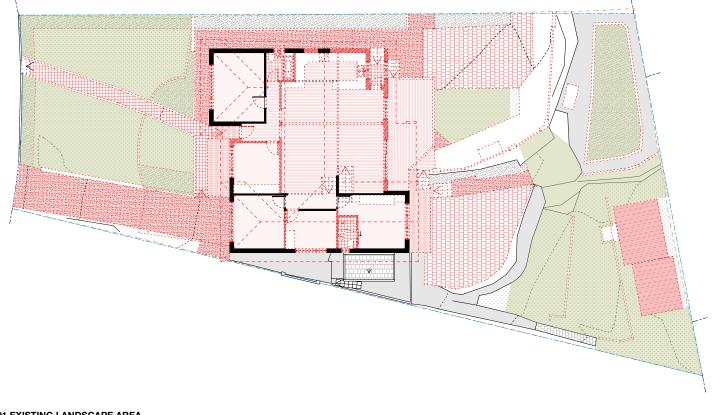
Landscape Area

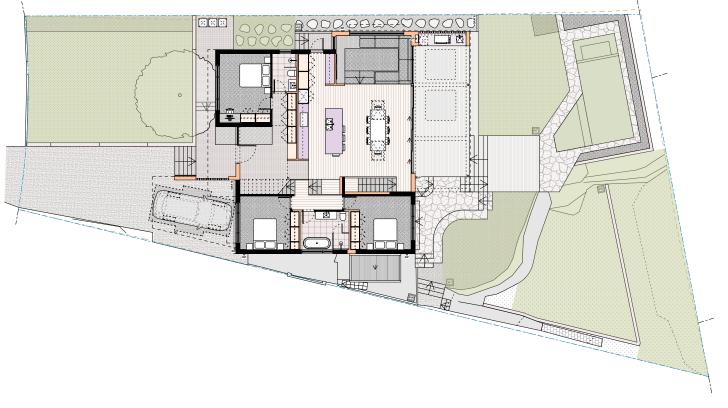
Minimum Landscape Area: 311.4m² (40%)

Existing Landscape Area: 250.3m² (32.2%)

Proposed Landscape Area: 314.1m<sup>2</sup> (40.3%)







01 EXISTING LANDSCAPE AREA

02 PROPOSED LANDSCAPE AREA

BAIKIE CORR
Architecture + Interiors

Studio
Baikie Corr Pty Ltd
24 Kens Road
Frenchs Forest NSW 2086

Nominated Architect Liam Corr NSW ARB 10811 T

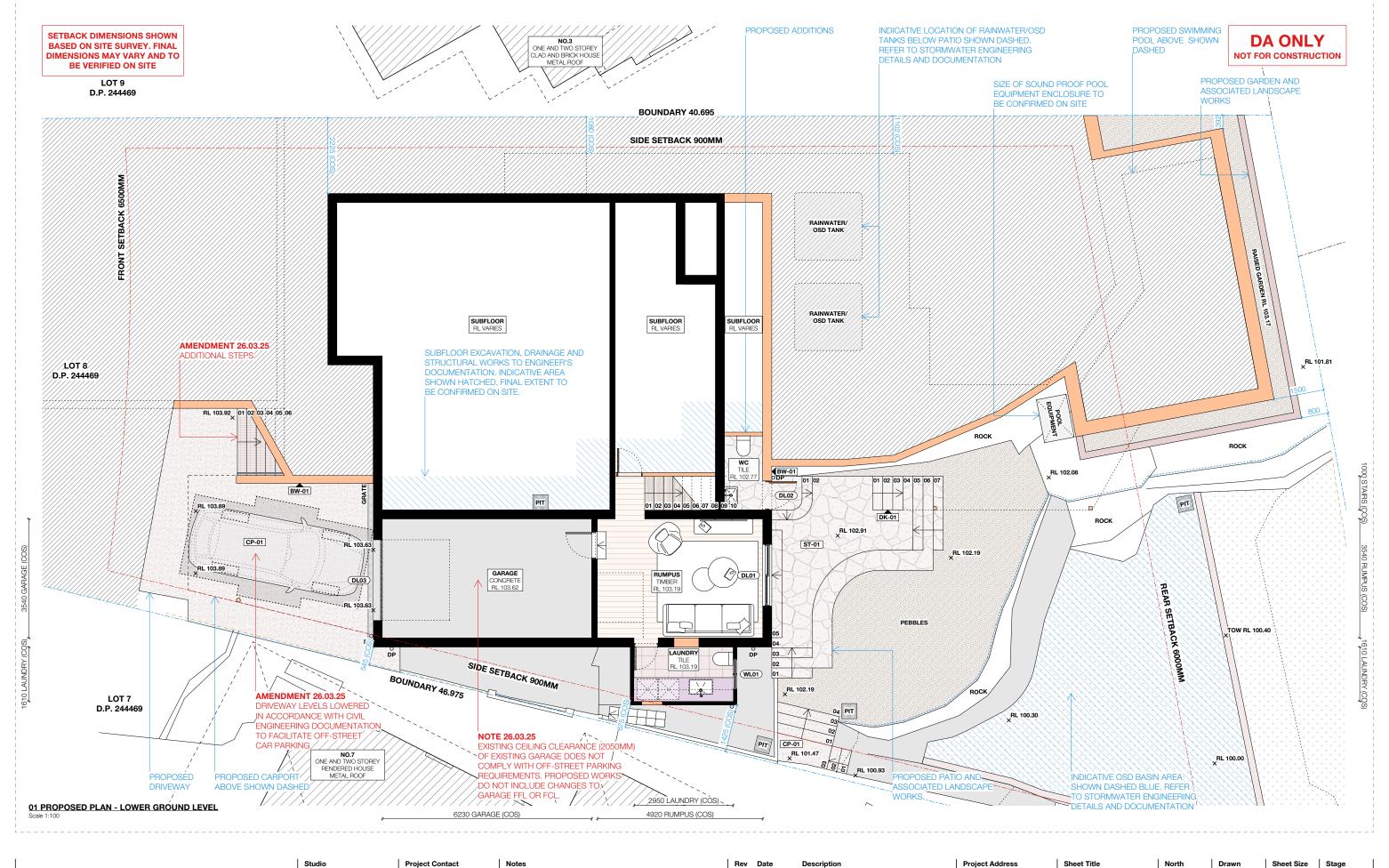
**Project Contact** 

jeffrey@baikiecorr.com

Jeffrey Baikie

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e if	G	03.12.24	DA Issue
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9	J	24.03.25	Preliminary Driveway Update
3	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Proposed Plan - Landscape Area Calculations	North	<b>Drawn</b> JB	Sheet Size A3	Stage DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number	Sheet Number		Checked	Sheet Scale	Issue



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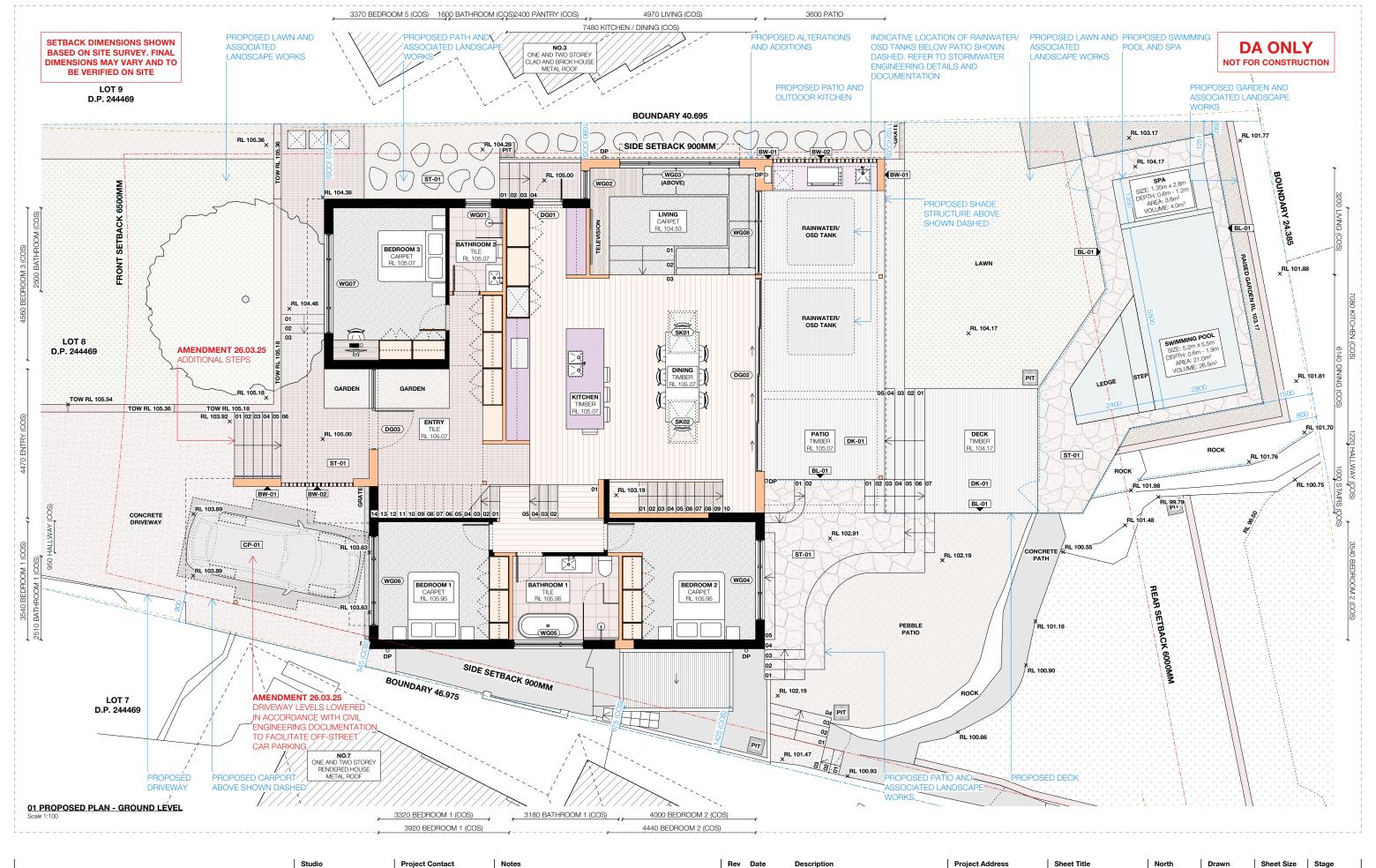
5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

