

PROPOSED RESIDENTIAL BUILDING

19-25 BALFOUR STREET

LINDFIELD



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TOTAL SHEETS: 50

D

10-07-2025

SSDA - FOR SUBMISSION

C

30-05-2025

SSDA - FOR SUBMISSION

B

16-05-2025

SSDA - ISSUE FOR COORDINATION

A

07-05-2025

ISSUE FOR DA SUBMISSION

28-04-2025

DRAFT DA SET FOR COORDINATION

No.

Date

Description

Amendments

GILES

TRIBE

Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA

t: 61 2 9264 5005
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Giles Tribe Pty Ltd ABN 50 001 259 507

Nominated Architects: Mark O Bradley 5823 Victor Schneider 111157

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
COVER PAGE

Status:

FOR APPROVAL

Scale: Job No. Drawing No. Rev.

Sheet Size: A1 **24062** **DA000** **D**

Date: 09/04/2025 Drawn: RB Reviewed: D1/RM

SUMMARY

SITE AREA

4771 m²

PLANNING CONTROLS

ZONE	R2
FSR	0.3:1
FSR (TOD)	2.5:1
PERMISSIBLE GFA (TOD)	11927.5 sqm
AFFORDABLE BONUS (30%)	3578.25 sqm

BUILDING HEIGHT
9.5m

BUILDING HEIGHT (TOD)
22 m

BUILDING HEIGHT (TOD + AFFORDABLES)
28.6 m

PROPOSED FLOOR TO FLOOR HEIGHT : 3.2m

PROPOSED DEVELOPMENT

PROPOSED FSR 3.25 : 1

PROPOSED GFA 15499.4 m²

GFA CALCULATION	
LEVEL	FLOOR AREA
GF	1563.3 m²
L1	1992.1 m²
L2	1992.1 m²
L3	1992.1 m²
L4	1432.3 m²
L5	1432.3 m²
L6	1432.3 m²
L7	1432.3 m²
L8	1432.3 m²
L9	257.3 m²
L6	541.2 m²
TOTAL FLOOR AREA	15499.4 m²

FSR CALCULATION		
GFA	SITE AREA	FSR
15499.4 m²	4771.0 m²	3.25

PROPOSED AFFORDABLE GFA 2685.4m² (17%)

PROPOSED PARKING SPACES

PARKING SCHEDULE	
Type	Count
Car Share - 5.4m x 2.4m	1
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	140
Residential_Platinum - 6.0m x 4.8m	15
Residential_Tandem - 5.4m x 2.4m	20
Visitor - 5.4m x 2.4m	15
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 193	

PARKING SPACE CALCULATION					
		Parking Rate		Parking Spaces	
	No. of units	Min	Max	Min	Max
1BR	5	0	0.5	0	2.5
2BR	19	1	1.25	19	23.75
3BR	59	1.4	2	82.6	118
4BR	15	1.4	2	21	30
Total (15 must be Platinum)				123	175
Visitor (1 needs to be accessible)		1 in 6 unit		16	
Car share				1	
Truck/Removalist				1	
				141	193
				Min	Max

BICYCLE PARKING SPACES as per DCP:

10 Visitor Spaces : In the form of Vertical Bicycle Racks
98 Resident Spaces : In the form of secure room (Individual Unit Storage)

RESIDENTIAL PARKING BREAKDOWN:

71x Market Units : 148 Parking spaces
24x Affordables(15%) : 24 Parking spaces
3x TOD Affordables (2%) : 3 Parking spaces

PROPOSED UNIT MIX:

UNIT MIX	
Name	Count
1B	5
2B	19
3B	59
4B	15
Grand total: 98	

UNIT MIX - Affordable Units	
Name	Count
1B	5
2B	17
3B	5
Grand total: 27	
AFFORDABLE UNIT GFA : 2685.4 SQM (17% OF PROPOSED GFA)	

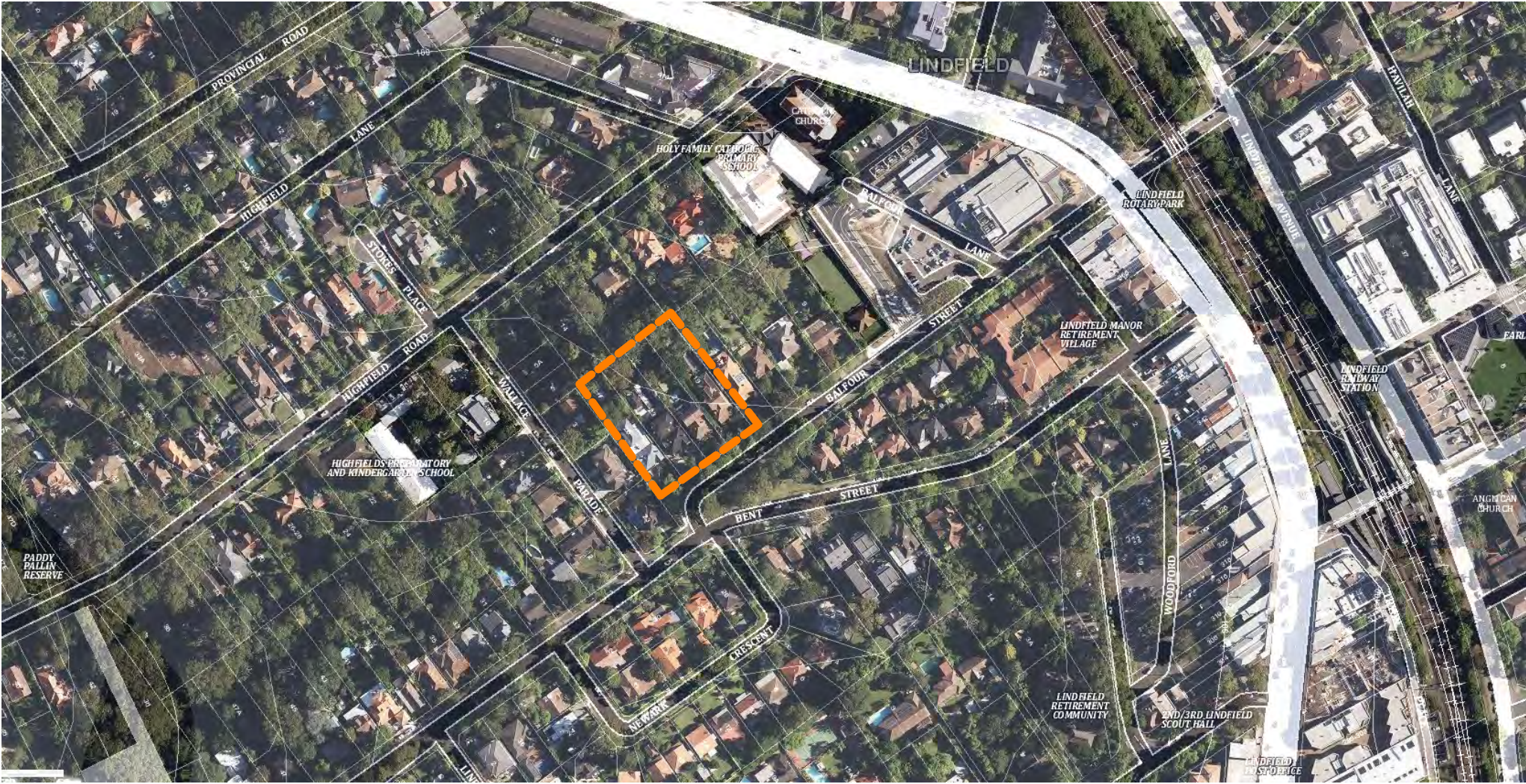
UNIT MIX - Platinum Units	
Name	Count
2B	2
3B	13
Grand total: 15 15% OF TOTAL UNITS	

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 <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Internal Walls	
Between Corridor / Lifts to Units	Additional R2.00 insulation <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
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

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

87/98 (88.7%)
60% REQUIRED AS PER ADG

COMMUNAL, DEEP SOIL, AND SITE COVERAGE

COMMUNAL OPEN SPACE (GROUND + LEVEL 4)

987.799 SQM (20.6% OF SITE AREA)
10% required as per DCP

DEEP SOIL (6m min. dimension: ADG)

1433.98 SQM (30.05% OF SITE AREA)
7% REQUIRED AS PER ADG

SITE COVERAGE

2450.551 (51.3% OF SITE AREA)

A	30-05-2025	SSDA - FOR SUBMISSION
No.	Date	Description

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 50 001 259 507
--	--

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (6459)

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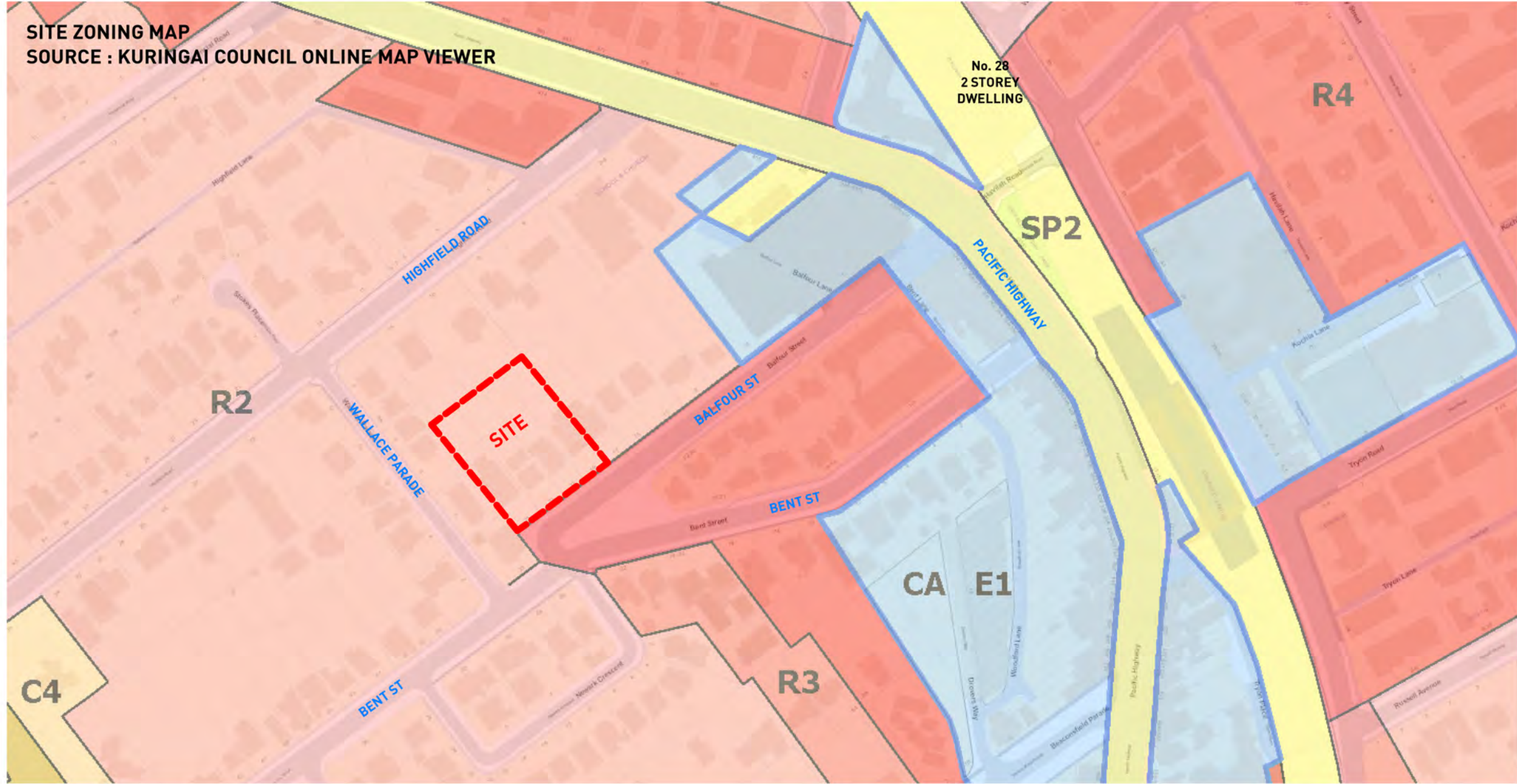
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

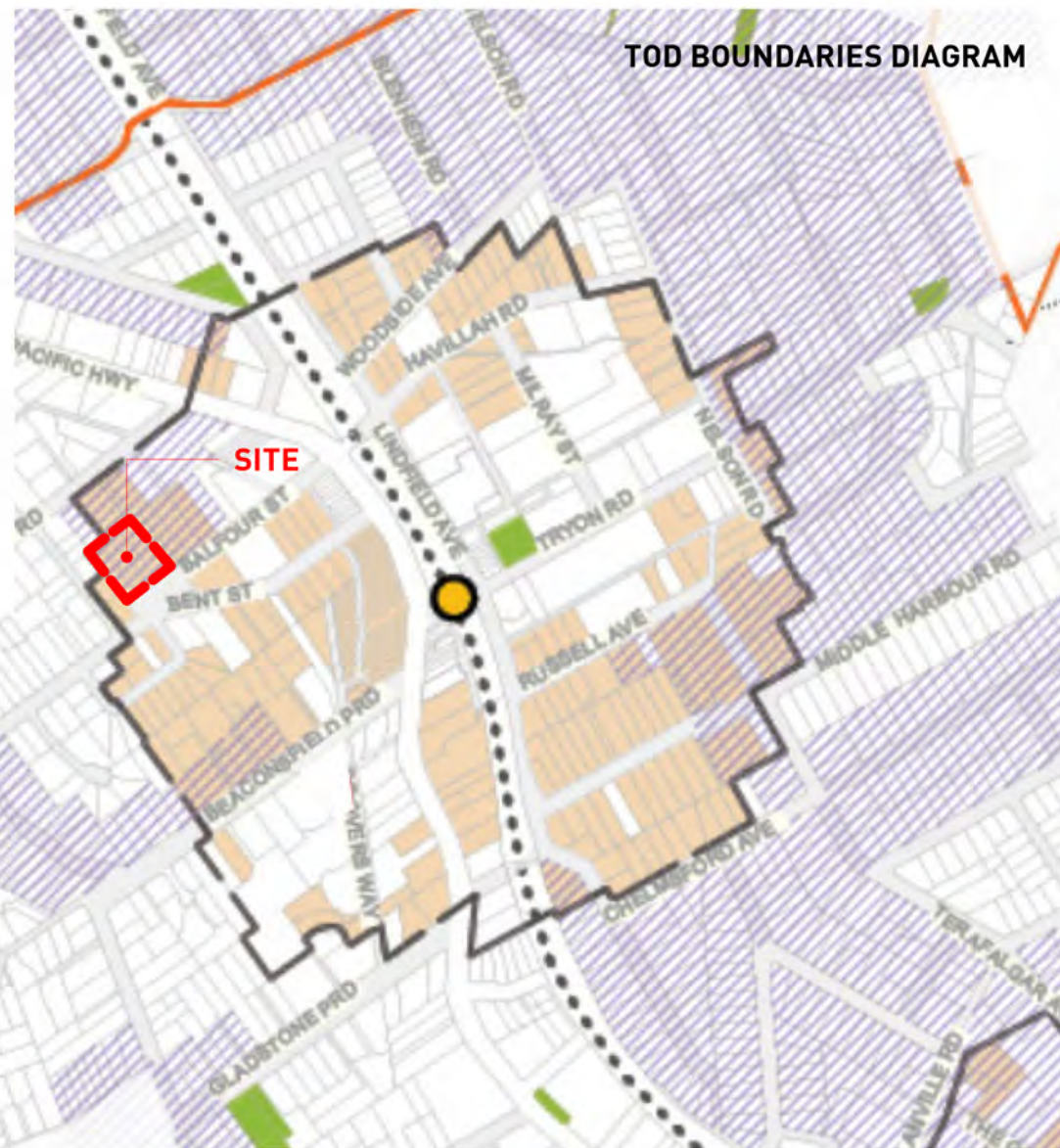
Drawn:

SUMMARY

	Status:	FOR APPROVAL	
Scale:	Job No.	Drawing No.	Rev.
Sheet Size: A1	24062	DA00.1	A
Date: 09/04/2025	Drawn: RB	Reviewed: DT/RM	



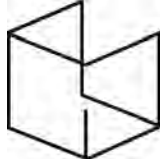
- Train station
- - - Railway line
- - - TOD boundary (400m)
- - - Ward boundary
- TOD Controls - Building height 6 storeys and FSR 2.5:1
- Land considered unlikely to redevelop
- ▨ Heritage conservation areas
- Existing green assets



- HERITAGE ITEM - GENERAL
- - - HERITAGE CONSERVATION AREA
- - - PROPERTY BOUNDARIES
- SITE AND NEIGHBOURING SITE EXISTING TREES

C	30-05-2025	SSDA - FOR SUBMISSION
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Amendments

**GILES TRIBE**

Level 1, 1 Chandos Street
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Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (6459)

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19-25 BALFOUR STREET**

LINDFIELD

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SITE ANALYSIS



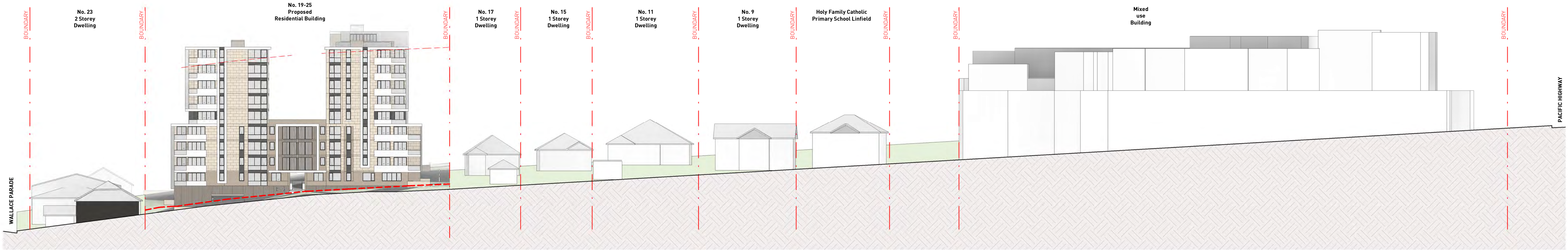
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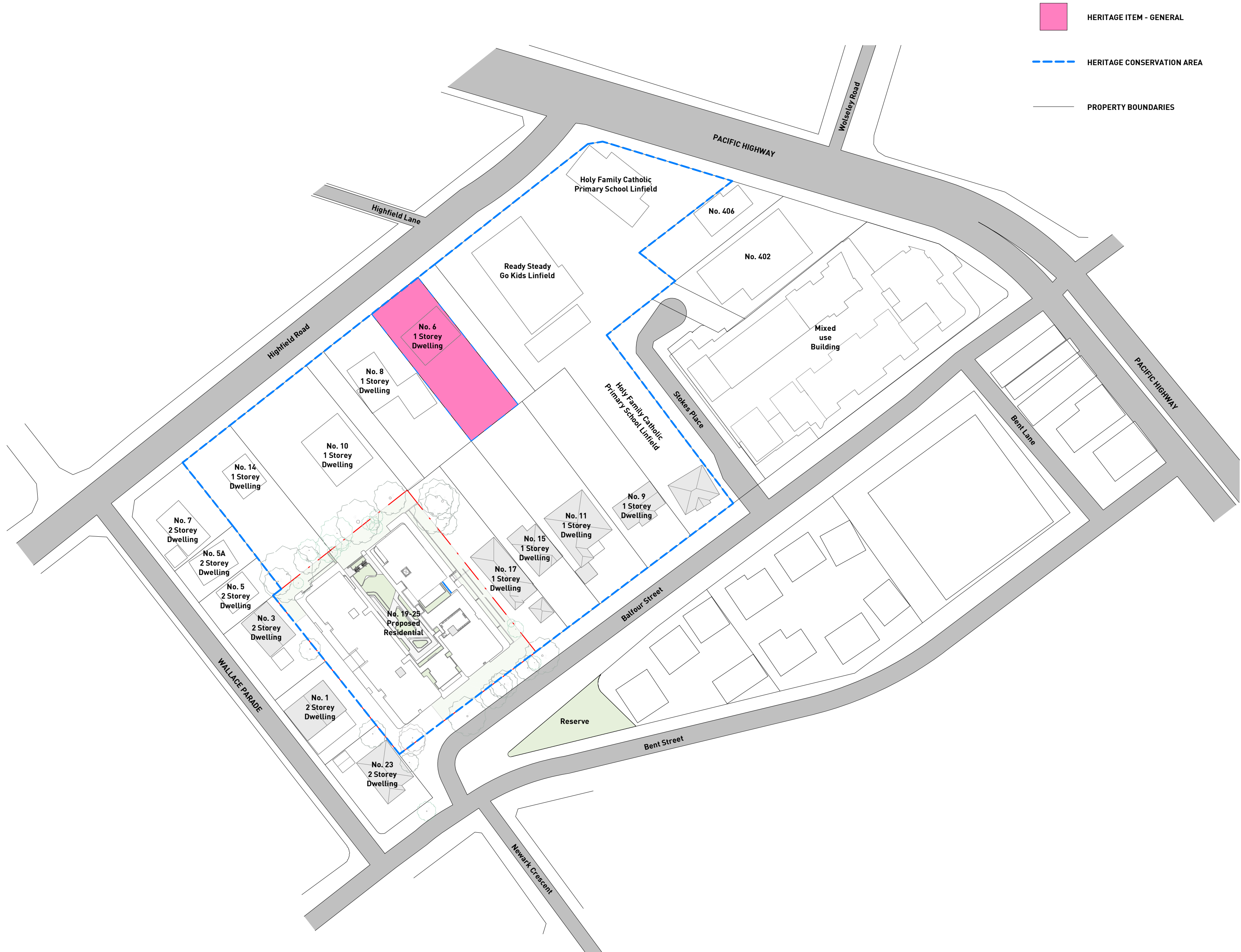
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Sheet Size: A1 24062 DA001 C

Date: 09/04/2025 Drawn: RB Reviewed: D1/RM



2
DA002
STREETSCAPE ELEVATION AT BALFOUR STREET
1 : 400

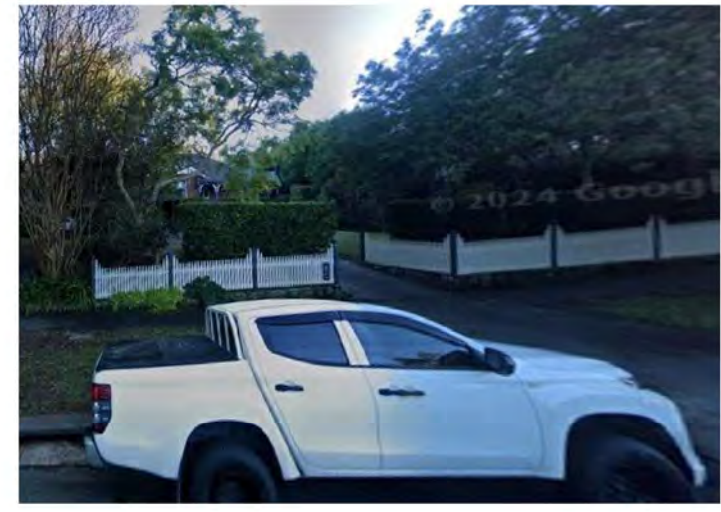


1
DA002
SITE PLAN - BALFOUR STREET/HIGHFIELD ROAD CONSERVATION AREA
1 : 1000

**No. 17
1 Storey
Dwelling**



**No. 15
1 Storey
Dwelling**



**No. 11
1 Storey
Dwelling**



**No. 9
1 Storey
Dwelling**



Mixed use Building



Mixed use Building



**No. 6
1 Storey
Dwelling**



Reserve



**Holy Family Catholic
Primary School Linfield**



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C	30-05-2025	SSDA - FOR SUBMISSION
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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 50 001 259 507	
Nominated Architects: Mark G Broadley (BR20) Stuart D Hill (6459)	

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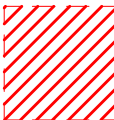
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
**SITE ANALYSIS - CONTEXT AND
SURROUNDINGS**

Status:	
Scale:	As indicated Job No.
Sheet Size:	24062
Date:	03/26/25
Drawn:	Author
Reviewed:	Checker

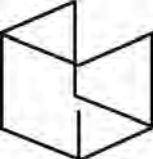
C:\Users\jessie\Documents\DA002 - Revit Local Fresh\19-25 Balfour St_Linfield TOD -
SSDA_202410_02.dwg, last saved: 10/24/2024 10:02:00 AM



-  HOUSE TO BE DEMOLISHED
-  TO BE REMOVED/DEMOLISHED
-  TREE PROTECTION ZONE BOUNDARY (TPZ)

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Nominated Architects:



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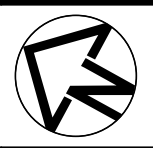
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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

DEMOLITION PLAN



Status:

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Scale: As indicated Job No: 24062 Drawing No: DA003 C

Sheet Size: A1

Date: 02/23/22

Drawn: RM

Rev:

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No.	Date	Description
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A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments

GILES TRIBE
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Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5820] Stuart D Hill [6459]

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
SITE PLAN - PROPOSED

Status:
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Scale: 1 : 200

Job No: 24062

Drawing No: DA100

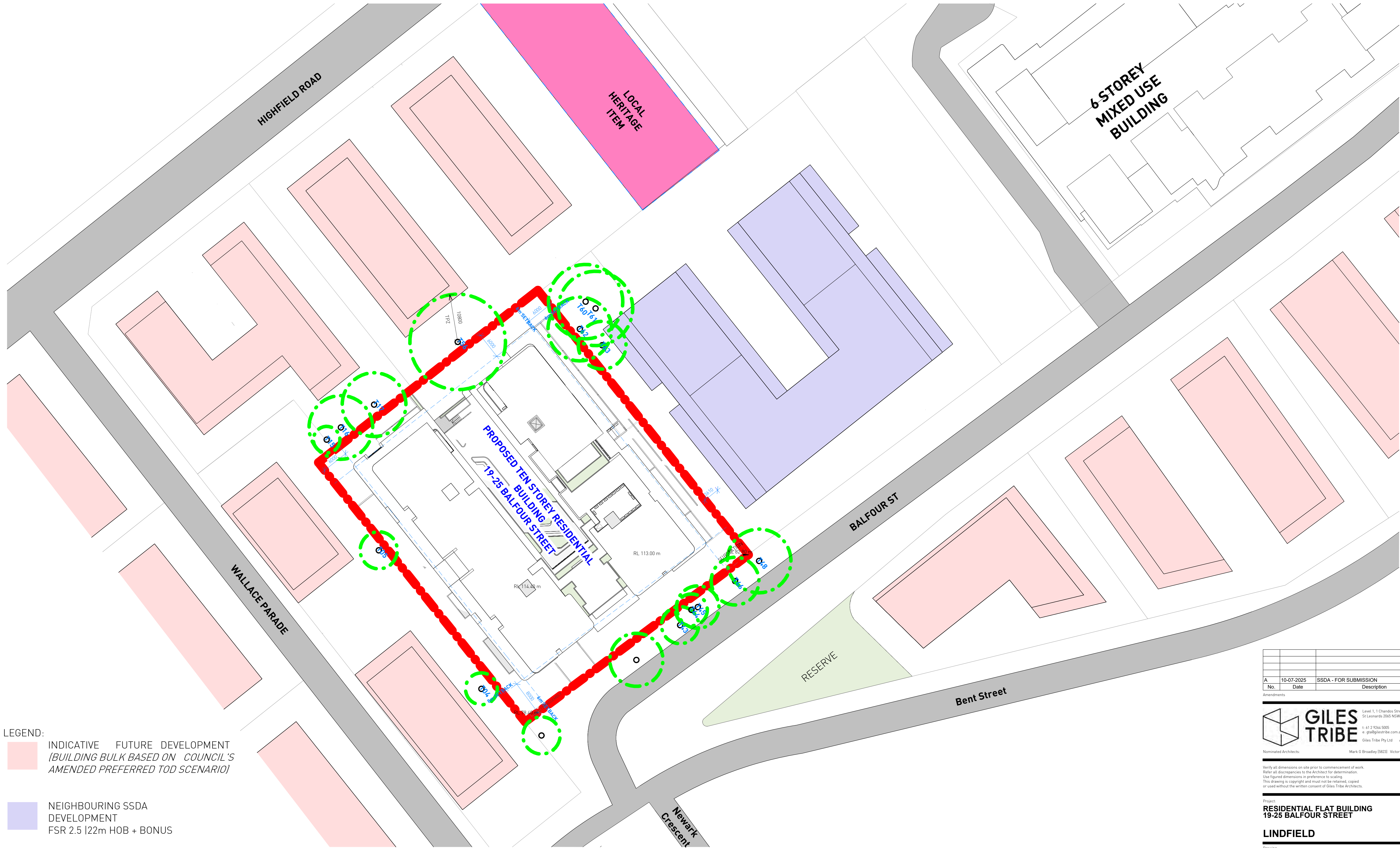
Rev: C

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Date: 09/04/2025

Drawn: RM

Reviewed: DJ



LEGEND:

INDICATIVE FUTURE DEVELOPMENT
(BUILDING BULK BASED ON COUNCIL'S
AMENDED PREFERRED TOD SCENARIO)

NEIGHBOURING SSDA
DEVELOPMENT
FSR 2.5 | 22m HOB + BONUS

1 SITE PLAN - FUTURE CONTEXT
DA101 1 : 400

No.	Date	Description
A	10-07-2025	SSDA - FOR SUBMISSION

Amendments

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Nominated Architects: Mark G Broadley (5823) Victor Schneider (11157)

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19-25 BALFOUR STREET**

LINDFIELD

Drawn:
**SITE PLAN - INDICATIVE FUTURE
CONTEXT**

FOR APPROVAL

Scale:	As indicated	Job No:	Drawing No:	Rev:
Sheet Size:	A1	24062	DA101	A
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	



1 : 150

Storage Area (Basement 2)		
	Count	Total Area
Storage Cage: Residential	29	161.8 m²

C	30-05-2025	SSDA - FOR SUBMISSION
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Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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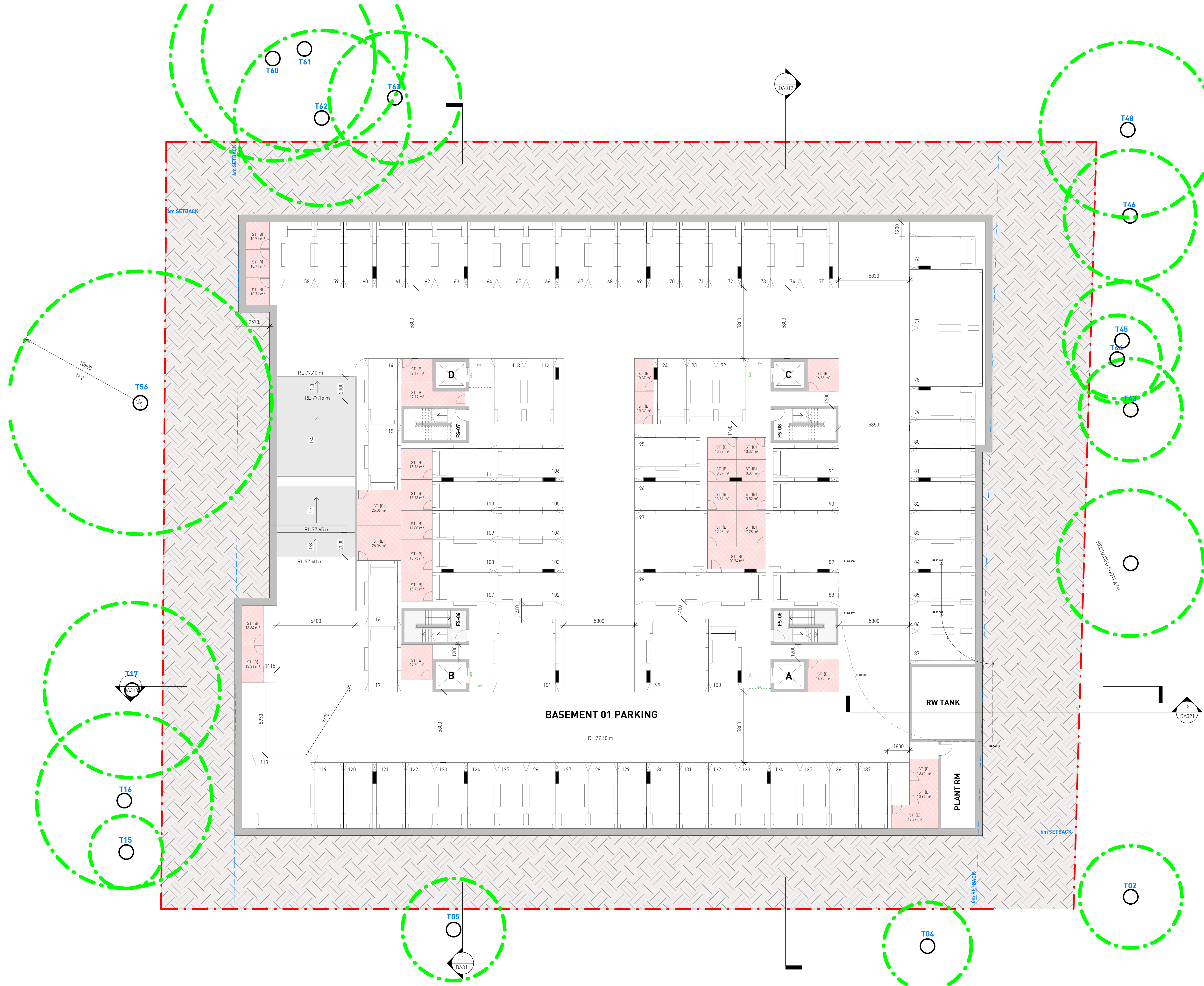
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Drawing:

BASEMENT 2 PLAN



Scale: 1 : 150 Job No. Drawing No. Rev
Sheet Size: A1 **24062 DA200 C**
Date: 09/04/2025
Drawn: RM/RB Reviewed DY/RM



PARKING SCHEDULE	
Type	Count
Car Share - 5.4m x 2.4m	1
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	140
Residential_Platinum - 6.0m x 4.8m	15
Residential_Tandem - 5.4m x 2.4m	20
Visitor - 5.4m x 2.4m	15
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 193	

Parking Schedule (Basement 01)	
Type	Count
Residential - 5.4m x 2.4m	64
Residential_Platinum - 6.0m x 4.8m	7
Residential_Tandem - 5.4m x 2.4m	10
Grand total: 81	

Storage Area (Basement 1)		
	Count	Total Area
Storage Cage: Residential	31	186.4 m ²

No.	Date	Description
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Nominated Architects:

Mark G Broadley (5820) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
BASEMENT 1 PLAN

Status:

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Scale: 1 : 150

Job No: 24062

Drawing No: **DA201**

Rev: **C**

Sheet Size: A1

Date: 09/04/2025

Drawn: RM/RB

Reviewed: DJ/RM



PARKING SCHEDULE		
Type	Count	
Car Share - 5.4m x 2.4m	1	
Removalist/Truck Bay - 3.0m x 7.0m	1	
Residential - 5.4m x 2.4m	140	
Residential Platinum - 6.0m x 4.8m	15	
Residential Tandem - 5.4m x 2.4m	20	
Visitor - 5.4m x 2.4m	15	
Visitor Accessible - 5.4m x 2.4m	1	
Total Car Parking Spaces: 193		

Parking Schedule (Lower Ground)		
Type	Count	
Car Share - 5.4m x 2.4m	1	
Removalist/Truck Bay - 3.0m x 7.0m	1	
Residential - 5.4m x 2.4m	27	
Residential Tandem - 5.4m x 2.4m	10	
Visitor - 5.4m x 2.4m	15	
Visitor Accessible - 5.4m x 2.4m	1	
Grand total: 55		

Storage Area (Lower Ground)		
	Count	Total Area
Storage Cage: Residential	26	99.5 m²

No.	Date	Description
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GILES TRIBE

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Nominated Architects: Mark G Broadley [BREC] Stuart D Hill [d59]

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**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
LOWER GROUND LEVEL PLAN

Status: **FOR APPROVAL**

Scale: 1 : 150 Job No: 24062 Drawing No: DA202 C Rev: 1

Sheet Size: A1

Date: 09/04/2025

Drawn: RM Reviewed: DJ



Storage Area (Ground)		
	Count	Total Area
Storage Cage: Residential	9	38.5 m ²

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LINDFIELD

Drawn:
GROUND LEVEL PLAN

Status:
FOR APPROVAL

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



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

Amendments

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

Nominated Architects: Mark G Broadley (B620) Stuart D Hill (6459)

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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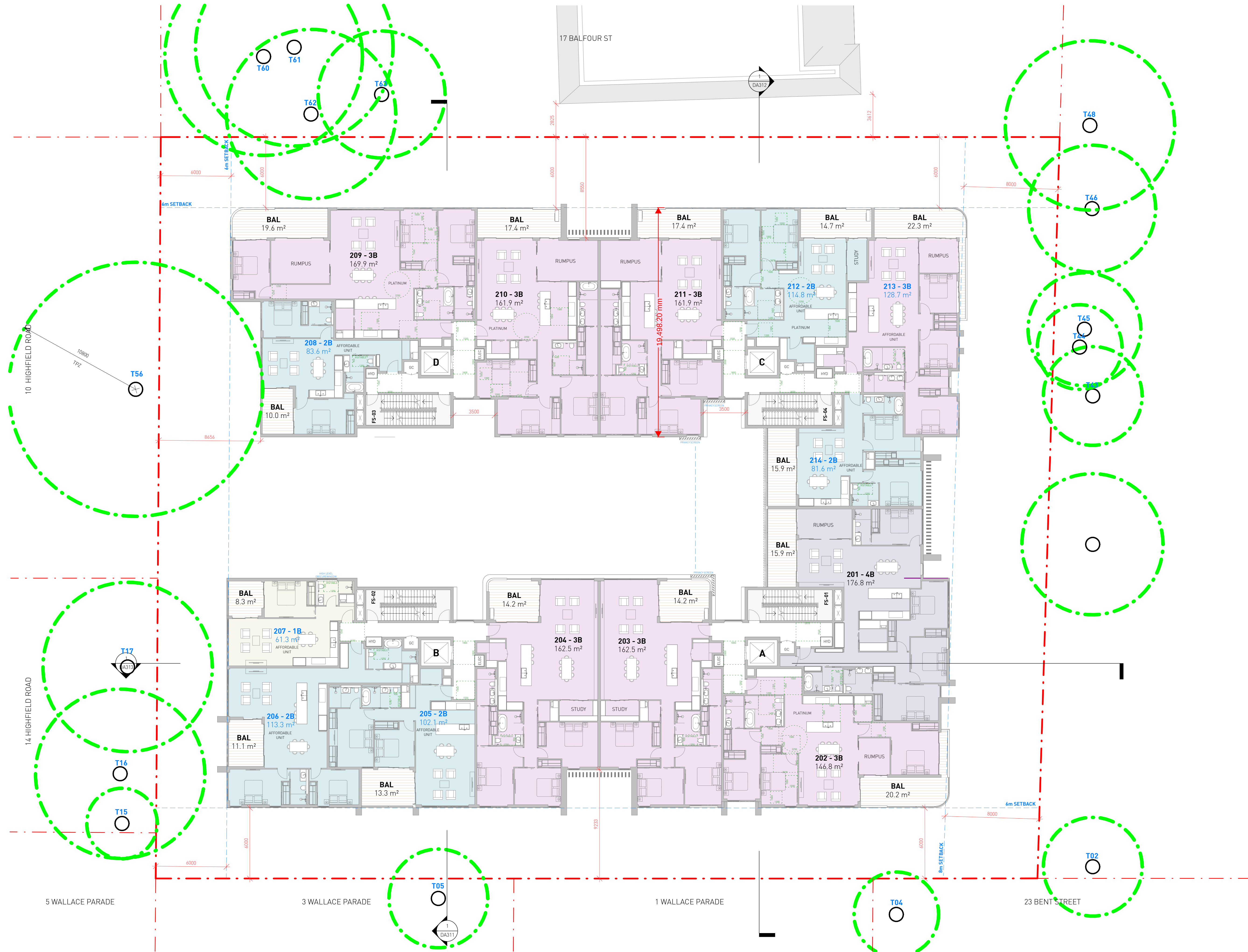
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
LEVEL 1 PLAN

