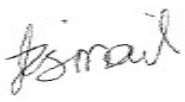
Preliminary Site Investigation Report Prepared for:

Balfour Group

Address:

19-25 Balfour Street, Lindfield, NSW 2070

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Date of Inspection	20.05.2025
Date of Report	26.05.2025
Address	19-25 Balfour Street, Lindfield, NSW 2070
Subject area	Site boundary interior – Lots - 13/DP663524, 13/DP657173, 1/DP121527 and 12/DP654363. (refer to Appendix A – Photographs)

EnviroX Consulting Pty Ltd

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Executive Summary

EnviroX Consulting Pty Ltd (EnviroX) have been engaged by Balfour Group (the client) to conduct a Preliminary Site Investigation (PSI) for the group of the properties located at 19-25 Balfour Street, Lindfield, NSW 2070 (the Site).

Balfour Group is preparing to submit / have submitted a development application for 19-25 Balfour Street, Lindfield, NSW 2070 and are in need of PSI to facilitate the process. Currently, The Site consists of four "Lots". All Lots consist of four original residential dwellings with rear extensions, pool areas and all with landscaped grass areas at the front and rear of the properties. The Site is described as Lots 13/DP663524, 13/DP657173, 1/DP121527 and 12/DP654363 and comprises an approximate total area of 4771 m^2 (as per town planner). EnviroX understands that the proposed development includes the demolition of existing onsite residential structures and construction of a ten-story residential building with multilevel underground carparking and grassed / landscaped areas surrounding the complex. As part of the proposal, the client has commissioned a Preliminary Site Contamination Assessment for the Site.

The Preliminary Site Investigation (PSI) involved a comprehensive desktop review, focusing on both historical and current documentation related to the Site. This included an analysis of past land use records, aerial imagery, Site plans, and existing environmental reports. Local environmental databases, a Lotsearch report, and relevant regulatory records were also examined to identify potential contamination sources on and around the Site. The information gathered was used to assess potential environmental risks associated with the Site's historical use and its proximity to neighbouring properties. The objective of the PSI is to evaluate contamination risks and guide any future investigative or remedial actions.

Based on the information attained and the preliminary Conceptual Site Model (CSM), the potential for exposure to Contaminants of Potential Concern (CoPC) at the Site is considered **Low to moderate.** This assessment reflects the identification of Areas of Environmental Concern (AECs) across the Site, as illustrated in **Table 5,** in relation to the planned works to be conducted on the Site**.** The **Low to moderate** exposure potential is primarily attributed to historical activities such as uncontrolled fill material, current hazardous building materials & historical demolition of structures and the current and historical storage of vehicles onsite.

Please be advised that the findings of the Preliminary Site Investigation (Stage 1) report, deems it necessary to conduct further contamination investigations and furnish Secretary's Environmental Assessment Requirements (SEARs) with more reports. Namely a Hazardous Material Survey of all structures on site prior to demolition and a Detailed Site Investigation (Stage 2) Report. Conditional on the DSI results a Remediation Action Plan and/or Site Audit Statement and Validation to demonstrate that the site is suitable (or will be suitable, after remediation) for the development.

A Preliminary Site Investigation (Stage 1) report has been prepared to respond to the SEARs requirement issued for the Site and to accompany the application with respect of the suitability for the proposed Site. The report has been prepared by a suitably qualified consultant in accordance with relevant Environmental Protection Authority (EPA) guidelines.

Legislation

The PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environmental Protection Authority (EPA) "Consultants Reporting on Contaminated Lands: *Contaminated Land Guidelines*" (2020);
- NSW EPA, *Contaminated Land Guidelines*, *Sampling Design Part 1 – Application*, 2022;
- NSW EPA, *Contaminated Land Guidelines*, *Sampling Design Part 2 – Interpretation*, 2022;
- State Environment Protection Policy (Resilience and Hazard) 2021;
- NSW DEC, 2017. Guidelines for the NSW Site Auditor Scheme (3rd edition). NSW Department of Environment and Conservation;
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013;
- NSW Environmental Protection Authority, Waste Classification Guidelines Part 1: Classifying Waste, 2014;
- Safework Australia Code of Practice: How to Manage and Control Asbestos in the Workplace (2022);
- Safework Australia Code of Practice: How to Safely Remove Asbestos (2022);
- Work Health and Safety Act, 2011; and
- Work Health and Safety Regulation, 2017.
- State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water 1998.

Abbreviations

Abbreviation	Full Description
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AFFF	Aqueous Firefighting Foam
ASS	Acid Sulfate Soils
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene
C&D	Construction & Demolition
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DSI	Detailed Site Investigation
EPA	Environment Protection Agency
HMS	Hazardous Material Survey
NSW CLR	New South Wales Contaminated Land Register
OCP	Organophosphorus Pesticides
OPP	Polycyclic Aromatic Hydrocarbons
PAH	Potential Acid Sulfate Soil
PASS	Per and Poly-Fluoroalkyl Substances
PSI	Preliminary Site Investigation
SEARs	Secretary's Environmental Assessment Requirements
TPH	Total Petroleum Hydrocarbons
KC	Ku-ring-gai Council

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1. Introduction

1.1 Background

EnviroX Consulting Pty Ltd (EnviroX) have been engaged by Balfour Group (the client) to conduct a Preliminary Site Investigation (PSI) at the property located at 19-25 Balfour Street, Lindfield, NSW 2070 (the Site).

The Site Location Plan is shown in Appendix B. The Site is located approximately 11km North North-West of the Sydney Central Business District (CBD), within the Local Government Area of Ku-ring-gai Council (KC). The subject site is located at the Western end of Balfour Street and is occupied by four residential dwellings.

The Site will be occupied by a ten-story residential building with multilevel underground carparking and grassed / landscaped areas surrounding the complex.

EnviroX understands that the State Significant Development Application (SSDA) proposes demolition of the four residential dwellings and reconstruction of a multi-story residential building and this PSI aims to identify the suitability for the proposed Site works.

This report has been prepared to support a State Significant Development Application (SSDA) and for the purpose of enabling the developer to meet its obligations under the SEARs Framework and Contaminated Land Management Act 1997 (CLM Act) for the assessment and management of contaminated land.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 22 April 2025 (SSD-82709458). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Desciption of requirement	Section reference
13. Contamination and Remediation	In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. Supporting Documentation: - Preliminary Site Investigation Report If required: - Detailed Site Investigation - Remedial Action Plan - Preliminary Long-term Environmental Management Plan.	Industry Specific SEARs Housing – Page 5

1.2 Objectives of the investigation

The objectives of this PSI were as follows:

- Assess the potential for contamination at the Site, from former and current land use activities;
- Determine whether the Site is suitable for the proposed residential land use; and,
- Provide recommendations in relation to further investigations and/or a Detailed Site Investigation (DSI) (if required).

1.3 Scope of works

The scope of work completed to achieve the objective was:

- Conduct a Site visit to observe on-Site and off-Site conditions.
- Identification of areas and contaminants of potential concern (COPC) for the Site based upon the desktop study of Site history information and Site inspection.
- Undertake a desktop study for the Site history review, based upon:
    - Historical title deed search.
    - Historical aerial photography.
    - Historical business directories.

Preparation of this PSI Report, documenting our findings of the desktop study and recommendations for further investigations (if required) is in accordance with the New South Wales Environment Protection Authority (NSW EPA) (2020), Guideline for Consultants Reporting on Contaminated Land and in accordance with Development Guidelines.

2. Site Characteristics and Environmental Overview

2.1 Site Identification

Table 1. Site details

Site details	Description
Site address	19-25 Balfour Street, Lindfield, NSW 2070
Lot Number	13/DP663524, 13/DP657173, 1/DP121527 and 12/DP654363
Approximate area	4771 m².
Local Government Council	Ku-ring-gai Council (KC)
Current land Zoning	R2 Low Density Residential
Current Land Use	Residential

2.2 Site Inspection

EnviroX Consulting undertook a Site inspection at the Site on the 20th of May 2025. Site photographs are shown in Appendix A. Key observations noted during the inspection are summarised in **Table 2** below.

Table 2. Site Layout and Current Use

Site details	Description
Current Use	The Site consists of four "Lots". All Lots consist of original residential dwellings with rear extensions, some with pool areas and all with landscaped grass areas at the front and rear of the properties.
Surface Cover type and condition	The Site interior is mostly covered by grass and the residential buildings. Large hardstand driveways and swimming pools were also observed throughout properties.
Water runoff/ flow direction	The Site slopes downhill from east to west, with the south western corner of the Site being the lowest point.
Hazardous Materials	Presumed hazardous building materials observed on site, such as but not limited to asbestos containing materials (ACM) and lead based paints.
Areas of restricted access	Residence & associated sheds interiors.

2.3 Surrounding Land use

A summary of surrounding features and/or land uses noted during a review of desktop information and the Site inspected is provided in **Table 3** below.

Table 3. Surrounding Land Use

Orientation	Description
North	R2 Low Density Residential zoning continues North followed by R4 High Density Residential to the SP2 Classified Road infrastructure.
East	R2 / R4 Residential zoning lays directly East of Site, followed by E1 Local Centre & CA Complex Area and SP2 Classified Road infrastructure / Railway.
South	Continued R2 Low Density Residential zoning continues south of Site. RE1 Public Recreation beyond as Two Tuners Reserve.
West	Continued R2 Low Density Residential zoning continues west of Site. A mixture of C4 Environmental Living & C2 Environmental Conservation is found within the R2 zoning further west.
Abbreviations (NSW Department of Planning and Environment): R2: Low Density Residential R4: High Density Residential SP2: Infrastructure. RE1: Public Recreation. E1: Local Centre CA: Complex Area C4: Environmental Living C2: Environmental Conservation	

2.4 Topography

Upon site visual inspection, observed from Balfour Street, the Site slopes downhill from east to west. A review of Lotsearch Report (Ref: LS082431 EP) indicates the topography, via elevation contours, of the Site is sloping downhill from the north east towards the south western portion of the Site. The surface elevation ranges approximately from 94m to 80m above sea level.

2.5 Hydrogeology & Groundwater

A review of the Lotsearch Report (Ref: LS082431 EP) identified one (water supply) registered groundwater bore hole within 1000m of the Site. A Description of aquifers within the dataset buffer indicates porous, extensive aquifers of low to moderate productivity.

2.6 Hydrology

A search of Google Earth was undertaken on the 22nd of May, 2025, whereby the closest surface water receptor is Gordon Creek approximately 830m east, however, Litte Blue Gum Creek approximately 1000m to the south west of the Site is a more likely receptor due to the elevation contours leading into Lane Cove River.

2.7 Geology & Soils

A review of the Lotsearch Report (Ref: LS082431 EP) revealed the Site is underlain by Ashfield Shale deposits consisting of Black to light grey shale and laminite. With the dominant Lithology being Shale.

Soil mapping units and Australian Soil Classification orders within the dataset buffer indicates the soil order is Sodosol (Dissected plateau remnants - flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils and hard acidic red soils; many shallow profiles occur and profile thickness varies considerably over short distances. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit. Sodosols are soils characterized by a strong texture contrast between a lighter-textured surface horizon and a clayey, sodic subsoil, meaning the subsoil is high in exchangeable sodium.

No appreciable erosion observed on Site, as Site is covered by grass, paved areas or dwellings.

2.8 Acid Sulfate Soils

A search of the NSW Government soil spatial viewer via eSPADE was undertaken on the 22nd of May, 2025, to identify if Acid Sulfate Soils (ASS) are a risk at the Site and found no known occurrence of acid sulfate soils on Site / in close proximity to site.

Additionally, Lotsearch Report (Ref: LS082431 EP) classes the area under the Probability of occurrence of Acid Sulfate Soils - D. Low (6-70%).

2.9 Dryland Salinity

A review of Lotsearch Report (Ref: LS082431 EP) identified the Site as being categorised as an area of no known occurrence for dryland salinity.

Is there Dryland Salinity - National Assessment data onsite? No

Is there Dryland Salinity - National Assessment data within the dataset buffer? No

2.10 Site Vegetation & Ecological Constraints

Observed through visual inspection on the 20th of May, 2025, the Site landscaped areas are mostly covered by grass and garden beds with no signs of degradation or stress.

According to Lotsearch Report (Ref: LS082431 EP), classified native vegetation information exists on Site as Wet Sclerophyll Forests (Grassy sub-formation) Sydney Turpentine Ironbark Forest.

Furthermore, no Ramsar Wetlands or Protected Areas are present on-Site or in the nearby vicinity of Site.

Inflow Dependent Ecosystems (IDEs) and Groundwater Dependent Ecosystems (GDEs) are not present on-Site. However, IDEs (Likelihood – 7) and GDEs (Moderate potential GDE - from national assessment) were observed in the area, located 823m South West at elevation significantly lower than site.

2.11 Per & Polyfluoroalkyl Substances

The Australian potential per- and poly-fluoroalkyl substances (PFAS) Chemicals Map was viewed on the 22nd of May, 2025, identified no sites were impacted by PFAS contamination within the immediate vicinity of the site (within 1000m).

2.12 Human Health Risks

Upon site visit, a bonded (non-friable) presumed ACM material was observed as building materials across the four residential dwellings, such as eaves and front porch ceiling linings. Potential Asbestos-containing materials (ACM) and lead-based paint is presumed on Site.

No records of Naturally Occurring Asbestos Potential within the dataset buffer. Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development.

2.13 Waste Management & Liquid Fuel Facilities

A review of Lotsearch Report (Ref: LS082431 EP) identified no waste management or liquid fuel facilities on or directly adjacent the Site. However, three petrol stations exist approximately 321m East of Site (United - Lindfield), 485m South East of Site (7-Eleven Lindfield) and 503m North West (7-Eleven Killara).

Similarly, a Coles Supermarket soft plastics drop off waste management facility was identified 107m North East of Site.

2.14 Heritage Considerations

A review of the Lotsearch Report (Ref: LS082431 EP) indicates that the subject site is located within an area identified on the National Heritage List under the National Trust Urban Conservation Areas of Ku-ring-gai. Additionally, the site falls within a designated Environmental Planning Instrument – Heritage (EPI-HER) area.

The EPI-HER is a spatial dataset used to identify land subject to heritage conservation provisions under the relevant New South Wales Environmental Planning Instrument, in accordance with the Environmental Planning and Assessment Act 1979. This designation assists local councils in managing and protecting heritage sites and conservation areas within their jurisdiction.

These heritage listings may have implications for the development and should be considered in planning and environmental assessments.

2.15 Mining

Based on the findings of the Lotsearch Report (Ref: LS082431 EP), the subject site is not located within a designated Mining Subsidence District. Furthermore, there are no current mining or exploration titles or applications identified within the report buffer area surrounding the site.

Two Main Types of titles:

1. Exploration Titles
    - These gave permission to search for minerals (e.g. via drilling, sampling).
    - Activities are usually less invasive but can still impact the land (drill pads, access roads, clearing vegetation).

2. Mining Titles
    - These allowed actual extraction of minerals (open cut, underground, etc.).
    - This often leaves a bigger environmental footprint (tailings, pits, shafts, waste rock dumps).

Why They're "Historical"

They're called *historical* because the title is **no longer active**, but it still tells you:

- Who operated there
- When and how long they were active
- What kind of exploration/mining they did
- Whether any legacy impacts may remain

Why They Matter

Even though the title isn't active anymore, past activities can **(if mining actually occurred)**:

- Leave behind **contamination**
- Cause **land instability** or hidden voids
- Lead to **environmental liabilities** if rehab wasn't done properly

Please note, some historical mining and exploration tittles from the Site were observed, see Lotsearch Report (Ref: LS082431 EP) – Mining section.

However, mining and exploration titles can be (and often are) held without any physical mining or exploration work ever being done.

3 Site history

A Site history assessment was conducted for the Site which comprised a review of current and historical aerial photographs and council records.

3.1 Historical Aeriel Photographs

Aerial photographs dating back to 1930 were reviewed as part of this PSI. Descriptions of the aerial photographs are presented in **Table 4** below. The historical aerial photographs are attached in Figures under Historical Imagery within the Lotsearch Report (Ref: LS082431 EP) attached in Appendix C.

Table 4. Historical Aerial Photograph Review

Date	OnSite Desciption	OffSite Description
1930	Four residential dwellings observed adjacent the Street.	Low density residential housing surrounding.
1943	The Site is relatively unchanged.	Medium density residential housing surrounding.
1951	The Site is relatively unchanged.	The surrounding area is relatively unchanged.
1955	The Site is relatively unchanged.	The surrounding area is relatively unchanged.
1961	The Site is relatively unchanged.	The surrounding area is relatively unchanged.
1965	Rear extension observed to Lot 12/DP654363.	The surrounding area is relatively unchanged.
1970	Rear extension observed to Lot 1/DP121527.	The surrounding area is relatively unchanged.
1978	The Site is relatively unchanged.	The surrounding area is relatively unchanged.
1982	Rear extension observed to Lot 13/DP663524. Swimming pool observed in Lot 1/DP121527.	The surrounding area is relatively unchanged.
1986	The Site is relatively unchanged.	The surrounding area is relatively unchanged.
1991	Greater rear extension observed to Lot 13/DP663524	The surrounding area is relatively unchanged.
1994	Swimming pools observed in Lot 13/DP657173	The surrounding area is relatively unchanged.
2006	Greater rear extension observed to Lot 13/DP663524	The surrounding area is relatively unchanged.
2014	Swimming pool observed in Lot 12/DP654363.	The surrounding area is relatively unchanged.
2025	Greater rear extension observed to Lot 12/DP654363.	Large multipurpose building erected to the north east of site.

3.2 Historical Business Directory Search

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, **mapped to a premise or road intersection** within the dataset buffer, see Lotsearch Report (Ref: LS082431 EP) for full table.

Brief summery below of the different types of businesses **mapped to a premise or road intersection** within the area of Site:

- BUILDERS & CONTRACTORS – 1961 – Premise Match – 40m – South.
- TAXI TRUCK OPERATORS – 1970 – Premise Match – 107m – North East.
- CARRIERS & CARTAGE CONTRACTORS – 1970 – Premise Match –107m – North East.
- NURSERYMEN – 1965 – Premise Match – 107m – South West.
- MOTOR GARAGES &/OR ENGINEERS – 1950 - Premise Match - 124m – North East.

Dry Cleaners, Motor Garages & Service Stations (1948-1993) from UBD Business Directories, **mapped to a premise or road intersection**, within the dataset buffer, see Lotsearch Report (Ref: LS082431 EP) for full table.

Brief summery below of the Dry Cleaners, Motor Garages & Service Stations (1948-1993) **mapped to a premise or road intersection** within the area of Site:

- MOTOR GARAGES &/OR ENGINEERS. – 1953 – Premise Match – 124m – North East.
- Motor Garages & Service Station – 1986 – Premise Match – 216m - North East.
- MOTOR SERVICE STATIONS-PETROL, OIL, ETC. – 1969 – Premise Match – 219m East.
- DRY CLEANERS & PRESSERS. – 1988 – Premise Match – 224m East.

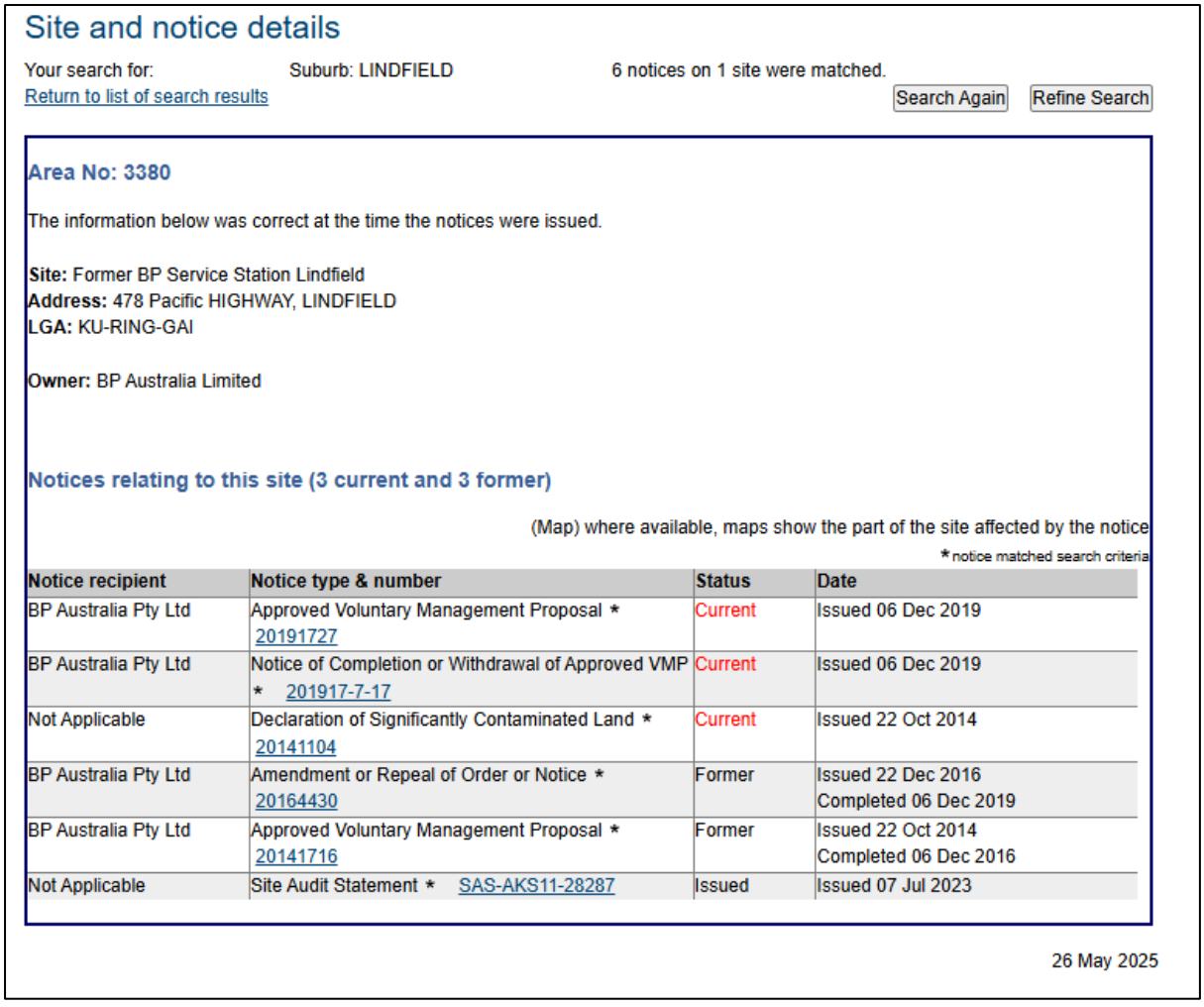
Examples listed above are a brief summary of some relevant historical potentially contaminative business activities for onsite and offsite sources from Lotsearch Report (Ref: LS082431 EP) Historical Business Directories. The Potentially contaminative business activities are not solely limited to the Table 5 & Table 6, see Lotsearch Report (Ref: LS082431 EP) Historical Business Directories for full report.

3.3 NSW EPA Contaminated Land Register

The NSW EPA publishes a list of contaminated land notified under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act). These have been assessed by the EPA as being contaminated, but not always require regulation under the CLM Act. It does not include notifications under Section 60 of the CLM Act.