**Project Number** 

North Drawn Sheet Size Stage DA

Checked Sheet Scale Issue



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr

NSW ARB 10811

Jeffrey Baikie jeffrey@baikiecorr.com Notes
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Project Address
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Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number

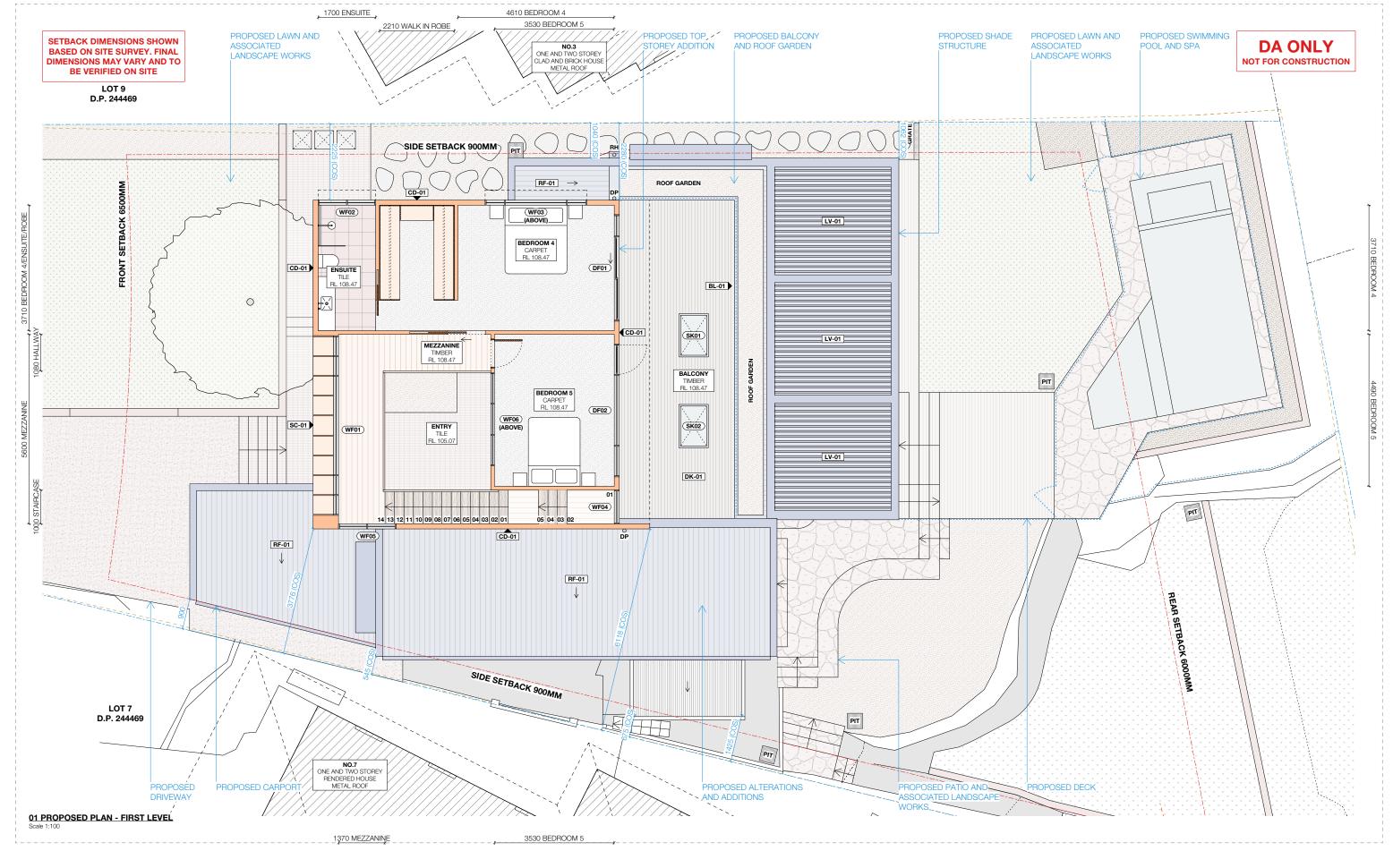
Sheet Number

North
Drawn
JB

Drawn
JB

Checked

Sheet Scale



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

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Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number

Sheet Title
Proposed Plan - First Level
A3

Sheet Size
A3

DA

Checked

Sheet Size
A3

Checked

Sheet Size
A3

DA

Sheet Size
A3

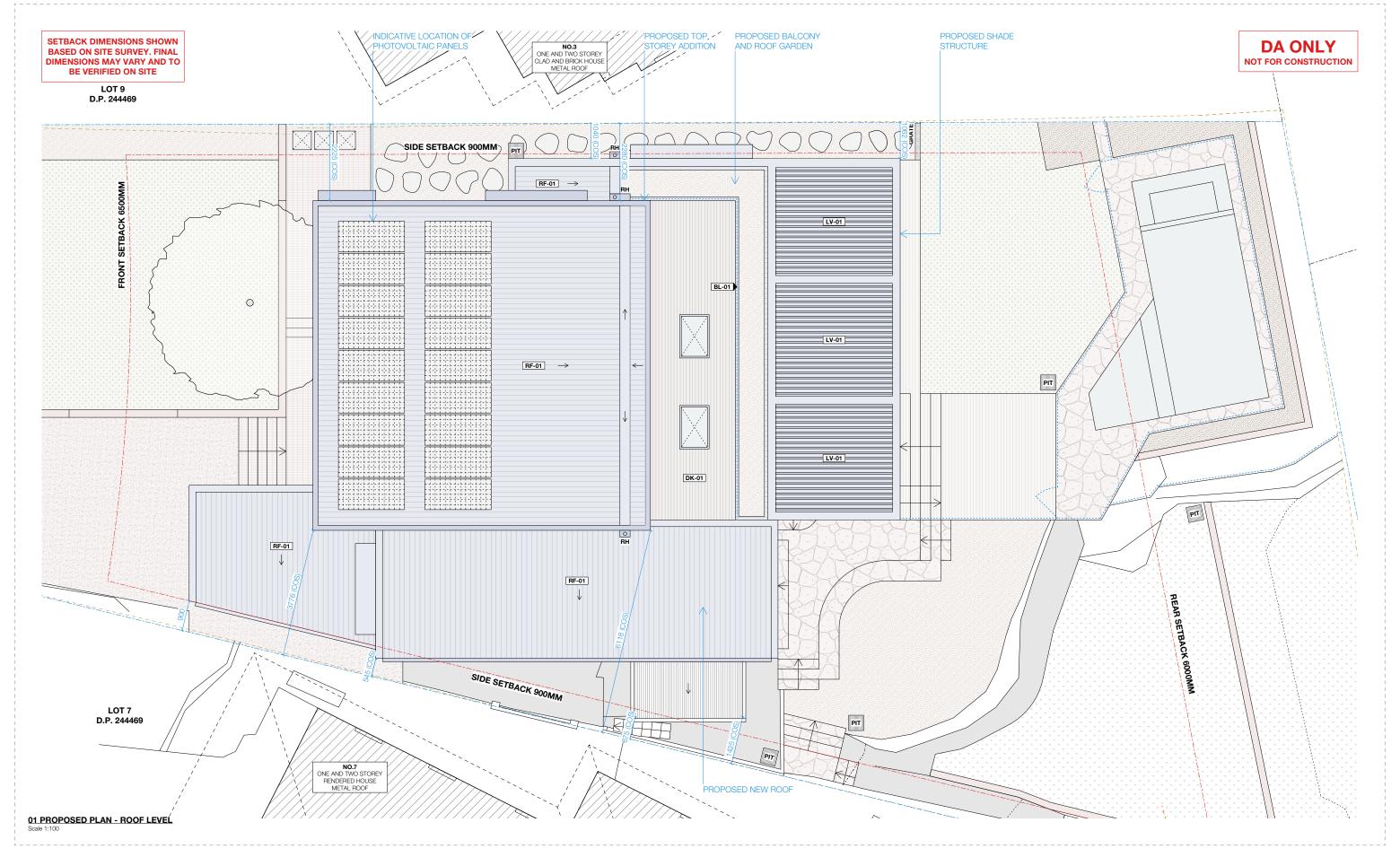
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A3

