PROPOSED RESIDENTIAL BUILDING

19-25 BALFOUR STREET LINDFIELD



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DA504	SOLAR ACCESS DIAGRAMS	G
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DA520	STORAGE DIAGRAMS - LEVEL 4	C
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DA600	HEIGHT PLANE DIAGRAM	G
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DA702	MATERIAL SAMPLE BOARD	E
DA703	PERSPECTIVES	F

TOTAL SHEETS: 71

No.	Date	Description
H	11-06-2026	SSDA - FOR SUBMISSION
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	10-07-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
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Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
COVER PAGE

Status: FOR APPROVAL

Scale:		Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA000	H
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Drawn:	RB	Reviewed:	DY/RM	

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SUMMARY

SITE AREA
4771 m²

PLANNING CONTROLS

ZONE R4

FSR 1.3:1

FSR (TOD) 2.5:1

PERMISSIBLE GFA (TOD) 11927.5 sqm

AFFORDABLE BONUS (30%) 3578.25 sqm

MAXIMUM PERMISSIBLE GFA/FSR		
SITE AREA	Max FSR (TOD + 30% Bonus)	Max GFA
4771.0 m²	3.25	15505.8 m²

BUILDING HEIGHT 18.5m

BUILDING HEIGHT (TOD) 22 m

BUILDING HEIGHT (TOD + AFFORDABLES) 28.6 m

PROPOSED FLOOR TO FLOOR HEIGHT : 3.2m

REQUIRED AFFORDABLE HOUSING GFA			
Maximum GFA (FSR 3.25)	SEPP (15% of Max GFA)	INFILL (TOD 2% of MAX GFA)	TOTAL (17% of MAX GFA)
15505.8 m²	2325.9 m²	310.1 m²	2636.0 m²

PROPOSED DEVELOPMENT

PROPOSED FSR		
SITE AREA	PROPOSED GFA	FSR
4771.0 m²	15401.0 m²	3.23

PROPOSED GFA	
Level	TOTAL GFA
GF	1615.0 m²
L1	1993.0 m²
L2	1992.0 m²
L3	1842.0 m²
L4	1736.0 m²
L5	1579.0 m²
L6	1411.0 m²
L7	1298.0 m²
L8	1027.0 m²
L9	366.0 m²
LG	542.0 m²
TOTALS: 11	15401.0 m²

PROPOSED AFFORDABLE GFA		
SEPP	INFILL	TOTAL AFFORDABLES
2353.8 m²	315.8 m²	2669.6 m²
AFFRORDABLES PERCENTAGE TO MAX 3.25 FSR		
SEPP %	INFILL %	TOTAL %
15.180%	2.037%	17.217%

PROPOSED PARKING SPACES

PROPOSED PARKING SPACES	
Type	Count
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

12 Visitor BICYCLE PARKING SPACES
120 Residential BICYCLE PARKING SPACES

RESIDENTIAL PARKING BREAKDOWN:
90x Market Units : 132 Parking spaces
27x Affordables(15%) : 27 Parking spaces
3x TOD Affordables (2%) : 3 Parking spaces

PARKING SPACE CALCULATION

Type	No. of Dwellings	Parking Requirements		Proposed Parking
		Minimum (SEPP)	Maximum (DCP)	
Affordable Housing (TOD - 2%)				
One-bedroom	0	0	0	3
Two-bedroom	2	1	2.5	
Three-bedroom	1	1	2	
Affordable Housing (HOUSING SEPP 2021 - 15%)				
One-bedroom	0	0	0	27
Two-bedroom	22	11	27.5	
Three-bedroom	5	5	10	
Residential Dwellings				
Two-bedroom	31	31	38.75	
Three-bedroom	50	75	100	
Four-bedroom	9	13.5	18	132
Car Share			2	2
Visitor			20	20
Totals		**138**	**221**	**184**
Removalist/Truck Parking bay			*1*	*1*

PROPOSED UNIT MIX:

UNIT MIX (ALL)	
Name	Count
2B	55
3B	56
4B	9
Grand total: 120	

UNIT MIX - Affordable Units	
Name	Count
2B	24
3B	6
Grand total: 30	

UNIT MIX - Platinum Units	
Name	Count
2B	1
3B	17
Grand total: 18	

BASIX THERMAL SPECIFICATIONS TABLE

Table 12: Thermal Construction Details

Thermal Construction Details	
Glazing	
Sliding and Fixed Max U-value 2.28 SHGC 0.41 (± 10%) Double Glazed Aluminium Frame – Low-E Clear	**Awning and Bi fold** Max U-value 2.58 SHGC 0.34 (± 10%) Double Glazed Aluminium Frame – Low-E Clear
External Walls	
External Walls of Units	Additional R2.50 insulation – if metal framed wall, sarking of R0.2 is required between stud and cladding as a thermal break *Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.*
Internal Walls	
Between Corridor / Lifts to Units	Additional R2.00 insulation *Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.*
Intertenancy Walls	No additional insulation modelled
Internal Walls Inside Units	No additional insulation modelled
Dwelling Floors	
Floors To Internal Areas	Concrete - No additional insulation
Floors To Basement / External	Concrete - Additional R2.30 insulation board
Dwelling Roofs	
Roof To External Air	Concrete - Additional R2.75 insulation soffit board
Other Commitments	
Ceilings	

LOCALITY MAP



SOLAR AND CROSS VENTILATION

SOLAR ACCESS - POS/BAL (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING ROOM (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

95/120 (79.2%)
60% REQUIRED AS PER ADG

COMMUNAL, DEEP SOIL,SITE COVERAGE, LANDSCAPE AREA

COMMUNAL OPEN SPACE

PRIMARY AT L8, L9 : 309.5 SQM
SECONDARY @ GROUND & L1 : 890 SQM
TOTAL: 1,199.5 SQM (25.14%)

EXCAVATION
= 3141.574 SQM (65.8%)

SITE COVERAGE
= 2439.0 SQM (51.1%)

TOTAL DEEP SOIL AREA
1474.0 SQM (31%)

ADG DEEP SOIL AREA
- MIN 6m DIMENSION
- NO BUILT ELEMENTS, RETAINING WALL ETC.
460.0 sqm (9.6%)

7% MINIMUM REQUIREMENT BY ADG FOR SITES GREATER THAN 1500sqm

LANDSCAPE AREA
= 2132.69 (44.7%)

SITE AREA : 4771 SQM

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A	30-05-2025	SSDA - FOR SUBMISSION

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SUMMARY

Status:
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Scale:	1 : 50	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA00.1	E
Date:	09/04/2025			
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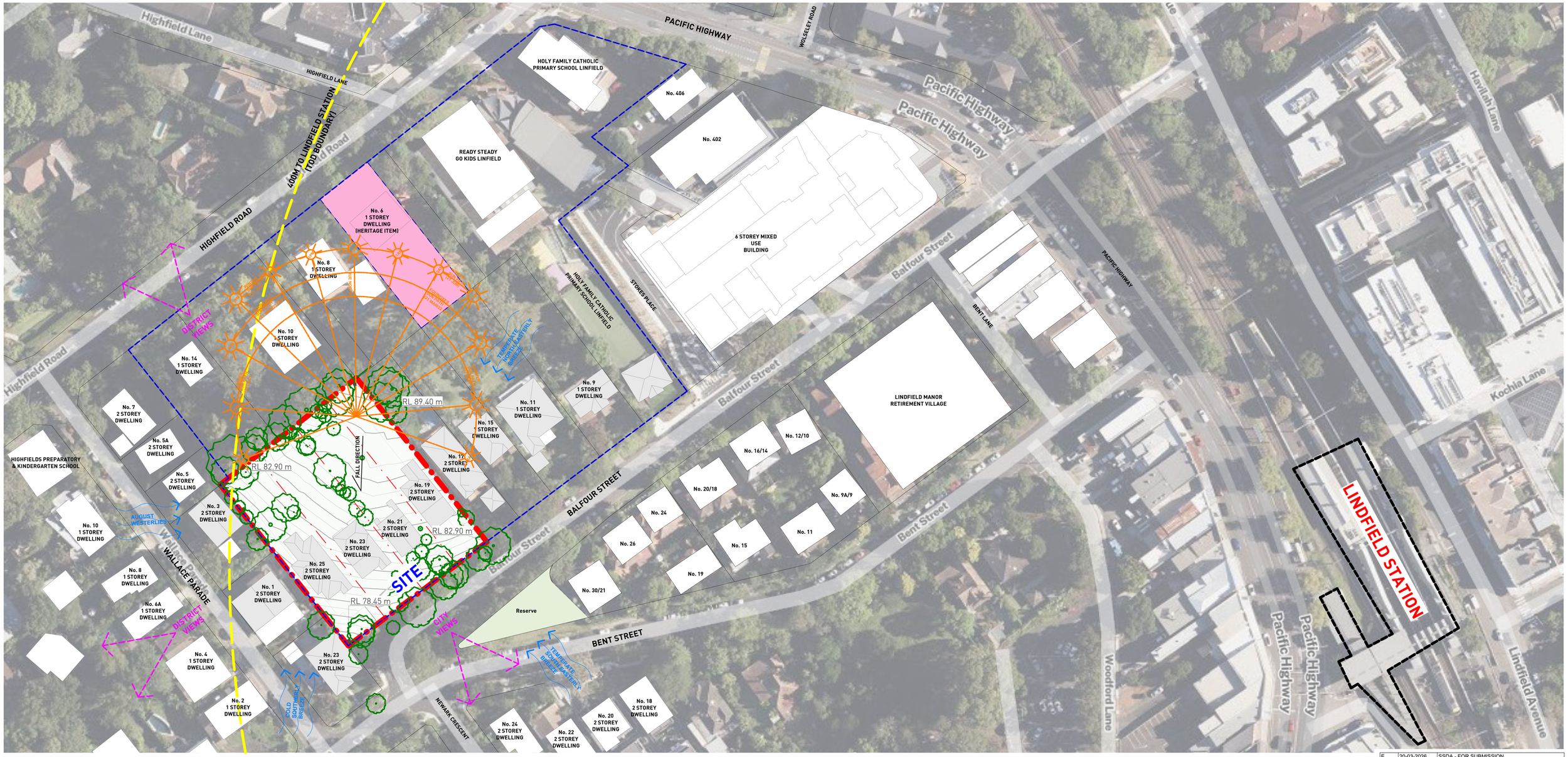

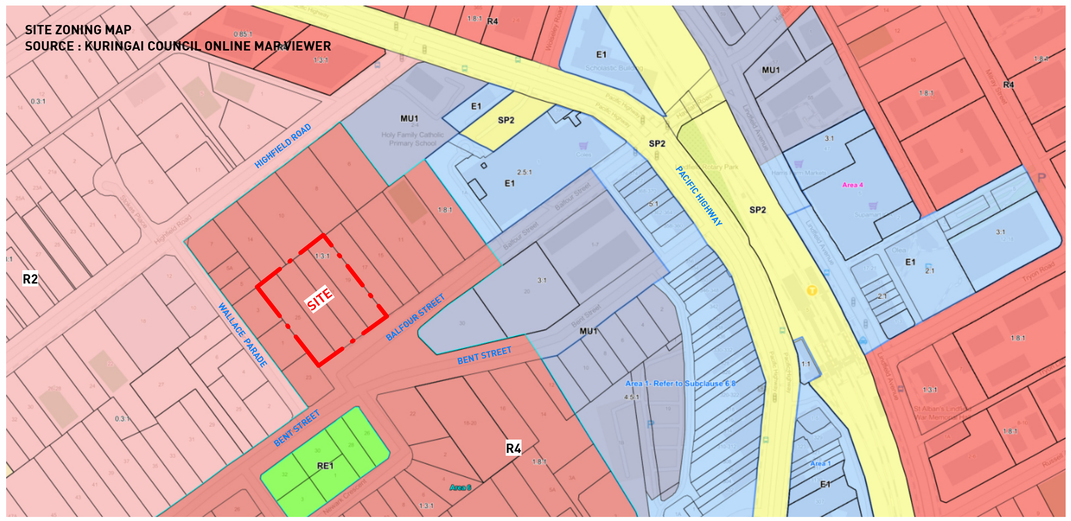



HERITAGE ITEM - GENERAL

HERITAGE CONSERVATION AREA

PROPERTY BOUNDARIES

SITE AND NEIGBOURING SITE EXISTING TREES

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
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A	07-05-2025	ISSUE FOR DA SUBMISSION

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RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

SITE ANALYSIS

Status: FOR APPROVAL

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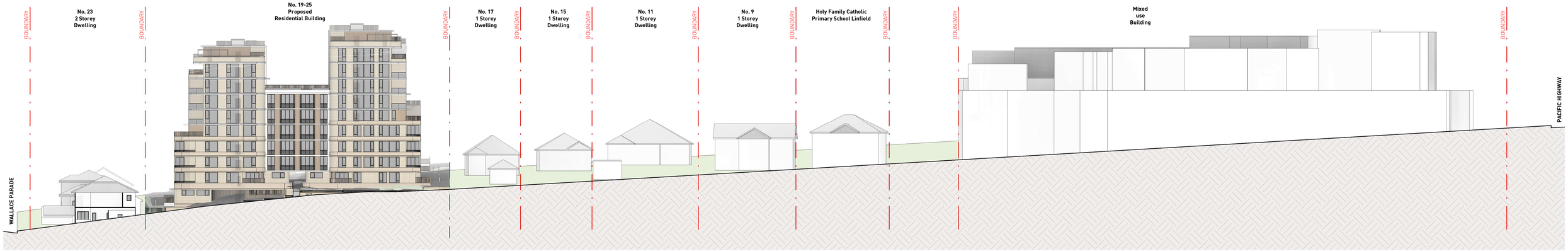
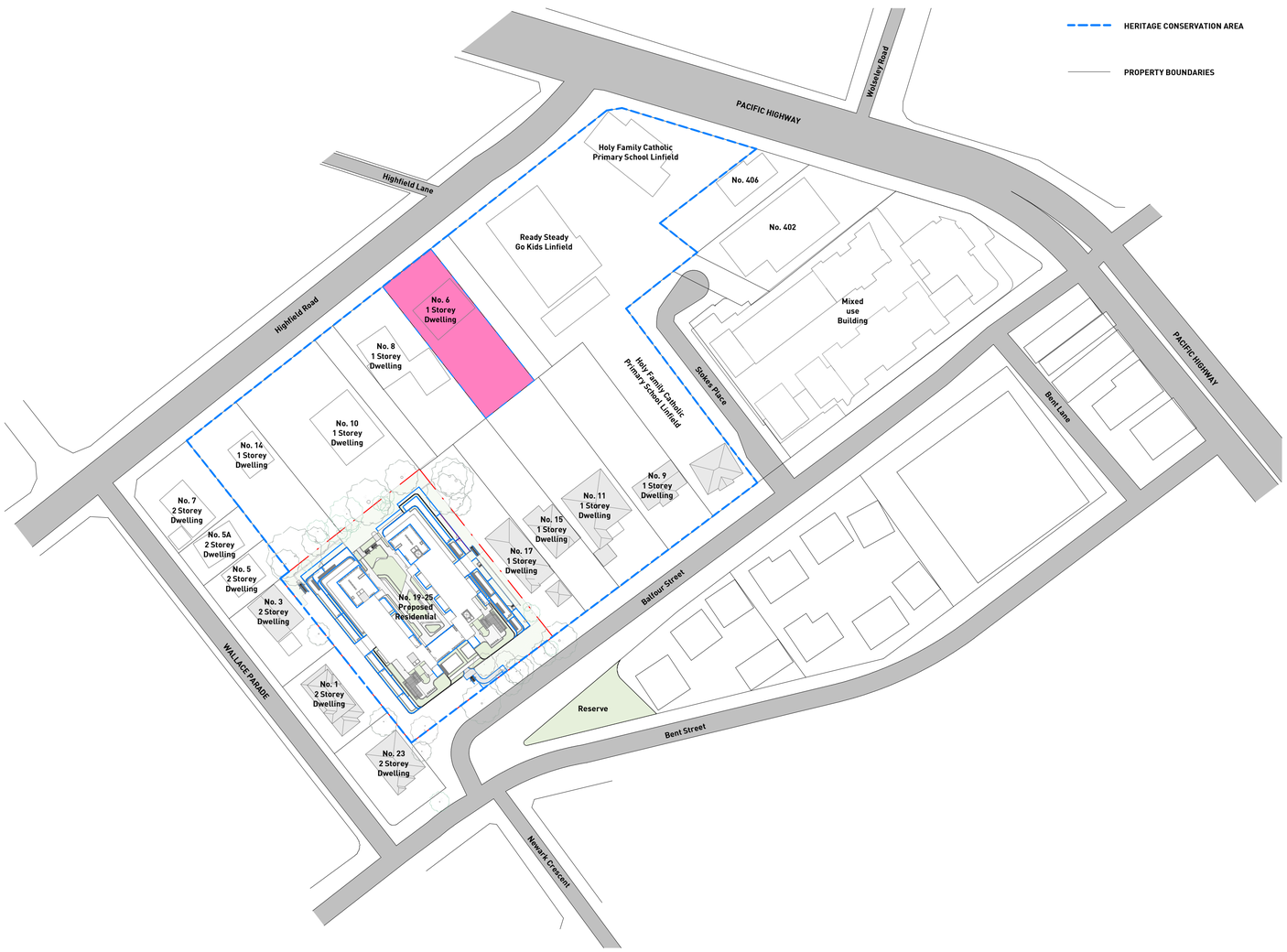


2 DA002

STREETSCAPE ELEVATION AT BALFOUR STREET

1 : 400



1 DA002

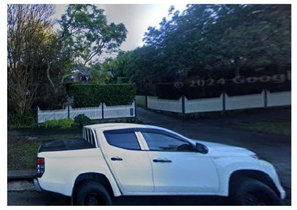
SITE PLAN - BALFOUR STREET/HIGHFIELD ROAD CONSERVATION AREA

1 : 1000

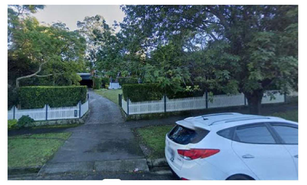
No. 17
1 Storey
Dwelling



No. 15
1 Storey
Dwelling



No. 11
1 Storey
Dwelling



No. 9
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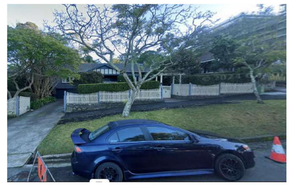
Dwelling



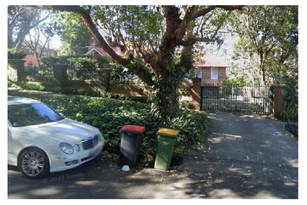
Mixed use Building



Mixed use Building



No. 6
1 Storey
Dwelling



Reserve



Holy Family Catholic
Primary School Linfield



No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SITE ANALYSIS - CONTEXT AND SURROUNDINGS

Status:

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Date: 03/26/25
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HOUSE TO BE DEMOLISHED

TO BE REMOVED/DEMOLISHED

TREE PROTECTION ZONE BOUNDARY (TPZ)

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
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RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

DEMOLITION PLAN

Status: FOR APPROVAL

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Project:
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19-25 BALFOUR STREET

LINDFIELD

Drawing:
SITE PLAN - PROPOSED

Status:
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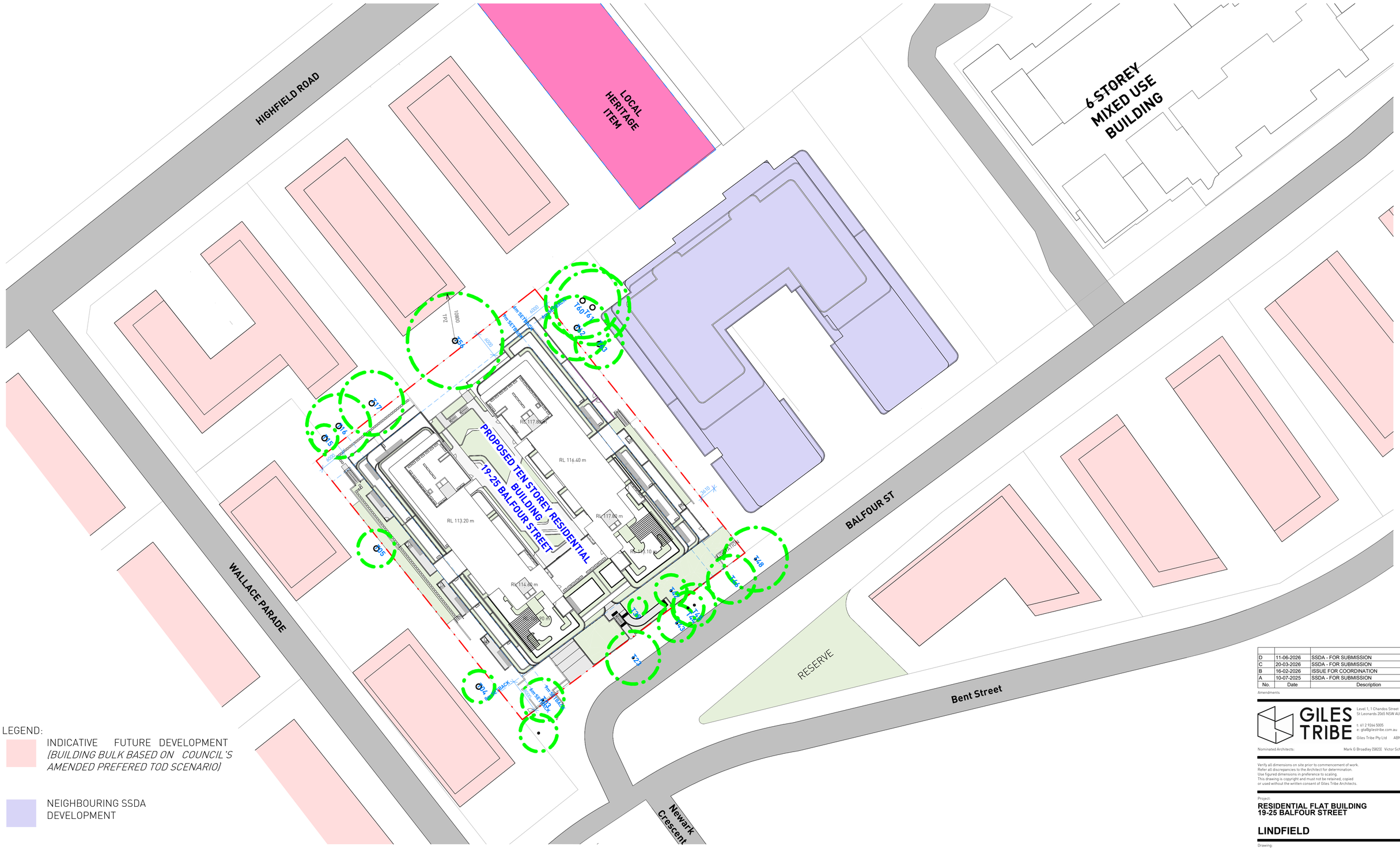
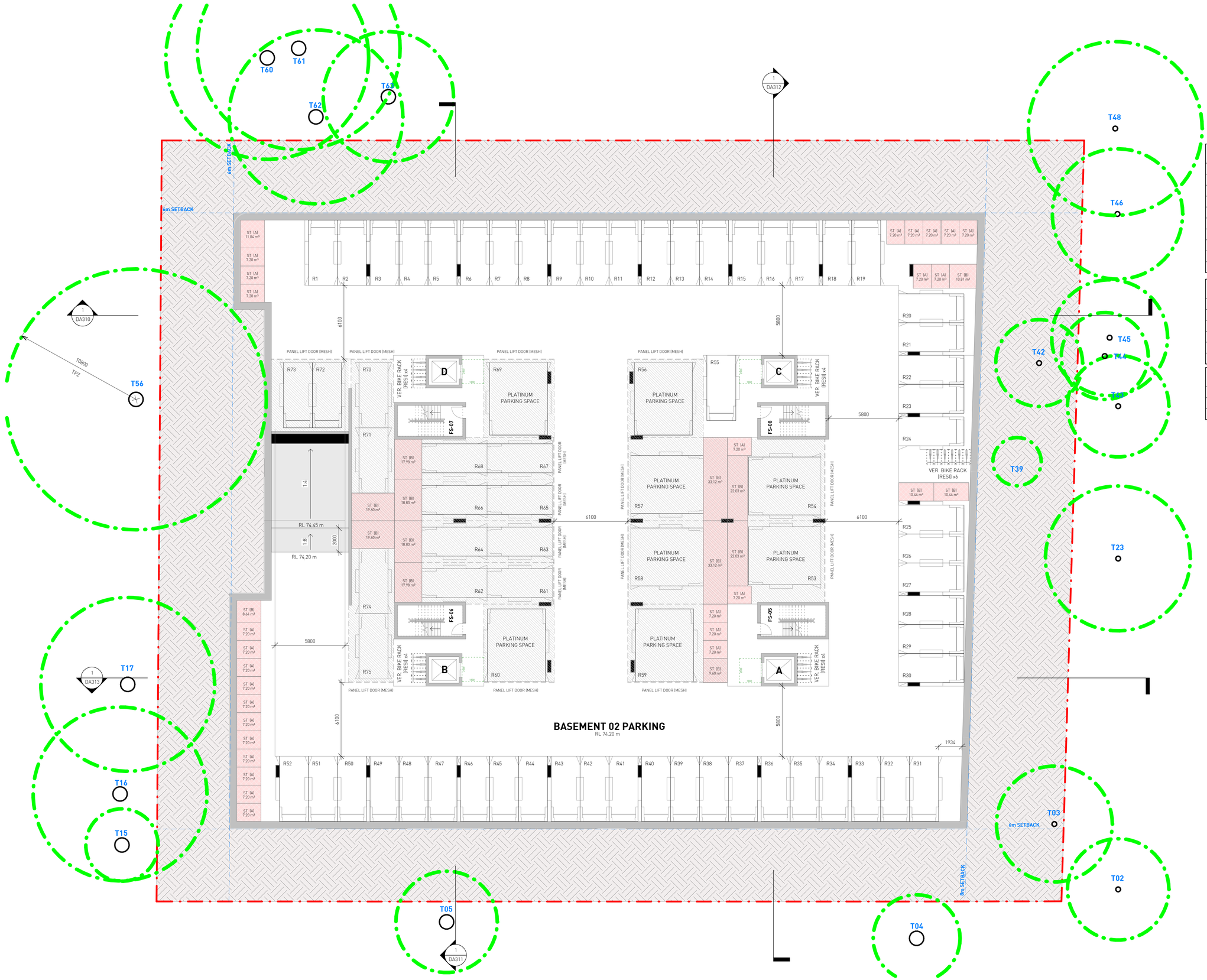

HIGHFIELD ROAD
LOCAL HERITAGE ITEM
6 STOREY MIXED USE BUILDING
PROPOSED TEN STOREY RESIDENTIAL BUILDING 19-25 BALFOUR STREET
RL 117.80 m
RL 116.40 m
RL 113.20 m
RL 117.80 m
RL 112.10 m
RL 114.60 m
RL 110.00 m
WALLACE PARADE
BALFOUR ST
Bent Street
Newark Crescent
RESERVE
10800
7242
6000
3m SETBACK
4000
4m SETBACK
6m SETBACK
6m SETBACK
6000
6000
6000



PROPOSED PARKING SPACES	
Type	**Count**
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

Parking Schedule (Basement 02)	
Type	**Count**
Residential - 5.4m x 2.4m	55
Residential_Platinum - 6.0m x 4.8m	8
Residential_Tandem - 5.4m x 2.4m	12
Grand total: 75	

Storage Area (Basement 2)		
	Count	**Total Area**
Storage Cage: Residential	42	196.3 m²

1 DA200 BASEMENT 2 FLOOR PLAN

1 : 150

No.	Date	Description
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

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RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
BASEMENT 2 PLAN

Status: FOR APPROVAL

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Sheet Size:	A1	24062	DA200	F
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Drawn:	RM/RB	Reviewed	DY/RM	

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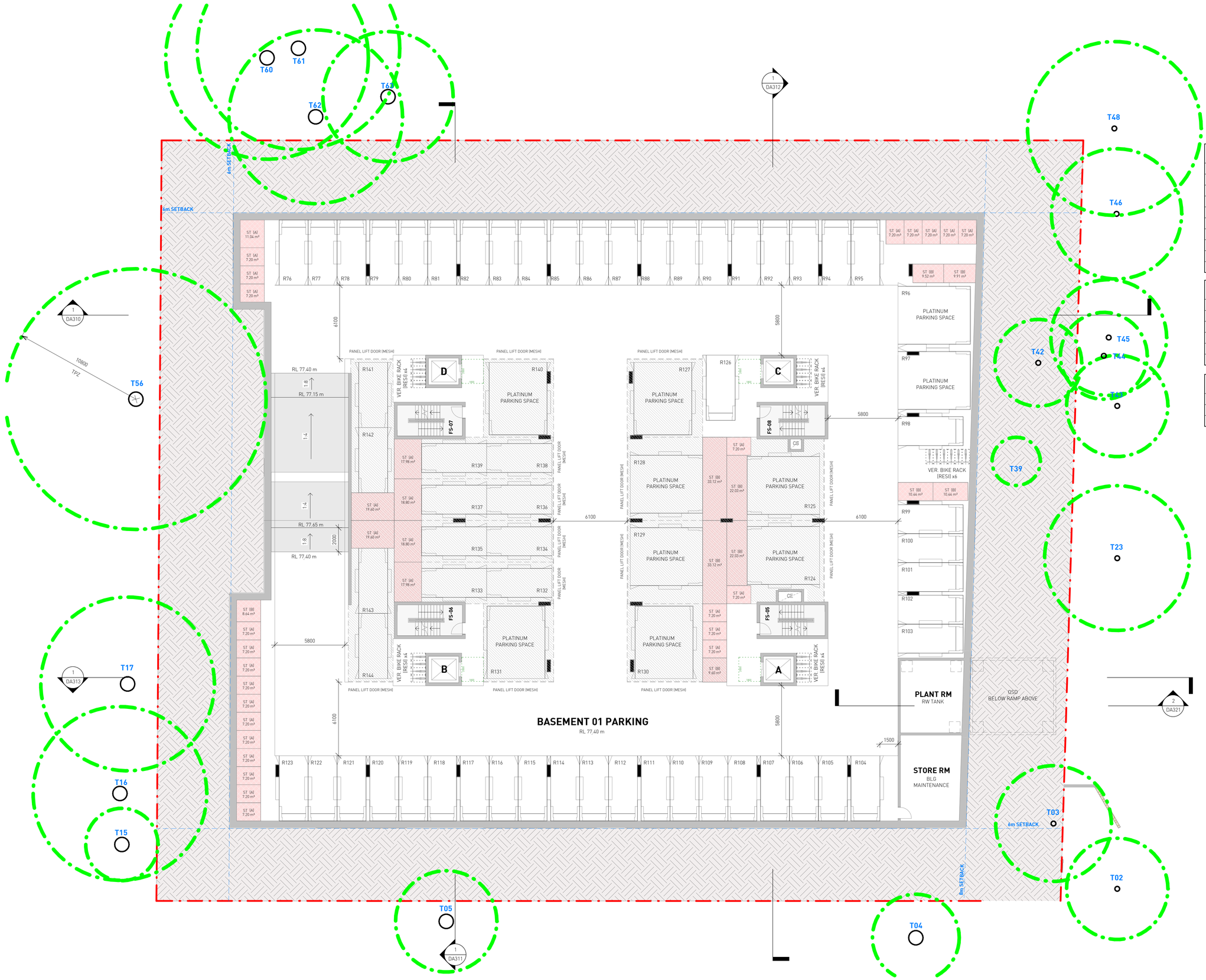

PROPOSED PARKING SPACES	
Type	**Count**
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

Parking Schedule (Basement 01)	
Type	**Count**
Residential - 5.4m x 2.4m	47
Residential_Platinum - 6.0m x 4.8m	10
Residential_Tandem - 5.4m x 2.4m	12
Grand total: 69	

Storage Area (Basement 1)		
	Count	**Total Area**
Storage Cage: Residential	41	193.9 m²

No.	Date	Description
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

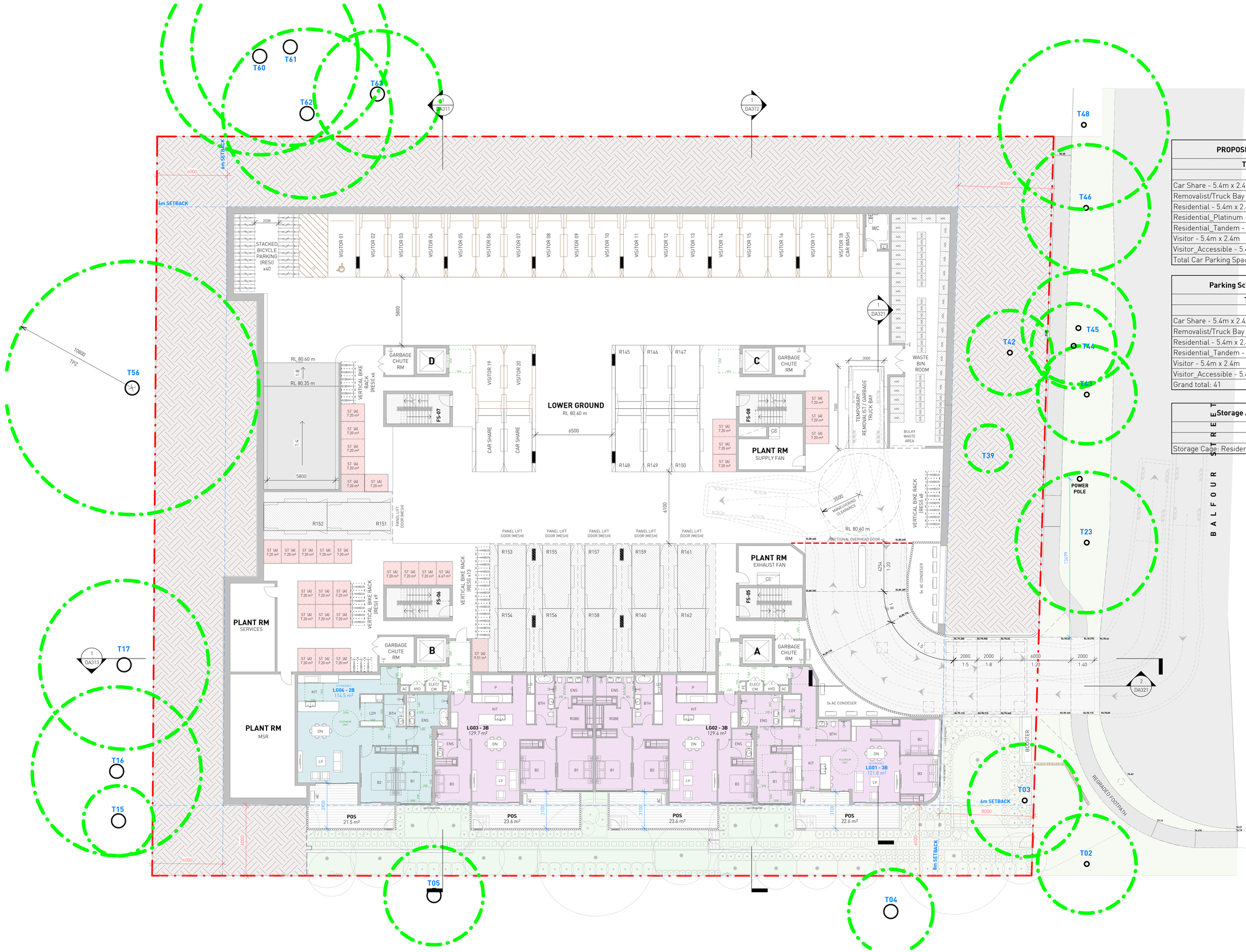
LINDFIELD

Drawing:
BASEMENT 1 PLAN

Status:
FOR APPROVAL

Scale: 1 : 150
Sheet Size: A1
Date: 09/04/2025
Job No. 24062
Drawing No. DA201
Rev. F
Drawn: RM/RB
Reviewed: DY/RM

1 DA201 **BASEMENT 1 FLOOR PLAN**
1 : 150



PROPOSED PARKING SPACES	
Type	Count
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

Parking Schedule (Lower Ground)	
Type	Count
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	6
Residential_Tandem - 5.4m x 2.4m	12
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Grand total: 41	

Storage Area (Lower Ground)		
	Count	Total Area
Storage Cage: Residential	31	93.7 m²

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	06-02-2026	ISSUE FOR COORDINATION - ARBORIST
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LOWER GROUND LEVEL PLAN

Status:
FOR APPROVAL

Scale: 1 : 150	Job No.	Drawing No.	Rev.
Sheet Size: A1	24062	DA202	G
Date: 09/04/2025			
Drawn: RM	Reviewed DY		

1 DA202 **LOWER GROUND FLOOR PLAN**
1 : 150

Storage Area (Ground)		
	Count	Total Area
Storage Cage: Residential	11	34.4 m²



1 DA203 **GROUND FLOOR PLAN**
1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	06-02-2026	ISSUE FOR COORDINATION - ARBORIST
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
GROUND LEVEL PLAN

Status:
FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA203	G
Date:	09/04/2025			
Drawn:	RM	Reviewed	DY	

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1 DA204 **LEVEL 1 FLOOR PLAN**
1 : 150

No.	Date	Description
H	11-06-2026	SSDA - FOR SUBMISSION
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
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t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 1 PLAN

Status:
FOR APPROVAL

Scale: 1 : 150	Job No.	Drawing No.		Rev.
Sheet Size: A1	24062	DA204		H
Date: 09/04/2025				
Drawn: RM		Reviewed: DY		