Status:
FOR APPROVAL

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



LEVEL 2 FLOOR PLAN
1 : 150

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

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

Nominated Architects: Mark G Broadley (5820) Stuart D Hill (6459)

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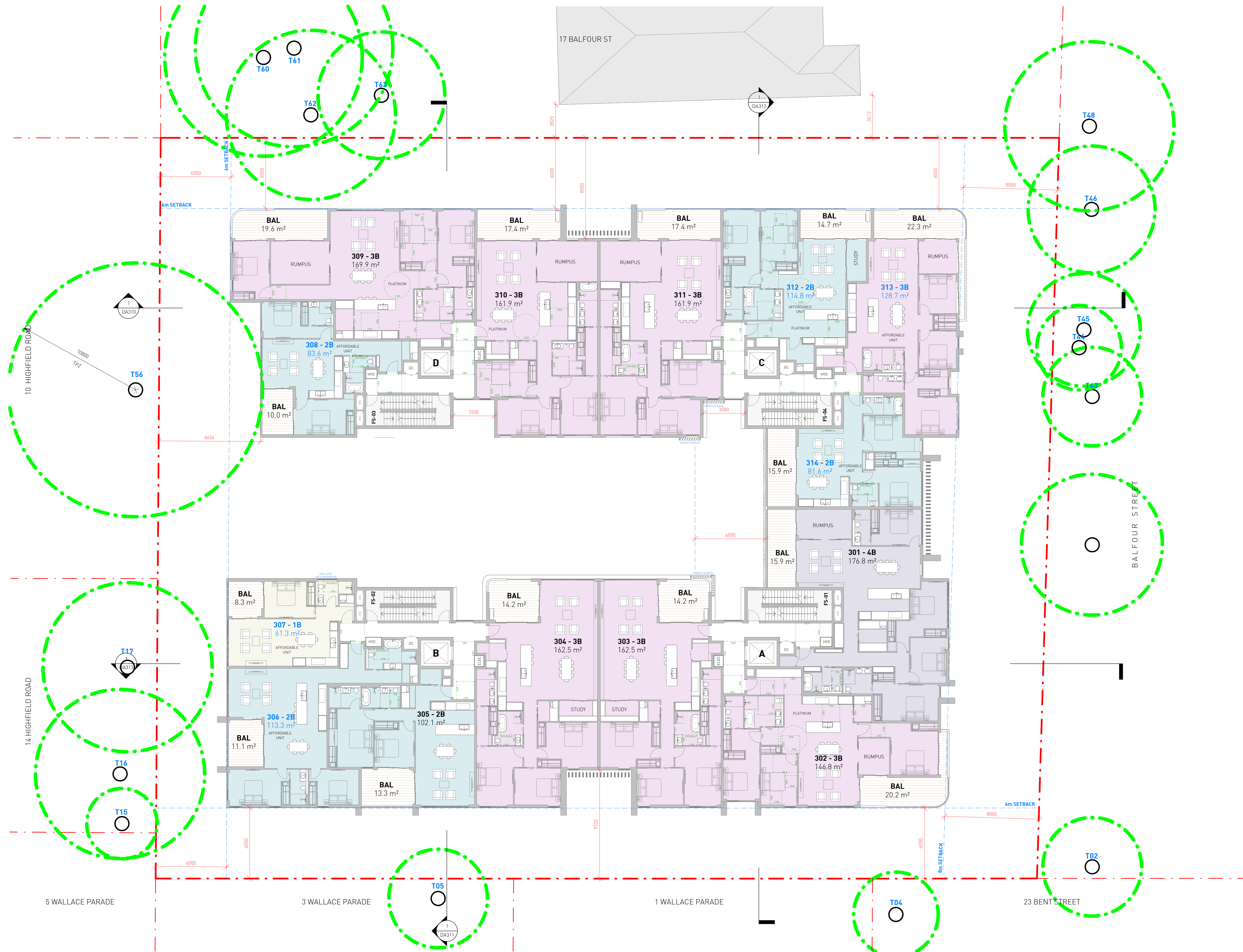
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

LEVEL 2 PLAN

Status: **FOR APPROVAL**

Scale:	1 : 150	Job No:	24062	Drawing No:	DA205	Rev:	C
Sheet Size:	A1	Drawn:	RM	Reviewed:	DY		



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

Nominated Architects: Mark O Brodley (5823) Victor Schneider (11157)

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

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

LEVEL 3 PLAN

Status: **FOR APPROVAL**

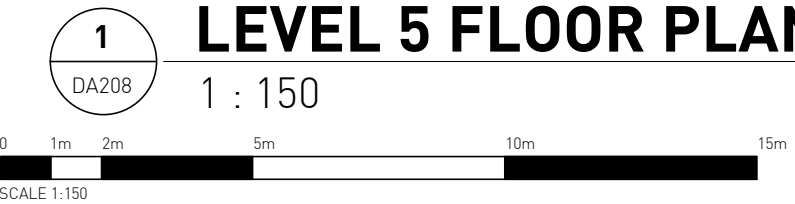
Scale: 1 : 150 Sheet Size: A1 Date: 09/04/2025 Drawn: RM

Job No: 24062 Reviewed: DJ

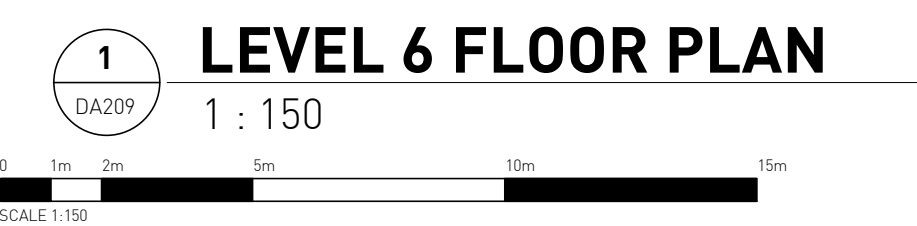
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		FOR APPROVAL	
Scale:	1 : 150	Job No.	Drawing No.
Sheet Size	A1	24062 DA207 C	
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY



	Station:	FOR APPROVAL		
Scale:	1" = 150'	Job No.	Drawing No.	Revised
Sheet Size:	24062 DA208 C			
Date:	09/04/2025			
Drawn:	RM	Reviewed	TJY	



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Sheet Size: 24062 DA209 C
Date: 09/04/2025
Drawn: RM Reviewed: DY

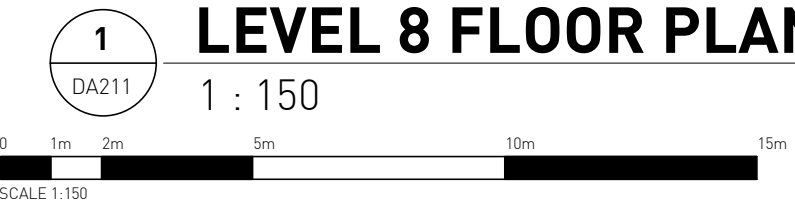


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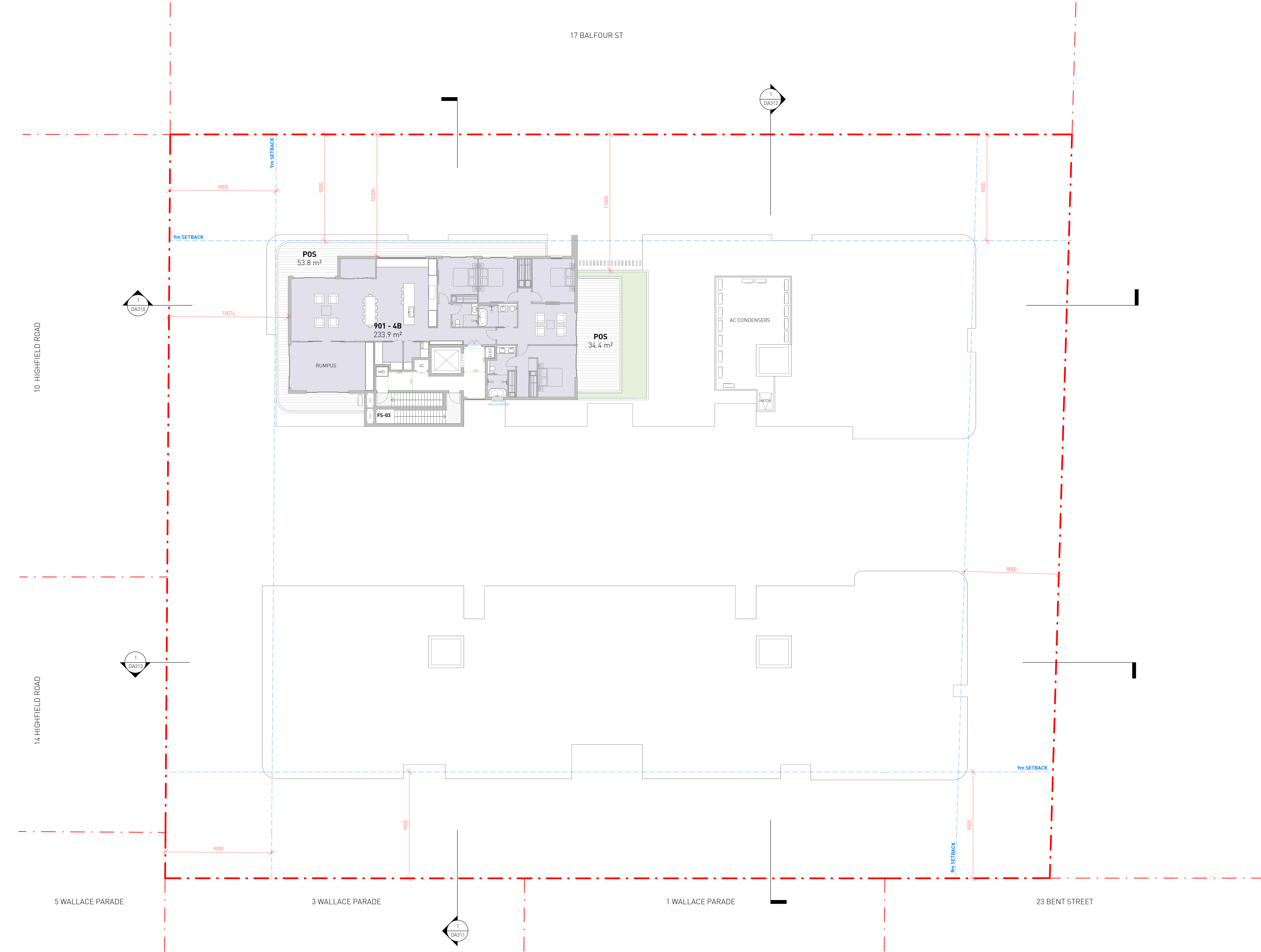
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Date: 09/04/2025

Drawn: Author Reviewed Checker



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



1

DA212

LEVEL 9 FLOOR PLAN

1 : 150

01m2m5m10m15m

SCALE 1:150

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

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 (BR20) Stuart D Hill (SA59)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
LEVEL 9 PLAN

Status:

Scale: 1 : 150

Job No:

Drawing No:

Rev:

Sheet Size:

Date: 09/04/2025

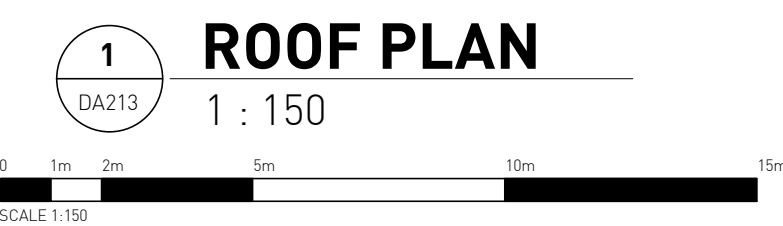
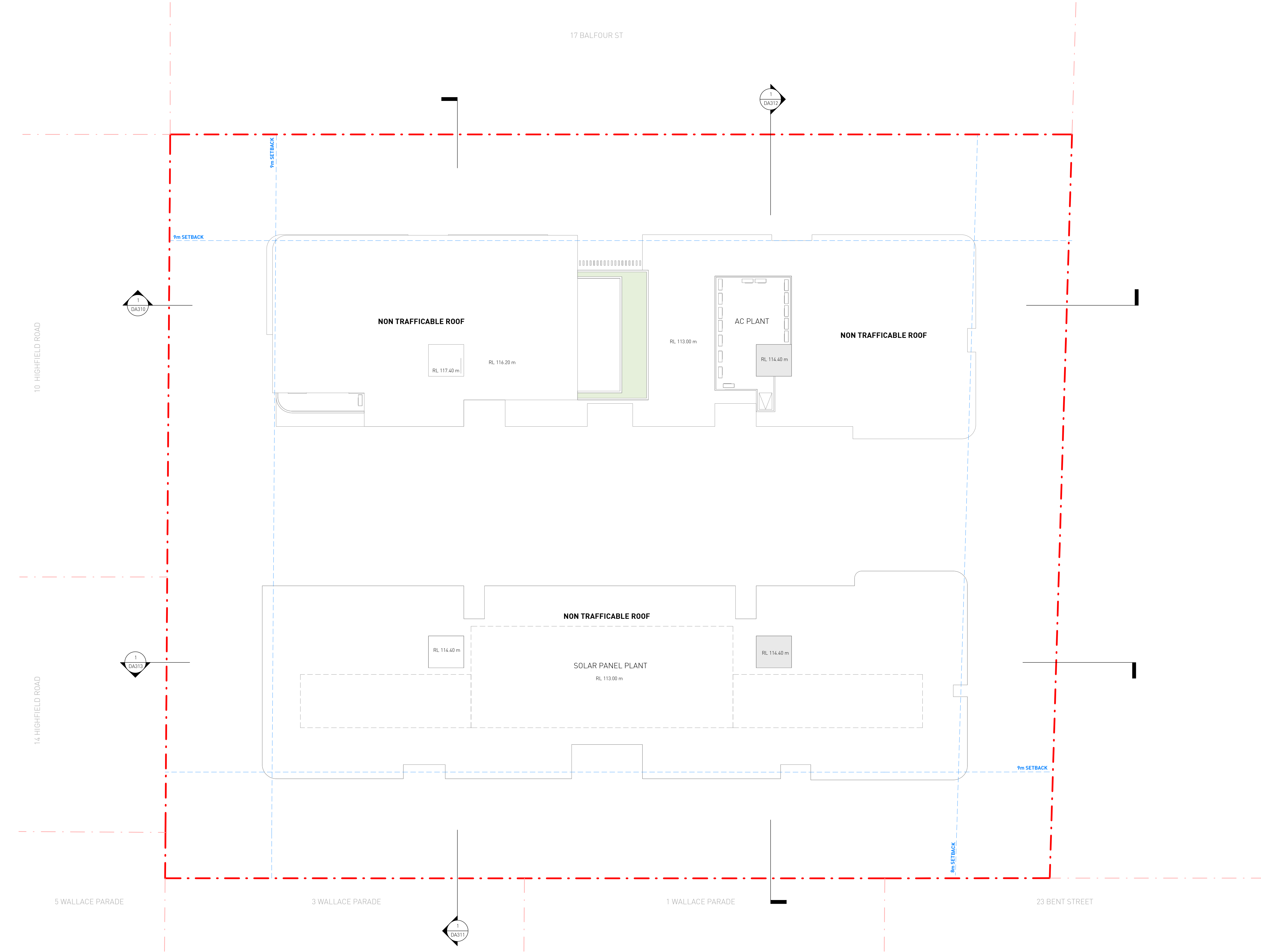
Drawn: Author

24062

DA212

C

Reviewed: Checker



No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments

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 (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
ROOF PLAN

Status:
FOR APPROVAL

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



1 SOUTH ELEVATION
DA300 1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1

WC1



WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR

WC2



WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH

WC3



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

PF1



PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1

PF2



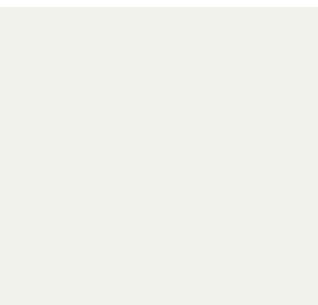
PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2

PF3



PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

PF4



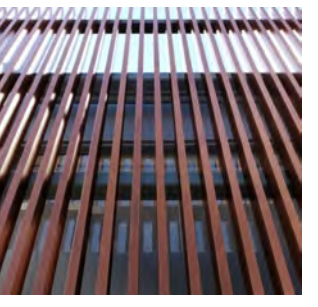
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH

BT2



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

BT1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3

C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
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	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

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 (BEC) Stuart D Hill (S459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
SOUTH ELEVATION

Status:

FOR APPROVAL

Scale: As indicated Job No: 24062 Drawing No: DA300 Rev: C

Sheet Size: A1

Date: 09/04/2025

Drawn: RM Reviewed: DJ



1 NORTH ELEVATION
DA301 1 : 150

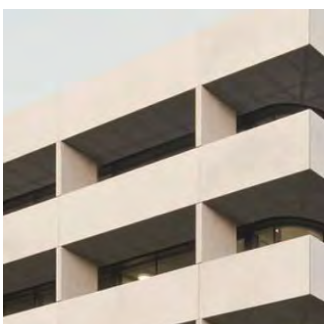
SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

BAL2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1

WC1



WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR

WC2



WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH

WC3



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

PF1



PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1

PF2



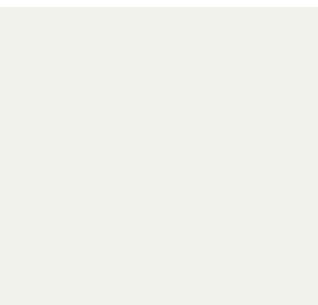
PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2

PF3



PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

PF4



PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH

BT2



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

BT1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
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Amendments	
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 (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
NORTH ELEVATION

Status:
FOR APPROVAL

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



SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

WC1



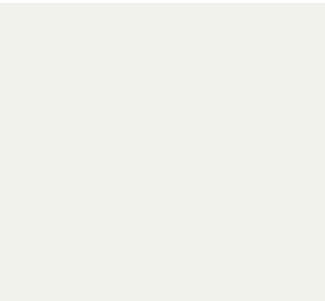
WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR

PF1



PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1

PF4



PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

BT1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2

BAL2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4

WC2



WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH

PF2



PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1

WC3



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

PF3



PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

BT2



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
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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 50 001 259 507

Nominated Architects: Mark G Broadley (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
EAST ELEVATION

Status:
FOR APPROVAL

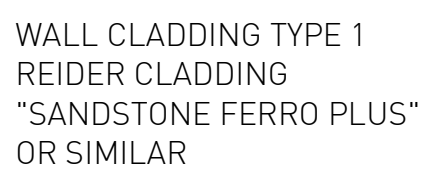
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Sheet Size:	A1	24062	DA302	C
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	



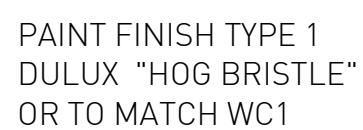
BAL1



WC1



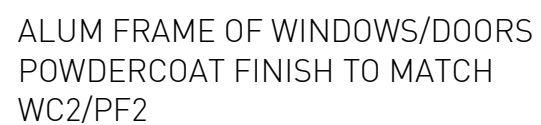
PF1



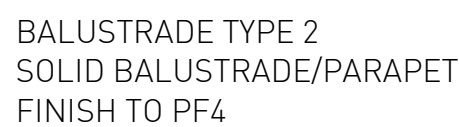
PF4



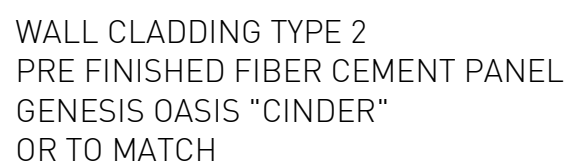
BT1



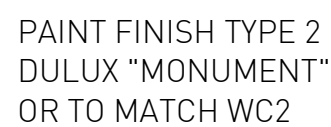
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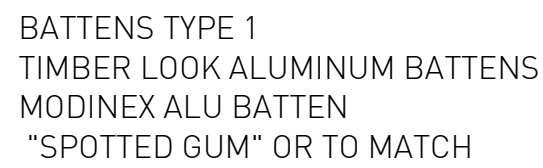
WC2



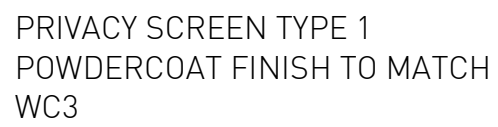
PF2



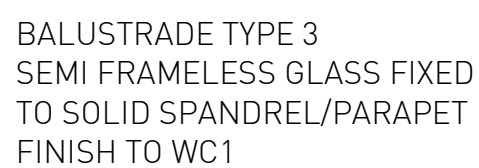
BT1



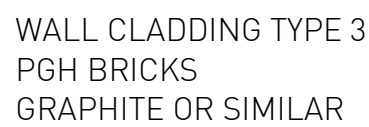
SC1



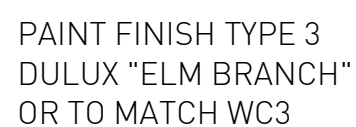
BAL3



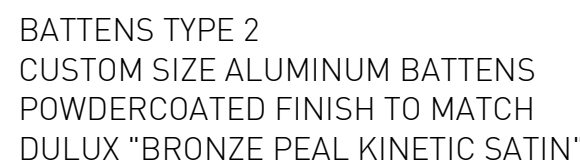
WC3



PF3



BT2



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 50 001 259 507

Nominated Architects:

Mark G Broadley (5823) Stuart D Hill (6459)

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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	C
Date:	09/04/2025			
Drawn:	RM	Reviewed	DY	



1 INNER EAST ELEVATION
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

WC1



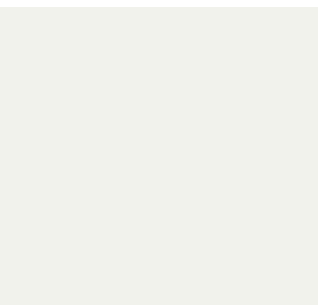
WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR

PF1



PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1

PF4



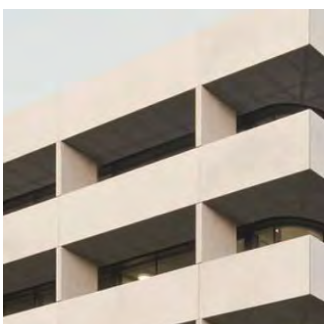
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

BT1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2

BAL2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4

WC2



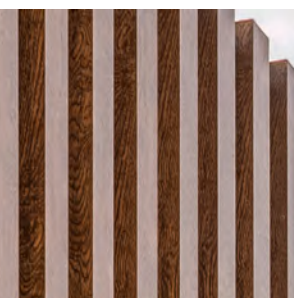
WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH

PF2



PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1

WC3



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

PF3



PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

BT2



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
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	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

Amendments

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawings:
**EAST ELEVATION (SECTION THRU
COURTYARD)**

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



1 INNER WEST ELEVATION
1 : 150

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS

WC1



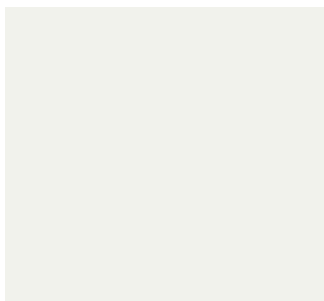
WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR

PF1



PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1

PF4



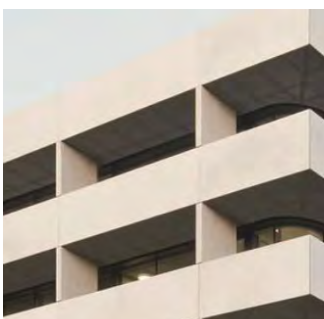
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

BT1



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2

BAL2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4

WC2



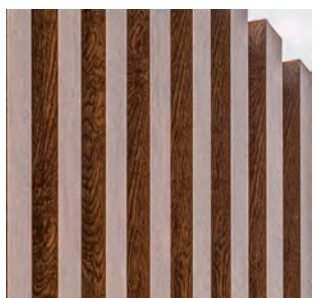
WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH

PF2



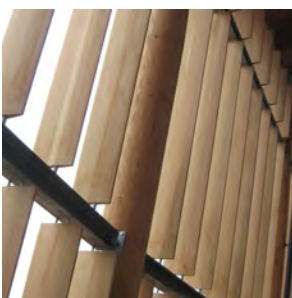
PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2

BT1



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH

SC1



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1

WC3



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

PF3



PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

BT2



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
A	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments	
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 (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
**WEST ELEVATION (SECTION THRU
COURTYARD)**

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



1 SECTION A-A
DA310 1 : 150

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Nominated Architects:
Level 1, 1 Chandos Street
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e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001 259 507

Mark G Broadley (5823) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Section:
SECTION

Status:
FOR APPROVAL

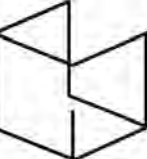
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Sheet Size:	A1			
Date:	09/04/2025	24062	DA310	C
Drawn:	RM	Reviewed:	DY	



1 SECTION B-B
DA311 1:150

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET 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 50 001 259 507

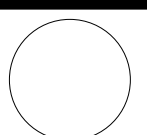
Nominated Architects: Mark G Broadley (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
SECTION



Status:
FOR APPROVAL

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



1 SECTION C-C
DA312 1 : 150

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments	
Nominated Architects:	
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	
Mark G Broadley (BEC) Stuart D Hill (A659)	

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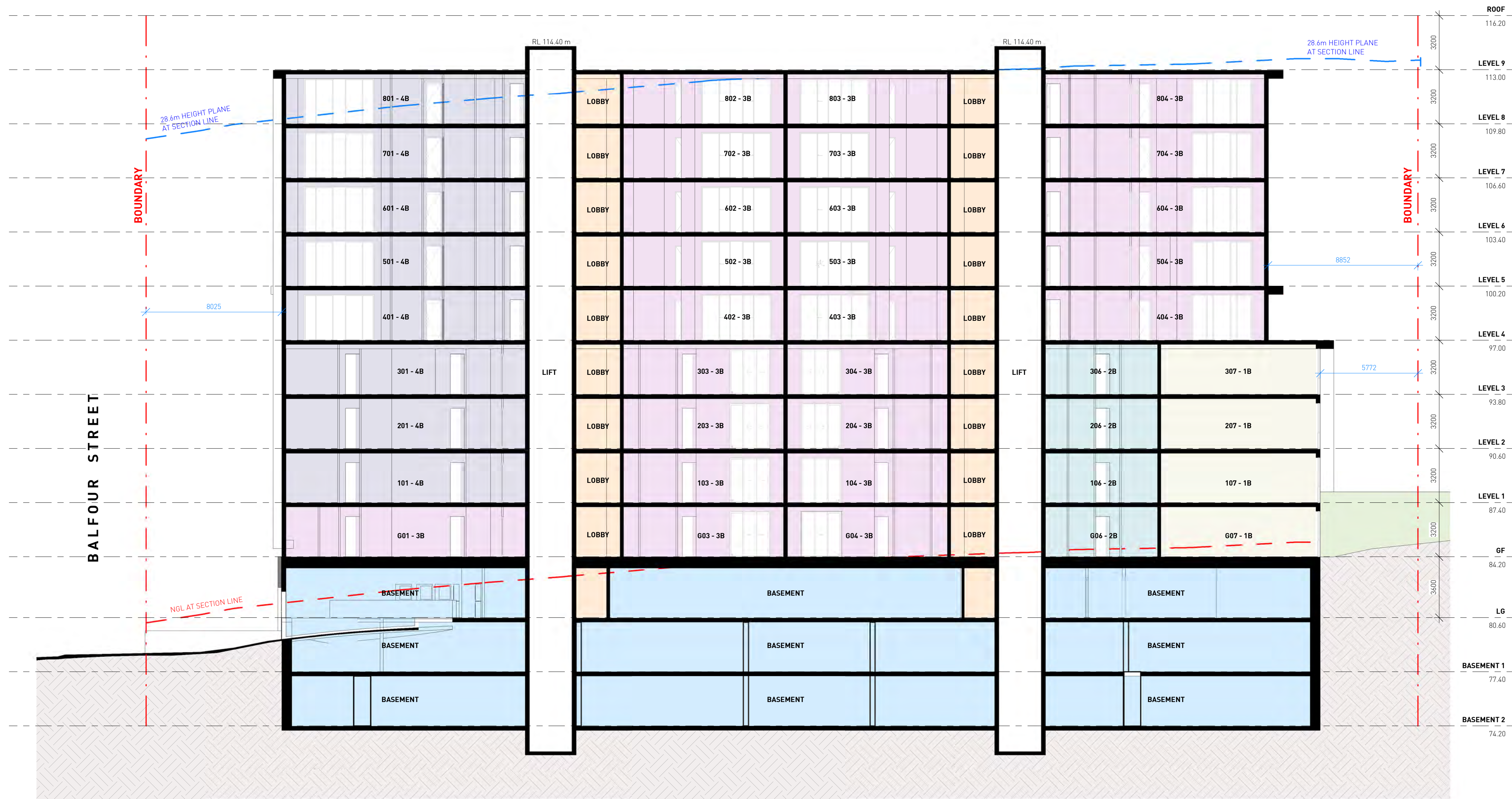
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:

SECTION

Status:		FOR APPROVAL	
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Sheet Size:	A1	Drawing No:	DA312
Date:	09/04/2025	Rev:	C
Drawn:	RM	Reviewed:	DY

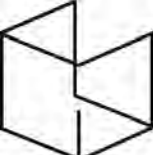


1
DA313

SECTION D-D
1 : 150

No.	Date	Description
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B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments

**GILES TRIBE**

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St Leonards 2065 NSW AUSTRALIA
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e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001 259 507

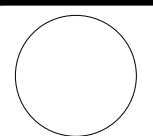
Nominated Architects: Mark G Broadley (BEC) Stuart D Hill (A659)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
SECTION

Status:

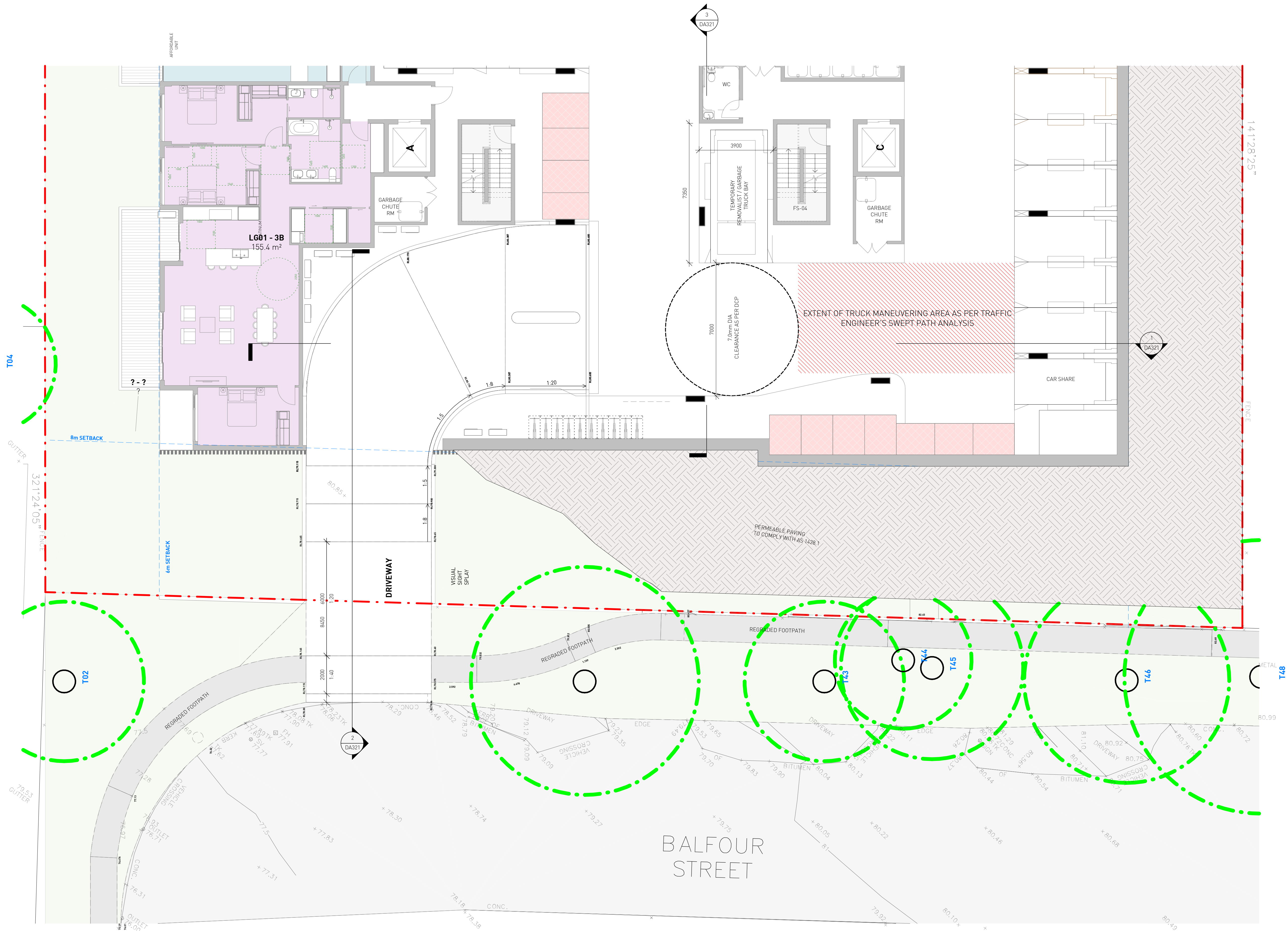


Scale: 1 : 150 Job No. Drawing No. Rev.

