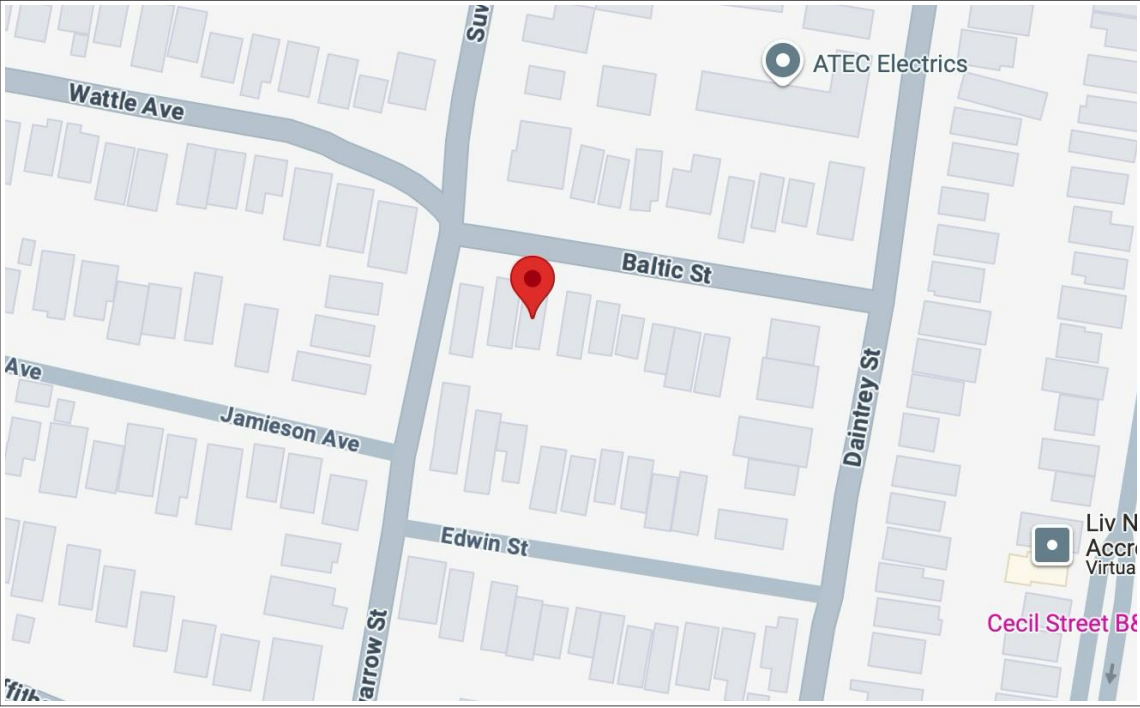


LOCATION PLAN



WALL TYPES

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

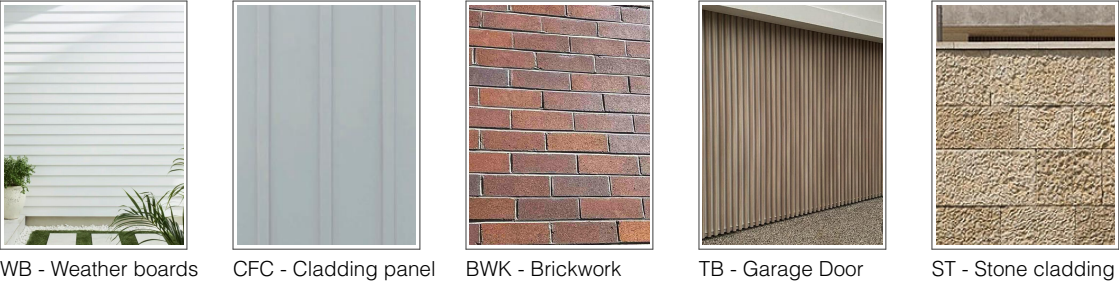
ABBREVIATIONS

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- louver	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	D
DA02	Basix Commitments	B
DA03	Northern Perspectives	D
DA04	Site Analysis	C
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	D
DA11	Proposed Level 2 & Demolition Plan	D
DA12	Proposed Level 3 & Demolition Plan	D
DA13	Proposed Site, Roof & Demolition Plan	D
DA14	North & South Elevations	D
DA15	East Elevation	B
DA16	West Elevation	D
DA17	Section A	C
DA18	Sections B	D
DA19	Area Calculations	D
DA20	Shadow Diagrams	D
DA21	Shadow Diagrams	D
DA22	Shadow Diagrams	D
DA23	Waste Management Site Plan	B
DA24	Erosion and Sediment Control Plan	B

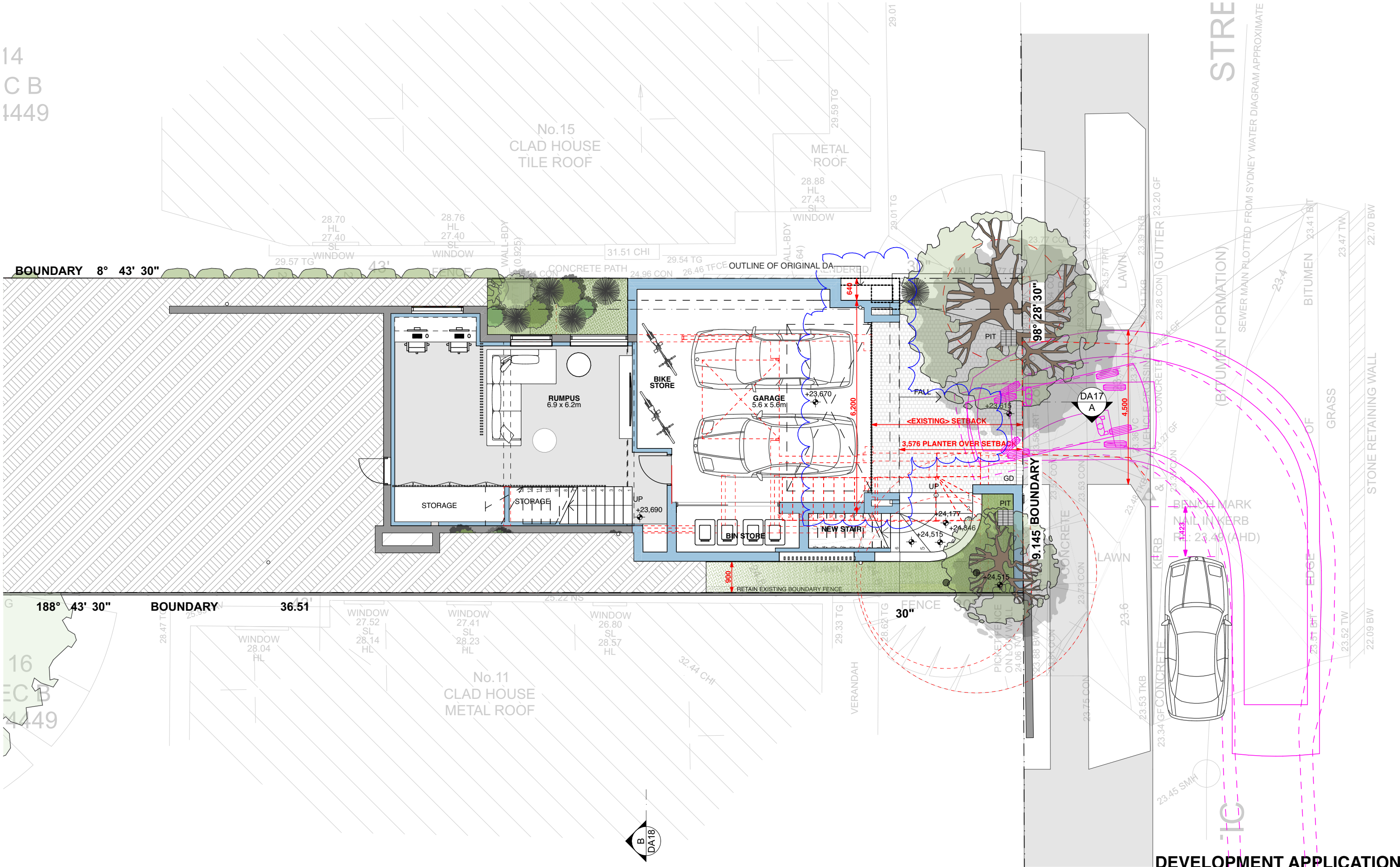
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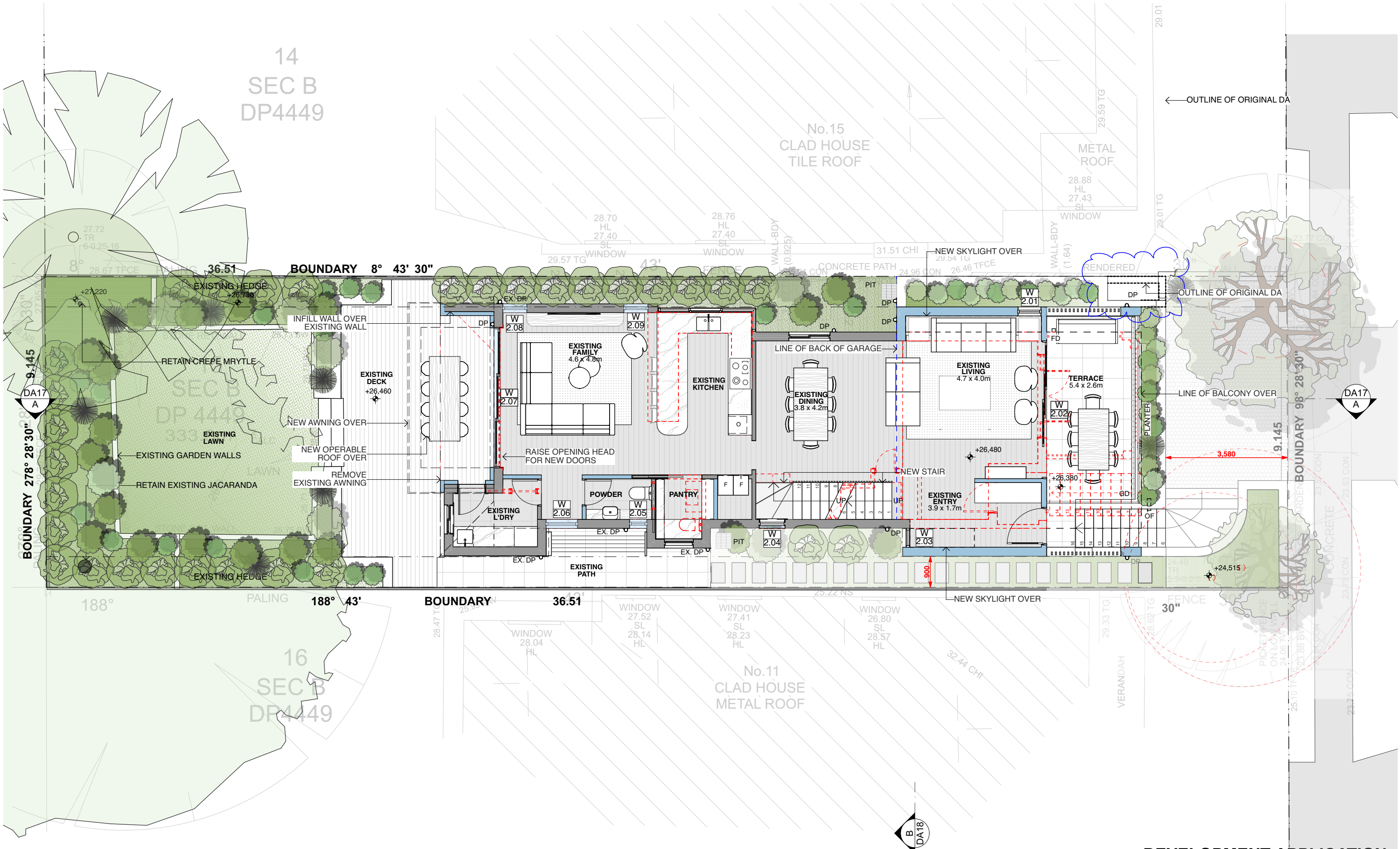


