








## List of Abbreviations

AFFL	Above Finished Floor Level	PB	Plasterboard
AG	Agricultural Pipe	PBL	Pebble Ballast
AP	Access panel	PBM	Plasterboard Moisture Resistant
AW	Awning Window	PBF	Plasterboard or Fibre Cement Fire Rated Lining to BCA
		PWC	Plywood Panel Wall Cladding
B	Blind	PD	Planter Drain
BFD	Bifolding Glazed Doors	PL	Planter
BW	Brickwork	P	Painted
BWF	Brick work face	PR	Polycarbonate Roof ing
BWS	Brick work soldier course	PV	Paving concrete
CL	Centre Line	R	Robe
CB	Concrete block reinforced if retaining wall	RH	Rangehood
CBF	Concrete Block facework	RWH	Rainwater Head
CJ	Control Joint	RWO	Rainwater Outlet
COS	Check On Site	RWT	Rainwater Tank
CPT	Carpet	RS	Rain Screen
CR	Cement Render	RTC	Roof Tile - Concrete
CS	Concrete Slab	RTT	Roof Tile - Terracotta
CT	Ceramic Tiling		
CW	Casement Window	ST	Stone
CWS	Cold Water Service	SD	Smoke Detector
		SDH	Sashless Double Hung Window
DP	Downpipe	SHR	Shower Head 2000 AFFL unless noted otherwis
DPC	Damp Proof Course	SK	Skirting
DPM	Damp Proof Membrane	SHS	Skylight
		SLD	Sliding door
EDB	Electrical Distribution Board	SLS	Sliding Louvre Screen
EGL	Existing Ground Level	SS	Steel Stainless
EJ	Expansion Joint	S	Steel
EX	Existing	SF	Steel frame
EXT	External	SP	Solar panel
		SSW	Sashless Sliding Window
FC	Fibrous Cement	STD	Strip drain
FCP	Fibrous Cement Panel	STP	Stormwater Pipe
FD	Floor Drain, cast into concrete	SW	Sandstone Wall
FFL	Finished Floor Level	SWP	Sewer Pipe
FGL	Finished Ground Level		
FG	Fixed Glazing	TBD	Timber Bi-folding Doors
FW	Floor Waste	TD	Timber Framed Doors
		TDB	Timber Decking Boards
G	Glass	TW	Timber Framed Windows
		TW	Timber wall cladding
HC	Hose cock	TPH	Toilet Paper Holder 500 AFFL
		TR	Towel Rail 850 AFFL unless noted otherwise
J	Joint		
		UC	Universal Steel Column
LS	Louvre Screen	U/S	Underside
LV	Louvre Vent	UG	Underground
		VB	Vapour Barrier
M	Masonry wall	VP	Vent Pipe
MA	Metal Awning		
MB	Metal Balustrade	WA	Window Awning
MR	Metal Roofing	WC	Water Closet
MS	Mild Steel	WM	Washing Machine
MW	Metal Walling	WPM	Water Proof Membrane
		WRC	Western Red Cedar
OP	Opaque Glazing	WS	Window Sliding
OS	Over/low Spitter	WOV	Wall Oven
OFC	Off Form Concrete		

## Basix commitments

## Wall & Floor Legend

	EXISTING		MASONRY		EXISTING TO BE DEMOLISHED
	TIMBER		BITUMINOUS		
	CONCRETE		GLASS		

## Development Application Issue

for

## Creation of a new deck for unit 1

at

1/153 Balgowlah Rd,  
Balgowlah NSW

for

Johannes and Suzanna  
Lensink

Revision Date.

09.12.2024

Project No.

2403

## Drawing list

DA	
DA00	Cover Page
DA01	Site Analysis
DA02	Proposed Site Plan
DA03	Ground Floor Proposed plan
DA04	Section
DA05	Street Elevation & Finishes
DA06	Landscape Plan
DA07	Area Calculation

