

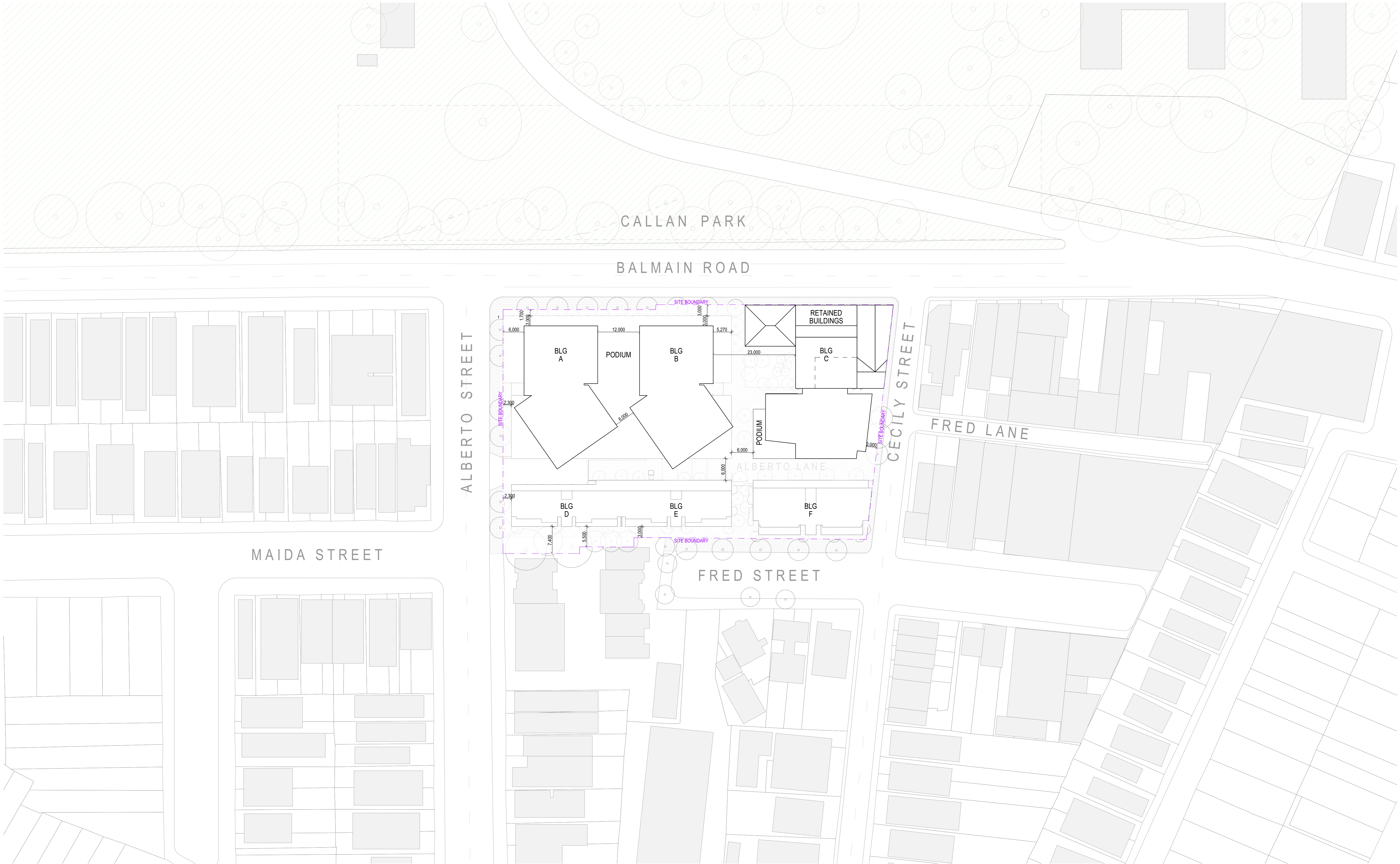
469-483 BALMAIN ROAD, LILYFIELD

DETAILED DEVELOPMENT APPLICATION



LOCATION PLAN

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DA903	3D VISUALISATION	01
DA904	3D VISUALISATION	01
DA905	3D VISUALISATION	01
DA906	3D VISUALISATION	01
DA907	3D VISUALISATION	01



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GROUP

REV

01

DATE

17/05/2023

ISSUE

DETAILED DEVELOPMENT APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

23/05/2023

DRAWN

TG

CHECKED

JZ

SHEET SCALE

1:1000
1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

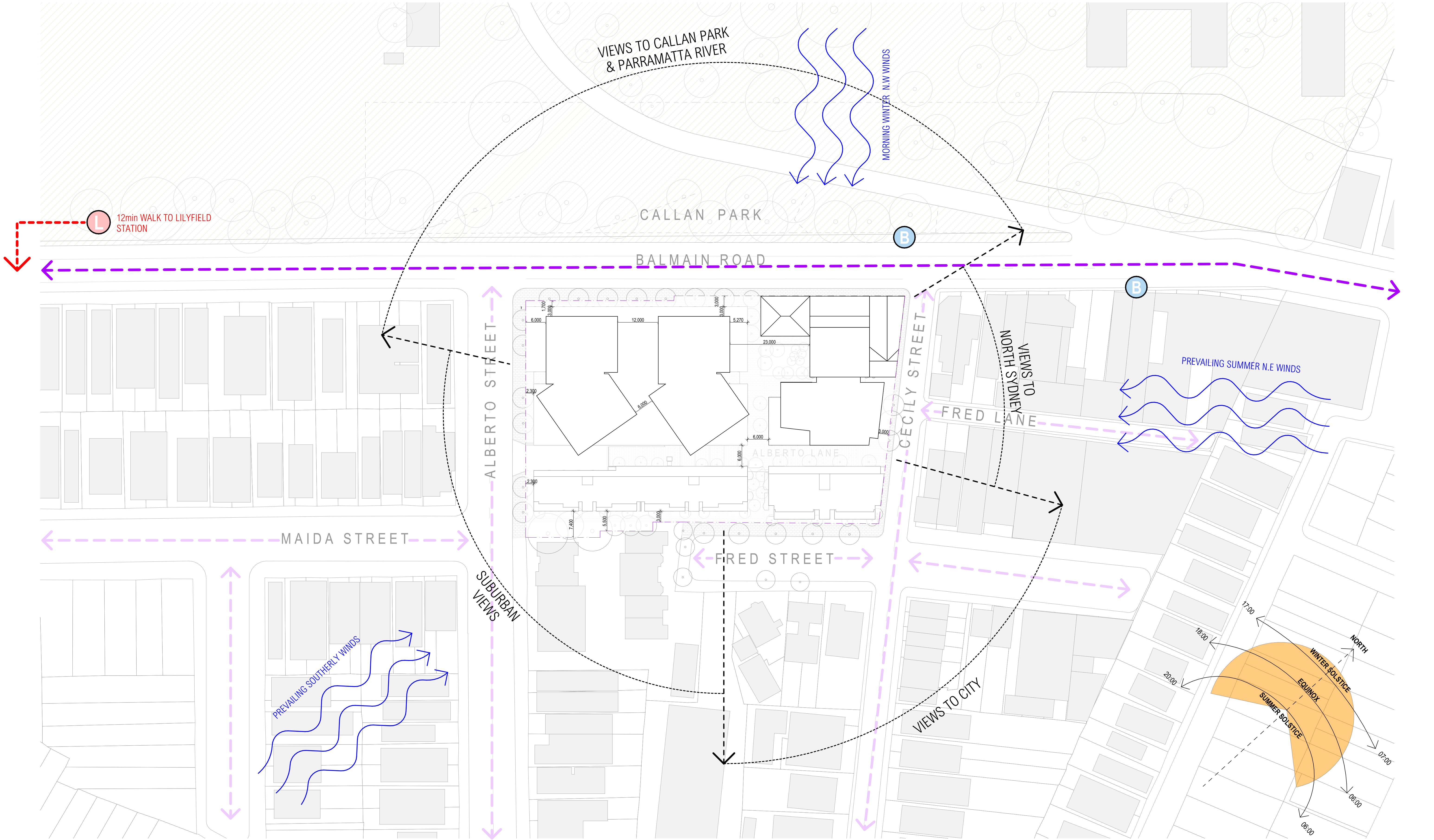
SITE PLAN

DRAWING NUMBER

A-DA002

REVISION

01



ARCHITECT			CLIENT			REV			DATE			ISSUE			REV			DATE			ISSUE			PROJECT			DRAWING TITLE																							
CHROFI			ROCHE GROUP			01			17/05/2023			DETAILED DEVELOPMENT APPLICATION									469-483 BALMAIN ROAD LILYFIELD			SITE ANALYSIS																										
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com																					469-483 BALMAIN ROAD			DRAWING NUMBER																										
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																					PROJECT NUMBER			PLOT DATE			DRAWN			CHECKED			SHEET SCALE			SHEET SIZE			NORTH			DRAWING NUMBER			REVISION					
																								21049			23/05/2023			TG			JZ			1:1000			A3						A-DA003			01		
																								1:500			A1																							

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JZ

SHEET SCALE

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SHEET SIZE

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A1

NORTH



DRAWING TITLE

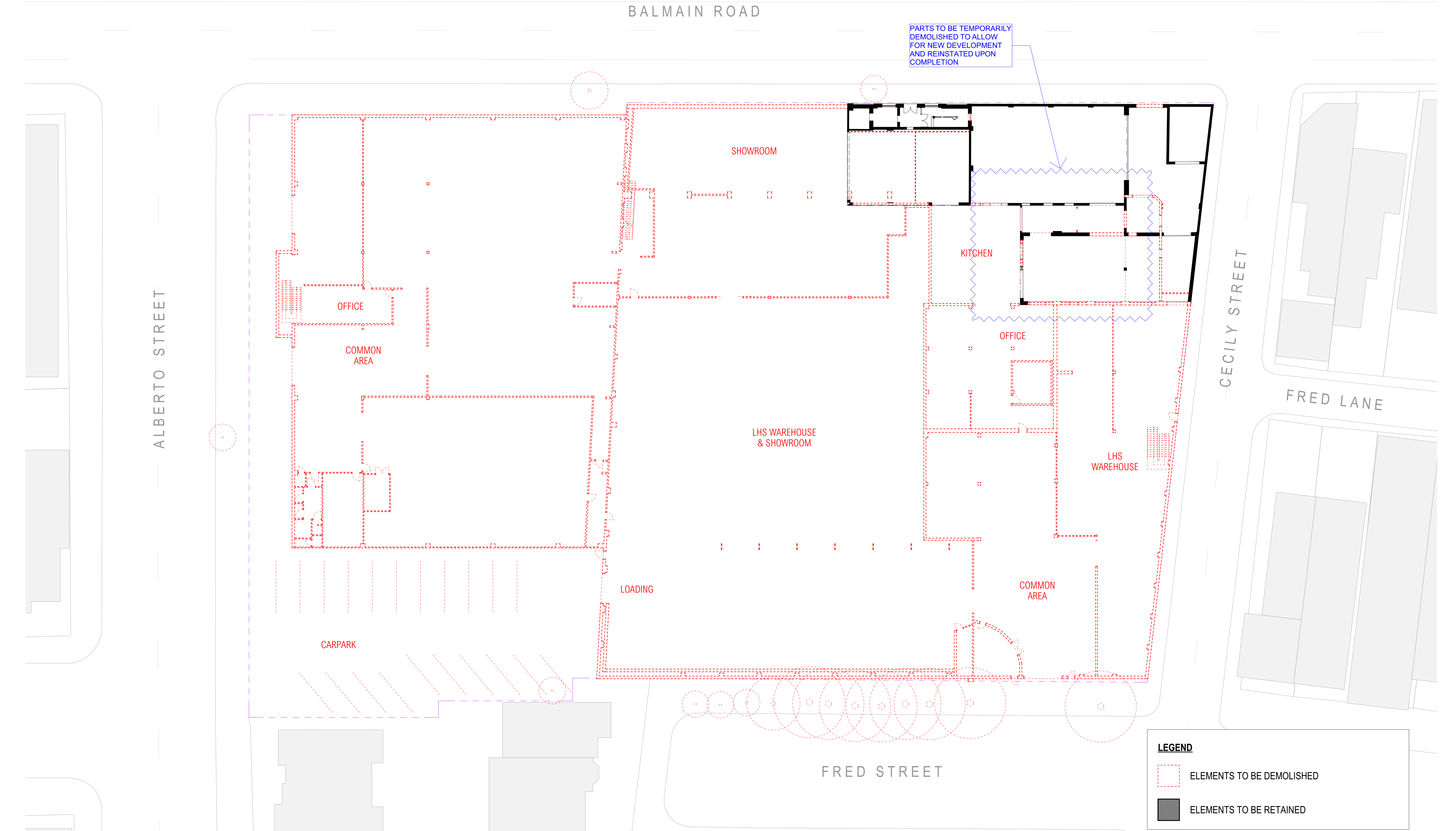
GROUND FLOOR DEMOLITION AND
RETENTION PLAN

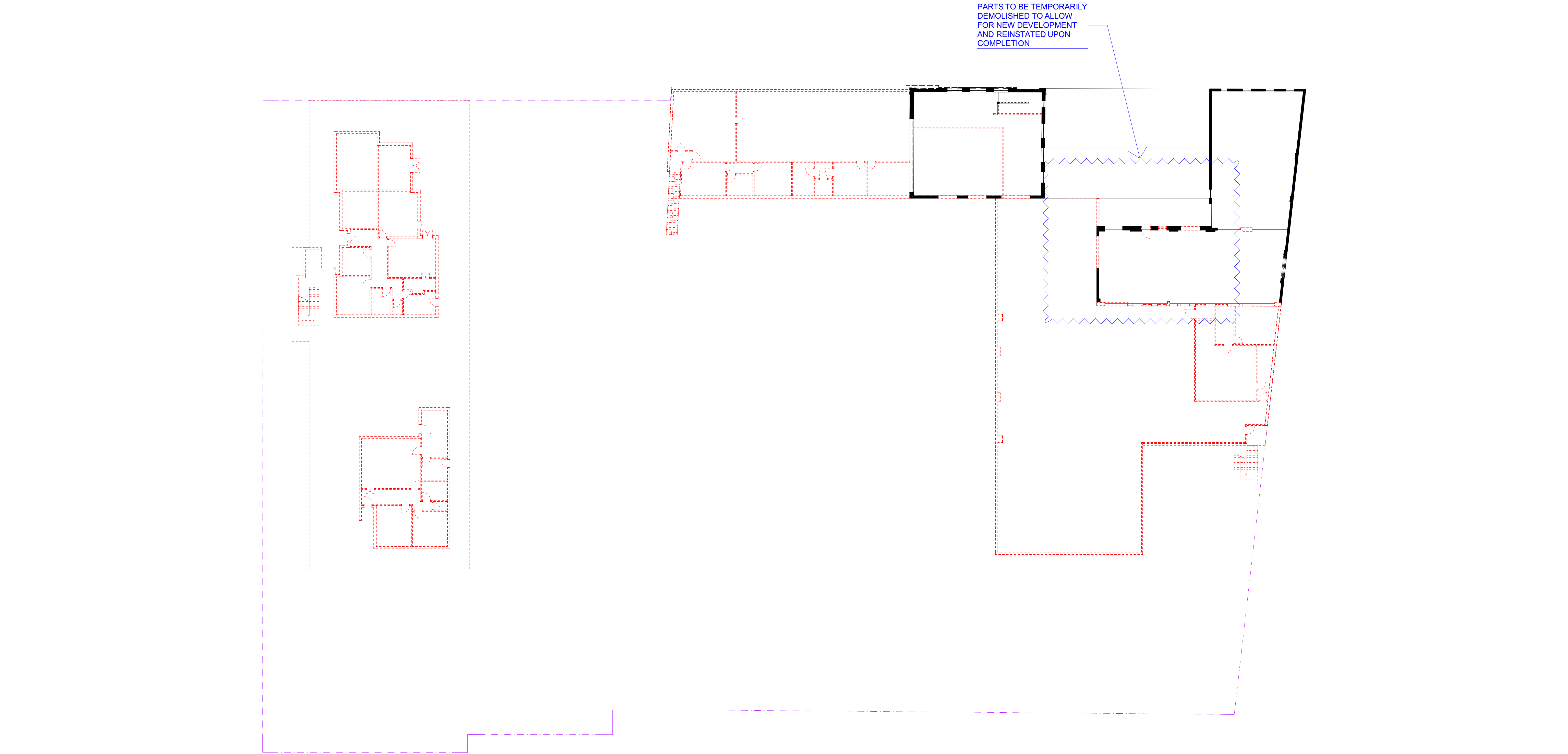
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A-DA010

REVISION

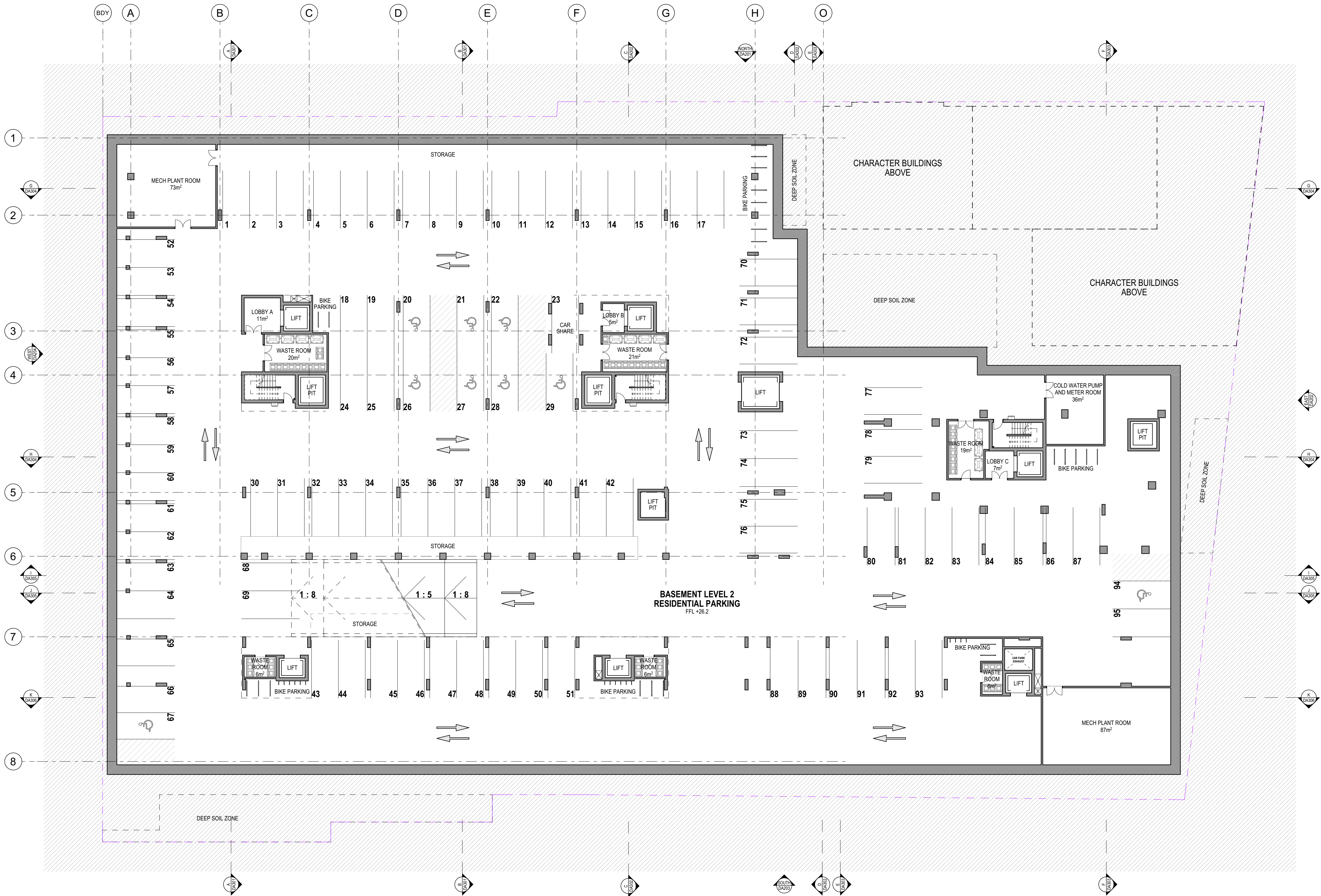
01





LEGEND

- ELEMENTS TO BE DEMOLISHED
- STRUCTURE TO BE RETAINED



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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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JZ

SHEET SCALE

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SHEET SIZE

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A1

NORTH



DRAWING TITLE

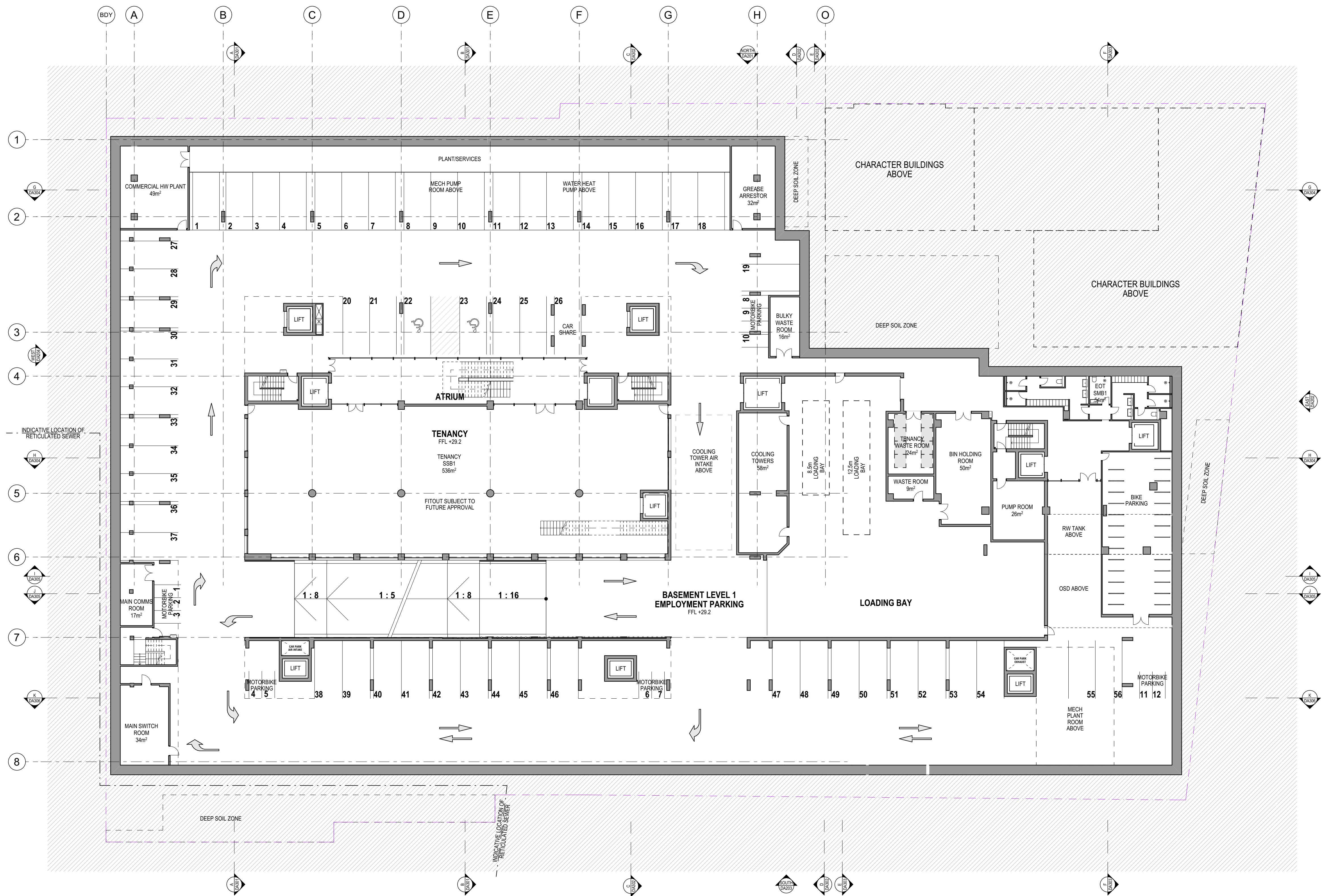
BASEMENT 2 FLOOR PLAN

DRAWING NUMBER

A-DA101

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469-483 BALMAIN ROAD LILYFIELD
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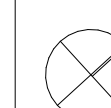
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NORTH



DRAWING TITLE

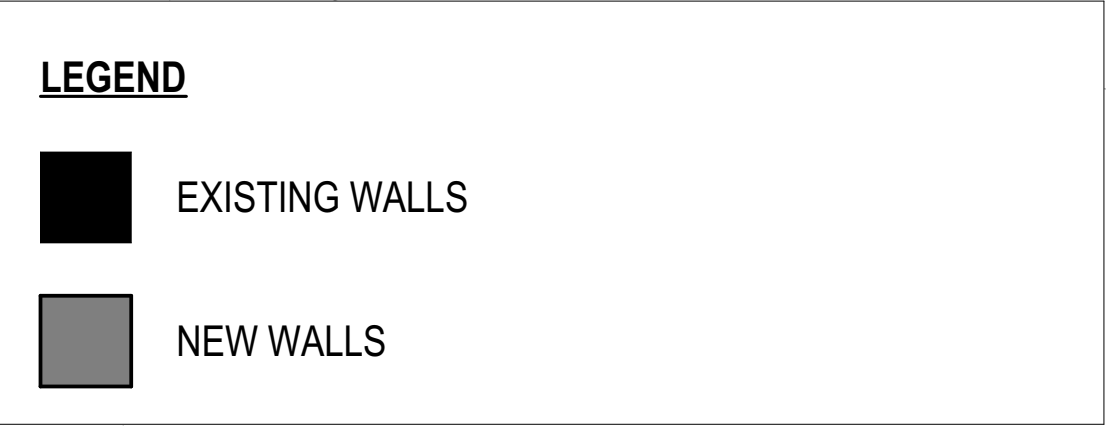
BASEMENT 1 FLOOR PLAN

DRAWING NUMBER

A-DA102

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SHEET SCALE

1:400

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SHEET SIZE

A3

A1

NORTH



DRAWING TITLE

LEVEL 1 / PODIUM

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A-DA104

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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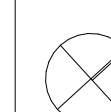
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A3
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NORTH



DRAWING TITLE

LEVEL 2

DRAWING NUMBER

A-DA105

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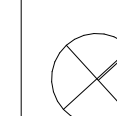
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NORTH



DRAWING TITLE

LEVEL 3

DRAWING NUMBER

A-DA106

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469-483 BALMAIN ROAD LILYFIELD
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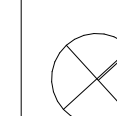
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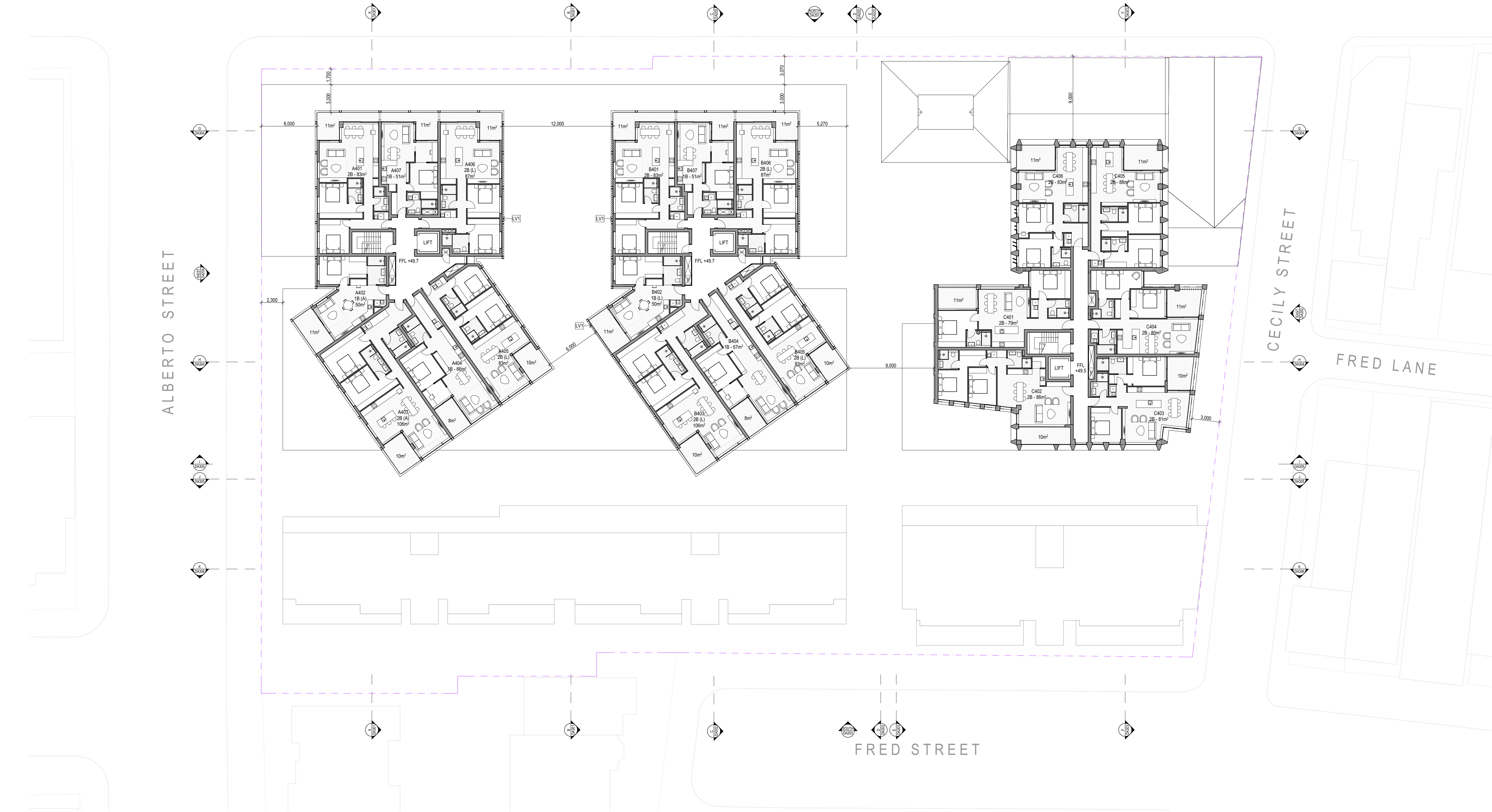
LEVEL 4

DRAWING NUMBER

A-DA107

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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21049

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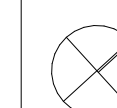
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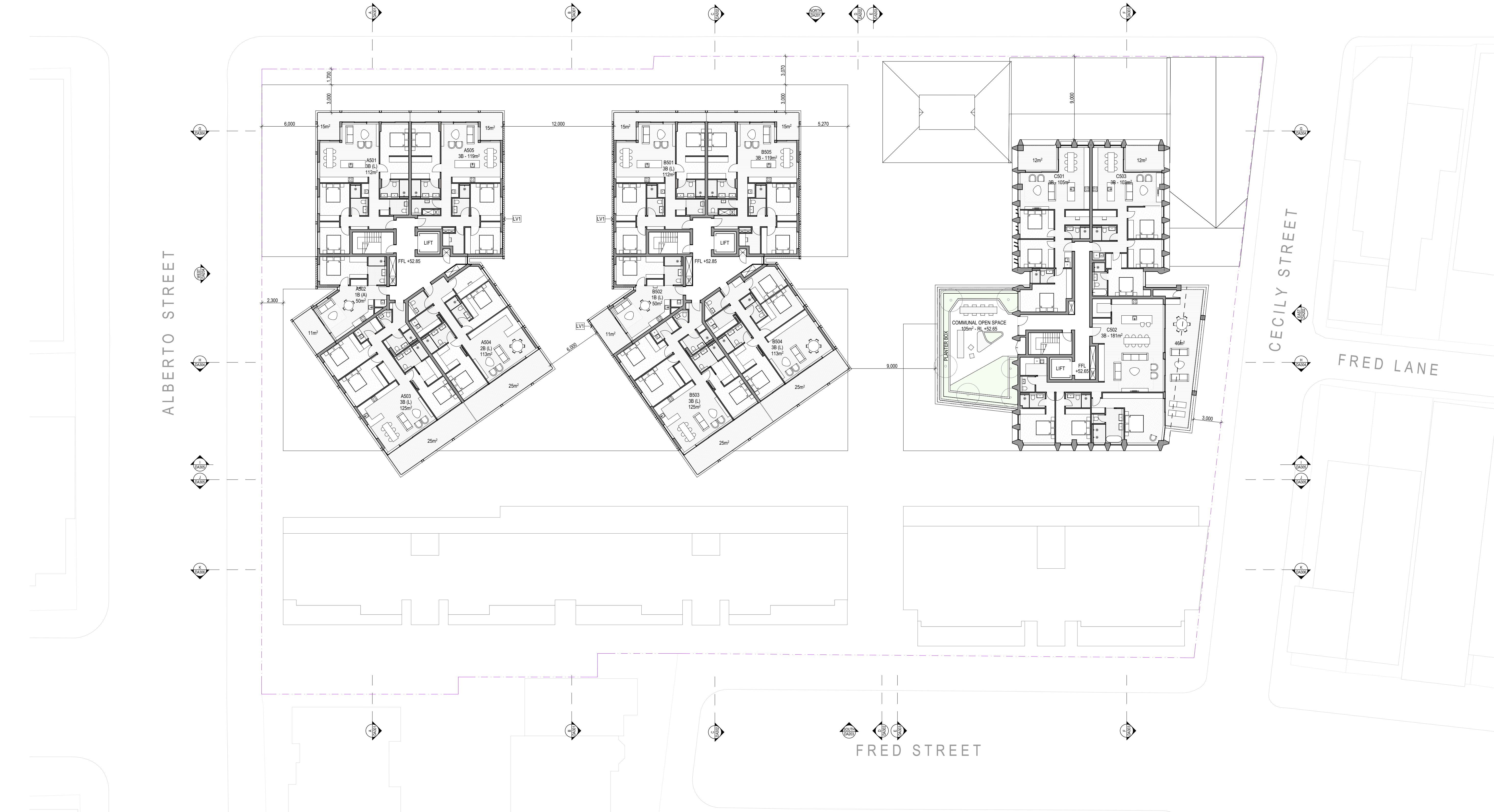
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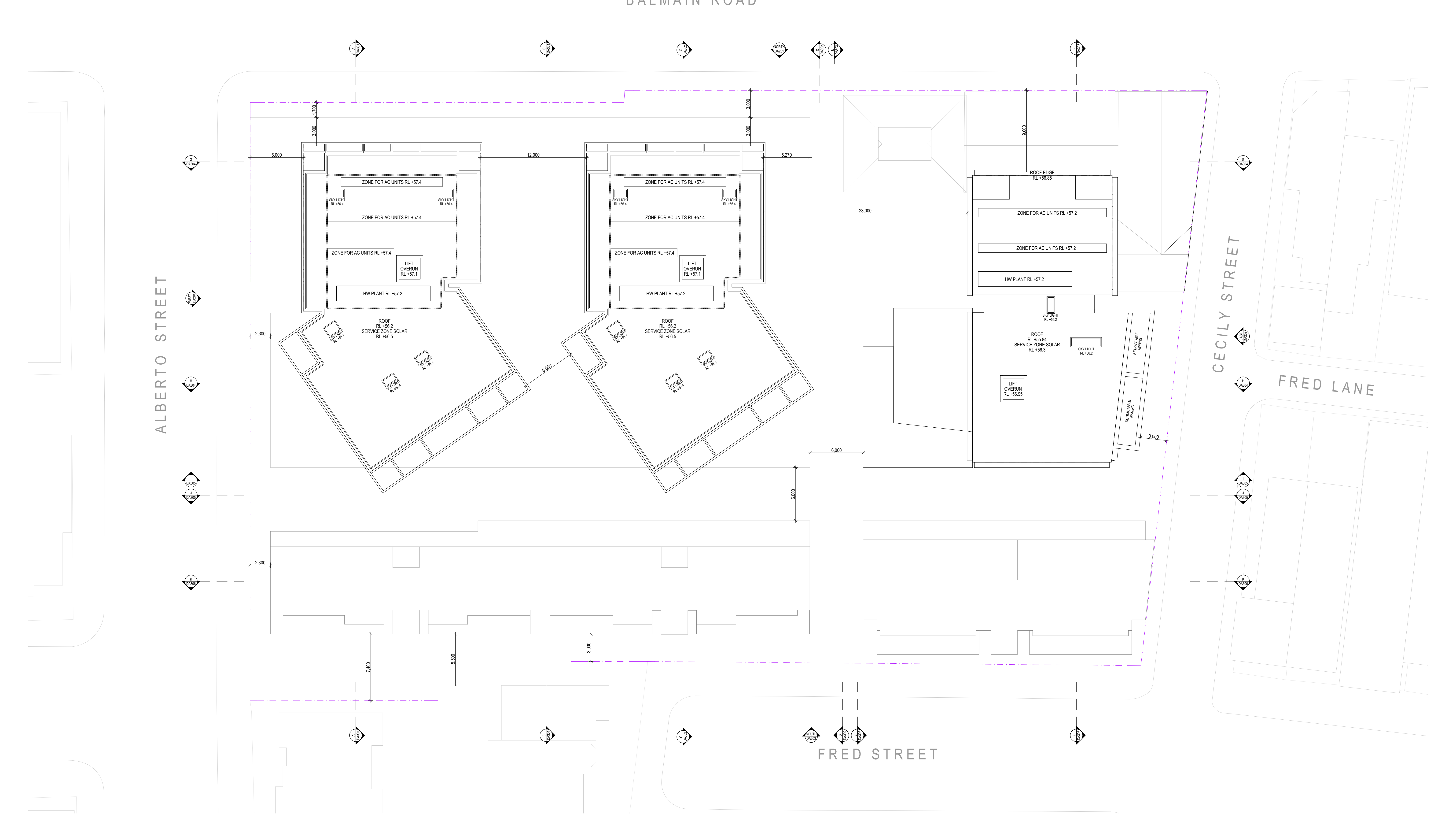
DRAWING NUMBER

A-DA108

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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21049

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JZ

SHEET SCALE

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SHEET SIZE

A3

A1

NORTH



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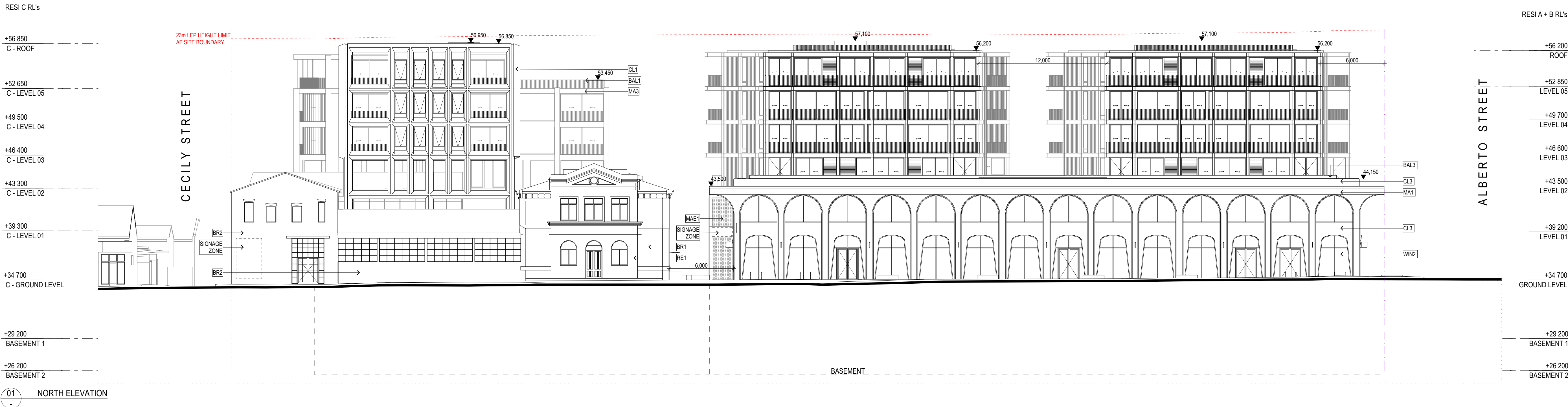
ROOF PLAN