DEVELOPMENT APPLICATION
Cover Sheet



14
C B
1449





D	25/3/2025	Revised DA issue - Optio 2
C	24/3/2025	Revised DA issue
B	12/12/2024	DA Issue
A	20/11/2024	Preliminary Issue to Consultants

Ref: BBFA6.2-241325 Revised DA Issue 13 Baltic St Fairlight V2.pln

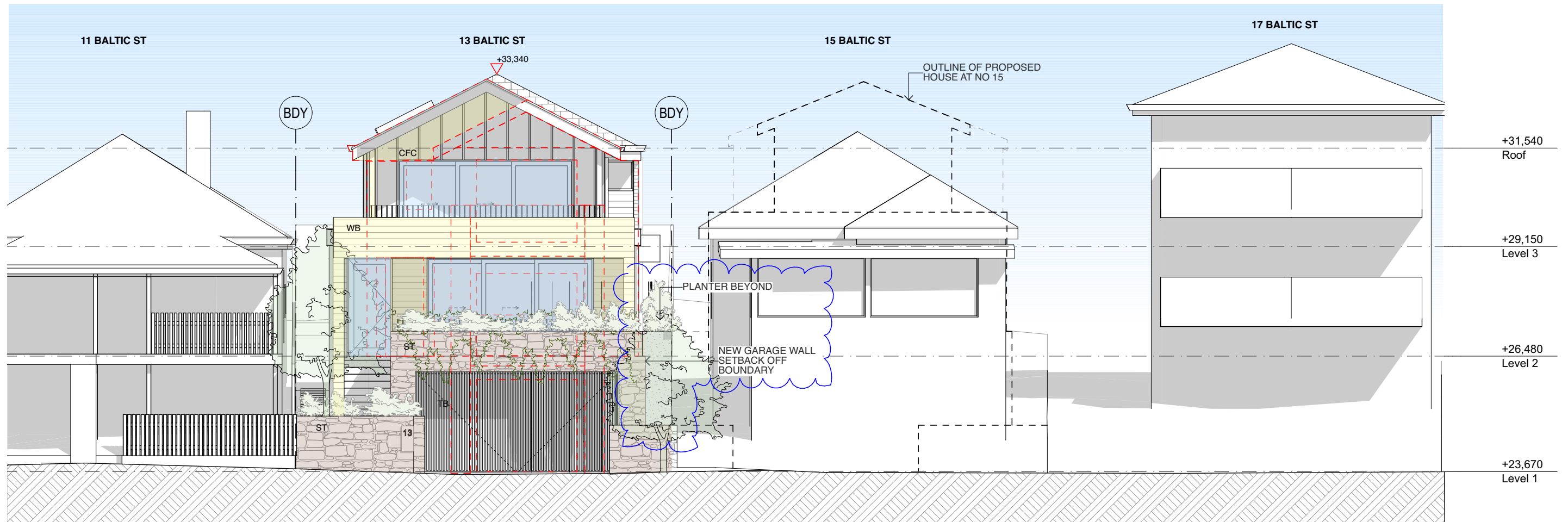
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CLIENT: Lachlan and Jenny Baker
SCALE: 1:100 @ A3

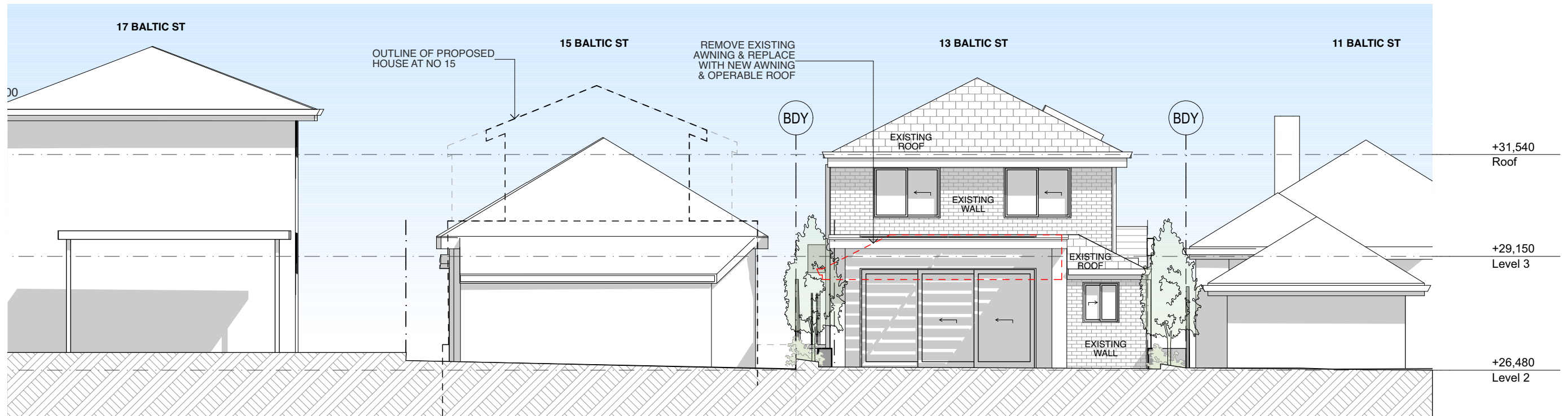
DEVELOPMENT APPLICATION
Proposed Level 2 & Demolition Plan
SHEET: **DA11**
REVISION: **D**
DATE: **14/4/2025**





