



Design Development

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

Register

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Notes

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.	Material Key Existing Structure Proposed Structure Metal Masonry Concrete Demolition Boundary Timber Glass Stone / Tile
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.	
Waste 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.	

DA ONLY
NOT FOR CONSTRUCTION

BASIXCertificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1775931_02

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 1/03/2002 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A1775931 lodged with the consent authority or certifier on 09 January 2025 with application PAN-492841.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A, 4B or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 26 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																								
Rainwater tank																											
The applicant must install a rainwater tank of at least 1037.5 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓																								
The applicant must configure the rainwater tank to collect rainwater runoff from at least 140 square metres of roof area.		✓	✓																								
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓																								
Outdoor swimming pool																											
The swimming pool must be outdoors.	✓	✓	✓																								
The swimming pool must not have a capacity greater than 20.5 kilolitres.	✓	✓	✓																								
The swimming pool must have a pool cover.		✓	✓																								
The applicant must install a pool pump timer for the swimming pool.		✓	✓																								
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓																								
Outdoor spa																											
The spa must not have a capacity greater than 4 kilolitres.	✓	✓	✓																								
The spa must have a spa cover.		✓	✓																								
The applicant must install a spa pump timer.		✓	✓																								
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✓	✓																								
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																								
Hot water																											
The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.	✓	✓	✓																								
The applicant must install a photovoltaic system with a capacity to generate at least 2.0 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓																								
Lighting																											
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓																								
Fixtures																											
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓																								
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓																								
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓																								
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																								
Insulation requirements																											
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																								
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: cavity brick</td><td>nil</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibre, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, flat roof: framed</td><td>ceiling: R2.08 (up), roof: foil backed blanket (55 mm)</td><td>dark (solar absorbance > 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A	floor above existing dwelling or building.	nil	N/A	external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: cavity brick	nil		external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	dark (solar absorbance > 0.70)			
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flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	dark (solar absorbance > 0.70)																									
Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																								
Skylights																											
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓																								
The following requirements must also be satisfied in relation to each skylight:		✓	✓																								
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below:		✓	✓																								
Skylights glazing requirements																											
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>SK01</td><td>1.5</td><td>no shading</td><td>timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)</td></tr><tr><td>SK02</td><td>1.5</td><td>no shading</td><td>timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	SK01	1.5	no shading	timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)	SK02	1.5	no shading	timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)															
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SK01	1.5	no shading	timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)																								
SK02	1.5	no shading	timber, low-E internal/argon filled clear external, (or U-value: 2.8, SHGC: 0.450)																								
Legend																											
In these commitments, "applicant" means the person carrying out the development.																											
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).																											
Commitments 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 certificate / complying development certificate for the proposed development.																											
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.																											

Project address	
Project name	5 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS, 02 2100
Street address	5 ROOSEVELT AVENUE ALLAMBIE HEIGHTS 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP244469
Lot number	8
Section number	1
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 complete before submitting to Council or PCA)	
Name / Company Name	BAIKIE CORR PTY LTD.
ABN (if applicable)	5962020112

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	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)		
WF01	NW	14.4	0	0	external louver/ blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WF02	NE	1.5	0	0	projection/ height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WF03	NE	2.6	0	0	projection/ height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
WF04	SE	1.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DF01	SE	8.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
DF02	SE	10.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

DA ONLY
NOT FOR CONSTRUCTION

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

LOT 9
D.P. 244469

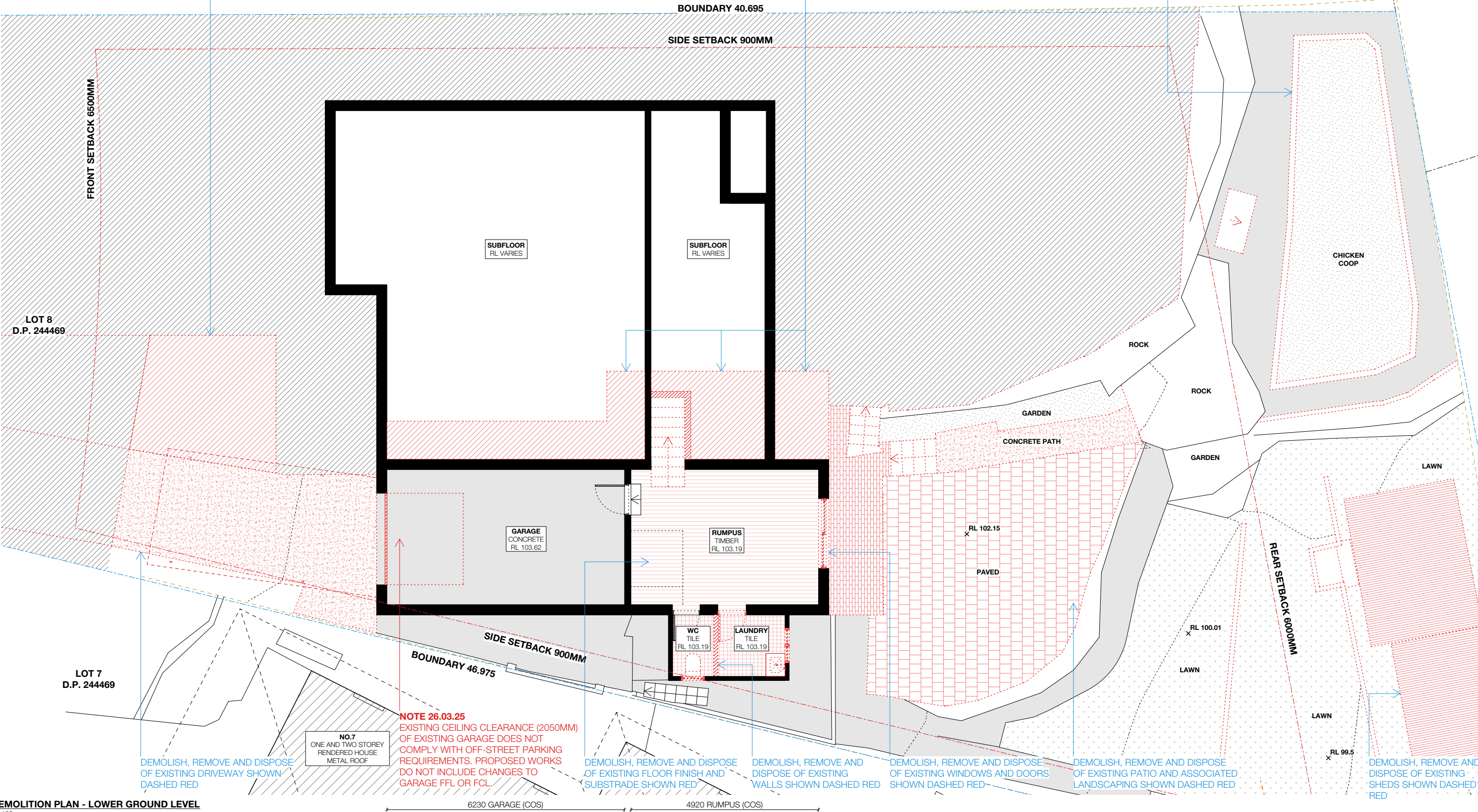
DRIVEWAY EXCAVATION, DRAINAGE AND
STRUCTURE TO ENGINEER'S DOCUMENTATION.
INDICATIVE AREA SHOWN HATCHED. FINAL
EXTENT TO BE CONFIRMED ON SITE.

NO.3
ONE AND TWO STOREY
CLAD AND BRICK HOUSE
METAL ROOF

SUBFLOOR EXCAVATION, DRAINAGE AND
STRUCTURE TO ENGINEER'S DOCUMENTATION.
INDICATIVE AREA SHOWN HATCHED. FINAL
EXTENT TO BE CONFIRMED ON SITE.

DEMOLISH, REMOVE AND DISPOSE
OF EXISTING CHICKEN COOP SHOWN
DASHED RED

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NOTE 26.03.25
EXISTING CEILING CLEARANCE (2050MM)
OF EXISTING GARAGE DOES NOT
COMPLY WITH OFF-STREET PARKING
REQUIREMENTS. PROPOSED WORKS
DO NOT INCLUDE CHANGES TO
GARAGE FFL OR FCL

01 DEMOLITION PLAN - LOWER GROUND LEVEL
Scale 1:100

BAIKIE CORR
Architecture + Interiors

Studio
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

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.

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
2339

Sheet Title
Demolition Plan - Lower
Ground Level

Sheet Number
A100

North

Drawn
JB

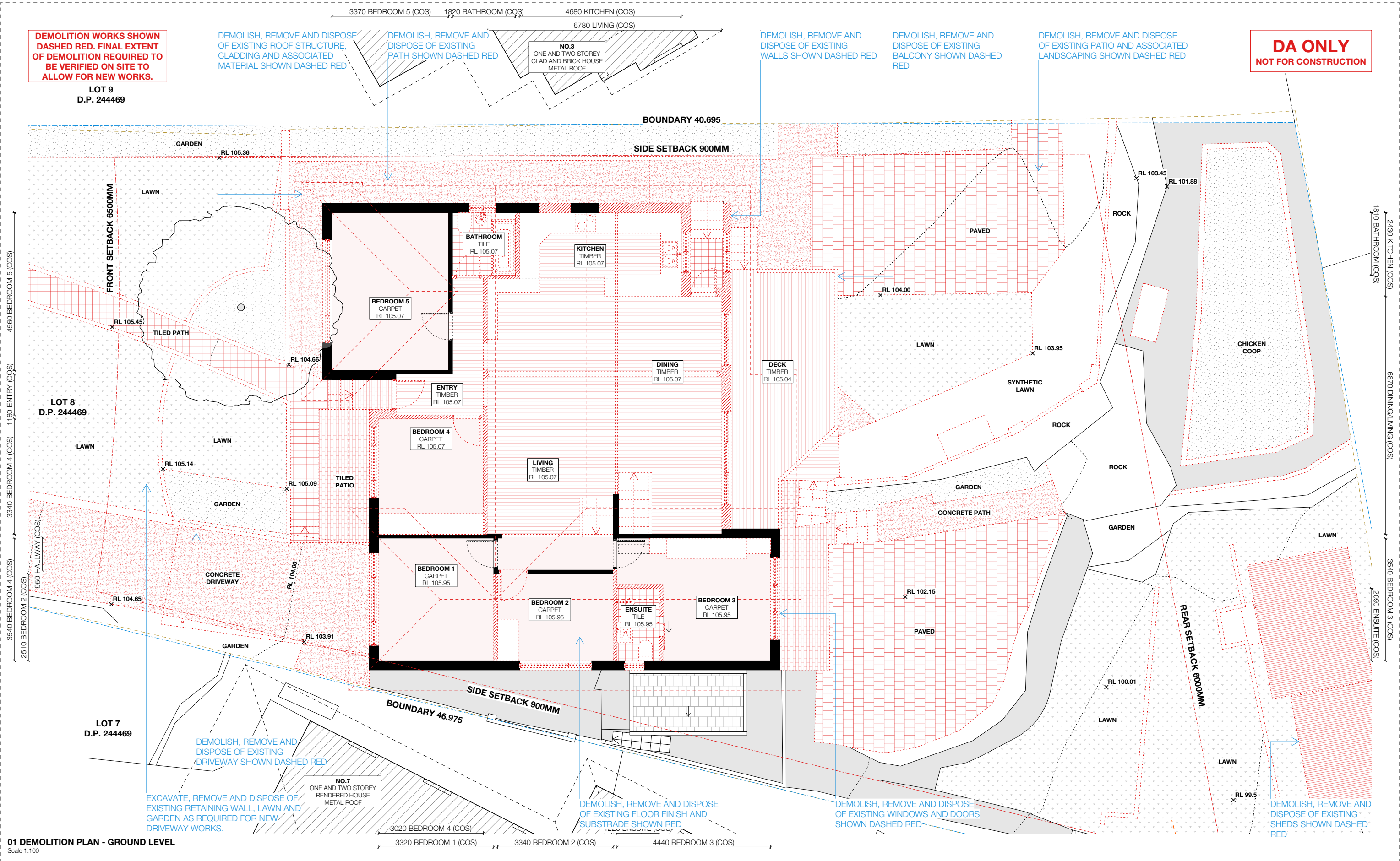
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LC

Sheet Size
A3

Sheet Scale
1:100

Stage
DA

Issue
L



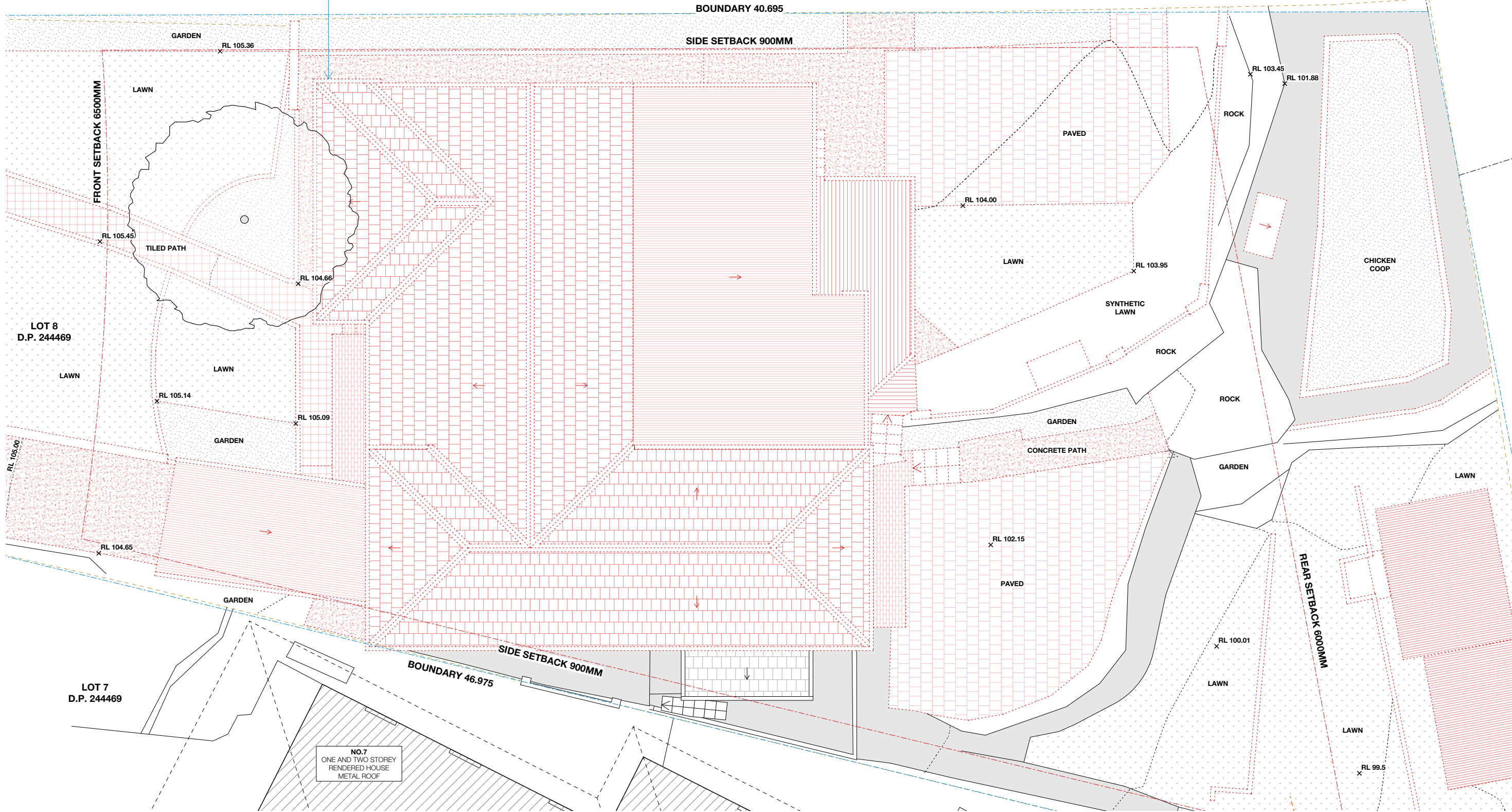
DEMOLITION WORKS SHOWN
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ALLOW FOR NEW WORKS.

