

469-483 BALMAIN ROAD, LILYFIELD

DETAILED DEVELOPMENT APPLICATION



LOCATION PLAN

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CHANGE ID	CHANGE NAME	DESCRIPTION
1	Demolition Plan Update	Existing 1 story building between Character Buildings to be demolished. Development of this area is subject to Stage 2 Detailed DA.
2	Retaining Wall	Basement retaining wall relocated to provide a deep soil zone along Cecily Street. The adjacent areas such as End of Trip facilities, bike parking and others have been amended to suit.
3	Retaining Wall	Arrangement of spaces and services modified.
4	Updated Notation	Notes on drawings updated or added.
5	Deep Soil	Deep soil areas have been modified and additional areas included to provide a larger total area of deep soil. Certain parts of the proposed deep soil areas will be covered by permeable paving.
6	Link Building	Redevelopment of Link Building (between retained Character Buildings) for employment use is subject to Stage 2 Detailed DA. Min employment use GFA of 222sqm.
7	Communal Open Space	Communal Open Spaces have mostly been relocated to the rooftops of all residential buildings to provide high quality spaces equally distributed throughout the development.
8	Public Open Space	Additional Public Open space is provided in areas that were previously used for Communal Open Space.
9	Building D, E, F	Buildings D, E and F are rearranged and modified to provide larger private courtyards on Ground Floor to increase natural daylight and ventilation. Cecily and Alberto St. facades amended to integrate into site context. Communal Open Space added to roofs. Central link deleted to create a deep soil zone and setback at the corner of Cecily Street and Fred Street.
10	Super Shed	Windows on level 1 facing buildings D, E and F amended to provide visual privacy while allowing for natural daylight.
11	New Apartment	Apartment added to level 5 of building C.
12	Diagrams and Visualisations	Diagrams and Visualisations are updated to display the changes. Additional pages (DA613, DA614, DA615, DA 616, DA990) to provide requested information.

ARCHITECT

CHROFI

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ROCHE

REV

01
02

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17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
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ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