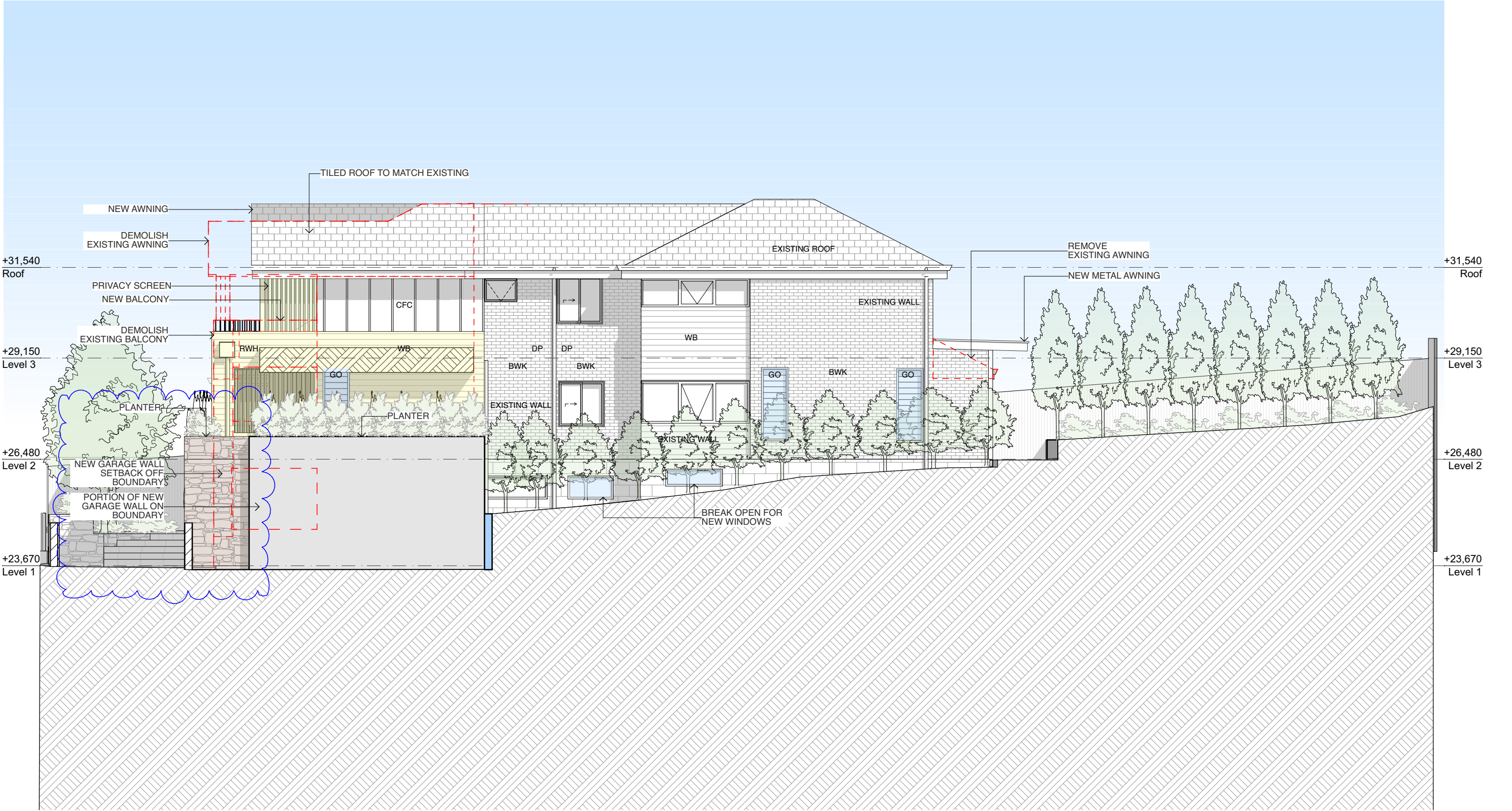


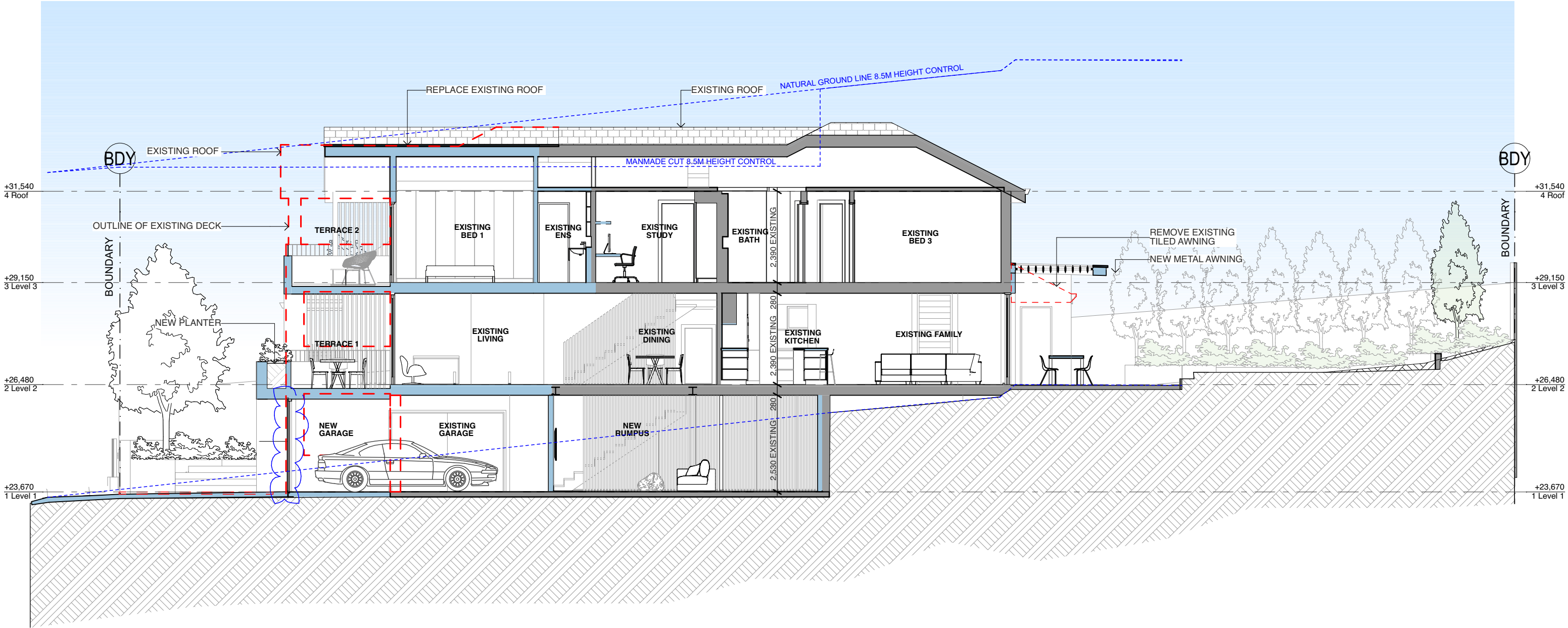
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North Elevation
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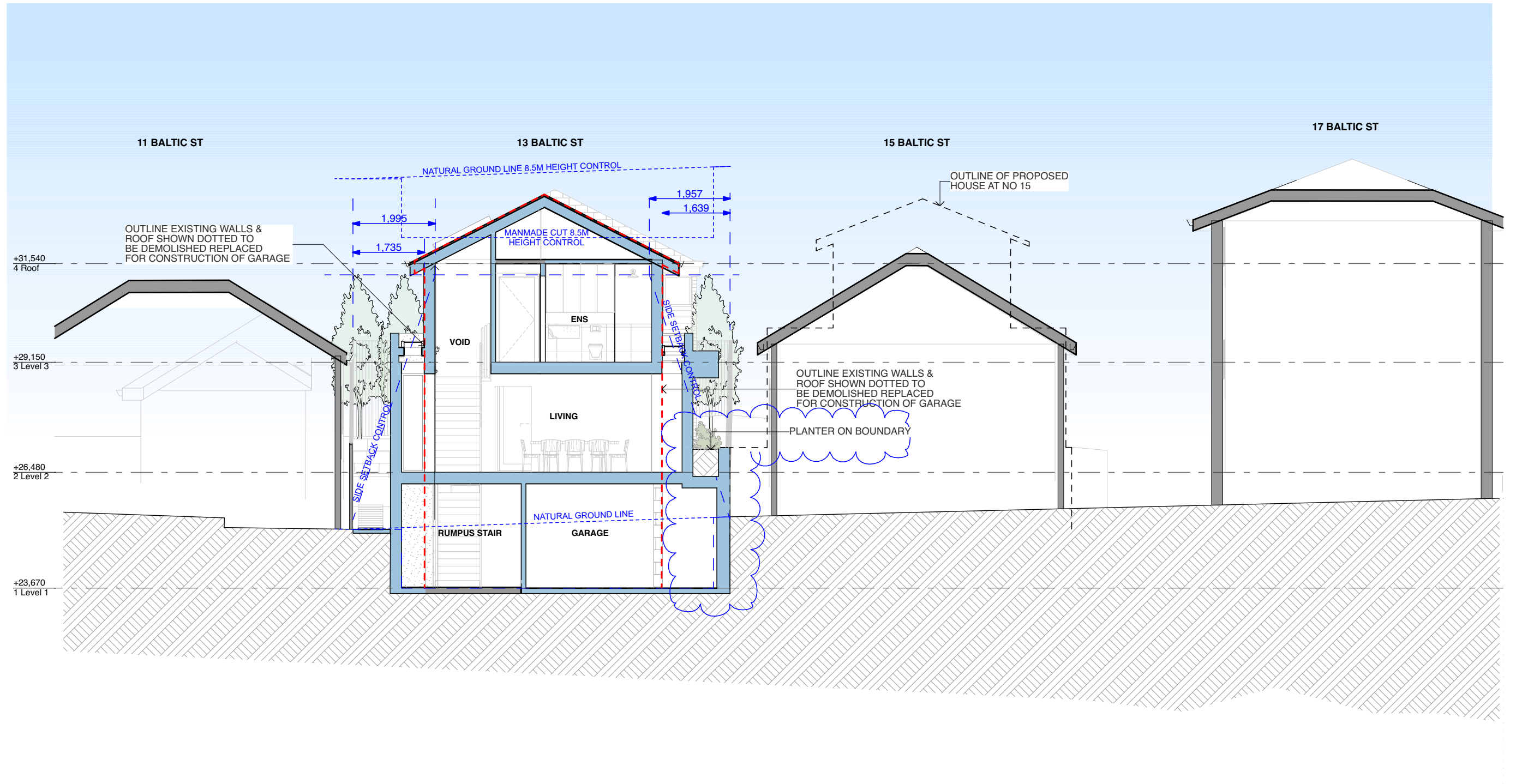


