

# 8 Dawn Fraser Ave, Olympic Park

## DEVELOPMENT APPLICATION - ALTERATIONS & ADDITIONS

### ARCHITECTURAL DRAWINGS

Drawing No.	Drawing Name	Scale
DA 000	Cover Page	NTS
DA 001	Location Map	1:1000
DA 002	Existing Site Analysis	1:200
DA 003	Existing Building Analysis	NTS
DA 004	Design Intent	NTS
DA 005	Calculations	1:200
DA 010	Site Plan	1:200
DA 090	Existing Ground Floor Plan	1:100
DA 091	Existing Level 1 Plan	1:100
DA 092	Existing Roof Plan	1:100
DA 100	Ground Floor Plan	1:100
DA 101	Level 1 Floor Plan	1:100
DA 102	Roof Plan	1:100
DA 200	North Elevation - Existing	1:100
DA 201	North Elevation - Proposed	1:100
DA 202	South Elevation - Existing	1:100
DA 203	South Elevation - Proposed	1:100
DA 204	East Elevation - Existing & Proposed	1:100
DA 205	West Elevation - Existing & Proposed	1:100
DA 300	Section 1	1:100
DA 301	Section 2	1:100
DA 600	Materials & Finishes Schedule	NTS
DA 800	Perspective 01	NTS



### Consultants

#### 1. Planner

*DMPS*  
Daniel McNamara  
daniel@dmps.com.au  
T : 02 9970 7214

#### 2. Arborist

*Seasoned Tree Consulting*  
David Gowenlock  
david@seasonedtreeconsulting.com.au  
T: 0415 961 074

#### 3. Building Services

*Cova Group*  
Dan Barnes  
Dan.Barnes@covagroup.com  
T: 0459 686 994

#### 4. Surveyor

*Total Surveying Solutions*  
Ryan Brown  
rb@totalsurveying.com.au  
T: 1300 877 000

#### 5. BCA

*CD Certification*  
Daniel Wallace  
dan.wallace@hotmail.com  
T: 02 4332 6888

#### 6. Access

*XCERT Consulting*  
Fiona Chammoun  
Fiona@xcert.net  
T: 0451 954 249

<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div><div>Rev</div><div>Date</div><div>Issue</div></div> <div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div> <div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div>		<div><div>Client</div><div>Gary Carli</div></div> <div><div>Architect</div><div>BKA Architecture</div><div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div></div>		<div><div>Scale at A1</div><div>North</div></div> <div><div>22/11/2023</div><div>AT</div></div>		<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div> <div><div>Checked</div><div>Status</div></div> <div><div>JB</div><div>Not for Construction</div></div>		<div><div>Drawing</div><div>Cover Page</div></div> <div><div>Project No.</div><div>Revision</div><div>Drawing No.</div></div> <div><div>23009</div><div>B</div><div>DA 000</div></div>		
---	--	---	--	--	--	---	--	--	--	--	--	--



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) – John Baker 3552</div>	<div><div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div><div>BKA Architecture</div><div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Newcastle NSW 2018</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div></div></div>	<div><div><div>Scale at A1</div><div>1:1000</div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div><div></div></div><div>Drawn</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>Location Map</div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 001</div></div></div></div>
--	---	---	--	---	---	--



View of 8 Dawn Fraser Ave from Olympic Park Train Station.



View of Olympic Park Train Station across the road from 8 Dawn Fraser Ave.



View along promenade with translucent panels above.



View of the site from Stockroute Park. The five column drums in the foreground represent the five Olympic rings.



View of the Discobolus and site beyond.



Side view of existing building.

## LOCATION & CONTEXT

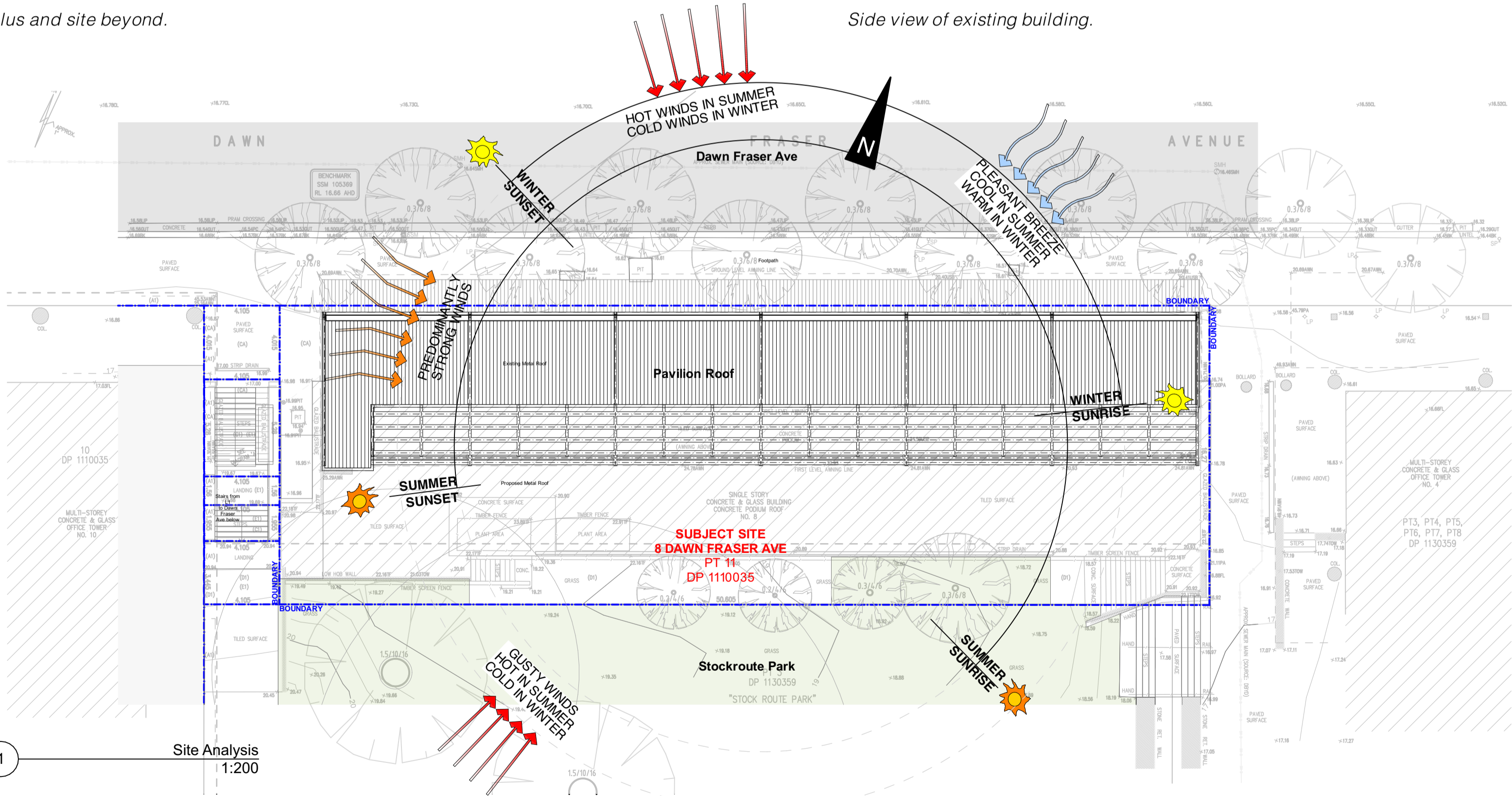
Located within Sydney Olympic Park, 8 Dawn Fraser Avenue sits directly across from Olympic Park Train Station and is in close proximity to Accor Stadium, the Exhibition Halls, Sydney Showground, and many of the amenities which Sydney Olympic Park has to offer. Directly behind the site is Stockroute Park; a sculptural landscape that links Sydney Olympic Park to the Olympic Games in Ancient Greece and celebrates the Greek origins of many Australian Citizens.


Stockroute Park consists of a grove of Eucalyptus and Olive trees, and a large 'Discobolus' statue resembling a large disc as though a discus-thrower has hurled it from ancient Greece.

*"The eucalypt trees stand as custodians of the land and indigenous Australia. Olive trees are among the most ancient in existence and are the living connection between our contemporary Olympic Games and the original games held in 776 BC. Olive branches were used to make crowns for the victors and hence the olive leaf is a symbol of victory and peace."* - Sydney Olympic Park Parklands Fact Sheet.

In recent years, the area has become increasingly popular with many events bringing hundreds of thousands of visitors each year. Many apartment buildings are also being constructed within the area and local residents are establishing themselves within the neighbouring.

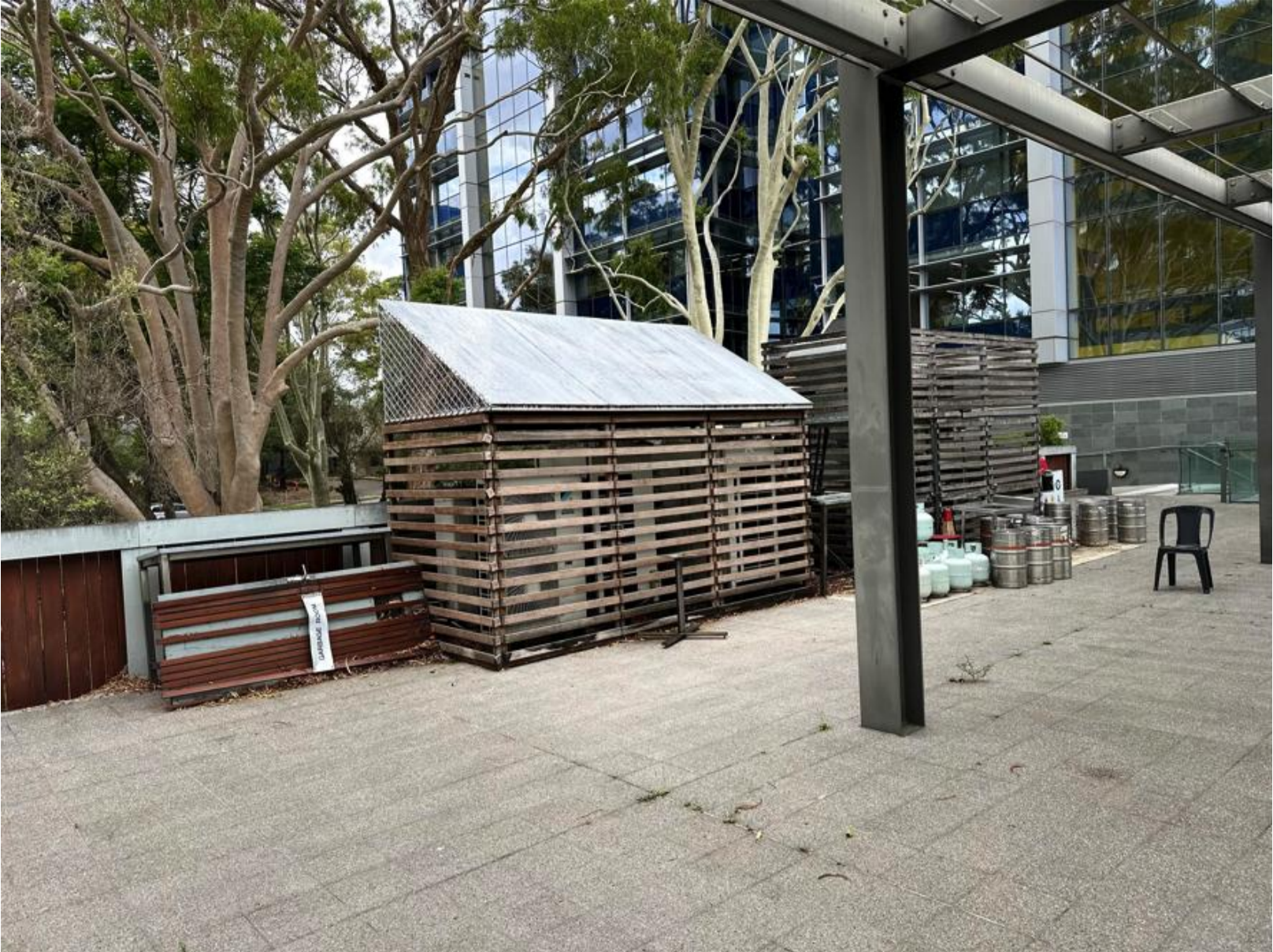
The existing building currently offers a restaurant space at street level and consists of an upper pavilion which is under-utilised and has great potential to link with Stockroute Park.



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552</div>	<table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>A</td><td>7/8/2023</td><td>Issue for Owner's Consent</td></tr><tr><td>B</td><td>22/11/2023</td><td>Issue to SOPA for DA</td></tr></table>	Rev	Date	Issue	A	7/8/2023	Issue for Owner's Consent	B	22/11/2023	Issue to SOPA for DA	<div>Client</div> <div>Gary Carli</div>	<div>Architect</div> <div>BKA Architecture</div> <div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div>	<div><div>Scale at A1</div><div>1:200</div><div>Date</div><div>22/11/2023</div></div> <div><div>North</div><div></div><div>Drawn</div><div>AT</div></div> <div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div>Checked</div><div>JB</div><div>Status</div><div>Not for Construction</div></div></div>	<div><div>Drawing</div><div>Existing Site Analysis</div><div><div>Project No.</div><div>23009</div><div>Revision</div><div>B</div><div>Drawing No.</div><div>DA 002</div></div></div>
Rev	Date	Issue												
A	7/8/2023	Issue for Owner's Consent												
B	22/11/2023	Issue to SOPA for DA												



View of existing upper Pavilion space. Waste and exhausts beyond.



Plant equipment and kitchen exhausts located behind timber screens.



View of walkway link to Herb Elliott Ave.



View of existing upper Pavilion space looking towards Olympic Park Station.



Existing condition of upper pavilion. Limited visual connected to the Park.



Existing steel structure with open louvres above.

EXISTING BUILDING ELEMENTS

These images highlight the current condition of the subject building and its lack of connection to the public domain. The existing structural elements are in good condition but require a general upgrade to activate the space.




Existing stairs to upper pavilion. Services/kitchens located behind louvred doors.



View from Stockroute park. Timber cladding to balustrade in need of upgrade.



View from upper Pavilion stairs down to Stockroute Park.