LOT 9
D.P. 244469

DEMOLISH, REMOVE AND DISPOSE
OF EXISTING ROOF STRUCTURE,
CLADDING AND ASSOCIATED
MATERIAL SHOWN DASHED RED

NO.3
ONE AND TWO STOREY
CLAD AND BRICK HOUSE
METAL ROOF

DA ONLY
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01 DEMOLITION PLAN - ROOF LEVEL
Scale 1:100

BAIKIE CORR
Architecture + Interiors

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Frenchs Forest NSW 2086

Nominated Architect
Liam Corr
NSW ARB 10811

Project Contact
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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
Demolition Plan - Roof Level

Sheet Number
A102

North

Drawn
JB

Checked
LC

Sheet Size
A3

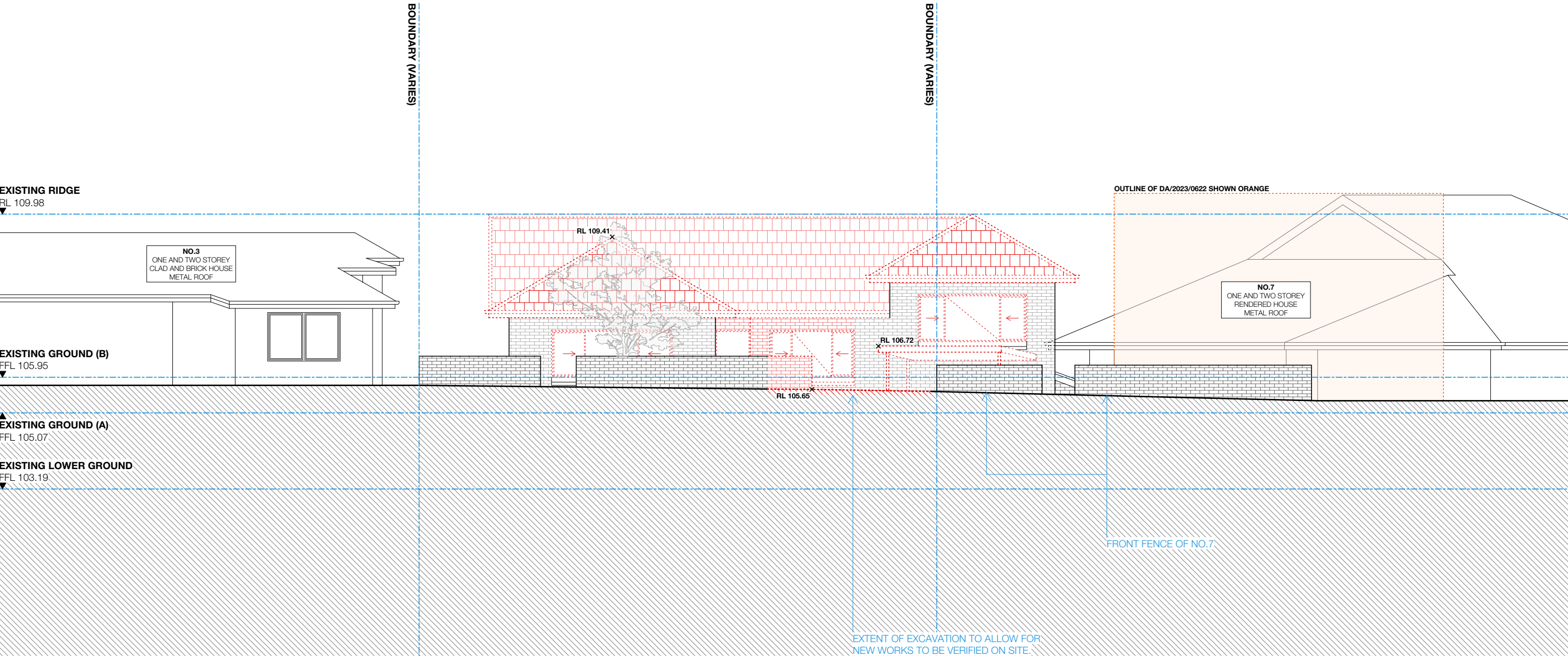
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1:100

Stage
DA

Issue
L

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

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01 DEMOLITION ELEVATION - NORTH-WEST
Scale 1:100

BAIKIE CORR
Architecture + Interiors

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

Nominated Architect
Liam Corr
NSW ARB 10811

Project Contact
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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
Demolition Elevation -
North-West

Sheet Number
A103

North

Drawn
JB

Checked
LC

Sheet Size
A3

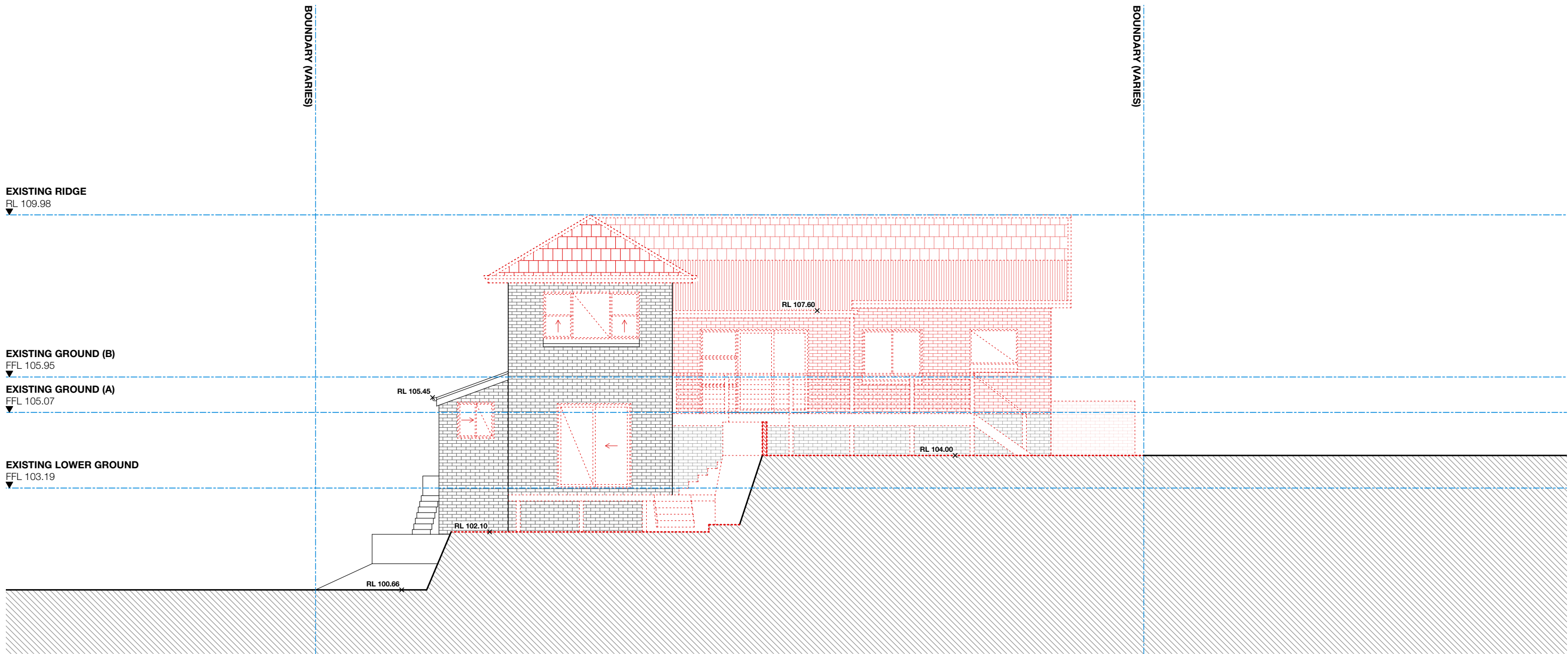
Sheet Scale
1:100

Stage
DA

Issue
L

DEMOLITION WORKS SHOWN
DASHED RED. FINAL EXTENT
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DA ONLY
NOT FOR CONSTRUCTION



01 DEMOLITION ELEVATION - SOUTH-EAST
Scale 1:100

BAIKIE CORR
Architecture + Interiors

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

Nominated Architect
Liam Corr
NSW ARB 10811

Project Contact
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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
Demolition Elevation -
South-East

Sheet Number
A104

North

Drawn
JB

Checked
LC

Sheet Size
A3

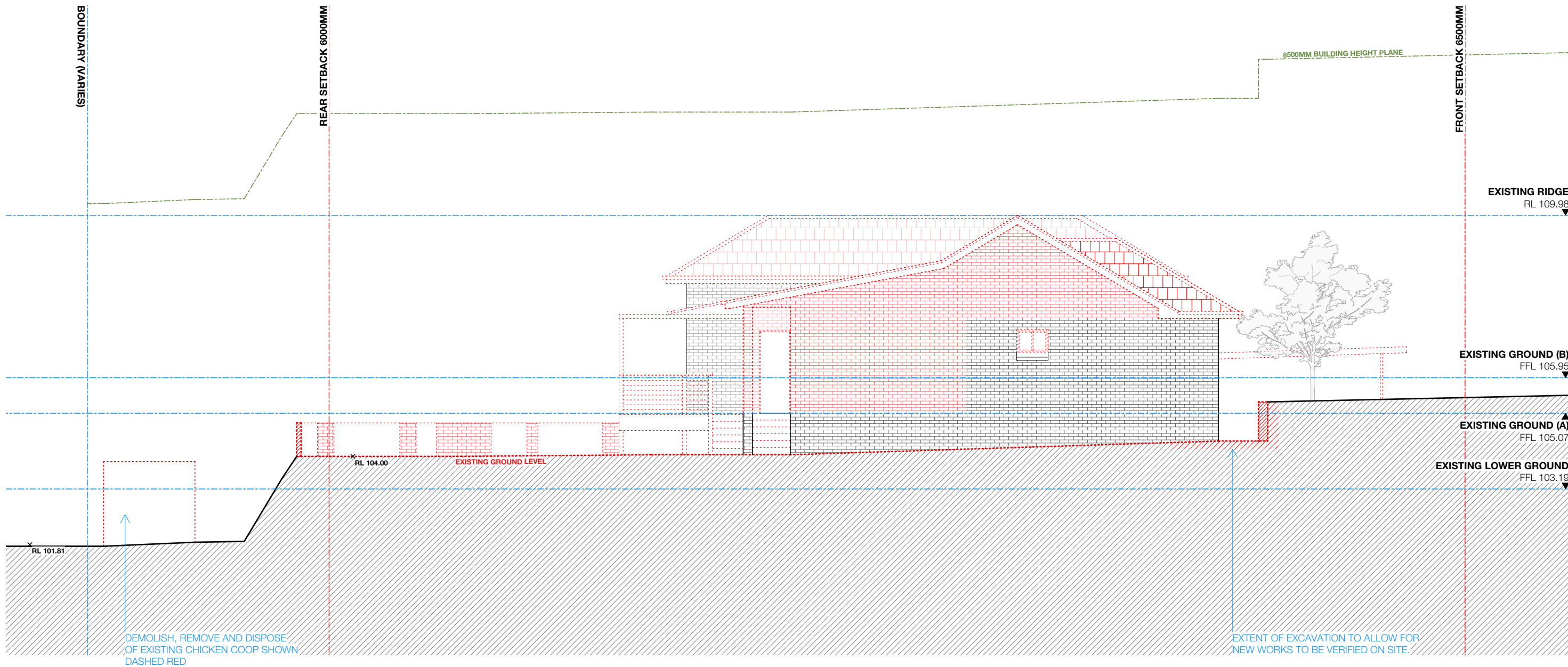
Sheet Scale
1:100

Stage
DA

Issue
L

DEMOLITION WORKS SHOWN
DASHED RED. FINAL EXTENT
OF DEMOLITION REQUIRED TO
BE VERIFIED ON SITE TO
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DA ONLY
NOT FOR CONSTRUCTION



01 DEMOLITION ELEVATION - NORTH-EAST
Scale 1:100

BAIKIE CORR
Architecture + Interiors

Studio
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

Notes
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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
2339

Sheet Title
Demolition Elevation -
North-East

Sheet Number
A105

North

Drawn
JB

Checked
LC

Sheet Size
A3

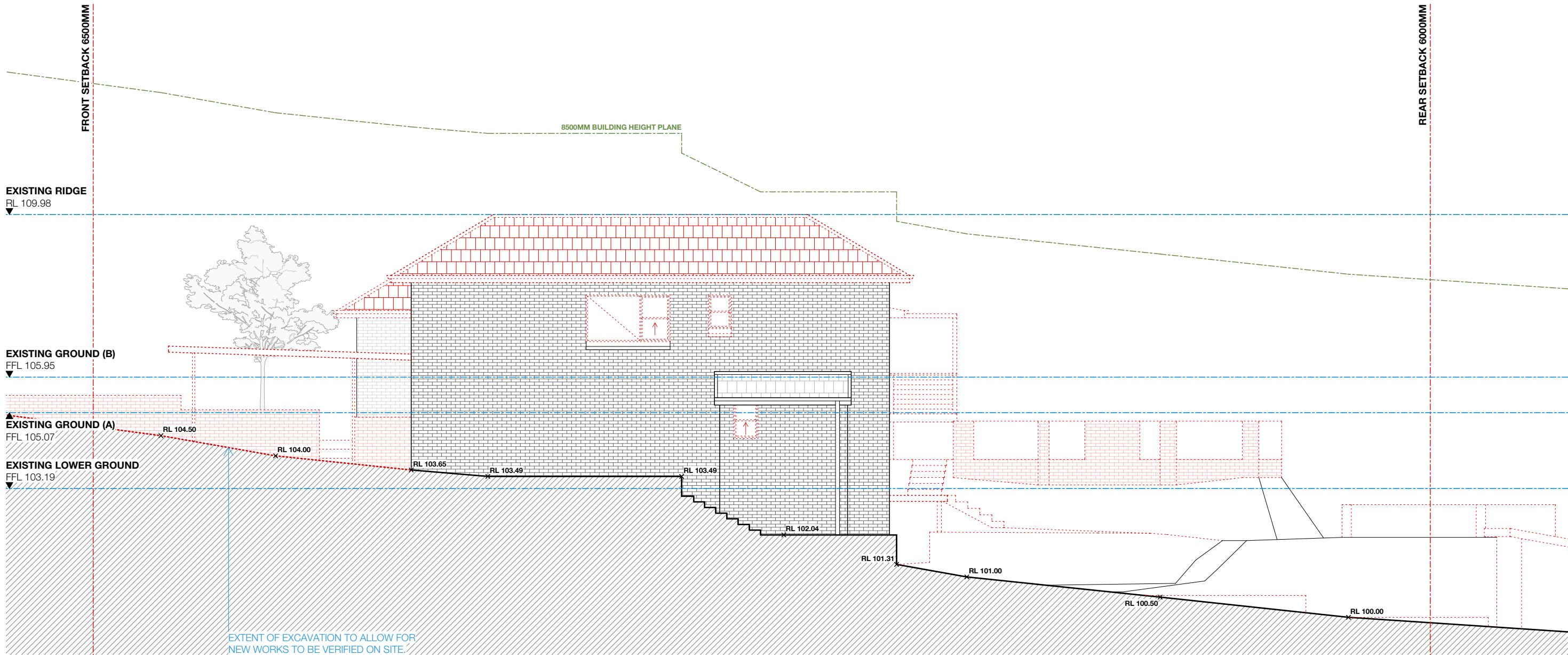
Sheet Scale
1:100

Stage
DA

Issue
L

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

DA ONLY
NOT FOR CONSTRUCTION



01 DEMOLITION ELEVATION - SOUTH-WEST
Scale 1:100

BAIKIE CORR
Architecture + Interiors

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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
Demolition Elevation -
South-West