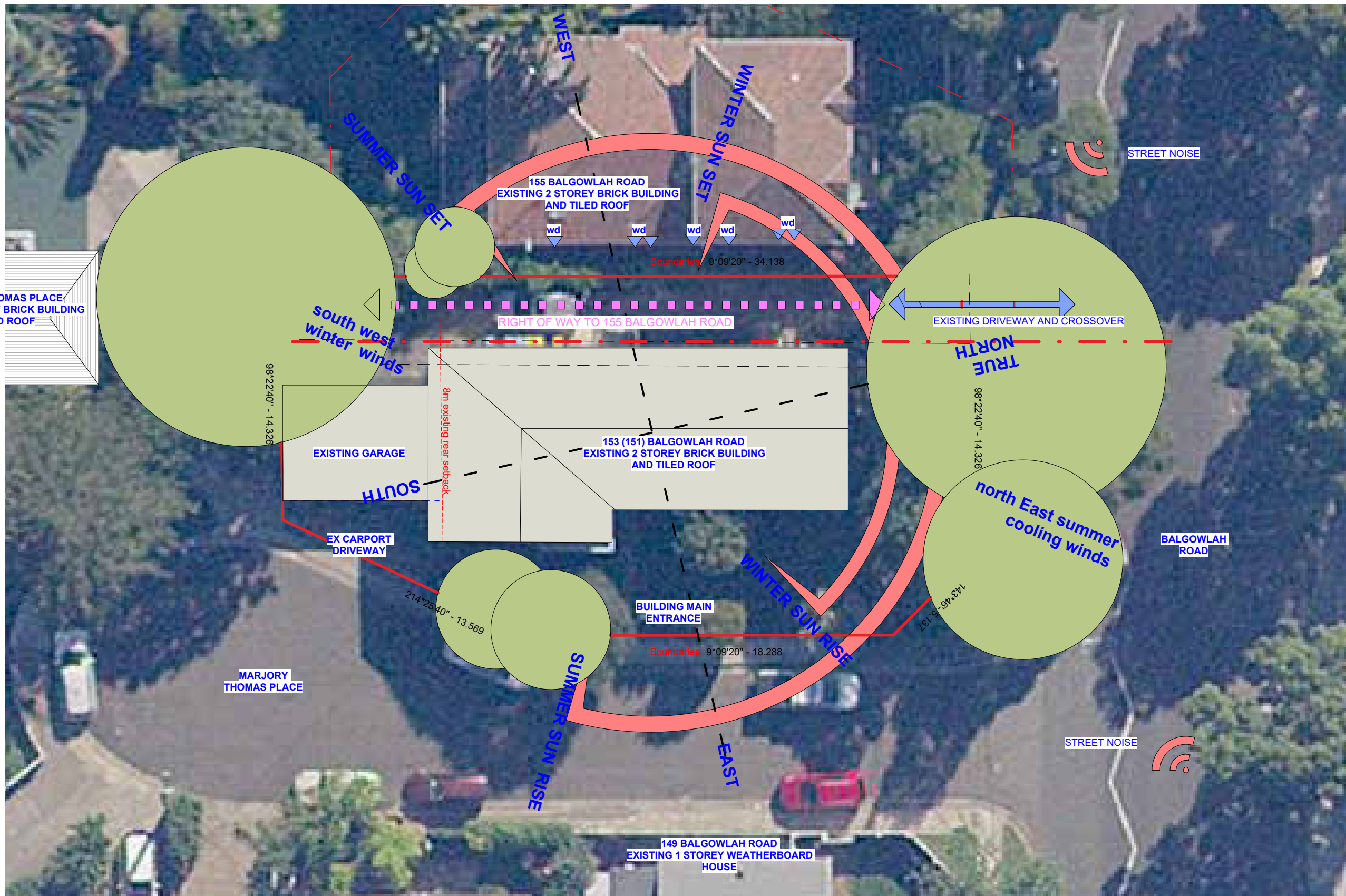
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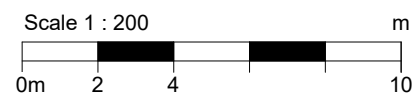
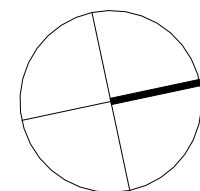