Sheet Size: **24062 DA313 C**

Date: 09/04/2025
Drawn: Author Reviewed: Checker

C:\Users\jvelarde\Documents\0002 - Revit Local Files\19-25 Balfour St_Linfield TOD -
SSDA_202410_casler.mxd (04/04/25)



1 LOWER GROUND FLOOR PLAN - Driveway
1 : 100

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
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A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

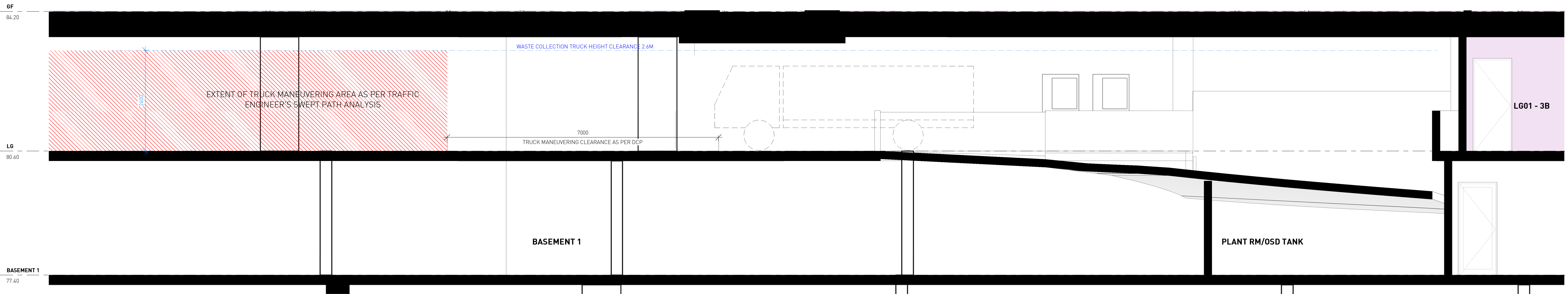
Amendments	
Nominated Architects:	
Mark G Broadley (BR20) Stuart D Hill (S459)	

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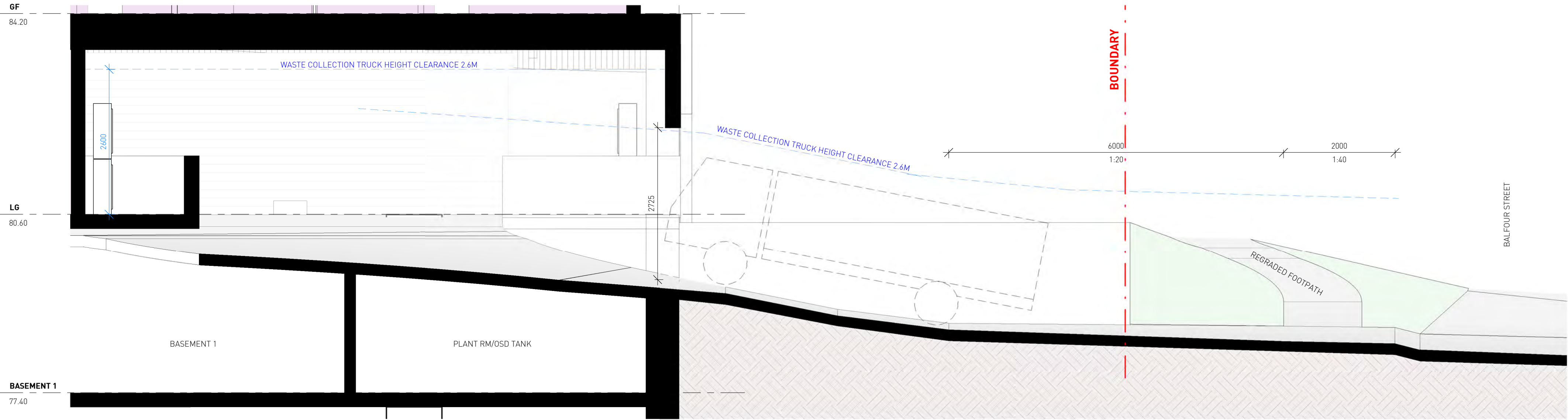
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
DRIVEWAY DETAILS

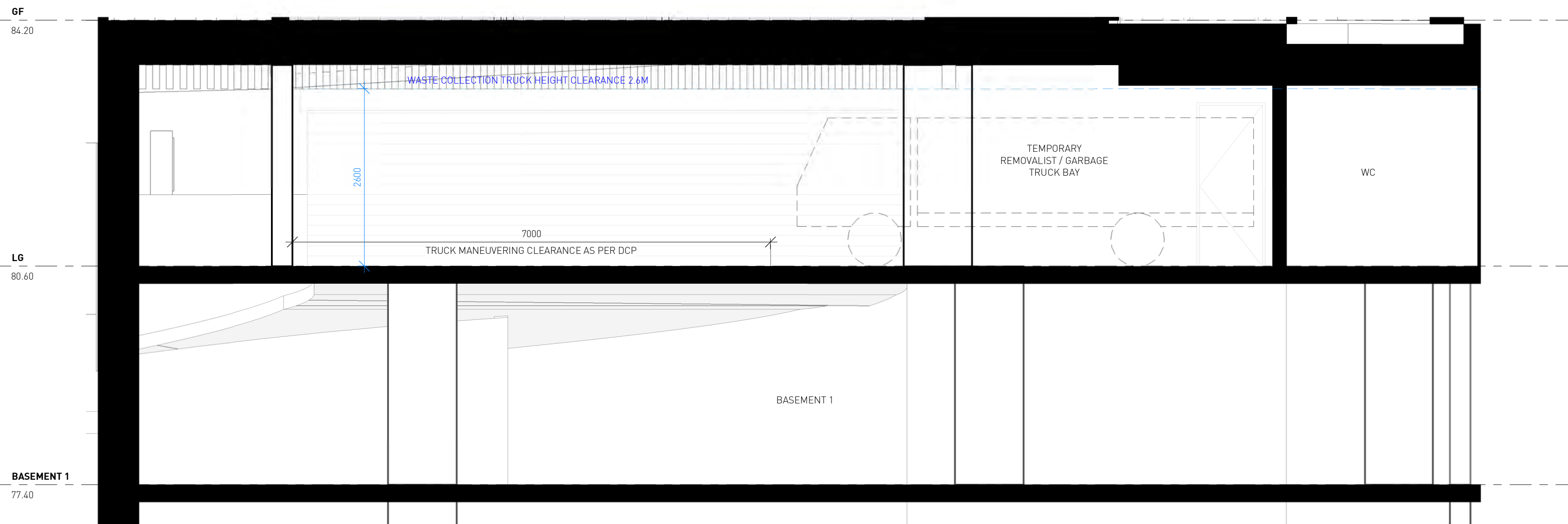
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Scale:	1 : 100
Sheet Size:	24062 DA320 C
Date:	03/26/25
Drawn:	Author
Reviewed:	Checker



1 DRIVEWAY SECTION 1
1 : 50



2 DRIVEWAY SECTION 2
1 : 50



3 DRIVEWAY SECTION 3
1 : 50

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments

GILES TRIBE

Level 1, 1 Chandos Street
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Giles Tribe Pty Ltd ABN 50 001 259 507

Nominated Architects: Mark G Broadley (5820) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawings:
DRIVEWAY DETAILS

Status:

FOR APPROVAL

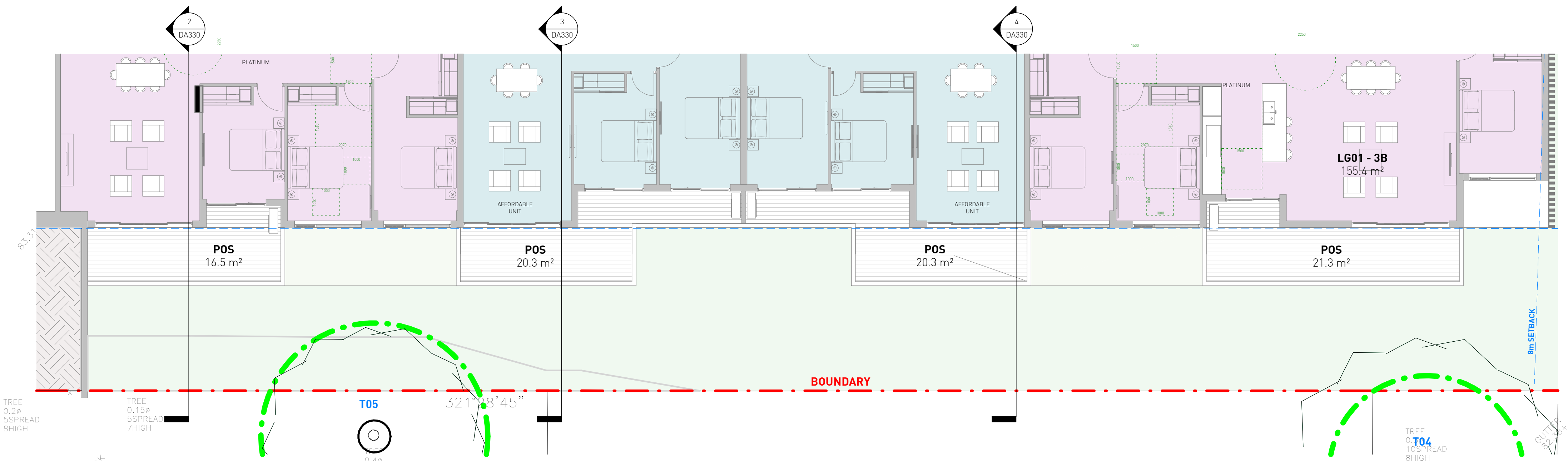
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Sheet Size: A1 24062 DA321 C

Date: 24/07/15

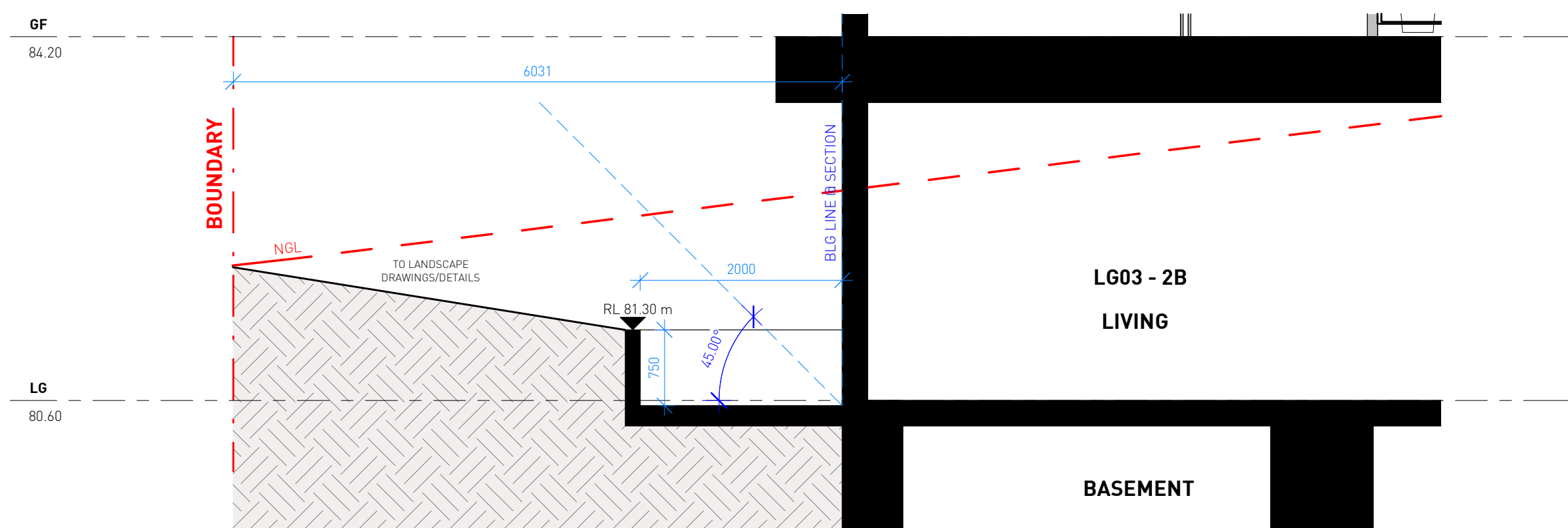
Drawn: RM

Reviewed: DY



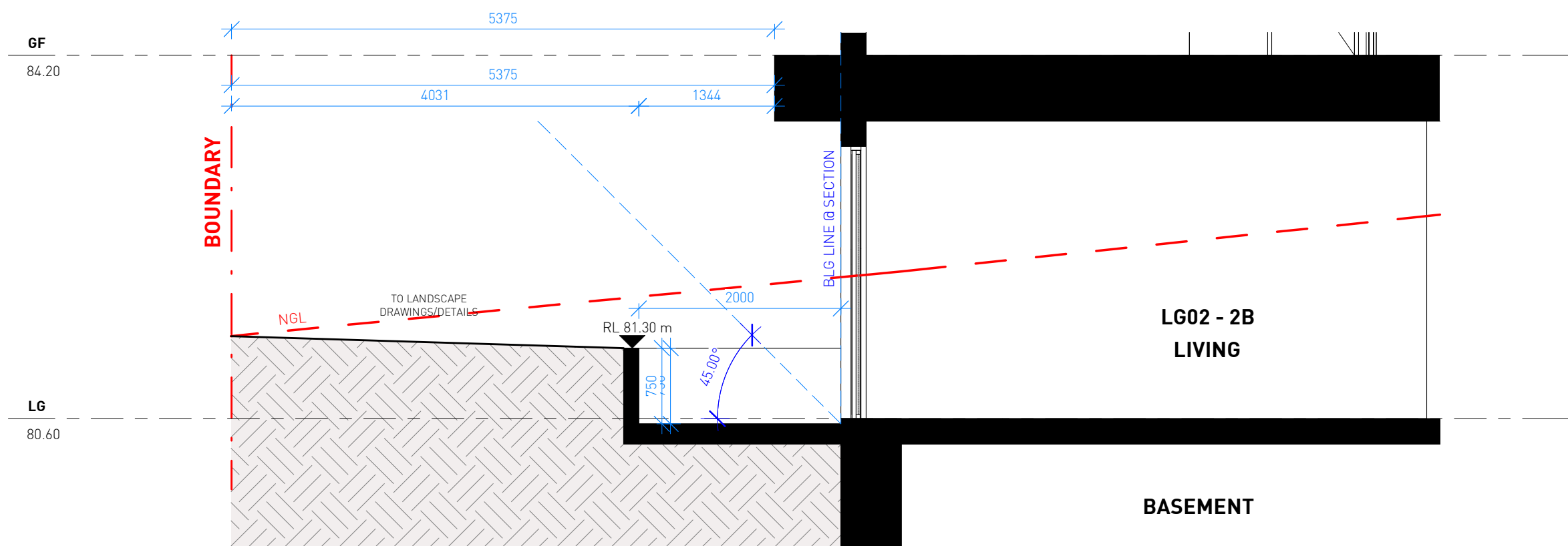
LOWER GROUND FLOOR PLAN - SECTION THRU BALCONY TO BOUNDARY

1 : 100



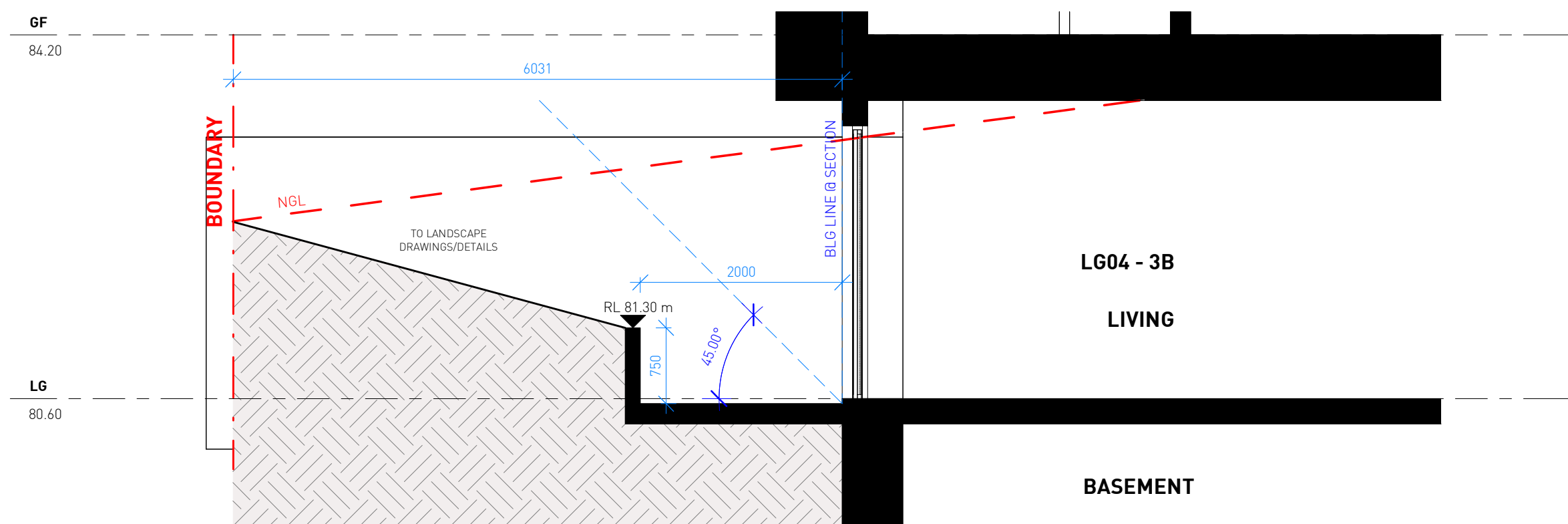
SECTION 1 - LG03

1 : 50



SECTION 3 - LG02

1 : 50



SECTION 2 - LG04

1 : 50

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments	
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 50 001 259 507	
Nominated Architects: Mark G Broadley (BEC) Stuart D Hill (S459)	

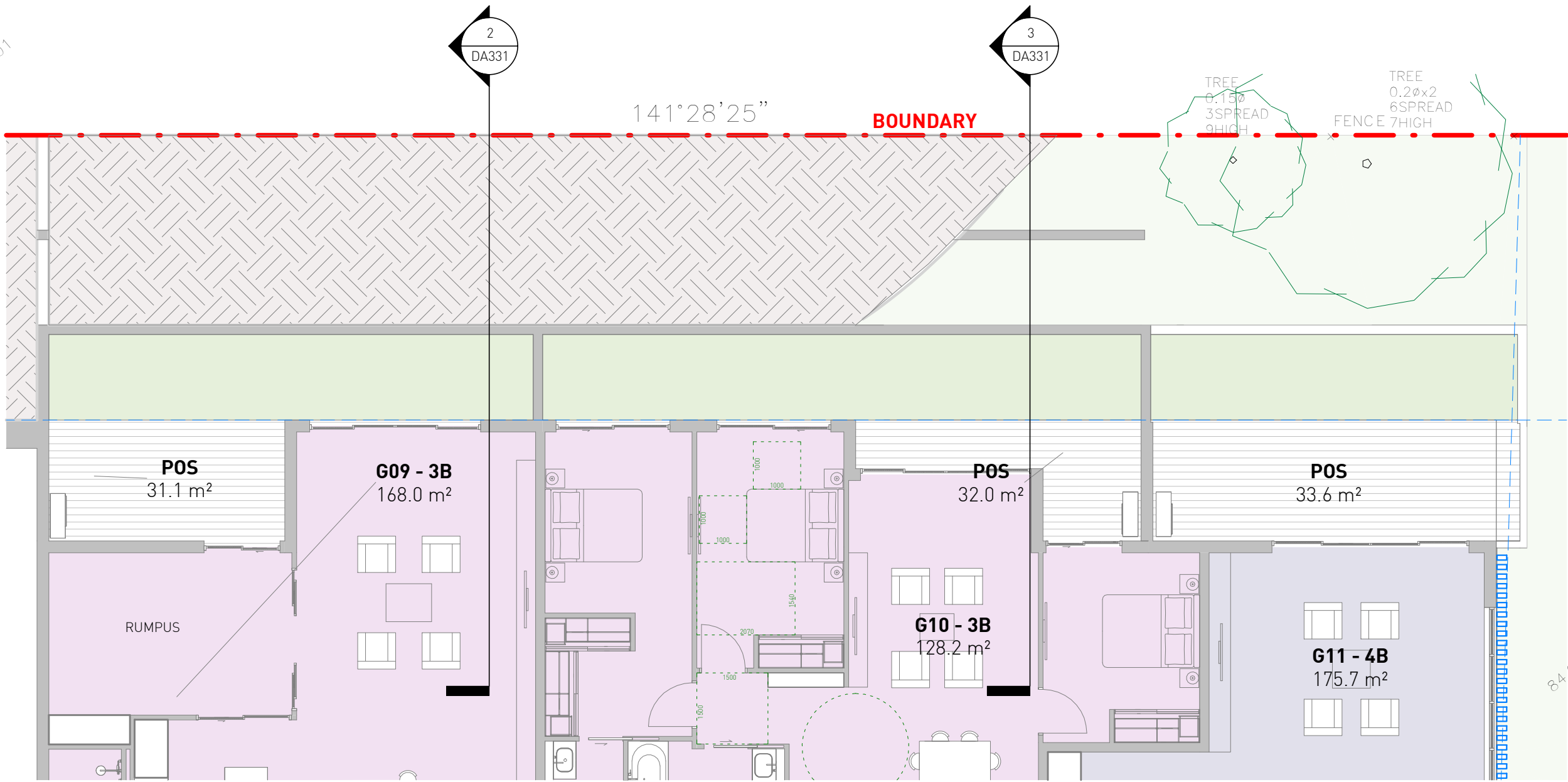
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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

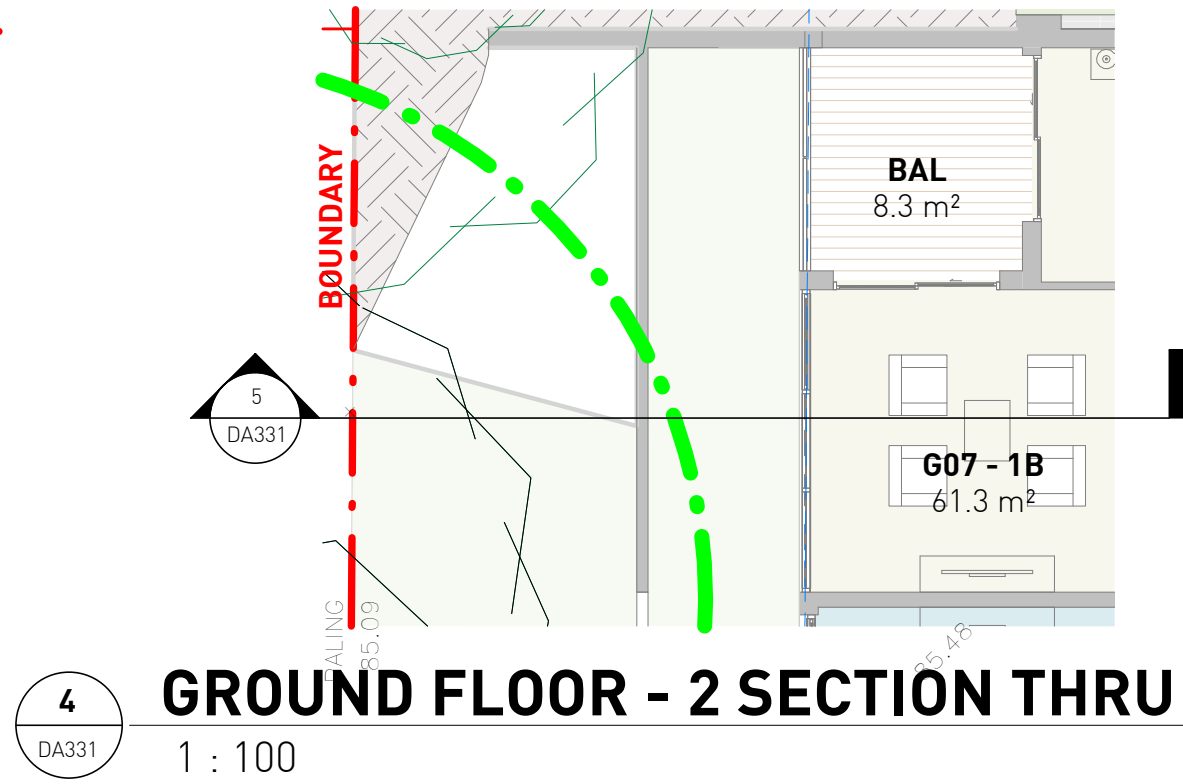
Drawn:
**SECTION THRU WEST WING
LOWER GROUND UNITS**

Status:			
Scale:	As indicated	Job No:	Drawn No:
Sheet Size:	24062 DA330 C		
Date:	04/10/25	Reviewed:	Checker:
Drawn:	Author:	Reviewed:	Checker:

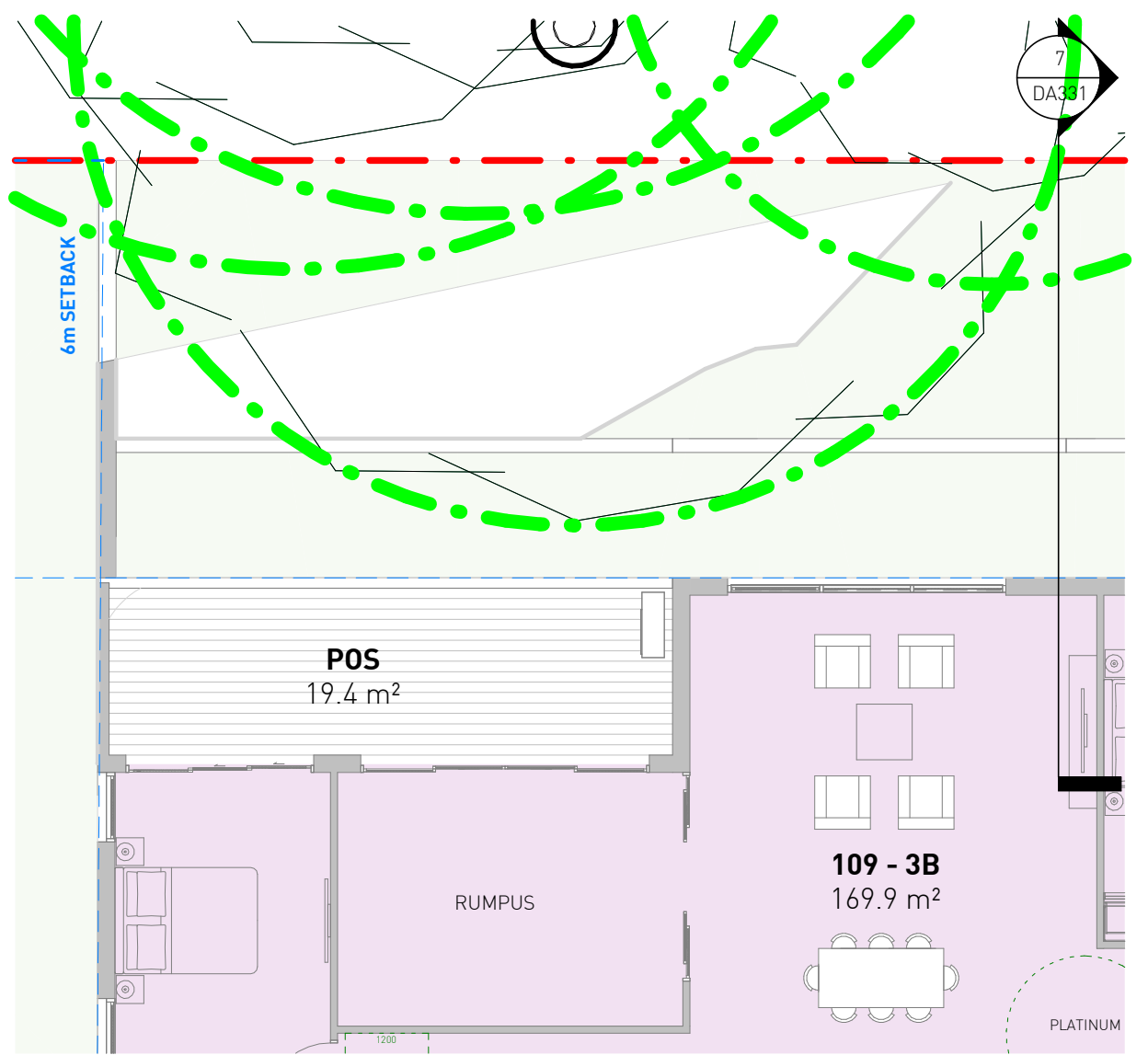
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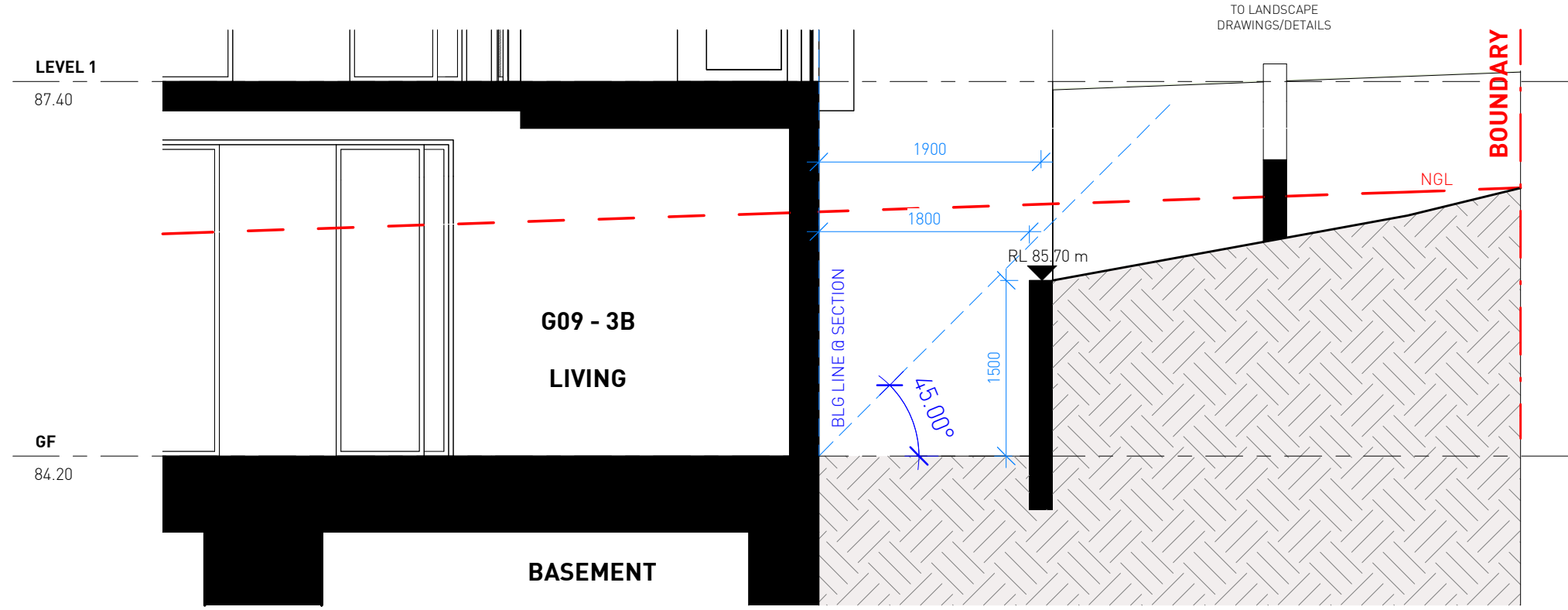
1 GROUND FLOOR - 1 SECTION THRU BALCONY TO BOUNDARY
1 : 100



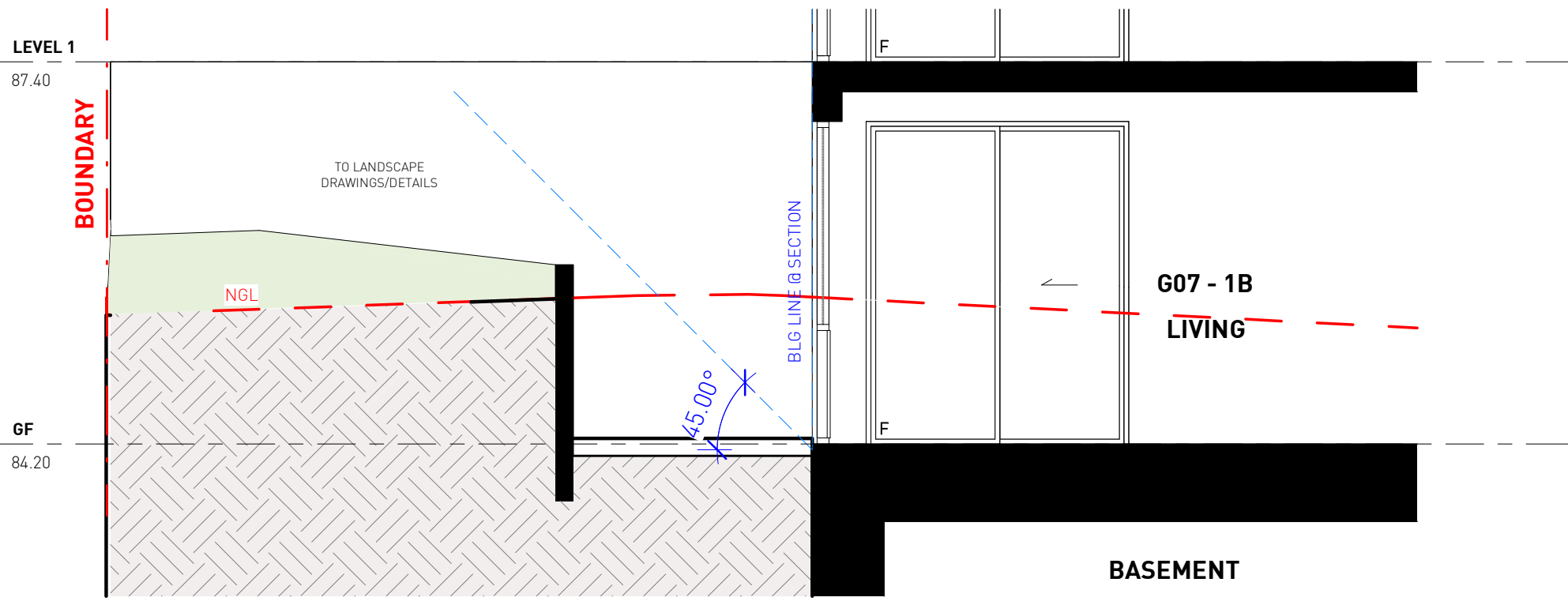
4 GROUND FLOOR - 2 SECTION THRU BALCONY TO BOUNDARY
1 : 100



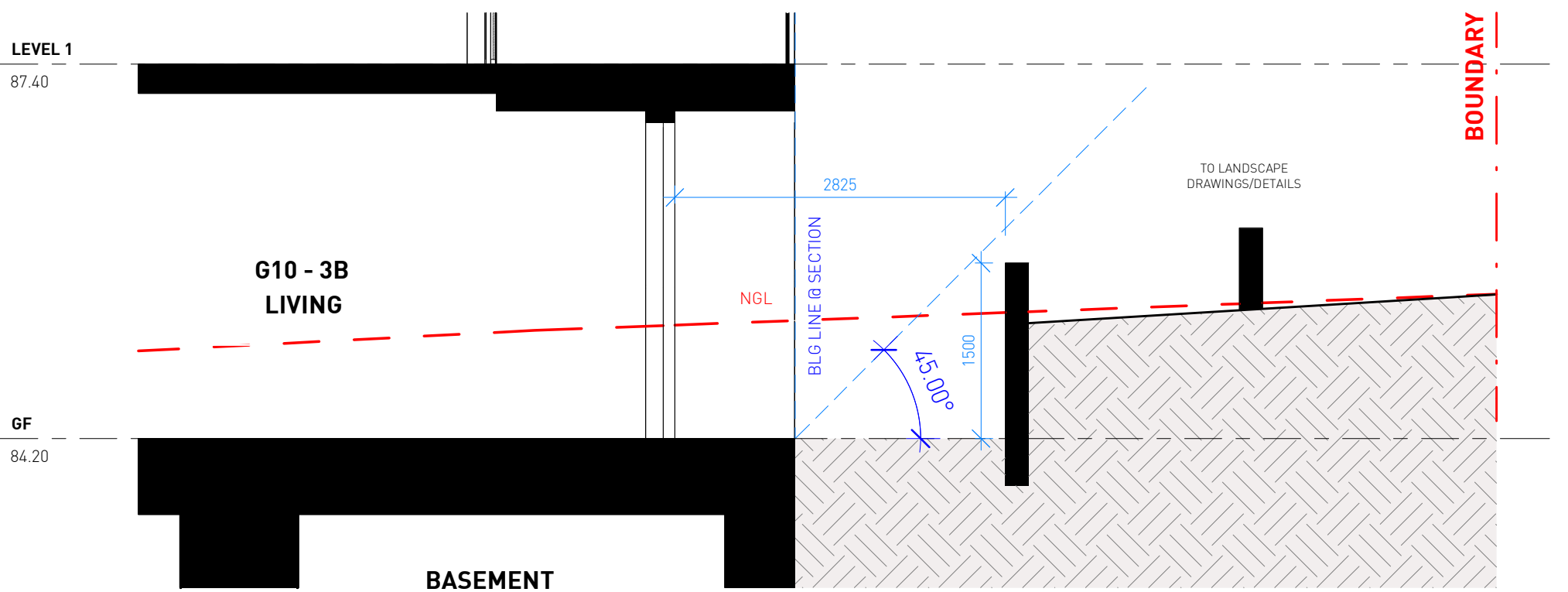
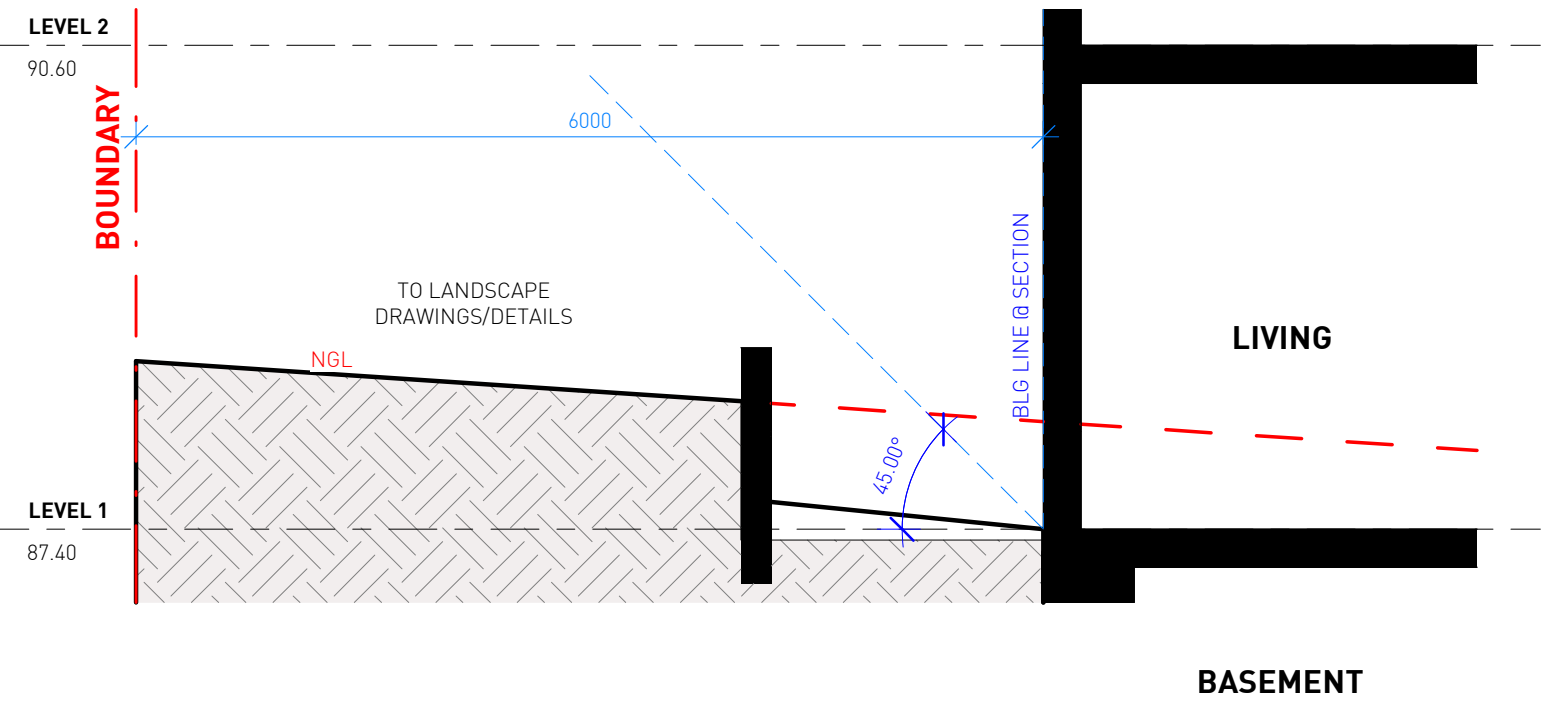
6 LEVEL 1 FLOOR PLAN - SECTION THRU BALCONY TO BOUNDARY
1 : 100