Sheet Number
A106

North

Drawn
JB

Checked
LC

Sheet Size
A3

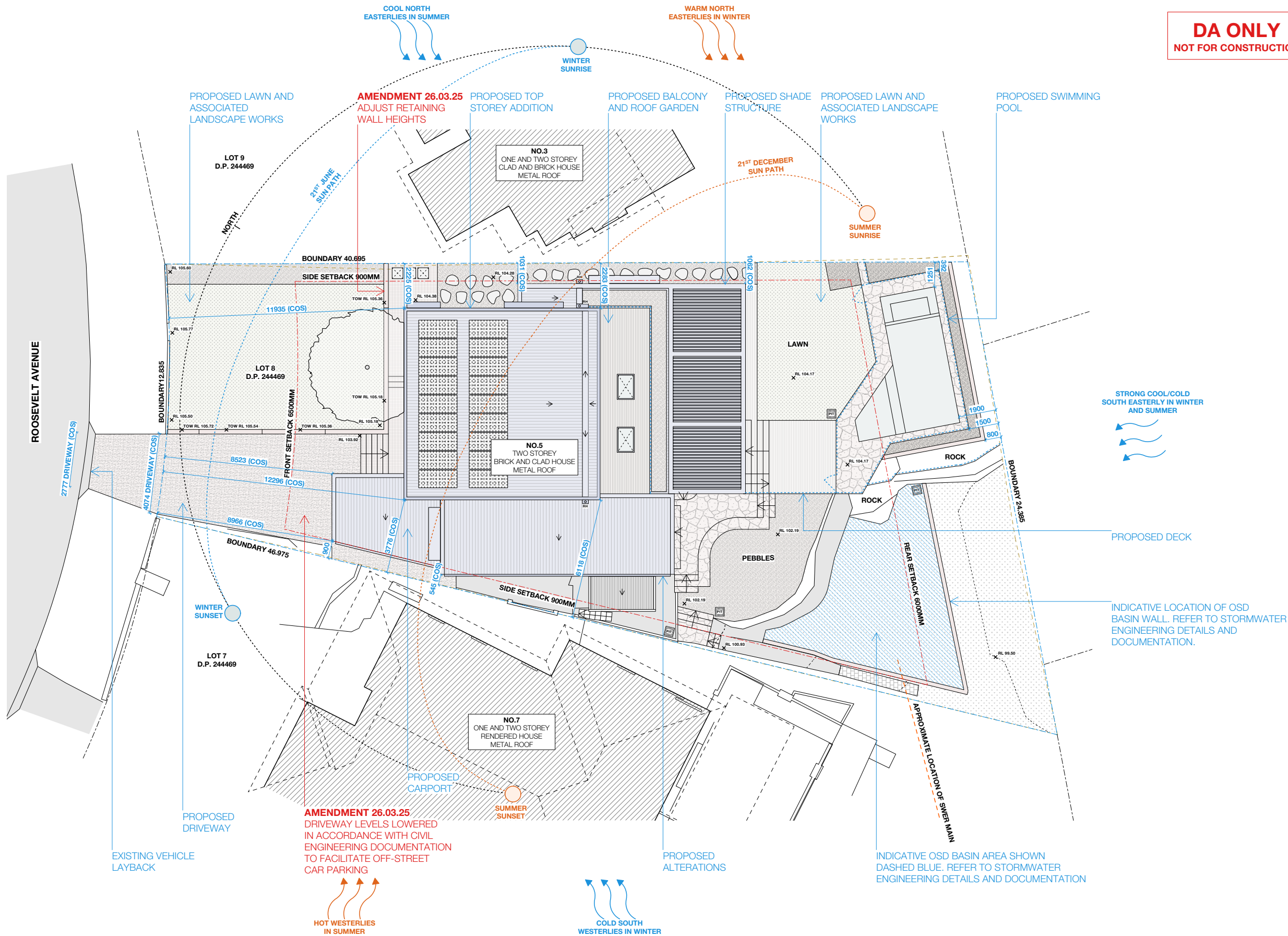
Sheet Scale
1:100

Stage
DA

Issue
L

SETBACK DIMENSIONS SHOWN
BASED ON SITE SURVEY. FINAL
DIMENSIONS MAY VARY AND TO
BE VERIFIED ON SITE

DA ONLY
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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 Plan - Site

Sheet Number
A200

North

Drawn
JB

Checked
LC

Sheet Size
A3

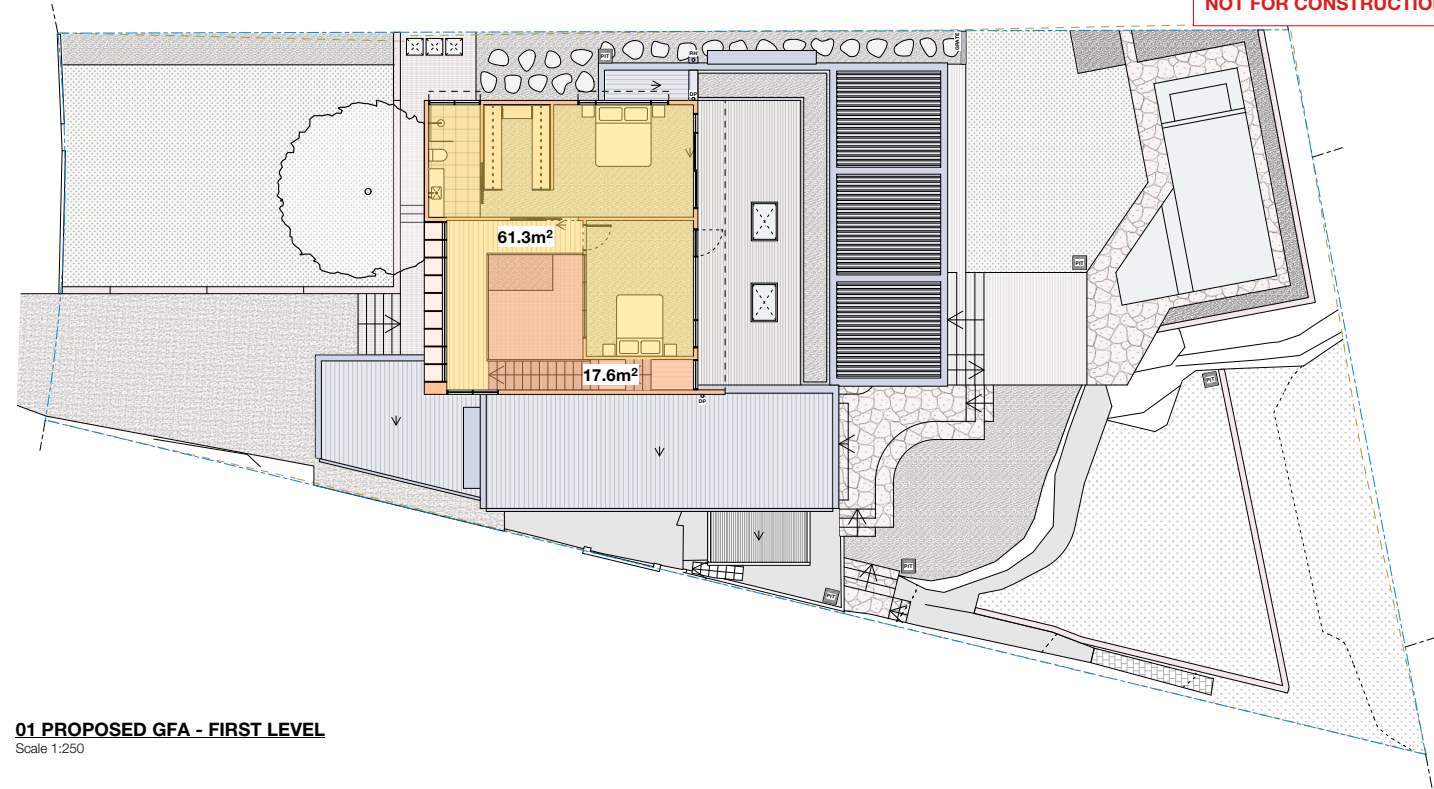
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Stage
DA

Issue
L

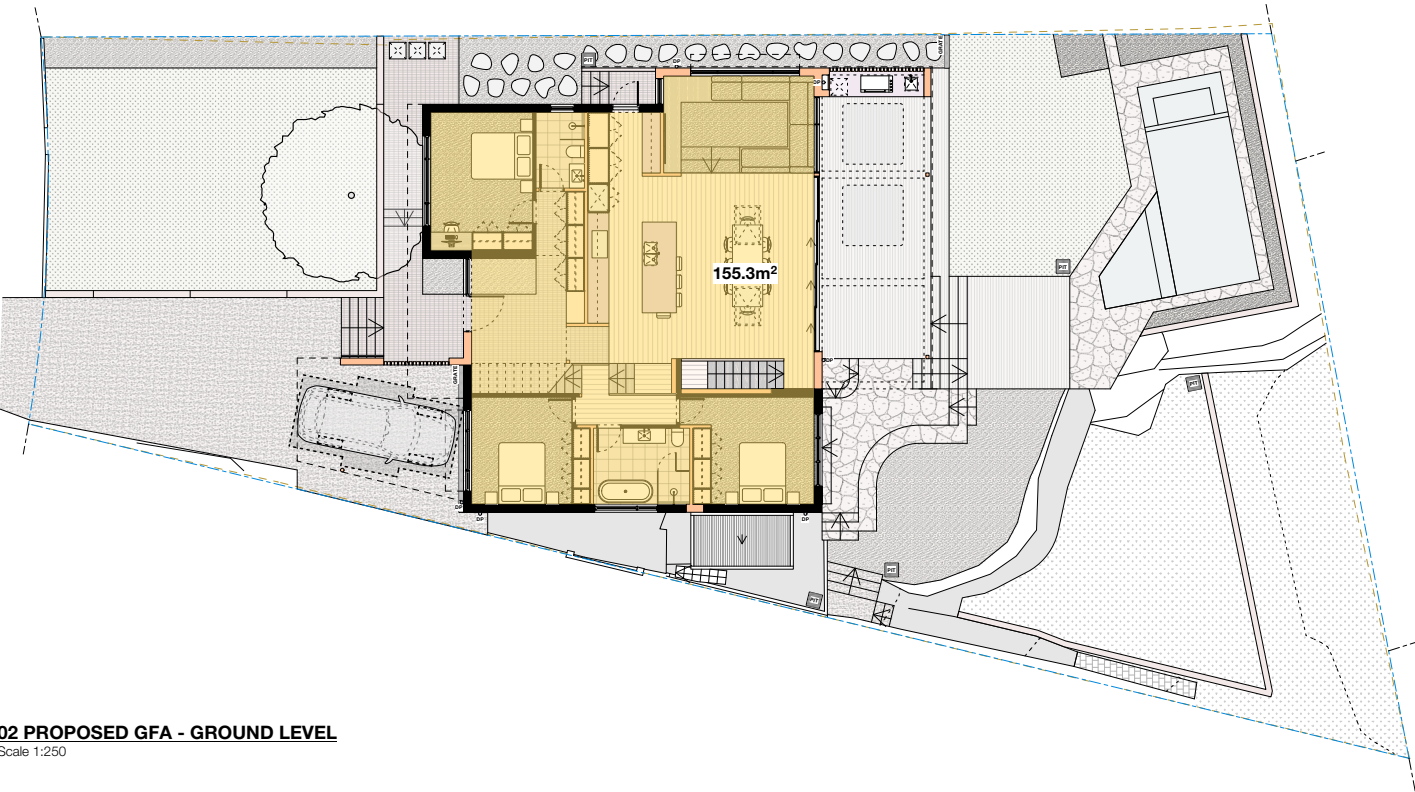
Area Calculations	
Floor Space Ratio	
Maximum Floor Space Ratio:	N/A
Proposed Lower Ground Floor Area:	26.2m ²
Proposed Ground Floor Area:	155.3m ²
Proposed First Floor Area:	61.3m ²
Total Proposed Floor Area:	242.8m²

DA ONLY
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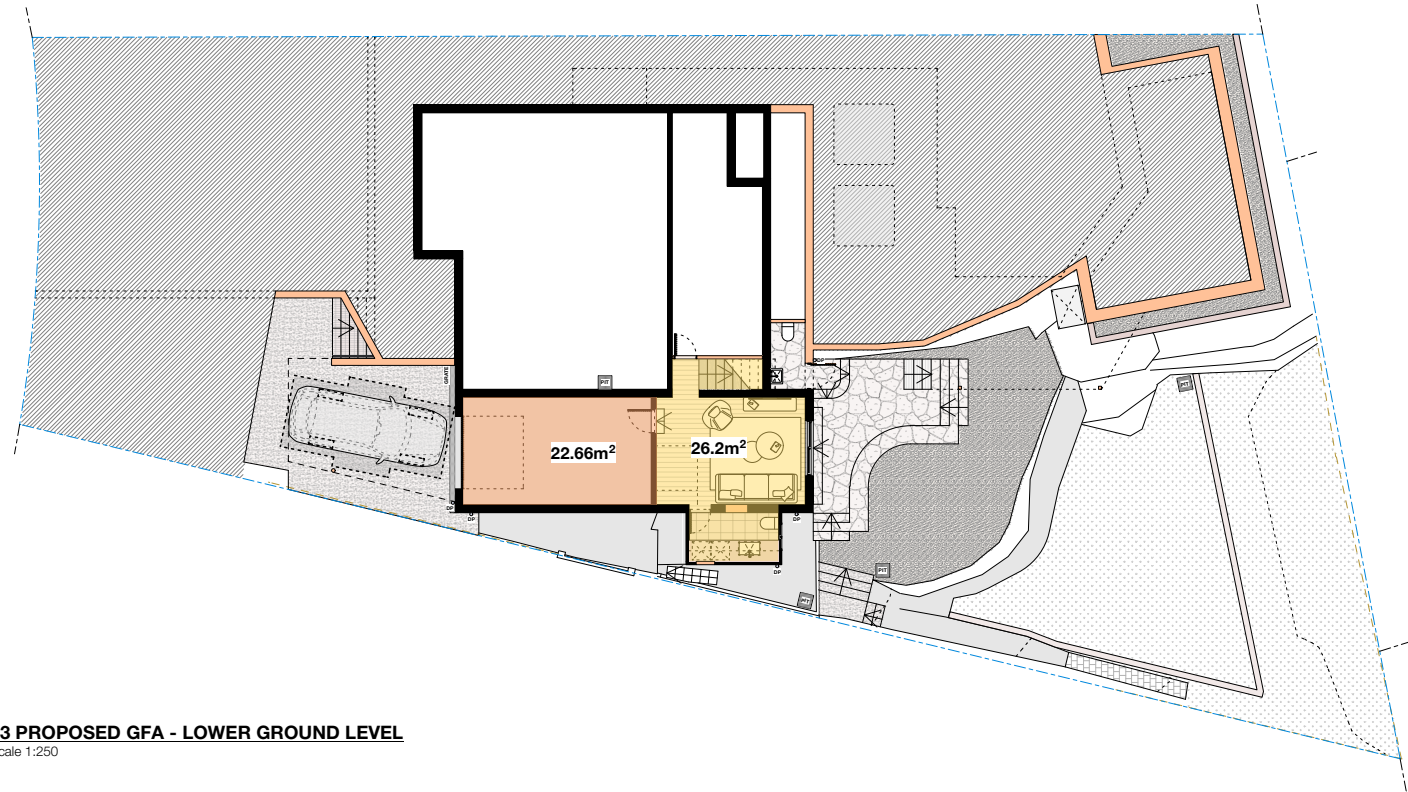
01 PROPOSED GFA - FIRST LEVEL