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Sheet Size
A3

Sheet Size
A3

DA



Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Nominated Architect Liam Corr NSW ARB 10811

## Project Contact Jeffrey Baikie jeffrey@baikiecorr.com

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Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Proposed Plan - Roof Level	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A213		Checked LC	Sheet Scale 1:100	Issue L

## **GENERAL LANDSCAPE NOTES**

Site Preparation
All existing plants, trees and vegetation to be retained shall be preserved and protected from damage for the duration of the works. Root systems of existing plants and trees must not be disturbed. Any nearby work shall be carried out carefully using hand tools. Trees shall not be removed, pruned or lopped unless specific written approval by the relevant authority has been given. Remove all weeds and rubbish from the site prior to commencing landscape works. landscape works.

### Soil Preparation

For new roof gardens, supply and install 'Green Life Lightweight garden mix' to a depth of 300mm. Provide a 50mm layer of coarse river sand below to assist with drainage.

depth of 300mm. Supply and incorporate 'Green Life Soil Conditioner' (or equivalent) with existing soil. Do not cultivate soil beneath existing trees that are to be retained. Where earthworks have occurred, the builder is to ensure stockpiled topsoil is free from rocks, clay lumps, tree roots and rubbish.

Flanting
Selected plants to be purchased from an approved nursery.
Plants to be healthy, vigorous, of good form and consistent with
the species/variety specified. Balkle Corr takes no responsibility
for the vigour, condition or lifespan of any plants. Planting

- 1. Set out plants to positions as indicated on the accompanying
- 2. Dig hole for plant approximately twice the width and 100mm deeper than plant root ball.

  3. Loosen sides and base of hole.

  4. Fertilise and backfill base of hole with 100mm of surrounding

- topsoil and lightly consolidate.

  5. Water base of hole.
- 6. Remove plant from container and place into hole 7. Root ball to be backfilled with surrounding topsoil and firmed
- into piace.

  8. Form shallow dish around base of stem to contain water.

  9. Base of plant stem to be flush with finished soil level.

  10. Advanced trees and large shrubs to be secured with three

  1800mm long x 38mm square hardwood stakes and hessian
- webbing.

  11. Plants to be watered and maintained in accordance with maintenance schedule

Nucleaning
Supply and install Green Life premium hardwood mulch (or equivalent) to a depth of 75mm for all garden beds. Provide a catchment dish around base of plants. Mulch level to be set down 25mm from adjacent paving and/or garden edging.

Fertiliser
On completion of work, all areas to be fertilised with Organic Life Slow Release Fertiliser' (or equivalent) and subsequently watered

## Area to be graded sufficiently to allow a minimum of 100mm of sandy loam topsoil or turf underlay. Finished gradients to fall away from buildings and potential ponding areas. Provide subsurface drainage to areas prone to ponding.

All paving to be laid to manufacturer's detail and specification. Finished gradients to fall away from buildings and potential ponding areas.

### **GENERAL LANDSCAPE NOTES**

### Pool Enclosure

Pool Enclosure
All new pool safety barriers and gate systems to be designed located, installed and maintained in accordance with AS1926.1
AS1926.2, NCC and all other relevant codes. Existing pool safety barriers and gates to be inspected by the builder and repaired or replaced to ensure pool enclosure is safe and compliant.

Garden edging to be Form Boss 100mm COR-TEN steel edging (or equivalent). Install in accordance with manufacturer's detail and specification.

Irrigation
Builder to provide proprietary automatic drip irrigation system to roof garden. Builder to provide tap outlet within roof garden.

## MAINTENANCE SCHEDULE

The following maintenance schedule is to be carried out from the date of practical completion by a suitably qualified perso

Weekly Maintenance
- Any freestanding pots to be hand watered.
- Automatic irrigation system to operate.

- Fortnightly Maintenance
   Remove all dead or broken parts of plants.
- Mow lawn/s.
- Weeding of lawn and garden beds.
- Rubbish removal.

  Check for infestation and plant disease. Treat as required.
- Offices for irrigation and plant useases. freat as required.
   Check irrigation system setting and performance. Faulty equipment to be repaired/replaced immediately.
   Check and remove plant debris or soil sediment from surface drains in landscaped areas.

## Monthly Maintenance

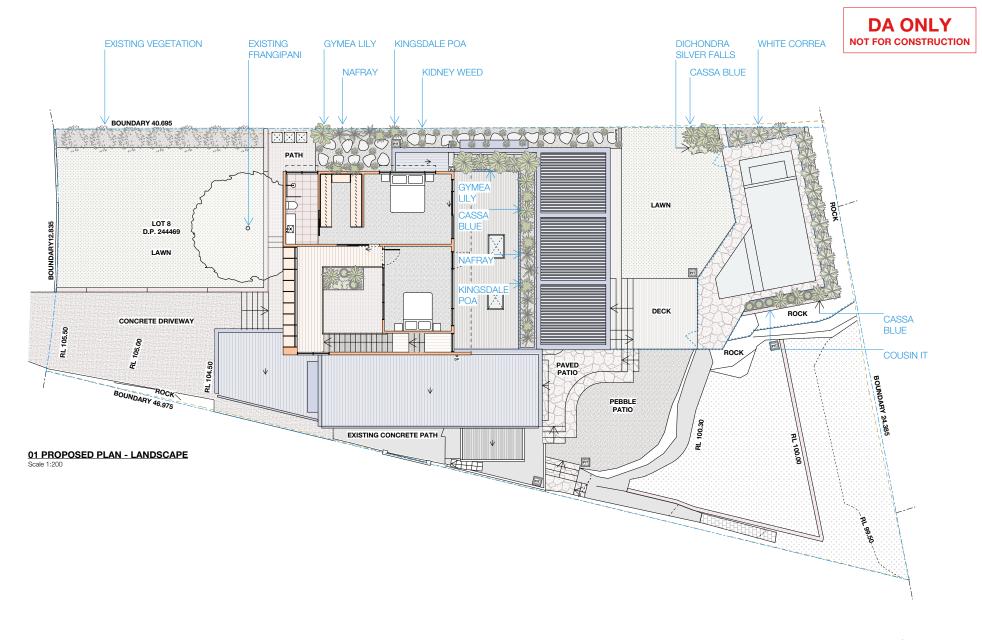
Pruning and clipping of plants.

Spill over planting to be strategically pruned to maintain appearance of 'wild' and overgrown'.

- Two/Three Month Maintenance
  Fertillising of all planters to achieve healthy and vigorous growth.
  Organic slow-release fertiliser to be used.
- Check and adjust stakes and webbing as required.

### Six Month Maintenance

Six Month Maintenance. Fertilising of all lawn/s to achieve healthy and vigorous growth. Drganic slow-release fertiliser to be used. Reinstate mulch to specified depth.