A search of the NSW EPA Contaminated Land Register on the 26th of May, 2025 found **no results** relating to the Site. However, one site was identified within the Suburb of Lindfield approximately 500m to North of Site, see **Figure 2.**

Figure 2. NSW EPA Contaminated Land Search



Site and notice details

Your search for: Suburb: LINDFIELD 6 notices on 1 site were matched.

Return to list of search results Search Again Refine Search

Area No: 3380

The information below was correct at the time the notices were issued.

Site: Former BP Service Station Lindfield
Address: 478 Pacific HIGHWAY, LINDFIELD
LGA: KU-RING-GAI

Owner: BP Australia Limited

Notices relating to this site (3 current and 3 former)

(Map) where available, maps show the part of the site affected by the notice

* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
BP Australia Pty Ltd	Approved Voluntary Management Proposal * 20191727	Current	Issued 06 Dec 2019
BP Australia Pty Ltd	Notice of Completion or Withdrawal of Approved VMP * 201917-7-17	Current	Issued 06 Dec 2019
Not Applicable	Declaration of Significantly Contaminated Land * 20141104	Current	Issued 22 Oct 2014
BP Australia Pty Ltd	Amendment or Repeal of Order or Notice * 20164430	Former	Issued 22 Dec 2016 Completed 06 Dec 2019
BP Australia Pty Ltd	Approved Voluntary Management Proposal * 20141716	Former	Issued 22 Oct 2014 Completed 06 Dec 2016
Not Applicable	Site Audit Statement * SAS-AKS11-28287	Issued	Issued 07 Jul 2023

26 May 2025

Similarly, a review of the Lotsearch Report (Ref: LS082431 EP) revealed no records of the Site being on:

- The NSW EPA Contaminated Land List
- Contaminated Land: Records of Notice
- Former Gasworks list

However, a review of the Lotsearch Report (Ref: LS082431 EP) revealed four records of **NSW contaminated sites notified to EPA** within 1000m of Site, see **Figure 3.**

Figure 3. Lotsearch Report (Ref: LS082431 EP) – Records from the NSW EPA Contaminated Land list within the dataset buffer

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
693	Former BP Service Station Lindfield	478 Pacific HIGHWAY	LINDFIELD	Service Station	Contamination currently regulated under CLM Act	Current EPA List	Premise Match	441m	North West
738	7-Eleven (former Mobil) Service Station	238 Pacific Highway	Lindfield	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	485m	South East
697	7-Eleven Service Station (Former Mobil)	496 Pacific Highway	Killara	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	503m	North West
695	Killara Garage	544 Pacific Highway	Killara	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	712m	North West

A review of the Lotsearch Report (Ref: LS082431 EP) revealed three records of **EPA Notices** within 1000m of Site, see **Figure 4.**

Figure 4. Lotsearch Report (Ref: LS082431 EP) – Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173540206	Penalty Notice	NATIONAL ASBESTOS SOLUTIONS PTY LTD	17 BEACONSFIELD PARADE, LINDFIELD, NEW SOUTH WALES 2070	Issued	29/08/2022	Protection of the Environment Operations Act 1997 - 211(1)	Not comply with requirement under chapter 7 - Corporation	17/01/2022	Premise Match	200m	South East
2	3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	268m	South East
3	1121976	s.91 Clean Up Notice	A EGGINTON & S EGGINTON		Issued	30/11/2010				Premise Match	316m	East

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

4 Preliminary Conceptual Site Model (CSM)

In accordance with NEPM (2013) Schedule B2 – *Guideline on Site Characterisation*, a Conceptual Site Model (CSM) has been developed to assess plausible pollutant linkages between potential contamination sources, migration pathways, and receptors. The CSM serves as a framework for evaluating the reliability and usability of collected data and helps identify any gaps in the current Site characterisation.

4.1 Sources of Potential Contamination

Table 5. Outlines examples of Onsite potential sources of contamination at the Site along with the associated Contaminants of Potential Concern (CoPC)

Source - OnSite	Areas of Environmental Concern (AEC)	Contaminants of Potential Concern (CoPC)
Historical - Uncontrolled fill material across the Site.	AEC1	Metals, Total Recoverable Hydrocarbons (TRH)/ Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Polycyclic Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCBs), Organochlorine Pesticides and Asbestos.
Current - Hazardous building materials Historical - Construction / demolition of structures	AEC2	Asbestos-containing materials (ACM), lead-based paints, synthetic mineral fibres and PCBs.
Historical / current - Use of motor vehicle storage	AEC3	Total Recoverable Hydrocarbons (TRH), VOCs: Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Polycyclic Aromatic Hydrocarbons (PAH), Oils, Fuels, Coolants and anti-freeze. Solvents and Cleaning Agents. Battery acids & electrolytes.

Table 6. Outlines examples of Offsite potential sources of contamination at the Site along with the associated Contaminants of Potential Concern (CoPC)

Source - OffSite	Area of Environmental Concern (AEC)	Contaminants of Potential Concern (CoPC)
Historical - MOTOR GARAGES &/OR ENGINEERS. – 1953 – Premise Match – 124m – North East.	AEC4	Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Polycyclic Aromatic Hydrocarbons (PAH), Chlorinated Hydrocarbons and Tributyltin (TBT). Isocyanates. Heavy Metals in Paints and Fillers. Oils, Fuels, Coolants and anti-freeze. Solvents and Cleaning Agents. Battery acids & electrolytes.

Historical - DRY CLEANERS & PRESSERS. – 1988 – Premise Match – 224m East.	AEC5	Industrial chemicals, solvents, heavy Metals, Ammonia, Acids and Alkalis, Chlorinated Compounds, Phthalates, Petroleum-based Solvents, Volatile Organic Compounds (VOCs), Trichloroethylene (TCE), Perchloroethylene (PCE) (also known as Tetrachloroethylene)

4.2 Potential Exposure Pathways

A review was conducted to assess the likely contaminant migration pathways and the mechanisms driving their movement. The following potential pathways and mechanisms were considered:

- Ingestion of contaminated soil.
- Dermal (skin) contact.
- Inhalation of vapours or dust.
- Direct uptake by plants or organisms.
- Vertical migration through soil layers.
- Movement along underground service trenches or through preferential pathways in fill.
- Horizontal migration across the Site.
- Migration via groundwater.

4.3 Potential Receptors

Identified Key Receptors and Associated Exposure Pathways

OnSite Receptors:

- Maintenance workers involved in earthworks: Potential exposure through dermal contact, soil ingestion, and inhalation of dust or vapours from contaminated materials.
- Future Site workers and residential occupants: Similar exposure pathways, including dermal contact, ingestion of contaminated soil, and inhalation of airborne contaminants.
- Ecological receptors (fauna): Potential for both direct and indirect exposure via dermal contact, inhalation, and ingestion (e.g. contaminated food, or dust ingestion during grooming).
- Ecological receptors (flora): Uptake of contaminants through soil and groundwater into root systems, foliage, and potentially edible plant parts.
- OnSite groundwater and dependent ecosystems: Risk of contamination through vertical migration or infiltration of hazardous substances.

OffSite Receptors:

- Nearby commercial and residential properties.
- OffSite maintenance workers.
- Closest surface water receptor is Gordon Creek approximately 830m east, however, Litte Blue Gum Creek approximately 1000m to the south west of the Site is a more likely receptor due to the elevation contours leading into Lane Cove River.

4.4 On Site Exposure Assessment

Based on the preliminary Conceptual Site Model (CSM), the likelihood for exposure to Contaminants of Potential Concern (CoPC) at the Site is considered **Low to moderate.** This assessment reflects the identification of Areas of Environmental Concern (AECs) across the Site, as illustrated in **Table 5,** in relation to the planned works to be conducted on the Site**.** The **Low to moderate** exposure potential is primarily attributed to historical activities such as uncontrolled fill material, hazardous building materials & historical demolition of structures and the current and historical storage of vehicles onsite. Due to its location within a residential area and the unchanged zoning of the site from 1930 to 2025, the site in unlikely to be contaminated from offsite adjacent business practices. Due to the site's topographical context, off-site contamination cannot be ruled out. The presence of potentially contaminating land uses — such as motor garages, service stations, and dry cleaners — within the buffer zone, including sites listed on the NSW EPA Contaminated Land Register, and situated at higher elevations, increases the likelihood of contaminant migration onto the subject site, both historically and currently.

4.4.1 AEC1 – Potential uncontrolled filling across the Site

Uncontrolled fill material has the potential to contain embedded contaminants, which can lead to localized soil contamination when applied to land. This may negatively impact ecological systems, including macrobacteria in the surrounding soil layers, as well as nearby waterways through leachate runoff. Additionally, flora and fauna that come into contact with the contaminated material may be adversely affected. From a human health perspective, exposure to contaminated fill may occur through dermal contact, incidental ingestion, or inhalation of volatilized / dust contaminants when disturbed through such practices as excavation and demolition.

4.4.2 AEC2 – Hazardous building materials / Construction & demolition of previous structures

Hazardous building materials, including asbestos, lead-based paint and PCBs may be present within and around the current on-site building's footprint. When asbestos-containing materials deteriorate or are disturbed (demolition or fire), they can release fibres and particulates into the surrounding air and soil, leading to localized contamination that may persist in the environment over time. This presents a long-term risk to both human health and ecological receptors, Site users, and future workers. Similarly, lead and silica dust may be generated during the removal / demolition of lead-based / silica-based products. Soil contaminated with PFAS, asbestos, lead & PCBs poses health risks through incidental ingestion or inhalation of contaminated dust particles. PFAS exposure primarily occurs through ground water via incidental ingestion or inhalation.

4.4.3 AEC3 – Historical / current - Use of motor vehicle storage

Areas used for vehicular storage are commonly associated with hydrocarbon contamination, as vehicles stored over extended periods may leak oils, fuels, and other fluids. These substances can infiltrate the surrounding soil, leading to localized contamination. During the Site inspection, no hydrocarbon-related odours or visible staining were observed within the vehicular storage on driveway and vacant areas. However, a site visit revealed several vehicles parked onsite currently and Lotsearch Report (Ref: LS082431 EP) historical imagery indicates vehicles have previously been stored in this area over many years. Hydrocarbon contamination poses potential risks to human health and the environment through dermal contact, incidental ingestion, and inhalation of volatilised compounds.

5. Unexpected Finds

During the Site walkover, potential asbestos-containing materials (ACM) were identified as building materials throughout the residential structures. No samples were taken on site during the site visits; however, hazardous material surveys should be conducted on all dwellings within Site prior to demolition of any structures to help avoid any unexpected finds.

A Site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or Site workers in the event unanticipated contamination is discovered.

6. Discussion

EnviroX Consulting Pty Ltd (EnviroX) was engaged by Balfour Group (the client) to conduct a Preliminary Site Investigation (PSI) at the property located at 19-25 Balfour Street, Lindfield, NSW 2070 (the Site).

A Site walkover and desktop investigation indicated the property has been in residential use since 1930, see Lotsearch Report (Ref: LS082431 EP). The Site currently consists of four "Lots". All Lots consist of four original residential dwellings with rear extensions and pool areas and all with landscaped grass areas at the front and rear of the properties. The Site is described as Lots 13/DP663524, 13/DP657173, 1/DP121527 and 12/DP654363 and comprises an approximate total area of 4830 m².

No evidence of Underground Storage Tanks (USTs) or associated infrastructure was identified during the Site inspection. Raised soils sections across all Lots is presumed to contain historical fill materials and potential asbestos-containing materials (PACM), specifically fibre cement, was observed throughout site as building materials makings up the residential dwellings.

Based on the preliminary Conceptual Site Model (CSM), the potential for exposure to Contaminants of Potential Concern (CoPC) at the Site is considered **Low to moderate.** This assessment reflects the identification of numerous (but not limited to) Areas of Environmental Concern (AECs) across the Site, as illustrated in **Table 5,** in relation to the planned works to be conducted on the Site**.** The **moderate** exposure potential is primarily attributed to historical activities such as uncontrolled fill material, hazardous building materials & demolition of structures and the historical and current storage of vehicles onsite. Due to its location within a residential area and the unchanged zoning of the site from 1930 to 2025, the site in unlikely to be contaminated from offsite adjacent business practices. However, the presence of potentially contaminating land uses — such as motor garages, service stations, and dry cleaners — within the buffer zone, including sites listed on the NSW EPA Contaminated Land Register, and situated at higher elevations, increases the likelihood of contaminant migration onto the subject site, both historically and currently.

The risk of hydrocarbon and solvent contamination from previous un-controlled fill and onsite vehicle storage is considerable. The presence of the bonded PACM onsite possesses a moderate risk, for structural demolition purposes, but can be readily managed using standard remediation techniques.

Similarly, there is a risk of soil contaminations from previously demolished Site structures which may have also contained PACM and lead based paints.

Furthermore, it was observed that the current on-Site soil surface, is obscured by grass surface coverage and residential dwellings. Any underling Contaminants of Potential Concern, would therefore be covered and the extent of any contamination has not been fully delineated until sampling has occurred. Historical aerial photographs of the Site indicate rear extensions and previous structures built and removed historically, possibly impacted the Site through ACM fragments, heavy metals and vehicle (cars, trucks, excavators) related contaminates of potential during the construction and demolition of said structures.

Intern, a site inspection and desktop review of historical records, environmental conditions, and surrounding land use indicates the Site's potential contamination is most likely associated with to historical activities such as uncontrolled fill material, hazardous building materials & demolition of structures and the historical and current storage of vehicles onsite.

Please be advised that the findings of the Preliminary Site Investigation (Stage 1) report, deems it necessary to conduct further contamination investigations and furnish SEARs with more reports. Namely a Hazardous Material Survey of all structures on site prior to demolition and a Detailed Site Contamination Investigation (Stage 2) Report. Conditional on the DSI results a Remediation Action Plan and/or Site Audit Statement and Validation to demonstrate that the site is suitable (or will be suitable, after remediation) for the development.

7. Conclusion & Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made;

- Overall, the Site is considered to have a **Low to moderate** risk of wide spread CoPC, ranging from contaminated soils to hazardous building materials on site.
- All structures on Site are to have a Hazardous Materials Survey (HMS) conducted by a qualified occupational hygienist and/or environmental consultant for the Site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirement.
- The presence of the bonded ACM in current asbestos containing structures is considered a moderate risk and can be readily managed using asbestos codes of practice 2022.
- The demolition of any structures and excavation activity on Site is to be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.
- Due to ground excavations for the proposed development and the occurrence of soil disturbance. A Detailed Site Investigation of the Site should be undertaken to provide greater Site characterisation and delineate any CoPC on / below the soil surface, as discussed in Table 5 and Table 6.
- Any soils requiring excavation and offsite disposal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014).
- Implementation of a Remedial Action Plan (RAP) to address any identified contaminated of potential concern identified from the DSI.
- If any CoPCs are detected in the post remediation / demolition sampling, then Validation of the underlying natural soils may also be required.
- A Site specific 'Unexpected Finds Protocol' is to be recommended to be made available for reference for all occupants and/or Site workers in the event unanticipated contamination is discovered.

Subject to the completion of these investigations and the implementation of any required remediation, the Site is considered suitable for its proposed residential use.

8. Limitations

EnviroX Consulting ("EnviroX") has prepared this report based on information available at the time of issue and to the best of our knowledge, the content is accurate as of that date. However, subsurface conditions—including soil and groundwater characteristics—can change rapidly and unpredictably. As such, no warranties, either expressed or implied, are provided regarding the completeness or accuracy of the information beyond the issue date. This report should be read and considered in its entirety.

If any unexpected materials suspected to be hazardous or toxic are encountered during Site works, all activity must be halted immediately and EnviroX contacted for further guidance.

EnviroX has conducted this assessment in accordance with the generally accepted practices and standards of the environmental consulting profession at the time of the investigation. However, no investigation can be considered exhaustive, and materials currently not classified as hazardous may later be reassessed under revised regulatory frameworks. Regulatory criteria may evolve over time, and substances deemed acceptable today may be subject to remediation requirements in the future.

This report is based on a desktop review and Site inspection carried out within the defined scope and timeframe of our engagement. EnviroX is not obligated to update or revise this report to reflect future changes in Site conditions, regulations, assessment criteria, or newly available data. It is important to note that the services provided were subject to certain limitations and constraints, and not all possible site conditions or risks were investigated.

EnviroX is not responsible for any inaccuracies in third-party data, including information obtained from laboratories, regulatory bodies, or other external sources. We also disclaim liability for any consequences arising from events or conditions outside the agreed scope of this project.

All conclusions and recommendations contained herein represent the professional opinion of EnviroX based on current standards and available information. These should not be interpreted as legal advice.

We trust this report meets your current needs. Should you have any questions or require further information, please do not hesitate to contact EnviroX.

Appendix A: Aerial / Site Photographs



Photograph 1. Aerial photograph. As observed on 22.05.2025. Sourced from NSW Explorer v1.0.



Photograph 2. Site exterior, street view. As observed on 20.05.2025.



Photograph 3. Site exterior, street view. As observed on 20.05.2025.



Photograph 4. Site interior, front of 19 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 5. Site interior, backyard of 19 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 6. Site interior, front of 21 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 7. Site interior, backyard of 21 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 8. Site interior, front of 23 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 9. Site interior, backyard of 23 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 10. Site interior, front of 25 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.



Photograph 11. Site interior, backyard of 25 Balfour Street, Lindfield, NSW 2070. As observed on 20.05.2025.

Appendix B: Proposed Plans

PROPOSED RESIDENTIAL BUILDING

19-25 BALFOUR STREET LINDFIELD



NO.	Sheet Name	REV
DA000	COVER PAGE	C
DA00.1	SUMMARY	A
DA001	SITE ANALYSIS	C
DA002	SITE ANALYSIS - CONTEXT AND SURROUNDINGS	C
DA003	DEMOLITION PLAN	C
DA100	SITE PLAN - PROPOSED	C
DA200	BASEMENT 2 PLAN	C
DA201	BASEMENT 1 PLAN	C
DA202	LOWER GROUND LEVEL PLAN	C
DA203	GROUND LEVEL PLAN	C
DA204	LEVEL 1 PLAN	C
DA205	LEVEL 2 PLAN	C
DA206	LEVEL 3 PLAN	C
DA207	LEVEL 4 PLAN	C
DA208	LEVEL 5 PLAN	C
DA209	LEVEL 6 PLAN	C
DA210	LEVEL 7 PLAN	C
DA211	LEVEL 8 PLAN	C
DA212	LEVEL 9 PLAN	C
DA213	ROOF PLAN	C
DA300	SOUTH ELEVATION	C
DA301	NORTH ELEVATION	C
DA302	EAST ELEVATION	C
DA303	WEST ELEVATION	C
DA304	EAST ELEVATION (SECTION THRU COURTYARD)	C
DA305	WEST ELEVATION (SECTION THRU COURTYARD)	C
DA310	SECTION	C
DA311	SECTION	C
DA312	SECTION	C
DA313	SECTION	C
DA320	DRIVEWAY DETAILS	C
DA321	DRIVEWAY DETAILS	C
DA330	SECTION THRU WEST WING LOWER GROUND UNITS	C
DA331	SECTION THRU EAST WING LOWER GROUND UNITS	C
DA400	AREA SCHEDULE	C
DA404	CROSS VENTILATION	C
DA503	SOLAR ACCESS DIAGRAMS	C
DA504	SOLAR ACCESS DIAGRAMS	C
DA505	SOLAR ACCESS DIAGRAMS	C
DA506	SOLAR ACCESS DIAGRAMS	C
DA510	UNIT SCHEDULE	C
DA530	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA531	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA532	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA533	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA600	HEIGHT PLANE DIAGRAM	C
DA702	MATERIAL SAMPLE BOARD	C
DA703	PERSPECTIVES	C

TOTAL SHEETS: 48

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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Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
COVER PAGE

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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**
LG	**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 *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

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)

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

Amendments

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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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

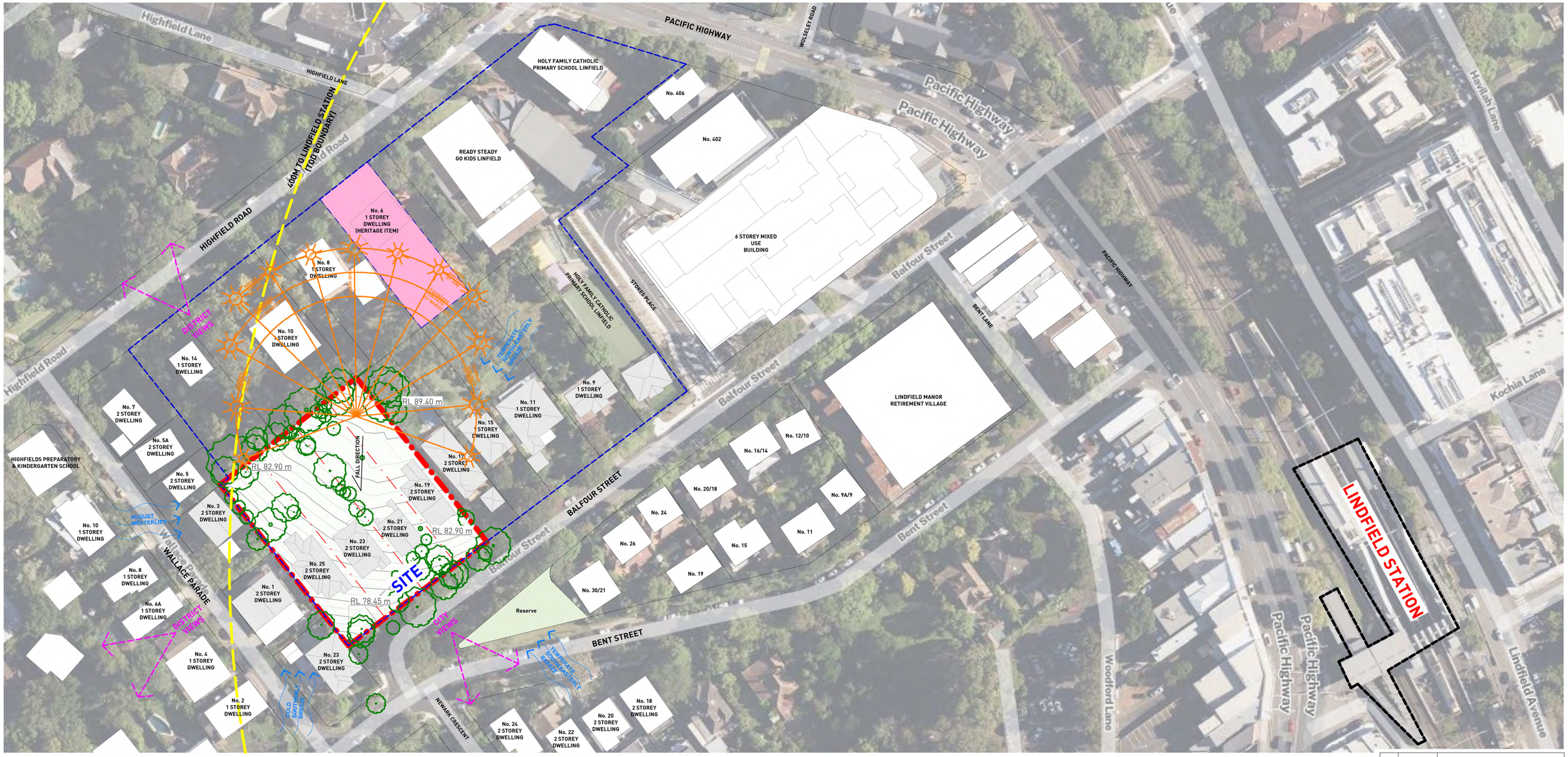
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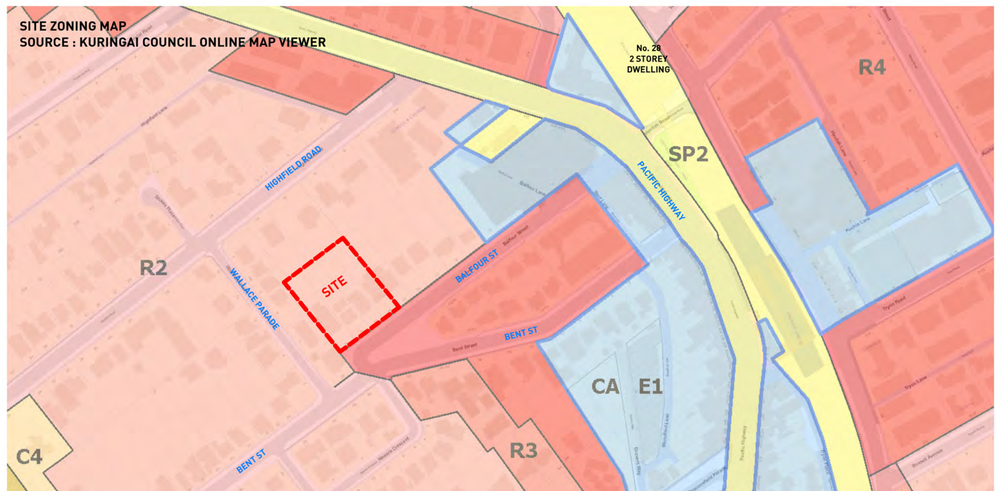
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SUMMARY