DRAWING NUMBER

A-DA109

REVISION

01



02 NORTH ELEVATION

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SHEET SCALE

SHEET SIZE

NORTH

21049

23/05/2023

TG

JZ

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A1



DRAWING TITLE

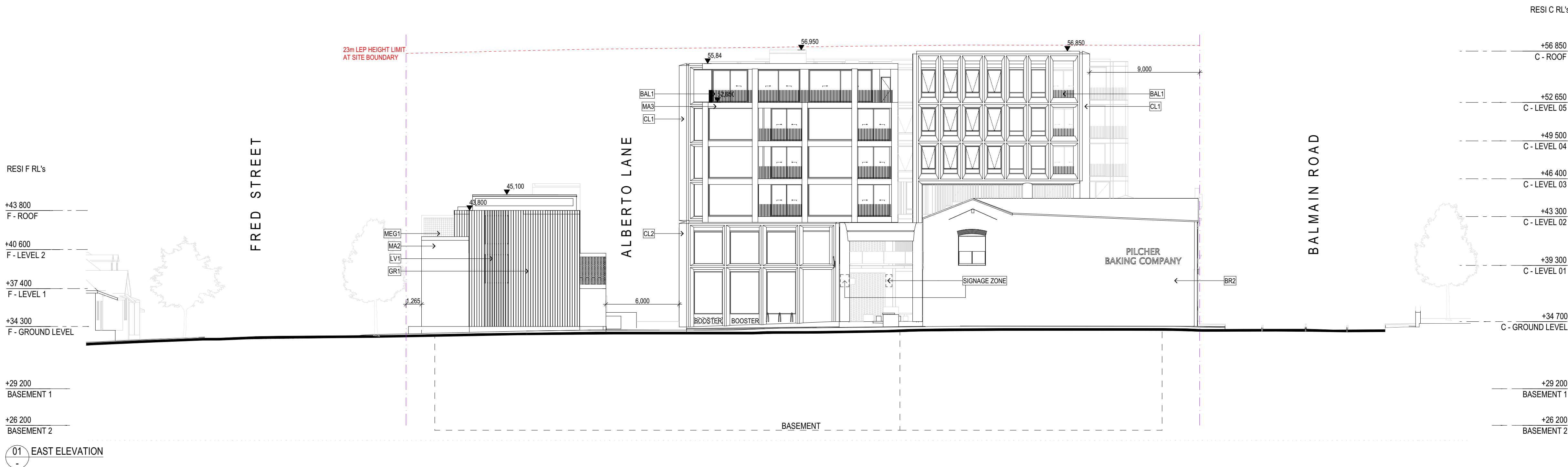
NORTH ELEVATION

DRAWING NUMBER

A-DA201

REVISION

01



02 EAST ELEVATION

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TG

CHECKED

JZ

SHEET SCALE

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SHEET SIZE

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A1

NORTH



DRAWING TITLE

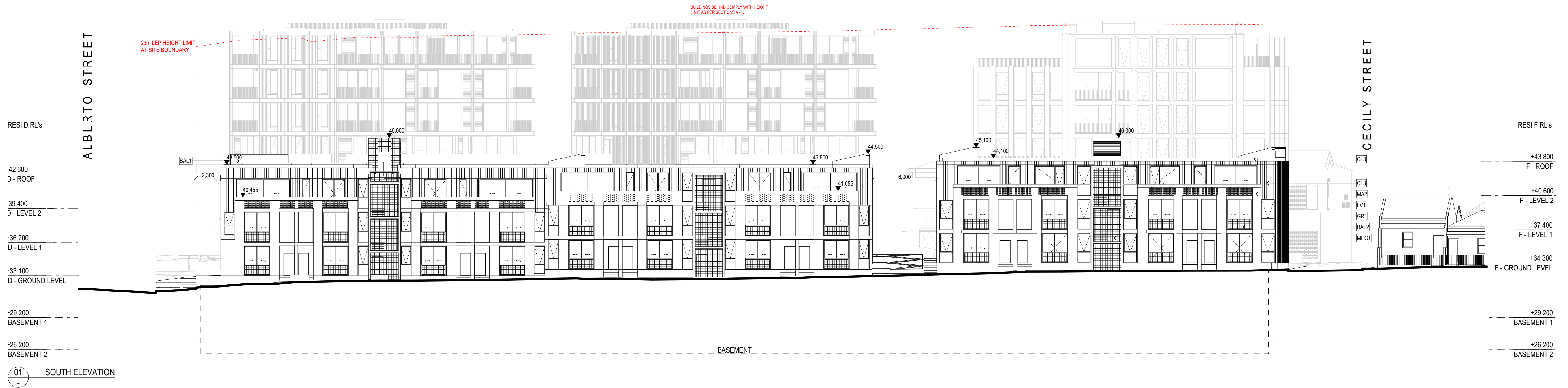
EAST ELEVATION

DRAWING NUMBER

A-DA202

REVISION

01



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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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DRAWN

TG

CHECKED

JZ

SHEET SCALE

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SHEET SIZE

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NORTH

DRAWING TITLE

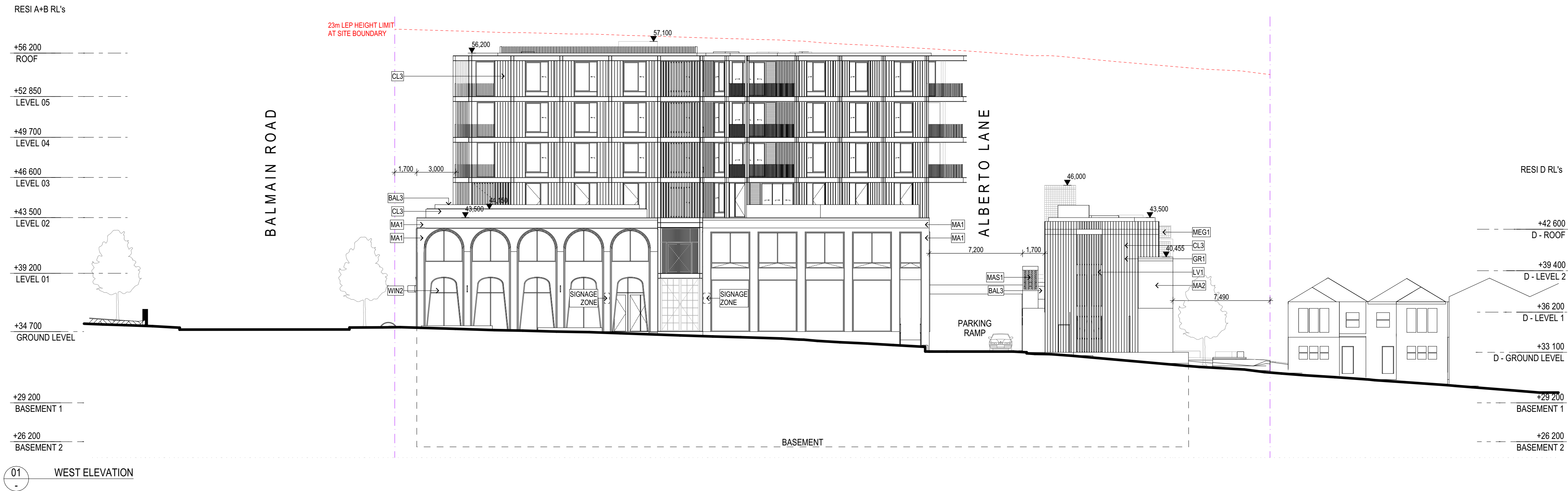
SOUTH ELEVATION

DRAWING NUMBER

A-DA203

REVISION

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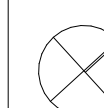
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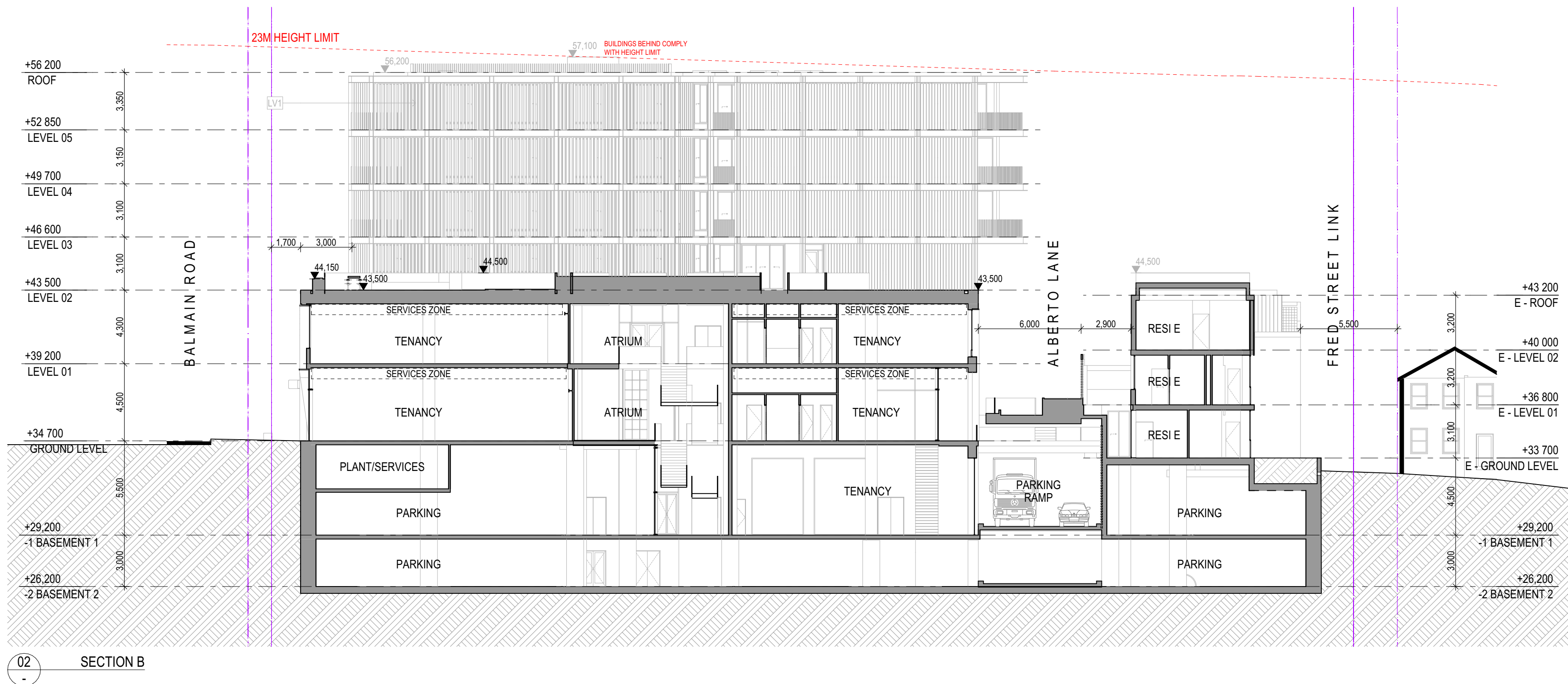
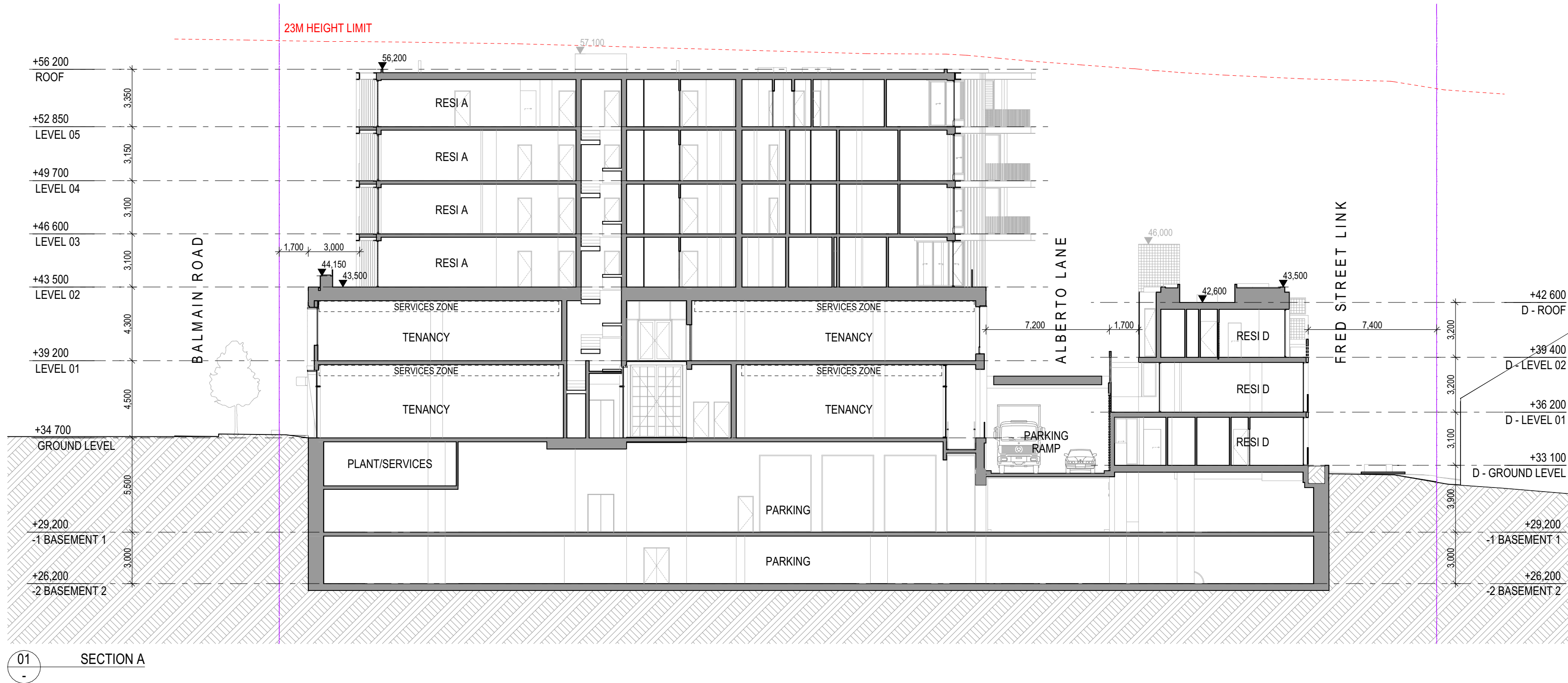
WEST ELEVATION

DRAWING NUMBER

A-DA204

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01



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01

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DETAILED DEVELOPMENT APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

23/05/2023

DRAWN

TG

CHECKED

JZ

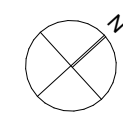
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SHEET SIZE

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NORTH



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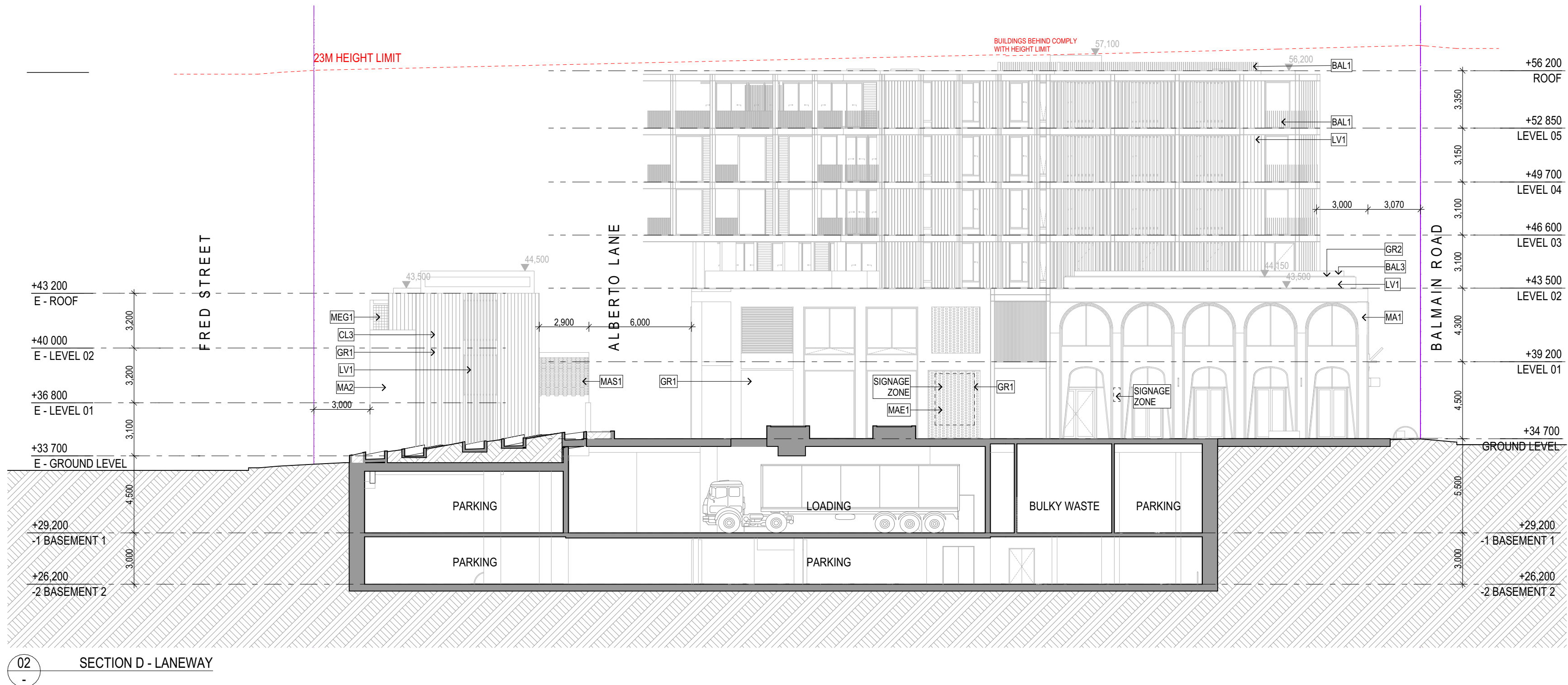
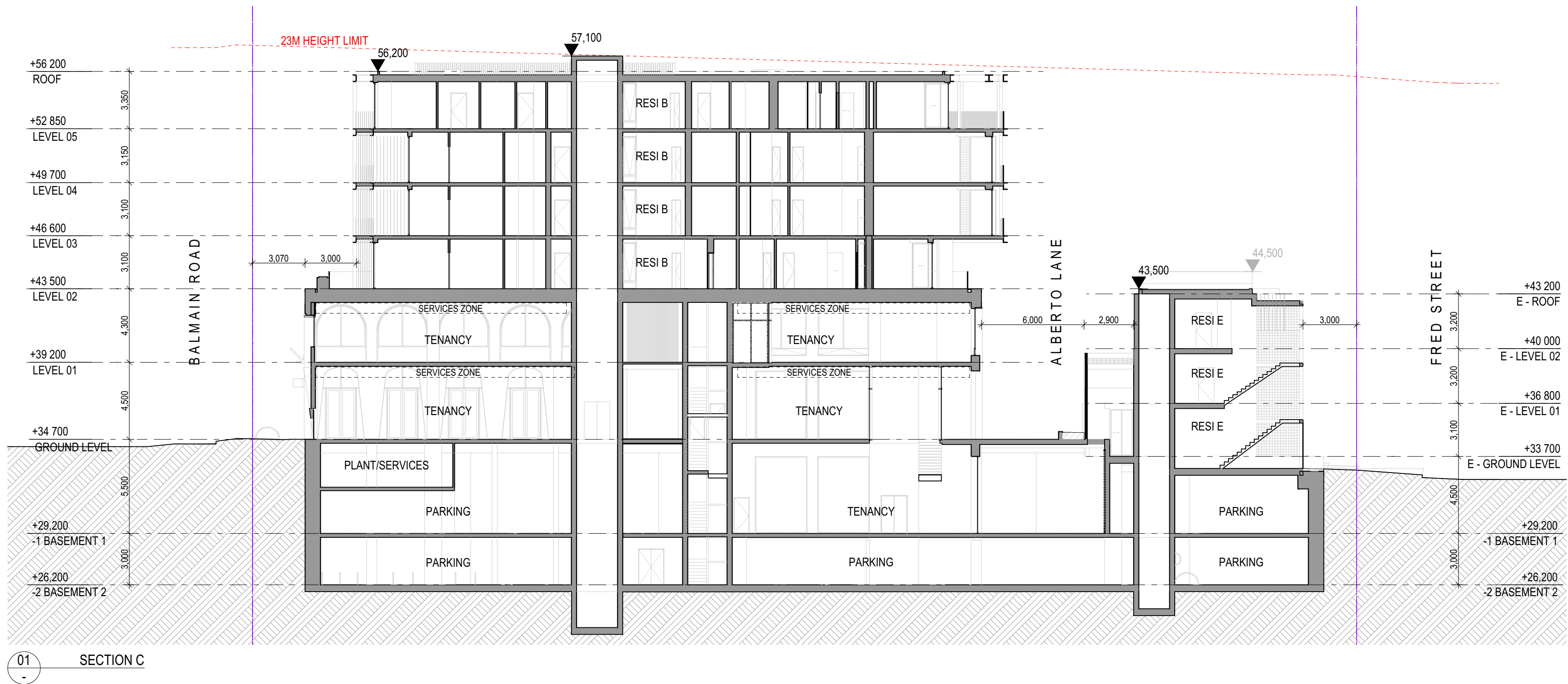
SECTIONS A & B

DRAWING NUMBER

A-DA301

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PROJECT NUMBER

21049

PLOT DATE

23/05/2023

DRAWN

TG

CHECKED

JZ

SHEET SCALE

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SHEET SIZE

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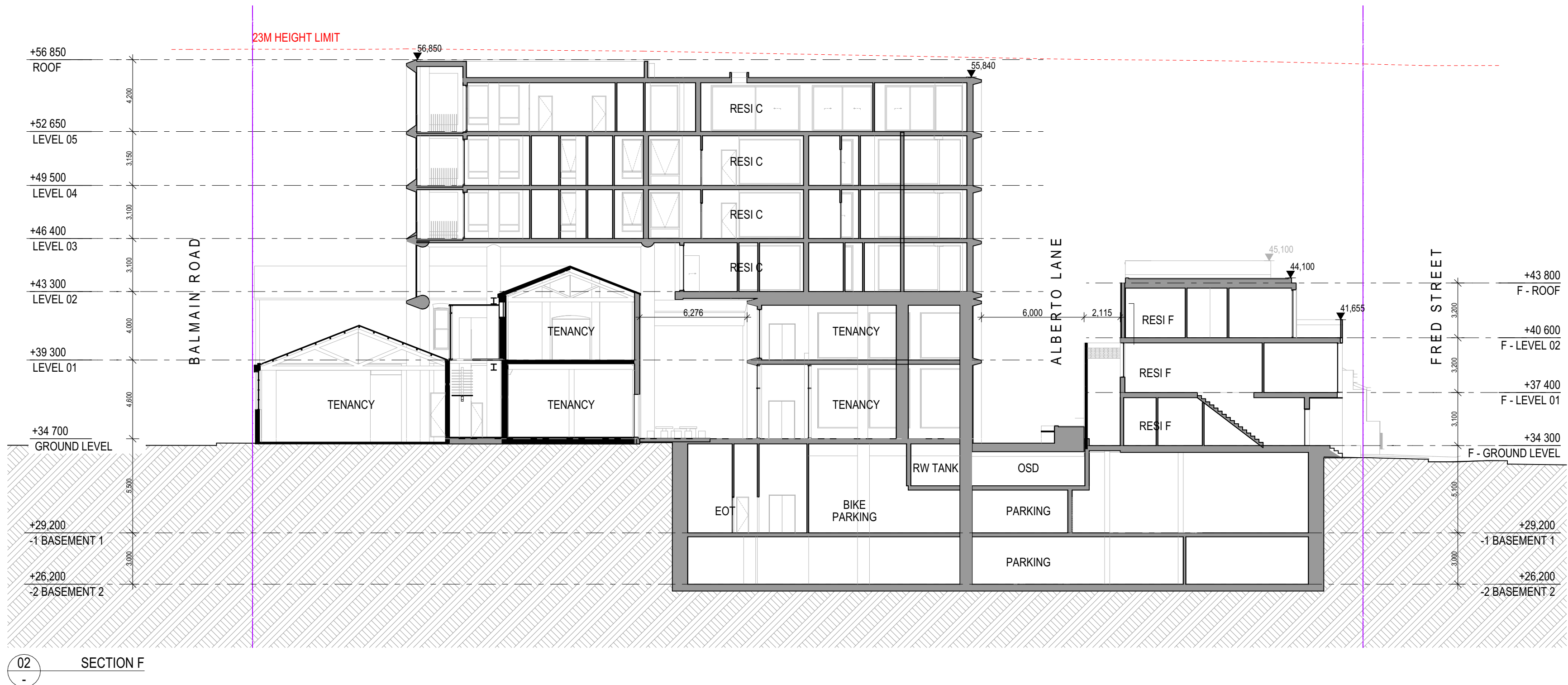
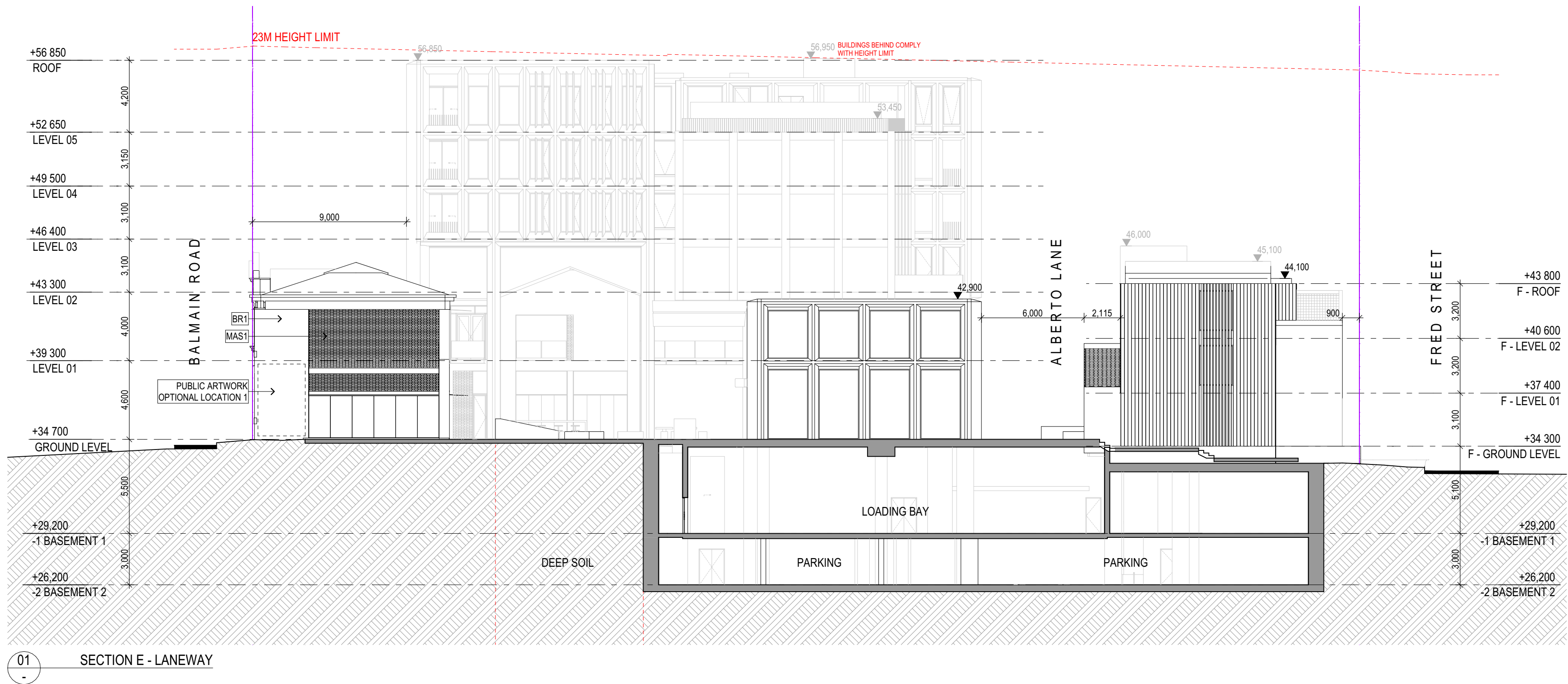
SECTIONS C & D

DRAWING NUMBER

A-DA302

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PROJECT NUMBER

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PLOT DATE

23/05/2023

DRAWN

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JZ

SHEET SCALE

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SHEET SIZE

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NORTH



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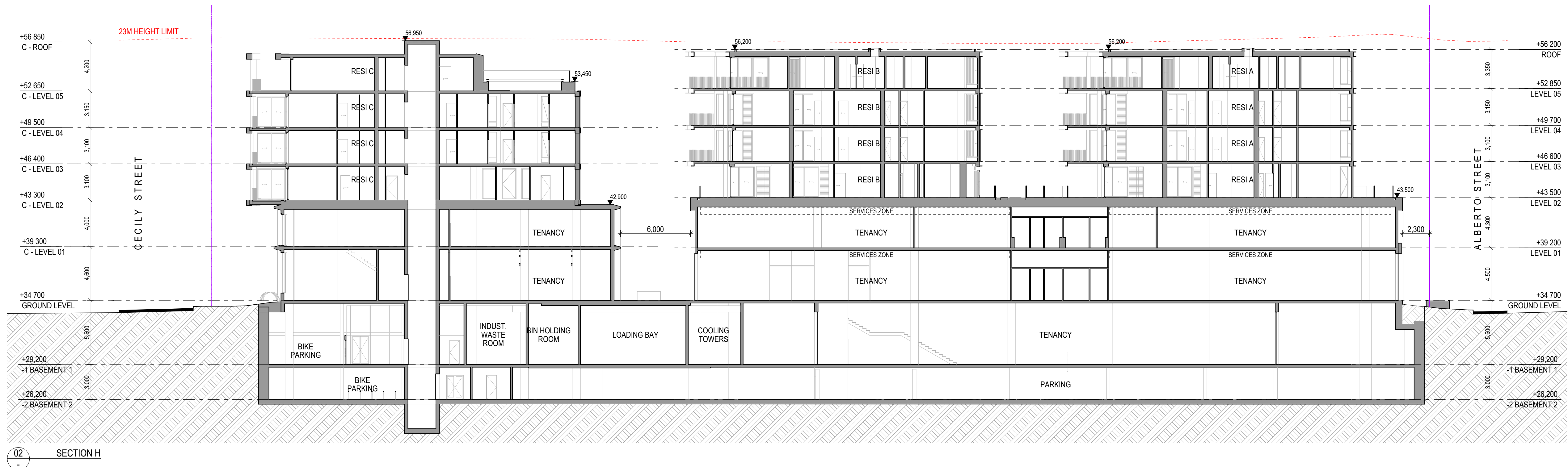
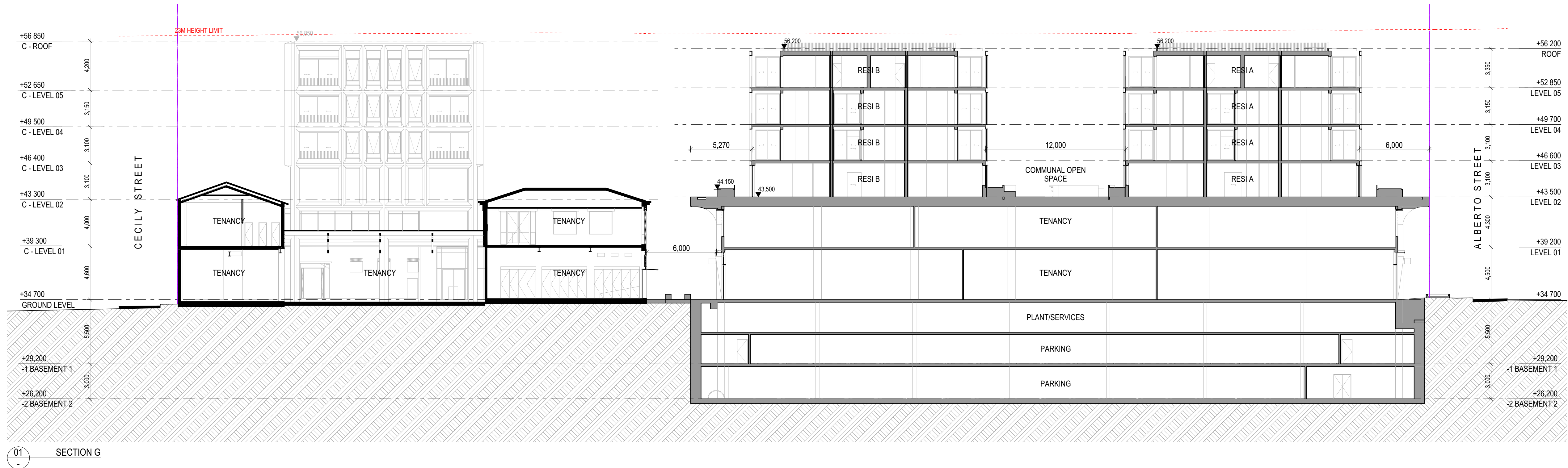
SECTIONS E & F

DRAWING NUMBER

A-DA303

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JZ

SHEET SCALE

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SHEET SIZE

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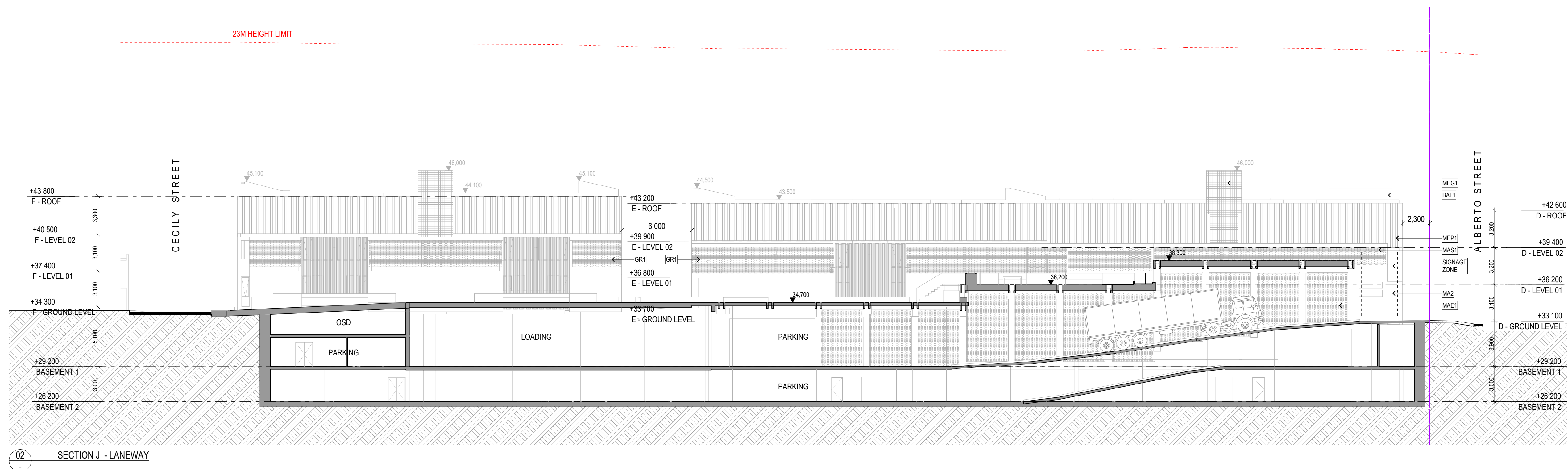
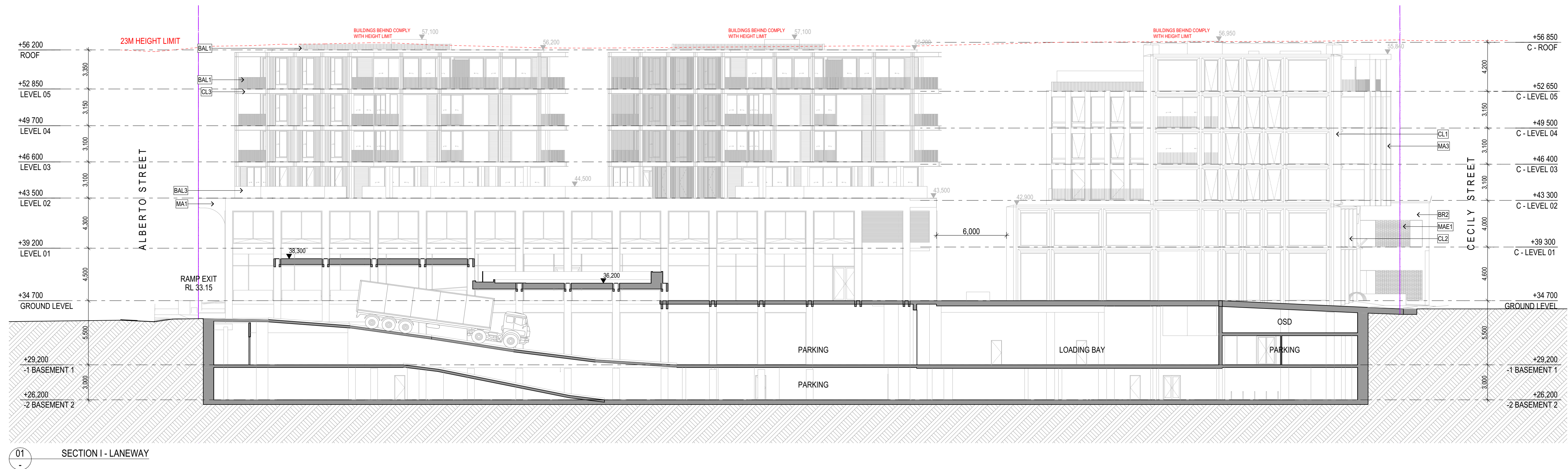
SECTIONS G & H

DRAWING NUMBER

A-DA304

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CHECKED

JZ

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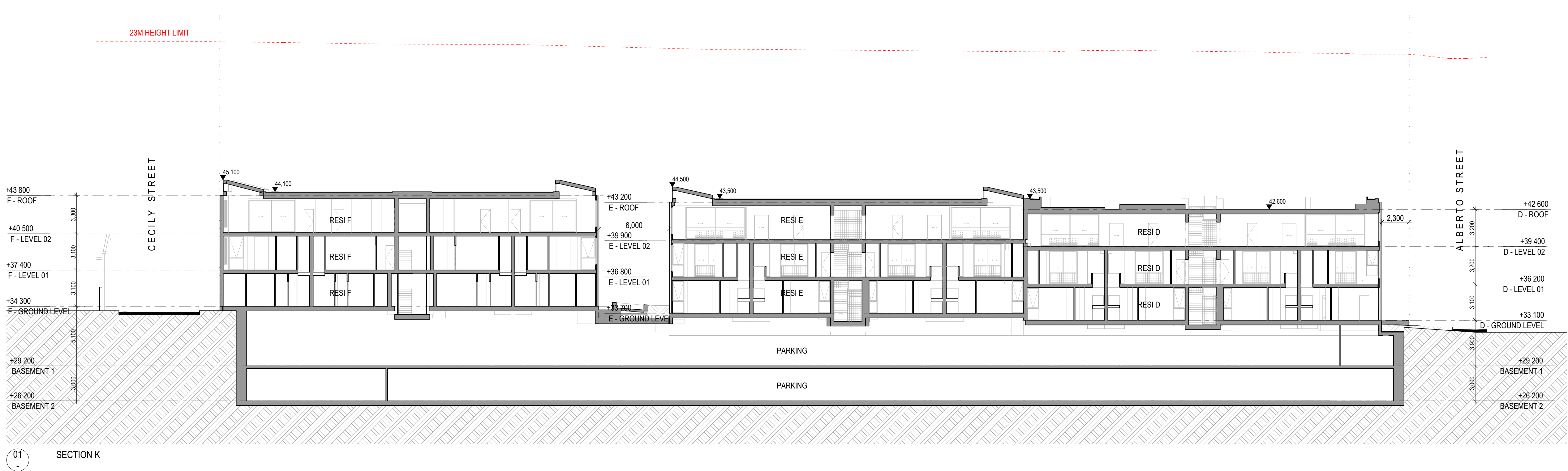
SECTIONS I & J

