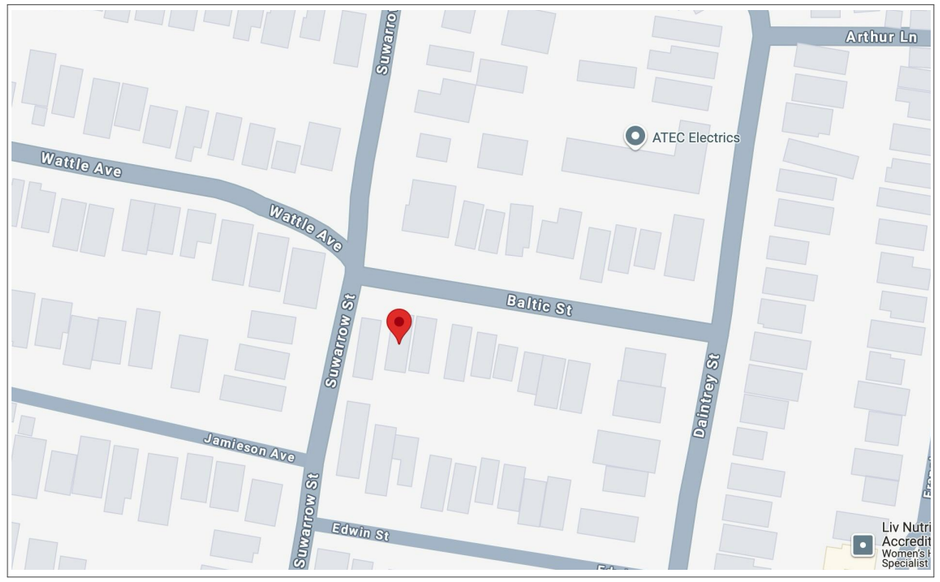
LOCATION PLAN



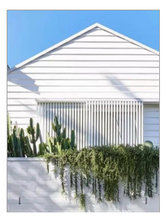
WALL TYPES

EXISTING WALL / FLOOR / CEILING

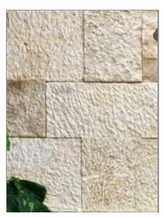
NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

MATERIALS BOARD

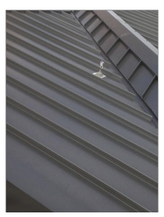


WB - Weatherboards



ST - Stone Cladding

PV - Stone Paving



MR - Metal roof

ABBREVIATIONS

A/C	airconditioning
ALUM	aluminium
AP	access panel
AR	architrave
AS	adjustable shelf
AW	awning window
BAL	balustrade
BALC	balcony
BDY	boundary
BLWK	blockwork
BS	bath spout
BSN	basin
BWBP	brickwork bagged & painted
BWF	brickwork faced
C	concrete
CBF	concrete- broom finish
COF	concrete- off form
CPS	concrete- polished & sealed
CST	concrete- steel trowel finish
COS	check on site
CCTV	closed circuit TV
CFC	compressed fibre cement
CJ	control joint
COL	column
CP	chrome plated
CPD	cupboard
CPT	carpet
CR	cement render
CRW	cement render waterproof
CT	ceramic tile
CTP	cooktop
DCH	drencher
DGPO	double general purpose outlet
DH	double hung
DIN	dining
DP	downpipe
DPC	damp proof course
DRY	Dryer
DR	Drawer
DW	dishwasher
EDB	electrical switch board
EGL	existing ground line
EQ	equal
EX	existing
EXT	external
F	fridge
FC	fibrous cement sheet
FCL	finished ceiling level
FFL	finished floor level
FGL	finished ground level
FHR	fire hose reel
FP	fixed panel
FR	freezer
FRL	fire resistance level
FSL	finish structural level
FS	Fixed shelf
FW	floor waste
G	glass/ glazing
GBL	glass balustrade
GL	glass- louvre
GO	glass- obscure
GALV	galvanised
GD	grated drain
GPO	general purpose outlet
GU	gutter
HR	hanging rail
HT	hose tap
HTR	heated towel rail
HWU	hot water unit
HDY	hydraulic
INT	internal
KIT	kitchen
LAM	laminate
LDRY	laundry
LIN	linen
LV	louvre
LS	louver shutter
LVB	louvre blind
MAT	floor mat
MB	metal balustrade
MDF	medium density fibreboard
ME	mechanical exhaust
MI	mirror
MPBR	membrane pebble ballast roof
MR	metal roof
MSB	main switch board
MS	metal sheeting
MT	mosaic tile
MW	microwave
MX	mixer
∅	diameter
OF	overflow
P	pantry
PAV	paving
PB	plasterboard
PB/ FR	plasterboard- fire resistant 90/90/90
PBM	plasterboard- moisture resistant
PDWR	powder room
PLY	plywood
PNT	paint
PU	polyurethane
PV	photo voltaic
PVC	paving concreter
R	robe
RA	return air
RH	rangehood
RHS	rectangular hollow section
RL	reduced level
RWH	rainwater head
RWO	rainwater outlet
SD	smoke detector
SH	shutters
SHA	shutters automated
SHR	shower rose
SK	skirting
SLD	sliding door
SP	set plaster
SPM	set plaster moisture resistant
SS	stainless steel
ST	stone
STL	steel
SWP	sewer pipe
T	timber
TB	timber- battens
TF	timber- frame
TFB	timber- floorboards
THR	timber- handrail
TOF	top of fence
TOW	top of wall
TRH	toilet roll holder
TR	tiled roof
TRZO	terrazo
TS	timber screen
U/S	underside
VB	vapour barrier
VN	timber veneer
VP	vent pipe
WB	weatherboards
WC	water closet
WM	washing machine
WPM	water proof membrane
WRC	western red cedar

Development Application Drawing Register

No.	Drawing Name	Rev.
DA01	Cover Page	B
DA02	Basix Commitments	B
DA03	Nathers Commitments	B
DA04	Site Analysis	B
DA05	Demolition Plan	B
DA06	Excavation & Fill Plan	B
DA07	Proposed No 15 Baltic Street	B
DA08	Proposed Level 1 Plan	B
DA09	Proposed Level 2 Plan	B
DA10	Proposed Level 3 Plan	B
DA11	Proposed Site & Roof Plan	B
DA12	North Elevation	B
DA13	South Elevation	B
DA14	East Elevation	B
DA15	West Elevation	B
DA16	Section A	B
DA17	Sections B & C	B
DA18	Area Calculations	B
DA19	Waste Management Site Plan	B
DA20	Erosion and Sediment Control Plan	B
DA21	Shadow Diagrams Plan	B
DA22	Shadow Diagrams Existing No 13 & No 15	B
DA23	Shadow Digrams Existing 13 Proposed 15	B
DA24	Shadows Diagrams Proposed No 13 & Proposed No 15	B
DA25	Shadow Diagrams on No 17	B

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

CLIENT: Lachlan and Jenny Baker

SCALE: @ A3

DEVELOPMENT APPLICATION
Cover Page

SHEET: **DA01**

REVISION: **B**

DATE: **17/12/2024**

BASIX® Certificate

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

Single Dwelling

Certificate number: 1778035S

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 17 December 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	15 Baltic Street, Fairlight_1
Street address	15 BALTIC Street FAIRLIGHT 2094
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP4449
Lot no.	14
Section no.	B
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -44	Target n/a

Certificate Prepared by
Name / Company Name: BONNEFIN CONSULTING PTY LTD
ABN (if applicable): 95164564210

Description of project

Project address	
Project name	15 Baltic Street, Fairlight_1
Street address	15 BALTIC Street FAIRLIGHT 2094
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP4449
Lot no.	14
Section no.	B
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	334
Roof area (m²)	134
Conditioned floor area (m²)	188.2
Unconditioned floor area (m²)	44.6
Total area of garden and lawn (m²)	100
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
Assessor number	10056
Certificate number	0011585692-02
Climate zone	56
Area adjusted cooling load (MJ/m².year)	14
Area adjusted heating load (MJ/m².year)	16

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -44	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	74.1	polystyrene
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.	20.1	fibreglass batts or roll
floor - suspended floor above open subfloor, concrete - suspended; frame: no frame.	15.4	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	139.9	none
garage floor - concrete slab on ground.	43.3	polystyrene
external wall: cavity brick; frame: no frame.	80.1	fibreglass batts or roll+ foil/sarking
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	182.4	fibreglass batts or roll+ foil/sarking
external garage wall: cavity brick; frame: no frame.	33.4	rockwool batts, roll or pump-in
internal wall: plasterboard; frame: timber - H2 treated softwood.	107	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	36.9	fibreglass batts or roll
ceiling and roof - flat ceiling / pitched roof, concrete - plasterboard internal, timber - H2 treated softwood.	27.3	ceiling: fibreglass batts or roll; roof: foil backed blanket.
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	107	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	101.8
timber	2.4
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	28.7
double	75.5
triple	0

Energy Commitments	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, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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 and 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 (either interim or final) for the development may be issued.

MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
Basix Commitments

JOB NO: BBFA
ADDRESS: 15 Baltic Street Fairlight NSW 2096
CLIENT: Lachlan and Jenny Baker
SCALE: 1:1 @ A3

SHEET: **DA02**
REVISION: **B**
DATE: **17/12/2024**

Commitments Table

Project Details

Proposed:	Single Dwelling	Address:	15 Baltic Street, Fairlight, NSW 2094
Lot Number:	14	DP NUMBER:	4449

Water

BASIX Certificate Number: 1778035S

Fixtures	Specification
Shower head rating	4 star (> 6 but <= 7.5 L/min)
Toilet rating	5 star
Kitchen taps rating	4 star
Bathroom taps rating	4 star
Alternative water details	
Rainwater tank size	2000L
Connected to: Garden and lawn areas	Yes
All toilets	No
Laundry	No

Thermal Comfort

Accreditation Number: HERA 10056 — **NatHERS Certificate Number: 0011585692-02**

Windows	*(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)*
Thermally broken frame HBFWD-020-056-001	Double glazed FIXED WINDOW with U value 1.97 and SHGC 0.56
Aluminium frame ALS-086-030-001	Double glazed sliding door with U value 2.0 and SHGC 0.54
Aluminium frame ALS-022-007-001	Single glazed sliding door with U value 4.53 and SHGC 0.53
Aluminium frame ALS-028-001-001	Double glazed fixed with U value 3.34 and SHGC 0.69
Aluminium frame HAHDD-035-045-001	Double glazed hinged door with U value 3.47 and SHGC 0.44
Aluminium frame ALS-028-004-001	Double glazed fixed window with U value 2.66 and SHGC 0.63
Aluminium frame HASDD-035-045-001	Double glazed sliding door with U value 3.45 and SHGC 0.43
Thermally broken frame A&L-108-024-002	double glazed sliding door with U value 1.86 and SHGC 0.51
Aluminum frame ALS-086-036-001	Double glazed sliding door with U value 1.95 and SHGC 0.26
Thermally broken frame HBFWD-020-033-001	Double glazed fixed window with U value 1.85 and SHGC 0.32
Skylights	
Single Glazed Skylight	

External walls		Requirements		
Cavity brick	to earth	Light colour	R1.7	Bulk + Anti-glare foil
Cavity brick	to air	Light colour	R1.7	Bulk + Anti-glare foil
Weatherboard		Light colour	R2.7	Bulk + Anti-glare foil
Internal walls				
Cavity wall, direct fix plasterboard	to areas as per NatHERS	R2.5 Bulk insulation		
Cavity wall, direct fix plasterboard	to areas as per NatHERS	R2.0 Bulk insulation		
Cavity wall, direct fix plasterboard	to areas as per NatHERS	No insulation		
Floors				
Concrete slab on ground	to areas as per NatHERS	R2.5 Bulk insulation	XPS (Extruded Polystyrene)	
Concrete slab on ground	basement floor	No insulation		
Suspended concrete slab	to open / cantileverd areas	R4.5		
Suspended concrete slab	underside of floors to areas as per NatHERS	R3.0		
Ceiling				
External ceiling - Plasterboard		R4.5 Bulk insulation		
Internal ceiling - Concrete	to areas as per NatHERS	R3.5 Bulk insulation		
Roof				
Corrugated iron		Medium Colour (solar absorptance 0.475-0.7) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)		
Ceiling Penetrations				
Lighting specification		Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"		
Ceiling fans		Ceilings fans of 1400mm must be installed in the rooms mentioned in the NatHERS report		
Overshadowing details		Adjoining units calculated into model calculations		
Site				
Orientation of nominal north elevation		As shown on plans		

* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.

Energy

Hot water	Specification	Rating
Individual system	Electric heat pump - air sourced	26 to 30 STCs
Ventilation		
Bathroom exhaust	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Laundry	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Cooling		
Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5
Heating		
Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5
Lighting		
Refer to NatHERS Certificate	Light-emitting diode (LED)	
Appliances		
Cooktop/oven	Induction cooktop & electric oven	
Private outdoor clothes drying line	Yes	
Private Indoor or sheltered clothes drying line	No	
Zoned Air-conditioning	No	
Alternative Energy	Peak kW	
Photovoltaic System (Minimum)	5KW	

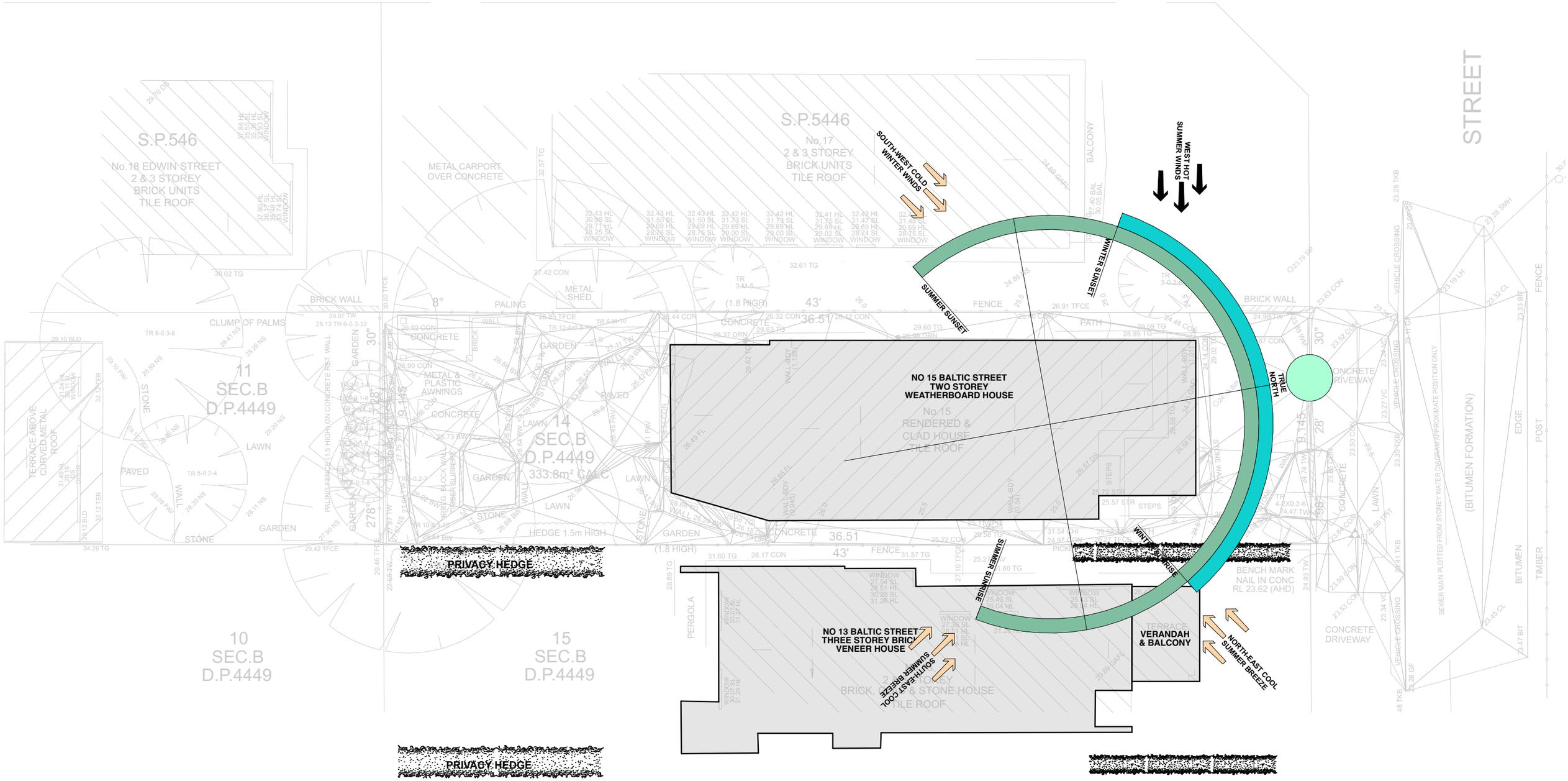
MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