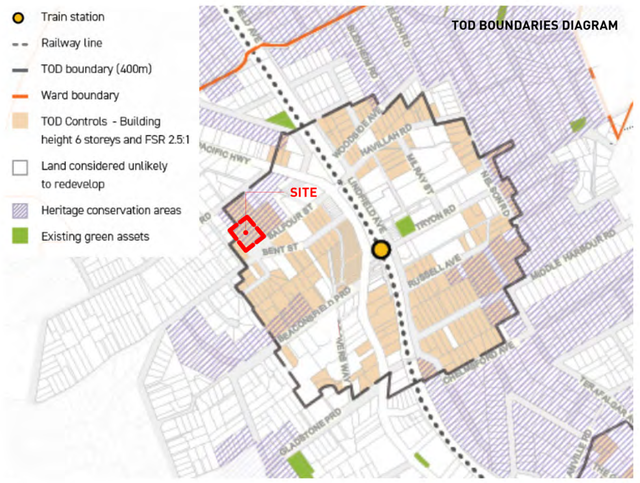
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HERITAGE ITEM - GENERAL

HERITAGE CONSERVATION AREA

PROPERTY BOUNDARIES

SITE AND NEIGBOURING SITE EXISTING TREES

No.	Date	Description
C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
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19-25 BALFOUR STREET

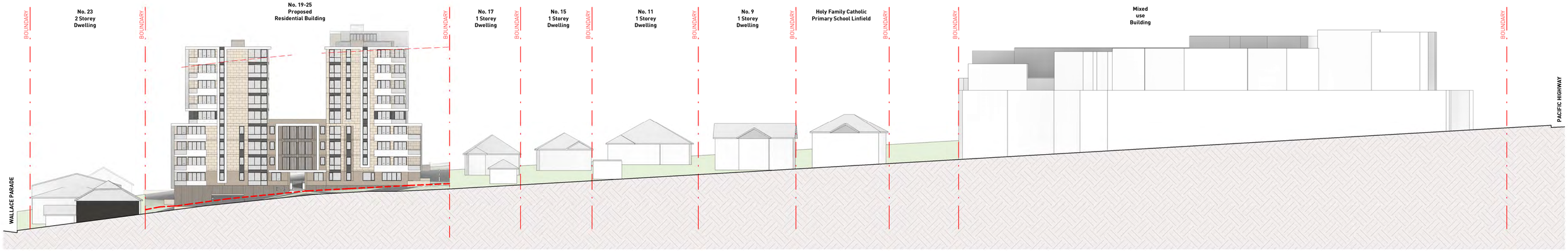
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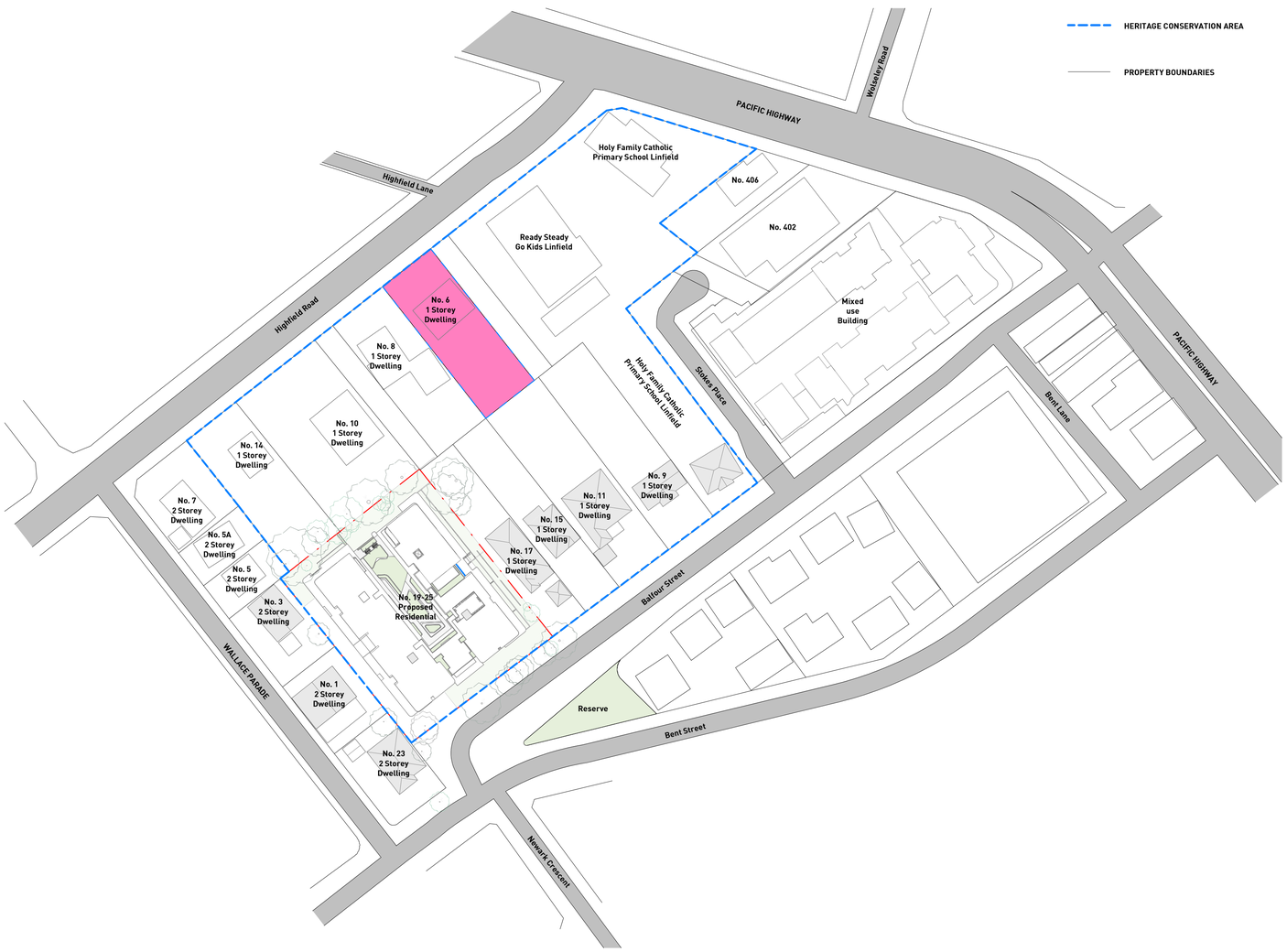
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2 DA002

STREETSCAPE ELEVATION AT BALFOUR STREET

1 : 400



1 DA002

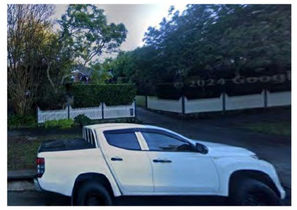
SITE PLAN - BALFOUR STREET/HIGHFIELD ROAD CONSERVATION AREA

1 : 1000

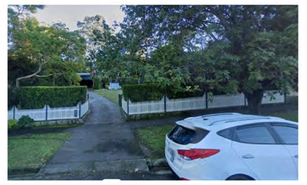
No. 17
1 Storey
Dwelling



No. 15
1 Storey
Dwelling



No. 11
1 Storey
Dwelling



No. 9
1 Storey
Dwelling



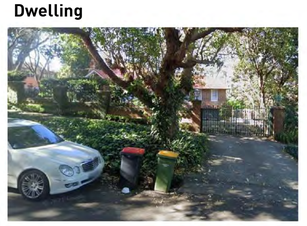
Mixed use Building



Mixed use Building



No. 6
1 Storey
Dwelling



Reserve



Holy Family Catholic
Primary School Linfield



No.	Date	Description
	28-04-2025	DRAFT DA SET FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
B	16-05-2025	SSDA - 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] Stuart D Hill [6659]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
SITE ANALYSIS - CONTEXT AND SURROUNDINGS

Status:

Scale: As indicated Job No. 24062 Drawing No. DA002 Rev. C
Sheet Size:
Date: 03/26/25
Drawn: Author Reviewed Checker

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HOUSE TO BE DEMOLISHED

TO BE REMOVED/DEMOLISHED

TREE PROTECTION ZONE BOUNDARY (TPZ)

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

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

DEMOLITION PLAN

Status: FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA003 C
Date:	02/22/22		
Drawn:	RM	Reviewed	DY

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1 DA100 **SITE PLAN**
1 : 200

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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

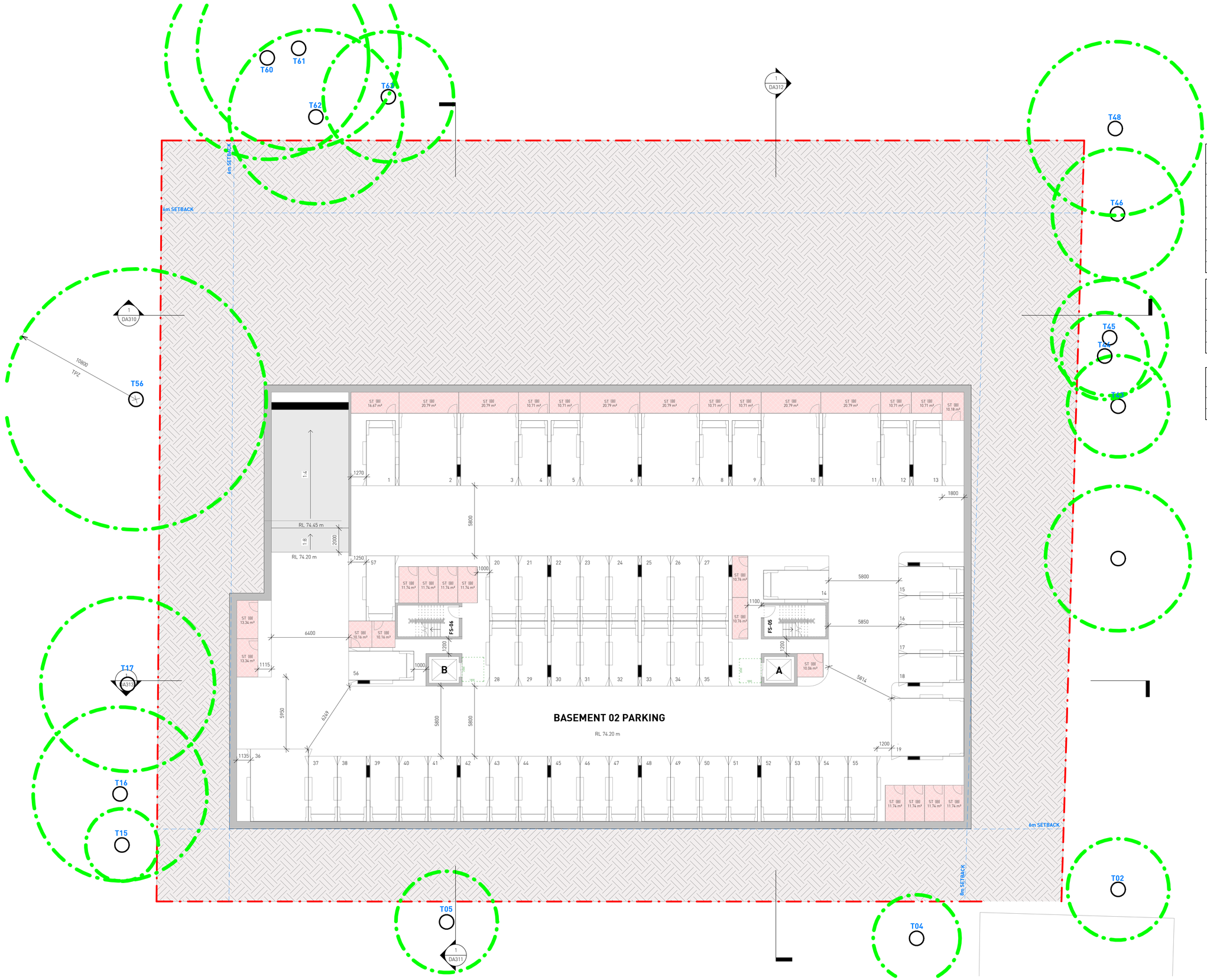
LINDFIELD

Drawing:
SITE PLAN - PROPOSED

Status: FOR APPROVAL

Scale:	1 : 200	Job No.	Drawing No. Rev.
Sheet Size:	A1	24062	DA100 C
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

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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 02)	
Type	**Count**
Residential - 5.4m x 2.4m	49
Residential_Platinum - 6.0m x 4.8m	8
Grand total: 57	

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

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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

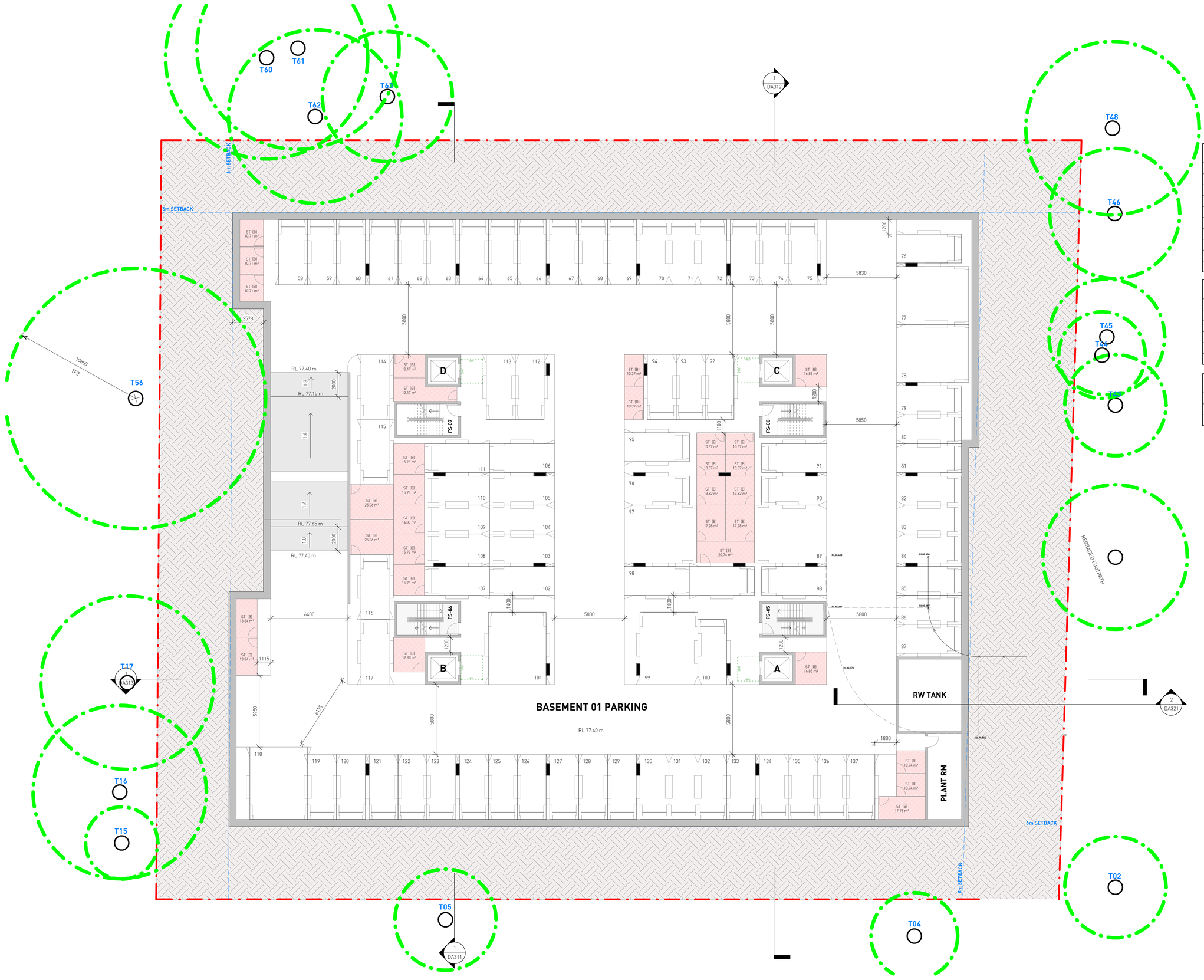
Drawing:
BASEMENT 2 PLAN

Status: FOR APPROVAL

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

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1 DA200 **BASEMENT 2 FLOOR PLAN**
1 : 150



BASEMENT 1 FLOOR PLAN

1 : 150

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 m²

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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

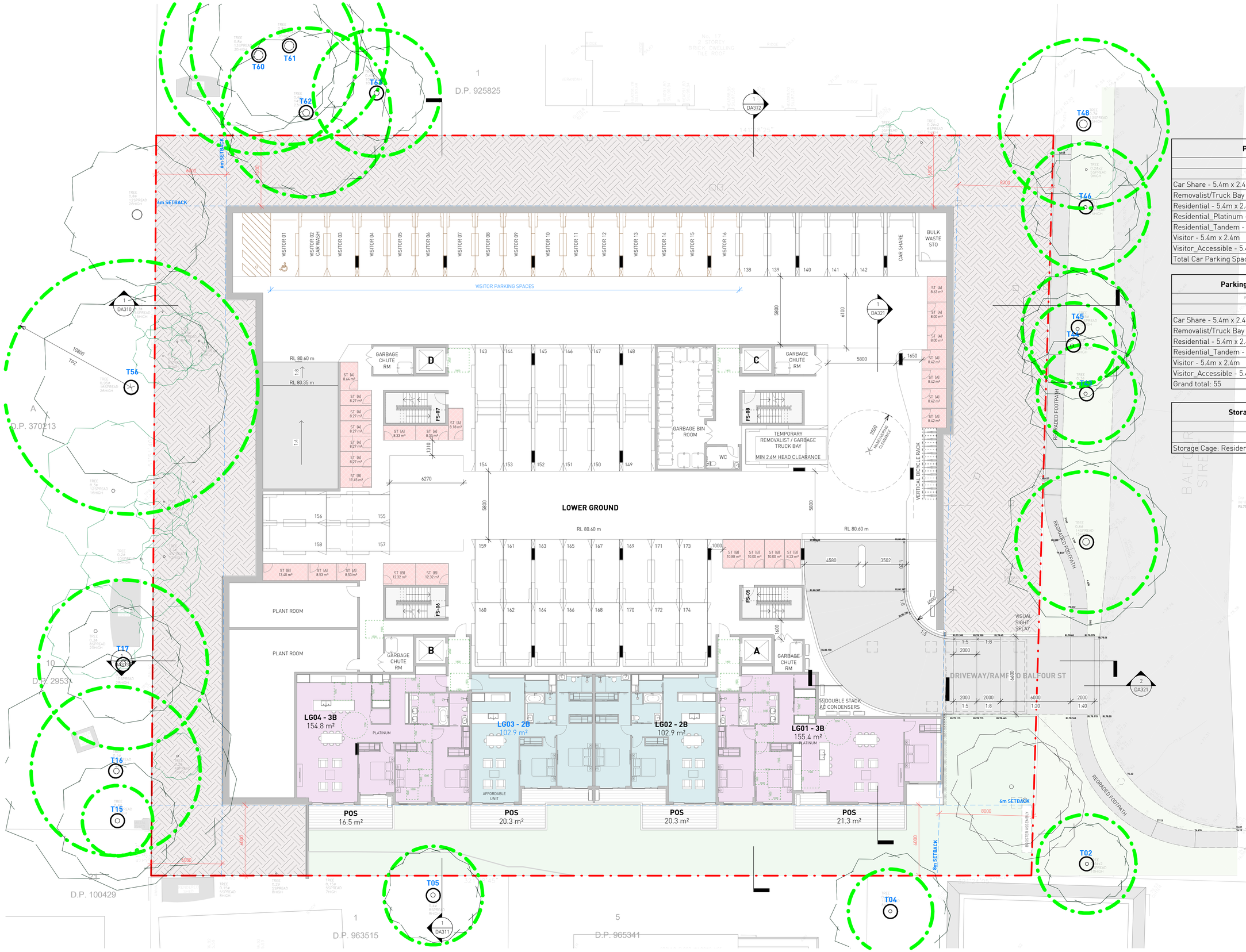
LINDFIELD

Drawing:
BASEMENT 1 PLAN

Status: FOR APPROVAL

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

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LOWER GROUND FLOOR PLAN

1 : 150

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

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Storage Area (Ground)		
	Count	Total Area
Storage Cage: Residential	9	38.5 m²

17 BALFOUR ST

1 D.P. 925825

T60 T61 T62 T63

1 DA312

T48 T46 T45 T44 T43 T42

RL 87.90 m

SUBSTATION

8000

LANDSCAPE

RL 82.46 m

REGRADED FOOTPATH

PERMEABLE PAVING TO COMPLY WITH AS 1428.1

BALFOUR STREET

6m SETBACK

4m SETBACK

10 HIGHFIELD ROAD

T56

1 DA310

10800

12°

A D.P. 370213

PLANT RM

PLANT RM

9 STORAGE CAGES

ST (B) 10.27 m²

POS 31.1 m²

POS 32.0 m²

POS 33.6 m²

RUMPUS

G09 - 3B 168.0 m²

G10 - 3B 128.2 m²

AFFORDABLE UNIT

PLATINUM

G11 - 4B 175.7 m²

RUMPUS

D

C

GC

HYD

RL 84.20 m

AFFORDABLE UNIT

G08 - 1B 61.6 m²

BAL 8.0 m²

18 DOUBLE STACK AC CONDENSERS

FS-03

FS-04

2800

4360

1200

SECONDARY COMMUNAL SPACE

COMMUNAL COURTYARD

RL 83.85 m

RL 84.15 m

1500

RL 87.25 m

ST

2200

1:16.5

1 DA321

MAIN ENTRY

1:40

RL 83.40 m

RL 83.34 m

RUMPUS

G01 - 3B 147.0 m²

BAL 12.2 m²

1200

LANDSCAPE

VISUAL SIGHT SPLAY

1:5

1:8

1:20

1:40

2000

6000

2000

2 DA321

DRIVEWAY TO LG

950

14 HIGHFIELD ROAD

T17 T16 T15

3 DA310

10 DP. 2953

21 D.P. 100429

BAL 8.3 m²

G07 - 1B 61.3 m²

AFFORDABLE UNIT

FS-02

2800

BAL 14.1 m²

BAL 14.1 m²

RL 84.20 m

G04 - 3B 161.5 m²

G03 - 3B 161.5 m²

B

A

ELEC

1600

900

HYD

GC

STUDY

STUDY

PLATINUM

G06 - 2B 113.3 m²

AFFORDABLE UNIT

G05 - 2B 102.1 m²

AFFORDABLE UNIT

BAL 11.1 m²

BAL 13.3 m²

G02 - 3B 146.8 m²

RUMPUS

BAL 20.2 m²

POS BELOW

POS BELOW

POS BELOW

POS BELOW

9233

6000

LANDSCAPE

RL 81.60 m

RL 82.30 m

RL 78.30 m

BOOSTER

T05 T04 T02

5 WALLACE PARADE

3 WALLACE PARADE

1 WALLACE PARADE

23 BENT STREET

1 D.P. 963515

5 D.P. 965341

1 DA203 **GROUND 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

Amendments

GILES TRIBE

Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA

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e. gtal@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:

GROUND LEVEL PLAN

Status: FOR APPROVAL

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:	A1	24062	DA203	C
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

LANDSCAPE

LANDSCAPE AND POS BELOW

SECONDARY COMMUNAL SPACE
COMMUNAL COURTYARD BELOW

PRIMARY COMMUNAL OPEN SPACE

6m SETBACK

8m SETBACK

Existing Dead Tree T59 on Neighbour's property

T60 T61 T62 T63 T56 T36 T18 T17 T16 T15 T05 T04 T48 T47 T46 T45 T44 T43 T42 T02

Existing driveway to be demolished.

