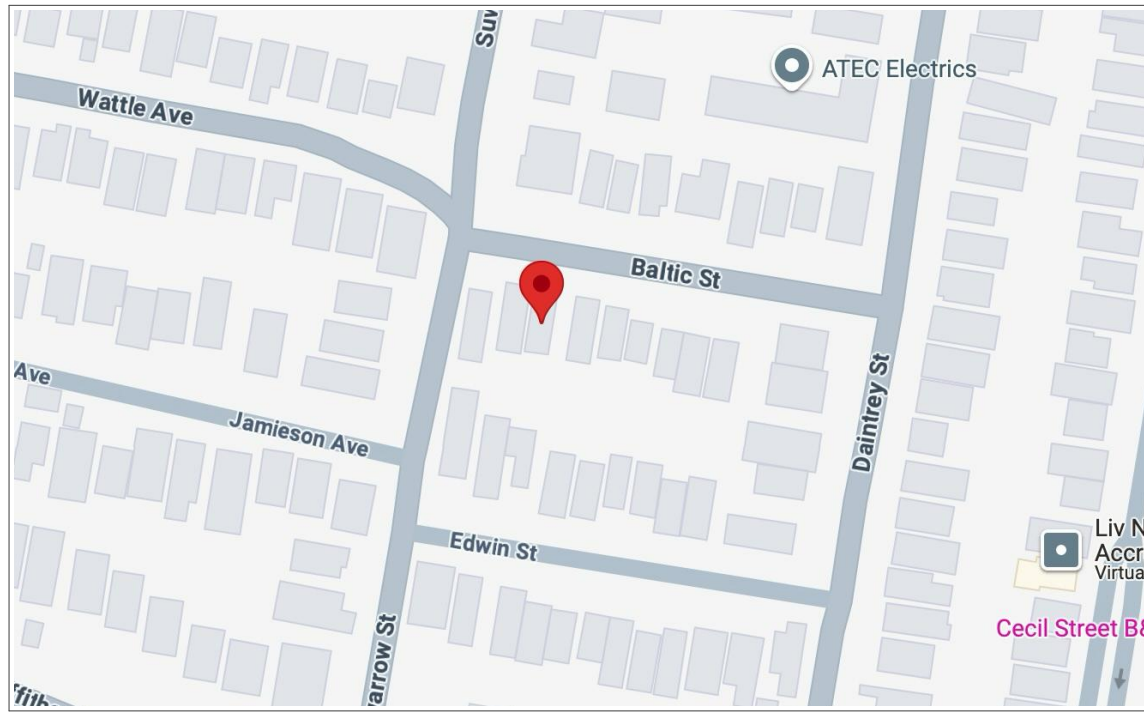


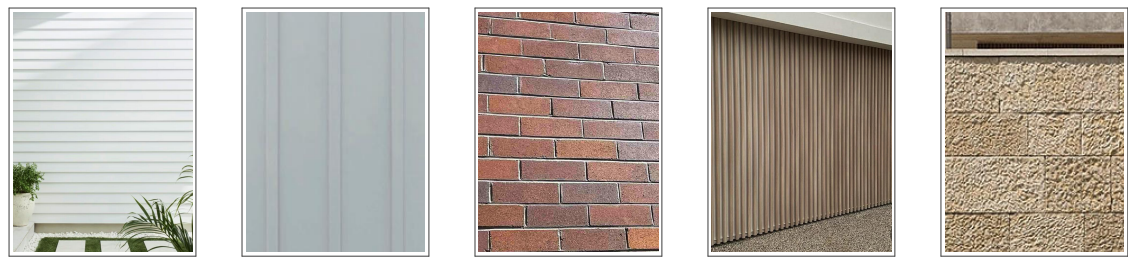
LOCATION PLAN



WALL TYPES

- EXISTING WALL / FLOOR / CEILING
- NEW WALL / FLOOR / CEILING
- TO BE DEMOLISHED

SCHEDULE OF COLOURS & MATERIALS



WB - Weather boards CFC - Cladding panel BWK - Brickwork TB - Garage Door ST - Stone cladding

ABBREVIATIONS

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

Development Application Drawing Register

No.	Drawing Name	Rev.
DA01	Cover Sheet	B
DA02	Basix Commitments	B
DA03	Northern Perspectives	B
DA04	Site Analysis	B
DA05	Excavation and Fill Plan	B
DA06	Existing Level 1	B
DA07	Existing Level 2	B
DA08	Existing Level 3	B
DA09	Existing Roof	B
DA10	Proposed Level 1 & Demolition Plan	B
DA11	Proposed Level 2 & Demolition Plan	B
DA12	Proposed Level 3 & Demolition Plan	B
DA13	Proposed Site, Roof & Demolition Plan	B
DA14	North & South Elevations	B
DA15	East Elevation	B
DA16	West Elevation	B
DA17	Section A	B
DA18	Sections B	B
DA19	Area Calculations	B
DA20	Shadow Diagrams	B
DA21	Shadow Diagrams	B
DA22	Shadow Diagrams	B
DA23	Waste Management Site Plan	B
DA24	Erosion and Sediment Control Plan	B

Alterations and Additions

Certificate number: A1777084

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: Wednesday, 11 December 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



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Project address	
Project name	BBFA-13 Baltic Street, Fairlight
Street address	13 BALTIC STREET - FAIRLIGHT 2094
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan -
Lot number	15
Section number	4449
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name:	Mrs Kane
ABN (if applicable):	

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
Each window or glazed door with improved frames, or pyrolytic low-glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.								✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the overshadowing column in the table below.							✓	✓	✓

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Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting					✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Fixtures					✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.					✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.					✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					✓	✓

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1.01	W	0.54	4.2	1.8	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.02	W	0.7	4.2	1.8	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.01	W	11.9	2.5	1.9	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W2.02	N	10	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.03	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				✓	✓
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.				✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
suspended floor above garage: concrete (R0.6).	nil	N/A			
floor above existing dwelling or building.	nil	N/A			
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: single skin masonry (R0.18)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2.04	E	1.14	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2.05	E	0.58	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.06	E	1.67	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.07	S	9.87	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.11	N	0.83	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2.08	W	1.35	2.6	1.8	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2.09	W	1.35	2.6	1.8	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2.10	W	3.69	2.6	1.8	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3.01	N	8.9	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.02	E	1.83	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S1	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S2	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S3	1.6	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S4	0.77	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

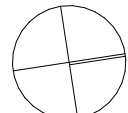
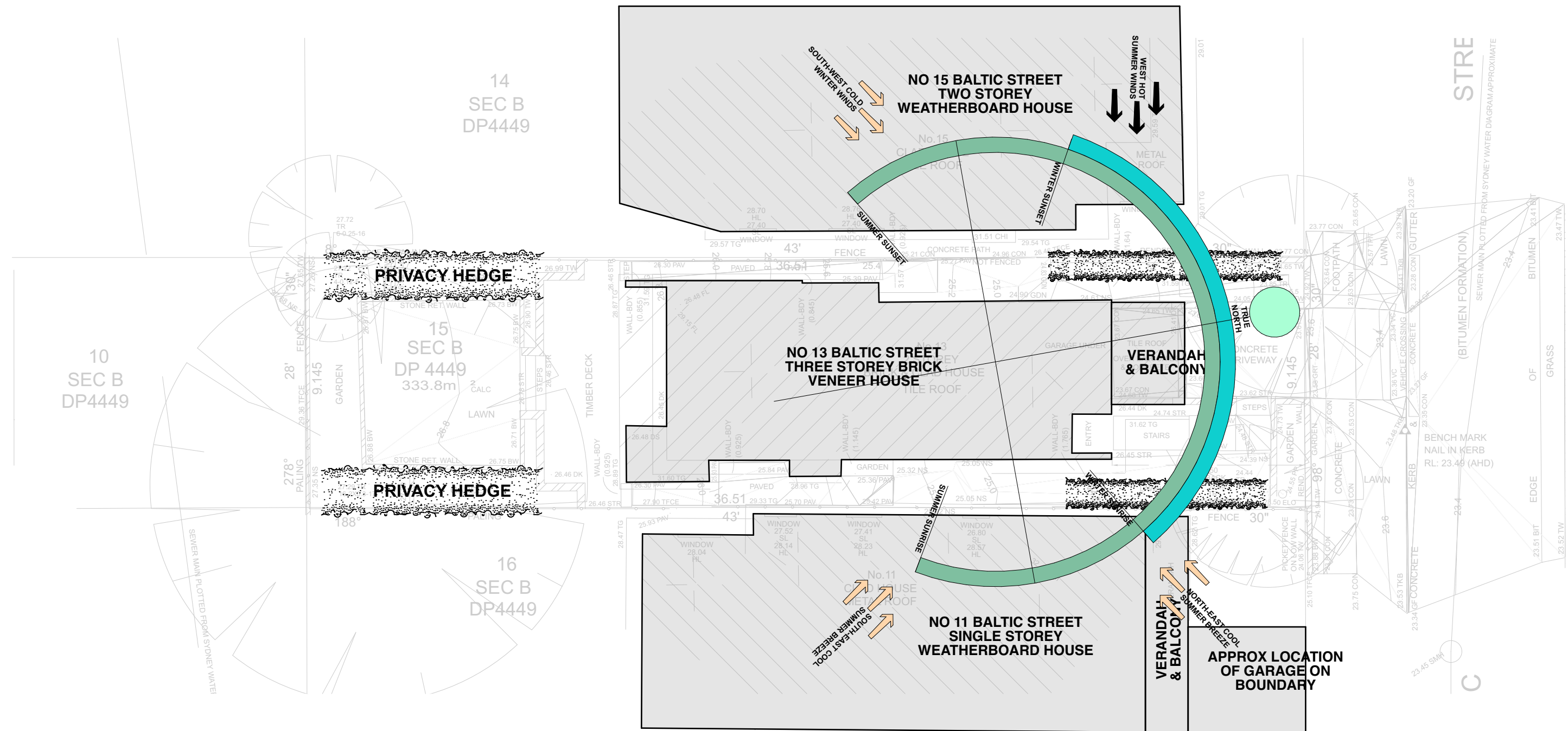
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PROPOSED DEVELOPMENT
13 BALTIC ST

PROPOSED DEVELOPMENT
15 BALTIC ST (SEPARATE DA)

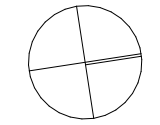


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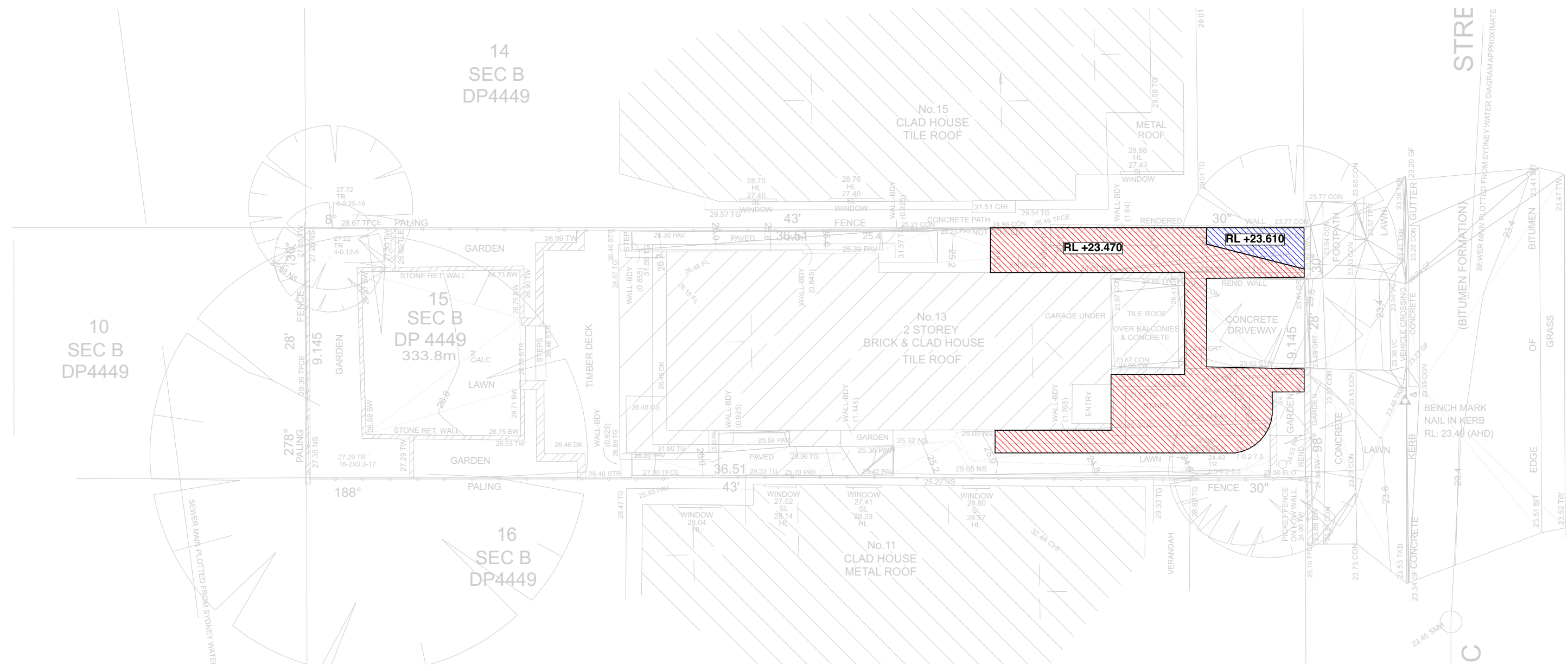
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 CLIENT: Lachlan and Jenny Baker
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B 12/12/2024 DA Issue