JOB NO: BBFA
ADDRESS: 15 Baltic Street Fairlight NSW 2096
CLIENT: Lachlan and Jenny Baker
SCALE: @ A3

DEVELOPMENT APPLICATION
Nathers Commitments

SHEET: **DA03**
REVISION: **B**
DATE: **17/12/2024**



B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

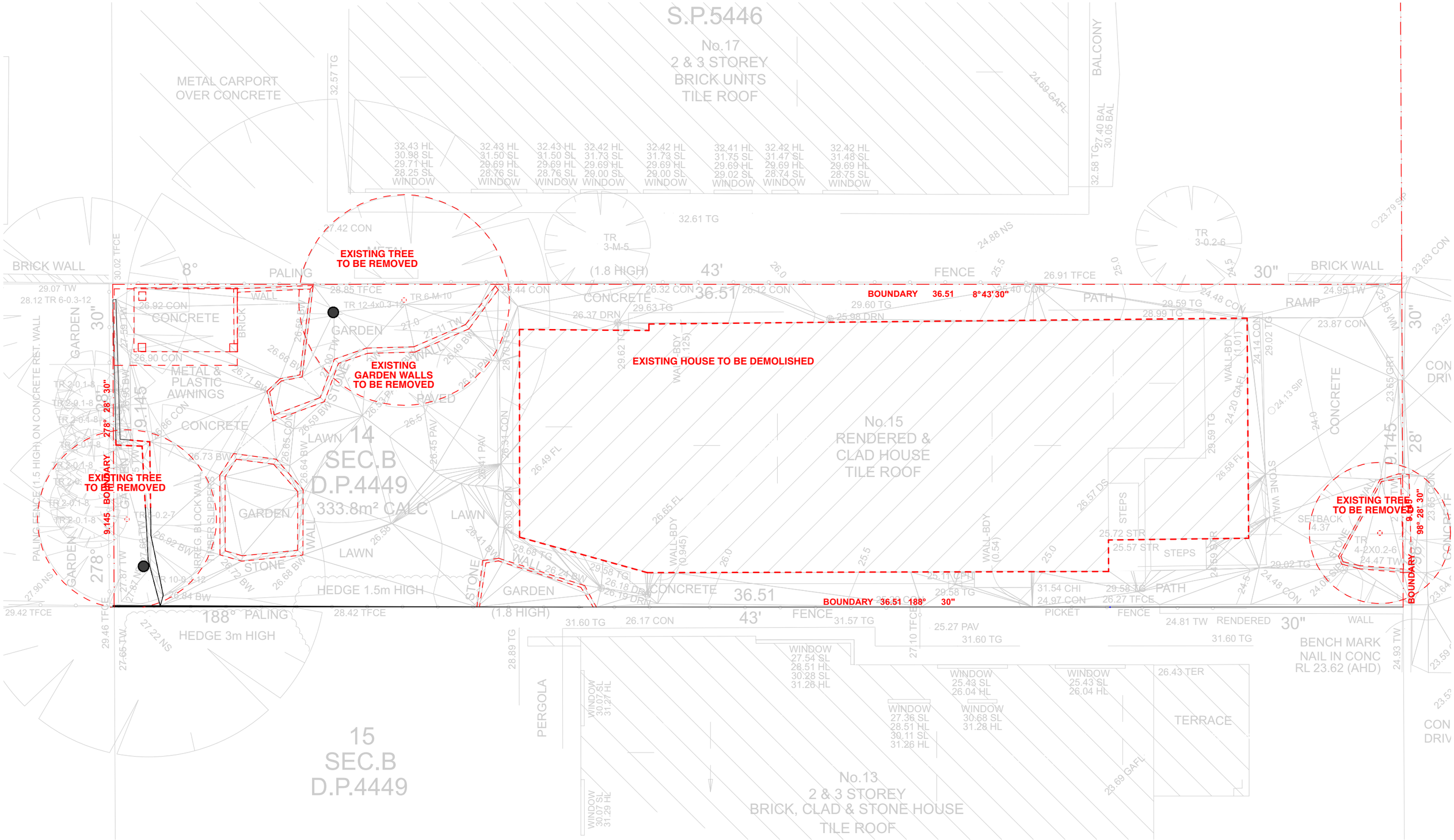
Print Date & Time: 16/12/2024 @ 1:09PM

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

DEVELOPMENT APPLICATION
Site Analysis

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:150 @ A3
SHEET:	**DA04**
REVISION:	**B**
DATE:	**17/12/2024**



Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

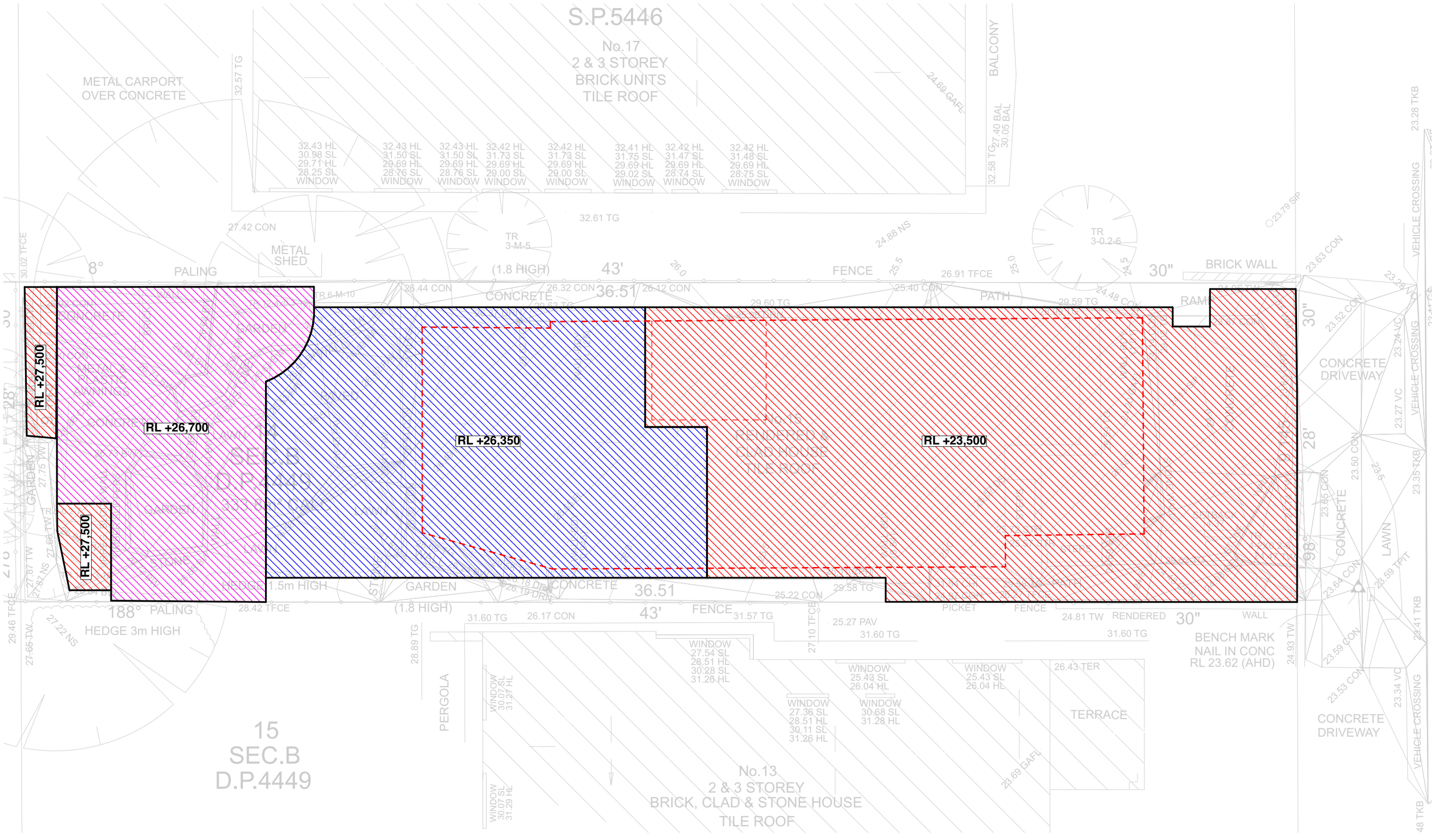
B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
Demolition Plan

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3
SHEET:	**DA05**
REVISION:	**B**
DATE:	**17/12/2024**



DEVELOPMENT APPLICATION
Excavation & Fill Plan

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3

SHEET:	**DA06**
REVISION:	**B**
DATE:	**17/12/2024**

PROPOSED DEVELOPMENT
13 BALTIC ST

PROPOSED DEVELOPMENT
15 BALTIC ST

17 BALTIC ST

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

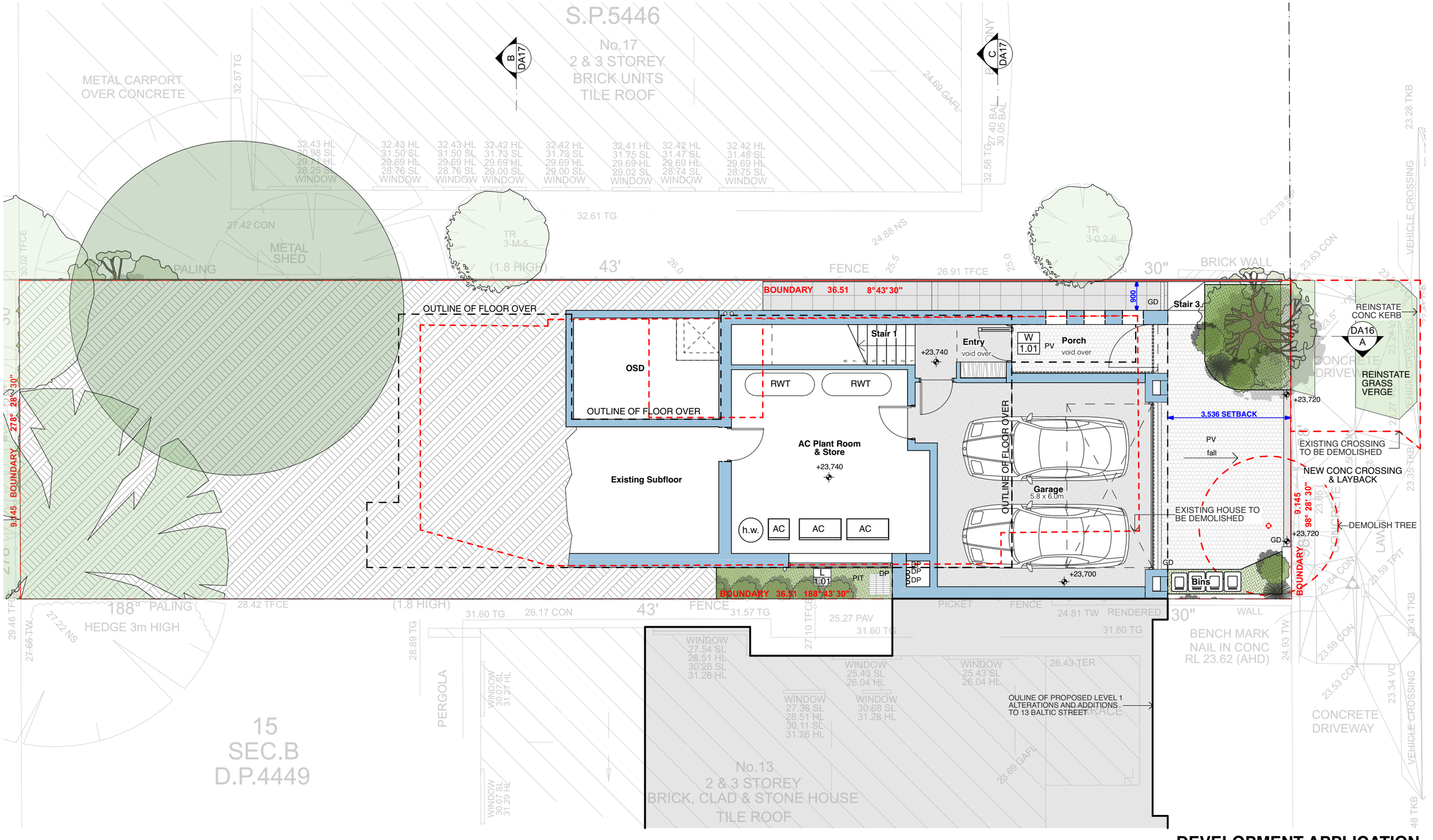
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:1.97 @ A3

DEVELOPMENT APPLICATION
Proposed No 15 Baltic Street

SHEET:	**DA07**
REVISION:	**B**
DATE:	**17/12/2024**



DEVELOPMENT APPLICATION
Proposed Level 1 Plan

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3
SHEET:	**DA08**
REVISION:	**B**
DATE:	**17/12/2024**

S.P.5446

No.17
2 & 3 STOREY
BRICK UNITS
TILE ROOF

METAL CARPORT
OVER CONCRETE

B DA17

C DA17

STRUCTURAL ROOT RADIUS SHOWN DOTTED IN BLUE

RETAIN CREPE MYRTLE TREE

8.000 REAR SETBACK CONTROL

DEMOLISH TREE SHOWN DOTTED

2.200

NEW RETAINING WALL IN FRONT OF EXISTING

DEMOLISH MULBERRY TREE SHOWN DOTTED

LAWN
+27.000

8.947

REPLACE FENCE AS EXEMPT DEVELOPMENT

RETAIN EXISTING RETAINING WALL SHOWN DOTTED

RETAIN TUCKAROO TREE

3.400

BOUNDARY 9.145 278° 28' 30"

BOUNDARY 36.51 8°43'30"

Undercover Terrace
4.4 x 2.9m

Family Room
4.6 x 4.4m

Courtyard
4.3 x 3.0m

Stair 1

Stair 2

Void

Entry Void

Path

Living
5.7 x 4.5m

Dining
5.7 x 3.6m

3.2 x 0.9m

Kitchen
5.1 x 3.95m

BBQ

LINEN

L'dry

Pwdr

Undercover Terrace
5.4 x 3.6m

+26,470

+26,550

+26,450

3,547 SETBACK

8,030 SETBACK

BOUNDARY 9.145 98° 28' 30"

BOUNDARY 36.51 188° 30"

SKYLIGHT OVER

792

OULINE OF PROPOSED LEVEL 2 ALTERATIONS AND ADDITIONS TO 13 BALTIC STREET

188° PALING FENCE (1.8 HIGH)

HEDGE 3m HIGH

15
SEC.B
D.P.4449

No.13
2 & 3 STOREY
BRICK, CLAD & STONE HOUSE
TILE ROOF

PERGOLA

TERRACE

CONCRETE DRIVEWAY

BRICK WALL

PICKET FENCE

RENDERED WALL

BENCH MARK
NAIL IN CONC
RL 23.62 (AHD)