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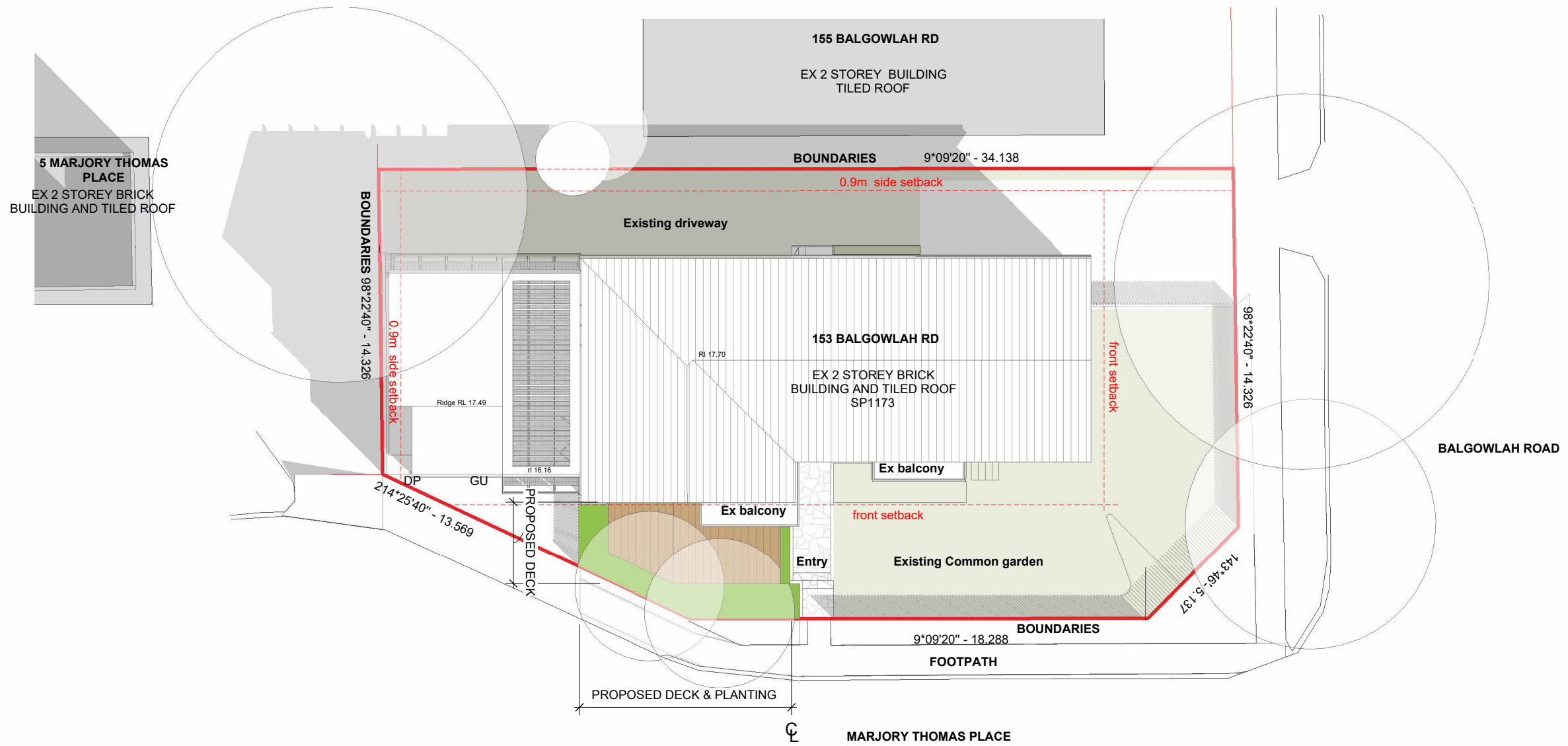
Project  
Johannes and Suzanna Lensink  
1/153 Balgowlah Rd, Balgowlah NSW  
Drawing Title  
**Site Analysis**