2 SECTION 1 - G09
1 : 50



5 SECTION 2 - G07
1 : 50



3 SECTION 2 - G10
1 : 50

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

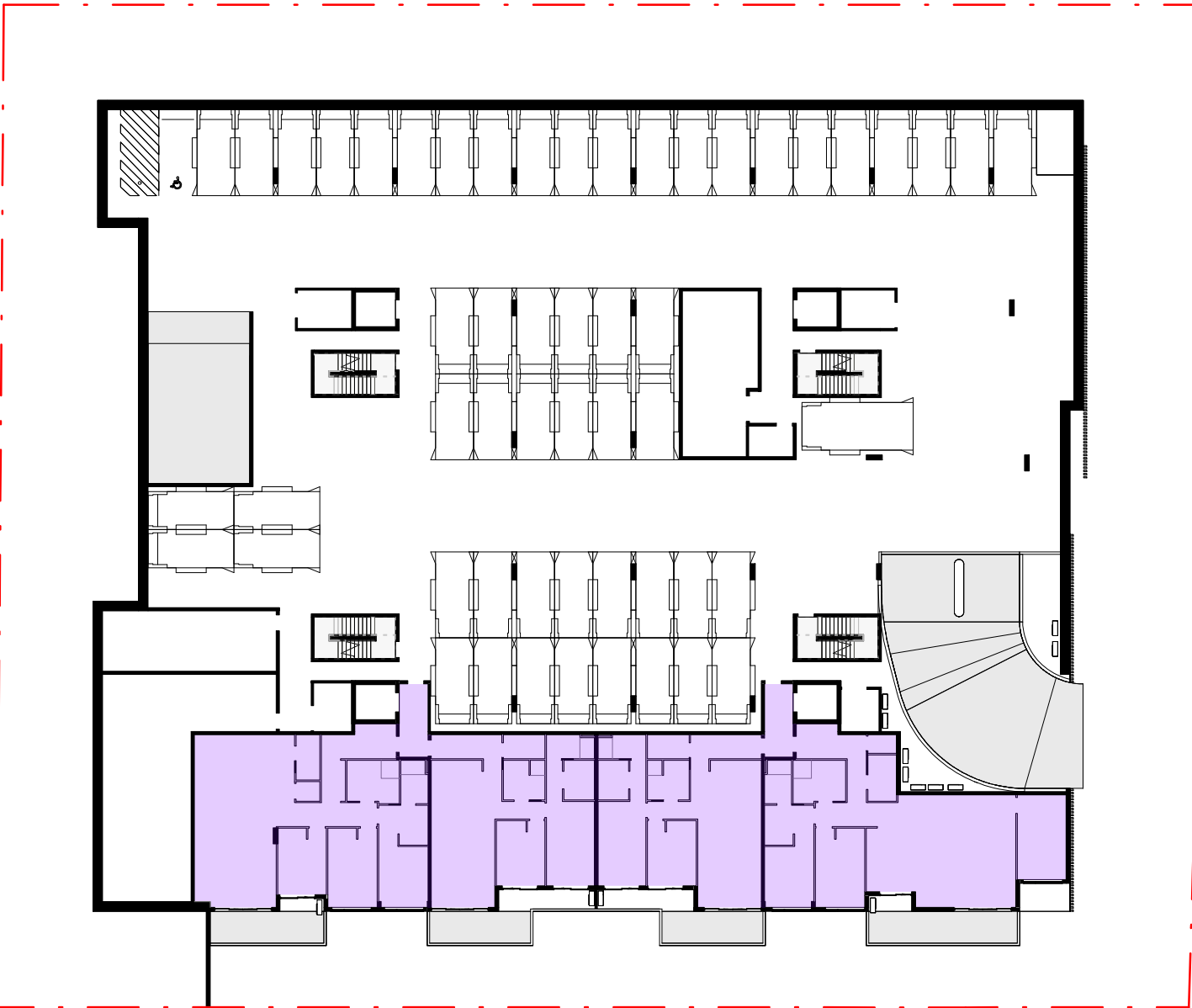
Amendments	
Level 1, 1 Chandos Street St Leonards 2065 NSW AUSTRALIA	
t: 61 2 9264 5005 e: gta@gilestribe.com.au Giles Tribe Pty Ltd ABN 50 001259 507	
Nominated Architects: Mark G Broadley (BEC) Stuart D Hill (A659)	

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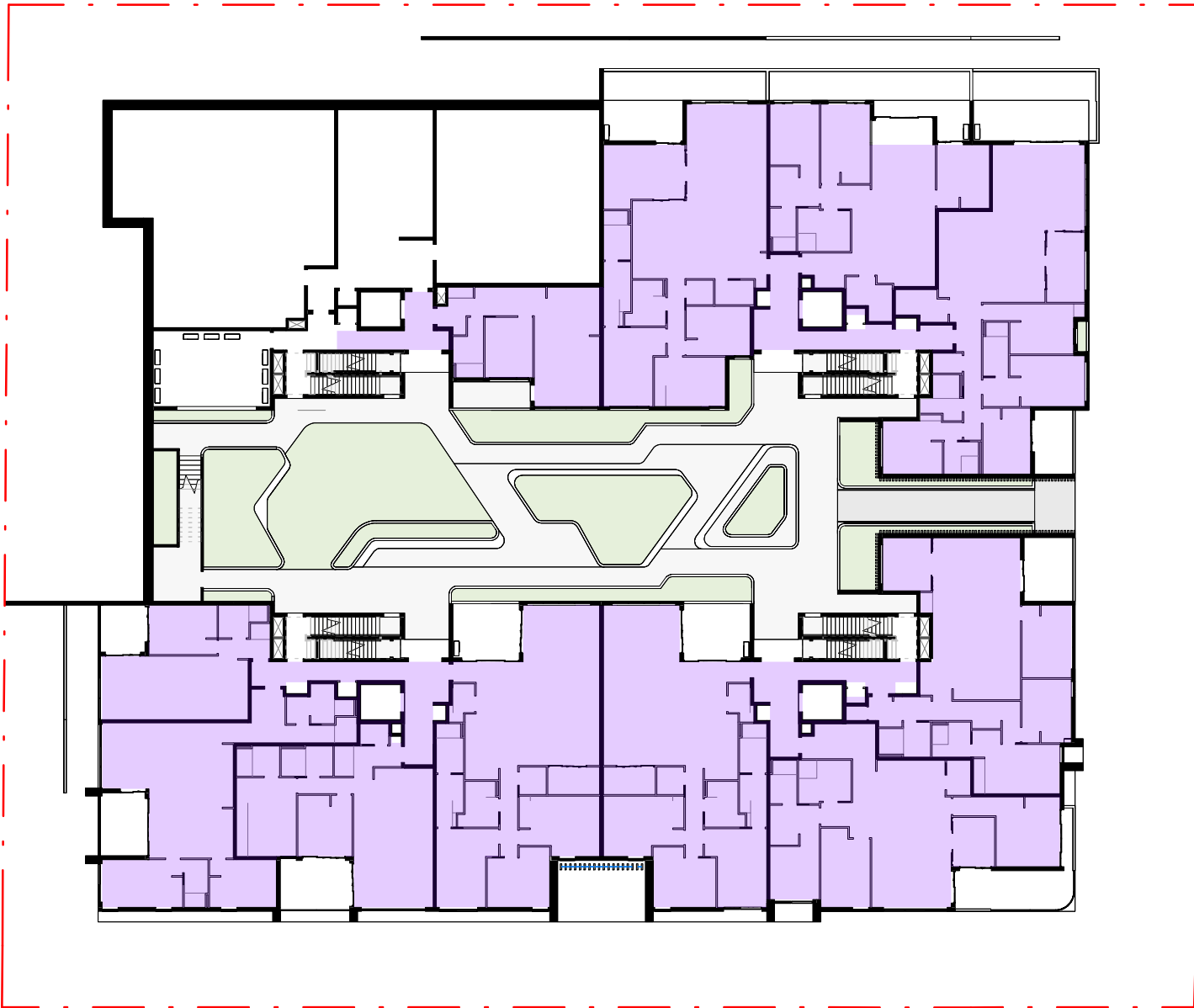
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawn:
**SECTION THRU EAST WING
LOWER GROUND UNITS**

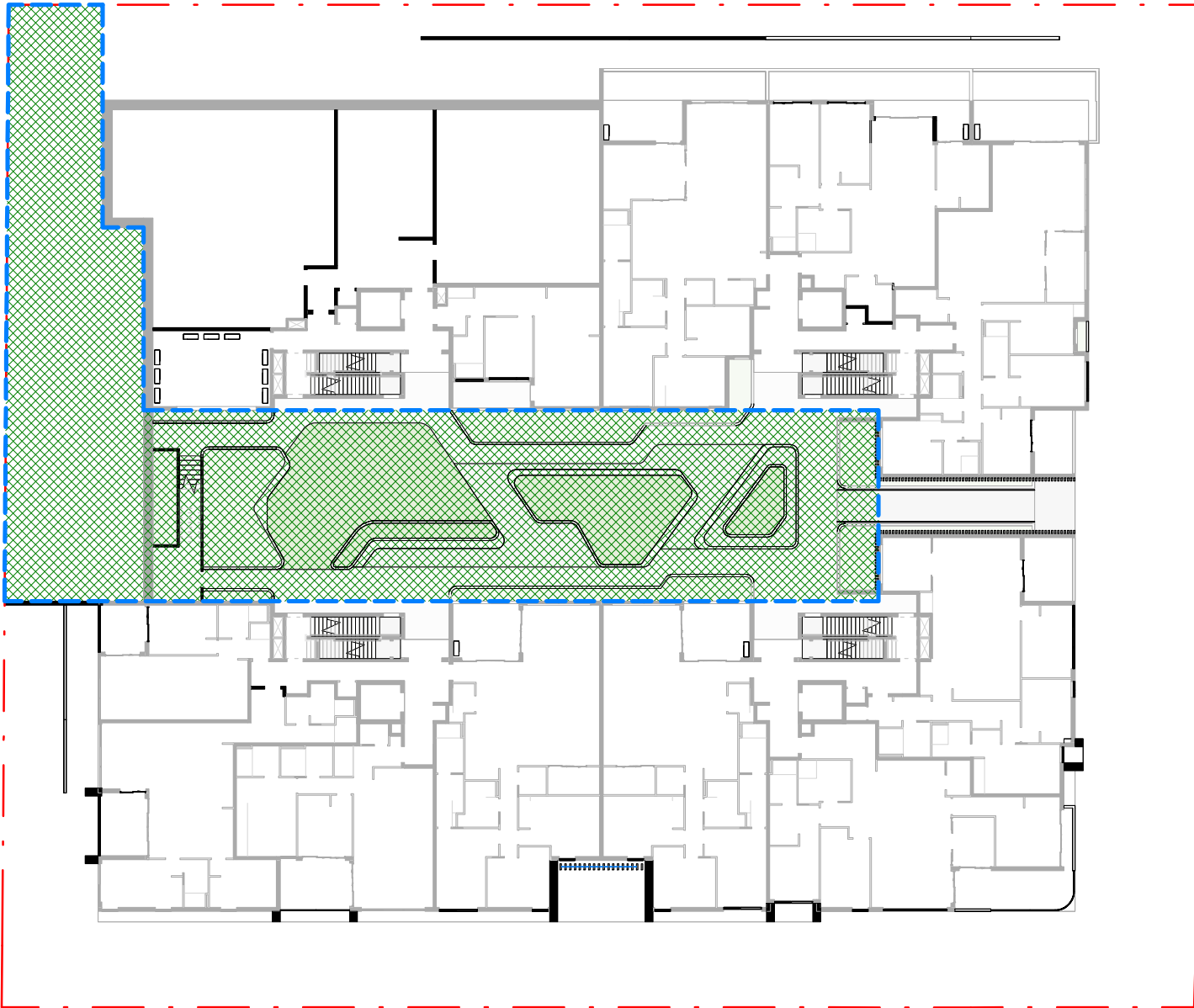
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Sheet Size:	24062 DA331 C		
Date:	04/10/25	Reviewed	Checker
Drawn:	Author	Reviewed	Checker



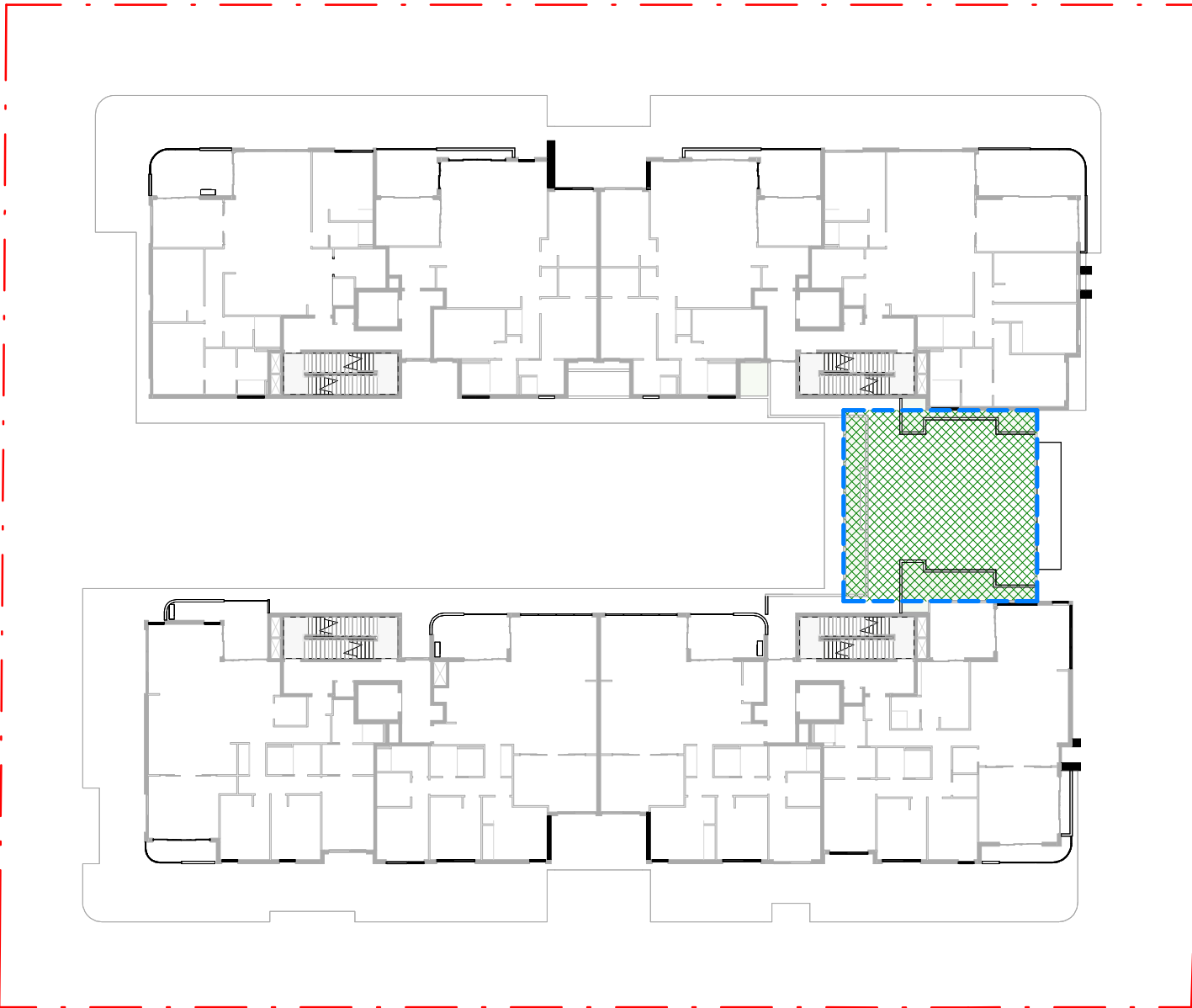
1
DA400
GFA- LOWER GROUND LEVEL
1 : 400



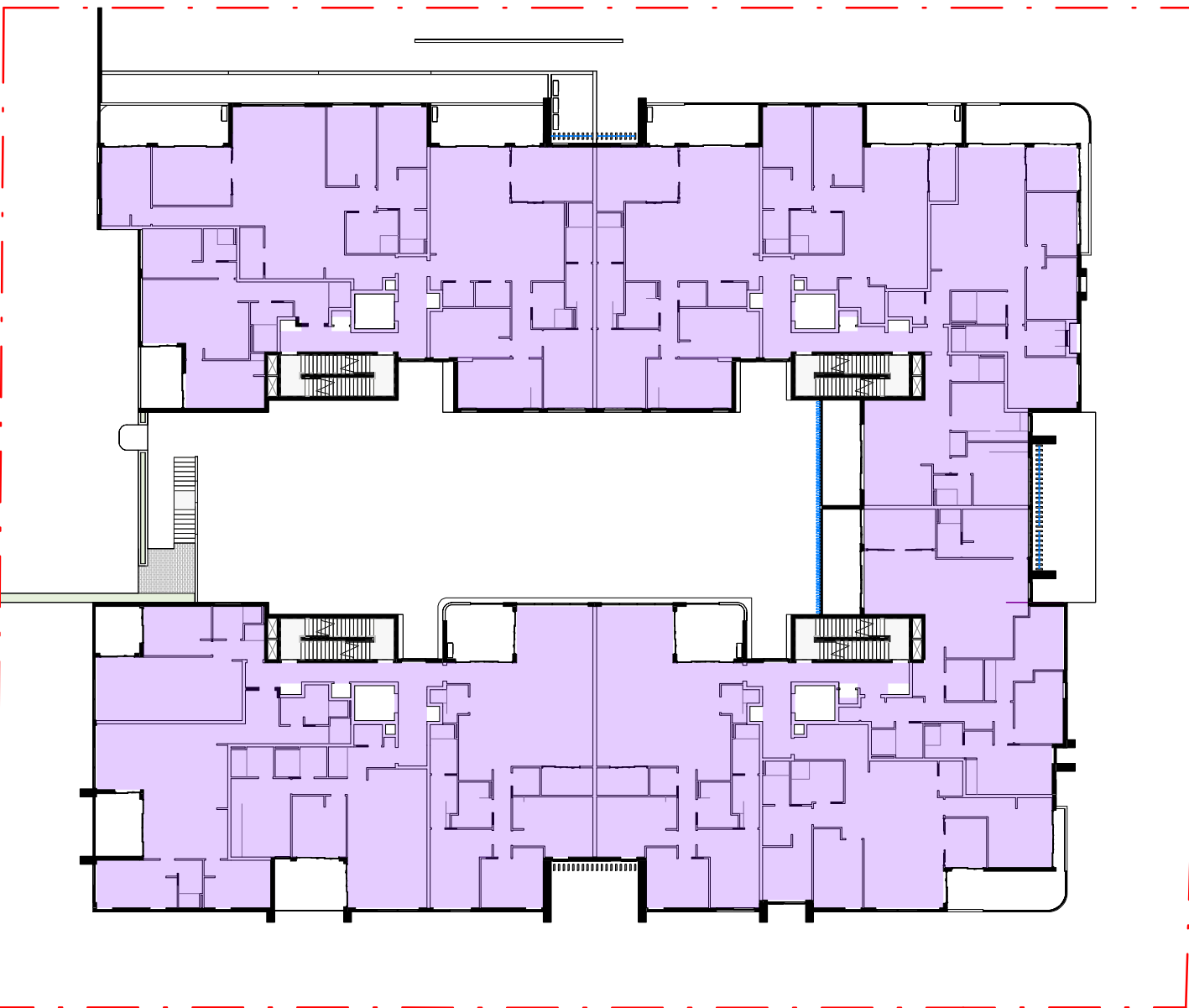
2
DA400
GFA- GROUND LEVEL
1 : 400



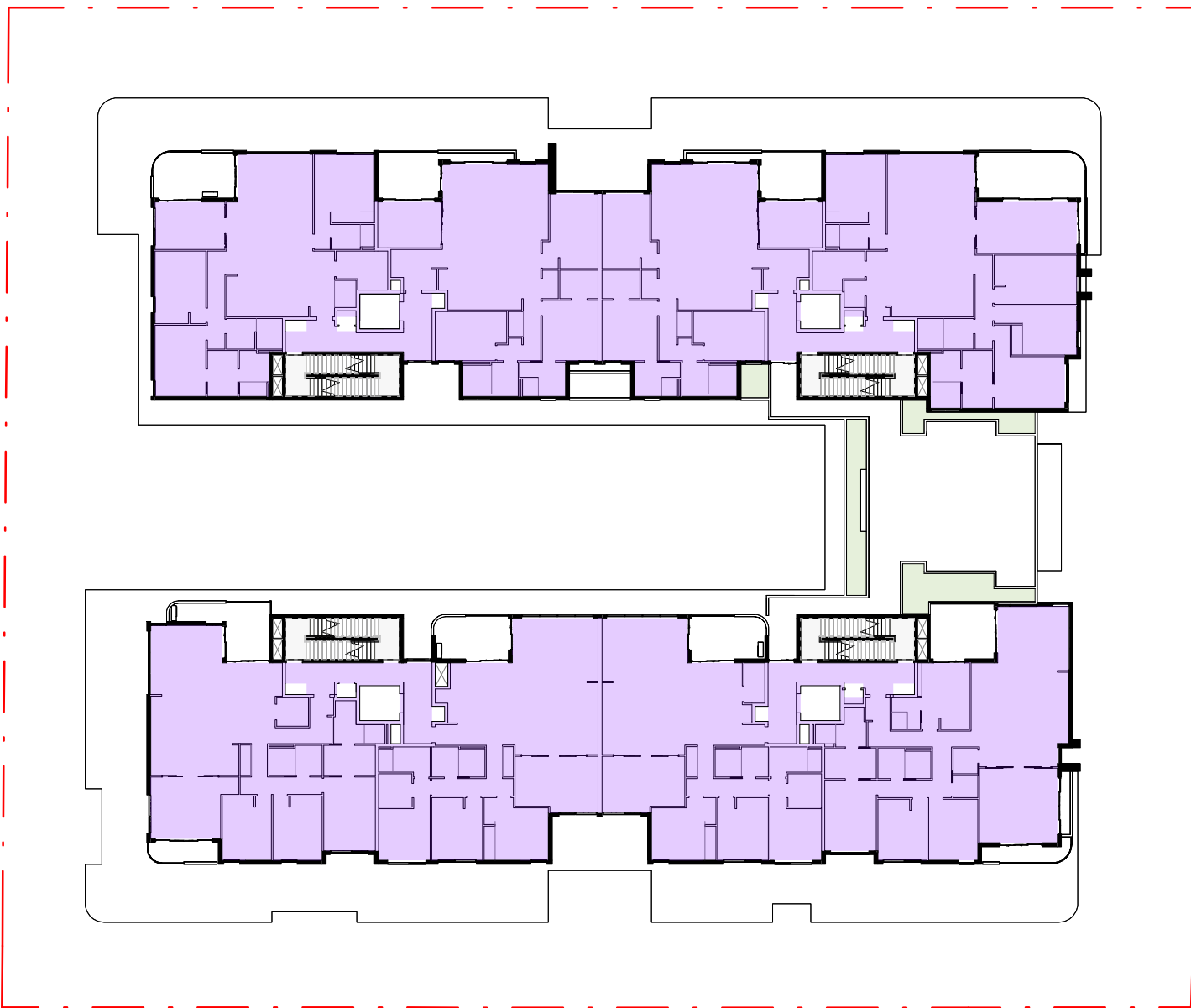
6
DA400
COMMUNAL - GROUND LEVEL
1 : 400



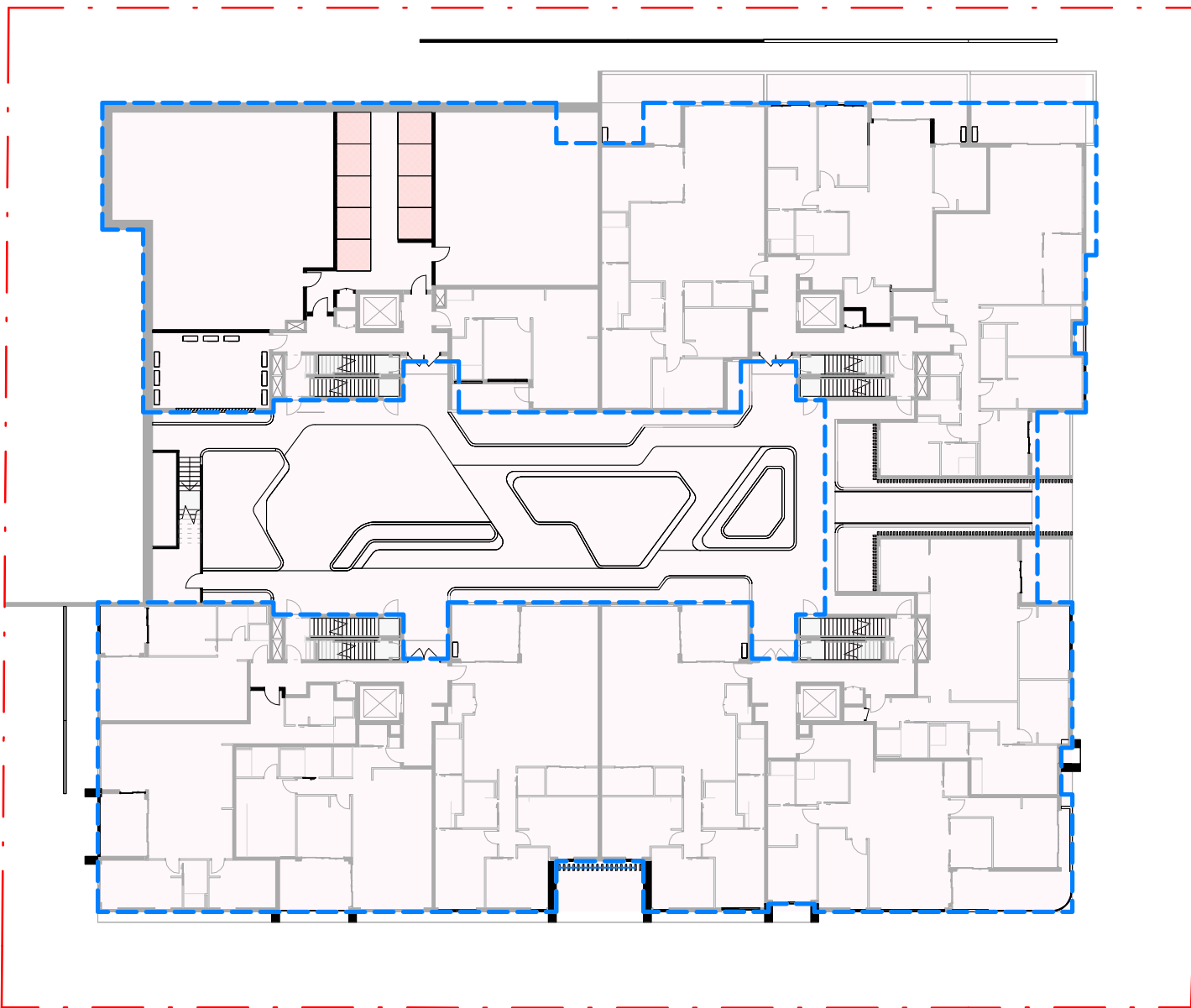
7
DA400
COMMUNAL - LEVEL 4
1 : 400



4
DA400
GFA- LEVEL 1 - 3
1 : 400



5
DA400
GFA- LEVEL 4 - 8
1 : 400



8
DA400
EXCAVATION & SITE COVERAGE
1 : 400

COMMUNAL OPEN SPACE

@ GROUND :	841.519 SQM [17.6%]
@ LEVEL 4 :	146.280 SQM [2.9%]
TOTAL:	987.799 SQM [20.6%]

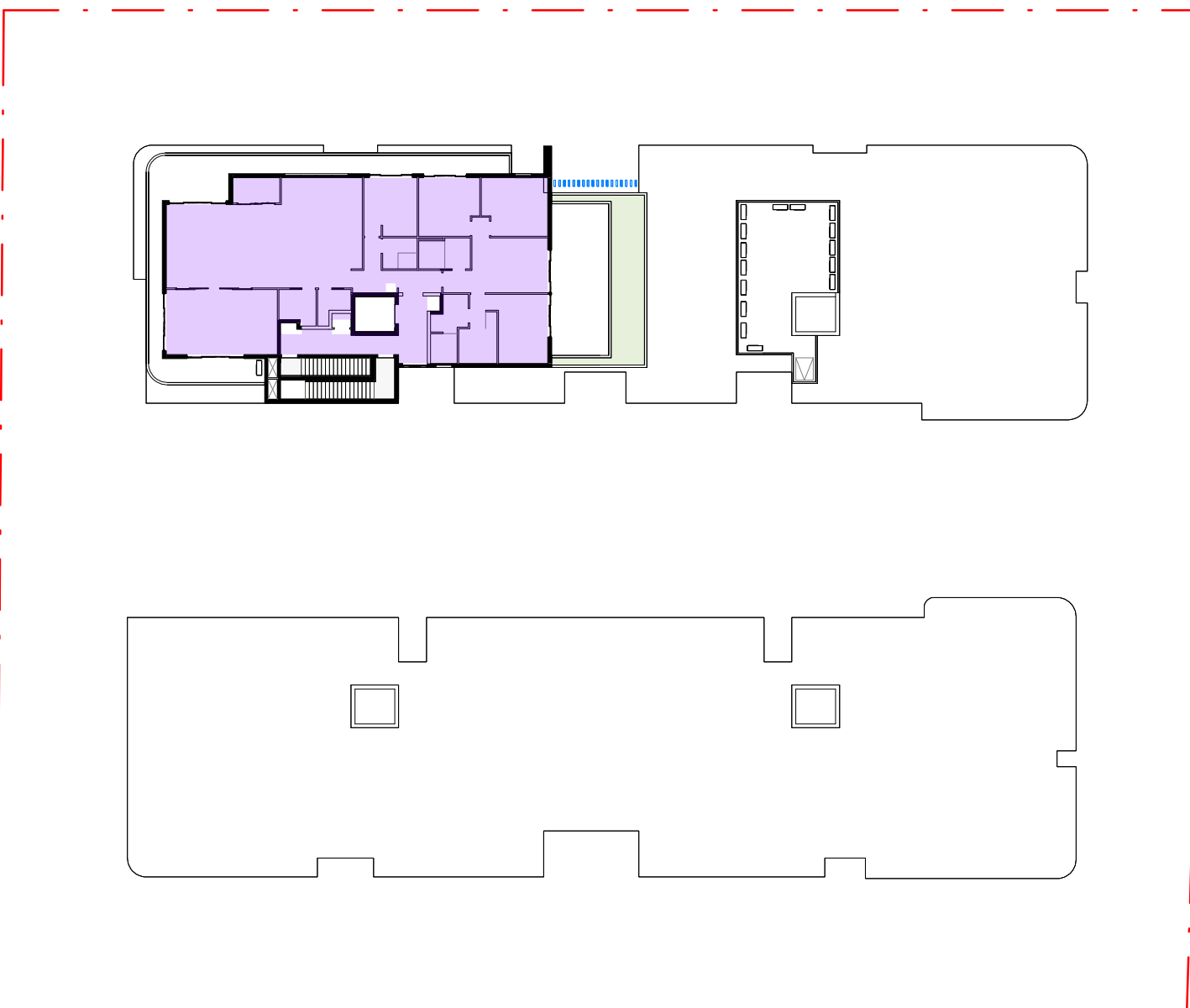
EXCAVATION
= 3141.574 SQM (65.8%)

SITE COVERAGE
= 2450.551 SQM [51.3%]

DEEP SOIL AREA
1552.54 SQM [32.5%]

DEEP SOIL AREA (6m min. dimension: ADG)
1433.98 SQM [30.05%]

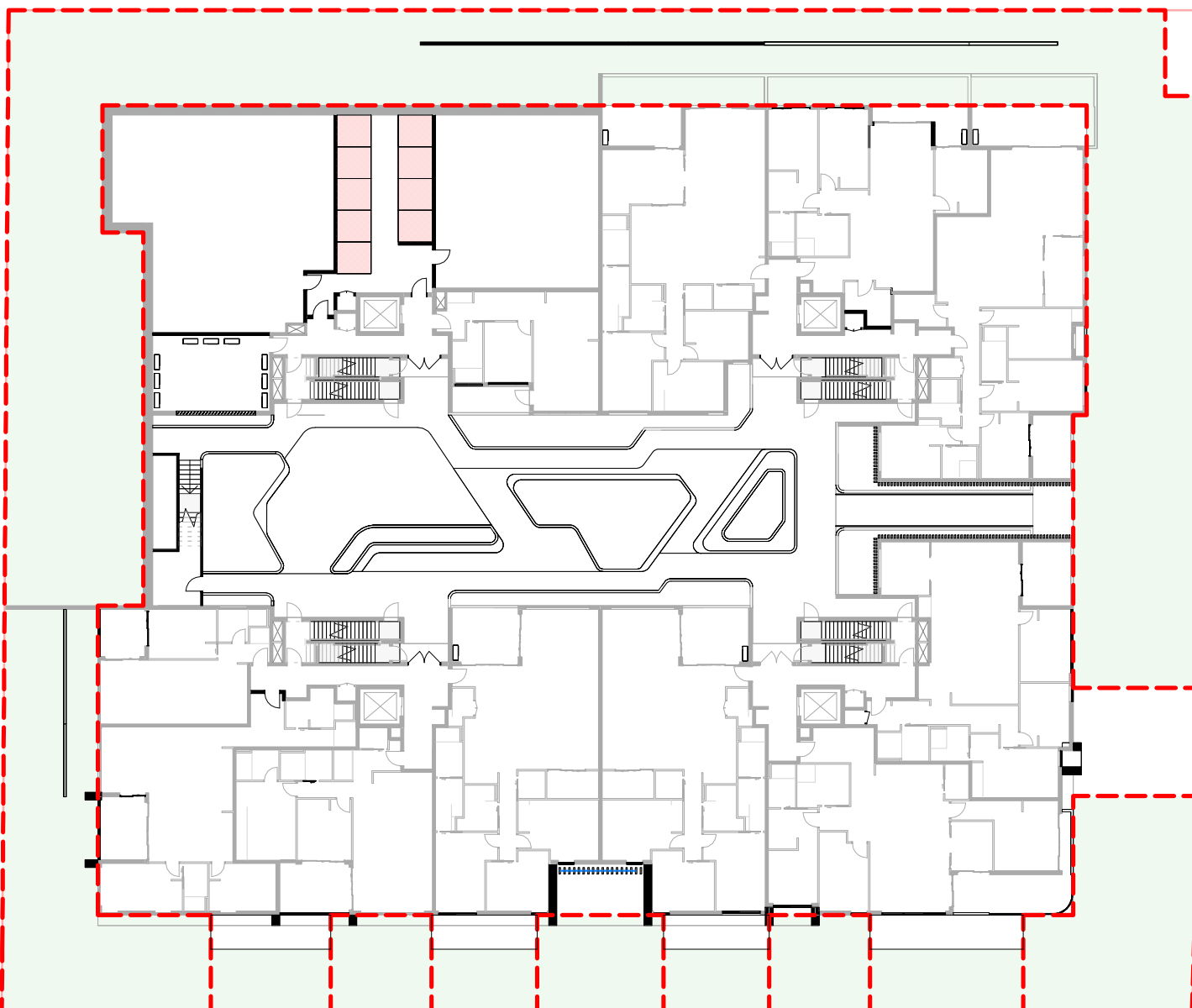
SITE AREA : 4771 SQM



3
DA400
GFA- LEVEL 9
1 : 400

GFA CALCULATION	
LEVEL	FLOOR AREA
GF	1563.3 m ²
L1	1992.1 m ²
L2	1992.1 m ²
L3	1992.1 m ²
L4	1432.3 m ²
L5	1432.3 m ²
L6	1432.3 m ²
L7	1432.3 m ²
L8	1432.3 m ²
L9	257.3 m ²
LG	541.2 m ²
TOTAL FLOOR AREA	15499.4 m²

FSR CALCULATION		
GFA	SITE AREA	FSR
15499.4 m ²	4771.0 m ²	3.25



9
DA400
DEEP SOIL PLAN
1 : 400

C	30-05-2025	SSDA - FOR SUBMISSION
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A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

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 (5820) Stuart D Hill (6459)

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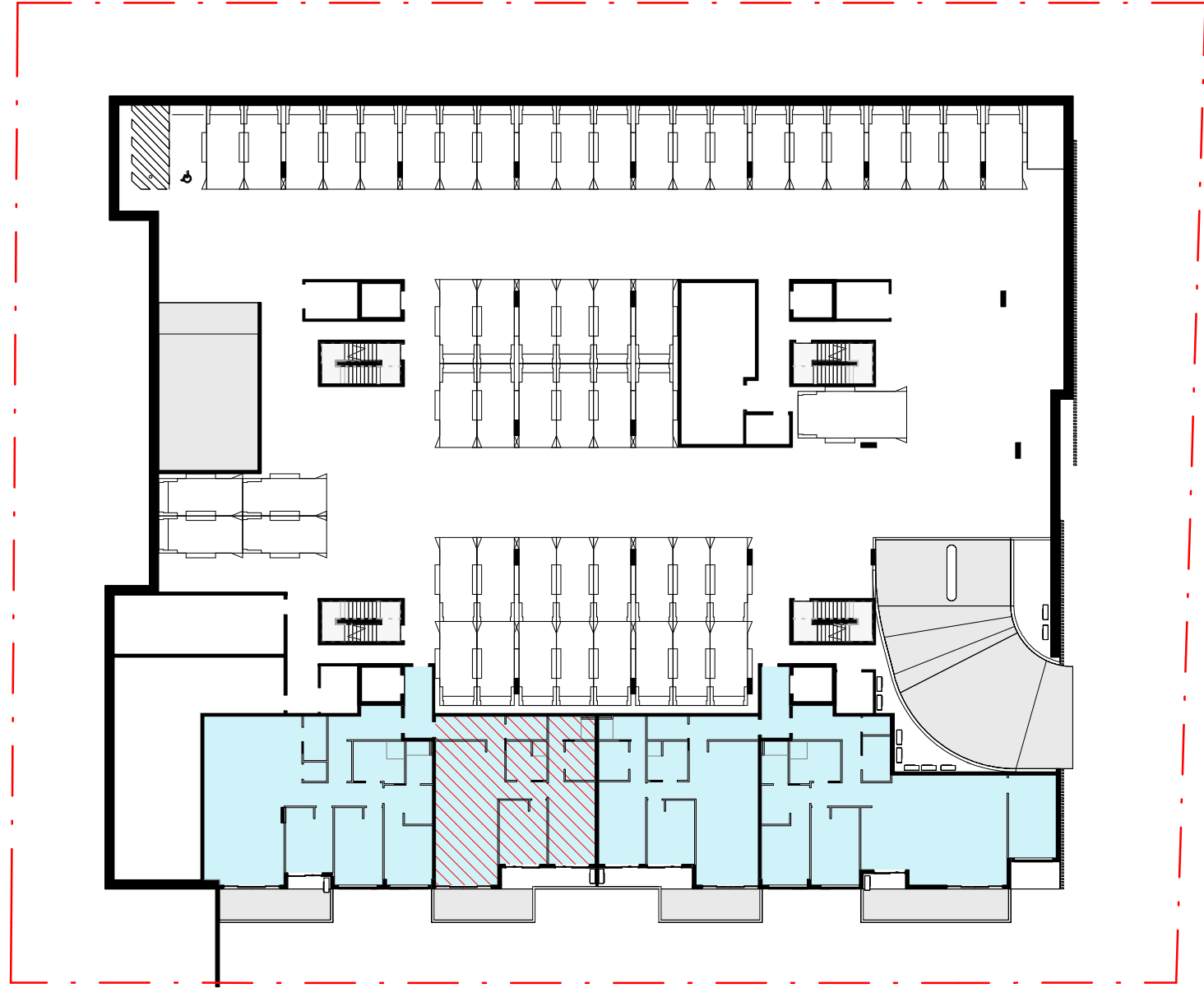
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