Existing stairs and balustrade to be demolished.

Existing existing road signage to be relocated

All existing high threat weed (HTW) in verge garden to be removed by hand as per VMP.

The communal open space within the TPZ and garden maintained at its existing level

All existing high threat weed (HTW) in large garden to be removed by hand as per VMP.

The garden bed within the TPZ is to be protected and at its existing level

POS 19.4 m²
POS 17.0 m²
BAL 17.4 m²
BAL 14.7 m²
BAL 22.2 m²

109 - 3B 169.9 m²
110 - 3B 161.9 m²
111 - 3B 161.9 m²
112 - 2B 114.8 m²
113 - 3B 128.7 m²
114 - 2B 81.6 m²
101 - 4B 176.8 m²
102 - 3B 146.8 m²
103 - 3B 162.5 m²
104 - 3B 162.5 m²
105 - 2B 102.1 m²
106 - 2B 113.3 m²
107 - 1B 61.3 m²
108 - 2B 83.6 m²

RUMPUS
STUDY
PLATINUM
AFFORDABLE UNIT
GC
HYD
ELEC
A
B
C
D
FS-01
FS-02
FS-03
FS-04

BAL 10.0 m²
BAL 8.3 m²
BAL 14.2 m²
BAL 14.2 m²
BAL 15.9 m²
BAL 15.9 m²
BAL 11.1 m²
BAL 13.3 m²
BAL 20.2 m²

RL 87.40 m
RL 87.20 m
RL 84.15 m
RL 86.74 m

1 DA310
1 DA312
1 DA311
1 DA204

10800
TPZ
8656
3227
8400
4000
6000
8000
8500
9233
3159

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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

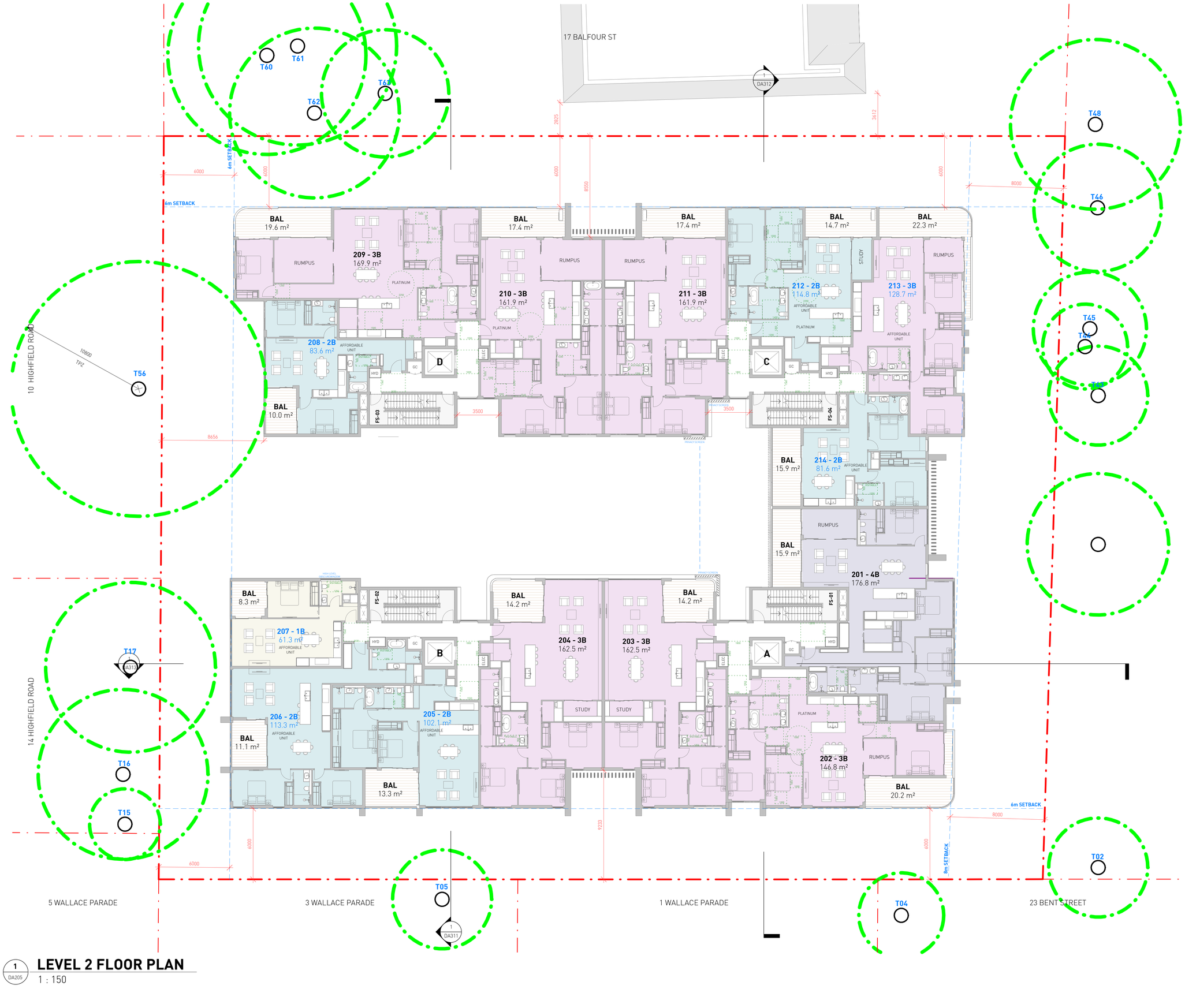
Drawing:
LEVEL 1 PLAN

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

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



1 DA205 **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

Amendments

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

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17 BALFOUR ST

BALFOUR STREET

10 HIGHFIELD ROAD

14 HIGHFIELD ROAD

5 WALLACE PARADE

3 WALLACE PARADE

1 WALLACE PARADE

23 BENT STREET

6m SETBACK

8m SETBACK

T60 T61 T62 T63 T56 T17 T16 T15 T05 T04 T02 T48 T46 T45 T44 T43

1 DA310 1 DA312 1 DA313 1 DA311

309 - 3B 169.9 m²
310 - 3B 161.9 m²
311 - 3B 161.9 m²
312 - 2B 114.8 m²
313 - 3B 128.7 m²
308 - 2B 83.6 m²
314 - 2B 81.6 m²
301 - 4B 176.8 m²
307 - 1B 61.3 m²
306 - 2B 113.3 m²
305 - 2B 102.1 m²
304 - 3B 162.5 m²
303 - 3B 162.5 m²
302 - 3B 146.8 m²

BAL 19.6 m² · BAL 17.4 m² · BAL 17.4 m² · BAL 14.7 m² · BAL 22.3 m²
BAL 10.0 m² · BAL 15.9 m² · BAL 8.3 m² · BAL 14.2 m² · BAL 14.2 m²
BAL 11.1 m² · BAL 13.3 m² · BAL 20.2 m²

RUMPUS · STUDY · PLATINUM · AFFORDABLE UNIT · GC · HYD · FS-01 · FS-02 · FS-03 · FS-04 · A · B · C · D

10800 · TPZ · 8656 · 6000 · 4m SETBACK · 2825 · 3612 · 8550 · 3500 · 9233

1 LEVEL 3 FLOOR PLAN
DA206
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

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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 C
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

8m SETBACK

1 DA312

1 DA310

1 DA313

1 DA311

9000

8000

11500

9600

10806

13625

15450

12037

405 - 3B 162.3 m²

406 - 3B 150.8 m²

407 - 3B 150.8 m²

408 - 4B 193.3 m²

404 - 3B 163.2 m²

403 - 3B 156.2 m²

402 - 3B 157.7 m²

401 - 4B 179.7 m²

BAL 14.4 m² | BAL 13.2 m² | BAL 13.2 m² | BAL 20.3 m²

BAL 13.8 m² | BAL 12.4 m² | BAL 12.4 m² | BAL 13.8 m²

BAL 5.3 m² | BAL 8.2 m²

RUMPUS

D | C | B | A

FS-03 | FS-04 | FS-02 | FS-01

COMMUNAL OPEN SPACE

1 LEVEL 4 FLOOR PLAN

1 : 150

1 DA207

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: gtal@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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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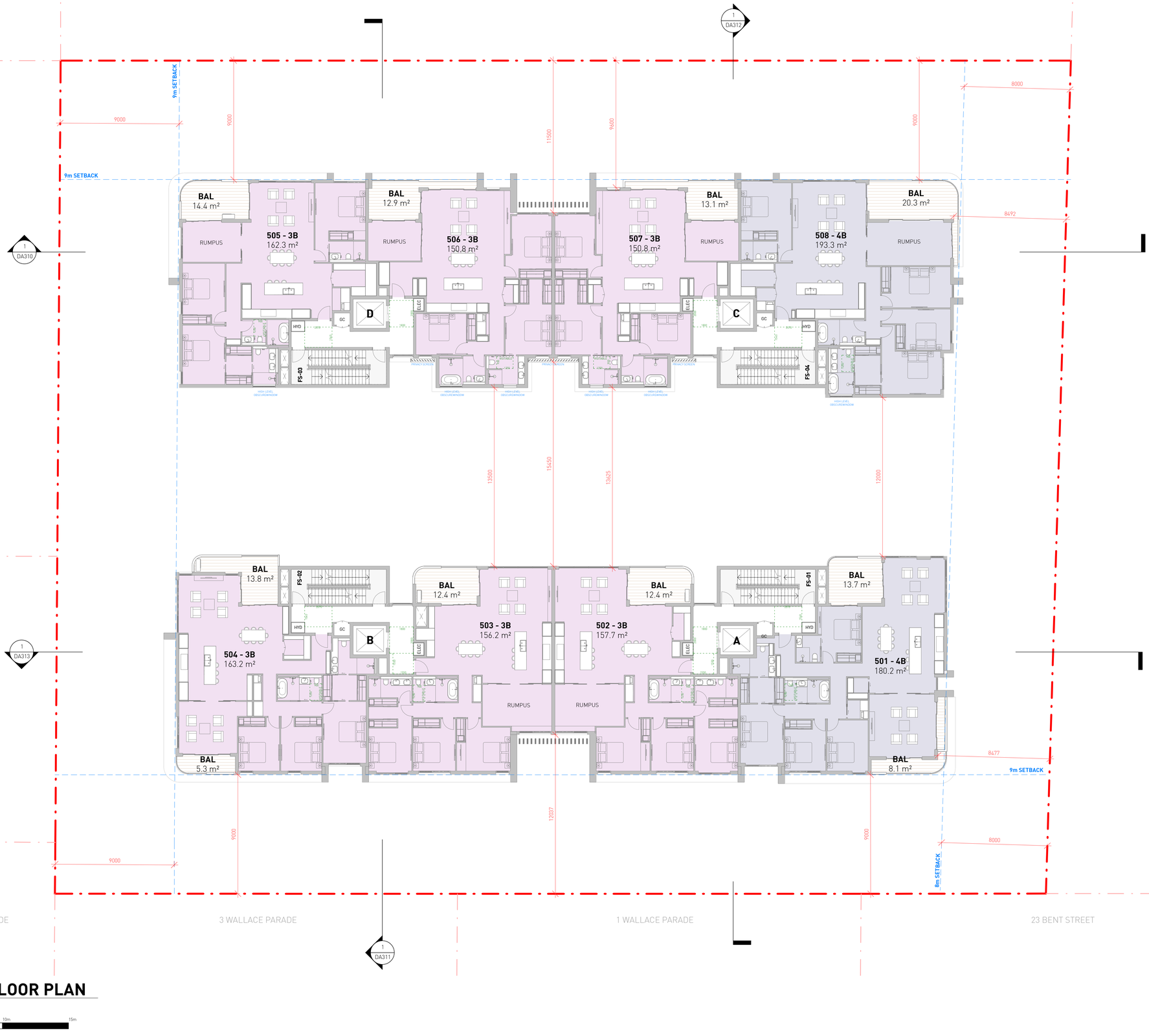
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
LEVEL 4 PLAN

Status:
FOR APPROVAL

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

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1 DA208

LEVEL 5 FLOOR PLAN

1 : 150

0 1m 2m 5m 10m 15m

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

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:

LEVEL 5 PLAN

Status: FOR APPROVAL

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

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LEVEL 6 FLOOR PLAN

1 : 150

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

Amendments

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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.	Drawing No.	Rev.
Sheet Size:		24062	DA209	C
Date:	09/04/2025			
Drawn:	RM		Reviewed DY	

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LEVEL 7 FLOOR PLAN

1 : 150

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

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:

LEVEL 7 PLAN

Status:

Scale:	1 : 150	Job No.	Drawing No.	Rev.
Sheet Size:		24062	DA210	C
Date:	09/04/2025			
Drawn:	Author	Reviewed	Checker	

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17 BALFOUR ST

10 HIGHFIELD ROAD

14 HIGHFIELD ROAD

5 WALLACE PARADE

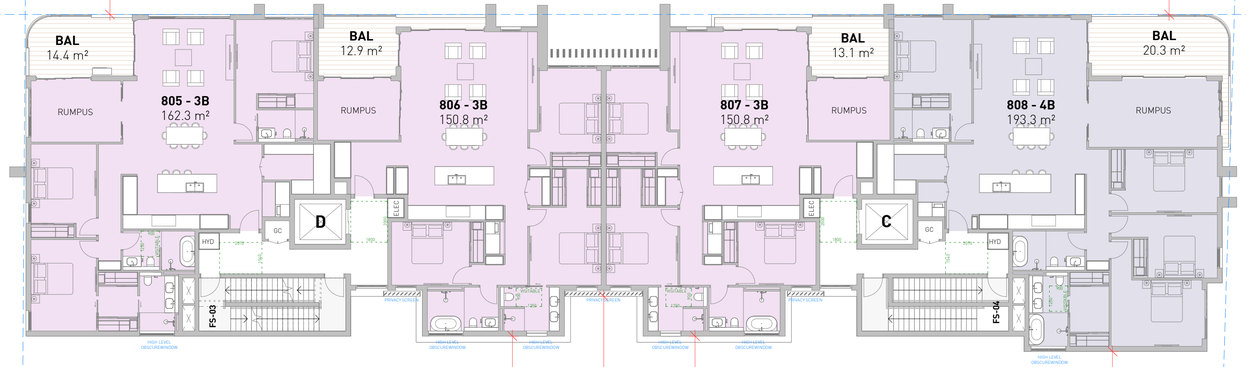
3 WALLACE PARADE

1 WALLACE PARADE

23 BENT STREET

9m SETBACK

8m SETBACK





1 DA310

1 DA312

1 DA313

1 DA311

1 LEVEL 8 FLOOR PLAN

1 : 150

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

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

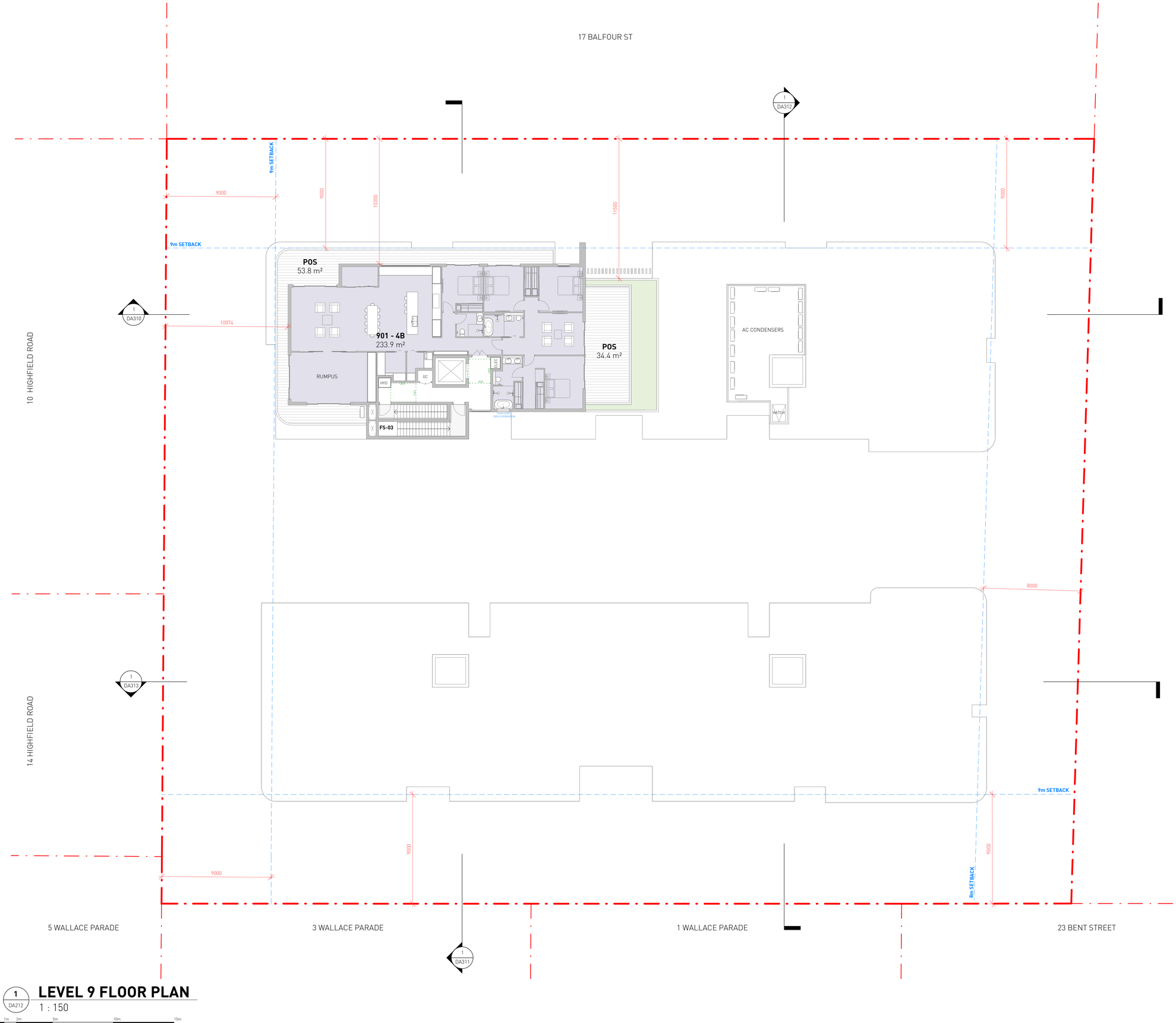
Drawing:

LEVEL 8 PLAN

Status:

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

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1 DA212

LEVEL 9 FLOOR PLAN

1 : 150

0 1m 2m 5m 10m 15m

SCALE 1:150

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

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:

LEVEL 9 PLAN

Status:

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

Sheet Size:

Date: 09/04/2025

Drawn: Author Reviewed Checker

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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

9m SETBACK

8m SETBACK

9m SETBACK

1
DA312

1
DA310

1
DA313

1
DA311

NON TRAFFICABLE ROOF

RL 117.40 m

RL 116.20 m

RL 113.00 m

AC PLANT

RL 114.40 m

NON TRAFFICABLE ROOF

NON TRAFFICABLE ROOF

RL 114.40 m

SOLAR PANEL PLANT

RL 113.00 m

RL 114.40 m

1
DA213

ROOF PLAN

1 : 150

0 1m 2m 5m 10m 15m

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

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

ROOF PLAN

Status:

FOR APPROVAL

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

Sheet Size:

Date: 09/04/2025 **24062** **DA213** **C**

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
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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOUTH ELEVATION

Status: FOR APPROVAL

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

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1 DA301 **NORTH ELEVATION**
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

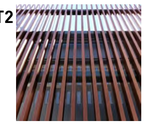
PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

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
	28-04-2025	DRAFT DA SET 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
Sheet Size: A1
Date: 09/04/2025
Drawn: RM
Job No. 24062
Drawing No. DA301
Rev. C
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
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



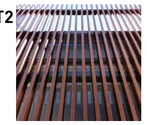
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

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
	28-04-2025	DRAFT DA SET FOR COORDINATION

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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 C
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
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

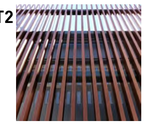
PAINT FINISH TYPE 3
DULUX "ELM BRANCH"
OR TO MATCH WC3

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
	28-04-2025	DRAFT DA SET FOR COORDINATION

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
WEST ELEVATION

Status: FOR APPROVAL

Scale: As indicated | Job No. 24062 | Drawing No. DA303 | Rev. C
Sheet Size: A1
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
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
	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 001259 507
Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
EAST ELEVATION (SECTION THRU COURTYARD)

Status:

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

C:\Users\revelen\Documents\0002_Revit Local Files\19-25 Balfour St Lindfield (1D)-CSSA_SSD_Loader_revelen.rvt



1 DA305

INNER WEST ELEVATION

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

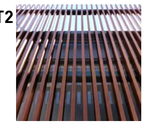
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

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

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:

WEST ELEVATION (SECTION THRU COURTYARD)

Status:

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

C:\Users\mstiller\Documents\00000 - Revit Local Files\19-25 Balfour St, Lindfield 100 - SSDA_Stiller_mstiller@GILESTRIBE.COM.AU.rvt



1 DA310

SECTION A-A

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
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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