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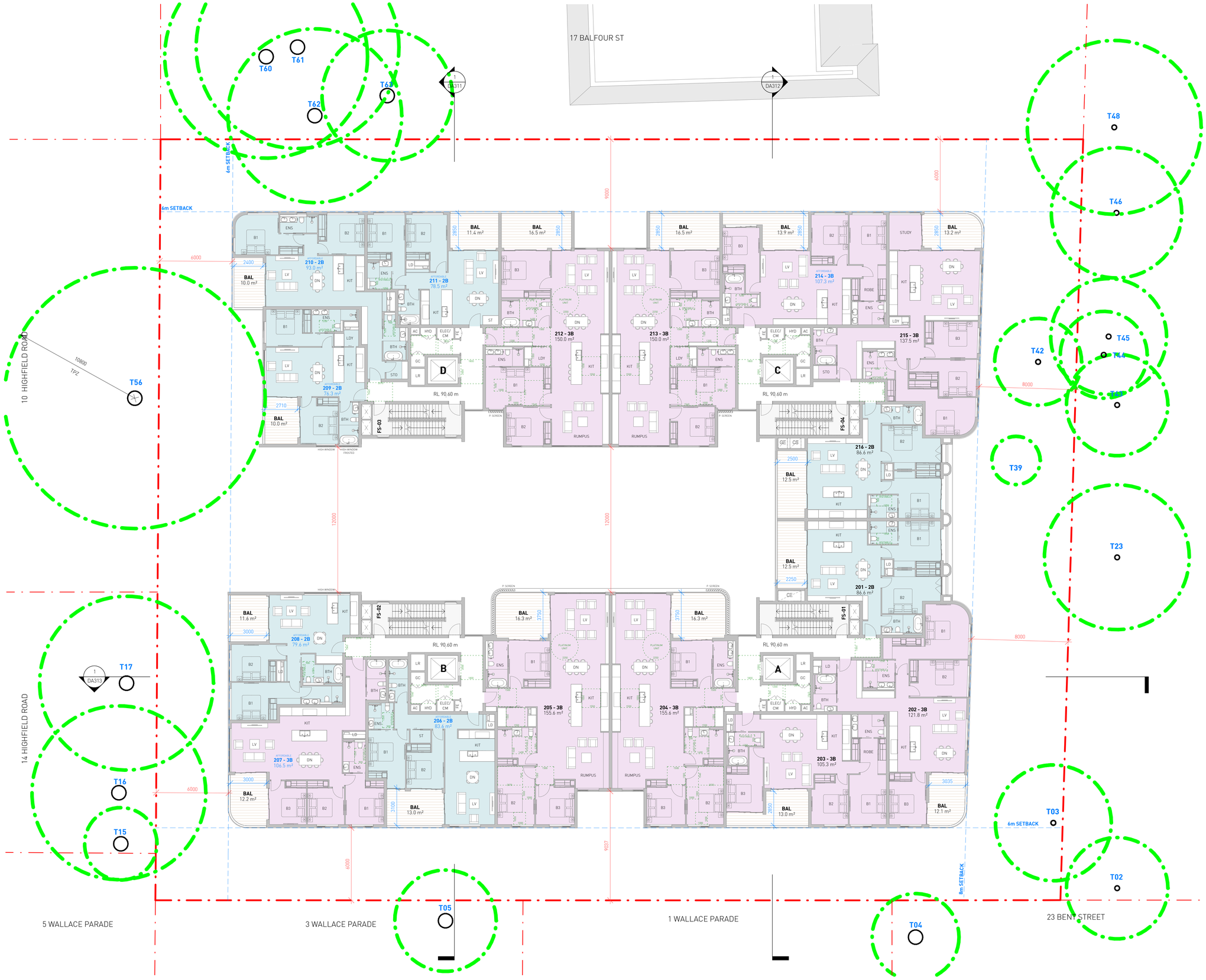

1 DA205 **LEVEL 2 FLOOR PLAN**
1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 2 PLAN

Status: FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA205	G
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	

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1 DA206 **LEVEL 3 FLOOR PLAN**
1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
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t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 3 PLAN

Status:
FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA206	G
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	

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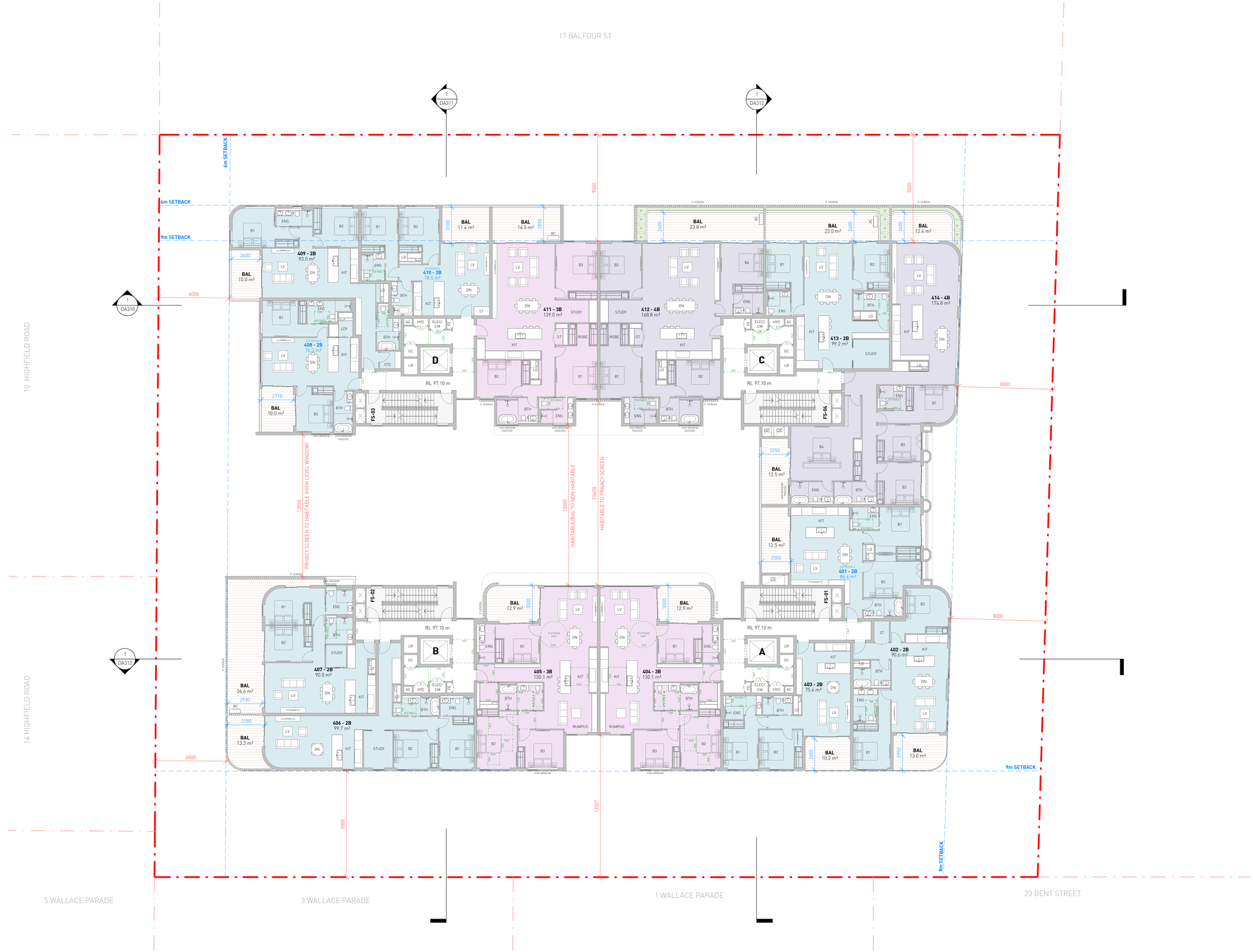

1 DA207

LEVEL 4 FLOOR PLAN

1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 4 PLAN

Status:
FOR APPROVAL

Scale: 1 : 150	Job No.	Drawing No.	Rev.
Sheet Size: A1	24062	DA207	G
Date: 09/04/2025			
Drawn: RM	Reviewed DY		

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1 DA208 **LEVEL 5 FLOOR PLAN**
1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
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t: 61 2 9264 5005
e: gta@gilestribe.com.au
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 5 PLAN

Status: FOR APPROVAL

Scale: 1 : 150 Job No. 24062 Drawing No. DA208 Rev. G
Sheet Size:
Date: 09/04/2025
Drawn: RM Reviewed DY

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1 DA209 **LEVEL 6 FLOOR PLAN**
1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 6 PLAN

Status:
FOR APPROVAL

Scale: 1 : 150
Job No. 24062
Drawing No. DA209
Rev. G
Sheet Size:
Date: 09/04/2025
Drawn: RM
Reviewed: DY

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17 BALFOUR ST

10 HIGHFIELD ROAD

14 HIGHFIELD ROAD

5 WALLACE PARADE

3 WALLACE PARADE

1 WALLACE PARADE

23 BENT STREET

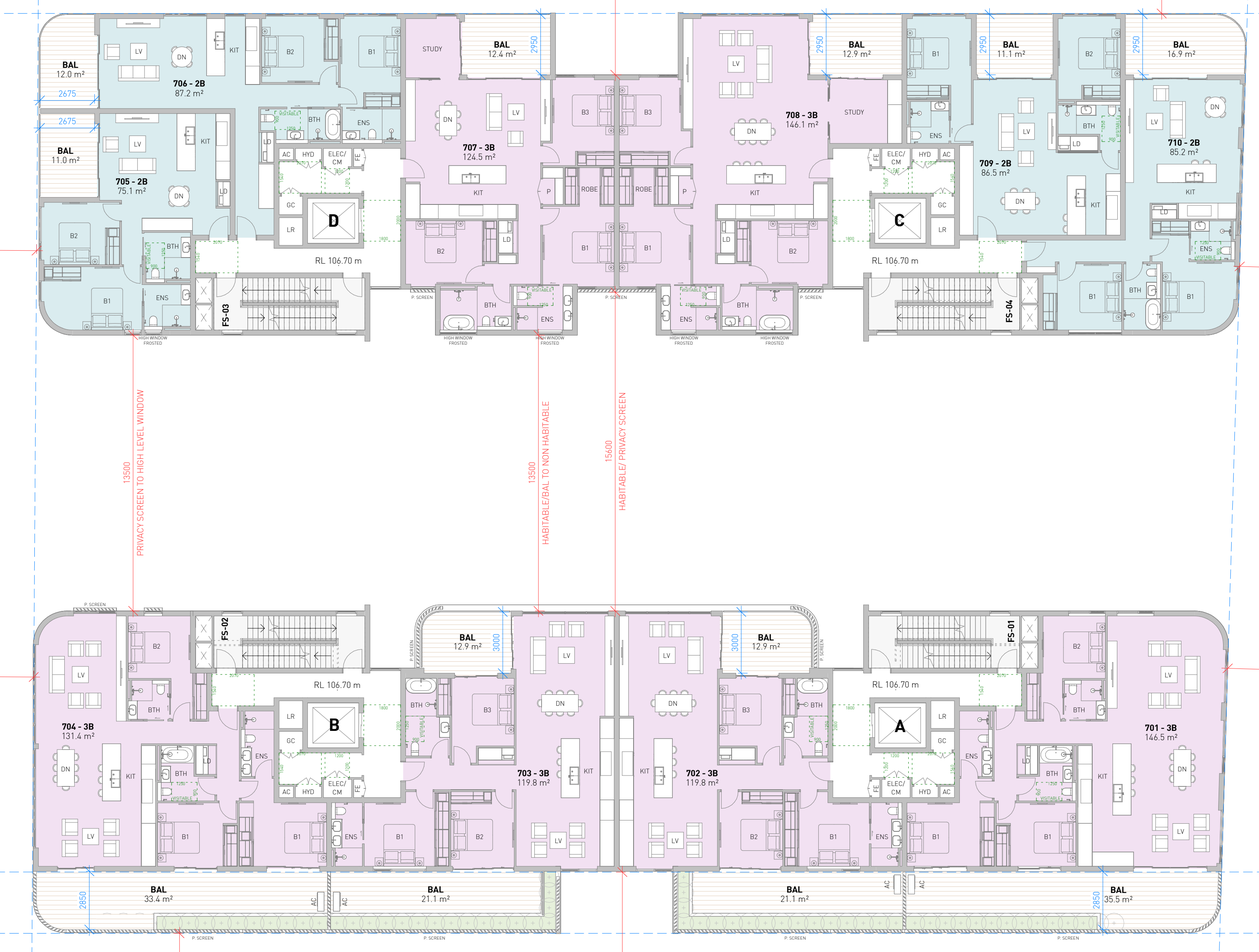
9m SETBACK

12m SETBACK

8m SETBACK

TOWER B

TOWER A



1 DA310

1 DA311

1 DA312

1 DA313

1 DA210

LEVEL 7 FLOOR PLAN

1 : 150

No.	Date	Description
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE

Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA

t: 61 2 9264 5005
e: gta@gilestribe.com.au

Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

LEVEL 7 PLAN

Status: FOR APPROVAL

Scale: 1 : 150 Job No. 24062 Drawing No. DA210 Rev. G

Sheet Size:

Date: 09/04/2025

Drawn: Author Reviewed Checker

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1 DA211 **LEVEL 8 FLOOR PLAN**
1 : 150

No.	Date	Description
H	11-06-2026	SSDA - FOR SUBMISSION
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
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Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
LEVEL 8 PLAN

Status: FOR APPROVAL

Scale: 1 : 150
Job No. 24062
Drawing No. DA211
Rev. H
Sheet Size:
Date: 09/04/2025
Drawn: Author
Reviewed: Checker

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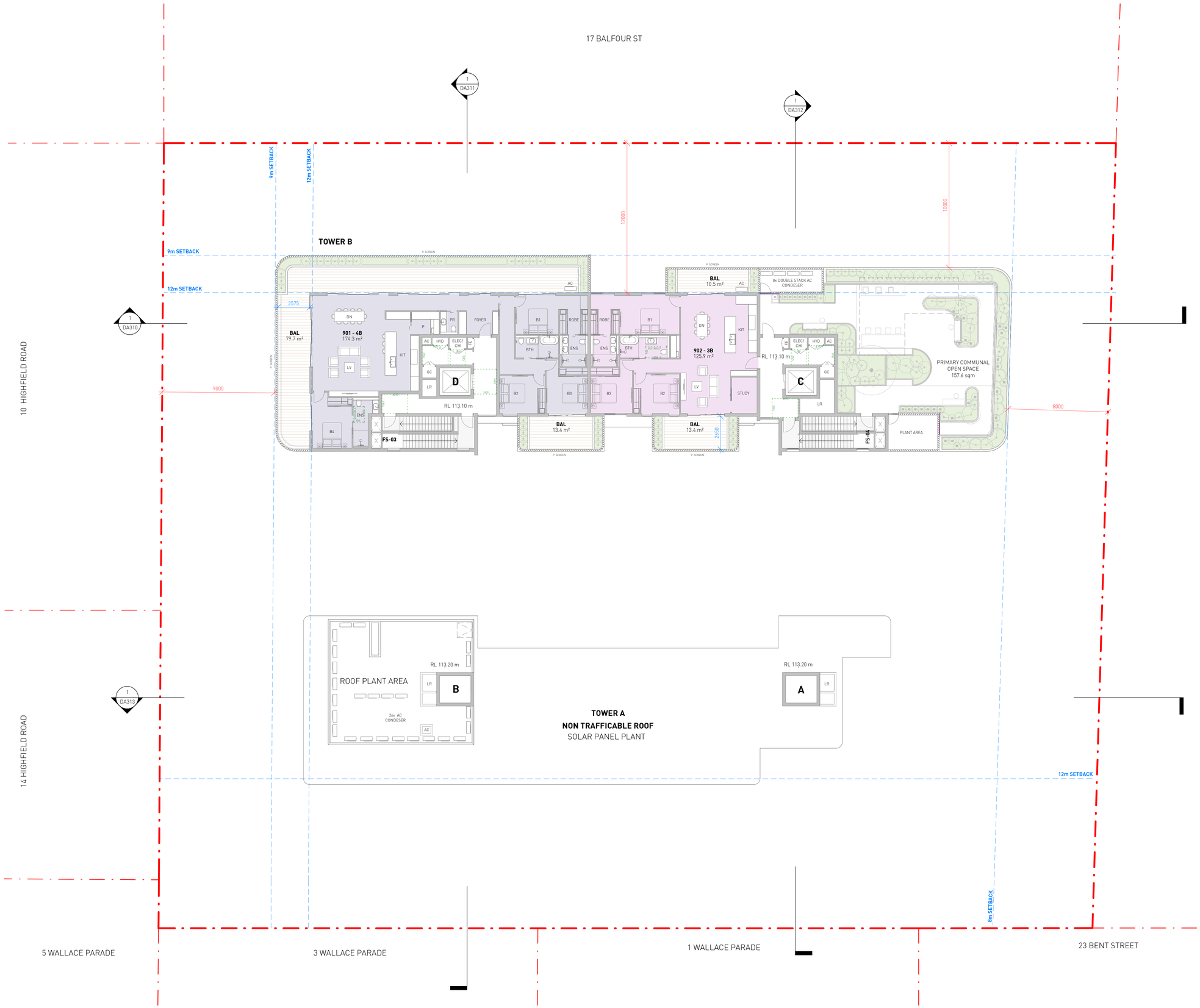

1 DA212

LEVEL 9 FLOOR PLAN

1 : 150

No.	Date	Description
H	11-06-2026	SSDA - FOR SUBMISSION
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

LEVEL 9 PLAN

Status: FOR APPROVAL

Scale: 1 : 150 Job No. 24062 Drawing No. DA212 Rev. H

Sheet Size:

Date: 09/04/2025

Drawn: Author Reviewed Checker

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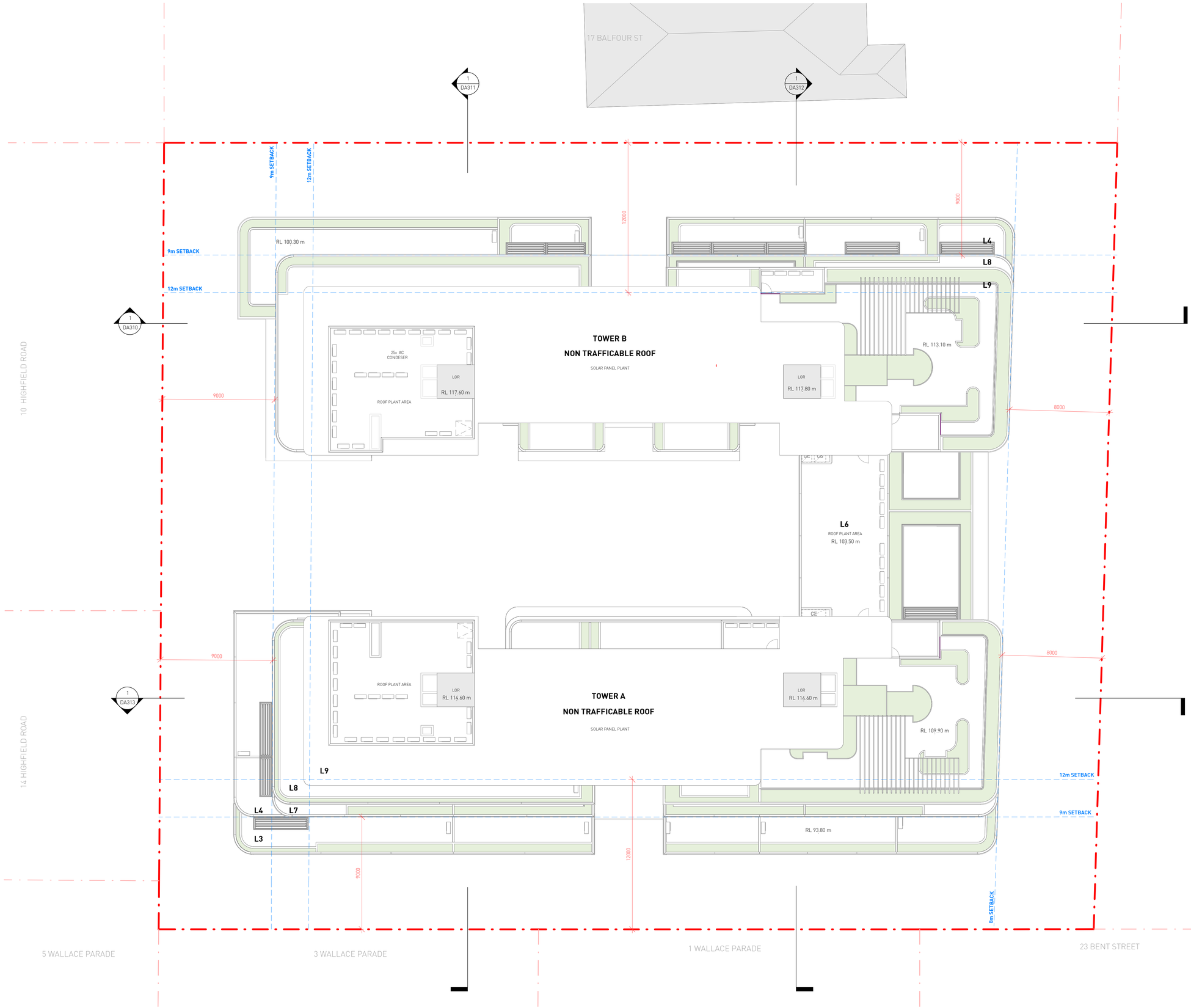

1 DA213 **ROOF PLAN**
1 : 150

No.	Date	Description
H	11-06-2026	SSDA - FOR SUBMISSION
G	15-05-2026	SSDA - FOR SUBMISSION
F	20-03-2026	SSDA - FOR SUBMISSION
E	16-02-2026	ISSUE FOR COORDINATION
D	09-02-2026	ISSUE FOR COORDINATION - LANDSCAPE

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
ROOF PLAN

Status:
FOR APPROVAL

Scale: 1 : 150
Job No. 24062
Drawing No. DA213
Rev. H
Sheet Size:
Date: 09/04/2025
Drawn: RM
Reviewed: DY

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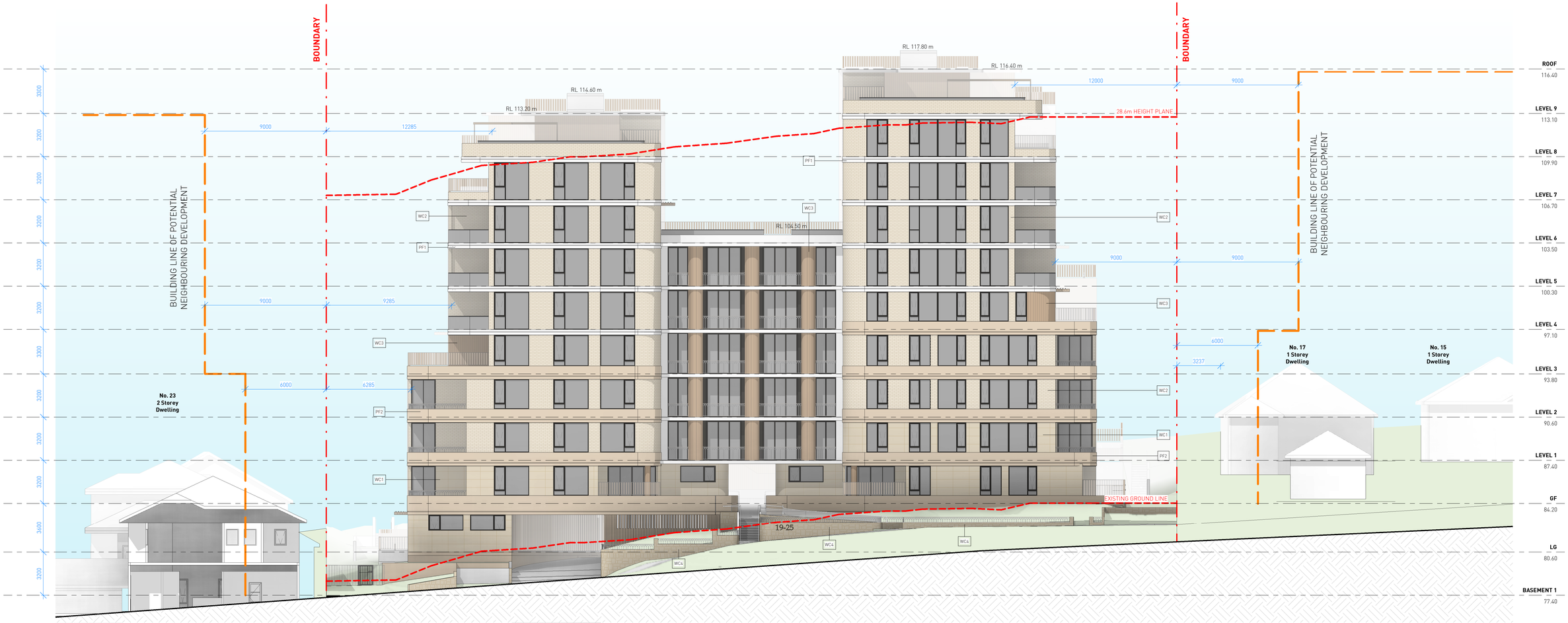
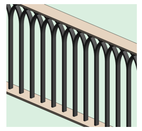


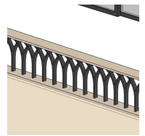
1 DA300 **SOUTH ELEVATION**
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1 
BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2 
BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3 
BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO LOW WALL

BAL4 
BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO
LOW WALL

WC1 
WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2 
WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3 
WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4 
WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2 
PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3 
PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4 
PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1 
ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1 
PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1 
BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOUTH ELEVATION

Status: FOR APPROVAL

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size: A1 24062 DA300 G
Date: 09/04/2025
Drawn: RM Reviewed DY

C:\Users\rosellier\Documents\19-25 Balfour St Lindfield 100 - SSDA_25125 - DHM_rosellier.mainrdn0UK.rvt

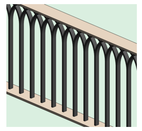


1 NORTH ELEVATION
DA301

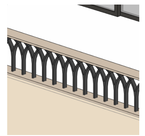
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1 
BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2 
BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3 
BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED TO LOW WALL

BAL4 
BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO LOW WALL

WC1 
WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2 
WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3 
WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4 
WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

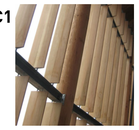
PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2 
PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3 
PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4 
PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1 
ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1 
PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1 
BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
NORTH ELEVATION

Status:
FOR APPROVAL

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size: A1 24062 DA301 F
Date: 09/04/2025
Drawn: RM Reviewed: DY

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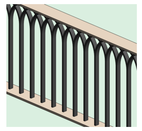
1 DA302 EAST ELEVATION

1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

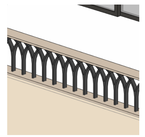
BAL1

BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2

BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3

BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO LOW WALL

BAL4

BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO
LOW WALL

WC1

WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2

WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3

WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4

WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2

PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3

PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4

PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1

ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1

PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1

BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
EAST ELEVATION

Status:
FOR APPROVAL

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size: A1 24062 DA302 F
Date: 09/04/2025
Drawn: RM Reviewed: DY

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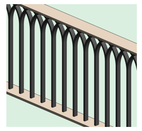
1 DA303 **WEST ELEVATION**
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

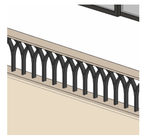
BAL1

BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2

BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3

BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO LOW WALL

BAL4

BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO
LOW WALL

WC1

WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2

WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3

WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4

WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2
PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3
PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4

PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1

ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1

PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1

BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
WEST ELEVATION

Status:
FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA303	F
Date:	09/04/2025			
Drawn:	RM	Reviewed	DY	

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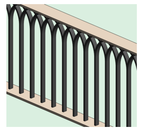
1 / DA304

INNER EAST ELEVATION

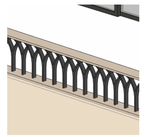
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1 
BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2 
BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3 
BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO LOW WALL

BAL4 
BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO
LOW WALL

WC1 
WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2 
WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3 
WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4 
WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

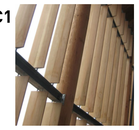
PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2 
PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3 
PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4 
PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1 
ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1 
PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1 
BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gtal@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
EAST ELEVATION (SECTION THRU COURTYARD)

Status:

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size:
Date: 03/11/25 24062 DA304 F
Drawn: Author Reviewed Checker

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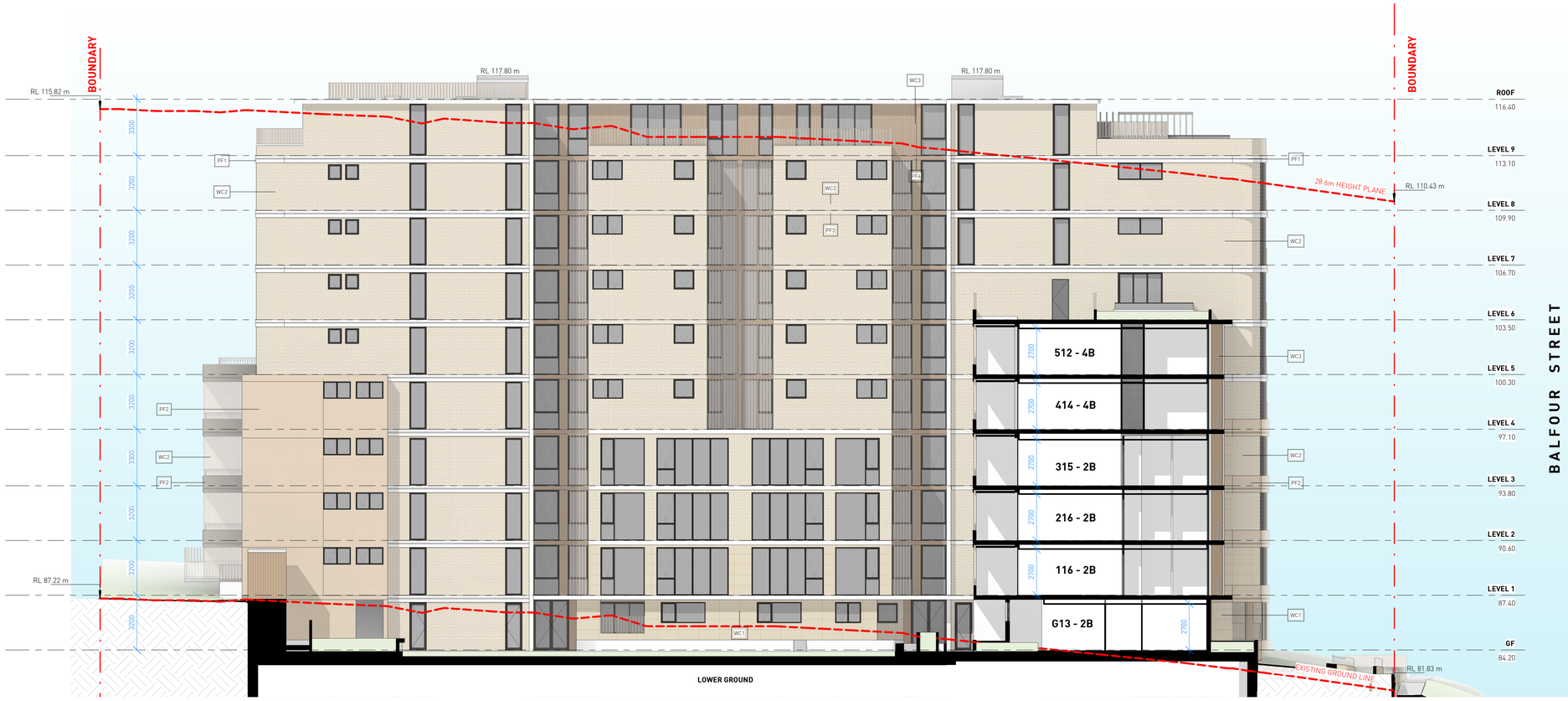


1 DA305

INNER WEST ELEVATION

1 : 150

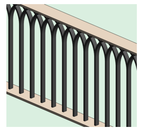
SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2



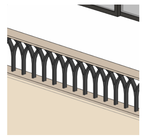
BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED TO LOW WALL

BAL4



BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO LOW WALL

WC1



WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2



WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3



WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4



WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

PF1

PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

PF2



PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3



PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4



PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

WEST ELEVATION (SECTION THRU COURTYARD)

Status:

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size:
Date: 03/11/25 24062 DA305 F
Drawn: Author Reviewed Checker

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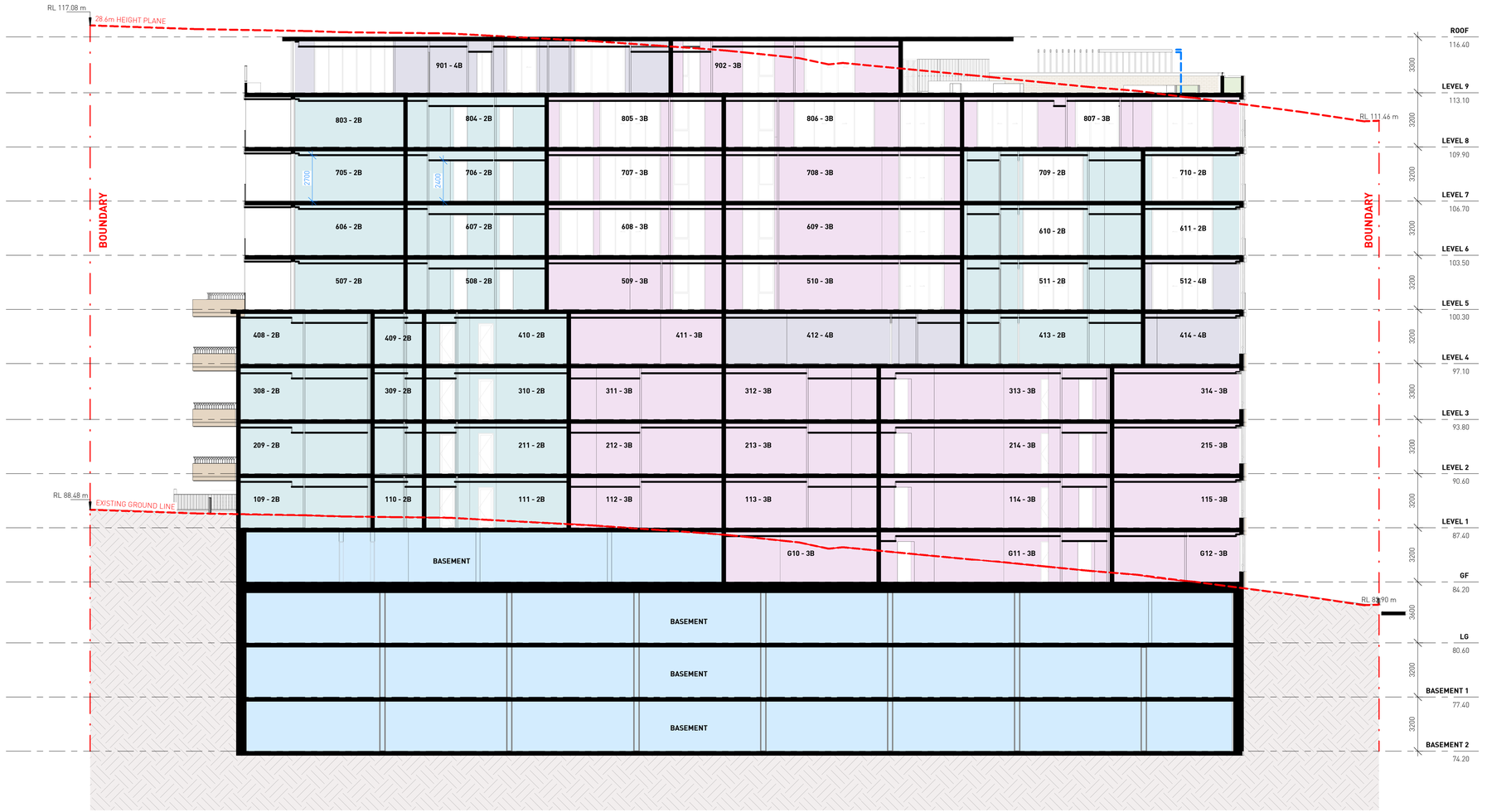

1 DA310 **SECTION A**

1 : 150

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

SECTION

Status: FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA310 G
Date:	09/04/2025		
Drawn:	RM	Reviewed:	DY

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1 DA311 **SECTION B**
1 : 150

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SECTION

Status:
FOR APPROVAL

Scale: 1 : 150
Sheet Size: A1
Date: 09/04/2025
Job No. 24062
Drawing No. DA311
Rev. F
Drawn: RM
Reviewed: DY

