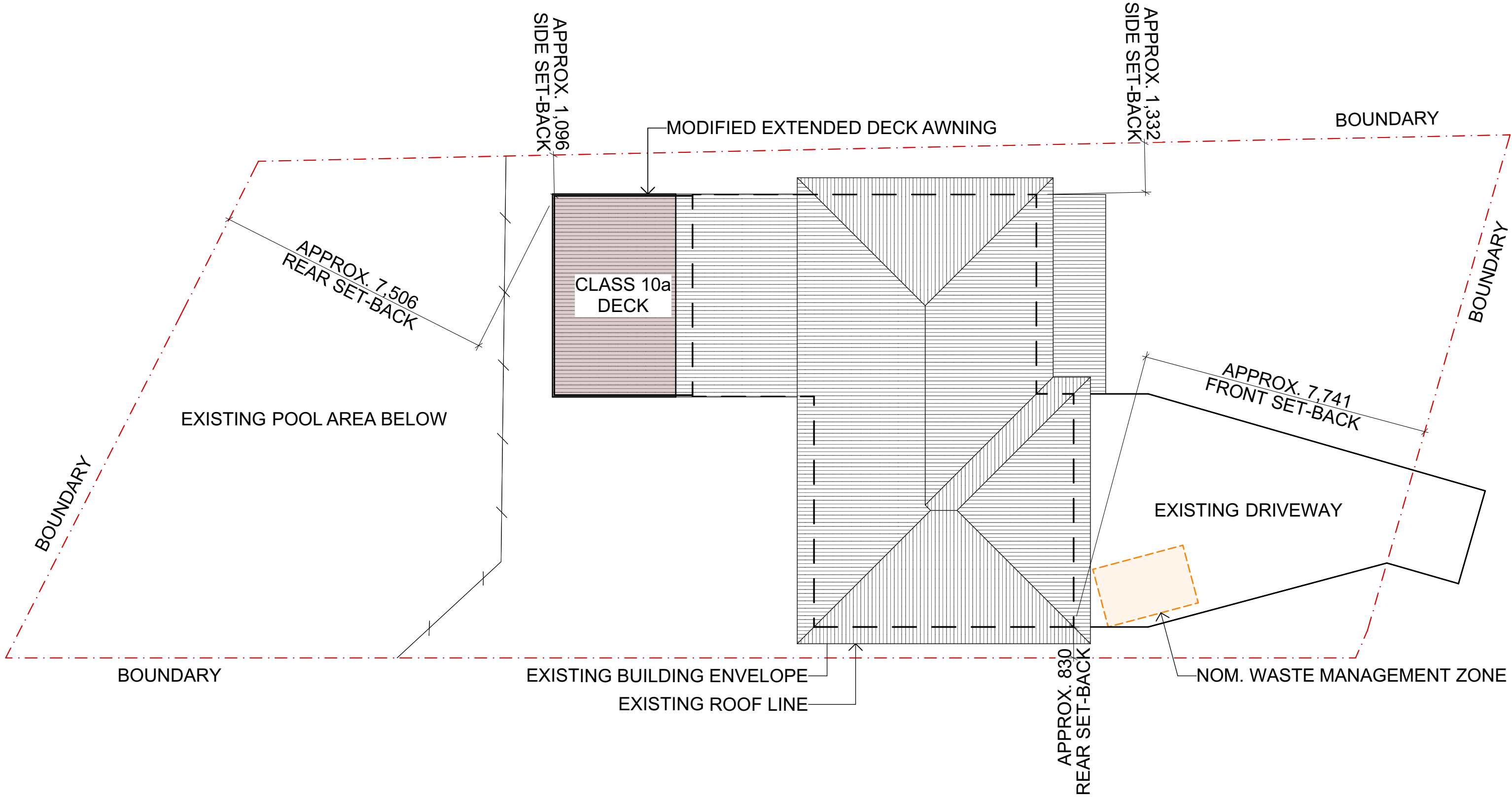
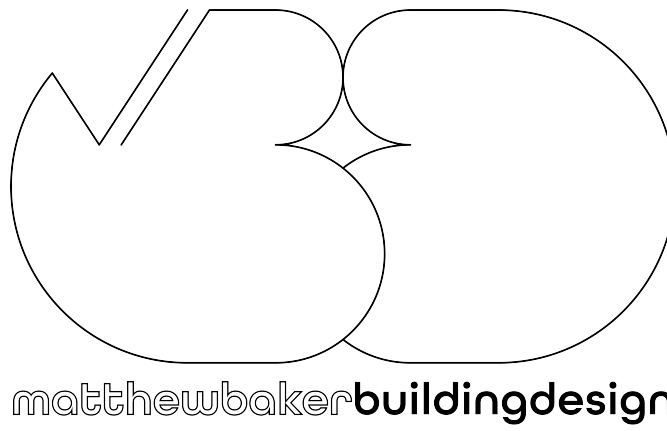