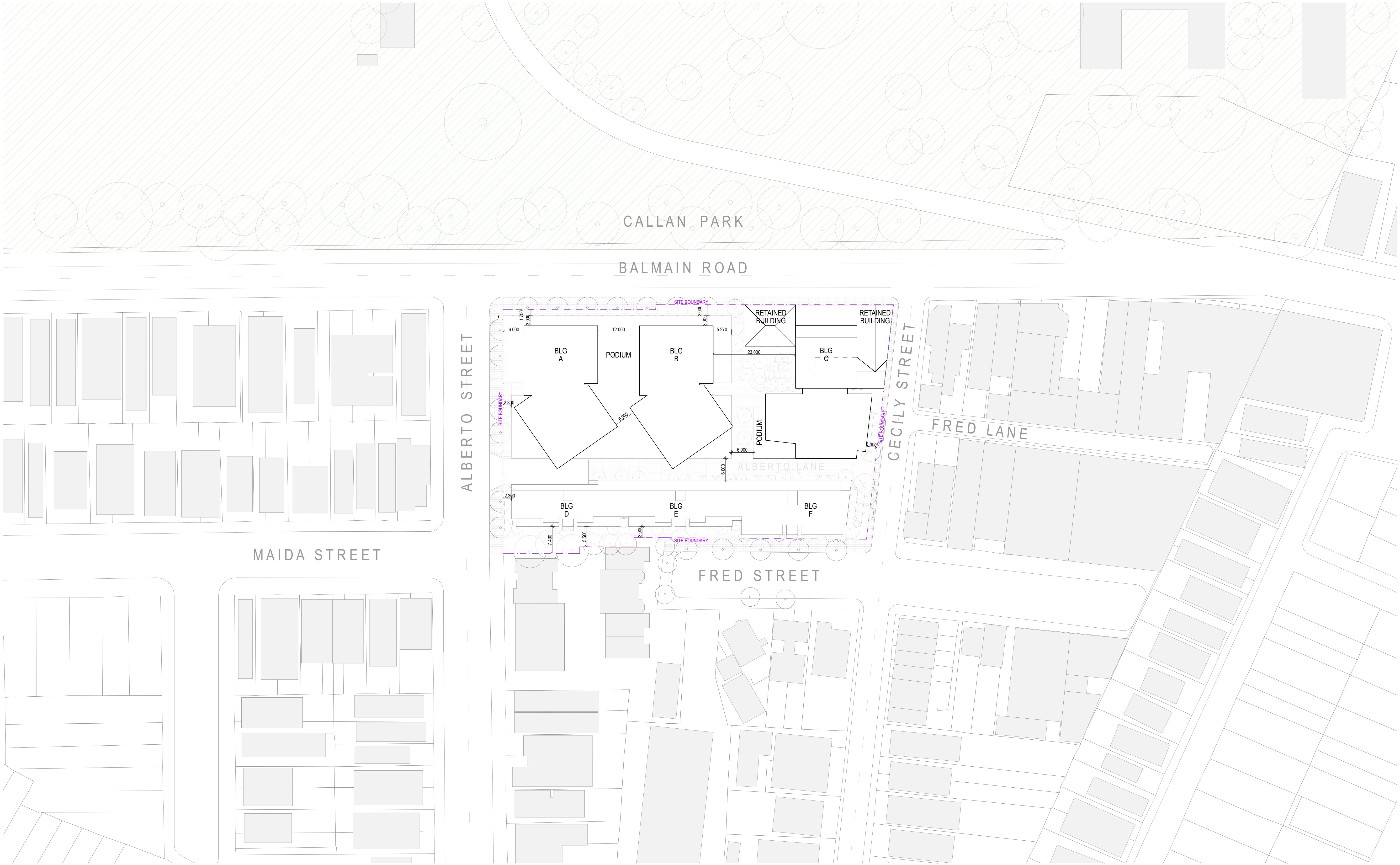
COVER PAGE

DRAWING NUMBER

A-DA001

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SHEET SIZE

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NORTH



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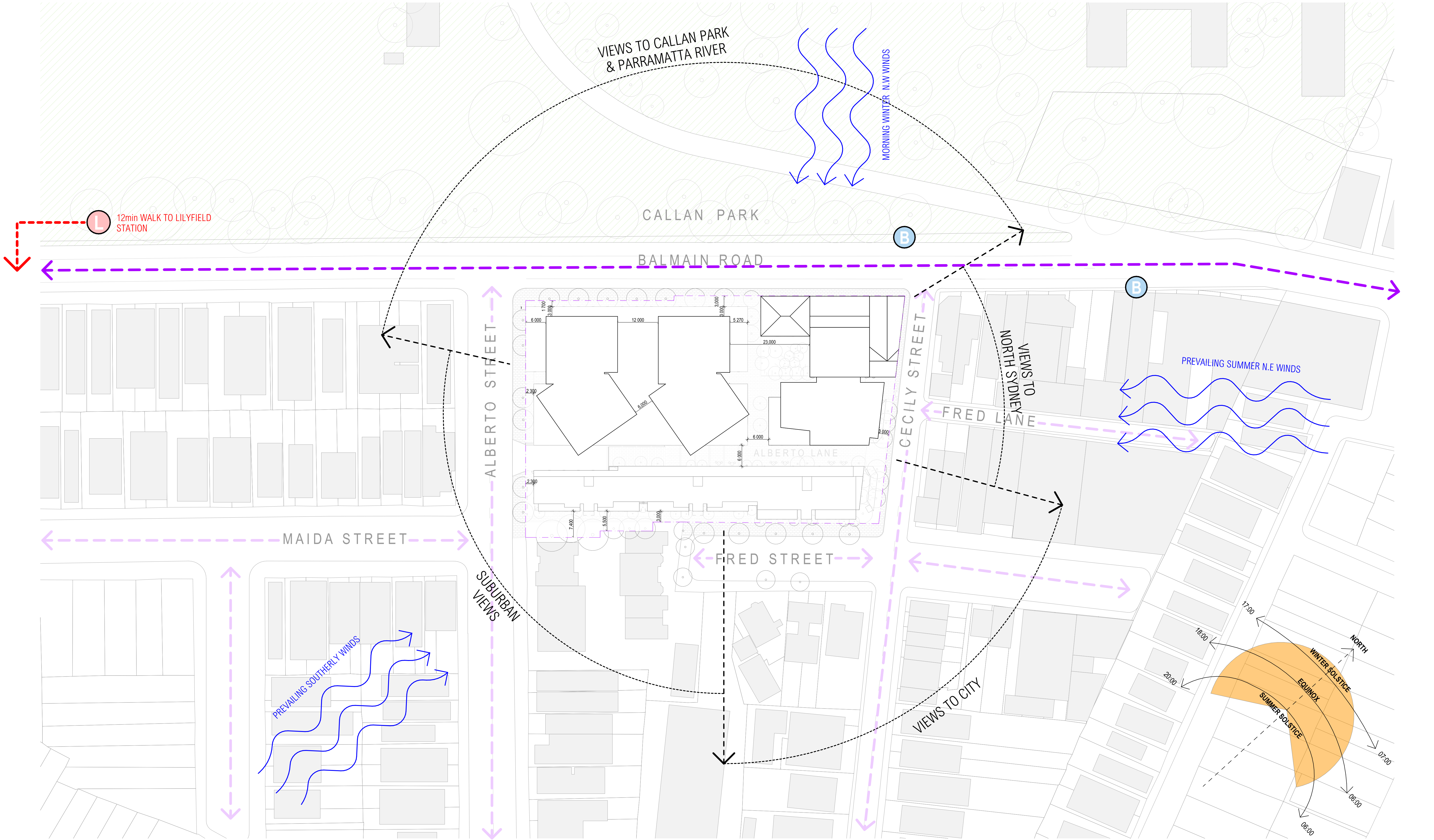
SITE PLAN