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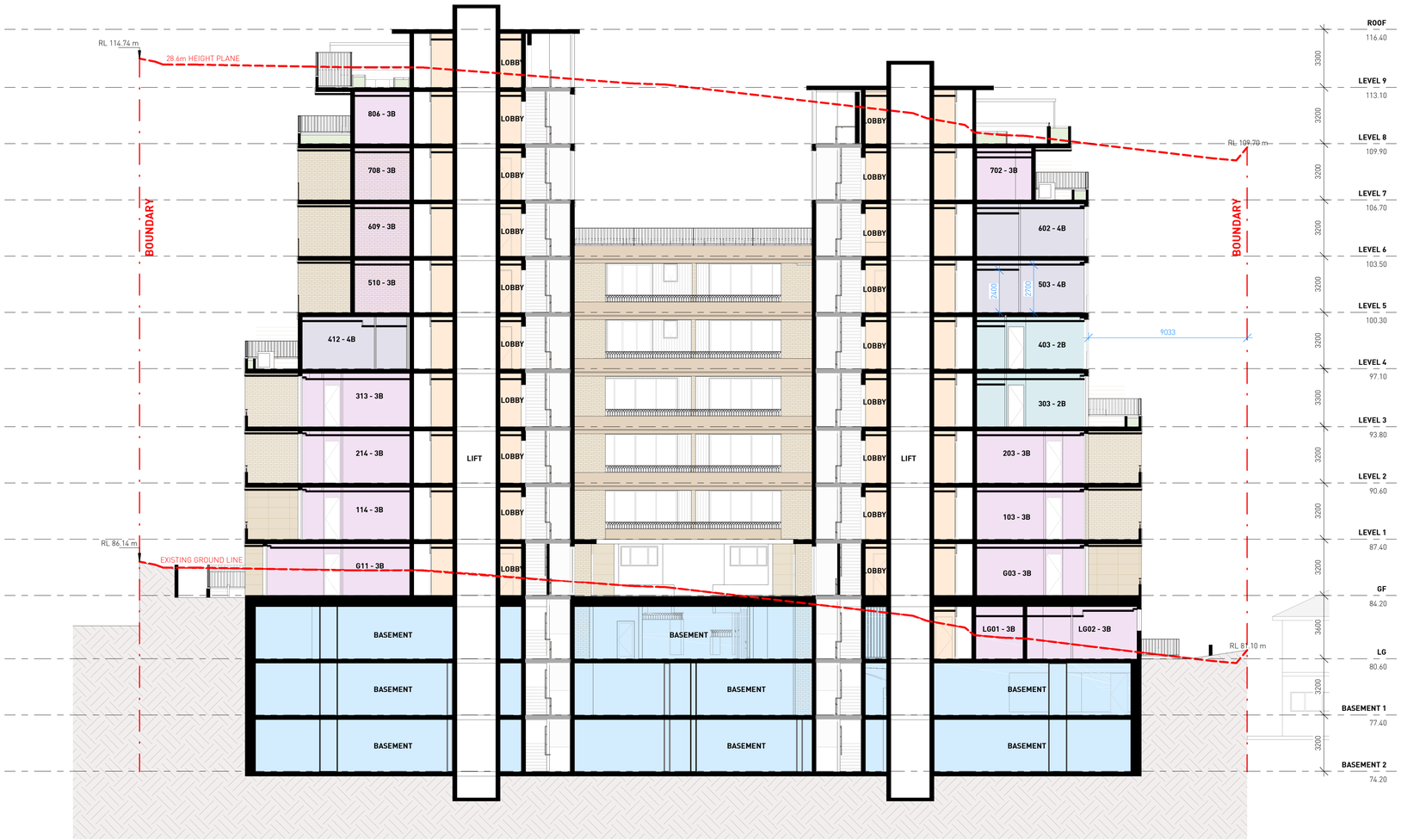

1 / DA312 **SECTION C**

1 : 150

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

SECTION

Status: FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA312 G
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

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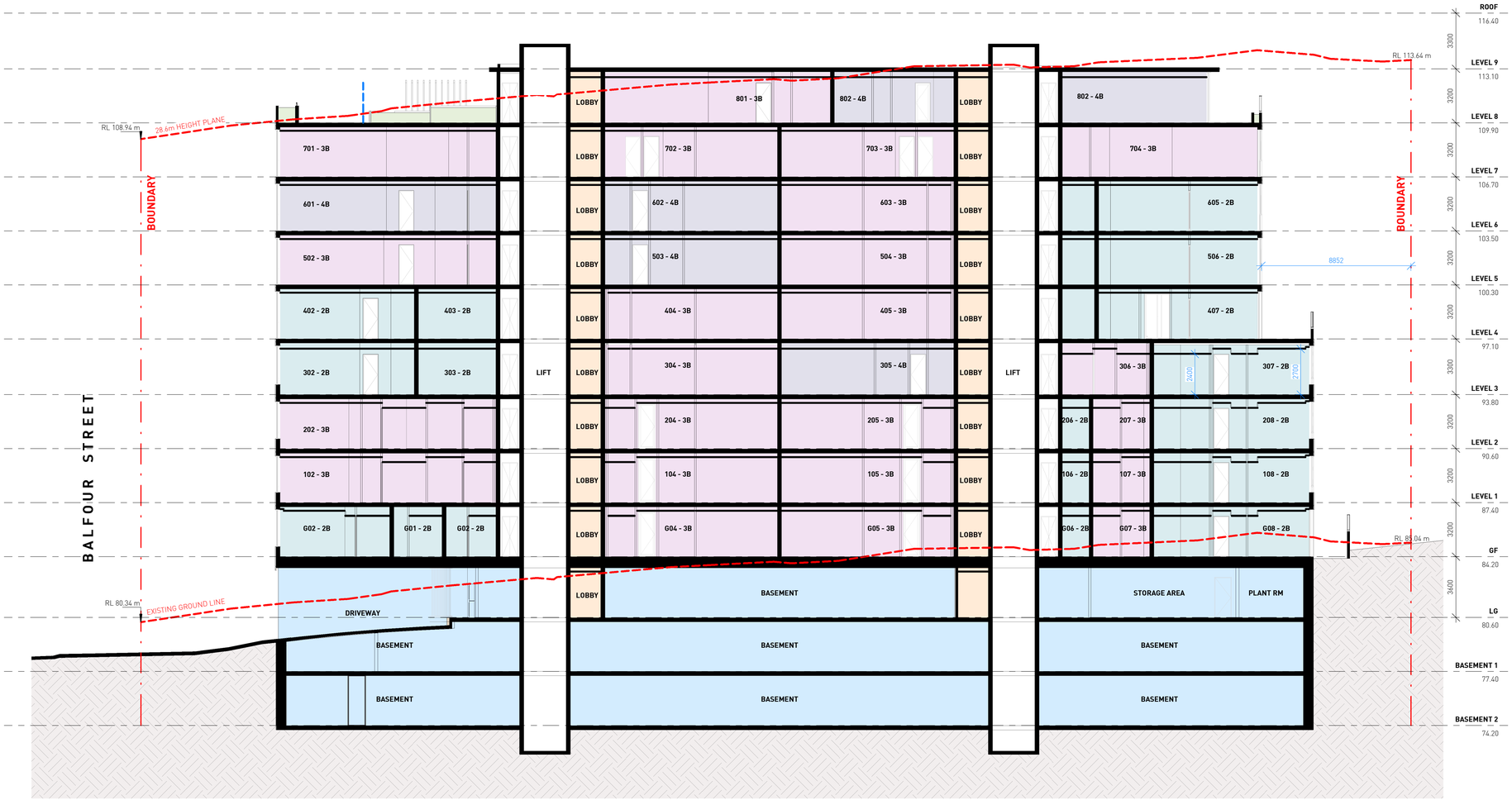

1 DA313

SECTION D

1 : 150

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE

Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA

t: 61 2 9264 5005
e: gta@gilestribe.com.au

Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

SECTION

Status:

Scale: 1 : 150 Job No. 24062 Drawing No. DA313 Rev. G

Sheet Size:

Date: 09/04/2025

Drawn: Author Reviewed Checker

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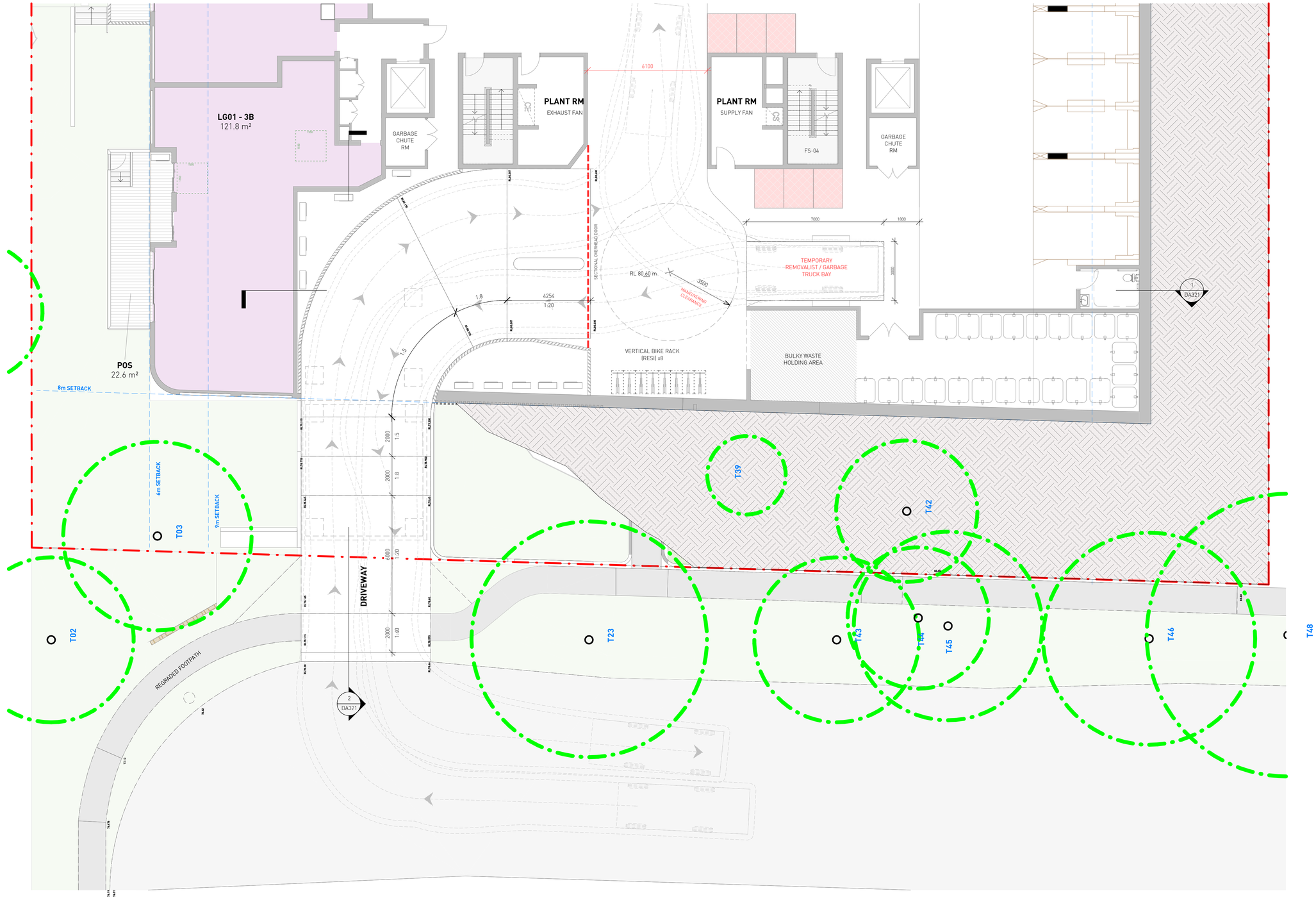

1 DA320

LOWER GROUND FLOOR PLAN - Driveway

1 : 100

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

DRIVEWAY DETAILS

Status:

Scale:	1 : 100	Job No.	Drawing No.	Rev.
Sheet Size:		24062	DA320	E
Date:	03/26/25			
Drawn:	Author	Reviewed	Checker	

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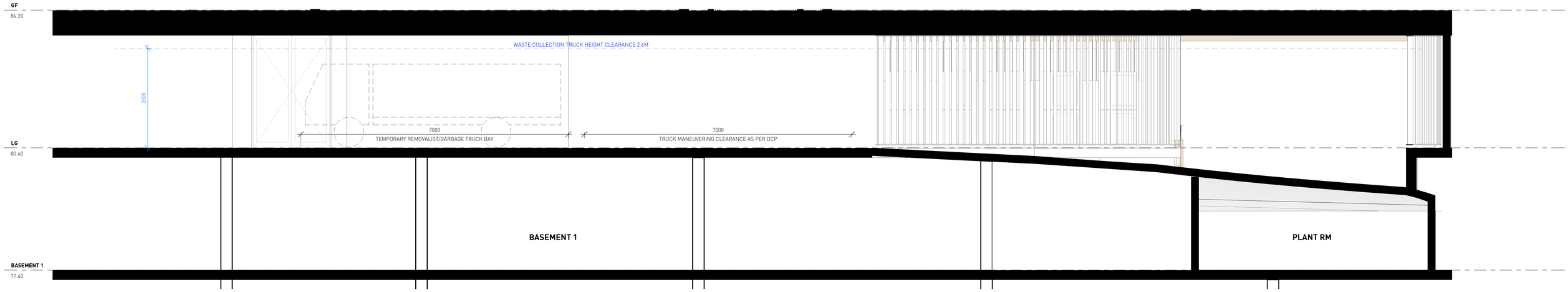
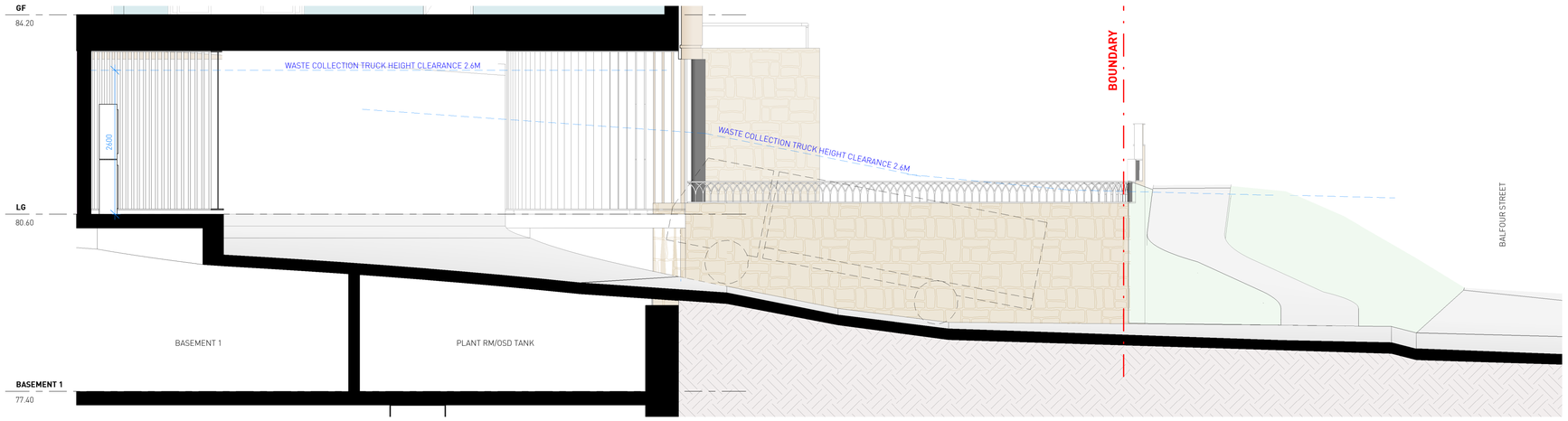


1 DA321

DRIVEWAY SECTION 1

1 : 50



2 DA321

DRIVEWAY SECTION 2

1 : 50

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
DRIVEWAY DETAILS

Status:
FOR APPROVAL

Scale:	1 : 50	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA321 E
Date:	24/07/15		
Drawn:	RM	Reviewed	DY

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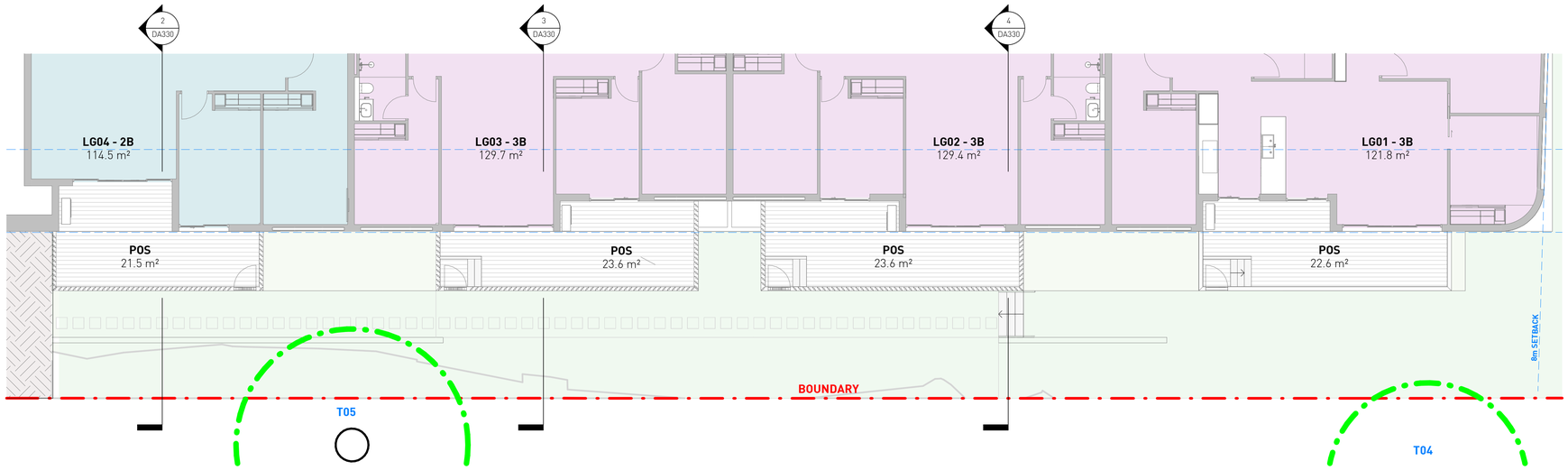
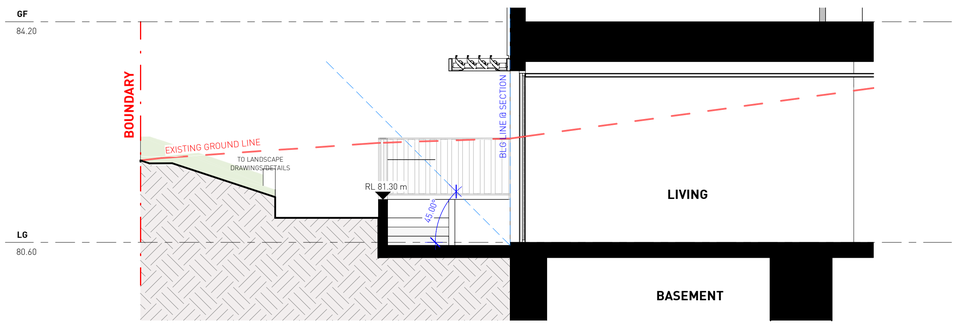
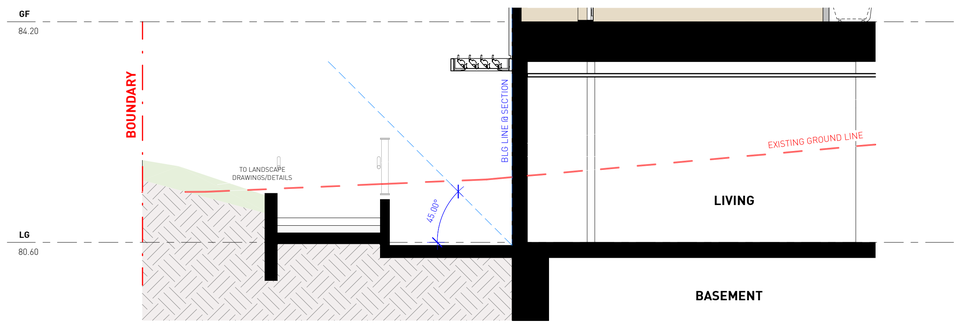


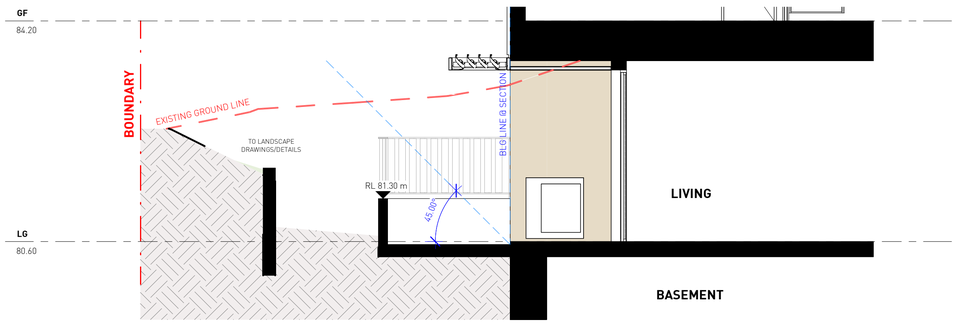
1 DA330 **LOWER GROUND - PRIVATE OPEN SPACE (LG02, LG03, LG04)**
1 : 100



3 DA330 **SECTION LG03**
1 : 50



4 DA330 **SECTION LG02**
1 : 50



2 DA330 **SECTION LG04**
1 : 50

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SECTION THRU WEST WING
LOWER GROUND UNITS

Status:

Scale: As indicated
Job No. 24062
Drawing No. DA330
Rev. E
Sheet Size:
Date: 04/10/25
Drawn: Author
Reviewed: Checker

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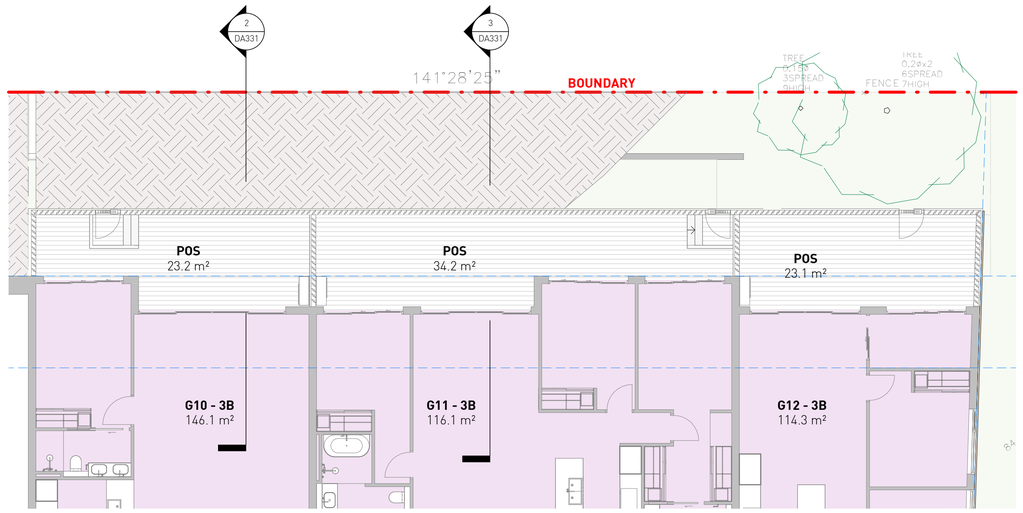
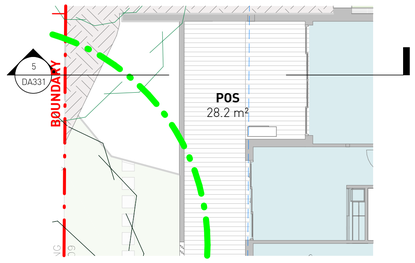
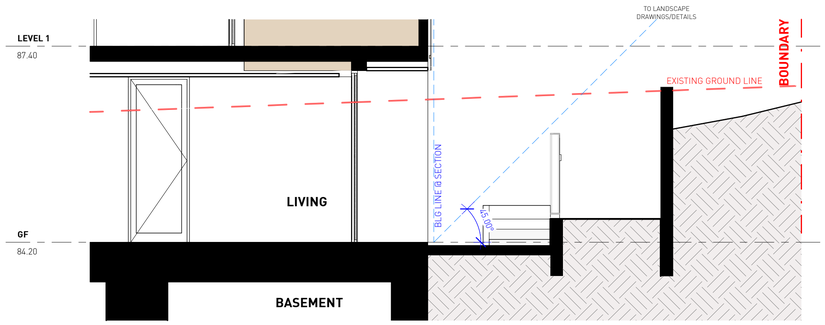


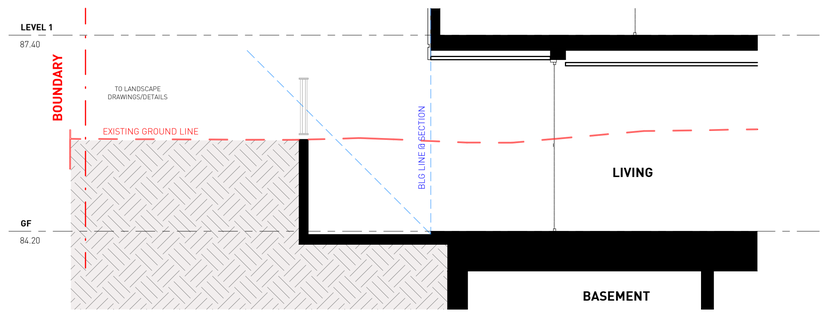
1 DA331 **GROUND FLOOR PRIVATE OPEN SPACE (G10, G11)**
1 : 100



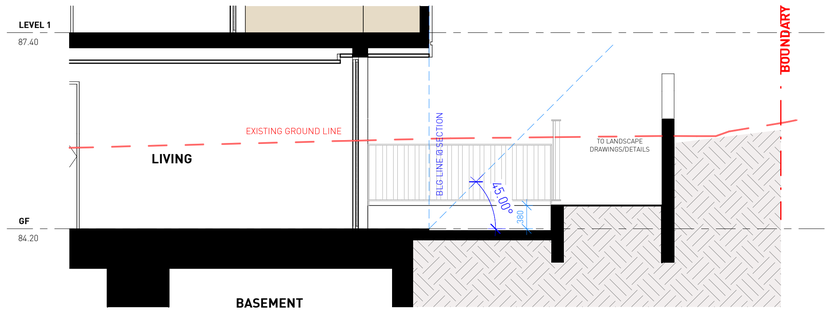
4 DA331 **GROUND FLOOR UNIT G07 - PRIVATE OPEN SPACE**
1 : 100



2 DA331 **SECTION G10**
1 : 50



5 DA331 **SECTION G07**
1 : 50



3 DA331 **SECTION G11**
1 : 50

No.	Date	Description
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D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SECTION THRU EAST WING
LOWER GROUND UNITS

Status:

Scale: As indicated
Job No. 24062
Drawing No. DA331
Rev. E
Sheet Size:
Date: 04/10/25
Drawn: Author
Reviewed: Checker

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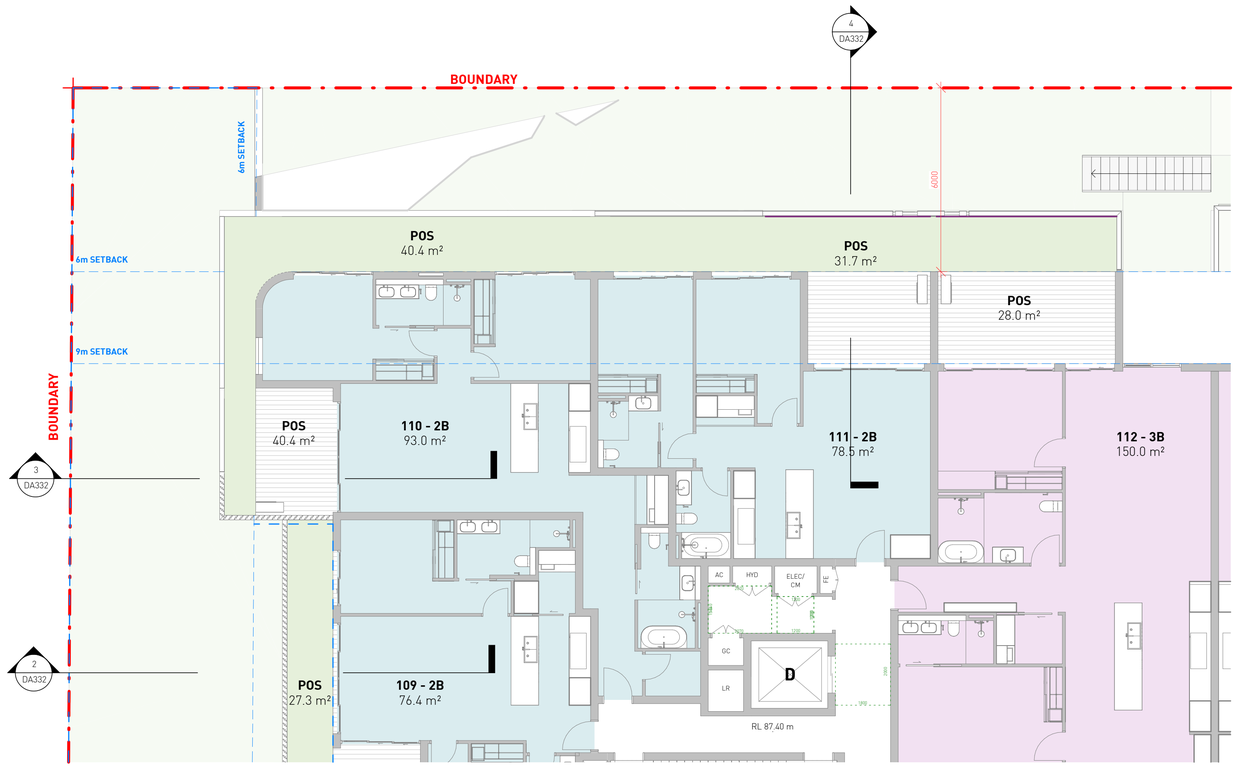
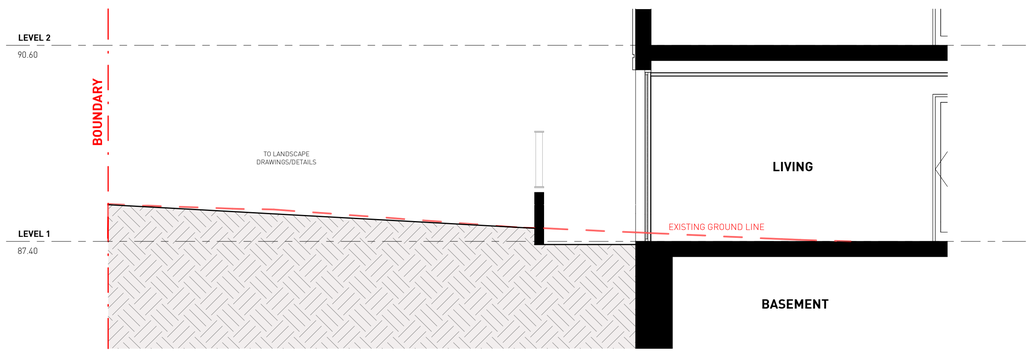
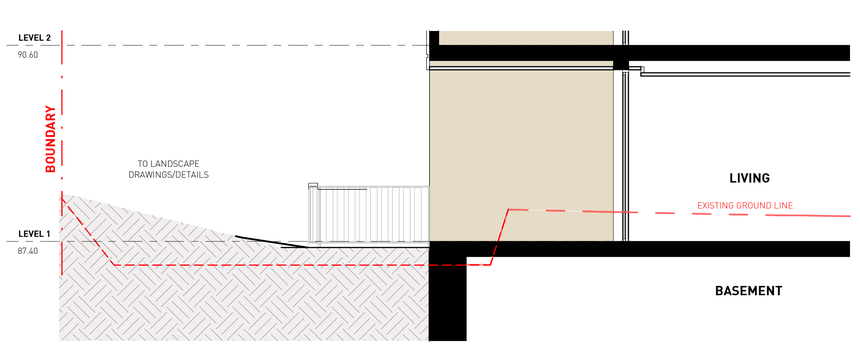


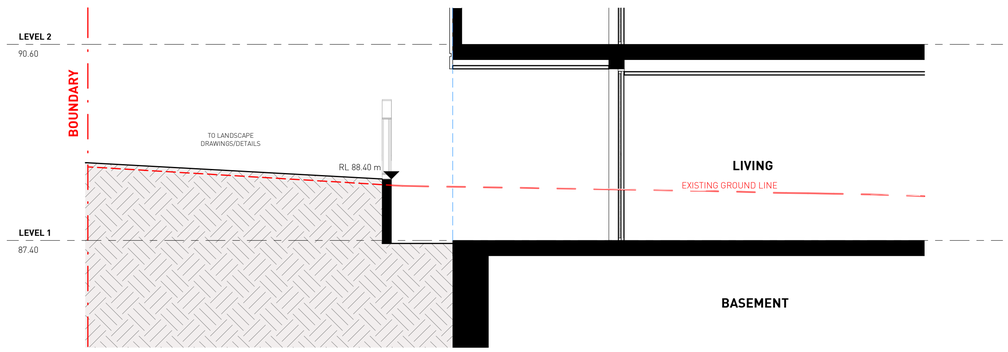
1 DA332 **LEVEL 1 PRIVATE OPEN SPACE (109,110,111,112)**
1 : 100



2 DA332 **SECTION 109**
1 : 50



4 DA332 **SECTION 111**
1 : 50



3 DA332 **SECTION 110**
1 : 50

No.	Date	Description
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
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Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SECTION THRU EAST WING LEVEL 1 UNITS

Status:

Scale: As indicated
Job No. 24062
Drawing No. DA332
Rev. A
Sheet Size:
Date: 02/17/26
Drawn: Author
Reviewed Checker

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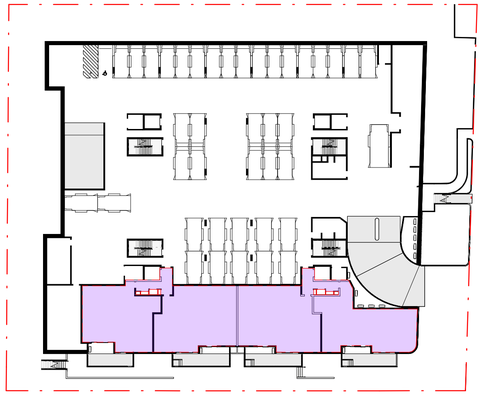
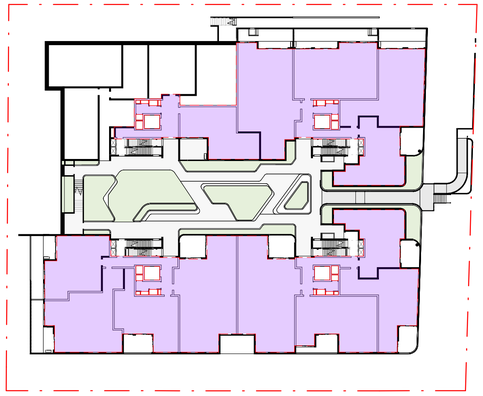
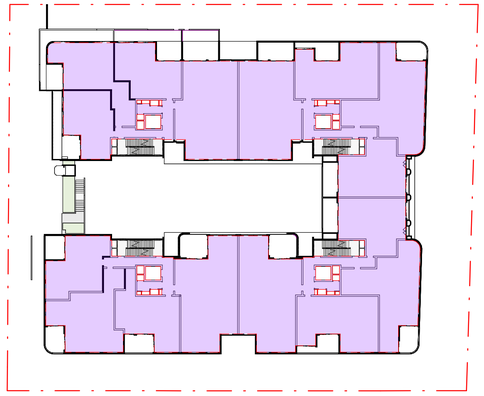


1 DA400 **GFA - LOWER GROUND LEVEL**
1 : 500



2 DA400 **GFA - GROUND LEVEL**
1 : 500



3 DA400 **GFA - LEVEL 1**
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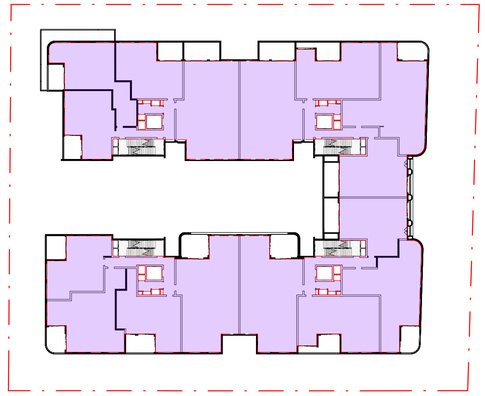

4 DA400 **GFA - LEVEL 2**
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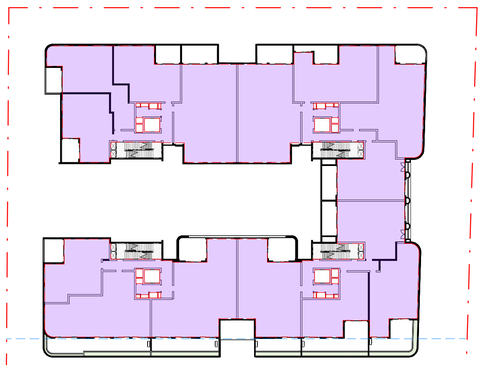
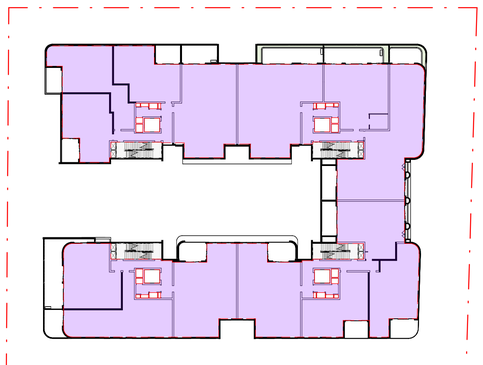
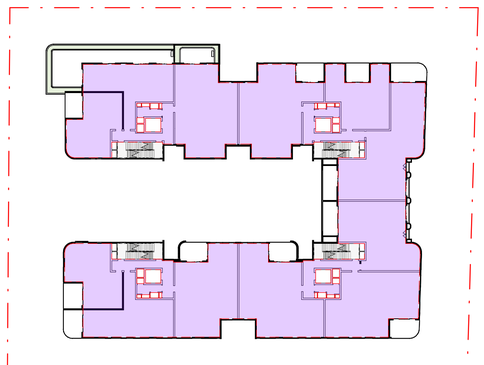