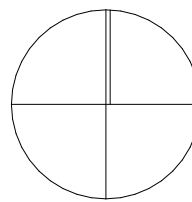
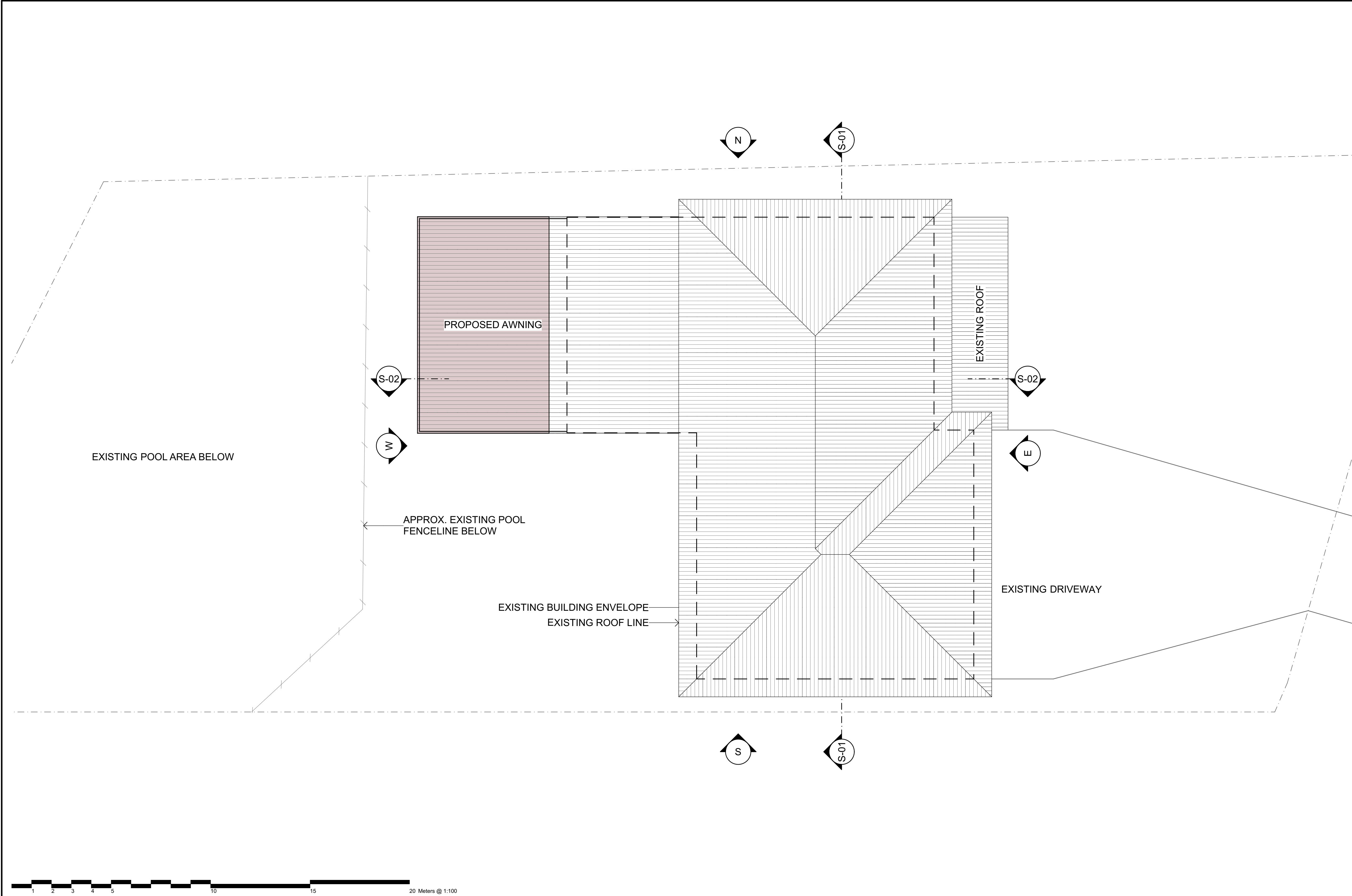