Common: Cousin It Botanical: casuarina glauca

Spread: 1.0m Height: 0.1m - 0.3m Native: Yes Pot Size: 200mm Quantity: 8





Botanical: dichondra repens **Spread:** 0.9m - 1.2m

Height: 0.0m - 0.3m Native: Yes Pot Size: 140mm Quantity: 35





**Botanical:** dichondra argentea Spread: 1.5m

Height: 0.0m - 0.1m Native: Yes Pot Size: 140mm Quantity: 5





Botanical: stenotaphrum secundatum Spread: N/A

Height: N/A Native: Yes Pot Size: N/A Quantity: 130m<sup>2</sup>





Botanical: correa alba

**Spread:** 0.9m - 1.2m Height: 0.9m - 1.5m Native: Yes Pot Size: 200mm Quantity: 13





Botanical: doryanthes excelsa

**Spread:** 1.0m - 2.0m **Height:** 2.0 - 3.0m Native: Yes Pot Size: 400mm

Quantity: 5





Botanical: dianella caerulea

Spread: 0.6m Height: 0.6m Native: Yes Pot Size: 200mm Quantity: 11





Common: Kingsdale Poa Botanical: poa poiformis

Spread: 0.5m Height: 0.5m Native: Yes Pot Size: 200mm Quantity: 10





Botanical: pennisetum alopecuroides

Spread: 0.6m Height: 0.6m Native: Yes Pot Size: 200mm Quantity: 10

**BAIKIE CORR** Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr

NSW ARB 10811

**Project Contact** 

Jeffrey Baikie

ieffrev@baikiecorr.com

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Description Consultant Review 08.11.24 03.12.24 DA Issue 10 12 24 DA Issue 10.12.24 DA Issue 24.03.25 Preliminary Driveway Update 26.03.25 DA Issue Amendments 26.03.25 DA Issue Amendments

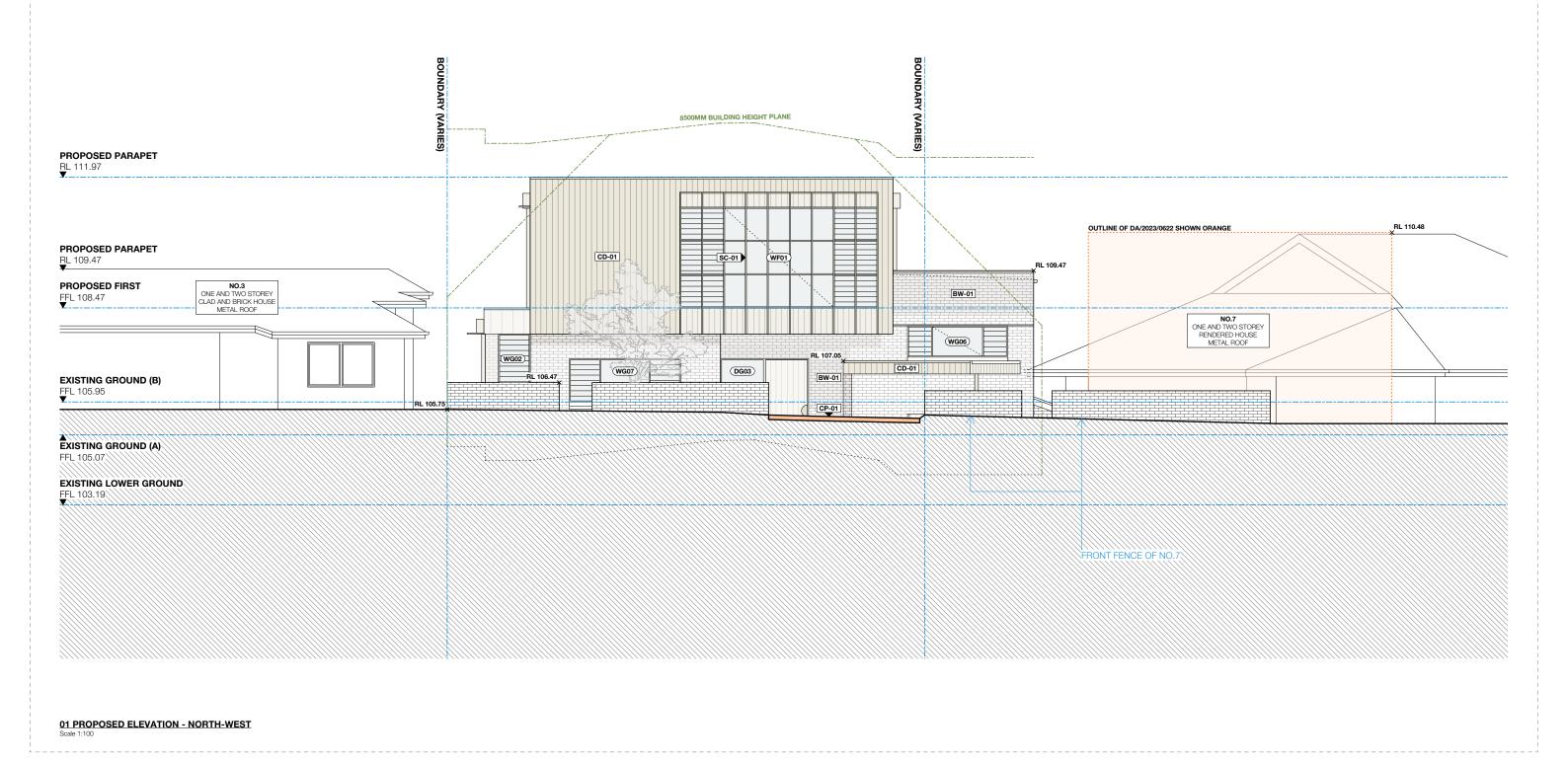
**Project Address** 5 Roosevelt Avenue Avenue Allambie Heights NSW 2100

Rebecca Hawkins Aaron Hawkins **Project Number** 

Proposed Plan - Landscape Sheet Number

Stage Sheet Scale Checked





BAIKIE	CORR
Architecture	+ Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

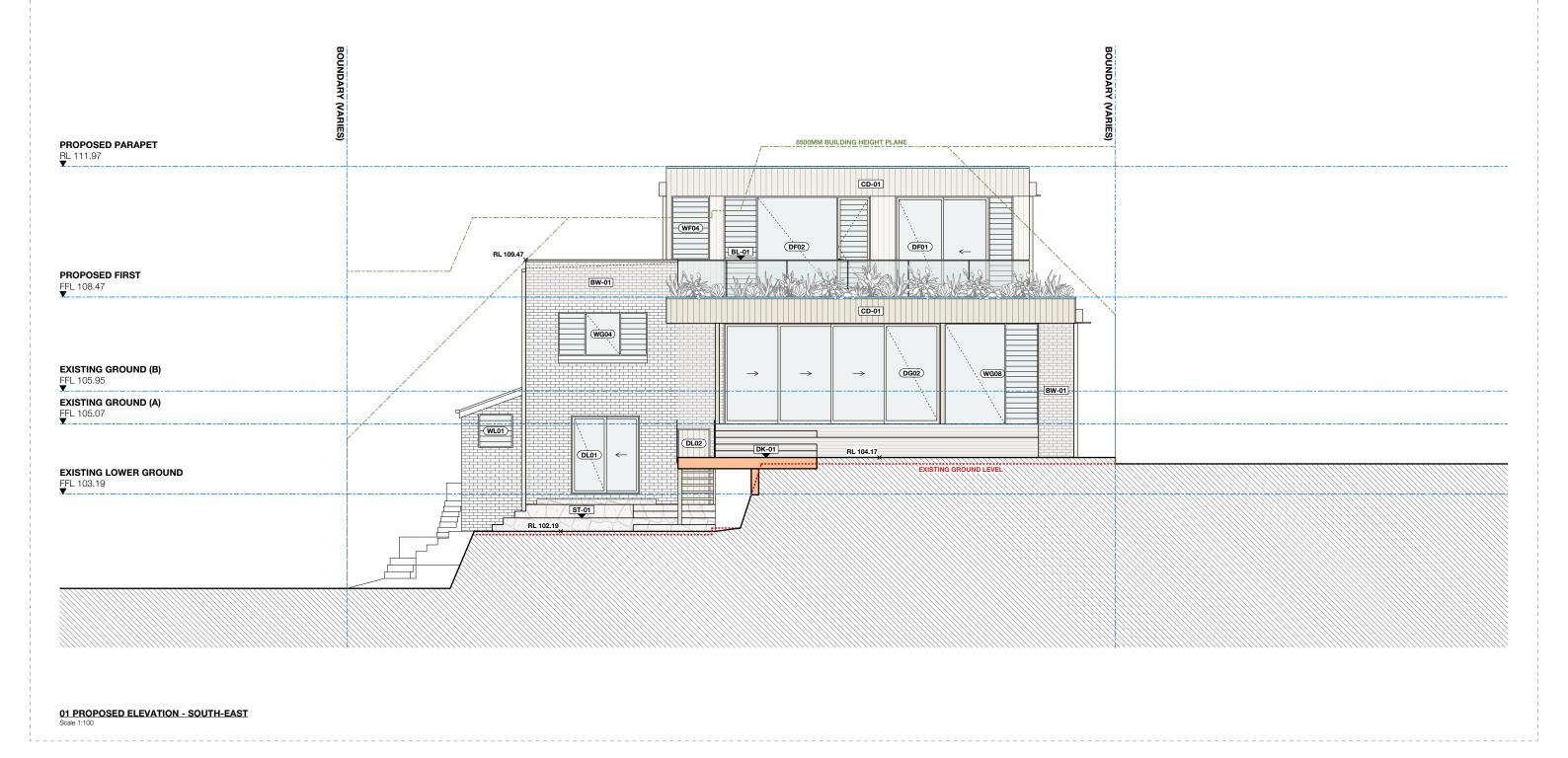
Liam Corr NSW ARB 10811 Jeffrey Baikie jeffrey@baikiecorr.com