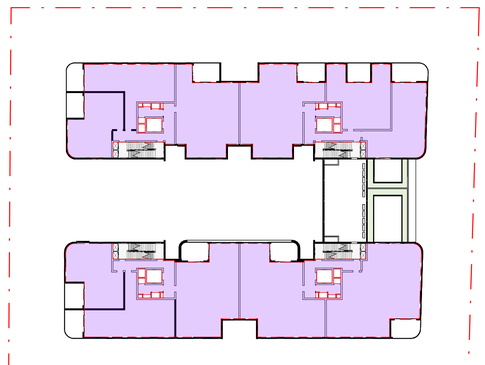
5 DA400 **GFA - LEVEL 3**
1 : 500



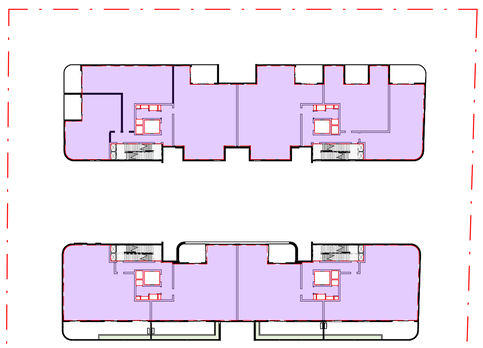
6 DA400 **GFA - LEVEL 4**
1 : 500



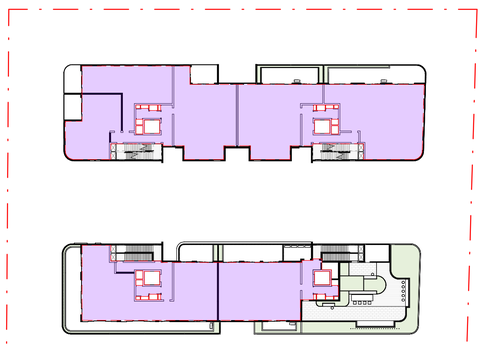
7 DA400 **GFA - LEVEL 5**
1 : 500



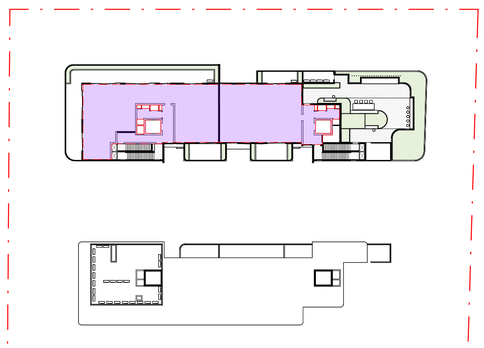
8 DA400 **GFA - LEVEL 6**
1 : 500



9 DA400 **GFA - LEVEL 7**
1 : 500



10 DA400 **GFA - LEVEL 8**
1 : 500



11 DA400 **GFA - LEVEL 9**
1 : 500

PROPOSED FSR		
SITE AREA	PROPOSED GFA	FSR
4771.0 m²	15401.0 m²	3.23

PROPOSED GFA	
Level	TOTAL GFA
GF	1615.0 m²
L1	1993.0 m²
L2	1992.0 m²
L3	1842.0 m²
L4	1736.0 m²
L5	1579.0 m²
L6	1411.0 m²
L7	1298.0 m²
L8	1027.0 m²
L9	366.0 m²
LG	542.0 m²
TOTALS: 11	15401.0 m²

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
AREA SCHEDULE - GFA DIAGRAM

Status:
FOR APPROVAL

Scale: 1 : 500
Sheet Size: A1
Date: 09/04/2025
Drawn: RM
Job No. 24062
Drawing No. DA400
Rev. F
Reviewed DY

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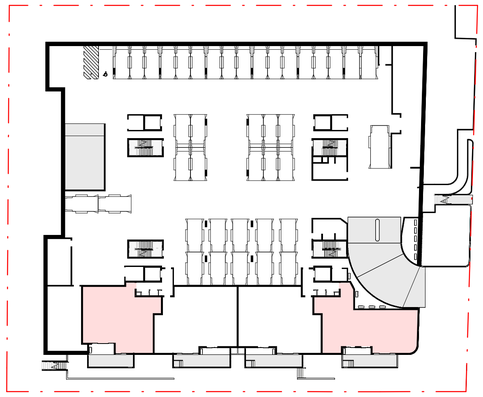
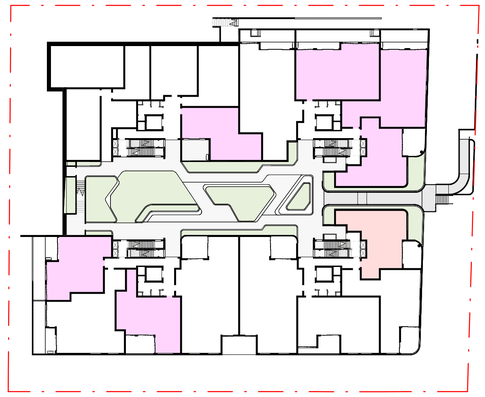


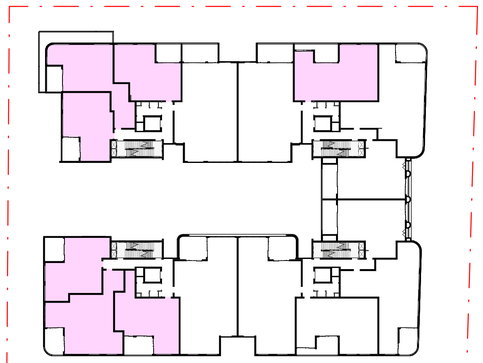
1 DA401 **AFFORDABLES GFA_LG**
1 : 500



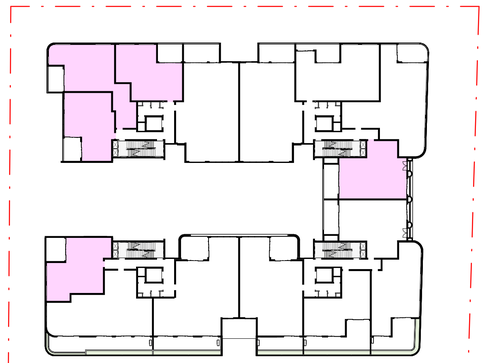
2 DA401 **AFFORDABLES GFA_GF**
1 : 500



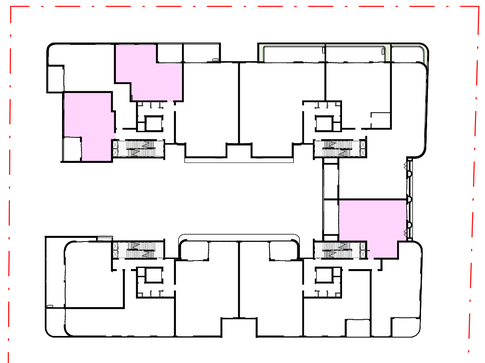
3 DA401 **AFFORDABLES GFA_L1**
1 : 500



4 DA401 **AFFORDABLES GFA_L2**
1 : 500



5 DA401 **AFFORDABLES GFA_L3**
1 : 500



6 DA401 **AFFORDABLES GFA_L4**
1 : 500

AFFORDABLE UNIT GFA (HOUSING SEPP)

AFFORDABLE UNIT GFA (INFILL TOD)

MAXIMUM PERMISSIBLE GFA/FSR		
SITE AREA	Max FSR (TOD + 30% Bonus)	Max GFA
4771.0 m²	3.25	15505.8 m²

REQUIRED AFFORDABLE HOUSING GFA			
Maximum GFA (FSR 3.25)	SEPP (15% of Max GFA)	INFILL (TOD 2% of MAX GFA)	TOTAL (17% of MAX GFA)
15505.8 m²	2325.9 m²	310.1 m²	2636.0 m²

PROPOSED AFFORDABLE GFA		
SEPP	INFILL	TOTAL AFFORDABLES
2353.8 m²	315.8 m²	2669.6 m²
AFFRORDABLES PERCENTAGE TO MAX 3.25 FSR		
SEPP %	INFILL %	TOTAL %
15.180%	2.037%	17.217%

UNIT MIX | SOLAR ACCESS | CROSS VENT

UNIT MIX - Affordable Units	
Name	Count
2B	24
3B	6

Grand total: 30

SOLAR ACCESS (Affordable)	
Solar Access	Count
-	5
0	4
✔	21

Grand total: 30

CROSS VENTILATION (Affordable)	
Cross Ventilated	Count
x	12
✔	18

Grand total: 30

AFFORDABLE UNIT SCHEDULE

AFFORDABLE UNITS (TOD - 2%)					
UNIT	BEDROOM	UNIT AREA	POS/ BAL	X-VENT	Solar Access
LG					
LG01	3B	121.8 m²	22.8	x	-
LG04	2B	114.5 m²	21.3	x	0
GF					
G01	2B	79.5 m²	12.4	✔	0
Total Units: 3		315.8 m²			

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)					
UNIT	BEDROOM	AREA	POS/ BAL	X-VENT	Solar Access
GF					
G06	2B	83.6 m²	13.0	x	-
G08	2B	84.4 m²	28.2	✔	✔
G09	2B	78.0 m²	15.0	x	0
G11	3B	116.1 m²	34.4	x	✔
G12	3B	114.3 m²	23.1	✔	✔
G13	2B	79.5 m²	15.1	✔	0
LEVEL 1					
106	2B	83.6 m²	13.0	x	-
107	3B	106.5 m²	12.2	✔	✔
108	2B	79.6 m²	11.6	✔	✔
109	2B	76.4 m²	27.3	✔	✔
110	2B	93.0 m²	40.4	✔	✔
111	2B	78.5 m²	31.7	x	✔
LEVEL 2					
206	2B	83.6 m²	13.0	x	-
207	3B	106.5 m²	12.2	✔	✔
208	2B	79.6 m²	11.6	✔	✔
209	2B	76.3 m²	10.0	✔	✔
210	2B	93.0 m²	10.0	✔	✔
211	2B	78.5 m²	11.4	x	✔
214	3B	107.3 m²	13.9	x	✔
LEVEL 3					
307	2B	79.6 m²	11.6	✔	✔
308	2B	76.3 m²	10.0	✔	✔
309	2B	93.0 m²	10.0	✔	✔
310	2B	78.5 m²	11.4	x	✔
315	2B	86.6 m²	12.5	✔	-
LEVEL 4					
401	2B	86.6 m²	12.5	✔	✔
408	2B	76.3 m²	10.0	✔	✔
410	2B	78.5 m²	11.4	x	✔
Total Units: 27		2353.8 m²			

GFA (AFFORDABLES VS MARKET UNITS)					
Level	SEPP	INFILL	TOTAL AFFORDABLES	MARKET	TOTAL GFA
GF	555.9 m²	79.5 m²	635.4 m²	979.6 m²	1615.0 m²
L1	517.6 m²	0.0 m²	517.6 m²	1475.4 m²	1993.0 m²
L2	624.8 m²	0.0 m²	624.8 m²	1367.2 m²	1992.0 m²
L3	414.0 m²	0.0 m²	414.0 m²	1428.0 m²	1842.0 m²
L4	241.5 m²	0.0 m²	241.5 m²	1494.5 m²	1736.0 m²
L5	0.0 m²	0.0 m²	0.0 m²	1579.0 m²	1579.0 m²
L6	0.0 m²	0.0 m²	0.0 m²	1411.0 m²	1411.0 m²
L7	0.0 m²	0.0 m²	0.0 m²	1298.0 m²	1298.0 m²
L8	0.0 m²	0.0 m²	0.0 m²	1027.0 m²	1027.0 m²
L9	0.0 m²	0.0 m²	0.0 m²	366.0 m²	366.0 m²
LG	0.0 m²	236.3 m²	236.3 m²	305.7 m²	542.0 m²
TOTALS	2353.8 m²	315.8 m²	2669.6 m²	12731.4 m²	15401.0 m²

No.	Date	Description
D	15-05-2026	SSDA - FOR SUBMISSION
C	20-03-2026	SSDA - FOR SUBMISSION
B	16-02-2026	ISSUE FOR COORDINATION
A	10-07-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
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t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [5717]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
AFFORDABLES GFA

Status: FOR APPROVAL

Scale: As indicated Job No. 24062 Drawing No. DA401 Rev. D
Sheet Size: A1
Date: 09/04/2025
Drawn: RM Reviewed: DY

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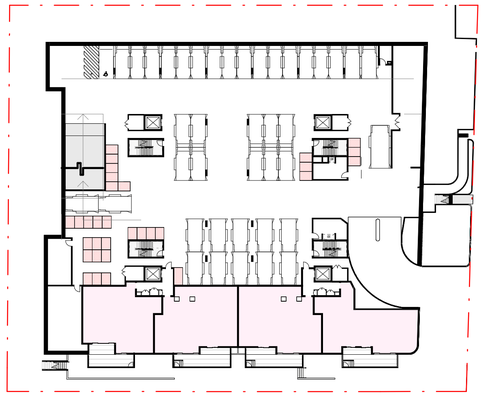
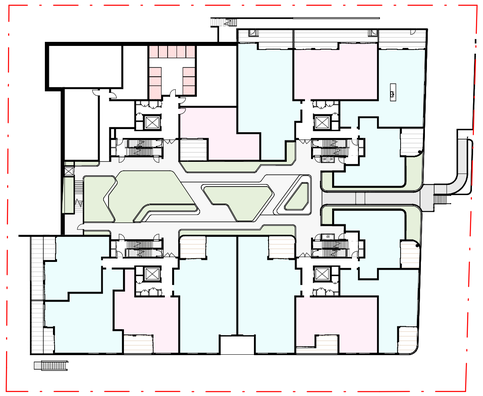


1 DA404 **XVENT - LOWER GROUND LEVEL**
1 : 500



2 DA404 **XVENT - GROUND LEVEL**
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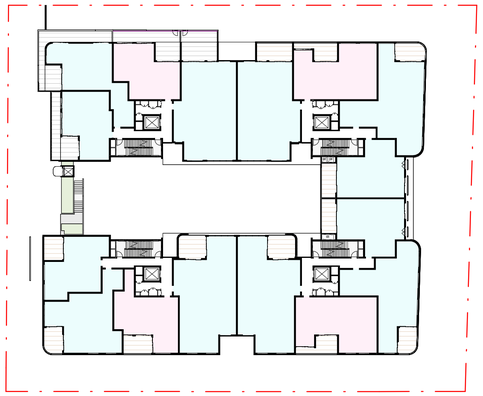

3 DA404 **XVENT - LEVEL 1**
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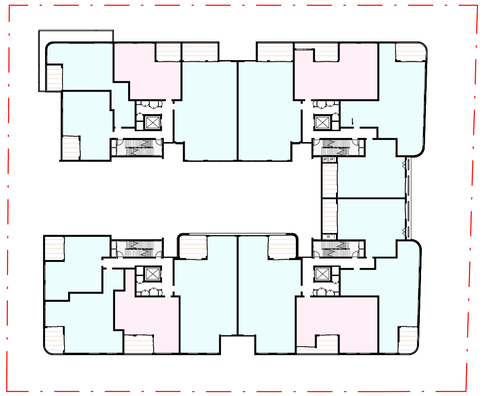

4 DA404 **XVENT - LEVEL 2**
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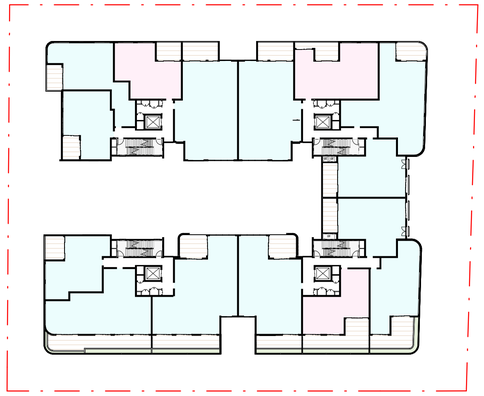
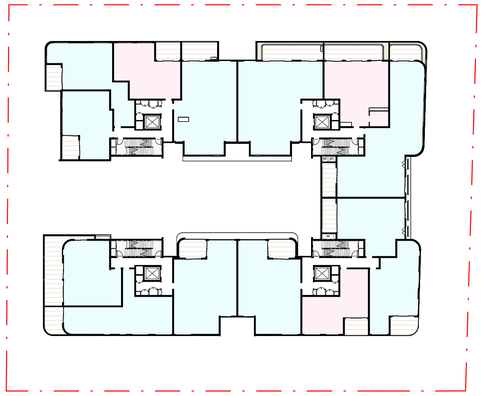


5 DA404 **XVENT - LEVEL 3**
1 : 500



6 DA404 **XVENT - LEVEL 4**
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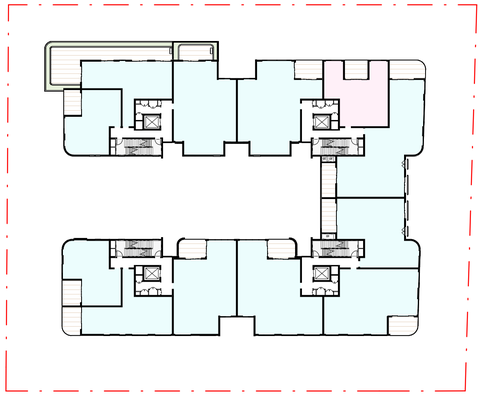
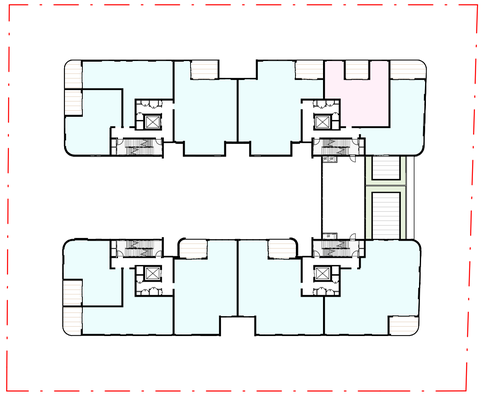
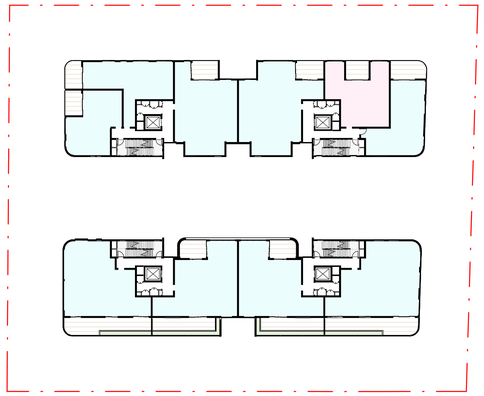


7 DA404 **XVENT - LEVEL 5**
1 : 500

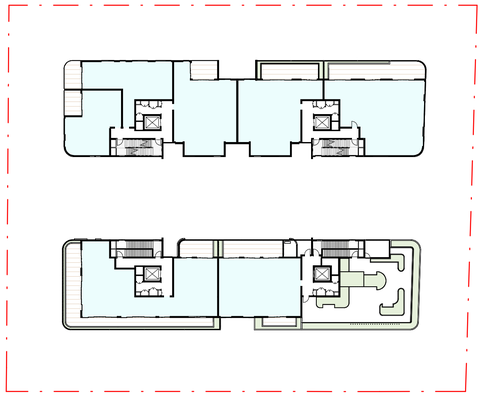


8 DA404 **XVENT - LEVEL 6**
1 : 500

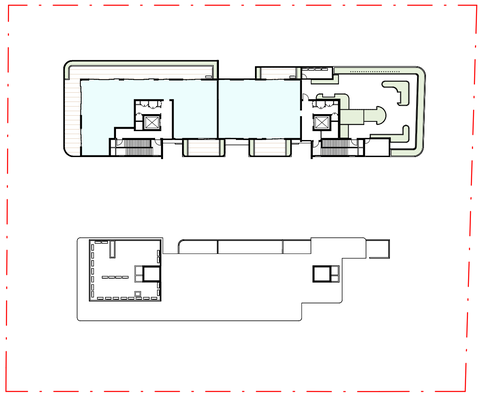


9 DA404 **XVENT - LEVEL 7**
1 : 500

BALFOUR STREET



10 DA404 **XVENT - LEVEL 8**
1 : 500



11 DA404 **XVENT - LEVEL 9**
1 : 500

CROSS VENTILATION

NO CROSS VENTILATION

95 OUT OF 120 UNITS ACHIEVE CROSS VENTILATION
= 79.2% (COMPLIES - MIN. 60%)

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Level 1, 1 Chandos Street
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t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
CROSS VENTILATION

Status:
FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA404	G
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	

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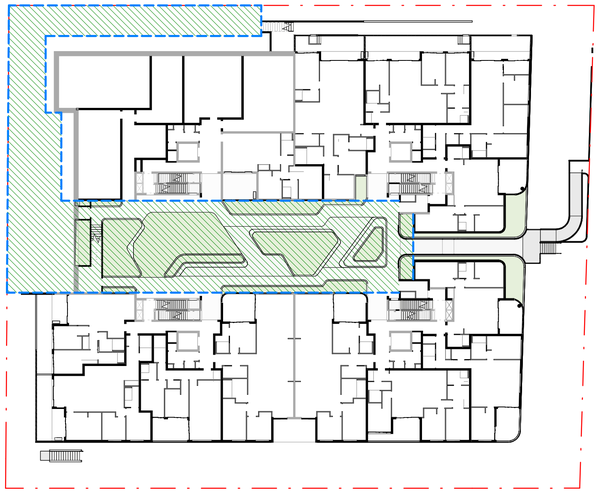
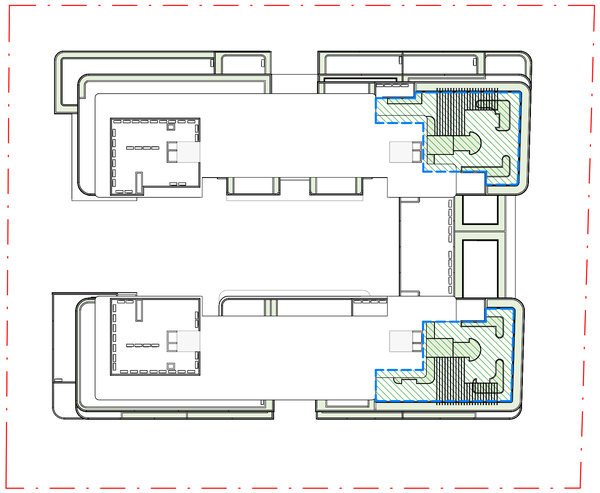


1 DA410 **COMMUNAL - GROUND LEVEL**
1 : 400



2 DA410 **COMMUNAL - ROOF**
1 : 400

COMMUNAL OPEN SPACE

PRIMARY AT L8, L9 : 309.5 SQM
SECONDARY @ GROUND & L1 : 890 SQM
TOTAL: 1,199.5 SQM (25.14%)

EXCAVATION
= 3141.574 SQM (65.8%)

SITE COVERAGE
= 2439.0 SQM (51.1%)

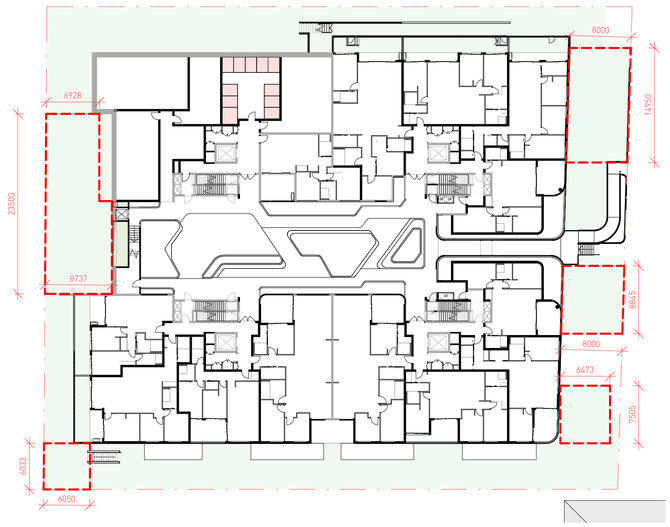
TOTAL DEEP SOIL AREA
1474.0 SQM (31%)

ADG DEEP SOIL AREA
- MIN 6m DIMENSION
- NO BUILT ELEMENTS, RETAINING WALL ETC.
460.0 sqm (9.6%)

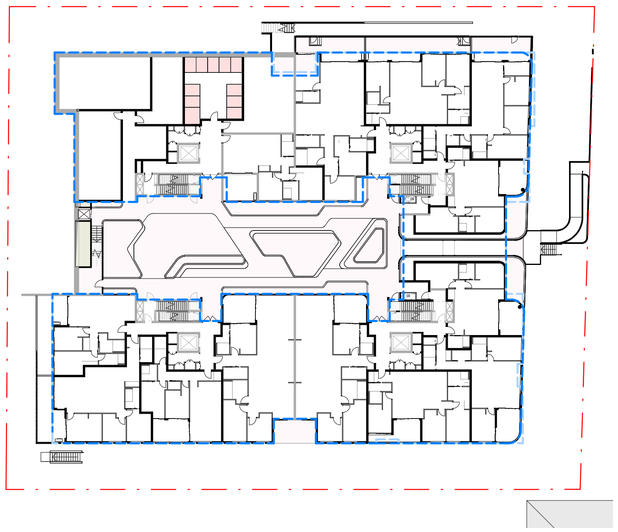
7% MINIMUM REQUIREMENT BY ADG
FOR SITES GREATER THAN 1500sqm

LANDSCAPE AREA
= 2132.69 (44.7%)

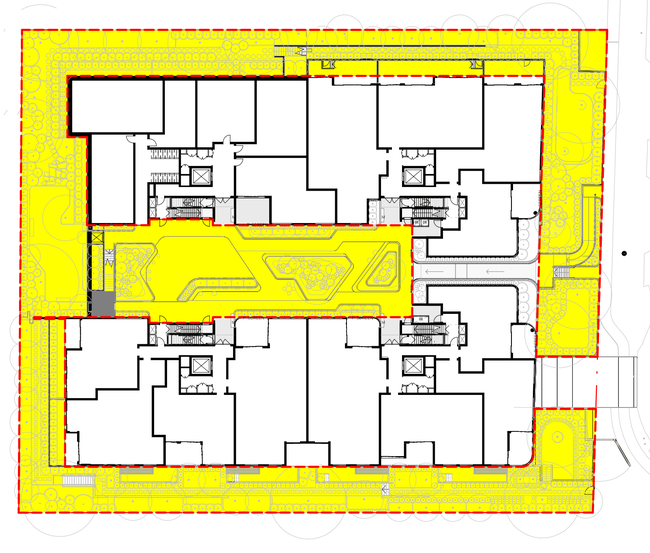
SITE AREA : 4771 SQM



3 DA410 **DEEP SOIL PLAN**
1 : 400



4 DA410 **EXCAVATION & SITE COVERAGE**
1 : 400



LANDSCAPE AREA AS PER HOUSING SEPP:

MEANS THE PART OF THE SITE AREA NOT OCCUPIED BY A BUILDING AND INCLUDES A PART USED OR INTENDED TO BE USED FOR A RAINWATER TANK, SWIMMING POOL OR OPEN-AIR RECREATION FACILITY, BUT DOES NOT INCLUDE A PART USED OR INTENDED TO BE USED FOR A DRIVEWAY OR PARKING AREA

5 DA410 **LANDSCAPE AREA**
1 : 400

0 1m 2m 5m 10m
SCALE 1:100

No.	Date	Description
D	11-06-2026	SSDA - FOR SUBMISSION
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
COMMUNAL, DEEP SOIL, SITE COVERAGE

Status:

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size:
Date: 01/15/26 24062 DA410 D
Drawn: Author Reviewed Checker

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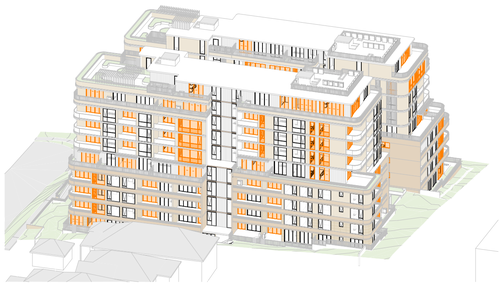
1 DA503 **JUNE 21 - 9.00**



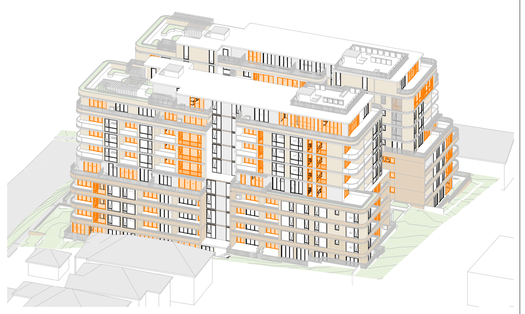
2 DA503 **JUNE 21 - 9.15**



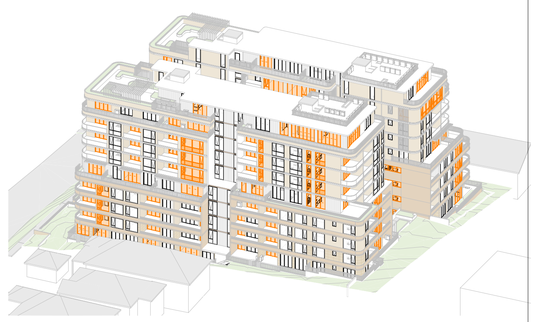
3 DA503 **JUNE 21 - 9.30**



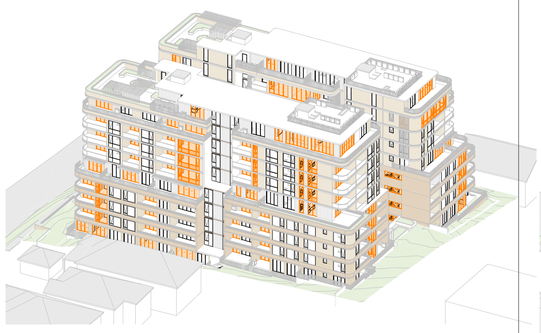
4 DA503 **JUNE 21 - 9.45**



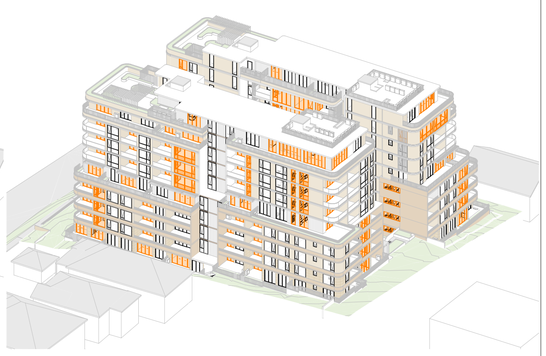
5 DA503 **JUNE 21 - 10.00**



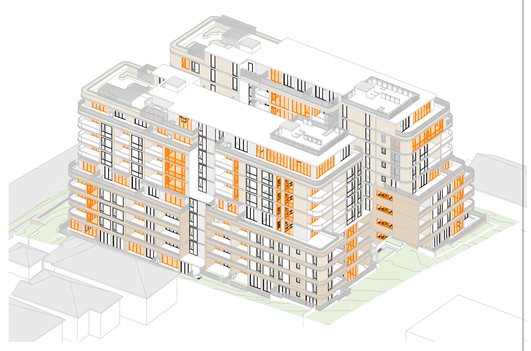
6 DA503 **JUNE 21 - 10.15**



7 DA503 **JUNE 21 - 10.30**



8 DA503 **JUNE 21 - 10.45**



9 DA503 **JUNE 21 - 11.00**

SOLAR ACCESS - POS/BAL (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING ROOM (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

95/120 (79.2%)
60% REQUIRED AS PER ADG

LIVING ROOM GLAZING

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOLAR ACCESS DIAGRAMS

Status: FOR APPROVAL

Scale:	1 : 50	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA503	G
Date:	09/04/2025			
Drawn:	RM	Reviewed	DY	

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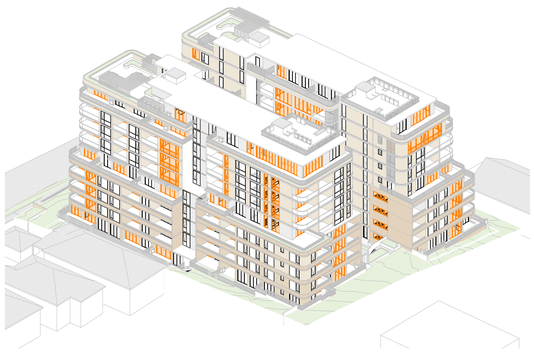
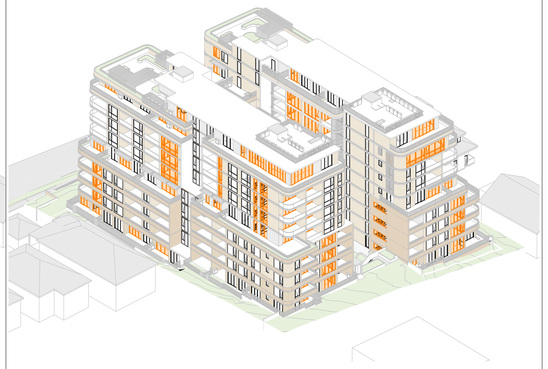


1 DA504 **JUNE 21 - 11.15**



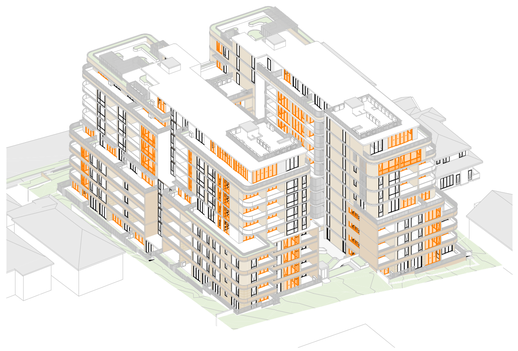
2 DA504 **JUNE 21 - 11.30**



3 DA504 **JUNE 21 - 11.45**



4 DA504 **JUNE 21 - 12.00**



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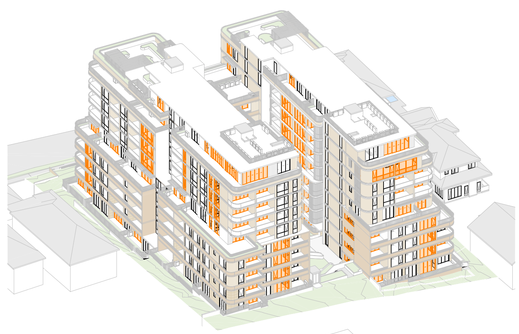
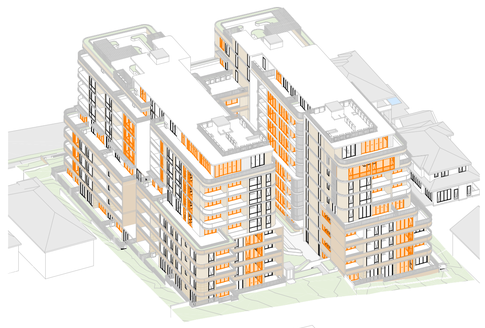


6 DA504 **JUNE 21 - 12.30**



7 DA504 **JUNE 21 - 12.45**



8 DA504 **JUNE 21 - 13.00**



9 DA504 **JUNE 21 - 13.15**

SOLAR ACCESS - POS/BAL (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING ROOM (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

95/120 (79.2%)
60% REQUIRED AS PER ADG

LIVING ROOM GLAZING

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOLAR ACCESS DIAGRAMS

Status:
FOR APPROVAL

Scale:	1 : 50	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA504	G
Date:	09/04/2025			
Drawn:	RM	Reviewed	DY	

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1 DA505 **JUNE 21 - 13.30**



2 DA505 **JUNE 21 - 13.45**



3 DA505 **JUNE 21 - 14.00**



4 DA505 **JUNE 21 - 14.15**



5 DA505 **JUNE 21 - 14.30**



6 DA505 **JUNE 21 - 14.45**



7 DA505 **JUNE 21 - 15.00**

SOLAR ACCESS - POS/BAL (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING ROOM (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

95/120 (79.2%)
60% REQUIRED AS PER ADG

LIVING ROOM GLAZING

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOLAR ACCESS DIAGRAMS

Status:

Scale: 1 : 50
Job No. 24062
Drawing No. DA505
Rev. G
Sheet Size:
Date: 04/11/25
Drawn: Author
Reviewed Checker

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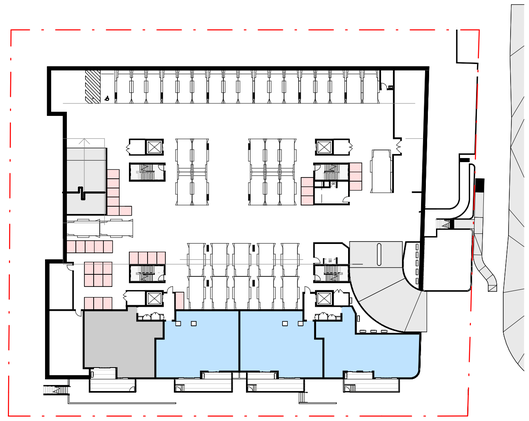
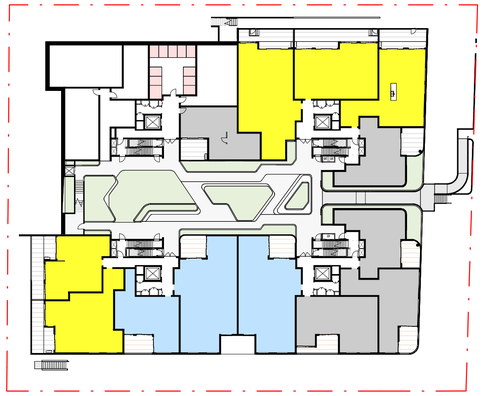


1 DA506 **Solar - LOWER GROUND LEVEL**
1 : 500



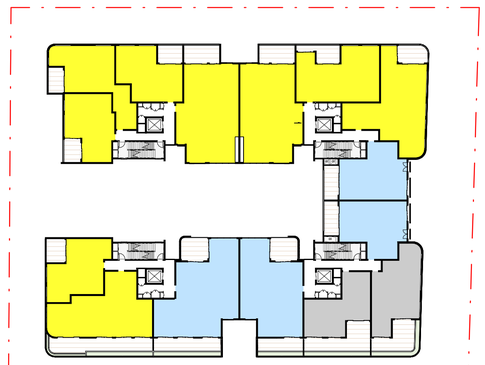
2 DA506 **Solar - GROUND LEVEL**
1 : 500