SITE CALCULATIONS	
AREA ID	AREA m²
01. SITE AREA	476.17
02. PROPOSED ROOF AREA	135.87
03. LANDSCAPED AREA	156.13
04. EXISTING GFA	116.92
05. PROPOSED GFA	134.75
06. FIRST FLOOR BALCONY	20.40



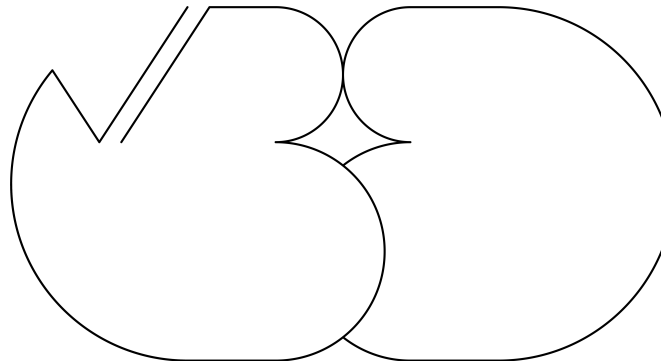
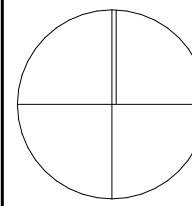
SITE PLAN 1:100