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Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Proposed Elevation - North-West	North	<b>Drawn</b> JB	Sheet Size A3	Stage DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number	Sheet Number		Checked	Sheet Scale	Issue





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Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Proposed Elevation South-East

North
Drawn
JB
A3

A3

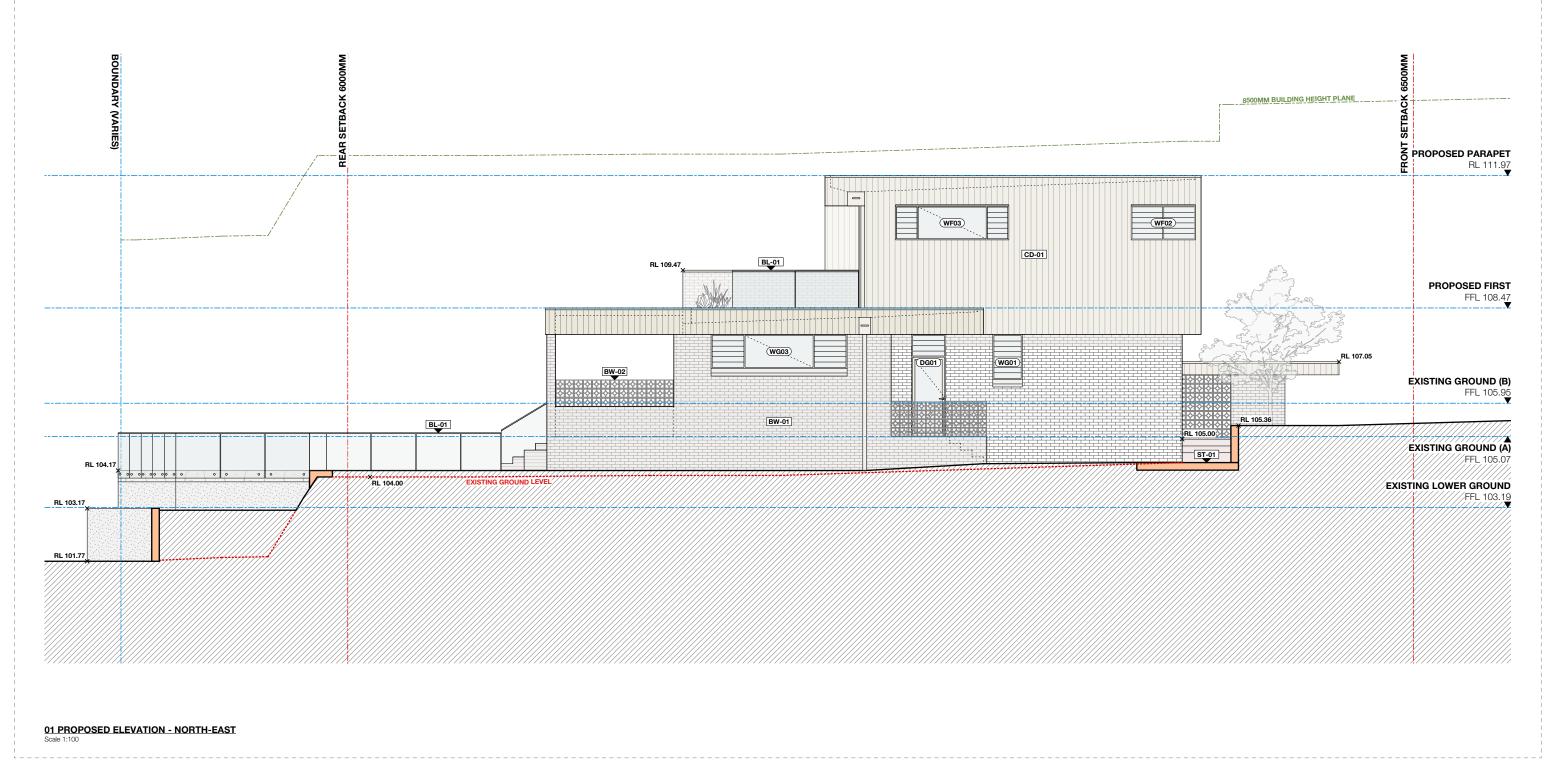
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Liam Corr

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Project Address
5 Roosevelt Avenue Avenue,
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Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

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Sheet Size
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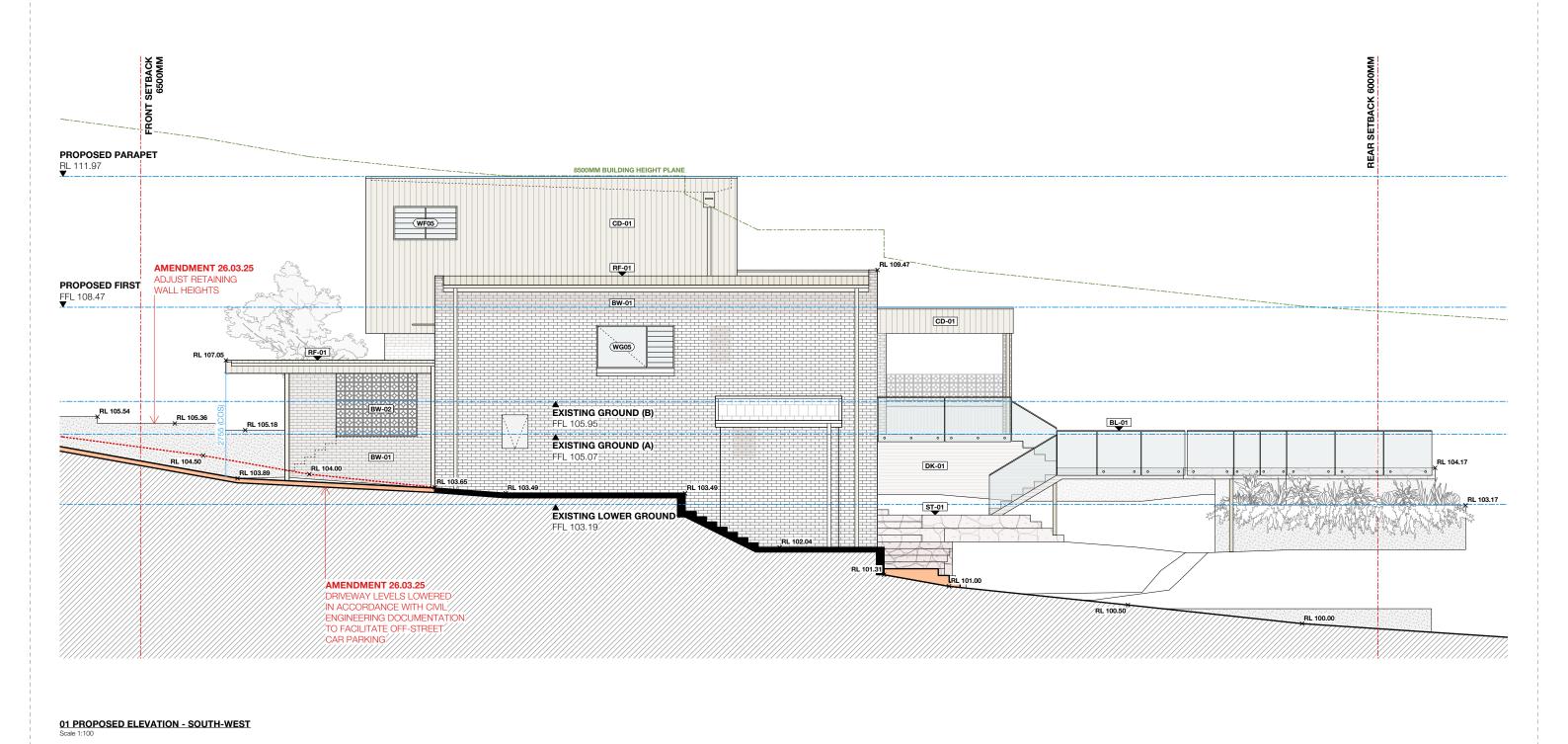
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Aaron Hawkins

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Proposed Elevation South-West