Scale at A3  
1 : 200

Project No.  
2403

Revision Date.  
18.10.2024

Rev No. **A**  
Drawing No. **DA01**



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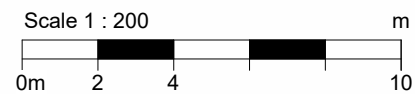
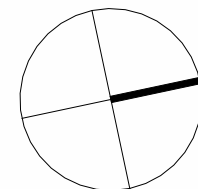
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Johannes and Suzanna Lensink  
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Drawing Title  
**Proposed Site Plan**

Scale at A3  
1 : 200

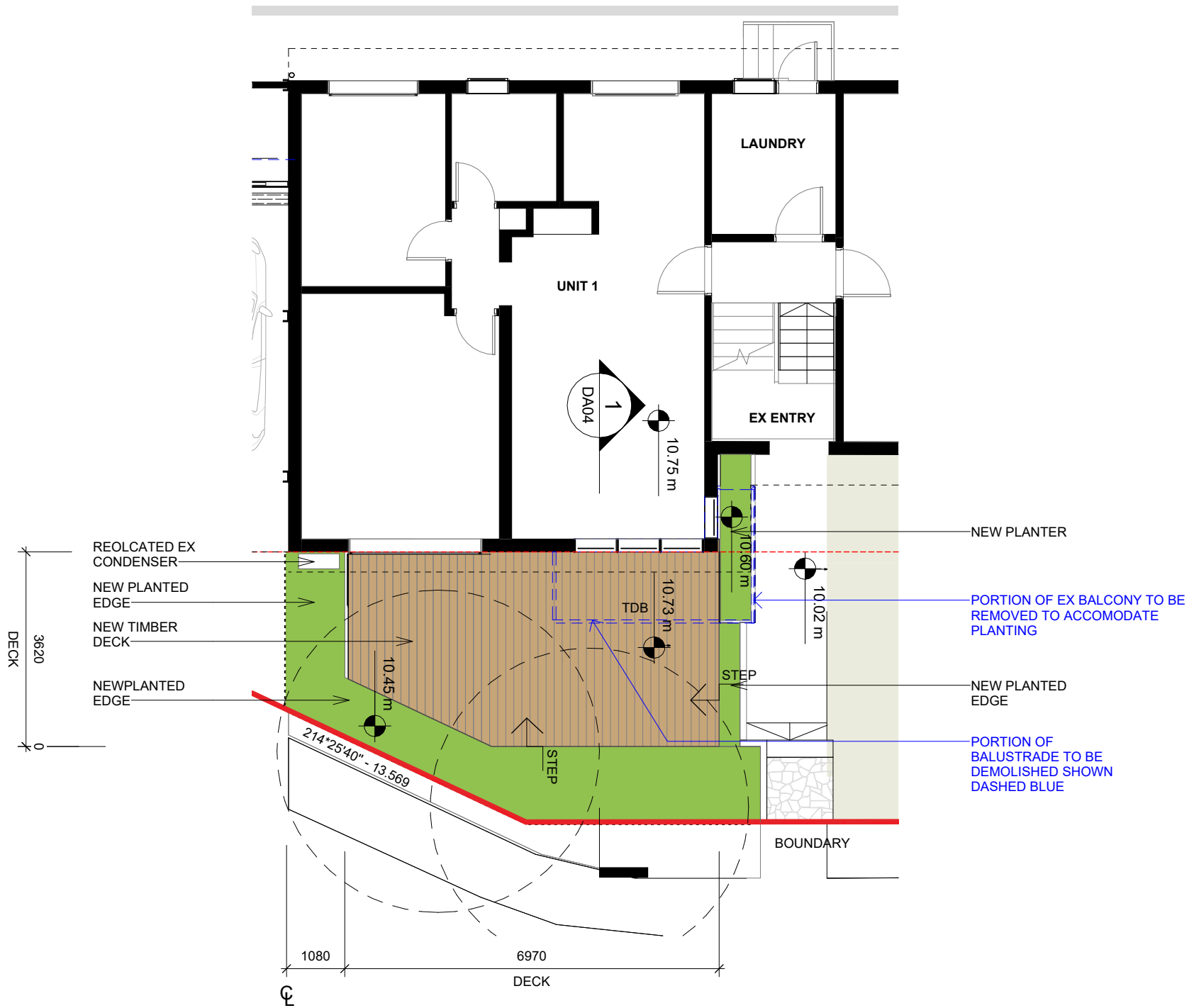
Project No.  
2403

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**A**

Drawing No.  
**DA02**



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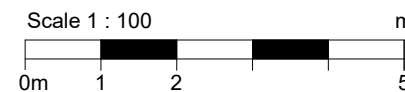
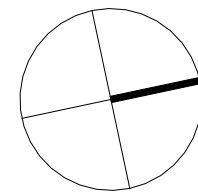
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Johannes and Suzanna Lensink  
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Drawing Title  
**Ground Floor Proposed plan**

Scale at A3  
1 : 100

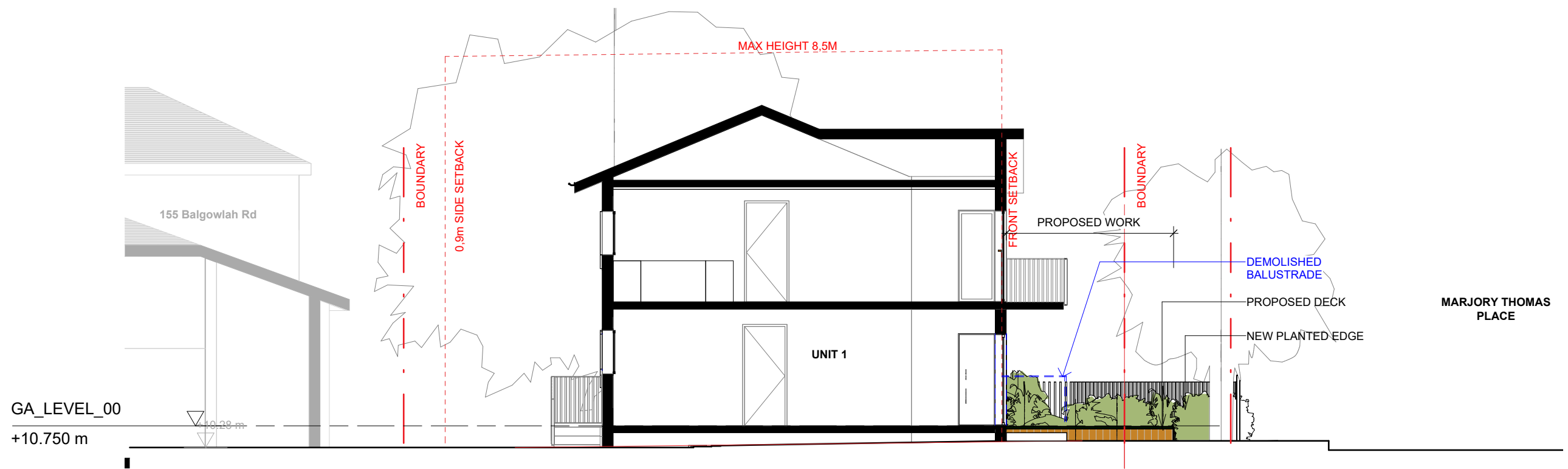
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**A**

Drawing No.  
**DA03**



**1 East West Section**  
1 : 100 REF:1/A2000

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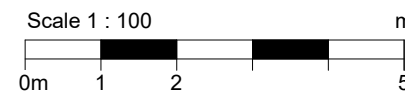
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Project  
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Drawing Title  
**Section**