<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<table><tr><td>Rev</td><td>Date</td><td>Issue</td></tr><tr><td>A</td><td>7/8/2023</td><td>Issue for Owner's Consent</td></tr><tr><td>B</td><td>22/11/2023</td><td>Issue to SOPA for DA</td></tr></table>	Rev	Date	Issue	A	7/8/2023	Issue for Owner's Consent	B	22/11/2023	Issue to SOPA for DA	<div>Client</div> <div>Gary Carli</div>	<div>Architect</div> <div>BKA Architecture</div> <div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div>	<div>Scale at A1</div> <div>Date</div> <div>22/11/2023</div>	<div>North</div> <div></div> <div>Drawn</div> <div>AT</div>	<div>Project Address</div> <div>8 Dawn Fraser Ave, Olympic Park</div> <div><div>Checked</div><div>Status</div></div> <div><div>JB</div><div>Not for Construction</div></div>	<div>Drawing</div> <div>Existing Building Analysis</div> <div><div>Project No.</div><div>Revision</div><div>Drawing No.</div></div> <div><div>23009</div><div>B</div><div>DA 003</div></div>
Rev	Date	Issue														
A	7/8/2023	Issue for Owner's Consent														
B	22/11/2023	Issue to SOPA for DA														



Proposed lift and stairs from laneway. Clear signage for entry. Proposed stairs designed as an extension of the existing stairs to Stockroute Park.

## ARCHITECTURE & DESIGN INTENT

### Architectural Approach

This project involves alterations and additions to an existing commercial development at 8 Dawn Fraser Ave, within Sydney Olympic Park. The design intent focuses on seamlessly converting the upstairs terrace into an enclosed area which respects the existing architecture and its unique detailing. The aim is to enhance the functionality of the upper level, aesthetics and user experience, that also complements the overall character of the building and its surroundings.

Originally constructed in the early 2000's, the proposal respectfully retains the existing facade on the ground floor, and transforms the upper level into a similar architectural style. The upper level seeks to add to the existing building in a way that is indistinguishable or as though the building was designed this way originally. The proposed balustrades are to be made of glass panels to reflect the style of the existing glass balustrades which face Dawn Fraser Ave.

### Urban Design Context

The immediate surrounds will benefit from this proposal for the following reasons:

- The streetscape from Dawn Fraser Avenue will not alter much in terms of height and perception from the road. It is partially obscured via the existing street trees.
- The facility offers increased dining opportunities to the public in an area well served to public transport.
- The park side elevation can engage with the park, thus increasing passive surveillance and acting as a "lantern" in the park.
- The new lift will allow for access to the upper level providing accessibility for all. Currently, only a ramp is available from Herb Elliott Avenue with ramp gradients steeper than those required in the Australian Standards. The proposed lift and stair design via the laneway further improves the interface with Stockroute Park and takes cues from the existing architecture.

### Connection to the Park

The architectural approach further seeks to connect the existing building with adjacent Stockroute Park. The proposed design allows for a dining areas to look out to the park, thus increases passive surveillance within the area. Stockroute Park has great cultural significance. Two of the commemorative olive trees are to be retained. Whilst the condition of the remaining two olive trees are poor, the proposal seeks to replant two healthy olive trees within the Park.



View of proposed deck and new entry from above.

## ARCHITECTURAL ELEMENTS

### Facade:

The design of the facade mimics the scale and rhythm of the existing architectural style and consists of neutral tones and natural elements. It embraces simplicity via the repetition of structural elements and uniform glazing. The facade facing Stockroute Park consists of a timber looking batten wall which reflects the existing timber panelling of the rear facade and integrates seamlessly with the natural setting.

### Lift:

The lift design integrates with the existing architectural style and includes the grey cladding around the top portion of the lift. It also incorporates a low level planter with pebbles and succulents at Level 1 and provides an awning to the lift entry below on the ground floor.

### Glazing:

The design incorporates extensive floor-to-ceiling glass windows and walls, offering uninterrupted views of the park. This strategic use of glazing not only floods the interior with natural light but also allows diners to immerse themselves in the beauty of the surrounding greenery. Sliding glass doors can be opened, seamlessly merging indoor and outdoor spaces, enhancing the patrons' dining experience while fostering a visual and physical connection with the park and allows for increased natural ventilation, thus promoting an indoor / outdoor feel.

### Outdoor Dining:

There are two generous outdoor dining spaces located on the upper level; one which faces Dawn Fraser Ave, and the other which faces Stockroute Park. The proposed balcony along Dawn Fraser Ave is fully undercover and utilises the existing roof structure, whilst the deck facing the park consists of operable awnings. The electronic operable awnings allow for greater flexibility and versatility of the space, greater amenity for patrons, improved interaction with the greenery in the park, and also assists in visually lightening the structure of the building.

### Commemorative Sign:

To further improve the sense of arrival, the existing commemorative sign is proposed to be reinstated at the corner of the lift wall, in a similar location to where it is currently situated in Stockroute Park.

<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div><div>Rev</div><div>A</div></div> <div><div>Date</div><div>22/11/2023</div></div> <div><div>Issue</div><div>Issue to SOPA for DA</div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div></div>	<div><div><div>Scale at A1</div><div>22/11/2023</div></div><div><div>North</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>Design Intent</div></div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>A</div></div><div><div>Drawing No.</div><div>DA 004</div></div></div></div>
---	--	--	---	--	---	--	--

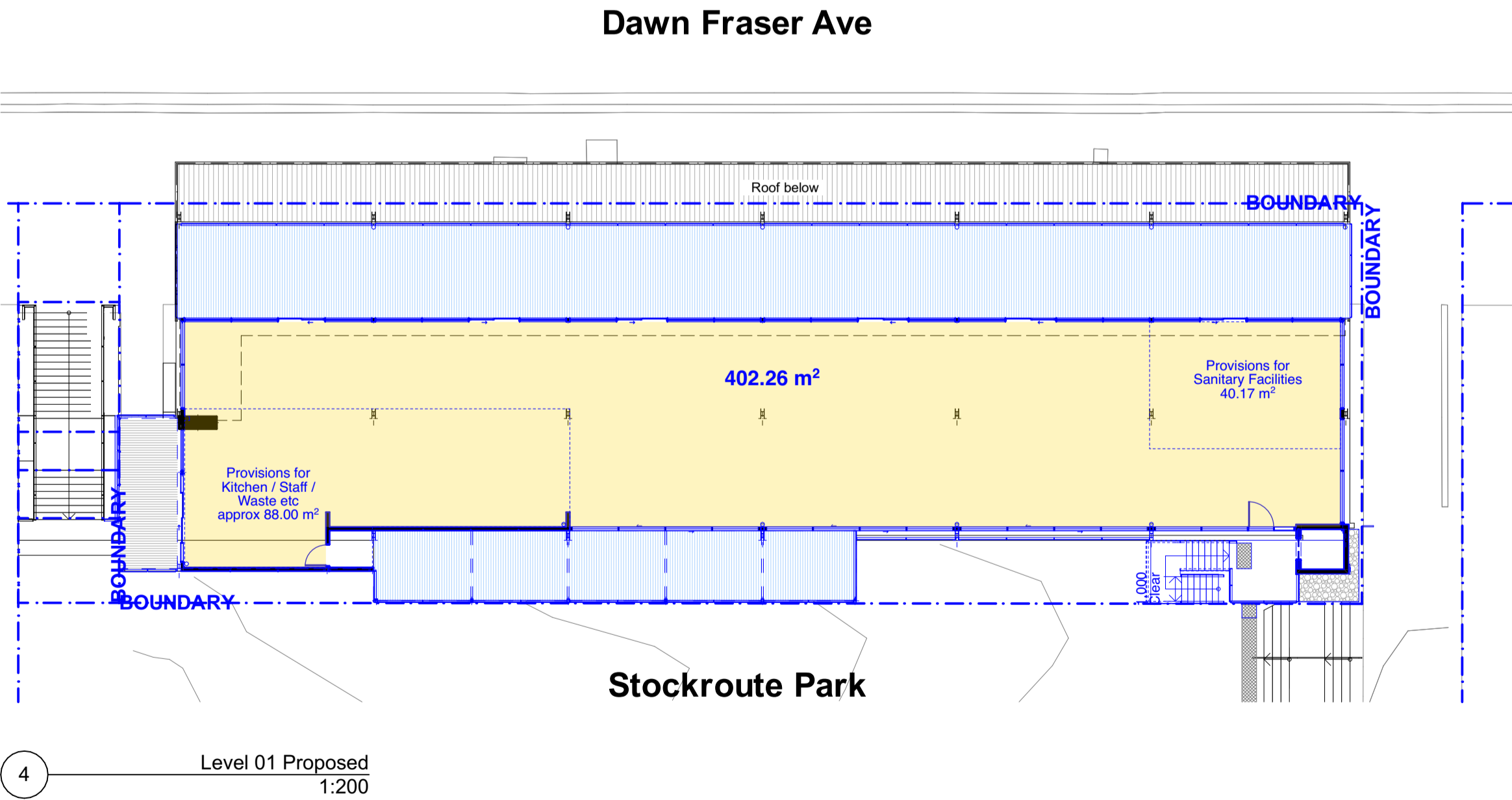
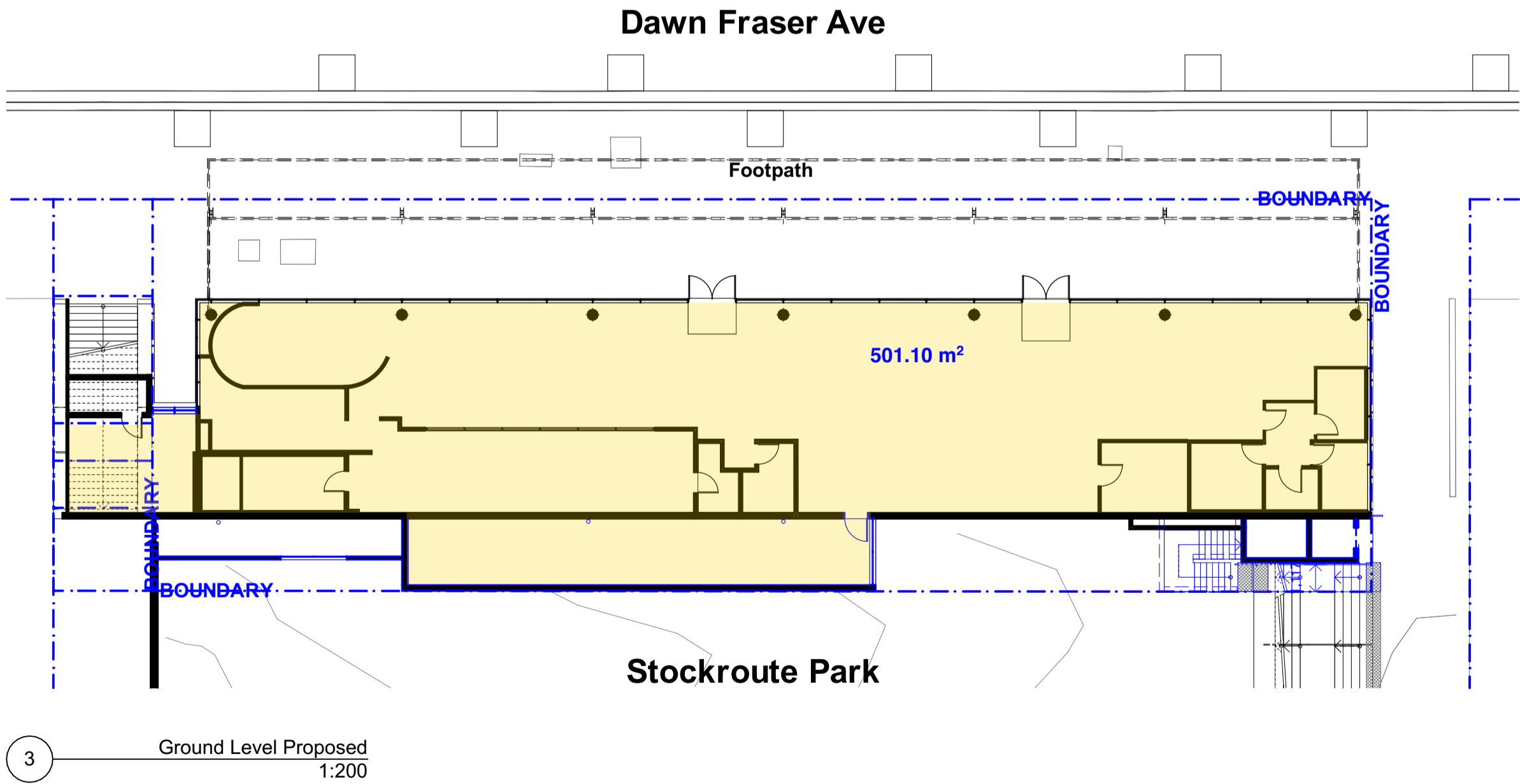
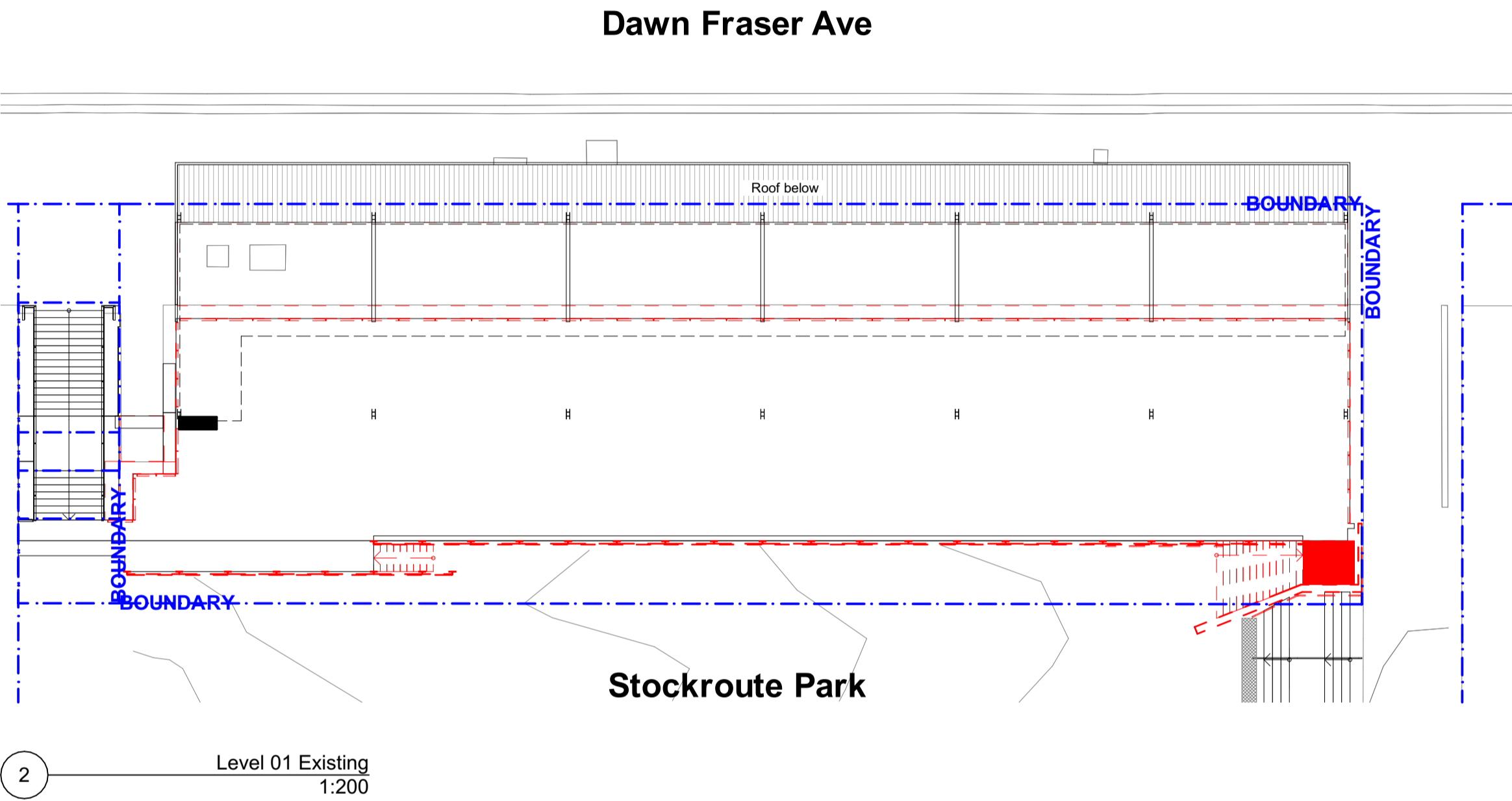
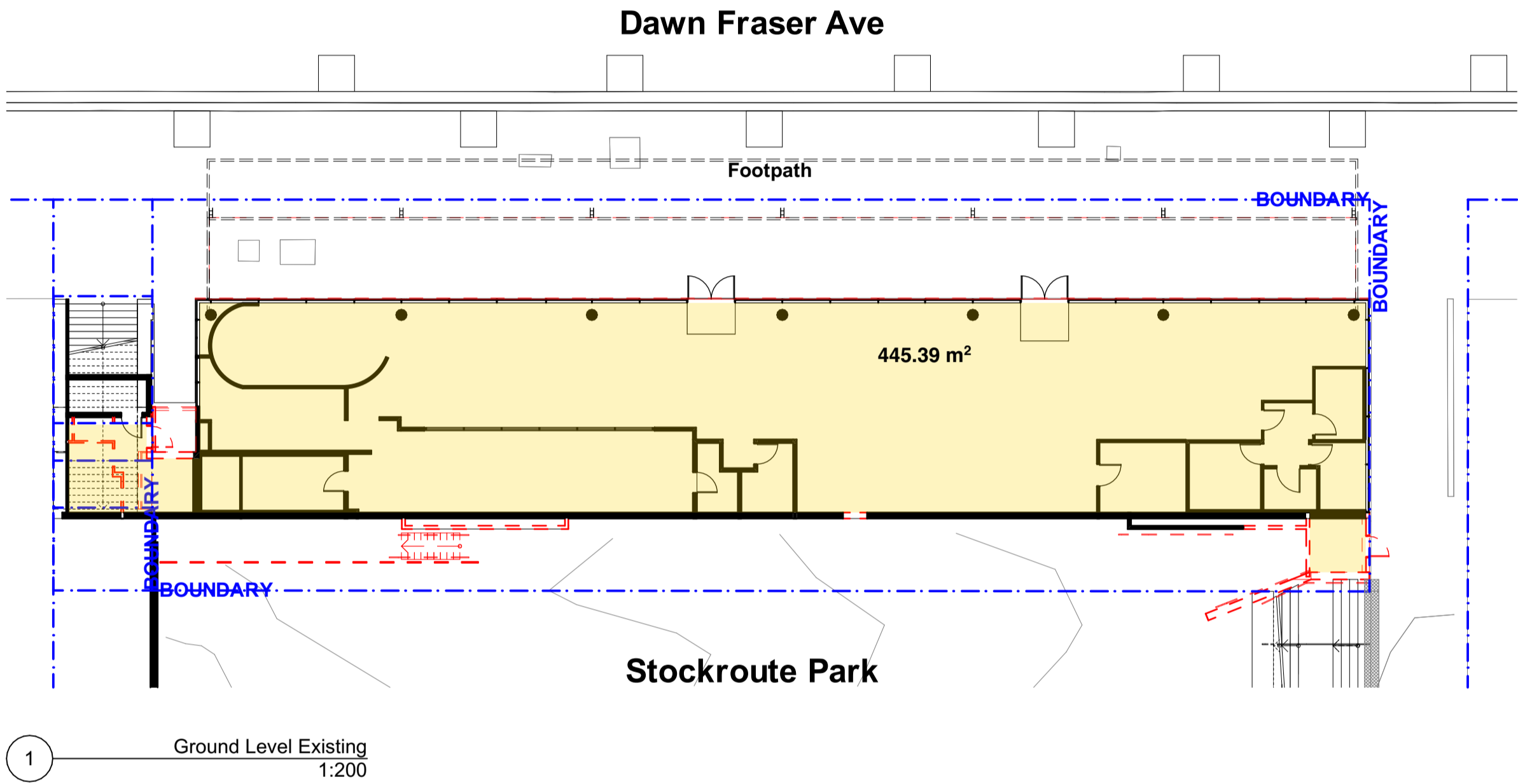
CALCULATIONS