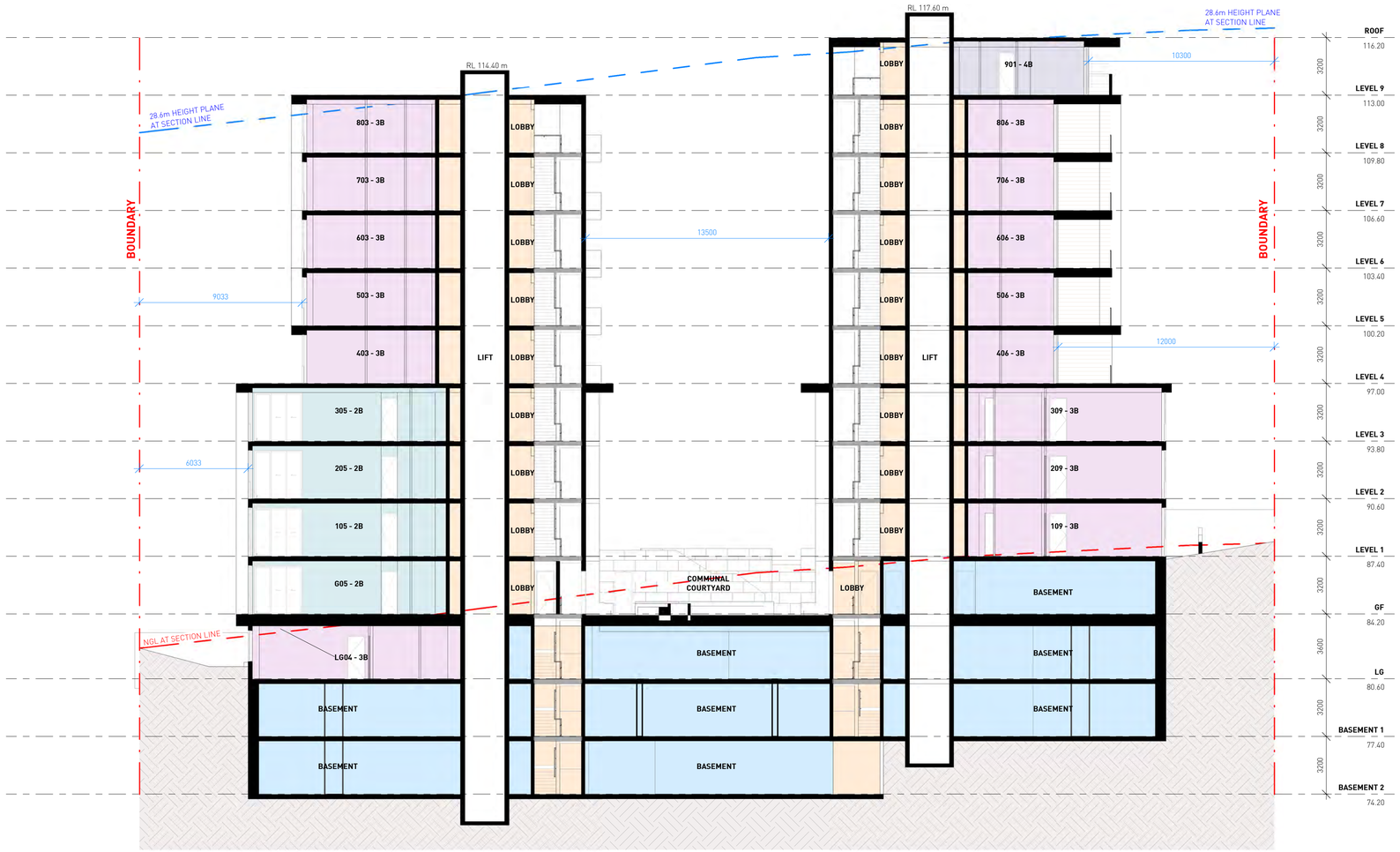
Drawing:

SECTION

Status: FOR APPROVAL

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

C:\Users\tesselon\Documents\00107 - Revit Local Files\19-25 Balfour St, Lindfield_TDD-SSDA_tesselon@gilestribe.com.au.rvt



1 / DA311 **SECTION B-B**

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

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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	DA311	C
Date:	09/04/2025			
Drawn:	RM	Reviewed:	DY	

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1 / DA312

SECTION C-C

1 : 150

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

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

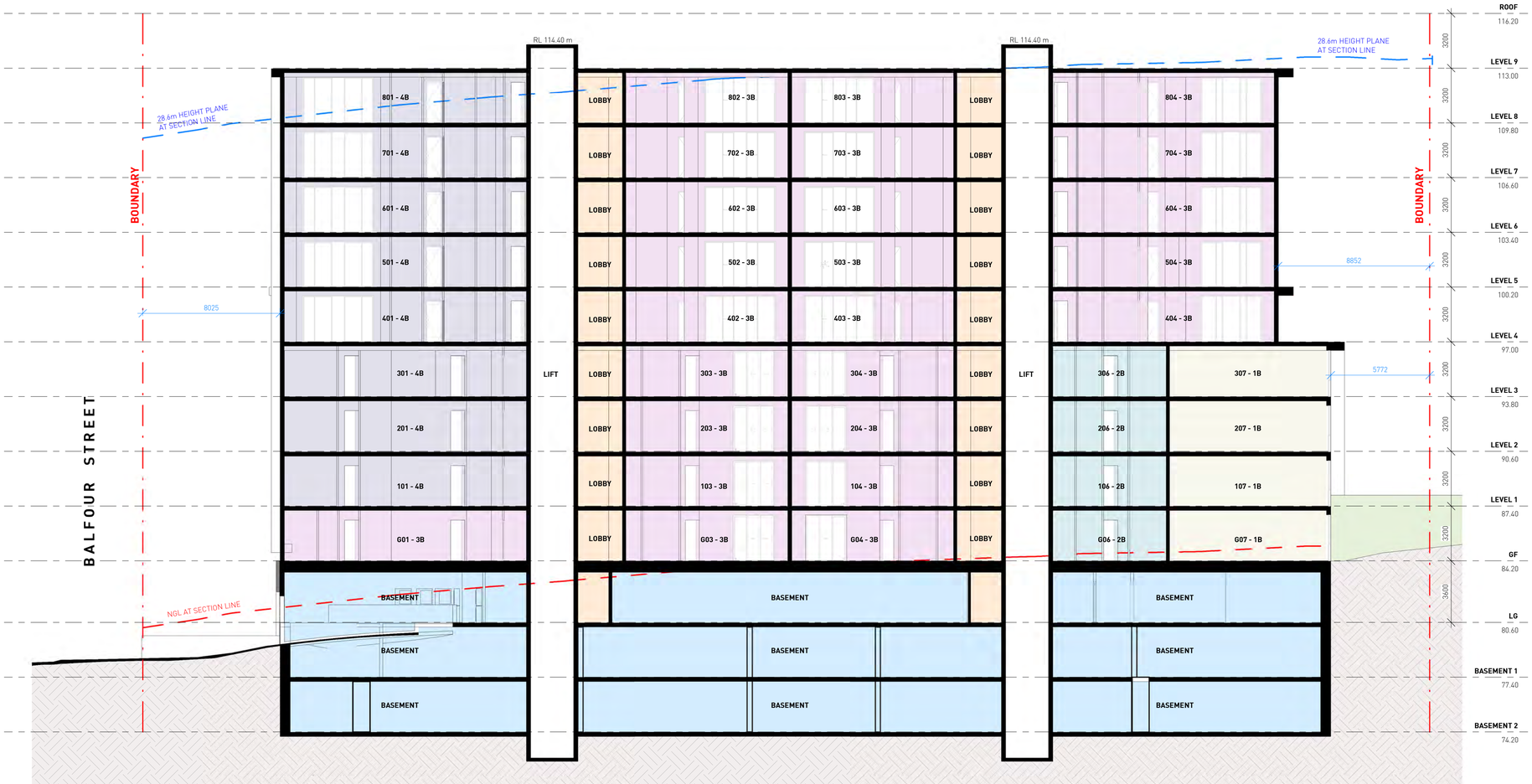
Drawing:

SECTION

Status: FOR APPROVAL

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Sheet Size:	A1	24062	DA312 C
Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

C:\Users\rmosler\Documents\00012 - Revit Local Files\19-25 Balfour St, Lindfield (1D)
DCS_2023_Central_rmosler.rvt



1 DA313 **SECTION D-D**

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
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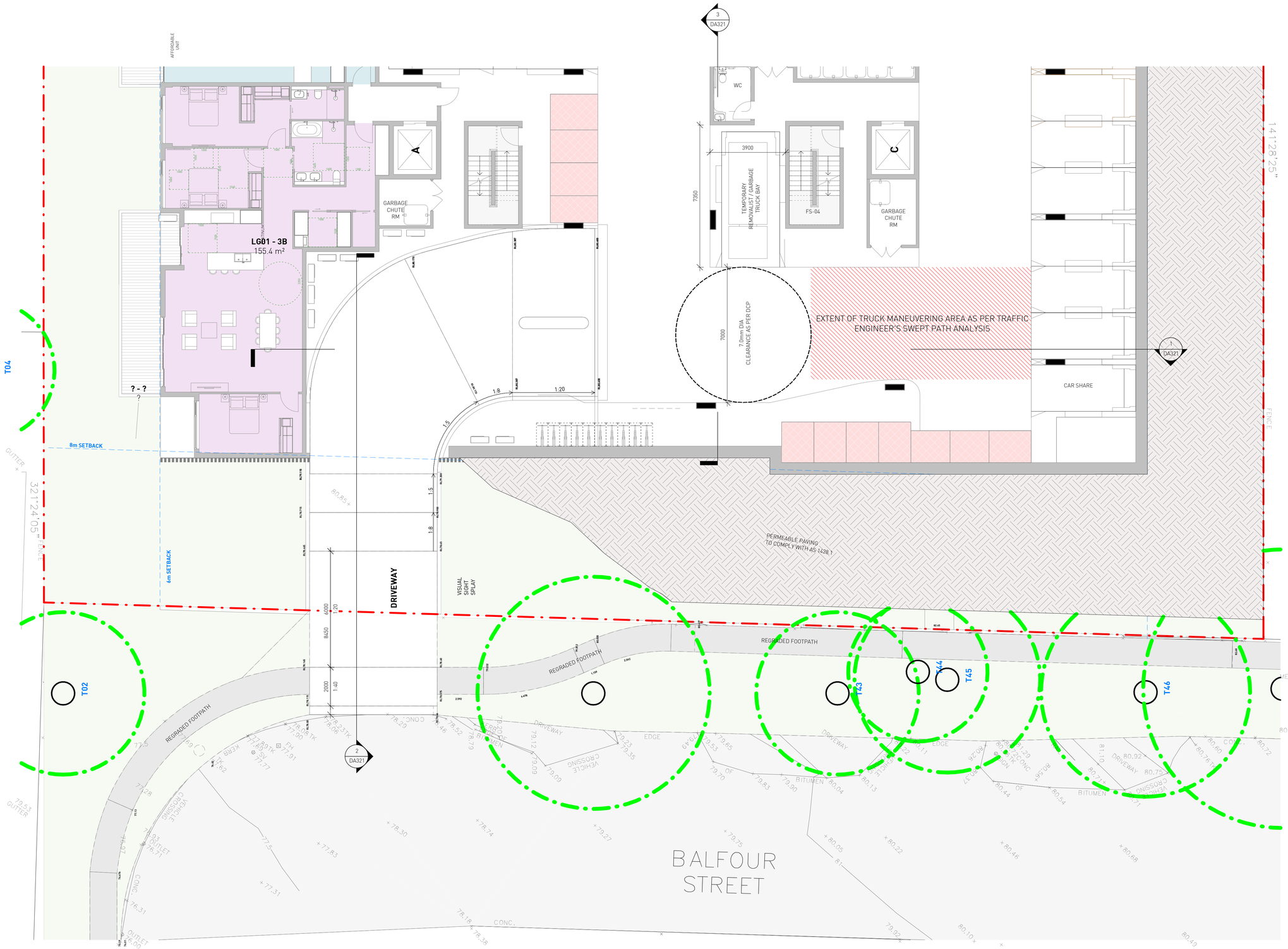
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
SECTION

Status:

Scale: 1 : 150 Job No. 24062 Drawing No. DA313 Rev. C
Sheet Size:
Date: 09/04/2025
Drawn: Author Reviewed: Checker

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1 LOWER GROUND FLOOR PLAN - Driveway

1 : 100

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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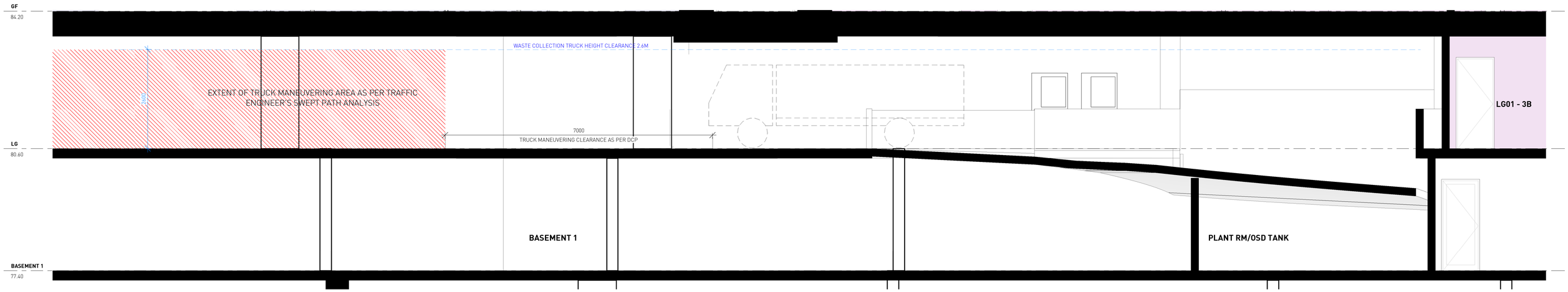
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
DRIVEWAY DETAILS

Status:

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

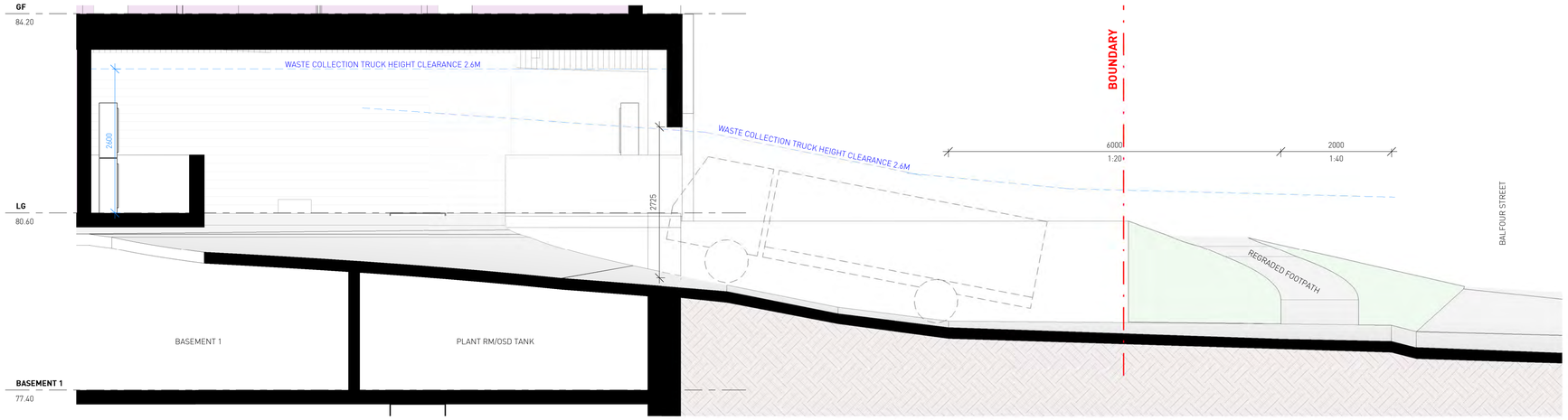
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1 DA321

DRIVEWAY SECTION 1

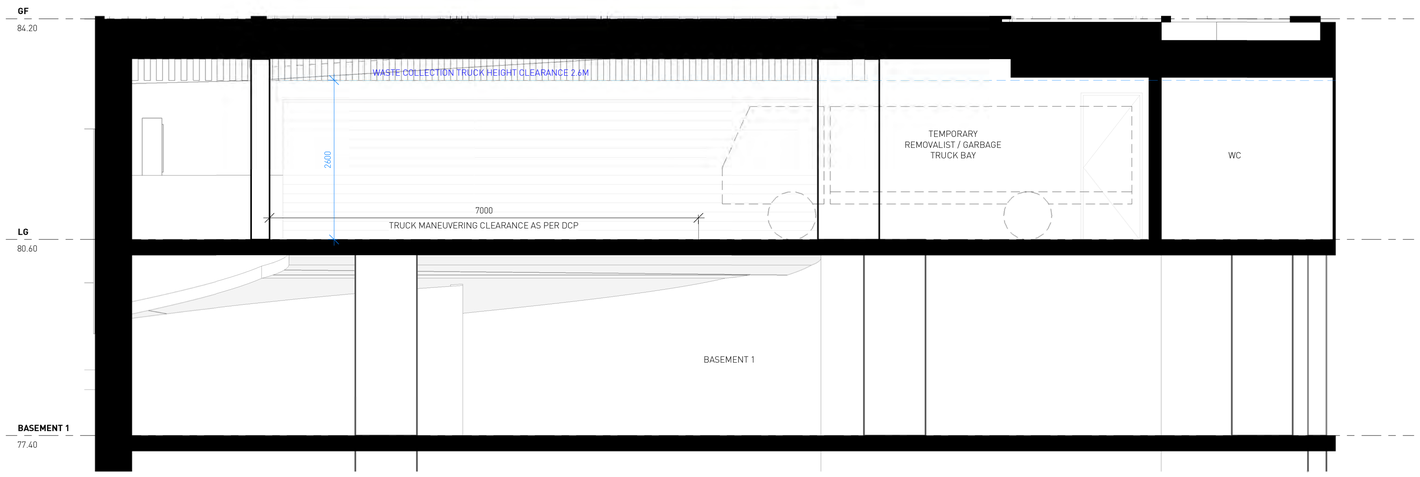
1 : 50



2 DA321

DRIVEWAY SECTION 2

1 : 50



3 DA321

DRIVEWAY SECTION 3

1 : 50

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

Amendments

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

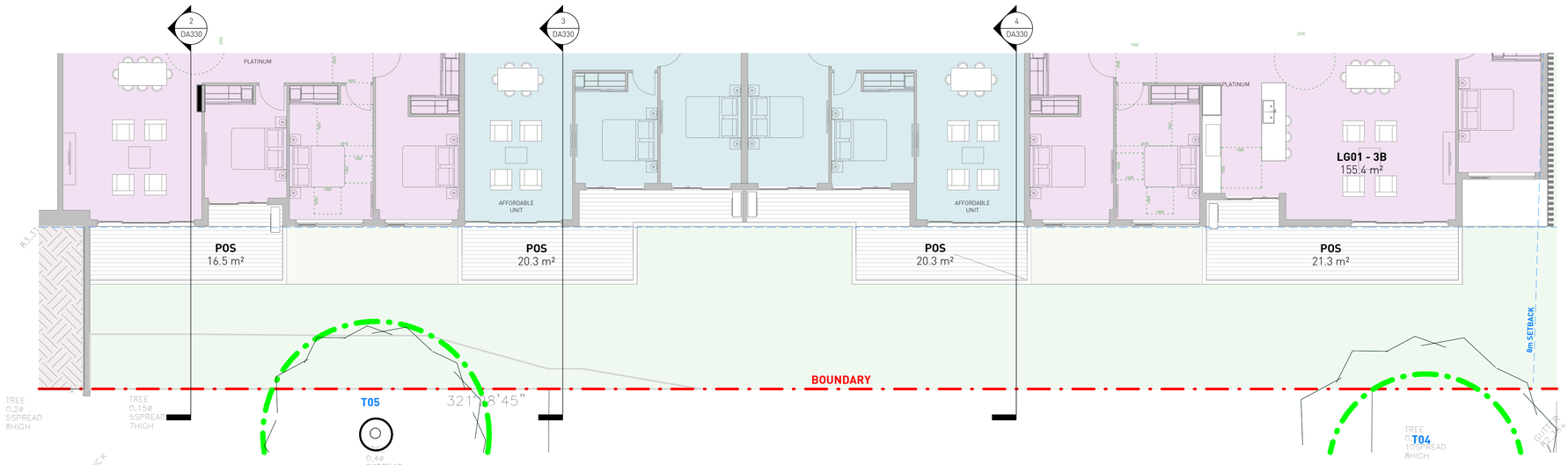
LINDFIELD

Drawing:
DRIVEWAY DETAILS

Status: FOR APPROVAL

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

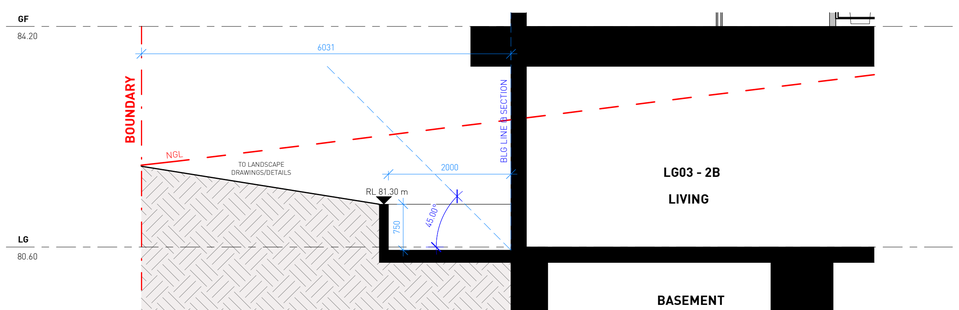
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LOWER GROUND FLOOR PLAN - SECTION THRU BALCONY TO BOUNDARY

1 DA330

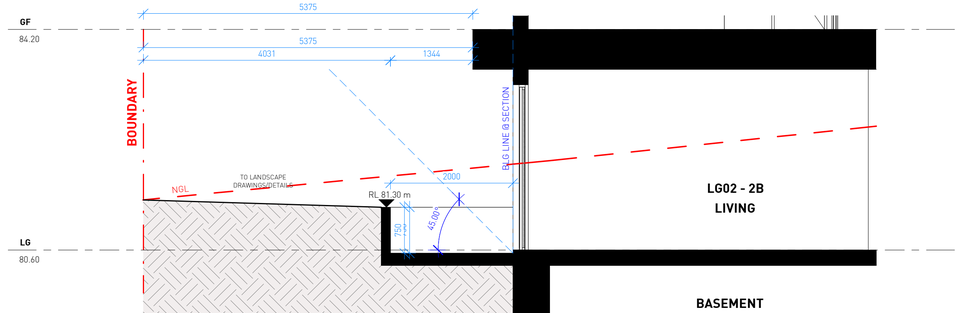
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SECTION 1 - LG03