DRAWING NUMBER

A-DA305

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JZ

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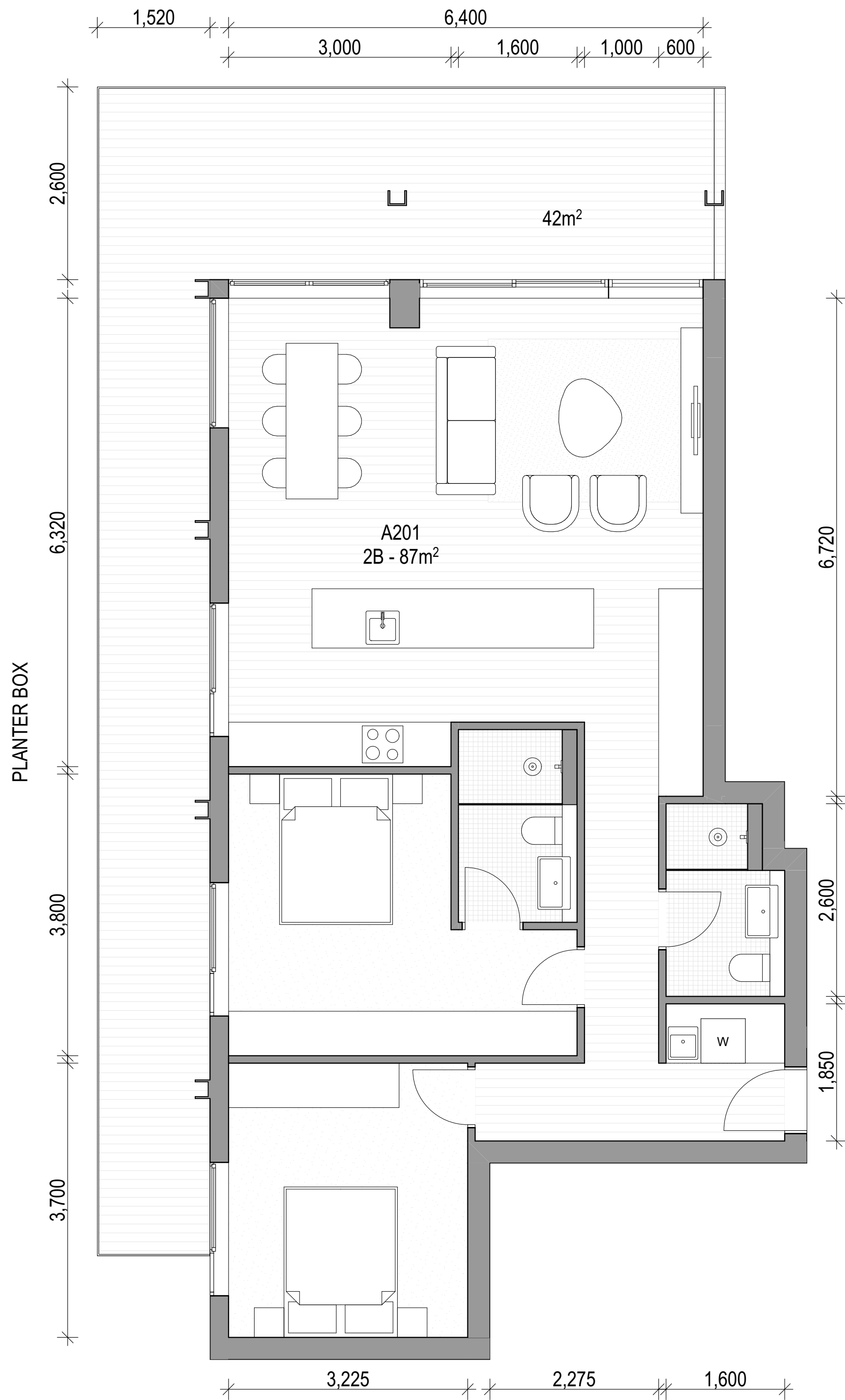
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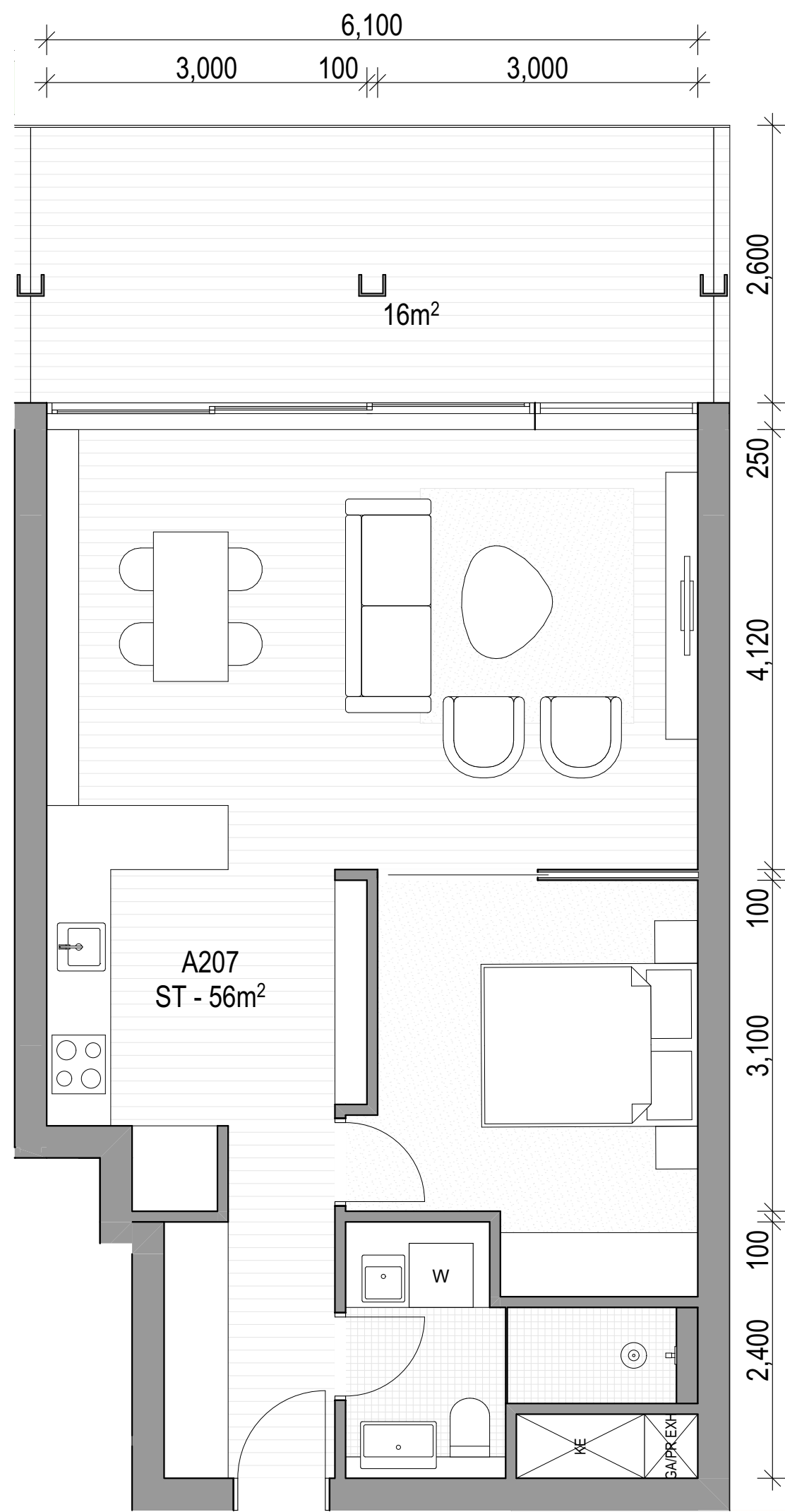
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REVISION

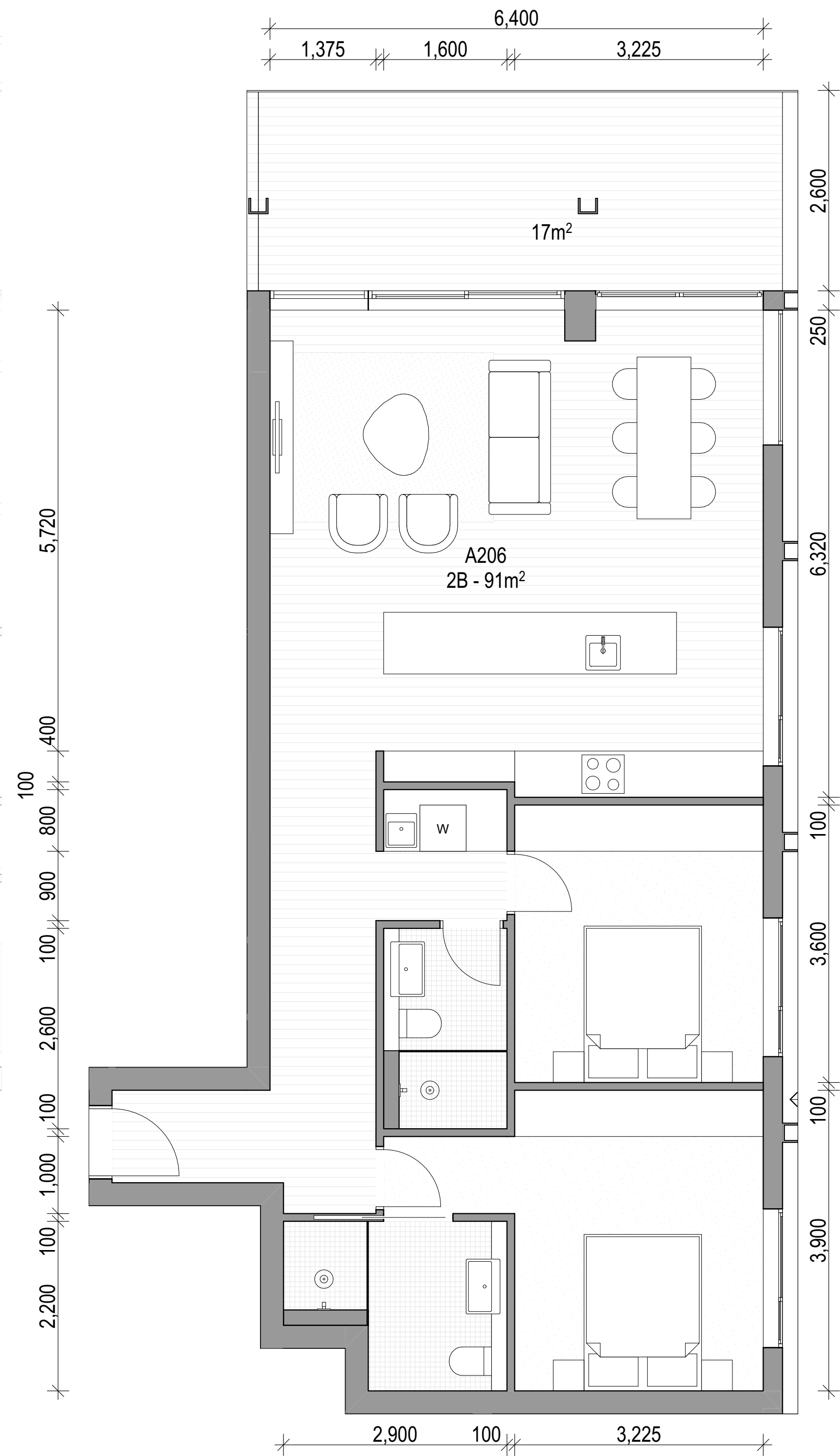
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01 A201, B201



02 A207, B207



03 A206, B206

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JZ

SHEET SCALE

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SHEET SIZE

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NORTH



DRAWING TITLE

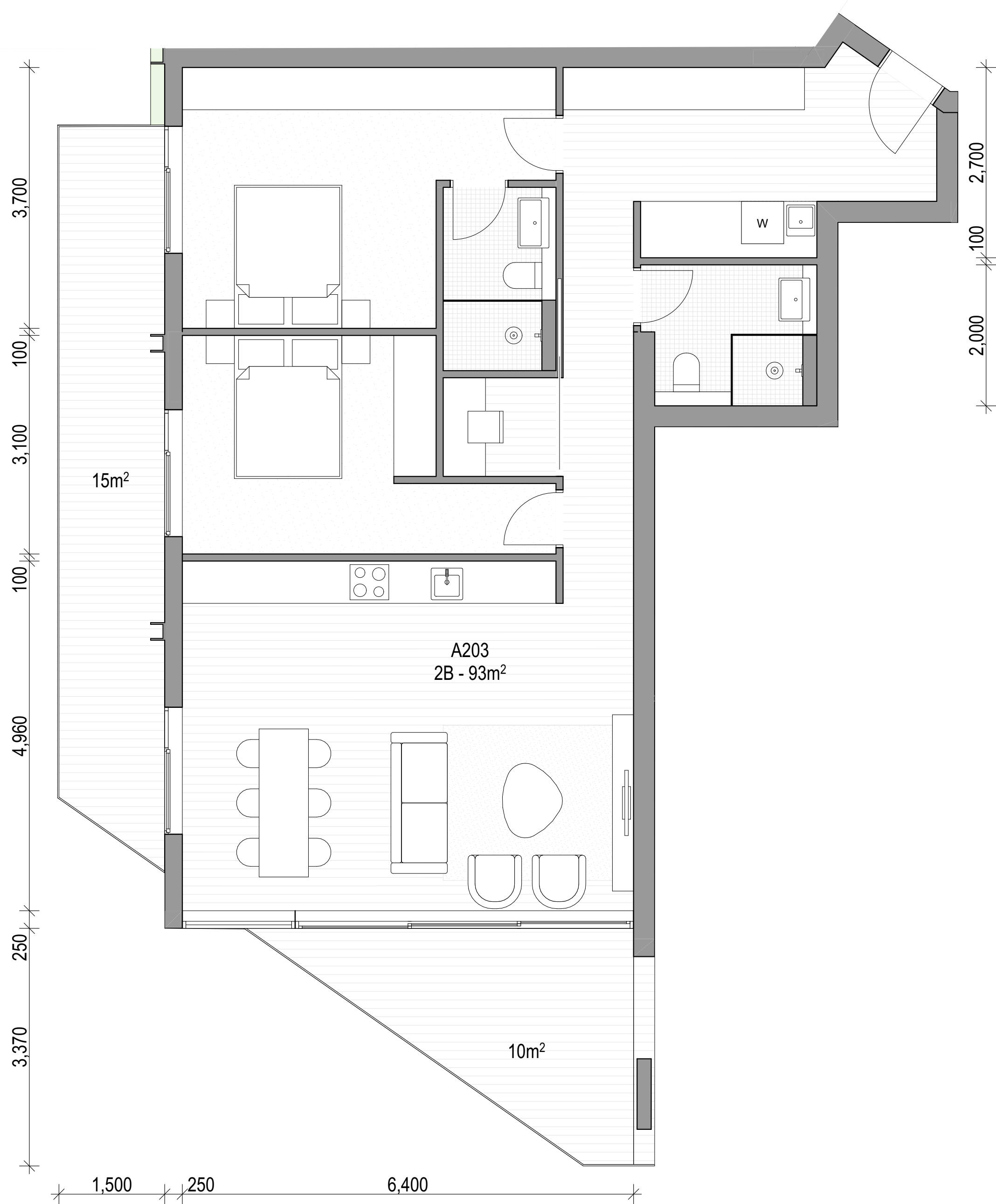
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LEVEL 2

DRAWING NUMBER

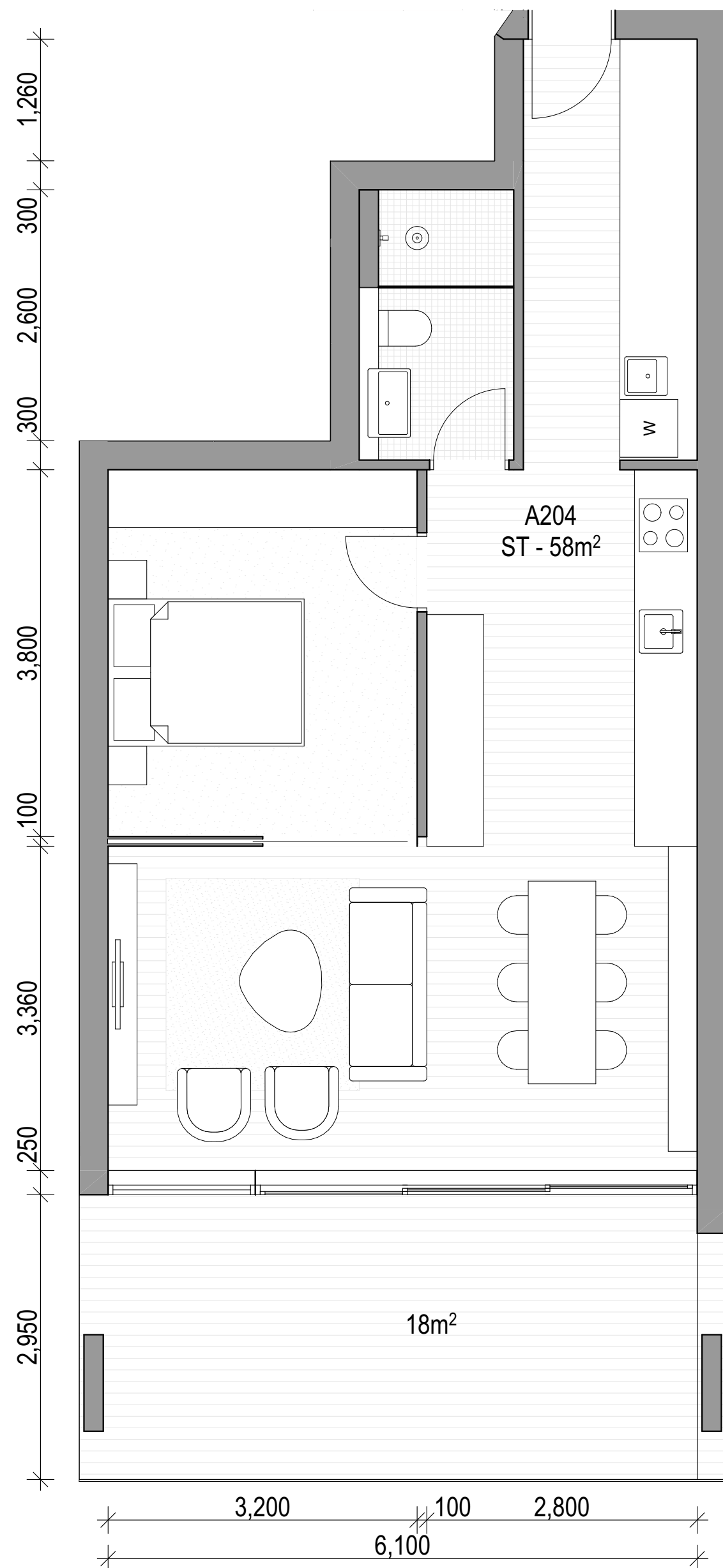
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REVISION

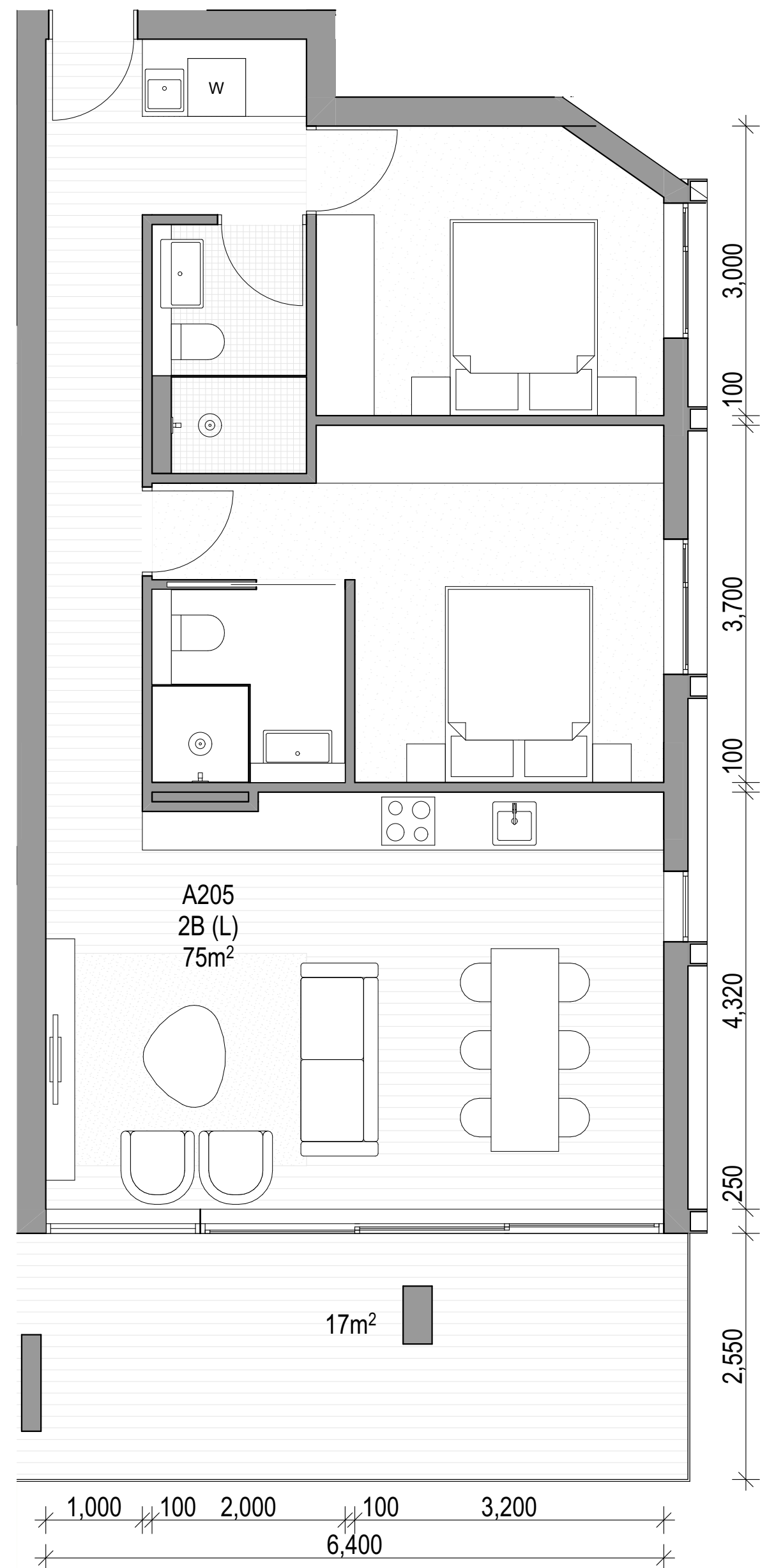
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01 A203, B203



02 A204, B204



03 A205, B205

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JZ

SHEET SCALE

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SHEET SIZE

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DRAWING TITLE

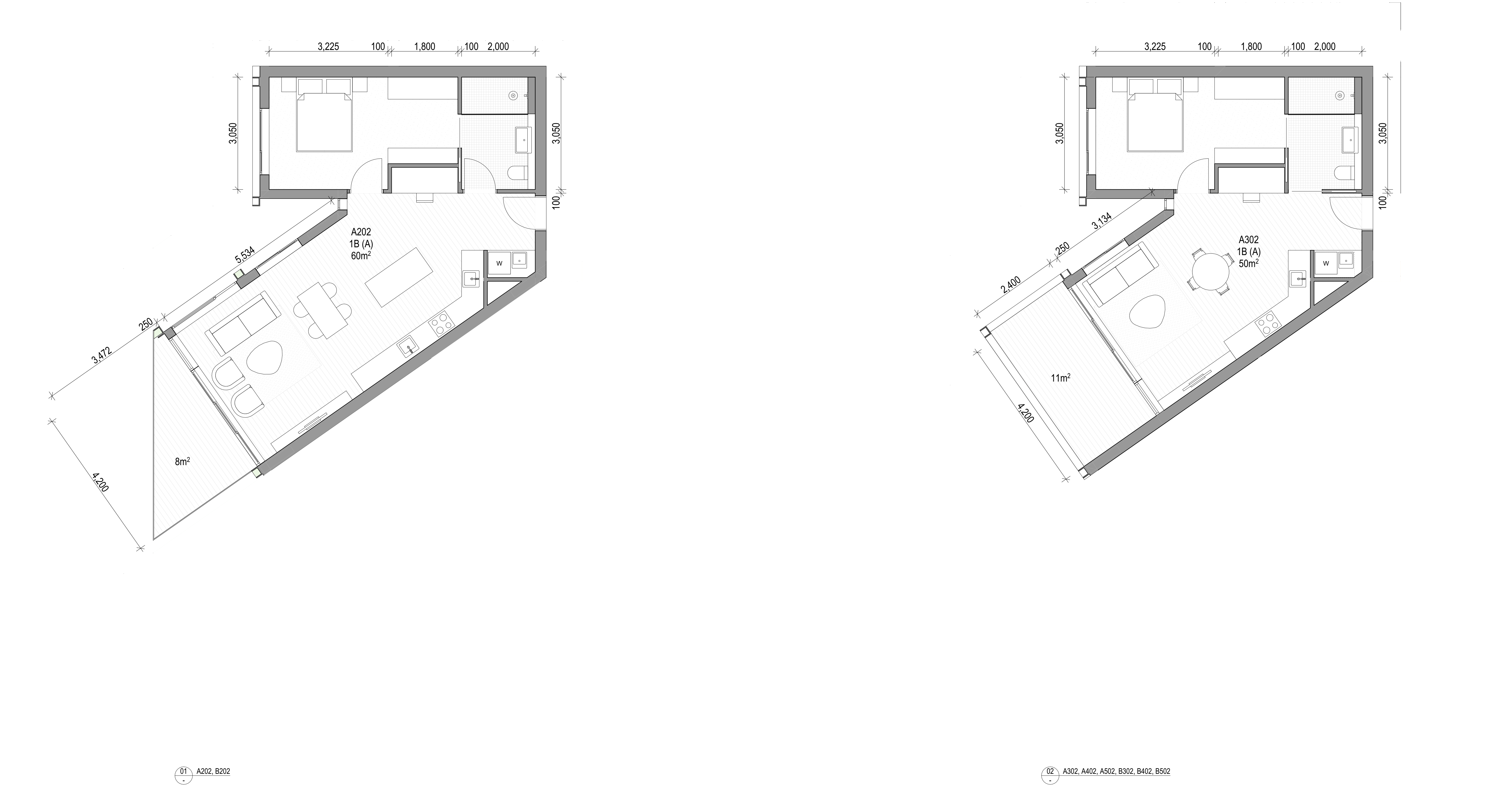
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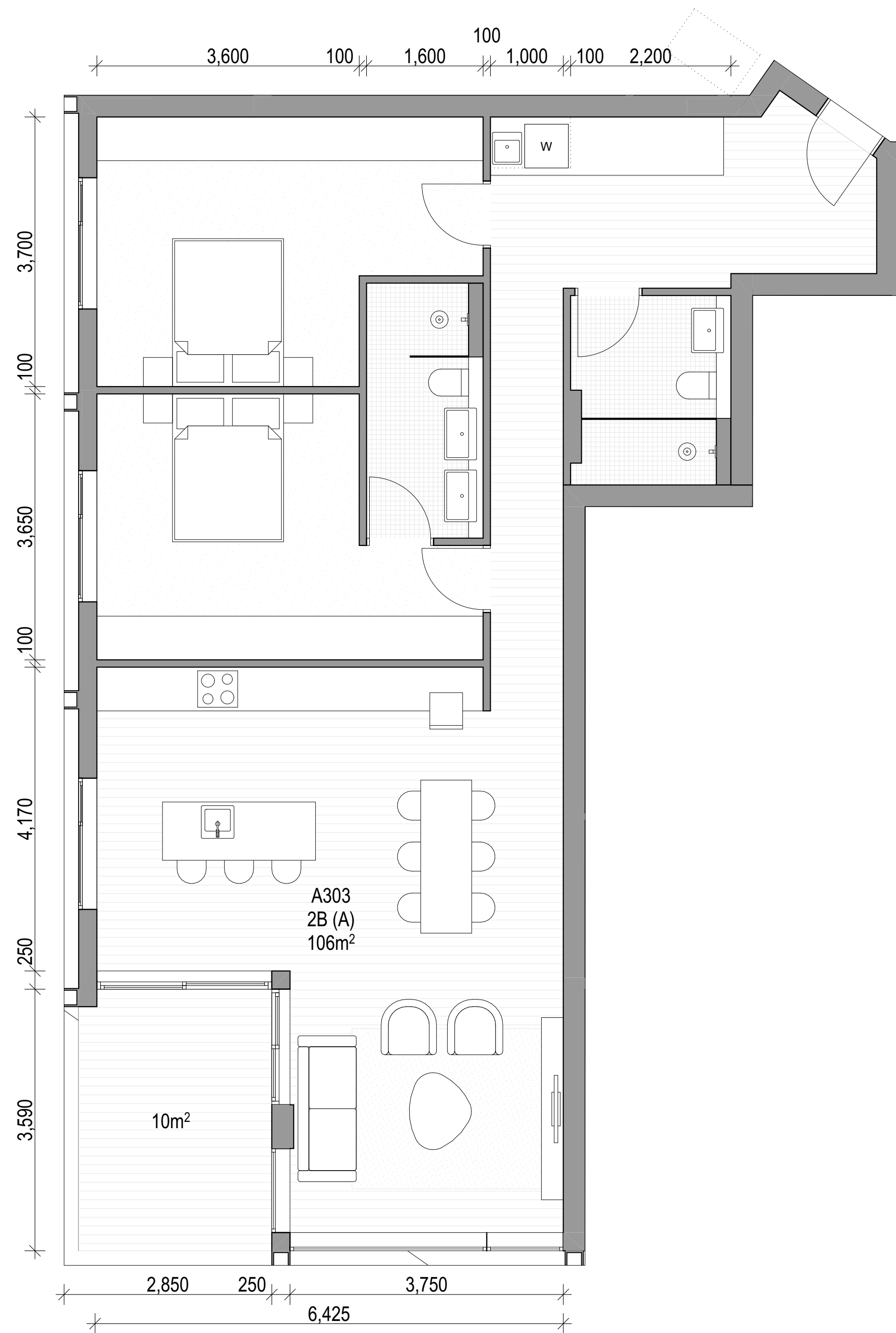
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REVISION

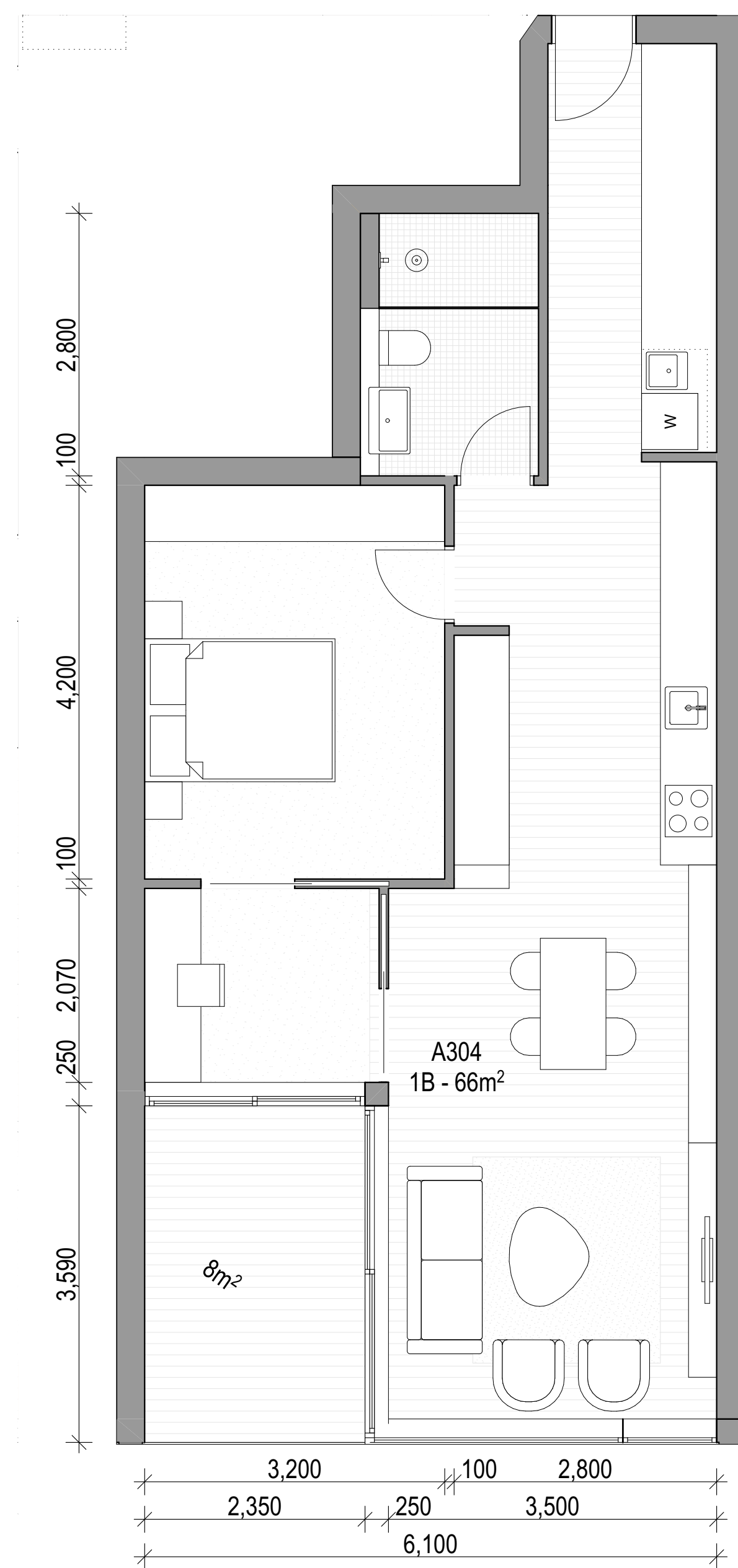
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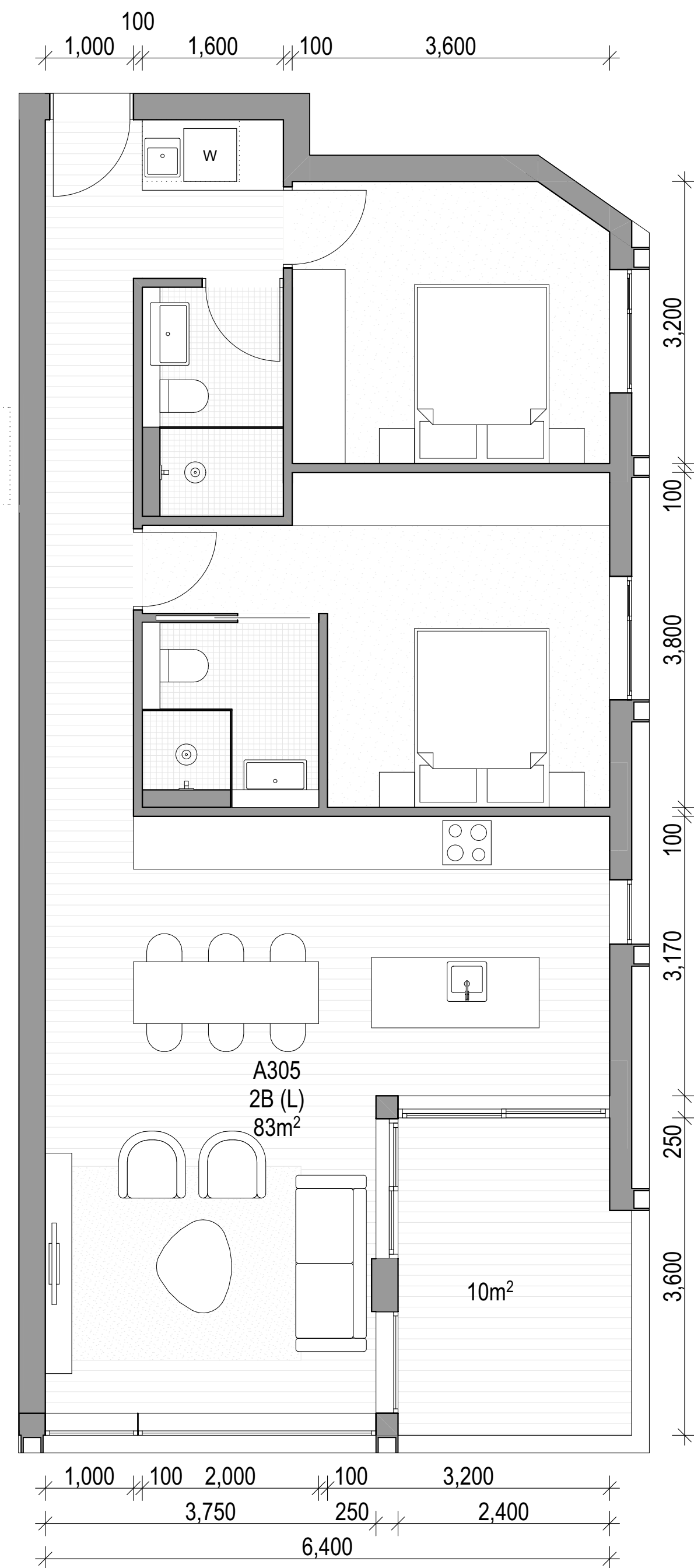
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CHROFI			ROCHE GROUP			01			17/05/2023			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD			APARTMENTS - BUILDING A+B - LEVEL 2 - 5		
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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															21049			A-DA403		
															PLOT DATE			REVISION		
															23/05/2023			01		
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01 A303, A403, B303, B304



02 A304, A404, B304, B404



03 A305, A405, B305, B405

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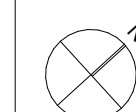
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SHEET SIZE

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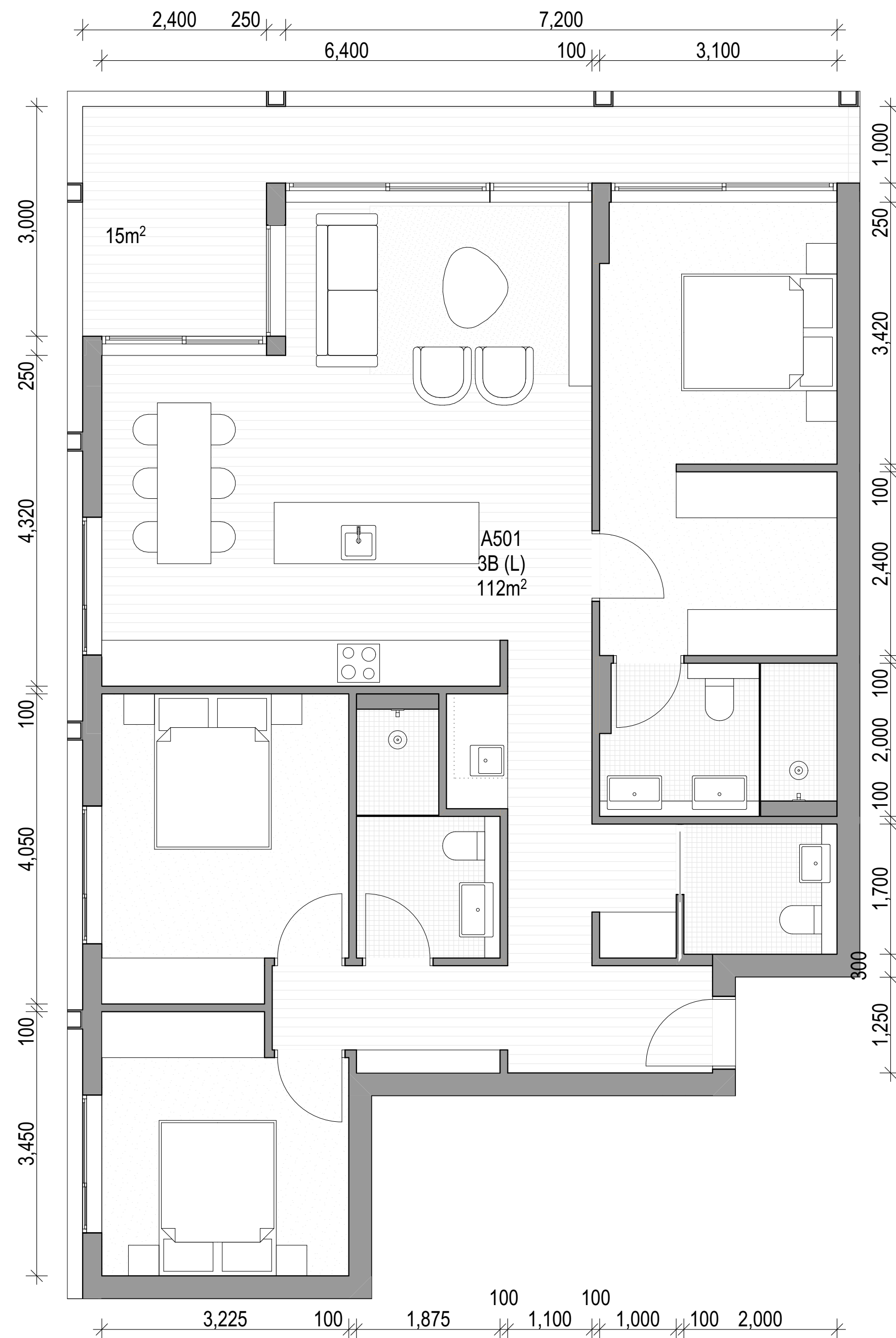
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LEVEL 3 + 4