DA16 A

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

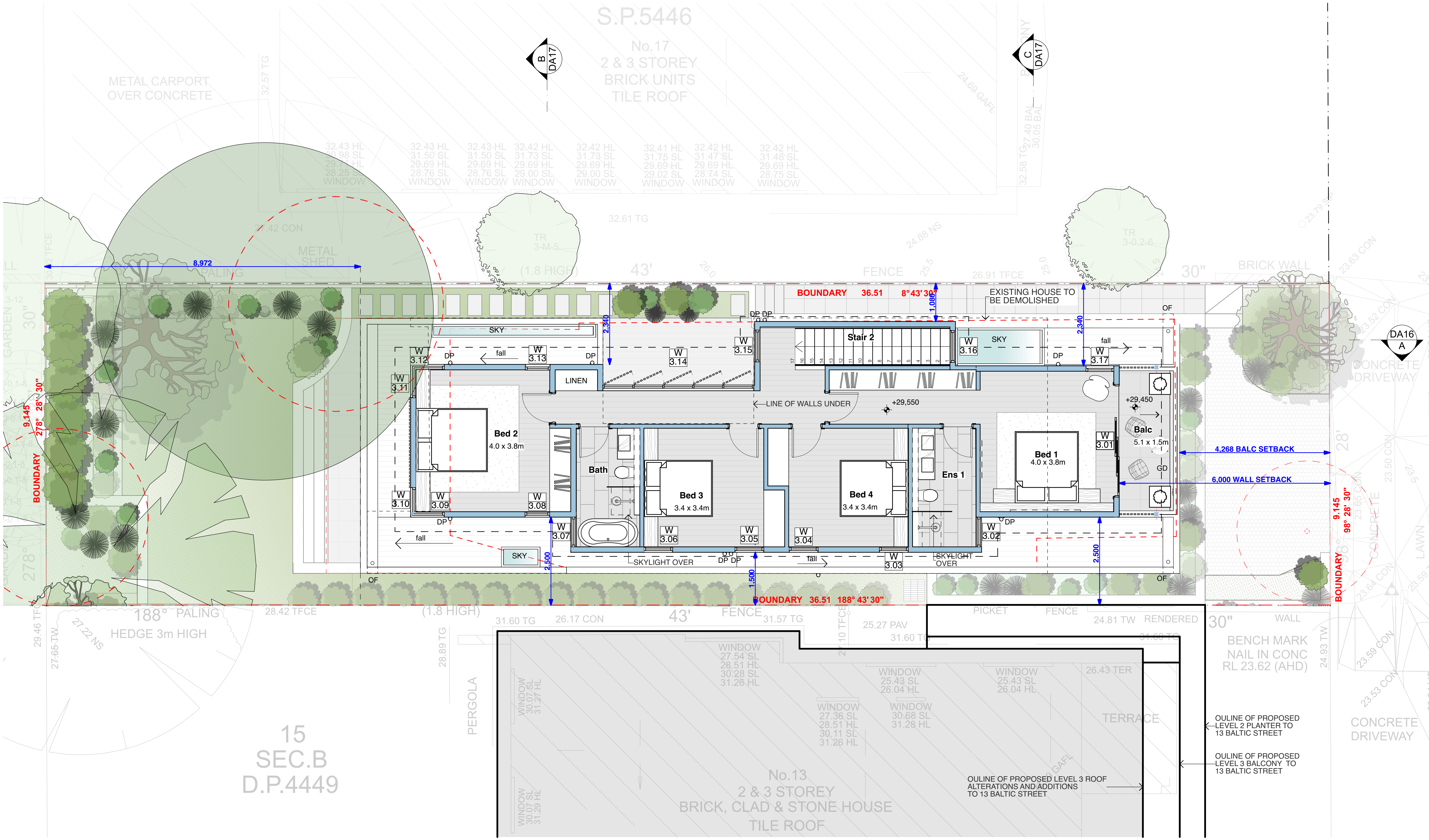
Print Date & Time: 16/12/2024 @ 1:09PM

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

DEVELOPMENT APPLICATION
Proposed Level 2 Plan

JOB NO:	BBFA	SHEET:	**DA09**
ADDRESS:	15 Baltic Street Fairlight NSW 2096	REVISION:	**B**
CLIENT:	Lachlan and Jenny Baker	DATE:	**17/12/2024**
SCALE:	1:100 @ A3		


S.P.5446
No.17
2 & 3 STOREY
BRICK UNITS
TILE ROOF
METAL CARPORT
OVER CONCRETE
BOUNDARY 36.51 8°43'30"
EXISTING HOUSE TO
BE DEMOLISHED
Stair 2
SKY
LINEN
Bed 2
4.0 x 3.8m
Bath
Bed 3
3.4 x 3.4m
Bed 4
3.4 x 3.4m
Ens 1
Bed 1
4.0 x 3.8m
Balc
5.1 x 1.5m
+29,550
+29,450
LINE OF WALLS UNDER
SKYLIGHT OVER
4,268 BALC SETBACK
6,000 WALL SETBACK
8,972
BOUNDARY 36.51 188° 43'30"
BOUNDARY 9.145 278° 28' 30"
BOUNDARY 9.145 98° 28' 30"
HEDGE 3m HIGH
15
SEC.B
D.P.4449
No.13
2 & 3 STOREY
BRICK, CLAD & STONE HOUSE
TILE ROOF
BENCH MARK
NAIL IN CONC
RL 23.62 (AHD)
OULINE OF PROPOSED LEVEL 2 PLANTER TO 13 BALTIC STREET
OULINE OF PROPOSED LEVEL 3 BALCONY TO 13 BALTIC STREET
OULINE OF PROPOSED LEVEL 3 ROOF ALTERATIONS AND ADDITIONS TO 13 BALTIC STREET
CONCRETE
DRIVEWAY
DA16
A
B
DA17
C
DA17

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 Website www.montarchitects.com Studio 0419 480 685

Rev	Date	Description
B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

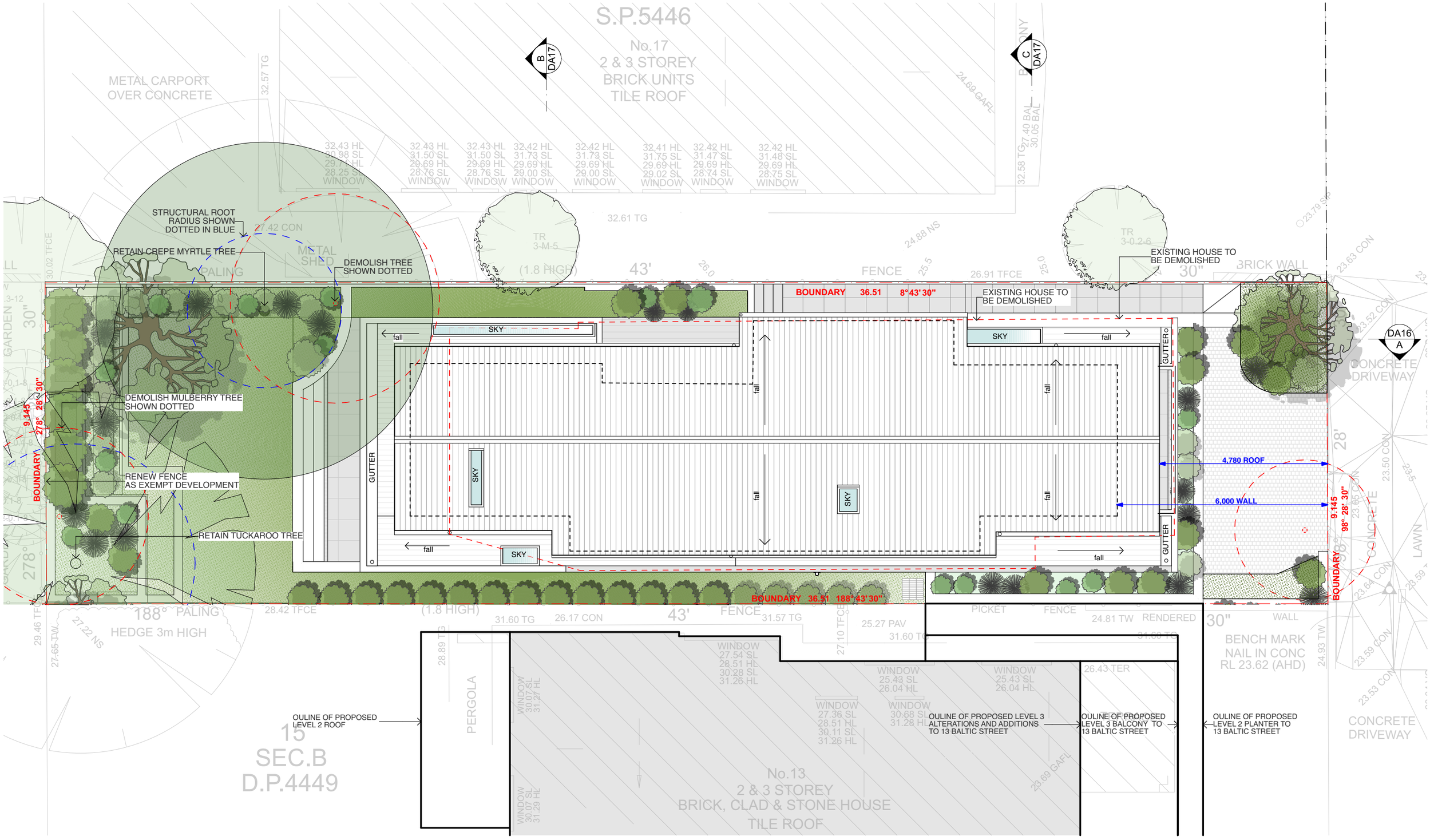
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
Proposed Level 3 Plan

JOB NO: BBFA
ADDRESS: 15 Baltic Street Fairlight NSW 2096
CLIENT: Lachlan and Jenny Baker
SCALE: 1:100 @ A3

SHEET: DA10
REVISION: B
DATE: 17/12/2024



MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
Proposed Site & Roof Plan

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3
SHEET:	DA11
REVISION:	B
DATE:	17/12/2024

1 / - **North Elevation**
1:100

MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

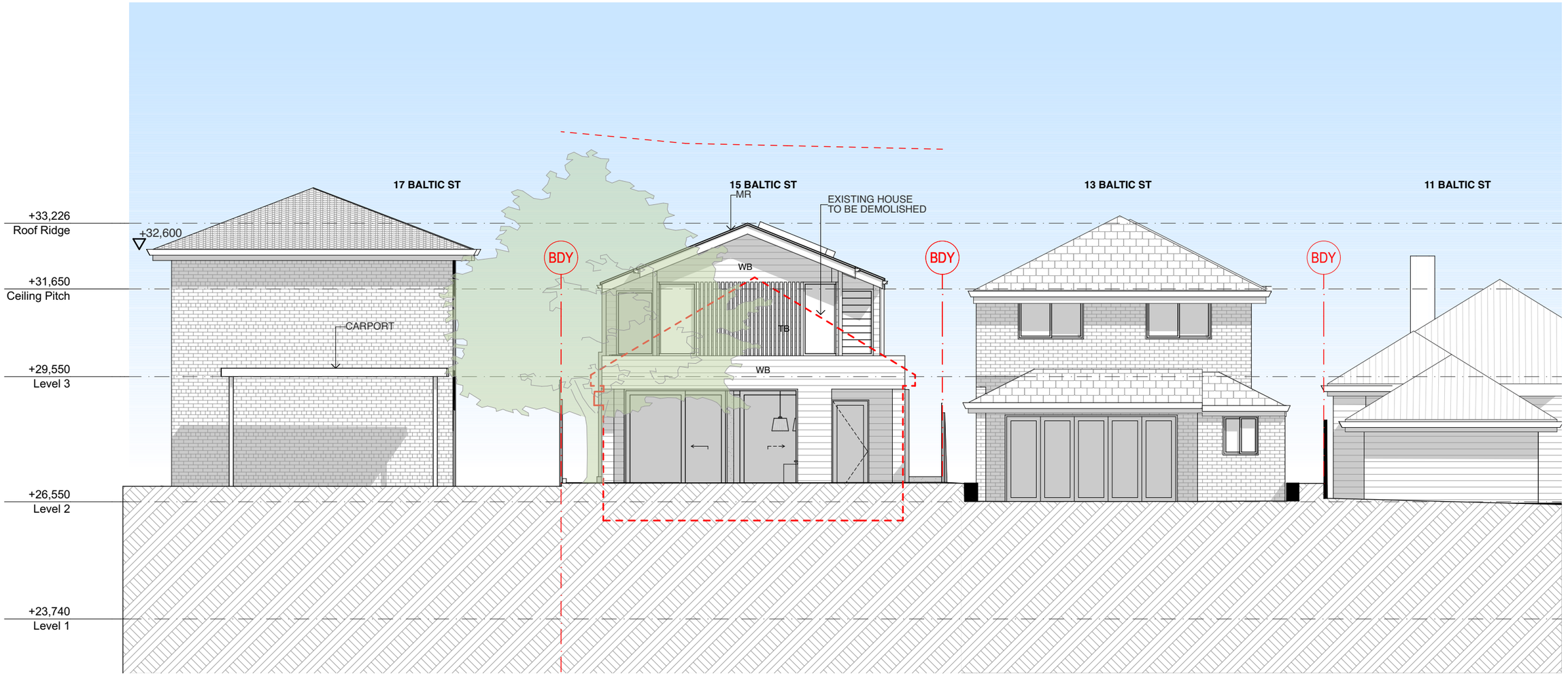
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
North Elevation

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3

SHEET:	**DA12**
REVISION:	**B**
DATE:	**17/12/2024**



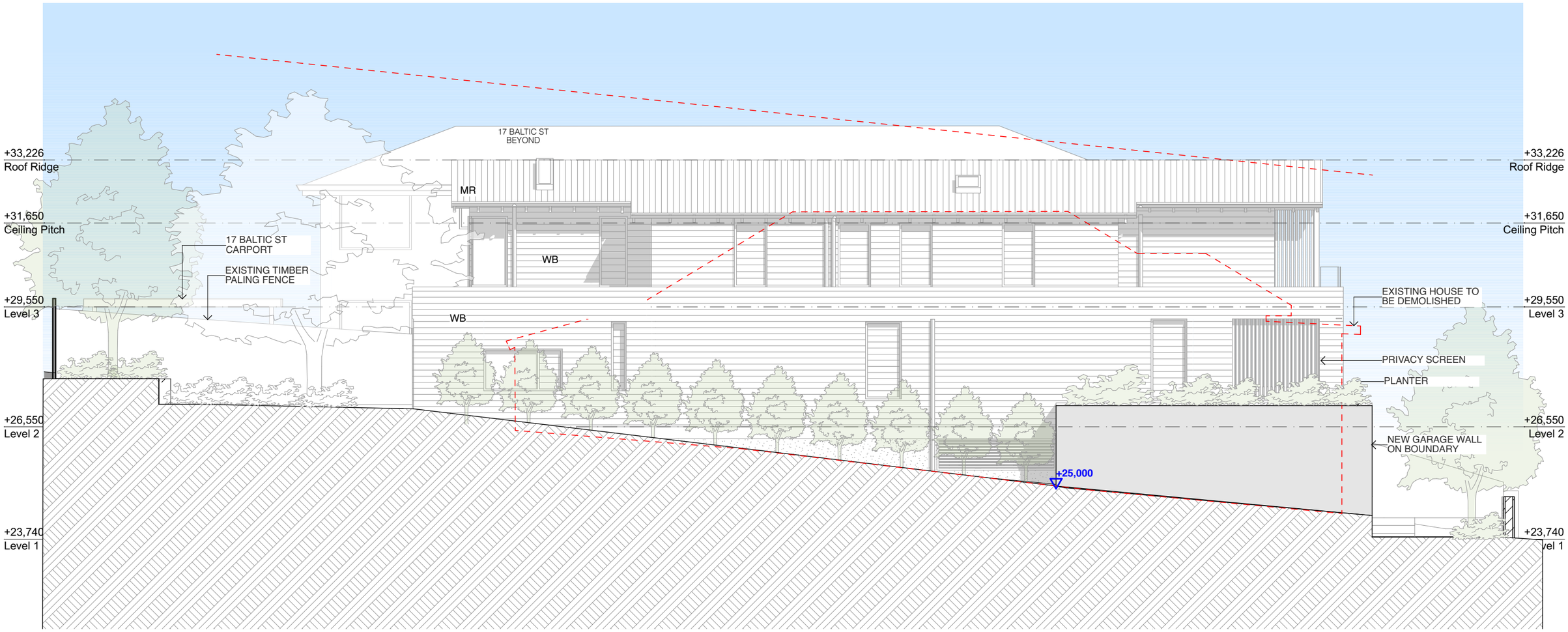
1 / - **South Elevation**
1:100

DEVELOPMENT APPLICATION
South Elevation

JOB NO:	BBFA	SHEET:	**DA13**
ADDRESS:	15 Baltic Street Fairlight NSW 2096	REVISION:	**B**
CLIENT:	Lachlan and Jenny Baker	DATE:	**17/12/2024**
SCALE:	1:100 @ A3		