3 DA330

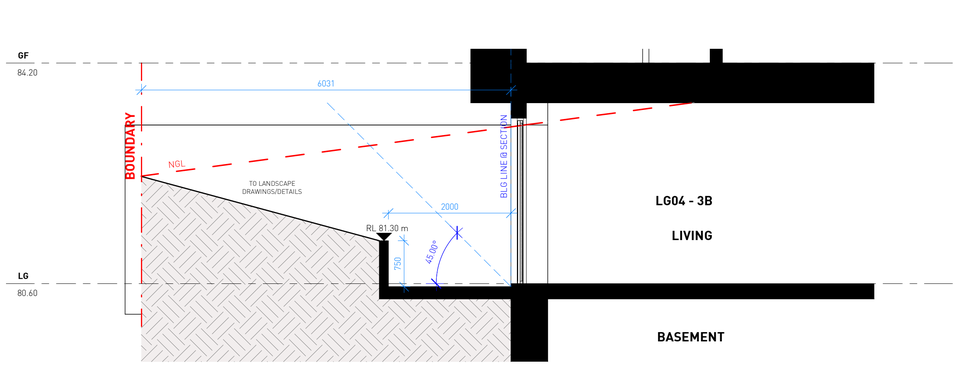
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SECTION 3 - LG02

4 DA330

1 : 50



SECTION 2 - LG04

2 DA330

1 : 50

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

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

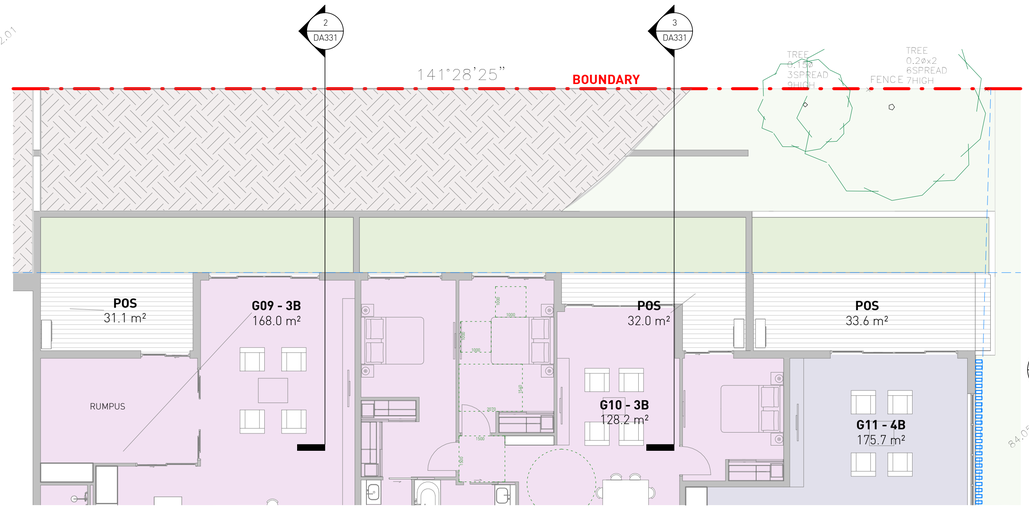
Drawing:

SECTION THRU WEST WING
LOWER GROUND UNITS

Status:

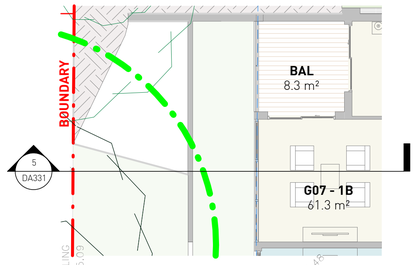
Scale: As indicated
Job No. 24062
Drawing No. DA330
Rev. C
Sheet Size:
Date: 04/10/25
Drawn: Author
Reviewed Checker

C:\Users\stuart\Documents\00000 - Revit Local Files\19-25 Balfour St, Lindfield 110 - S24_SSDA_central_stuart.rvt



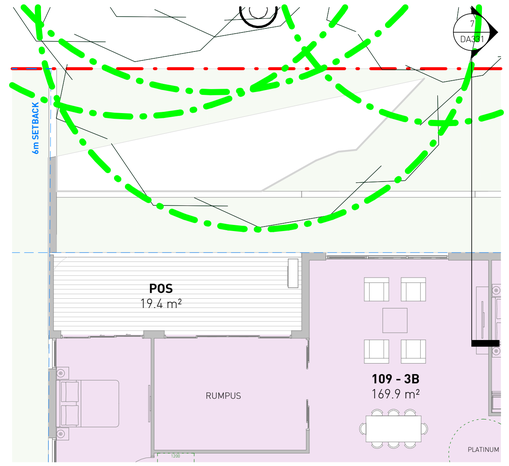
1 DA331 GROUND FLOOR - 1 SECTION THRU BALCONY TO BOUNDARY

1 : 100



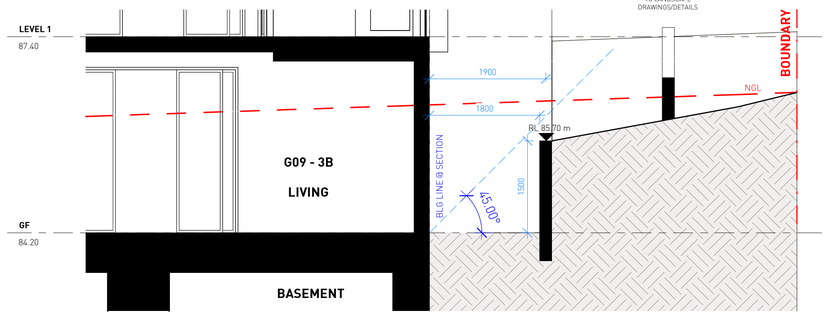
4 DA331 GROUND FLOOR - 2 SECTION THRU BALCONY TO BOUNDARY

1 : 100



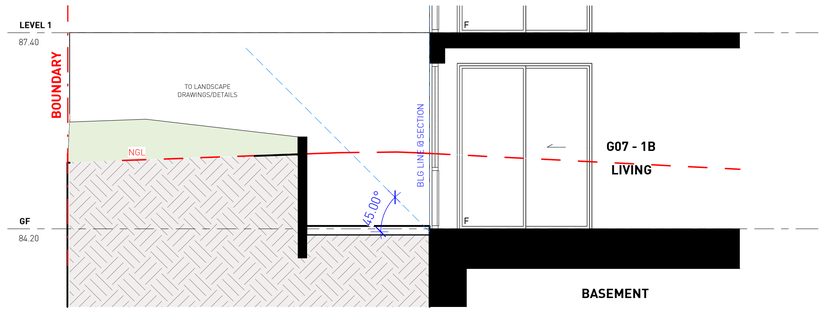
6 DA331 LEVEL 1 FLOOR PLAN - SECTION THRU BALCONY TO BOUNDARY

1 : 100



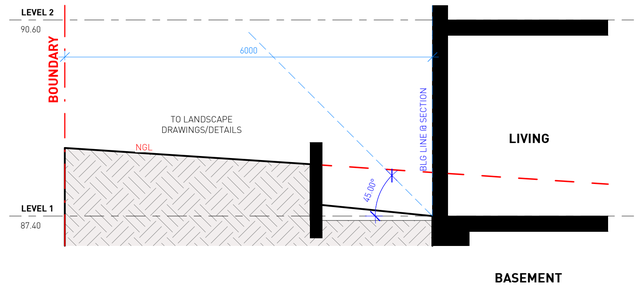
2 DA331 SECTION 1 - G09

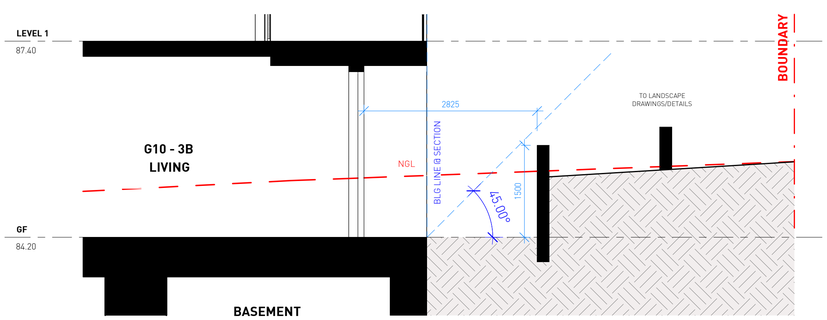
1 : 50



5 DA331 SECTION 2 - G07

1 : 50





3 DA331 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

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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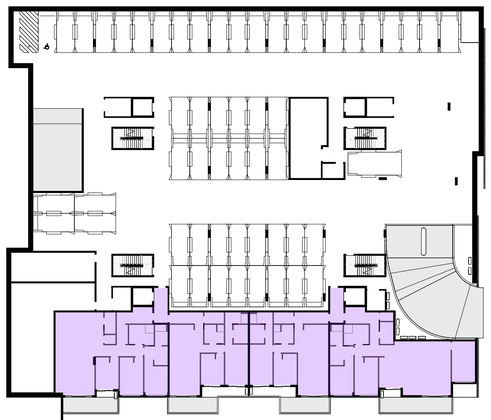
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
SECTION THRU EAST WING
LOWER GROUND UNITS

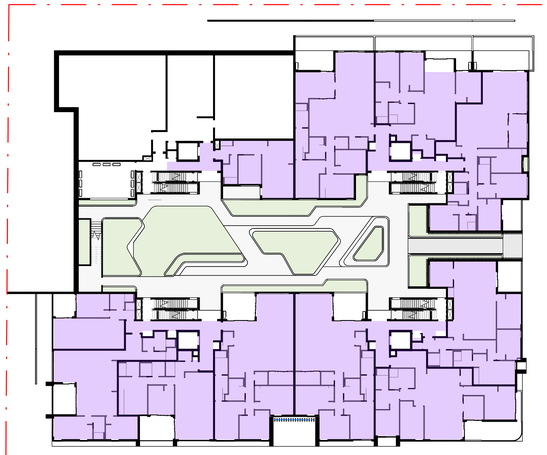
Status:

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

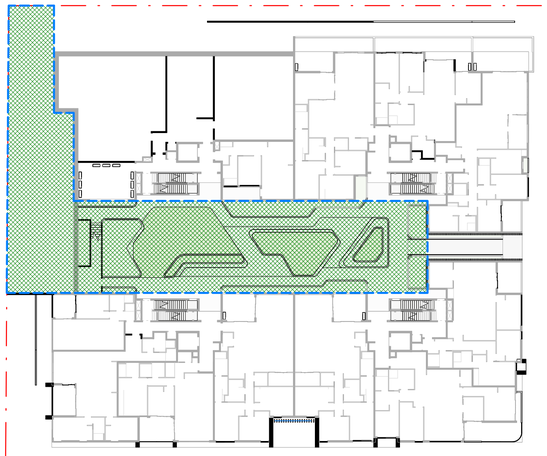
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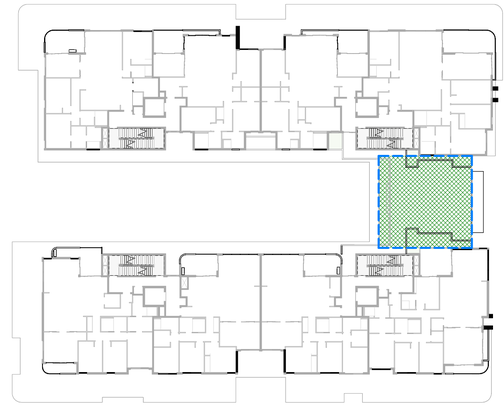
1 DA400 **GFA- LOWER GROUND LEVEL**
1 : 400



2 DA400 **GFA- GROUND LEVEL**
1 : 400



6 DA400 **COMMUNAL - GROUND LEVEL**
1 : 400



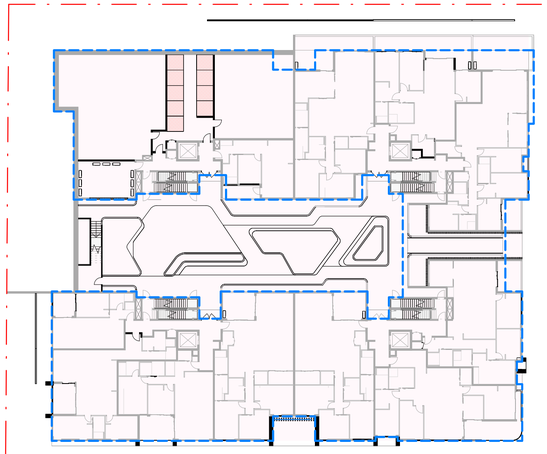
7 DA400 **COMMUNAL - LEVEL 4**
1 : 400



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%)

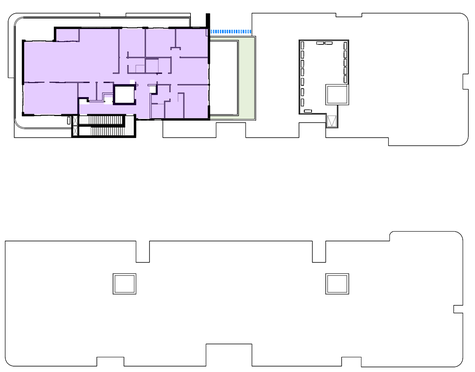
EXAVATION
= 3141.574 SQM (65.8%)

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%)

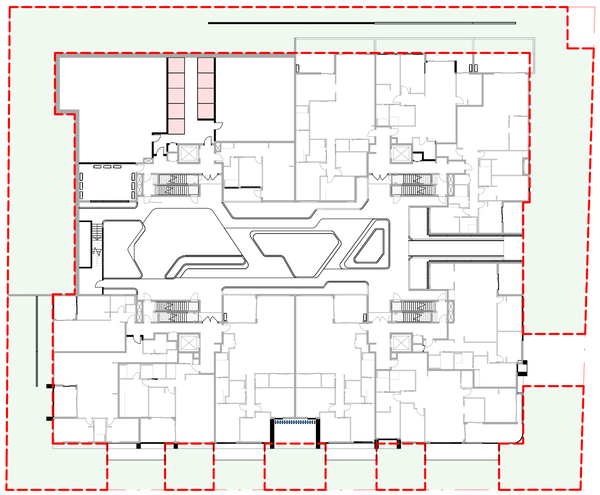
SITE AREA : 4771 SQM



3 DA400 **GFA- LEVEL 9**
1 : 400

GFA CALCULATION	
LEVEL	FLOOR AREA
GF	1563.3 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
LG	541.2 m²
TOTAL FLOOR AREA	15499.4 m²

FSR CALCULATION		
GFA	SITE AREA	FSR
15499.4 m²	4771.0 m²	3.25



9 DA400 **DEEP SOIL PLAN**
1 : 400

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 001259 507
Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

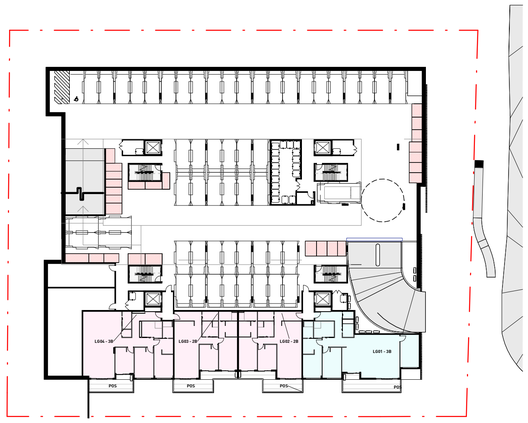
LINDFIELD

Drawing:
AREA SCHEDULE

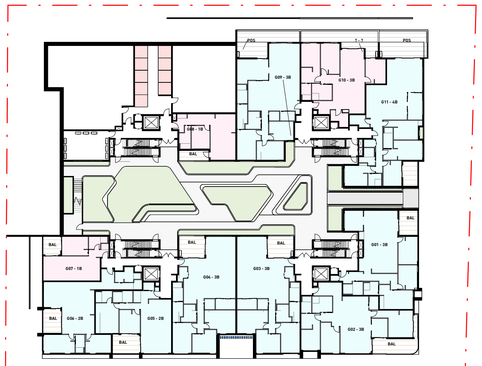
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Scale: As indicated Job No. 24062 Drawing No. DA400 Rev. C
Sheet Size: A1
Date: 09/04/2025
Drawn: RM Reviewed DY

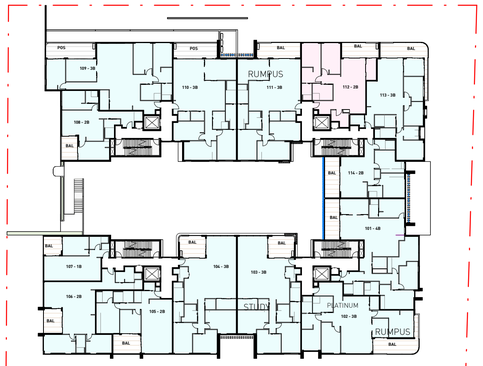
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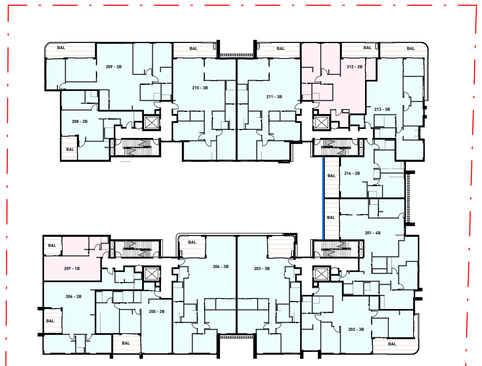
1 DA404 **XVENT - LOWER GROUND LEVEL**
1 : 500



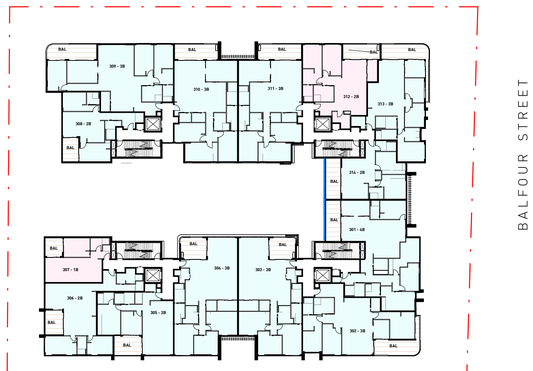
2 DA404 **XVENT - GROUND LEVEL**
1 : 500



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



4 DA404 **XVENT - LEVEL 2**
1 : 500

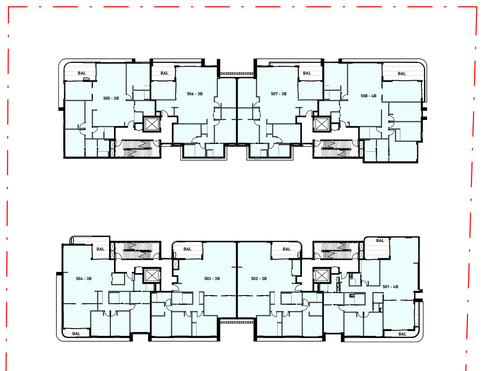


5 DA404 **XVENT - LEVEL 3**
1 : 500

BALFOUR STREET



6 DA404 **XVENT - LEVEL 4**
1 : 500



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



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

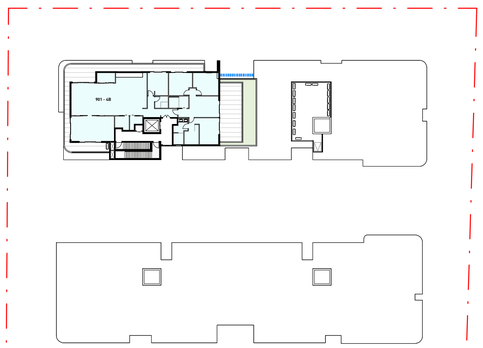


9 DA404 **XVENT - LEVEL 7**
1 : 500

BALFOUR STREET



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



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

CROSS VENTILATION

NO CROSS VENTILATION

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

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] 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
Sheet Size: A1
Date: 09/04/2025
Drawn: RM
Job No. 24062
Drawing No. DA404
Rev. C
Reviewed DY

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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)

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
	28-04-2025	DRAFT DA SET FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
B	16-05-2025	SSDA - 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 C
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**



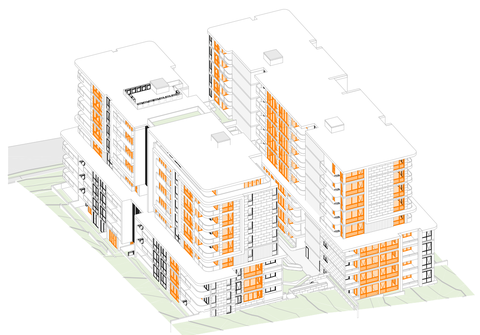
4 DA504 **JUNE 21 - 12.00**



5 DA504 **JUNE 21 - 12.15**



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)

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

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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:
SOLAR ACCESS DIAGRAMS

Status: FOR APPROVAL

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

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

Amendments

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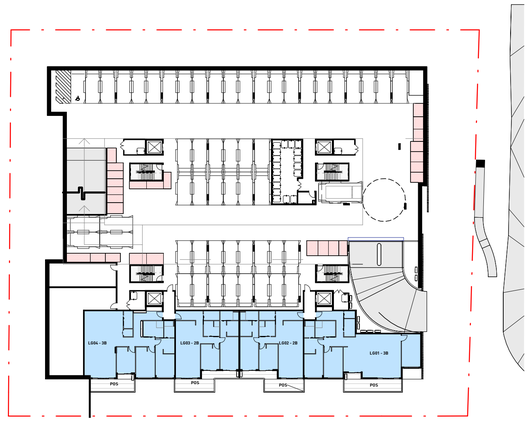
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
SOLAR ACCESS DIAGRAMS

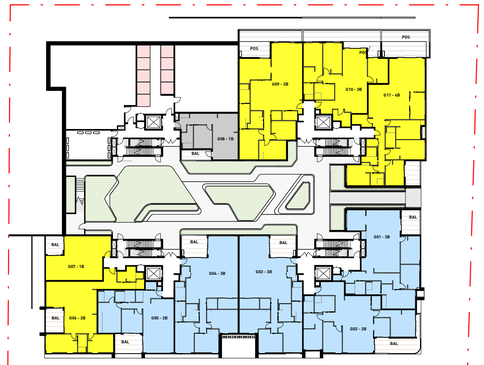
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Job No. 24062
Drawing No. DA505
Rev. C
Sheet Size:
Date: 04/11/25
Drawn: Author
Reviewed: Checker

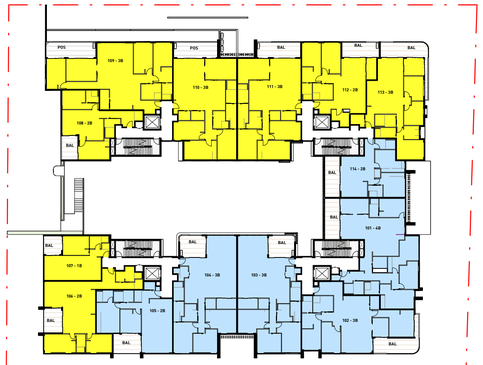
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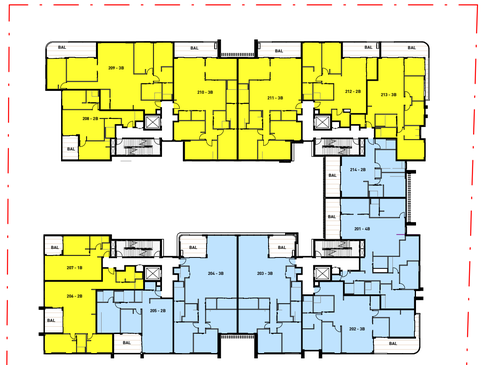
1 DA506 **Solar - LOWER GROUND LEVEL**
1 : 500