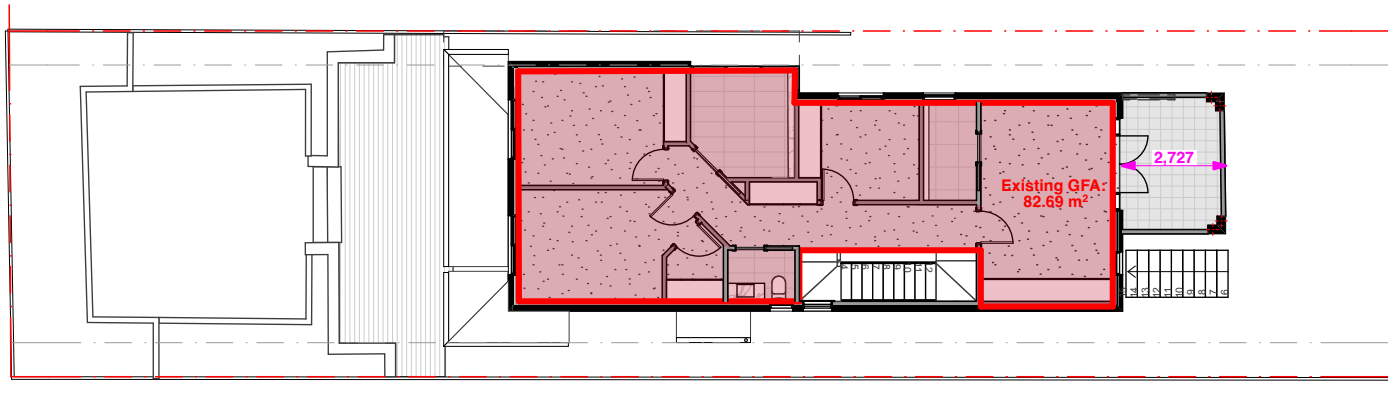
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South Elevation
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JOB NO: BBFA
ADDRESS: 13 Baltic Street Fairlight NSW 2096
CLIENT: Lachlan and Jenny Baker
SCALE: 1:100 @ A3