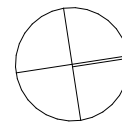
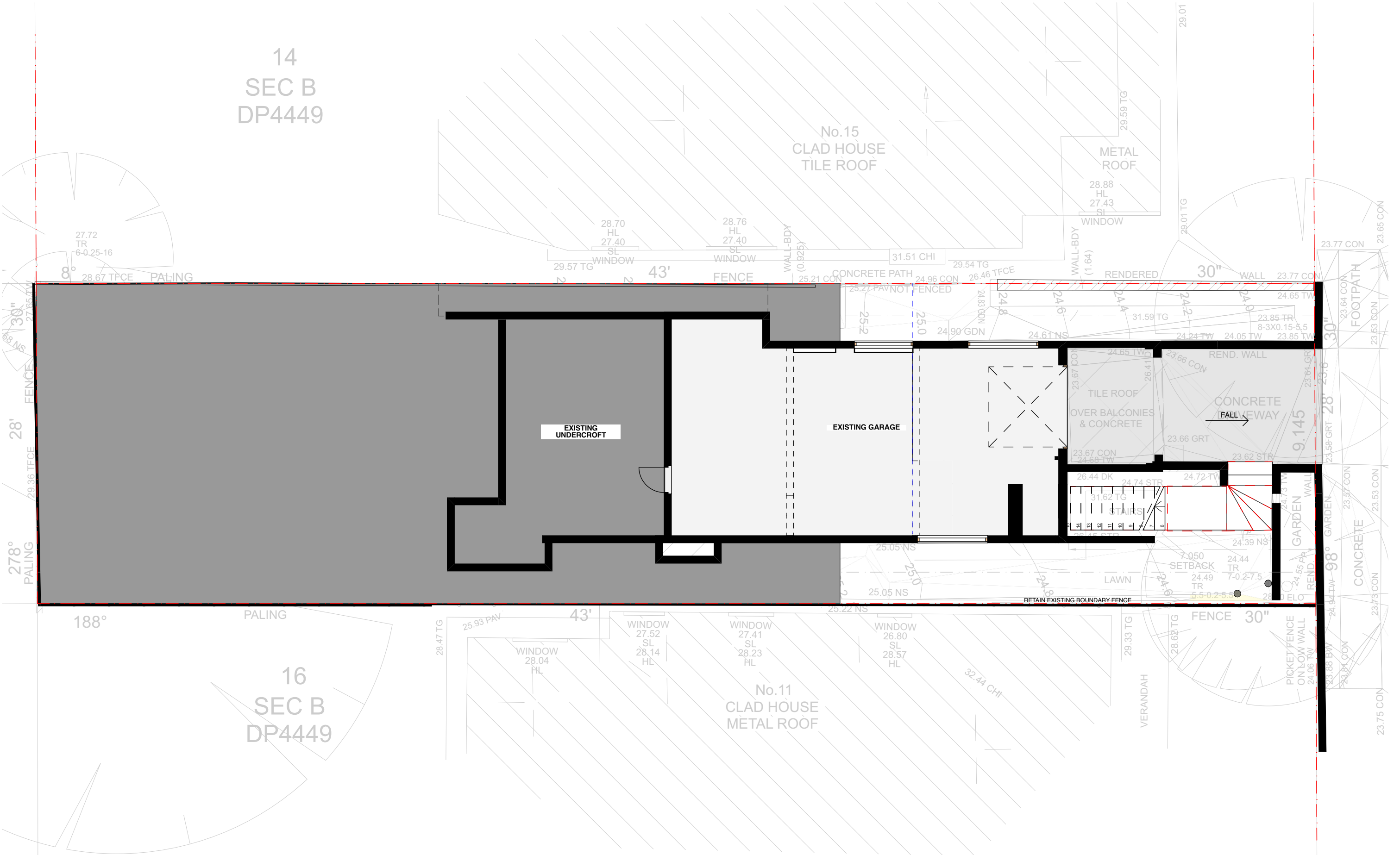
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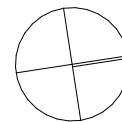
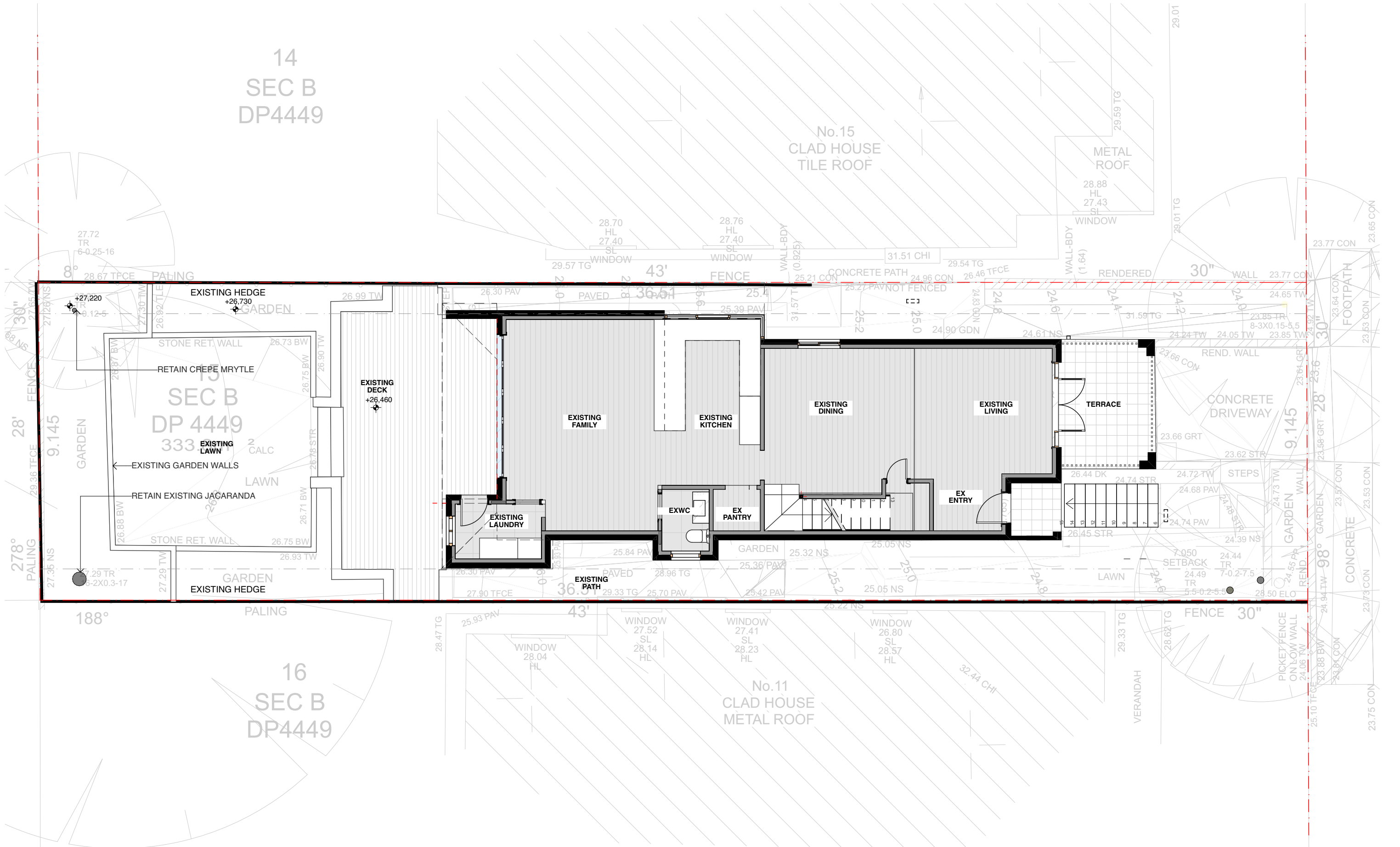
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SEC B
DP4449

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TILE ROOF

METAL
ROOF



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DP4449

EXISTING
BED 3

EXISTING
BATH

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STUDY

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BED 1

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BALCONY

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BED 2

EXISTING
WIR

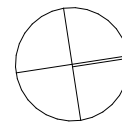
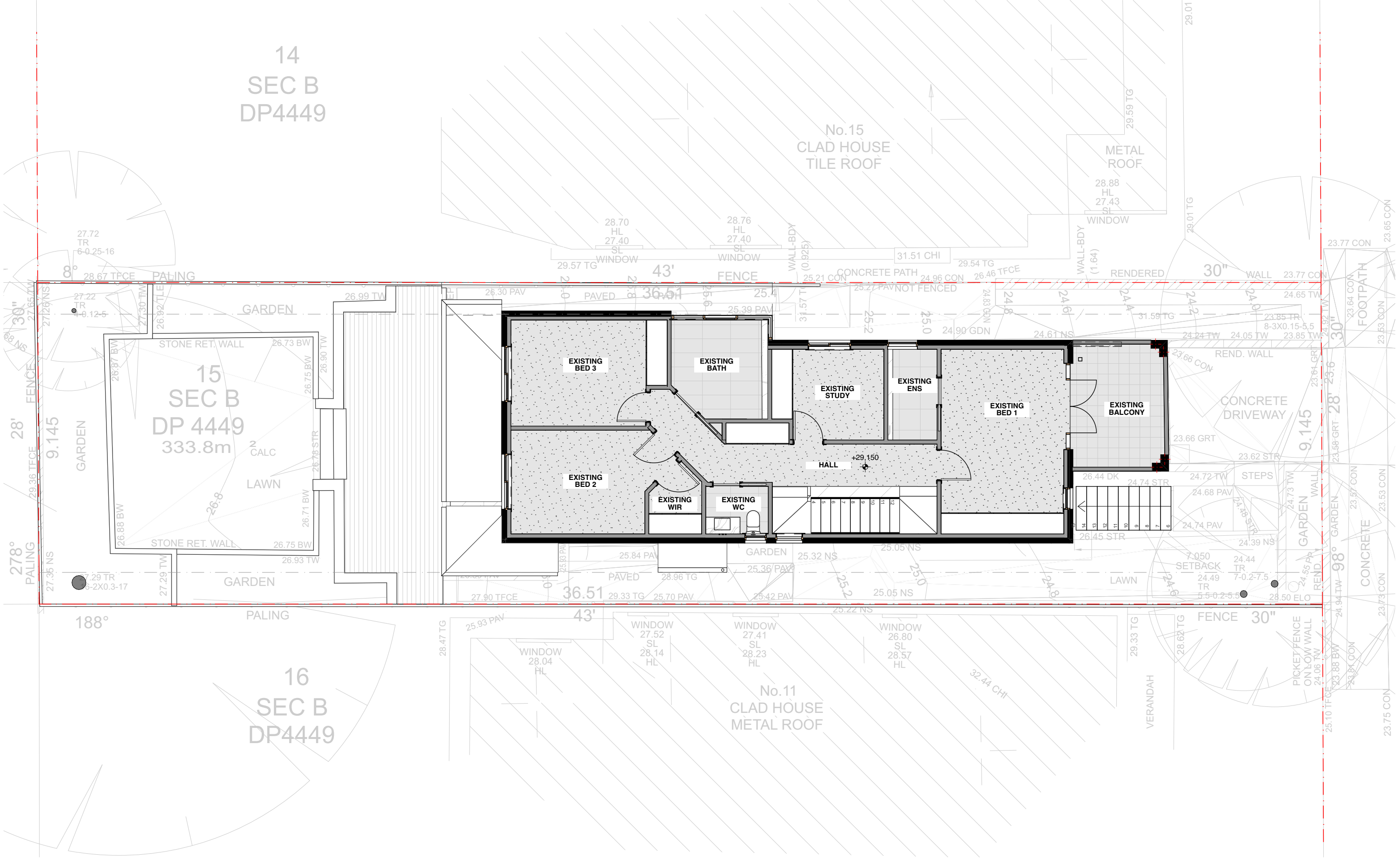
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HALL