Scale at A3  
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2403

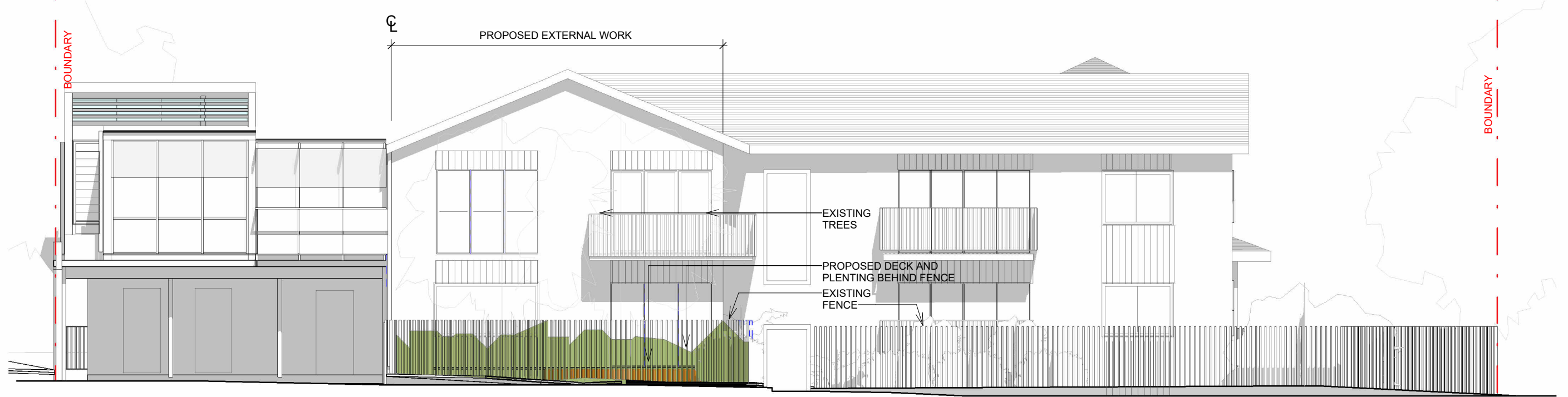
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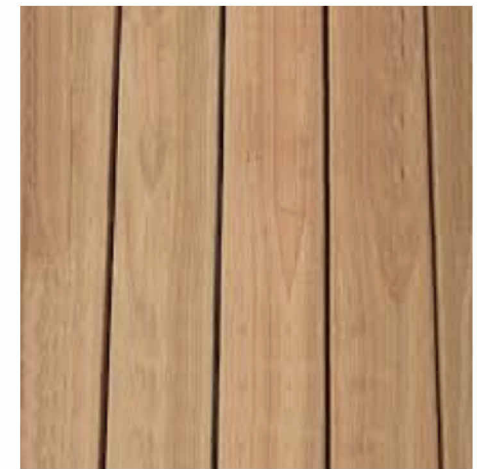
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**FINISHES**

**1 Proposed East Elevation - Marjory Thomas Place**  
1 : 100

**PROPOSED DESCKING**



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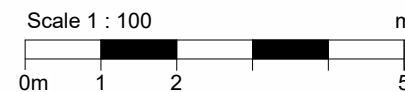
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Drawing Title  
**Street Elevation & Finishes**

Scale at A3  
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Project No.  
2403

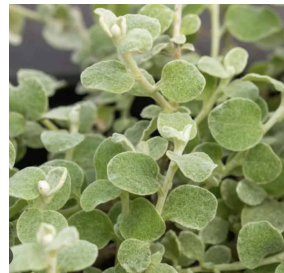
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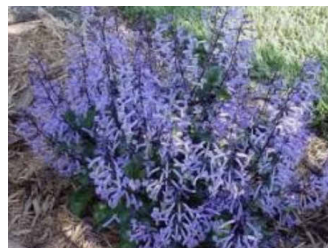
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Drawing No.  
**DA05**

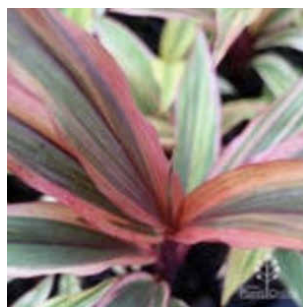
**1 Helichrysum**  
'limelight'