North
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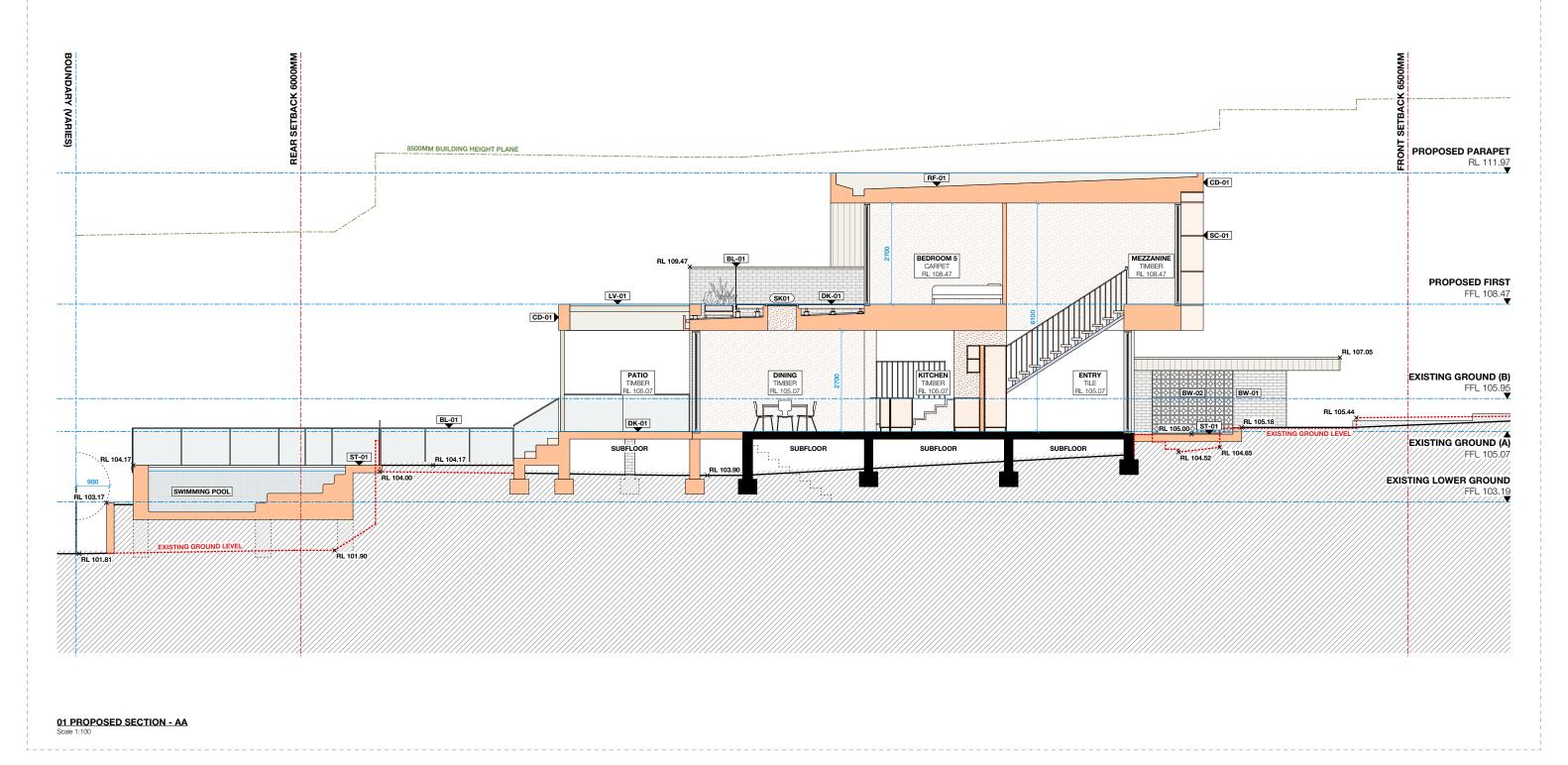
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Project Address
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Client/s
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Aaron Hawkins

Project Number
2339

Sheet Title
Proposed Section - AA

North
Drawn
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A3

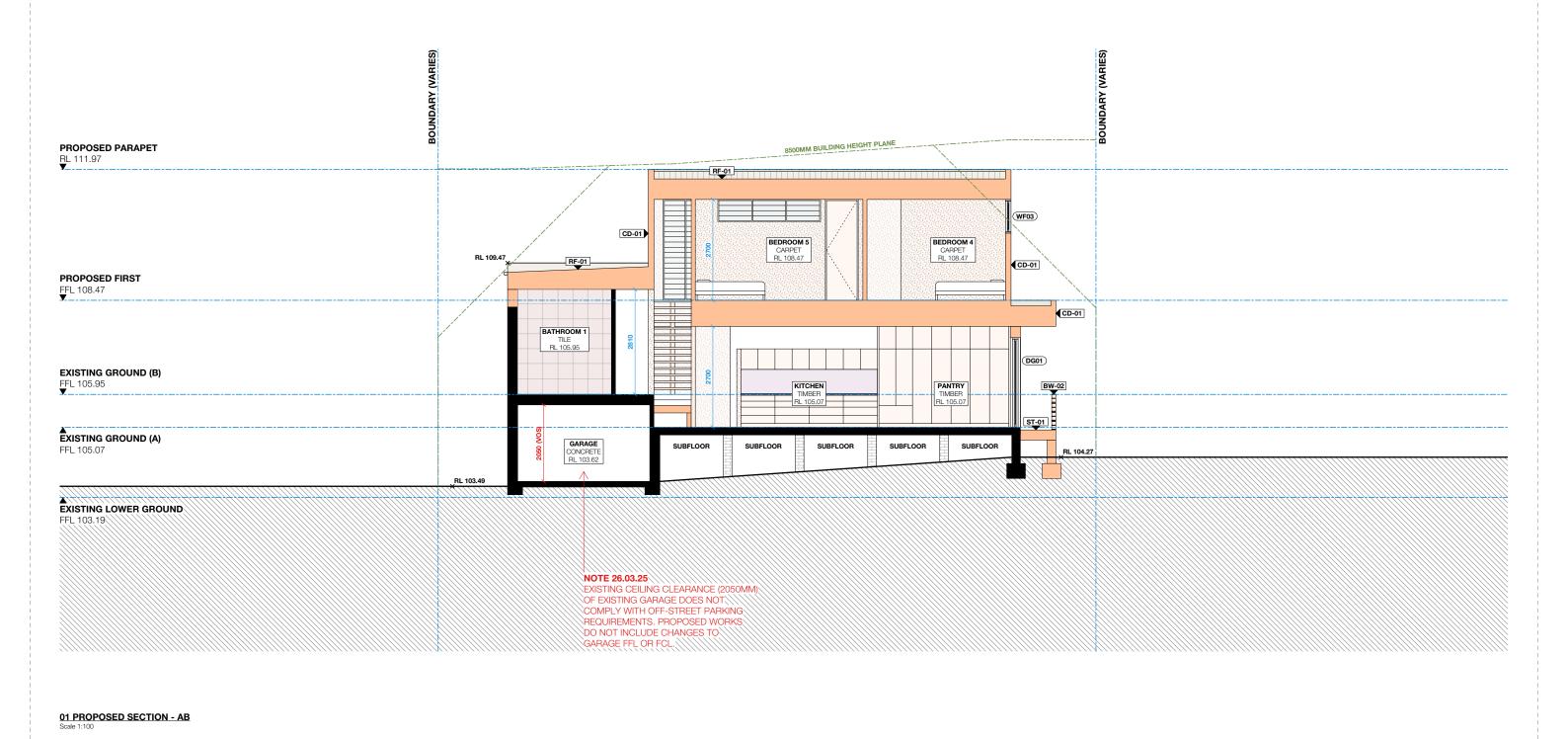
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Project Address
5 Roosevelt Avenue Avenue,
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Client/s
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Aaron Hawkins