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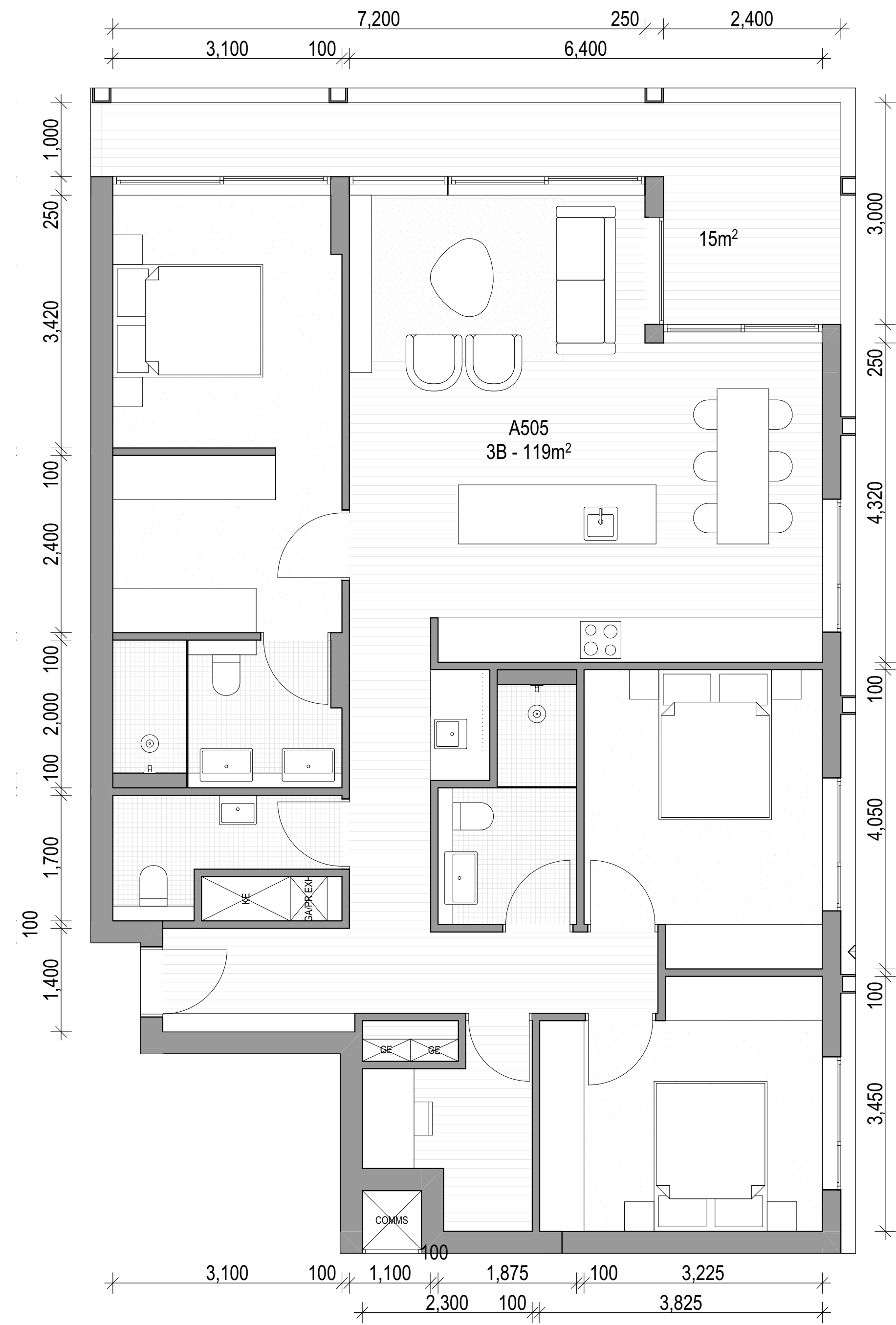
A-DA405

REVISION

01



01 A501, B501



02 A505, B505

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SHEET SCALE

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SHEET SIZE

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DRAWING TITLE

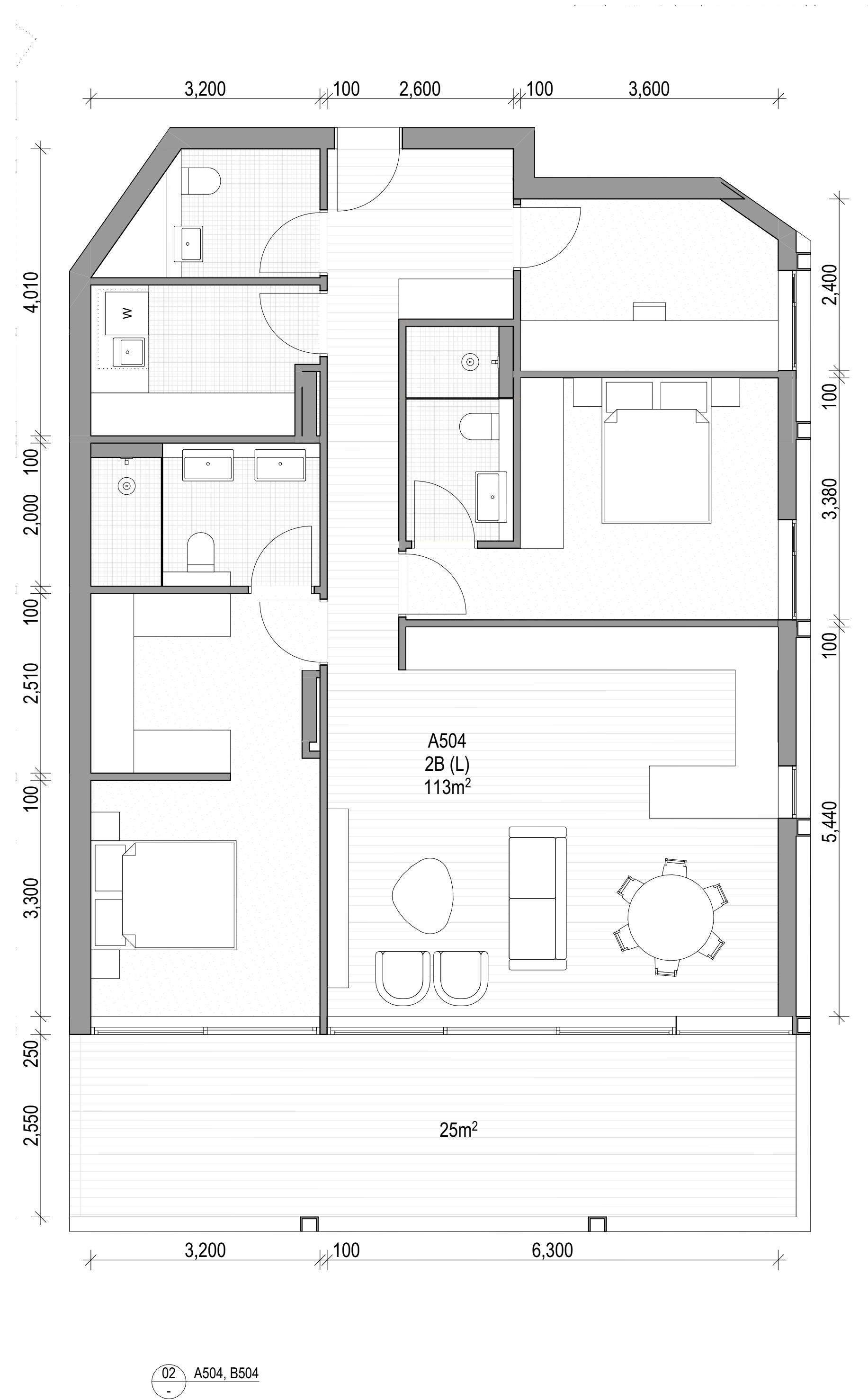
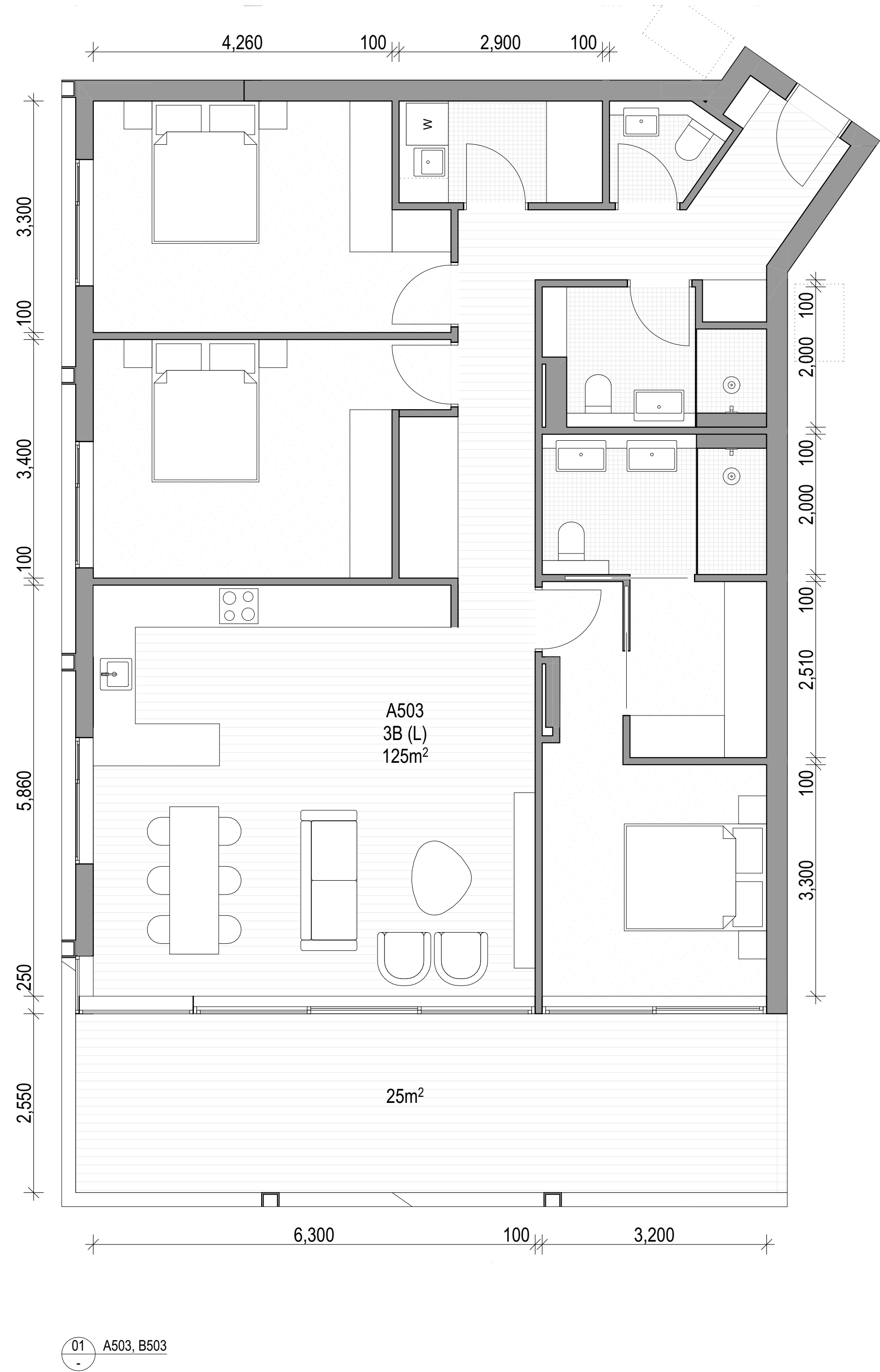
APARTMENTS - BUILDING A+B -
LEVEL 5

DRAWING NUMBER

A-DA406

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SHEET SCALE

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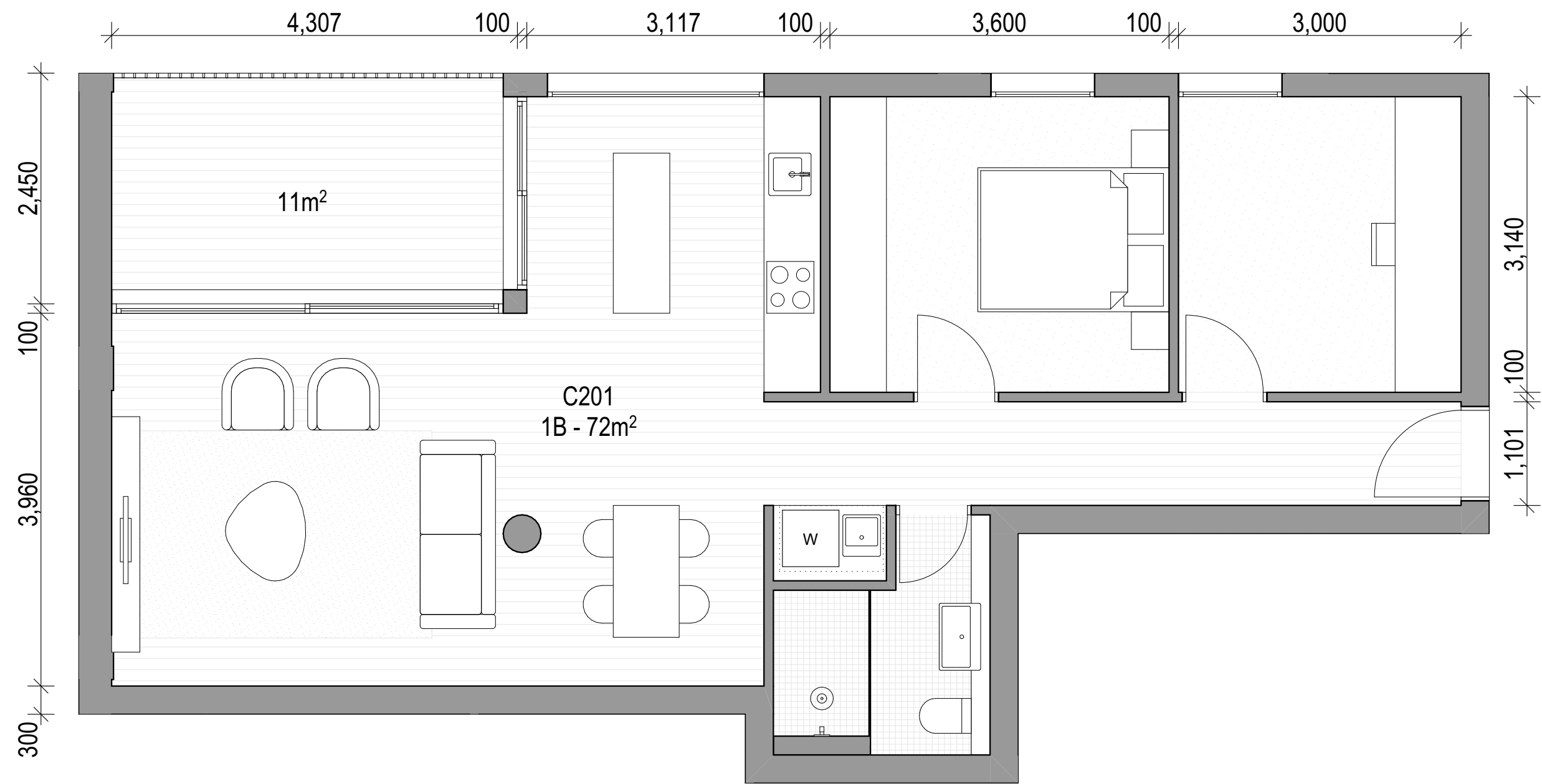
APARTMENTS - BUILDING A+B -
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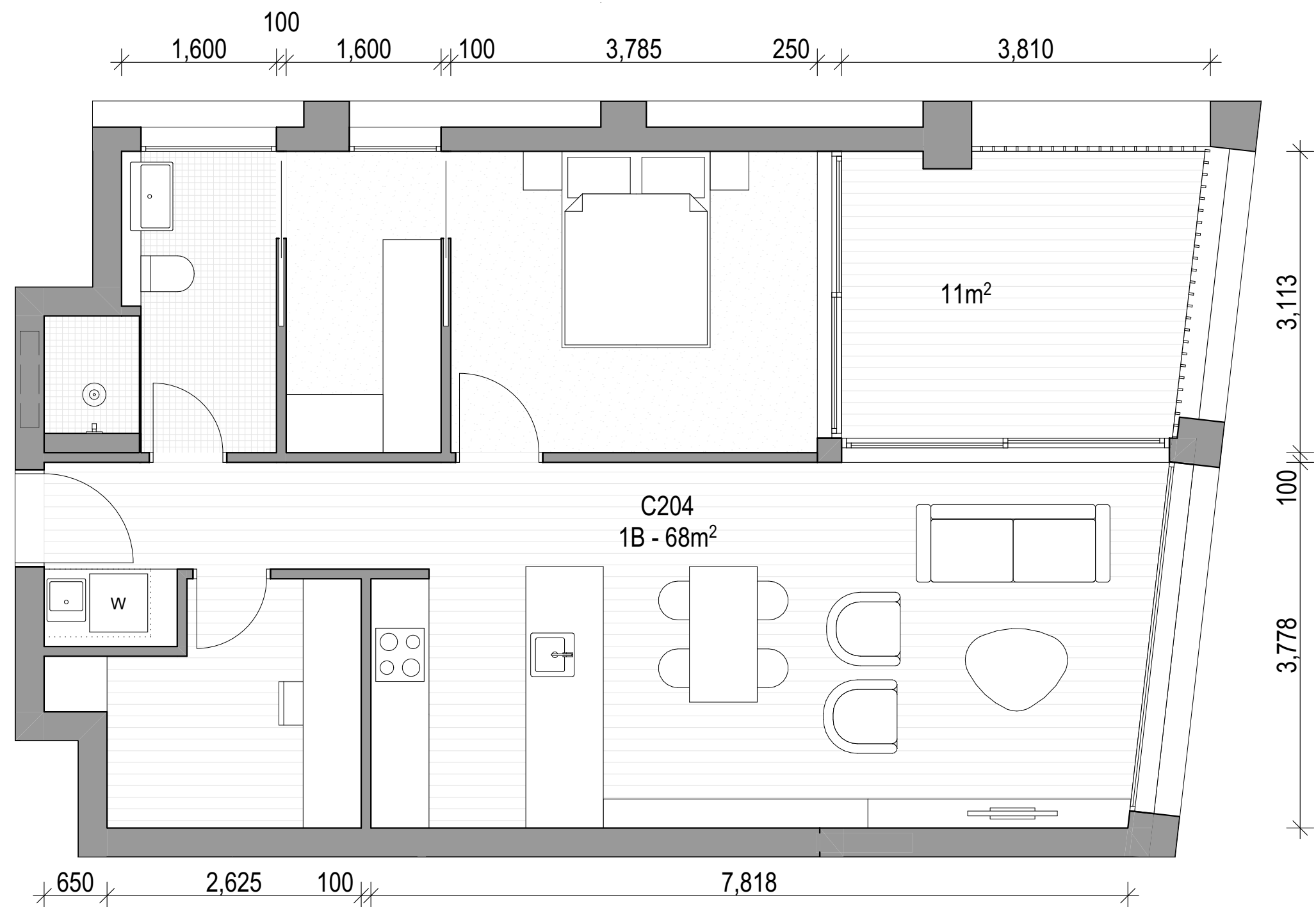
A-DA407

REVISION

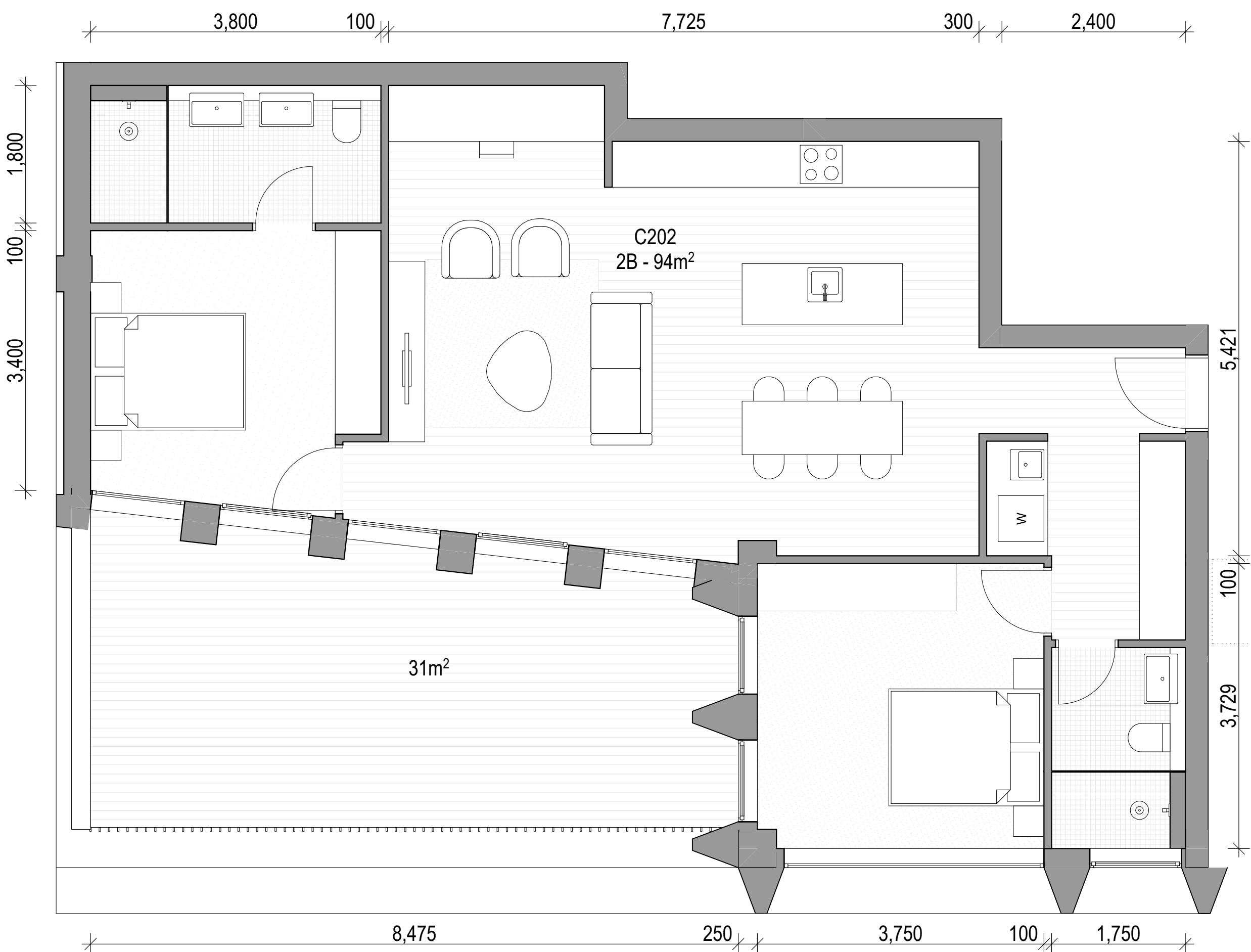
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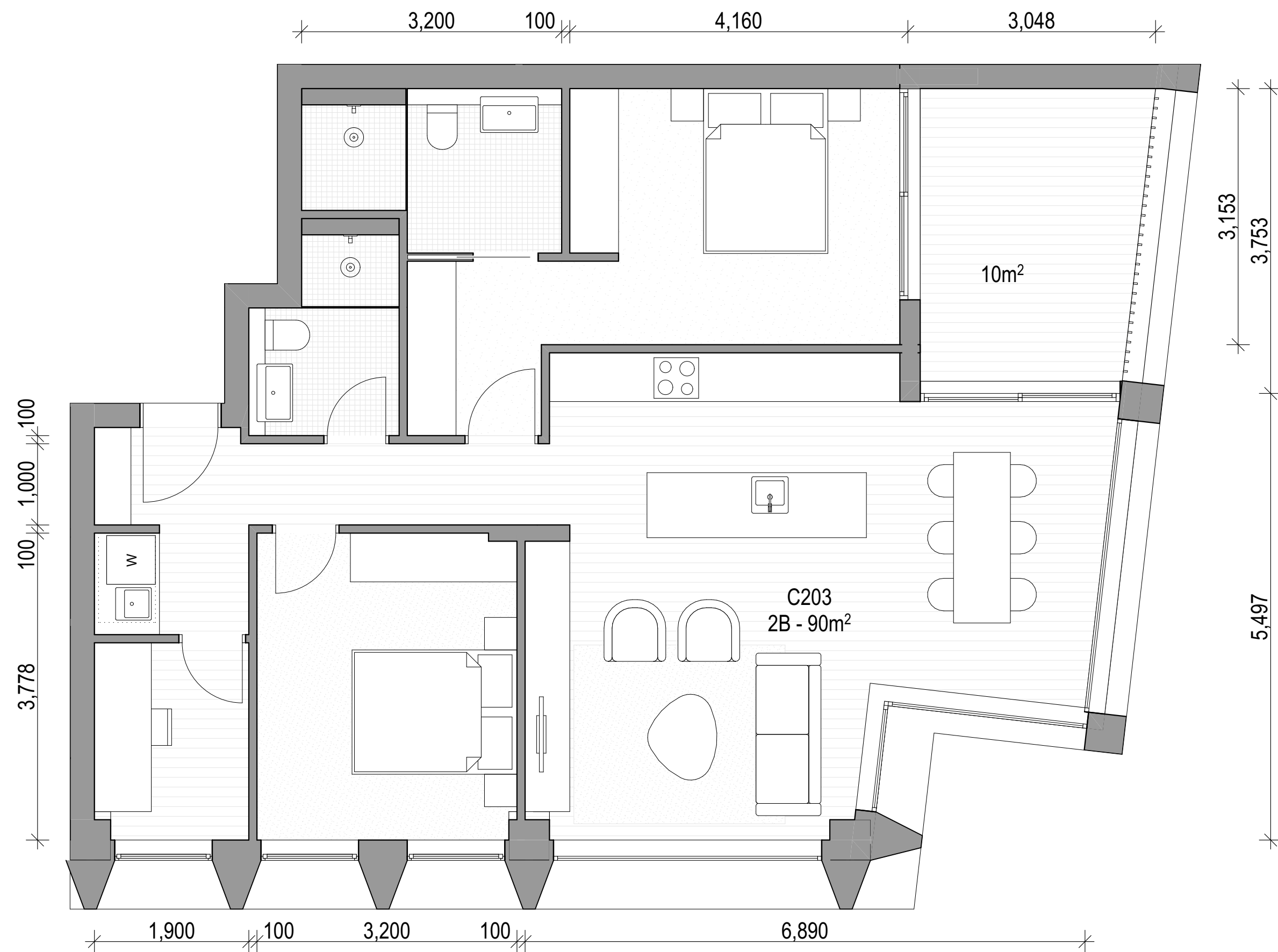
01 C201



02 C204



03 C202



04 C203

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JZ

SHEET SCALE

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SHEET SIZE

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DRAWING TITLE

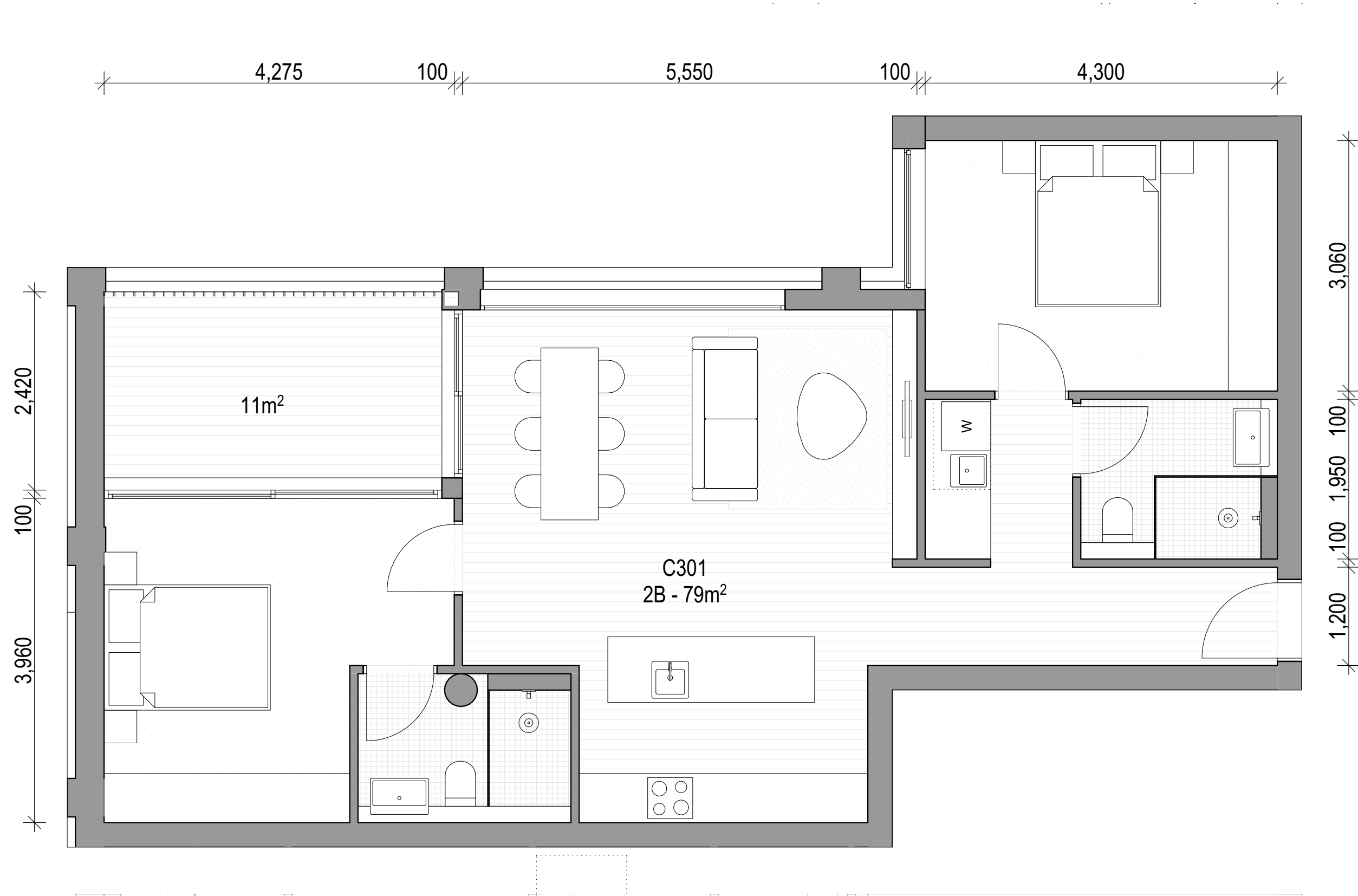
APARTMENTS - BUILDING C -
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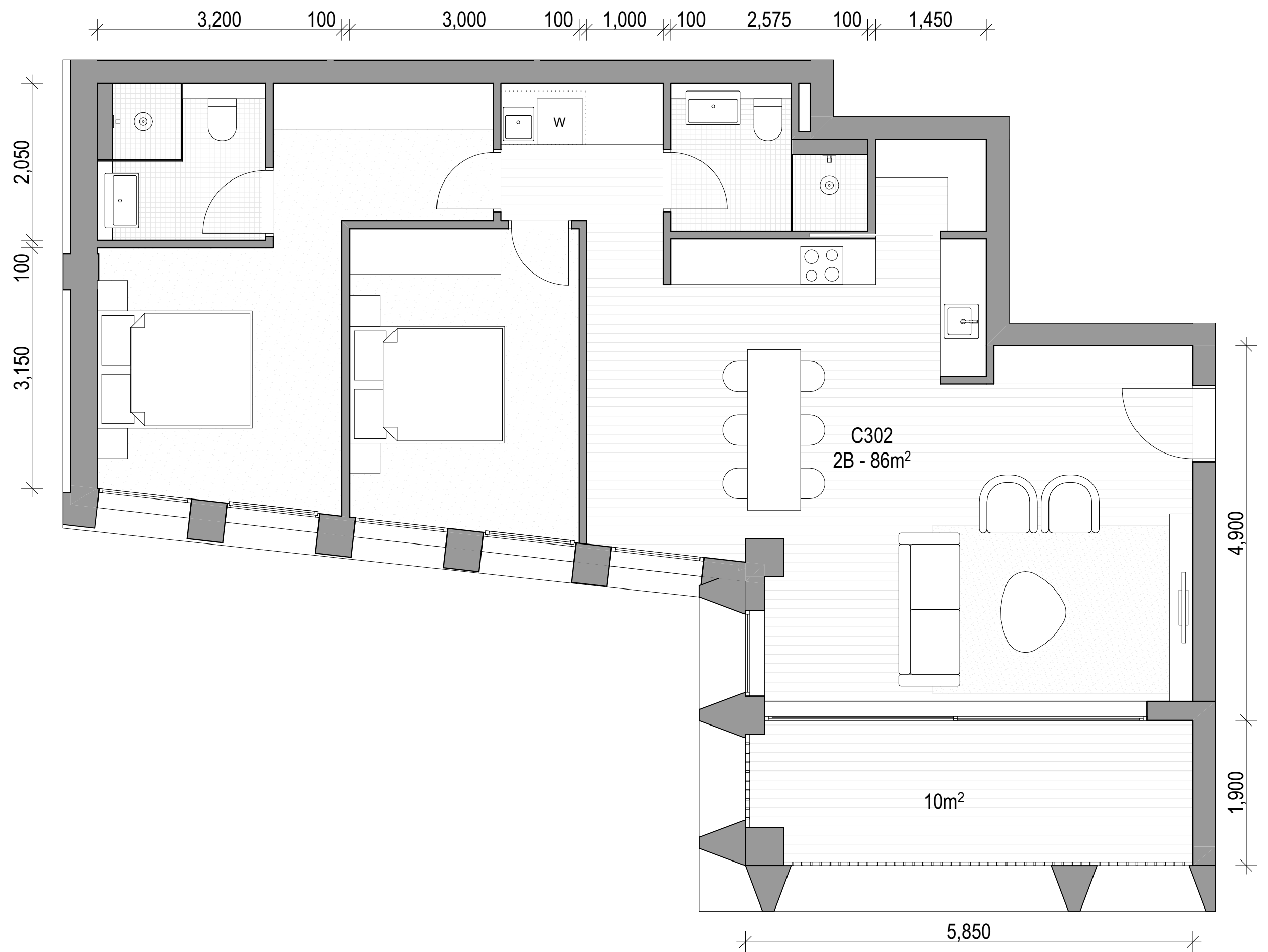
A-DA408

REVISION

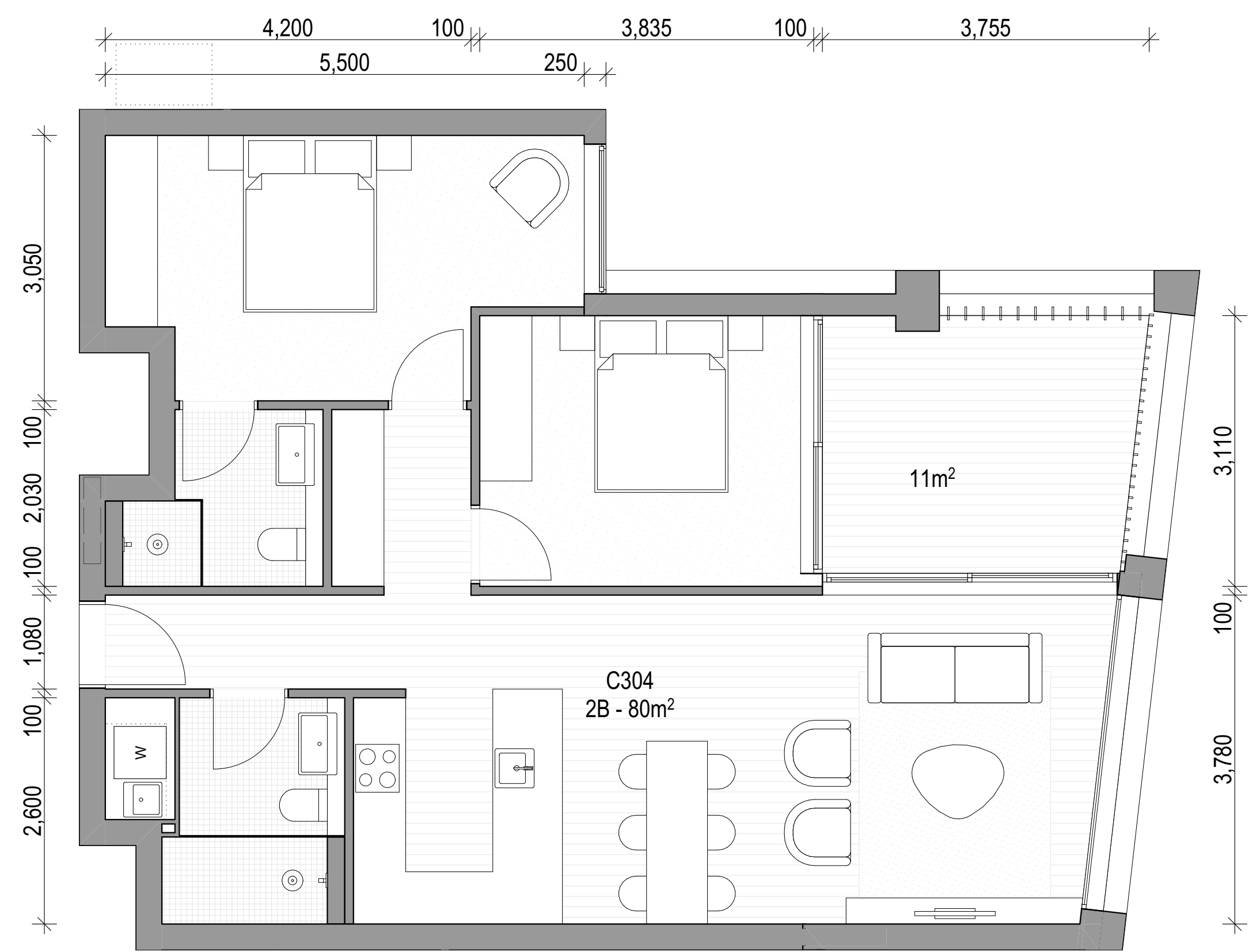
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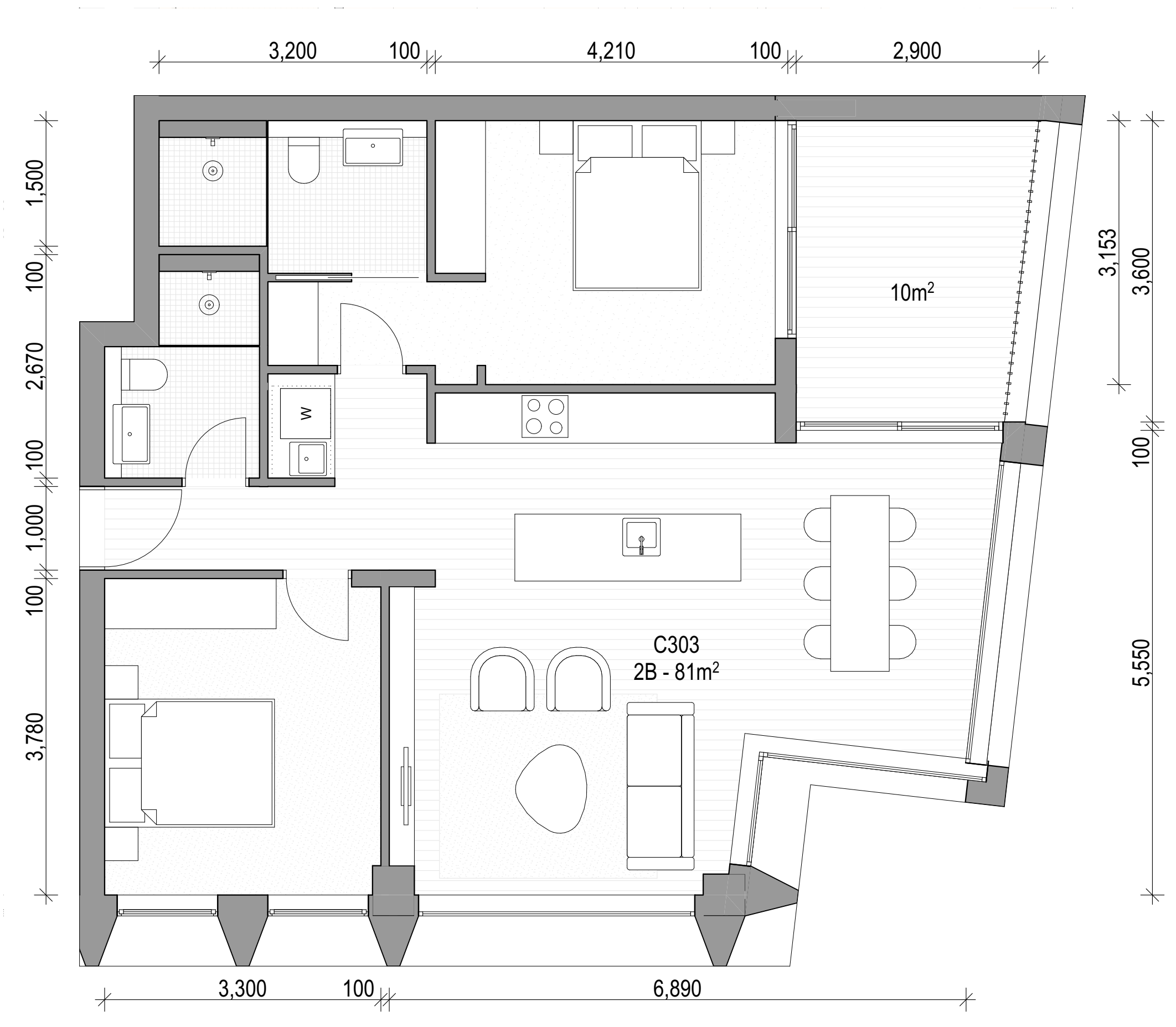
01 C301, C401