CONCRETE
DRIVEWAY

STEPS

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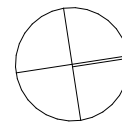
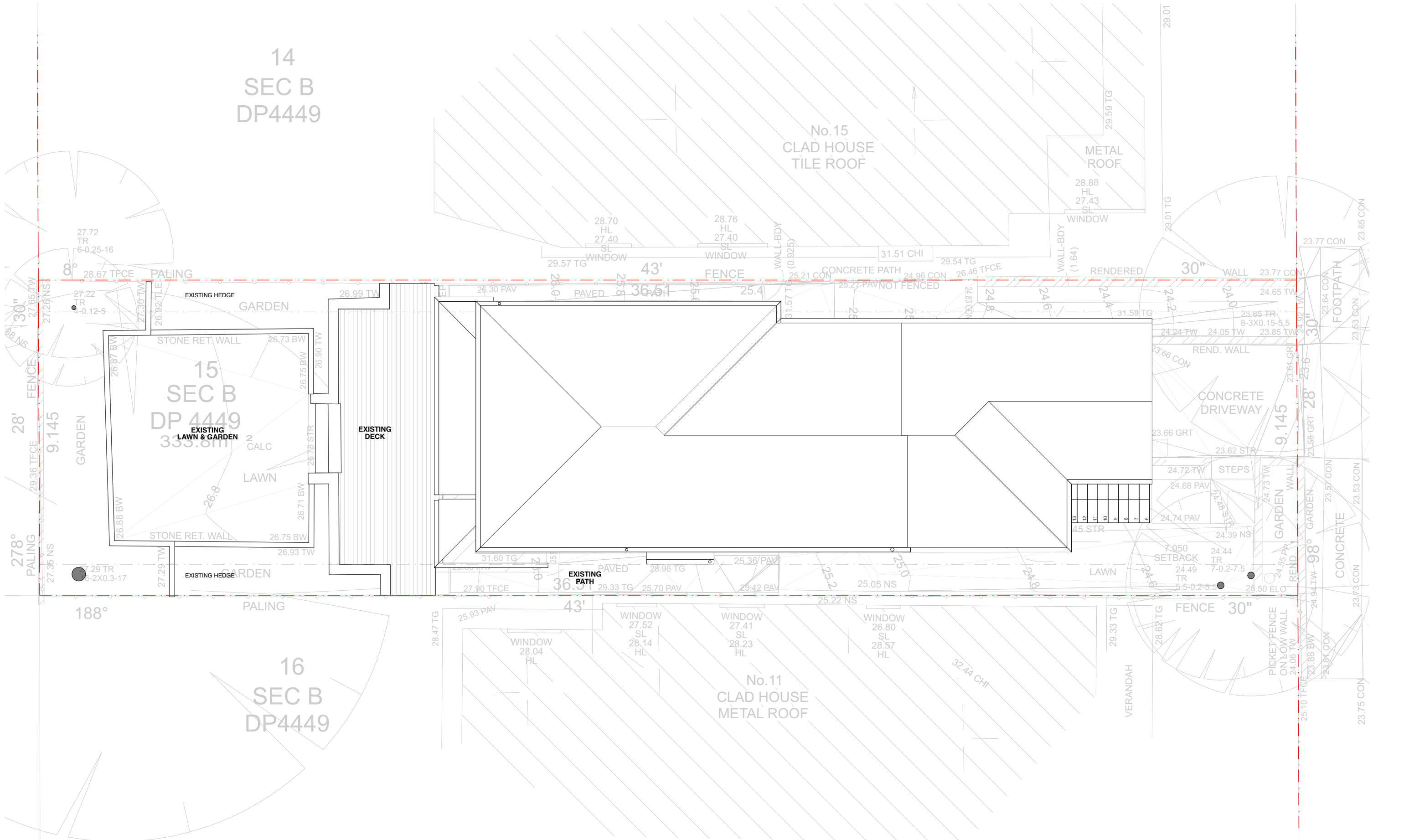
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LAWN & GARDEN
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EXISTING
DECK

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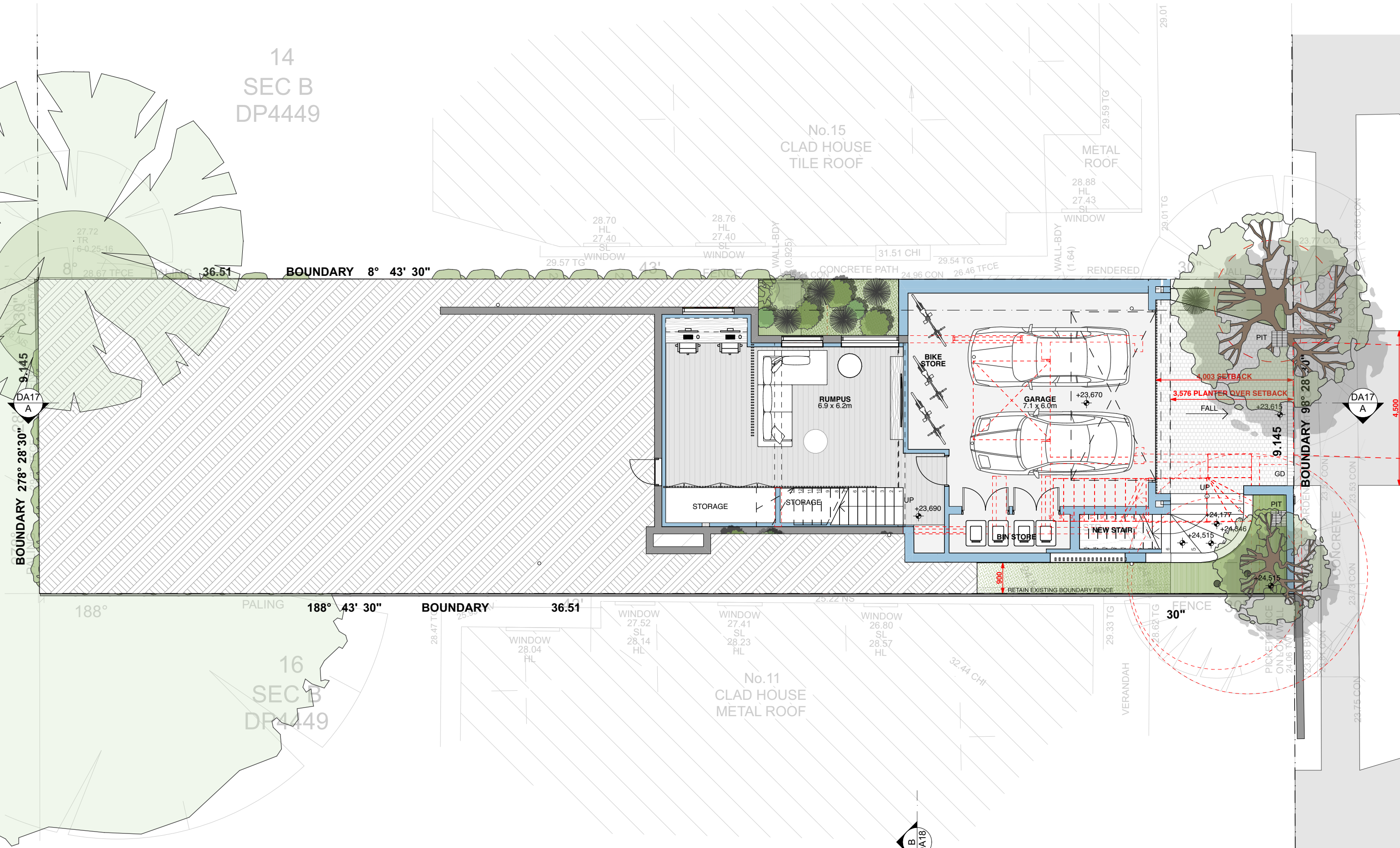
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Existing Roof



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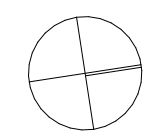
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A

BOUNDARY 98° 28' 30" 9.145
DA17
A

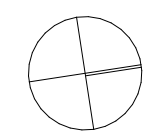
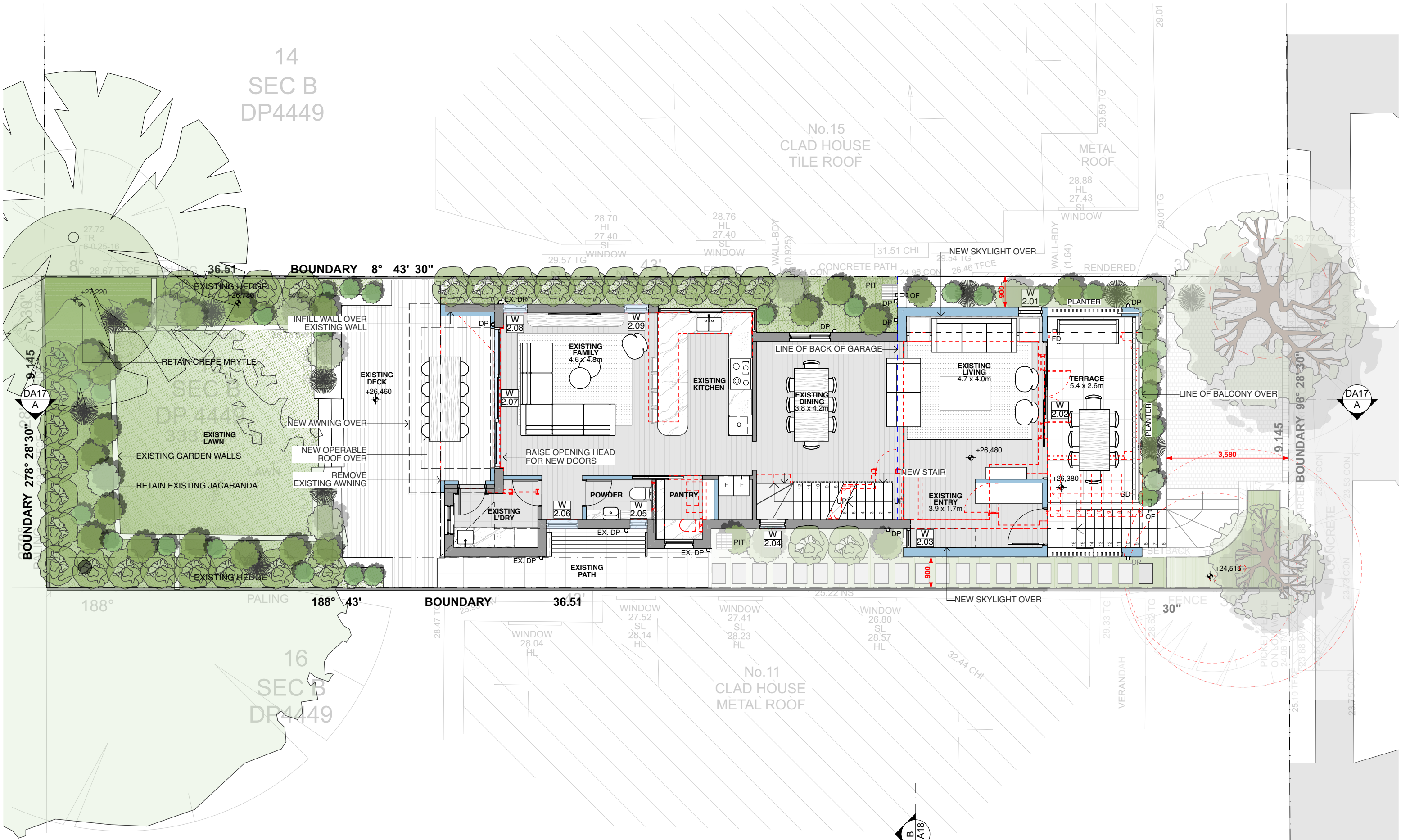
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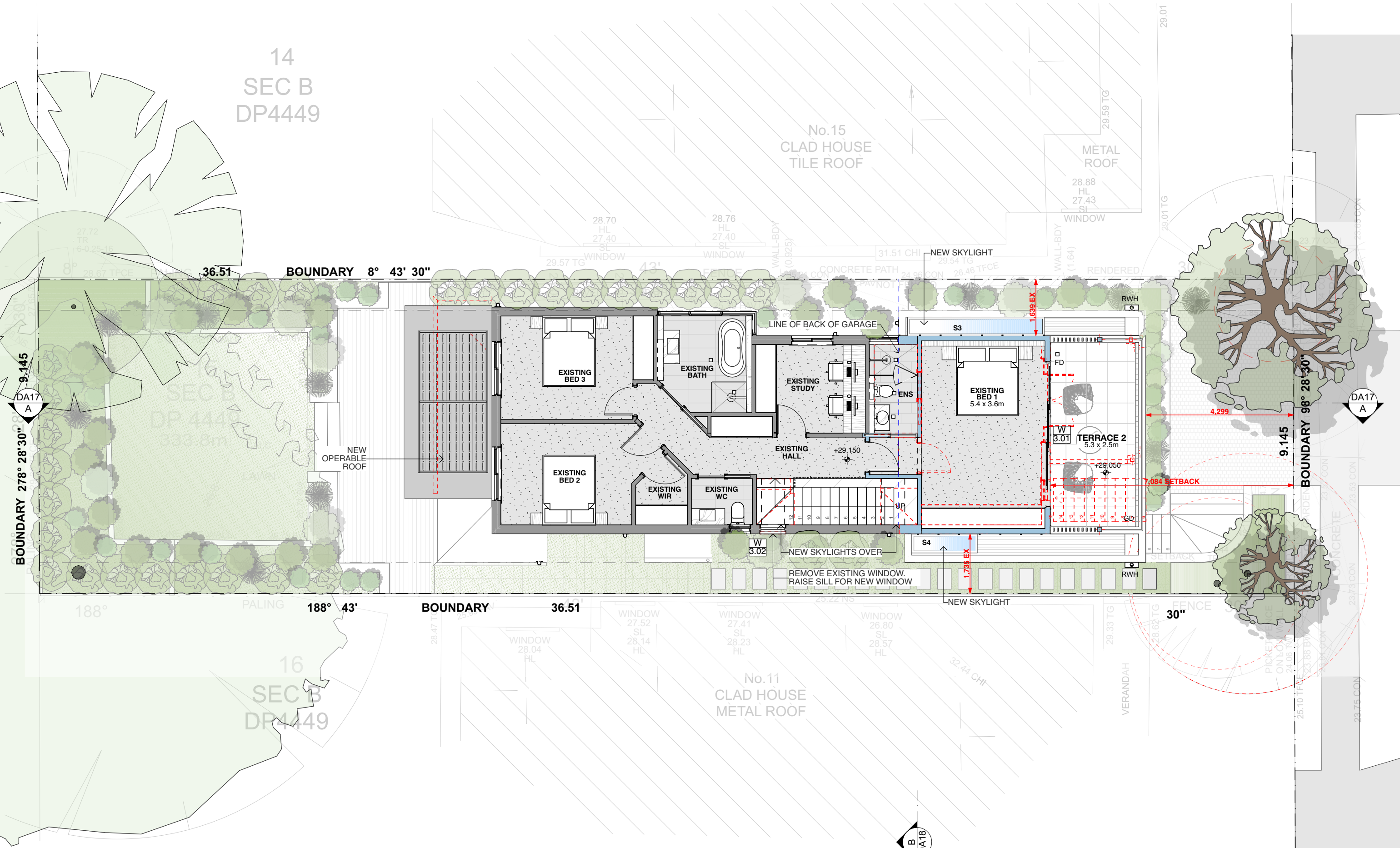
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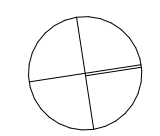