Scale 1:250



02 PROPOSED GFA - GROUND LEVEL

Scale 1:250



03 PROPOSED GFA - LOWER GROUND LEVEL

Scale 1:250

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

Project Number
2339

Sheet Title
Proposed Plan - GFA
Calculations

Sheet Number
A201

North

Drawn
JB

Checked
LC

Sheet Size
A3

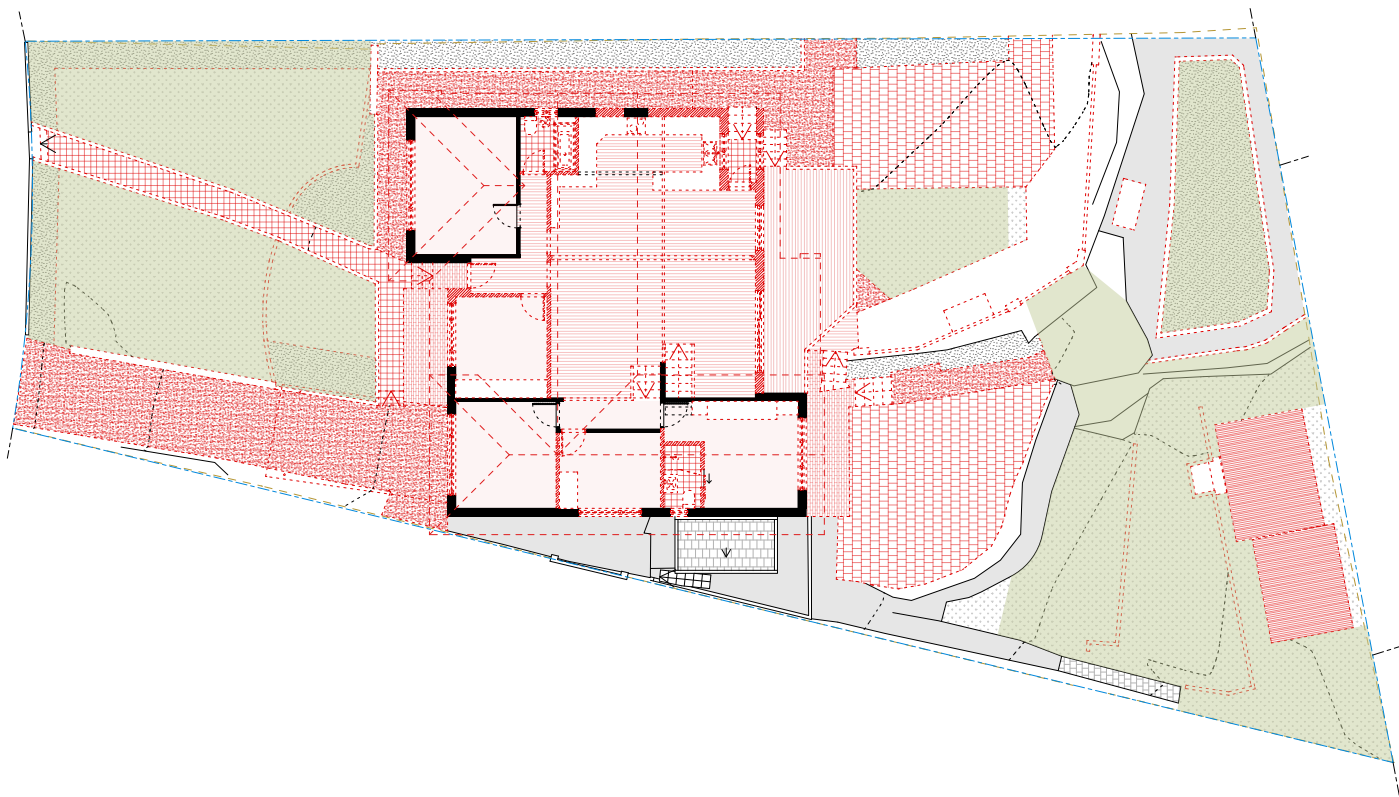
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Stage
DA

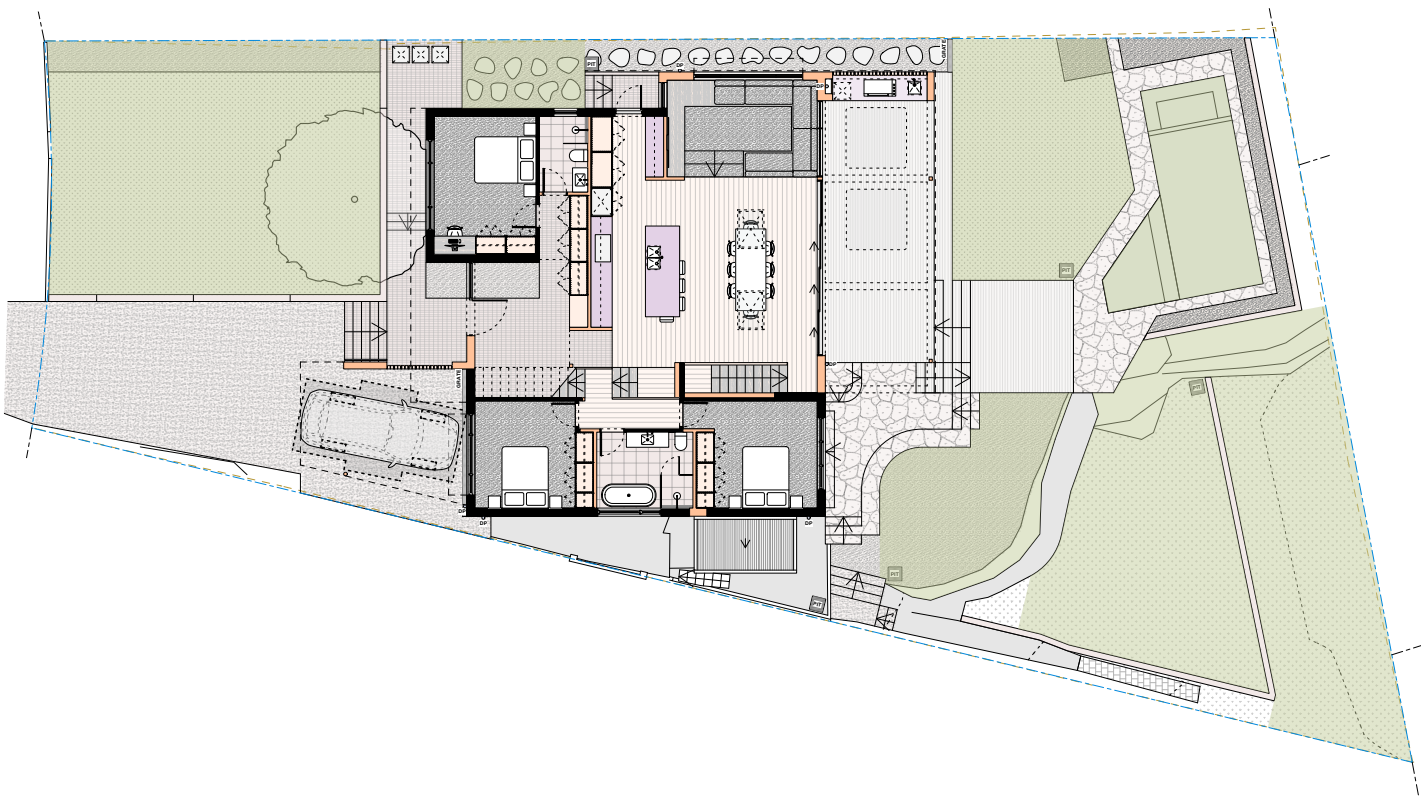
Issue
L

Area Calculations	
Site Area:	778.4m ²
Landscape Area	
Minimum Landscape Area:	311.4m ² (40%)
Existing Landscape Area:	250.3m ² (32.2%)
Proposed Landscape Area:	314.1m ² (40.3%)

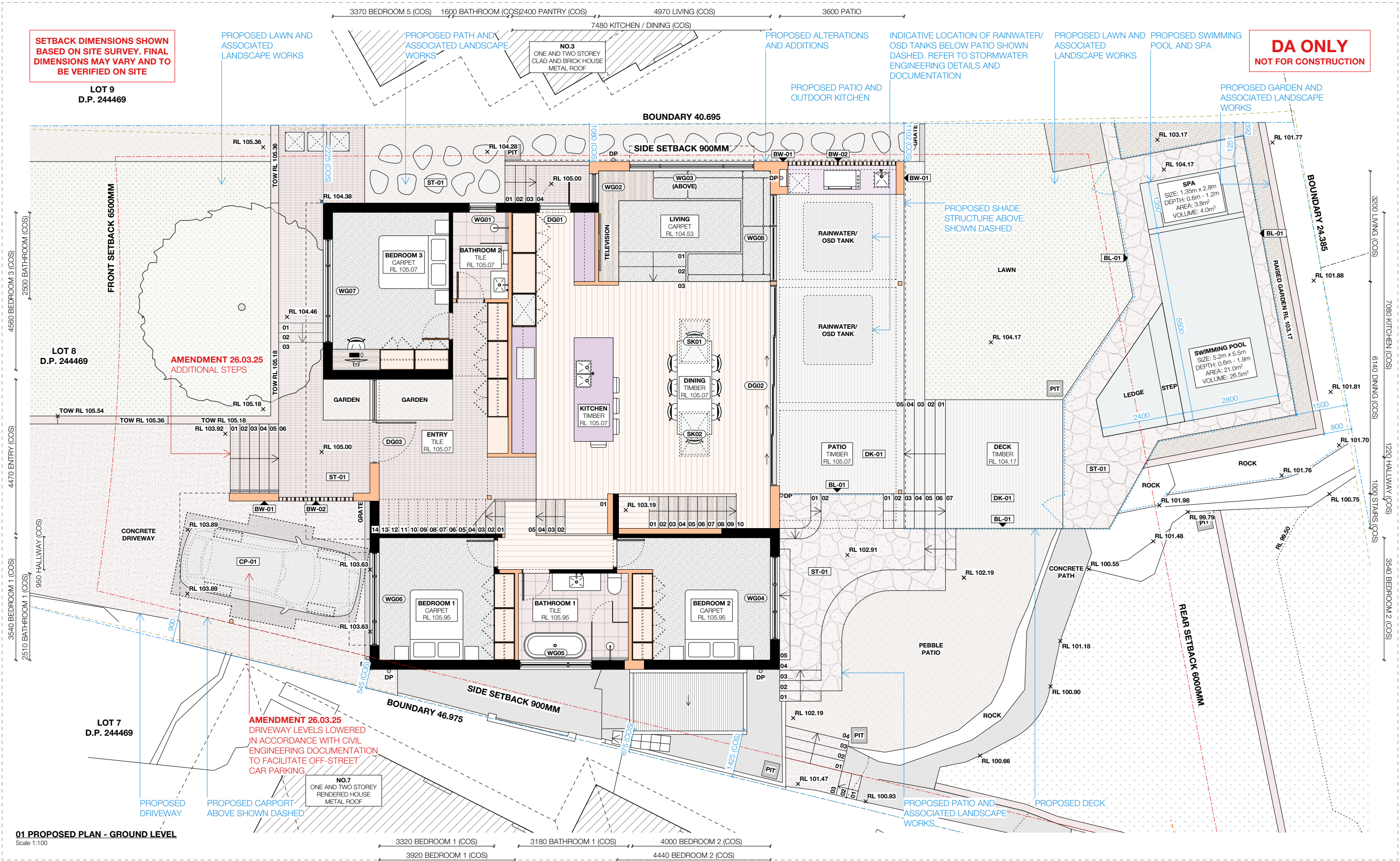
DA ONLY
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01 EXISTING LANDSCAPE AREA
Scale 1:250



02 PROPOSED LANDSCAPE AREA
Scale 1:250



BAIKIE CORR

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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 Plan - Ground
Level

Sheet Number
A211

North

Drawn
JB

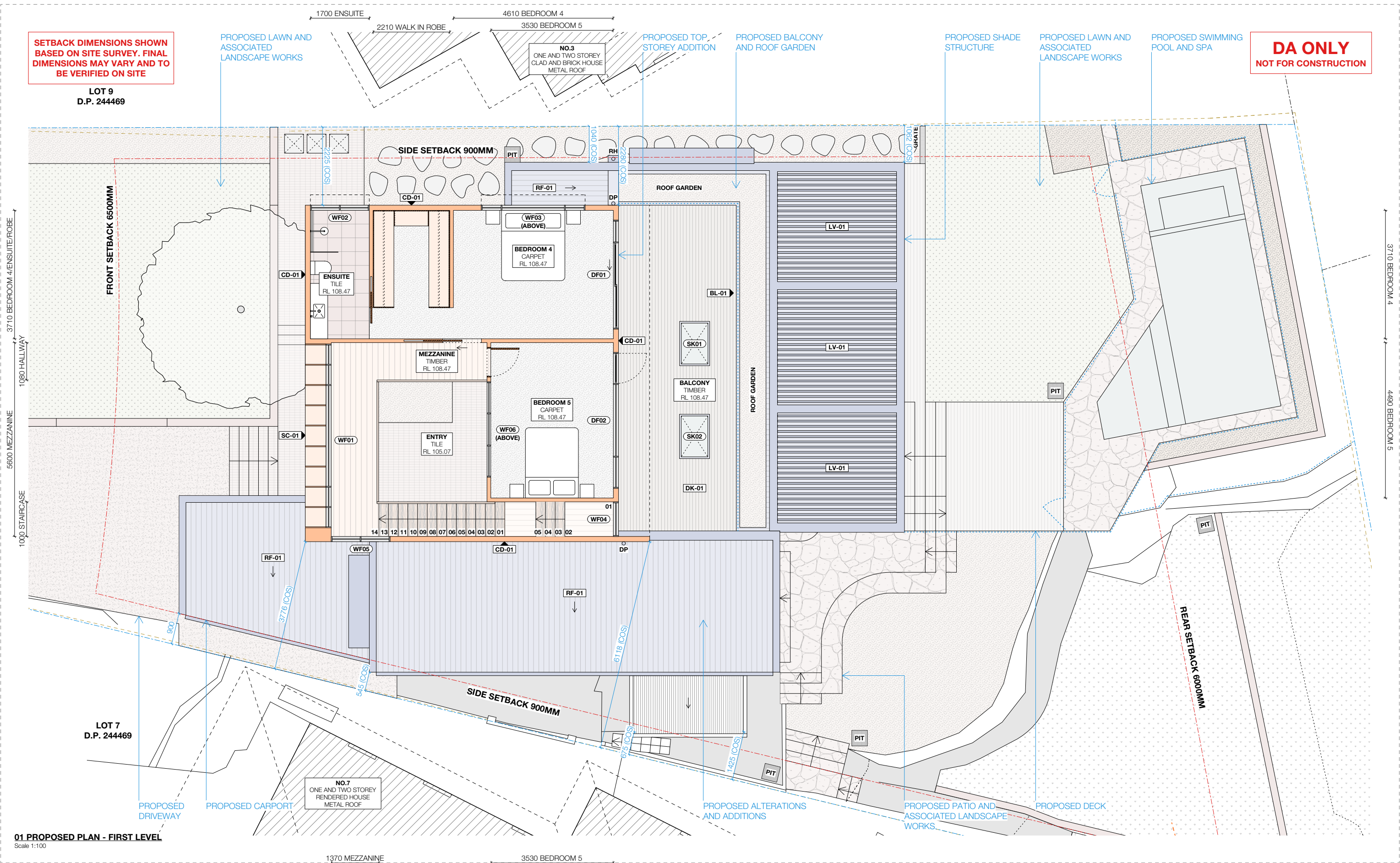
Checked
LC

Sheet Size
A3

Sheet Scale
1:100

Stage
DA

Issue
L



BAIKIE CORR
Architecture + Interiors

Studio
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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 Plan - First Level

Sheet Number
A212

North

North arrow pointing towards the top right of the sheet.