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685



MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

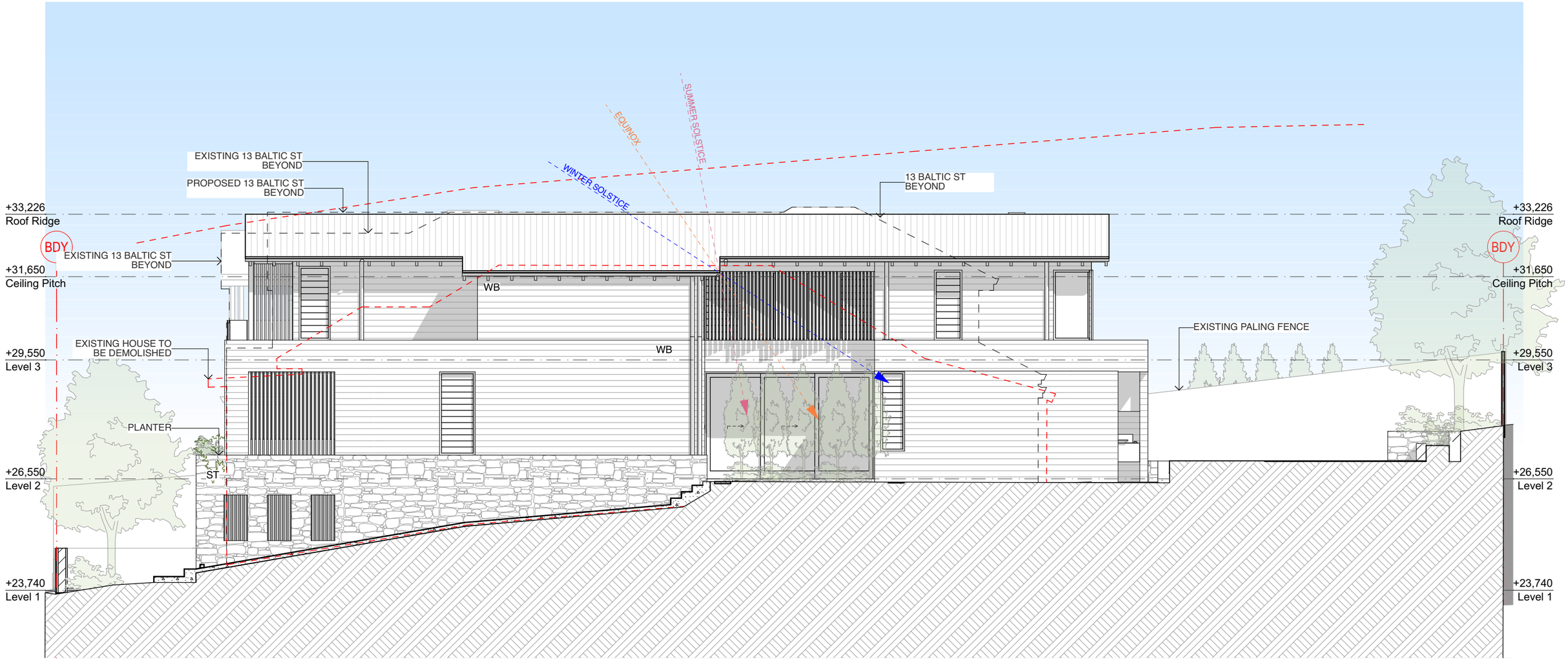
B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
East Elevation

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3
SHEET:	**DA14**
REVISION:	**B**
DATE:	**17/12/2024**



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B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

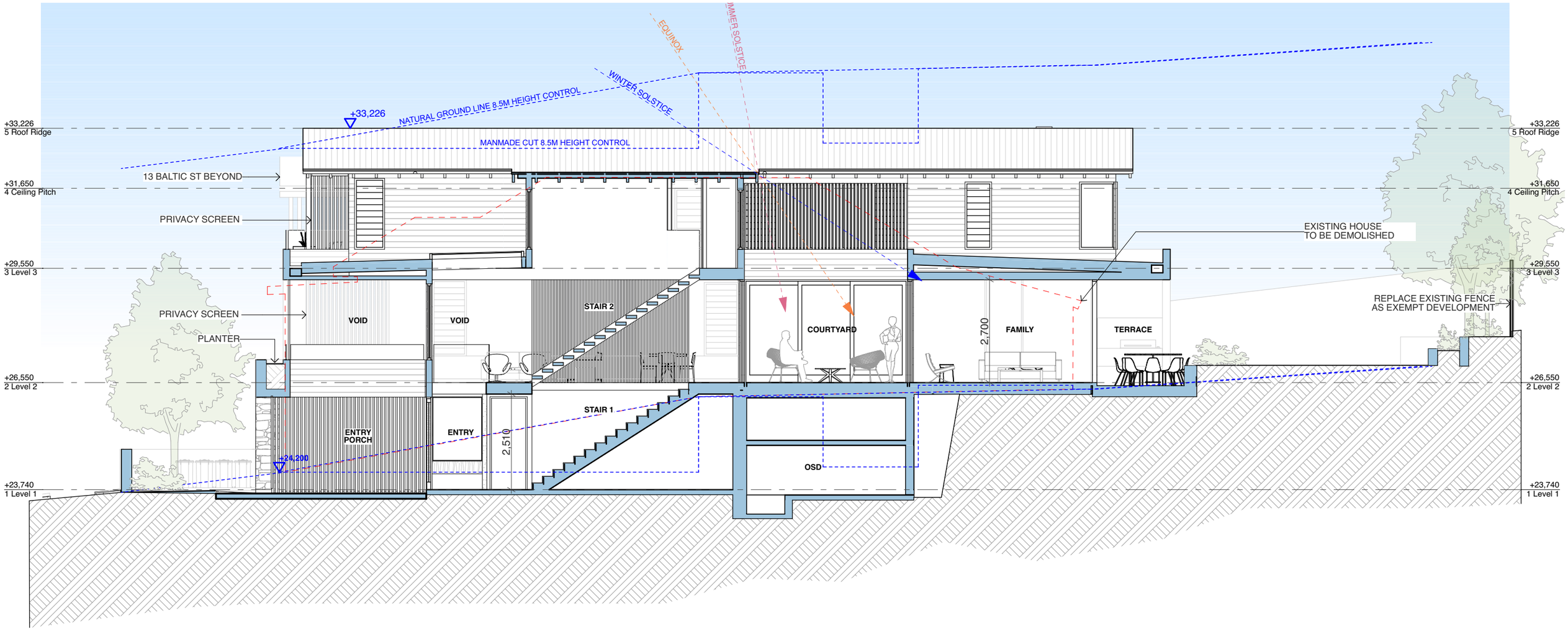
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3

DEVELOPMENT APPLICATION
West Elevation

SHEET:	**DA15**
REVISION:	**B**
DATE:	**17/12/2024**



MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

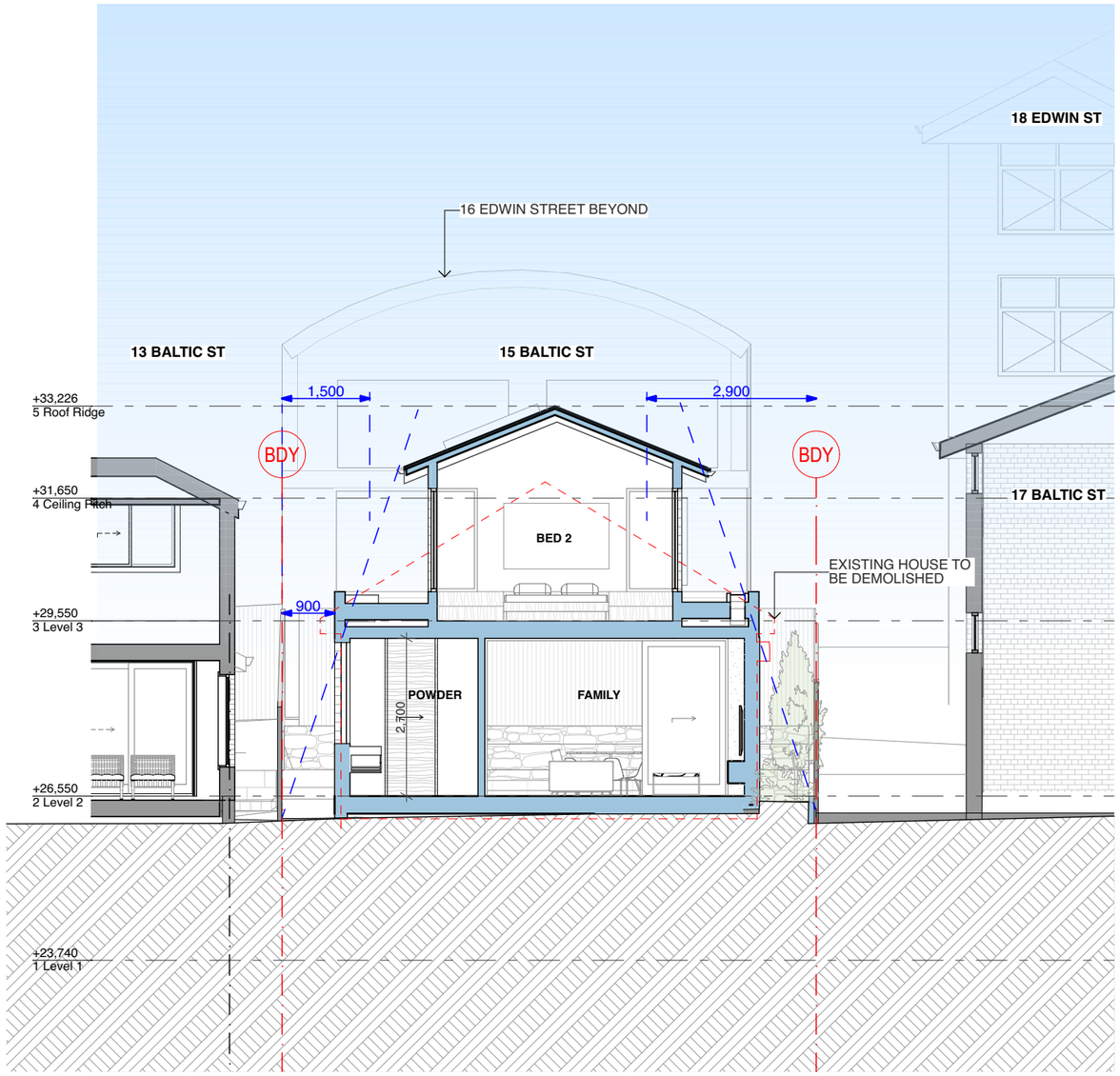
B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

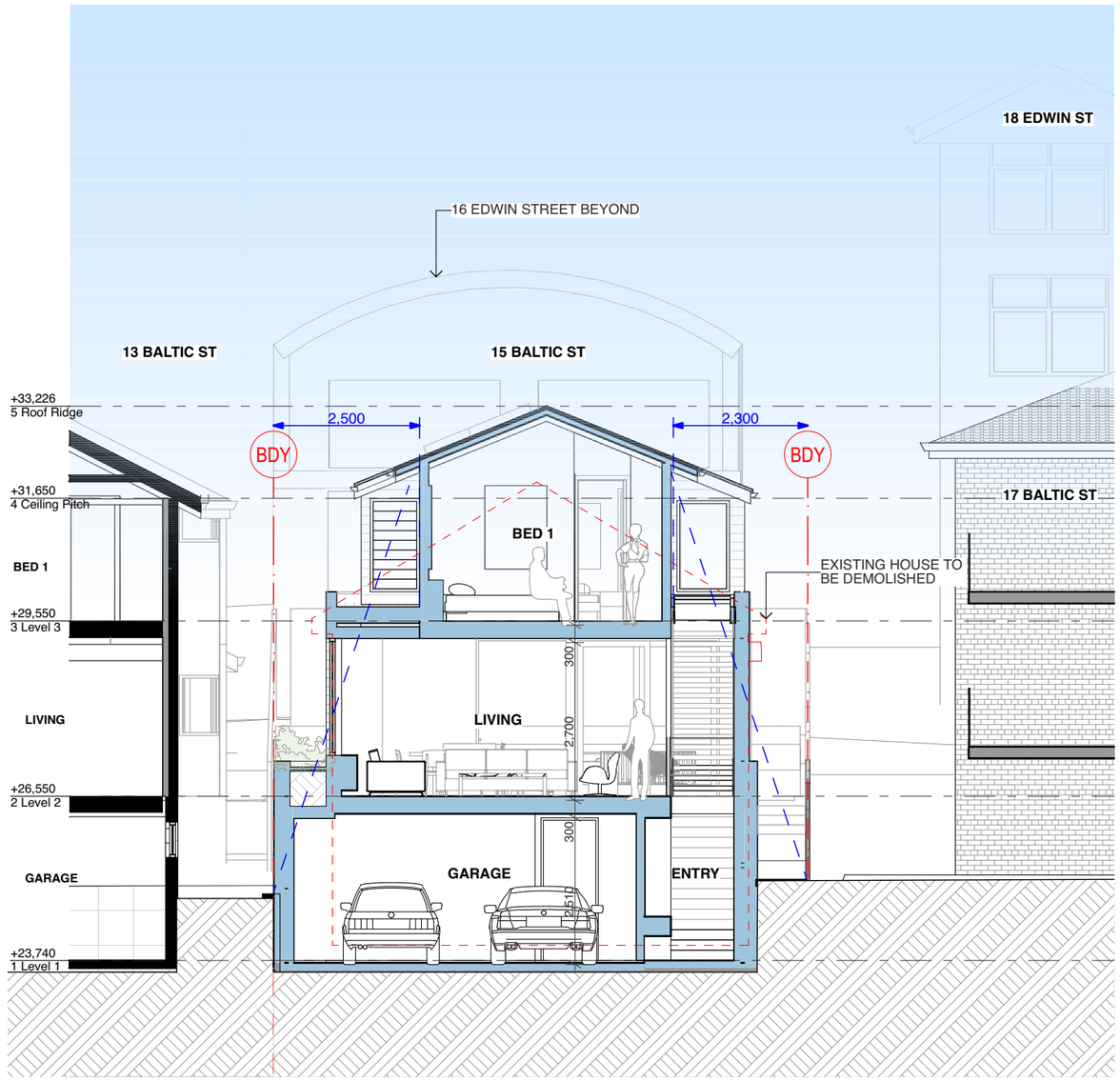
DEVELOPMENT APPLICATION
Section A

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3
SHEET:	**DA16**
REVISION:	**B**
DATE:	**17/12/2024**