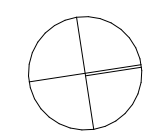
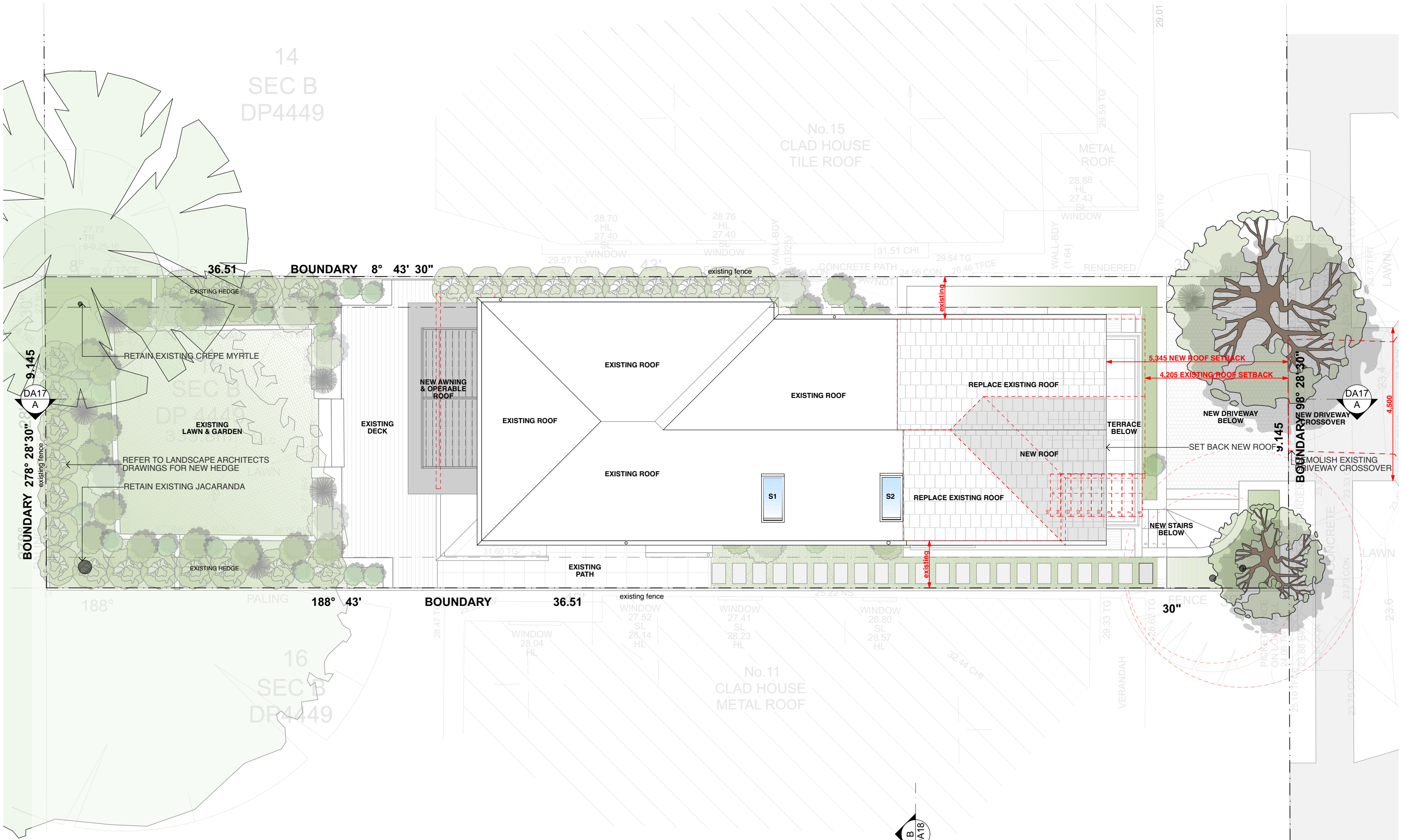
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DA17
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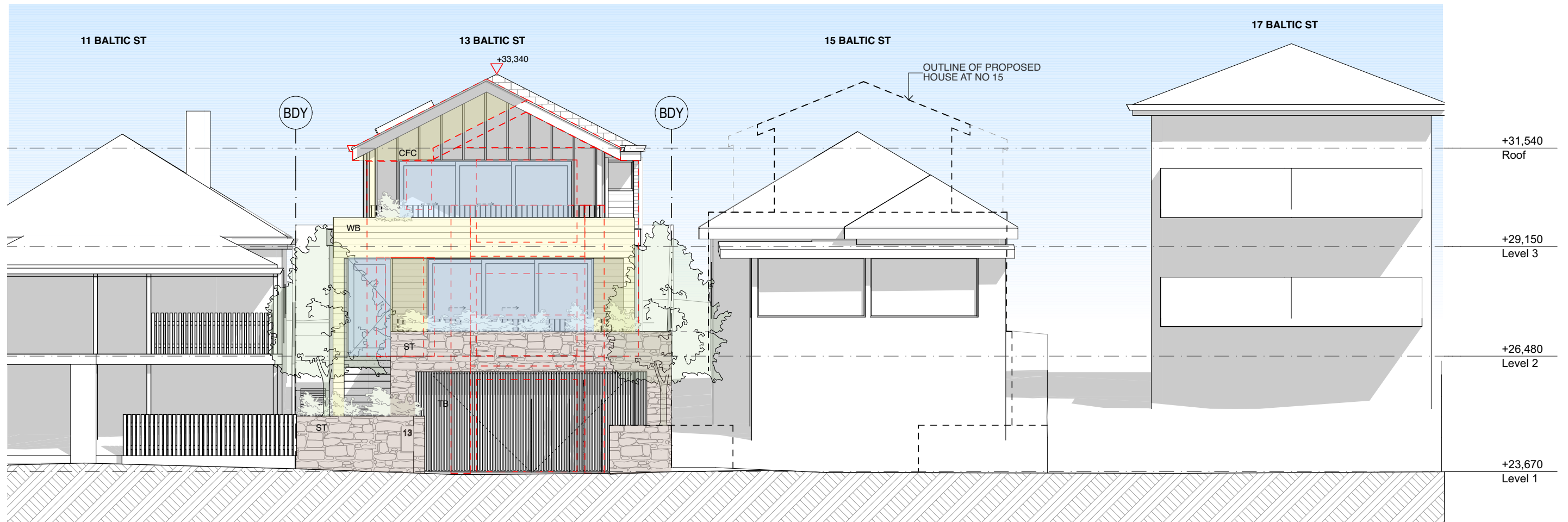
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DA18

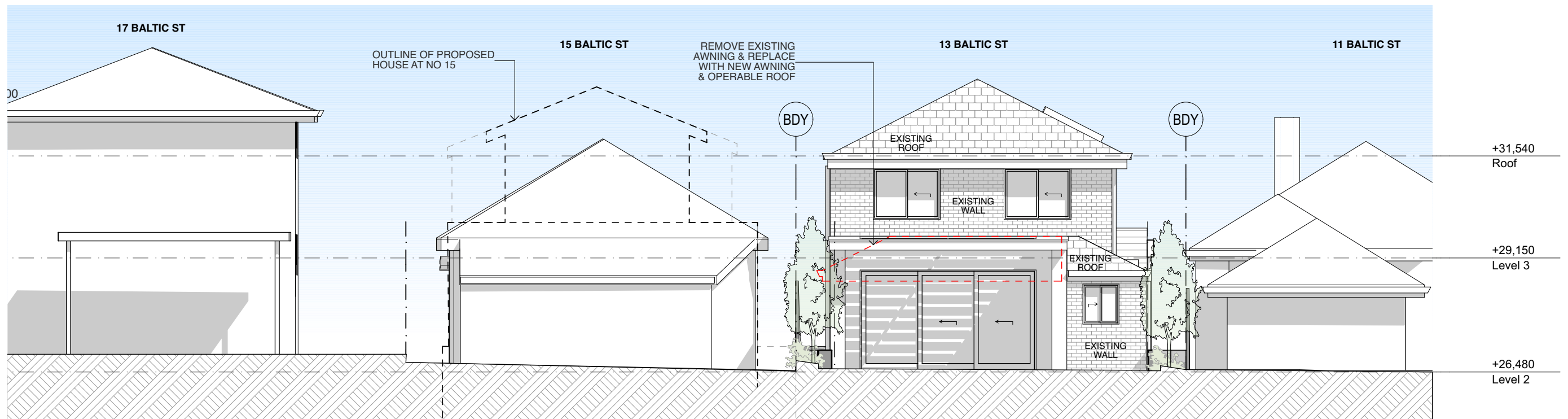
DEVELOPMENT APPLICATION Proposed Level 3 & Demolition Plan