03 C302, C402



02 C304, C404



04 C303, C403

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SHEET SCALE

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DRAWING TITLE

APARTMENTS - BUILDING C -
LEVEL 3+4

DRAWING NUMBER

A-DA409

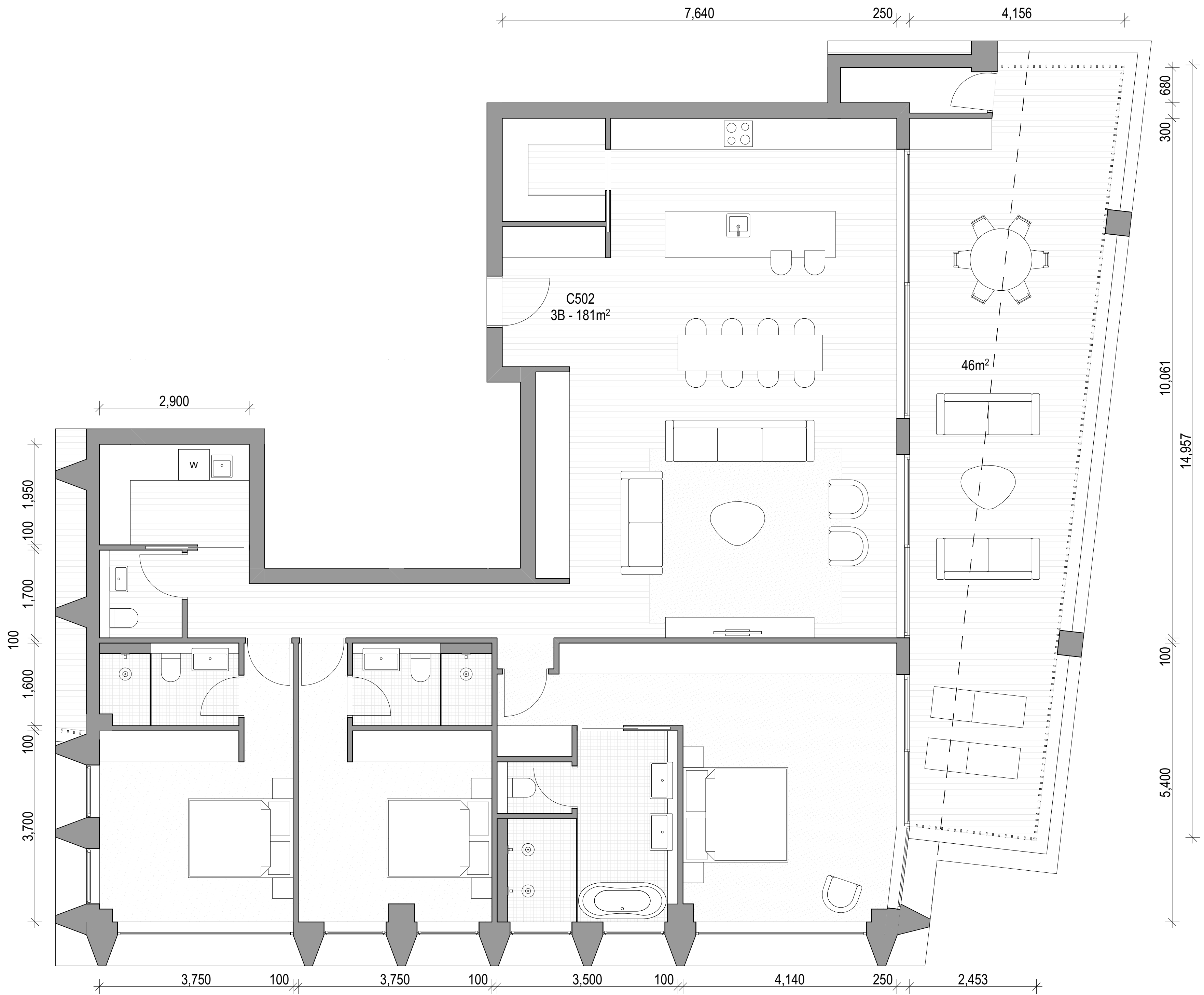
REVISION

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01 C306, C406

02 C305, C405



01 C502

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DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

23/05/2023

DRAWN

TG

CHECKED

JZ

SHEET SCALE

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SHEET SIZE

A3
A1

NORTH



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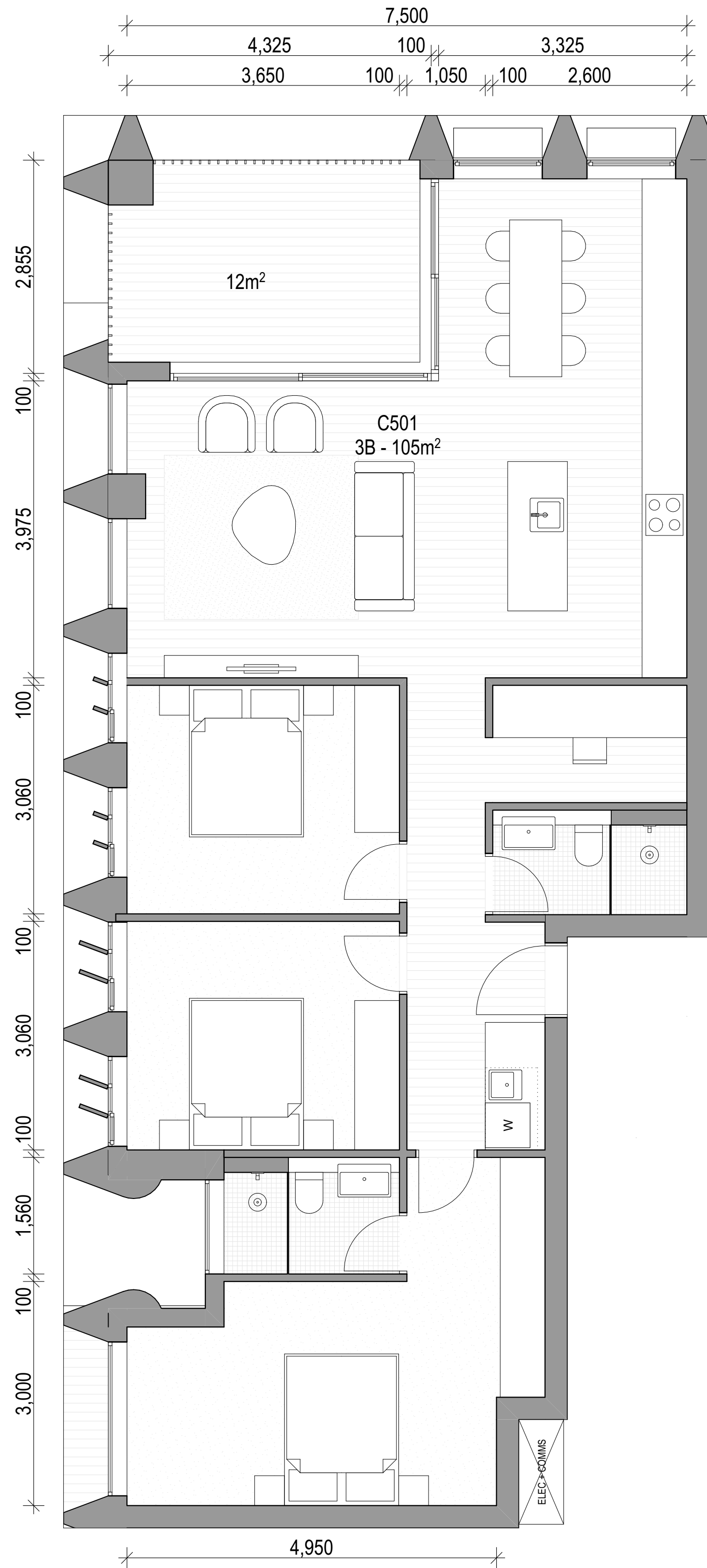
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LEVEL 5

DRAWING NUMBER

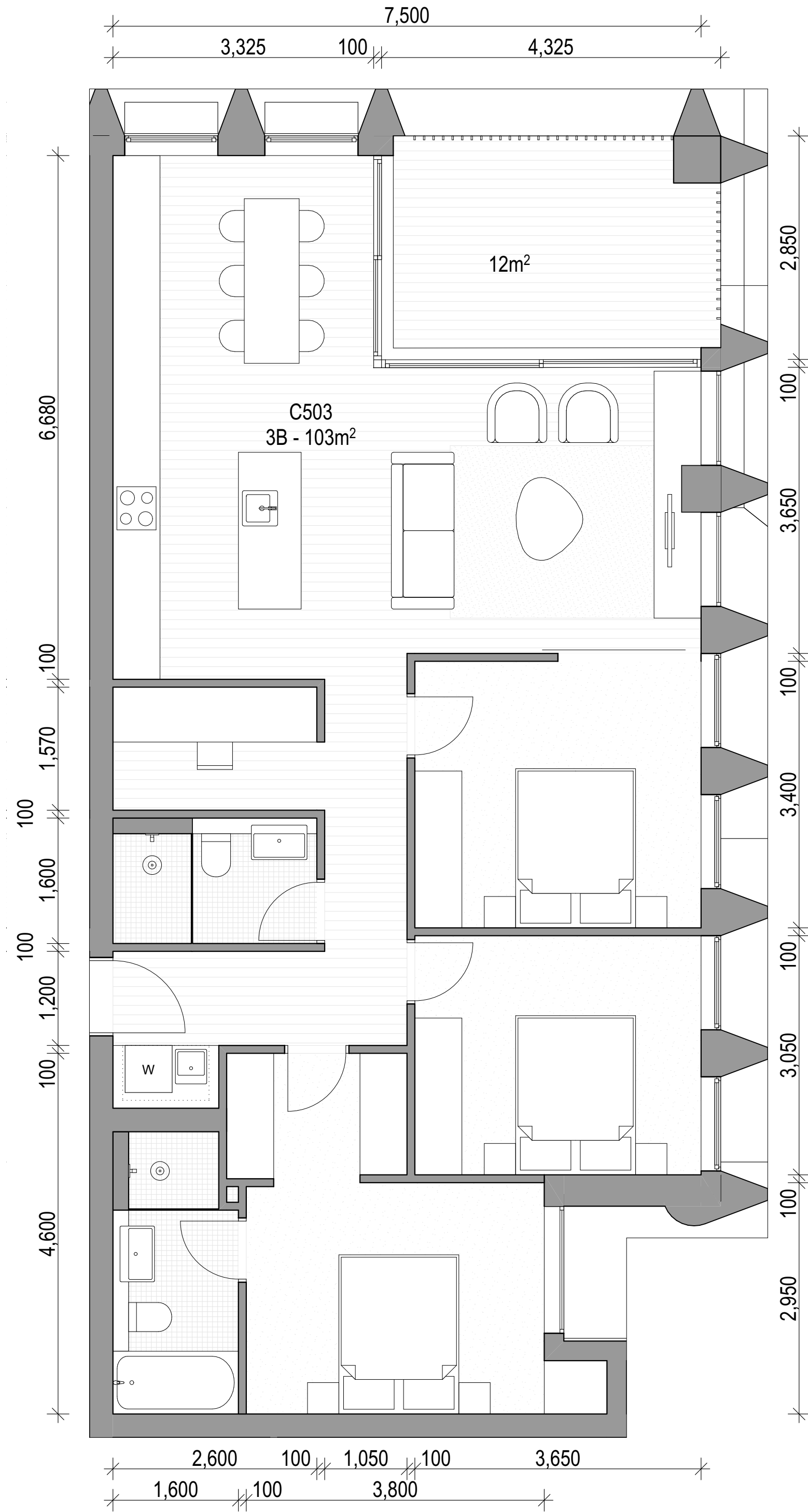
A-DA411

REVISION

01



01 C501



02 C503

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SHEET SIZE

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NORTH



DRAWING TITLE

APARTMENTS - BUILDING C -
LEVEL 5

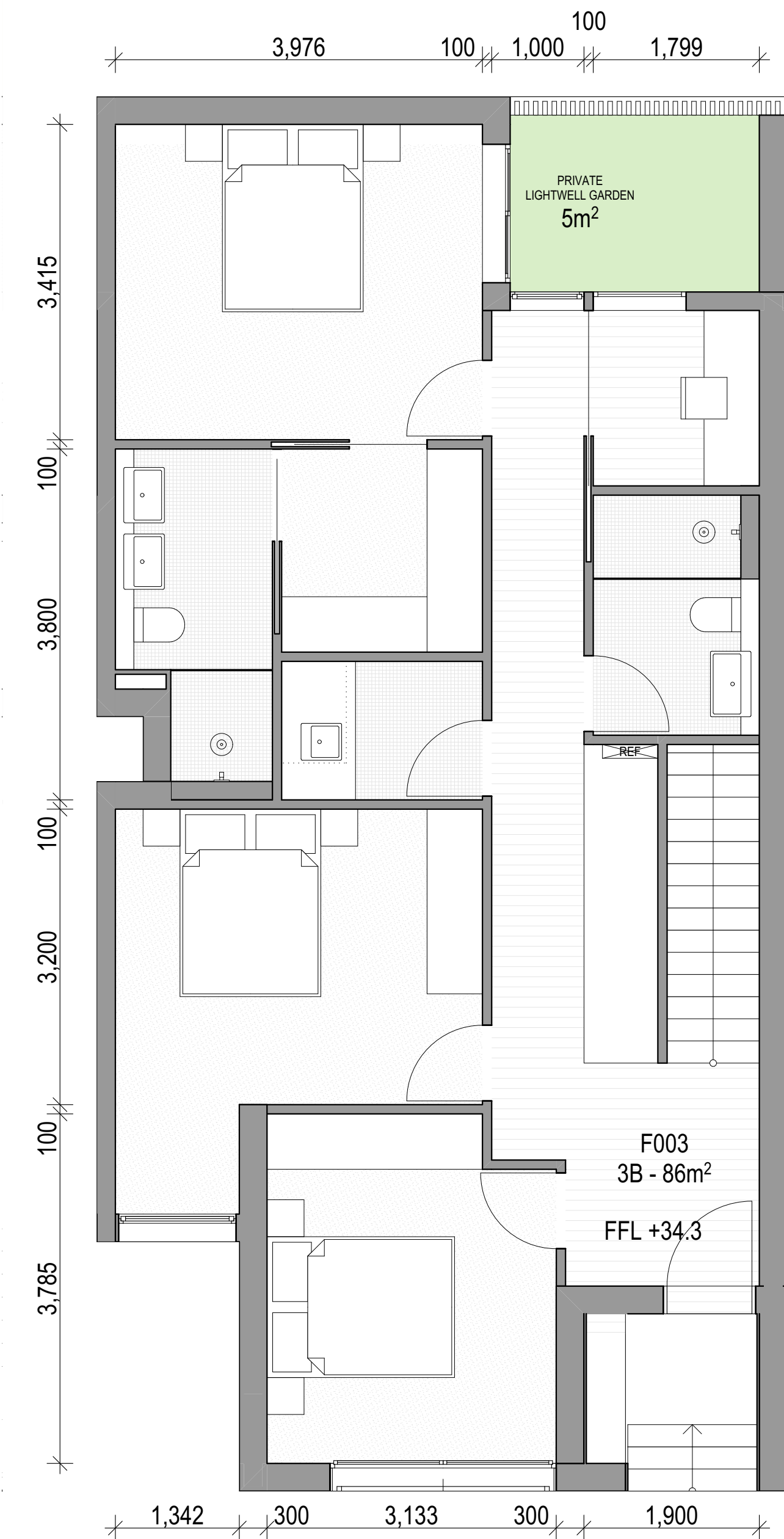
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A-DA412

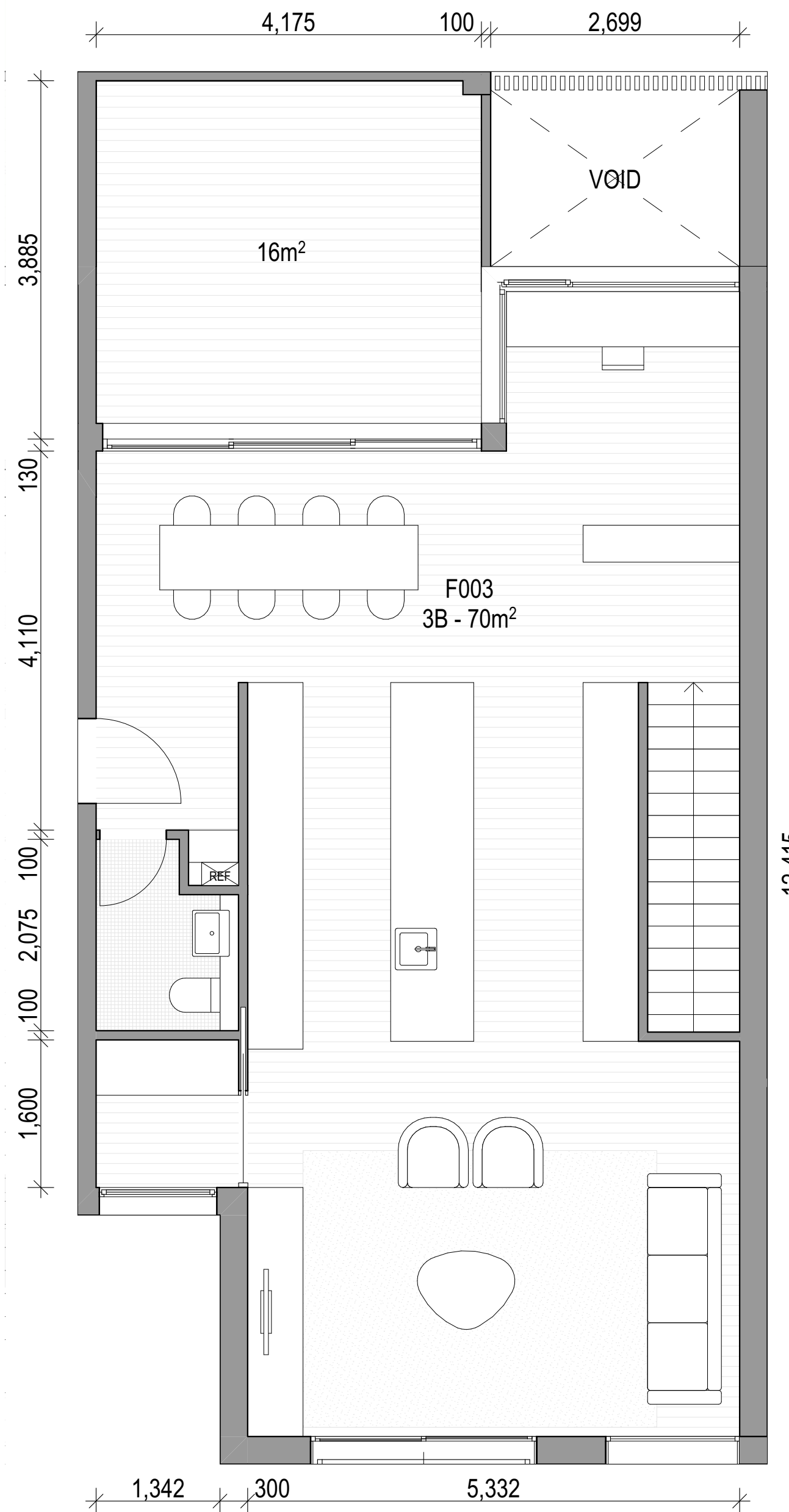
REVISION

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01 TYPICAL F GROUND FLOOR



02 TYPICAL F LEVEL 1



03 TYPICAL F LEVEL 2

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NORTH



DRAWING TITLE

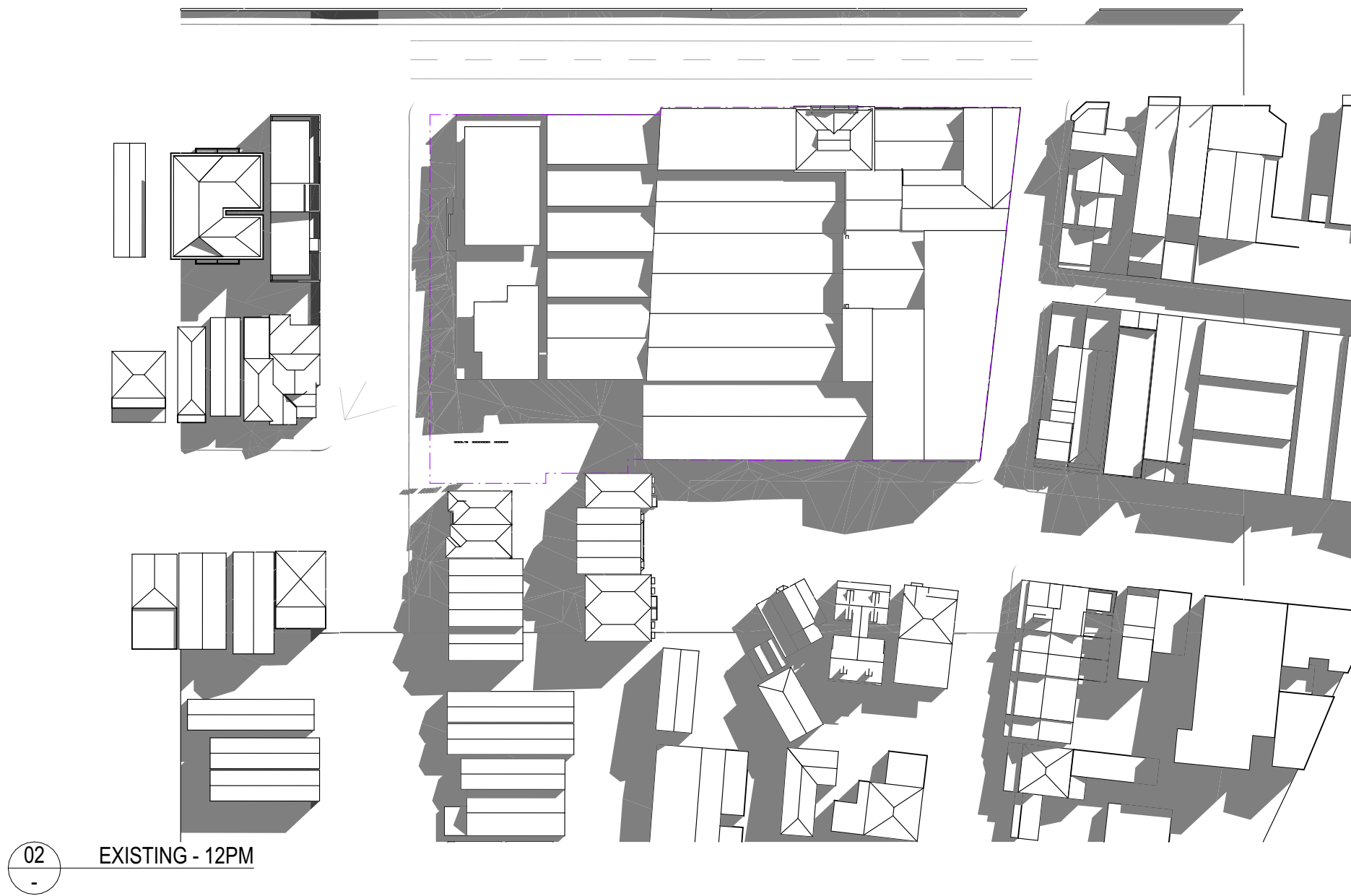
APARTMENTS - BUILDING F

DRAWING NUMBER

A-DA414

REVISION

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LEGEND

EXISTING SHADOWS

ADDITIONAL SHADOWS

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SHEET SIZE

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NORTH



DRAWING TITLE

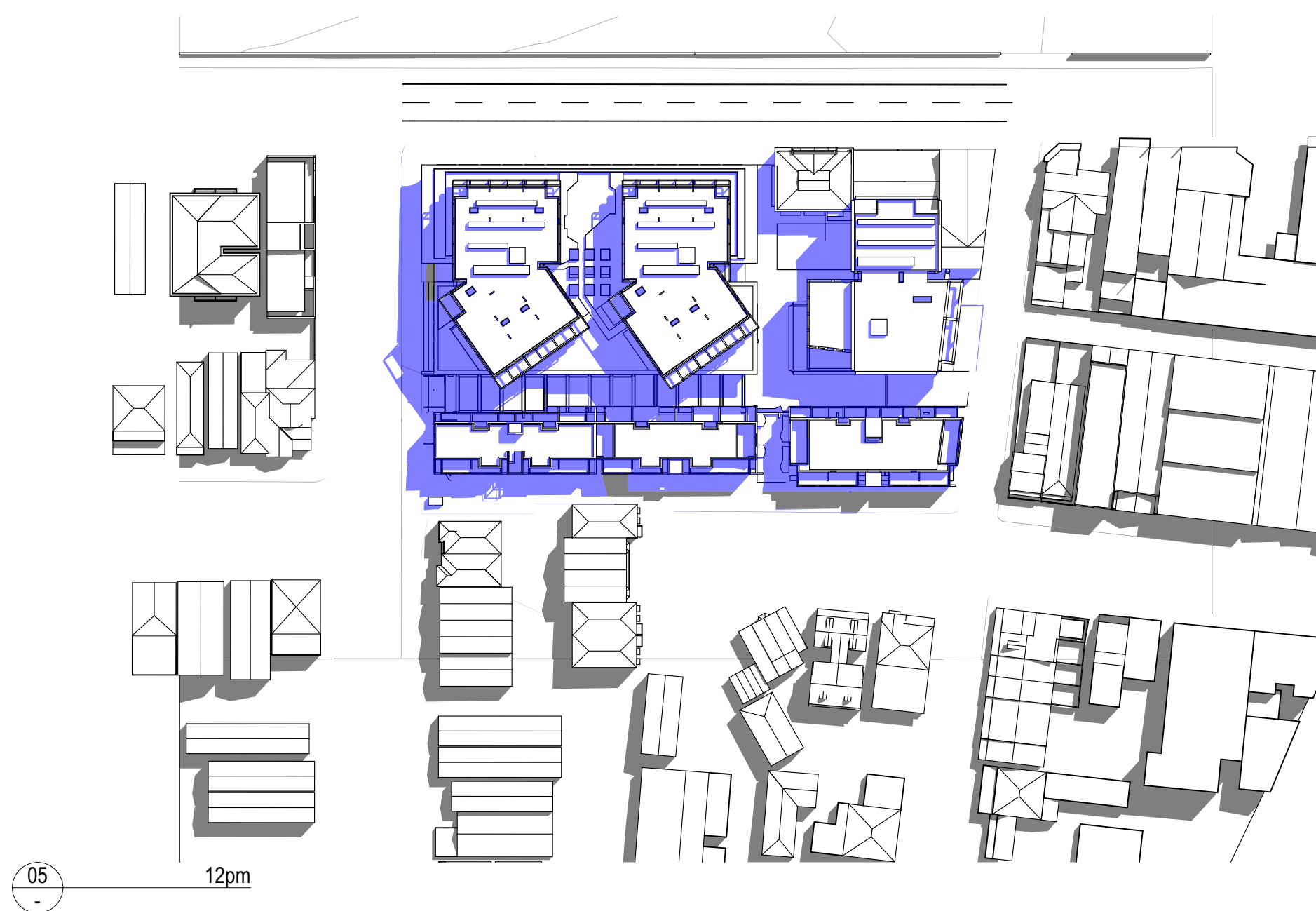
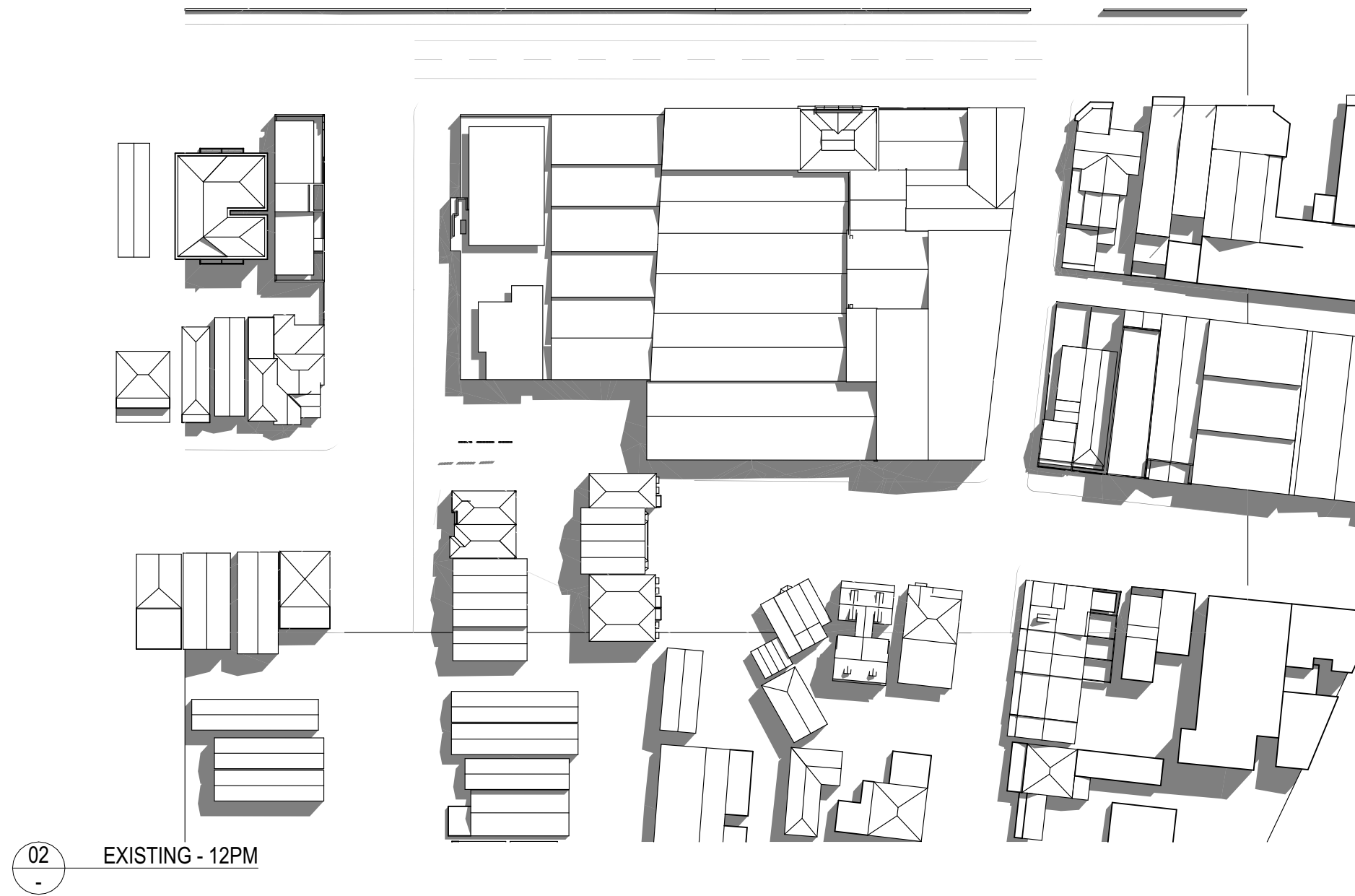
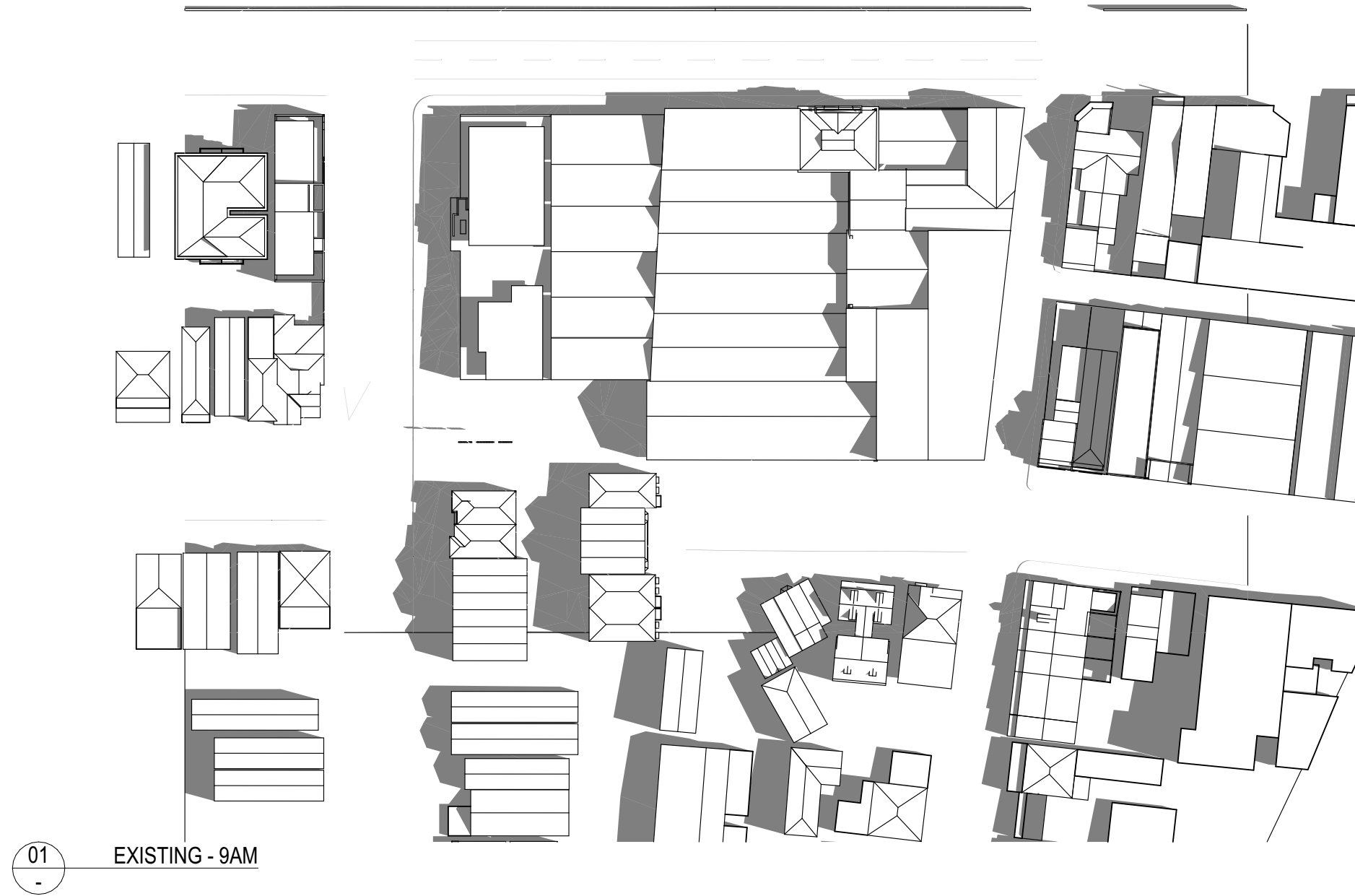
SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER

A-DA601

REVISION

01



LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

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PLOT DATE

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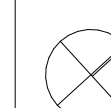
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SHEET SIZE

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NORTH



DRAWING TITLE

SHADOW DIAGRAMS - 21ST
SEPTEMBER

DRAWING NUMBER

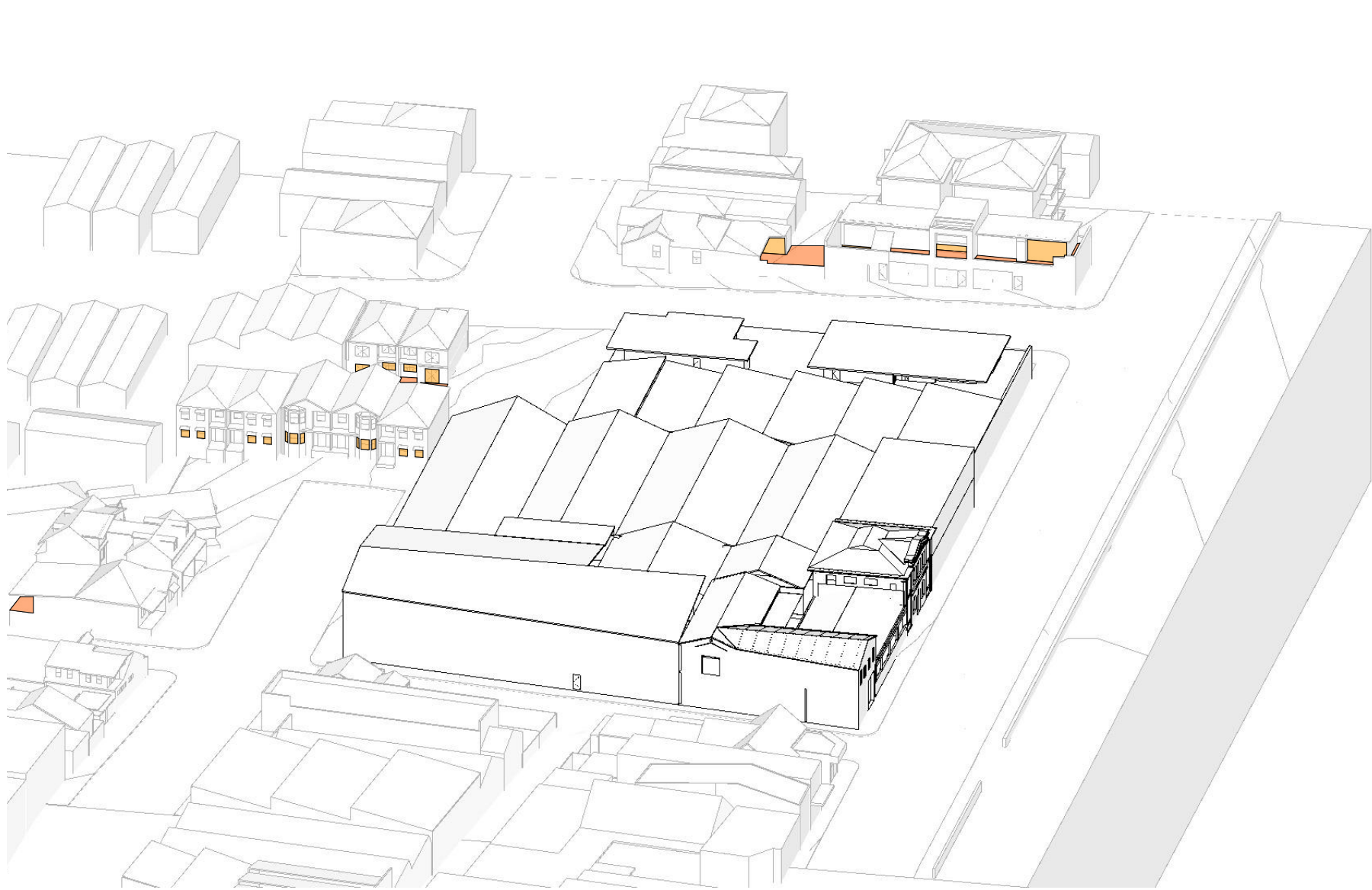
A-DA602

REVISION

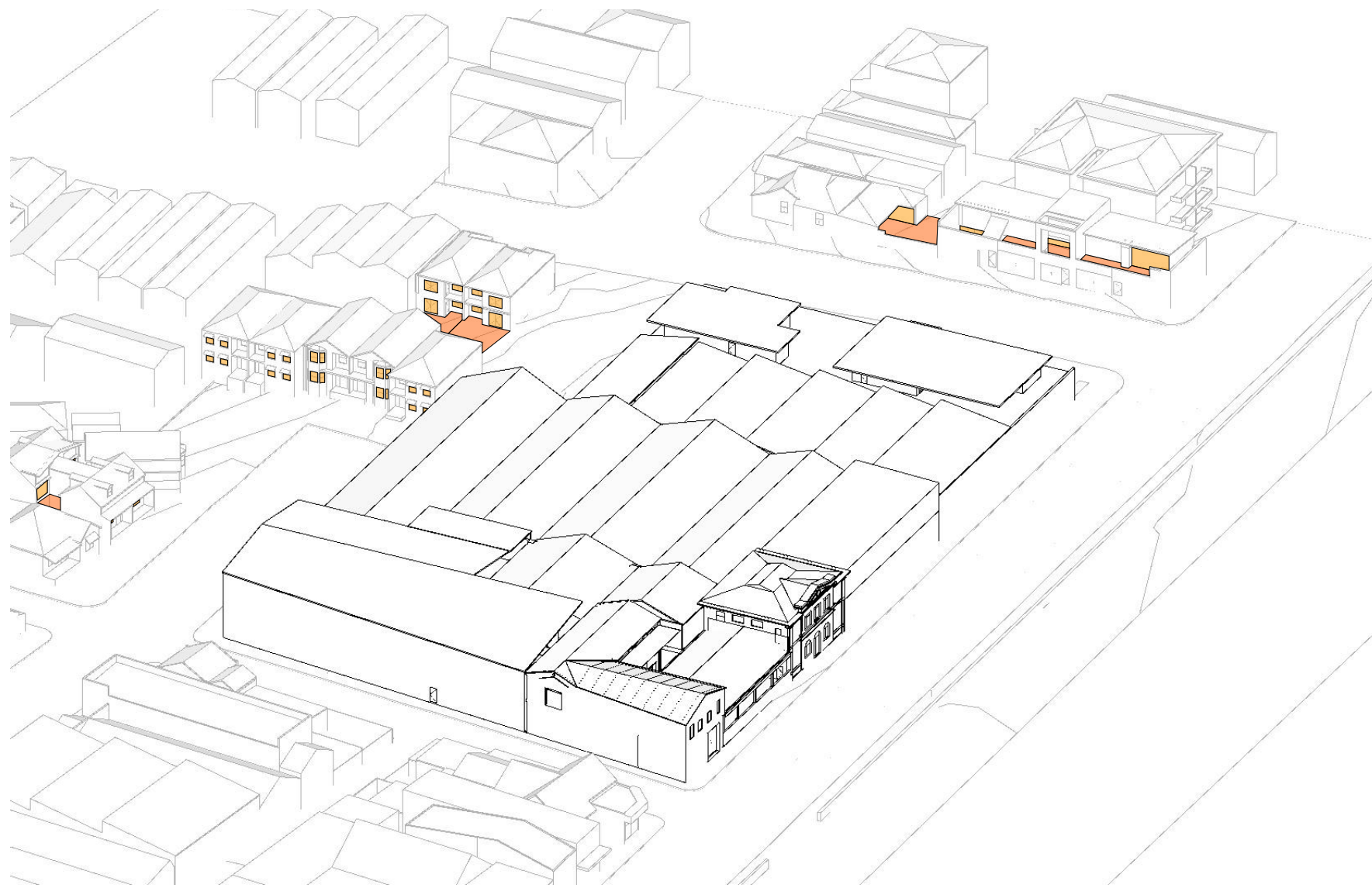
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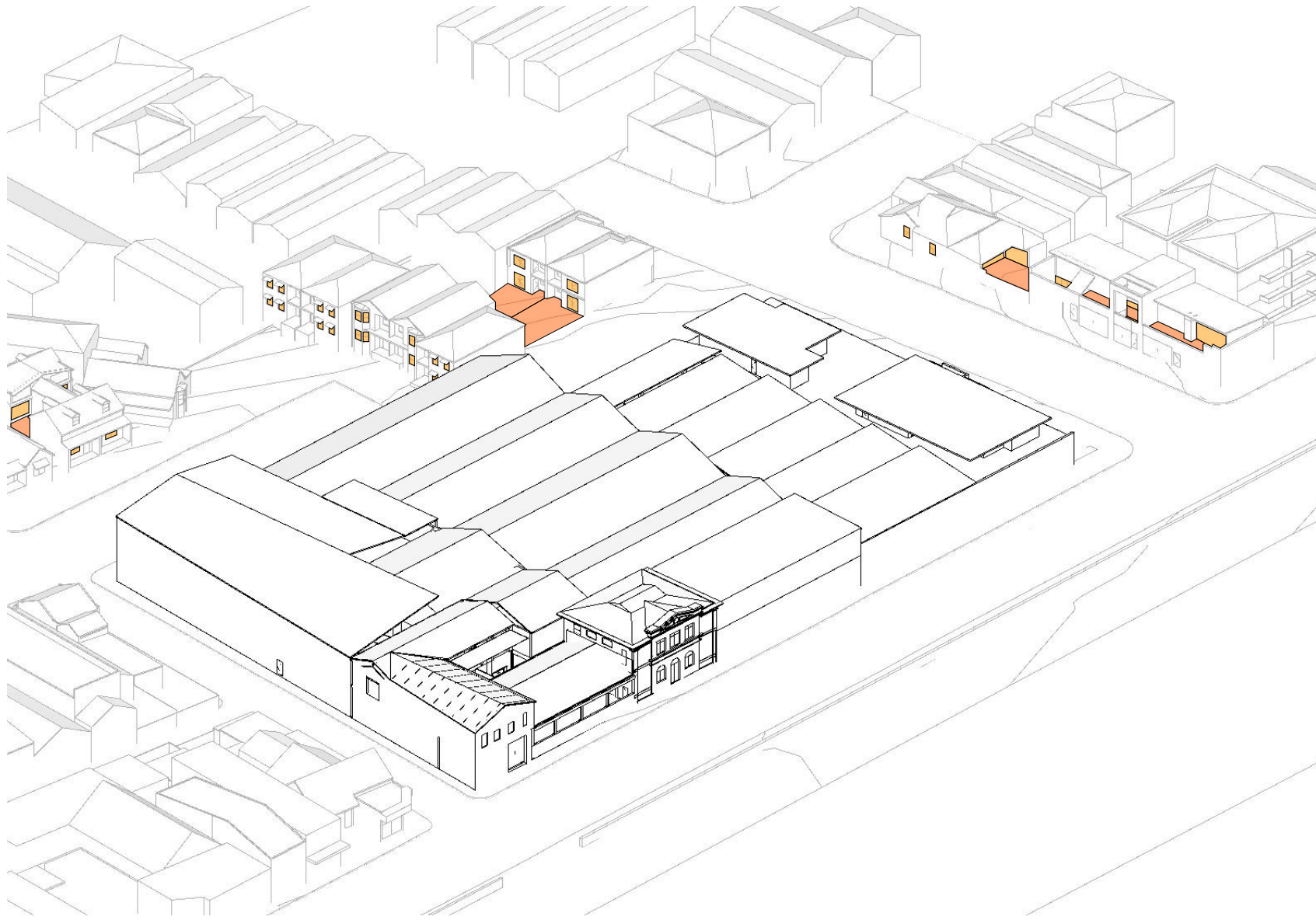
01 9AM