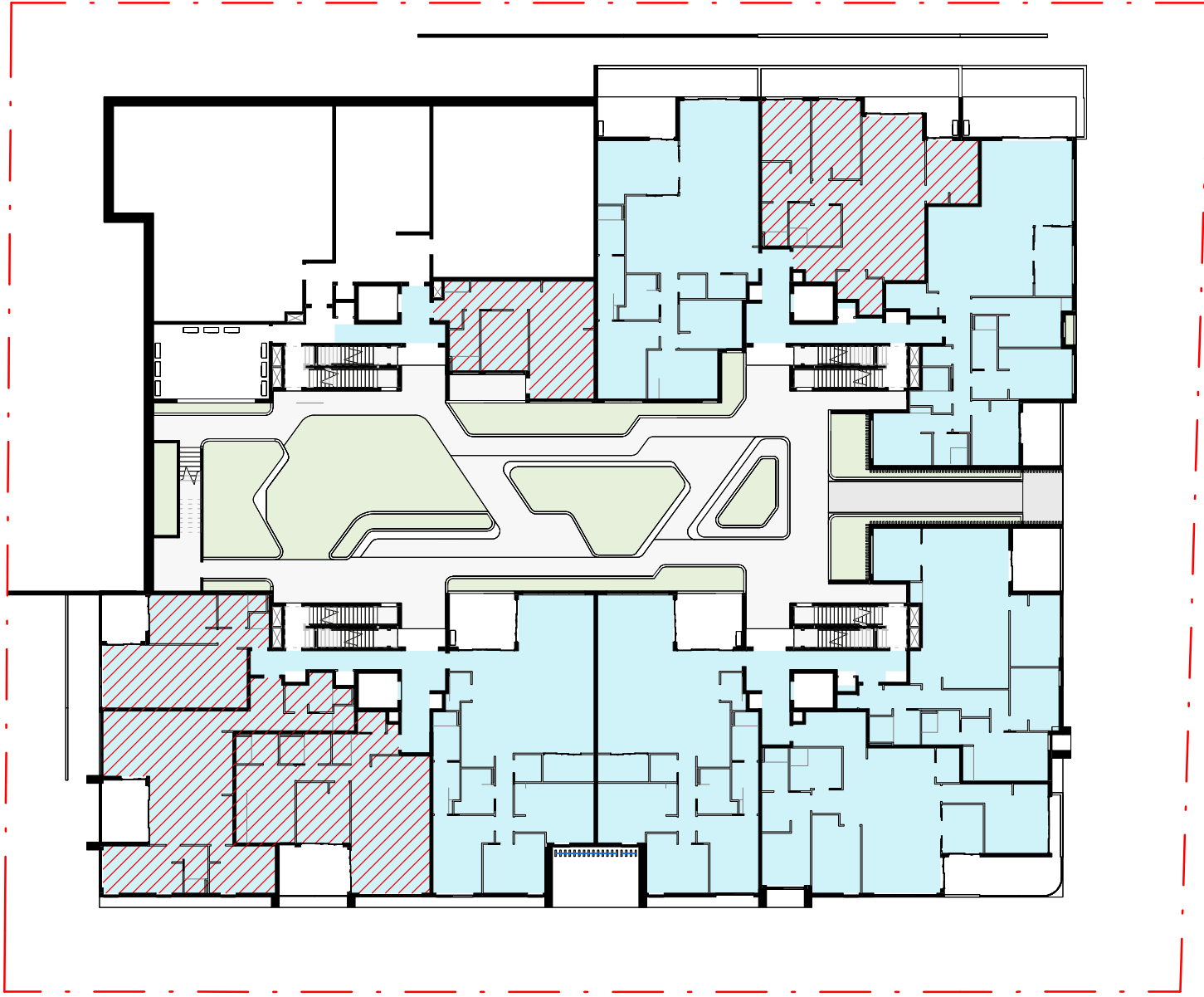
Drawn:
AREA SCHEDULE

Status:
FOR APPROVAL

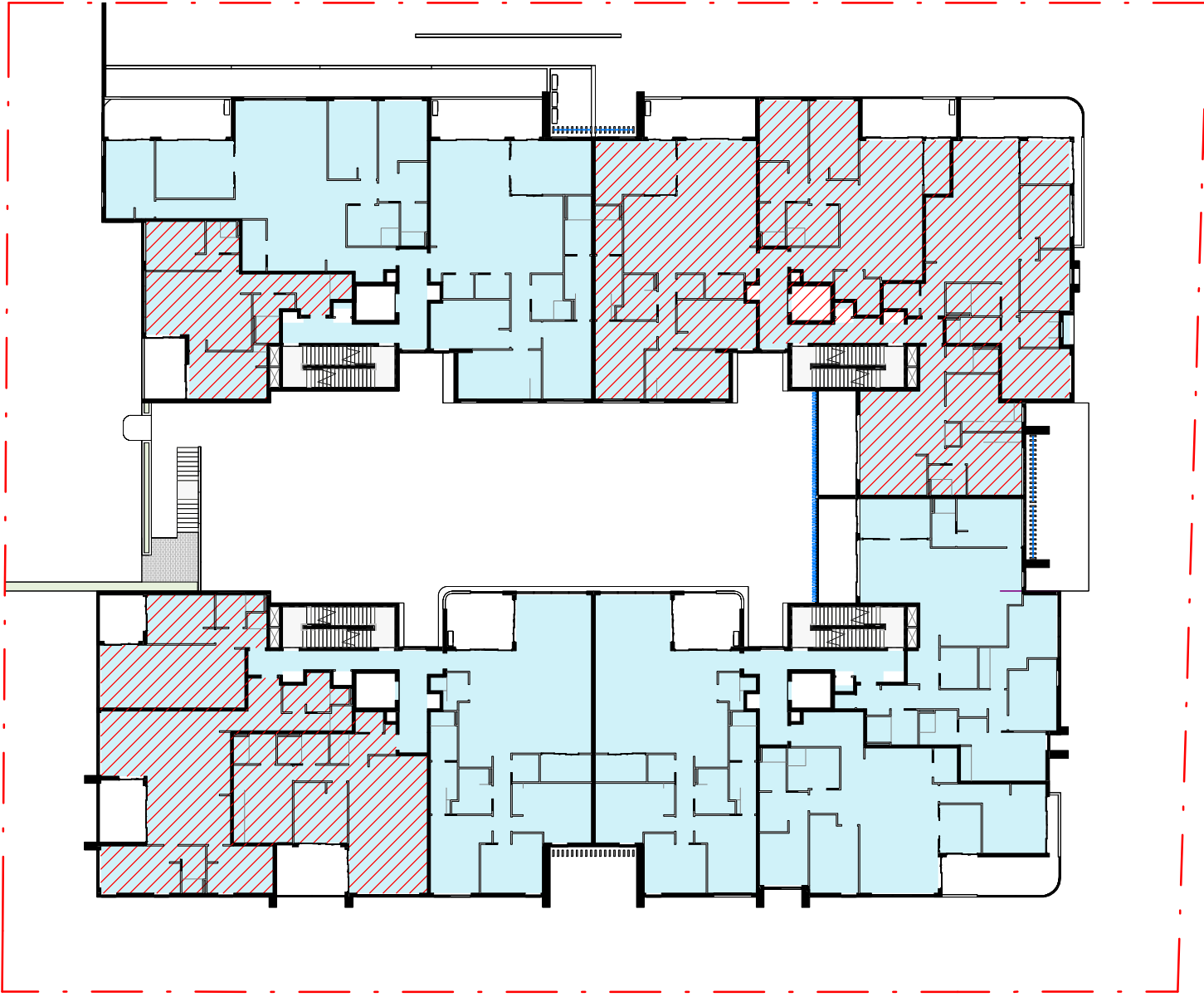
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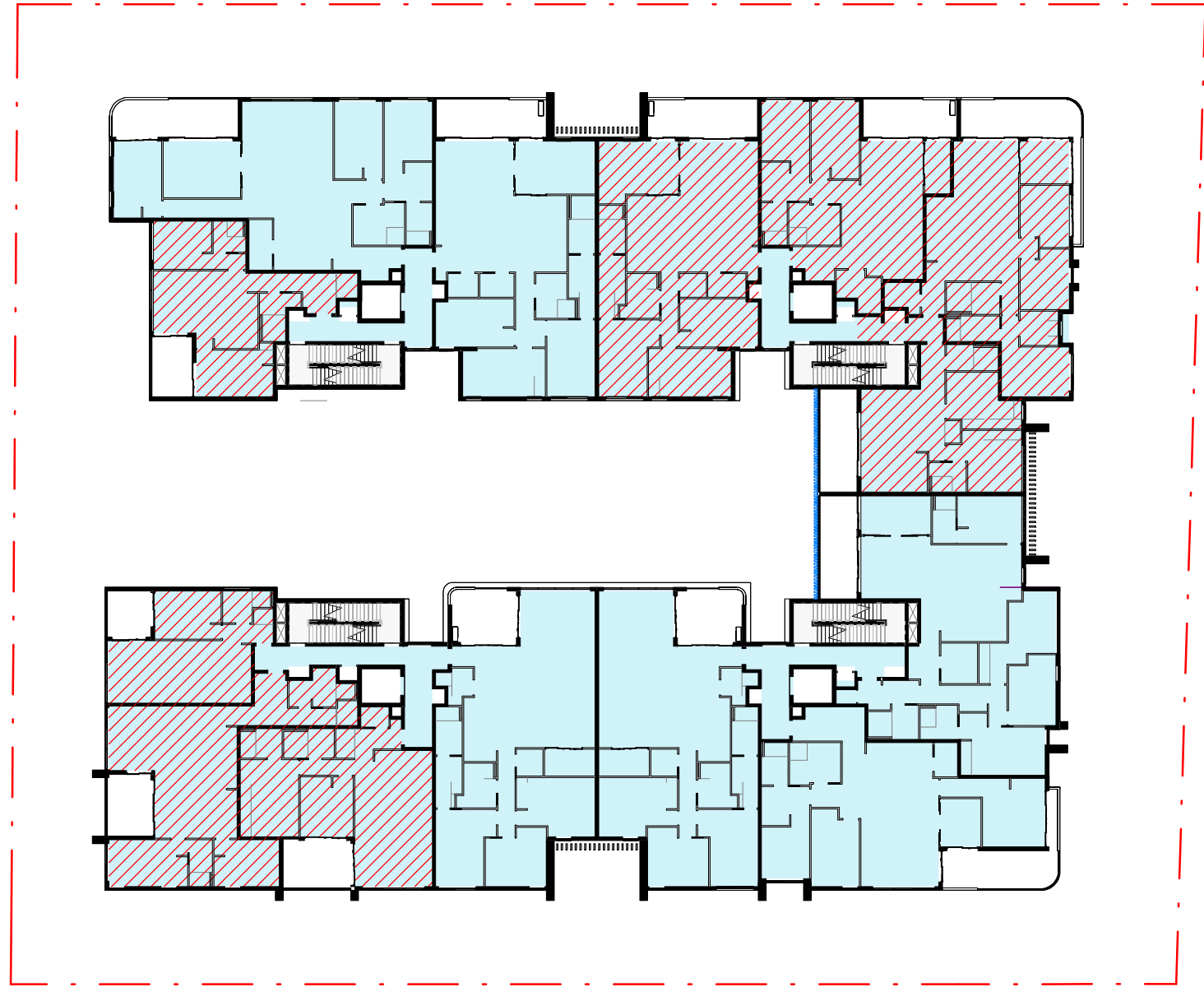
1 AFFORDABLES GFA_LG
1 : 400



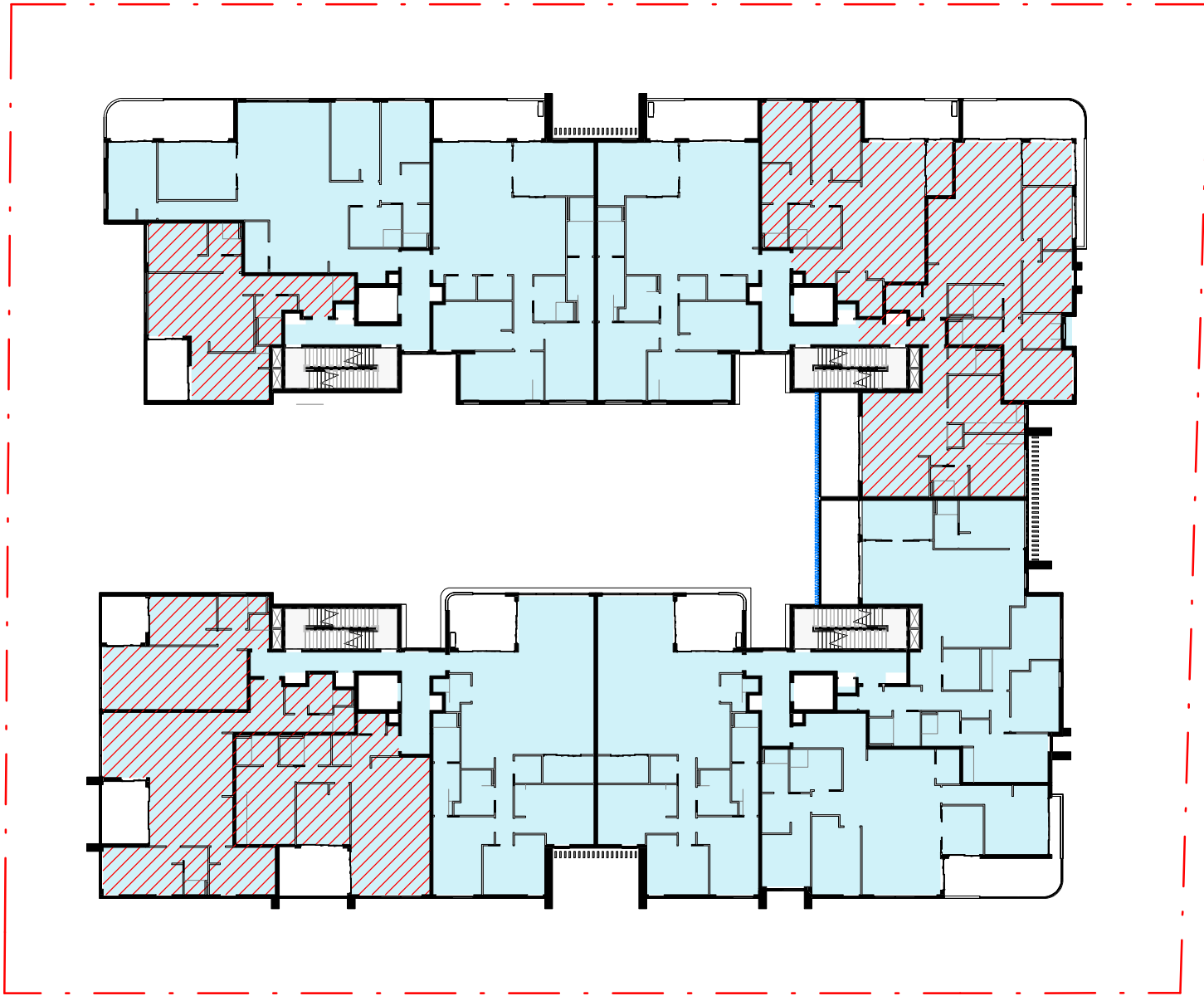
2 AFFORDABLES GFA_GF
1 : 400



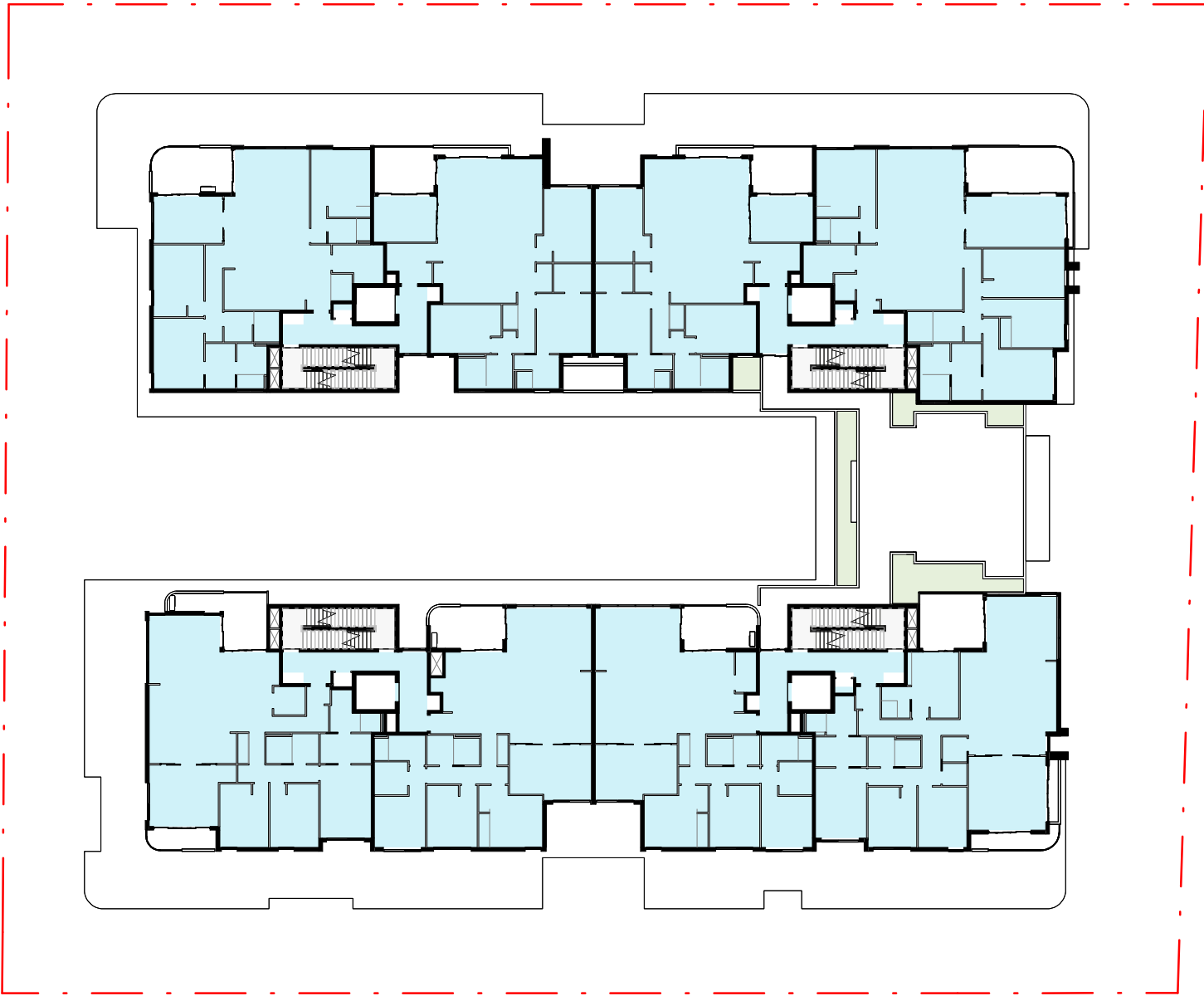
3 AFFORDABLES GFA_L1
1 : 400



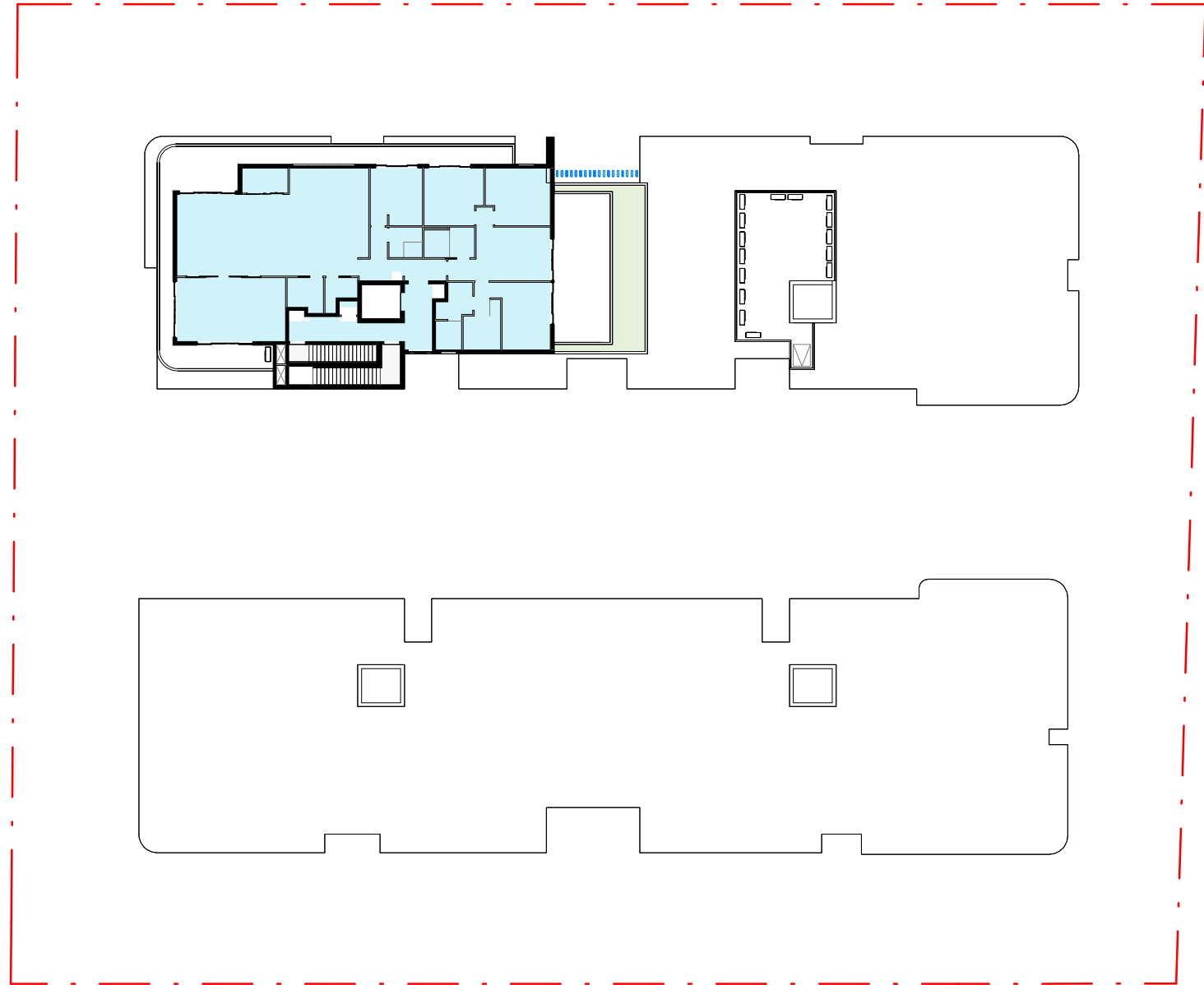
4 AFFORDABLES GFA_L2
1 : 400



5 AFFORDABLES GFA_L3
1 : 400



6 AFFORDABLES GFA_L4 - L8
1 : 400



7 AFFORDABLES GFA_L9
1 : 400

GFA (AFFORDABLES VS MARKET UNITS)			
LEVEL	Affordables GFA	Market Unit GFA	TOTAL GFA
GF	466.5 m ²	1096.8 m ²	1563.3 m ²
L1	847.3 m ²	1144.8 m ²	1992.1 m ²
L2	685.4 m ²	1306.7 m ²	1992.1 m ²
L3	583.3 m ²	1408.8 m ²	1992.1 m ²
L4	0.0 m ²	1432.3 m ²	1432.3 m ²
L5	0.0 m ²	1432.3 m ²	1432.3 m ²
L6	0.0 m ²	1432.3 m ²	1432.3 m ²
L7	0.0 m ²	1432.3 m ²	1432.3 m ²
L8	0.0 m ²	1432.3 m ²	1432.3 m ²
L9	0.0 m ²	257.3 m ²	257.3 m ²
LG	102.9 m ²	438.3 m ²	541.2 m ²
TOTALS	2685.4 m ² 17.32 %	12814.0 m ² 82.67 %	15499.4 m ² 100 %



TOTAL PROPOSED GFA: 15499.4 sqm
PROPOSED AFFORDABLES GFA : 2685.4 sqm (17.32%)
PROPOSED GFA (MARKET UNITS) : 12814.0 sqm (82.67%)

A	10-07-2025	SSDA - FOR SUBMISSION
No.	Date	Description

Amendments

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 O Broadley (5823) Victor Schneider (11157)

Verify all dimensions on site prior to commencement of work.
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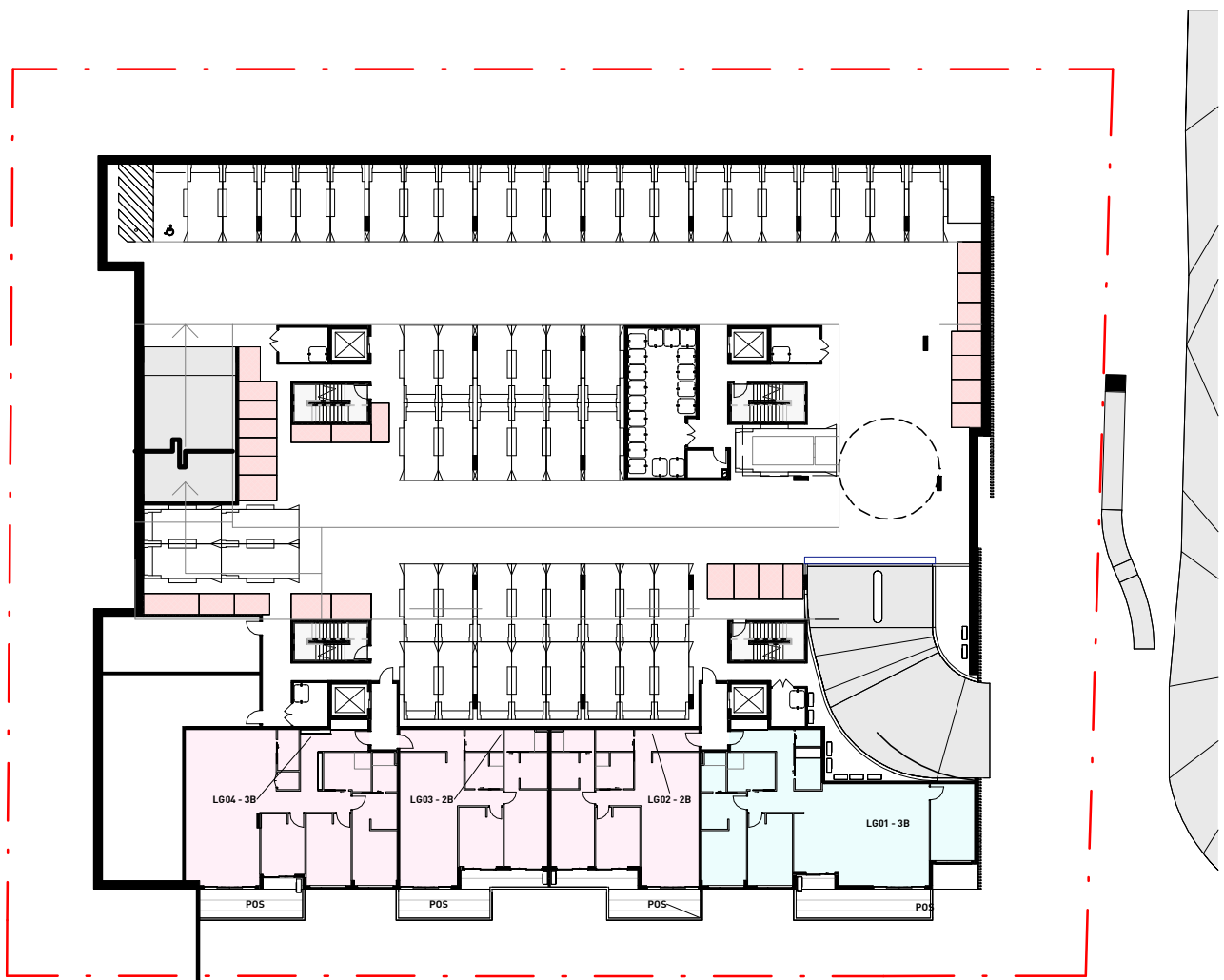
Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

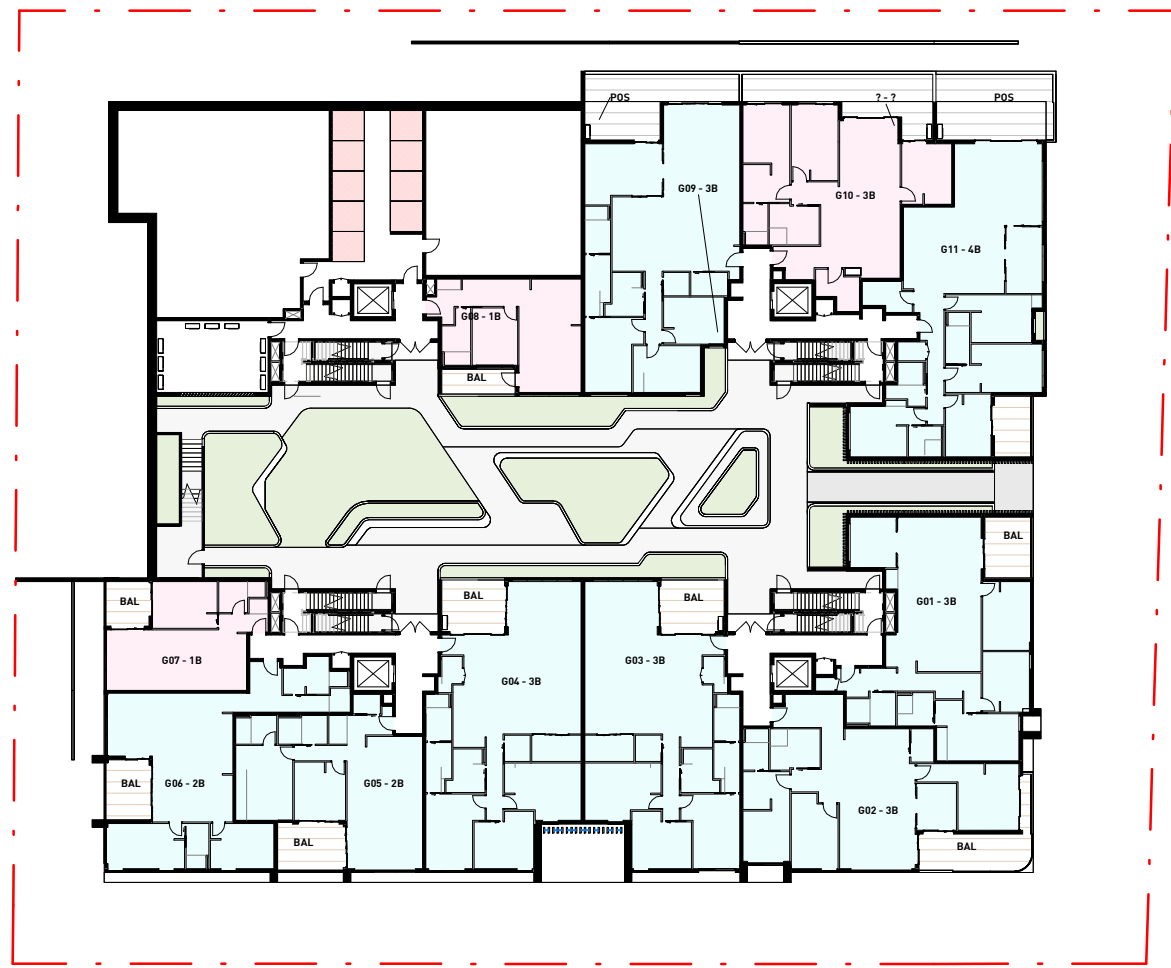
Drawn:
**AREA SCHEDULE - AFFORDABLES
GFA**