DA Calculations

Project Number: 23009  
Project Address: 8 Dawn Fraser Ave, Sydney Olympic Park  
Date: November 2023

GFA and FSR Controls	
Site Area (sqm):	873.2

Level	Existing GFA (sqm)	Proposed GFA (sqm)
Ground Floor	445.39	501.1
Level 1	0	402.26
Total GFA	445.39	903.36
Total FSR (X:1)	0.510	1.0345



**General Notes**

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.

All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.

Nominated Architects (NSW) - John Baker 3552

Rev	Date	Issue
A	22/11/2023	Issue to SOPA for DA

Client  
Gary Carli

Architect  
**BKA Architecture**

**SYDNEY**  
Suite 1.04,  
77 Dunning Ave,  
Rosebery,  
NSW 2018  
T: +61 2 9318 9200  
E: bka@bka.com.au  
W: www.bka.com.au

**NEWCASTLE**  
Suite 4,  
19 Bolton St,  
Newcastle  
NSW 2300  
T: +61 2 4926 5563

**NORTH COAST**  
39-41 Mann St,  
Clunes,  
NSW 2480  
T: +61 2 6687 2712

Scale at A1  
1:200

Date  
22/11/2023

North  
  
Drawn  
AT

Project Address  
8 Dawn Fraser Ave, Olympic  
Park

Checked  
JB

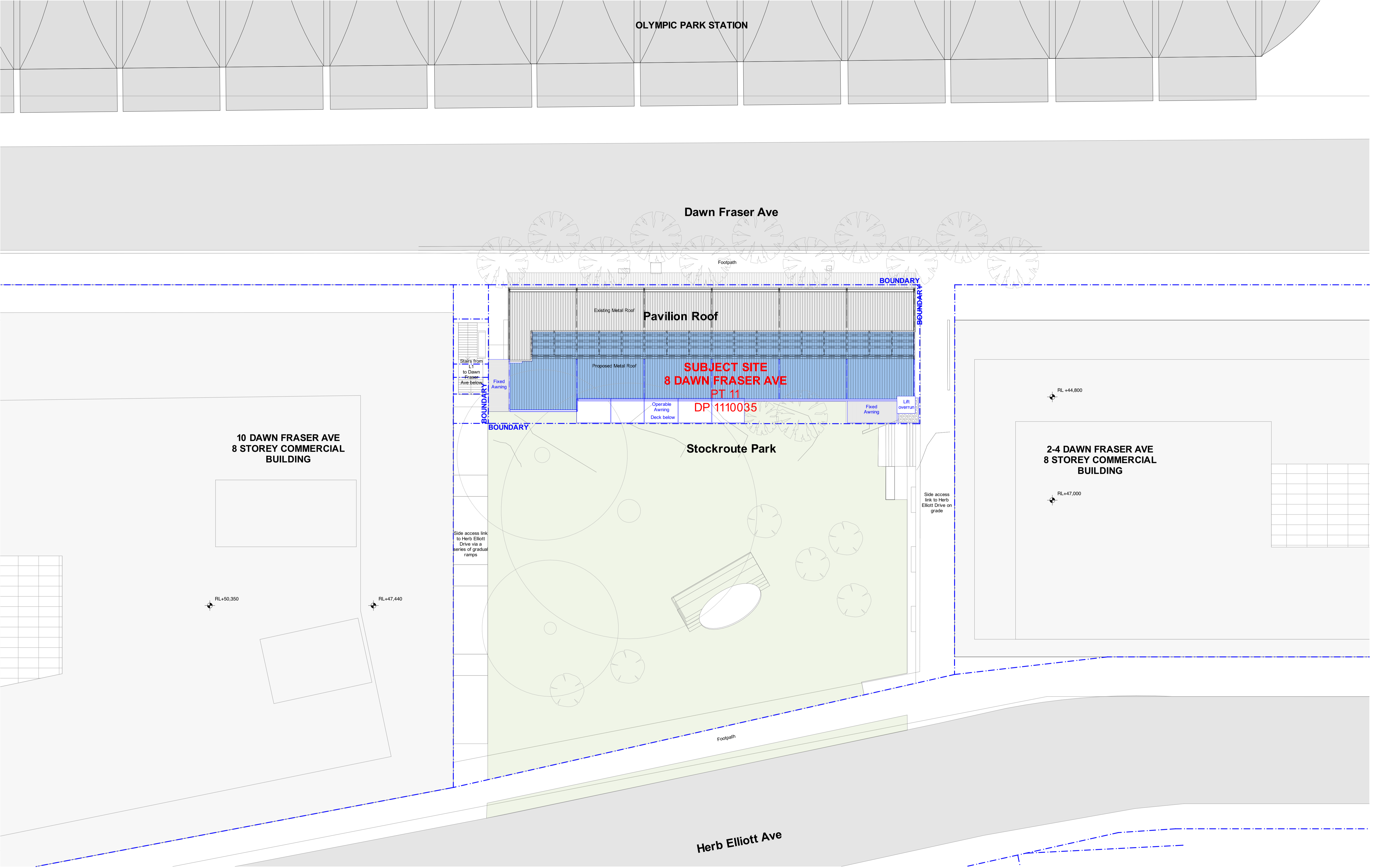
Status  
Not for Construction


Drawing  
**Calculations**

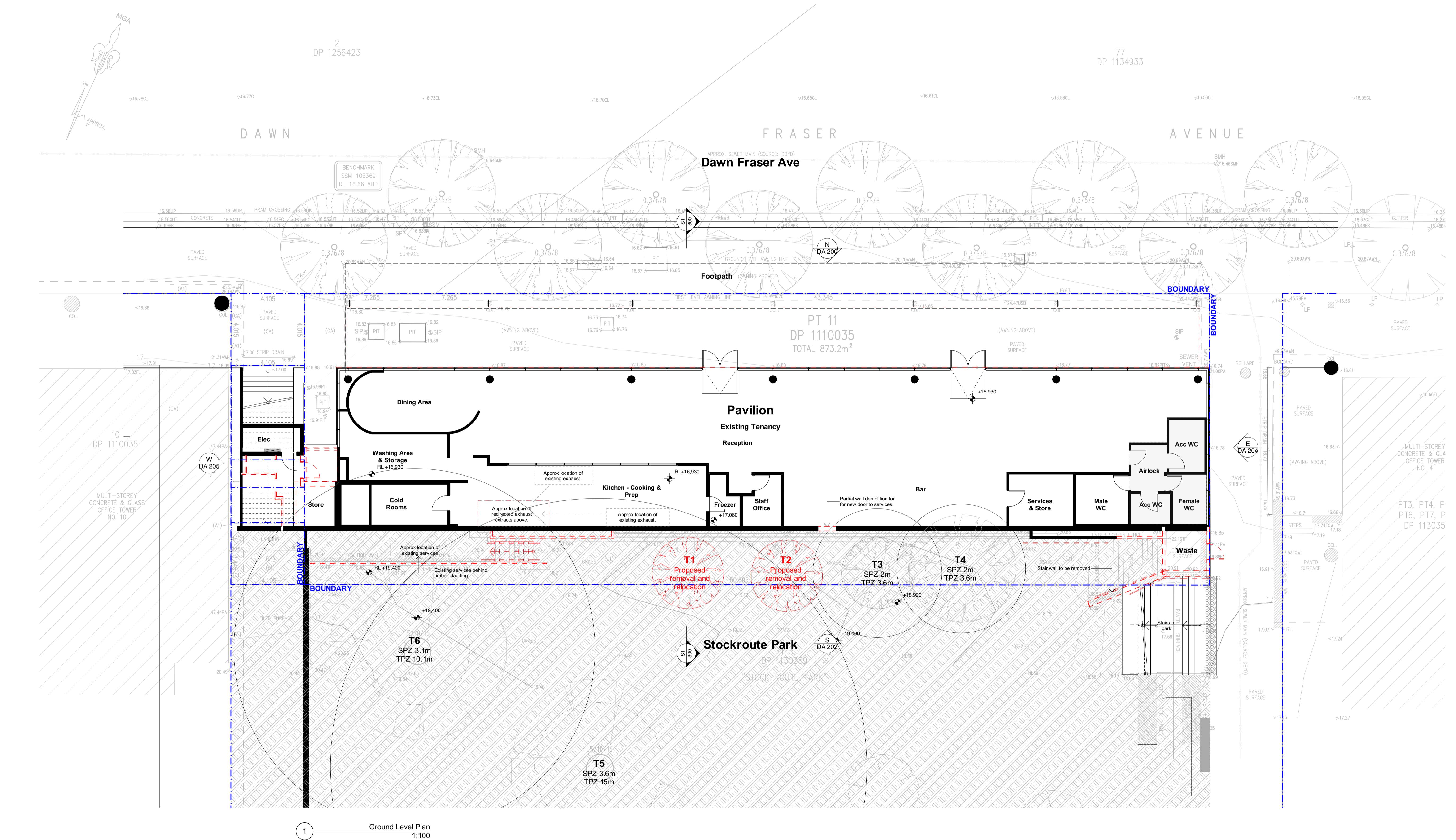
Project No.  
**23009**

Revision  
**A**

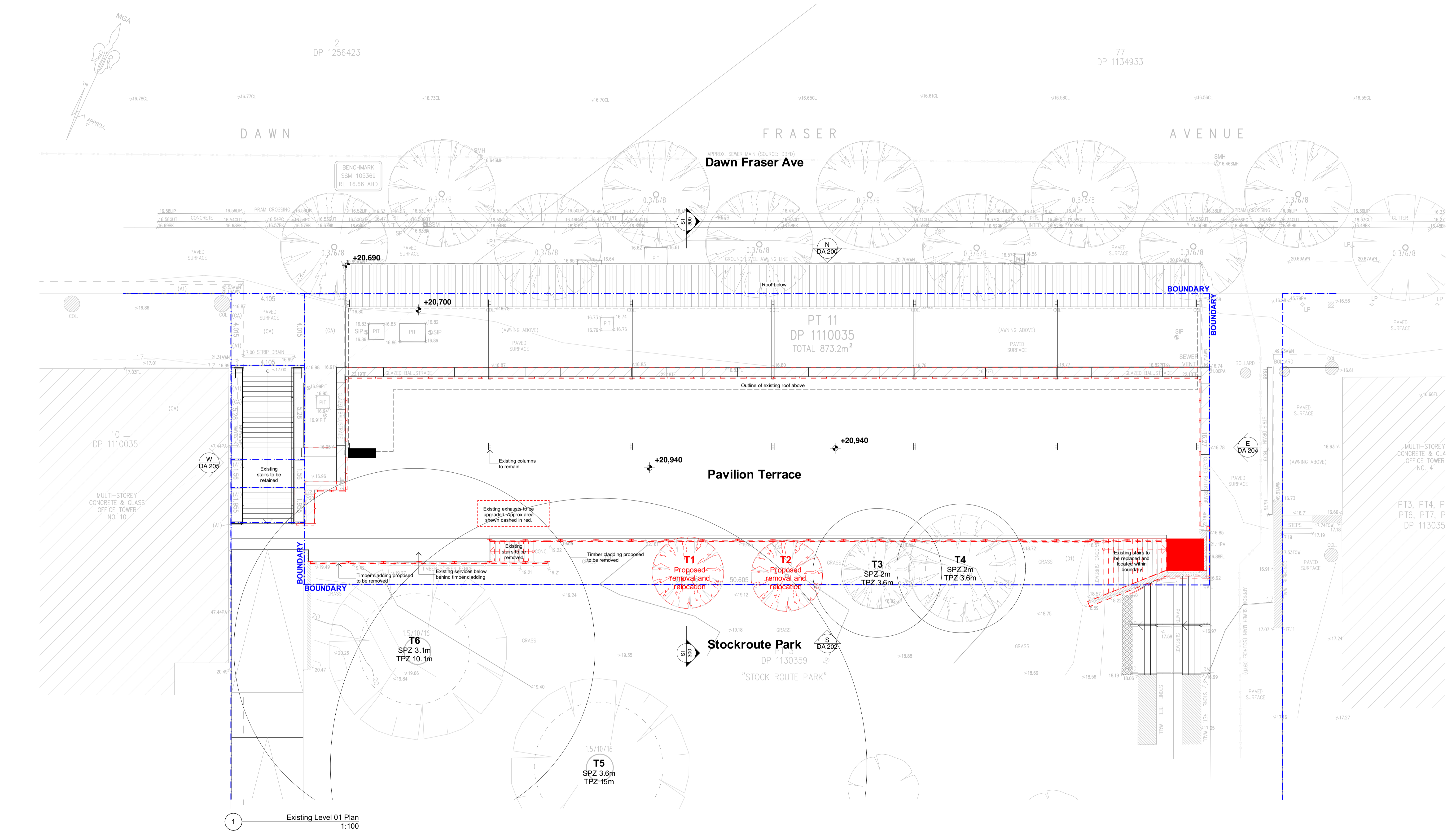
Drawing No.  
**DA 005**



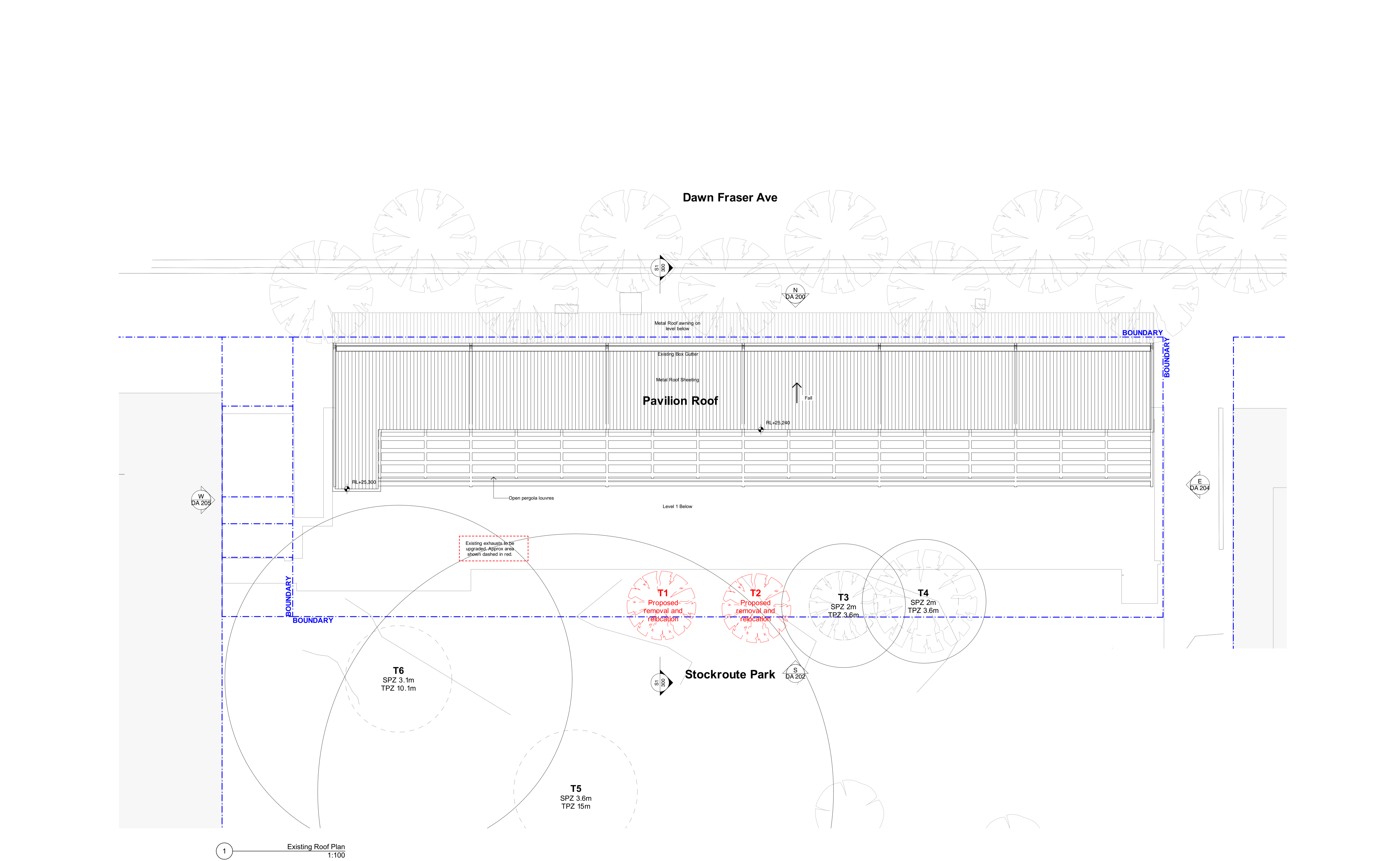
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>A</td><td>7/8/2023</td><td>Issue for Owner's Consent</td></tr><tr><td>B</td><td>22/11/2023</td><td>Issue to SOPA for DA</td></tr></table>	Rev	Date	Issue	A	7/8/2023	Issue for Owner's Consent	B	22/11/2023	Issue to SOPA for DA	<div>Client</div> <div>Gary Carli</div>	<div>Architect</div> <div>BKA Architecture</div> <div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div>	