B
-

Section B
1:100



C
-

Section C
1:100

MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

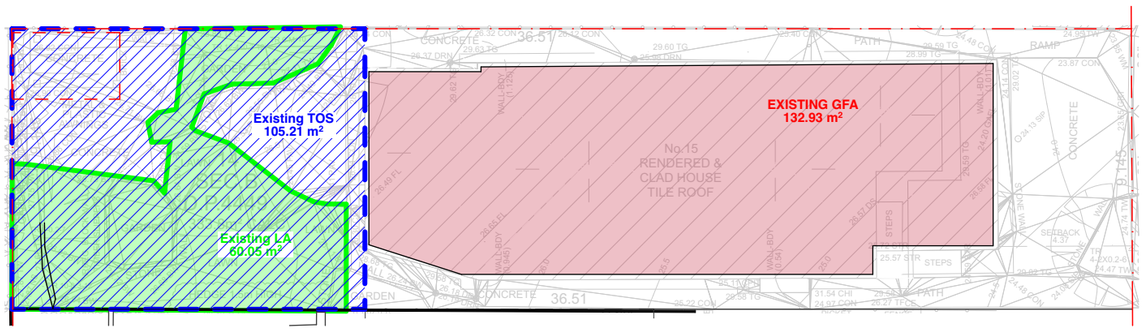
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

DEVELOPMENT APPLICATION
Sections B & C

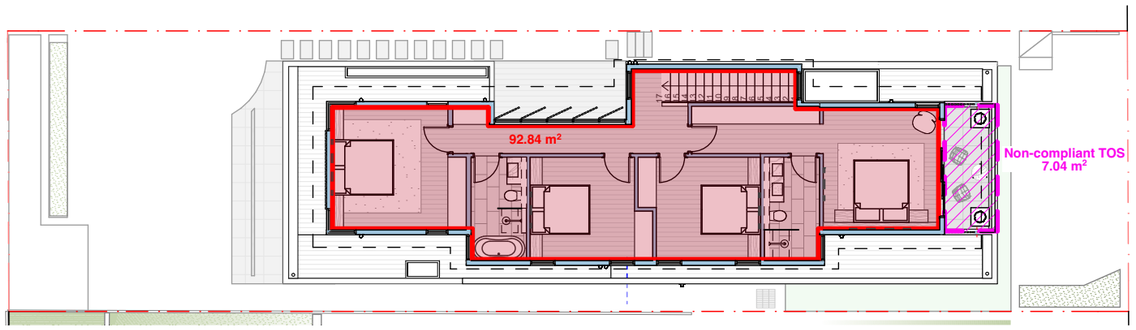
JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:100 @ A3

SHEET:	**DA17**
REVISION:	**B**
DATE:	**17/12/2024**

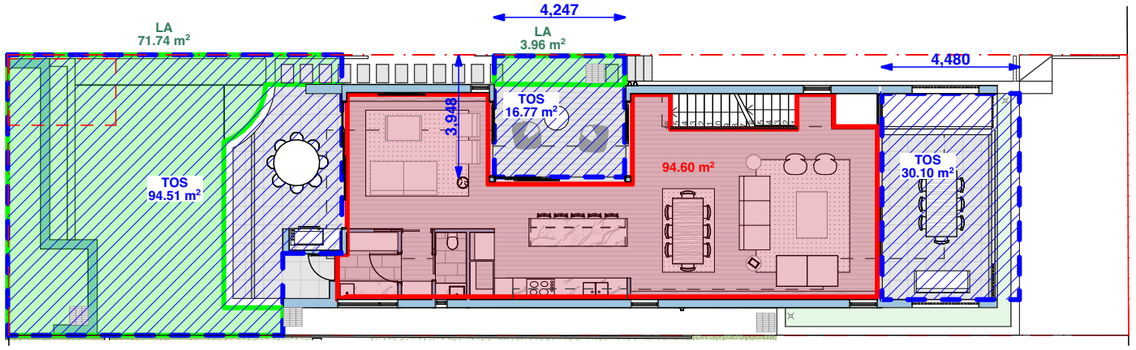


Existing GFA Level 2
1:200

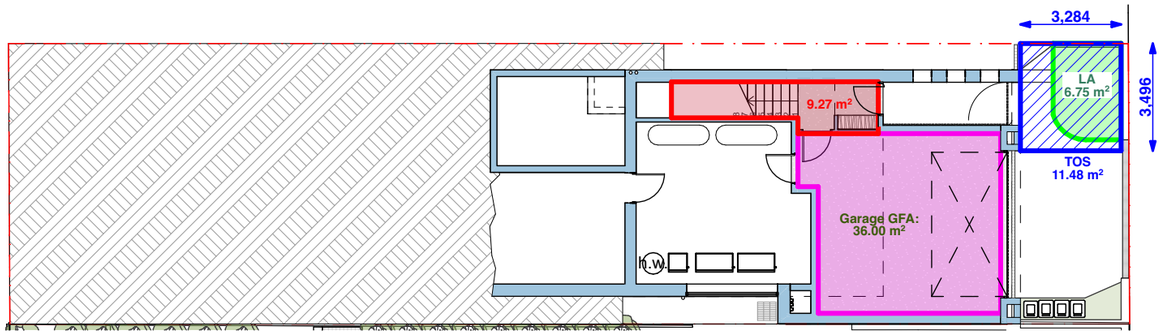
Existing GFA Level 1
1:200



Proposed GFA Level 3
1:200



Proposed GFA Level 2
1:200



Proposed GFA Level 1
1:200

EXISTING FSR CALCULATIONS

EXISTING GFA LEVEL 1	63.15
EXISTING GFA LEVEL 2	132.93
TOTAL GFA	**192.08**
TOTAL SITE AREA:	333.8
PERMISSIBLE FSR:	0.6:1
EXISTING FSR:	**0.575:1**

EXISTING TOS CALCULATIONS (AREA OS3)

REQUIRED MIN TOS	55% = 183.59m²
MAX TOS ABOVE GROUND	25% min TOS = 45.9m²
EXISTING TOS m²	121.25m²
EXISTING TOS %	**36.3%**

EXISTING LA CALCULATIONS

EXISTING LA m²	63.0m²
REQUIRED MIN LA %:	35% proposed TOS
EXISTING LA %:	**52%**

GROSS FLOOR AREA

GARAGE AREA

LANDSCAPED AREA

TOTAL OPEN SPACE

PROPOSED FSR CALCULATIONS

PROPOSED GFA LEVEL 1	9.27
PROPOSED GFA LEVEL 2	94.60
PROPOSED GFA LEVEL 3	92.84
TOTAL PROPOSED GFA	**196.71**
TOTAL SITE AREA:	333.8
PERMISSIBLE FSR:	0.6:1
PROPOSED FSR:	**0.59:1**

PROPOSED TOS CALCULATIONS (AREA OS3)

REQUIRED MIN TOS	55% = 183.59m²
MAX TOS ABOVE GROUND	25% min TOS = 45.9m²
PROPOSED TOS m²	152.86m²
PROPOSED TOS %	**45.8%**

PROPOSED LA CALCULATIONS

PROPOSED LA m²	82.45m²
REQUIRED MIN LA %:	35% proposed TOS
PROPOSED LA %:	**54%**

B	12/12/2024	DA issue
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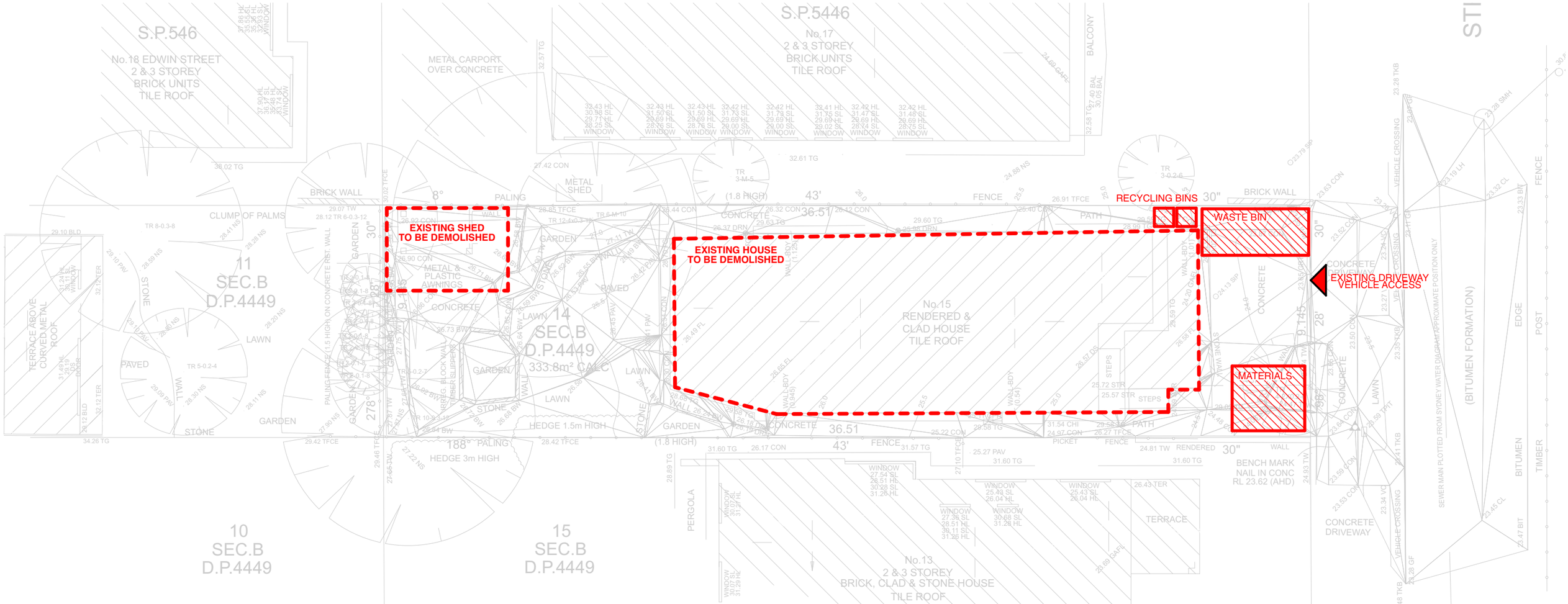
DEVELOPMENT APPLICATION
Area Calculations

MONT ARCHITECTS
Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:09PM

JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:200 @ A3
SHEET:	**DA18**
REVISION:	**B**
DATE:	**17/12/2024**



MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

CLIENT: Lachlan and Jenny Baker

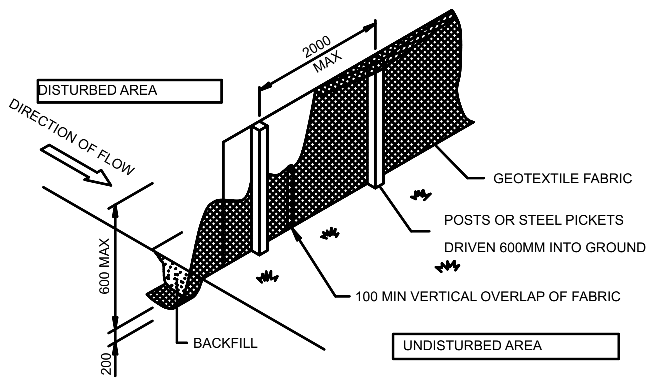
SCALE: 1:150, 1:100 @ A3

DEVELOPMENT APPLICATION
Waste Management Site Plan

SHEET: **DA19**

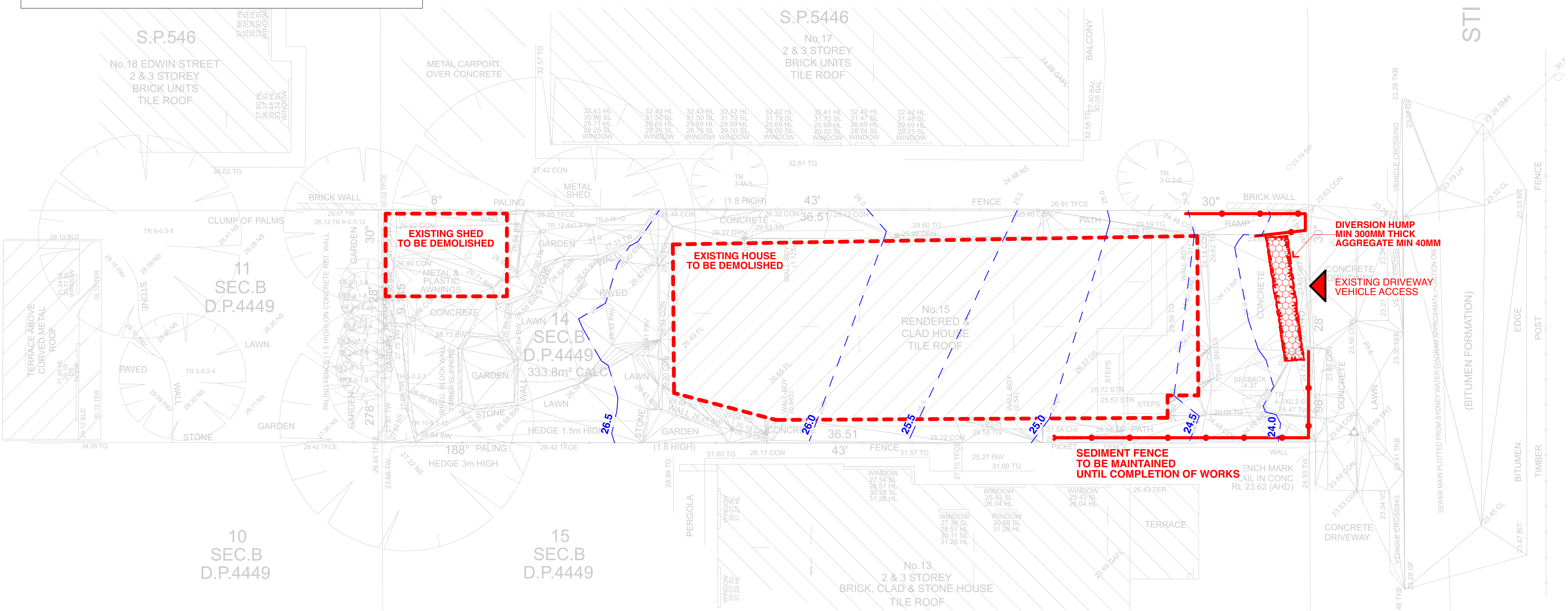
REVISION: **B**

DATE: **17/12/2024**



SEDIMENT FENCE DETAIL

NOT TO SCALE



S.P.546
No.18 EDWIN STREET
2 & 3 STOREY
BRICK UNITS
TILE ROOF
S.P.5446
No.17
2 & 3 STOREY
BRICK UNITS
TILE ROOF
METAL CARPORT
OVER CONCRETE
EXISTING SHED
TO BE DEMOLISHED
EXISTING HOUSE
TO BE DEMOLISHED
No.15
RENDERED &
CLAD HOUSE
TILE ROOF
14
SEC.B
D.P.4449
333.8m² CALC
11
SEC.B
D.P.4449
10
SEC.B
D.P.4449
15
SEC.B
D.P.4449
No.13
2 & 3 STOREY
BRICK, CLAD & STONE HOUSE
TILE ROOF
DIVERSION HUMP
MIN 300MM THICK
AGGREGATE MIN 40MM
EXISTING DRIVEWAY
VEHICLE ACCESS
SEDIMENT FENCE
TO BE MAINTAINED
UNTIL COMPLETION OF WORKS
(BITUMEN FORMATION)
36.51
43'
26.5
26.0
25.5
25.0
24.5
24.0

Nominated Architect Anita Kane No. 8434 Website www.montarchitects.com Studio 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