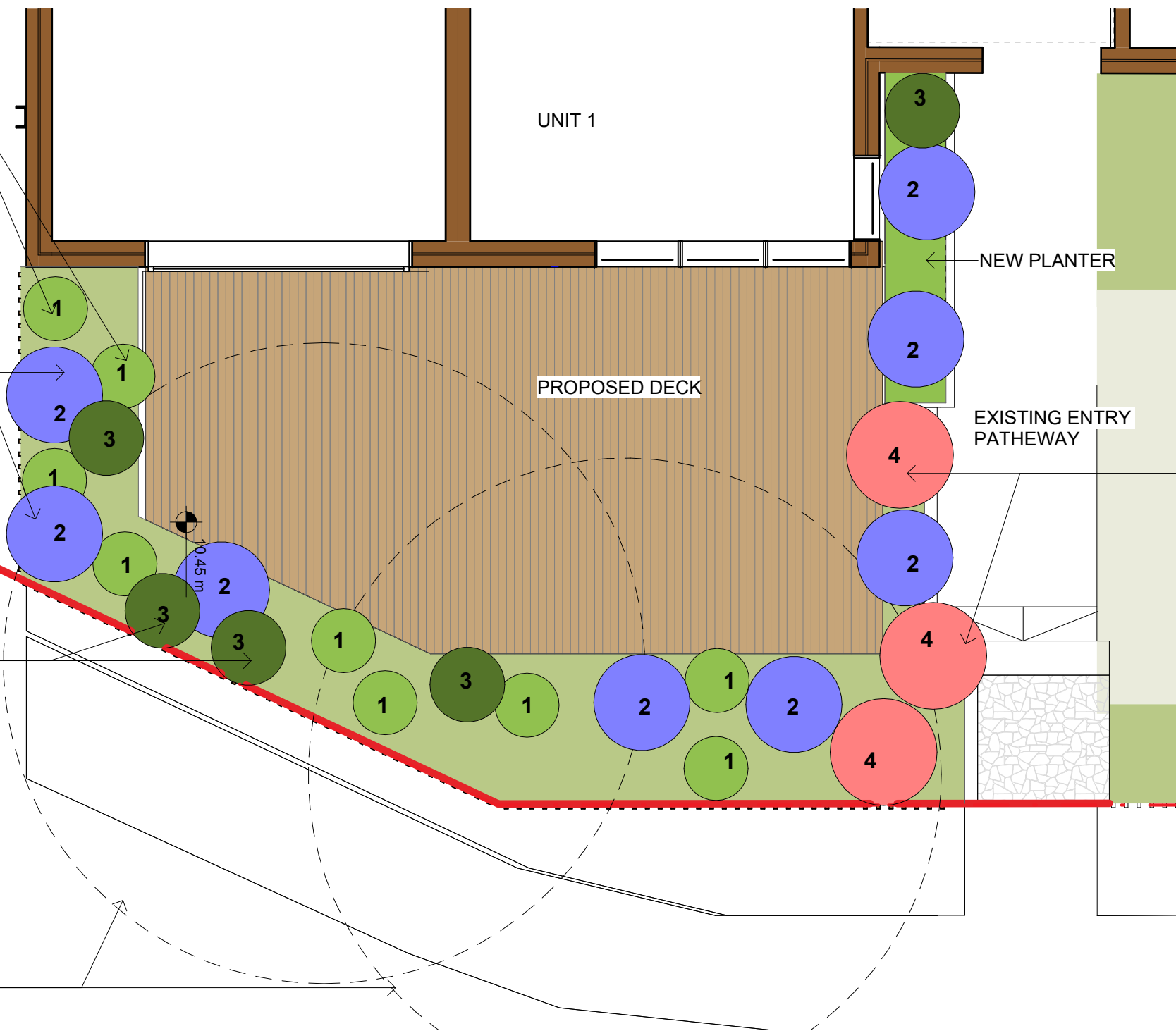
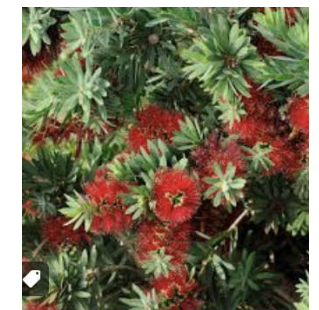
**2 Plectranthus**  
'Mona Lavender'



**3 Cordyline**  
'Early Morning Diamond'



**4 Callistemon**  
'Little John'



Existing Camelia Trees

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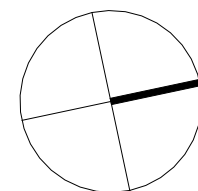
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Scale 1 : 50  
0m 500 1000 2500 mm

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Drawing Title  
**Landscape Plan**