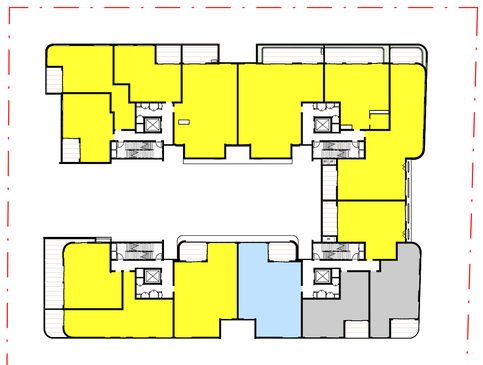
3 DA506 **Solar - LEVEL 1**
1 : 500



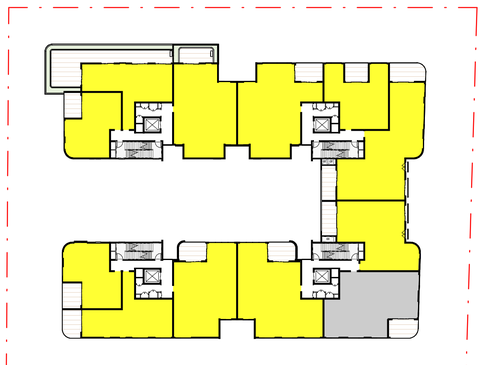
4 DA506 **Solar - LEVEL 2**
1 : 500



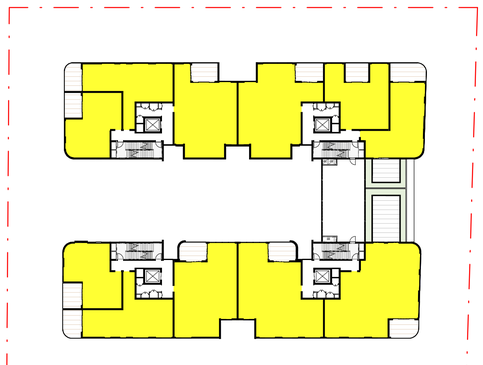
5 DA506 **Solar - LEVEL 3**
1 : 500



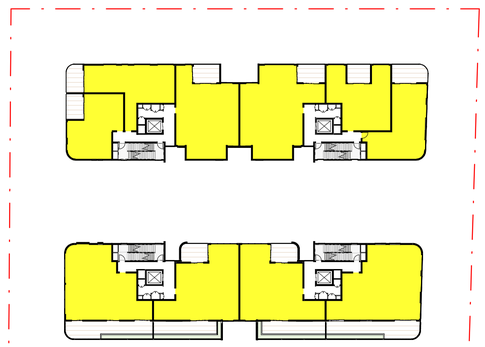
6 DA506 **Solar - LEVEL 4**
1 : 500



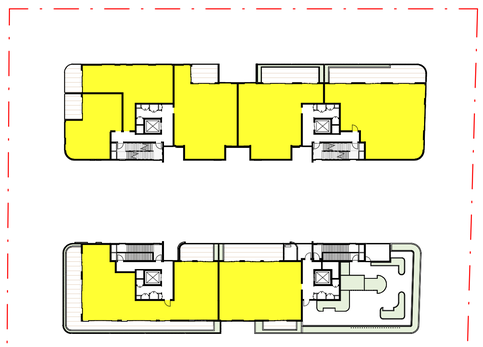
7 DA506 **Solar - LEVEL 5**
1 : 500



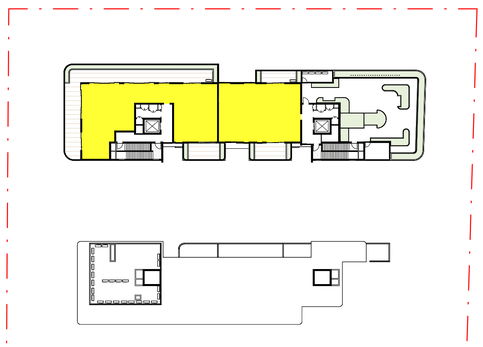
8 DA506 **Solar - LEVEL 6**
1 : 500



9 DA506 **Solar - LEVEL 7**
1 : 500



10 DA506 **Solar - LEVEL 8**
1 : 500



11 DA506 **Solar - LEVEL 9**
1 : 500

MIN. 2 HR SOLAR ACCESS = 70%
84 APARTMENTS RECEIVE MIN. 2 HOURS SOLAR ACCESS TO PRIMARY LIVING AREAS/BAL

LESS THAN 2 HR SOLAR ACCESS = 17.5%

21 APARTMENTS RECEIVE LESS THAN 2 HOURS SOLAR ACCESS TO UNITS

0 SOLAR ACCESS 12.5%

15 APARTMENTS RECEIVE 0 HOUR SOLAR ACCESS TO UNITS

TOTAL NUMBER OF APARTMENTS: 120

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOLAR ACCESS DIAGRAMS

Status:

Scale: As indicated Job No. 24062 Drawing No. DA506 Rev. G
Sheet Size:
Date: 09/04/2025
Drawn: Author Reviewed: Checker

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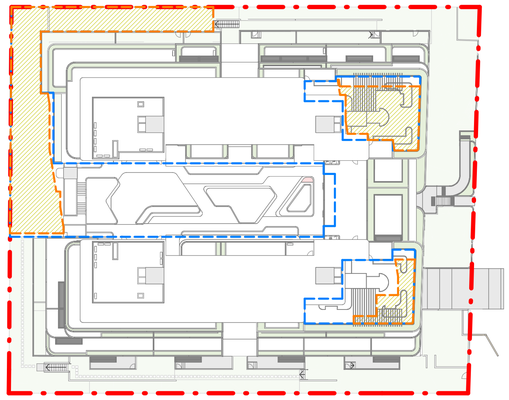
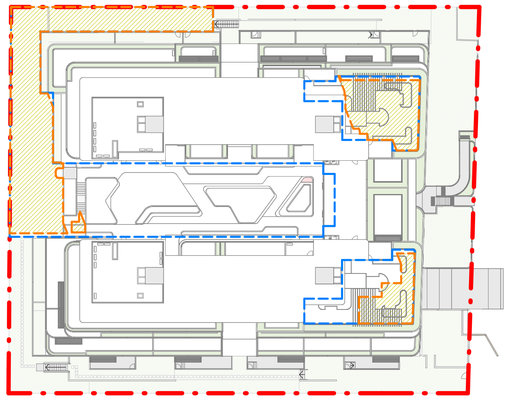


01 COS SOLAR ACCESS - 9AM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

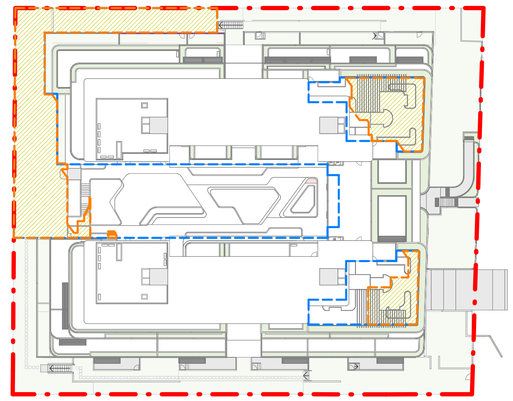
PRIMARY @ LEVEL 8 AND LEVEL 9 :	157.8 SQM	(51.0%)
SECONDARY @ GROUND & L1 :	343.3 SQM	(38.6%)



02 COS SOLAR ACCESS - 10AM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

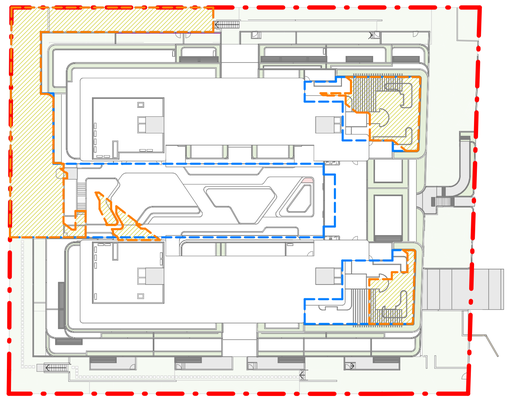
PRIMARY @ LEVEL 8 AND LEVEL 9 :	177.9 SQM	(57.5%)
SECONDARY @ GROUND & L1 :	362.0 SQM	(40.7%)



03 COS SOLAR ACCESS - 11AM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

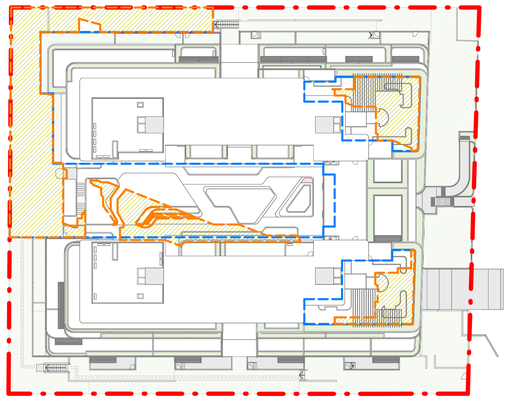
PRIMARY @ LEVEL 8 AND LEVEL 9 :	180.0 SQM	(58.2%)
SECONDARY @ GROUND & L1 :	374.4 SQM	(42.1%)



04 COS SOLAR ACCESS - 12PM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

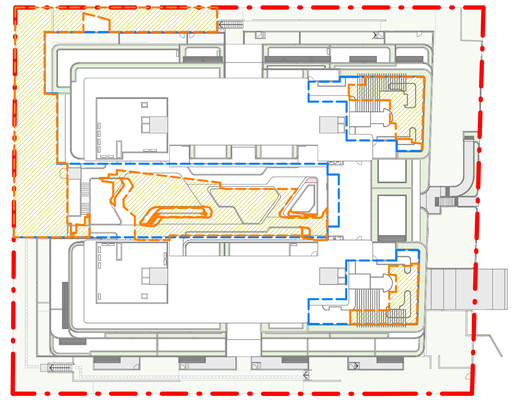
PRIMARY @ LEVEL 8 AND LEVEL 9 :	171.2 SQM	(55.3%)
SECONDARY @ GROUND & L1 :	402.0 SQM	(45.2%)



05 COS SOLAR ACCESS - 1PM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

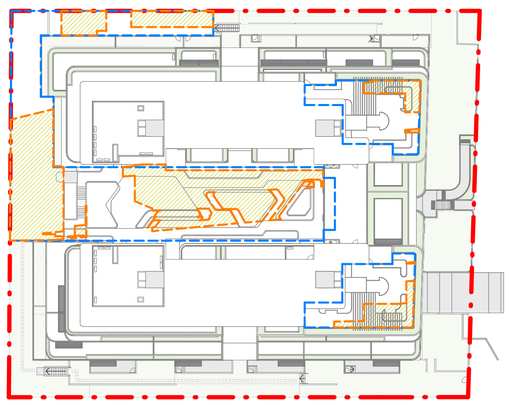
PRIMARY @ LEVEL 8 AND LEVEL 9 :	217.2 SQM	(55.7%)
SECONDARY @ GROUND & L1 :	483.7 SQM	(54.3%)



06 COS SOLAR ACCESS - 2PM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

PRIMARY @ LEVEL 8 AND LEVEL 9 :	131.4 SQM	(42.4%)
SECONDARY @ GROUND & L1 :	610.0 SQM	(68.5%)



07 COS SOLAR ACCESS - 3PM
DA507
1 : 500

SOLAR ACCESS OF COMMUNAL OPEN SPACE:

PRIMARY @ LEVEL 8 AND LEVEL 9 :	68.0 SQM	(22.0%)
SECONDARY @ GROUND & L1 :	448.5 SQM	(50.4%)

COMMUNAL OPEN SPACE

PRIMARY AT L8, L9 :	309.5 SQM
SECONDARY @ GROUND & L1 :	890 SQM
TOTAL:	1,199.5 SQM (25.14%)

AREA OF COMMUNAL OPEN SPACE WITH SOLAR ACCESS

0 2m 5m 10m 20m 50m
SCALE 1:500

No.	Date	Description
C	11-06-2026	SSDA - FOR SUBMISSION
B	15-05-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
COMMUNAL OPEN SPACE SOLAR ACCESS

Status:

Scale: As indicated Job No. 24062 Drawing No. DA507 Rev. C
Sheet Size:
Date: 02/17/26
Drawn: Author Reviewed Checker

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UNIT SCHEDULE

UNIT		TYPE	AREA	POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	NO. BATH	COMMENTS
LG									
LG01	3B	PLATINUM	121.8 m²	22.8	-	-	x	2	Affordable
LG02	3B	SILVER	129.4 m²	23.7	-	-	x	3	
LG03	3B	SILVER	129.7 m²	23.7	-	-	x	3	
LG04	2B	PLATINUM	114.5 m²	21.3	0	-	x	2	Affordable
GF									
G01	2B	SILVER	79.5 m²	12.4	0	0	✔	2	Affordable
G02	2B	SILVER	93.3 m²	12.1	0	0	✔	2	
G03	3B	SILVER	105.3 m²	13.0	0	-	x	2	
G04	3B	PLATINUM	153.6 m²	15.2	-	0	✔	2	
G05	3B	PLATINUM	153.6 m²	15.2	-	0	✔	2	
G06	2B	SILVER	83.6 m²	13.0	-	-	x	2	Affordable
G07	3B	SILVER	112.6 m²	23.9	✔	✔	✔	2	
G08	2B	SILVER	84.4 m²	28.2	✔	✔	✔	2	Affordable
G09	2B	SILVER	78.0 m²	15.0	0	-	x	2	Affordable
G10	3B	PLATINUM	146.1 m²	23.5	✔	✔	✔	3	
G11	3B	SILVER	116.1 m²	34.4	✔	✔	x	2	Affordable
G12	3B	SILVER	114.3 m²	23.1	✔	✔	✔	2	Affordable
G13	2B	SILVER	79.5 m²	15.1	0	0	✔	2	Affordable
LEVEL 1									
101	2B	SILVER	86.6 m²	12.5	-	-	✔	2	
102	3B	SILVER	121.6 m²	12.1	0	0	✔	2	
103	3B	SILVER	105.3 m²	13.0	0	-	x	2	
104	3B	PLATINUM	155.6 m²	16.3	-	-	✔	2	
105	3B	PLATINUM	155.6 m²	16.3	-	0	✔	2	
106	2B	SILVER	83.6 m²	13.0	-	-	x	2	Affordable
107	3B	SILVER	106.5 m²	12.2	✔	✔	✔	2	Affordable
108	2B	SILVER	79.6 m²	11.6	✔	✔	✔	2	Affordable
109	2B	SILVER	76.4 m²	27.3	✔	✔	✔	2	Affordable
110	2B	SILVER	93.0 m²	40.4	✔	✔	✔	2	Affordable
111	2B	SILVER	78.5 m²	31.7	✔	✔	x	2	Affordable
112	3B	PLATINUM	150.0 m²	28.0	✔	✔	✔	2	
113	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔	2	
114	3B	SILVER	107.3 m²	13.9	✔	✔	x	2	
115	3B	SILVER	137.6 m²	13.2	✔	✔	✔	2	
116	2B	SILVER	86.6 m²	12.5	-	✔	✔	2	
LEVEL 2									
201	2B	SILVER	86.6 m²	12.5	-	-	✔	2	
202	3B	SILVER	121.8 m²	12.1	0	0	✔	2	
203	3B	SILVER	105.3 m²	13.0	0	-	x	2	
204	3B	PLATINUM	155.6 m²	16.3	-	-	✔	2	
205	3B	PLATINUM	155.6 m²	16.3	-	-	✔	2	
206	2B	SILVER	83.6 m²	13.0	-	-	x	2	Affordable
207	3B	SILVER	106.5 m²	12.2	✔	✔	✔	2	Affordable
208	2B	SILVER	79.6 m²	11.6	✔	✔	✔	2	Affordable
209	2B	SILVER	76.3 m²	10.0	✔	✔	✔	2	Affordable
210	2B	SILVER	93.0 m²	10.0	✔	✔	✔	2	Affordable
211	2B	SILVER	78.5 m²	11.4	✔	✔	x	2	Affordable
212	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔	2	
213	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔	2	
214	3B	SILVER	107.3 m²	13.9	✔	✔	x	2	Affordable
215	3B	SILVER	137.5 m²	13.2	✔	✔	✔	2	
216	2B	SILVER	86.6 m²	12.5	-	✔	✔	2	
LEVEL 3									
301	2B	SILVER	86.6 m²	12.5	-	-	✔	2	
302	2B	SILVER	90.6 m²	25.2	0	0	✔	2	
303	2B	SILVER	75.4 m²	32.5	0	-	x	2	
304	3B	PLATINUM	133.7 m²	31.4	-	-	✔	2	
305	4B	SILVER	155.7 m²	38.9	-	-	✔	3	
306	3B	SILVER	128.5 m²	36.6	✔	✔	✔	2	
307	2B	SILVER	79.6 m²	11.6	✔	✔	✔	2	Affordable
308	2B	SILVER	76.3 m²	10.0	✔	✔	✔	2	Affordable
309	2B	SILVER	93.0 m²	10.0	✔	✔	✔	2	Affordable
310	2B	SILVER	78.5 m²	11.4	✔	✔	x	2	Affordable
311	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔	2	
312	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔	2	
313	3B	SILVER	107.3 m²	13.9	✔	✔	x	2	
314	3B	SILVER	137.5 m²	13.2	✔	✔	✔	2	
315	2B	SILVER	86.6 m²	12.5	-	✔	✔	2	Affordable
LEVEL 4									
401	2B	SILVER	86.6 m²	12.5	✔	✔	✔	2	Affordable
402	2B	SILVER	90.6 m²	13.0	0	0	✔	2	
403	2B	SILVER	75.4 m²	10.2	0	0	x	2	
404	3B	PLATINUM	130.1 m²	12.9	-	-	✔	2	
405	3B	PLATINUM	130.1 m²	12.9	✔	-	✔	2	
406	2B	SILVER	99.7 m²	13.3	✔	✔	✔	2	
407	2B	SILVER	90.0 m²	36.6	✔	✔	✔	2	
408	2B	SILVER	76.3 m²	10.0	✔	✔	✔	2	Affordable
409	2B	SILVER	93.0 m²	10.0	✔	✔	✔	2	
410	2B	SILVER	78.5 m²	11.4	✔	✔	x	2	Affordable

UNIT SCHEDULE

UNIT		TYPE	AREA	POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	NO. BATH	COMMENTS
411	3B	SILVER	139.0 m²	16.5	✔	✔	✔	2	
412	4B	SILVER	168.8 m²	23.8	✔	✔	✔	2	
413	2B	SILVER	99.2 m²	23.0	✔	✔	x	2	
414	4B	SILVER	174.8 m²	24.9	✔	✔	✔	3	
LEVEL 5									
501	3B	SILVER	113.9 m²	12.4	✔	✔	✔	2	
502	3B	SILVER	135.5 m²	13.7	0	-	✔	2	
503	4B	SILVER	152.1 m²	12.9	✔	✔	✔	3	
504	3B	SILVER	130.1 m²	12.9	✔	✔	✔	2	
505	2B	SILVER	87.2 m²	13.1	✔	✔	✔	2	
506	2B	SILVER	77.0 m²	12.1	✔	✔	✔	2	
507	2B	SILVER	75.1 m²	11.0	✔	✔	✔	2	
508	2B	SILVER	87.2 m²	59.7	✔	✔	✔	2	
509	3B	SILVER	137.2 m²	13.1	✔	✔	✔	2	
510	3B	SILVER	146.1 m²	12.9	✔	✔	✔	2	
511	2B	SILVER	86.5 m²	11.1	✔	✔	x	2	
512	4B	SILVER	157.9 m²	29.6	✔	✔	✔	3	
LEVEL 6									
601	4B	SILVER	177.4 m²	46.8	✔	✔	✔	3	
602	4B	SILVER	152.1 m²	12.9	✔	✔	✔	3	
603	3B	SILVER	130.1 m²	12.9	✔	✔	✔	2	
604	2B	SILVER	87.2 m²	13.1	✔	✔	✔	2	
605	2B	SILVER	77.0 m²	12.1	✔	✔	✔	2	
606	2B	SILVER	75.1 m²	11.0	✔	✔	✔	2	
607	2B	SILVER	87.2 m²	12.0	✔	✔	✔	2	
608	3B	SILVER	124.5 m²	12.4	✔	✔	✔	2	
609	3B	SILVER	146.1 m²	12.9	✔	✔	✔	2	
610	2B	SILVER	86.5 m²	11.1	✔	✔	x	2	
611	2B	SILVER	85.2 m²	33.3	✔	✔	✔	2	
LEVEL 7									
701	3B	SILVER	146.5 m²	35.5	✔	✔	✔	3	
702	3B	SILVER	119.8 m²	34.0	✔	✔	✔	2	
703	3B	SILVER	119.8 m²	34.0	✔	✔	✔	2	
704	3B	SILVER	131.4 m²	33.4	✔	✔	✔	3	
705	2B	SILVER	75.1 m²	11.0	✔	✔	✔	2	
706	2B	SILVER	87.2 m²	12.0	✔	✔	✔	2	
707	3B	SILVER	124.5 m²	12.4	✔	✔	✔	2	
708	3B	SILVER	146.1 m²	12.9	✔	✔	✔	2	
709	2B	SILVER	86.5 m²	11.1	✔	✔	x	2	
710	2B	SILVER	85.2 m²	16.9	✔	✔	✔	2	
LEVEL 8									
801	3B	SILVER	125.9 m²	32.5	✔	✔	✔	2	
802	4B	SILVER	174.3 m²	62.4	✔	✔	✔	4	
803	2B	SILVER	75.1 m²	11.0	✔	✔	✔	2	
804	2B	SILVER	87.2 m²	12.0	✔	✔	✔	2	
805	3B	SILVER	124.5 m²	12.4	✔	✔	✔	2	
806	3B	SILVER	127.9 m²	22.2	✔	✔	✔	2	
807	3B	SILVER	156.2 m²	39.9	✔	✔	✔	2	
LEVEL 9									
901	4B	SILVER	174.3 m²	79.7	✔	✔	✔	4	
902	3B	SILVER	125.9 m²	23.9	✔	✔	✔	2	
Total Units : 120									

AFFORDABLE UNITS (TOD - 2%)

UNIT	BEDROOM	UNIT AREA	POS/ BAL	X-VENT	Solar Access
LG					
LG01	3B	121.8 m²	22.8	x	-
LG04	2B	114.5 m²	21.3	x	0
GF					
G01	2B	79.5 m²	12.4	✔	0
Total Units: 3		315.8 m²			

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)

UNIT	BEDROOM	AREA	POS/ BAL	X-VENT	Solar Access
GF					
G06	2B	83.6 m²	13.0	x	-
G08	2B	84.4 m²	28.2	✔	✔
G09	2B	78.0 m²	15.0	x	0
G11	3B	116.1 m²	34.4	x	✔
G12	3B	114.3 m²	23.1	✔	✔
G13	2B	79.5 m²	15.1	✔	0
LEVEL 1					
106	2B	83.6 m²	13.0	x	-
107	3B	106.5 m²	12.2	✔	✔
108	2B	79.6 m²	11.6	✔	✔
109	2B	76.4 m²	27.3	✔	✔
110	2B	93.0 m²	40.4	✔	✔
111	2B	78.5 m²	31.7	x	✔
LEVEL 2					
206	2B	83.6 m²	13.0	x	-
207	3B	106.5 m²	12.2	✔	✔
208	2B	79.6 m²	11.6	✔	✔
209	2B	76.3 m²	10.0	✔	✔
210	2B	93.0 m²	10.0	✔	✔
211	2B	78.5 m²	11.4	x	✔
214	3B	107.3 m²	13.9	x	✔
LEVEL 3					
307	2B	79.6 m²	11.6	✔	✔
308	2B	76.3 m²	10.0	✔	✔
309	2B	93.0 m²	10.0	✔	✔
310	2B	78.5 m²	11.4	x	✔
315	2B	86.6 m²	12.5	✔	-
LEVEL 4					
401	2B	86.6 m²	12.5	✔	✔
408	2B	76.3 m²	10.0	✔	✔
410	2B	78.5 m²	11.4	x	✔
Total Units: 27		2353.8 m²			

SOLAR LIVING = MID WINTER SOLAR ACCESS AT LIVING AREAS
SOLAR BAL = MID WINTER SOLAR ACCESS AT PRIVATE OPEN SPACE OR BALCONIES

✓ UNIT ACHIEVES MINIMUM 2 HOUR SOLAR ACCESS
- UNIT ACHIEVES LESS THAN 2 HOUR SOLAR ACCESS
0 UNIT RECIEVES NO SOLAR ACCESS

X-VENT (CROSS VENTILATION)
✓ UNIT ACHIEVES CROSS VENTILATION
x UNIT DOES NOT ACHIEVE CROSS VENTILATION

SOLAR ACCESS (ALL)

Solar Access	Count
-	21
0	15
✔	84

Grand total: 120

SOLAR ACCESS (Affordable)

Solar Access	Count
-	5
0	4
✔	21

Grand total: 30

CROSS VENTILATION (ALL)

Cross Ventilated	Count
x	25
✔	95

Grand total: 120

CROSS VENTILATION (Affordable)

Cross Ventilated	Count
x	12
✔	18

Grand total: 30

PROPOSED PARKING SPACES

Type	Count
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

12 Visitor BICYCLE PARKING SPACES
120 Residential BICYCLE PARKING SPACES

RESIDENTIAL PARKING BREAKDOWN:
90x Market Units : 132 Parking spaces
27x Affordables(15%) : 27 Parking spaces
3x TOD Affordables (2%) : 3 Parking spaces

UNIT MIX (ALL)

Name	Count
2B	55
3B	56
4B	9

Grand total: 120

UNIT MIX - Affordable Units

Name	Count
2B	24
3B	6

Grand total: 30

UNIT MIX - Market Units

Name	Count
2B	31
3B	50
4B	9

Grand total: 90

PLATINUM UNITS

UNIT		AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X VENT
LG						
LG01	3B	121.8 m²	22.8	-	-	x
LG04	2B	114.5 m²	21.3	0	-	x
GF						
G04	3B	153.6 m²	15.2	-	0	✔
G05	3B	153.6 m²	15.2	-	0	✔
G10	3B	146.1 m²	23.5	✔	✔	✔
LEVEL 1						
104	3B	155.6 m²	16.3	-	-	✔
105	3B	155.6 m²	16.3	-	0	✔
112	3B	150.0 m²	28.0	✔	✔	✔
113	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 2						
204	3B	155.6 m²	16.3	-	-	✔
205	3B	155.6 m²	16.3	-	-	✔
212	3B	150.0 m²	16.5	✔	✔	✔
213	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 3						
304	3B	133.7 m²	31.4	-	-	✔
311	3B	150.0 m²	16.5	✔	✔	✔
312	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 4						
404	3B	130.1 m²	12.9	-	-	✔
405	3B	130.1 m²	12.9	✔	-	✔
Total Platinum Units: 18						

UNIT MIX - Platinum Units

Name	Count
2B	1
3B	17

Grand total: 18

No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
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e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
UNIT SCHEDULE

Status:

Scale: Job No. Drawing No. Rev.
Sheet Size: 24062 DA510 F
Date: 09/04/2025
Drawn: Author Reviewed: Checker

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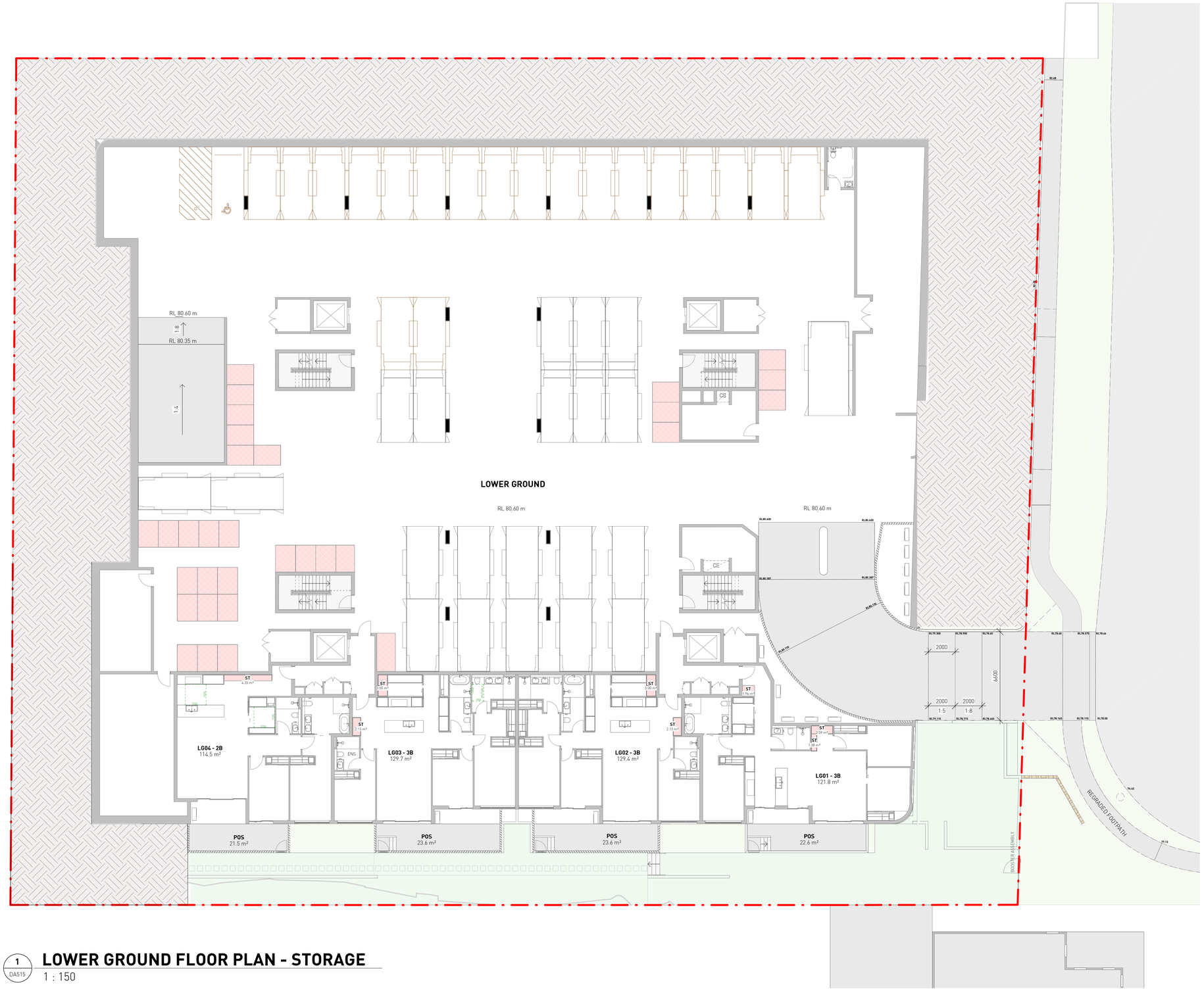
STORAGE SCHEDULE - LOWER GROUND			
UNIT	**BEDROOM**	**STORAGE - UNIT**	**STORAGE - BASEMENT**
LG01	3B	6.22 m³	7.20 m³
LG02	3B	5.15 m³	7.20 m³
LG03	3B	5.15 m³	7.20 m³
LG04	2B	4.35 m³	7.20 m³



1 DA515 LOWER GROUND FLOOR PLAN - STORAGE

1 : 150

C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION
No.	Date	Description

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LOWER GROUND

Status:

Scale: 1 : 150 Job No. 24062 Drawing No. DA515 Rev. C
Sheet Size:
Date: 01/22/26
Drawn: Author Reviewed Checker

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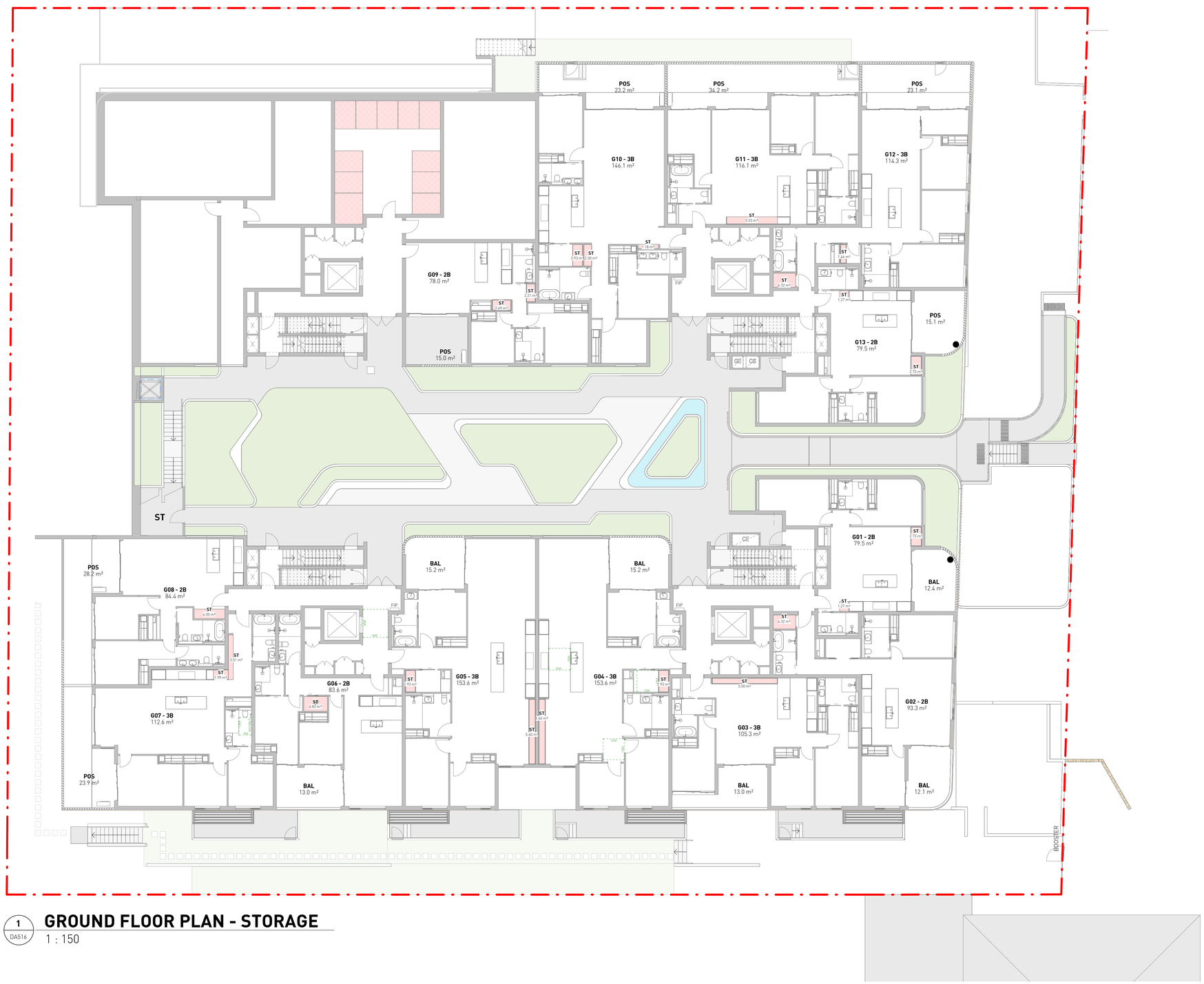
STORAGE SCHEDULE - GROUND			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
G01	2B	4.00 m³	7.20 m³
G02	2B	4.32 m³	7.20 m³
G03	3B	5.00 m³	7.20 m³
G04	3B	8.53 m³	22.03 m³
G05	3B	8.53 m³	22.03 m³
G06	2B	4.82 m³	7.20 m³
G07	3B	5.00 m³	7.20 m³
G08	2B	4.00 m³	7.20 m³
G09	2B	4.90 m³	7.20 m³
G10	3B	6.41 m³	10.44 m³
G11	3B	5.03 m³	7.20 m³
G12	3B	5.78 m³	7.20 m³
G13	2B	4.00 m³	7.20 m³



1 DA516 **GROUND FLOOR PLAN - STORAGE**

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - GROUND

Status:

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:		24062	DA516	C
Date:	01/22/26			
Drawn:	Author	Reviewed	Checker	