<div><div>Scale at A1</div><div>1:200</div><div>Date</div><div>22/11/2023</div></div> <div><div>North</div><div></div><div>Drawn</div><div>AT</div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div>Checked</div><div>JB</div><div>Status</div><div>Not for Construction</div></div></div>	<div><div>Drawing</div><div>Site Plan</div><div><div>Project No.</div><div>23009</div><div>Revision</div><div>B</div><div>Drawing No.</div><div>DA 010</div></div></div>
Rev	Date	Issue													
A	7/8/2023	Issue for Owner's Consent													
B	22/11/2023	Issue to SOPA for DA													



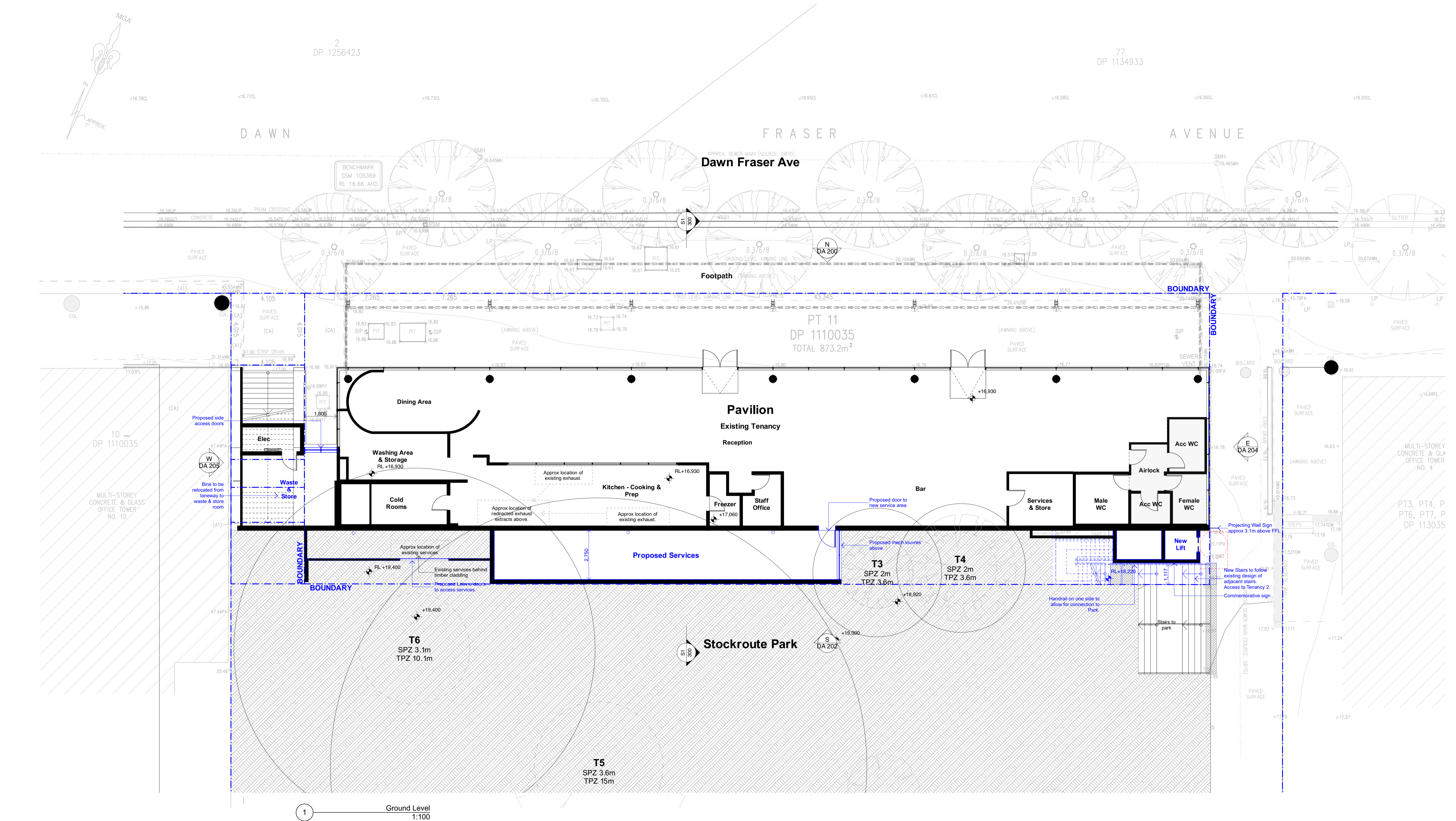
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div>Existing</div><div><div></div>To be demolished</div><div><div></div>Proposed</div></div>	<div><table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>A</td><td>7/8/2023</td><td>Issue for Owner's Consent</td></tr><tr><td>B</td><td>22/11/2023</td><td>Issue to SOPA for DA</td></tr></table></div>	Rev	Date	Issue	A	7/8/2023	Issue for Owner's Consent	B	22/11/2023	Issue to SOPA for DA	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle, NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div><div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div>	<div><div>Scale at A1</div><div>1:100</div><div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div><div></div></div><div><div>Drawn</div><div>AT</div></div></div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div>Drawing</div><div>Existing Ground Floor Plan</div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 090</div></div></div></div>
Rev	Date	Issue														
A	7/8/2023	Issue for Owner's Consent														
B	22/11/2023	Issue to SOPA for DA														