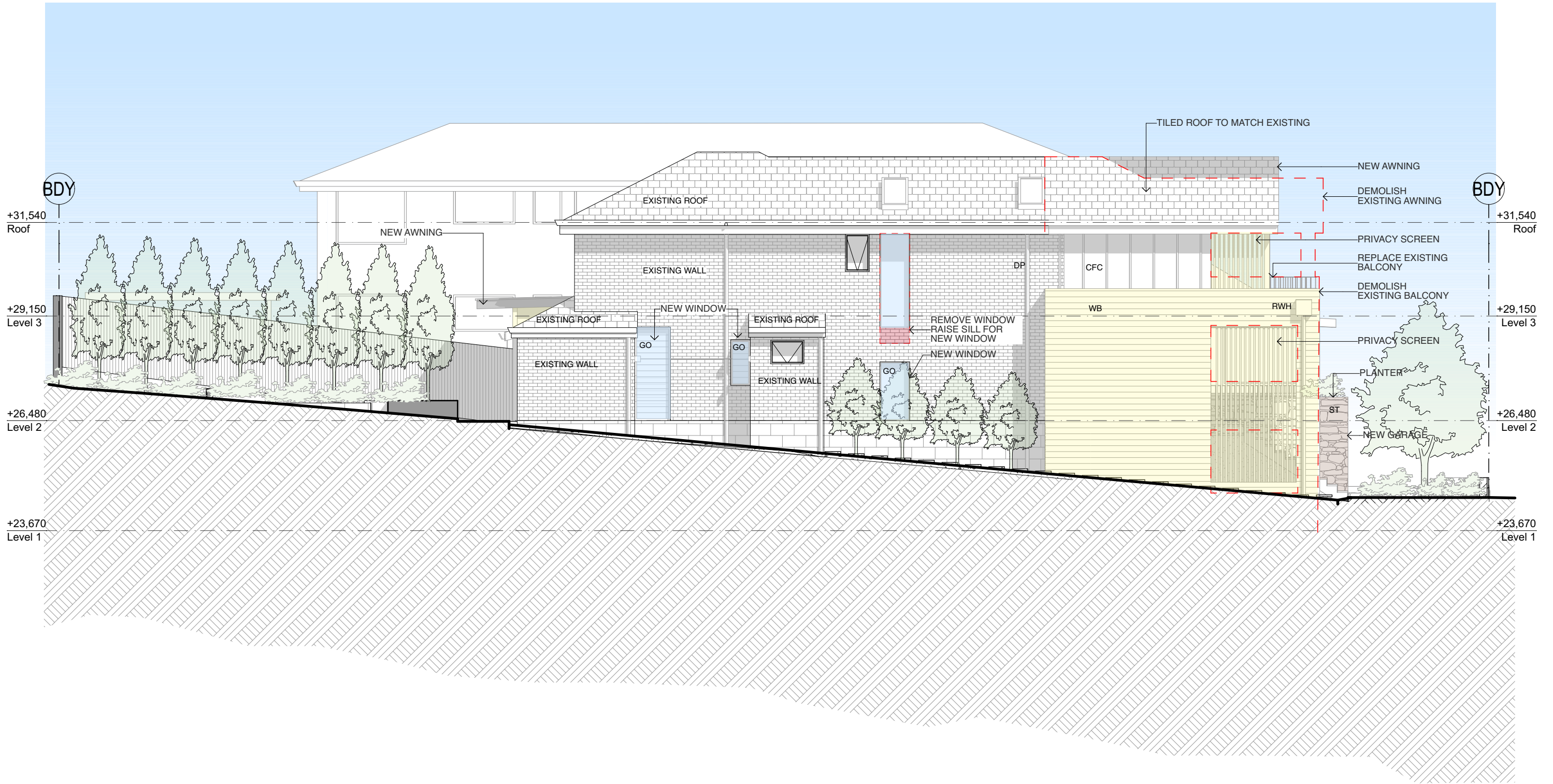




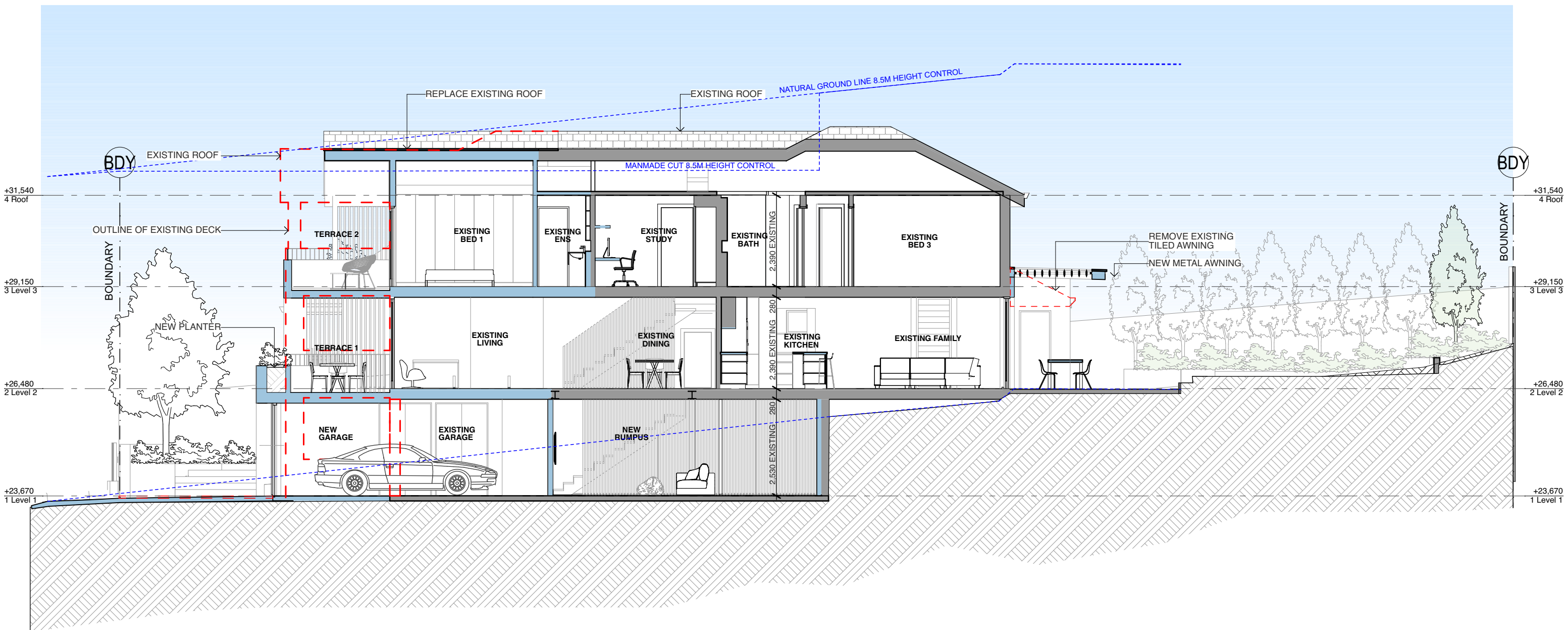
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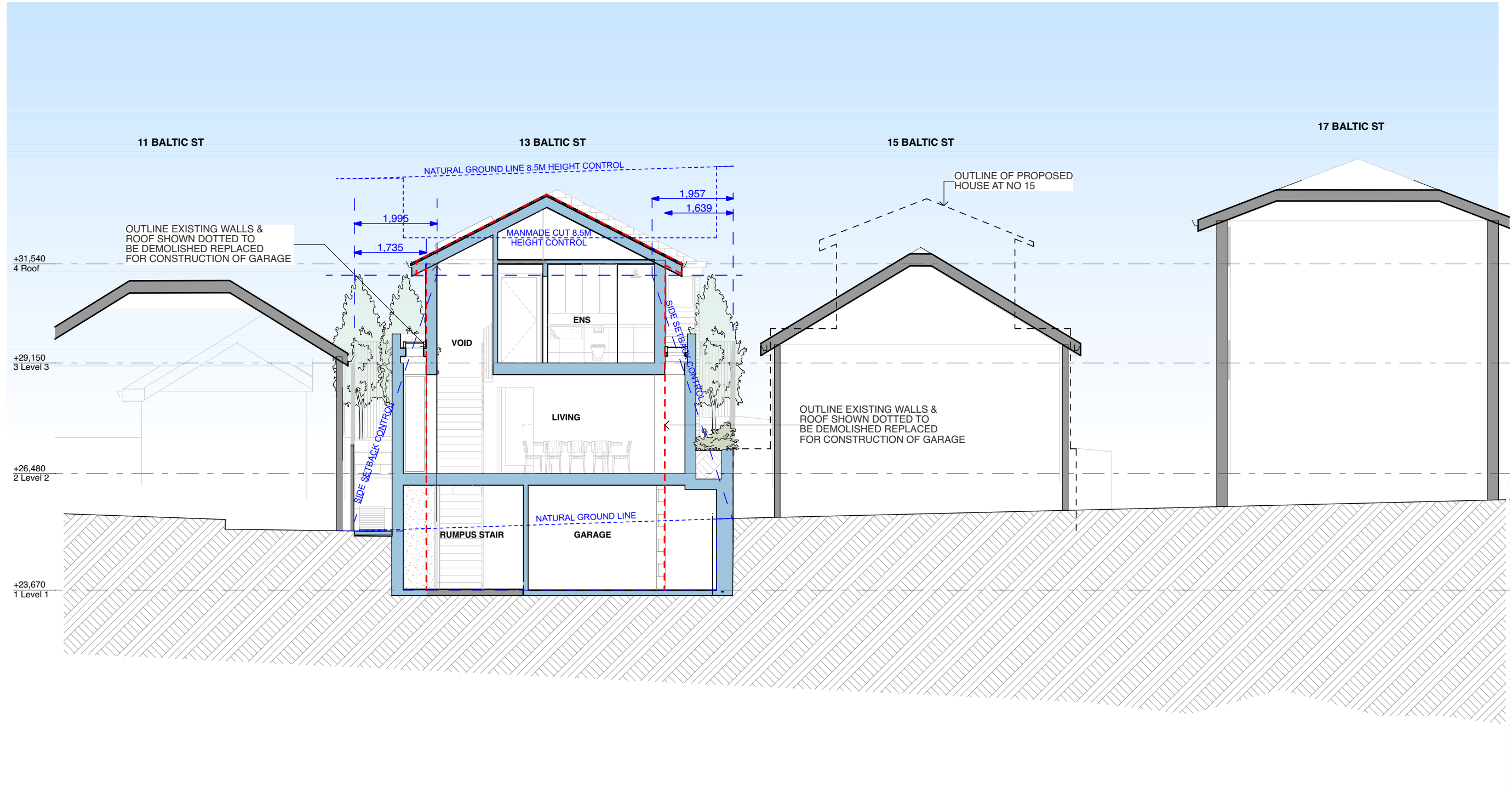


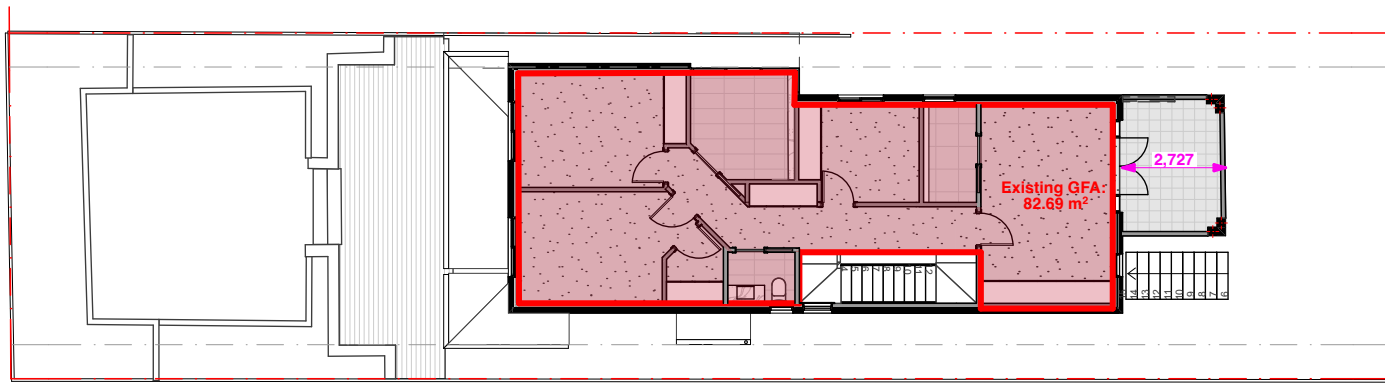
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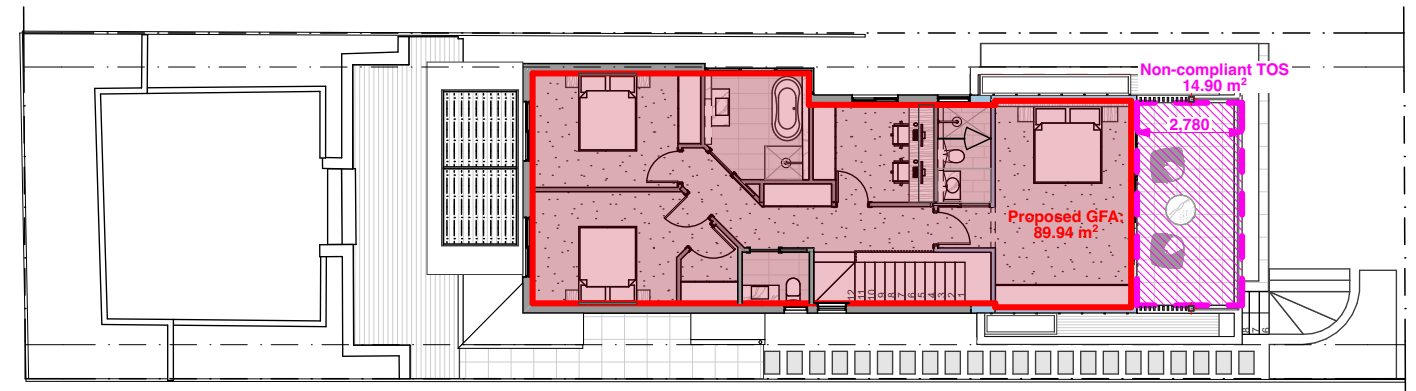




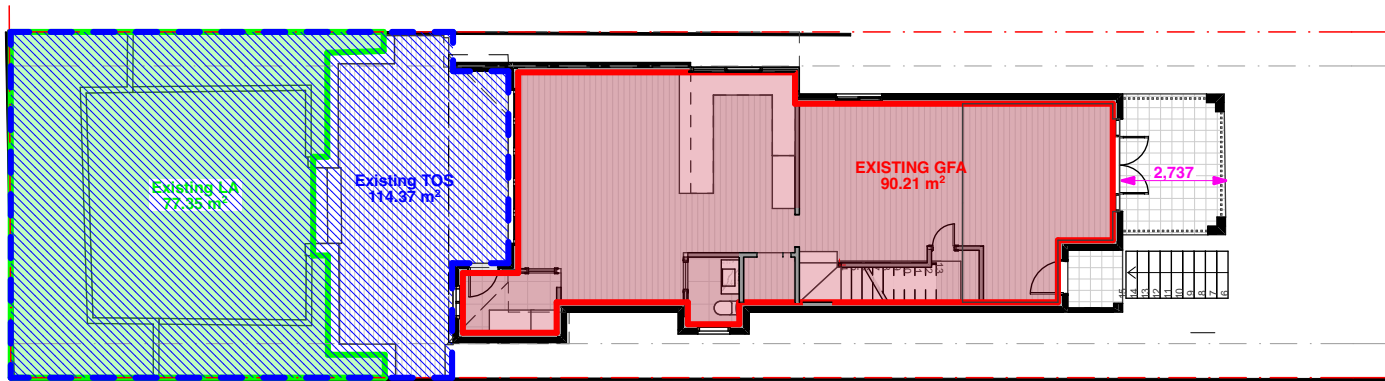




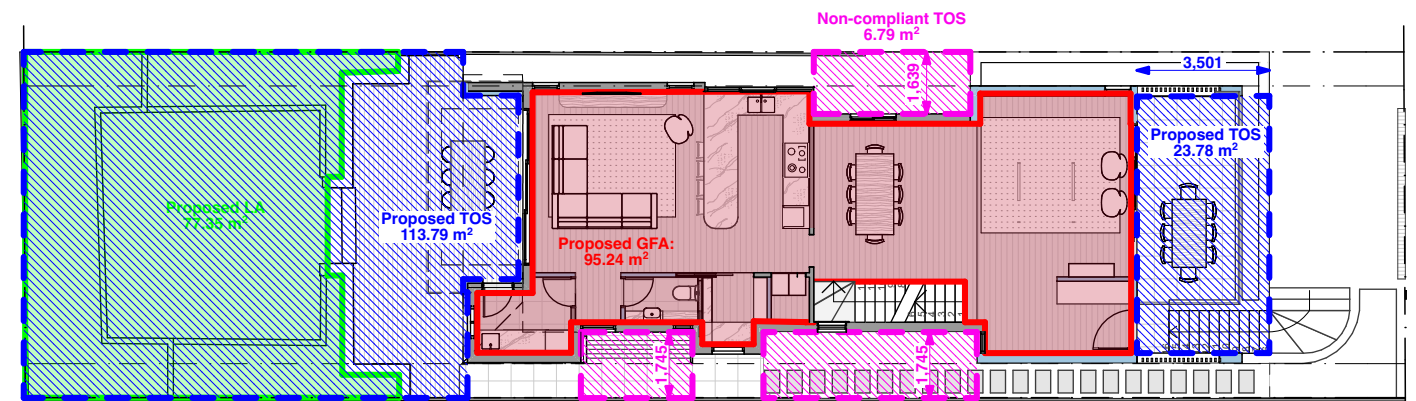
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Proposed GFA Level 3
1:200