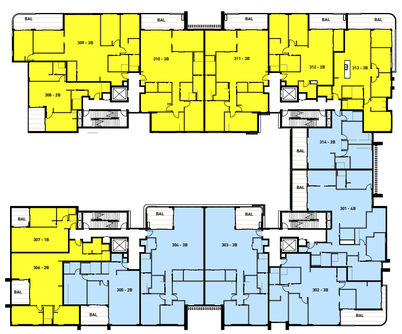
2 DA506 **Solar - GROUND LEVEL**
1 : 500



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



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



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



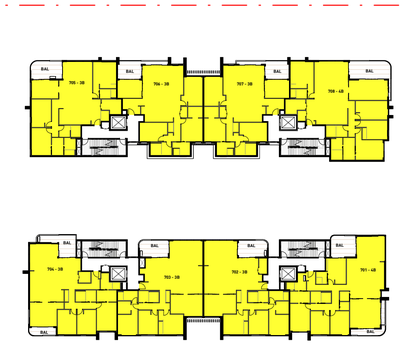
6 DA506 **Solar - LEVEL 4**
1 : 500



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



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

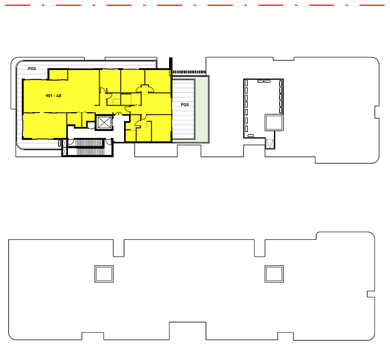


9 DA506 **Solar - LEVEL 7**
1 : 500

BALFOUR STREET



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



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

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

LESS THAN 2 HR SOLAR ACCESS = 28%

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

No.	Date	Description
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

Amendments

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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 Rev. C
Sheet Size:
Date: 09/04/2025
Drawn: Author Reviewed Checker

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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

Solar Access	
Solar Access	Count
-	28
0	1
✔	69

Grand total: 98

CROSS VENTILATION	
Cross Ventilated	Count
x	11
✔	87

Grand total: 98

UNIT MIX	
Name	Count
1B	5
2B	19
3B	59
4B	15

Grand total: 98

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			

UNIT MIX - Affordable Units	
Name	Count
1B	5
2B	17
3B	5

Grand total: 27

TOD AFFORDABLE UNIT (2% OF PROPOSED GFA)

REQUIRED = 309.9 SQM

PROPOSED = 310.1 SQM (2%)

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)

UNIT	BEDROOM	AREA	POS/ BAL	X-VENT	3HR SOLAR TO LIVING AND POS
LG					
LG03	2B	102.9 m²	10.0	x	N
GF					
G05	2B	102.1 m²	10.0	✔	N
G07	1B	61.3 m²	8.0	x	Y
G08	1B	61.6 m²	8.0	x	N
G10	3B	128.2 m²	12.0	x	Y
LEVEL 1					
105	2B	102.1 m²	10.0	✔	N
107	1B	61.3 m²	8.0	✔	Y
111	3B	161.9 m²	12.0	✔	Y
112	2B	114.8 m²	10.0	x	Y
113	3B	128.7 m²	12.0	✔	Y
114	2B	81.6 m²	10.0	✔	N
LEVEL 2					
205	2B	102.1 m²	10.0	✔	N
206	2B	113.3 m²	10.0	✔	Y
207	1B	61.3 m²	8.0	x	Y
208	2B	83.6 m²	10.0	✔	Y
212	2B	114.8 m²	10.0	x	Y
213	3B	128.7 m²	12.0	✔	Y
214	2B	81.6 m²	10.0	✔	N
LEVEL 3					
306	2B	113.3 m²	10.0	✔	Y
307	1B	61.3 m²	8.0	x	Y
308	2B	83.6 m²	10.0	✔	Y
312	2B	114.8 m²	10.0	x	Y
313	3B	128.7 m²	12.0	✔	Y
314	2B	81.6 m²	10.0	✔	N
Total Units: 24		2375.3 m²			

REQUIRED = 2324.91 SQM

PROPOSED = 2375.3 SQM (15.3%)

AFFORDABLE UNITS WITH AT LEAST 3 HOUR SOLAR ACCESS TO LIVING ROOM AND BALCONY/POS

= 19 OUT OF 27 (70%)

AFFORDABLE UNITS WITH CROSS VENTILATION

= 18 OUT OF 27 (67%)

PLATINUM UNITS

UNIT		AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X VENT
LG						
LG01	3B	155.4 m²	12.0	-	-	✔
LG04	3B	154.8 m²	12.0	-	-	x
GF						
G02	3B	146.8 m²	12.0	-	-	✔
G10	3B	128.2 m²	12.0	✔	✔	x
LEVEL 1						
102	3B	146.8 m²	12.0	-	-	✔
109	3B	169.9 m²	12.0	✔	✔	✔
110	3B	161.9 m²	12.0	✔	✔	✔
112	2B	114.8 m²	10.0	✔	✔	x
LEVEL 2						
202	3B	146.8 m²	12.0	-	-	✔
209	3B	169.9 m²	12.0	✔	✔	✔
210	3B	161.9 m²	12.0	✔	✔	✔
212	2B	114.8 m²	10.0	✔	✔	x
LEVEL 3						
302	3B	146.8 m²	12.0	-	-	✔
309	3B	169.9 m²	12.0	✔	✔	✔
310	3B	161.9 m²	12.0	✔	✔	✔
Total Platinum Units: 15						

UNIT MIX - Platinum Units	
Name	Count
2B	2
3B	13

Grand total: 15

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 001259 507
Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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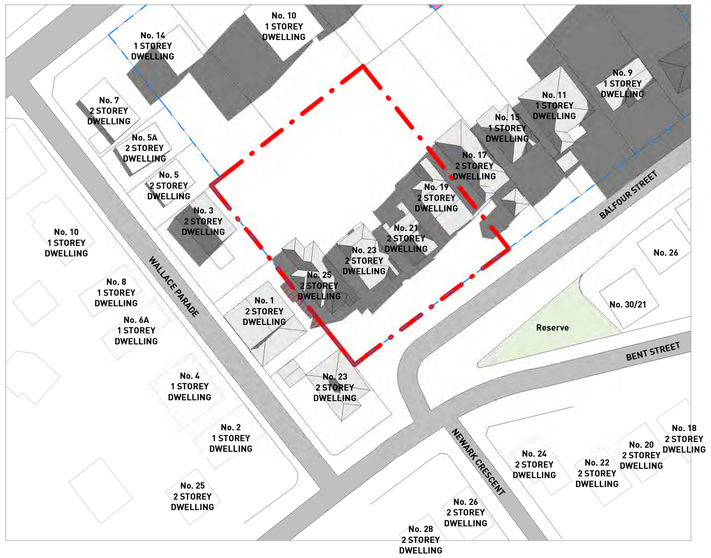
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
UNIT SCHEDULE

Status:

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

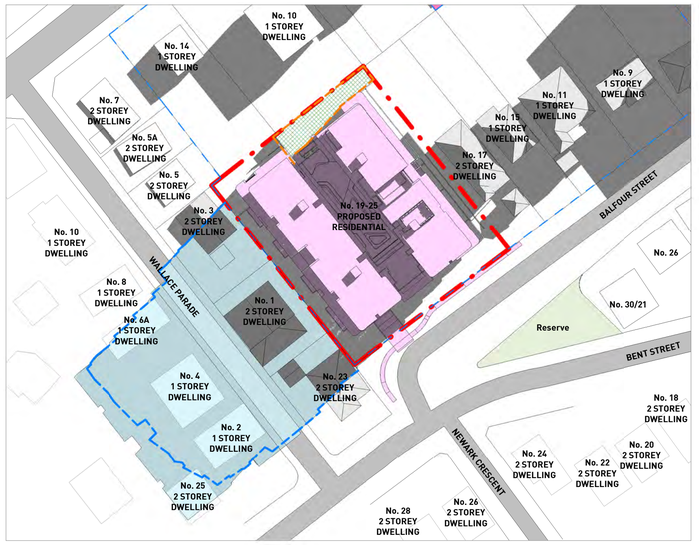
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1 DA530

OVERSHADOWING - 9AM JUNE 21 (EXISTING)

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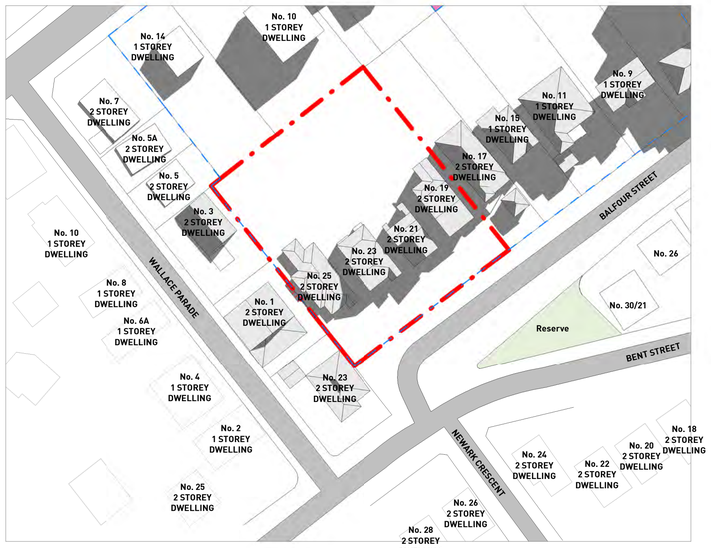


2 DA530

OVERSHADOWING - 09AM JUNE 21 (PROPOSED)

1 : 1000

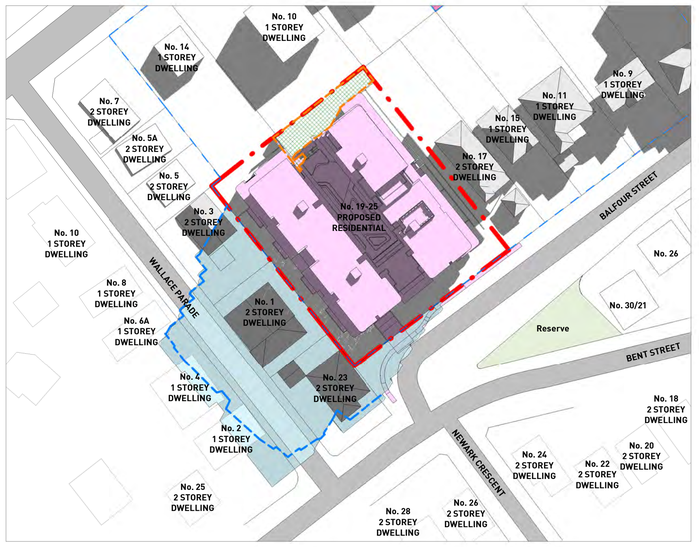
SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 9AM:	263.355 SQM (26.6%)
TOTAL COMMUNAL SPACE AREA	987.799 SQM



3 DA530

OVERSHADOWING - 10AM JUNE 21 (EXISTING)

1 : 1000



4 DA530

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

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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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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

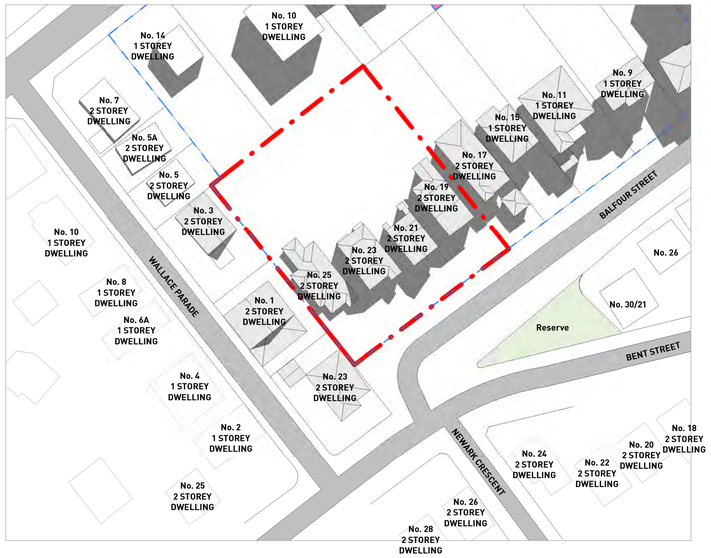
LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

Scale:	As indicated	Job No.	Drawing No. Rev.
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Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

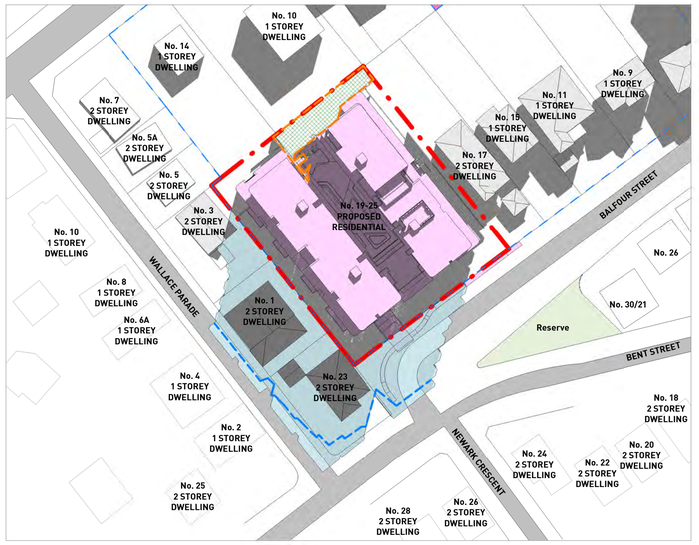
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1 DA531

OVERSHADOWING - 11AM JUNE 21 (EXISTING)

1 : 1000

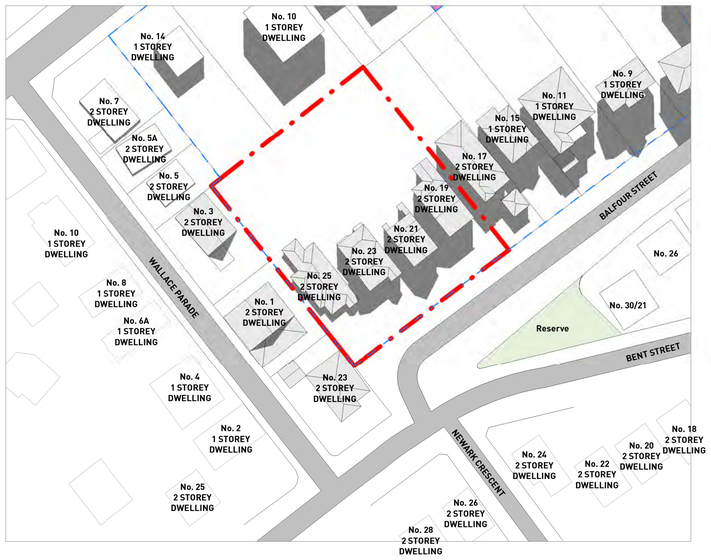


2 DA531

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 DA531

OVERSHADOWING - 12PM JUNE 21 (EXISTING)

1 : 1000



4 DA531

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

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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:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

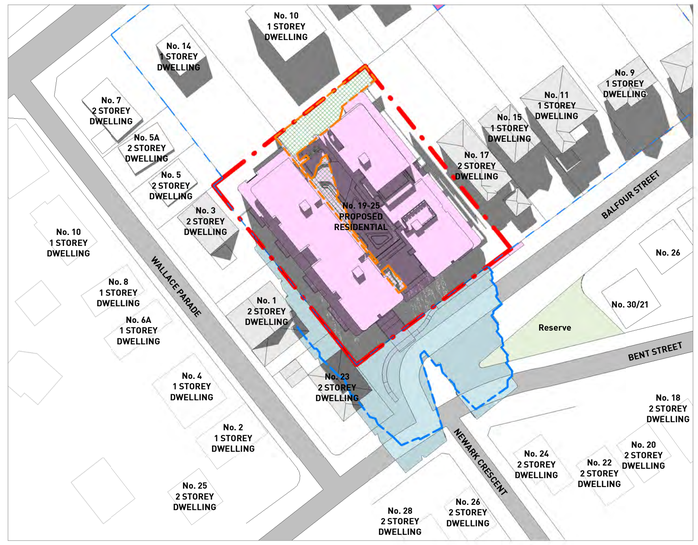
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Date:	09/04/2025		
Drawn:	RM	Reviewed	DY

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1 DA532 **OVERSHADOWING - 01PM JUNE 21 (EXISTING)**

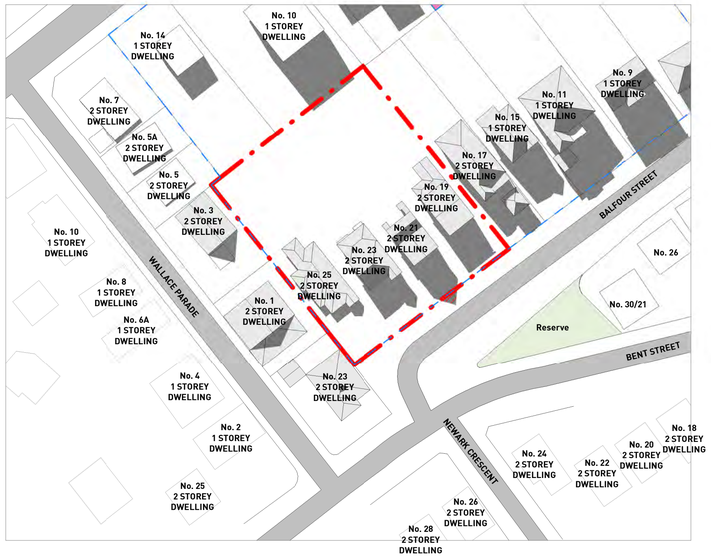
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2 DA532 **OVERSHADOWING - 01PM JUNE 21 (PROPOSED)**

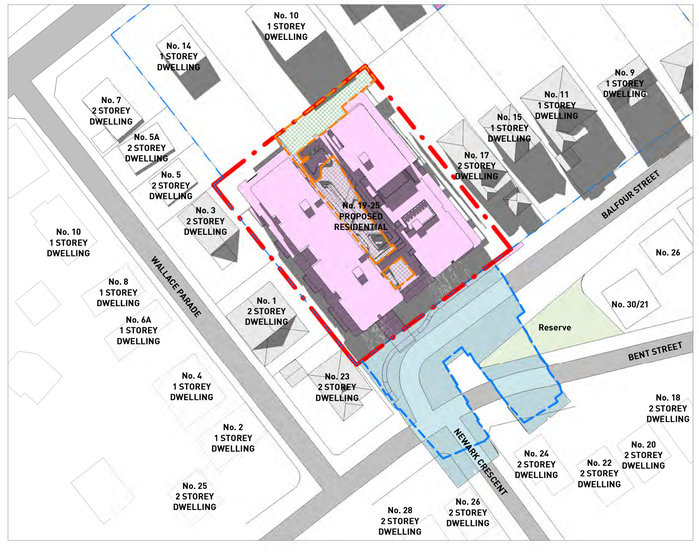
1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 01PM:	436.060 SQM (44.1%)
TOTAL COMMUNAL SPACE AREA	987.799 SQM



3 DA532 **OVERSHADOWING - 02PM JUNE 21 (EXISTING)**

1 : 1000



4 DA532 **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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Giles Tribe Pty Ltd ABN 50 001259 507
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Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

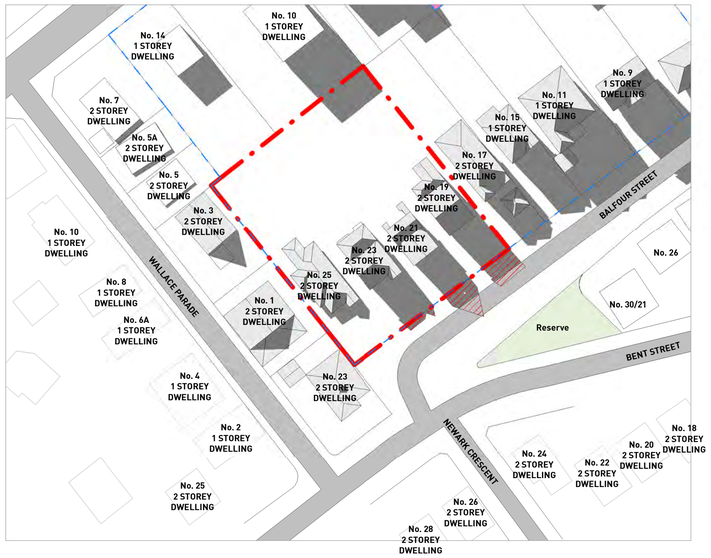
LINDFIELD

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

Status: FOR APPROVAL

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

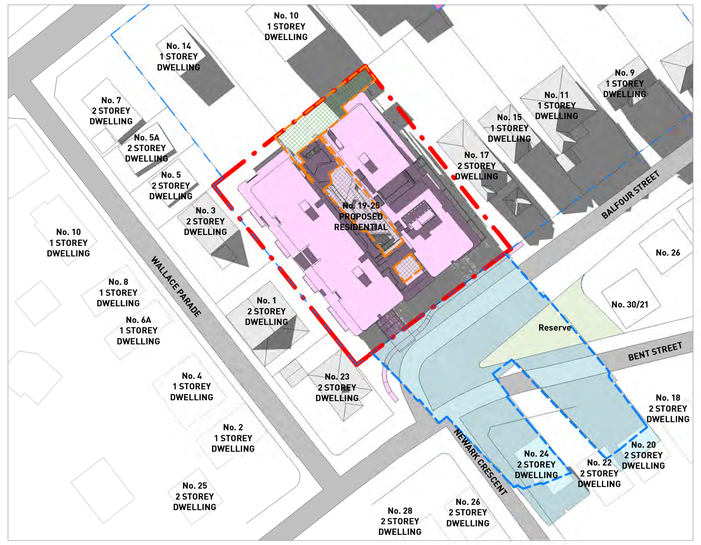
C:\Users\tmorton\Documents\00012_Rem Local Files\19-25 Balfour St, Lindfield (1)_CS_LMORTON_central.rvt



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

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] Stuart D Hill [6459]

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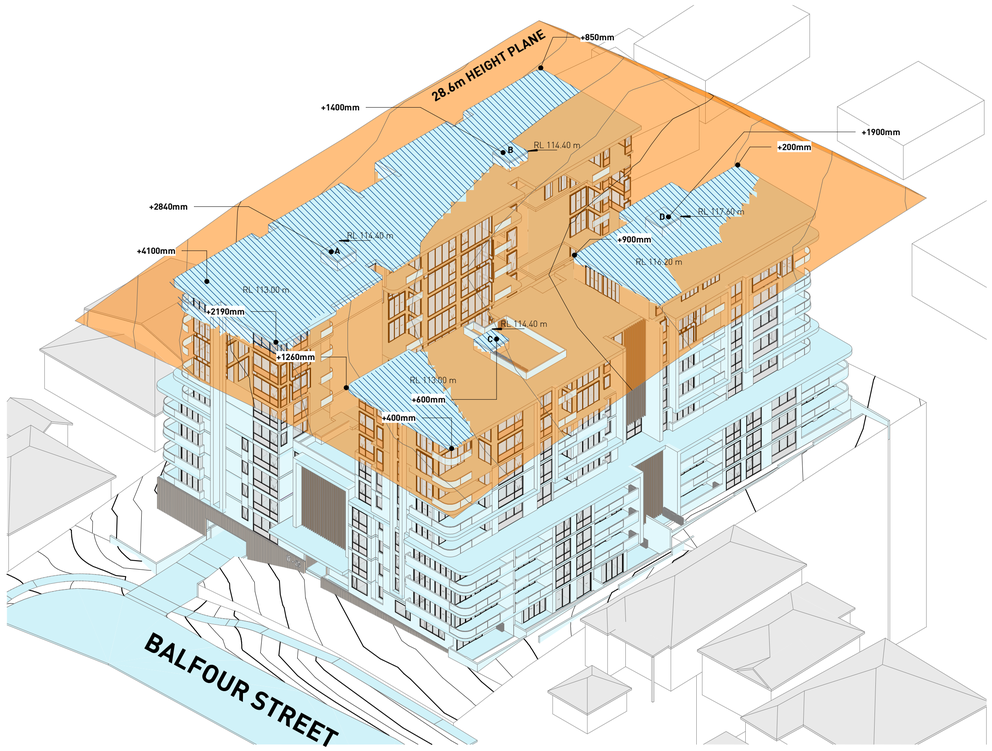
Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