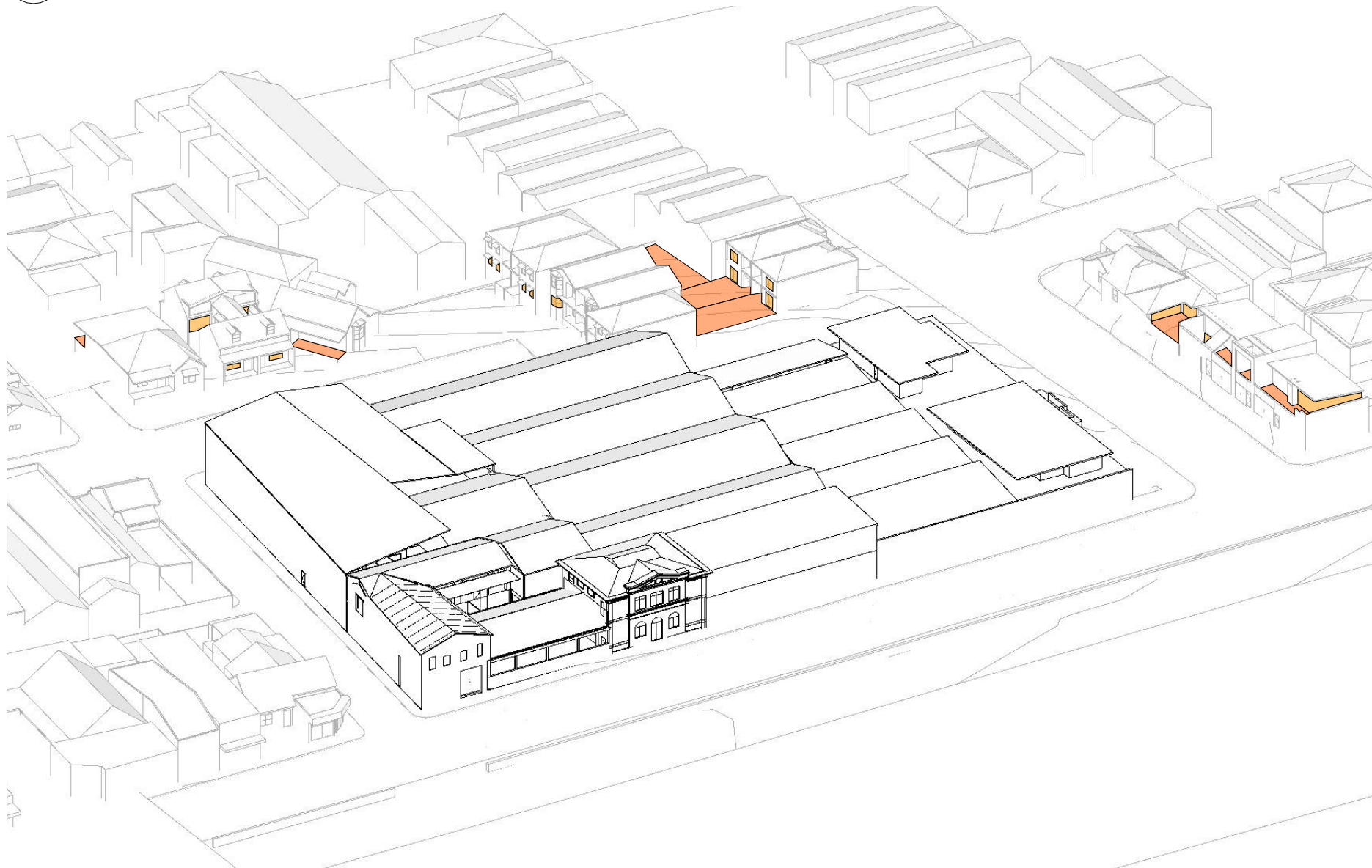
02 10AM



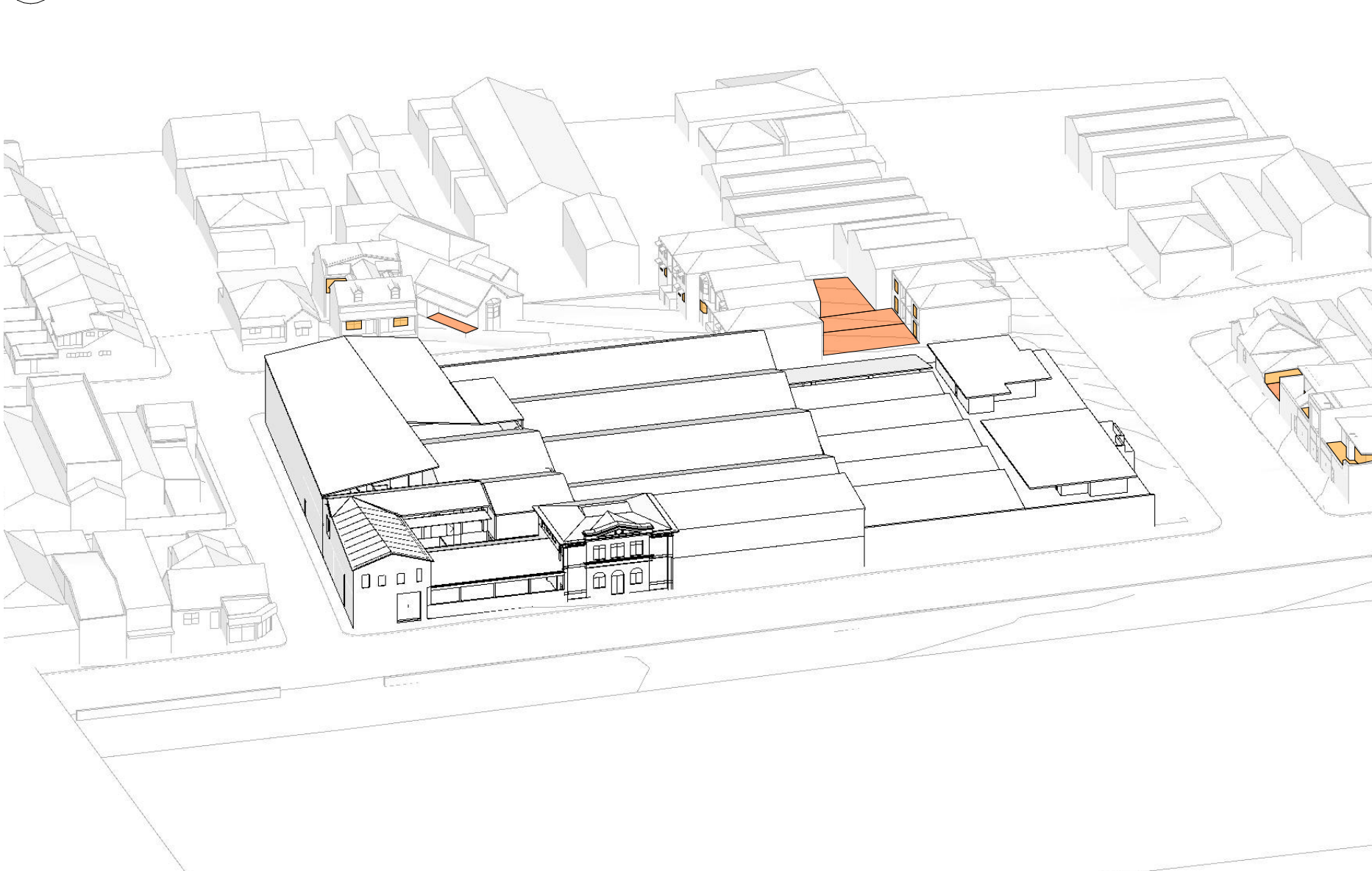
03 11AM



04 12PM



05 1PM



06 2PM



07 3PM

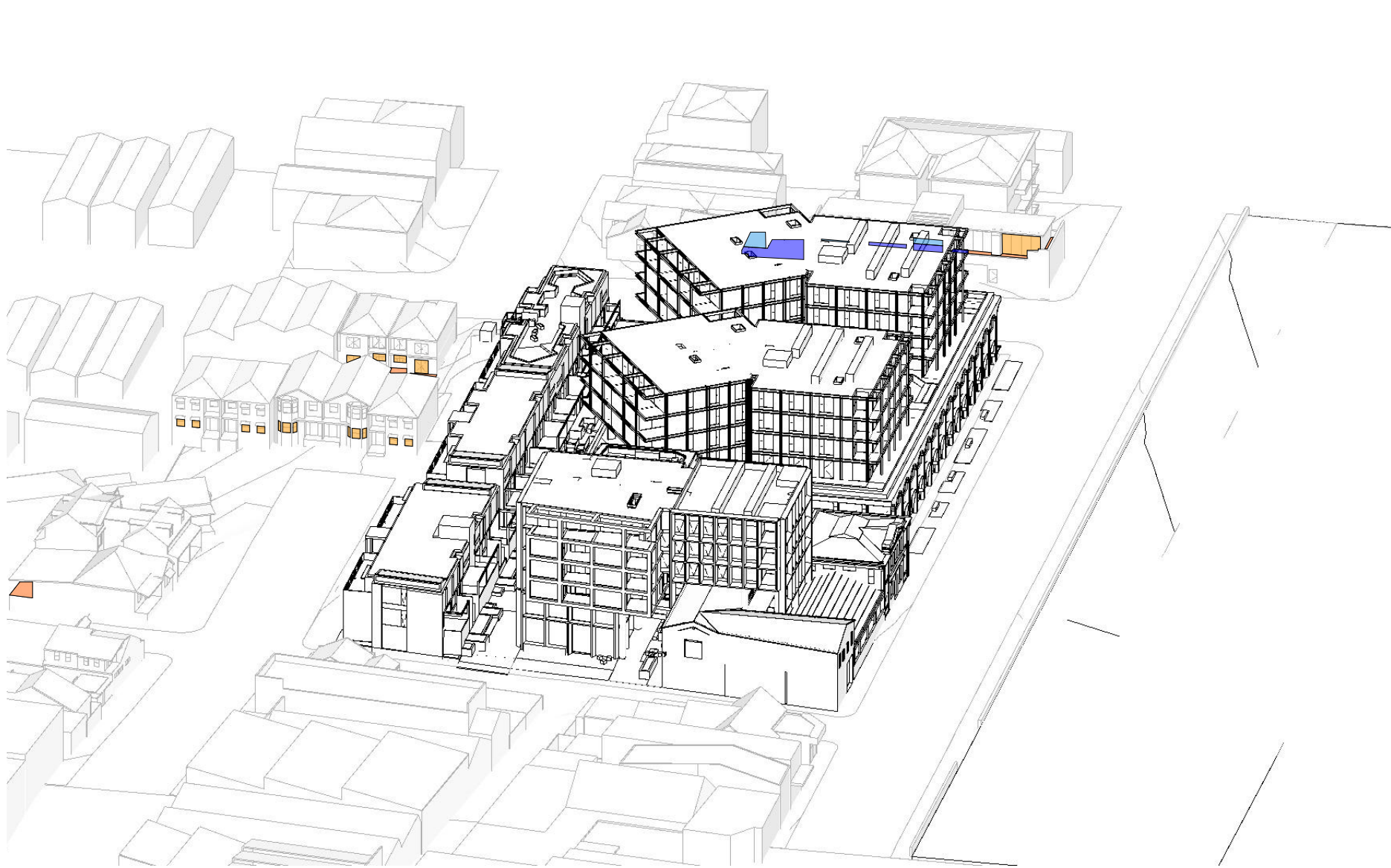
LEGEND

SOLAR ACCESS TO PRIVATE OPEN SPACES

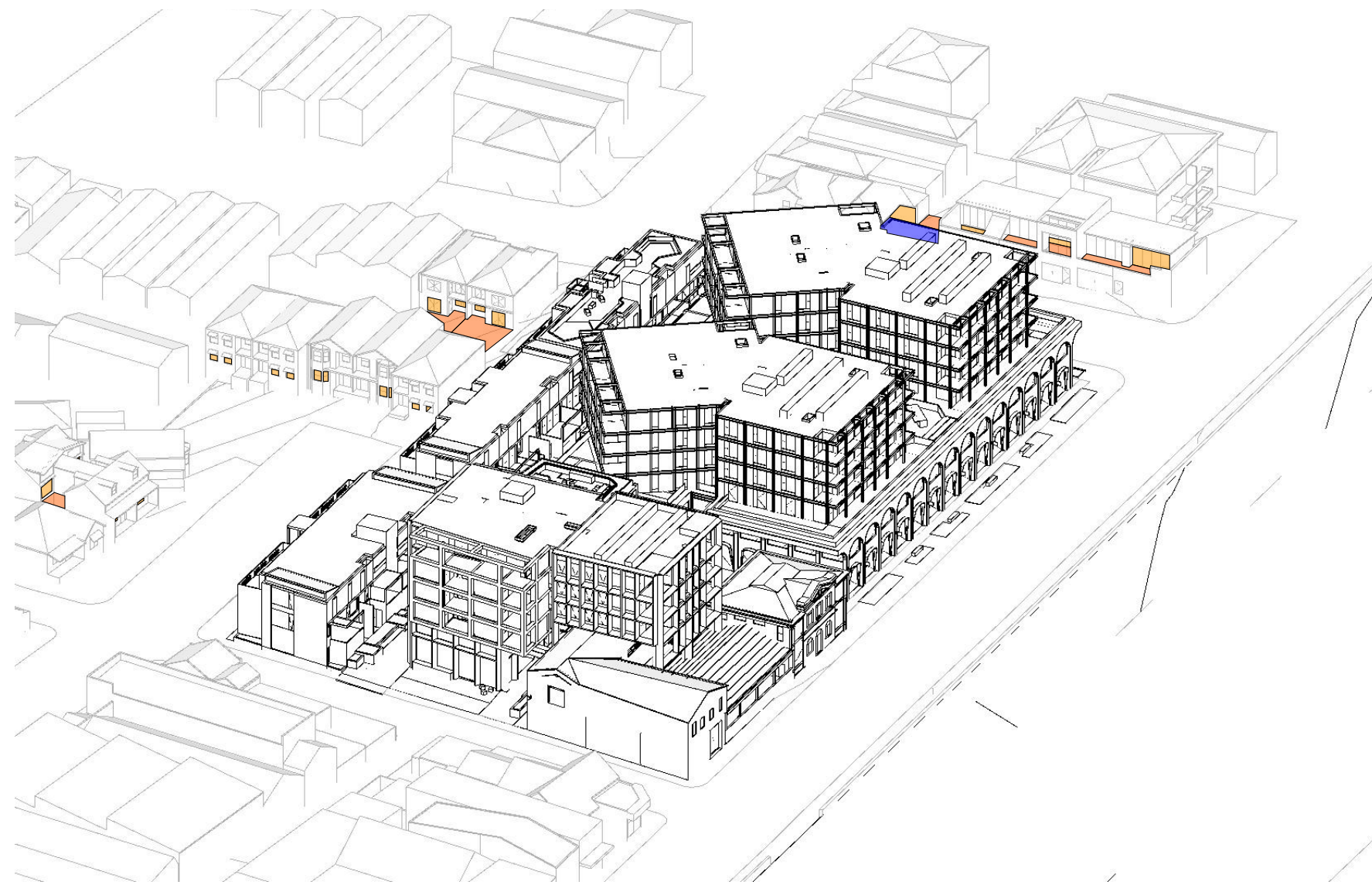
SOLAR ACCESS TO LIVING ROOMS



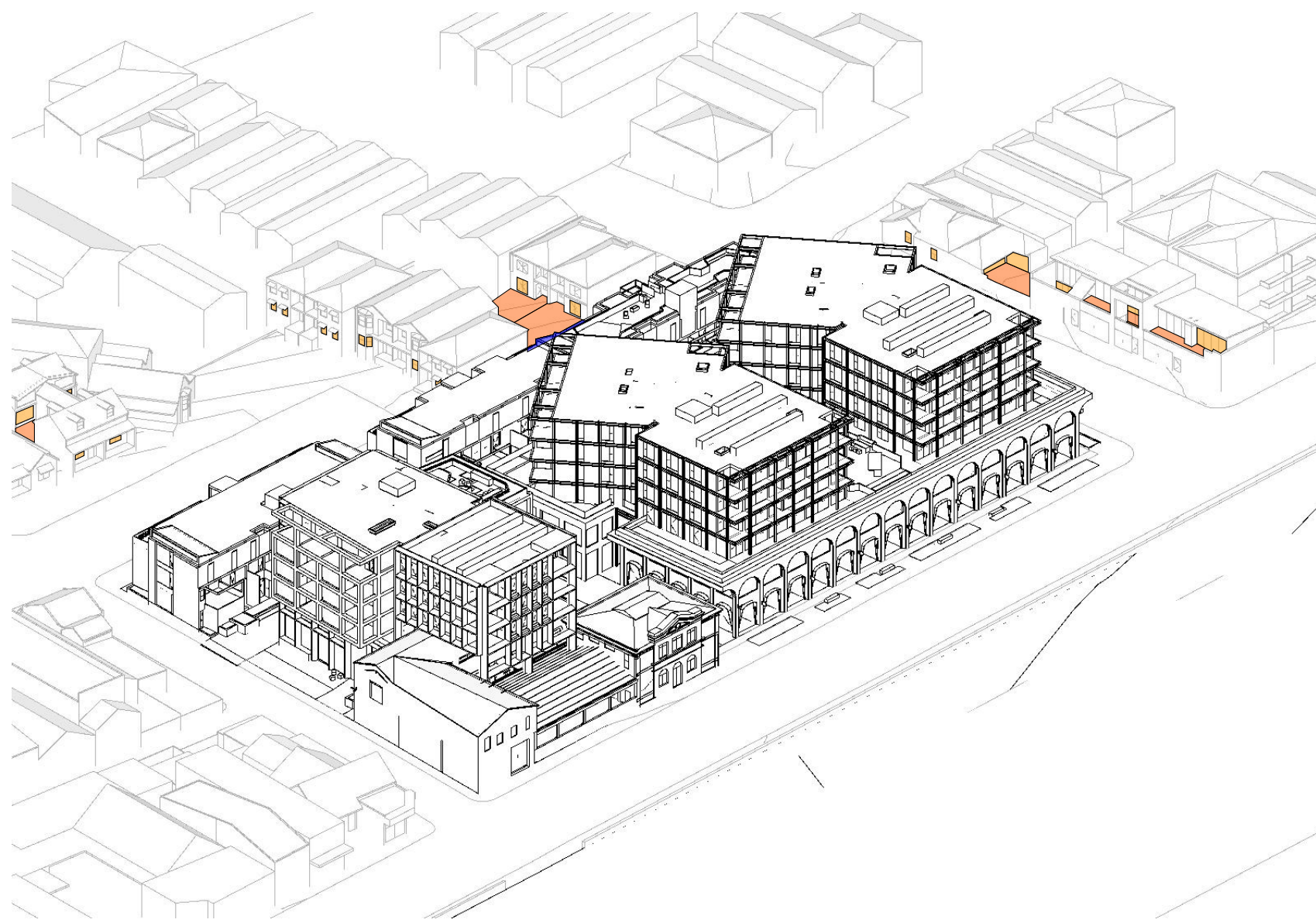
01 9AM



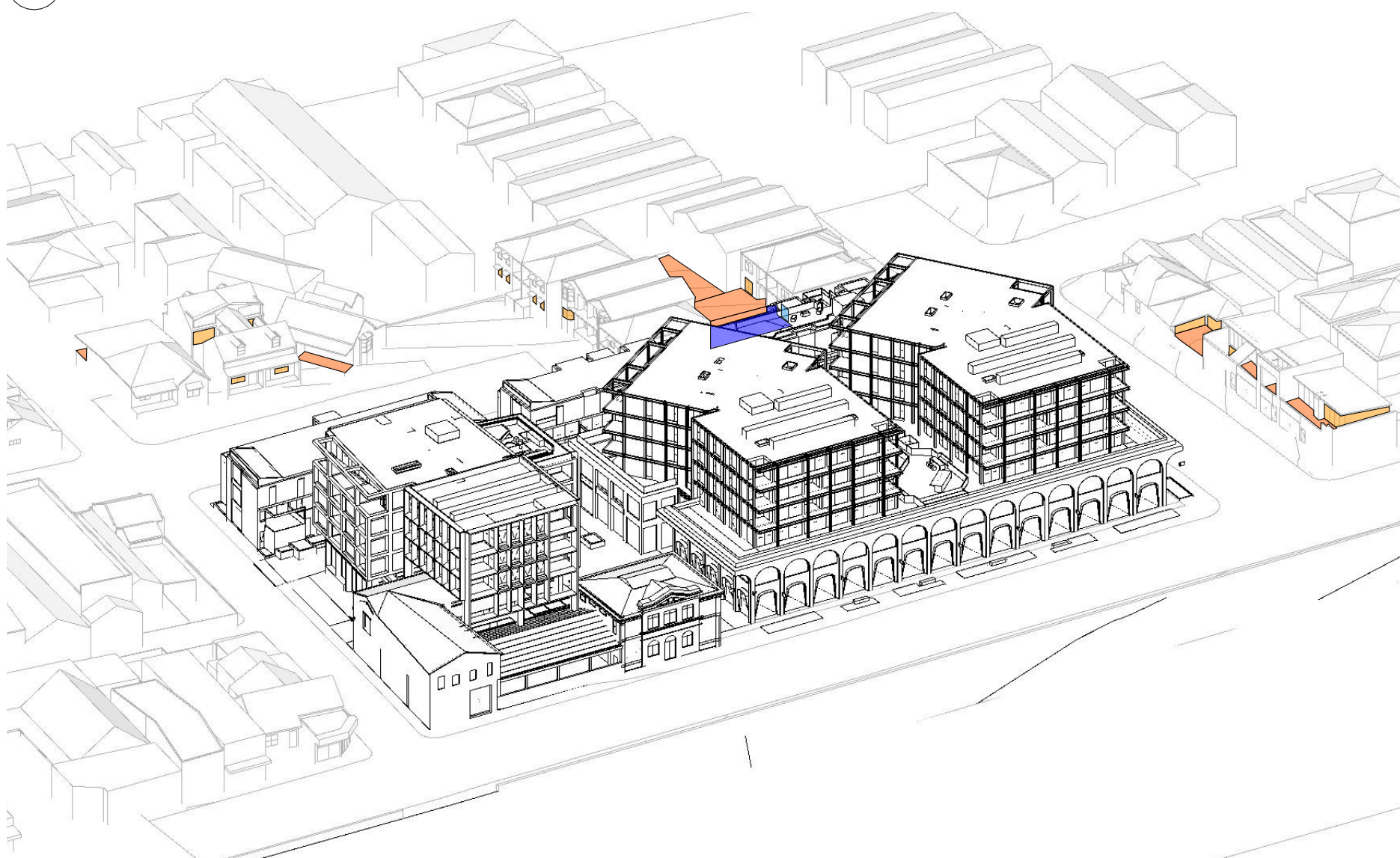
02 10AM



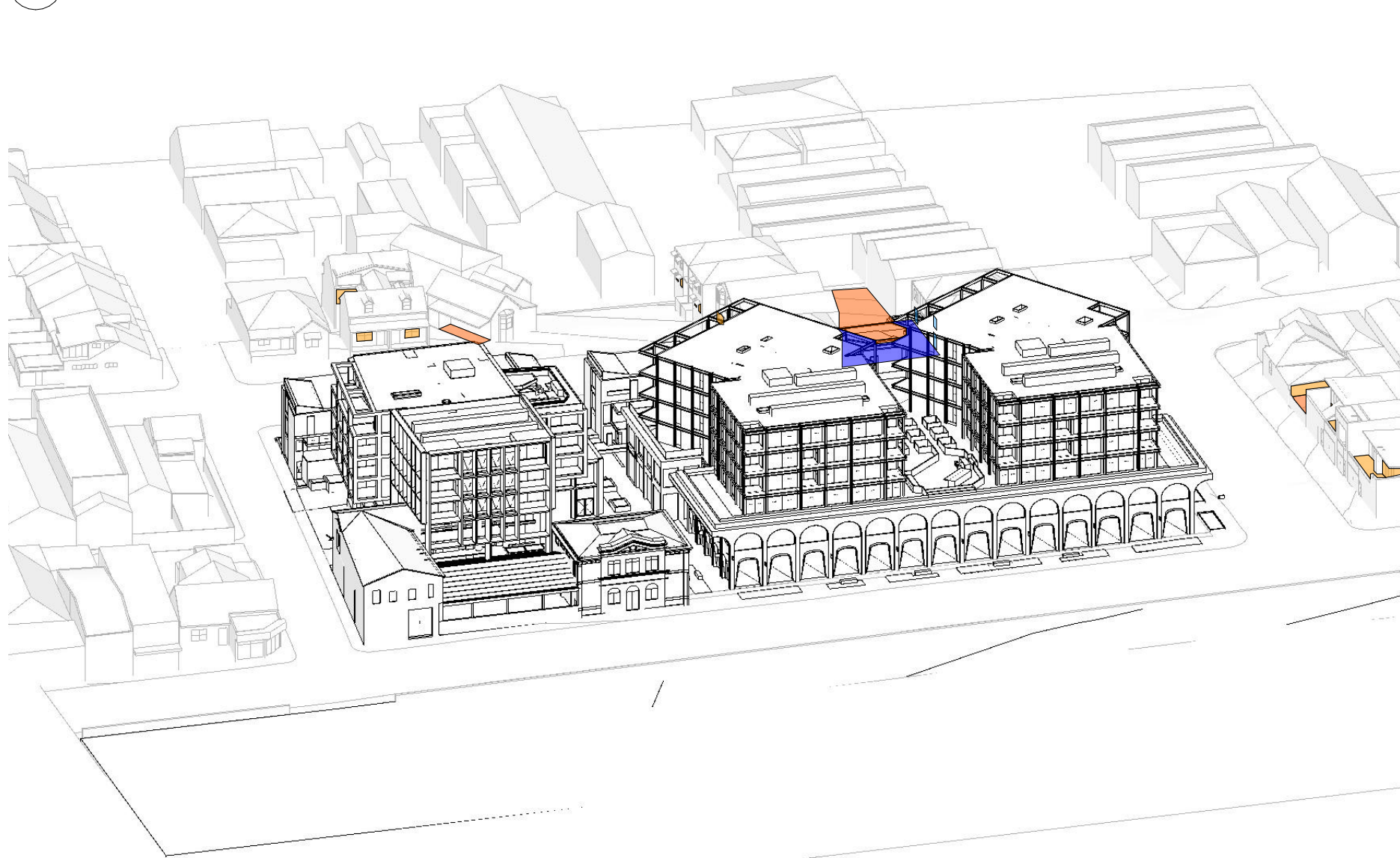
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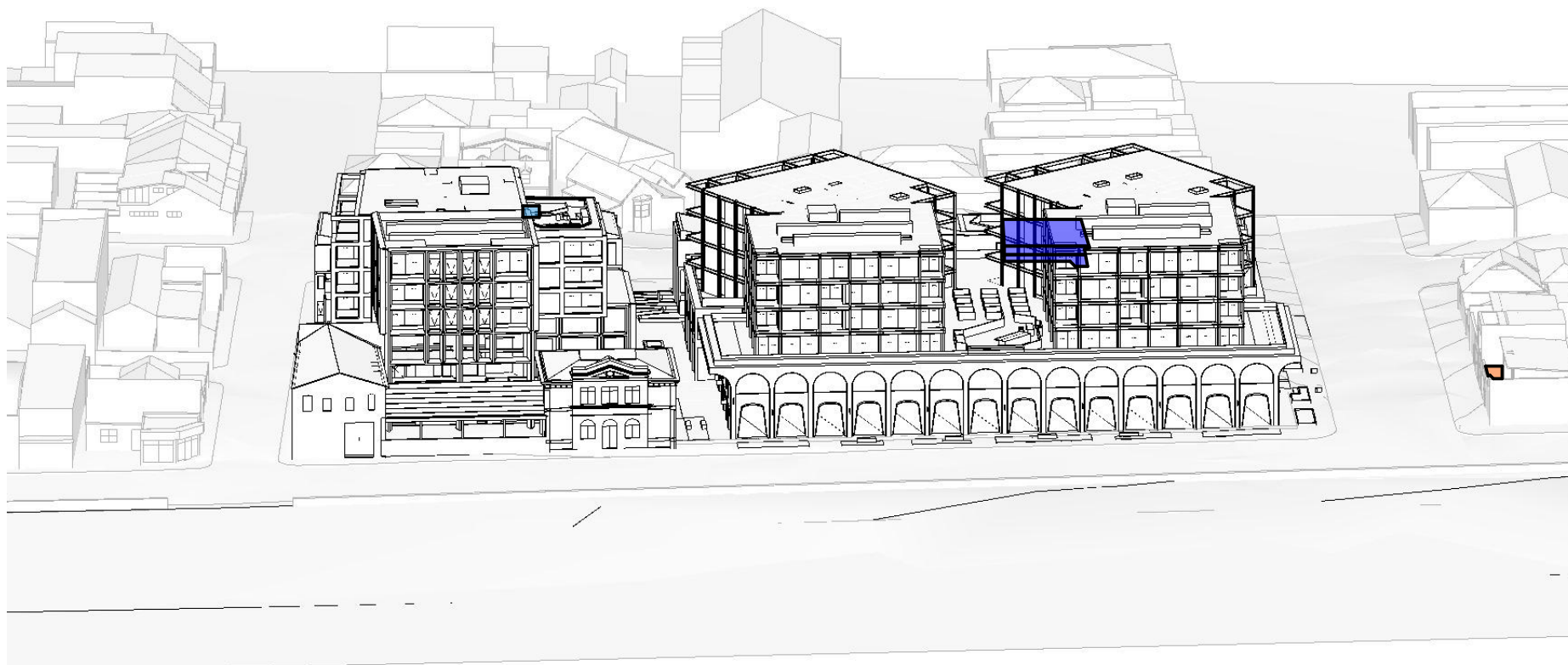
04 12PM



05 1PM



06 2PM

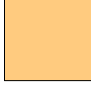


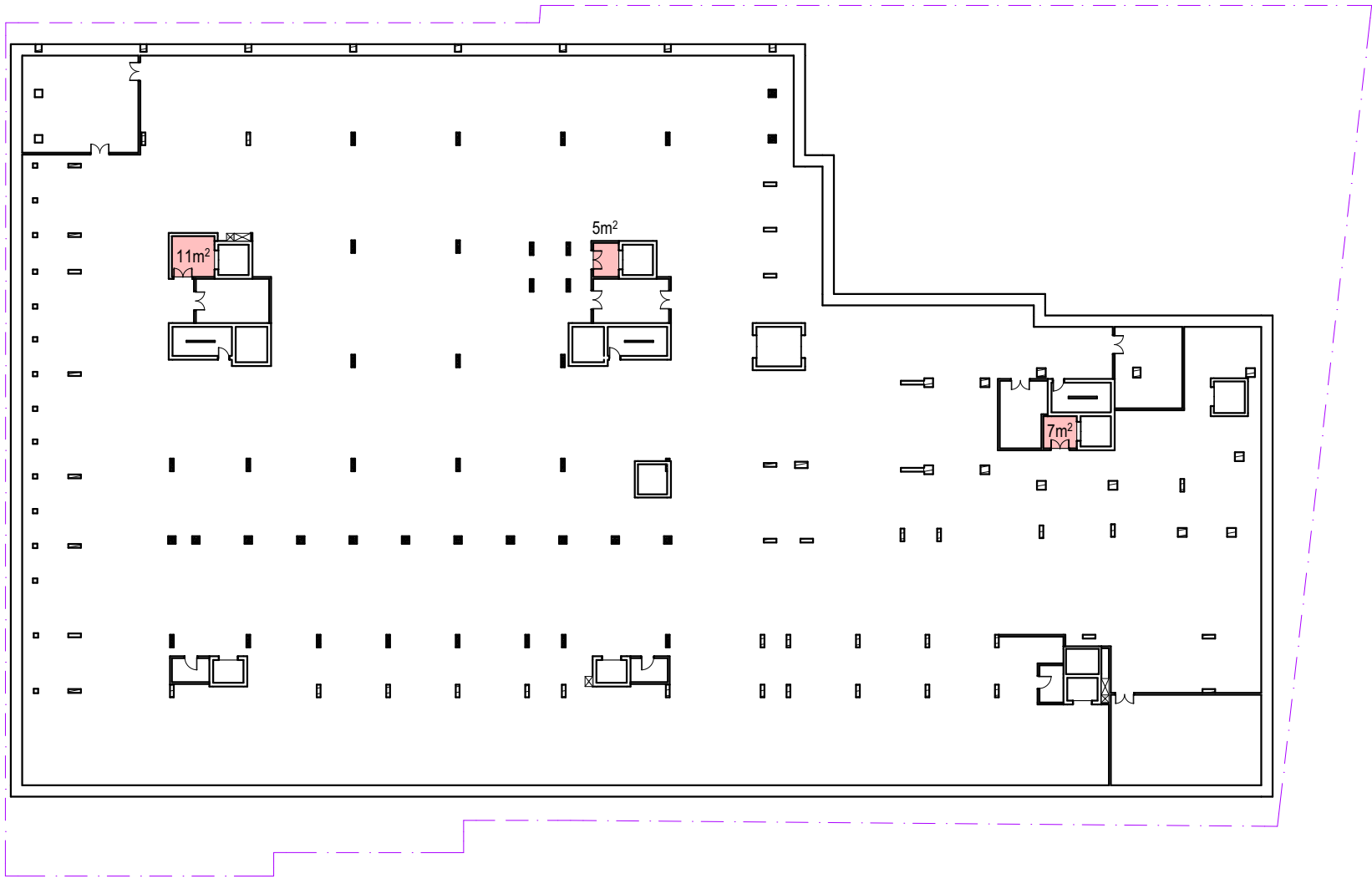
07 3PM

LEICHHARDT DCP - C 3.9 C14

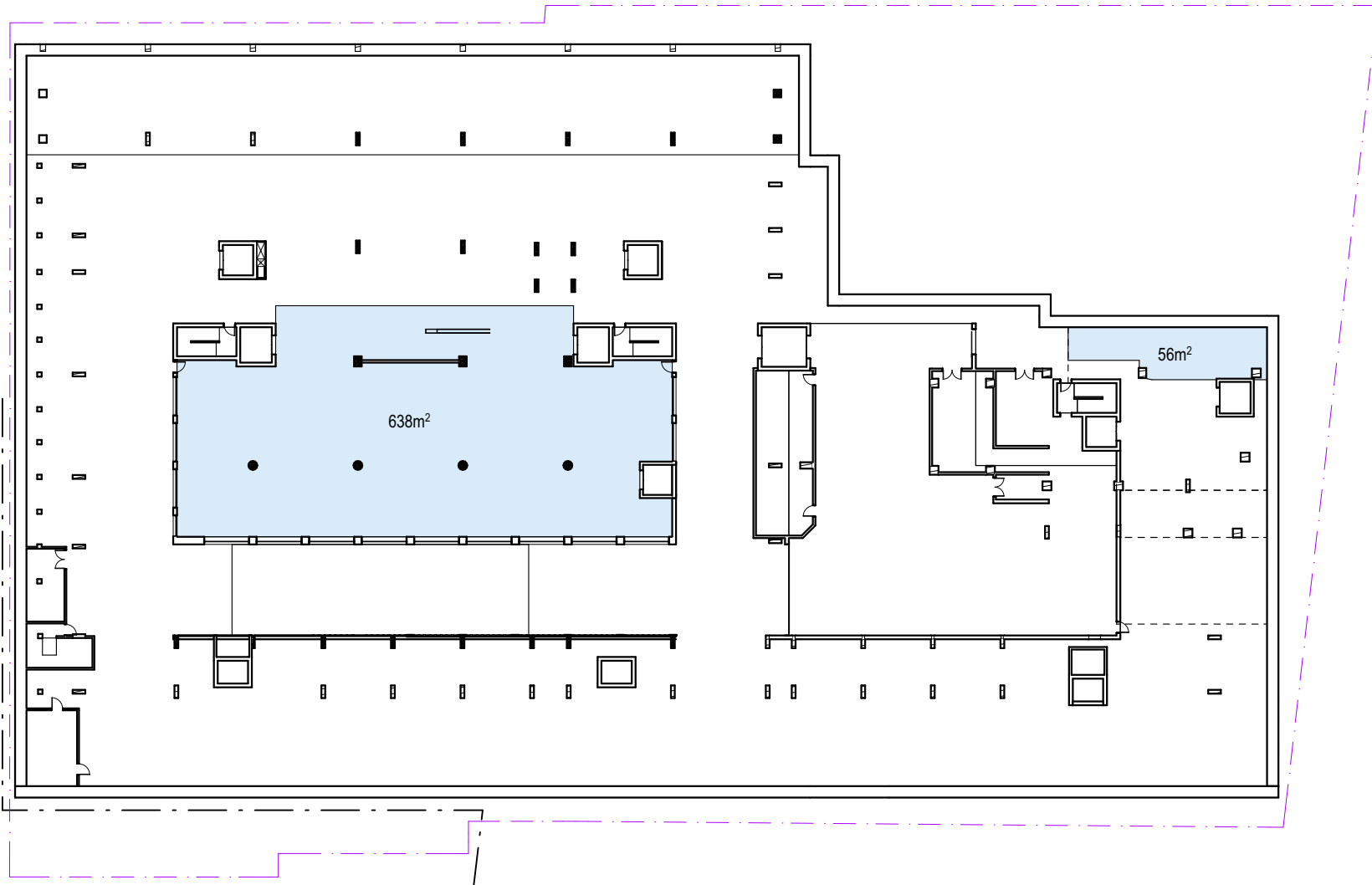
Where the surrounding allotments side boundary is 45 degrees from true north and therefore the allotment is not orientated north/south or east/west, glazing serving main living room shall retain a minimum of two hours of solar access between 9am and 3pm at the winter solstice.