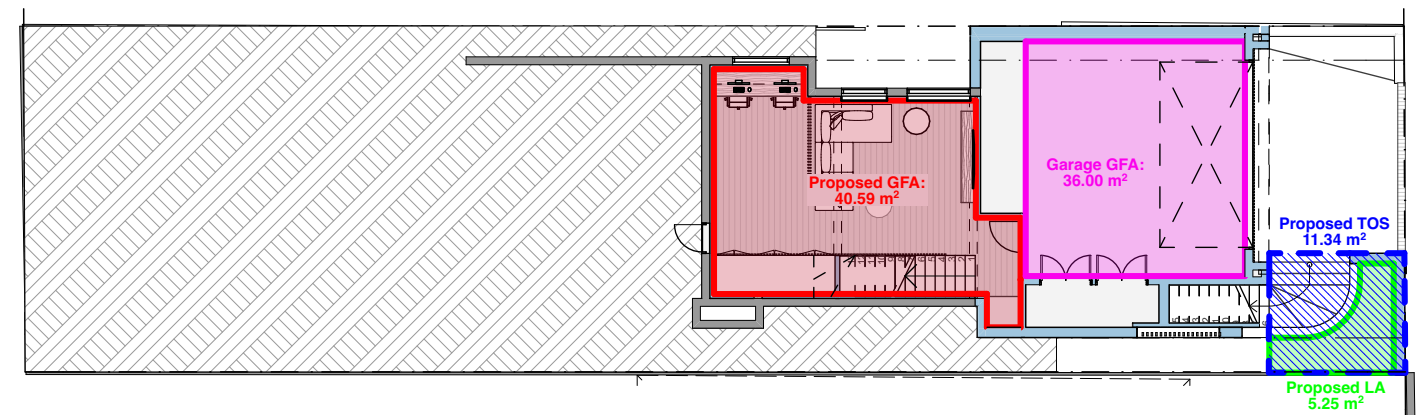
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Proposed GFA Level 2
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Existing GFA Level 1
1:200



Proposed GFA Level 1
1:200

EXISTING FSR CALCULATIONS

EXISTING GFA LEVEL 1	25.30
EXISTING GFA LEVEL 2	90.21
EXISTING GFA LEVEL 3	82.69
TOTAL GFA	198.20
TOTAL SITE AREA:	333.8
PERMISSIBLE FSR:	0.6:1
EXISTING FSR:	0.594

EXISTING TOS CALCULATIONS (AREA OS3)

REQUIRED MIN TOS	55% = 183.59m ²
MAX TOS ABOVE GROUND	25% min TOS = 45.9m ²
EXISTING TOS m ²	142.62m ²
EXISTING TOS %	42.7%

EXISTING LA CALCULATIONS

EXISTING LA m ²	92.9m ²
REQUIRED MIN LA %:	35% existing TOS
EXISTING LA %:	65%

- GROSS FLOOR AREA
- GARAGE AREA
- LANDSCAPED AREA
- TOTAL OPEN SPACE

PROPOSED FSR CALCULATIONS

PROPOSED GFA LEVEL 1	40.59
PROPOSED GFA LEVEL 2	95.24
PROPOSED GFA LEVEL 3	89.94
TOTAL PROPOSED GFA	225.77
TOTAL SITE AREA:	333.8
PERMISSIBLE FSR:	0.6:1
PROPOSED FSR:	0.676

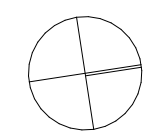
PROPOSED TOS CALCULATIONS (AREA OS3)

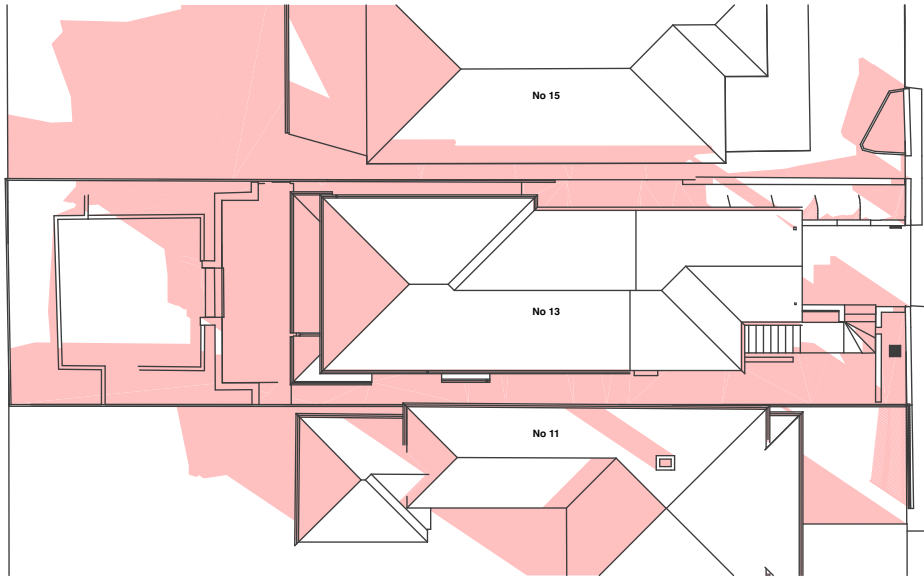
REQUIRED MIN TOS	55% = 183.59m ²
MAX TOS ABOVE GROUND	25% min TOS = 45.9m ²
PROPOSED TOS m ²	148.91m ²
PROPOSED TOS %	44.6%

PROPOSED LA CALCULATIONS

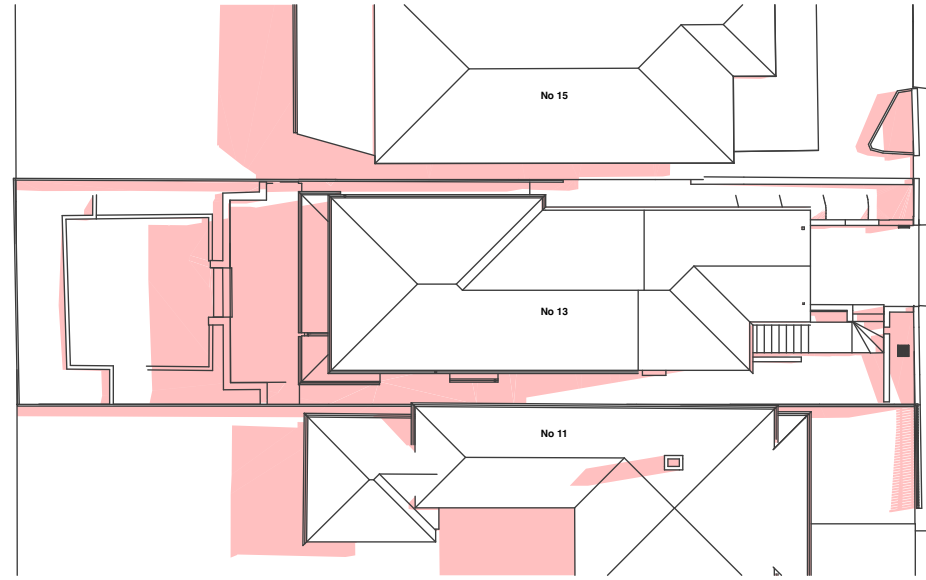
PROPOSED LA m ²	82.6m ²
REQUIRED MIN LA %:	35% proposed TOS
PROPOSED LA %:	55.4%