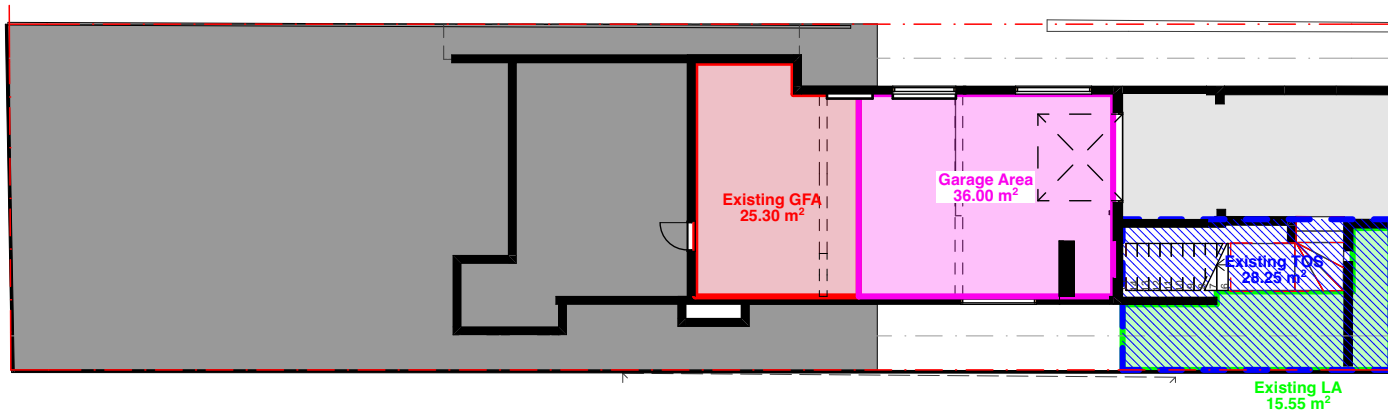




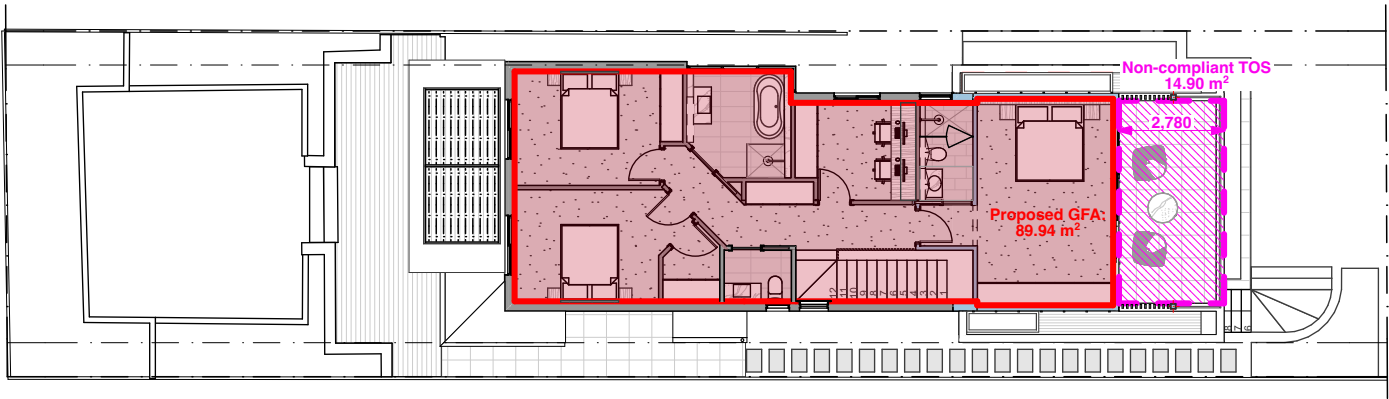
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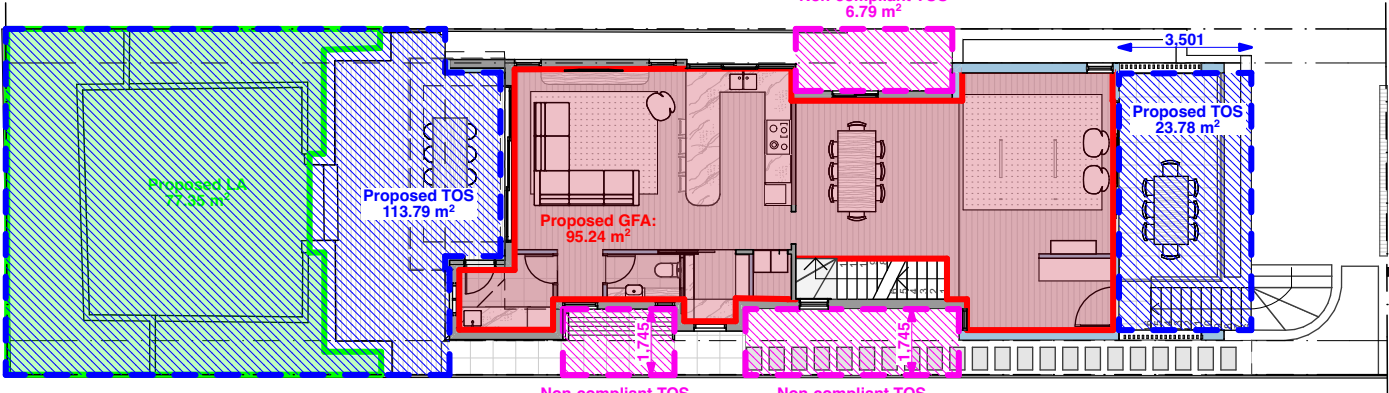
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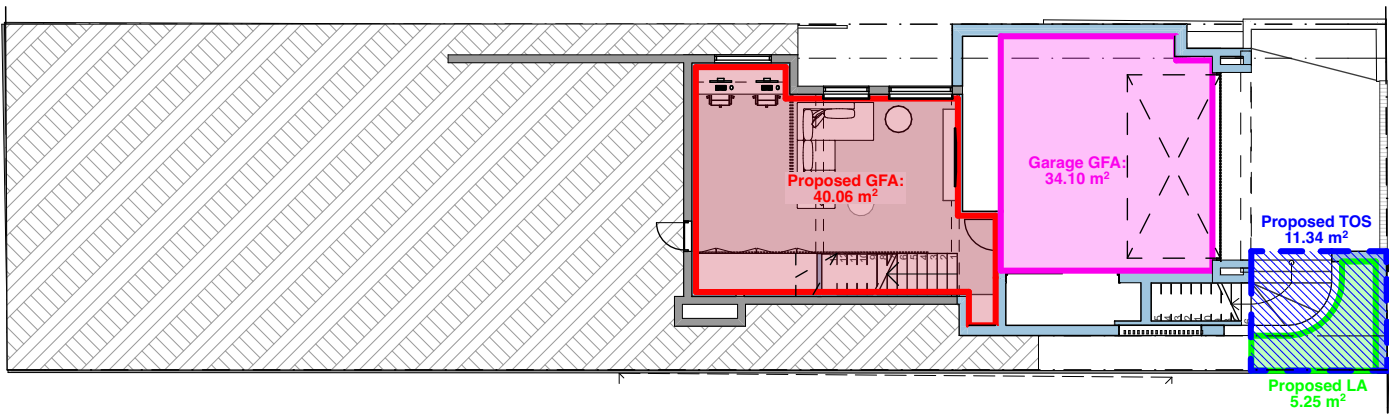
Existing GFA Level 1
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Proposed GFA Level 3
1:200



Proposed GFA Level 2
1:200



Proposed GFA Level 1
1:200

EXISTING FSR CALCULATIONS	
EXISTING GFA LEVEL 1	25.30
EXISTING GFA LEVEL 2	90.21
EXISTING GFA LEVEL 3	82.69
TOTAL GFA	198.20
TOTAL SITE AREA: 524.3	
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

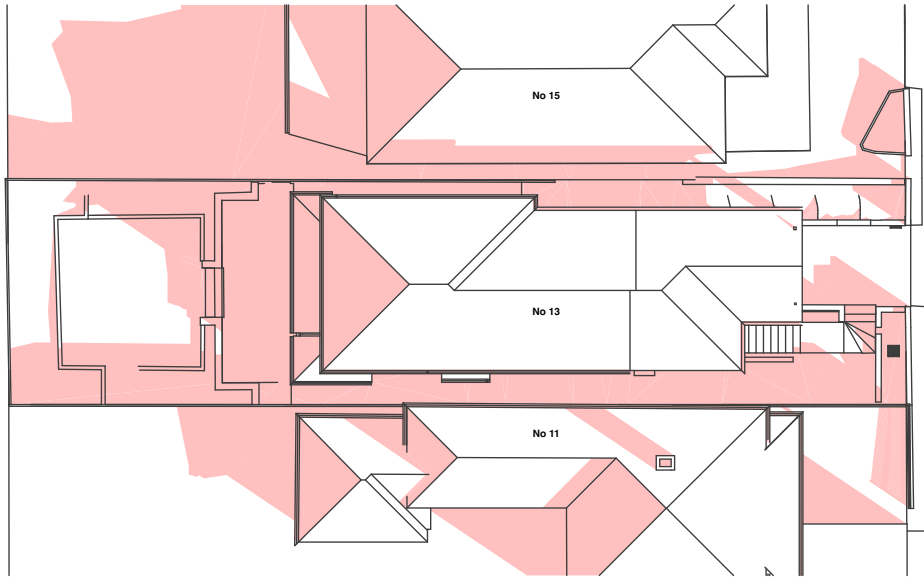
REQUIRED MIN LA %:	35% proposed TOS
PROPOSED LA %:	55.4%

DEVELOPMENT APPLICATION
Area Calculations

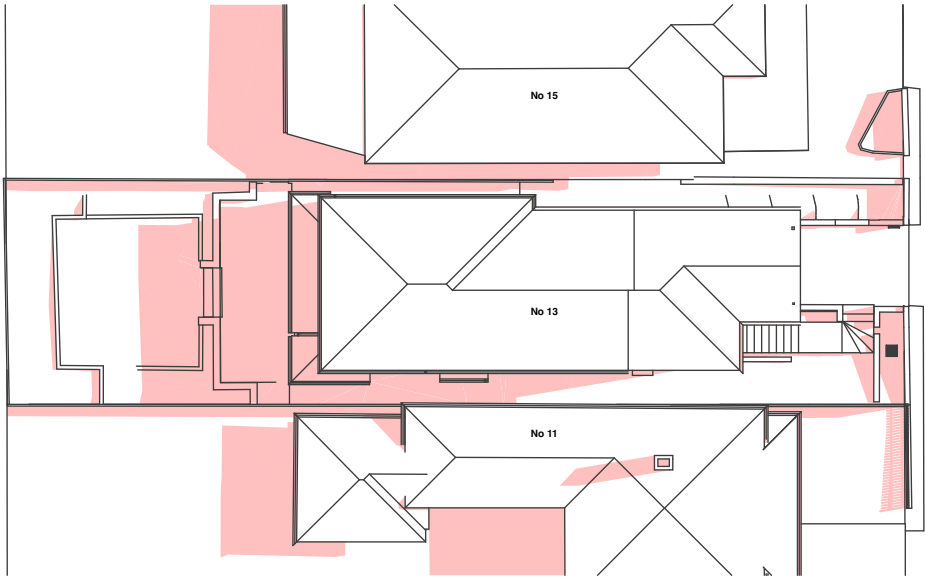
SHEET:	DA19
REVISION:	D
DATE:	14/4/2025

D	25/3/2025	Revised DA issue - Optio 2
C	24/3/2025	Revised DA issue
B	12/12/2024	DA Issue
A	20/11/2024	Preliminary Issue to Consultants