Scale at A3  
1 : 50

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18.10.2024

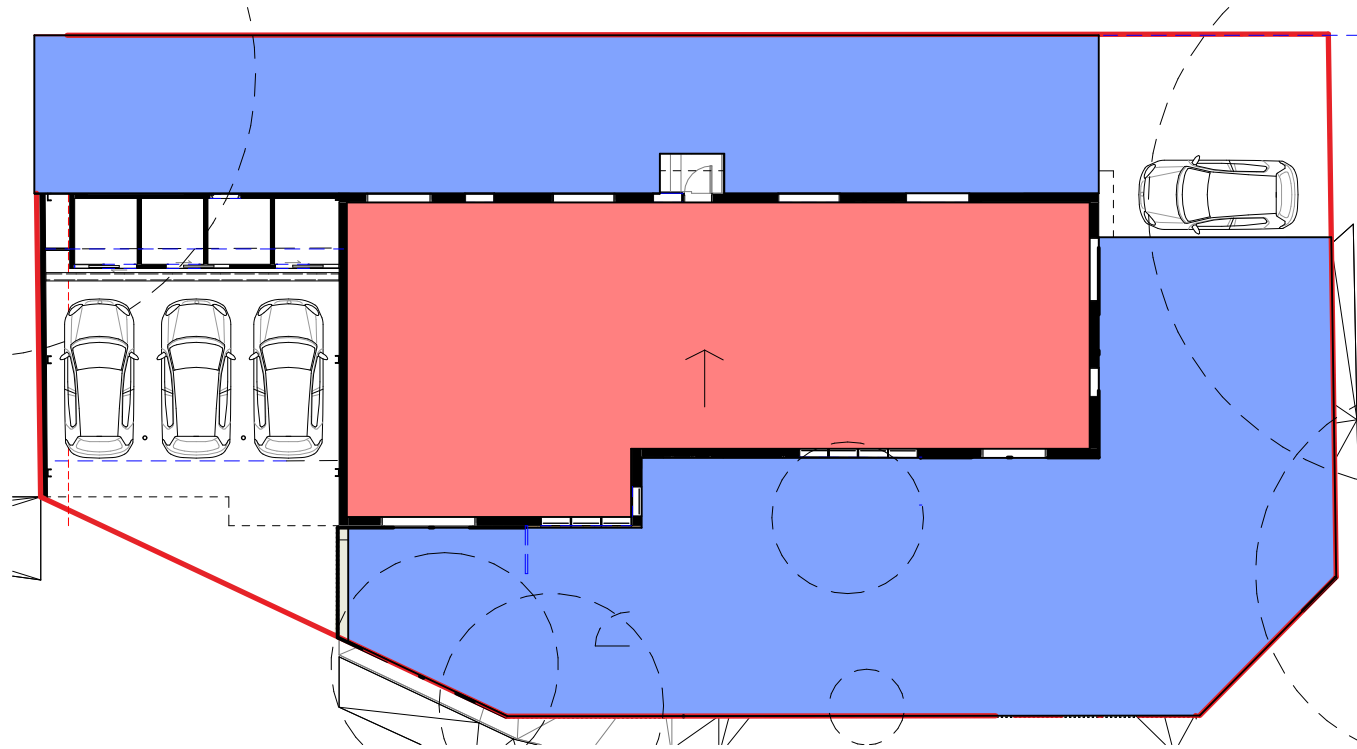
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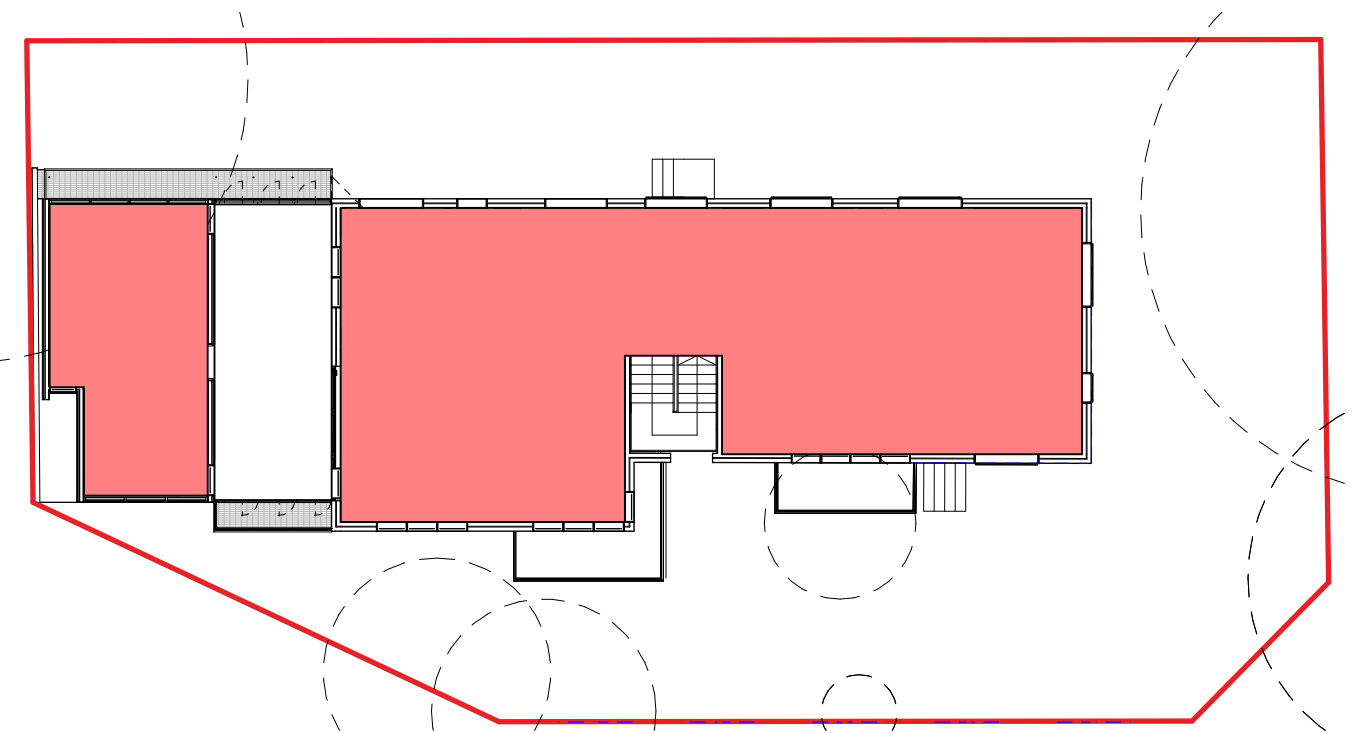
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Drawing No.  
**DA06**