**DEVELOPMENT APPLICATION
Area Calculations**

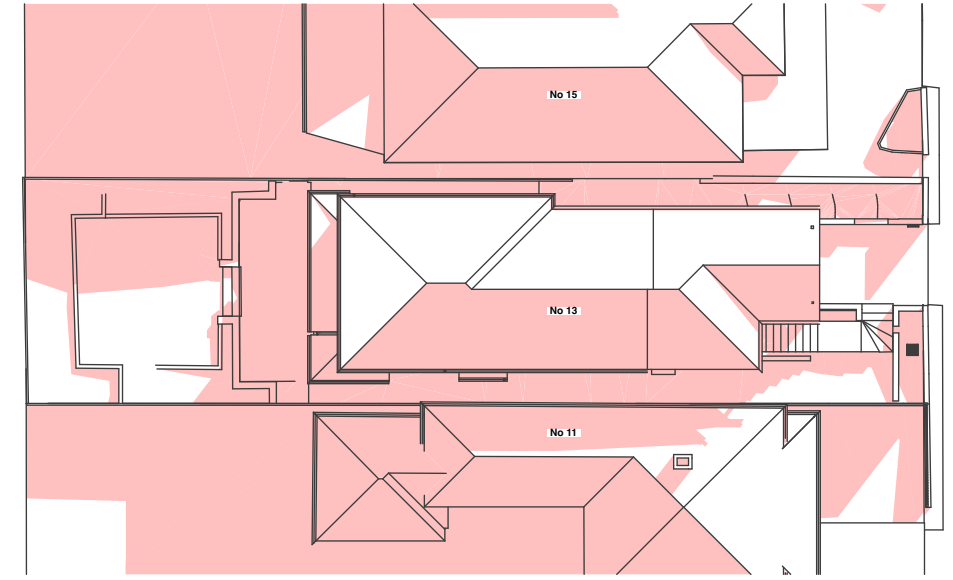




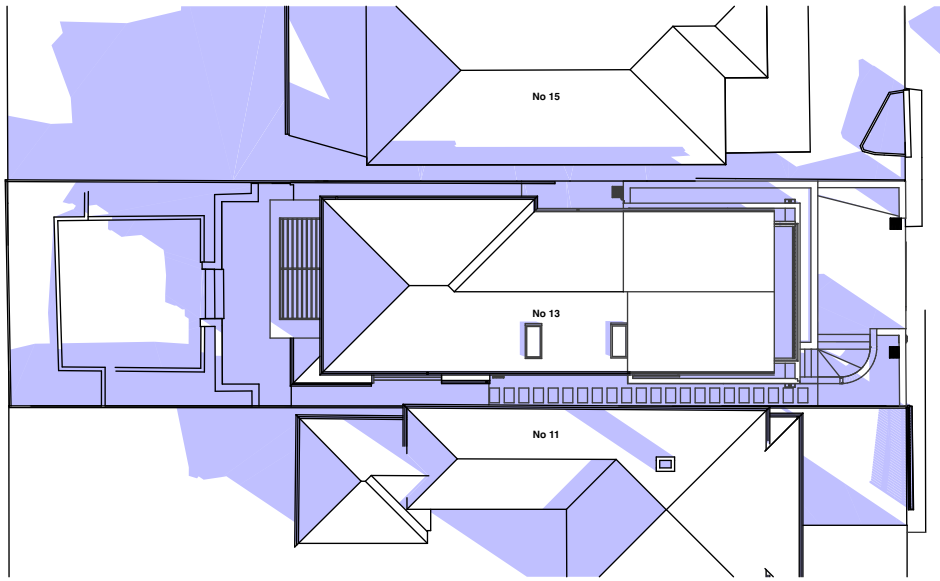
9am Shadows Existing



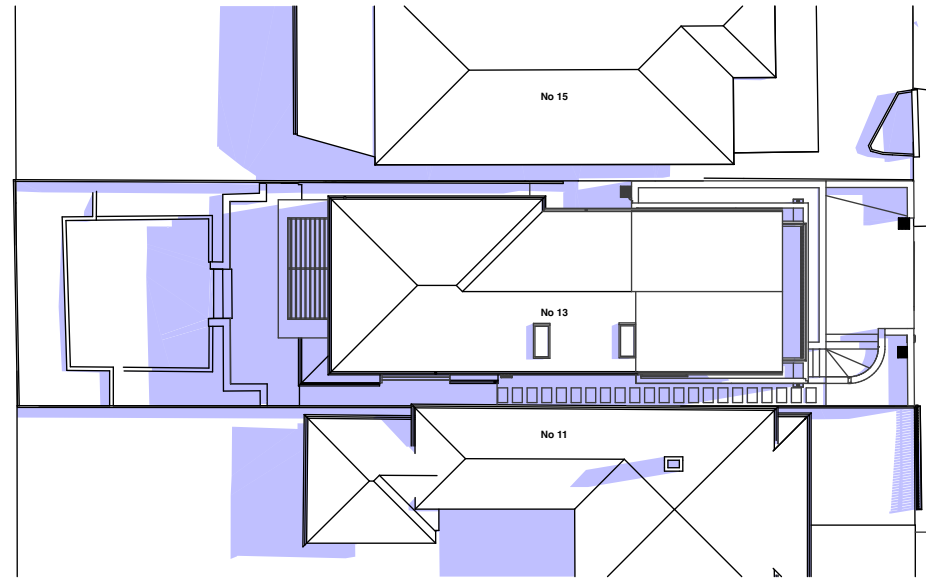
12pm Shadows Existing



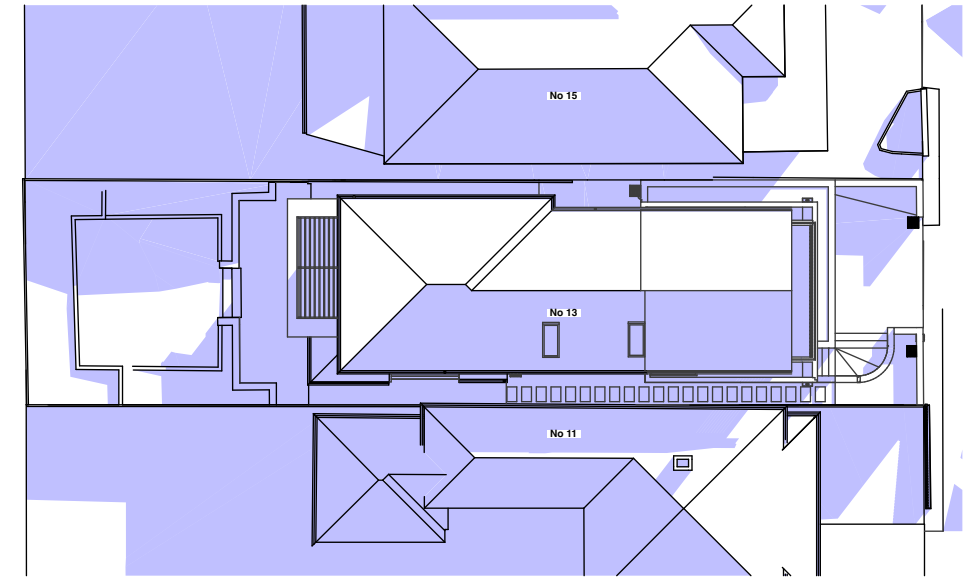
3pm Shadows Existing



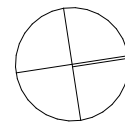
9am Shadows Proposed

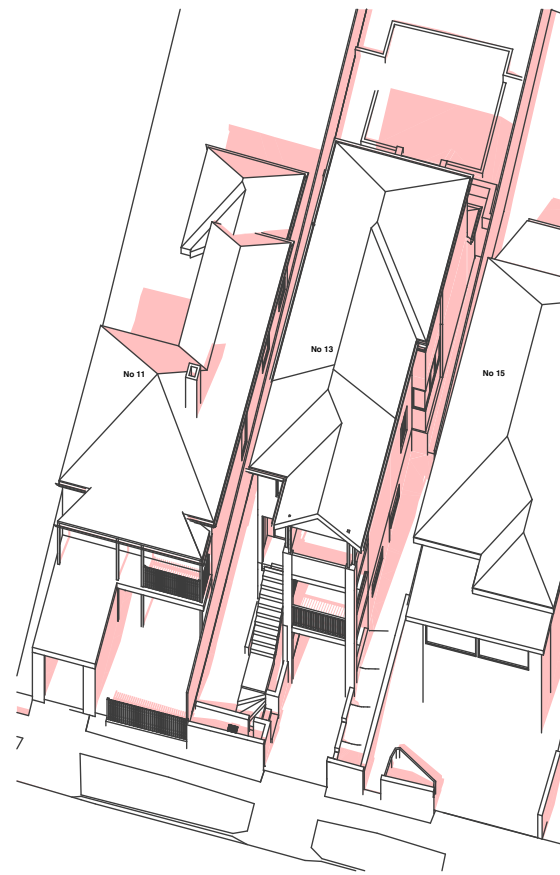


12pm Shadows Proposed

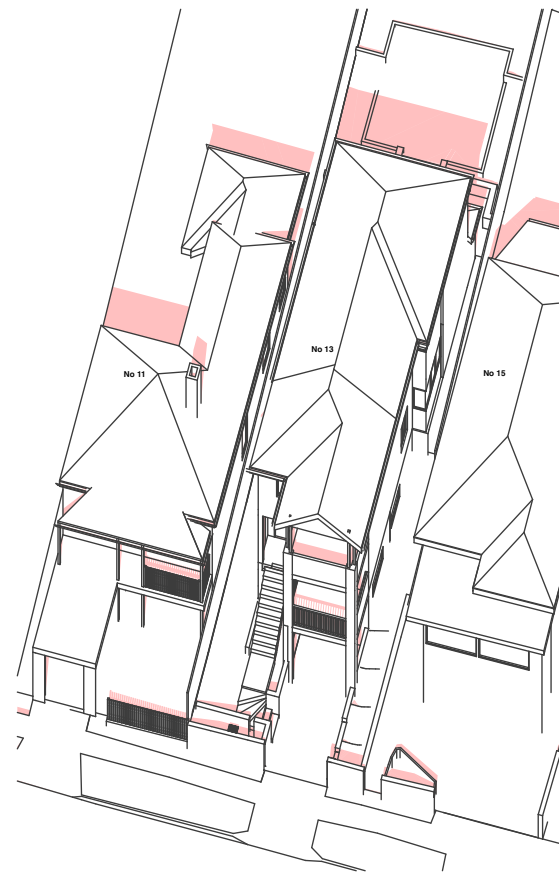


3pm Shadows Proposed

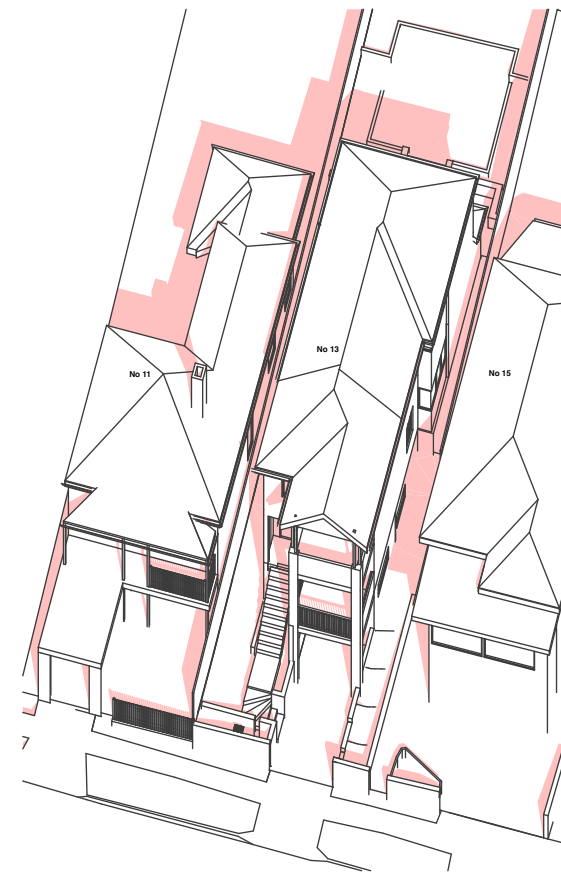




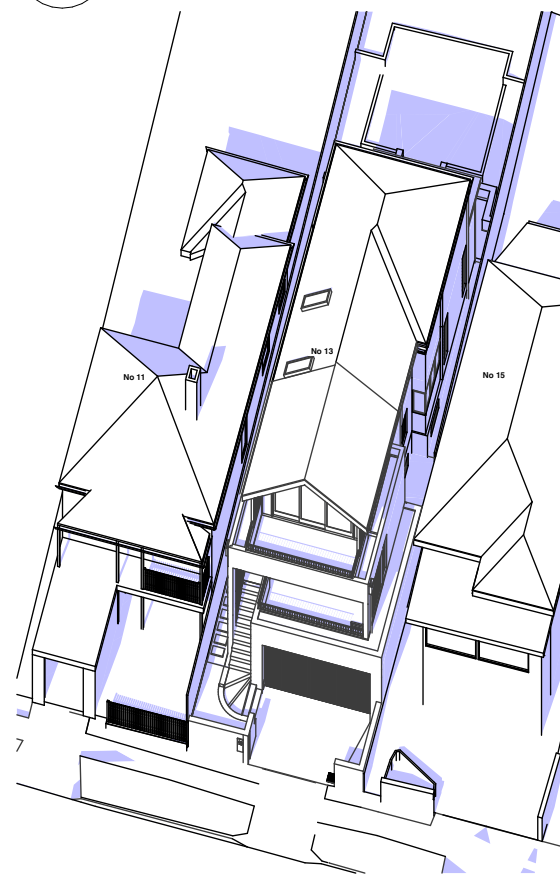
11am Shadows Existing No 11 Axo



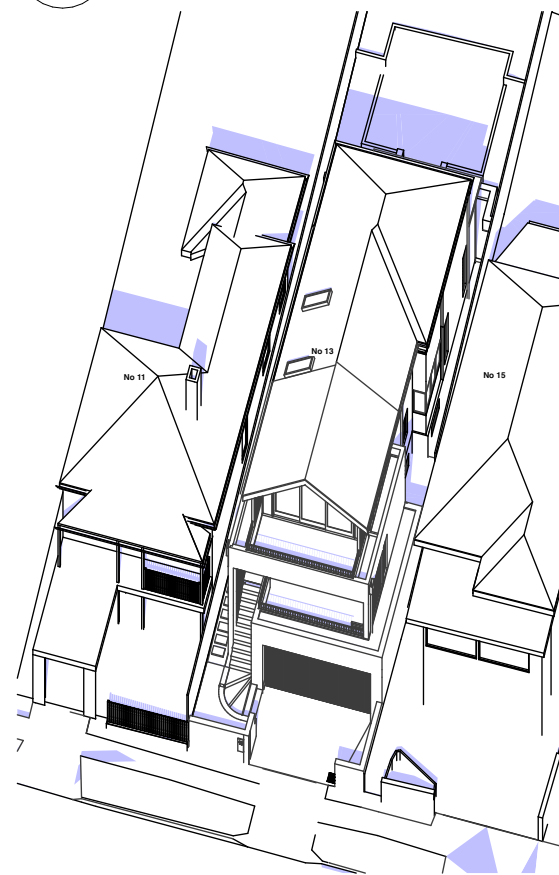
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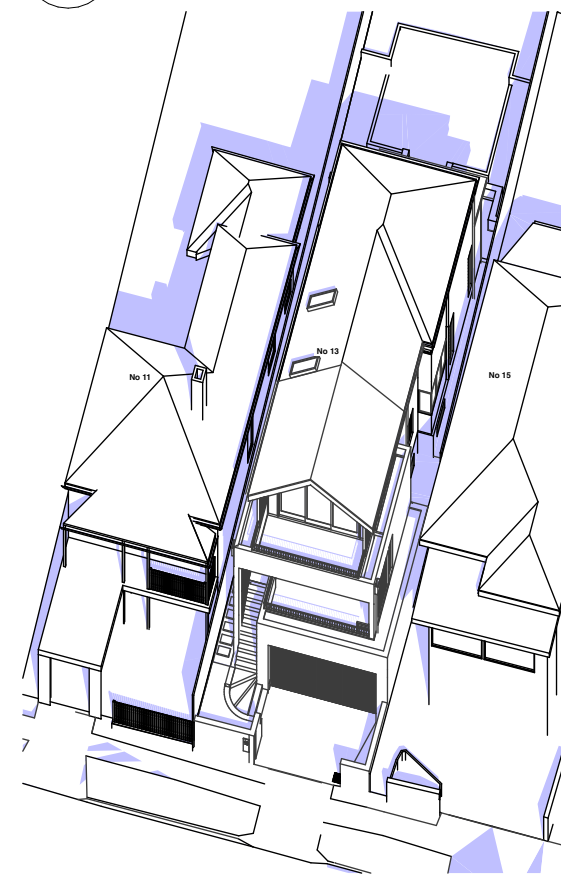
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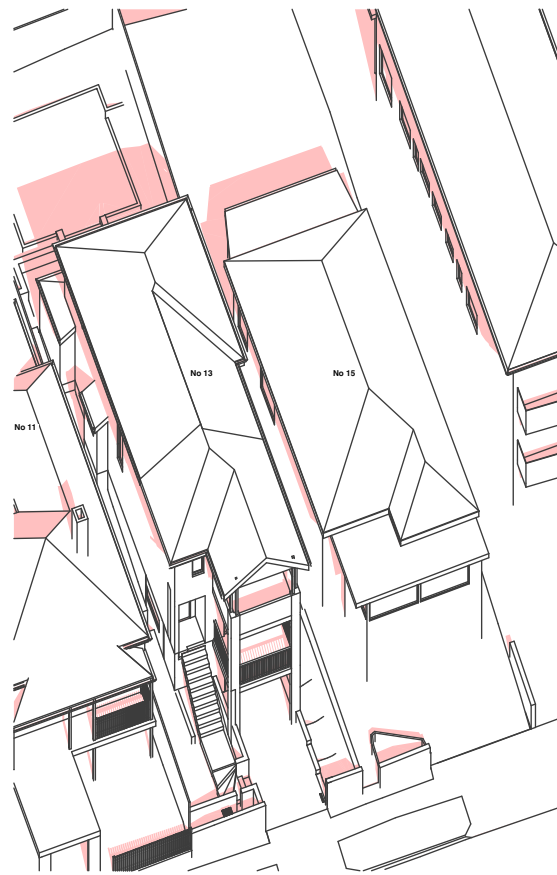
11am Shadows Proposed No 11 Axo