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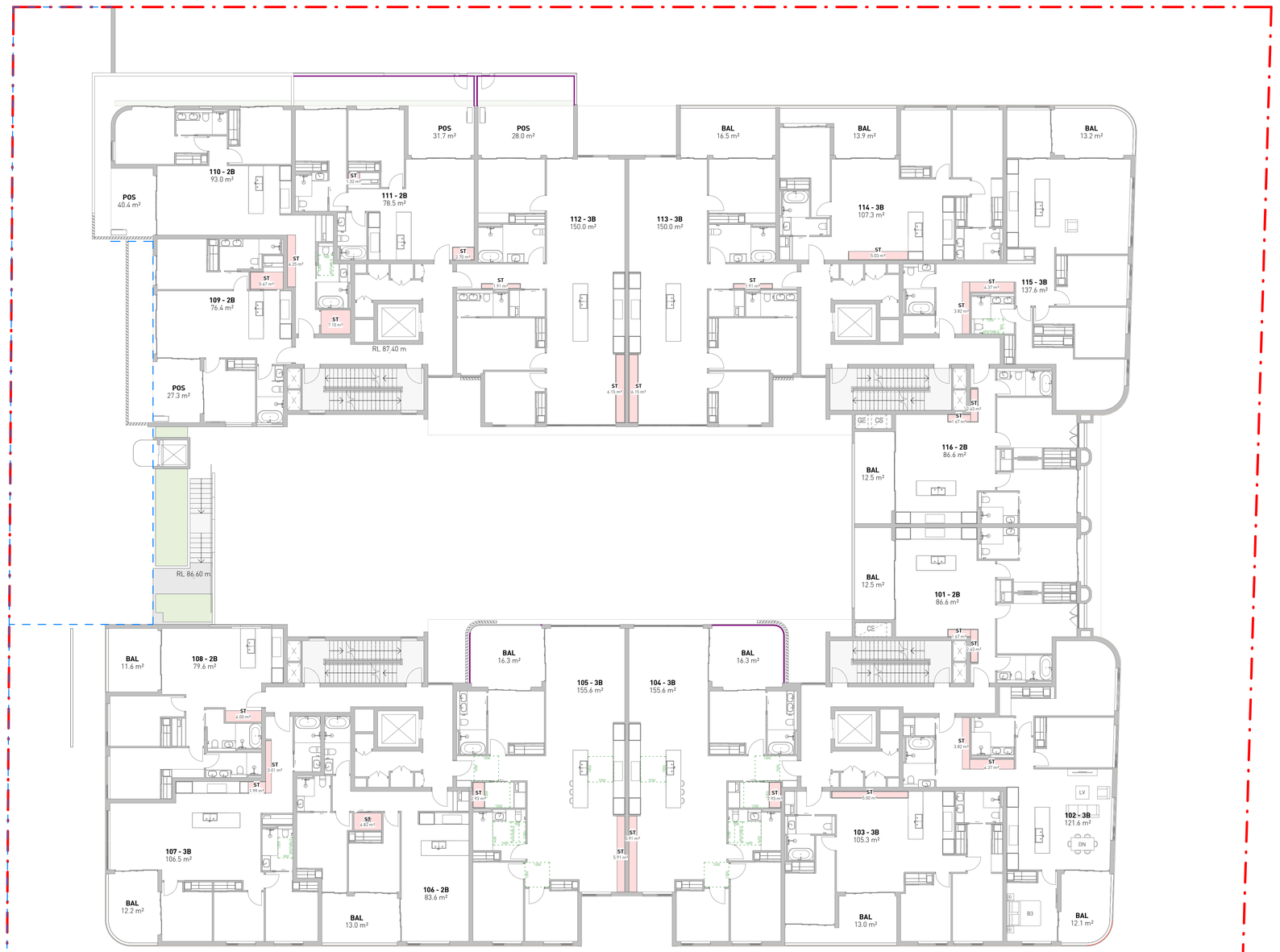
STORAGE SCHEDULE - LEVEL 1			
UNIT	**BEDROOM**	**STORAGE - UNIT**	**STORAGE - BASEMENT**
101	2B	4.10 m³	7.20 m³
102	3B	8.19 m³	7.20 m³
103	3B	5.00 m³	7.20 m³
104	3B	8.84 m³	33.12 m³
105	3B	8.84 m³	33.12 m³
106	2B	4.82 m³	7.20 m³
107	3B	5.00 m³	7.20 m³
108	2B	4.00 m³	7.20 m³
109	2B	5.67 m³	7.20 m³
110	2B	11.35 m³	7.20 m³
111	2B	4.02 m³	7.20 m³
112	3B	8.06 m³	22.03 m³
113	3B	8.06 m³	22.03 m³
114	3B	5.03 m³	7.20 m³
115	3B	8.19 m³	10.44 m³
116	2B	4.10 m³	7.20 m³



1 DA517 **LEVEL 1 FLOOR PLAN - STORAGE**

1 : 150

C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION
No.	Date	Description

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 1

Status:

Scale: 1 : 150 | Job No. 24062 | Drawing No. DA517 | Rev. C
Sheet Size:
Date: 01/22/26
Drawn: Author | Reviewed Checker

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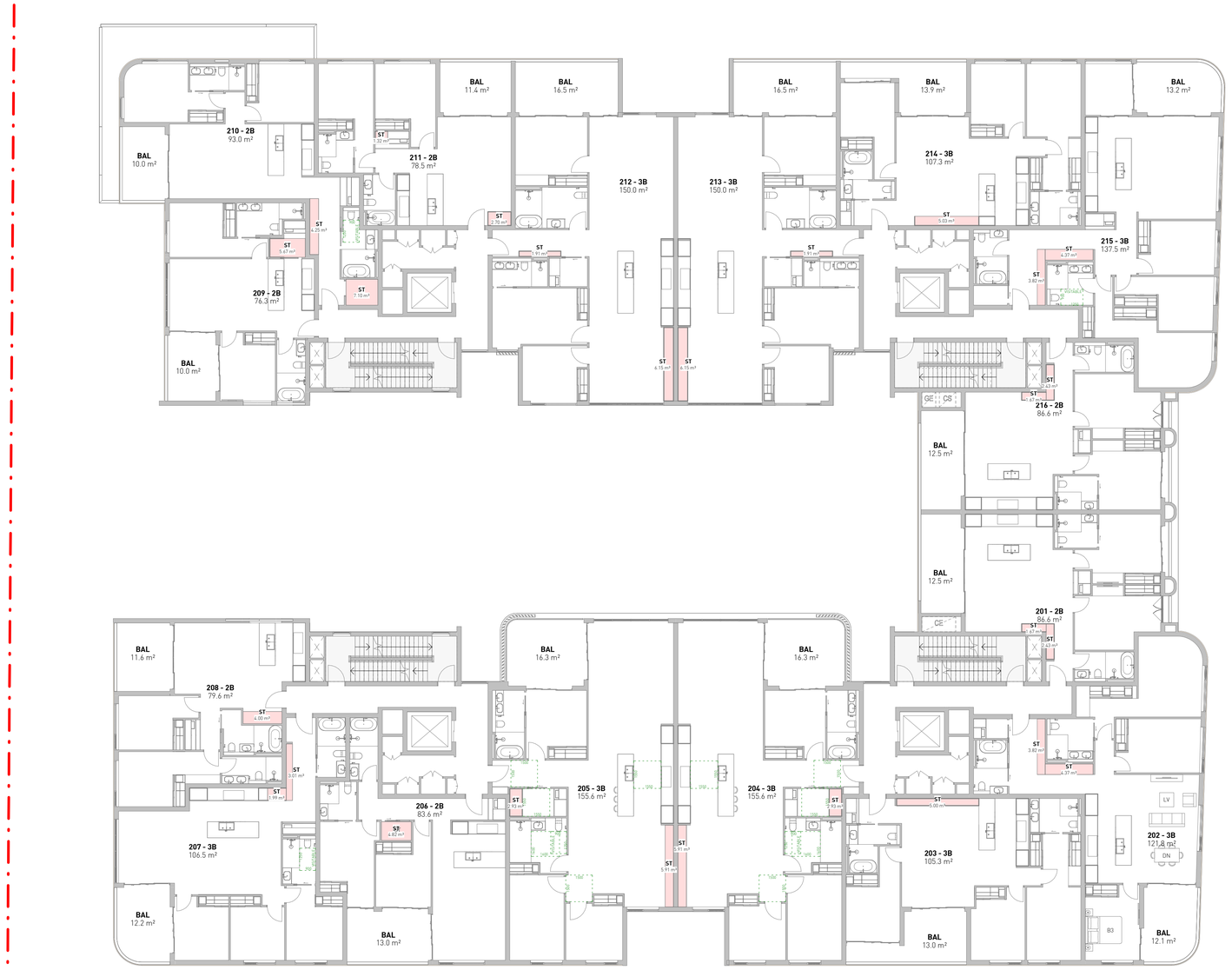
STORAGE SCHEDULE - LEVEL 2			
UNIT	**BEDROOM**	**STORAGE - UNIT**	**STORAGE - BASEMENT**
201	2B	4.10 m³	7.20 m³
202	3B	8.19 m³	7.20 m³
203	3B	5.00 m³	7.20 m³
204	3B	8.84 m³	33.12 m³
205	3B	8.84 m³	33.12 m³
206	2B	4.82 m³	7.20 m³
207	3B	5.00 m³	7.20 m³
208	2B	4.00 m³	7.20 m³
209	2B	5.67 m³	7.20 m³
210	2B	11.35 m³	7.20 m³
211	2B	4.02 m³	7.20 m³
212	3B	8.06 m³	17.98 m³
213	3B	8.06 m³	17.98 m³
214	3B	5.03 m³	7.20 m³
215	3B	8.19 m³	9.91 m³
216	2B	4.10 m³	7.20 m³



1 / DA518

LEVEL 2 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Nominated Architects: Mark G Broadley [5823] Victor Schneider [157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 2

Status:

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Date: 01/22/26
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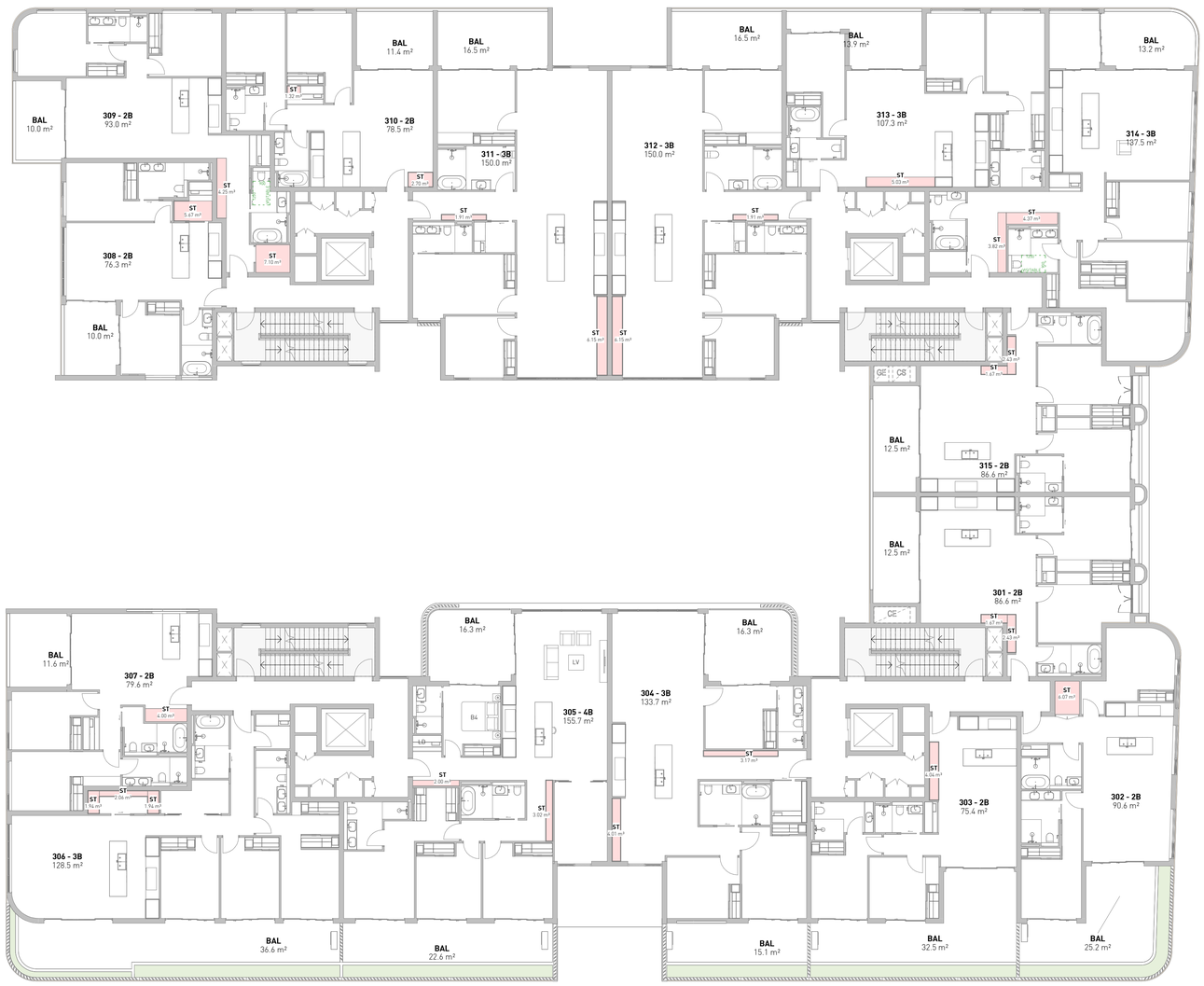
STORAGE SCHEDULE - LEVEL 3			
UNIT	**BEDROOM**	**STORAGE - UNIT**	**STORAGE - BASEMENT**
301	2B	4.10 m³	7.20 m³
302	2B	6.07 m³	7.20 m³
303	2B	4.04 m³	7.20 m³
304	3B	7.18 m³	8.64 m³
305	4B	5.02 m³	18.80 m³
306	3B	5.94 m³	7.20 m³
307	2B	4.00 m³	7.20 m³
308	2B	5.67 m³	7.20 m³
309	2B	11.35 m³	7.20 m³
310	2B	4.02 m³	7.20 m³
311	3B	8.06 m³	11.04 m³
312	3B	8.06 m³	9.60 m³
313	3B	5.03 m³	7.20 m³
314	3B	8.19 m³	10.44 m³
315	2B	4.10 m³	7.20 m³



1 DA519

LEVEL 3 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [7157]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 3

Status:

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:		24062	DA519	C
Date:	01/22/26			
Drawn:	Author		Reviewed Checker	

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STORAGE SCHEDULE - LEVEL 4			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
401	2B	4.10 m³	7.20 m³
402	2B	6.07 m³	7.20 m³
403	2B	4.04 m³	7.20 m³
404	3B	7.18 m³	7.20 m³
405	3B	7.18 m³	7.20 m³
406	2B	4.39 m³	7.20 m³
407	2B	4.01 m³	7.20 m³
408	2B	5.67 m³	7.20 m³
409	2B	11.35 m³	7.20 m³
410	2B	4.02 m³	7.20 m³
411	3B	6.18 m³	10.44 m³
412	4B	6.18 m³	18.80 m³
413	2B	4.08 m³	7.20 m³
414	4B	6.62 m³	19.60 m³



1 / DA520 **LEVEL 4 FLOOR PLAN - STORAGE**

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [7571]

Verify all dimensions on site prior to commencement of work.
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Use figured dimensions in preference to scaling.
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 4

Status:

Scale: 1 : 150 | Job No. 24062 | Drawing No. DA520 | Rev. C
Sheet Size:
Date: 01/22/26
Drawn: Author | Reviewed Checker

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STORAGE SCHEDULE - LEVEL 5			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
501	3B	8.45 m³	7.20 m³
502	3B	11.37 m³	8.64 m³
503	4B	5.02 m³	17.98 m³
504	3B	7.18 m³	7.20 m³
505	2B	4.39 m³	7.20 m³
506	2B	4.00 m³	7.20 m³
507	2B	4.00 m³	7.20 m³
508	2B	4.39 m³	7.20 m³
509	3B	6.20 m³	9.52 m³
510	3B	8.49 m³	11.04 m³
511	2B	8.00 m³	7.20 m³
512	4B	5.10 m³	18.80 m³



1 DA521 **LEVEL 5 FLOOR PLAN - STORAGE**

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 5

Status:

Scale: 1 : 150 Job No. Drawing No. Rev.
Sheet Size:
Date: 01/22/26 **24062** **DA521** **C**
Drawn: Author Reviewed Checker

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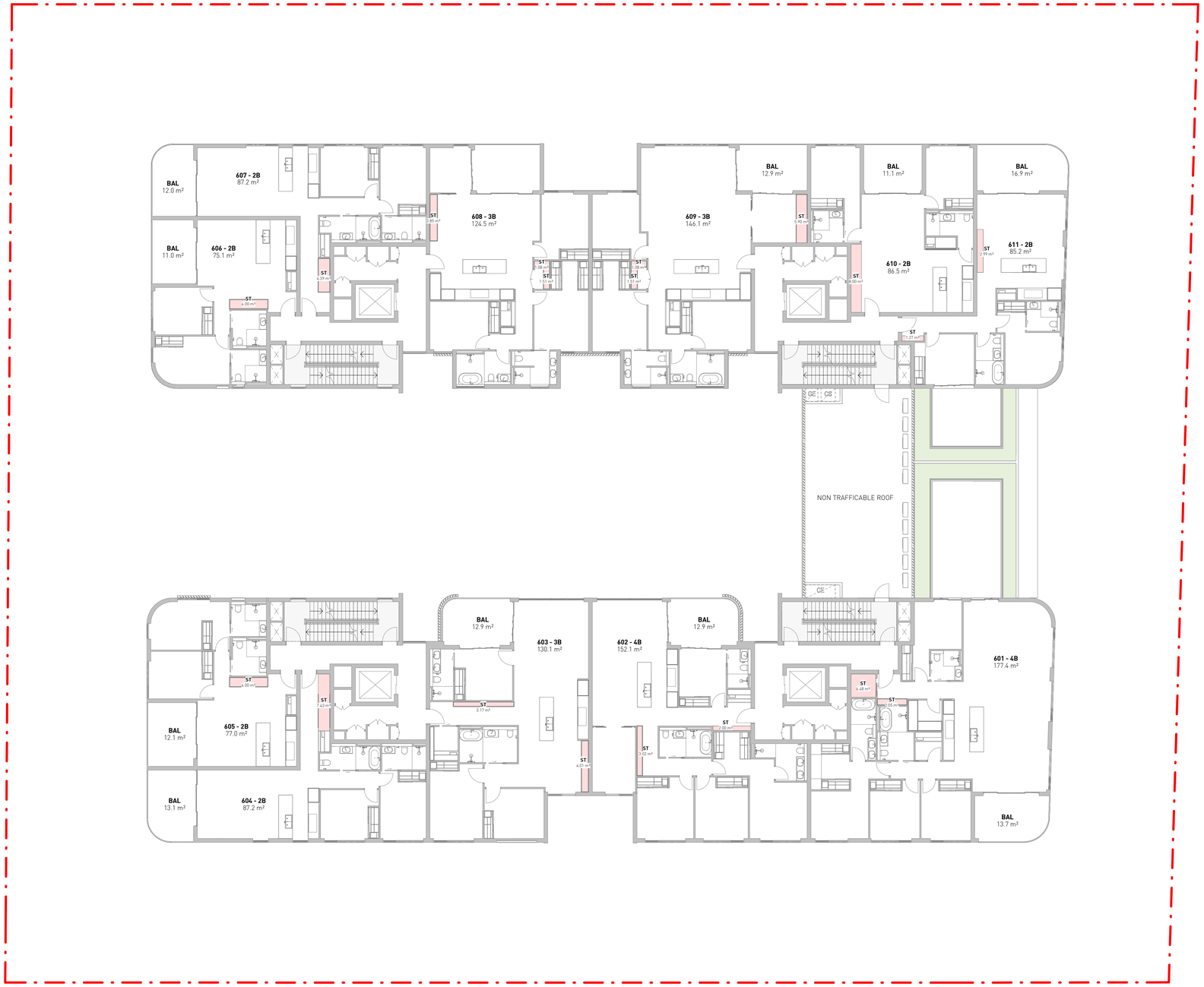
STORAGE SCHEDULE - LEVEL 6			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
601	4B	8.53 m³	19.60 m³
602	4B	5.02 m³	17.98 m³
603	3B	7.18 m³	7.20 m³
604	2B	7.43 m³	7.20 m³
605	2B	4.00 m³	7.20 m³
606	2B	4.00 m³	7.20 m³
607	2B	4.39 m³	7.20 m³
608	3B	6.44 m³	7.20 m³
609	3B	8.49 m³	10.81 m³
610	2B	8.00 m³	7.20 m³
611	2B	4.26 m³	7.20 m³



1 DA522

LEVEL 6 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 6

Status:

Scale: 1 : 150
Sheet Size:
Date: 01/22/26
Job No. 24062
Drawing No. DA522
Rev. C
Drawn: Author
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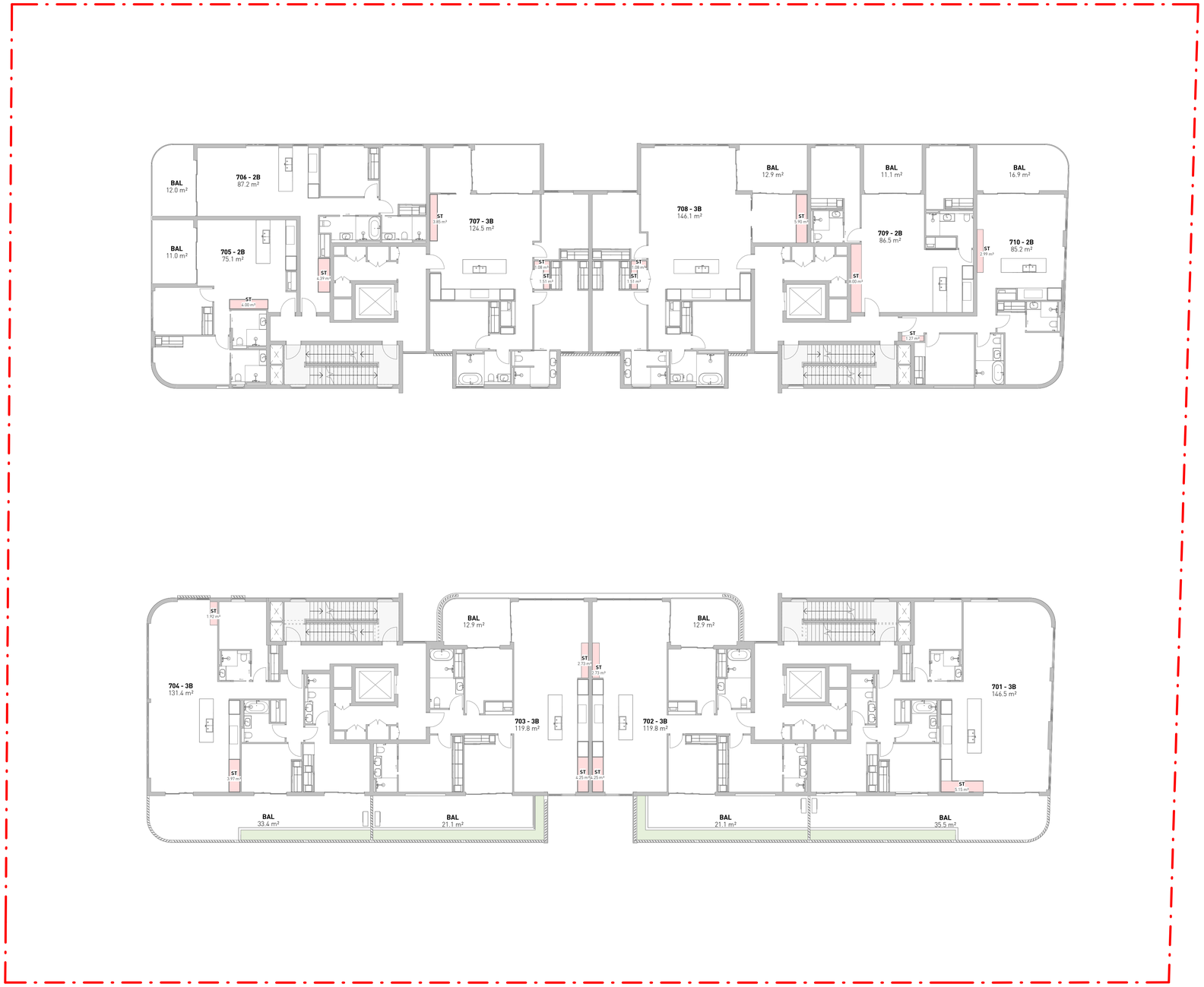
STORAGE SCHEDULE - LEVEL 7			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
701	3B	5.15 m³	9.60 m³
702	3B	6.98 m³	7.20 m³
703	3B	6.98 m³	7.20 m³
704	3B	5.89 m³	7.20 m³
705	2B	4.00 m³	7.20 m³
706	2B	4.39 m³	7.20 m³
707	3B	6.44 m³	7.20 m³
708	3B	8.49 m³	10.61 m³
709	2B	8.00 m³	7.20 m³
710	2B	4.26 m³	7.20 m³



1 DA523

LEVEL 7 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 7

Status:

Scale: 1 : 150
Sheet Size:
Date: 01/22/26
Job No. 24062
Drawing No. DA523
Rev. C
Drawn: Author
Reviewed Checker

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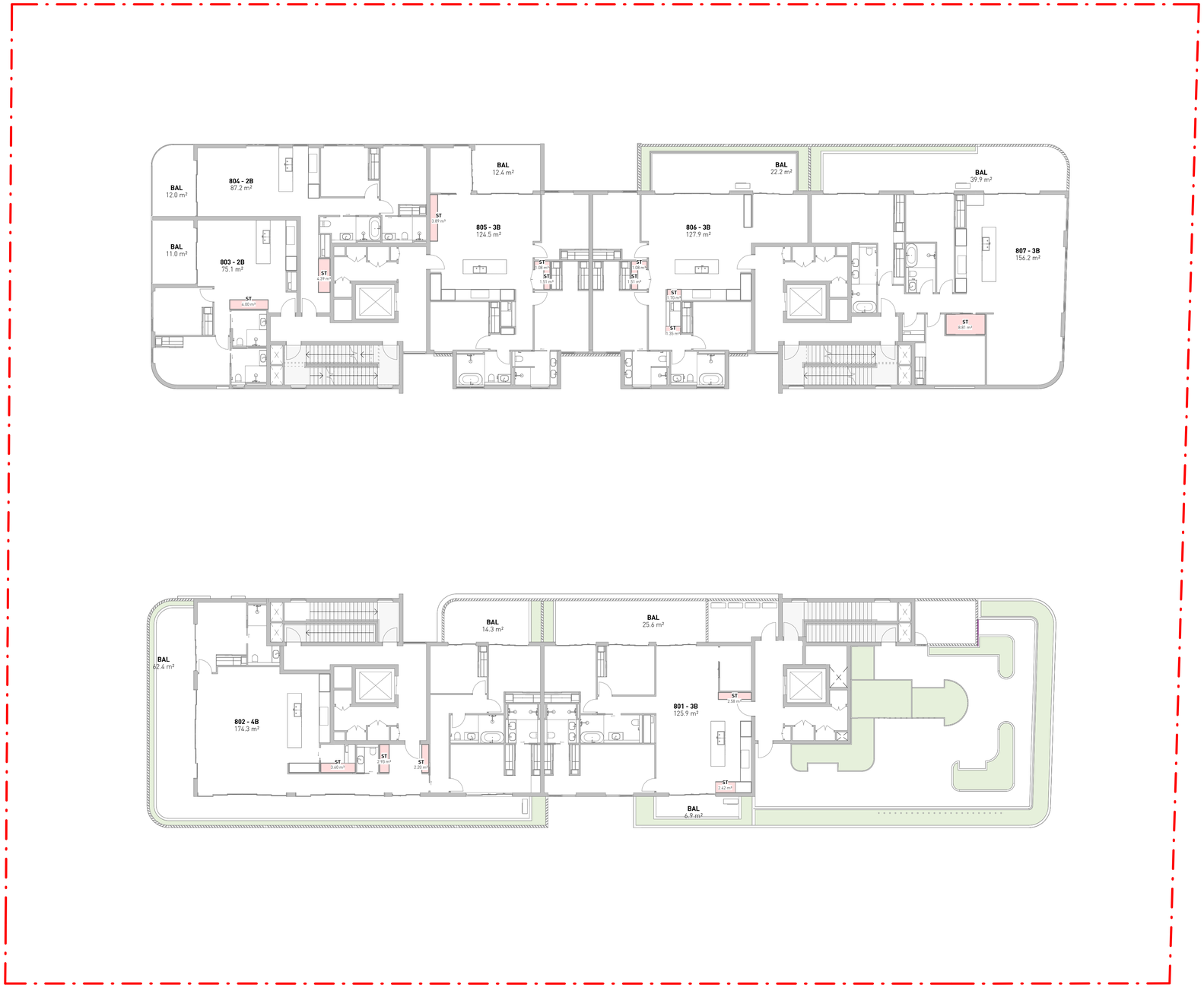
STORAGE SCHEDULE - LEVEL 8			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
801	3B	5.00 m³	7.20 m³
802	4B	8.73 m³	19.60 m³
803	2B	4.00 m³	7.20 m³
804	2B	4.39 m³	7.20 m³
805	3B	6.48 m³	7.20 m³
806	3B	5.64 m³	7.20 m³
807	3B	8.81 m³	18.80 m³



1 DA524

LEVEL 8 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
D	11-06-2026	SSDA - FOR SUBMISSION
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

STORAGE DIAGRAMS - LEVEL 8

Status:

Scale: 1 : 150
Job No. 24062
Drawing No. DA524
Rev. D
Sheet Size:
Date: 01/22/26
Drawn: Author
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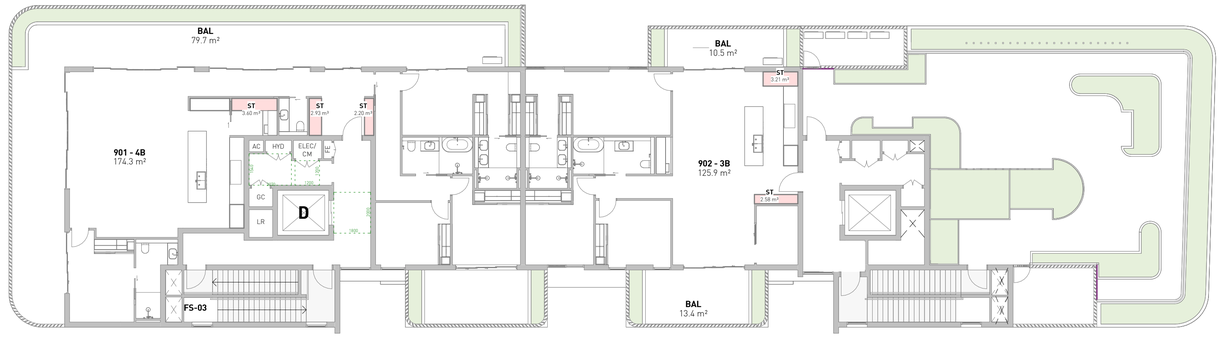
STORAGE SCHEDULE - LEVEL 9			
UNIT	BEDROOM	STORAGE - UNIT	STORAGE - BASEMENT
901	4B	8.73 m³	19.60 m³
902	3B	5.79 m³	7.20 m³





1
DA525

LEVEL 9 FLOOR PLAN - STORAGE

1 : 150

No.	Date	Description
D	11-06-2026	SSDA - FOR SUBMISSION
C	15-05-2026	SSDA - FOR SUBMISSION
B	20-03-2026	SSDA - FOR SUBMISSION
A	16-02-2026	ISSUE FOR COORDINATION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
STORAGE DIAGRAMS - LEVEL 9

Status:

Scale: 1 : 150 Job No. Drawing No. Rev.
Sheet Size: **24062** **DA525** **D**
Date: 01/22/26
Drawn: Author Reviewed Checker

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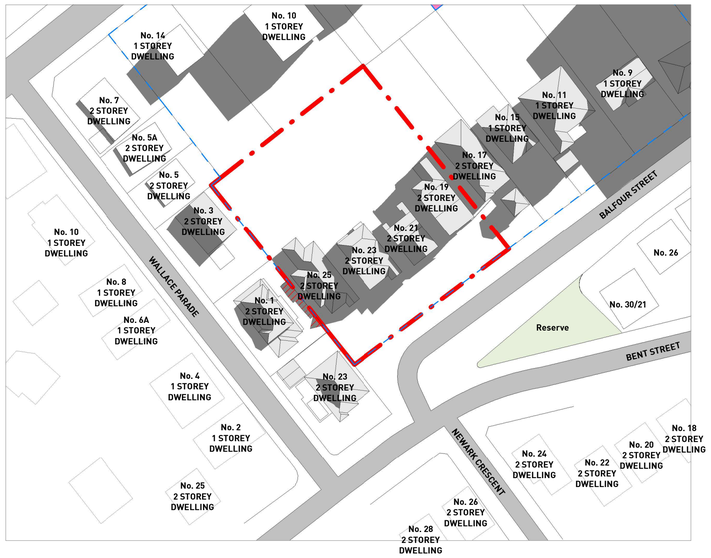

1 DA530 **OVERSHADOWING - 09AM JUNE 21 (EXISTING)**

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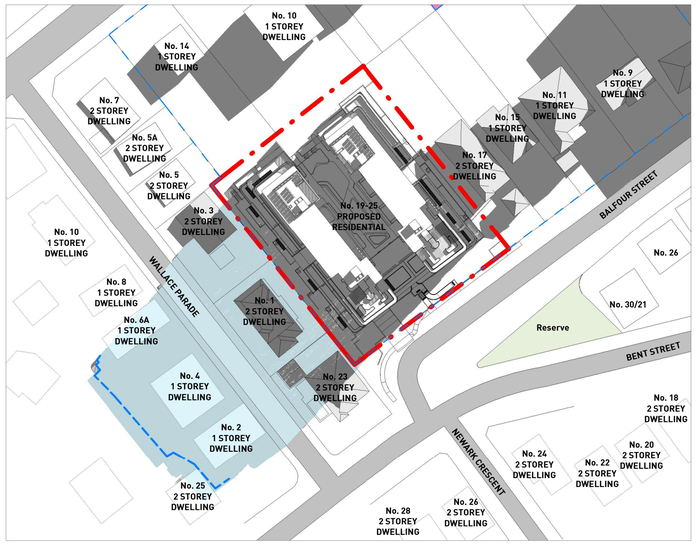

2 DA530 **OVERSHADOWING - 09AM JUNE 21 (PROPOSED)**

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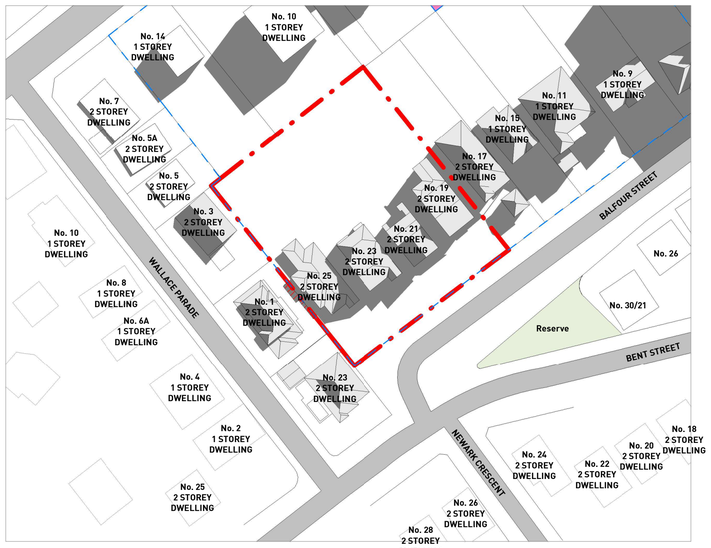

3 DA530 **OVERSHADOWING - 09.30AM JUNE 21 (EXISTING)**

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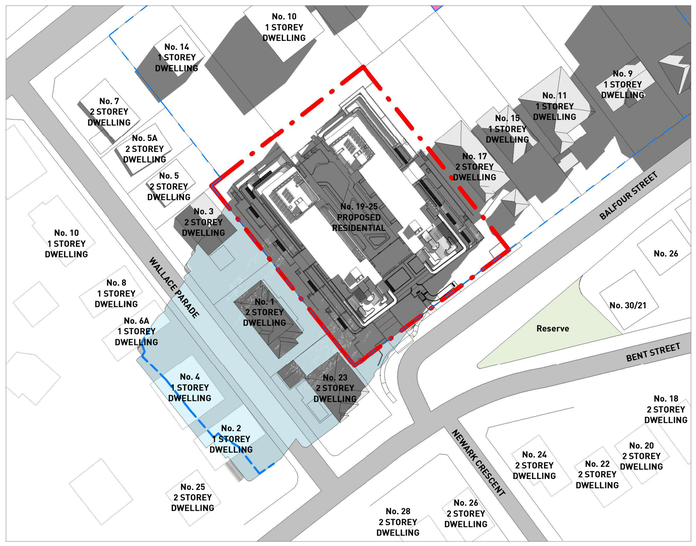

4 DA530 **OVERSHADOWING - 09.30AM JUNE 21 (PROPOSED)**

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA530 G
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

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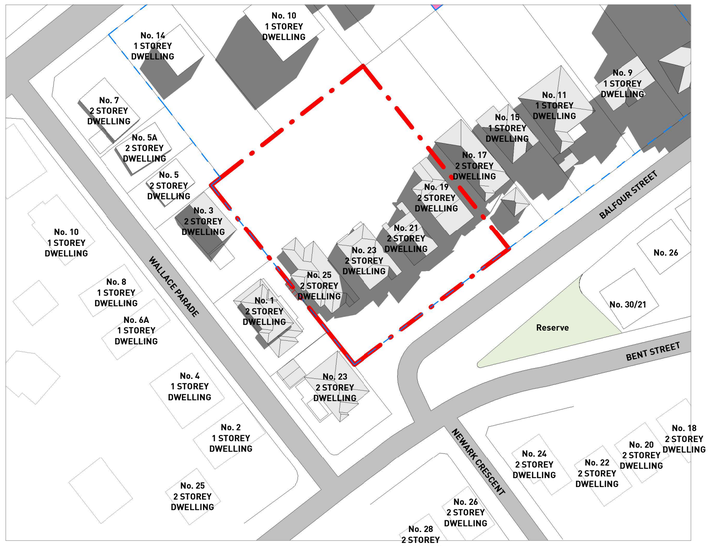