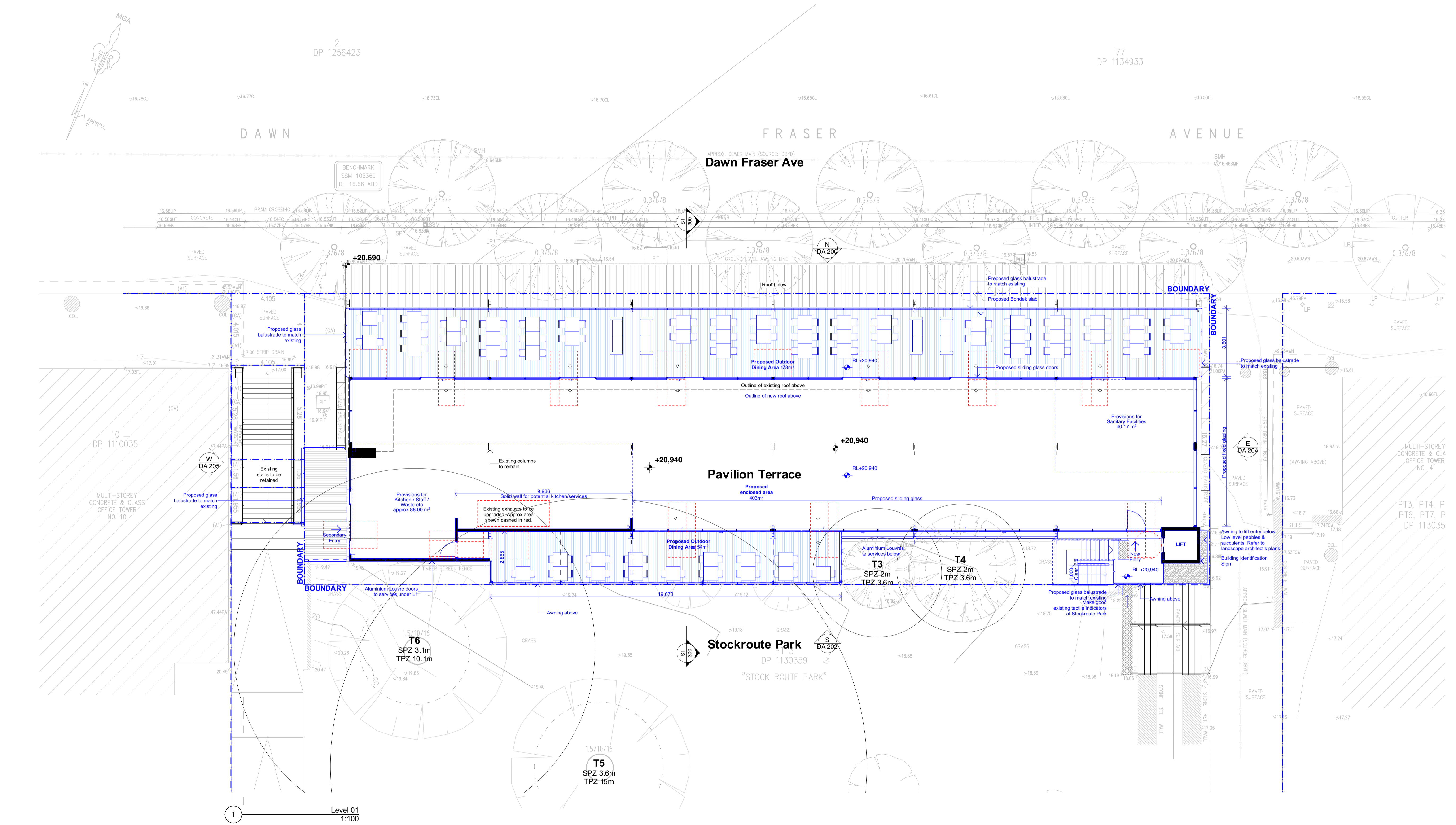
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>	<div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div>	<div><div><div>Client</div><div>Gary Carli</div></div></div>	<div><div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div><div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div></div><div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div><div>Drawn</div><div>AT</div></div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>Existing Level 1 Plan</div></div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 091</div></div></div></div>
--	--	--	--	--	--	--	--



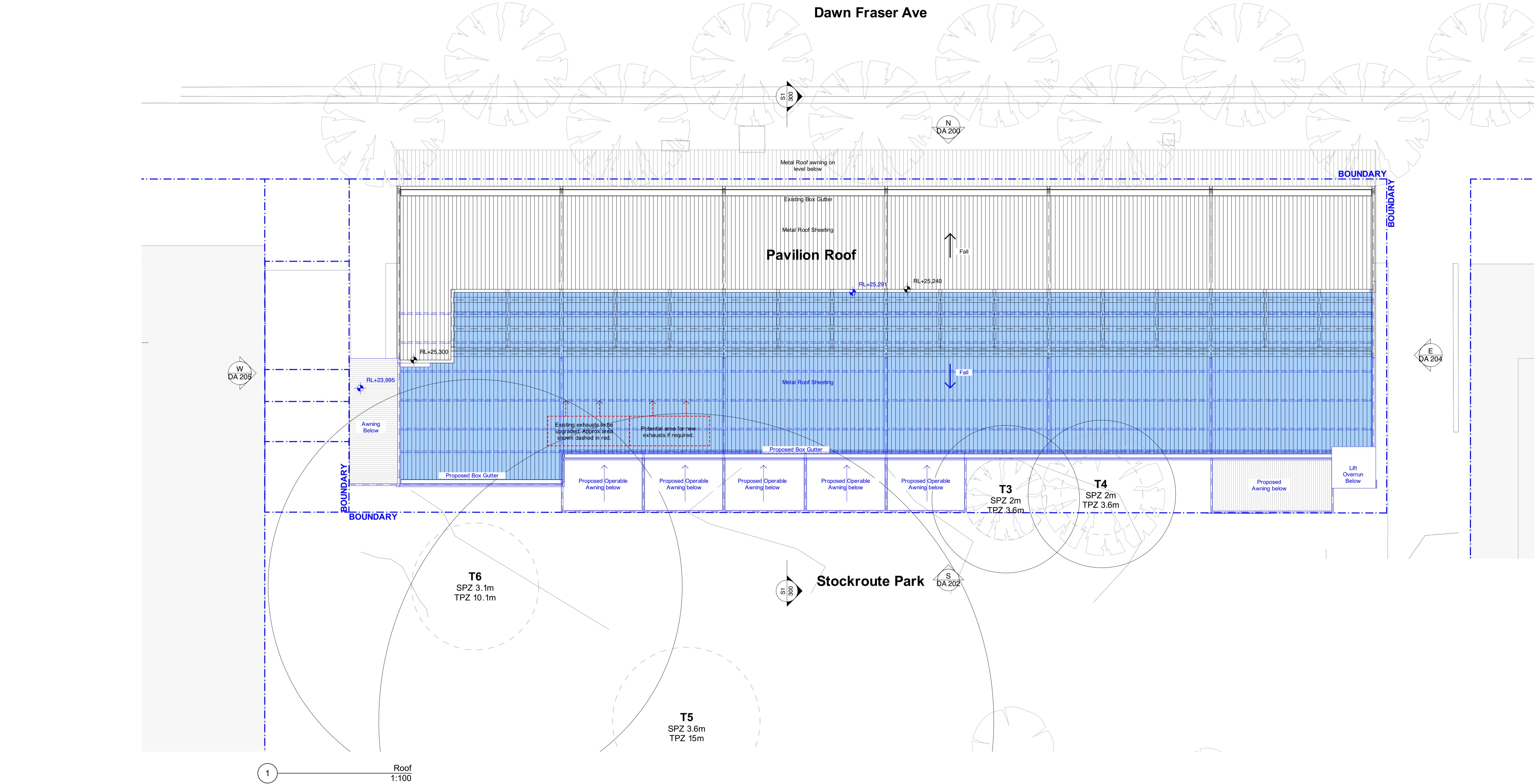
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>	<div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div>	<div><div><div>Client</div><div>Gary Carli</div></div></div>	<div><div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div></div><div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div><div></div></div></div><div><div>Drawn</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div>	<div><div><div>Drawing</div><div>Existing Roof Plan</div></div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 092</div></div></div>
--	--	--	--	--	--	---	--



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>	<div><div>Rev</div><div>Date</div><div>Issue</div></div> <div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div> <div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div><div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div>	<div><div>Scale at A1</div><div>1:100</div><div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div><div></div></div><div><div>Drawn</div><div>AT</div></div></div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div>Checked</div><div>Status</div></div><div><div>JB</div><div>Not for Construction</div></div></div>	<div><div>Drawing</div><div>Ground Floor Plan</div><div><div>Project No.</div><div>23009</div><div>Revision</div><div>B</div><div>Drawing No.</div><div>DA 100</div></div></div>
--	--	--	---	---	---	---	--	--



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>	<div><div>Rev</div><div>Date</div><div>Issue</div></div> <div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div> <div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div>	<div><div>Scale at A1</div><div>1:100</div><div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div>Drawn</div><div>AT</div></div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div><div>Checked</div><div>JB</div><div>Status</div><div>Not for Construction</div></div></div>	<div><div>Drawing</div><div>Level 1 Floor Plan</div><div><div>Project No.</div><div>23009</div><div>Revision</div><div>B</div><div>Drawing No.</div><div>DA 101</div></div></div>
--	--	--	---	---	---	--	---	---



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>		<div><div>Rev</div><div>Date</div><div>Issue</div></div> <div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div> <div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div>		<div><div>Client</div><div>Gary Carli</div></div> <div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div>		<div><div>Scale at A1</div><div>1:100</div></div> <div><div>Date</div><div>22/11/2023</div></div> <div><div>North</div><div><div></div></div></div> <div><div>Drawn</div><div>AT</div></div>		<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div> <div><div>Checked</div><div>JB</div></div> <div><div>Status</div><div>Not for Construction</div></div>		<div><div>Drawing</div><div>Roof Plan</div></div> <div><div>Project No.</div><div>23009</div></div> <div><div>Revision</div><div>B</div></div> <div><div>Drawing No.</div><div>DA 102</div></div>	
--	--	--	--	---	--	---	--	--	--	--	--	---	--

10 DAWN FRASER  
AVE

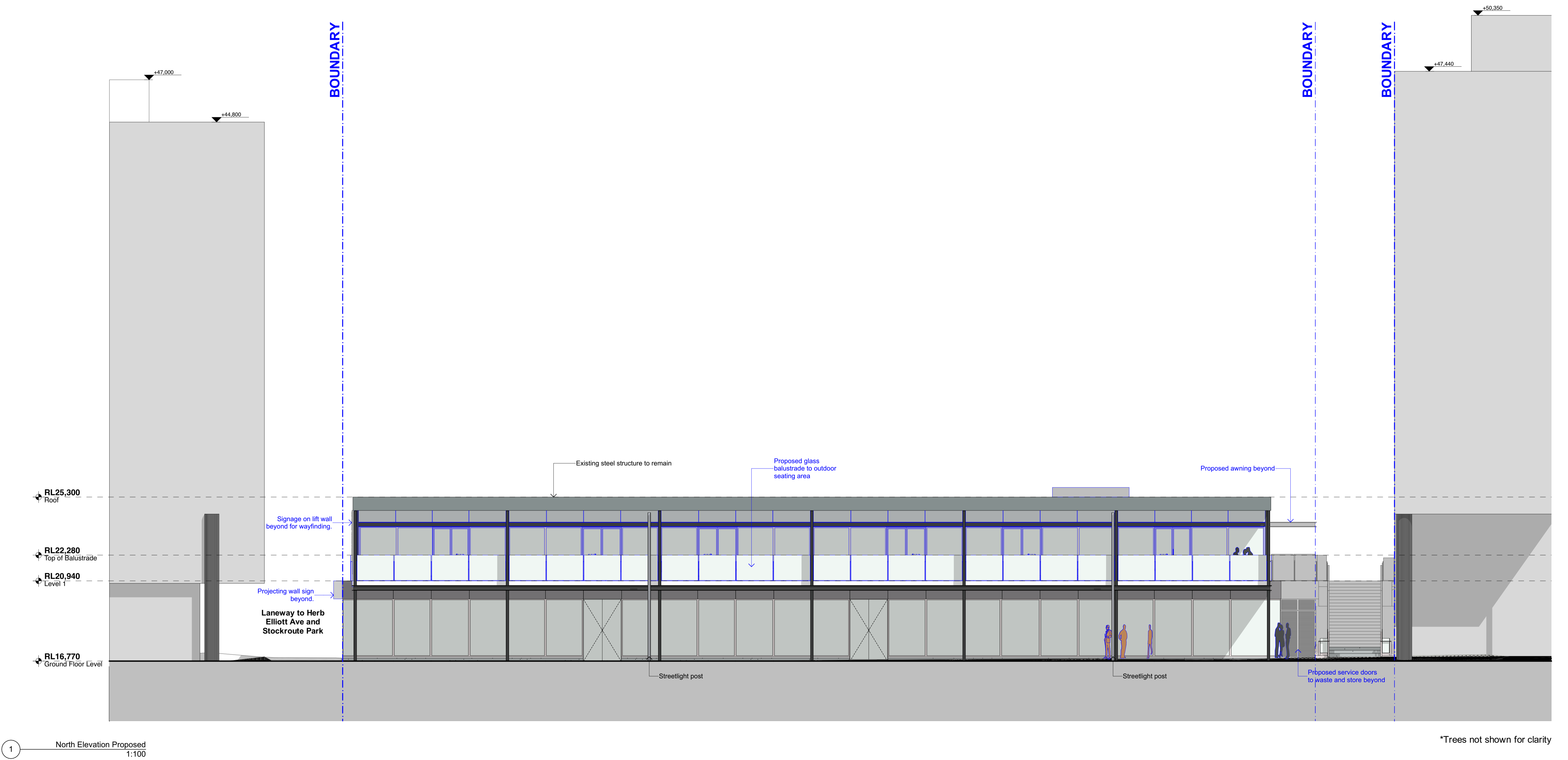


<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be related, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>To be demolished</div></div><div><div></div><div>Proposed</div></div></div>	<div><div>Rev</div><div>Date</div><div>Issue</div></div> <div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div> <div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div>	<div><div>Client</div><div>Gary Carli</div></div> <div><div>Architect</div><div><div><div><div><div><div></div><div>SYDNEY</div></div><div>Suite 104, 77 Dunning Ave, Roseberry NSW 2018</div></div><div><div><div></div><div>NEWCASTLE</div></div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div></div><div><div><div></div><div>NORTH COAST</div></div><div>Clunes, NSW 2460</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div><div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div></div></div>	<div><div>Scale at A1</div><div>1:100</div></div> <div><div>Date</div><div>22/11/2023</div></div>	<div><div>North</div><div>AT</div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div> <div><div>Checked</div><div>JB</div></div> <div><div>Status</div><div>Not for Construction</div></div>	<div><div>Drawing</div><div><div>North Elevation - Existing</div></div></div> <div><div>Project No.</div><div>23009</div></div> <div><div>Revision</div><div>B</div></div> <div><div>Drawing No.</div><div>DA 200</div></div>
---	--	---	--	---	--	--	---