Status:
FOR APPROVAL

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



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



2 **XVENT - GROUND LEVEL**
1 : 500



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



4 **XVENT - LEVEL 2**
1 : 500



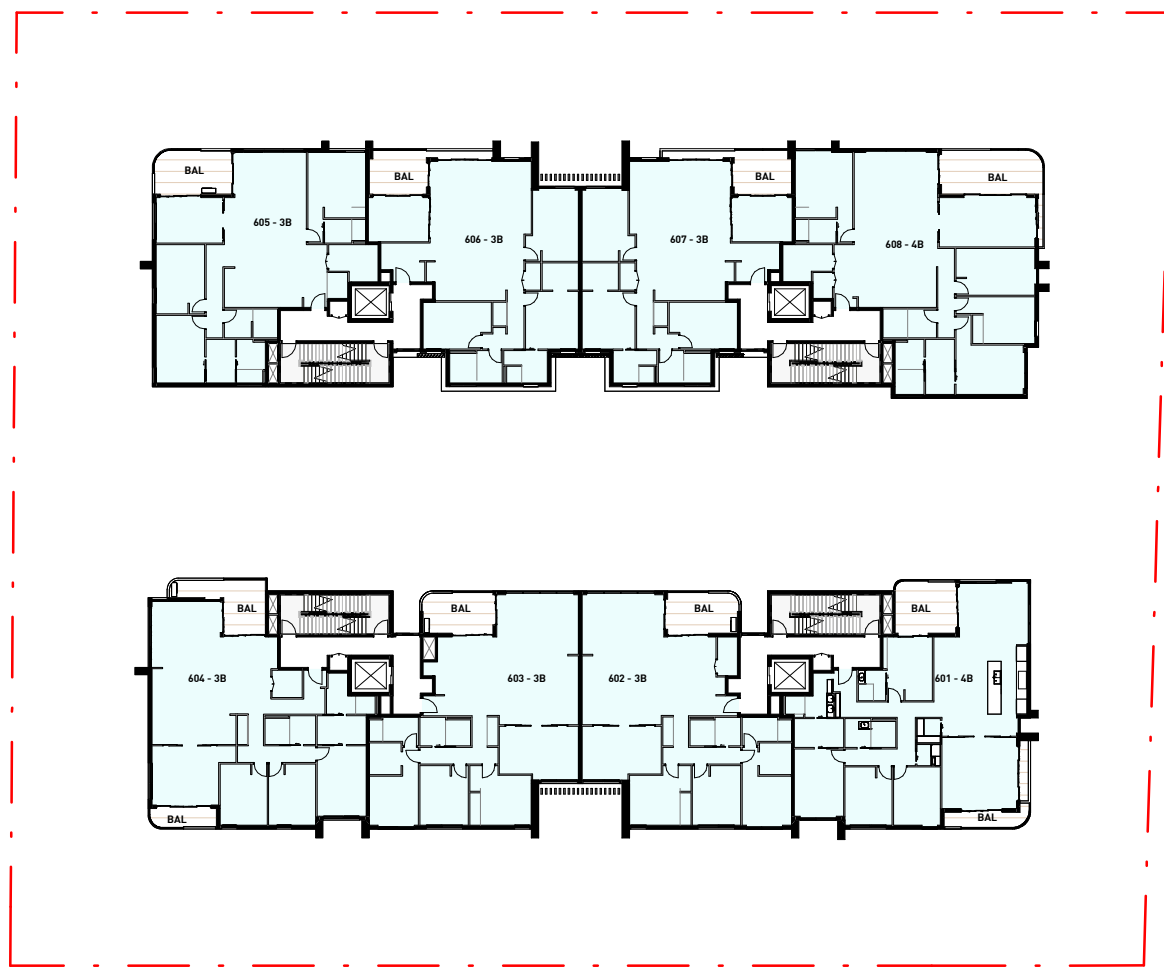
5 **XVENT - LEVEL 3**
1 : 500



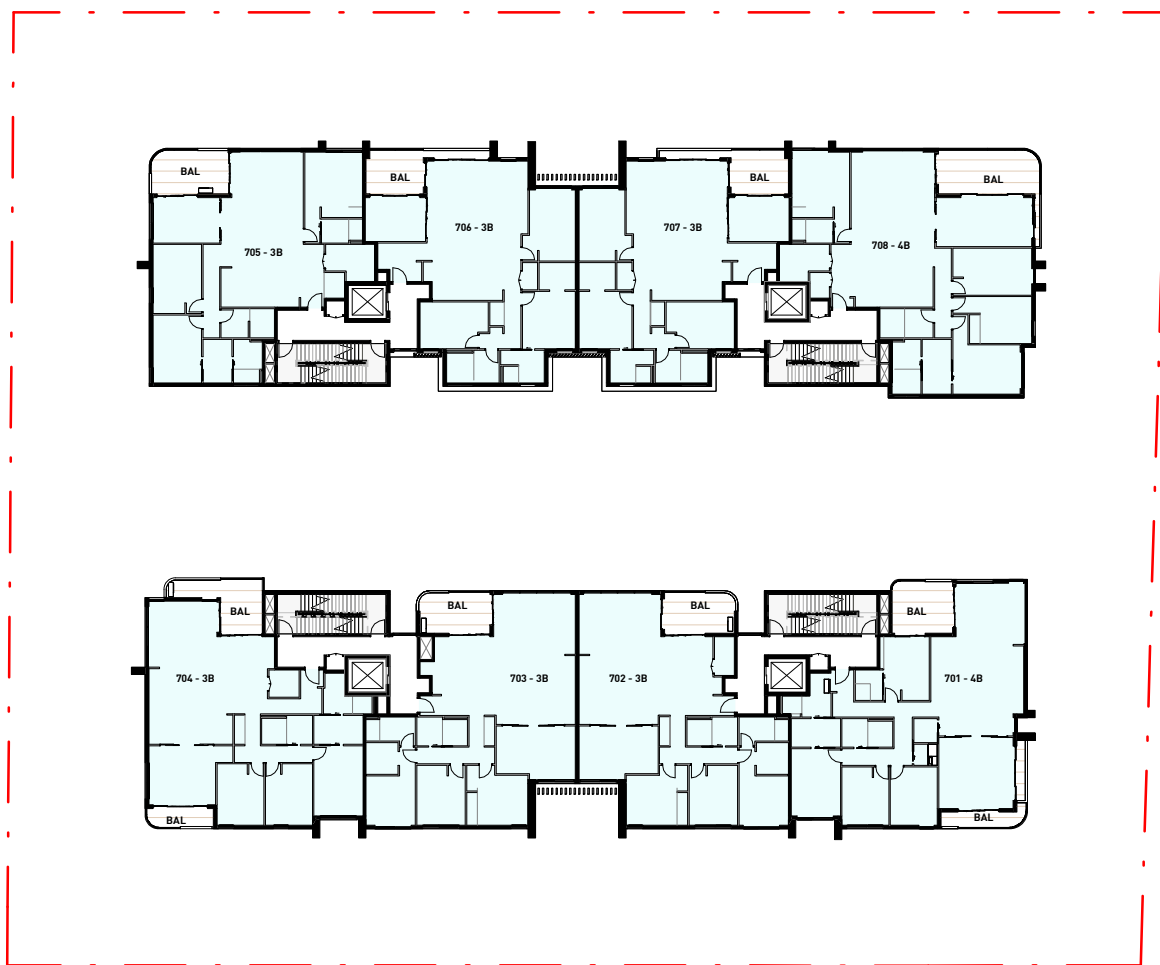
6 **XVENT - LEVEL 4**
1 : 500



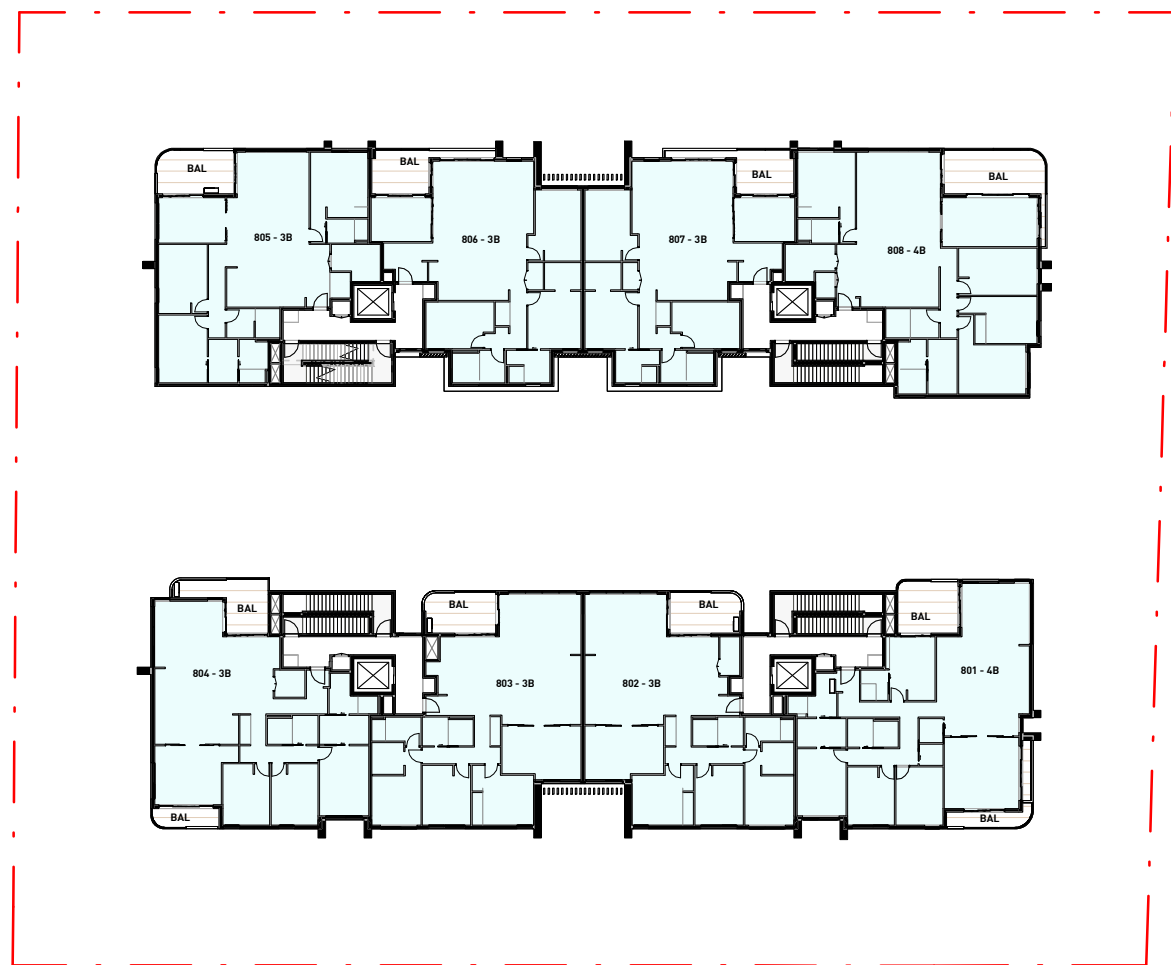
7 **XVENT - LEVEL 5**
1 : 500



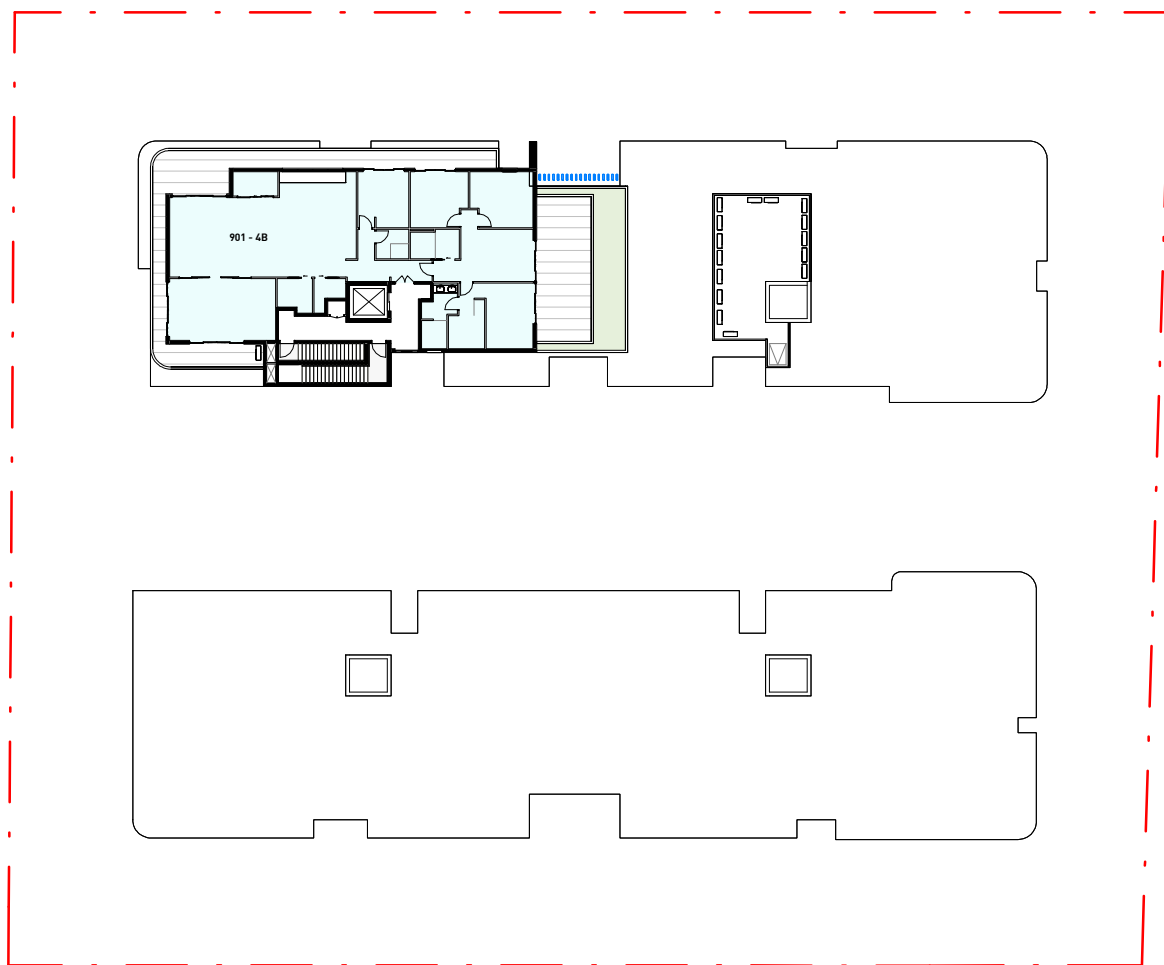
8 **XVENT - LEVEL 6**
1 : 500



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



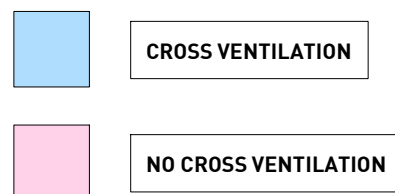
10 **XVENT - LEVEL 8**
1 : 500



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

BALFOUR STREET

BALFOUR STREET



87 OUT OF 98 UNITS ACHIEVE CROSS VENTILATION
= 88.7% (COMPLIES - MIN. 60%)

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

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) Stuart D Hill (6459)

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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 C
Date: 09/04/2025
Drawn: RM Reviewed: DJ



1 JUNE 21 - 9.00



2 JUNE 21 - 9.15



3 JUNE 21 - 9.30



4 JUNE 21 - 9.45



5 JUNE 21 - 10.00



6 JUNE 21 - 10.15



7 JUNE 21 - 10.30



8 JUNE 21 - 10.45



9 JUNE 21 - 11.00

SOLAR ACCESS - POS/BAL (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

87/98 (88.7%)
60% REQUIRED AS PER ADG



No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

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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 (BR20) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

SOLAR ACCESS DIAGRAMS

Status:
FOR APPROVAL

Scale: 1 : 50

Job No:

Drawing No:

Rev:

Sheet Size: A1

24062

DA503 C

Date: 09/04/2025

Drawn: RM

Reviewed: DY



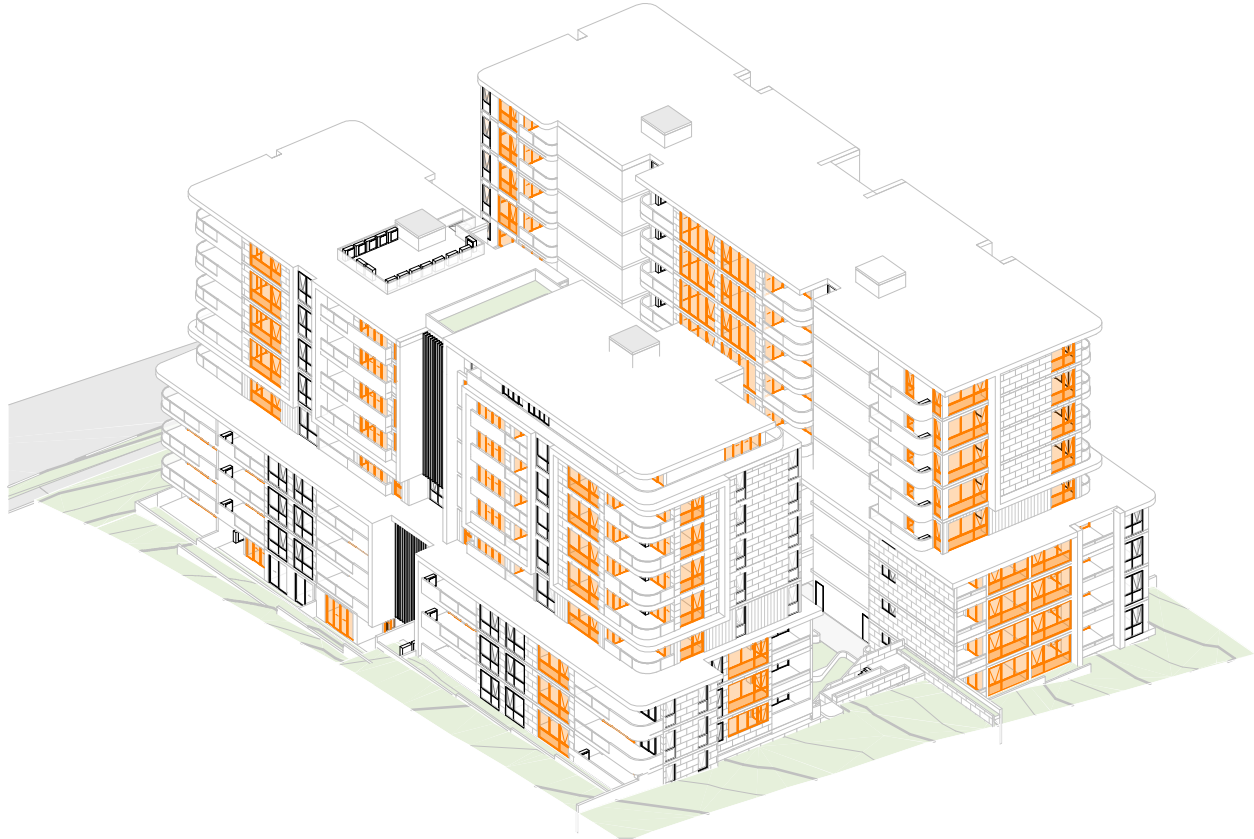
1 JUNE 21 - 11.15



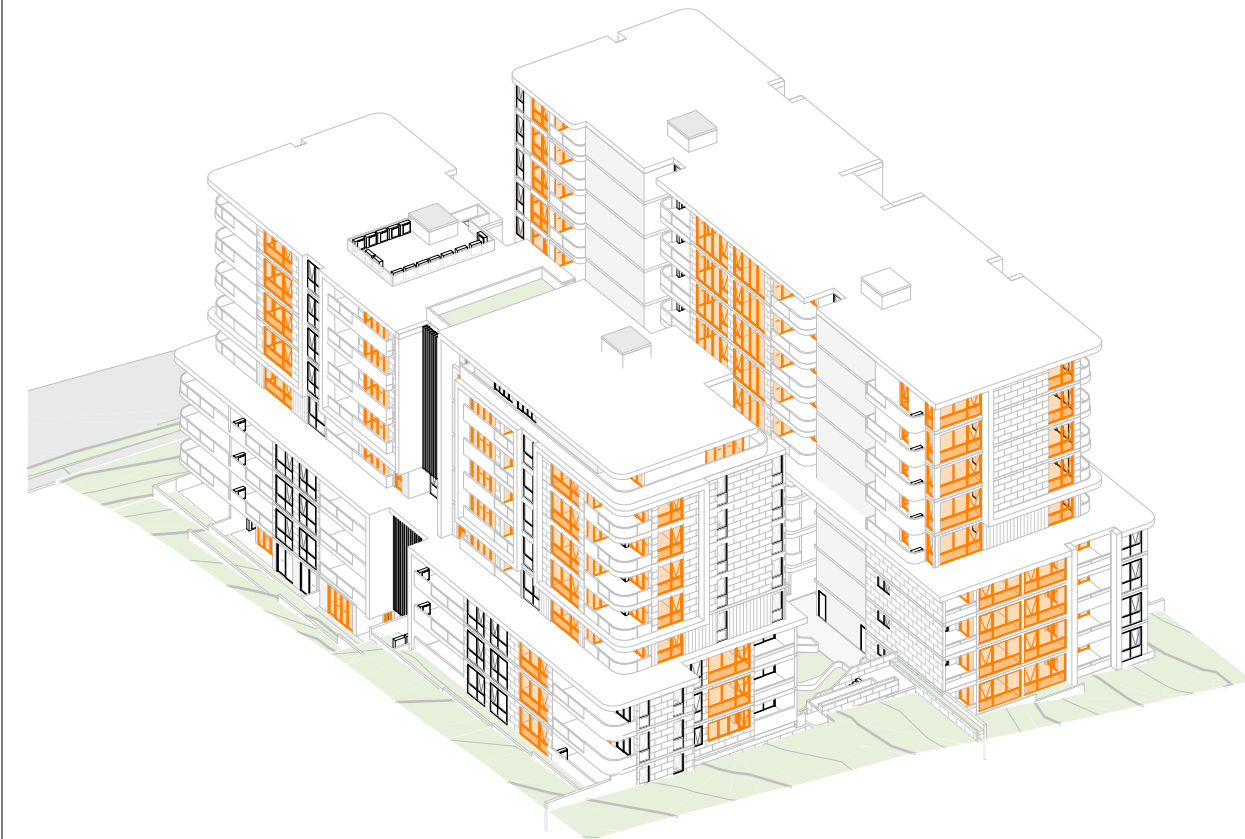
2 JUNE 21 - 11.30



3 JUNE 21 - 11.45



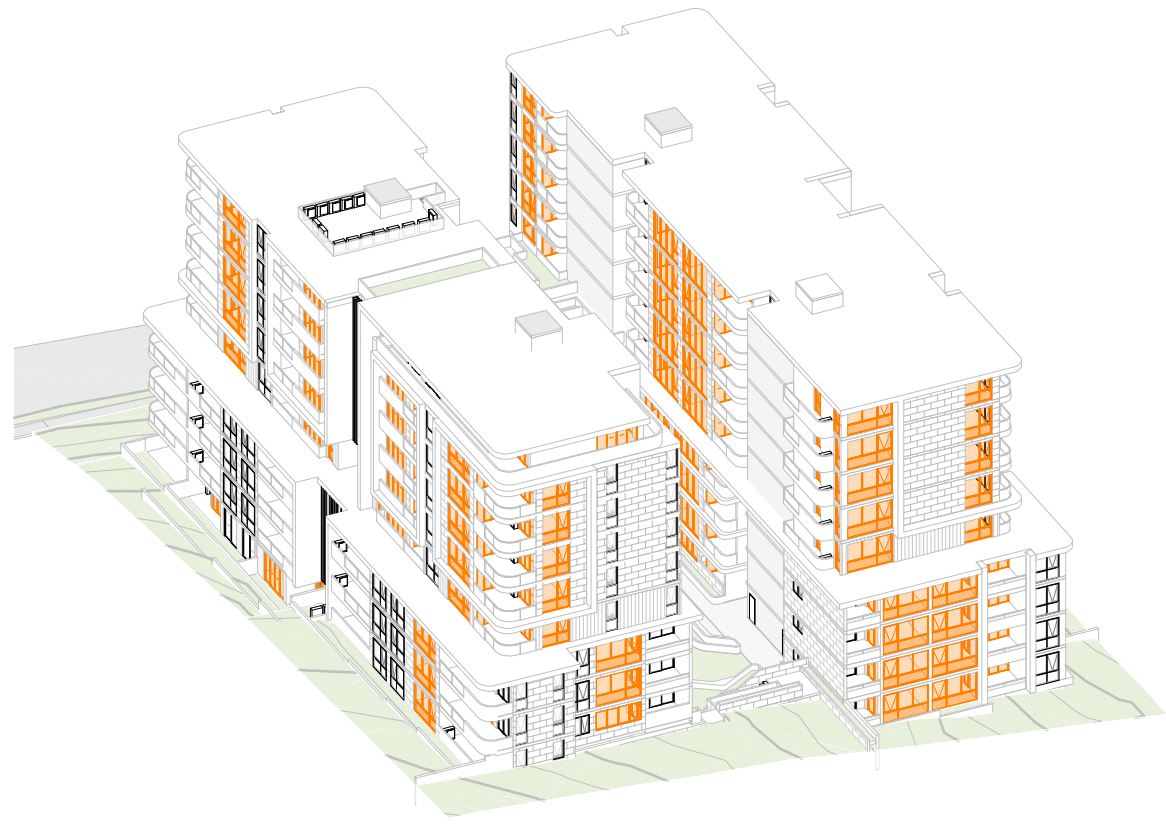
4 JUNE 21 - 12.00



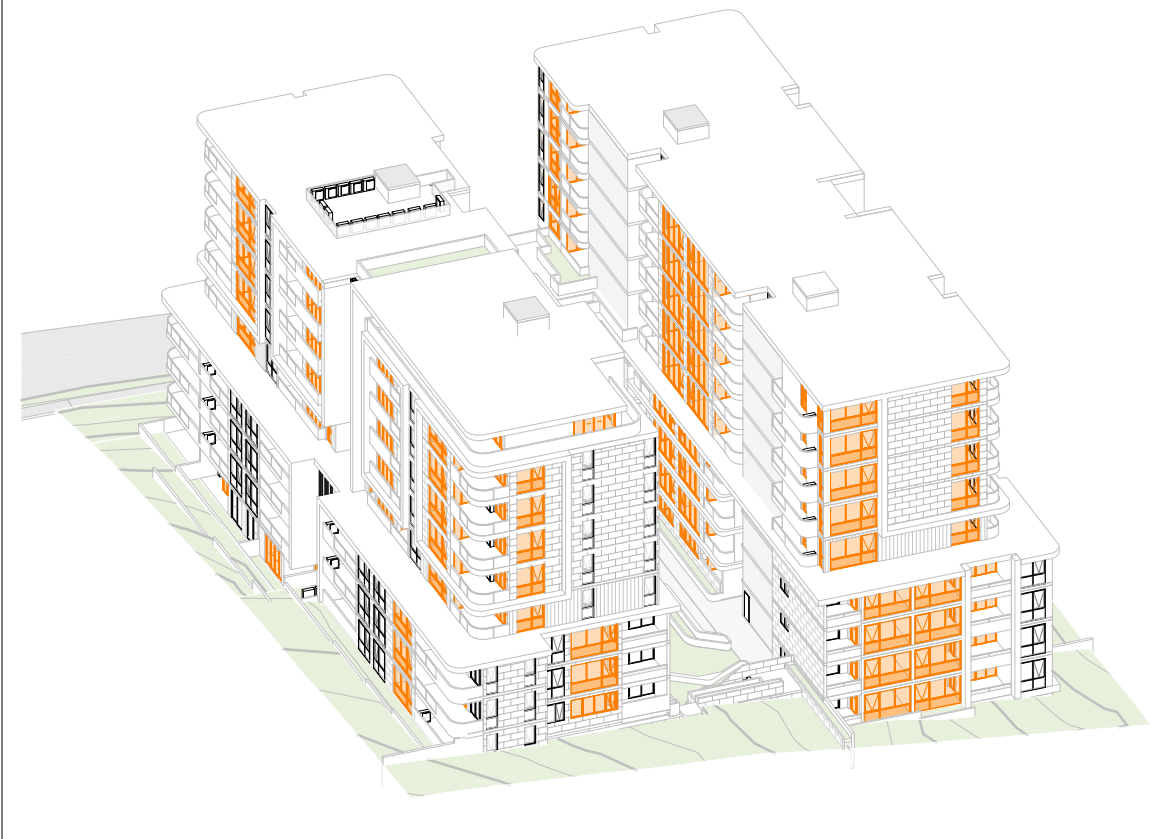
5 JUNE 21 - 12.15



6 JUNE 21 - 12.30



7 JUNE 21 - 12.45



8 JUNE 21 - 13.00



9 JUNE 21 - 13.15

SOLAR ACCESS - POS/BAL (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

87/98 (88.7%)
60% REQUIRED AS PER ADG



C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

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 (BEC) Stuart D Hill (6459)

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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 C**

Date: 09/04/2025

Drawn: RM Reviewed: DJ



1 JUNE 21 - 13.30



2 JUNE 21 - 13.45



3 JUNE 21 - 14.00



4 JUNE 21 - 14.15



5 JUNE 21 - 14.30



6 JUNE 21 - 14.45



7 JUNE 21 - 15.00

SOLAR ACCESS - POS/BAL (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

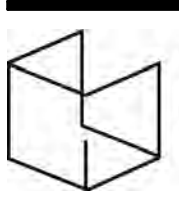
87/98 (88.7%)
60% REQUIRED AS PER ADG



LIVING ROOM GLAZING

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

No.	Date	Description



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 50 001 259 507

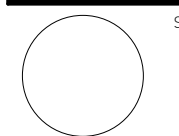
Nominated Architects:

Mark G Broadley (5820) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

SOLAR ACCESS DIAGRAMS



Status:

Scale: 1 : 50

Job No.

Drawing No.

Rev.

Sheet Size:

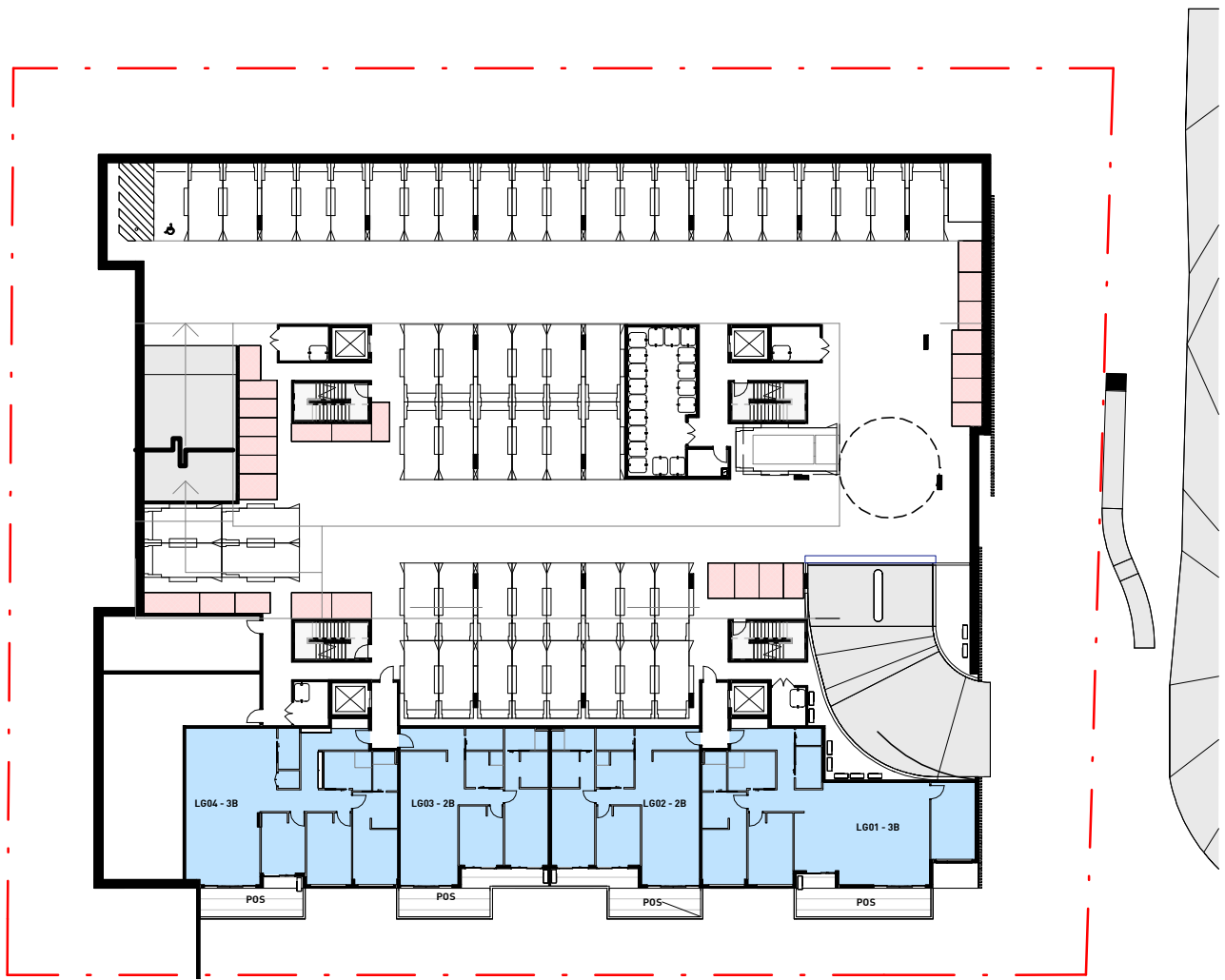
Date: 04/11/25

Drawn: Author

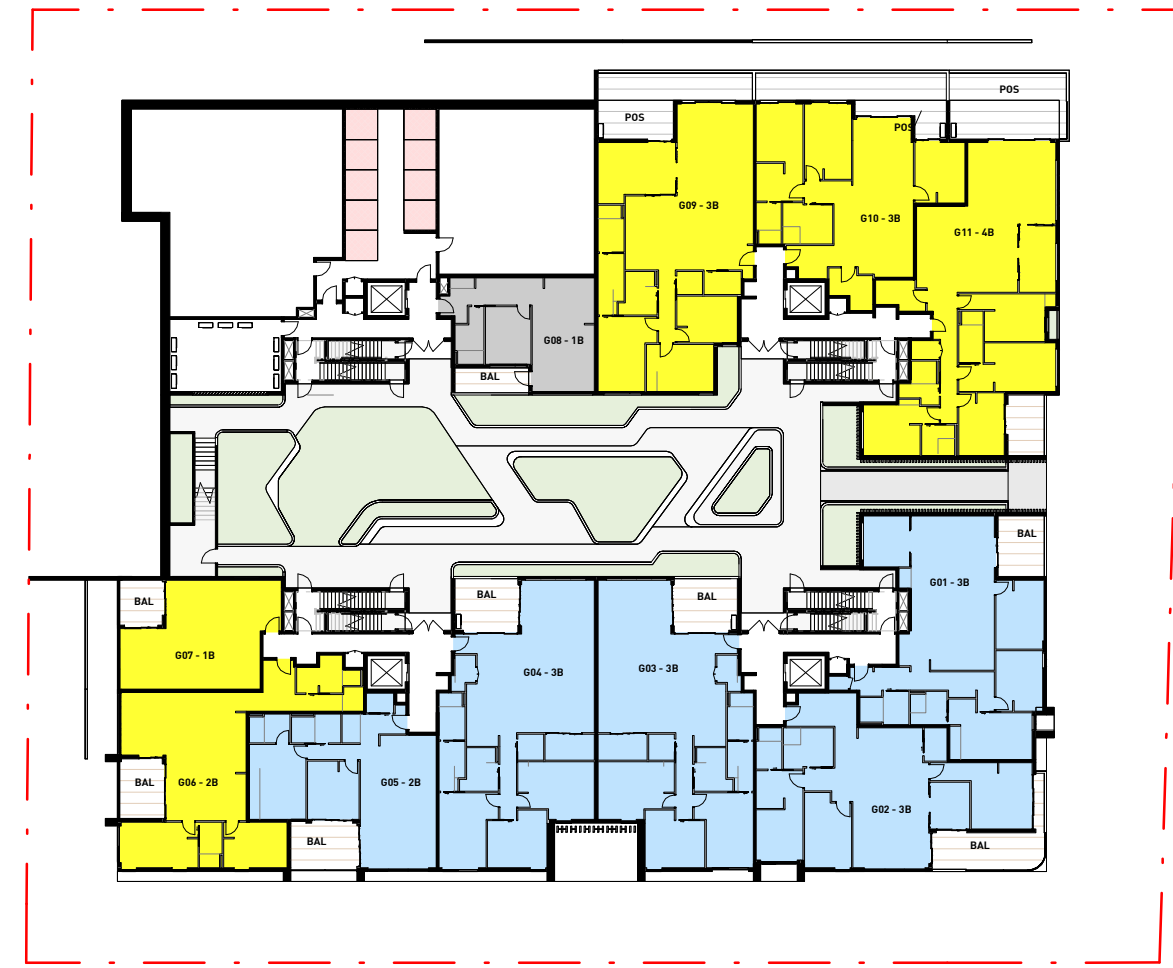
24062

DA505

C



1 Solar - LOWER GROUND LEVEL
1 : 500



2 Solar - GROUND LEVEL
1 : 500



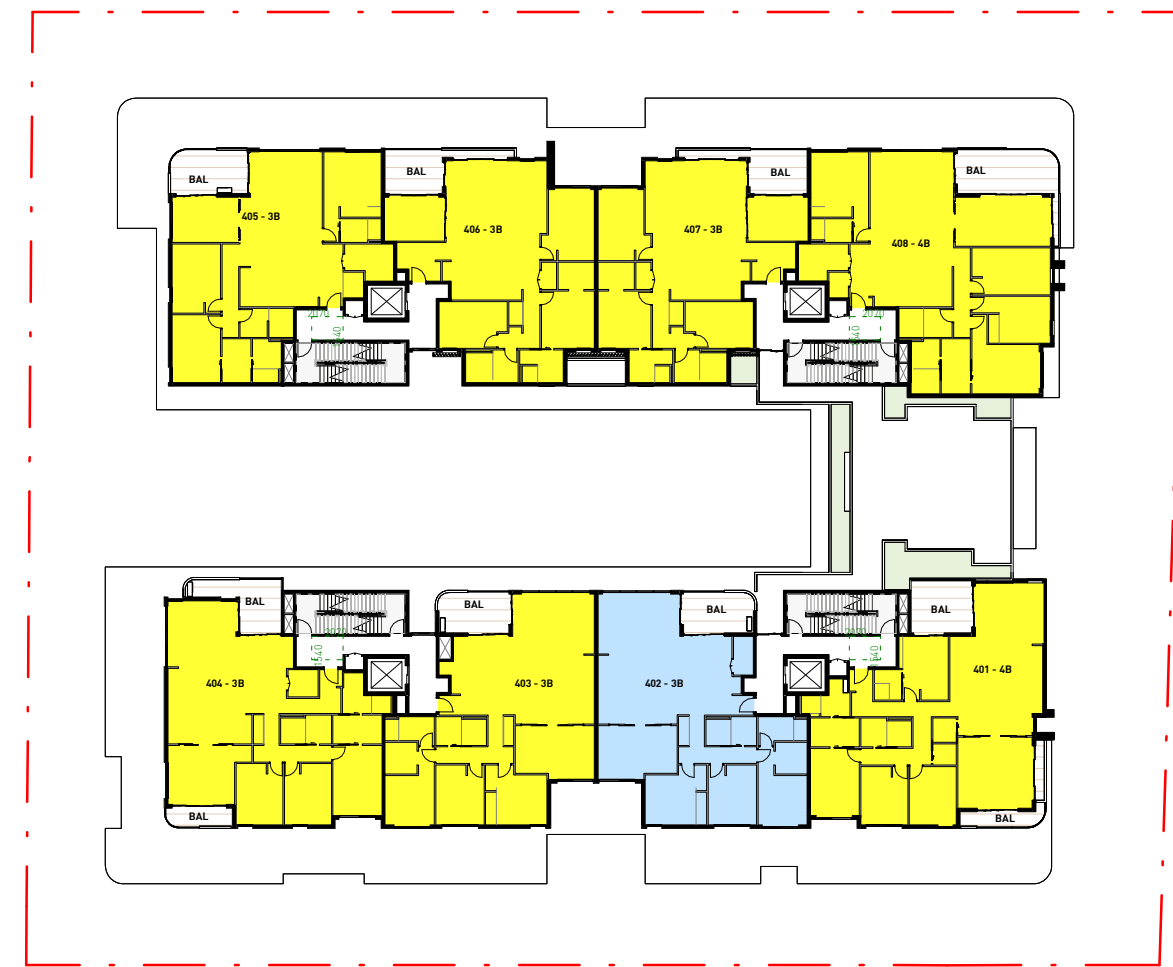
3 Solar - LEVEL 1
1 : 500



4 Solar - LEVEL 2
1 : 500



5 Solar - LEVEL 3
1 : 500



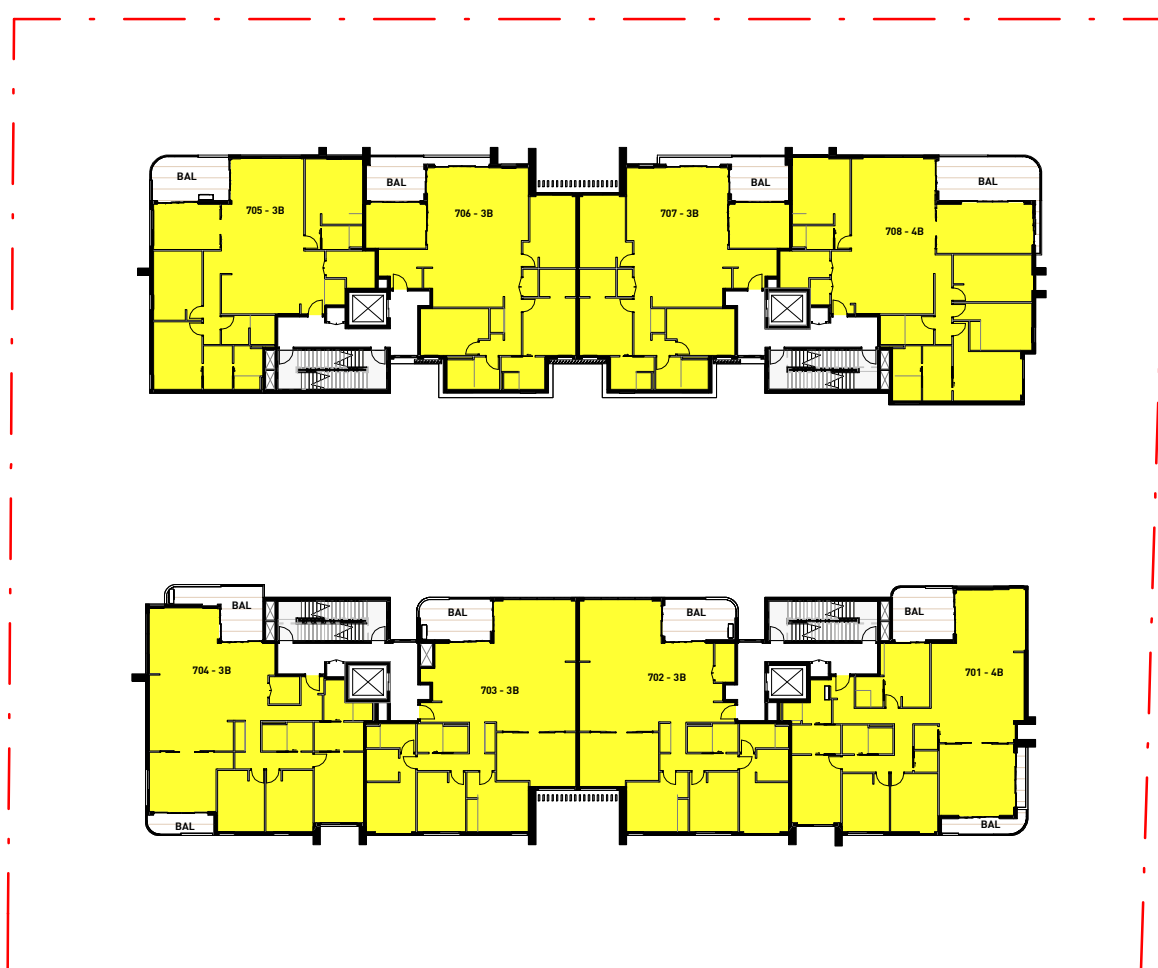
6 Solar - LEVEL 4
1 : 500



7 Solar - LEVEL 5
1 : 500



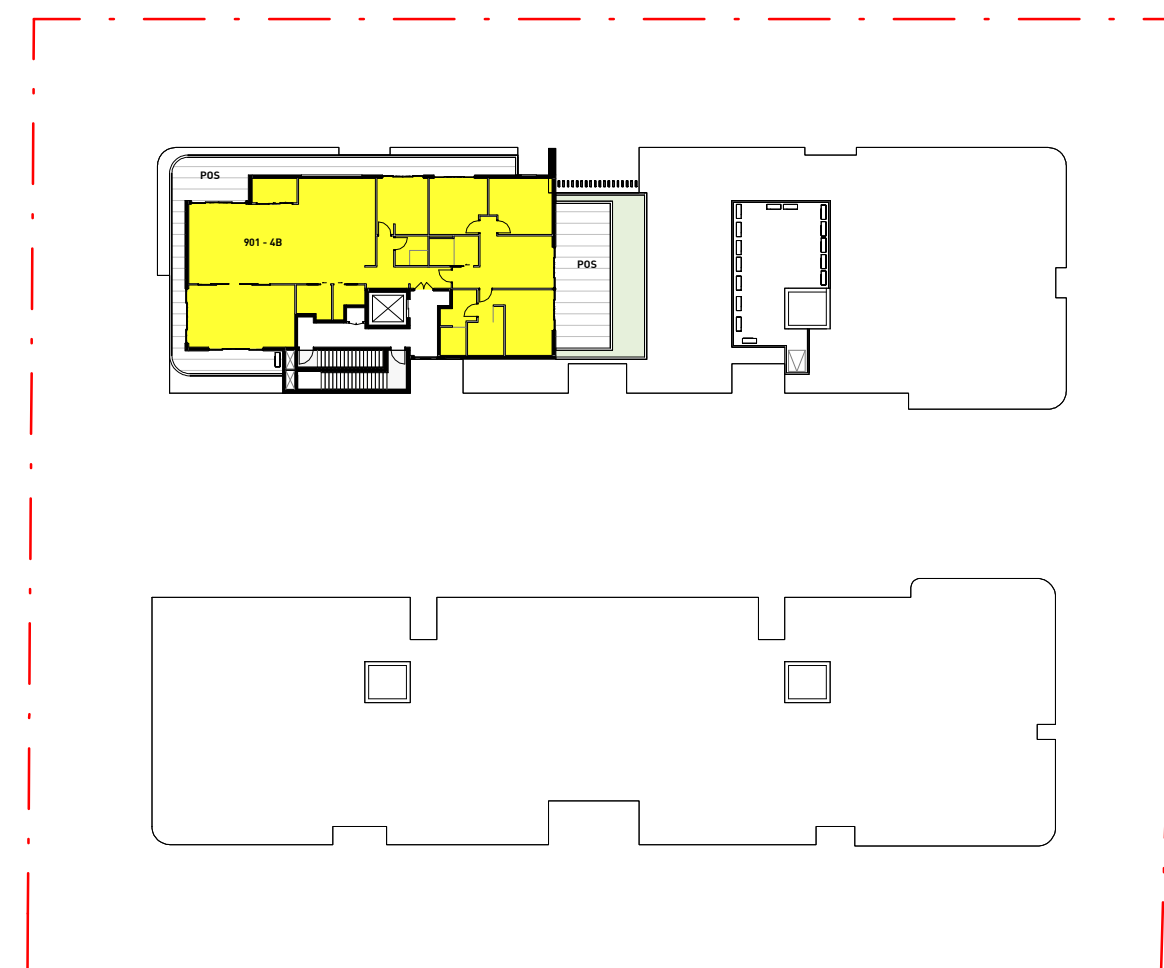
8 Solar - LEVEL 6
1 : 500



9 Solar - LEVEL 7
1 : 500



10 Solar - LEVEL 8
1 : 500



11 Solar - LEVEL 9
1 : 500

BALFOUR STREET

- MIN. 2 HR SOLAR ACCESS = 70%
49 APARTMENTS RECEIVE MIN. 2 HOURS SOLAR ACCESS TO PRIMARY LIVING AREAS
- LESS THAN 2 HR SOLAR ACCESS = 30%
28 APARTMENTS RECEIVE LESS THAN 2 HOURS SOLAR ACCESS TO UNITS
- 0 SOLAR ACCESS 1%
1 APARTMENTS RECEIVE 0 HOUR SOLAR ACCESS TO UNITS
- TOTAL NUMBER OF APARTMENTS: 98