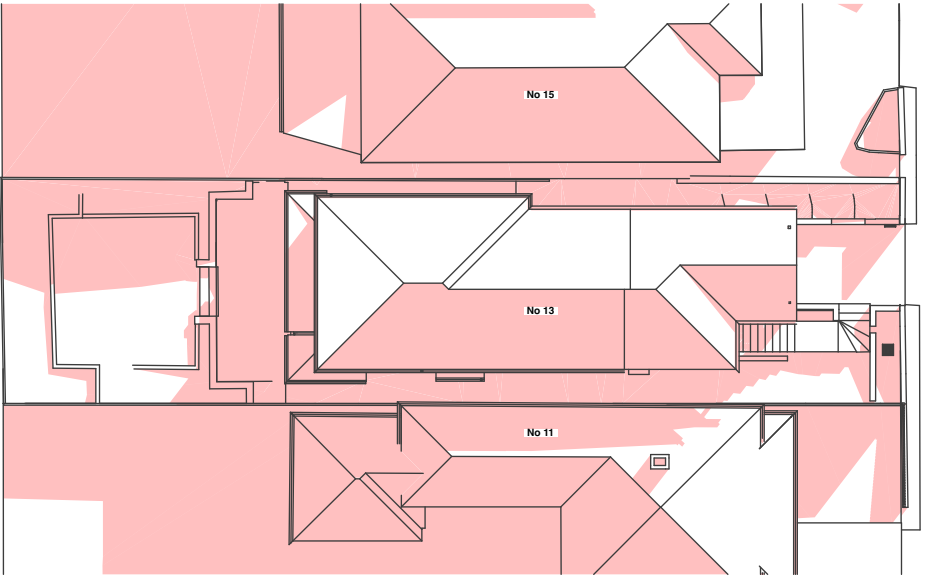
JOB NO:	BBFA
ADDRESS:	13 Baltic Street Fairlight NSW 2096
CLIENT:	Lachlan and Jenny Baker
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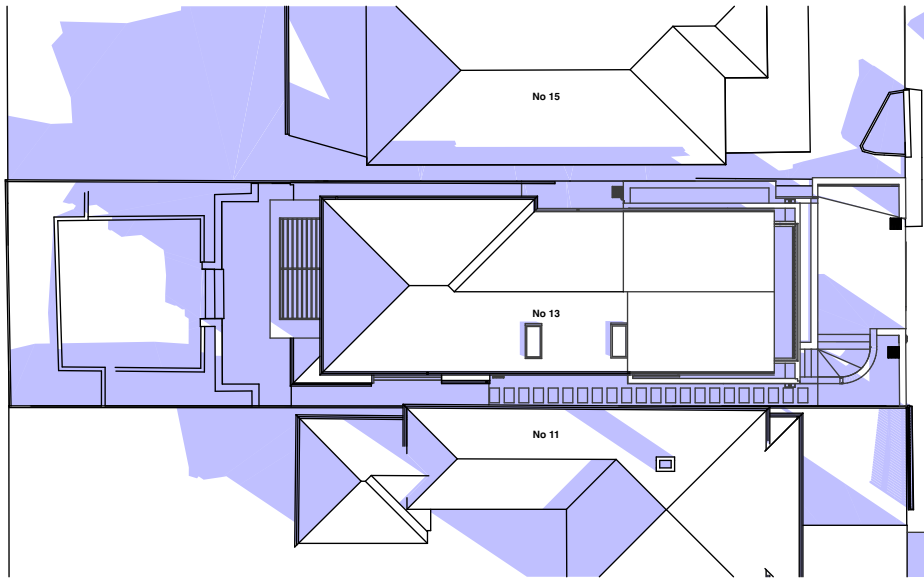
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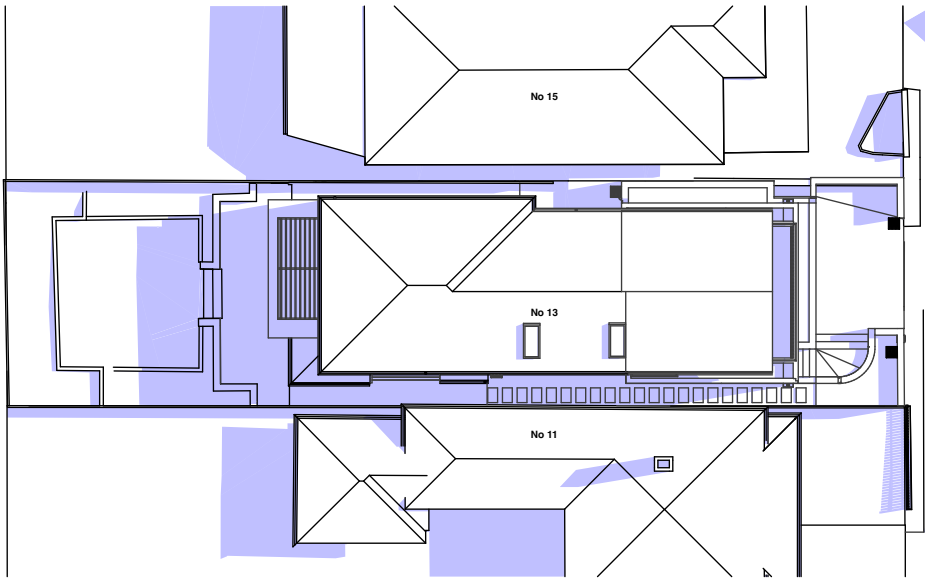
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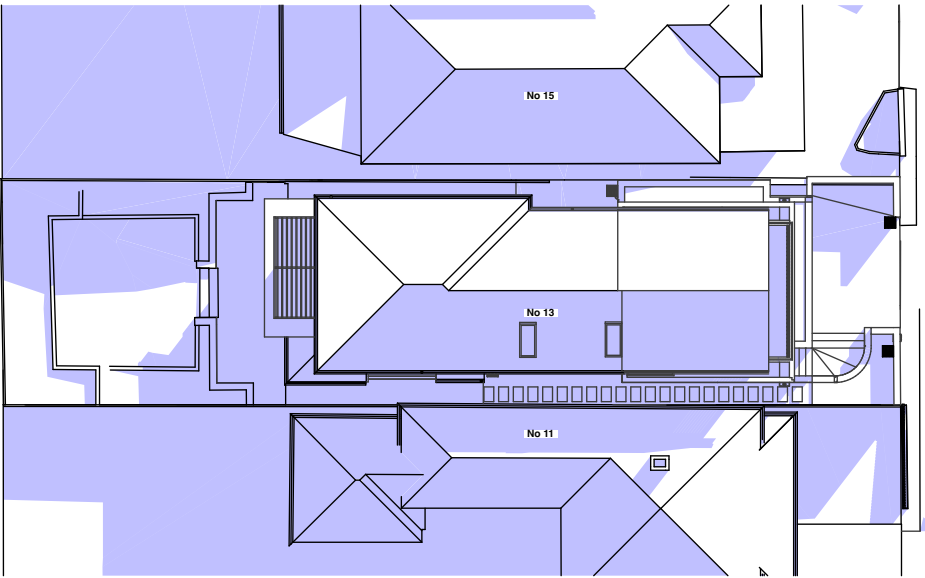
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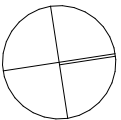
9am Shadows Proposed