2-4 DAWN  
FRASER AVE

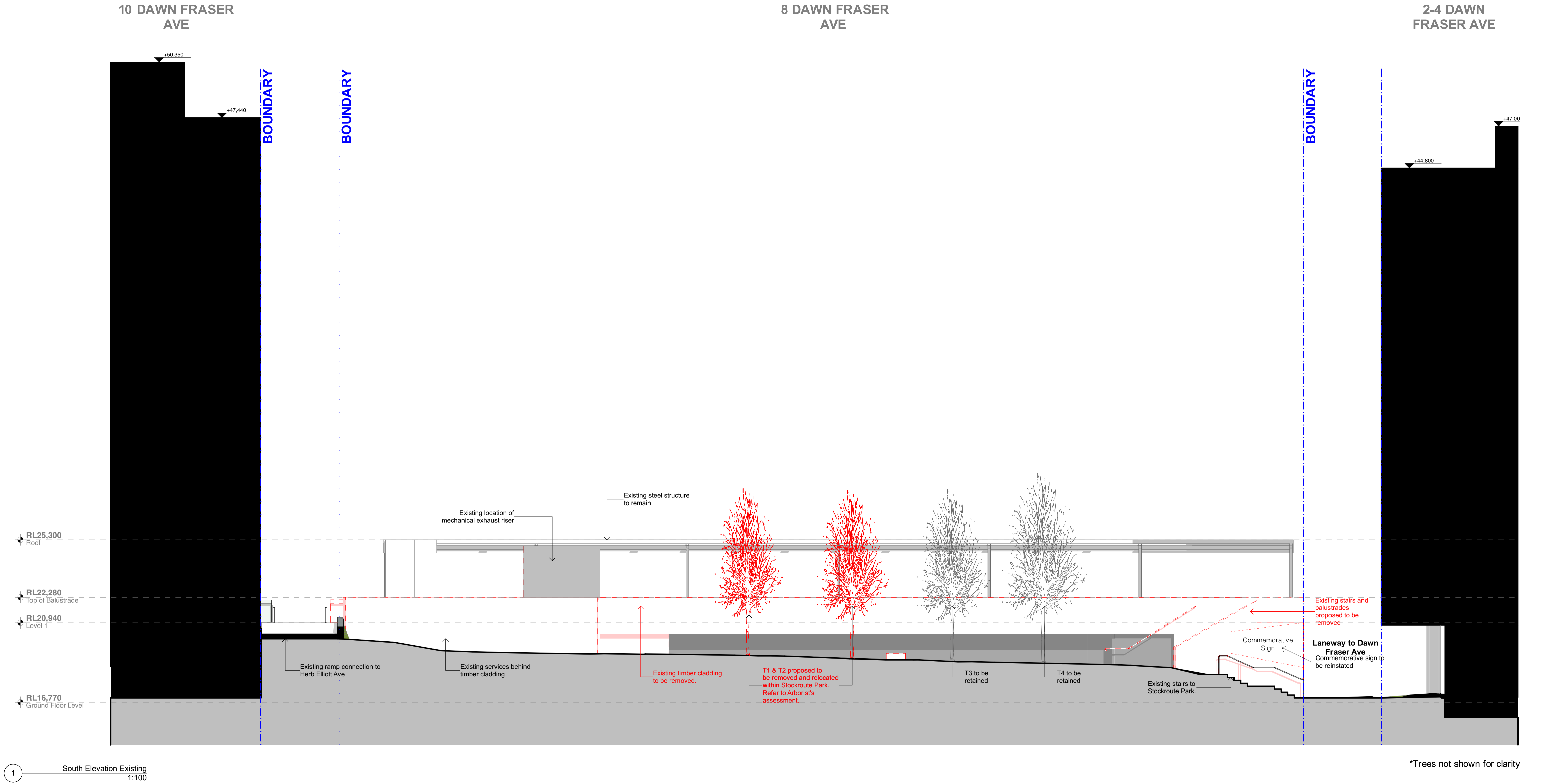
8 DAWN FRASER  
AVE

10 DAWN FRASER  
AVE

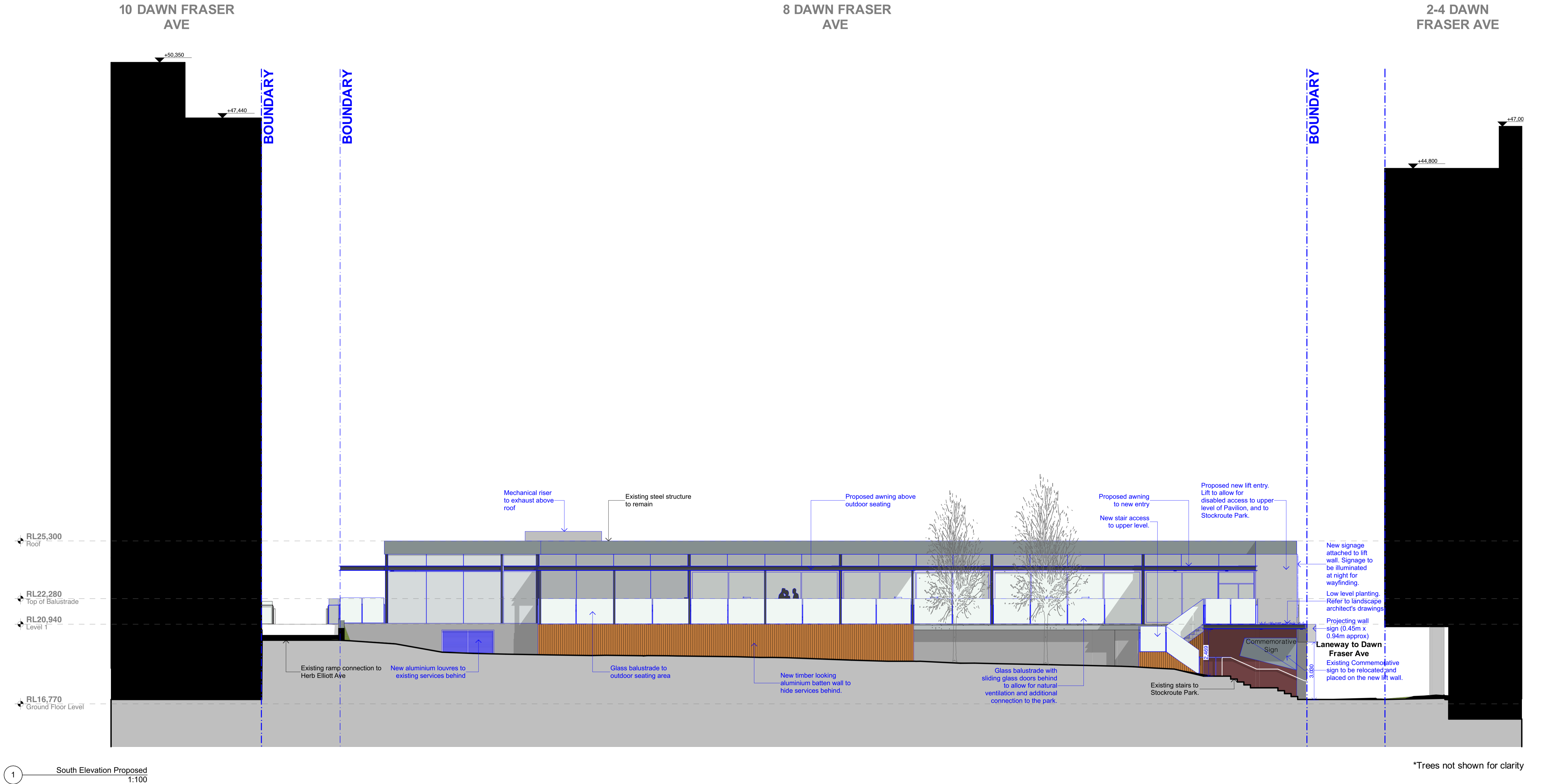


\*Trees not shown for clarity

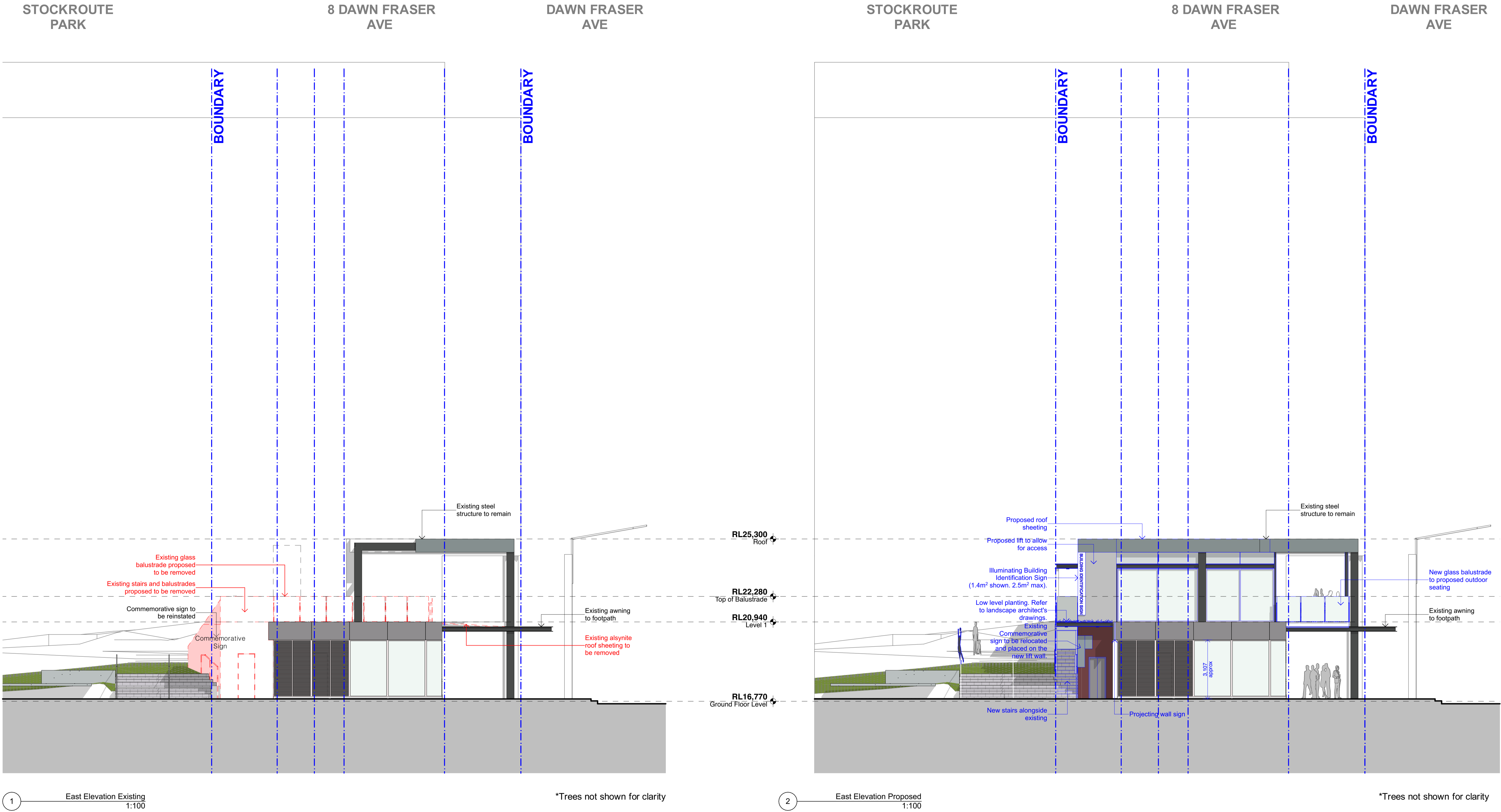
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) – John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div>Existing</div><div><div></div>To be demolished</div><div><div></div>Proposed</div></div>	<div><div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div><div>Date</div><div>22/11/2023</div></div><div><div>North</div><div>Drawn</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div><div>Checked</div><div>JB</div><div>Status</div><div>Not for Construction</div></div></div>	<div><div><div>Drawing</div><div>North Elevation - Proposed</div><div>Project No.</div><div>23009</div><div>Revision</div><div>B</div><div>Drawing No.</div><div>DA 201</div></div></div>
--	---	---	---	---	--	---	---