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

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 (BEC) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

Drawing:
SOLAR ACCESS DIAGRAMS

Status:

Scale: As indicated Job No: 24062 Drawing No: DA506 C

Sheet Size: 24062

Date: 09/04/2025

Drawn: Author Reviewed: Checker

UNIT SCHEDULE									
UNIT		TYPE	AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	Comments	Min. Storage
LG									
LG01	3B	PLATINUM	155.4 m²	12.0	-	-	✓		10.00 m³
LG02	2B	SILVER	102.9 m²	10.0	-	-	x		8.00 m³
LG03	2B	SILVER	102.9 m²	10.0	-	-	x	Affordable	8.00 m³
LG04	3B	PLATINUM	154.8 m²	12.0	-	-	x		10.00 m³
GF									
G01	3B	SILVER	147.0 m²	12.0	-	-	✓		10.00 m³
G02	3B	PLATINUM	146.8 m²	12.0	-	-	✓		10.00 m³
G03	3B	SILVER	161.5 m²	12.0	-	0	✓		10.00 m³
G04	3B	SILVER	161.5 m²	12.0	-	0	✓		10.00 m³
G05	2B	SILVER	102.1 m²	10.0	-	-	✓	Affordable	8.00 m³
G06	2B	SILVER	113.3 m²	10.0	✓	✓	✓	Affordable	8.00 m³
G07	1B	SILVER	61.3 m²	8.0	✓	✓	x	Affordable	8.00 m³
G08	1B	SILVER	61.6 m²	8.0	0	-	x	Affordable	8.00 m³
G09	3B	SILVER	168.0 m²	12.0	✓	✓	✓		10.00 m³
G10	3B	PLATINUM	128.2 m²	12.0	✓	✓	x	Affordable	10.00 m³
G11	4B	SILVER	175.7 m²	12.0	✓	✓	✓		10.00 m³
LEVEL 1									
101	4B	SILVER	176.8 m²	12.0	-	-	✓		8.00 m³
102	3B	PLATINUM	146.8 m²	12.0	-	-	✓		10.00 m³
103	3B	SILVER	162.5 m²	12.0	-	-	✓		10.00 m³
104	3B	SILVER	162.5 m²	12.0	-	0	✓		10.00 m³
105	2B	SILVER	102.1 m²	10.0	-	-	✓	Affordable	8.00 m³
106	2B	SILVER	113.3 m²	12.0	✓	✓	✓	Affordable	10.00 m³
107	1B	SILVER	61.3 m²	8.0	✓	✓	✓	Affordable	8.00 m³
108	2B	SILVER	83.6 m²	10.0	✓	✓	✓	Affordable	8.00 m³
109	3B	PLATINUM	169.9 m²	12.0	✓	✓	✓		10.00 m³
110	3B	PLATINUM	161.9 m²	12.0	✓	✓	✓		10.00 m³
111	3B	SILVER	161.9 m²	12.0	✓	✓	✓	Affordable	10.00 m³
112	2B	PLATINUM	114.8 m²	10.0	✓	✓	x	Affordable	8.00 m³
113	3B	SILVER	128.7 m²	12.0	✓	✓	✓	Affordable	10.00 m³
114	2B	SILVER	81.6 m²	10.0	-	✓	✓	Affordable	8.00 m³
LEVEL 2									
201	4B	SILVER	176.8 m²	12.0	-	-	✓		10.00 m³
202	3B	PLATINUM	146.8 m²	12.0	-	-	✓		10.00 m³
203	3B	SILVER	162.5 m²	12.0	-	-	✓		10.00 m³
204	3B	SILVER	162.5 m²	12.0	-	-	✓		10.00 m³
205	2B	SILVER	102.1 m²	10.0	-	-	✓	Affordable	8.00 m³
206	2B	SILVER	113.3 m²	10.0	✓	✓	✓	Affordable	8.00 m³
207	1B	SILVER	61.3 m²	8.0	✓	✓	x	Affordable	8.00 m³
208	2B	SILVER	83.6 m²	10.0	✓	✓	✓	Affordable	8.00 m³
209	3B	PLATINUM	169.9 m²	12.0	✓	✓	✓		10.00 m³
210	3B	PLATINUM	161.9 m²	12.0	✓	✓	✓		10.00 m³
211	3B	SILVER	161.9 m²	12.0	✓	✓	✓		10.00 m³
212	2B	PLATINUM	114.8 m²	10.0	✓	✓	x	Affordable	8.00 m³
213	3B	SILVER	128.7 m²	12.0	✓	✓	✓	Affordable	10.00 m³
214	2B	SILVER	81.6 m²	10.0	-	✓	✓	Affordable	8.00 m³
LEVEL 3									
301	4B	SILVER	176.8 m²	12.0	-	-	✓		10.00 m³
302	3B	PLATINUM	146.8 m²	12.0	-	-	✓		10.00 m³
303	3B	SILVER	162.5 m²	12.0	-	-	✓		10.00 m³
304	3B	SILVER	162.5 m²	12.0	-	-	✓		10.00 m³
305	2B	SILVER	102.1 m²	10.0	-	-	✓		8.00 m³
306	2B	SILVER	113.3 m²	10.0	✓	✓	✓	Affordable	8.00 m³
307	1B	SILVER	61.3 m²	8.0	✓	✓	x	Affordable	8.00 m³
308	2B	SILVER	83.6 m²	10.0	✓	✓	✓	Affordable	8.00 m³
309	3B	PLATINUM	169.9 m²	12.0	✓	✓	✓		10.00 m³
310	3B	PLATINUM	161.9 m²	12.0	✓	✓	✓		10.00 m³
311	3B	SILVER	161.9 m²	12.0	✓	✓	✓		10.00 m³
312	2B	SILVER	114.8 m²	10.0	✓	✓	x	Affordable	8.00 m³
313	3B	SILVER	128.7 m²	12.0	✓	✓	✓	Affordable	10.00 m³
314	2B	SILVER	81.6 m²	10.0	-	✓	✓	Affordable	8.00 m³
LEVEL 4									
401	4B	SILVER	179.7 m²	12.0	✓	-	✓		10.00 m³
402	3B	SILVER	157.7 m²	12.0	-	-	✓		10.00 m³
403	3B	SILVER	156.2 m²	12.0	✓	-	✓		10.00 m³
404	3B	SILVER	163.2 m²	12.0	✓	✓	✓		10.00 m³
405	3B	SILVER	162.3 m²	12.0	✓	✓	✓		10.00 m³
406	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
407	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
408	4B	SILVER	193.3 m²	12.0	✓	✓	✓		10.00 m³
LEVEL 5									
501	4B	SILVER	180.2 m²	12.0	✓	✓	✓		10.00 m³
502	3B	SILVER	157.7 m²	12.0	✓	✓	✓		10.00 m³
503	3B	SILVER	156.2 m²	12.0	✓	✓	✓		10.00 m³
504	3B	SILVER	163.2 m²	12.0	✓	✓	✓		10.00 m³
505	3B	SILVER	162.3 m²	12.0	✓	✓	✓		10.00 m³
506	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
507	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
508	4B	SILVER	193.3 m²	12.0	✓	✓	✓		10.00 m³

UNIT SCHEDULE									
UNIT		TYPE	AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	Comments	Min. Storage
LEVEL 6									
601	4B	SILVER	180.3 m²	12.0	✓	✓	✓		10.00 m³
602	3B	SILVER	157.7 m²	12.0	✓	✓	✓		10.00 m³
603	3B	SILVER	156.2 m²	12.0	✓	✓	✓		10.00 m³
604	3B	SILVER	163.2 m²	12.0	✓	✓	✓		10.00 m³
605	3B	SILVER	162.3 m²	12.0	✓	✓	✓		10.00 m³
606	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
607	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
608	4B	SILVER	193.3 m²	12.0	✓	✓	✓		10.00 m³
LEVEL 7									
701	4B	SILVER	180.3 m²	12.0	✓	✓	✓		10.00 m³
702	3B	SILVER	157.7 m²	12.0	✓	✓	✓		10.00 m³
703	3B	SILVER	156.2 m²	12.0	✓	✓	✓		10.00 m³
704	3B	SILVER	163.2 m²	12.0	✓	✓	✓		10.00 m³
705	3B	SILVER	162.3 m²	12.0	✓	✓	✓		10.00 m³
706	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
707	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
708	4B	SILVER	193.3 m²	12.0	✓	✓	✓		10.00 m³
LEVEL 8									
801	4B	SILVER	180.3 m²	12.0	✓	✓	✓		10.00 m³
802	3B	SILVER	157.7 m²	12.0	✓	✓	✓		10.00 m³
803	3B	SILVER	156.2 m²	12.0	✓	✓	✓		10.00 m³
804	3B	SILVER	163.2 m²	12.0	✓	✓	✓		10.00 m³
805	3B	SILVER	162.3 m²	12.0	✓	✓	✓		10.00 m³
806	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
807	3B	SILVER	150.8 m²	12.0	✓	✓	✓		10.00 m³
808	4B	SILVER	193.3 m²	12.0	✓	✓	✓		10.00 m³
LEVEL 9									
901	4B	SILVER	233.9 m²	12.0	✓	✓	✓		10.00 m³
Total Units - 98									

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 - POS/BAL (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING (21 JUNE)

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

87/98 (88.7%)
60% REQUIRED AS PER ADG

PARKING SCHEDULE	
Type	Count
Car Share - 5.4m x 2.4m	1
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	140
Residential_Platinum - 6.0m x 4.8m	15
Residential_Tandem - 5.4m x 2.4m	20
Visitor - 5.4m x 2.4m	15
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 193	

10 visitor BICYCLE PARKING SPACES

RESIDENTIAL PARKING BREAKDOWN:

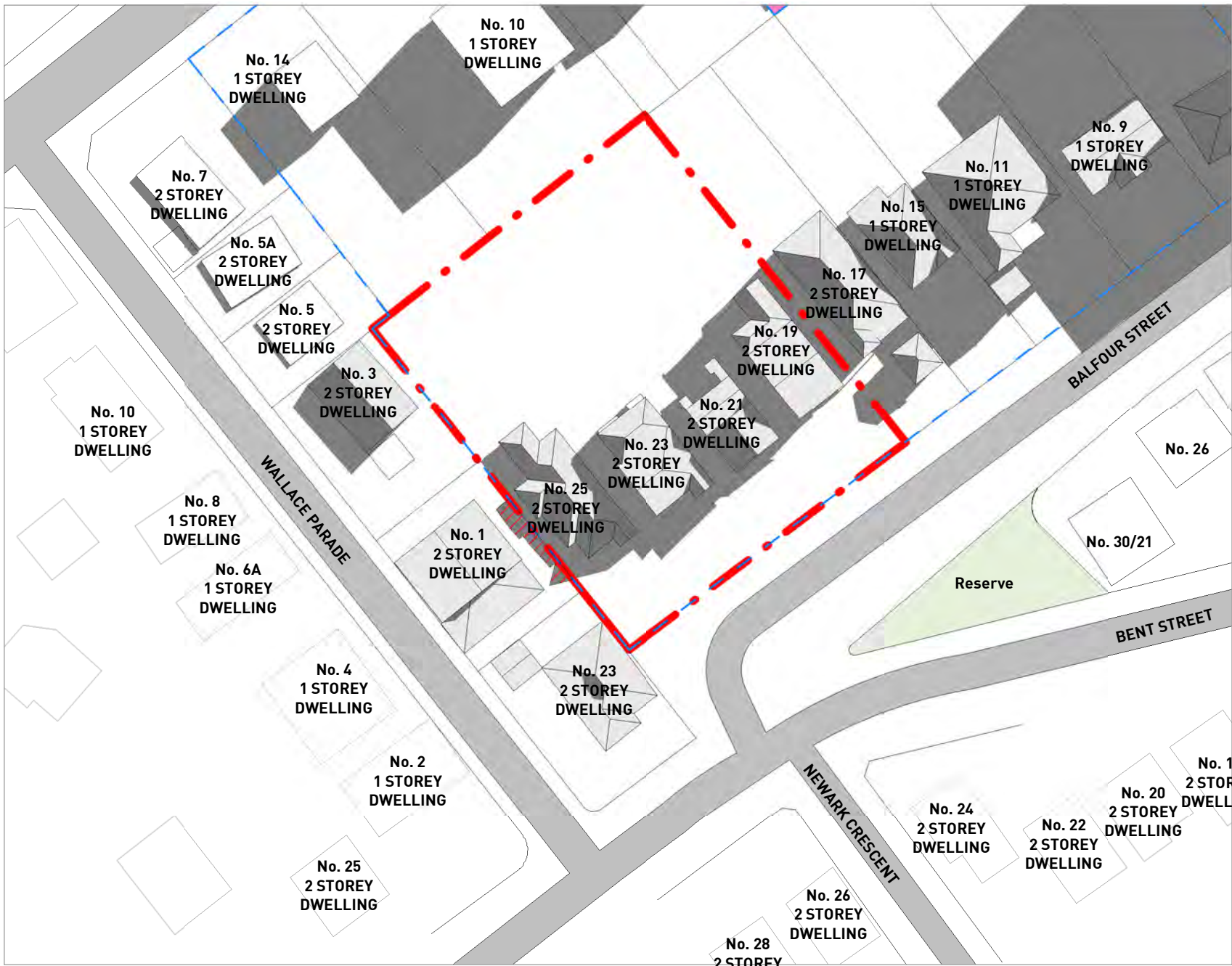
71x Market Units : 148 Parking spaces

24x Affordables(15%) : 24 Parking spaces

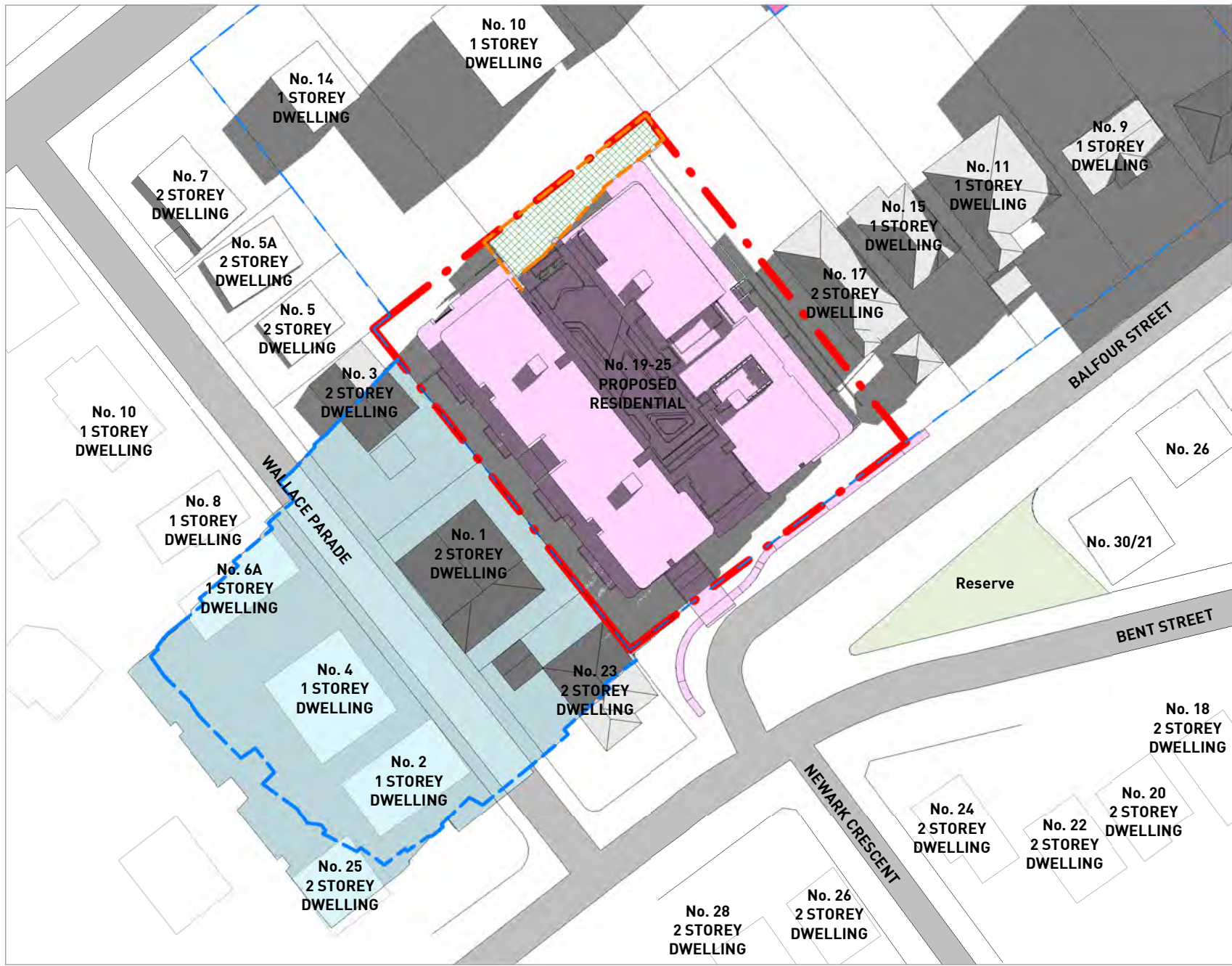
3x TOD Affordables (2%) : 3 Parking spaces

AFFORDABLE UNITS (TOD - 2%)					
UNIT	BEDROOM	AREA	POS/ BAL	X-VENT	3HR SOLAR TO LIVING AND POS
GF					
G06	2B	113.3 m²	10.0	✓	Y
LEVEL 1					
106	2B	113.3 m²	12.0	✓	Y
108	2B	83.6 m²	10.0	✓	Y
Total Units: 3					
		310.1 m²			

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)					
UNIT	BEDROOM	AREA	POS/ BAL	X-VENT	3HR SOLAR TO LIVING AND POS
LG					
LG03	2B	102.9 m ²	10.0	x	N
GF					
G05	2B	102.1 m ²	10.0	✓	N
G07	1B	61.3 m ²	8.0	x	Y
G08	1B	61.6 m ²	8.0	x	N
G10	3B	128.2 m ²	12.0	x	Y
LEVEL 1					
105	2B	102.1 m ²	10.0	✓	N
107	1B	61.3 m ²	8.0	✓	Y
111	3B	161.9 m ²	12.0	✓	Y
112	2B	114.8 m ²	10.0	x	Y
113	3B	128.7 m ²	12.0	✓	Y
114	2B	81.6 m ²	10.0	✓	N
LEVEL 2					
205	2B	102.1 m ²	10.0	✓	N
206	2B	113.3 m ²	10.0	✓	Y
207	1B	61.3 m ²	8.0	x	Y
208	2B	83.6 m ²	10.0	✓	Y
212	2B	114.8 m ²	10.0	x	Y
213	3B	128.7 m ²	12.0	✓	Y
214	2B	81.6 m ²	10.0	✓	N
LEVEL 3					
306	2B	113.3 m ²	10.0	✓	Y
307	1B	61.3 m ²	8.0	x	Y
308	2B	83.6 m ²	10.0	✓	Y
312	2B	114.8 m ²	10.0	x	Y
313	3B	128.7 m ²	12.0	✓	Y
314	2B	81.6 m ²	10.0	✓	N
Total Units: 24		2375.3 m ²			

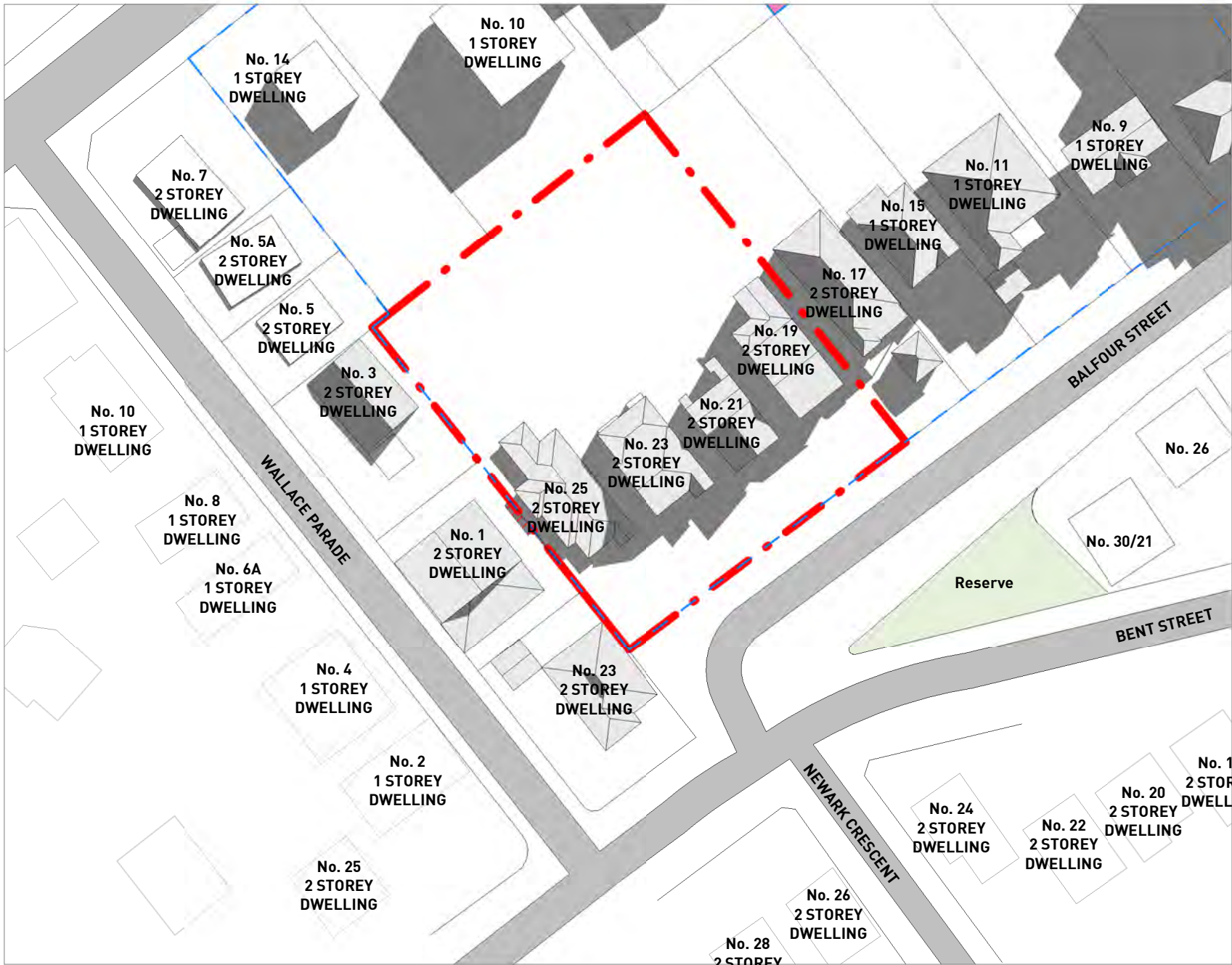


1 **OVERSHADOWING - 9AM JUNE 21 (EXISTING)**
1 : 1000

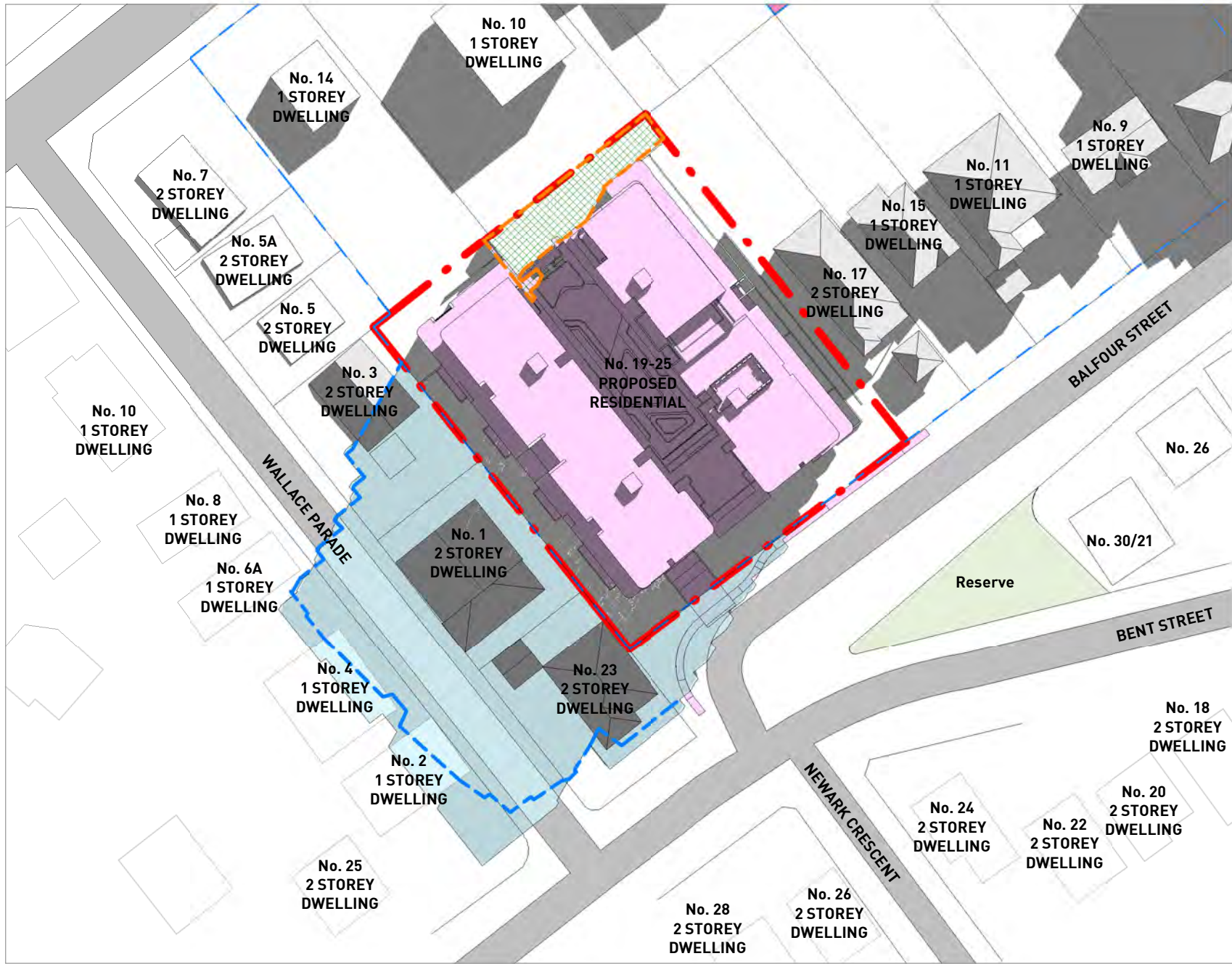


2 **OVERSHADOWING - 09AM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 9AM: 263.355 SQM [26.6%]
TOTAL COMMUNAL SPACE AREA 987.799 SQM



3 **OVERSHADOWING - 10AM JUNE 21 (EXISTING)**
1 : 1000



4 **OVERSHADOWING - 10AM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 10AM: 286.598 SQM [29.0%]
TOTAL COMMUNAL SPACE AREA 987.799 SQM

- EXISTING PROPERTY SHADOWS
- AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY
- COMPLIANT BUILDING HEIGHT SHADOW
- COMMUNAL OPEN SPACE SOLAR ACCESS

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments	
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 [5820] Stuart D Hill [6459]	

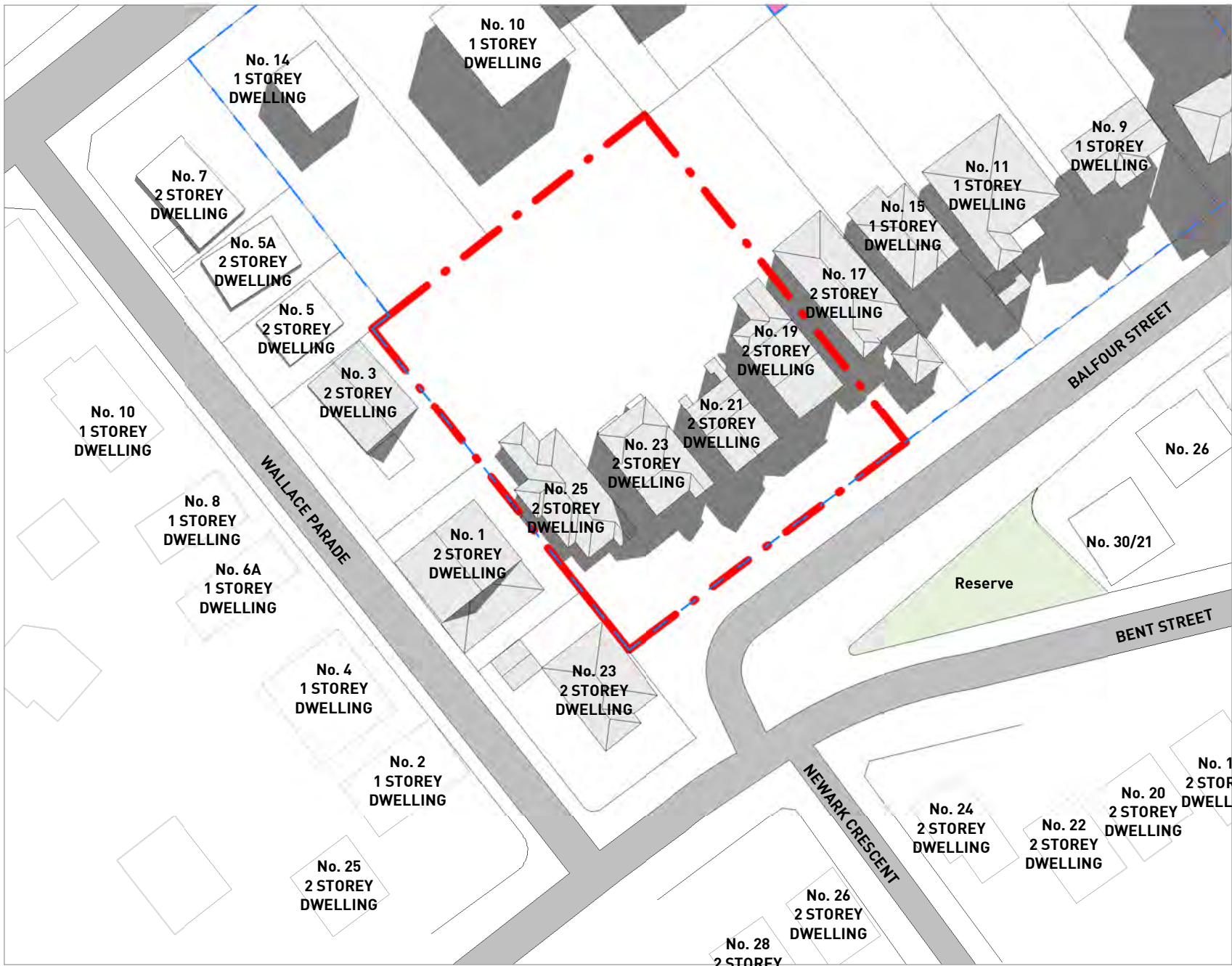
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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
**OVERSHADOWING DIAGRAMS
(PROPOSED)**

Status:			
FOR APPROVAL			
Scale:	As indicated	Job No:	Drawn No:
Sheet Size:	A1	24062	DA530
Date:	09/04/2025	24062	DA530
Drawn:	RM	Reviewed:	DY



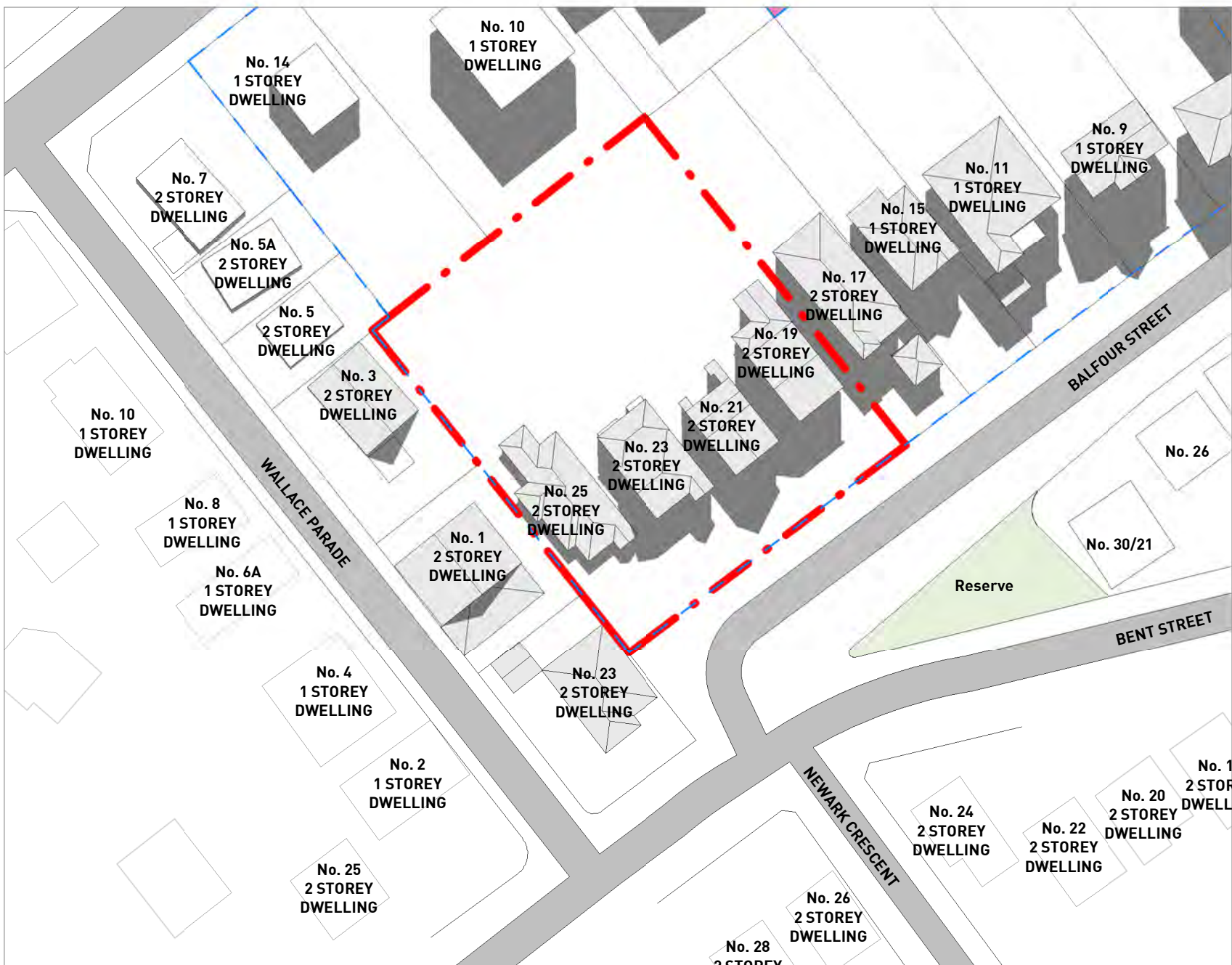
1 **OVERSHADOWING - 11AM JUNE 21 (EXISTING)**
1 : 1000