CLIENT: Lachlan and Jenny Baker

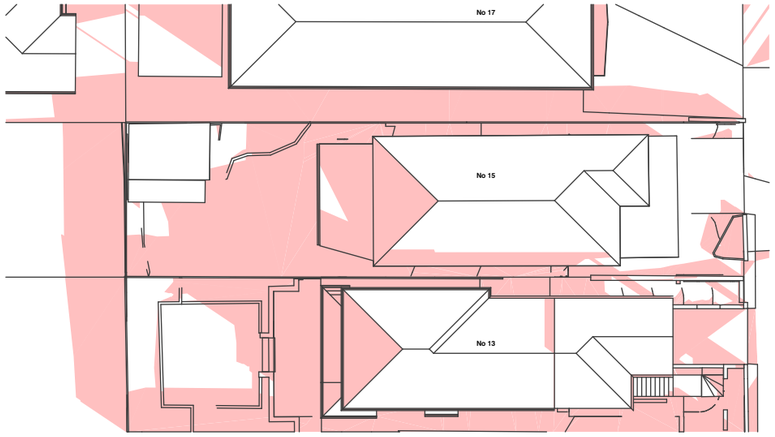
SCALE: 1:150, 1:100 @ A3

DEVELOPMENT APPLICATION
Erosion and Sediment Control Plan

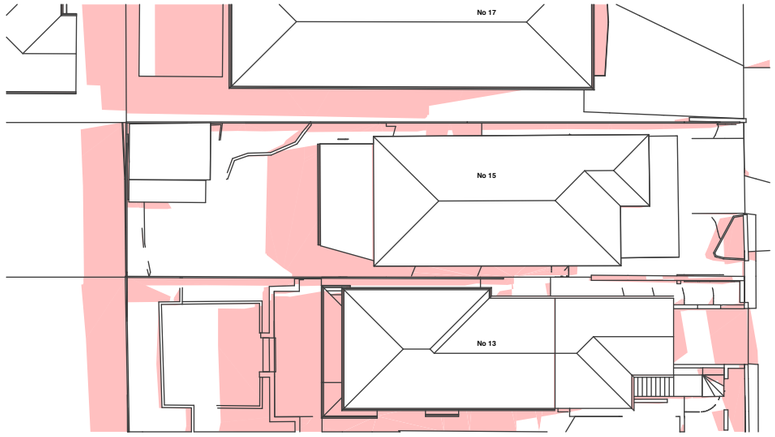
SHEET: DA20

REVISION: B

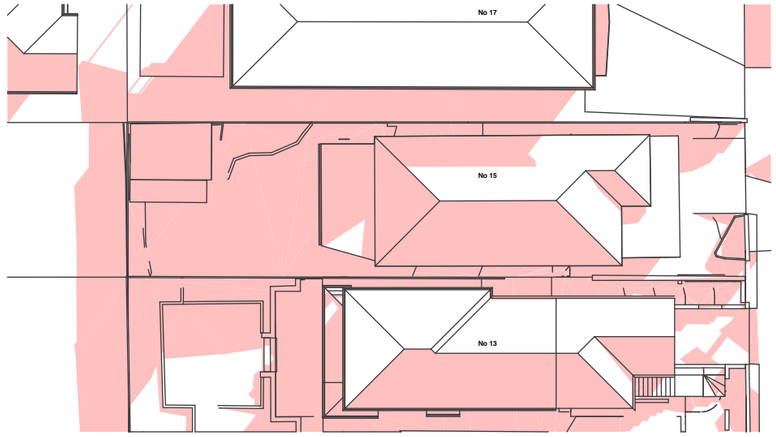
DATE: 17/12/2024



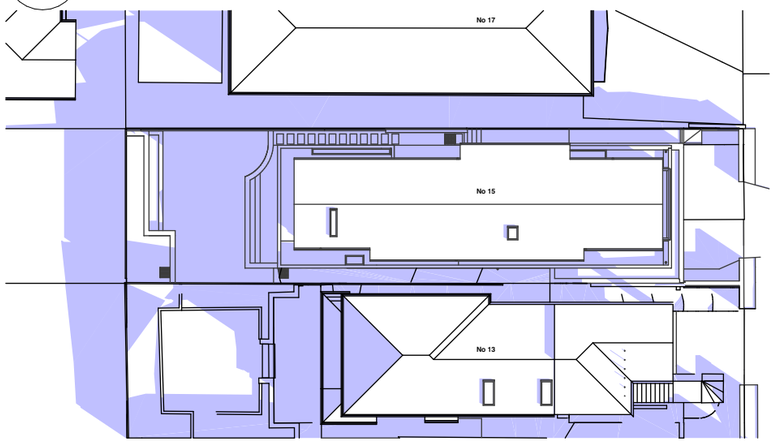
9am Winter Existing No 15 & No 13



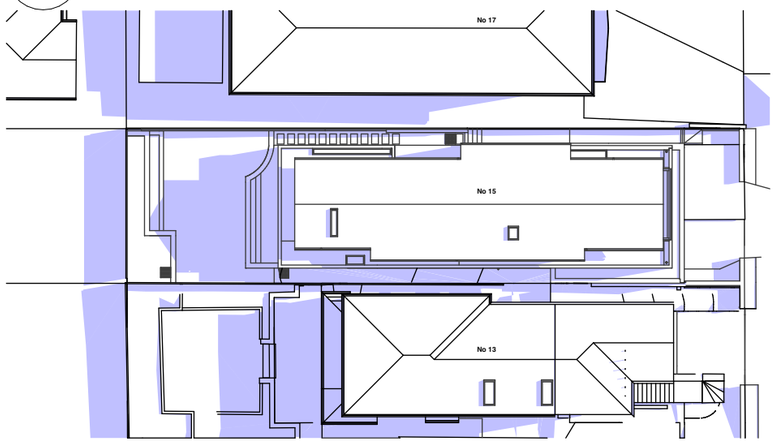
12pm Winter Existing No 15 & No 13



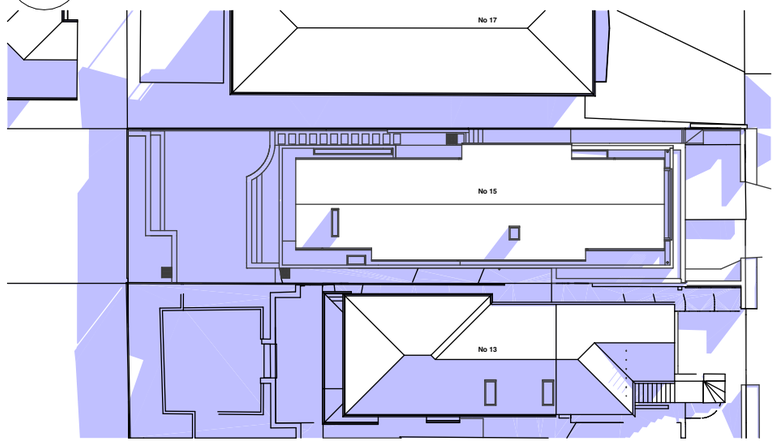
3pm Winter Existing No 15 & No 13



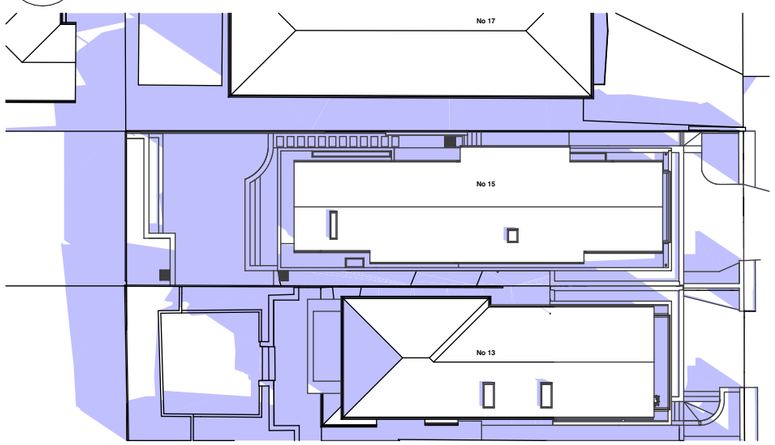
9am Winter Proposed No 15 & Existing No 13



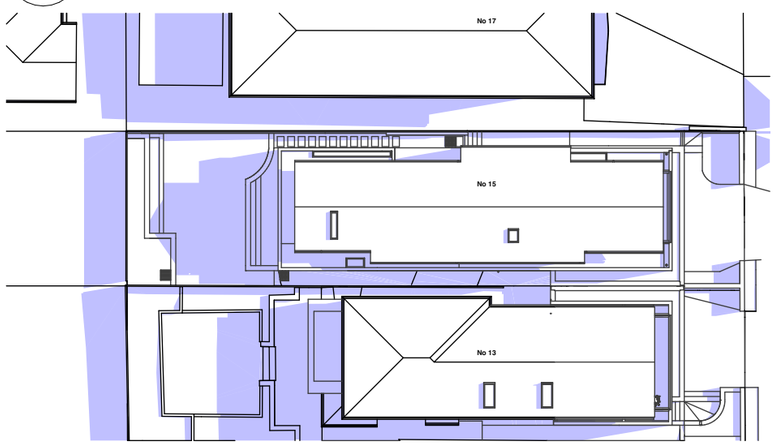
12pm Winter Proposed No 15 & Existing No 13



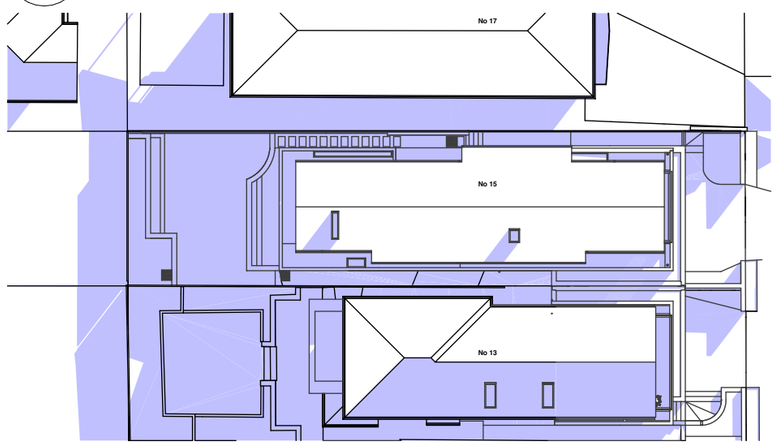
3pm Winter Proposed No 15 & Existing No 13



9am Winter Proposed No 13 & 15



12pm Winter Winter Proposed No 13 & 15



3pm Winter Winter Proposed No 13 & 15

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

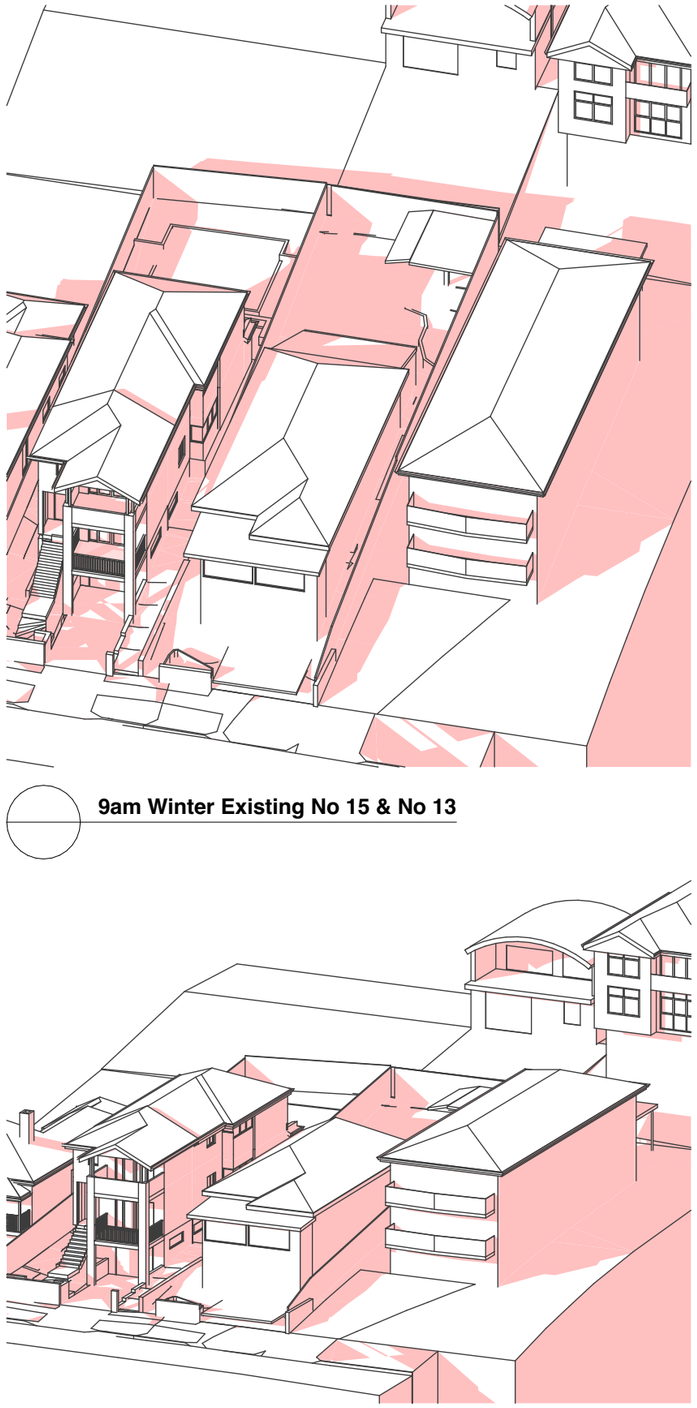
B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