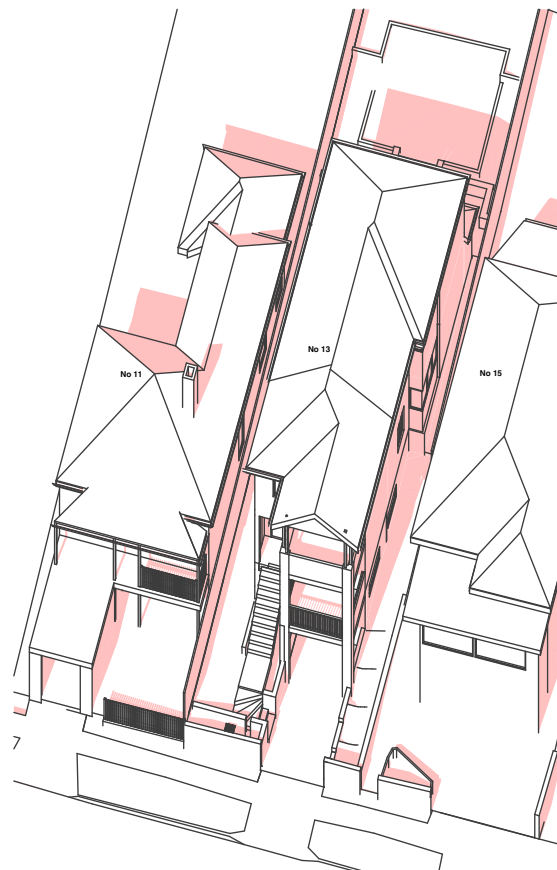


12pm Shadows Proposed

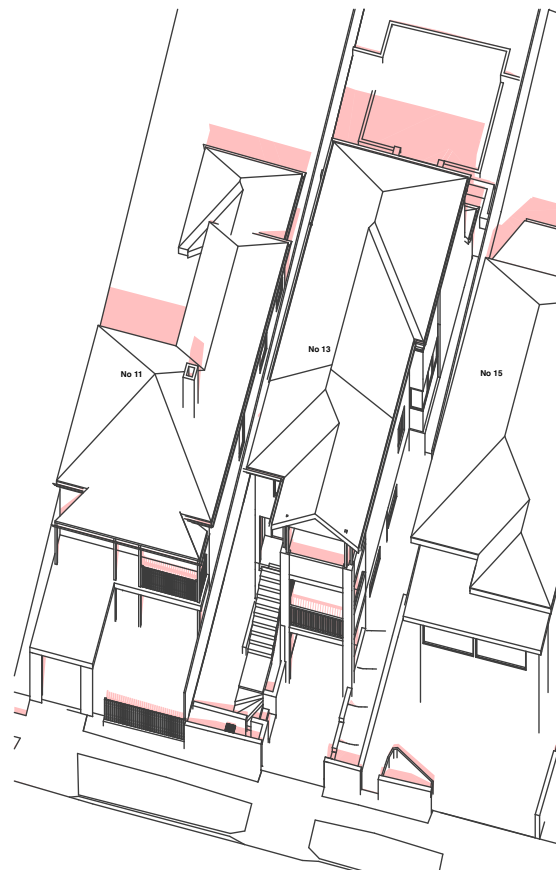


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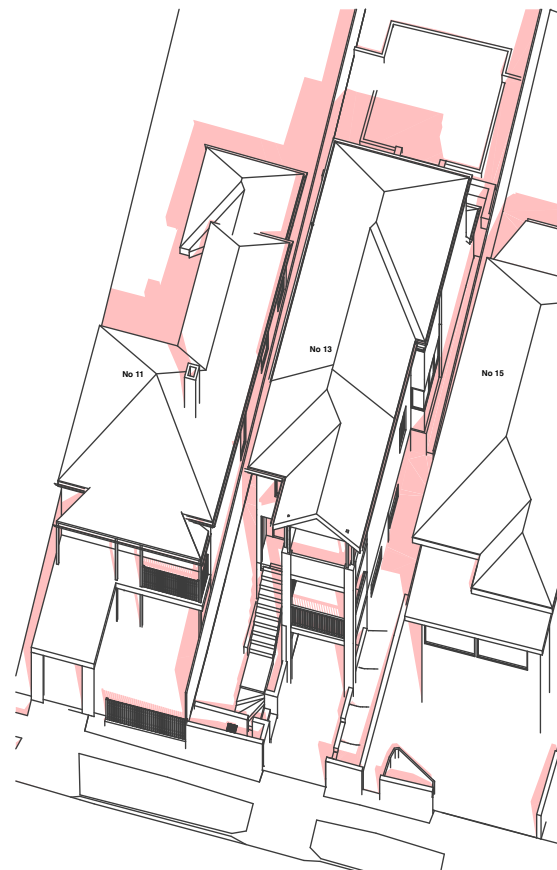




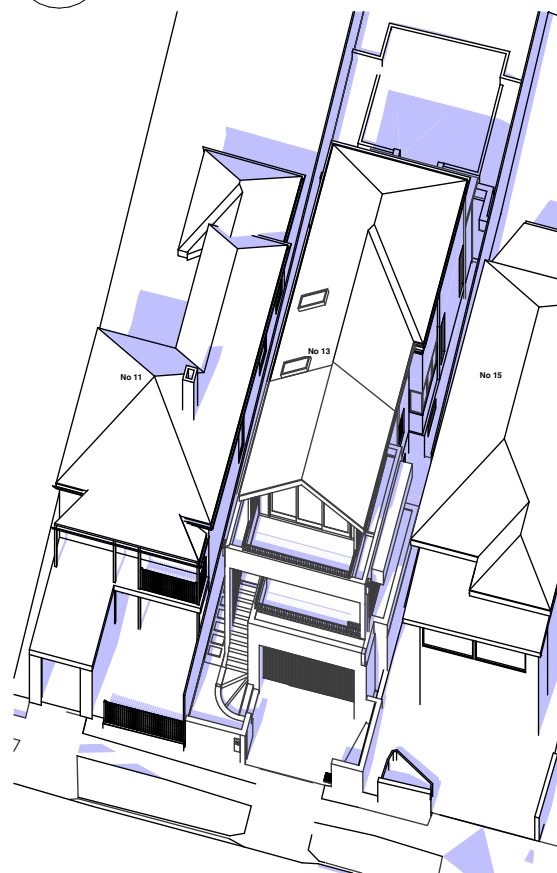
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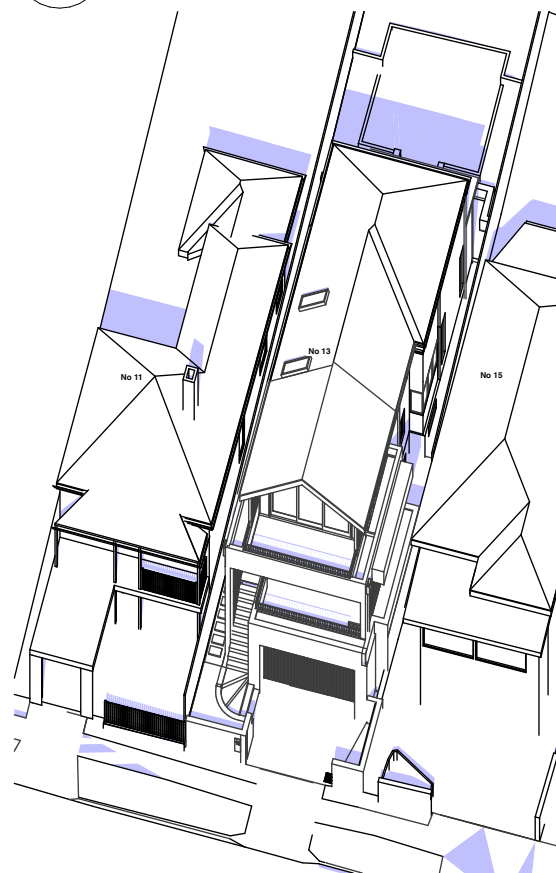
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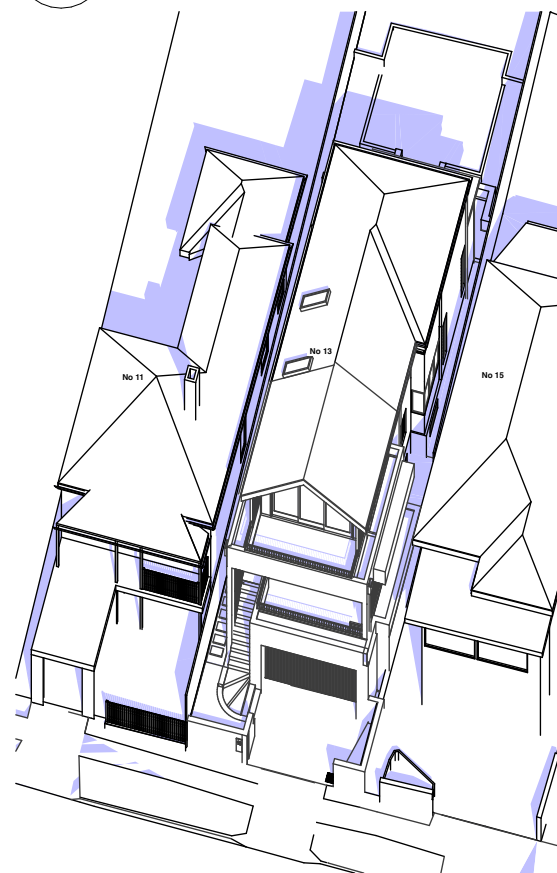
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11am Shadows Proposed No 11 Axi