Drawing:
OVERSHADOWING DIAGRAMS (PROPOSED)

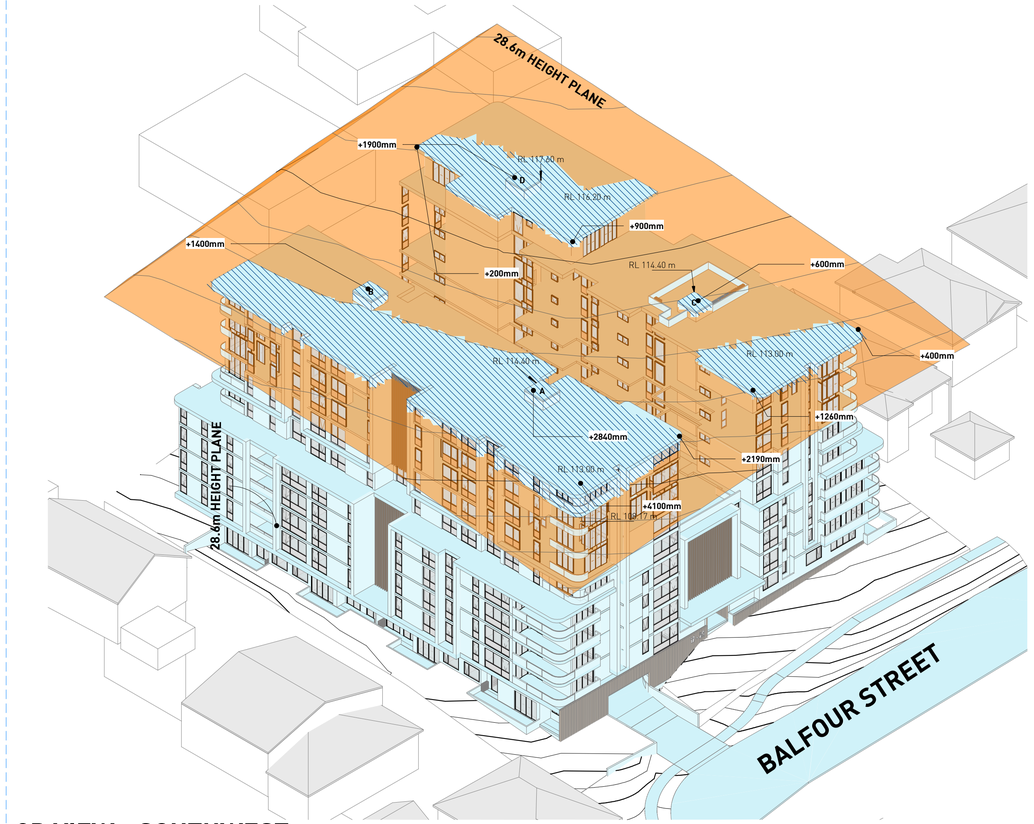
Status:

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Job No. 24062
Drawing No. DA533
Rev. C
Sheet Size:
Date: 09/04/2025
Drawn: Author
Reviewed Checker

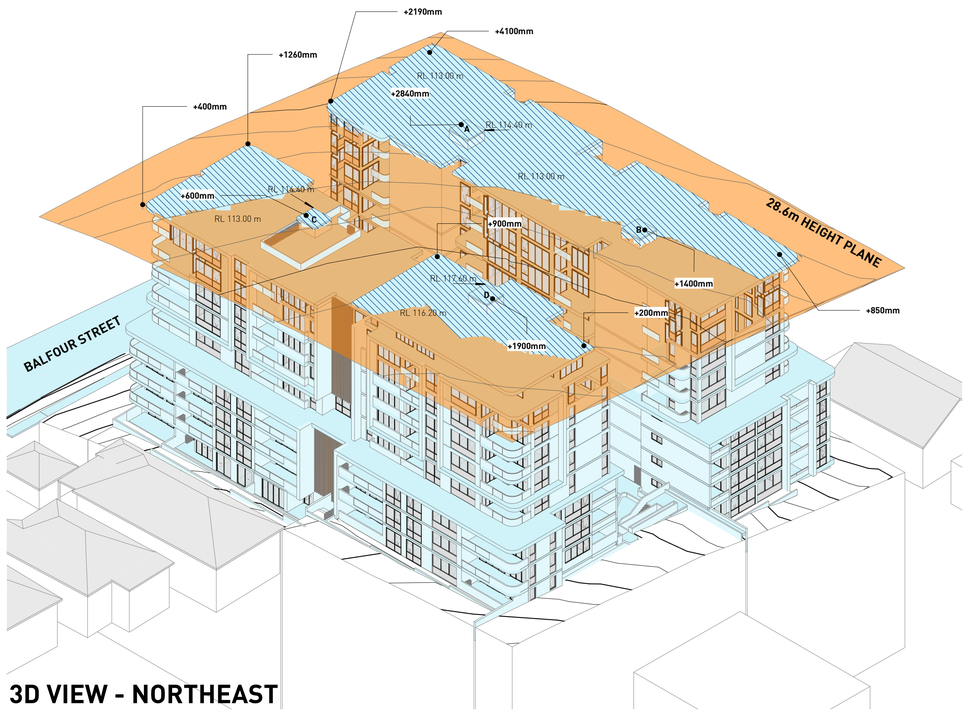
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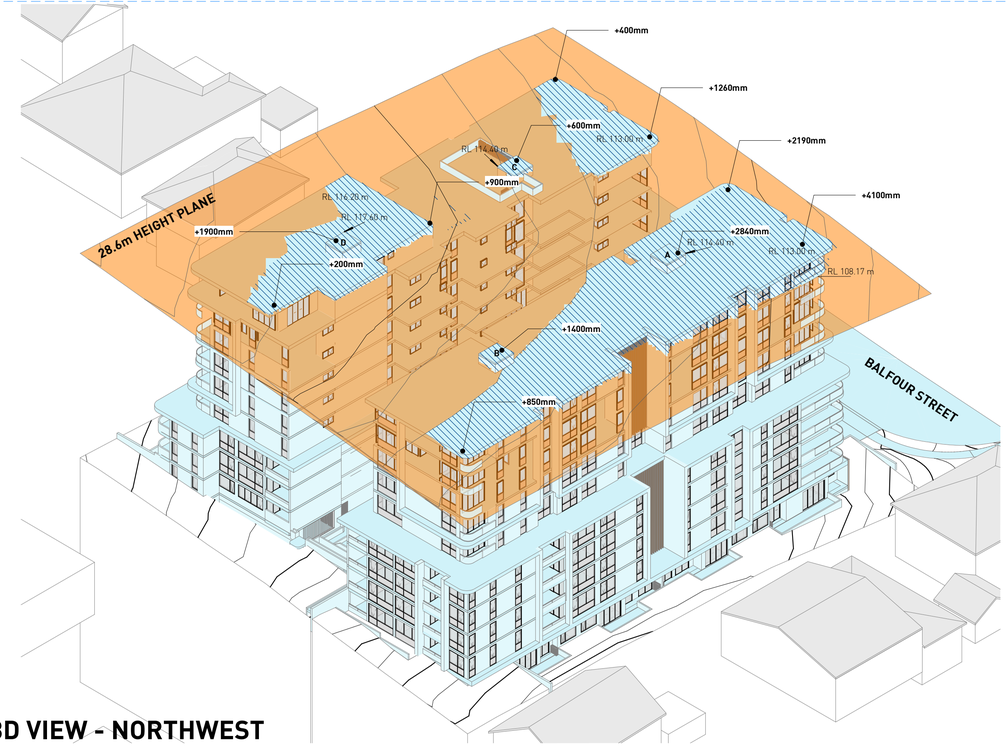
3D VIEW - SOUTHEAST



3D VIEW - SOUTHWEST



3D VIEW - NORTHEAST



3D VIEW - NORTHWEST

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

C:\Users\rosie\Documents\0000 - Revit Local Files\19-25 Balfour St_Lindfield_100_
D24_Central_rosie.rvt

MATERIALS & FINISHES

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



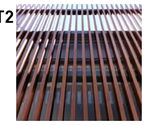
PAINT FINISH TYPE 4
DULUX "APPLIANCE WHITE"

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
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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	C
Date:	24/07/15			
Drawn:	RM		Reviewed DY	

C:\Users\rosalie\Documents\00000 - Revit Local Files\19-25 Balfour St, Lindfield 100-524_SSDA_rosalie.rvt

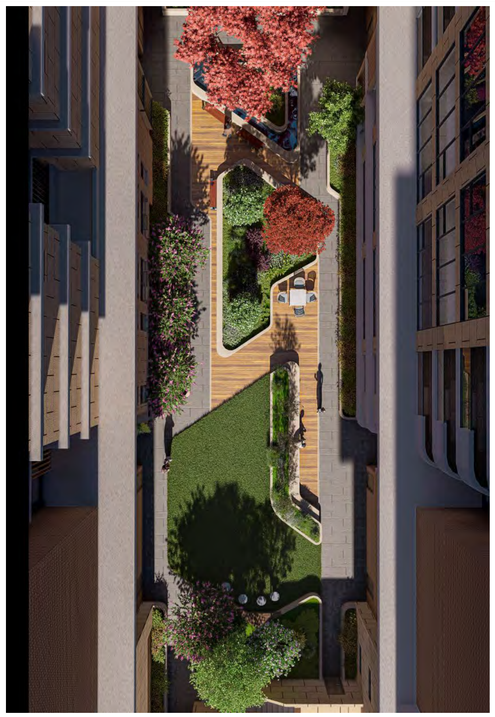














C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
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	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

Amendments

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Project:

RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

Drawing:

PERSPECTIVES

Status: FOR APPROVAL

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

C:\Users\tristan\Documents\00107 - Revit Local Files\19-25 Balfour St, Lindfield_TSD_SSD_Central_tristan@GILES.dwg

Appendix C: LotSearch Report

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 21 May 2025 14:44:26

Reference: LS082431 EP

Address: 19-25 Balfour Street, Lindfield, NSW 2070

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	22/04/2025	22/04/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	07/05/2025	09/04/2025	Monthly	1000m	0	0	4
Contaminated Land Records of Notice	Environment Protection Authority NSW	12/05/2025	12/05/2025	Monthly	1000m	0	0	2
Former Gasworks	Environment Protection Authority NSW	20/05/2025	15/05/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	28/04/2025	28/04/2025	Monthly	1000m	0	0	3
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	3
EPA PFAS Investigation Program	Environment Protection Authority NSW	28/04/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	07/04/2025	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	07/04/2025	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	07/04/2025	07/04/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	10/04/2025	10/04/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/02/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	10/04/2025	10/04/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	15/05/2025	15/05/2025	Monthly	1000m	0	0	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	15/05/2025	15/05/2025	Monthly	1000m	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	15/05/2025	15/05/2025	Monthly	1000m	0	0	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	1	24
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	17
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	221
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	63
Points of Interest	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	2	60
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Quarterly	1000m	0	0	5
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	13/05/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	28/05/2024	20/06/2023	Annually	2000m	0	0	29
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	2
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	2	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	19/05/2025	28/02/2025	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	11	12	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	19/05/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	19/05/2025	24/05/2025	Monthly	1000m	1	5	75
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	1	1	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	20/05/2025	21/03/2025	Quarterly	1000m	0	0	2
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	19/05/2025	02/05/2025	Monthly	1000m	1	4	170
Bush Fire Prone Land	NSW Rural Fire Service	21/05/2025	31/03/2025	Monthly	1000m	0	0	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	26/02/2025	08/11/2024	Quarterly	1000m	3	6	36
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	1
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	13/05/2025	13/05/2025	Monthly	10000m	-	-	-

Site Diagram

19-25 Balfour Street, Lindfield, NSW 2070



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 4830m²

Total Perimeter: 279m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 15 30 Meters

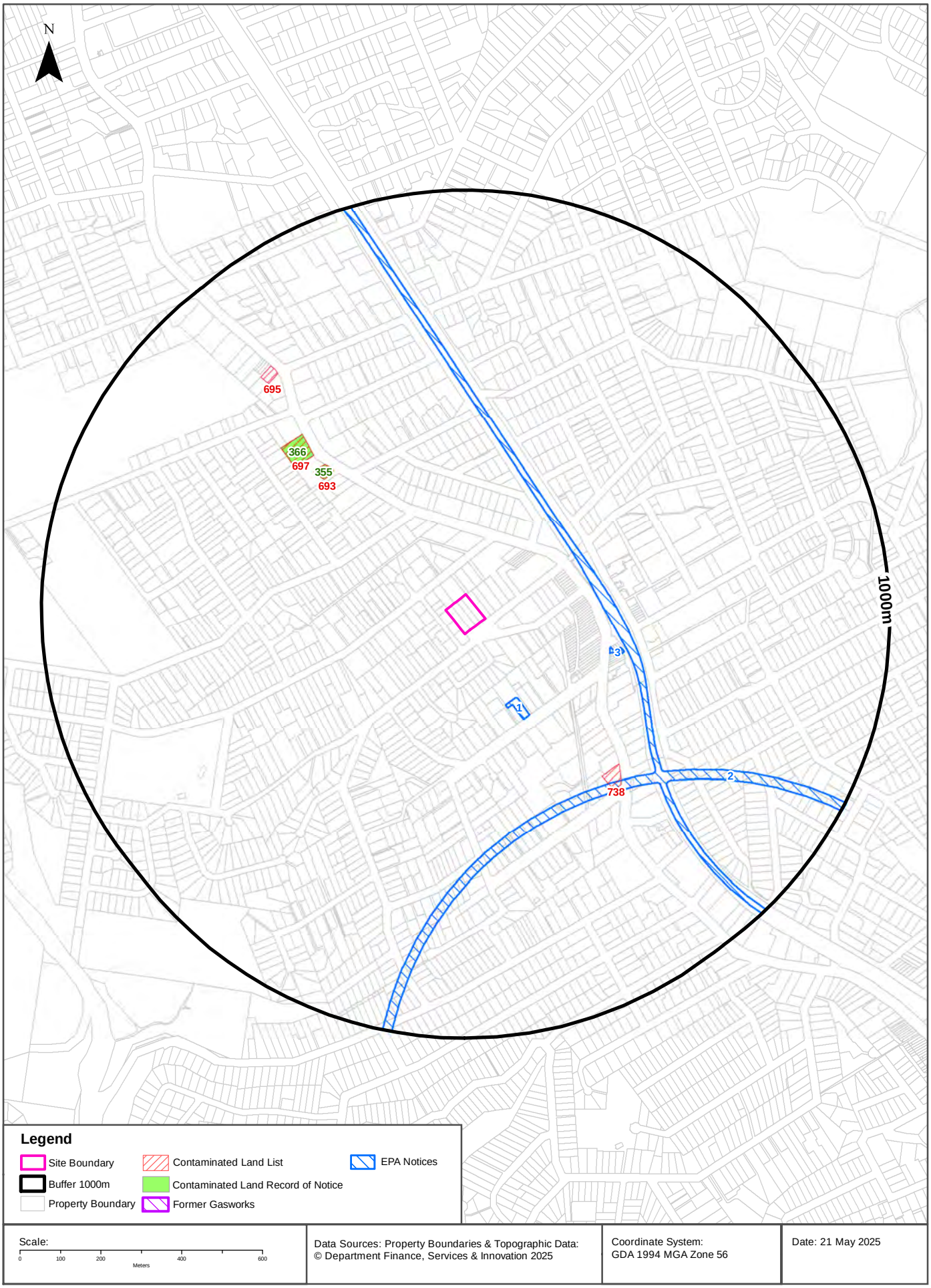
Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025

Coordinate System: GDA 1994 MGA Zone 56

Date: 21 May 2025

Contaminated Land

19-25 Balfour Street, Lindfield, NSW 2070



Contaminated Land

19-25 Balfour Street, Lindfield, NSW 2070

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
693	Former BP Service Station Lindfield	478 Pacific HIGHWAY	LINDFIELD	Service Station	Contamination currently regulated under CLM Act	Current EPA List	Premise Match	441m	North West
738	7-Eleven (former Mobil) Service Station	238 Pacific Highway	Lindfield	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	485m	South East
697	7-Eleven Service Station (Former Mobil)	496 Pacific Highway	Killara	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	503m	North West
695	Killara Garage	544 Pacific Highway	Killara	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	712m	North West

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.

EPA site management class	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land

19-25 Balfour Street, Lindfield, NSW 2070

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
355	Former BP Service Station Lindfield	478 Pacific Highway	LINDFIELD	3 current and 3 former	3380	Premise Match	441m	North West
366	7-Eleven Service Station (Former Mobil)	496 Pacific Highway	Killara	5 former	3397	Premise Match	503m	North West

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

19-25 Balfour Street, Lindfield, NSW 2070

EPA Notices

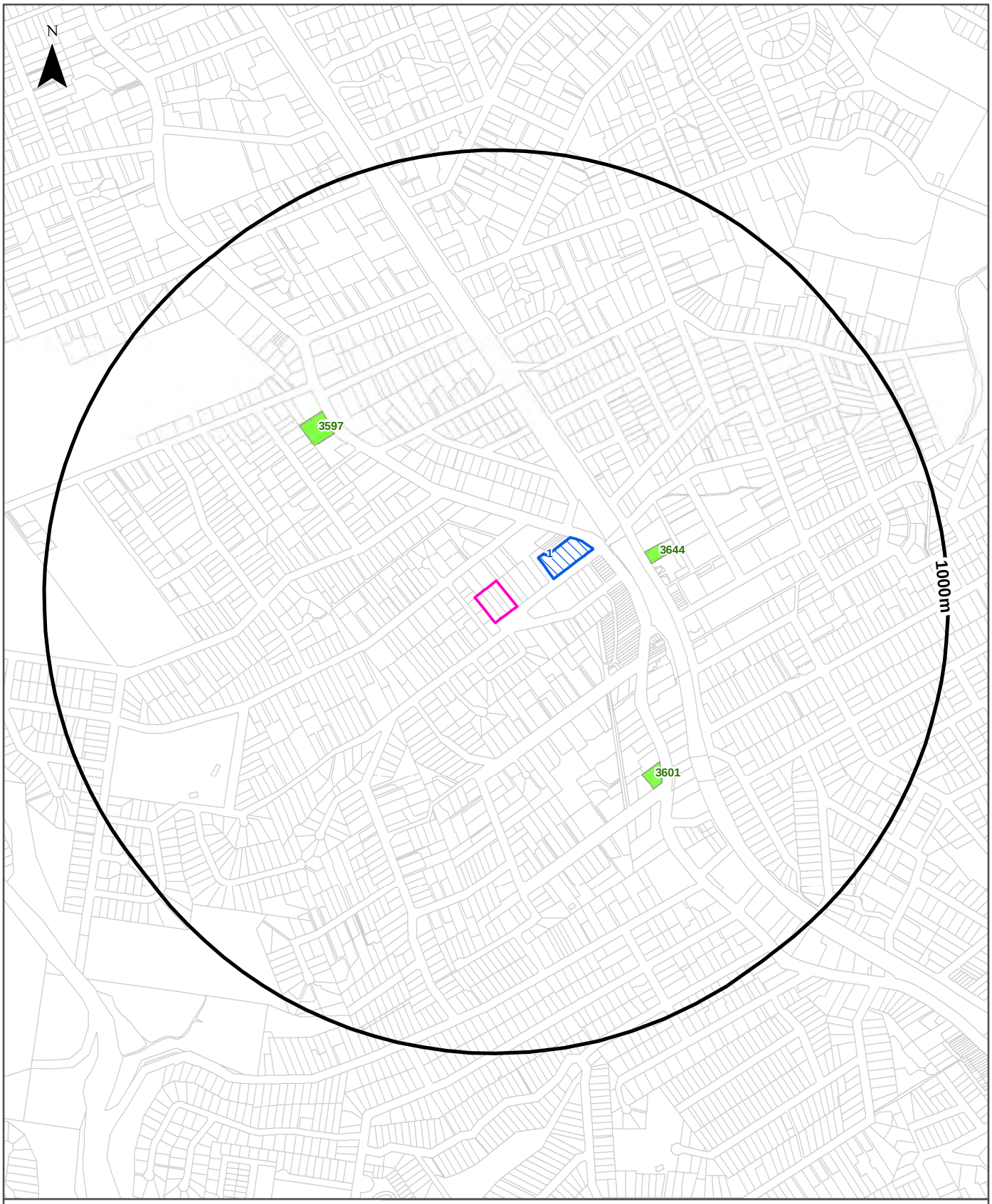
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173540206	Penalty Notice	NATIONAL ASBESTOS SOLUTIONS PTY LTD	17 BEACONSFIELD PARADE, LINDFIELD, NEW SOUTH WALES 2070	Issued	29/08/2022	Protection of the Environment Operations Act 1997 - 211(1)	Not comply with requirement under chapter 7 - Corporation	17/01/2022	Premise Match	200m	South East
2	3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	268m	South East
3	1121976	s.91 Clean Up Notice	A EGGINTON & S EGGINTON		Issued	30/11/2010				Premise Match	316m	East

NSW EPA Notice Data Source: Environment Protection Authority
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Waste Management & Liquid Fuel Facilities

19-25 Balfour Street, Lindfield, NSW 2070



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- National Liquid Fuel Facilities

Scale:	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 21 May 2025

0 100 200 400 600
Meters

Waste Management & Liquid Fuel Facilities

19-25 Balfour Street, Lindfield, NSW 2070

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	COLES	COLES SUPERMARKET	376-384 PACIFIC HIGHWAY, LINDFIELD	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	107m	North East

Source: Waste Management Facilities Database
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National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
3644	United	Lindfield	43-47 Lindfield Avenue	Lindfield	Petrol Station	Operational		25/07/2011	Premise Match	321m	East
3601	7-ELEVEN	7-ELEVEN LINDFIELD	238 PACIFIC HIGHWAY	LINDFIELD	PETROL STATION	Operational		13/07/2012	Premise Match	485m	South East
3597	7-ELEVEN	7-ELEVEN KILLARA	494 PACIFIC HIGHWAY	KILLARA	PETROL STATION	Operational		13/07/2012	Premise Match	503m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia
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PFAS Investigation & Management Programs

19-25 Balfour Street, Lindfield, NSW 2070

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
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Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

19-25 Balfour Street, Lindfield, NSW 2070

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

19-25 Balfour Street, Lindfield, NSW 2070

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
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