Drawn
JB

Checked
LC

Sheet Size
A3

Sheet Scale
1:100

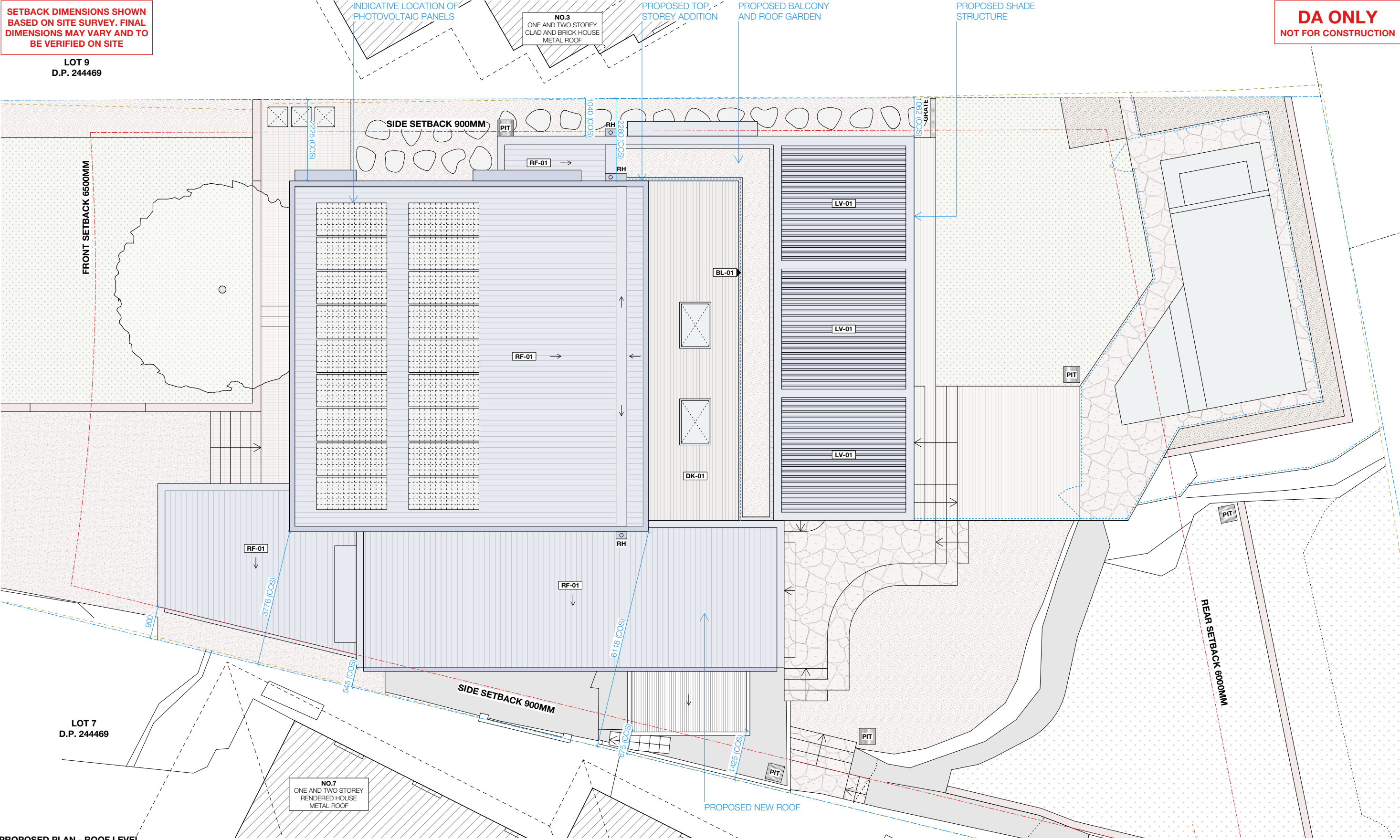
Stage
DA

Issue
L

SETBACK DIMENSIONS SHOWN
BASED ON SITE SURVEY. FINAL
DIMENSIONS MAY VARY AND TO
BE VERIFIED ON SITE

LOT 9
D.P. 244469

DA ONLY
NOT FOR CONSTRUCTION



01 PROPOSED PLAN - ROOF LEVEL
Scale 1:100

BAIKIE CORR
Architecture + Interiors

Studio
Baikie Corr Pty Ltd
24 Kens Road
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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 Plan - Roof Level

Sheet Number
A213

North

Drawn
JB

Checked
LC

Sheet Size
A3

Sheet Scale
1:100

Stage
DA

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.

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.

For existing garden beds, cultivate existing soil for new plants to a 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.

Planting

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

1. Set out plants to positions as indicated on the accompanying landscape plan.
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 place.
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.

Mulching

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 in.

Turf

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.

Paving

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

All new pool safety barriers and gate systems to be designed, located, installed and maintained in accordance with AS1926.1, AS1926.2, NOC 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

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 person:

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.
- 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'.
- Replace failed planting.

Two/Three Month Maintenance

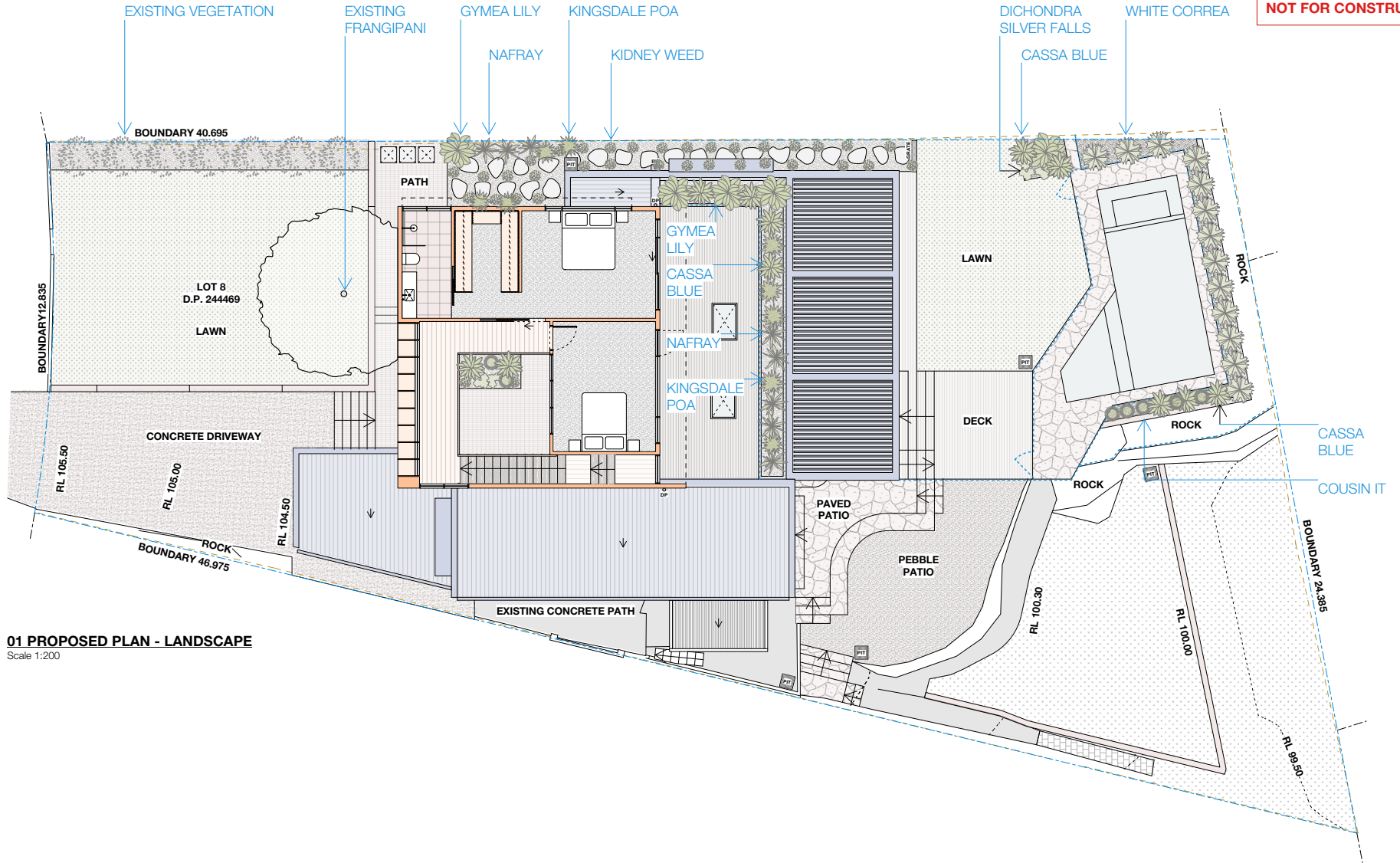
- Fertilising of all planters to achieve healthy and vigorous growth. Organic slow-release fertiliser to be used.
- Check and adjust stakes and webbing as required.
- Prune hedges.

Six Month Maintenance

- Fertilising of all lawn/s to achieve healthy and vigorous growth. Organic slow-release fertiliser to be used.
- Reinststate mulch to specified depth.

Twelve Month Maintenance

- Aerate lawn/s.



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Common: Cousin It
Botanical: *casuarina glauca*
Spread: 1.0m
Height: 0.1m - 0.3m
Native: Yes
Pot Size: 200mm
Quantity: 8



Common: Kidney Weed
Botanical: *dichondra repens*
Spread: 0.9m - 1.2m
Height: 0.0m - 0.3m
Native: Yes
Pot Size: 140mm
Quantity: 35



Common: Dichondra Silver Falls
Botanical: *dichondra argentea*
Spread: 1.5m
Height: 0.0m - 0.1m
Native: Yes
Pot Size: 140mm
Quantity: 5



Common: Sir Walter
Botanical: *stenotaphrum secundatum*
Spread: N/A
Height: N/A
Native: Yes
Pot Size: N/A
Quantity: 130m²



Common: White Correa
Botanical: *correa alba*
Spread: 0.9m - 1.2m
Height: 0.9m - 1.5m
Native: Yes
Pot Size: 200mm
Quantity: 13



Common: Gymea Lily
Botanical: *doryanthes excelsa*
Spread: 1.0m - 2.0m
Height: 2.0 - 3.0m
Native: Yes
Pot Size: 400mm
Quantity: 5



Common: Cassa Blue
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



Common: Nafray
Botanical: *pennisetum alopecuroides*
Spread: 0.6m
Height: 0.6m
Native: Yes
Pot Size: 200mm
Quantity: 10

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5 Roosevelt Avenue Avenue,
Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Proposed Plan - Landscape

Sheet Number
A220

North

Drawn
JB

Checked
LC

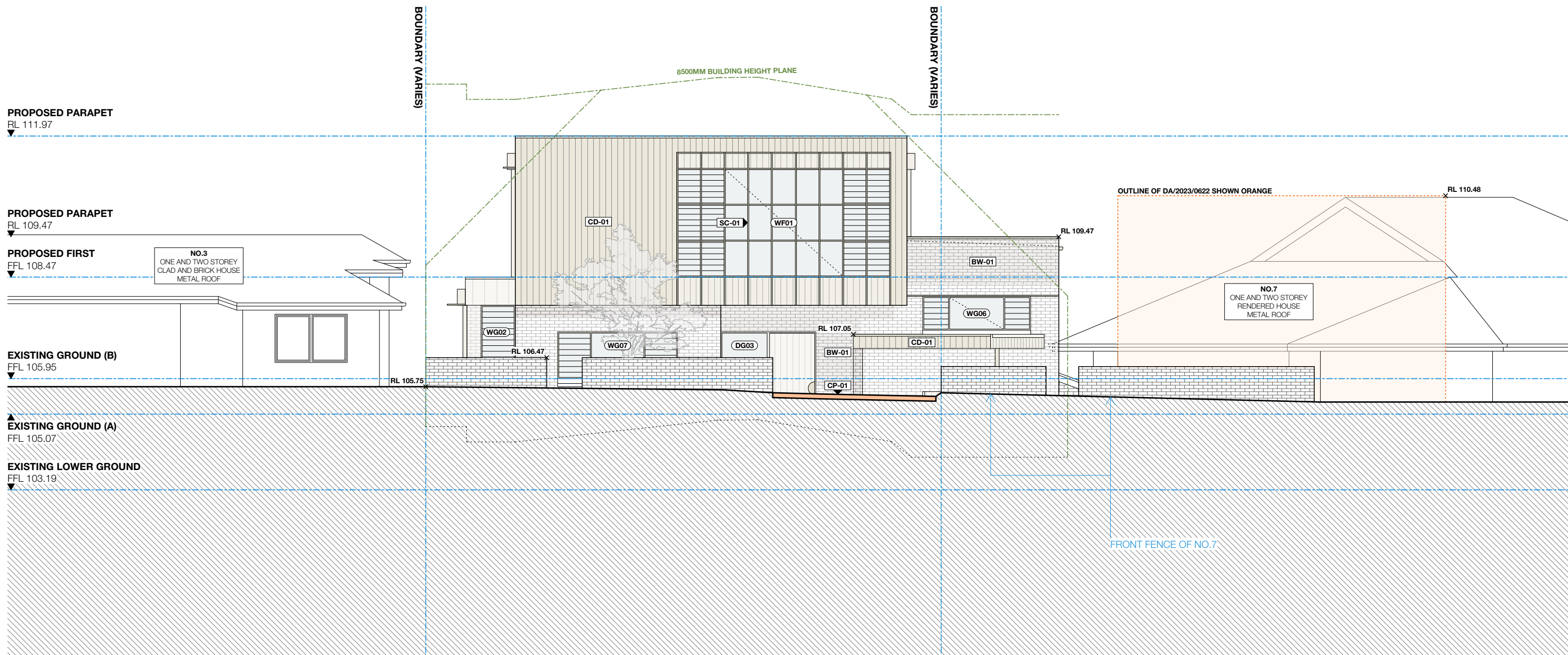
Sheet Size
A3

Sheet Scale
1:200

Stage
DA

Issue
L

DA ONLY
NOT FOR CONSTRUCTION



01 PROPOSED ELEVATION - NORTH-WEST
Scale 1:100

BAIKIE CORR
Architecture + Interiors

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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 -
North-West