Project Number
2339

Sheet Title
Proposed Section - AB

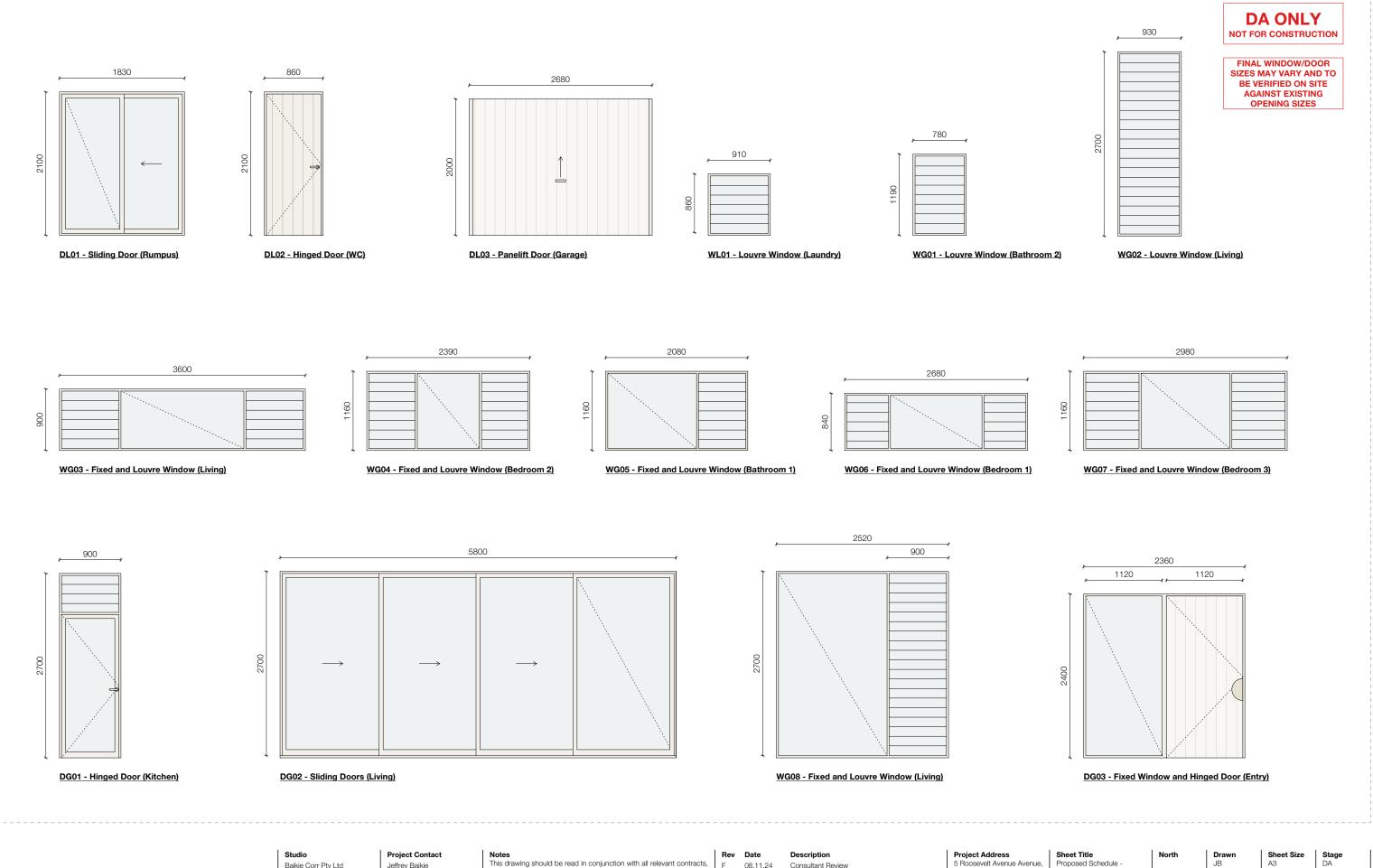
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Architecture + Interiors	
BAIKIE CORR	24 Kens Ro Frenchs For

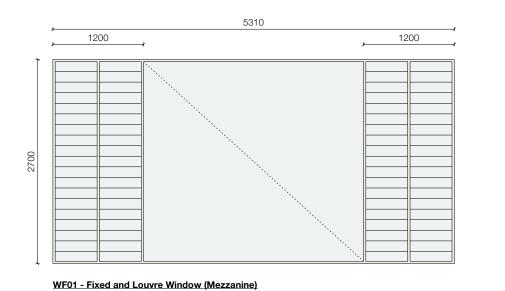
Baikie Corr Pty Ltd
24 Kens Road
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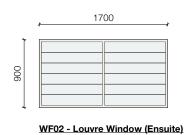
NSW ARB 10811

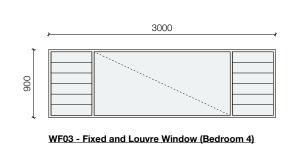
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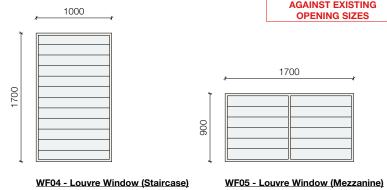
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Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Proposed Schedule - Windows and Doors	North	<b>Drawn</b> JB	Sheet Size A3	Stag DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A500		Checked LC	Sheet Scale 1:50	Issu









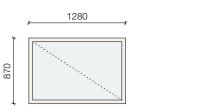
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NOT FOR CONSTRUCTION

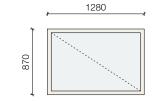
FINAL WINDOW/DOOR SIZES MAY VARY AND TO BE VERIFIED ON SITE AGAINST EXISTING

**OPENING SIZES** 

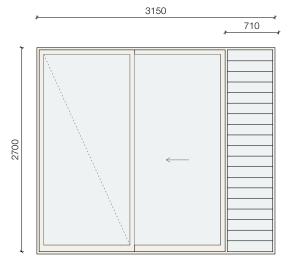
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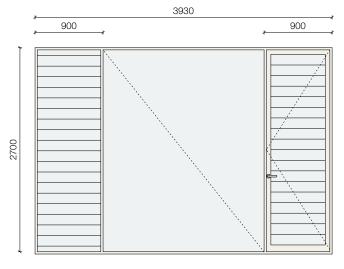




SK01 - Fixed Trafficable Skylight (Living + Dining)



DF01 - Louvre Window and Sliding Door (Bedroom 4)



DF02 - Hinge Door, Louvre and Fixed Window (Bedroom 5)

	<u>2760</u>
009	

WF06 - Louvre Window (Bedroom 5)

**BAIKIE CORR** Architecture + Interiors

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Project Address Sheet Title 5 Roosevelt Avenue Avenue, Proposed Schedule -Windows and Doors Allambie Heights NSW 2100 Rebecca Hawkins Aaron Hawkins Project Number Sheet Number Sheet Scale 1:50 Checked



Code: BW-01 Material: Red Brick (Existing)



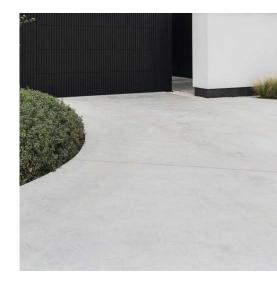
Code: BW-02 Material: Breeze Blocks (Existing)



Code: BL-01 Material: Glass Balustrade (Side/Top Fixing TBC)



Code: CD-01 Material: Dark Cladding



Code: CP-01 Material: Concrete Pour (Driveway)



Code: DK-01 Material: Timber Decking



Code: LV-01 Material: Dark Louvre Roof



Code: RF-01 Material: Dark Metal Roof Cladding



Code: SC-01 Material: Dark Horizontal + Vertical Screen



Code: ST-01 Material: Natural Stone Paving

# BAIKIE CORR Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Nominated Archite
Liam Corr
NSW ARB 10811

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Project Address
5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aron Hawkins

Project Number

Sheet Number
A510

Sheet Title
Proposed Schedule Materials and Finishes

North
Drawn
JB
A3

Sheet Size
A3

Checked
Sheet Scale
Issue
A510

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Sheet Scale
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North
Drawn
JB
A510

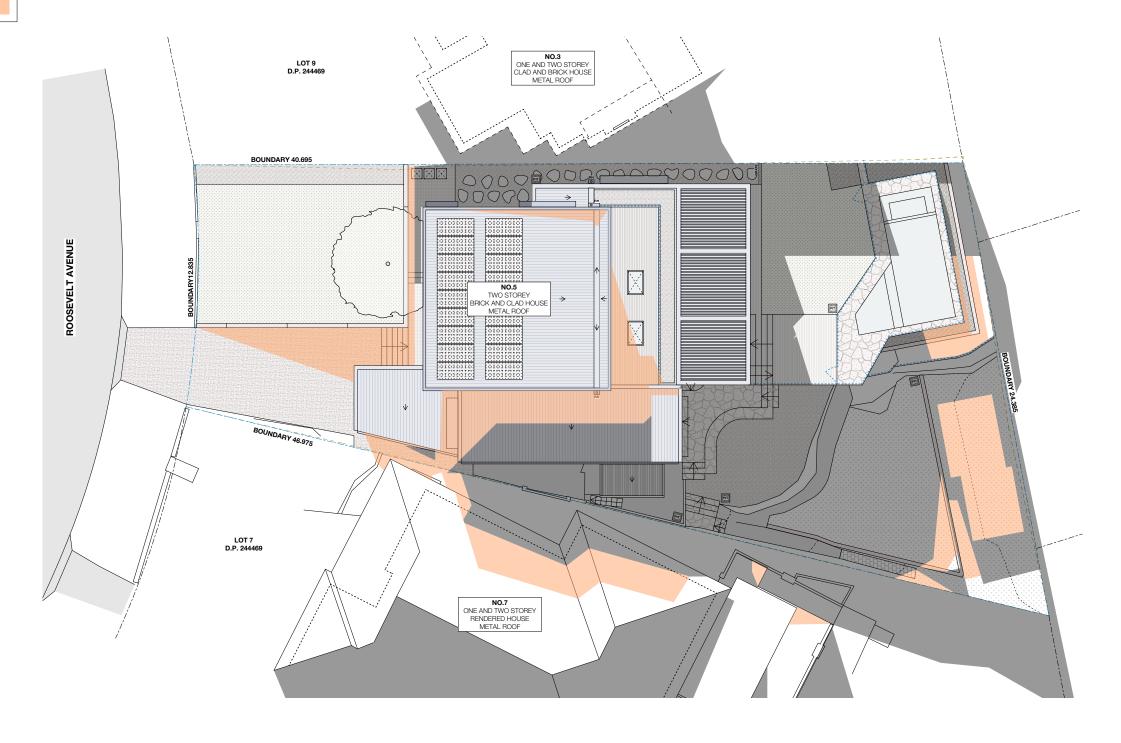
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A3