2 **OVERSHADOWING - 11AM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 11AM: 296.238 SQM [30.0%]

TOTAL COMMUNAL SPACE AREA 987.799 SQM



3 **OVERSHADOWING - 12PM JUNE 21 (EXISTING)**
1 : 1000



4 **OVERSHADOWING - 12PM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 12PM: 321.219 SQM [32.5%]

TOTAL COMMUNAL SPACE AREA 987.799 SQM

- EXISTING PROPERTY SHADOWS
- AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY
- COMPLIANT BUILDING HEIGHT SHADOW
- COMMUNAL OPEN SPACE SOLAR ACCESS

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET 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 50 001 259 507	
Nominated Architects: Mark G Broadley [5820] Stuart D Hill [6459]	

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawings:
**OVERSHADOWING DIAGRAMS
(PROPOSED)**

Status:		FOR APPROVAL	
Scale:	As indicated	Job No:	24062
Sheet Size:	A1	Drawing No:	DA531
Date:	09/04/2025	Rev:	C
Drawn:	RM	Reviewed:	DY



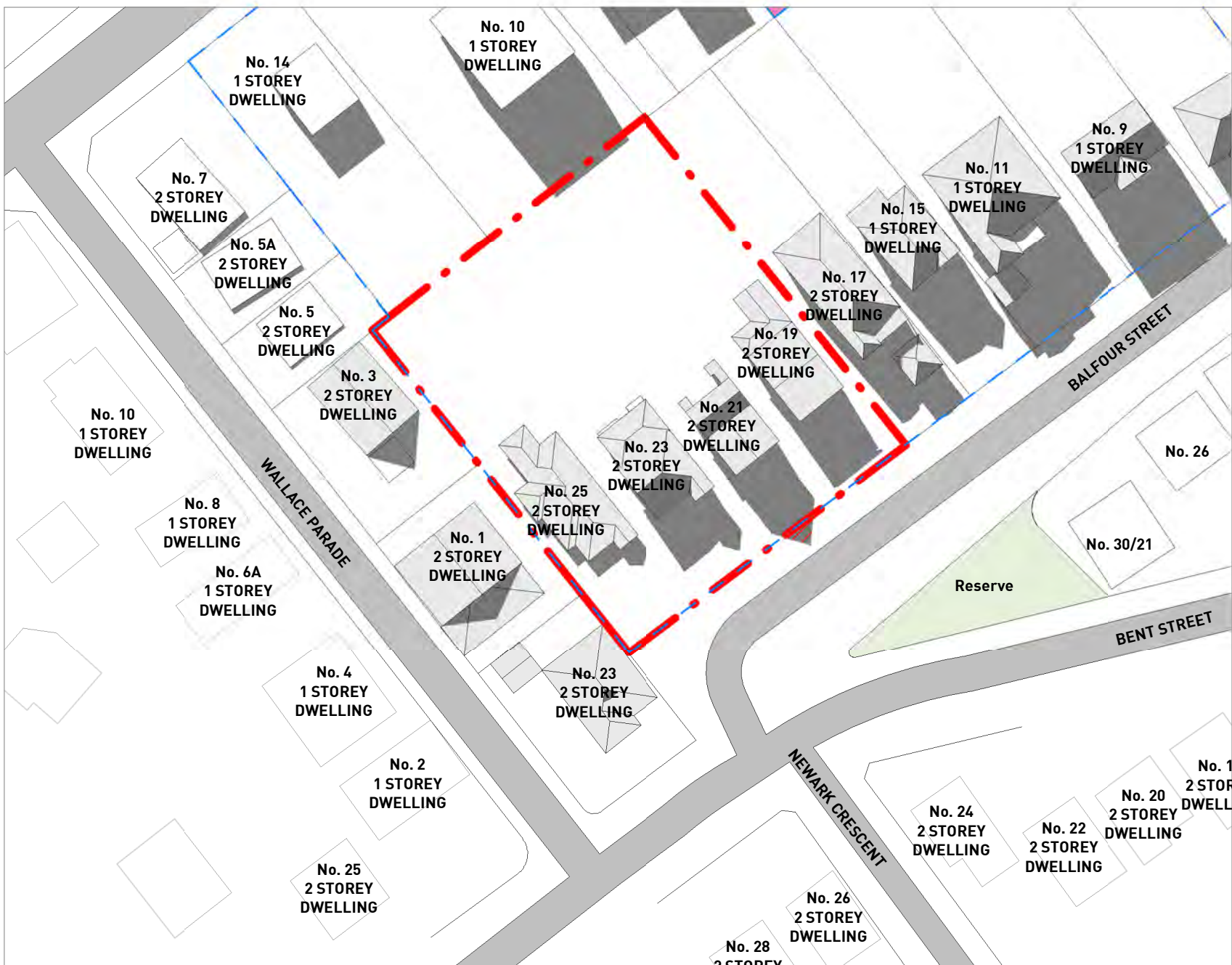
1 **OVERSHADOWING - 01PM JUNE 21 (EXISTING)**
1 : 1000



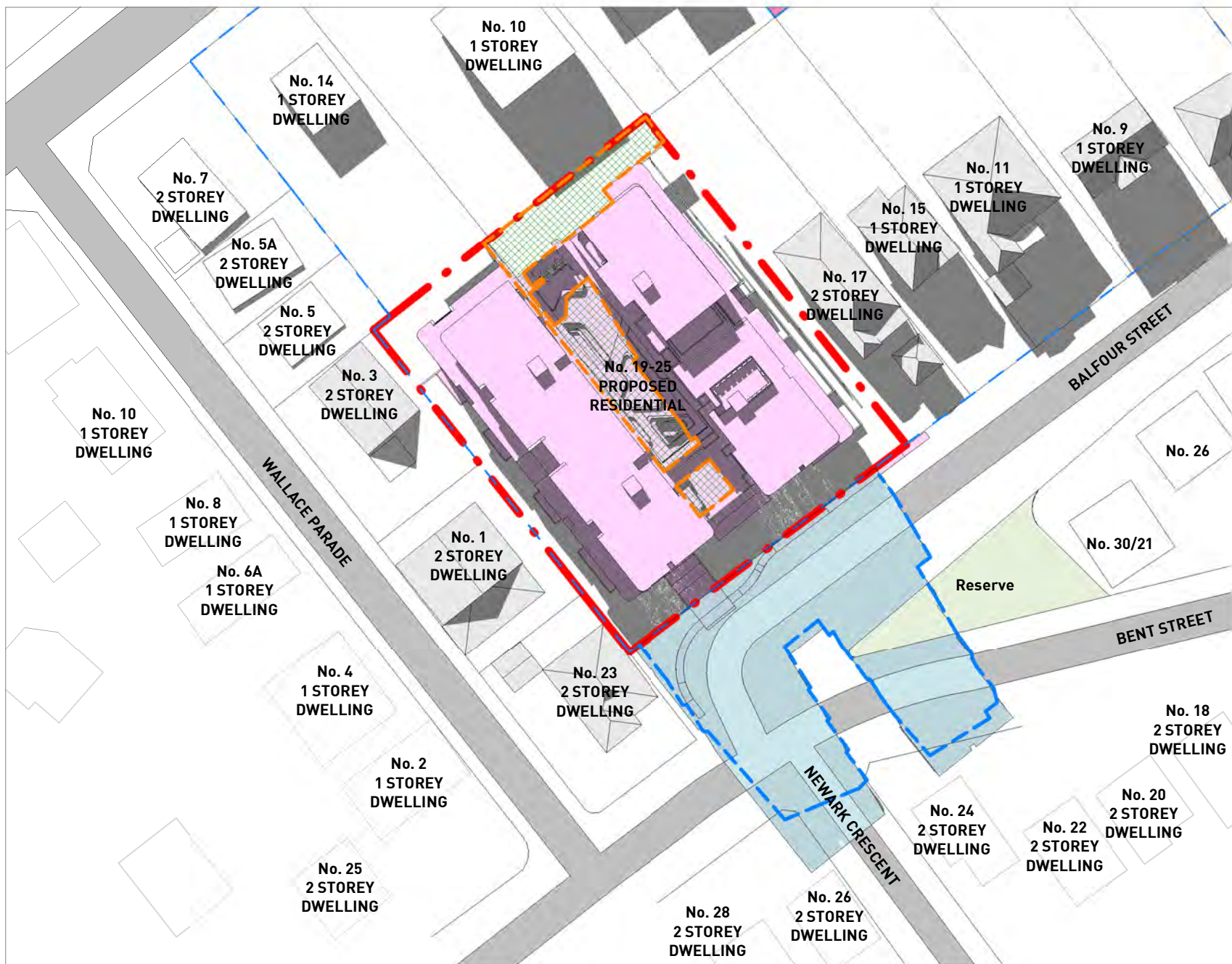
2 **OVERSHADOWING - 01PM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 01PM: 436.060 SQM (44.1%)

TOTAL COMMUNAL SPACE AREA 987.799 SQM



3 **OVERSHADOWING - 02PM JUNE 21 (EXISTING)**
1 : 1000



4 **OVERSHADOWING - 02PM JUNE 21 (PROPOSED)**
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 02PM: 658.425 SQM (66.6%)

TOTAL COMMUNAL SPACE AREA 987.799 SQM

- EXISTING PROPERTY SHADOWS
- AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY
- COMPLIANT BUILDING HEIGHT SHADOW
- COMMUNAL OPEN SPACE SOLAR ACCESS

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments	
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Nominated Architects: Mark G Broadley (5820) Stuart D Hill (6459)	

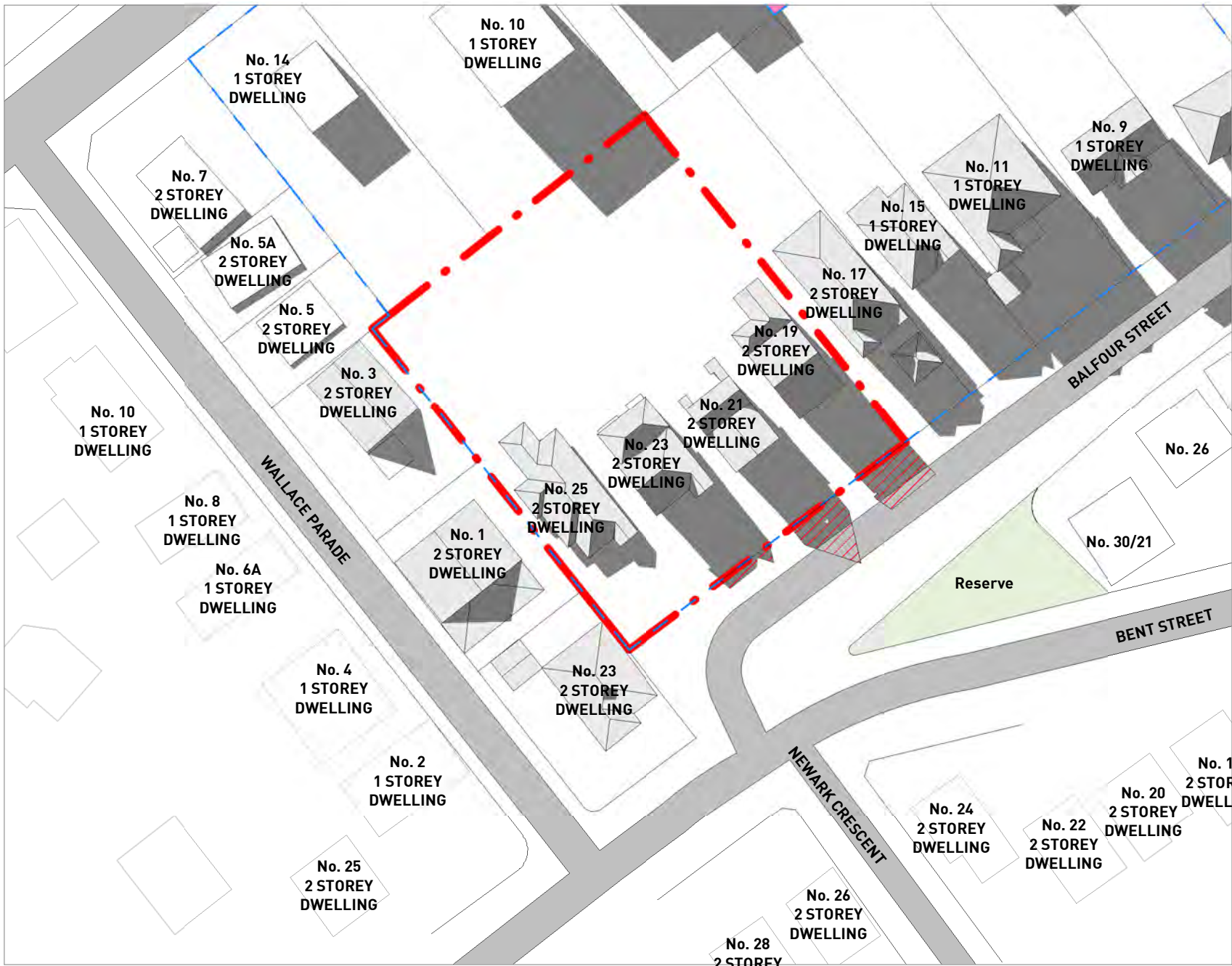
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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
**OVERSHADOWING DIAGRAMS
(PROPOSED)**

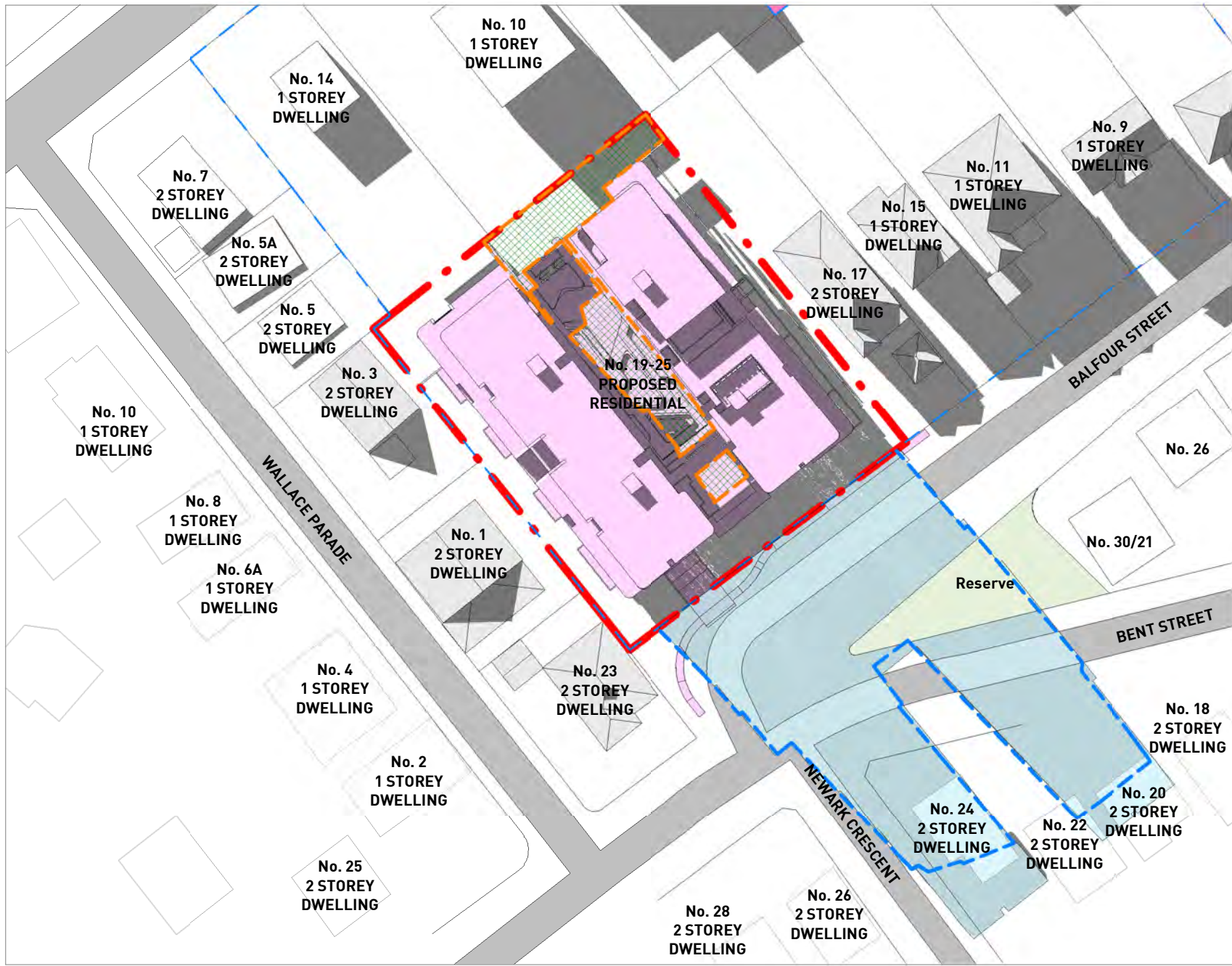
Status: FOR APPROVAL			
Scale:	As indicated	Job No:	Drawn No:
Sheet Size:	A1	24062	DA532
Date:	09/04/2025	24062	DA532
Drawn:	RM	Reviewed:	DY



1
DA533

OVERSHADOWING - 03PM JUNE 21 (EXISTING)

1 : 1000



2
DA533

OVERSHADOWING - 03PM JUNE 21 (PROPOSED)

1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 03PM: 628.635 SQM (63.6%)

TOTAL COMMUNAL SPACE AREA 987.799 SQM

- EXISTING PROPERTY SHADOWS
- AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY
- COMPLIANT BUILDING HEIGHT SHADOW
- COMMUNAL OPEN SPACE SOLAR ACCESS

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION

Amendments

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 50 001 259 507

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

OVERSHADOWING DIAGRAMS (PROPOSED)

Status:

Scale: As indicated

Job No: 24062

Drawing No: DA533

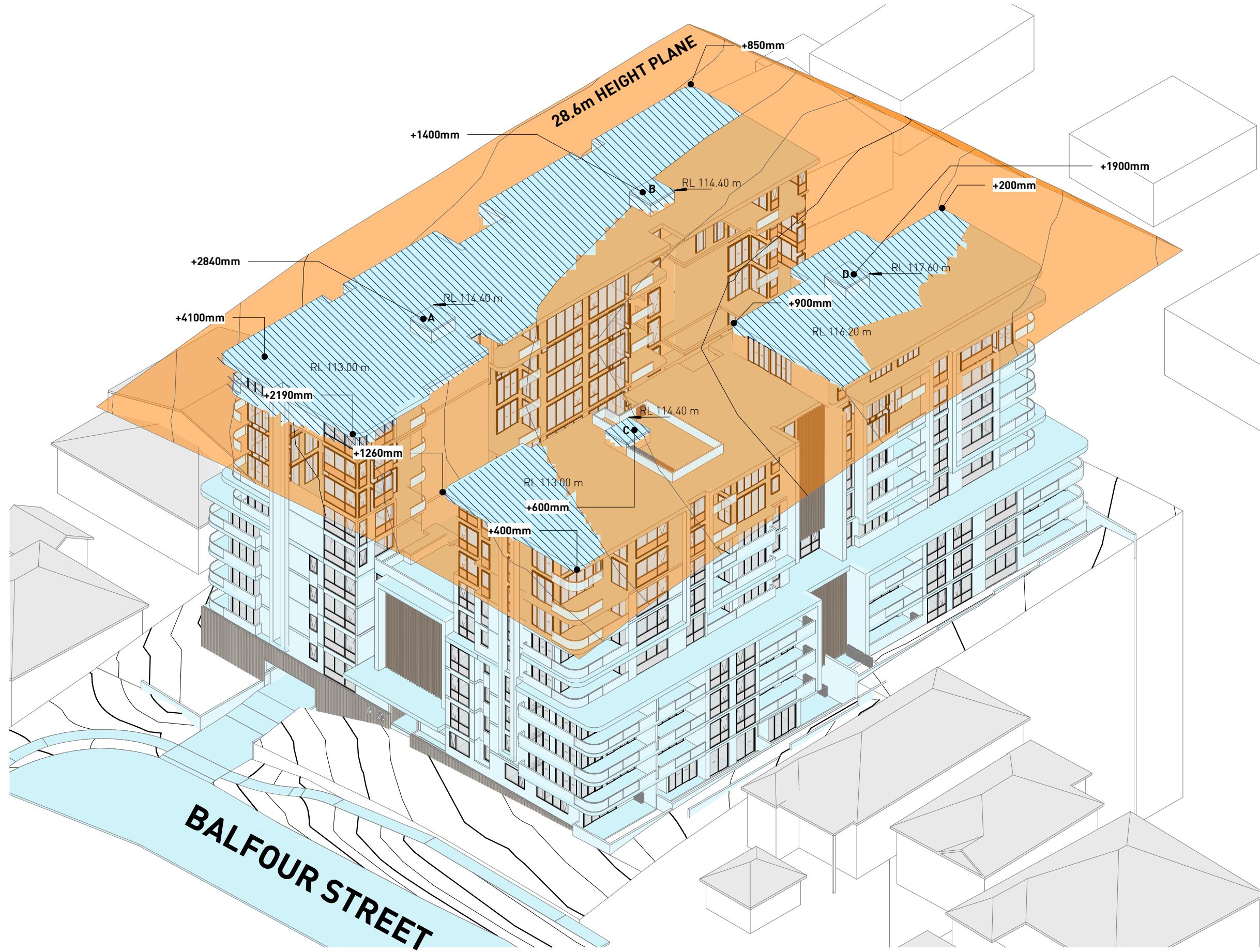
Rev: C

Sheet Size:

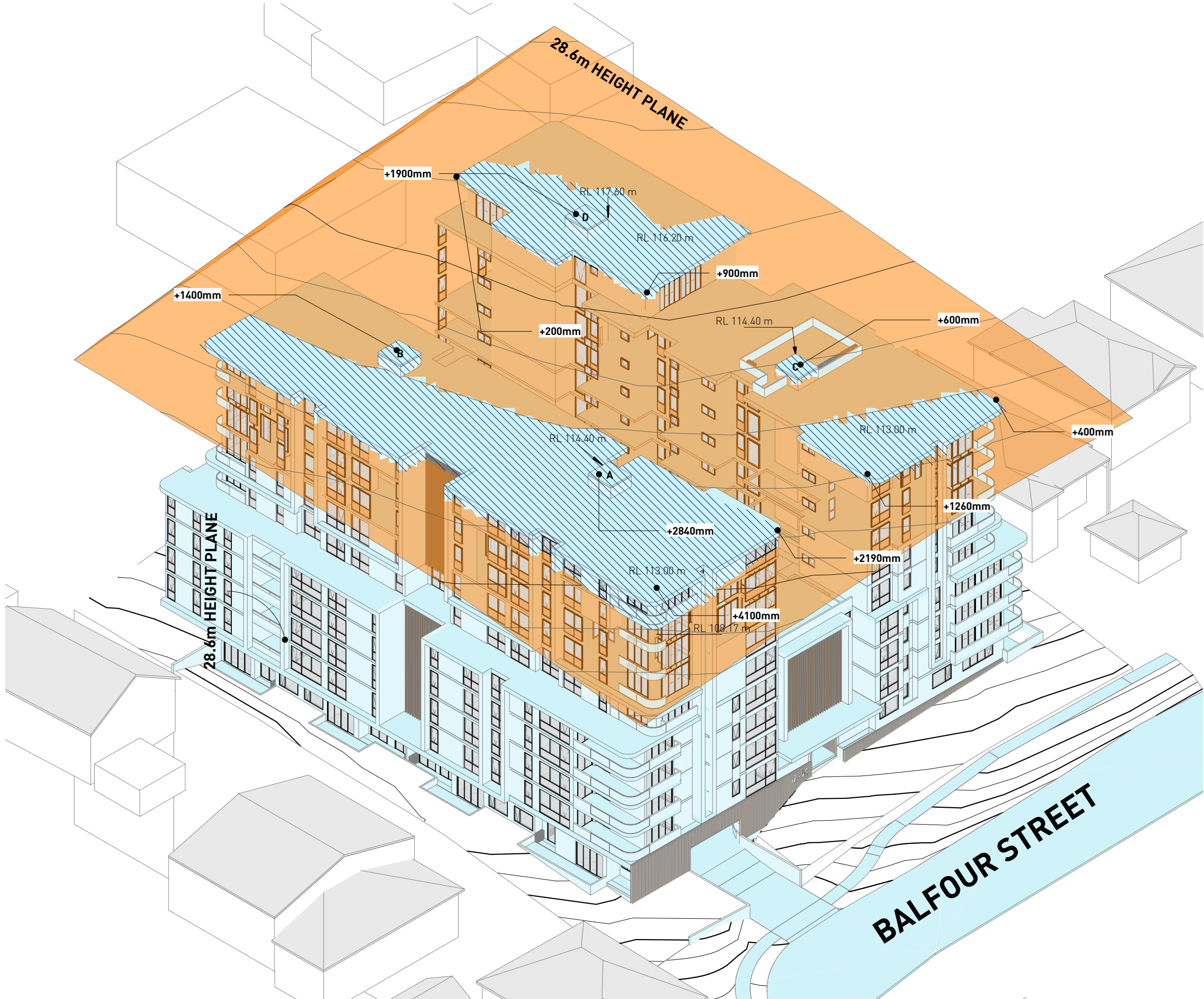
Date: 09/04/2025

Drawn: Author

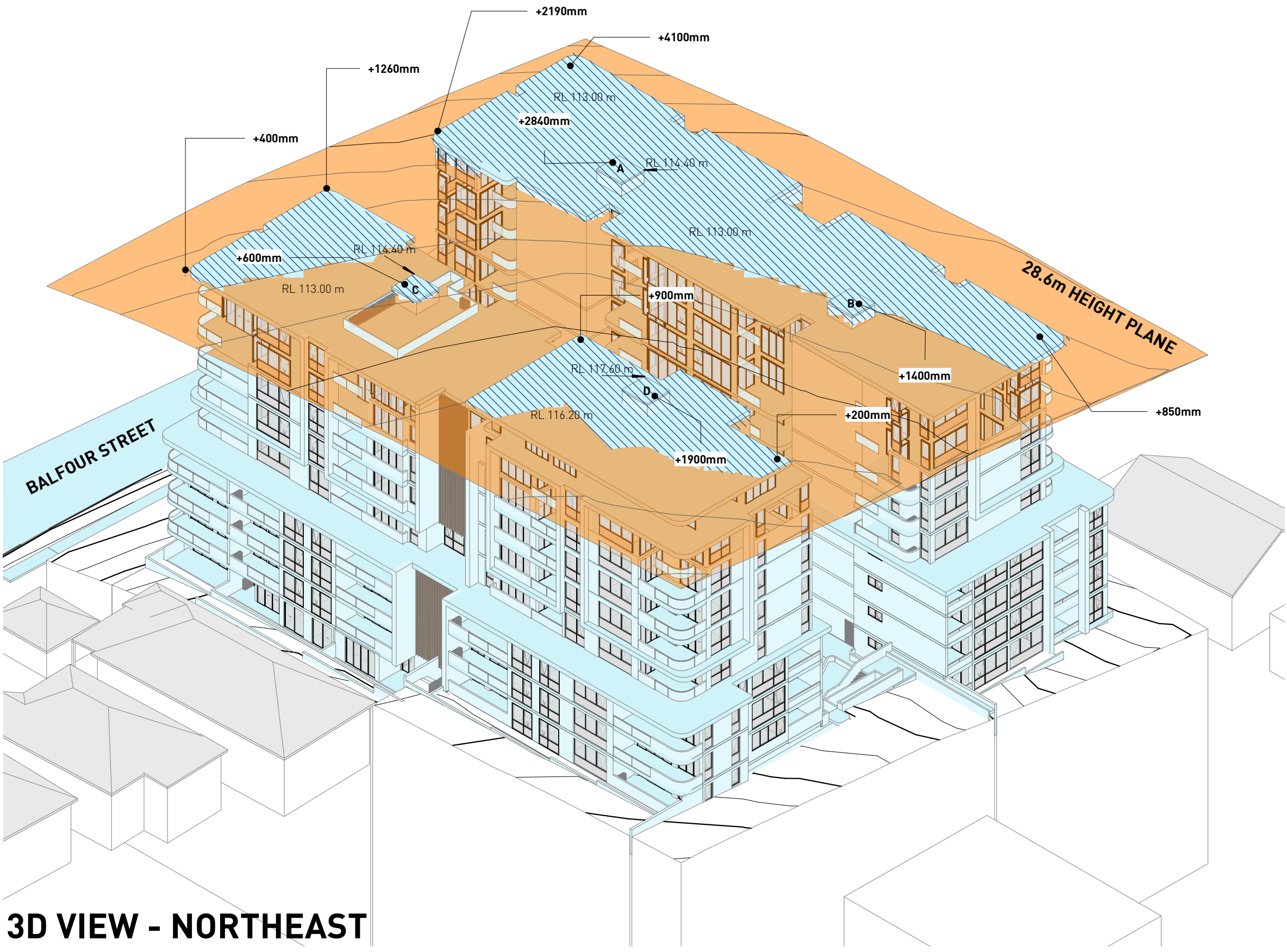
Reviewed: Checker



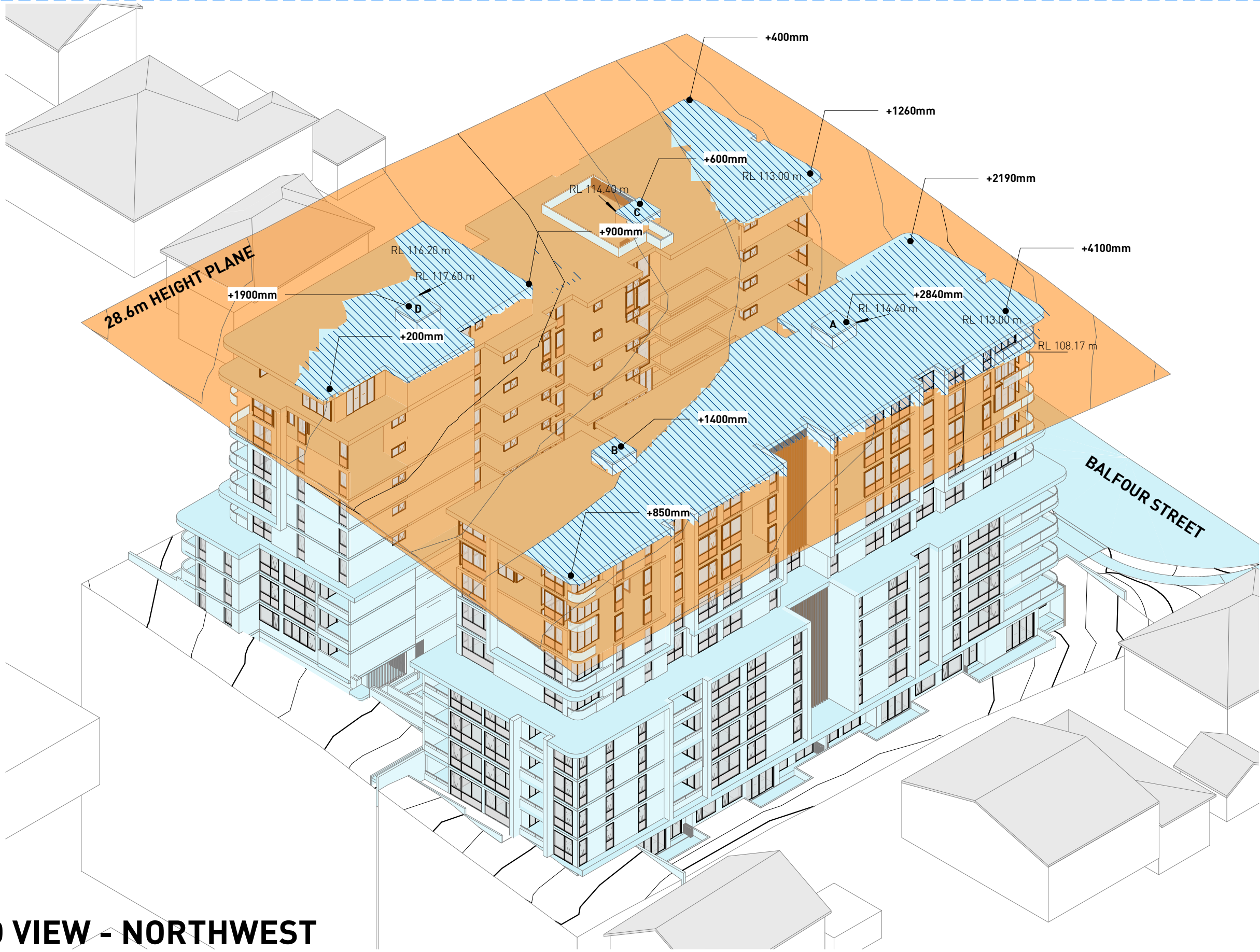
3D VIEW - SOUTHEAST



3D VIEW - SOUTHWEST



3D VIEW - NORTHEAST



3D VIEW - NORTHWEST

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
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	28-04-2025	DRAFT DA SET FOR COORDINATION

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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 (5820) Stuart D Hill (6459)	

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
HEIGHT PLANE DIAGRAM

Status:
FOR APPROVAL

Scale:	Job No:	Drawing No:	Rev:
Sheet Size: A1	24062	DA600	C
Date: 09/04/2025			
Drawn: RM	Reviewed: DJ		

MATERIALS & FINISHES

SCHEDULE OF EXTERNAL FINISHES AND MATERIALS



BALUSTRADE TYPE 1
SEMI FRAMELESS GLASS



WALL CLADDING TYPE 1
REIDER CLADDING
"SANDSTONE FERRO PLUS"
OR SIMILAR



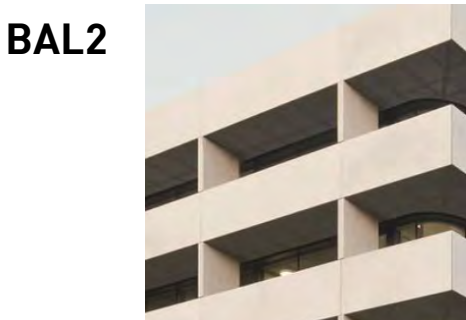
PAINT FINISH TYPE 1
DULUX "HOG BRISTLE"
OR TO MATCH WC1



PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"



ALUM FRAME OF WINDOWS/DOORS
POWDERCOAT FINISH TO MATCH
WC2/PF2



BALUSTRADE TYPE 2
SOLID BALUSTRADE/PARAPET
FINISH TO PF4



WALL CLADDING TYPE 2
PRE FINISHED FIBER CEMENT PANEL
GENESIS OASIS "CINDER"
OR TO MATCH



PAINT FINISH TYPE 2
DULUX "MONUMENT"
OR TO MATCH WC2



BATTENS TYPE 1
TIMBER LOOK ALUMINUM BATTENS
MODINEX ALU BATTEN
"SPOTTED GUM" OR TO MATCH



PRIVACY SCREEN TYPE 1
POWDERCOAT FINISH TO MATCH
WC3



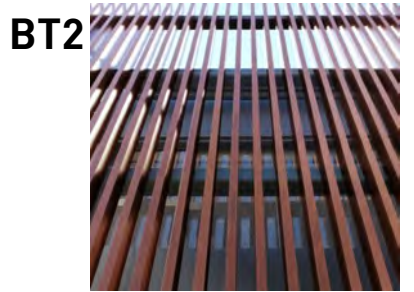
BALUSTRADE TYPE 3
SEMI FRAMELESS GLASS FIXED
TO SOLID SPANDREL/PARAPET
FINISH TO WC1



WALL CLADDING TYPE 3
PGH BRICKS
GRAPHITE OR SIMILAR

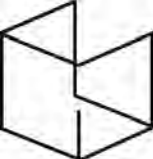


PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3



BATTENS TYPE 2
CUSTOM SIZE ALUMINUM BATTENS
POWDERCOATED FINISH TO MATCH
DULUX "BRONZE PEAL KINETIC SATIN"

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
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Giles Tribe Pty Ltd ABN 50 001 259 507

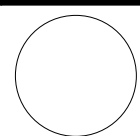
Nominated Architects:
Mark G Broadley (BR23) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

MATERIAL SAMPLE BOARD



Status:

FOR APPROVAL

Scale: 1 : 100

Job No.

Drawing No.

Rev.

Sheet Size: A1

Date: 24/07/15

Drawn: RM

24062

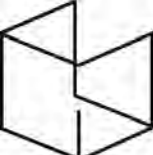
DA702

C

Reviewed: DJ



C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description



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 50 001 259 507

Nominated Architects:

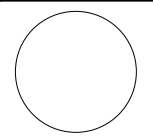
Mark G Broadley (B620) Stuart D Hill (6459)

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Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawn:
PERSPECTIVES



Status:

Scale:

Job No.

Drawing No.

Rev.

Sheet Size:

24062

DA703

C

Date:

24/07/15

Drawn:

JL

Reviewed:

SH