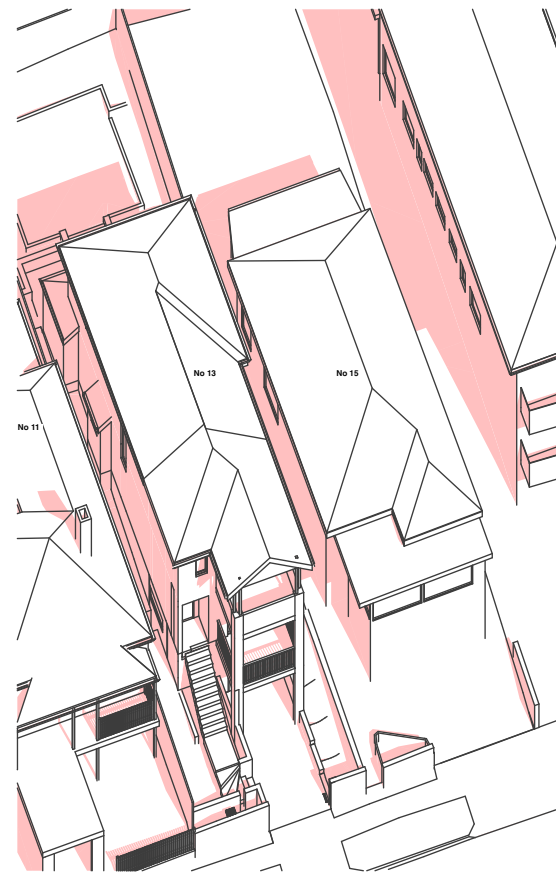
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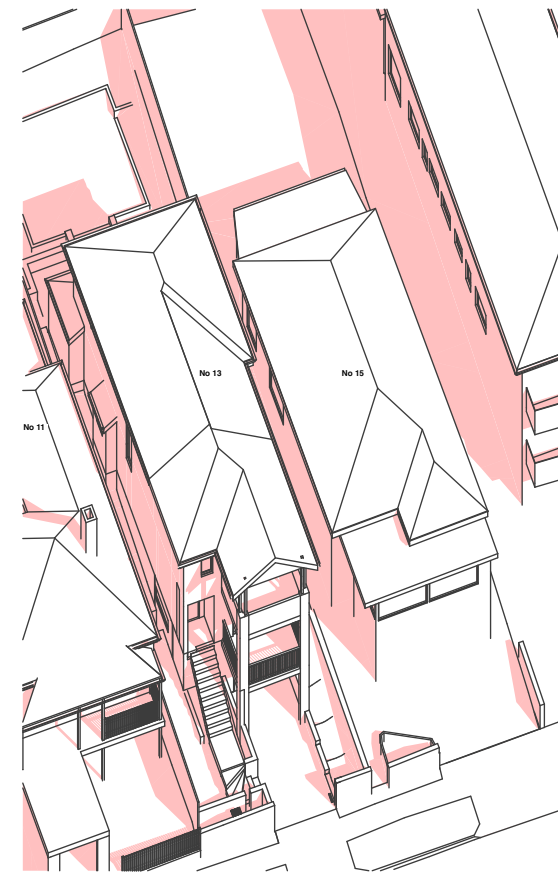
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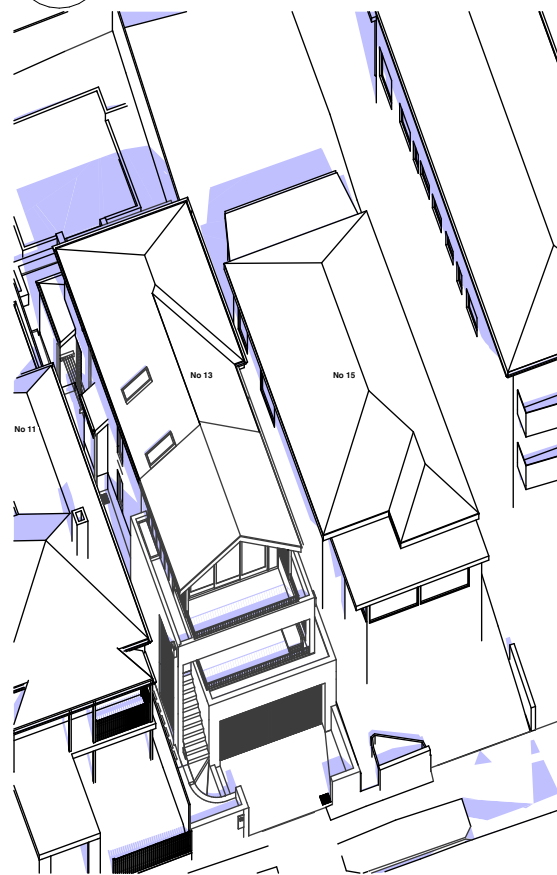
11am Shadows Existing No 15 Axo



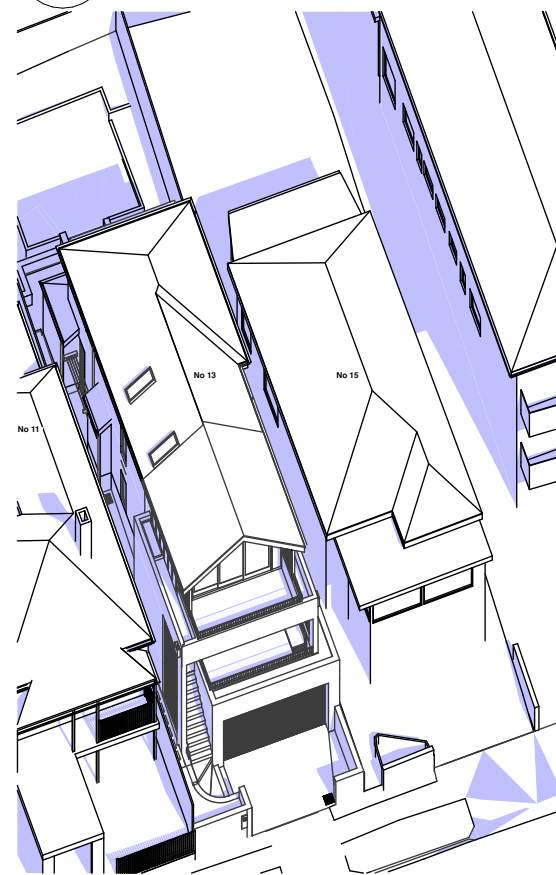
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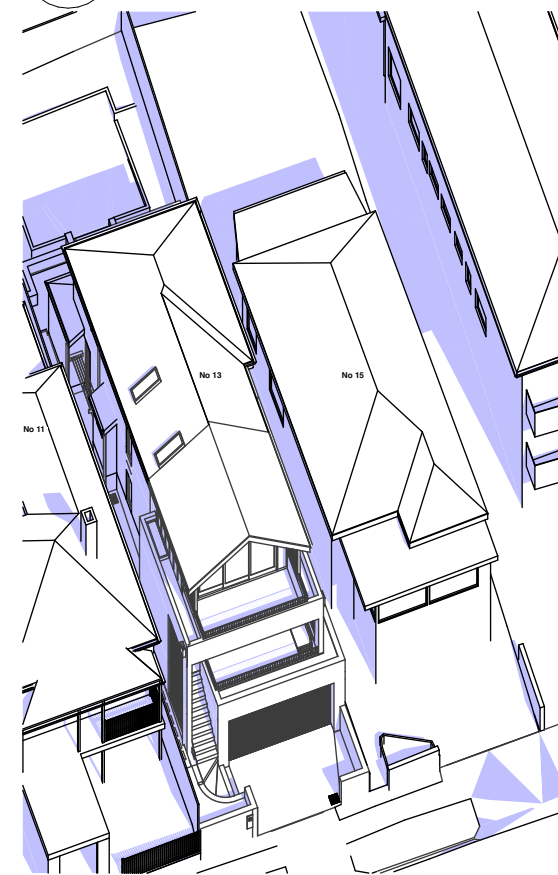
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11am Shadows Proposed No 15 Axo



12pm Shadows Proposed No 15 Axo



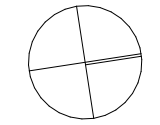
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**DEVELOPMENT APPLICATION
Waste Management Site Plan**

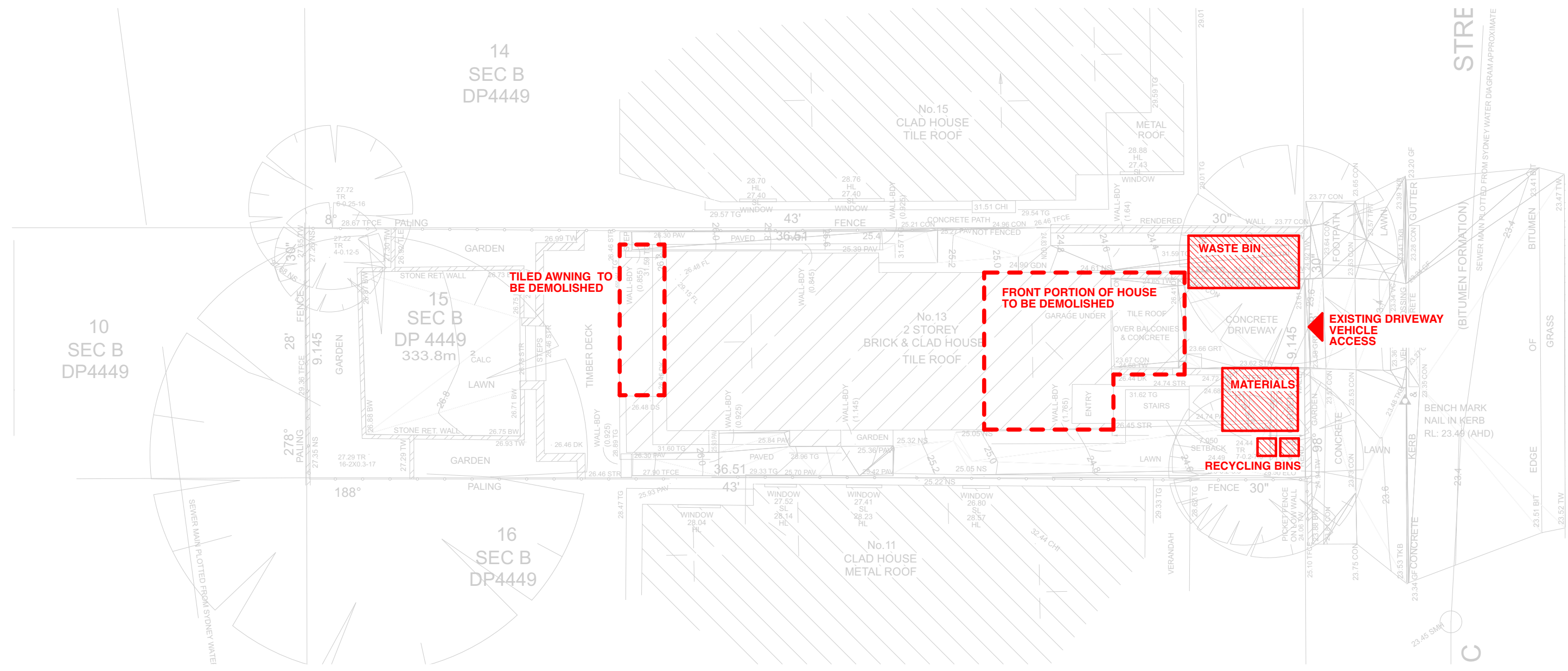
SHEET: **DA23**
 REVISION: **B**
 DATE: **16/12/2024**

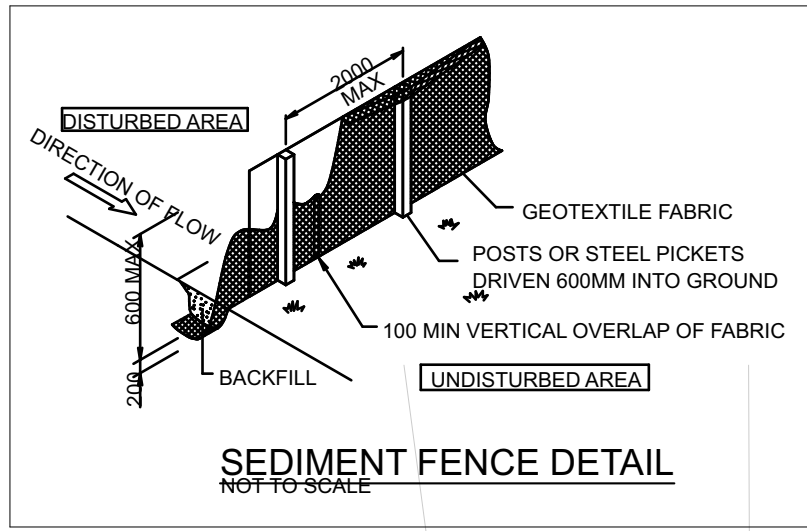
JOB NO: BBFA
 ADDRESS: 13 Baltic Street Fairlight NSW 2096
 CLIENT: Lachlan and Jenny Baker
 SCALE: 1:150 @ A3

B 12/12/2024 DA Issue



Ref: BBFA6.2-241216 DA Issue 13 Baltic St Fairlight.pln
 Print Date & Time: 16/12/2024 @ 8:41PM





SEDIMENT FENCE DETAIL
NOT TO SCALE