# OPEN SPACE & FSR AREA

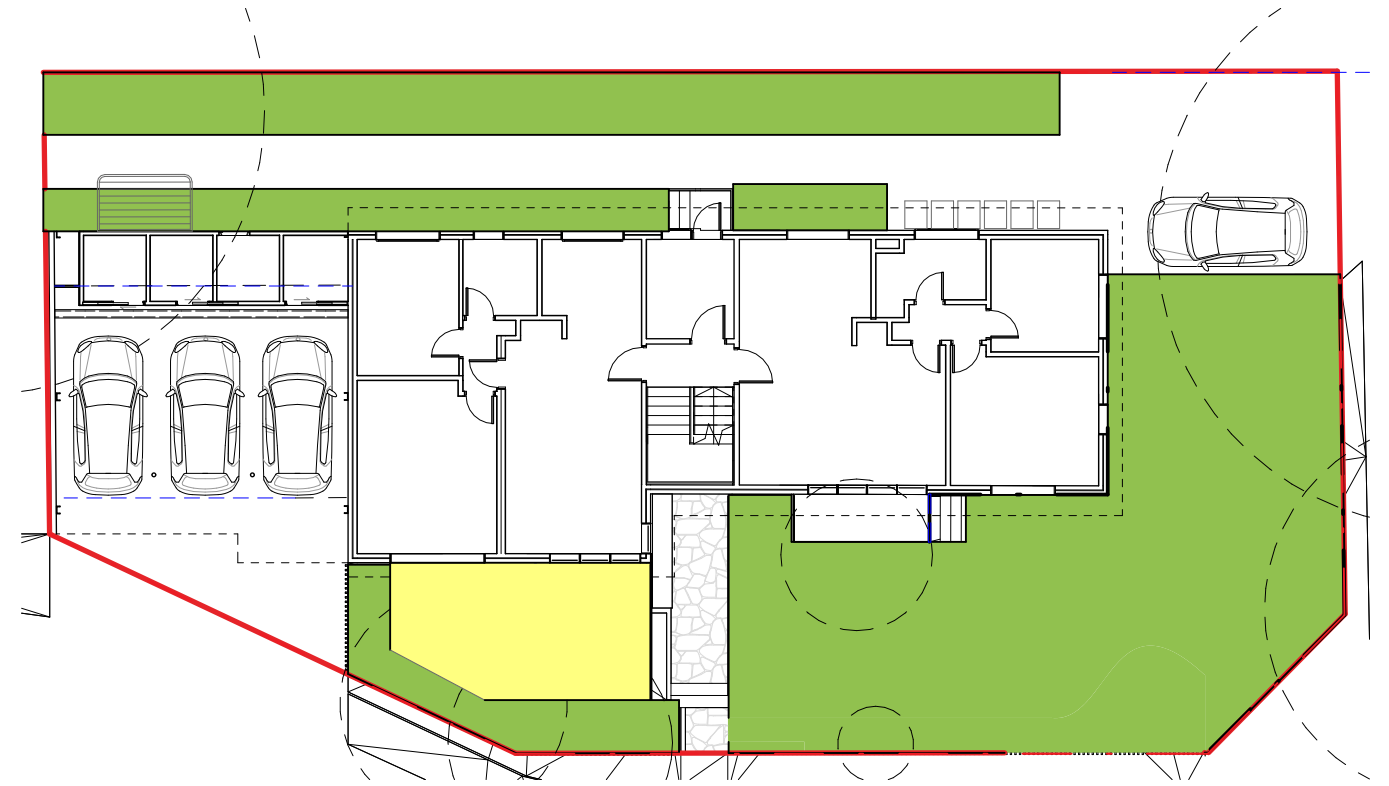


LEVEL 1



GROUND FLOOR

# LANDSCAPE AREA



SITE PLAN

**AREA LEGEND:**

site area: 571.8 sqm

<span style="color: red;">■</span>	MAX FSR 0.6:1 (343sqm)	Existing: 304,5 sqm <b>Proposed: 304,5 sqm</b>
<span style="color: blue;">■</span>	OPEN SPACE 55% of site area (314,5 sqm)	Existing: 304 sqm <b>Proposed: 304 sqm</b>
<span style="color: yellow;">■</span>	PRIVATE OPEN SPACE Min required 12 SQM	Existing: 5,8 sqm <b>Proposed: 23 sqm</b>
<span style="color: green;">■</span>	LANDSCAPE AREA Min required 35% of open space (110 sqm)	Existing: 238 sqm <b>Proposed: 215 sqm</b>

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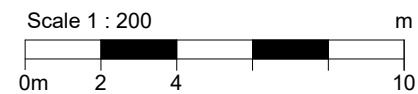
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Drawing Title  
**Area Calculation**

Scale at A3  
As indicated

Project No.  
2403

Rev No.

**A**

Revision Date.  
09.12.2024

Drawing No.  
**DA07**