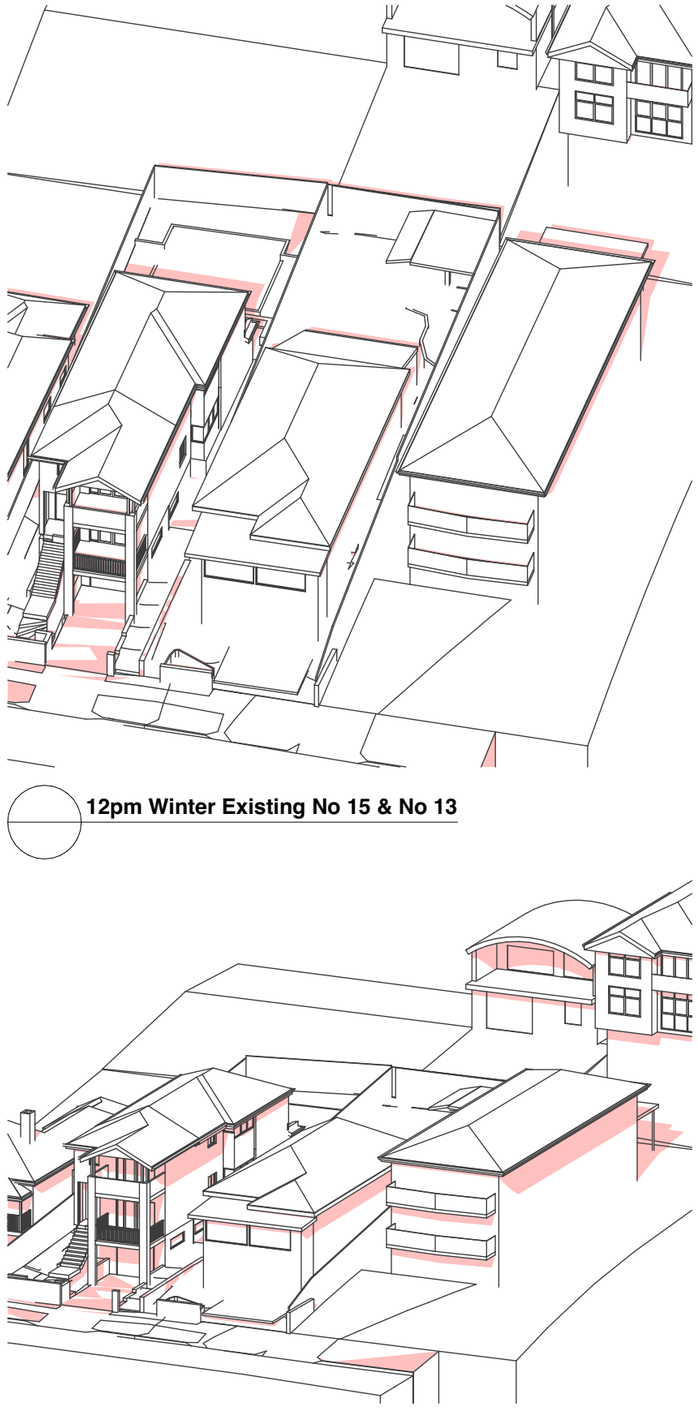
Print Date & Time: 16/12/2024 @ 1:10PM

DEVELOPMENT APPLICATION
Shadow Diagrams Plan

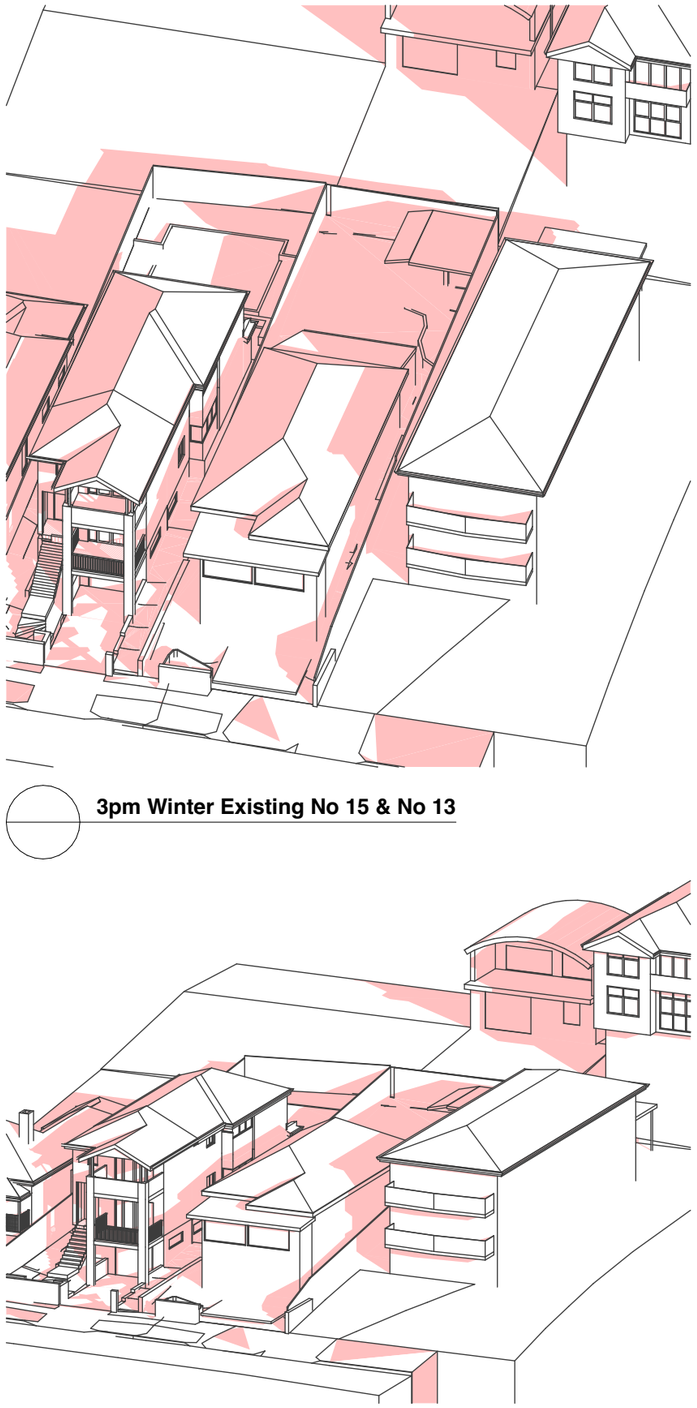
JOB NO:	BBFA
ADDRESS:	15 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
SCALE:	1:362.70 @ A3
SHEET:	**DA21**
REVISION:	**B**
DATE:	**17/12/2024**



9am Winter Existing No 15 & No 13



12pm Winter Existing No 15 & No 13



3pm Winter Existing No 15 & No 13

9am Winter Existing No 15 & No 13

12pm Winter Existing No 15 & No 13

3pm Winter Existing No 15 & No 13

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

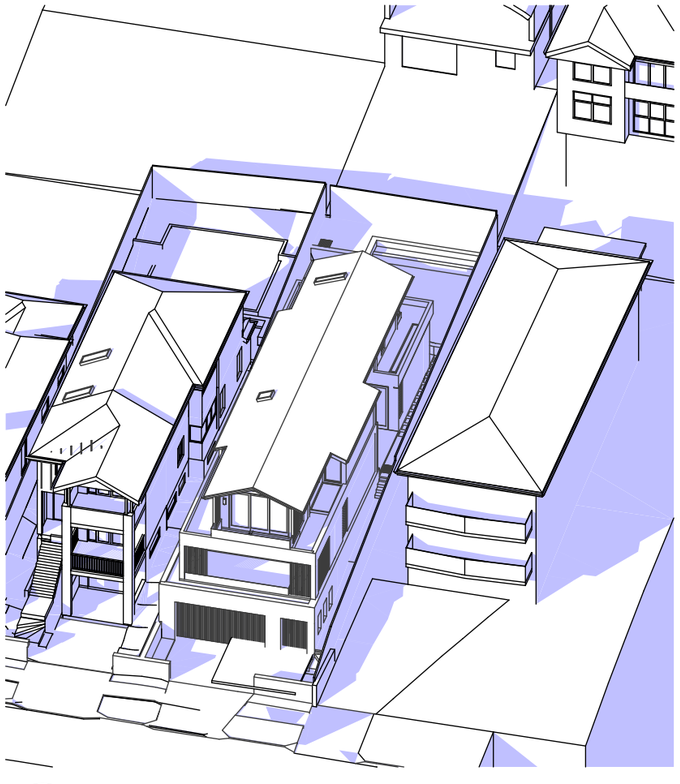
Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

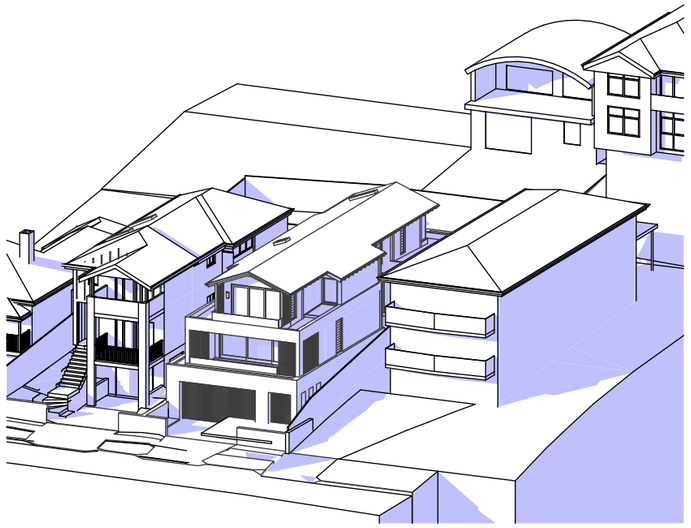
DEVELOPMENT APPLICATION

Shadow Diagrams Existing No 13 & No 15

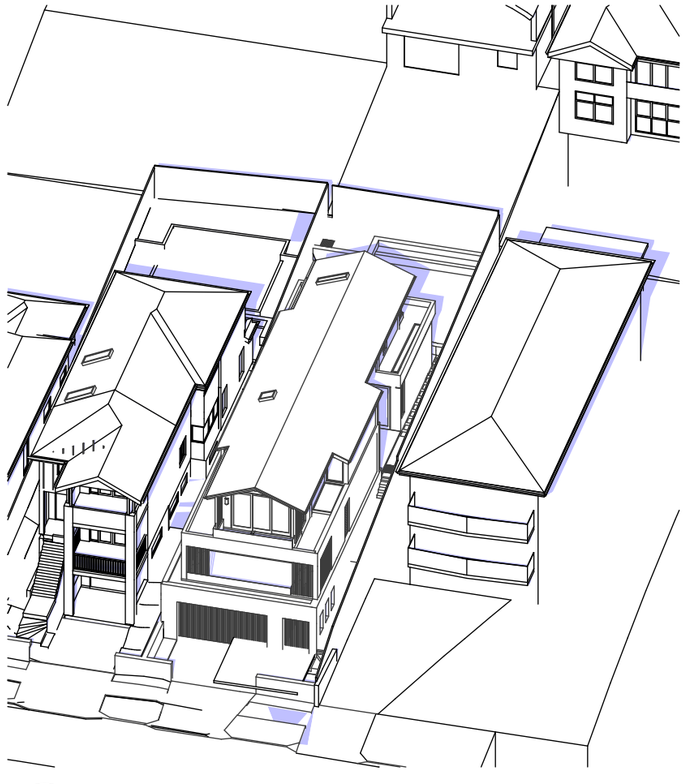
JOB NO:	BBFA		
ADDRESS:	15 Baltic Street Fairlight NSW 2096	SHEET:	**DA22**
CLIENT:	Lachlan and Jenny Baker	REVISION:	**B**
SCALE:	@ A3	DATE:	**17/12/2024**