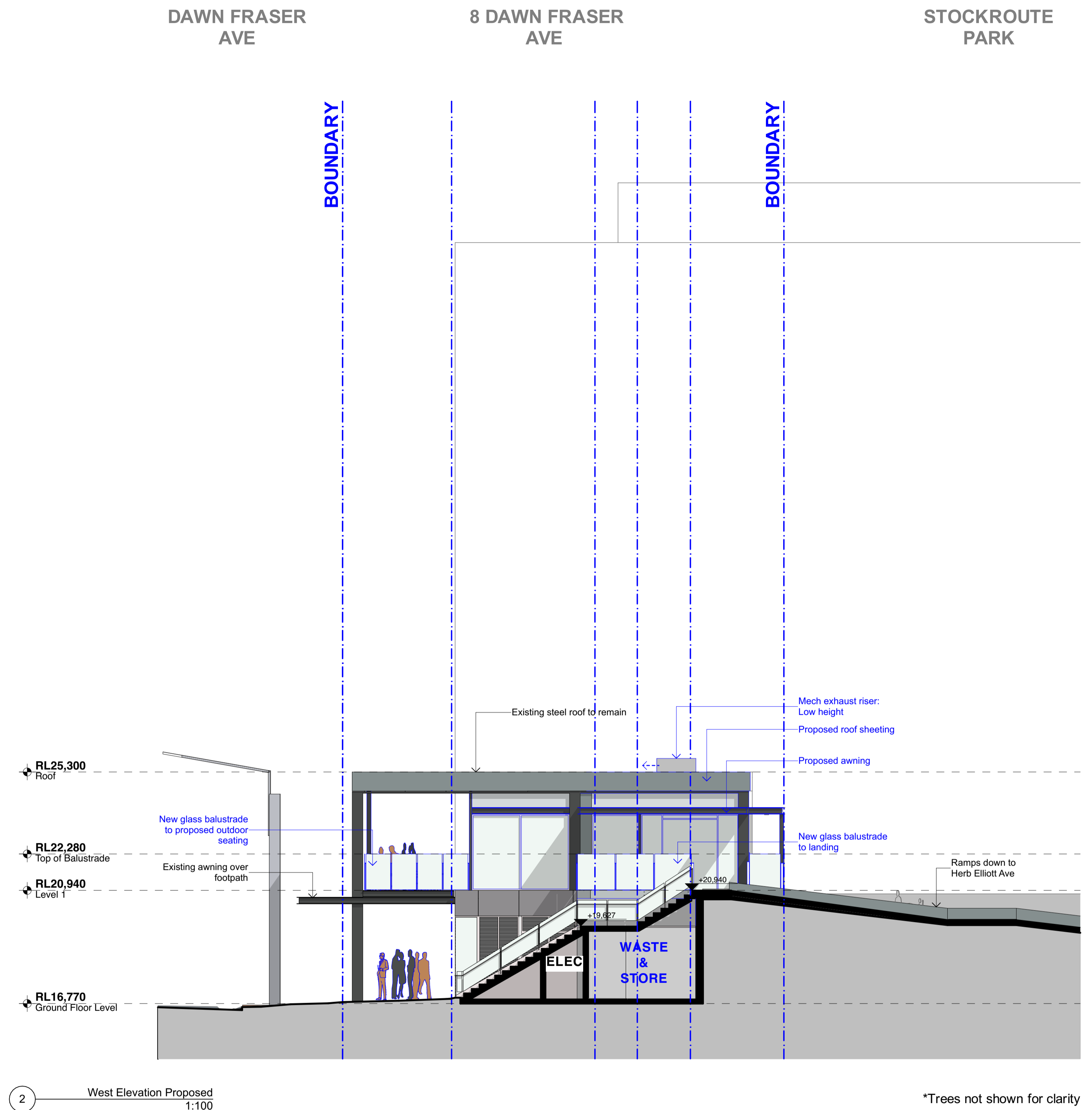
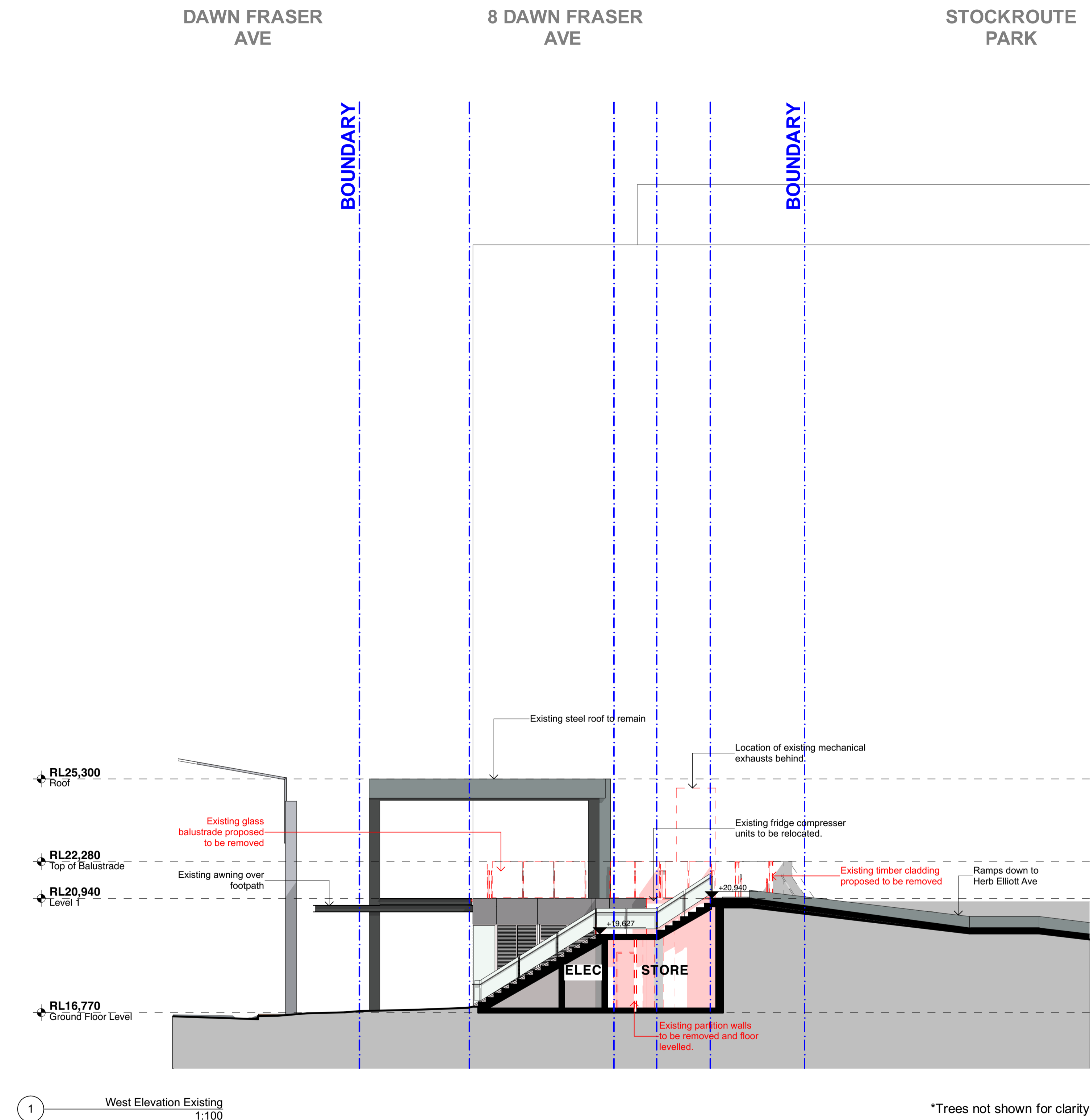
General Notes		LEGEND		Rev		Date		Issue		Client		Architect		Scale at A1		North		Project Address		Drawing					
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION				A		7/8/2023		Issue for Owner's Consent		Gary Carli		BKA Architecture		1:100				8 Dawn Fraser Ave, Olympic Park		South Elevation - Existing					
All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552		Existing		B		22/11/2023		Issue to SOPA for DA				SYDNEY Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018  T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au		NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300  T: +61 2 4926 5563		NORTH COAST 39-41 Mann St, Clunes, NSW 2480  T: +61 2 6687 2712		22/11/2023		Drawn AT		Checked JB Status Not for Construction		Project No. 23009 Revision B Drawing No. DA 202	
		To be demolished																							
		Proposed																							



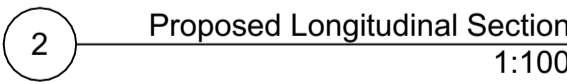
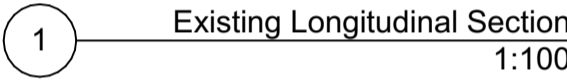
<b>General Notes</b>  DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.  All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552		<b>LEGEND</b> <div><div></div> Existing</div> <div><div></div> To be demolished</div> <div><div></div> Proposed</div>	<table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>A</td><td>7/8/2023</td><td>Issue for Owner's Consent</td></tr><tr><td>B</td><td>22/11/2023</td><td>Issue to SOPA for DA</td></tr></table>	Rev	Date	Issue	A	7/8/2023	Issue for Owner's Consent	B	22/11/2023	Issue to SOPA for DA	<b>Client</b> Gary Carli	<b>Architect</b> <b>BKA Architecture</b> <div><div><b>SYDNEY</b> Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018  T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div><div><b>NEWCASTLE</b> Suite 4, 19 Bolton St, Newcastle NSW 2300  T: +61 2 4926 5563</div><div><b>NORTH COAST</b> 39-41 Mann St, Clunes, NSW 2480  T: +61 2 6687 2712</div></div>	<table><tr><td><b>Scale at A1</b>  1:100</td><td><b>North</b></td><td><b>Project Address</b>  8 Dawn Fraser Ave, Olympic Park</td></tr><tr><td><b>Date</b>  22/11/2023</td><td><b>Drawn</b>  AT</td><td><b>Checked</b>  JB</td></tr><tr><td></td><td><b>Status</b>  Not for Construction</td><td></td></tr></table>	<b>Scale at A1</b>  1:100	<b>North</b>	<b>Project Address</b>  8 Dawn Fraser Ave, Olympic Park	<b>Date</b>  22/11/2023	<b>Drawn</b>  AT	<b>Checked</b>  JB		<b>Status</b>  Not for Construction		<table><tr><td><b>Drawing</b>  <b>South Elevation - Proposed</b></td><td><b>Project No.</b>  <b>23009</b></td><td><b>Revision</b>  <b>B</b></td><td><b>Drawing No.</b>  <b>DA 203</b></td></tr></table>	<b>Drawing</b>  <b>South Elevation - Proposed</b>	<b>Project No.</b>  <b>23009</b>	<b>Revision</b>  <b>B</b>	<b>Drawing No.</b>  <b>DA 203</b>
Rev	Date	Issue																											
A	7/8/2023	Issue for Owner's Consent																											
B	22/11/2023	Issue to SOPA for DA																											
<b>Scale at A1</b>  1:100	<b>North</b>	<b>Project Address</b>  8 Dawn Fraser Ave, Olympic Park																											
<b>Date</b>  22/11/2023	<b>Drawn</b>  AT	<b>Checked</b>  JB																											
	<b>Status</b>  Not for Construction																												
<b>Drawing</b>  <b>South Elevation - Proposed</b>	<b>Project No.</b>  <b>23009</b>	<b>Revision</b>  <b>B</b>	<b>Drawing No.</b>  <b>DA 203</b>																										



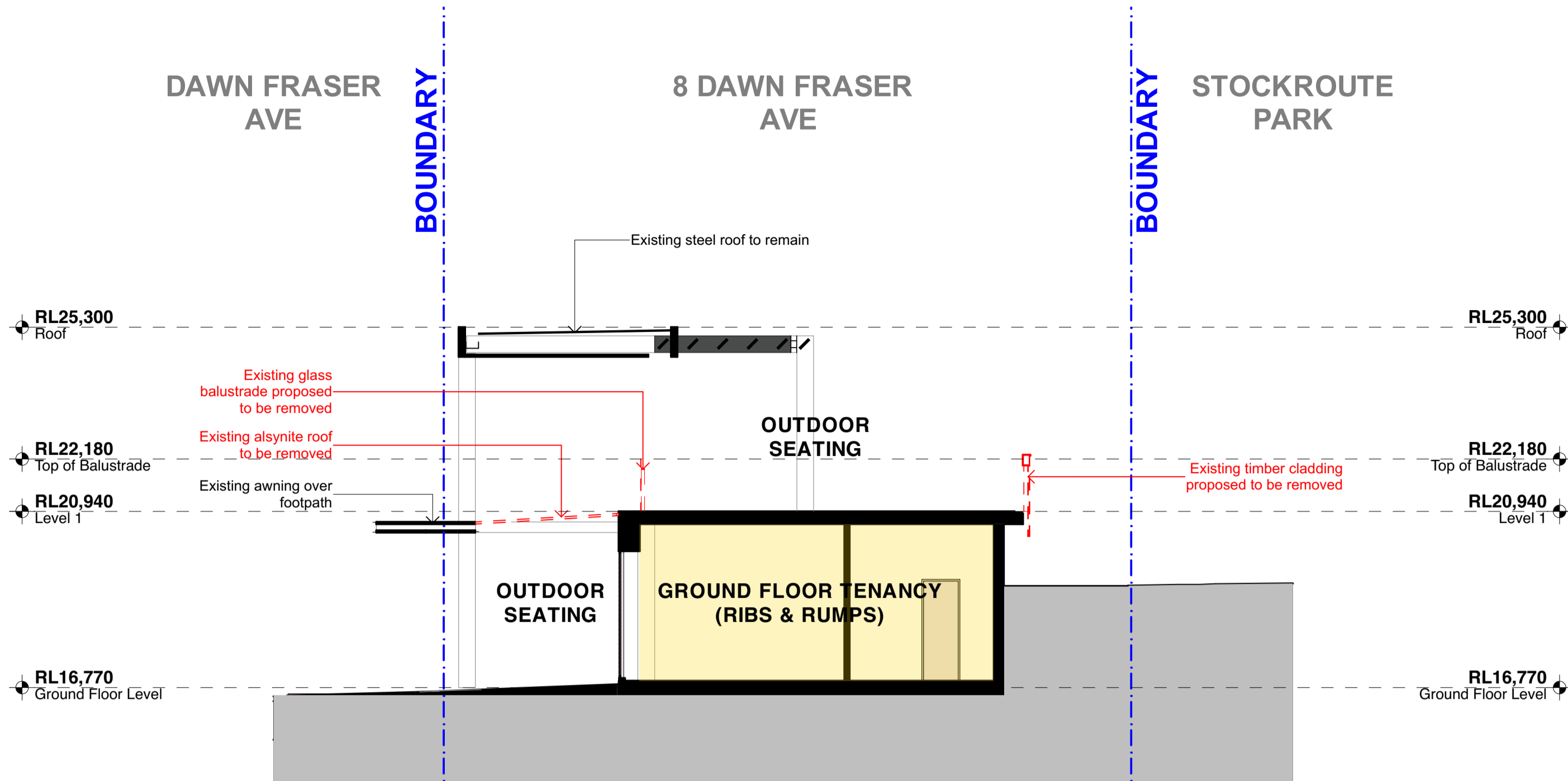
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div>Existing</div><div>To be demolished</div><div>Proposed</div></div>	<div>Rev</div> <div>A</div> <div>7/8/2023</div> <div>Issue</div> <div>Issue for Owner's Consent</div> <div>B</div> <div>22/11/2023</div> <div>Issue to SOPA for DA</div>	<div>Client</div> <div>Gary Carli</div>	<div>Architect</div> <div>BKA Architecture</div> <div><div>SYDNEY</div><div>Suite 1.04,</div><div>77 Dunning Ave,</div><div>Rosebery,</div><div>NSW 2018</div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div> <div><div>NEWCASTLE</div><div>Suite 4,</div><div>19 Bolton St,</div><div>Newcastle</div><div>NSW 2300</div><div>T: +61 2 4926 5563</div></div> <div><div>NORTH COAST</div><div>39-41 Main St,</div><div>Clunes,</div><div>NSW 2480</div><div>T: +61 2 6687 2712</div></div>	<div>Scale at A1</div> <div>1:100</div> <div>North</div> <div>Drawn</div> <div>AT</div> <div>Date</div> <div>22/11/2023</div>	<div>Project Address</div> <div>8 Dawn Fraser Ave, Olympic Park</div> <div>Checked</div> <div>JB</div> <div>Status</div> <div>Not for Construction</div>	<div>Drawing</div> <div>East Elevation - Existing &amp; Proposed</div> <div>Project No.</div> <div>23009</div> <div>Revision</div> <div>B</div> <div>Drawing No.</div> <div>DA 204</div>
--	--	--	---	---	---	--	--