Sheet Number
A300

North

Drawn
JB

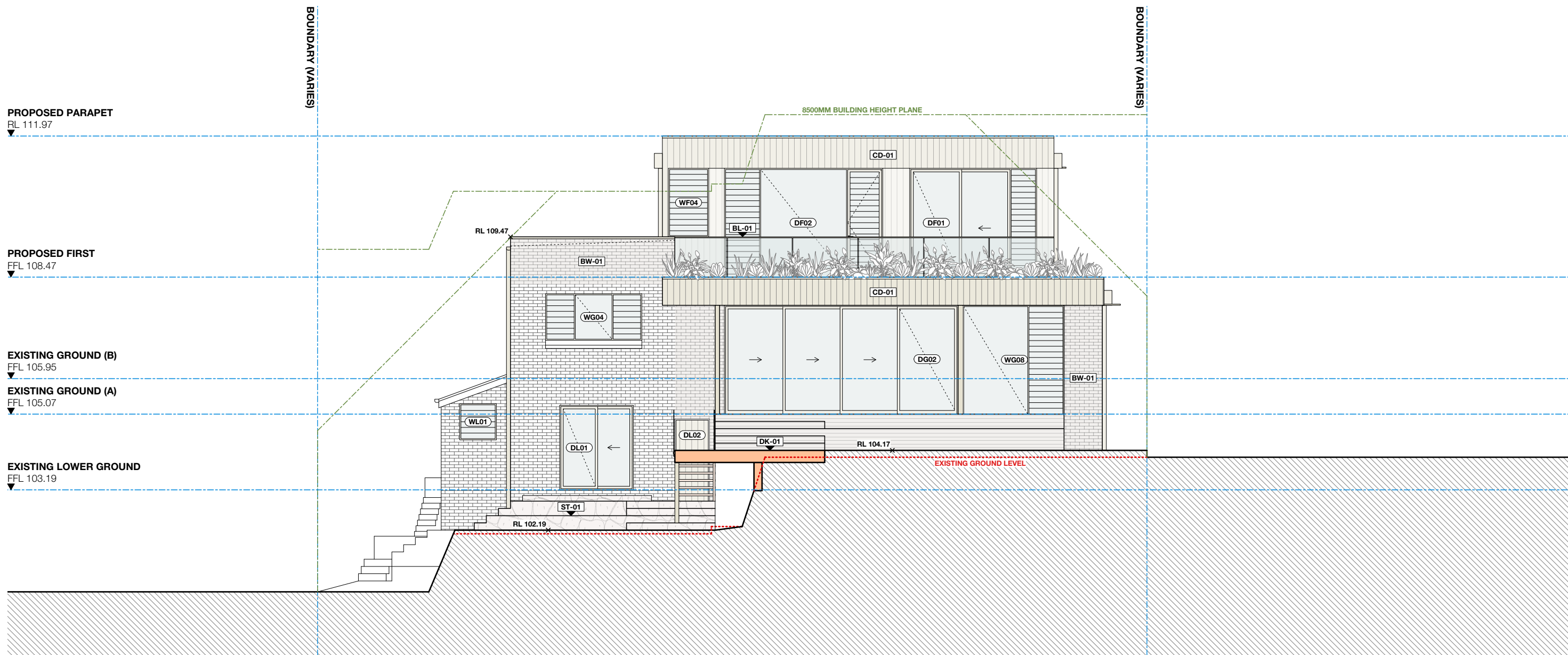
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Sheet Scale
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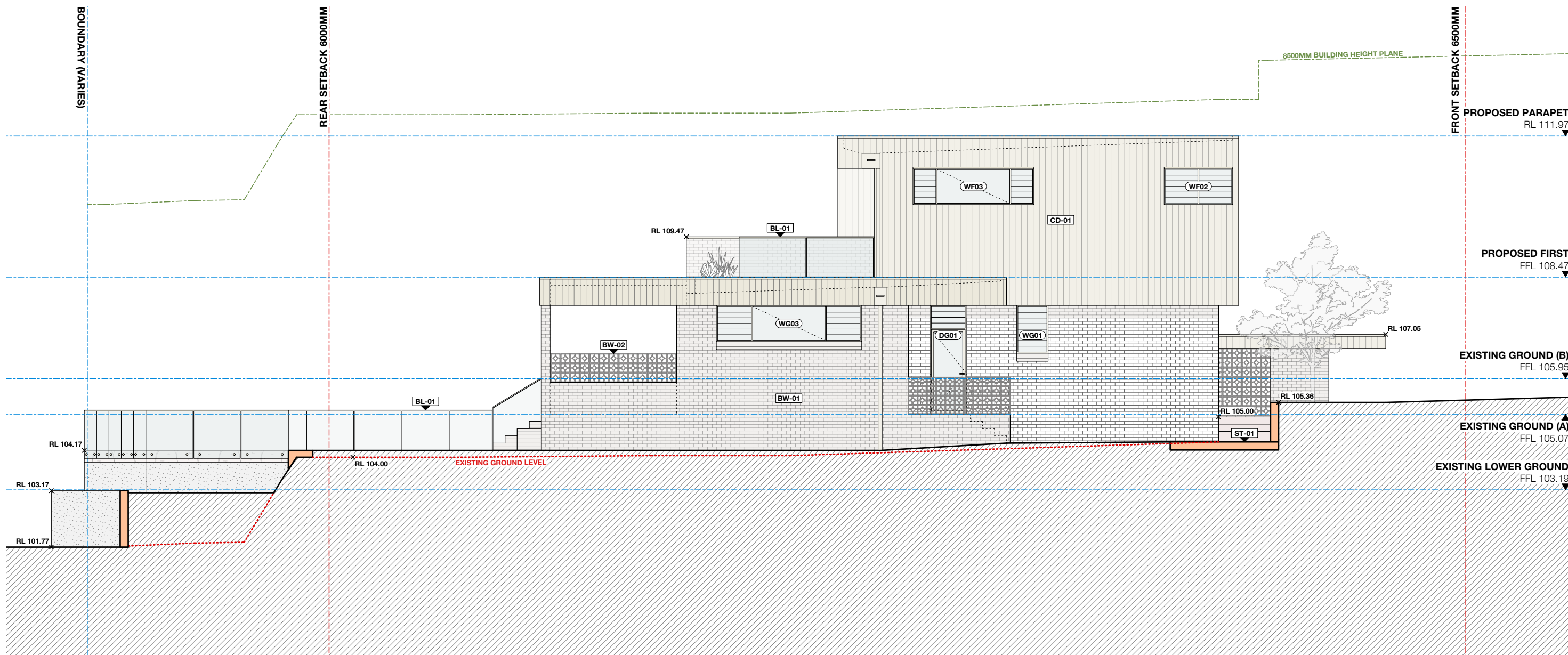
Stage
DA

Issue
L



01 PROPOSED ELEVATION - SOUTH-EAST
Scale 1:100

DA ONLY
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01 PROPOSED ELEVATION - NORTH-EAST
Scale 1:100

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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 -
North-East

Sheet Number
A302

North

Drawn
JB

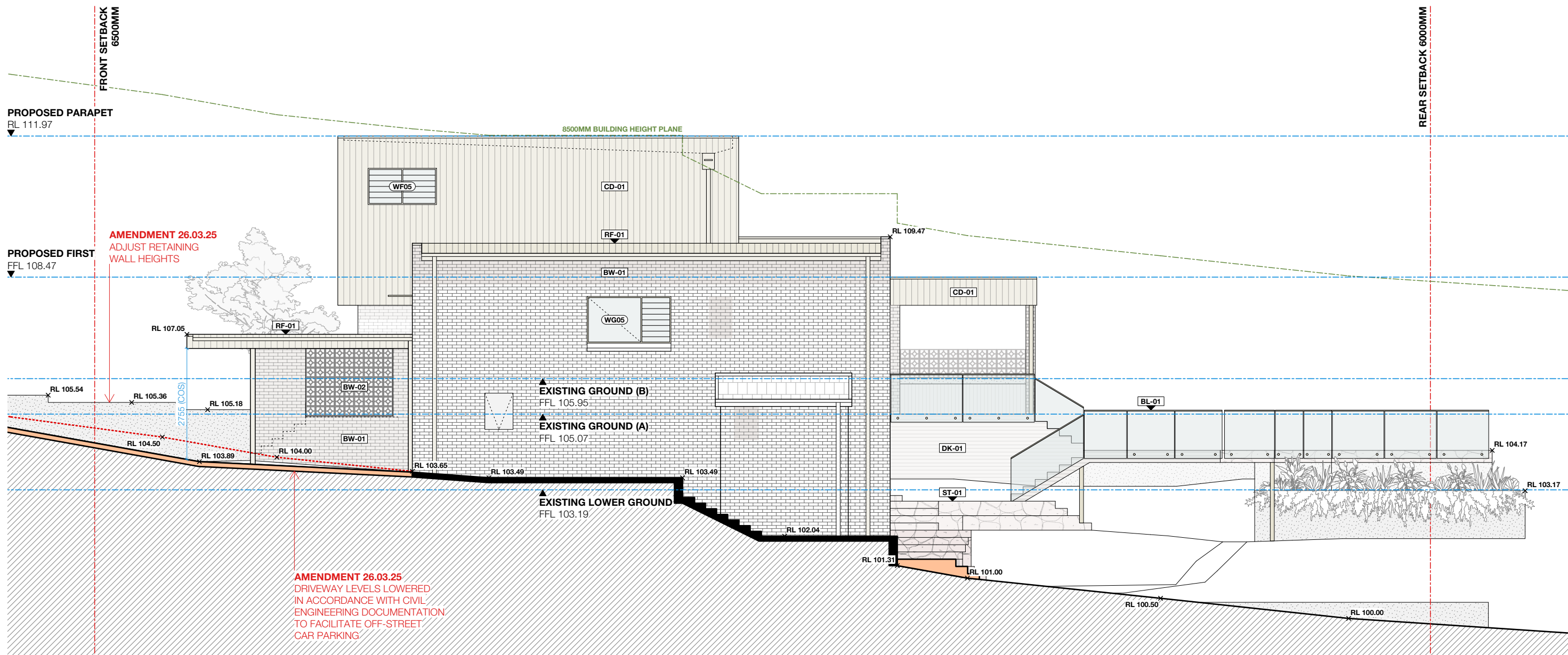
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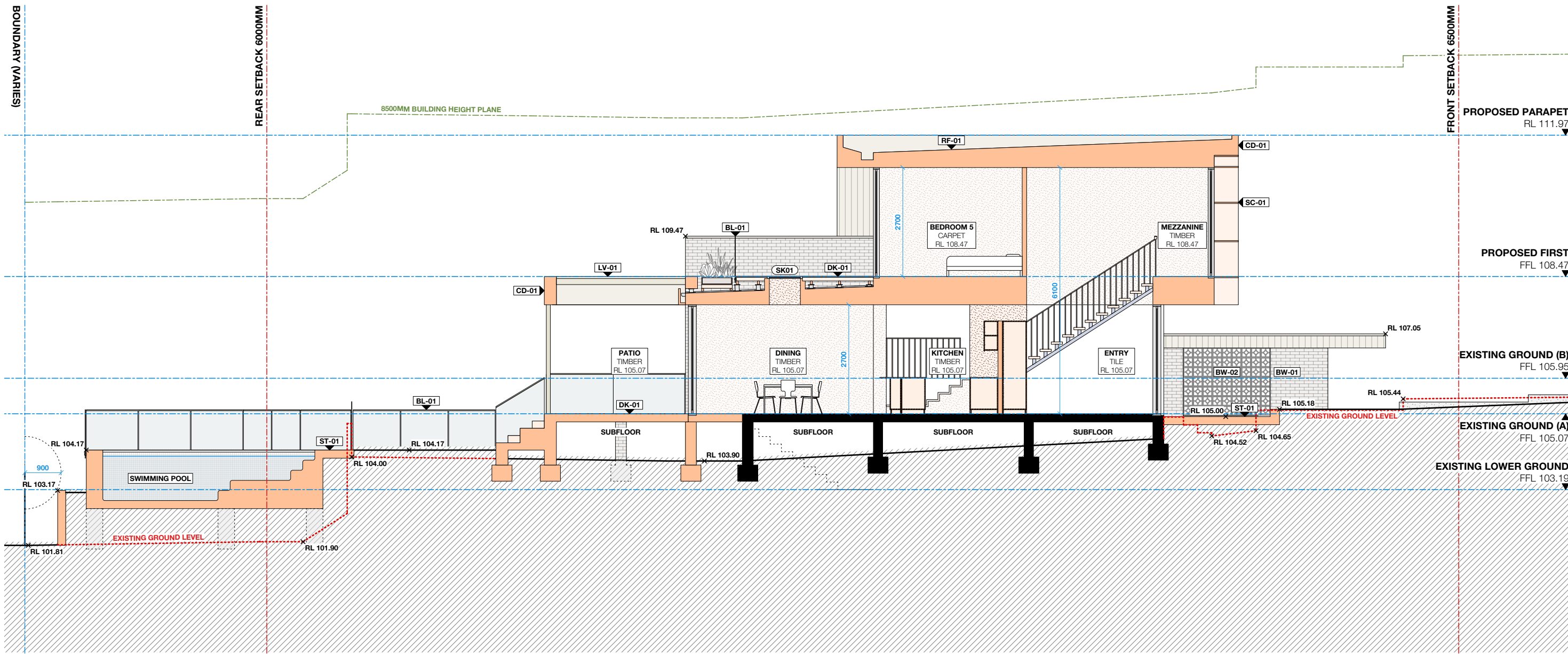
Stage
DA

Issue
L



01 PROPOSED ELEVATION - SOUTH-WEST
Scale 1:100

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01 PROPOSED SECTION - AA
Scale 1:100

BAIKIE CORR
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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 Section - AA