LEGEND

-  SOLAR ACCESS TO PRIVATE OPEN SPACES
-  SOLAR ACCESS TO LIVING ROOMS
-  IMPACTED SOLAR ACCESS TO PRIVATE OPEN SPACES
-  IMPACTED SOLAR ACCESS TO LIVING ROOMS



01 BASEMENT 2



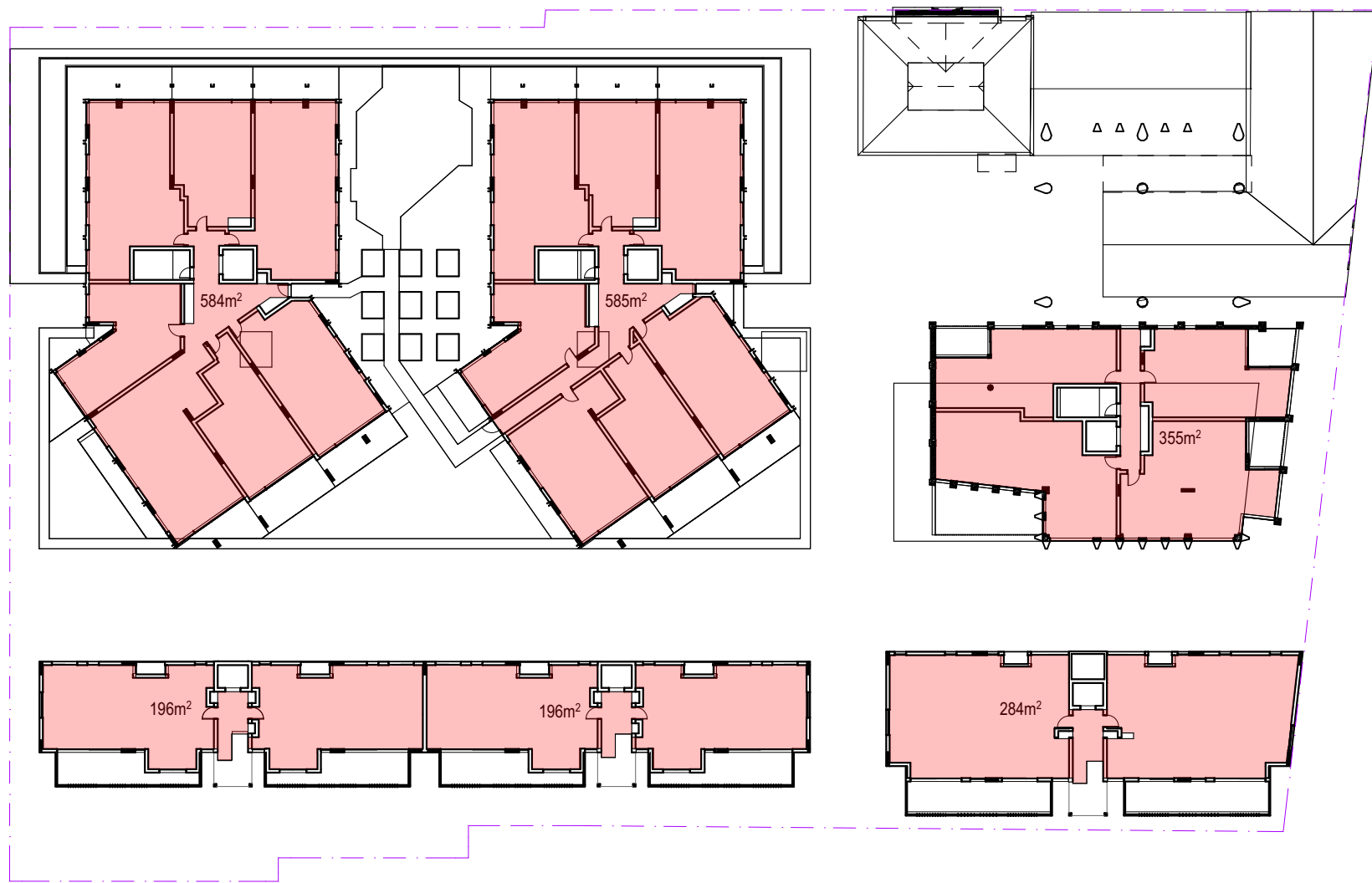
02 BASEMENT 1



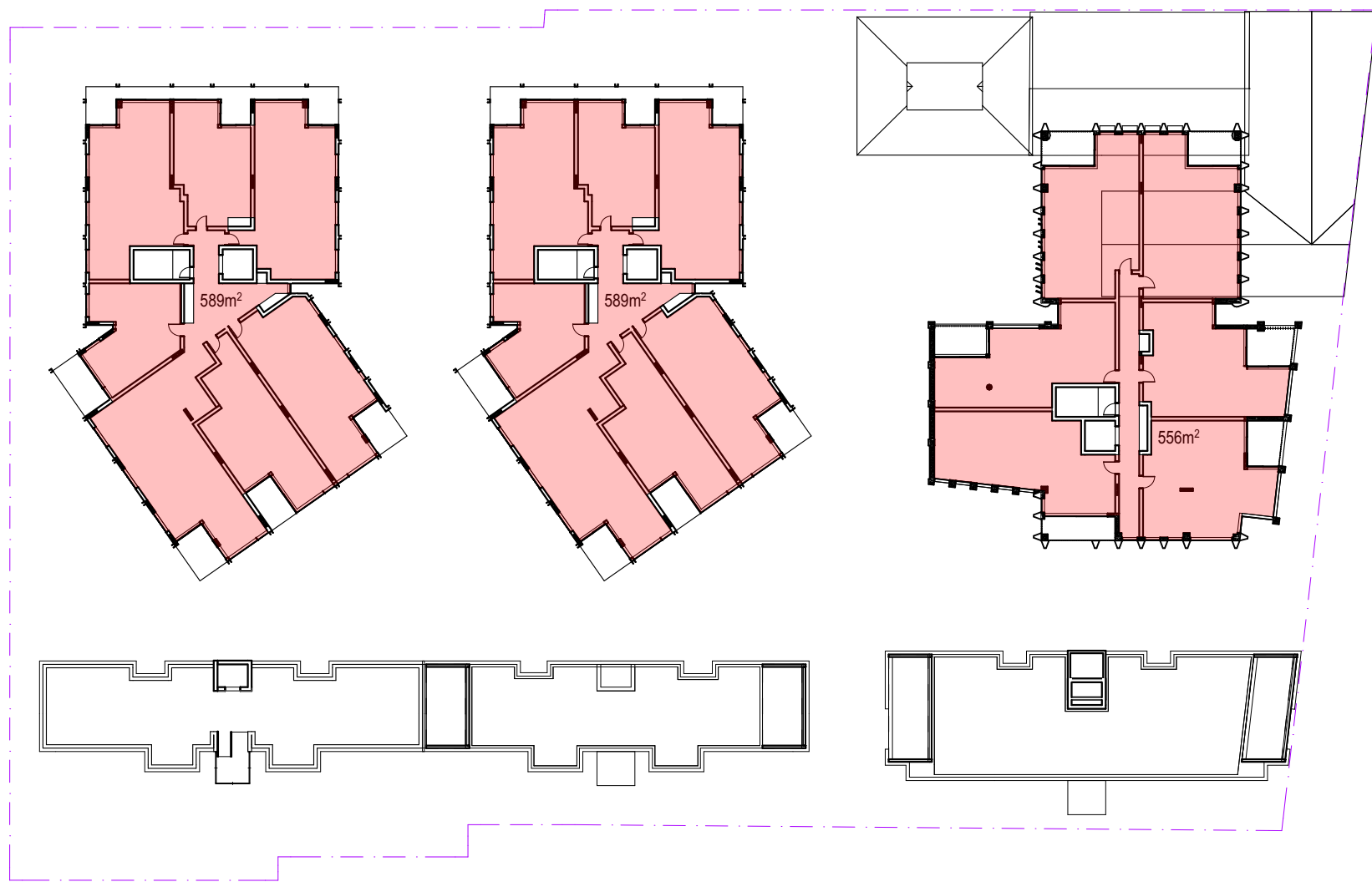
03 GROUND LEVEL



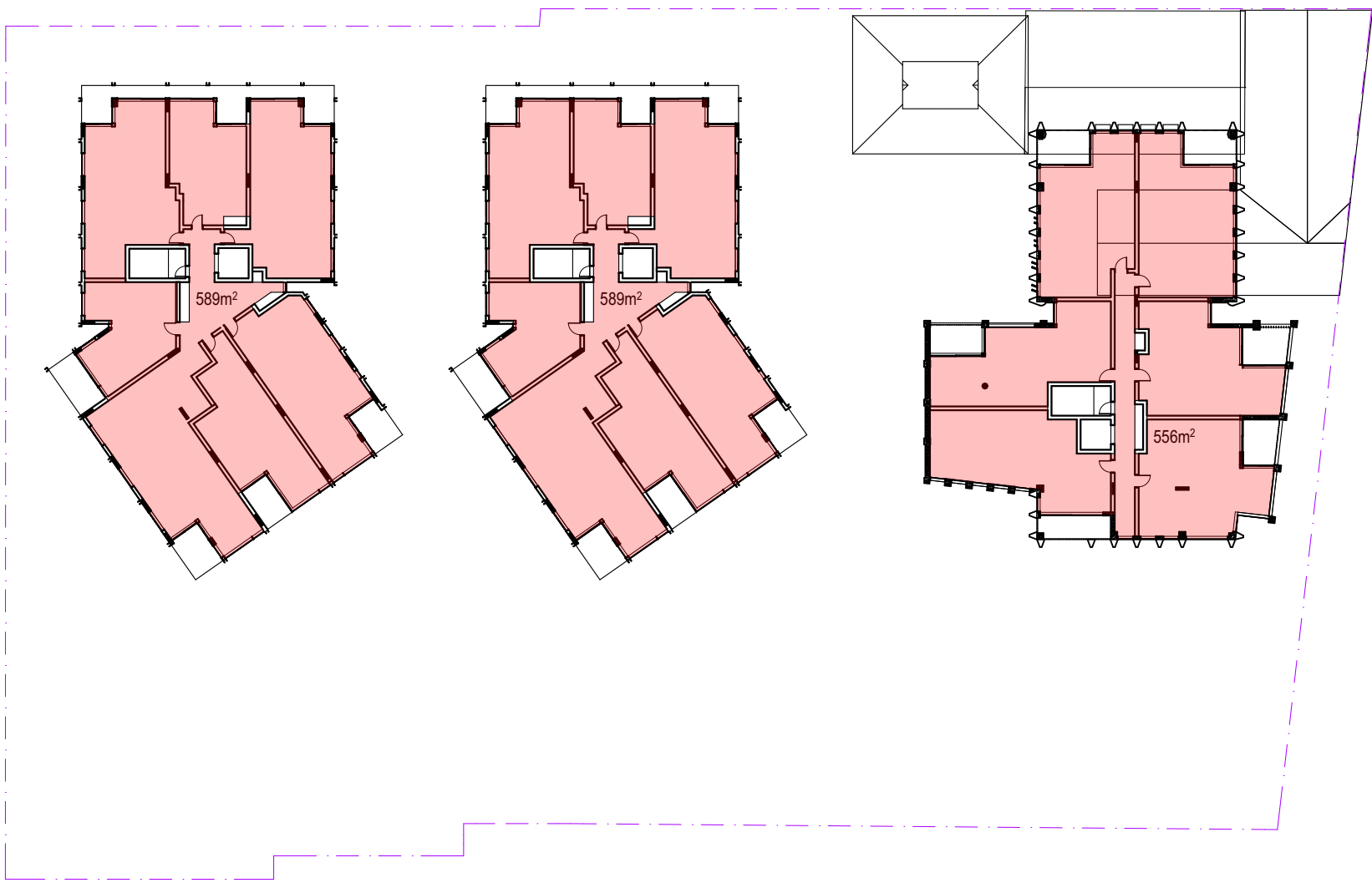
04 LEVEL 01



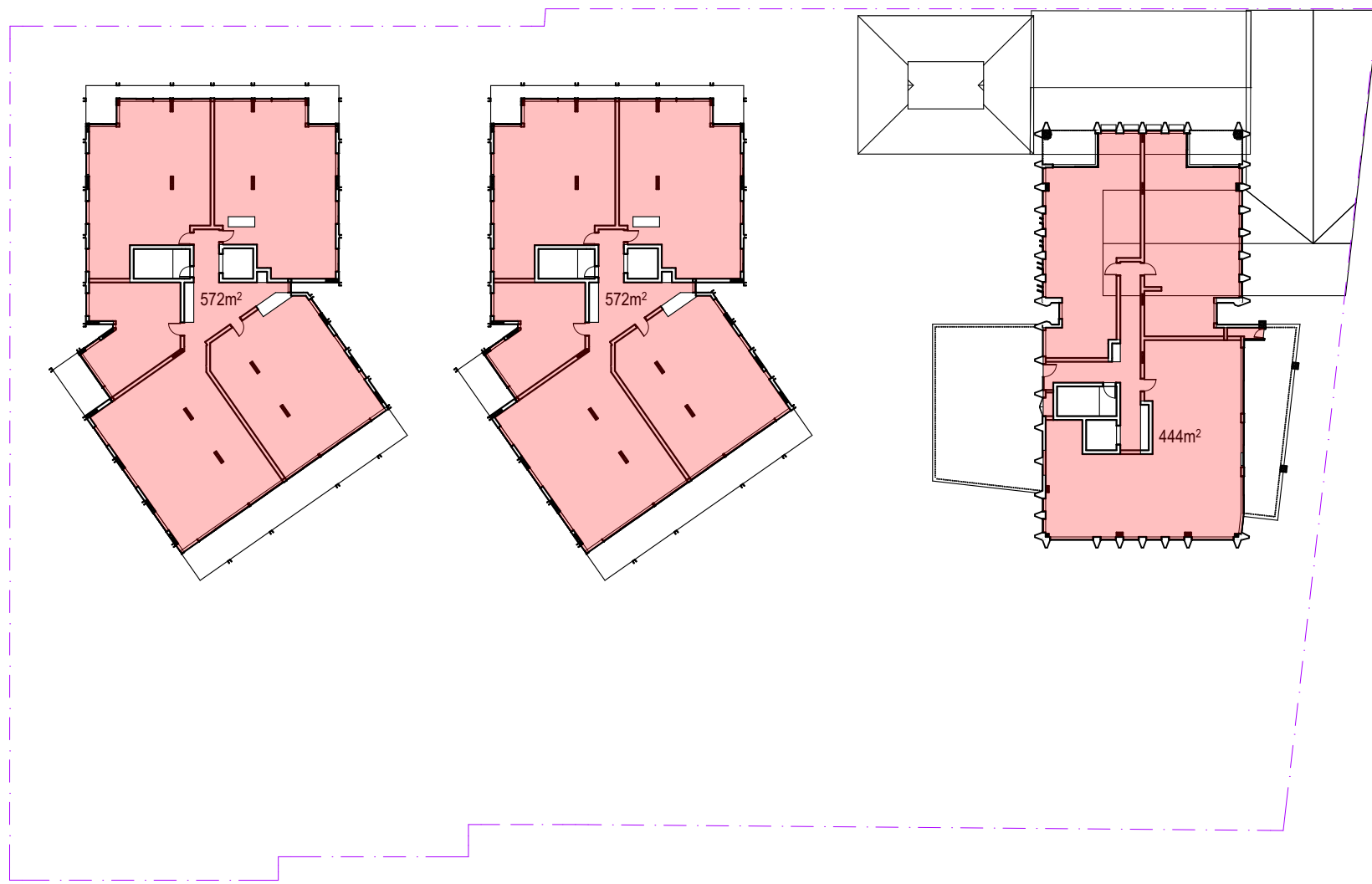
05 LEVEL 02



06 LEVEL 03



07 LEVEL 04



08 LEVEL 05

GFA - SCHEDULE		
USE	LEVEL	AREA
Light Industrial	BASEMENT 1	694
	GROUND LEVEL	2,626
	LEVEL 01	2,680
		6,000 m²
Residential	BASEMENT 2	23
	GROUND LEVEL	988
	LEVEL 01	746
	LEVEL 02	2,200
	LEVEL 03	1,734
	LEVEL 04	1,734
	LEVEL 05	1,588
		9,013 m²
		15,013 m²
Total Site area:		6824 m²
Maximum FSR under Leichhardt LEP:		2.2:1
Maximum GFA:		15013 m²



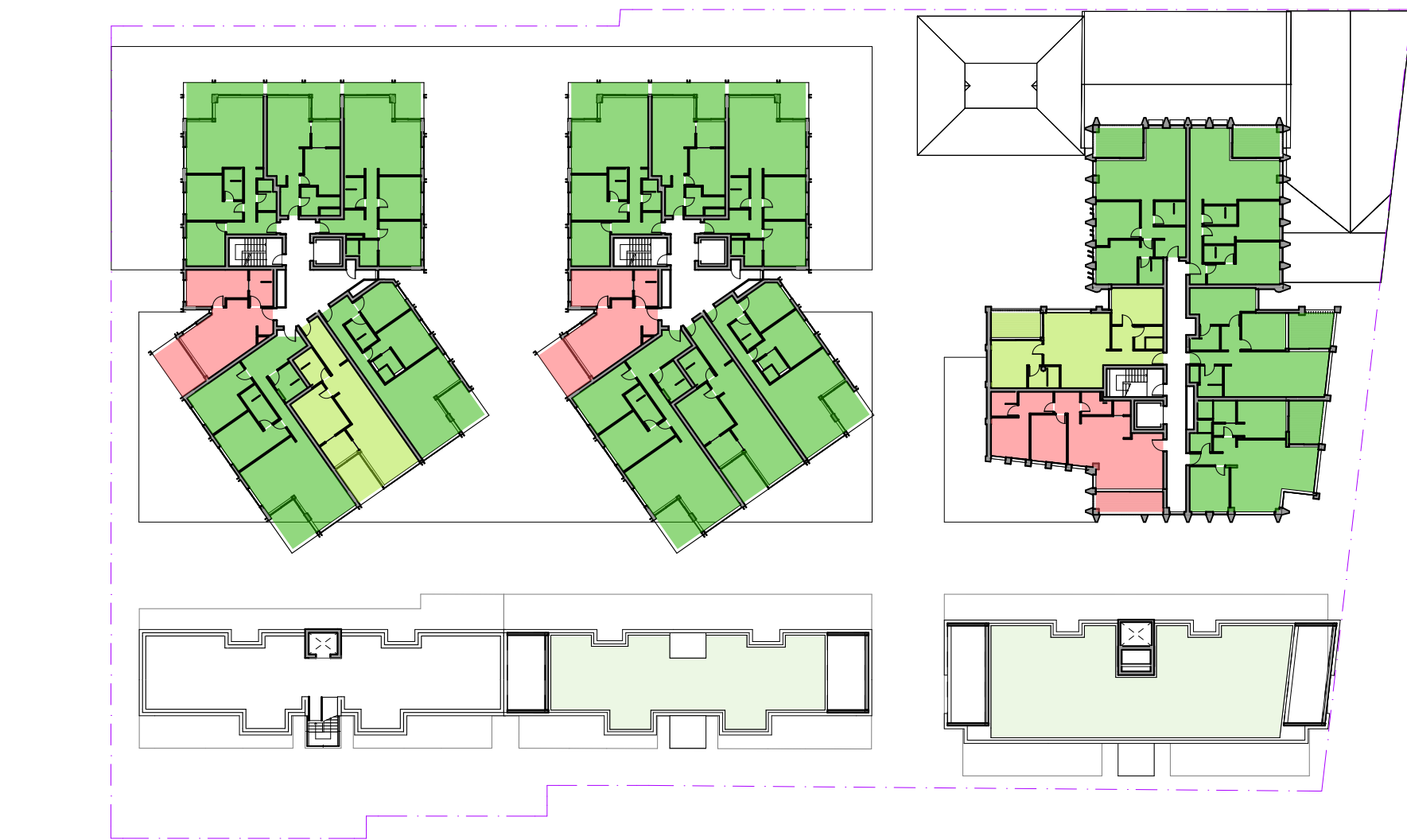
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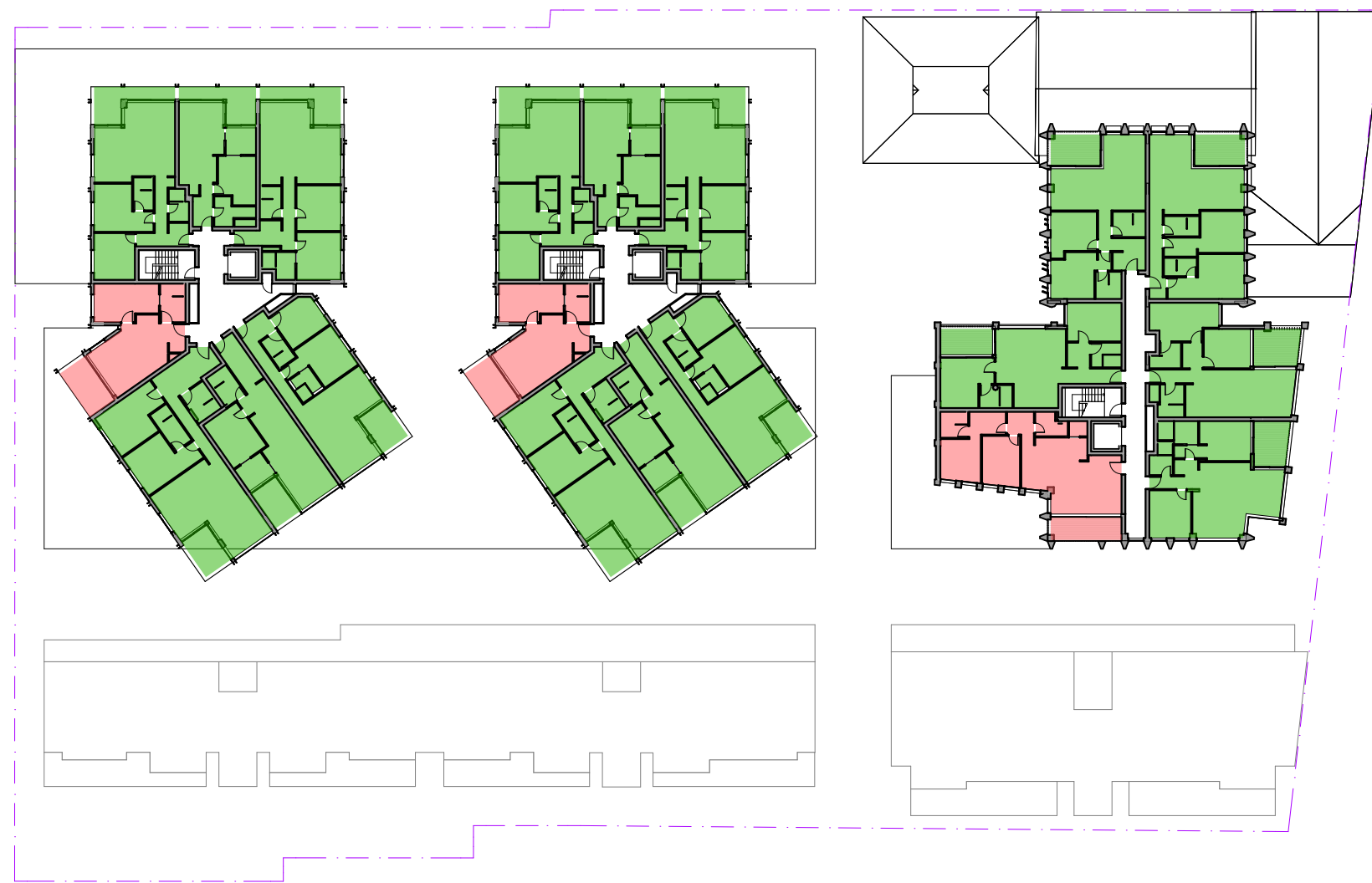
02 LEVEL 01



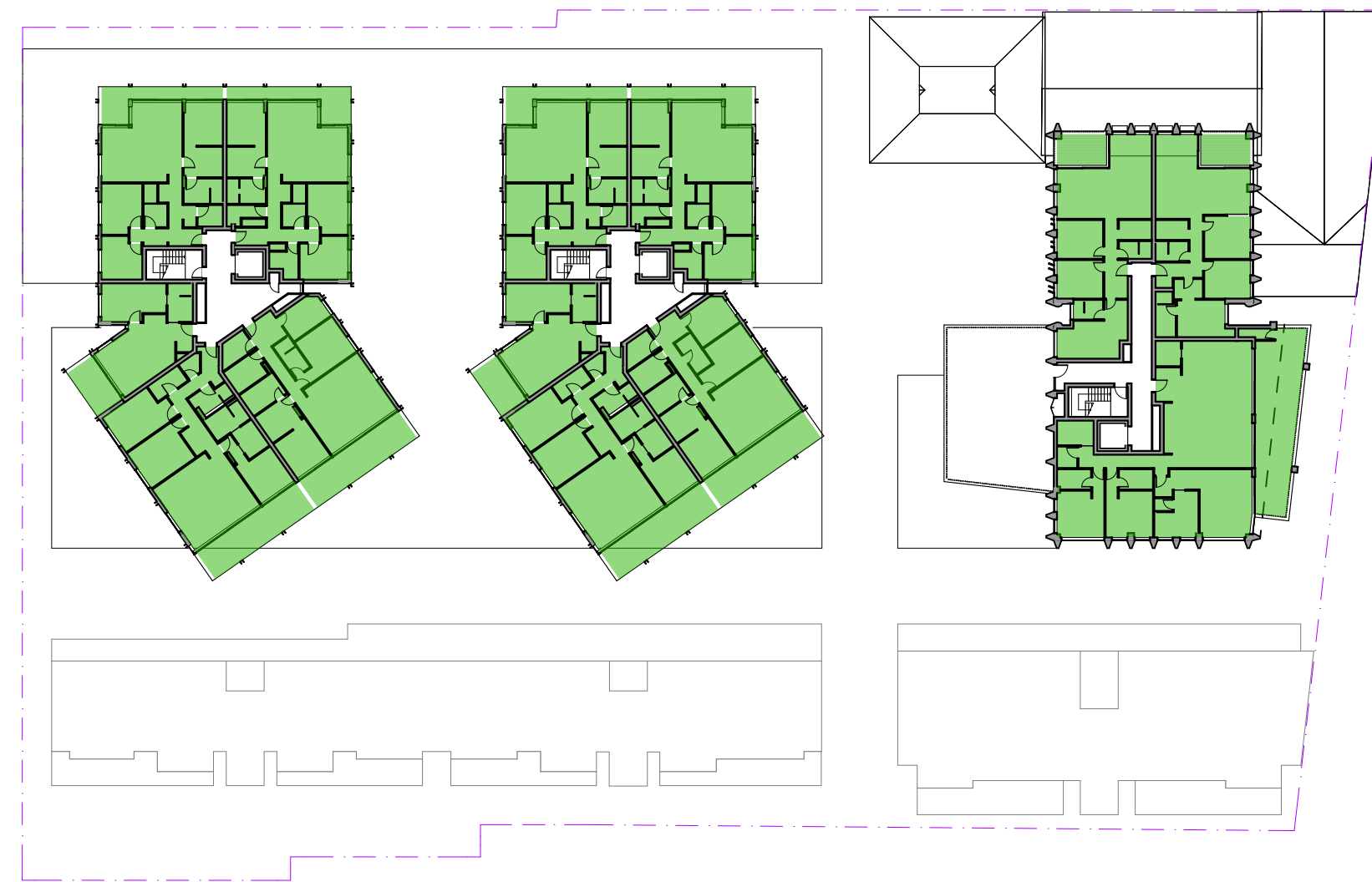
03 LEVEL 02



04 LEVEL 03



05 LEVEL 04



06 LEVEL 05

SOLAR ACCESS REQUIREMENTS

>70% 2h or more
<15% 15min or less

of direct sunlight to private open spaces or living rooms between 9am - 3pm at winter solstice

2h+	66 apartments	74%
15min-2h	10 apartments	11%
>16min	13 apartments	15%
89 apartments in total		

LEGEND

- 2h OR MORE** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- 15min - 2h** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- LESS THAN 15min** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES

ARCHITECT

CHROFI

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SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

SOLAR ACCESS DIAGRAMS

DRAWING NUMBER

A-DA606

REVISION

01

21049

23/05/2023

TG

JZ

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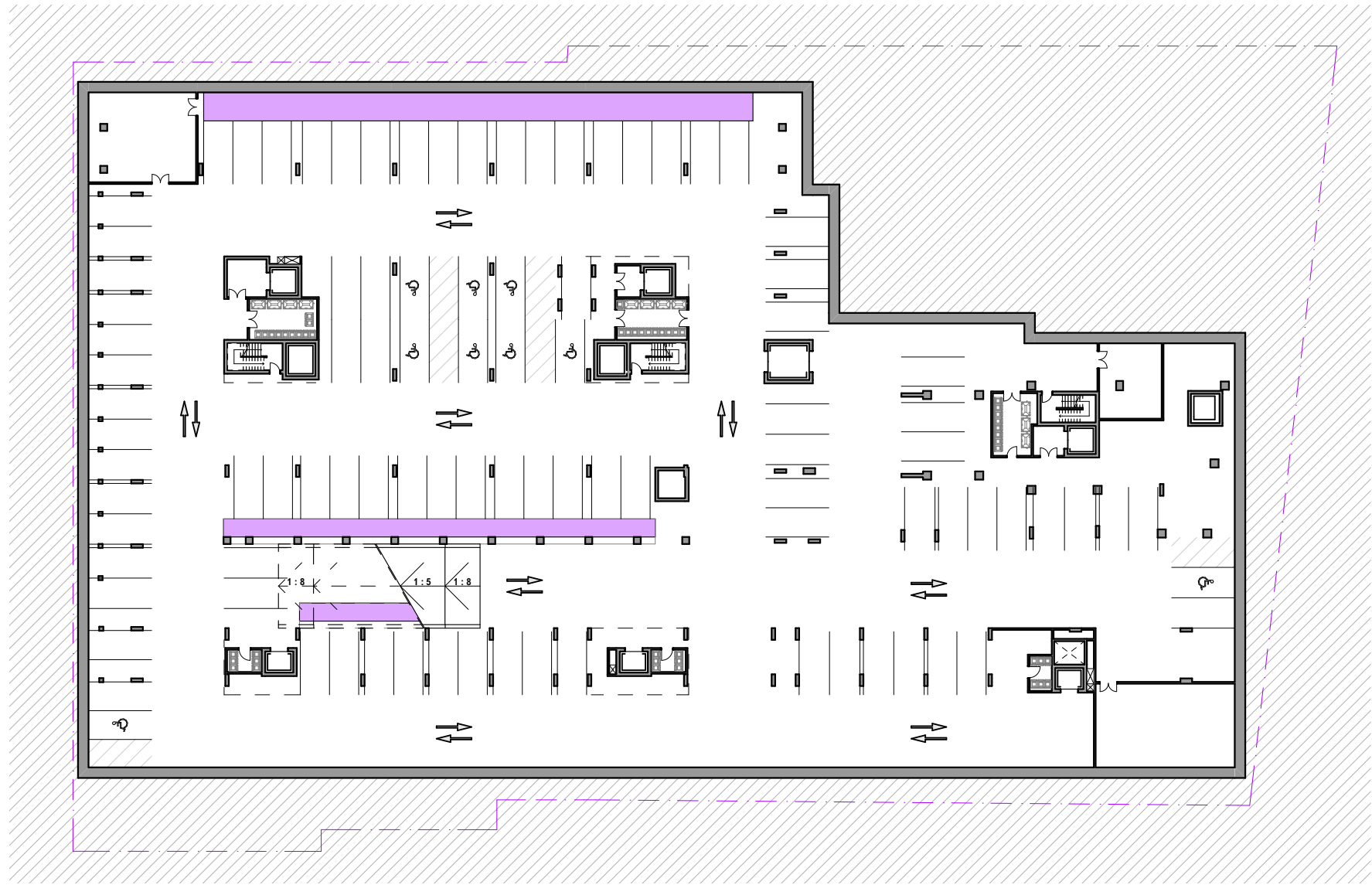
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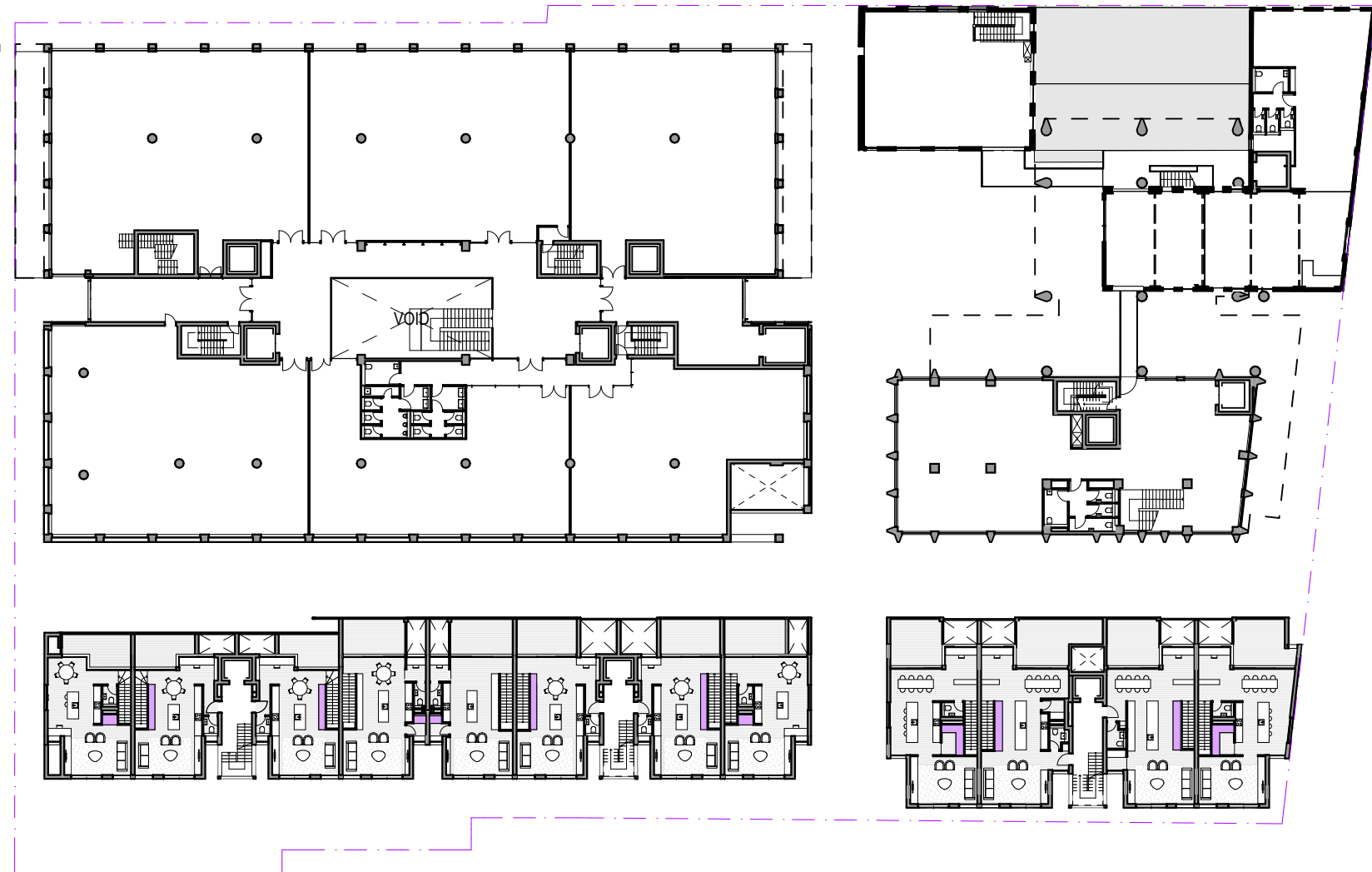
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01 BASEMENT 2



02 GROUND LEVEL



03 LEVEL 01



04 LEVEL 02



05 LEVEL 03

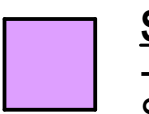


06 LEVEL 04



07 LEVEL 05

LEGEND



STORAGE SPACE
- AS PER ADG, AT LEAST 50% OF REQUIRED STORAGE SPACE IS LOCATED IN APARTMENTS
- CALCULATIONS INCLUDE EXCESS BEDROOM WARDROBE SPACE (EXCESS OF THE ADG WARDROBE GUIDANCE OF 1.8 x 0.6 x 1.2m)