PROJECT DETAILS		DRAWING DETAILS			 matthewbakerbuildingdesign		
PROJECT NUMBER	SUBSET	PROJECT CONTEXT					
26006							
PROJECT DESCRIPTION	LAYOUT	D103					
ALTERATIONS AND ADDITIONS							
PROJECT ADDRESS		STATUS	FOR APPROVAL			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	
5 LAUREL PLACE UMINA BEACH NSW 2257 AUSTRALIA	ISSUE	04	REVISION	01			
	DRAWN	#Drawn By					
	SCALE	1:100, 1:1 A1					
	PLOT DATE	14/07/2026					



GENERAL NOTES

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PROJECT DETAILS		DRAWING DETAILS			 matthewbakerbuildingdesign		
PROJECT NUMBER	SUBSET	PLANS					
26006							
PROJECT DESCRIPTION	LAYOUT	D303					
ALTERATIONS AND ADDITIONS							
PROJECT ADDRESS		STATUS	FOR APPROVAL			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	
5 LAUREL PLACE UMINA BEACH NSW 2257 AUSTRALIA		ISSUE	04	REVISION	02		
		DRAWN	#Drawn By				
		SCALE	1:50 A1				
		PLOT DATE	14/07/2026				

ROOF PLAN

1:50



1:50

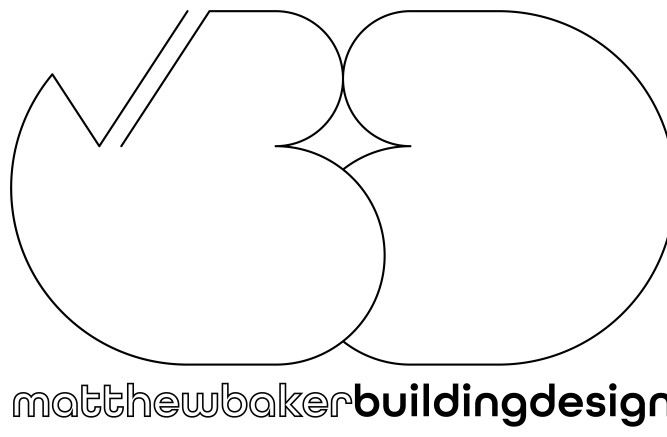


EAST ELEVATION

1:50

GENERAL NOTES

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PROJECT DETAILS		DRAWING DETAILS				 matthewbakerbuildingdesign	
PROJECT NUMBER	SUBSET	ELEVATIONS					
26006							
PROJECT DESCRIPTION	LAYOUT	D501					
ALTERATIONS AND ADDITIONS		E-01 E-02					
PROJECT ADDRESS		STATUS	FOR APPROVAL			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	
5 LAUREL PLACE UMINA BEACH NSW 2257 AUSTRALIA		ISSUE	04	REVISION	02		
		DRAWN	#Drawn By				
		SCALE	1:50 A1				
		PLOT DATE	14/07/2026				

1.8m PRIVACY SCREEN

NEW AWNING

EXISTING ROOF

ENCLOSE EXISTING ALCOVE

DECK (MODIFIED)

STAIRS TO NCC 2022 PART 11.2

STRUCTURE TO NCC 2022 PART H1

2,400

2,700

ROOF

SECOND

FIRST

ROOF

SECOND

FIRST

SOUTH ELEVATION

1:50

EXISTING ROOF

ENCLOSE EXISTING ALCOVE

NEW AWNING

DECK (MODIFIED)