Sheet Number
A400

North

Drawn
JB

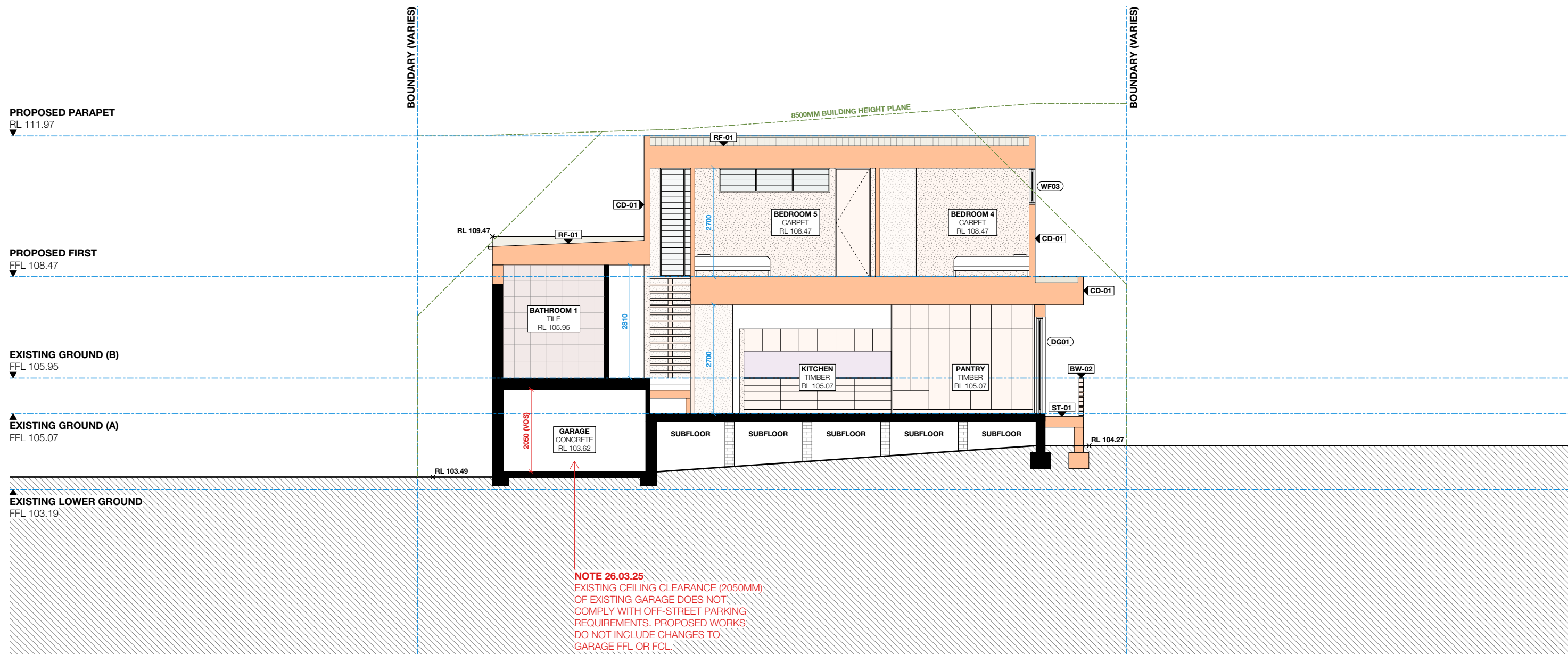
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LC

Sheet Size
A3

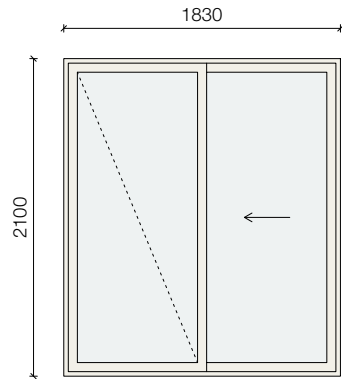
Sheet Scale
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Stage
DA

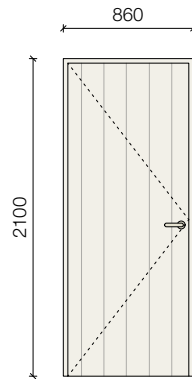
Issue
L



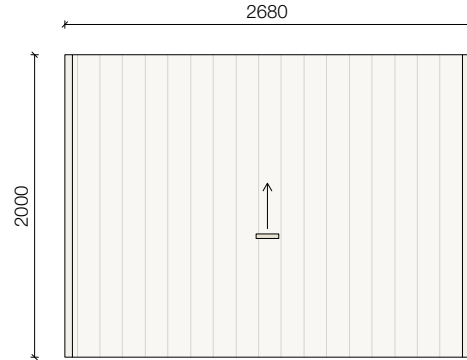
01 PROPOSED SECTION - AB
Scale 1:100



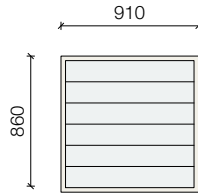
DL01 - Sliding Door (Rumpus)



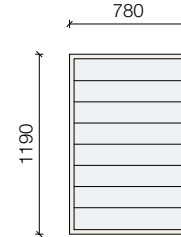
DL02 - Hinged Door (WC)



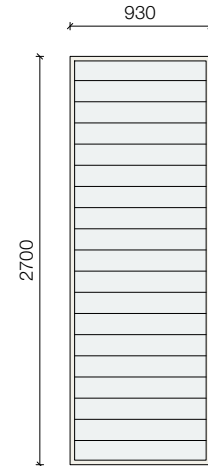
DL03 - Panelift Door (Garage)



WL01 - Louvre Window (Laundry)



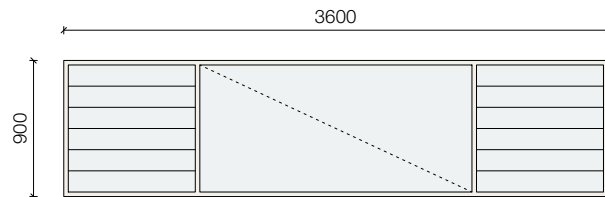
WG01 - Louvre Window (Bathroom 2)



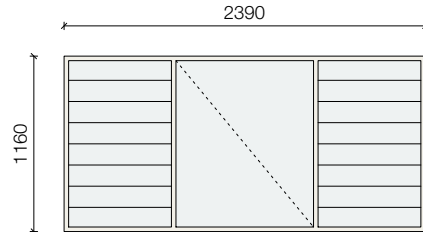
WG02 - Louvre Window (Living)

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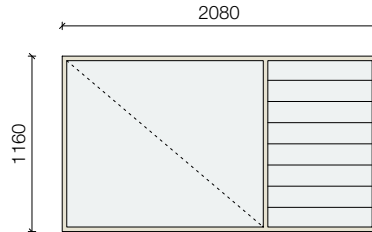
FINAL WINDOW/DOOR
SIZES MAY VARY AND TO
BE VERIFIED ON SITE
AGAINST EXISTING
OPENING SIZES



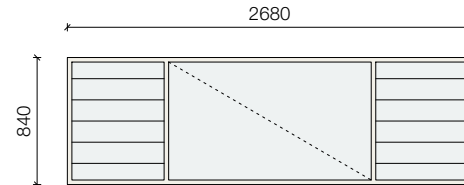
WG03 - Fixed and Louvre Window (Living)



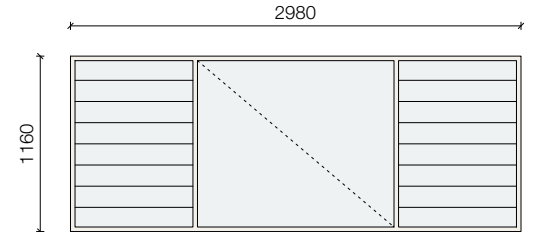
WG04 - Fixed and Louvre Window (Bedroom 2)



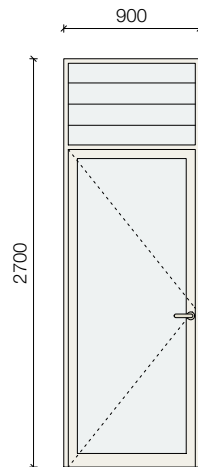
WG05 - Fixed and Louvre Window (Bathroom 1)



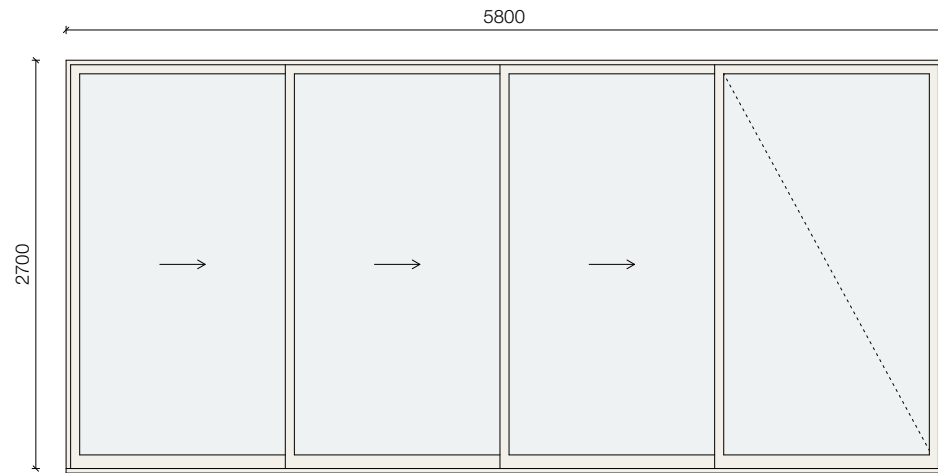
WG06 - Fixed and Louvre Window (Bedroom 1)



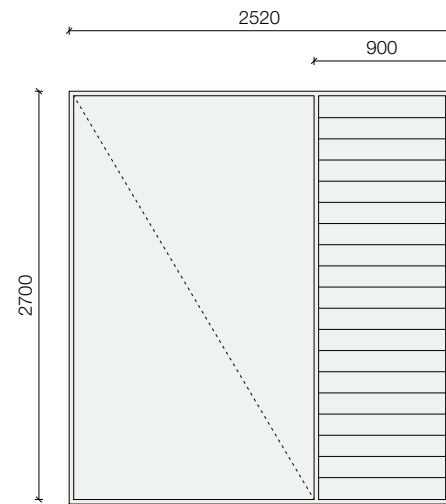
WG07 - Fixed and Louvre Window (Bedroom 3)



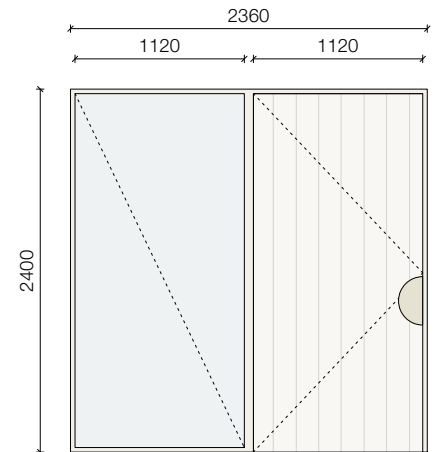
DG01 - Hinged Door (Kitchen)



DG02 - Sliding Doors (Living)



WG08 - Fixed and Louvre Window (Living)



DG03 - Fixed Window and Hinged Door (Entry)

BAIKIE CORR
Architecture + Interiors

Studio
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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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F	08.11.24	Consultant Review
G	03.12.24	DA 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 Schedule -
Windows and Doors

Sheet Number
A500

North

Drawn
JB

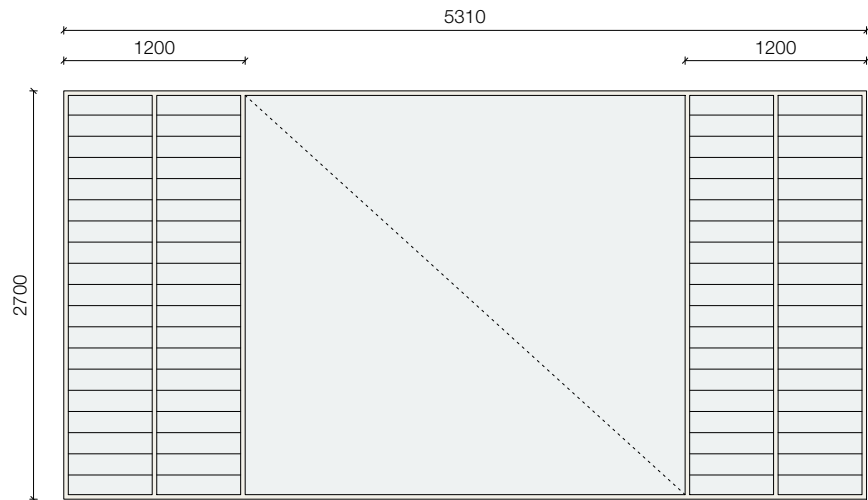
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Sheet Size
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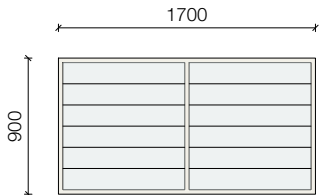
Sheet Scale
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Stage
DA

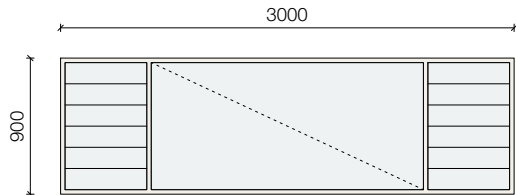
Issue
L



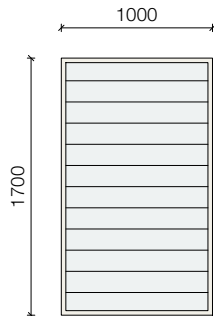
WF01 - Fixed and Louvre Window (Mezzanine)



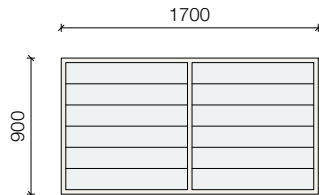
WF02 - Louvre Window (Ensuite)



WF03 - Fixed and Louvre Window (Bedroom 4)



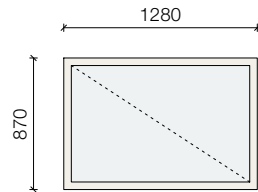
WF04 - Louvre Window (Staircase)



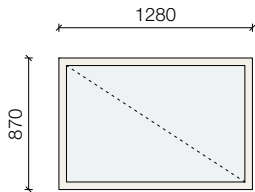
WF05 - Louvre Window (Mezzanine)

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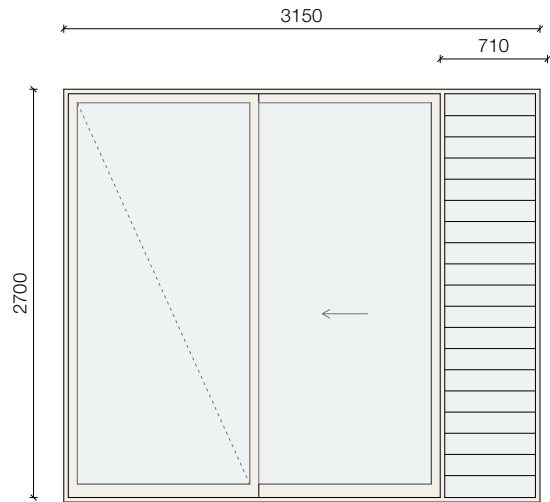
FINAL WINDOW/DOOR
SIZES MAY VARY AND TO
BE VERIFIED ON SITE
AGAINST EXISTING
OPENING SIZES



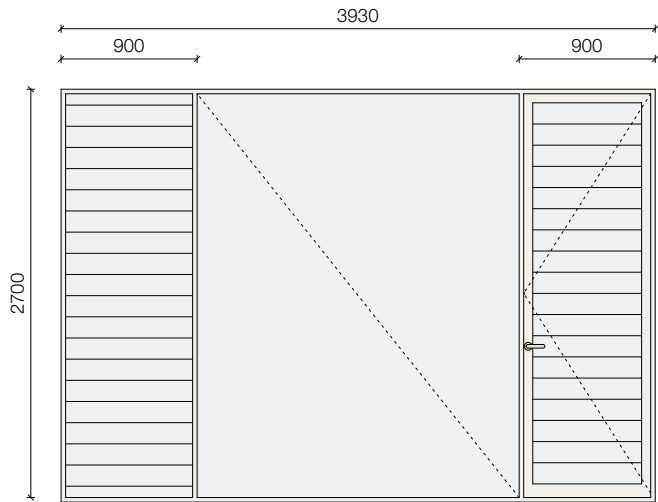
SK01 - Fixed Trafficable Skylight (Living + Dining)