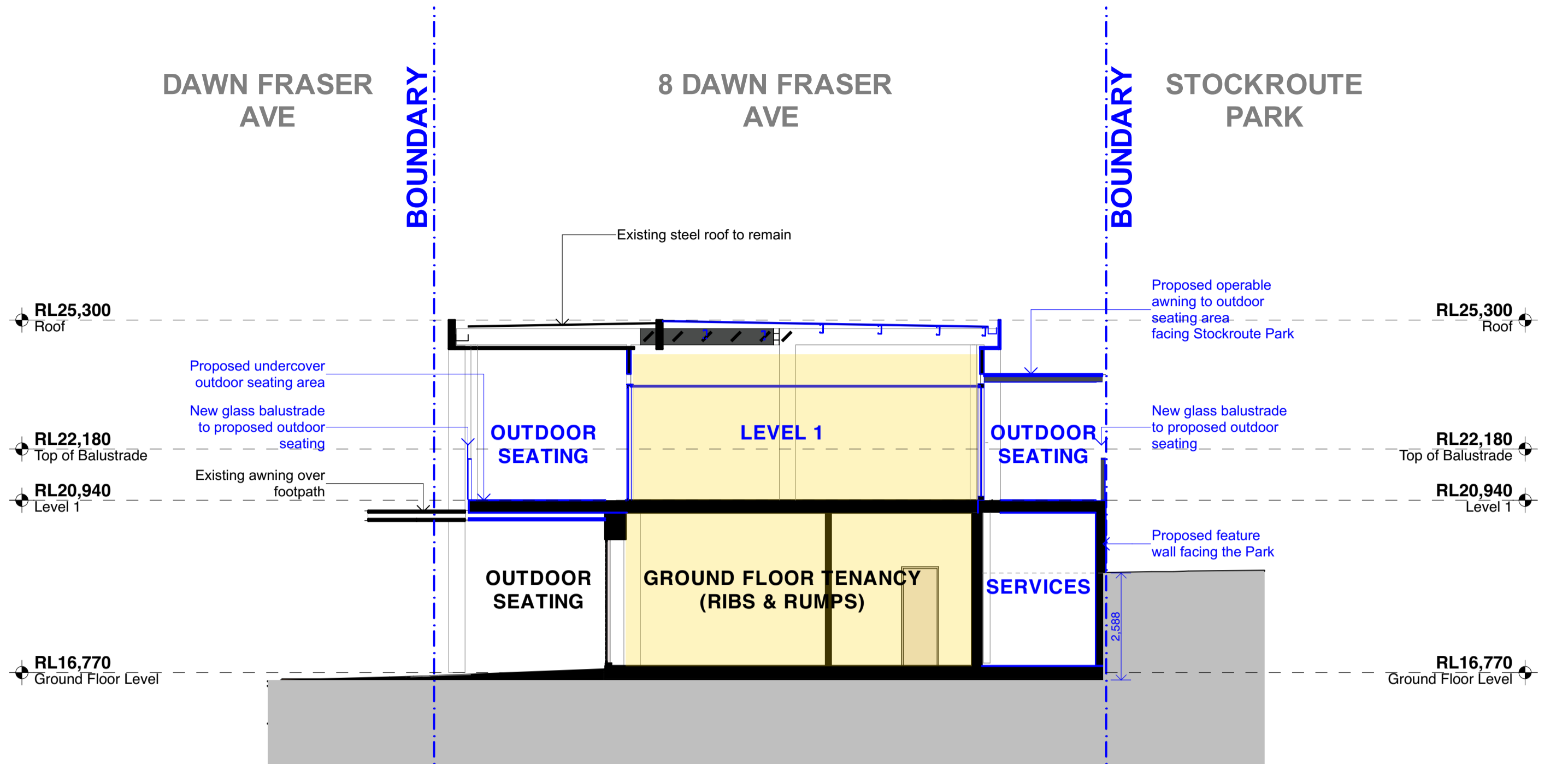
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise. All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div>Existing</div><div><div></div>To be demolished</div><div><div></div>Proposed</div></div>	<div><div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div><div><div>T: +61 2 4926 5563</div><div>T: +61 2 6687 2712</div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div></div><div><div>Date</div><div>22/11/2023</div></div></div>	<div><div><div>North</div><div>Drawn</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>West Elevation - Existing &amp; Proposed</div></div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 205</div></div></div></div>
---	---	---	---	--	---	---	--	---



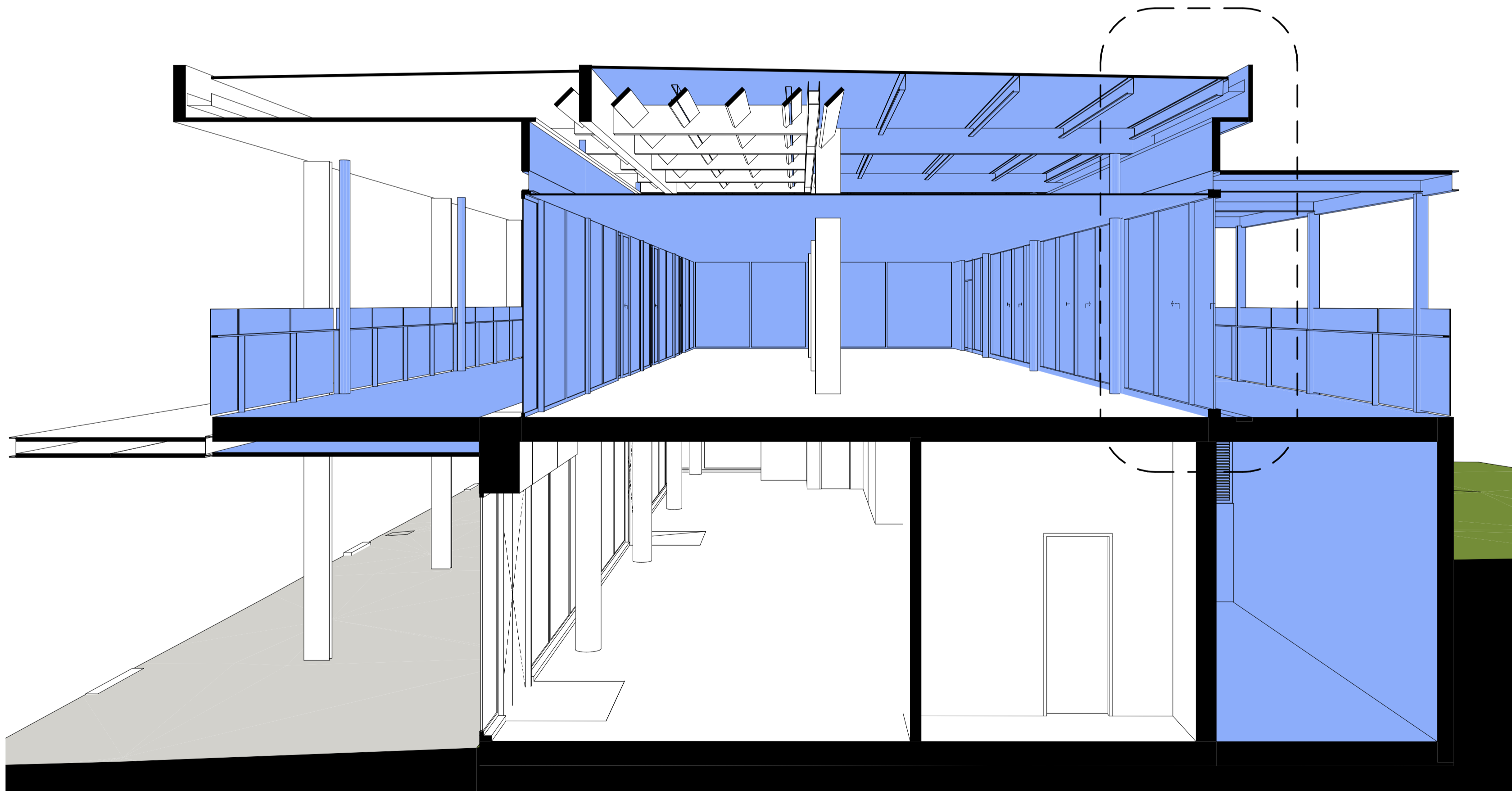
<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise. All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Reiter all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div>Existing</div><div><div></div>To be demolished</div><div><div></div>Proposed</div></div>	<div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 104, 77 Dunning Ave, Rousebury, NSW 2038</div></div><div><div>NEWCASTLE</div><div>Suite 4 19 Bolton St, Newcastle NSW 2300</div></div><div><div>NORTH COAST</div><div>39-41 Mann St, Clunes, NSW 2480</div></div></div><div><div>T: +61 2 9318 9200</div><div>E: bka@bka.com.au</div><div>W: www.bka.com.au</div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div></div><div><div>Date</div><div>22/11/2023</div></div></div>	<div><div><div>North</div><div>Drawn</div><div>AT</div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div><div>Checked</div><div>JB</div></div><div><div>Status</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>Section 1</div></div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div></div><div><div><div>Drawing No.</div><div>DA 300</div></div></div></div>
--	---	--	---	--	---	---	--	---



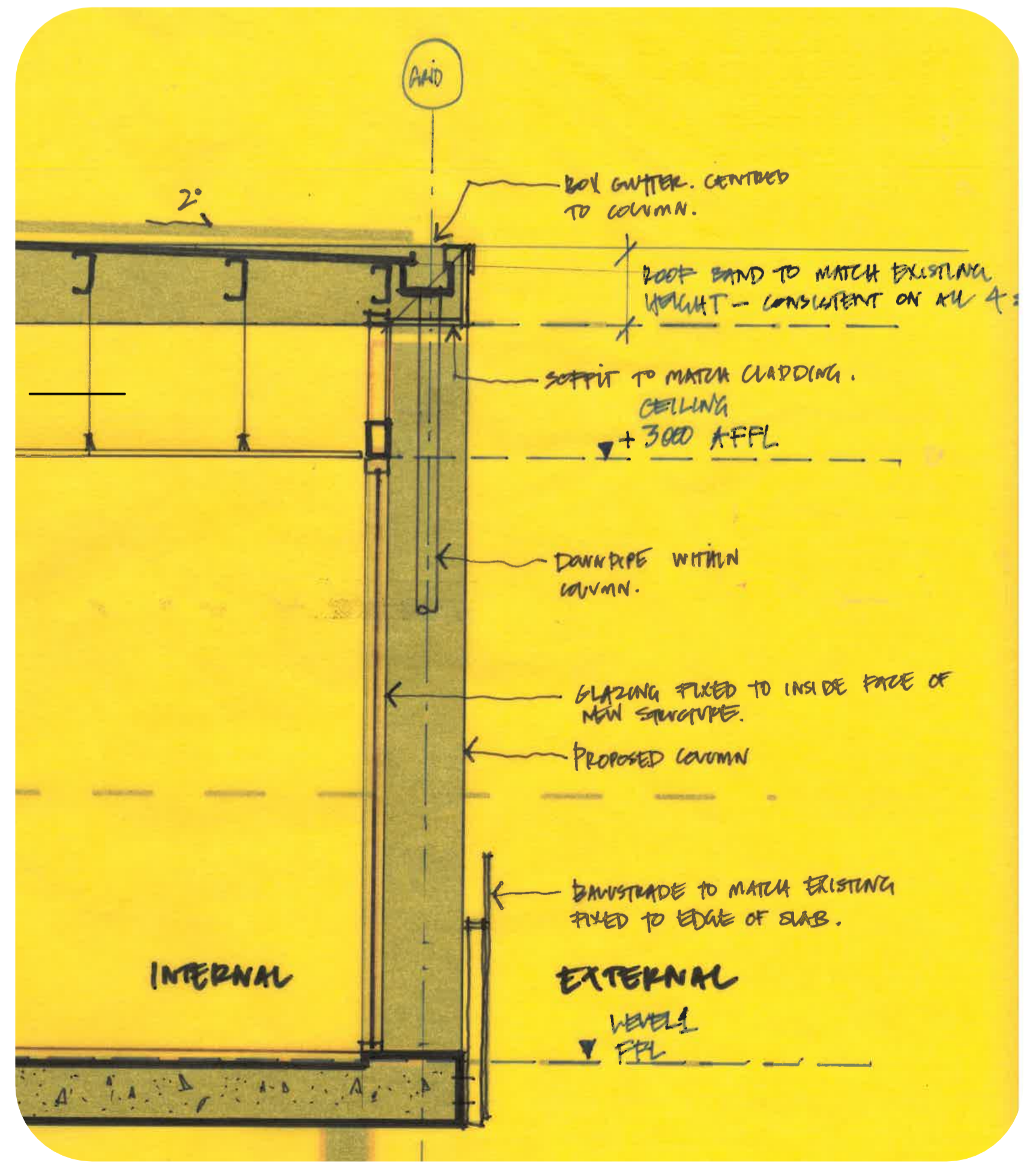
1 Existing Section 2  
1:100



2 Proposed Section 2  
1:100

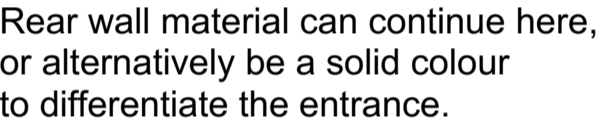


3. Sectional Perspective



4. Section Detail - Similar

<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>	<div>LEGEND</div> <div><div><div></div>Existing</div><div><div></div>To be demolished</div><div><div></div>Proposed</div></div>	<div><div><div>Rev</div><div>Date</div><div>Issue</div></div><div><div>A</div><div>7/8/2023</div><div>Issue for Owner's Consent</div></div><div><div>B</div><div>22/11/2023</div><div>Issue to SOPA for DA</div></div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle, NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div></div>	<div><div><div>Scale at A1</div><div>1:100</div></div><div><div>Date</div><div>22/11/2023</div></div></div> <div><div><div>North</div><div><div></div></div></div><div><div><div>Drawn</div><div>AT</div></div></div></div>	<div><div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div><div><div><div>Checked</div><div>Status</div></div><div><div>JB</div><div>Not for Construction</div></div></div></div>	<div><div><div>Drawing</div><div>Section 2</div></div><div><div><div>Project No.</div><div>23009</div></div><div><div>Revision</div><div>B</div></div><div><div>Drawing No.</div><div>DA 301</div></div></div></div>
--	---	--	---	---	---	--	--



4



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div><div>Rev A</div><div>Date 22/11/2023</div><div>Issue Issue to SOPA for DA</div></div>	<div><div>Client</div><div>Gary Carli</div></div>	<div><div>Architect</div><div>BKA Architecture</div><div><div><div>SYDNEY</div><div>Suite 104, 77 Dunnington Ave, Newcastle NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>Suite 4 39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div></div>	<div><div>Scale at A1</div><div>North</div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div> <div><div>Date</div><div>22/11/2023</div><div>Drawn</div><div>AT</div><div>Checked</div><div>JB</div><div>Status</div><div>Not for Construction</div></div>	<div><div>Drawing</div><div>Materials &amp; Finishes Schedule</div><div><div>Project No.</div><div>23009</div><div>Revision</div><div>A</div><div>Drawing No.</div><div>DA 600</div></div></div>
--	--	--	---	--	---	--

# 8 Dawn Fraser Ave, Olympic Park

## STREETSCAPE PERSPECTIVE



<div>General Notes</div> <div>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</div> <div>All dimensions are in millimetres unless stated otherwise.</div> <div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.</div> <div>Nominated Architects (NSW) - John Baker 3552</div>		<div>Rev</div> <div>Date</div> <div>Issue</div> <div>A7/8/2023Issue for Owner's Consent</div> <div>B22/11/2023Issue to SOPA for DA</div>		<div>Client</div> <div>Gary Carli</div>	<div>Architect</div> <div>BKA Architecture</div> <div><div><div>SYDNEY</div><div>Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</div><div>T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au</div></div><div><div>NEWCASTLE</div><div>Suite 4, 19 Bolton St, Newcastle NSW 2300</div><div>T: +61 2 4926 5563</div></div><div><div>NORTH COAST</div><div>39-41 Main St, Clunes, NSW 2480</div><div>T: +61 2 6687 2712</div></div></div>	<div><div>Scale at A1</div><div>North</div></div> <div><div>Date</div><div>22/11/2023</div></div> <div><div>Drawn</div><div>AT</div></div>	<div><div>Project Address</div><div>8 Dawn Fraser Ave, Olympic Park</div></div> <div><div>Checked</div><div>JB</div></div> <div><div>Status</div><div>Not for Construction</div></div>	<div><div>Drawing</div><div>Perspective 01</div></div> <div><div>Project No.</div><div>23009</div></div> <div><div>Revision</div><div>B</div></div> <div><div>Drawing No.</div><div>DA 800</div></div>
---	--	--	--	---	--	--	--	--