12pm Shadows Proposed No 11 Axi

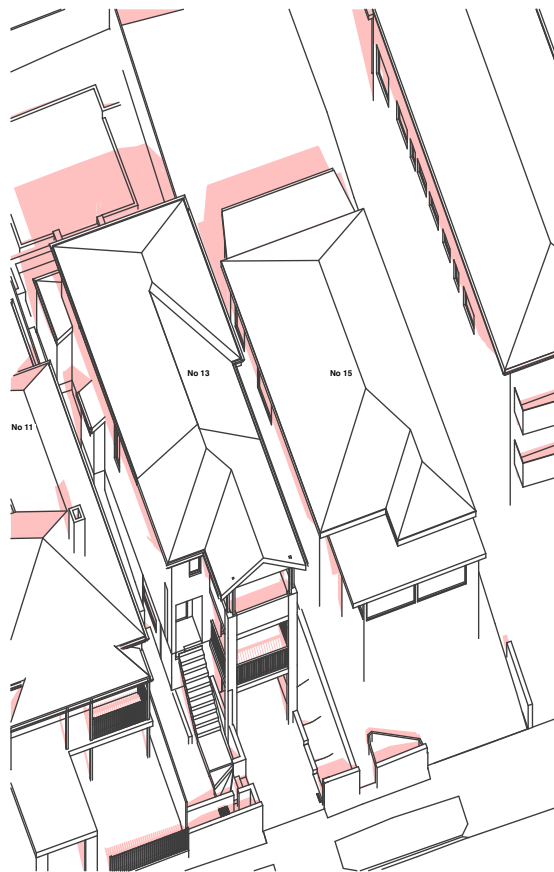


1pm Shadows Proposed No 11 Axi

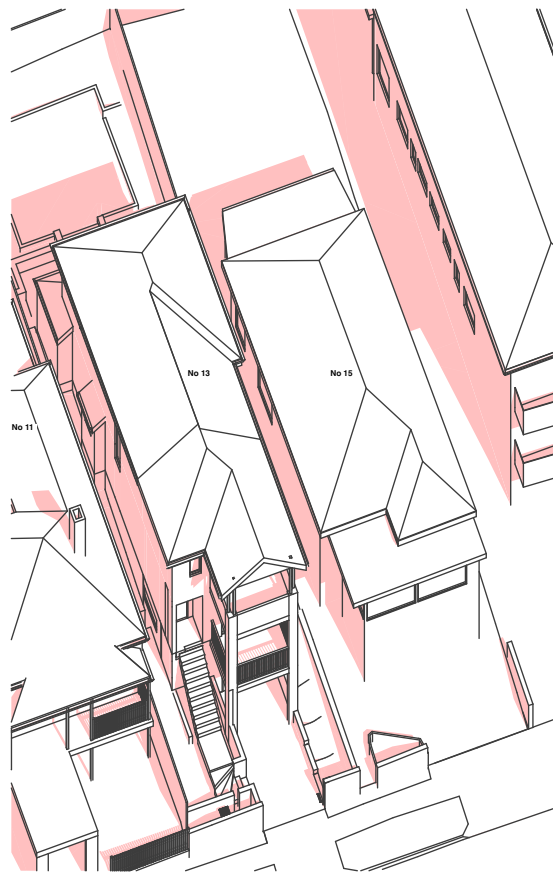
DEVELOPMENT APPLICATION Shadow Diagrams

SHEET: **DA21**
REVISION: **D**
DATE: **14/4/2025**

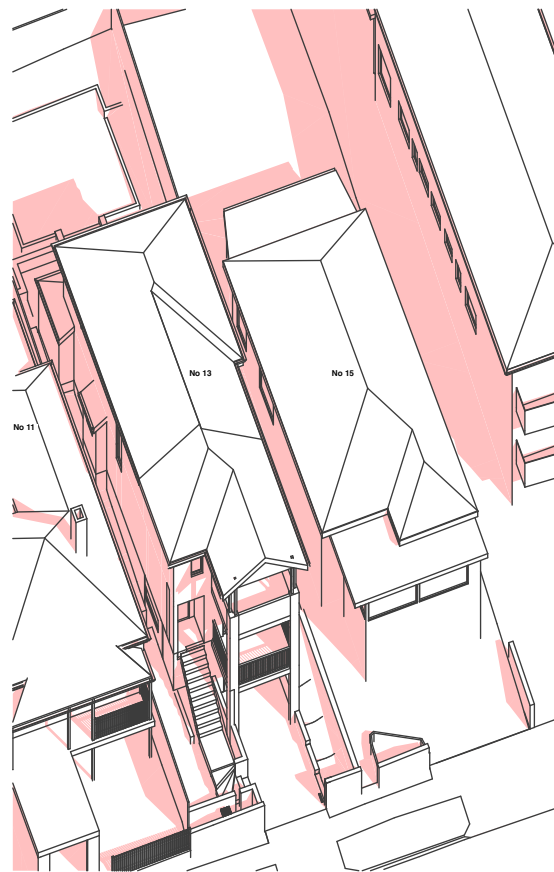
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CLIENT: Lachlan and Jenny Baker
SCALE: @ A3



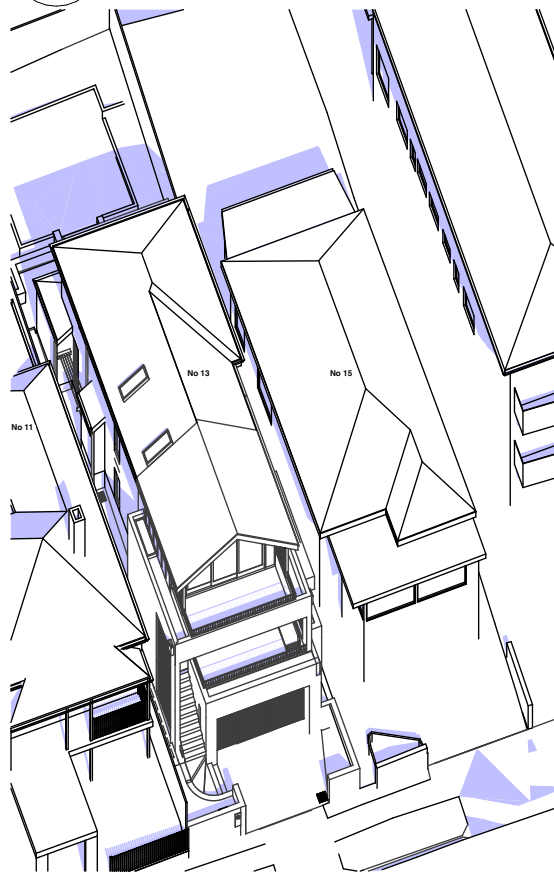
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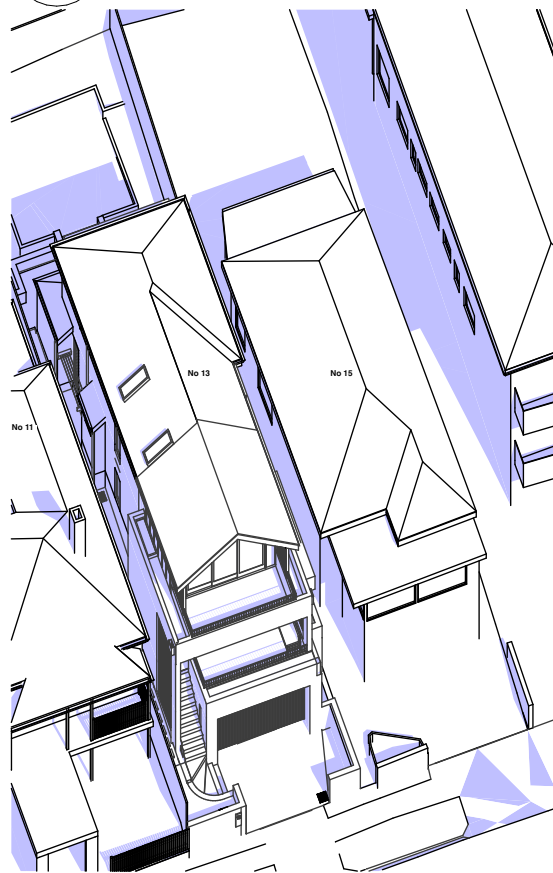
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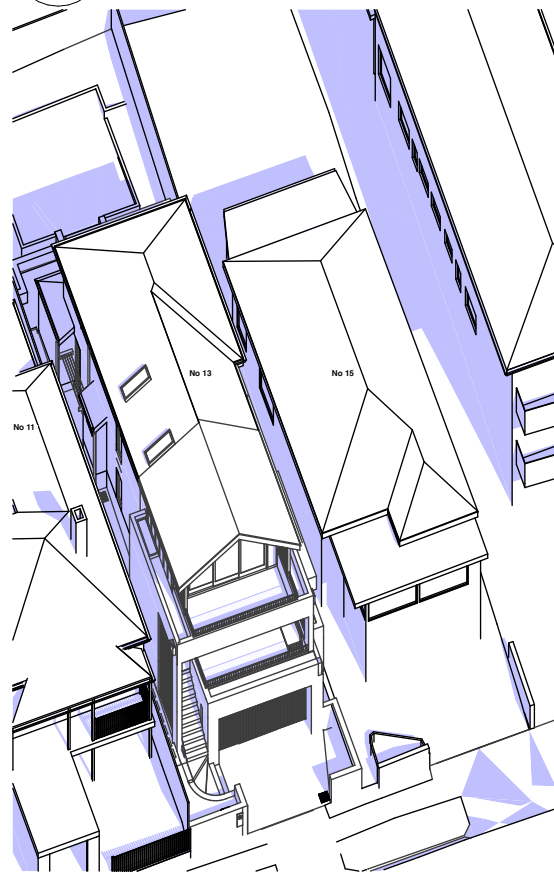
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11am Shadows Proposed No 15 Axi



12pm Shadows Proposed No 15 Axi



1pm Shadows Proposed No 15 Axi