STAIRS TO NCC 2022 PART 11.2

STRUCTURE TO NCC 2022 PART H1

2,400

2,700

ROOF

SECOND

FIRST

ROOF

SECOND

FIRST

WEST ELEVATION

1:50

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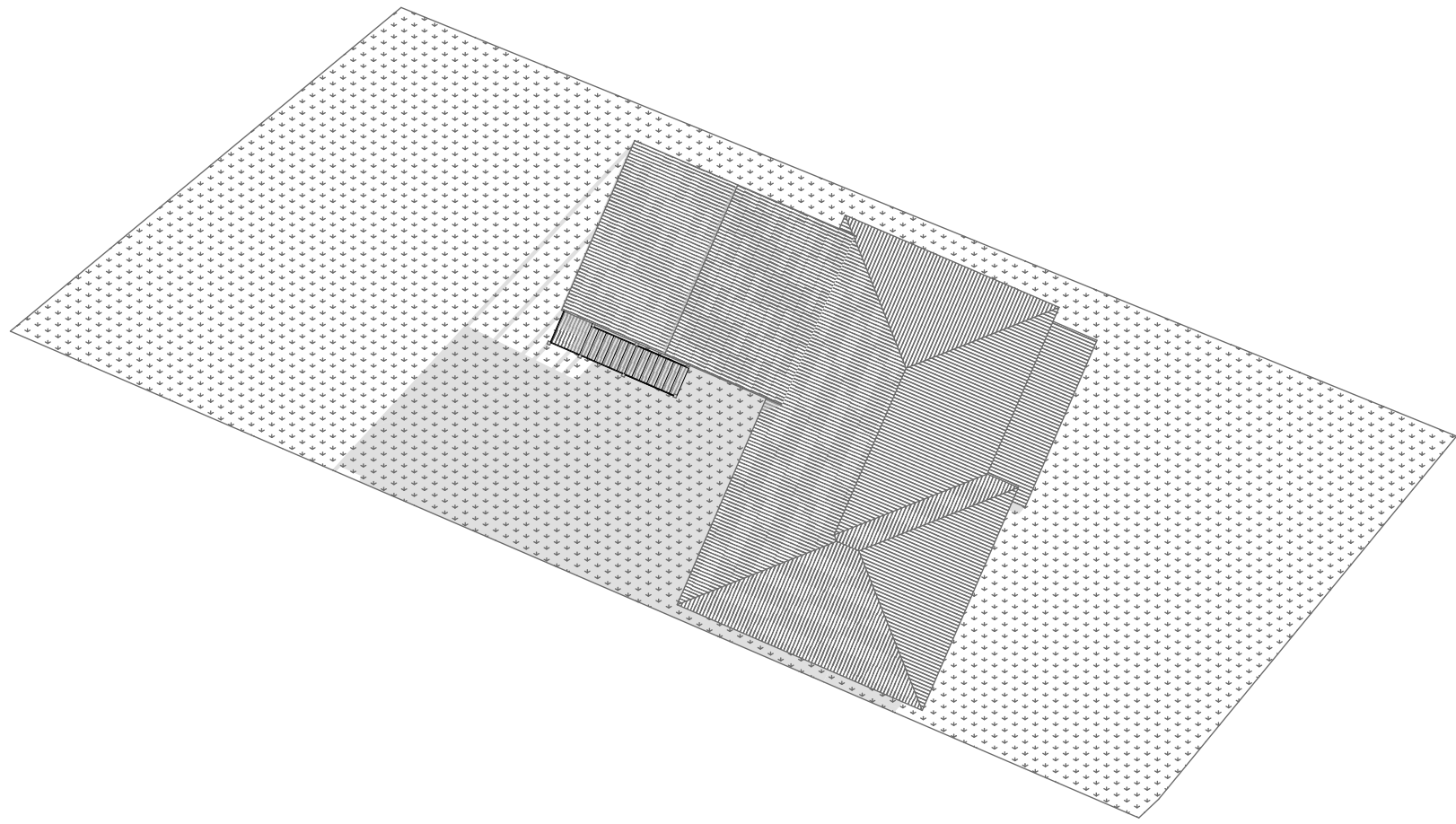
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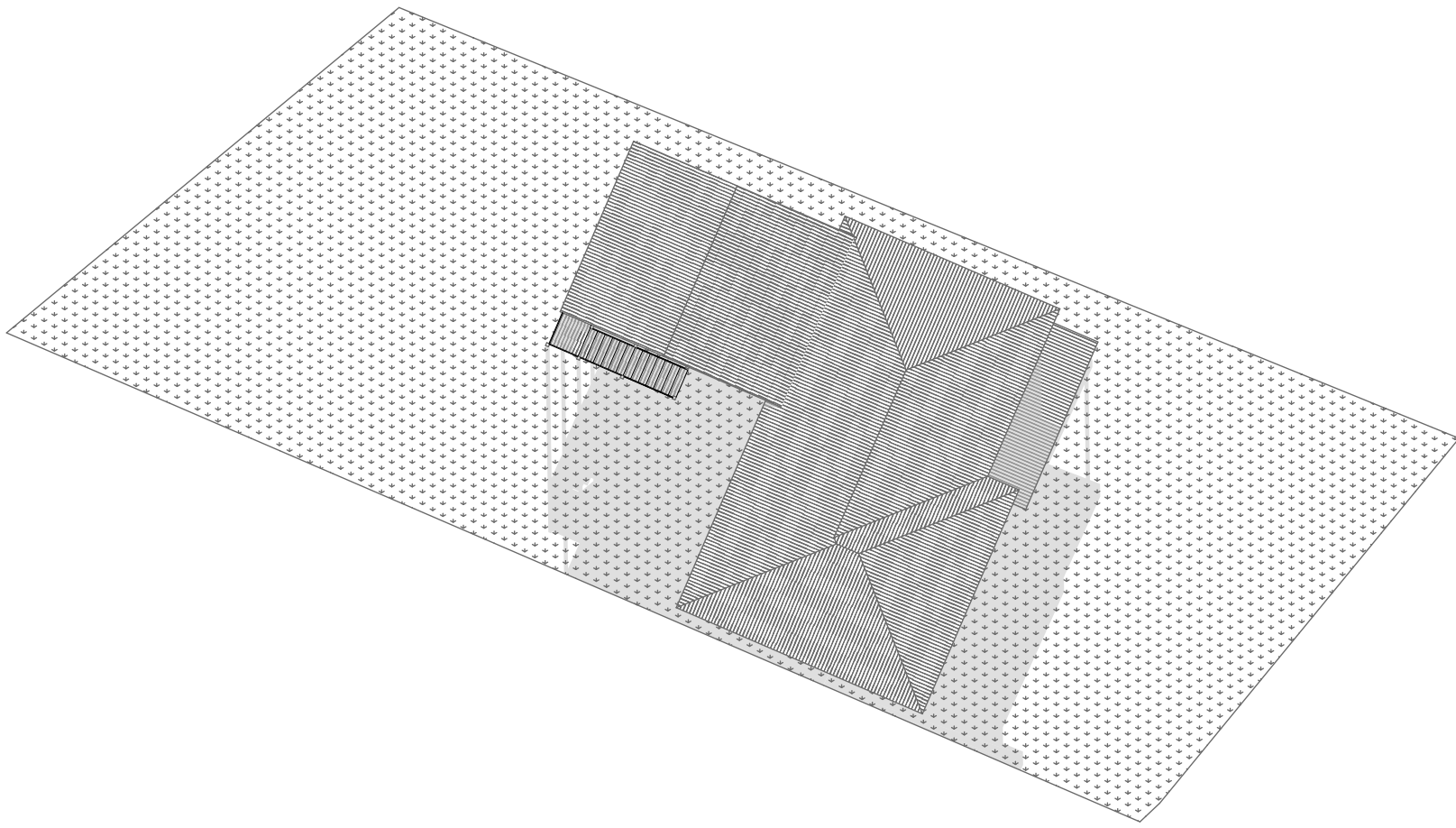
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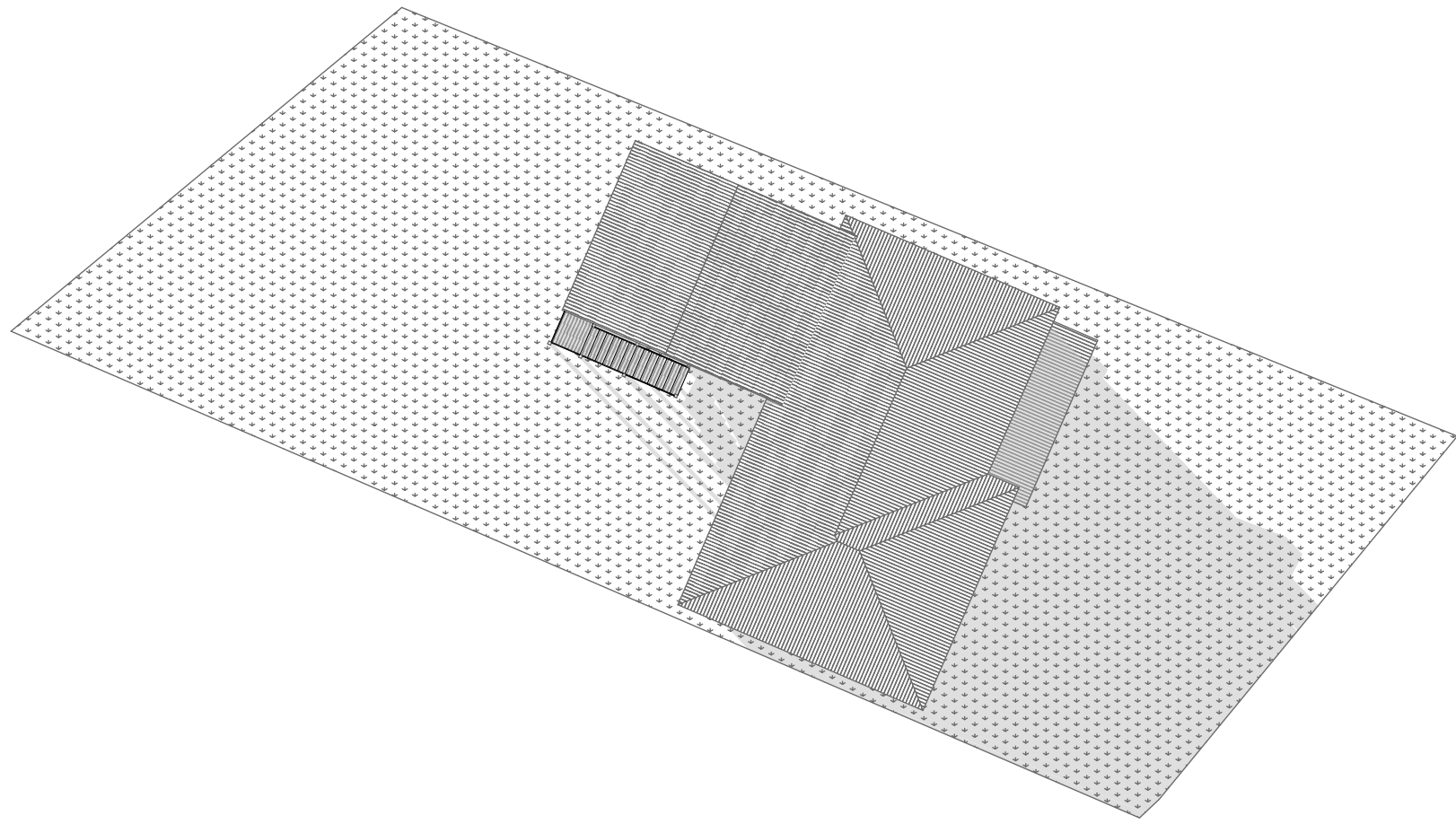
PROJECT DETAILS		DRAWING DETAILS			matthewbakerbuildingdesign	
PROJECT NUMBER	SUBSET	ELEVATIONS				
26006						
PROJECT DESCRIPTION	LAYOUT	D502				
ALTERATIONS AND ADDITIONS		E-03 E-04				
PROJECT ADDRESS	STATUS	FOR APPROVAL			BDA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	
5 LAUREL PLACE UMINA BEACH NSW 2257 AUSTRALIA	ISSUE	04	REVISION	02		
	DRAWN	#Drawn By				
	SCALE	1:50 A1				
	PLOT DATE	14/07/2026				