1 DA531 **OVERSHADOWING - 10AM JUNE 21 (EXISTING)**
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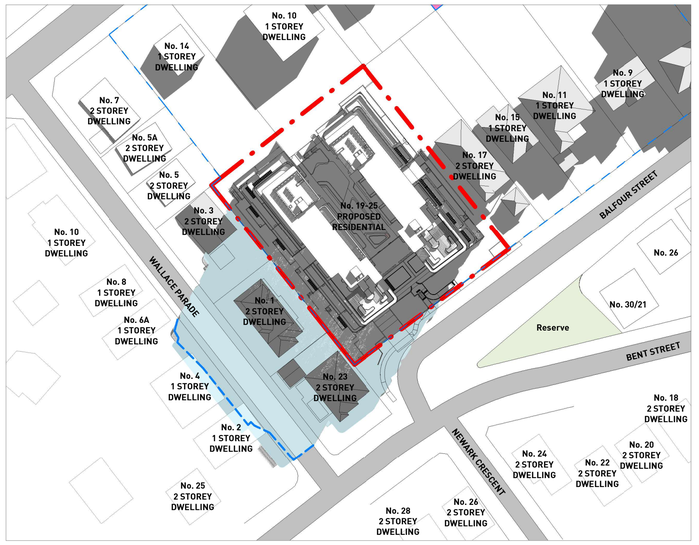

2 DA531 **OVERSHADOWING - 10AM JUNE 21 (PROPOSED)**
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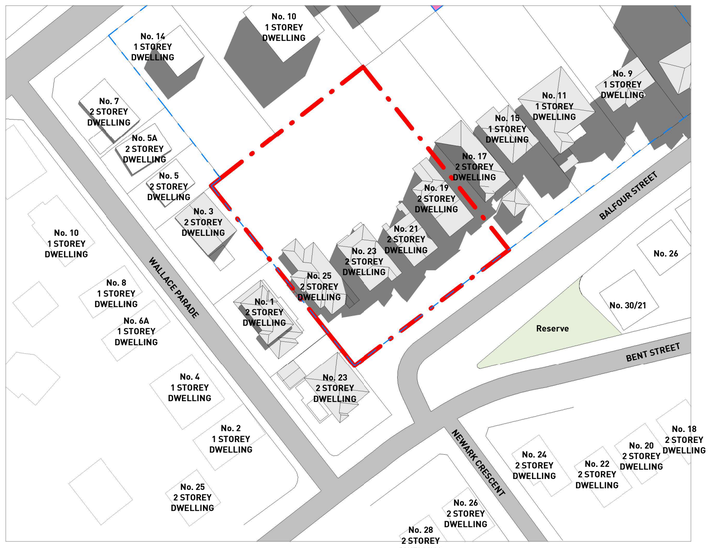

3 DA531 **OVERSHADOWING - 10.30AM JUNE 21 (EXISTING)**
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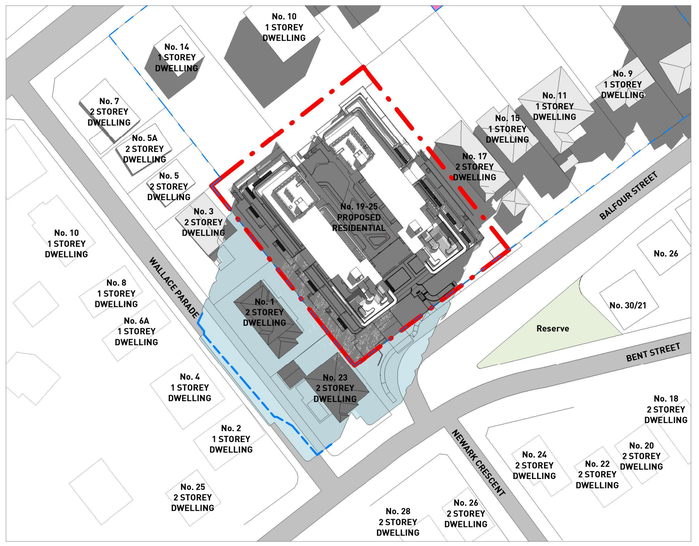

4 DA531 **OVERSHADOWING - 10.30AM JUNE 21 (PROPOSED)**
1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA531 G
Date:	09/04/2025		
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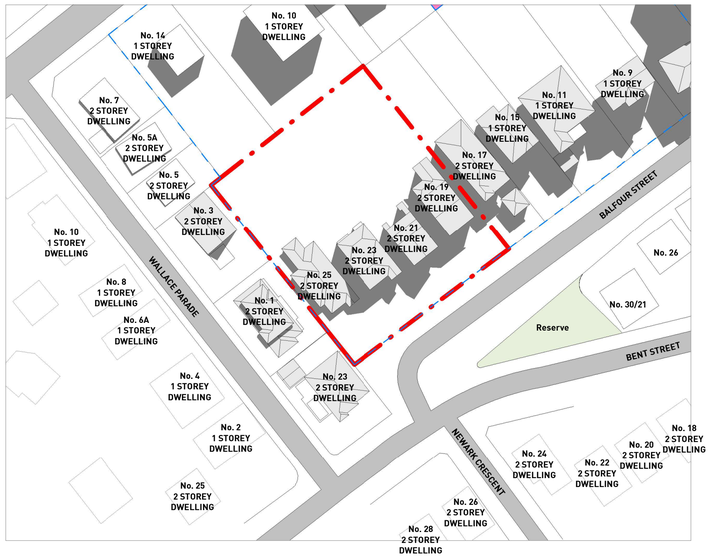

1 DA532 **OVERSHADOWING - 11AM JUNE 21 (EXISTING)**

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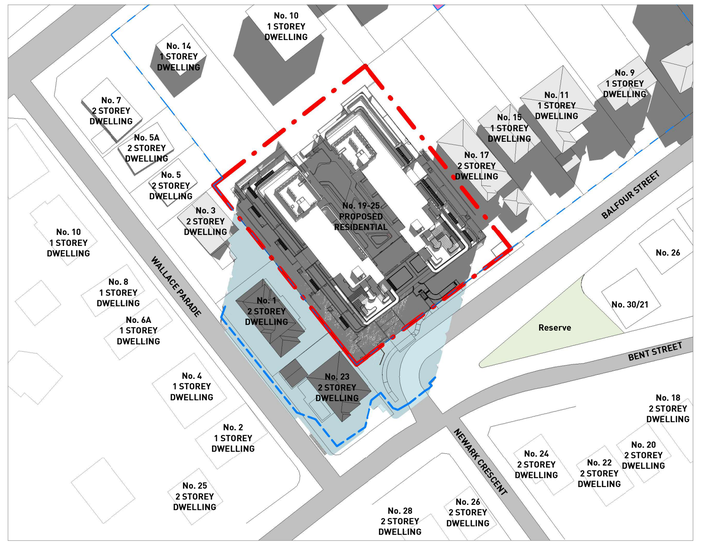

2 DA532 **OVERSHADOWING - 11AM JUNE 21 (PROPOSED)**

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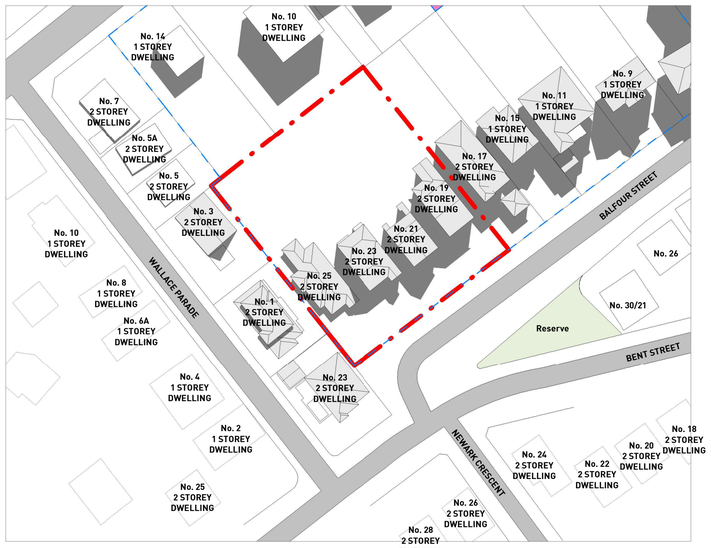

3 DA532 **OVERSHADOWING - 11.30AM JUNE 21 (EXISTING)**

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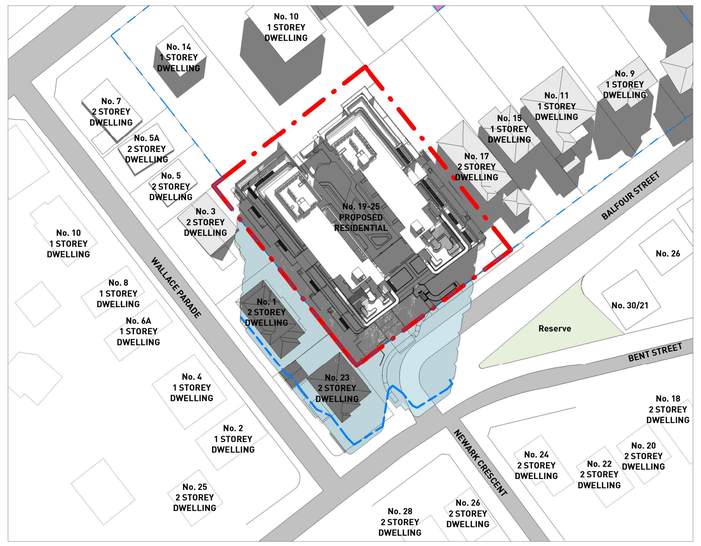

4 DA532 **OVERSHADOWING - 11.30AM JUNE 21 (PROPOSED)**

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA532 G
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

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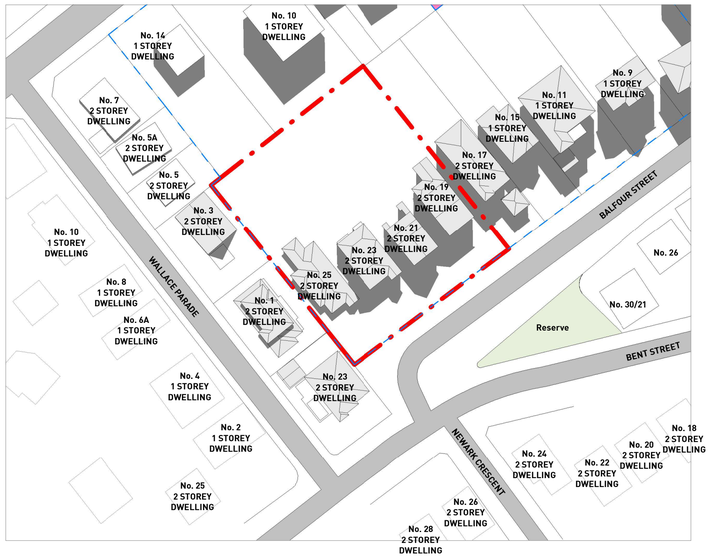

1 DA533

OVERSHADOWING - 12PM JUNE 21 (EXISTING)

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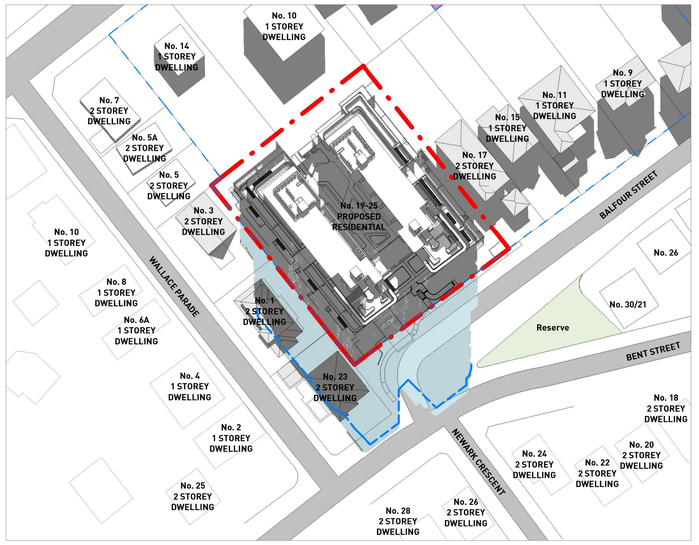

2 DA533

OVERSHADOWING - 12PM JUNE 21 (PROPOSED)

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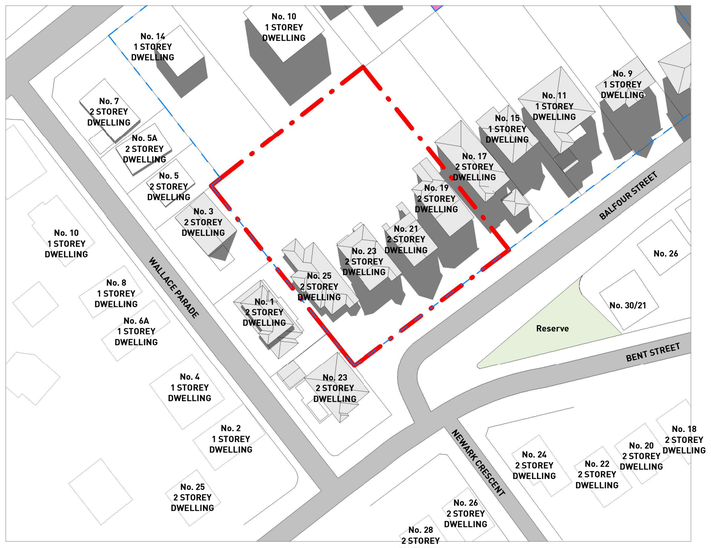

3 DA533

OVERSHADOWING - 12.30PM JUNE 21 (EXISTING)

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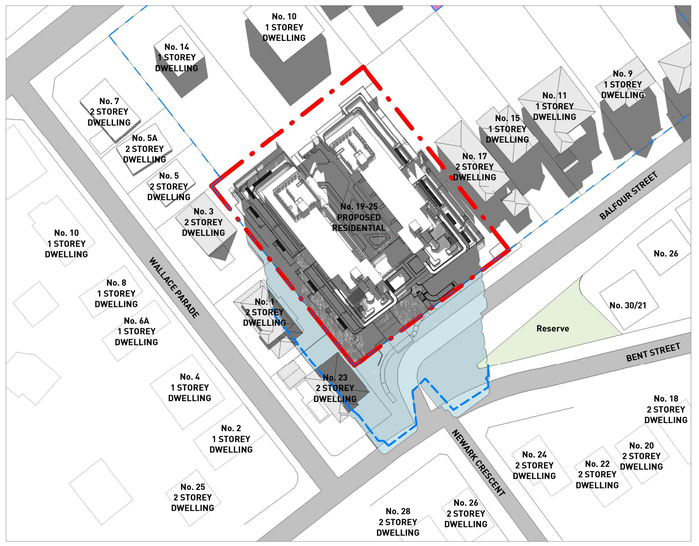

4 DA533

OVERSHADOWING - 12.30PM JUNE 21 (PROPOSED)

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

OVERSHADOWING DIAGRAMS (PROPOSED)

Status:

Scale: As indicated Job No. 24062 Drawing No. DA533 Rev. G

Sheet Size:

Date: 09/04/2025

Drawn: Author Reviewed Checker

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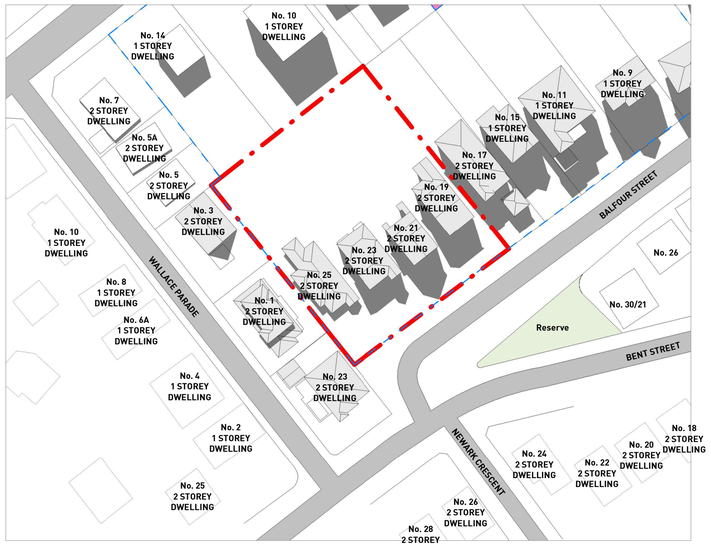

1 DA534 **OVERSHADOWING - 01PM JUNE 21 (EXISTING)**

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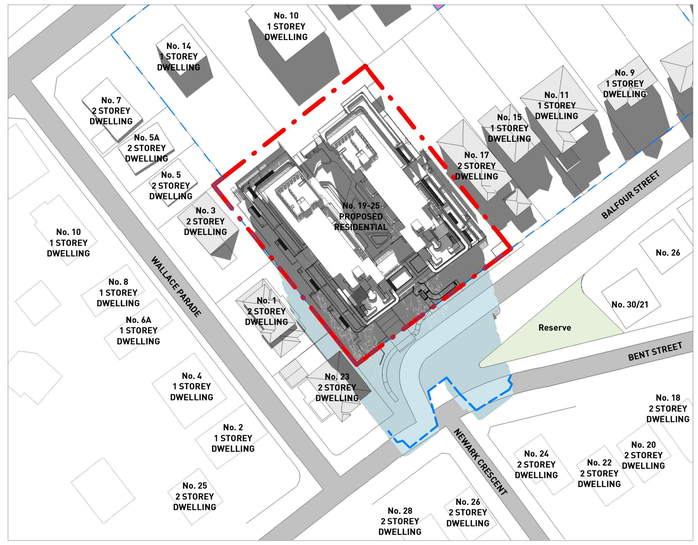

2 DA534 **OVERSHADOWING - 01PM JUNE 21 (PROPOSED)**

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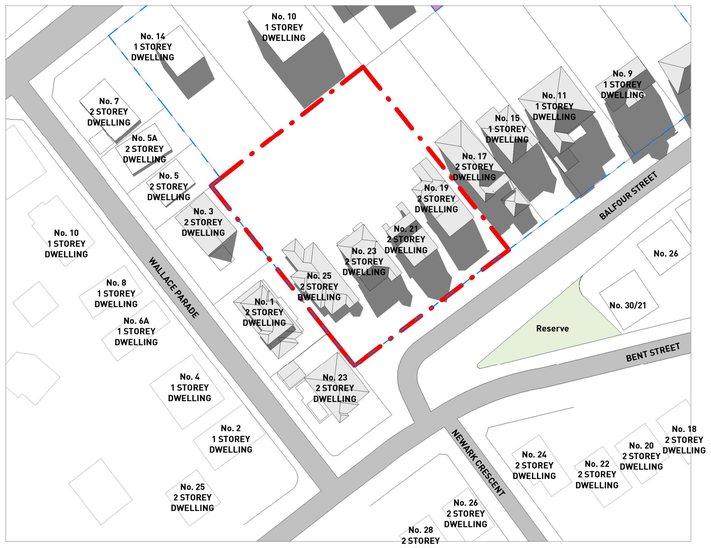
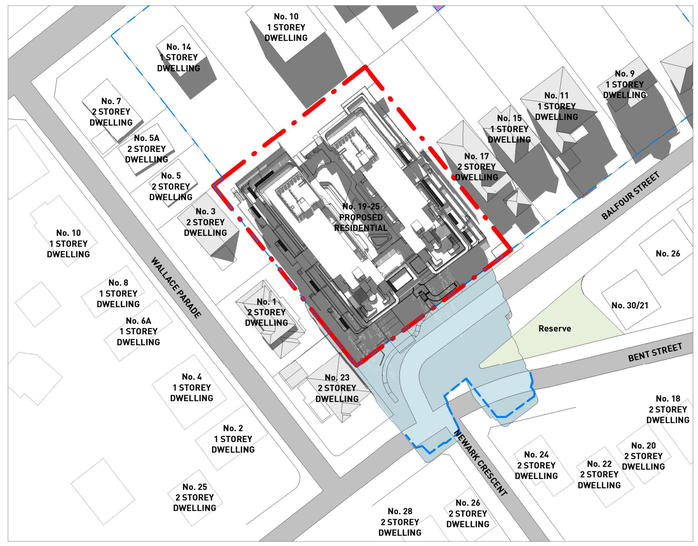


3 DA534 **OVERSHADOWING - 01.30PM JUNE 21 (EXISTING)**

1 : 1000



4 DA534 **OVERSHADOWING - 01.30PM JUNE 21 (PROPOSED)**

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
C	11-06-2026	SSDA - FOR SUBMISSION
B	15-05-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status:

Scale: As indicated Job No. 24062 Drawing No. DA534 Rev. C
Sheet Size:
Date: 02/19/26
Drawn: Author Reviewed Checker

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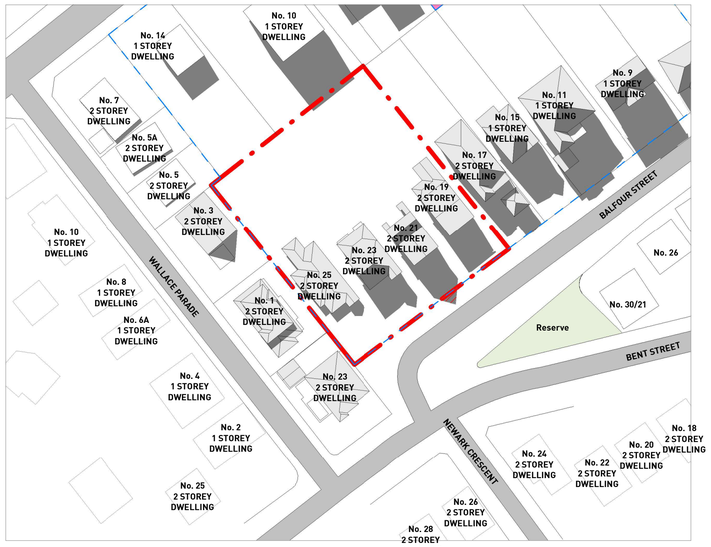

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OVERSHADOWING - 02PM JUNE 21 (EXISTING)

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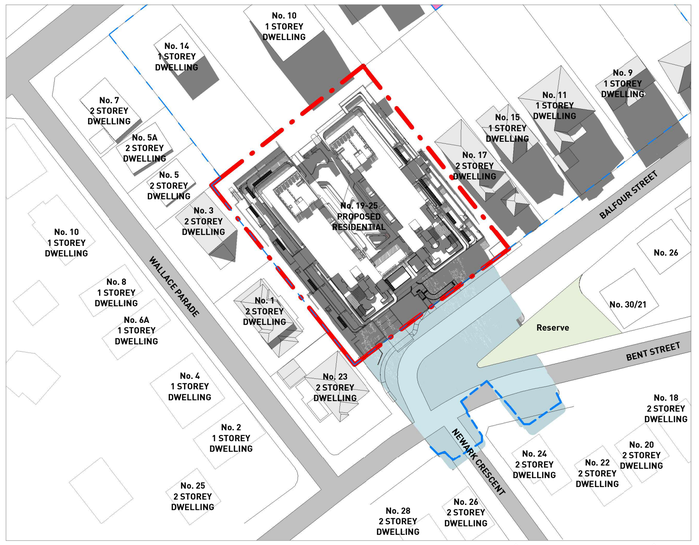

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OVERSHADOWING - 02PM JUNE 21 (PROPOSED)

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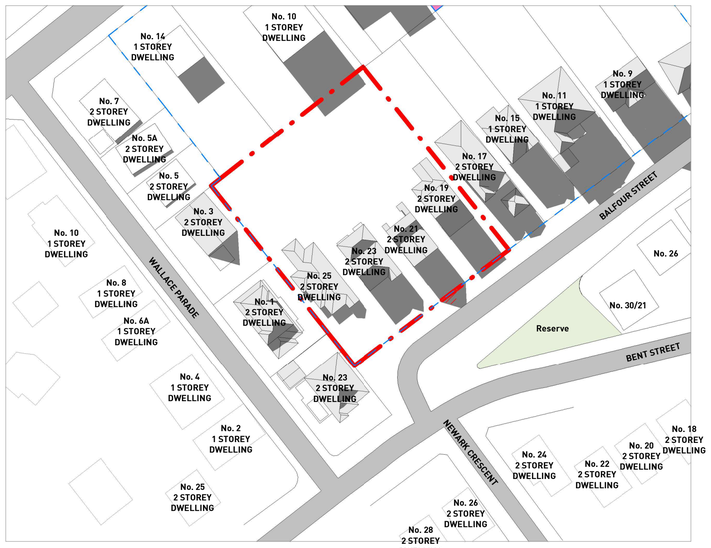

3 DA535

OVERSHADOWING - 02.30PM JUNE 21 (EXISTING)

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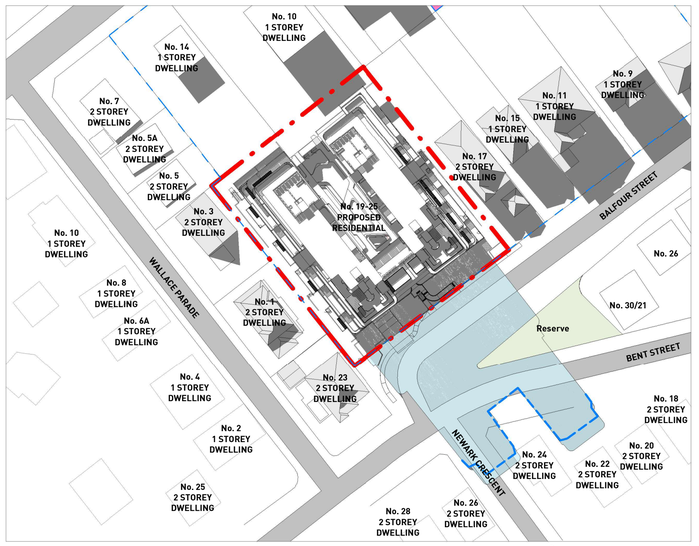

4 DA535

OVERSHADOWING - 02.30PM JUNE 21 (PROPOSED)

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
C	11-06-2026	SSDA - FOR SUBMISSION
B	15-05-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

OVERSHADOWING DIAGRAMS (PROPOSED)

Status:

Scale: As indicated Job No. Drawing No. Rev.

Sheet Size:

Date: 02/19/26 24062 DA535 C

Drawn: Author Reviewed Checker

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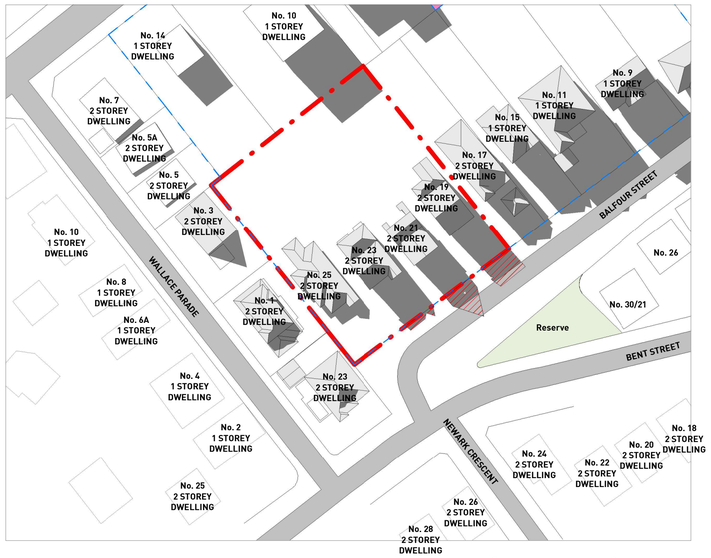

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OVERSHADOWING - 03PM JUNE 21 (EXISTING)

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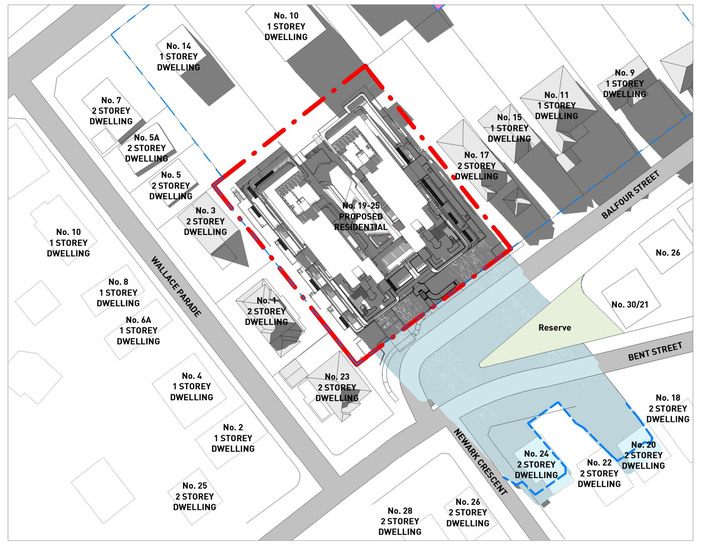

2 DA536

OVERSHADOWING - 03PM JUNE 21 (PROPOSED)

1 : 1000

EXISTING PROPERTY SHADOWS

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW

No.	Date	Description
C	11-06-2026	SSDA - FOR SUBMISSION
B	15-05-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

OVERSHADOWING DIAGRAMS (PROPOSED)

Status:

Scale: As indicated
Job No. 24062
Drawing No. DA536
Rev. C
Sheet Size:
Date: 02/19/26
Drawn: Author
Reviewed Checker

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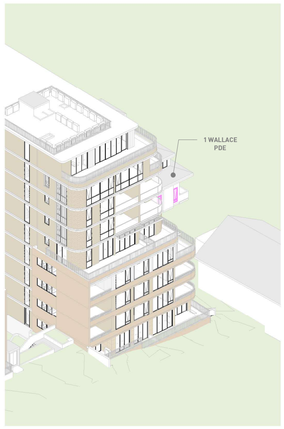
SUN EYE DIAGRAM | 11.45 to 15.00 - JUNE 21



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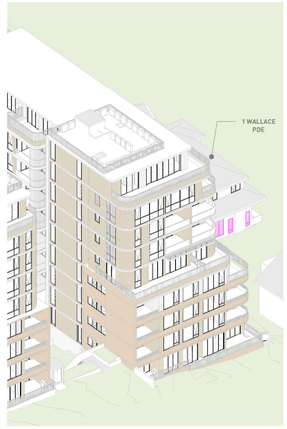

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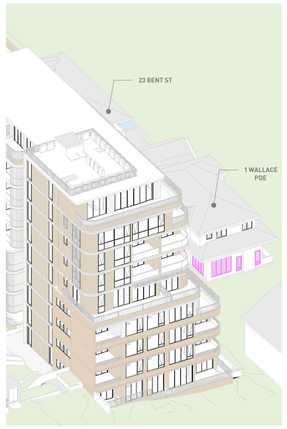

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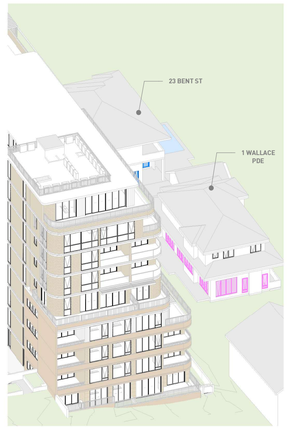

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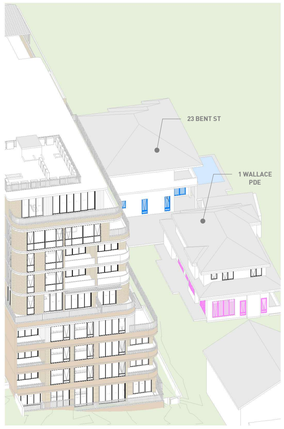

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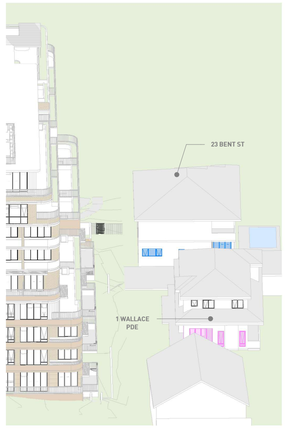
14.00



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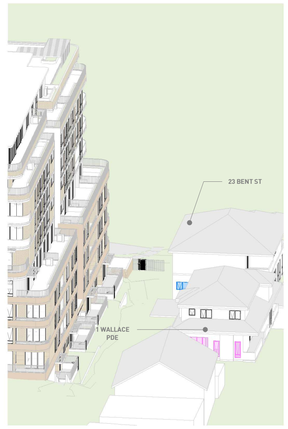

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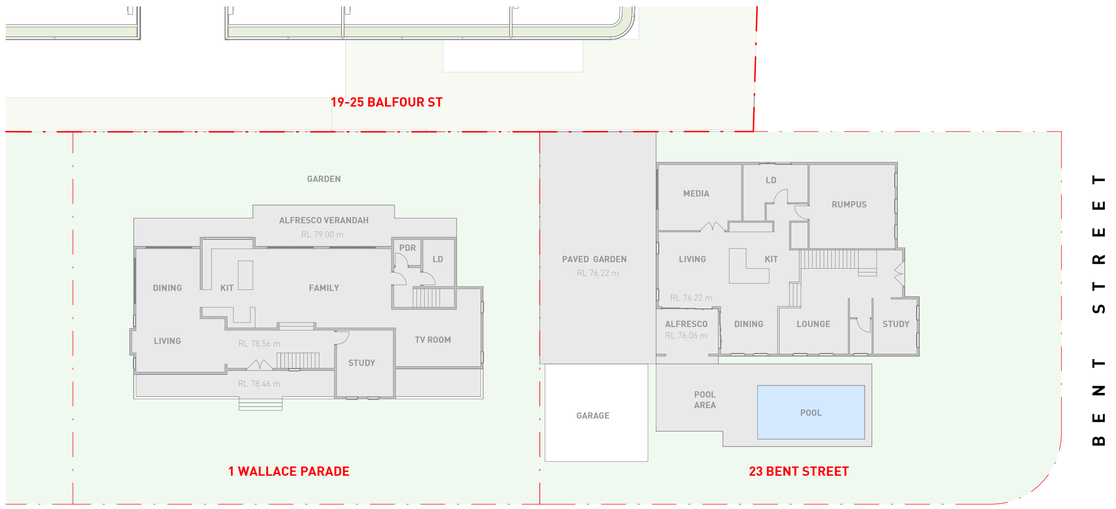
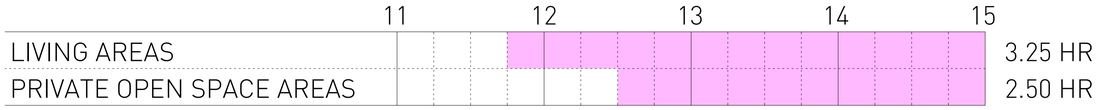


1 / DA580 **EXISTING GROUND FLOOR PLAN (1 WALLACE PARADE AND 23 BENT ST**

1 : 200

SOLAR ACCESS TABLE

1 WALLACE PARADE



LIVING AREAS : LIVING, DINING, KITCHEN, FAMILY RM

THE PRIMARY LIVING AREAS, INCLUDING THE LIVING ROOM, DINING ROOM, AND KITCHEN, ARE PROVIDED WITH NORTH AND EAST FACING WINDOWS, ENSURING ACCESS TO NATURAL DAYLIGHT AND SOLAR EXPOSURE.

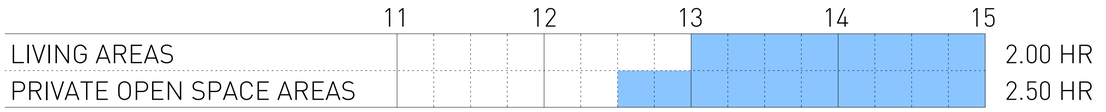
SECONDARY LIVING SPACES, COMPRISING THE STUDY AND TV ROOM, INCORPORATE WEST- AND SOUTH-FACING WINDOWS, RESPECTIVELY.

PRIMARY LIVING AREAS ACHIEVE AT LEAST 3.25HR SOLAR ACCESS DURING JUNE 21 WINTER SUN

POS AREAS : ALFRESCO VERANDA, GARDEN

PRIVATE OPEN SPACE AREAS ACHIEVE AT LEAST 2.5HR SOLAR ACCESS DURING JUNE 21 WINTER SUN

23 BENT ST



LIVING AREAS : LIVING, DINING, KITCHEN, MEDIA

THE PRIMARY LIVING AREAS, INCLUDING THE LIVING ROOM, DINING ROOM, AND KITCHEN, ARE PROVIDED WITH NORTH FACING WINDOWS, ENSURING ACCESS TO NATURAL DAYLIGHT AND SOLAR EXPOSURE.

AMONG SECONDARY LIVING SPACES, THE MEDIA ROOM HAS NORTH FACING WINDOW. THE LOUNGE STUDY AND RUMPUS AREAS HAVE WINDOWS FACING WEST AND SOUTH RESPECTIVELY.