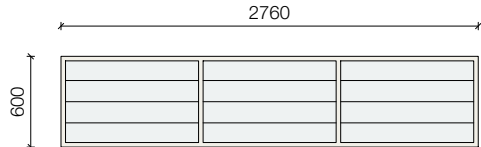
SK01 - Fixed Trafficable Skylight (Living + Dining)



DF01 - Louvre Window and Sliding Door (Bedroom 4)



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



WF06 - Louvre Window (Bedroom 5)

BAIKIE CORR
Architecture + Interiors

Studio
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24 Kens Road
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Project Contact
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Allambie Heights NSW 2100

Client/s
Rebecca Hawkins
Aaron Hawkins

Project Number
2339

Sheet Title
Proposed Schedule -
Windows and Doors

Sheet Number
A501

North

Drawn
JB

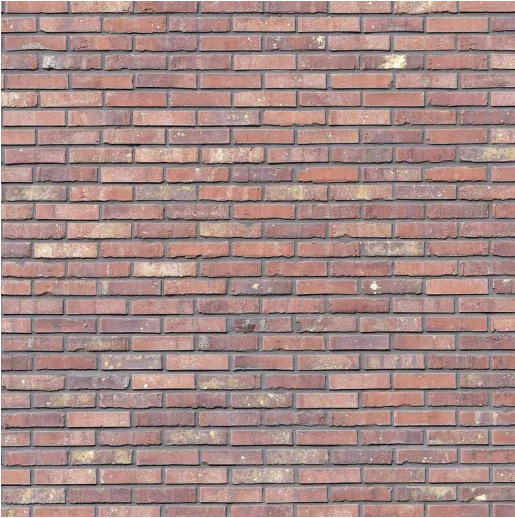
Checked
LC

Sheet Size
A3

Sheet Scale
1:50

Stage
DA

Issue
L



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

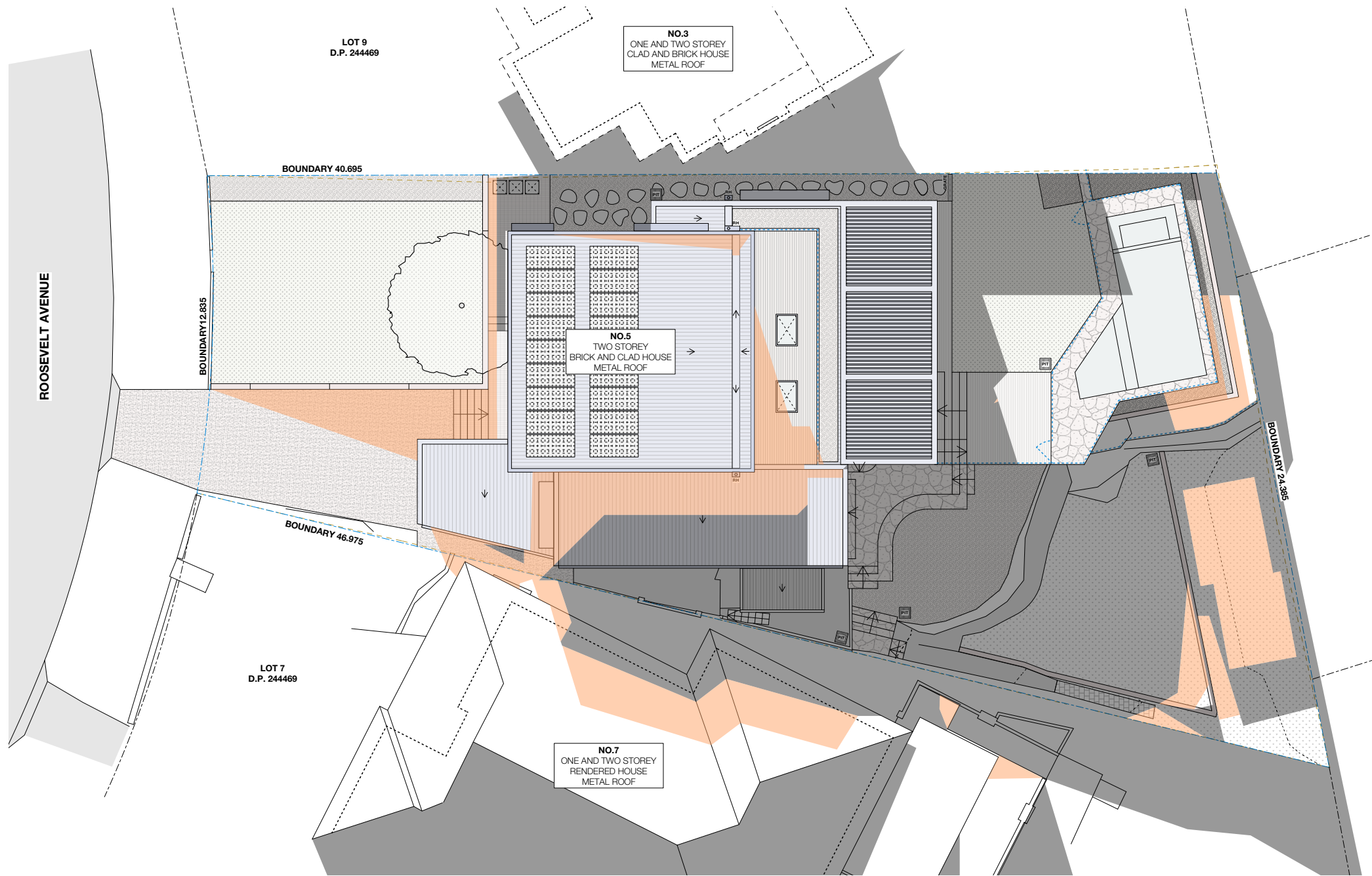
Shadow Key

Shadows from existing structures

Shadows from proposed structures

DA ONLY

NOT FOR CONSTRUCTION



01 SHADOW ANALYSIS - 21ST JUNE 9AM

Scale 1:200

BAIKIE CORR

Architecture + Interiors

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

Project Number
2339

Sheet Title
Shadow Analysis -
21st June 9am

Sheet Number
A600



Drawn
JB

Checked
LC

Sheet Size
A3

Sheet Scale
1:200

Stage
DA

Issue
L

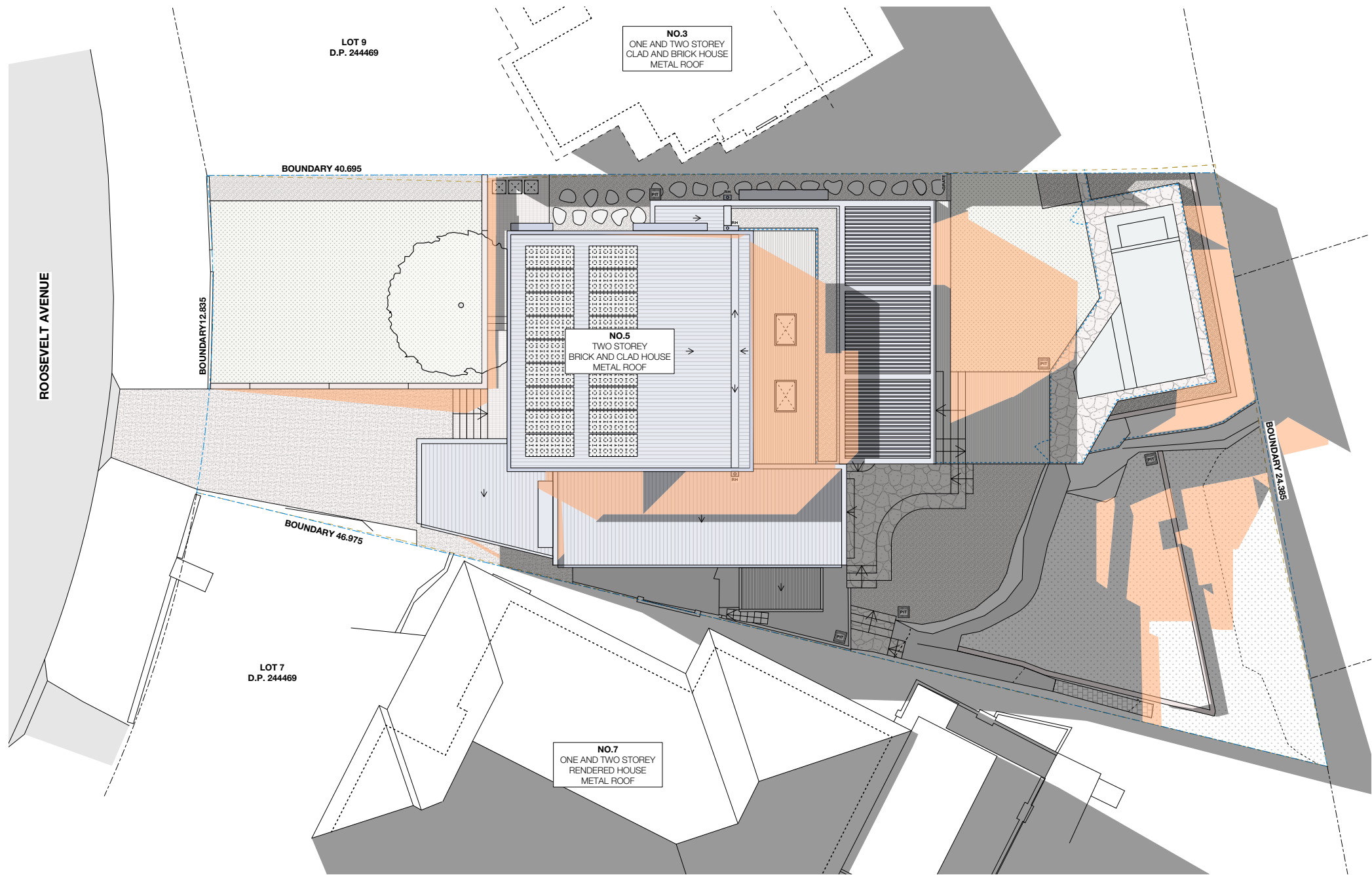
Shadow Key

Shadows from existing structures

Shadows from proposed structures

DA ONLY

NOT FOR CONSTRUCTION



01 SHADOW ANALYSIS - 21ST JUNE 12PM

Scale 1:200

BAIKIE CORR

Architecture + Interiors

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Frenchs Forest NSW 2086

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Project Contact

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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

Shadow Analysis -
21st June 12pm

Sheet Number

A601



Drawn

JB

Checked

LC

Sheet Size

A3

Sheet Scale

1:200

Stage

DA

Issue

L

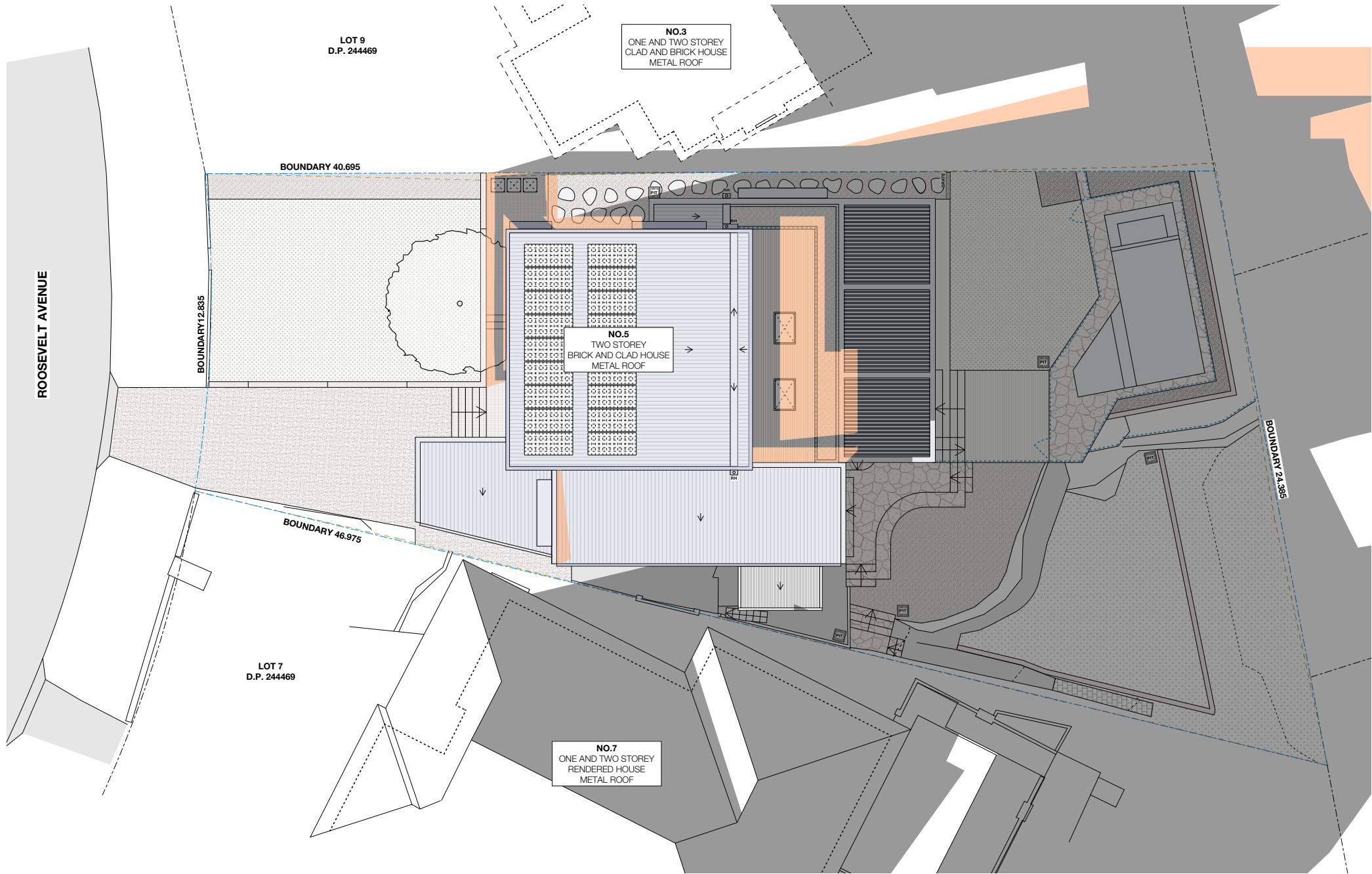
Shadow Key

Shadows from existing structures

Shadows from proposed structures

DA ONLY

NOT FOR CONSTRUCTION



01 SHADOW ANALYSIS - 21ST JUNE 3PM

Scale 1:200

BAIKIE CORR

Architecture + Interiors

Studio

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Frenchs Forest NSW 2086

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Liam Corr
NSW ARB 10811

Project Contact

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jeffrey@baikiecorr.com

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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

Shadow Analysis -
21st June 3pm

Sheet Number

A602



Drawn

JB

Checked

LC

Sheet Size

A3

Sheet Scale

1:200

Stage

DA

Issue

L