DRAWING NUMBER

A-DA002

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02



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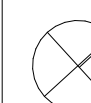
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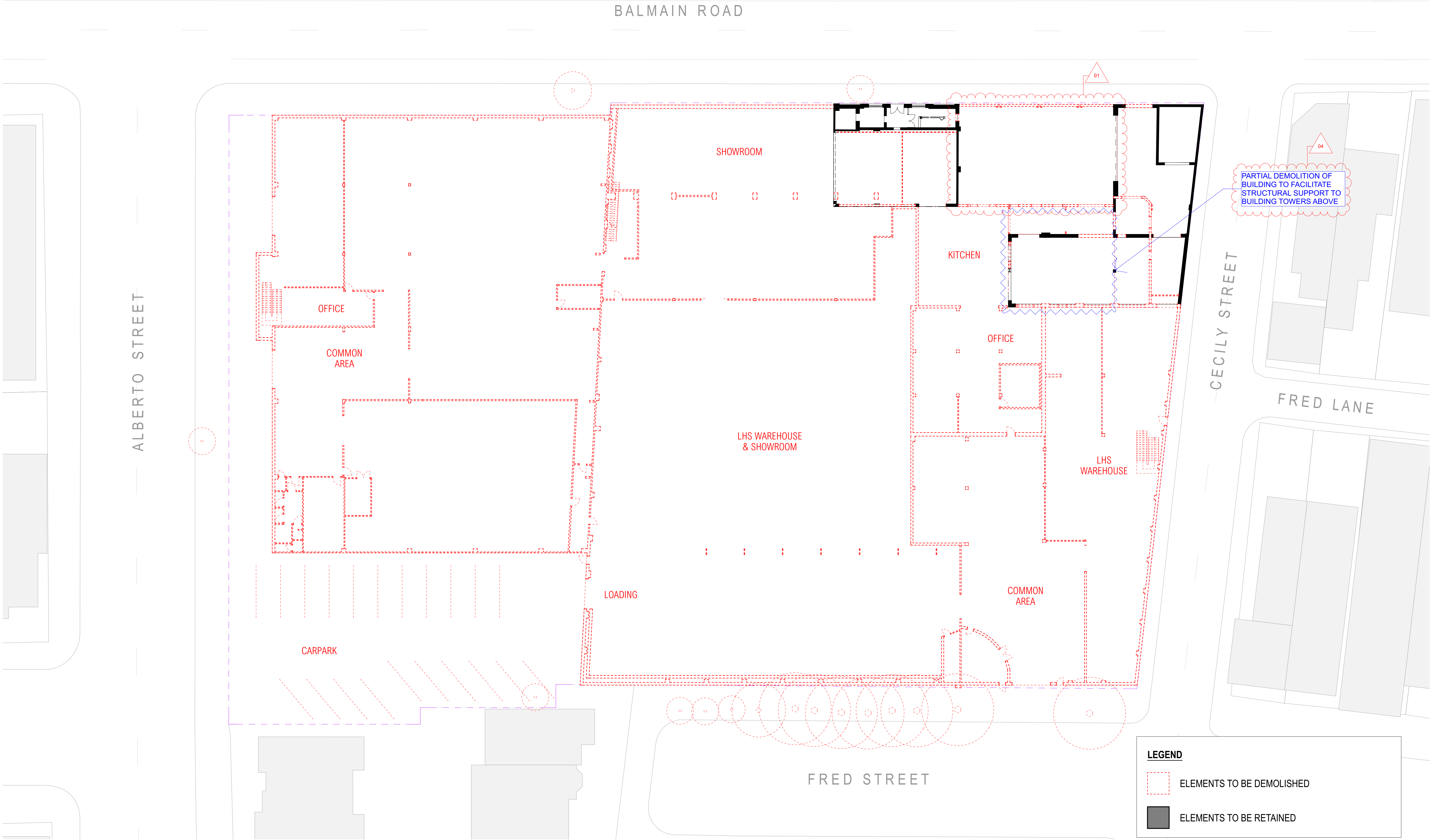
SITE ANALYSIS