THE ONLY EAST FACING WINDOW ON GROUND FLOOR IS FOR THE LAUNDRY ROOM

PRIMARY LIVING AREAS ACHIEVE AT LEAST 2.00 HR SOLAR ACCESS DURING JUNE 21 WINTER SUN

POS AREAS : PAVED GARDEN, ALFRESCO, POOL AREA

PRIVATE OPEN SPACE AREAS ACHIEVE AT LEAST 2.5HR SOLAR ACCESS DURING JUNE 21 WINTER SUN

No.	Date	Description
C	11-06-2026	SSDA - FOR SUBMISSION
B	15-05-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

GILES TRIBE
Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
1 WALLACE PARADE AND 23 BENT STREET

Status:

Scale: As indicated Job No. 24062 Drawing No. DA580 Rev. C
Sheet Size:
Date: 02/19/26
Drawn: Author Reviewed Checker

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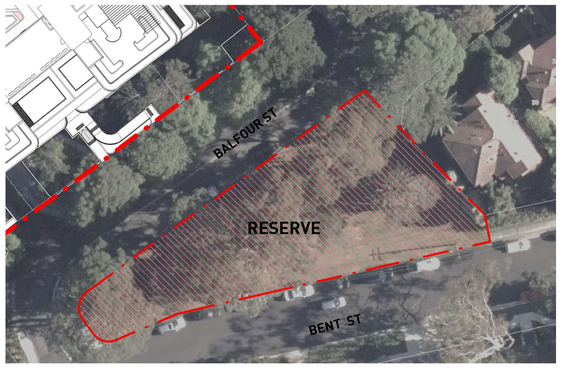
BALFOUR STREET RESERVE - OVERSHADOWING DIAGRAMS



1 DA581 **RESERVE - 9.00**
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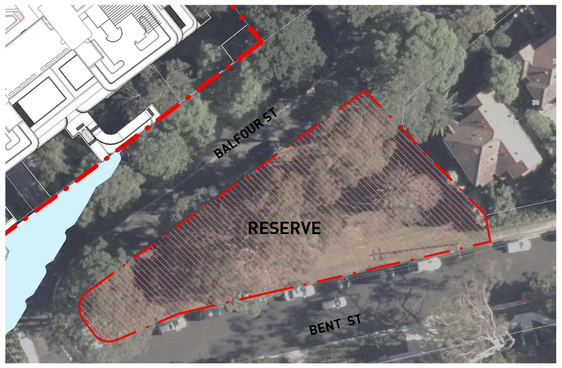

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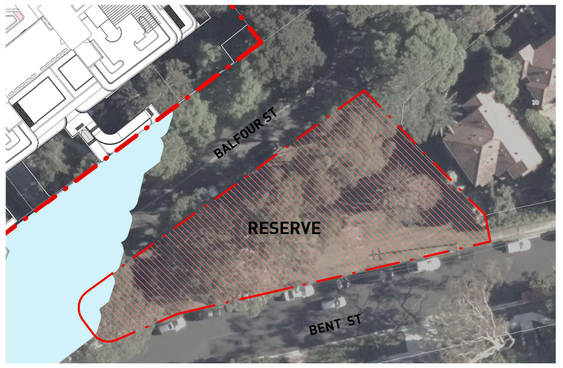

3 DA581 **RESERVE - 11.00**
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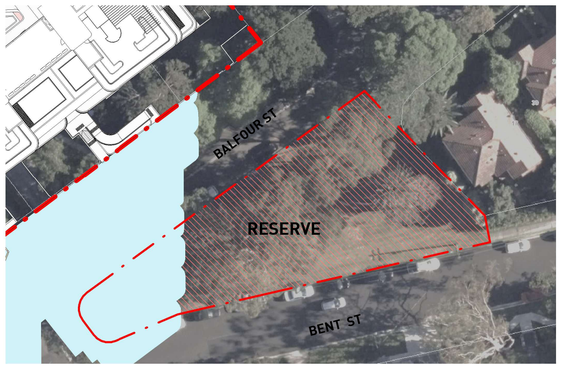

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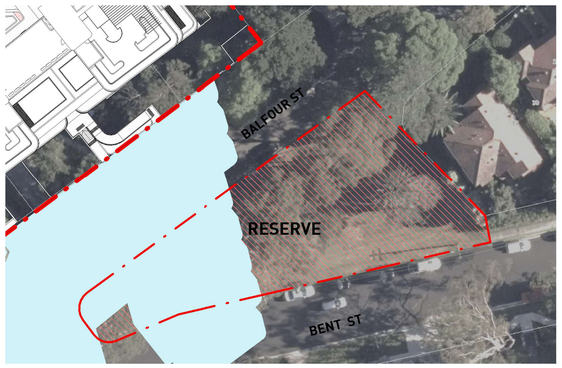
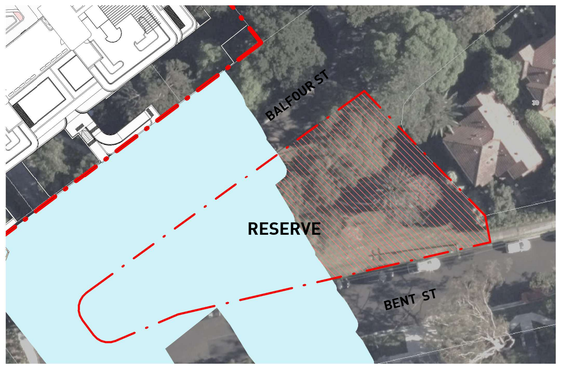


5 DA581 **RESERVE - 13.00**
1 : 500



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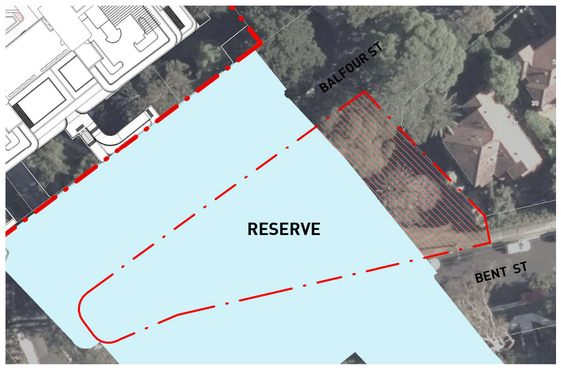

7 DA581 **RESERVE - 15.00**
1 : 500

SOLAR ACCESS PERCENTAGE FOR BALFOUR ST RESERVE

9.00	-	100%	(0% OVERSHADOWING BY PROPOSED DEVELOPMENT)
10.00	-	100%	(0% OVERSHADOWING BY PROPOSED DEVELOPMENT)
11.00	-	98%	(2% OVERSHADOWING BY PROPOSED DEVELOPMENT)
12.00	-	84%	(16% OVERSHADOWING BY PROPOSED DEVELOPMENT)
13.00	-	71%	(29% OVERSHADOWING BY PROPOSED DEVELOPMENT)
14.00	-	53%	(47% OVERSHADOWING BY PROPOSED DEVELOPMENT)
14.00	-	27%	(63% OVERSHADOWING BY PROPOSED DEVELOPMENT)

OVERSHADOWING BY PROPOSED DEVELOPMENT

AREA OF COUNCIL RESERVE NOT SUBJECT TO OVERSHADOWING

No.	Date	Description
B	11-06-2026	SSDA - FOR SUBMISSION
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS - RESERVE

Status:

Scale: As indicated
Job No. 24062
Drawing No. DA581
Rev. B
Sheet Size:
Date: 02/19/26
Drawn: Author
Reviewed Checker

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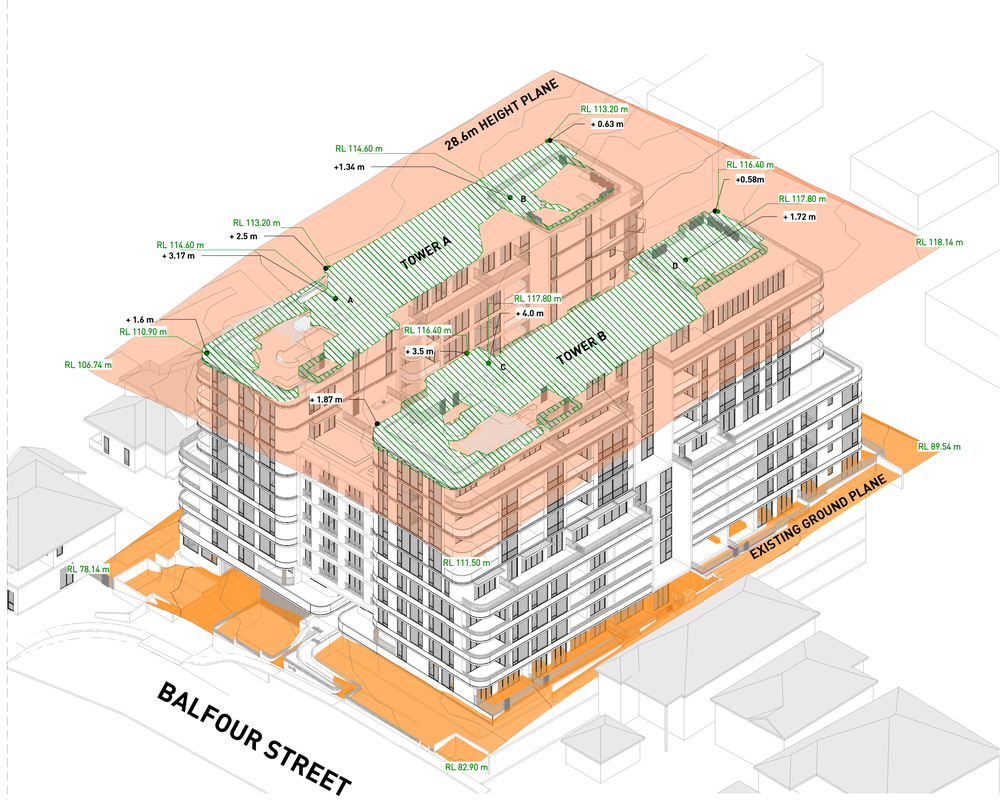
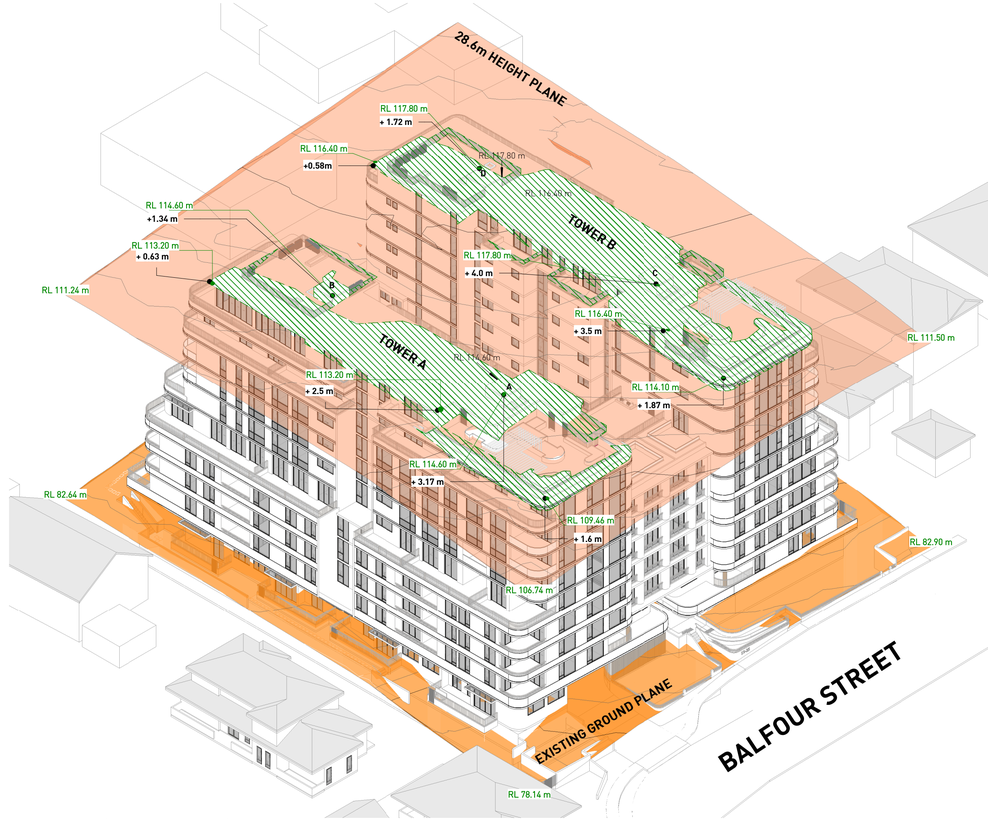
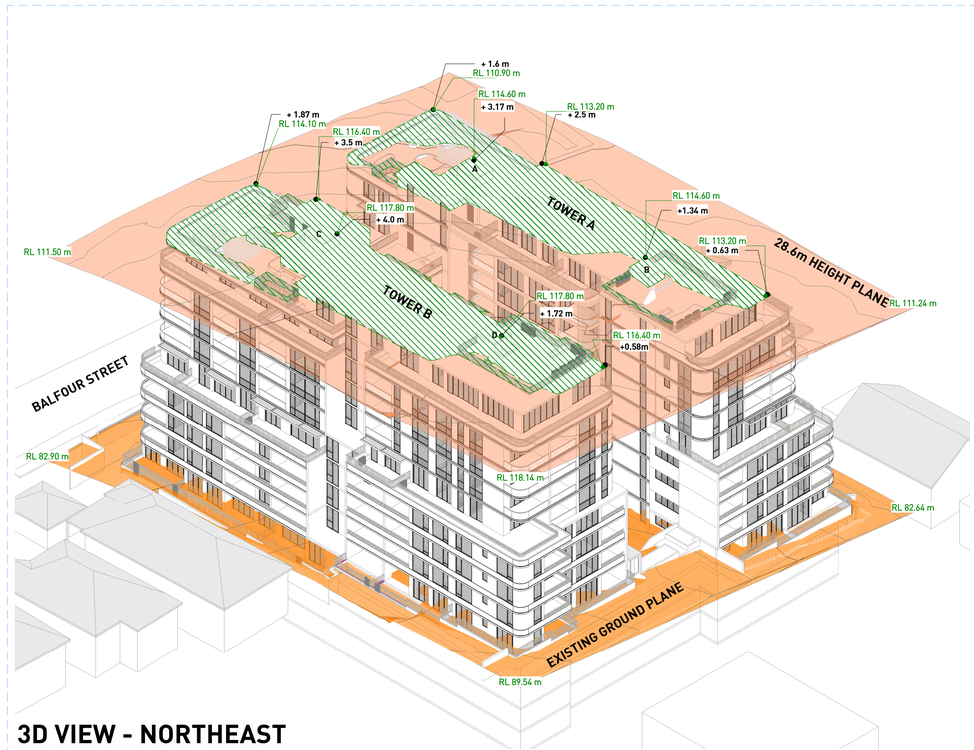


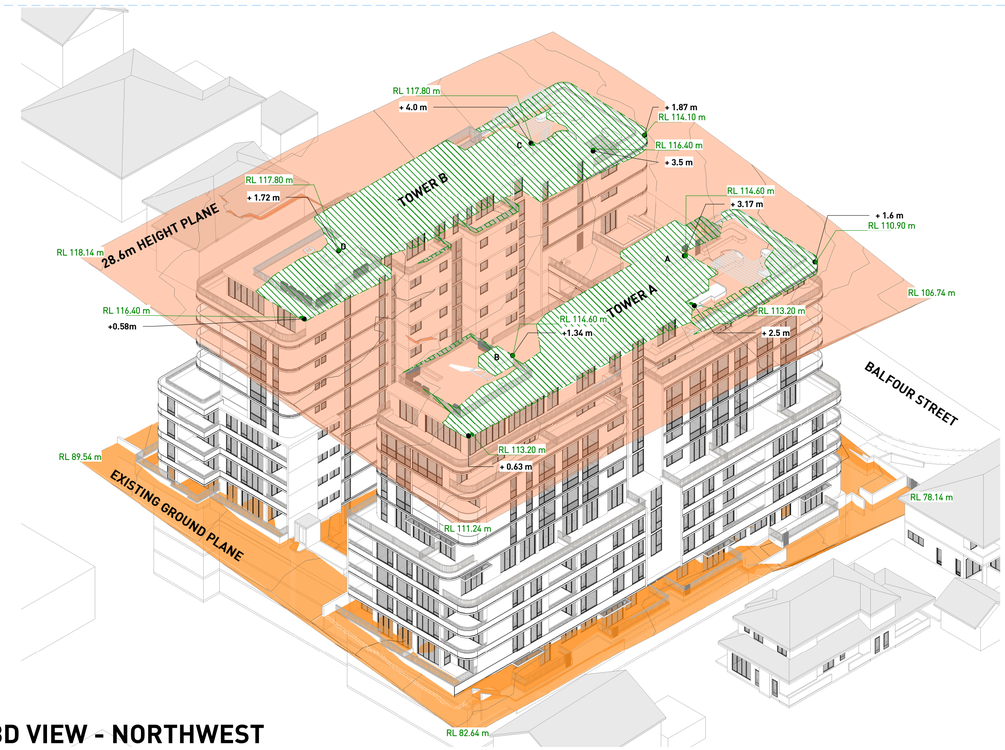
3D VIEW - SOUTHEAST



3D VIEW - SOUTHWEST



3D VIEW - NORTHEAST



3D VIEW - NORTHWEST

No.	Date	Description
G	11-06-2026	SSDA - FOR SUBMISSION
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
HEIGHT PLANE DIAGRAM

Status: FOR APPROVAL

Scale:		Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA600	G
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	

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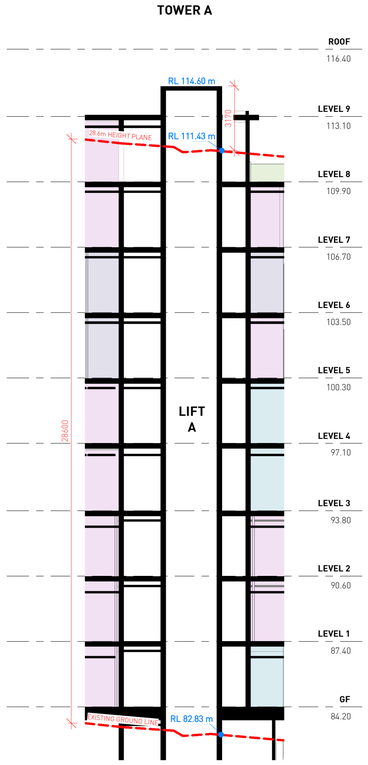
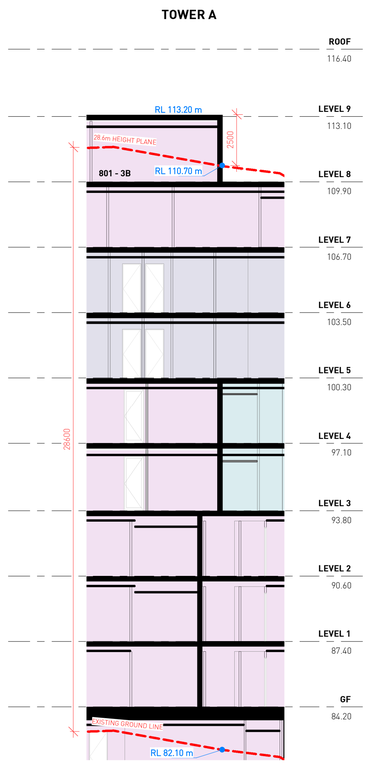
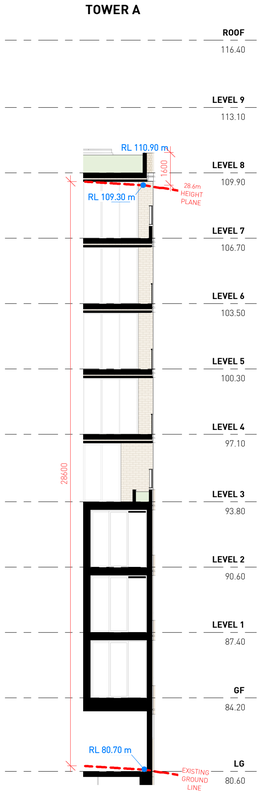


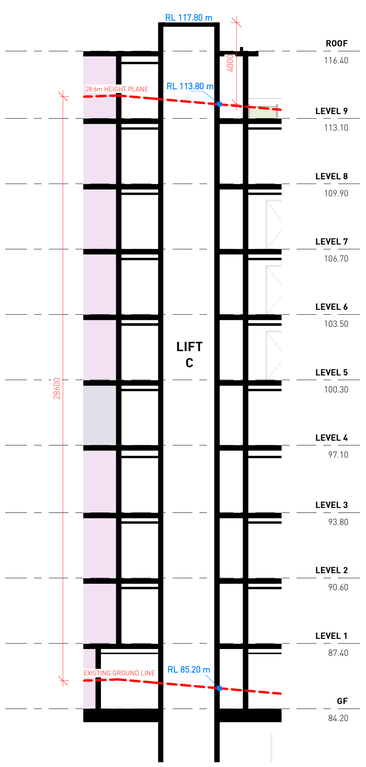
1 DA601 **TOWER A - LIFT A**
1 : 150



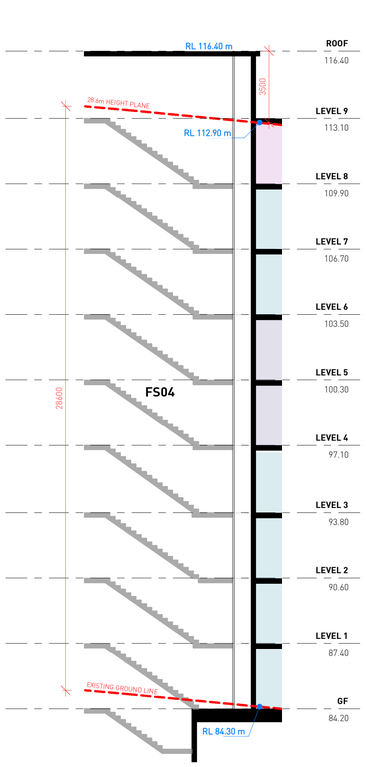
2 DA601 **TOWER A - UNIT 801**
1 : 150



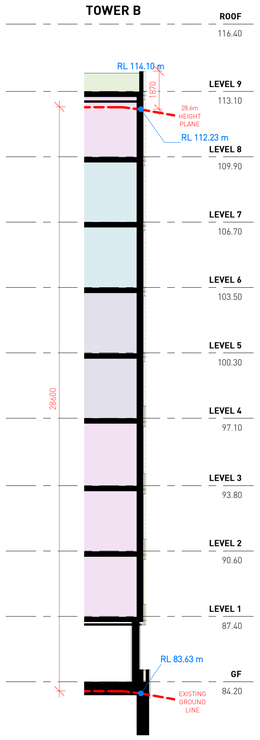
3 DA601 **TOWER A - COMMUNAL**
1 : 150



4 DA601 **TOWER B - LIFT C**
1 : 150



5 DA601 **TOWER B - FS04**
1 : 150



6 DA601 **TOWER B - COMMUNAL**
1 : 150

No.	Date	Description
A	20-03-2026	SSDA - FOR SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
HEIGHT PLANE SECTION DIAGRAMS

Status:
FOR APPROVAL

Scale: 1 : 150
Sheet Size: A1
Date: 09/04/2025
Job No. 24062
Drawing No. DA601
Rev. A
Drawn: RM
Reviewed: DY

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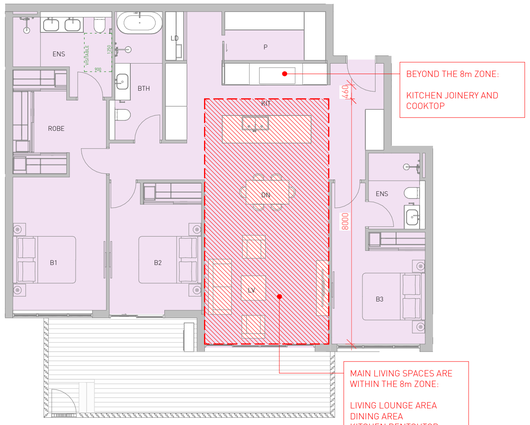
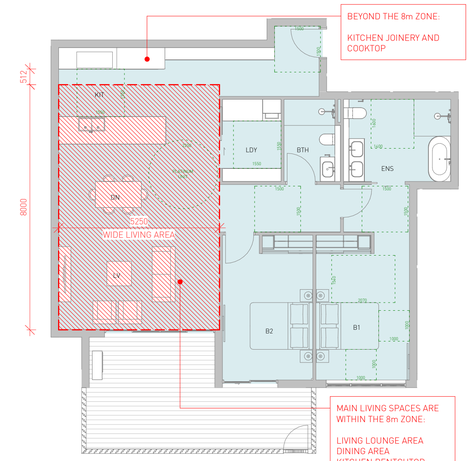
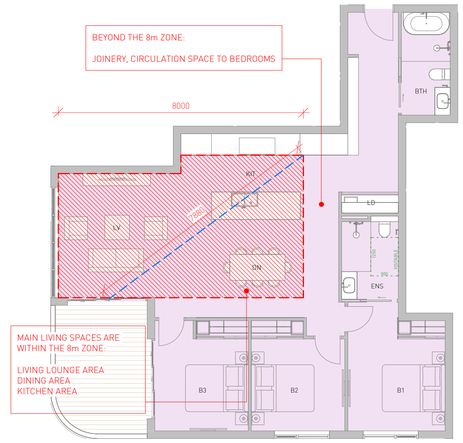


1 DA610 **Unit LG02, LG03**
1 : 100



2 DA610 **Unit LG04**
1 : 100



3 DA610 **Unit G07, 107, 207**
1 : 100

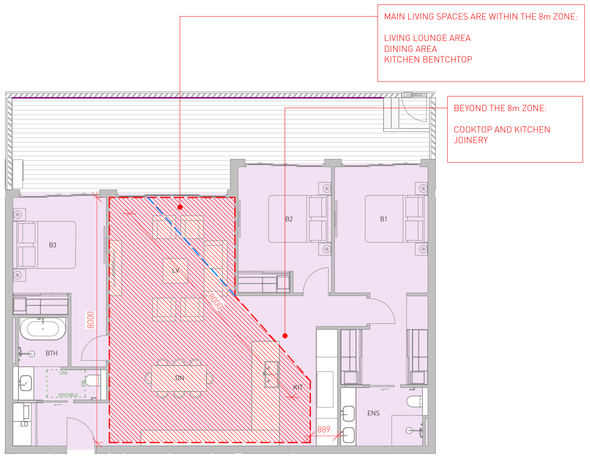
SINGLE ASPECT LIVING AREAS THAT EXCEED THE MAXIMUM 8M DEPTH REQUIREMENT BY ADG

WHILE THE APARTMENT DESIGN GUIDE RECOMMENDS A MAXIMUM HABITABLE ROOM DEPTH OF 8 M FOR SINGLE-ASPECT APARTMENTS, THE VARIATIONS IS CONSIDERED ACCEPTABLE AS THE DESIGN SATISFIES THE UNDERLYING PERFORMANCE OBJECTIVES OF DAYLIGHT ACCESS, NATURAL VENTILATION, AND RESIDENTIAL AMENITY. THIS CONDITION APPLIES TO 20 OUT OF 120 UNITS (APPROXIMATELY 16% OF THE TOTAL), REPRESENTING A LIMITED AND CONTROLLED VARIATION WITHIN THE DEVELOPMENT.

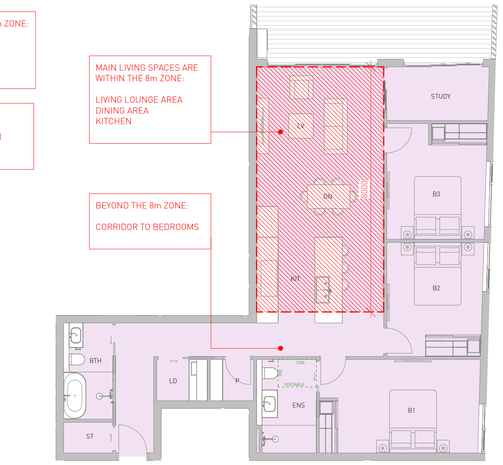
THE AFFECTED APARTMENTS ARE CAREFULLY PLANNED TO ENSURE THAT PRIMARY LIVING SPACES, INCLUDING THE LOUNGE AND DINING AREAS, ARE LOCATED CLOSEST TO THE EXTERNAL WINDOWS, WHERE ACCESS TO NATURAL LIGHT IS MAXIMISED. THE DEEPER PORTIONS OF THE LAYOUTS ARE ALLOCATED TO KITCHENS, CIRCULATION SPACES, AND ANCILLARY FUNCTIONS, THEREBY MINIMISING ANY POTENTIAL IMPACT ON AMENITY.

AS ILLUSTRATED IN THE DIAGRAMS, THE OPEN LIVING AREAS EXTEND ONLY MARGINALLY BEYOND THE 8-METRE MAXIMUM DEPTH PRESCRIBED BY THE ADG. THE PORTIONS BEYOND THIS LIMIT ARE PREDOMINANTLY OCCUPIED BY NON-HABITABLE ELEMENTS SUCH AS KITCHEN CABINETRY, FIXED APPLIANCES, AND CIRCULATION ZONES, MAINTAINING CONSISTENCY WITH THE INTENT OF THE GUIDELINE. IMPORTANTLY, THE PRINCIPAL KITCHEN WORK AREA, INCLUDING THE ISLAND BENCH, REMAINS WITHIN THE 8-METRE LIMIT, ENSURING ADEQUATE DAYLIGHT ACCESS TO THE MOST FREQUENTLY USED SPACES.

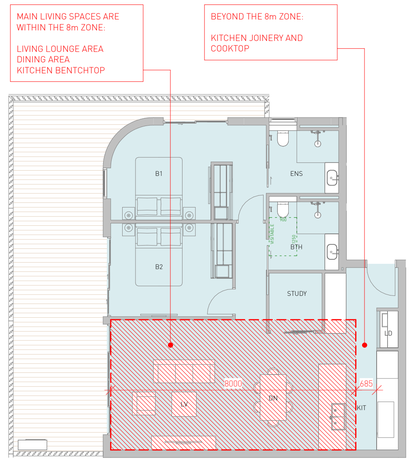
FURTHERMORE, THE UNITS INCORPORATE LARGE WINDOWS AND LIGHT-COLOURED INTERNAL FINISHES TO ENHANCE DAYLIGHT PENETRATION AND IMPROVE INTERNAL REFLECTIVITY. COLLECTIVELY, THESE DESIGN STRATEGIES ENSURE THAT A HIGH STANDARD OF AMENITY IS ACHIEVED DESPITE THE MINOR AND LIMITED EXCEEDANCE.



4 DA610 **Unit G11**
1 : 100



5 DA610 **Unit G12**
1 : 100



6 DA610 **Unit 407**
1 : 100

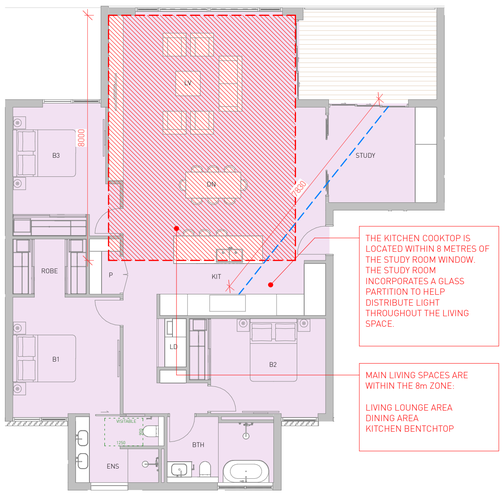
DOUBLE ASPECT LIVING AREAS THAT EXCEED THE MAXIMUM 8M DEPTH

SEVERAL UNITS WITH A DOUBLE-ASPECT CONFIGURATION EXTEND BEYOND THE 8 M MAXIMUM DEPTH; HOWEVER, THESE ARE CONSIDERED ACCEPTABLE AS THEY CONTINUE TO ACHIEVE THE INTENT OF THE ADG. THE DUAL ASPECT ENSURES THAT ALL PARTS OF THE LIVING AREAS REMAIN WITHIN CLOSE PROXIMITY TO A WINDOW, WITH NO POINT EXCEEDING 8 M FROM A SOURCE OF NATURAL LIGHT AND AIR.

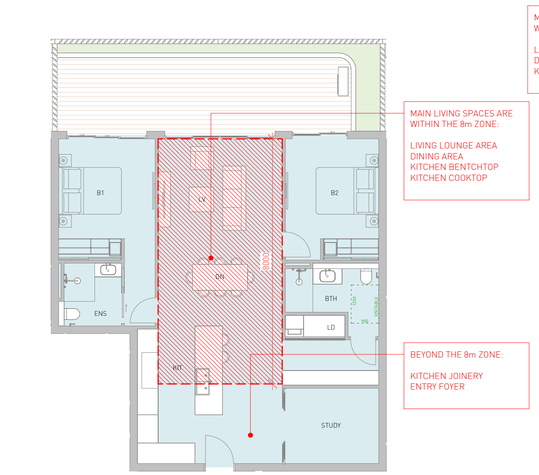
THIS CONFIGURATION SIGNIFICANTLY IMPROVES DAYLIGHT PENETRATION AND ENABLES EFFECTIVE CROSS-VENTILATION, THEREBY ENHANCING INDOOR ENVIRONMENTAL QUALITY AND REDUCING RELIANCE ON ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION. IN ADDITION, THE INCREASED SIZE OF THESE UNITS ALLOWS FOR MORE GENEROUS SPATIAL PLANNING AND BETTER DISTRIBUTION OF LIGHT ACROSS THE INTERIOR.

AS A RESULT, DESPITE THE MEASURED DEPTH EXCEEDANCE, THESE DOUBLE-ASPECT APARTMENTS PROVIDE A HIGH LEVEL OF RESIDENTIAL AMENITY AND PERFORM EQUAL TO OR BETTER THAN A COMPLIANT 8M SINGLE-ASPECT LAYOUT.

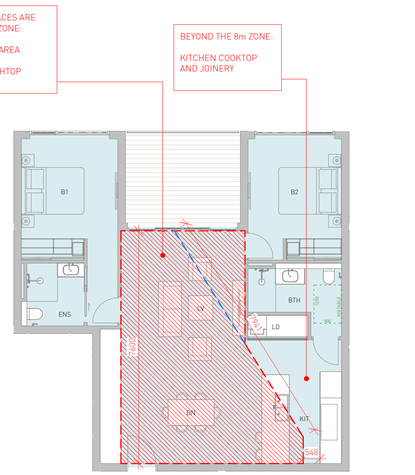
UNITS : G04, G05, 104, 105, 112, 113, 204, 205, 212, 213, 304, 305, 311, 312, 404, 405, 406, 414, 503, 504, 512, 601, 602, 603, 701, 702, 703, 704, 801, 802, 807, 901, 902



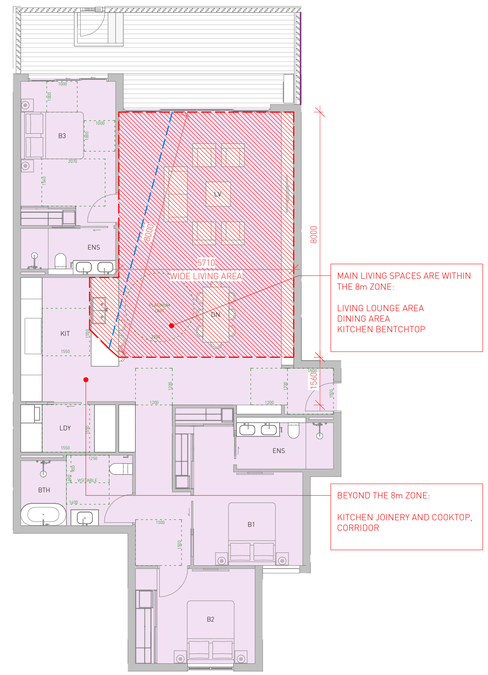
7 DA610 **Unit 411, 412, 509, 510, 609, 708**
1 : 100



8 DA610 **Unit 413**
1 : 100



9 DA610 **Unit 511, 610, 709**
1 : 100



10 DA610 **Unit G10**
1 : 100

No.	Date	Description
A	15-05-2026	SSDA - FOR SUBMISSION

Amendments

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Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Victor Schneider [11157]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
INTERNAL UNIT DEPTH DIAGRAMS

Status: **FOR APPROVAL**

Scale:	1 : 100	Job No.	24062
Sheet Size:	A1	Drawing No.	DA610
Date:	09/04/2025		Rev. A
Drawn:	RM	Reviewed:	DY

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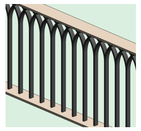
MATERIALS & FINISHES

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

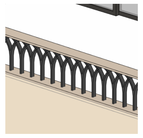
BAL1

BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2

BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3

BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO LOW WALL

BAL4

BALUSTRADE TYPE 4
METAL BALUSTRADE FIXED TO
LOW WALL

WC1

WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2

WALL CLADDING TYPE2
LIGHT BEIGE COLOUR BRICKWORK
OR SIMILAR

WC3

WALL CLADDING TYPE 3
TIMBER LOOK ALUMINUM CLADDING
OR SIMILAR

WC4

WALL CLADDING TYPE 4
ROCKFACE SANDSTONE CLADDING
OR SIMILAR

PF1
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"
OR SIMILAR

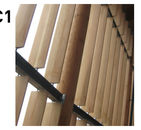
PF2
PAINT FINISH TYPE 2
DULUX "BREADCRUMB"
OR SIMILAR

PF3
PAINT FINISH TYPE 3
DULUX "HOG BRISTLE QUARTER"
OR TO COLOUR MATCH WC2

PF4
PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

AL1

ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
COLORBOND MONUMENT

SC1

PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3/PF4

BT1

BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
TO MATCH WC3/PF4

No.	Date	Description
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION

Amendments

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
MATERIAL SAMPLE BOARD

Status:
FOR APPROVAL

Scale:	1 : 100	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA702	E
Date:	24/07/15			
Drawn:	RM	Reviewed	DY	

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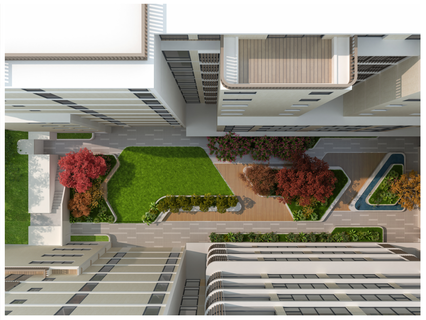





No.	Date	Description
F	15-05-2026	SSDA - FOR SUBMISSION
E	20-03-2026	SSDA - FOR SUBMISSION
D	16-02-2026	ISSUE FOR COORDINATION
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

PERSPECTIVES

Status:

FOR APPROVAL

Scale:		Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA703	F
Date:	24/07/15			
Drawn:	JL	Reviewed	SH	

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