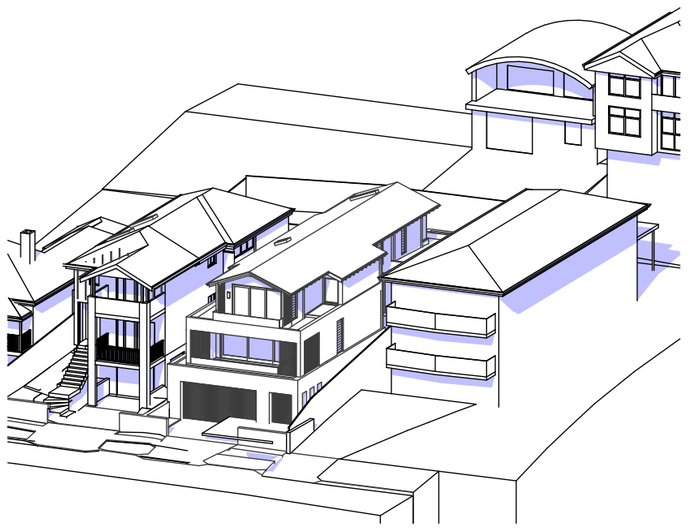
9am Proposed Existing No 13 Proposed



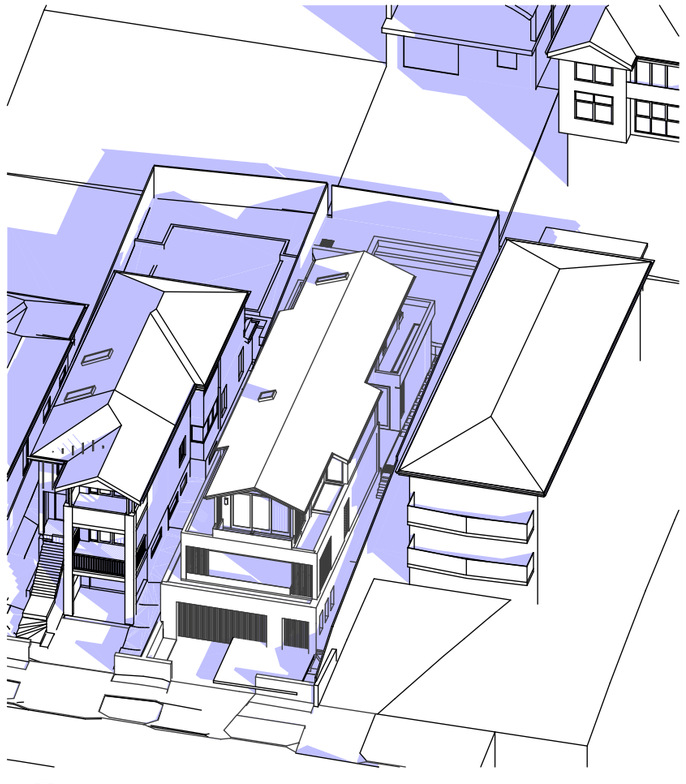
9am Winter Existing No 13 Proposed 15



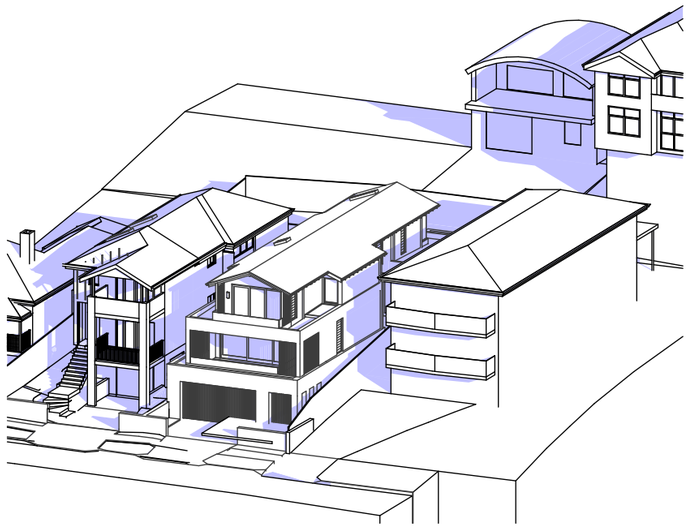
12pm Proposed Existing No 13 Proposed



12pm Winter Existing No 13 Proposed 15



3pm Proposed Existing No 13 Proposed



3pm Winter Existing No 13 Proposed 15

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

DEVELOPMENT APPLICATION
Shadow Digrams Existing 13 Proposed 15

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

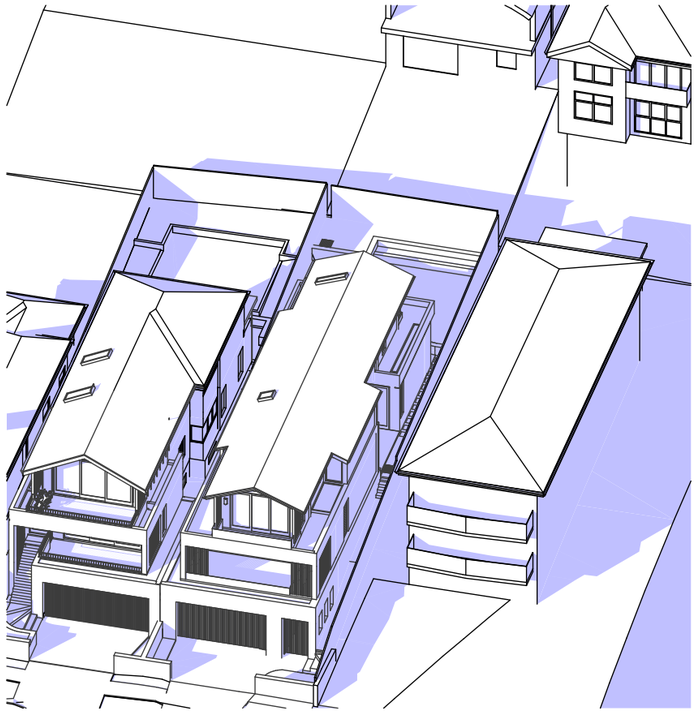
CLIENT: Lachlan and Jenny Baker

SCALE: @ A3

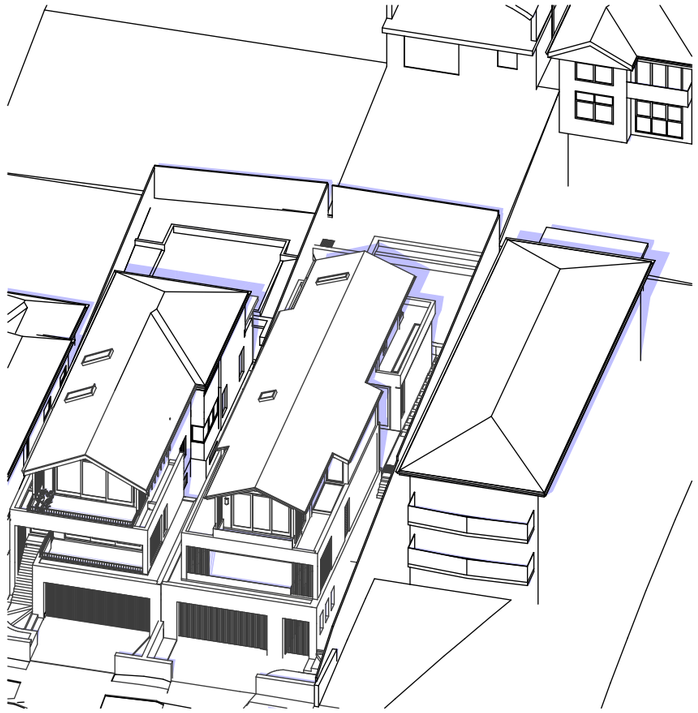
SHEET: **DA23**

REVISION: **B**

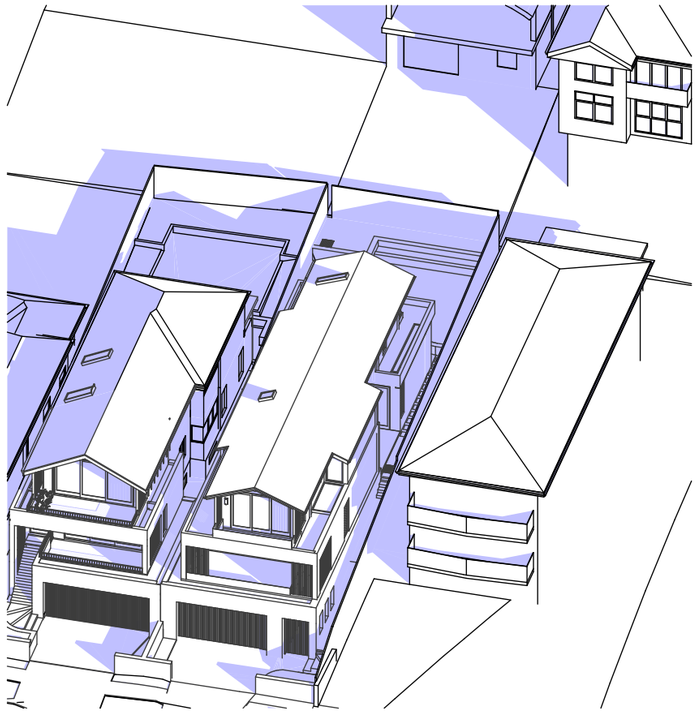
DATE: **17/12/2024**



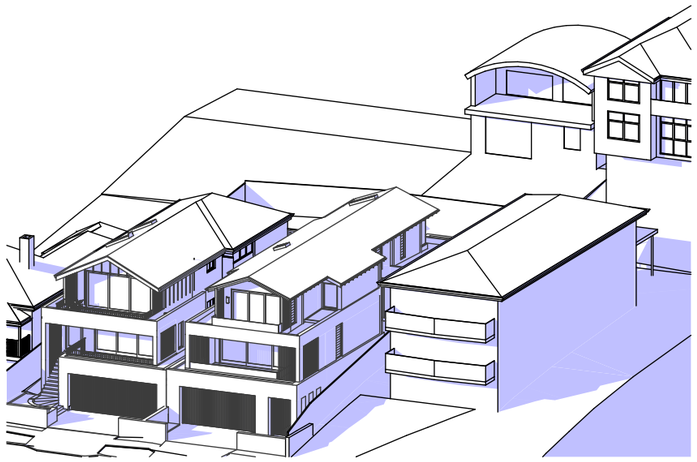
9am Proposed Existing No 13 Proposed



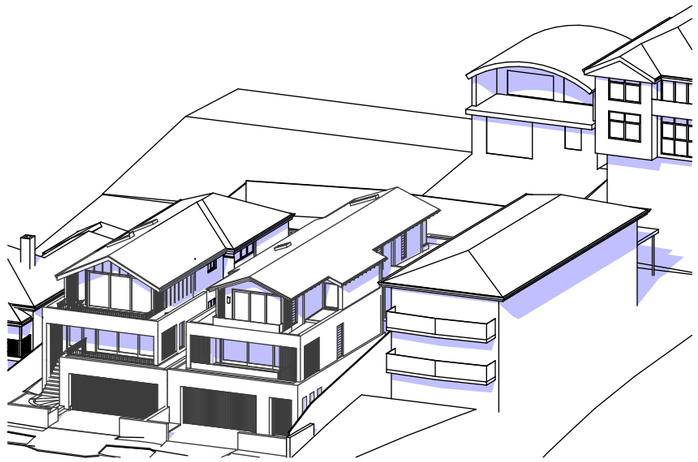
12pm Winter Proposed No 13 Proposed



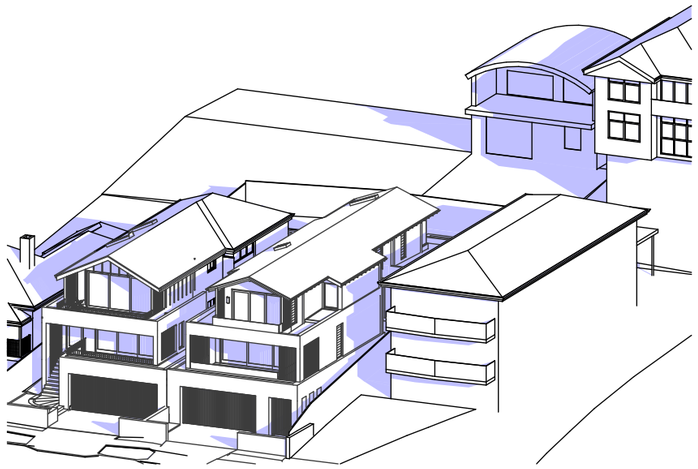
3pm Winter Proposed No 13 Proposed



9am Winter Existing No 13 Proposed L3



12pm Winter Existing No 13 Proposed L3



3pm Winter Existing No 13 Proposed L3

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

DEVELOPMENT APPLICATION

Shadows Diagrams Proposed No 13 & Proposed No 15

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

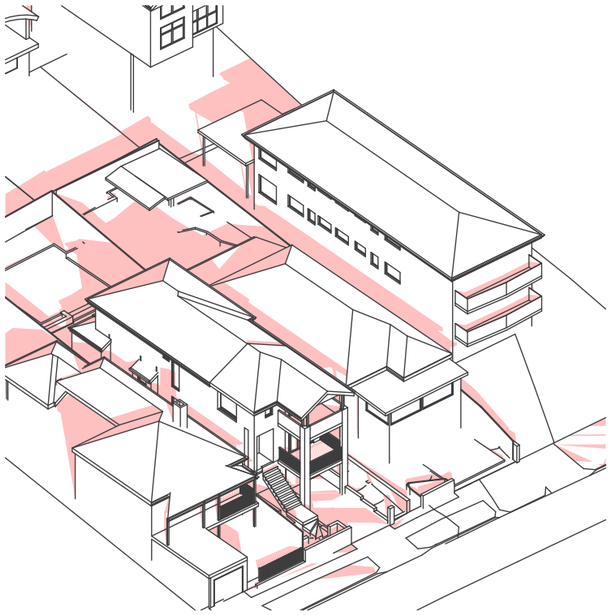
CLIENT: Lachlan and Jenny Baker

SCALE: @ A3

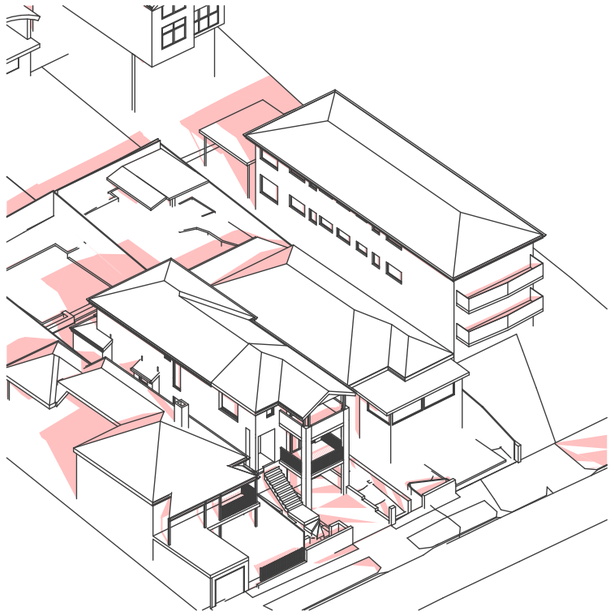
SHEET: **DA24**

REVISION: **B**

DATE: **17/12/2024**



9am Existing No 17



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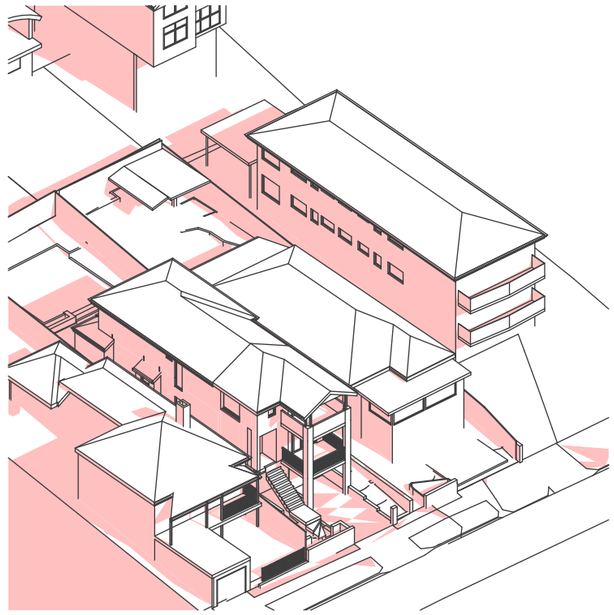

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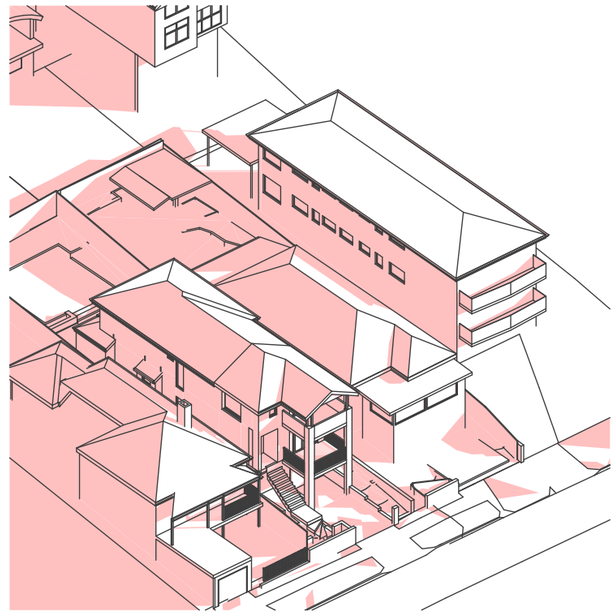

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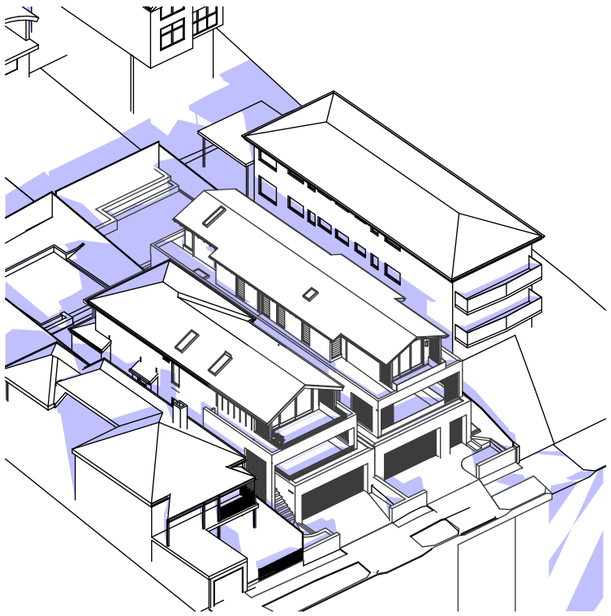
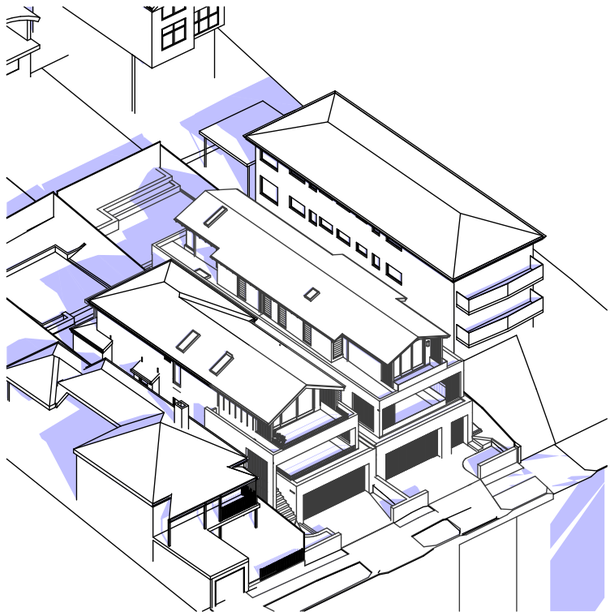
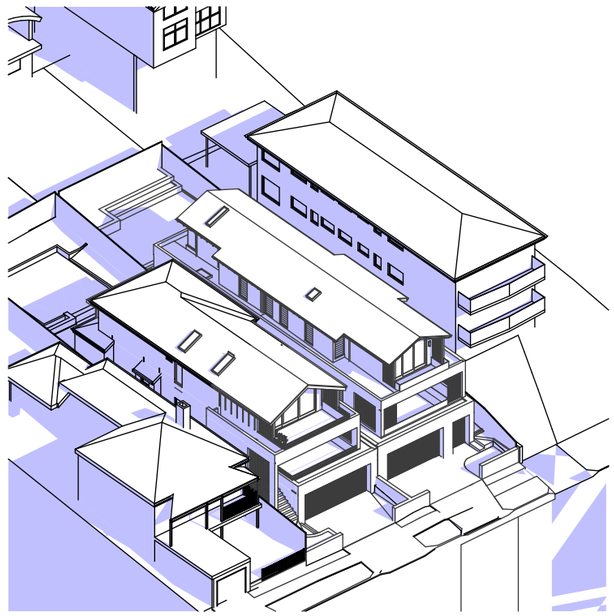


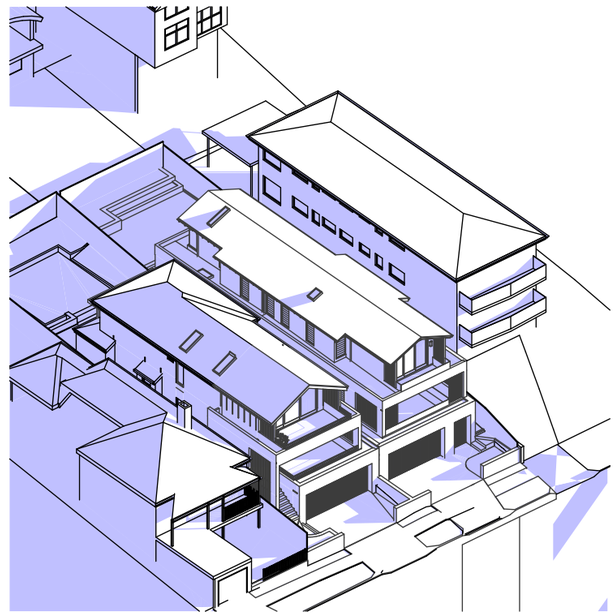
9am Proposed No 17



10am Proposed No 17



12pm Proposed No 17



3pm Proposed No 17

MONT ARCHITECTS

Nominated Architect Anita Kane No. 8434 **Website** www.montarchitects.com **Studio** 0419 480 685

B	12/12/2024	DA issue
A	12/12/2024	Draft DA issue

Ref: BBFB6.2-241216 DA Issue.pln

Print Date & Time: 16/12/2024 @ 1:10PM

DEVELOPMENT APPLICATION
Shadow Diagrams on No 17

JOB NO: BBFA

ADDRESS: 15 Baltic Street Fairlight NSW 2096

CLIENT: Lachlan and Jenny Baker

SCALE: @ A3

SHEET: **DA25**

REVISION: **B**

DATE: **17/12/2024**