Sheet Size
A510

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DA ONLY
NOT FOR CONSTRUCTION

Shadow Key
Shadows from existing structures
Shadows from proposed structures



01 SHADOW ANALYSIS - 21ST JUNE 9AM

BAIKIE CORR
Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Nominated Architect Liam Corr NSW ARB 10811

**Project Contact** 

jeffrey@baikiecorr.com

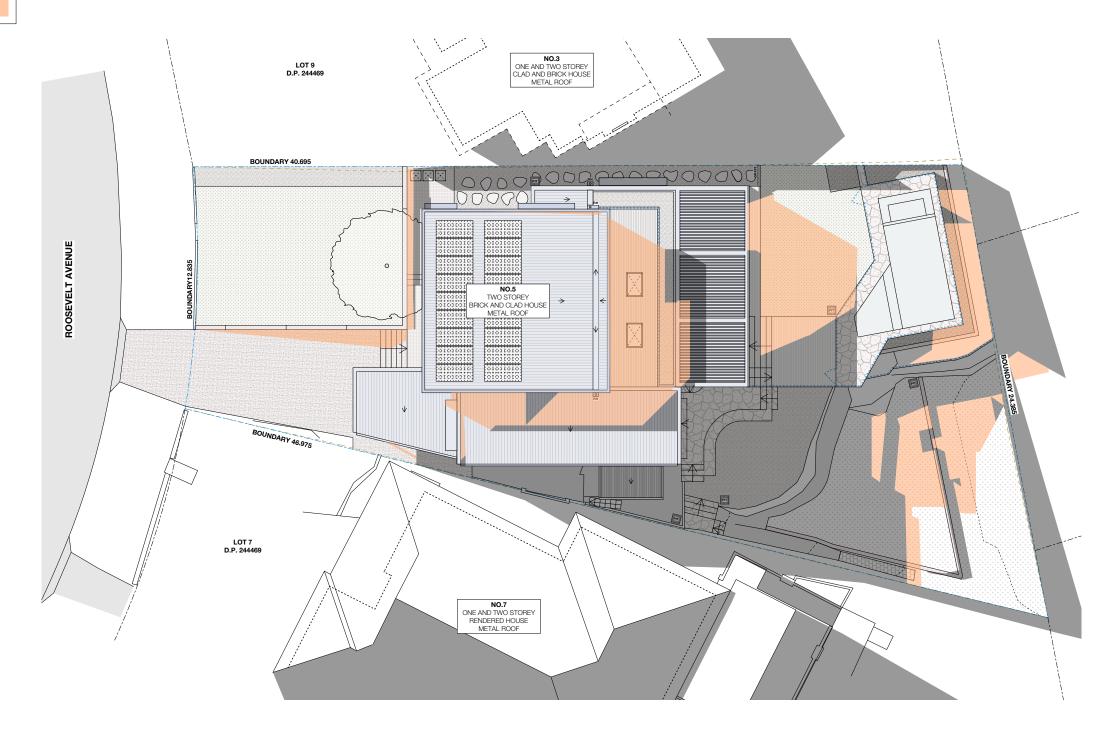
Jeffrey Baikie

	Rev	Date	Description
,	F	08.11.24	Consultant Review
e f	G	03.12.24	DA Issue
3	Н	10.12.24	DA Issue
Э	1	10.12.24	DA Issue
)	J	24.03.25	Preliminary Driveway Update
3	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	<b>Sheet Title</b> Shadow Analysis - 21 <sup>st</sup> June 9am	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A600		Checked LC	Sheet Scale 1:200	Issue L

**DA ONLY** NOT FOR CONSTRUCTION

Shadow Key Shadows from existing structures Shadows from proposed structures



01 SHADOW ANALYSIS - 21ST JUNE 12PM

BAIKIE	CORR
Architecture	+ Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Liam Corr NSW ARB 10811

## jeffrey@baikiecorr.com

**Project Contact** 

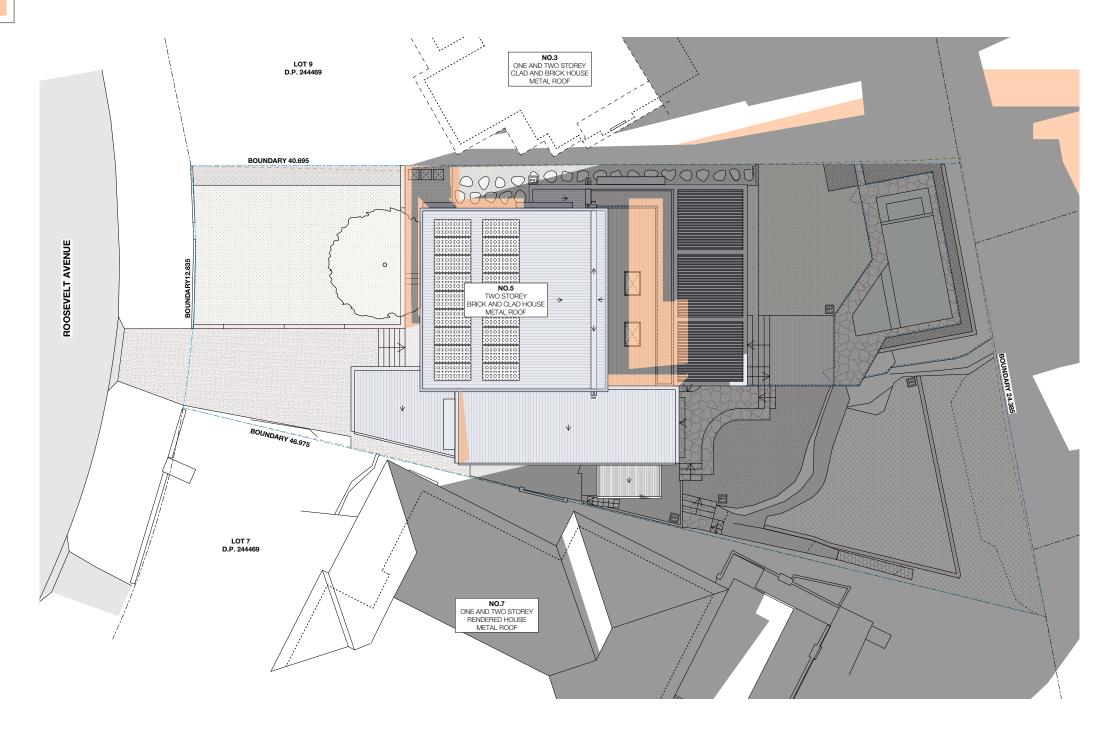
Jeffrey Baikie

	Rev	Date	Description
8,	F	08.11.24	Consultant Review
e of	G	03.12.24	DA Issue
S	Н	10.12.24	DA Issue
е	1	10.12.24	DA Issue
0	J	24.03.25	Preliminary Driveway Update
е	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address 5 Roosevelt Avenue Avenue, Allambie Heights NSW 2100	Sheet Title Shadow Analysis - 21st June 12pm	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Aaron Hawkins					
Project Number 2339	Sheet Number A601		Checked LC	Sheet Scale 1:200	Issue L

DA ONLY
NOT FOR CONSTRUCTION

Shadow Key
Shadows from existing structures
Shadows from proposed structures



01 SHADOW ANALYSIS - 21ST JUNE 3PM

BAIKIE CORR
Architecture + Interiors

Baikie Corr Pty Ltd 24 Kens Road Frenchs Forest NSW 2086

Nominated Archited Liam Corr NSW ARB 10811

**Project Contact** 

jeffrey@baikiecorr.com

Jeffrey Baikie

	Rev	Date	Description
3,	F	08.11.24	Consultant Review
e of	G	03.12.24	DA Issue
s	Н	10.12.24	DA Issue
e	1	10.12.24	DA Issue
0	J	24.03.25	Preliminary Driveway Update
е	K	26.03.25	DA Issue Amendments
	L	26.03.25	DA Issue Amendments

Project Address Roosevelt Avenue Avenue, Illambie Heights NSW 2100	<b>Sheet Title</b> Shadow Analysis - 21 <sup>st</sup> June 3pm	North	<b>Drawn</b> JB	Sheet Size A3	<b>Stage</b> DA
Client/s Rebecca Hawkins Jaron Hawkins					
<b>Project Number</b> 339	Sheet Number A602		Checked LC	Sheet Scale 1:200	Issue L