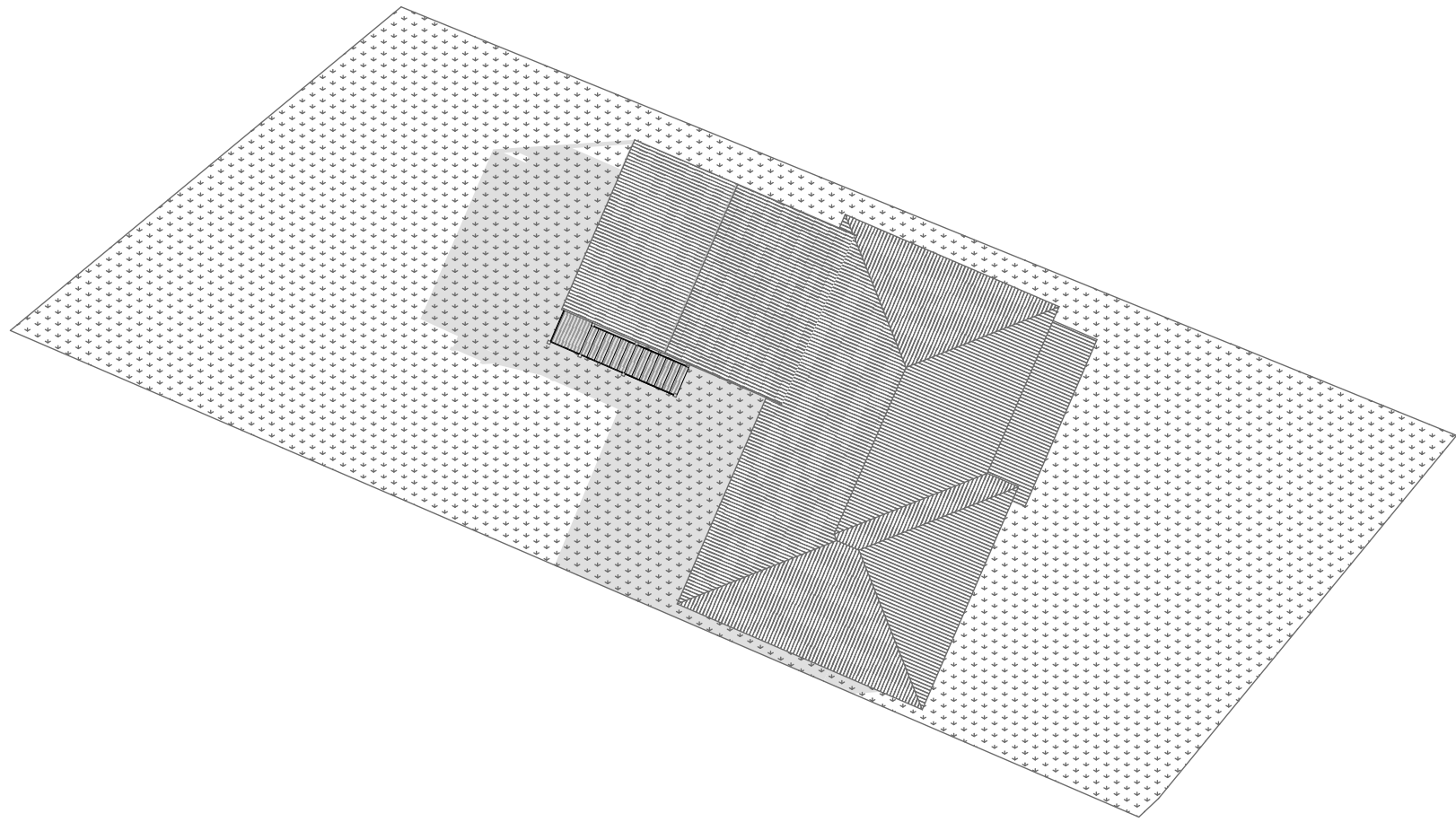
SHADOW STUDY - 21 JUNE - 0900h 1:200



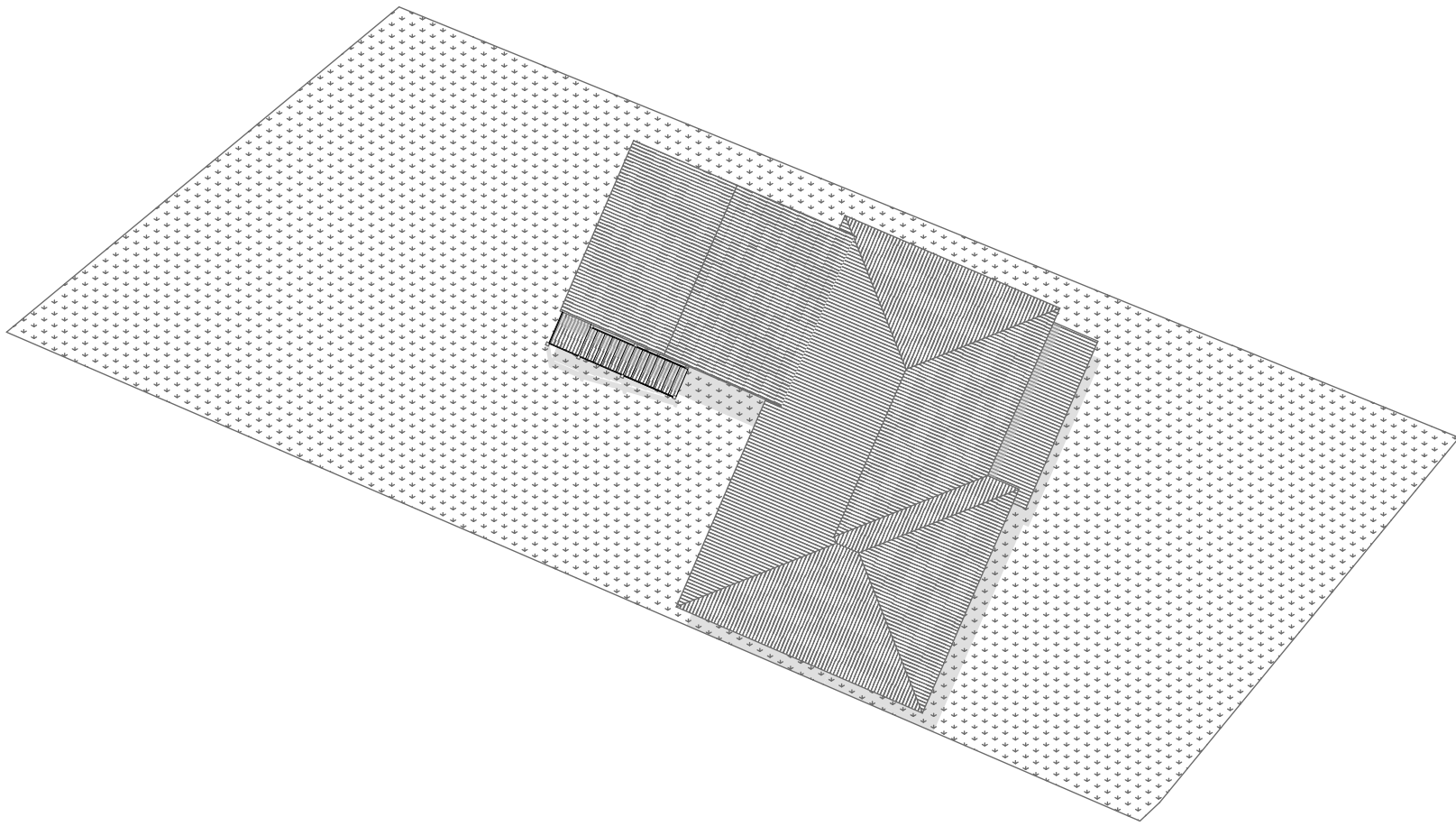
SHADOW STUDY - 21 JUNE - 1200h 1:200



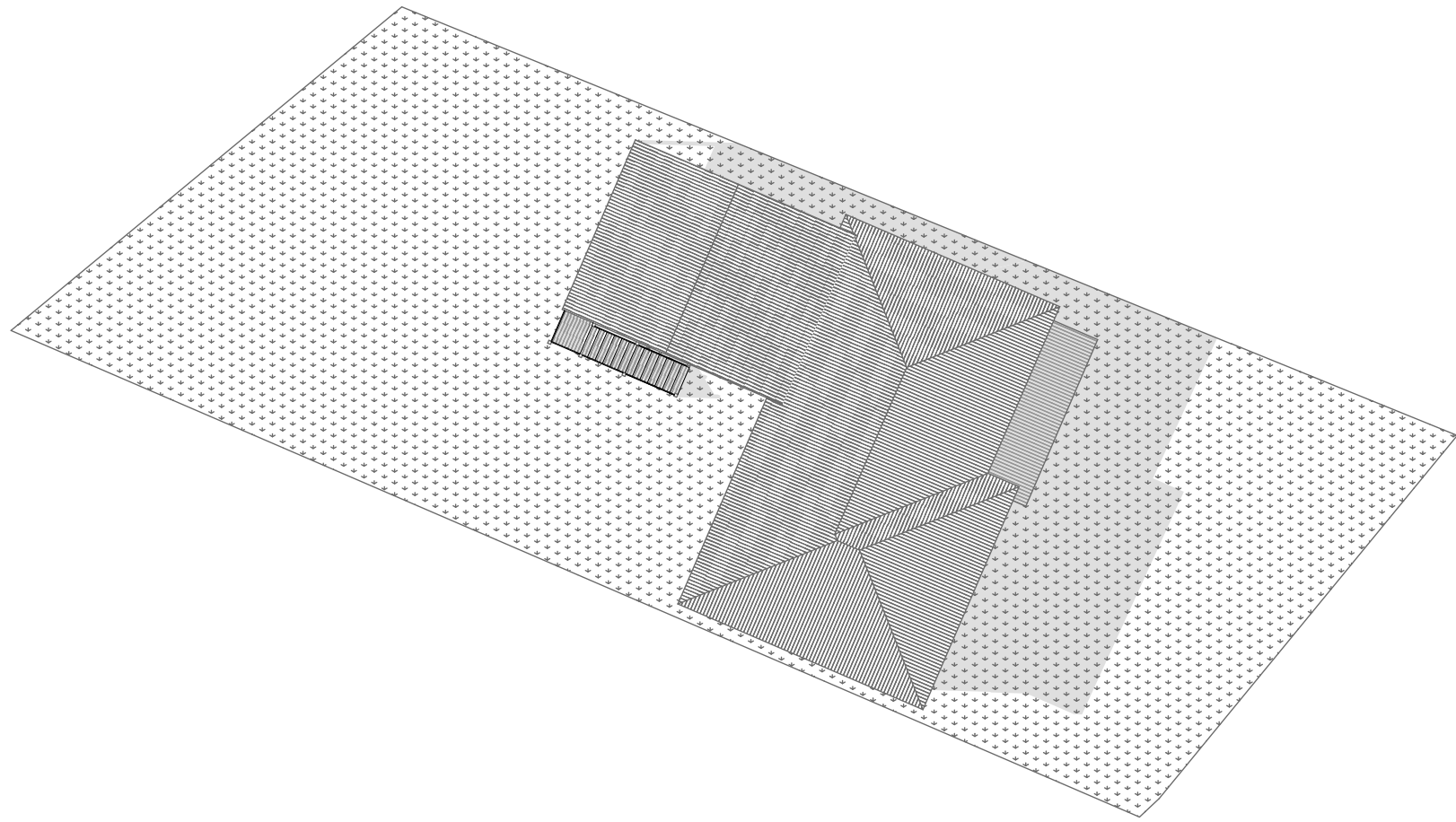
SHADOW STUDY - 21 JUNE - 1500h 1:200



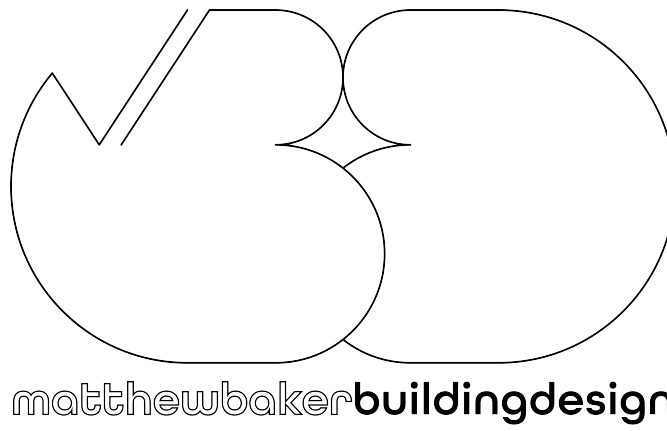
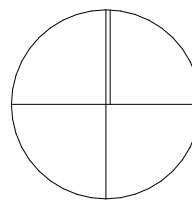
SHADOW STUDY - 21 DEC - 0900h 1:200



SHADOW STUDY - 21 DEC - 1200h 1:200



SHADOW STUDY - 21 DEC - 1500h 1:200

PROJECT DETAILS		DRAWING DETAILS			 matthewbakerbuildingdesign				
PROJECT NUMBER	SUBSET	SHADOW DIAGRAMS							
26006									
PROJECT DESCRIPTION	LAYOUT	D701							
ALTERATIONS AND ADDITIONS		SHADOW DIAGRAMS							
PROJECT ADDRESS		STATUS	FOR APPROVAL			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA			
5 LAUREL PLACE UMINA BEACH NSW 2257 AUSTRALIA		ISSUE	04	REVISION	01				
		DRAWN			#Drawn By				
		SCALE			1:200 A1				
		PLOT DATE			14/07/2026				