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SHEET SCALE

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SHEET SIZE

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NORTH



DRAWING TITLE

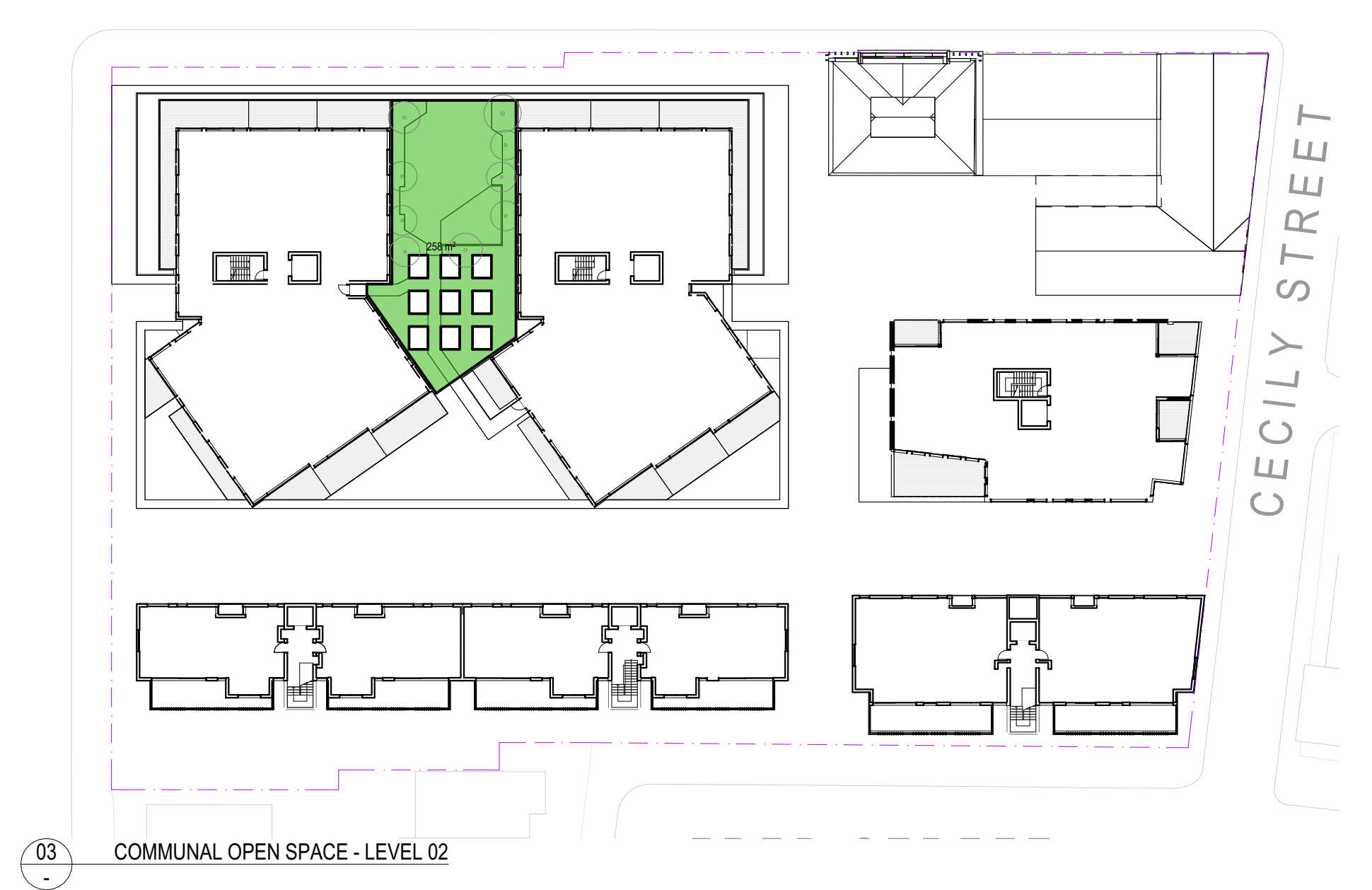
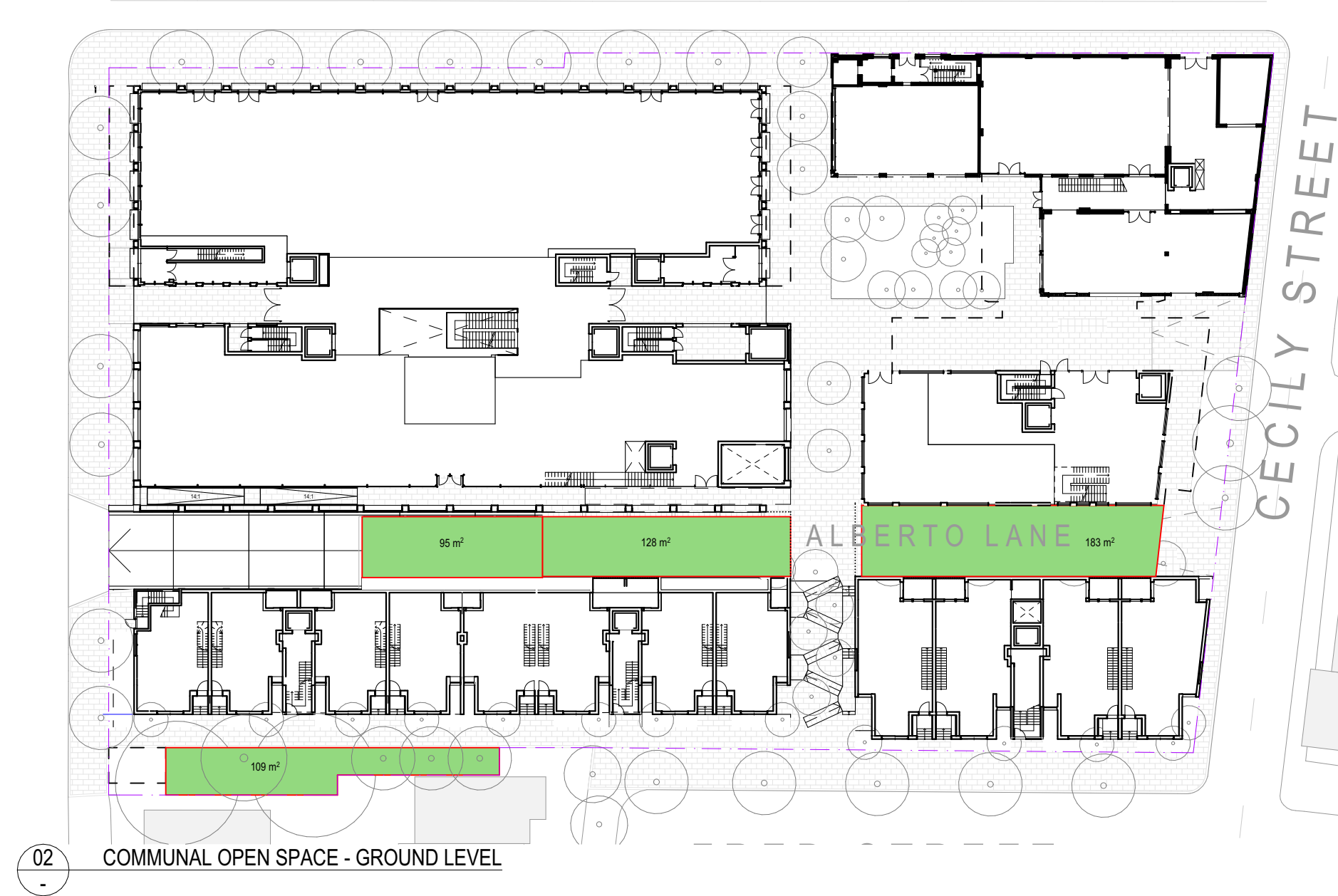
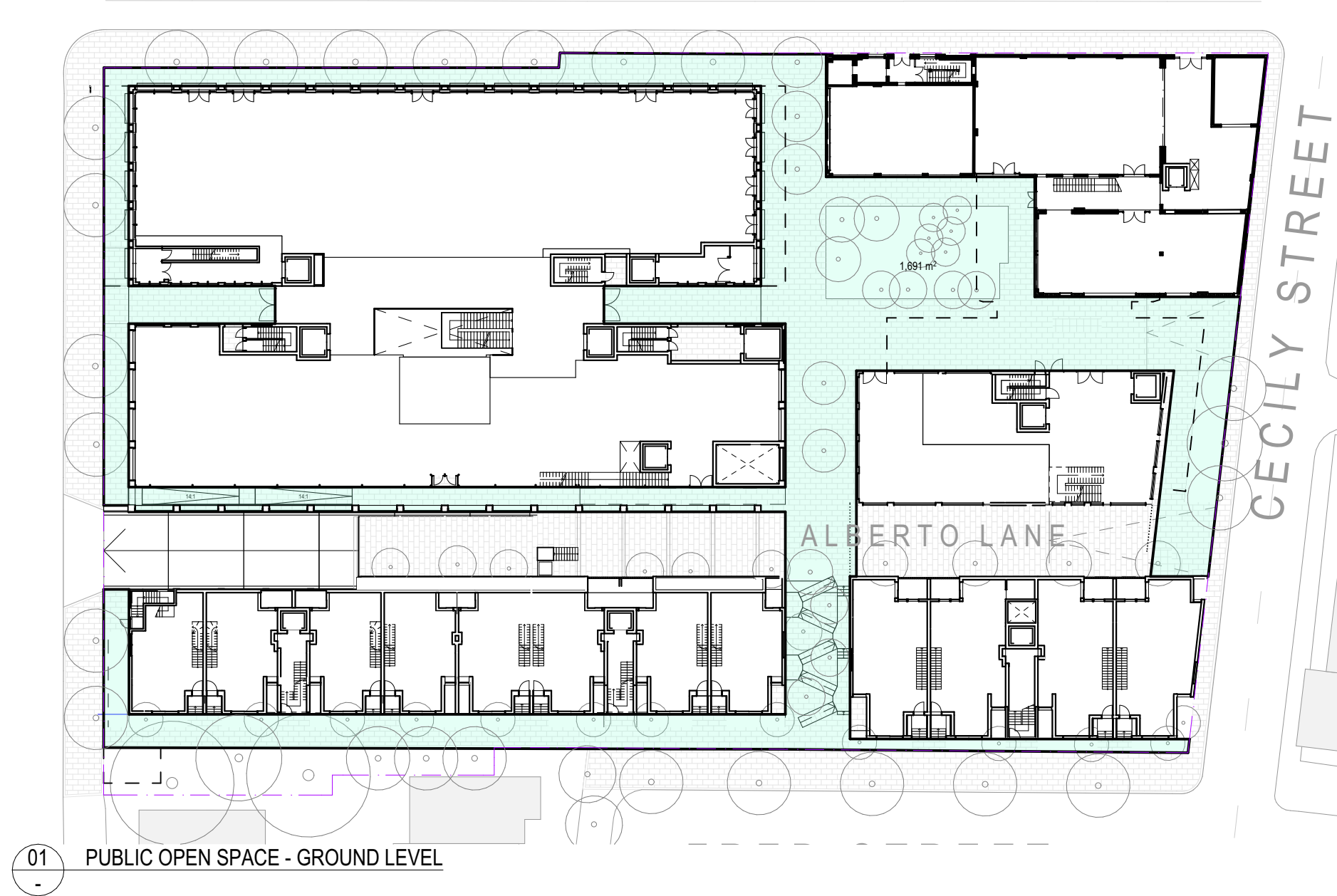
ADG STORAGE DIAGRAMS

DRAWING NUMBER

A-DA607

REVISION

01



COMMUNAL OPEN SPACE REQUIREMENTS:

1706m² Required under ADG (6824m² x 25%)
 1024m² Proportionally reduced requirement under ADG
 (Industrial GFA = 40%, Residential GFA = 60%)

Solar requirements: 2h of direct sunlight to 50% of communal open space mid winter

PROPOSED COMMUNAL OPEN SPACE:

GF: 515m² (less than 2h of direct solar)
 L2: 258m²
 L3: 167m²
 L5: 105m²

Total: 1045m² (= 15% of site area, 25% of reduced area)

Supplemented by public open space (1691m²) = 2736m² (= 34% of site area)

LEGEND

- Communal Outdoor Space - more than 2h of direct solar access to 50% of the space
- Communal Outdoor Space - less than 2h of direct solar access to 50% of the space
- Public Open Space

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SHEET SCALE

1:1000
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A1

NORTH

DRAWING TITLE

COMMUNAL & PUBLIC OPEN
 SPACE

DRAWING NUMBER

A-DA608

REVISION

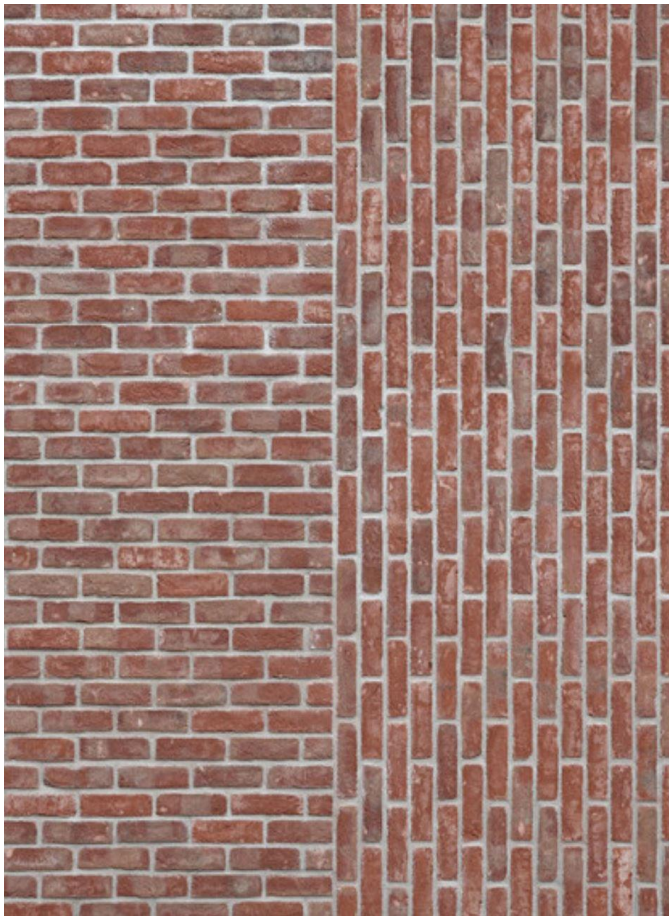
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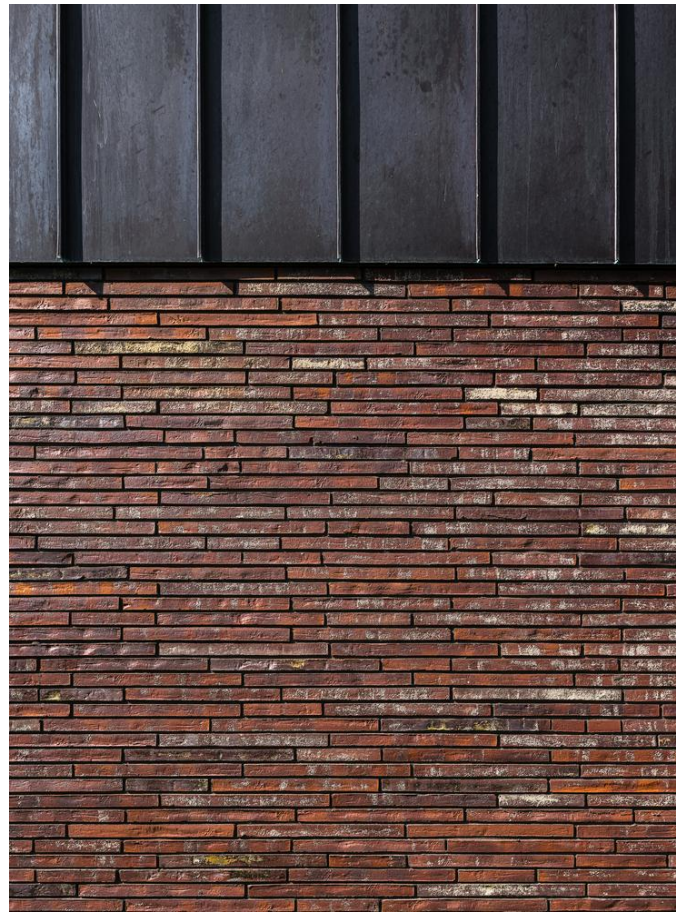
BRICK RESTORED FACADE
BR1



BRICK RESTORED FACADE
BR2



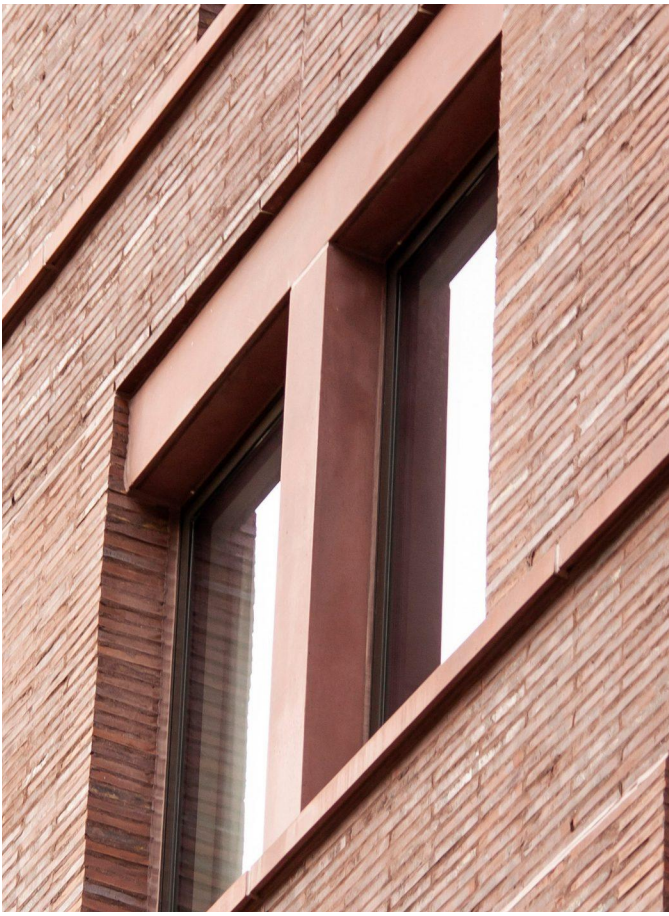
MASONRY LIGHT RED
MA1



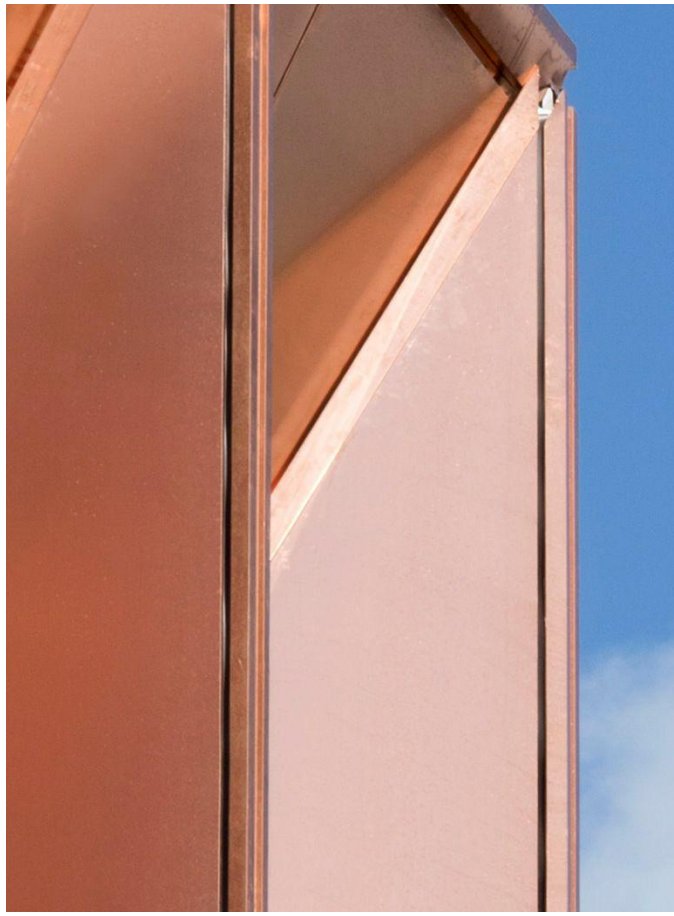
MASONRY DARK RED
MA2



MASONRY BLACK
MA3



CLADDING RED
CL1



CLADDING
CL2



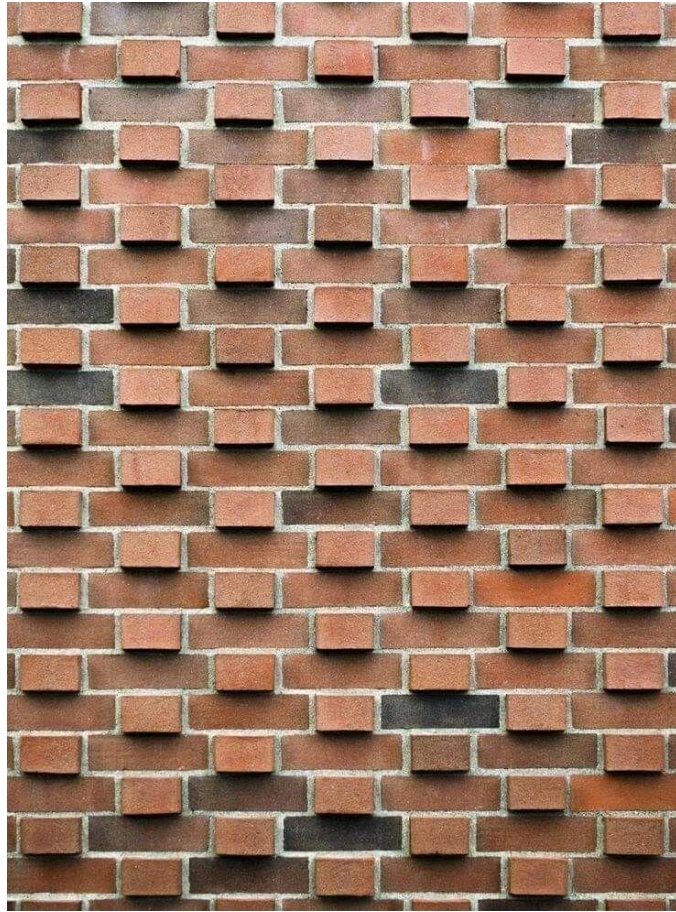
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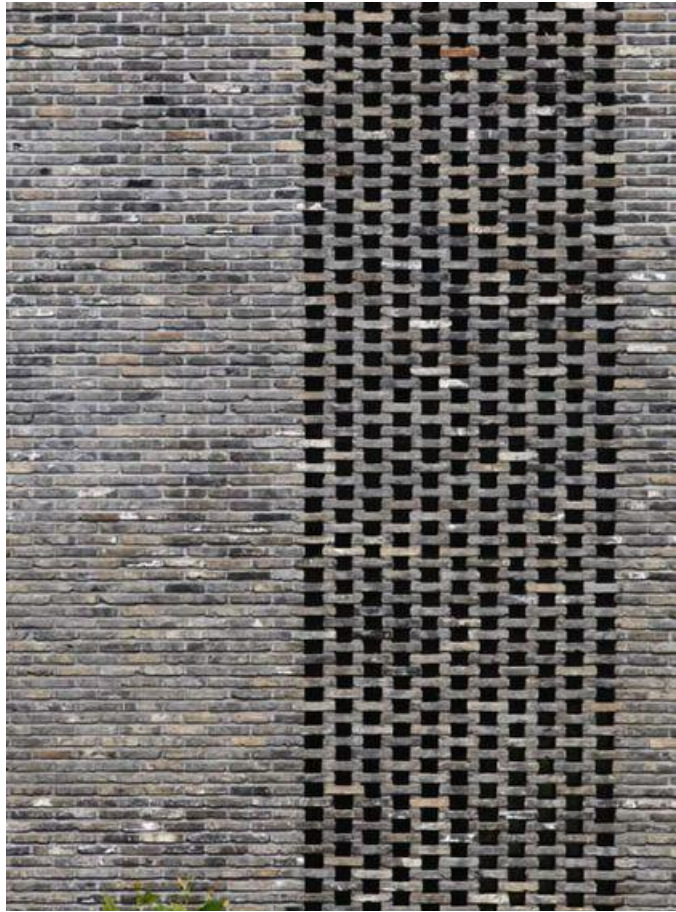
CLADDING DARK GREY
CL4



RENDER WHITE
RE1



MASONRY FACADE EXTRUDED
MAE1



MASONRY SCREEN
MAS1



METAL SCREEN PERFORATED
MEP1



PRIVACY LOUVRES
LV1



METAL GRID
MEG1



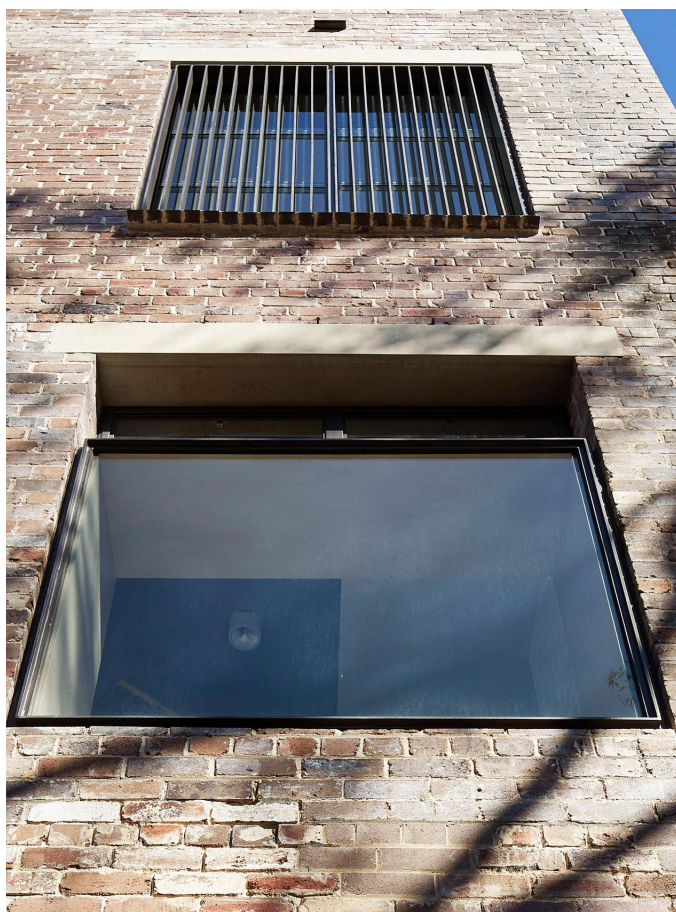
BALUSTRADE
BAL1



BALUSTRADE
BAL2



BALUSTRADE GLAS
BAL3



FRAMED WINDOWS
WIN1

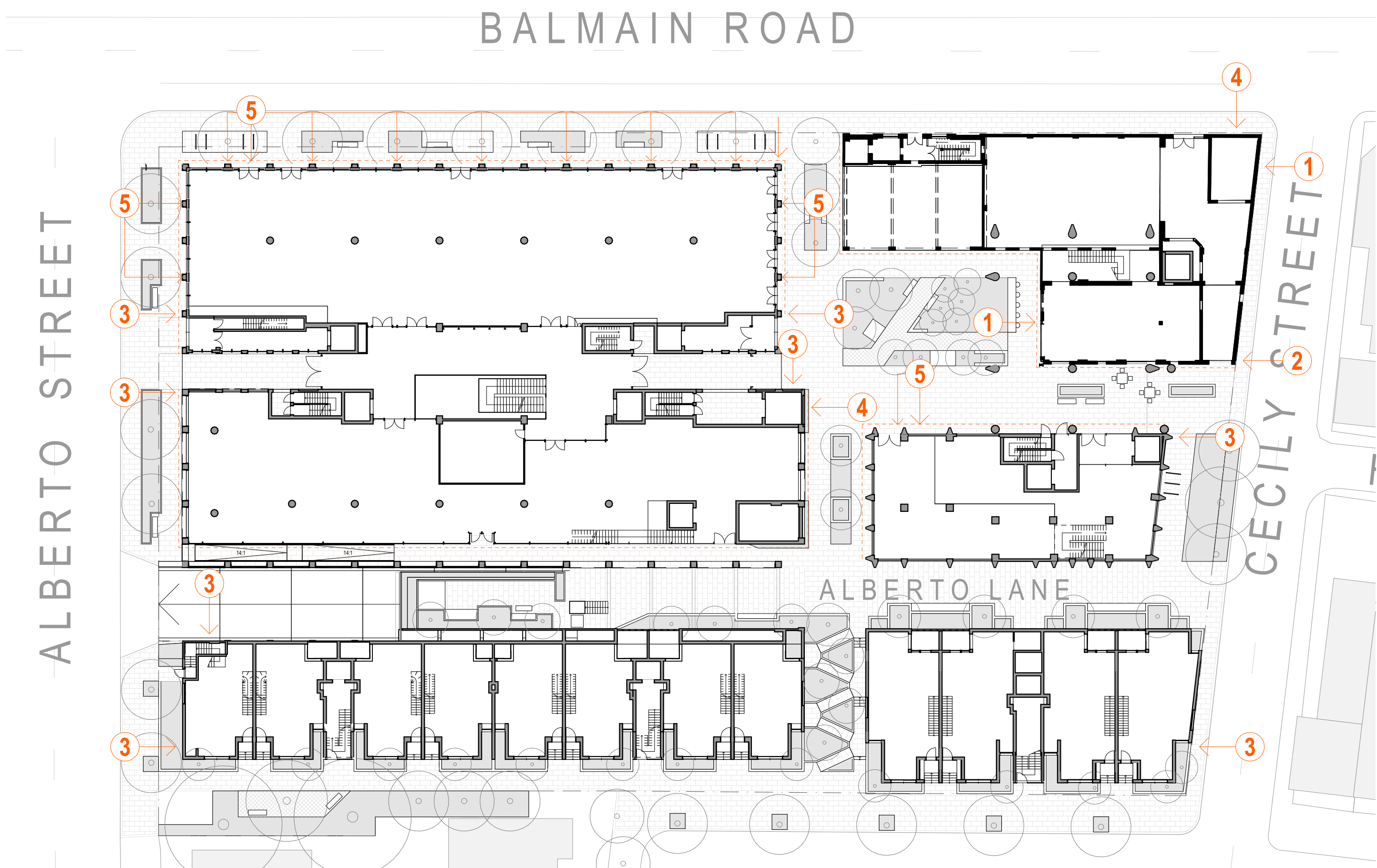


SHOPFRONT WINDOW/DOOR
WIN2



GREEN WALL
GR1

SIGNAGE



INDICATIVE LOCATIONS FOR SIGNAGE



TYPE 1: EXAMPLE OF RESTORED SIGNAGE



EXISTING "PILCHER" SIGNAGE TO BE RESTORED



EXISTING "PILCHER BAKERY COMPANY" SIGNAGE TO BE RESTORED

SIGNAGE ZONES (SPECIFIC SIGNAGE SUBJECT TO FUTURE APPLICATION)



TYPE 2: PRECINCT SIGNAGE



TYPE 3: BUILDING AND CARPARK ENTRY



TYPE 4: EVENT NOTICE BOARD



TYPE 5: SQUARE PANEL LIGHTBOX SIGN MOUNTED TO BRICK COLUMNS

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
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CLIENT

ROCHE GROUP

REV

01

DATE

17/05/2023

ISSUE

DETAILED DEVELOPMENT APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

23/05/2023

DRAWN

TG

CHECKED

JZ

SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SIGNAGE

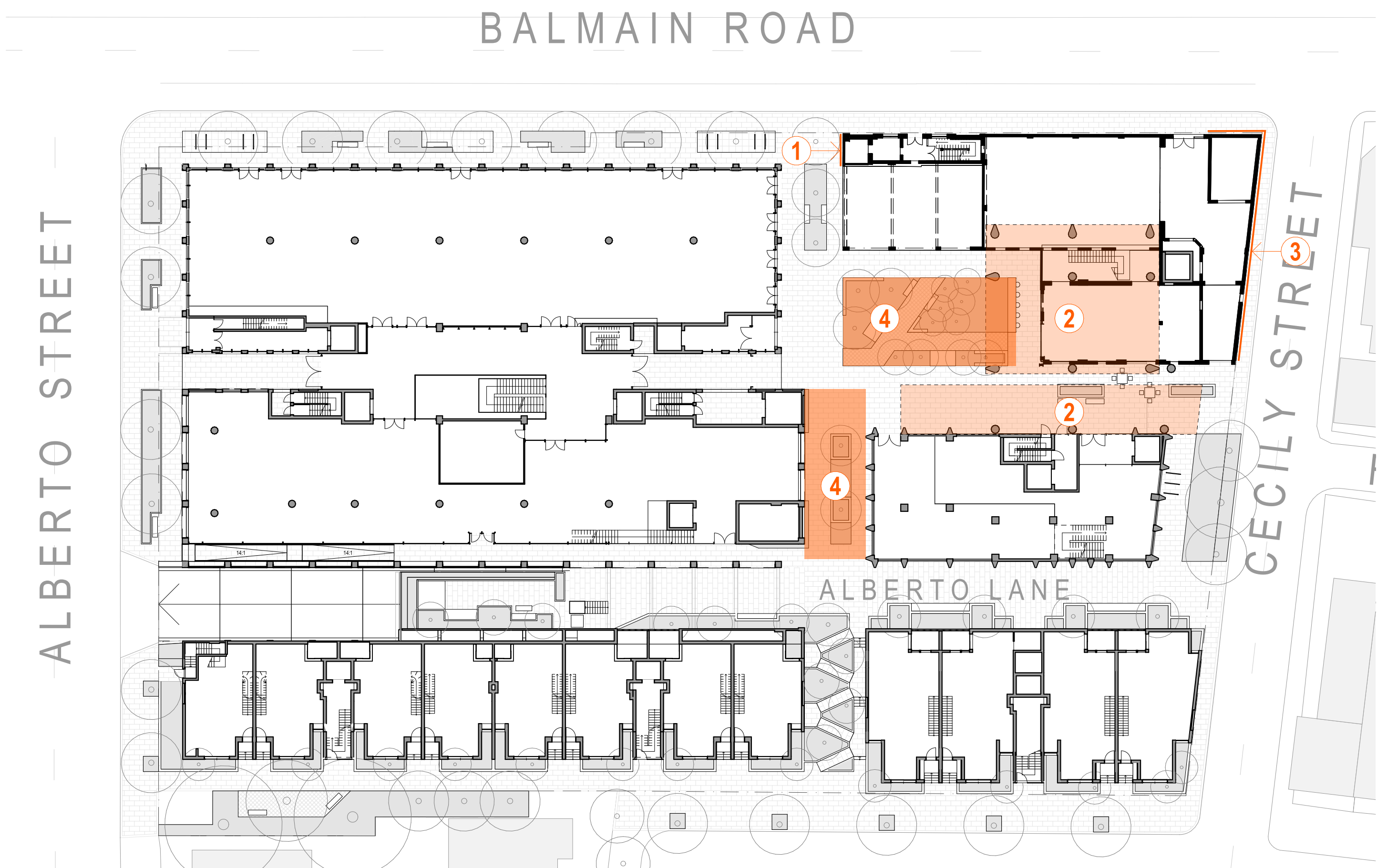
DRAWING NUMBER

A-DA611

REVISION

01

PUBLIC ART LOCATIONS

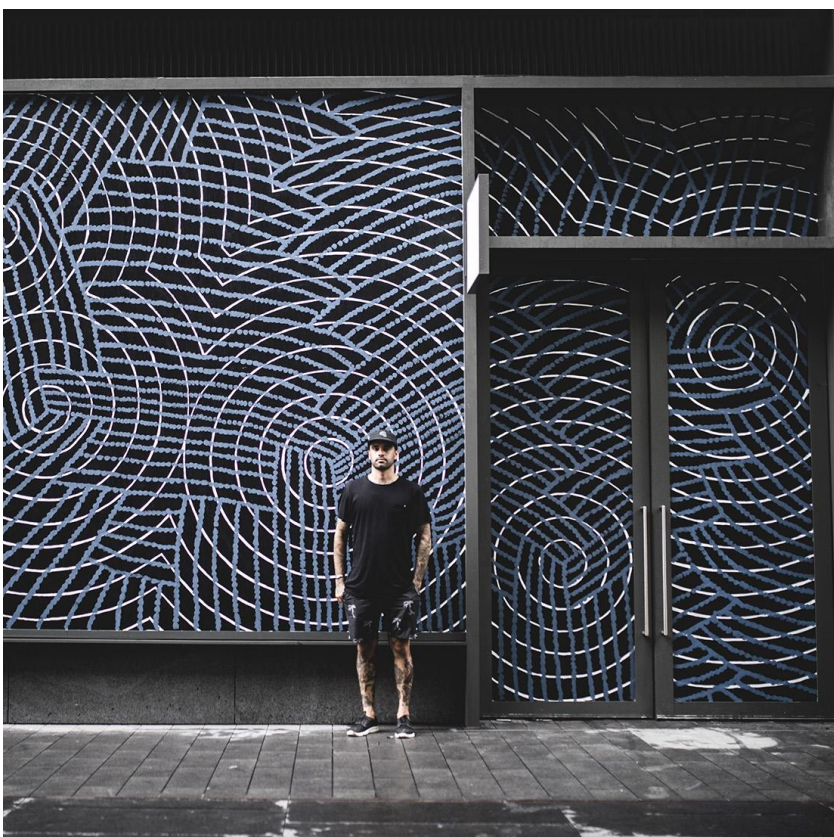


INDICATIVE LOCATIONS FOR PUBLIC ARTWORK

OPTIONS FOR PUBLIC ART LOCATIONS (SPECIFIC ARTWORKS TBC)



LOCATION 1: ART CANVAS OR MURAL



E.G. MURAL ARTWORK BY OTIS CAREY



LOCATION 2: INSTALLED ART ON CEILING (PAINTED, TILED, LIGHT PROJECTION)



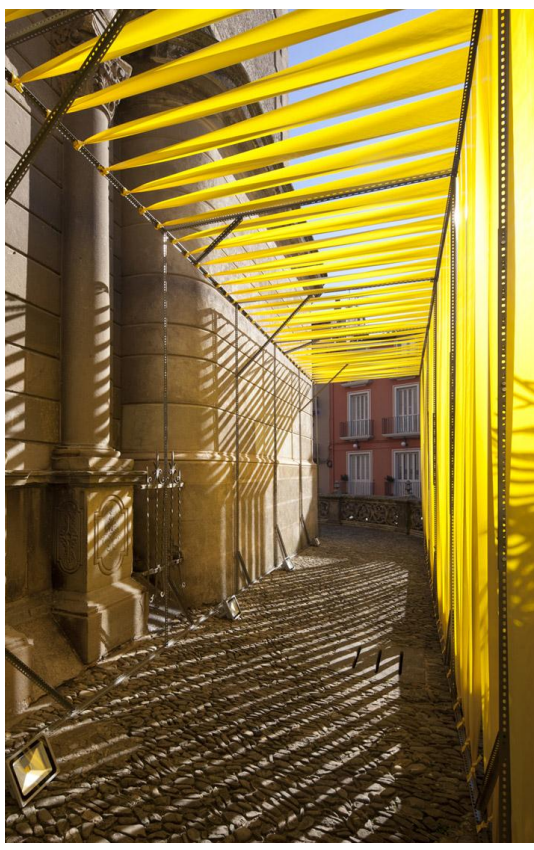
E.G. TILED ARTWORK BY AGATHA GOETHE-SNAPE



LOCATION 4: ART INSTALLATION IN COURTYARD OR LANEWAY



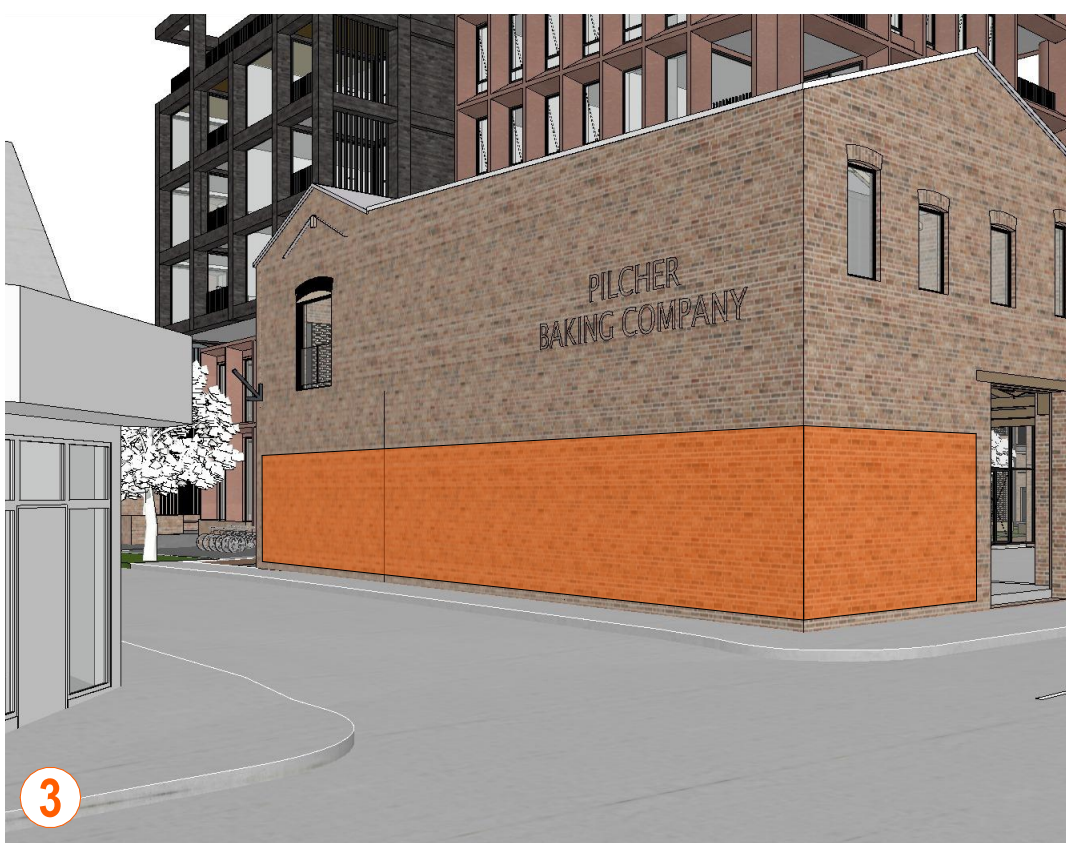
E.G. SCULPTURE BY ANTONY GORMLEY



INSTALLATION BY ANNA & EUGENI BACH



FLOATING OBJECT BY JANET ECHELMAN



LOCATION 3: PAINTED MURAL ON BRICK



EXISTING MURAL CAN BE RESTORED OR REMOVED

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
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SHEET SCALE

NTS

SHEET SIZE

A3

A1

NORTH

North arrow pointing towards the top right.

DRAWING TITLE

PUBLIC ARTWORK

DRAWING NUMBER

A-DA612

REVISION

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VIEW FROM MAIDA STREET

ARCHITECT

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SHEET SCALE

NTS

SHEET SIZE

A3

NORTH

DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA901

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ENTRY TO BAKERS SQUARE

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SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA902

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ELEVATED VIEW FROM CALLAN PARK

ARCHITECT

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A3

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A-DA903

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Birds Eye high res 01

ROOF VIEW

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DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA904

REVISION

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VIEW ALONG FRED AND CECILY STREET

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CHROFI			ROCHE GROUP			01			17/05/2023			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			3D VISUALISATION		
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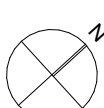
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ATRIUM

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