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A-DA003

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SHEET SCALE

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DRAWING TITLE

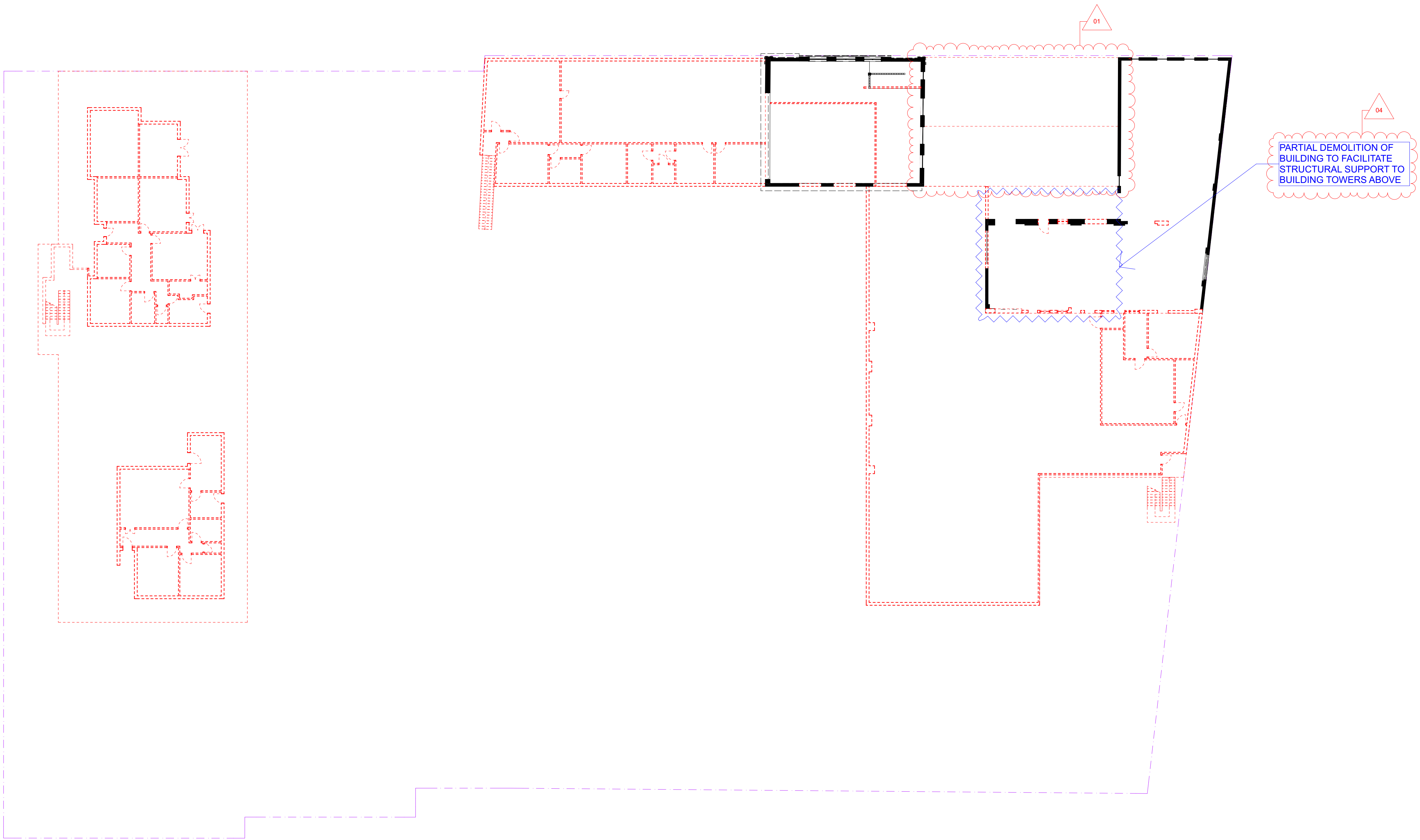
GROUND FLOOR DEMOLITION AND
RETENTION PLAN

DRAWING NUMBER

A-DA010

REVISION

02



LEGEND

-  ELEMENTS TO BE DEMOLISHED
-  STRUCTURE TO BE RETAINED

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DRAWING TITLE

LEVEL 1 DEMOLITION AND
RETENTION PLAN

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A-DA011

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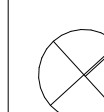
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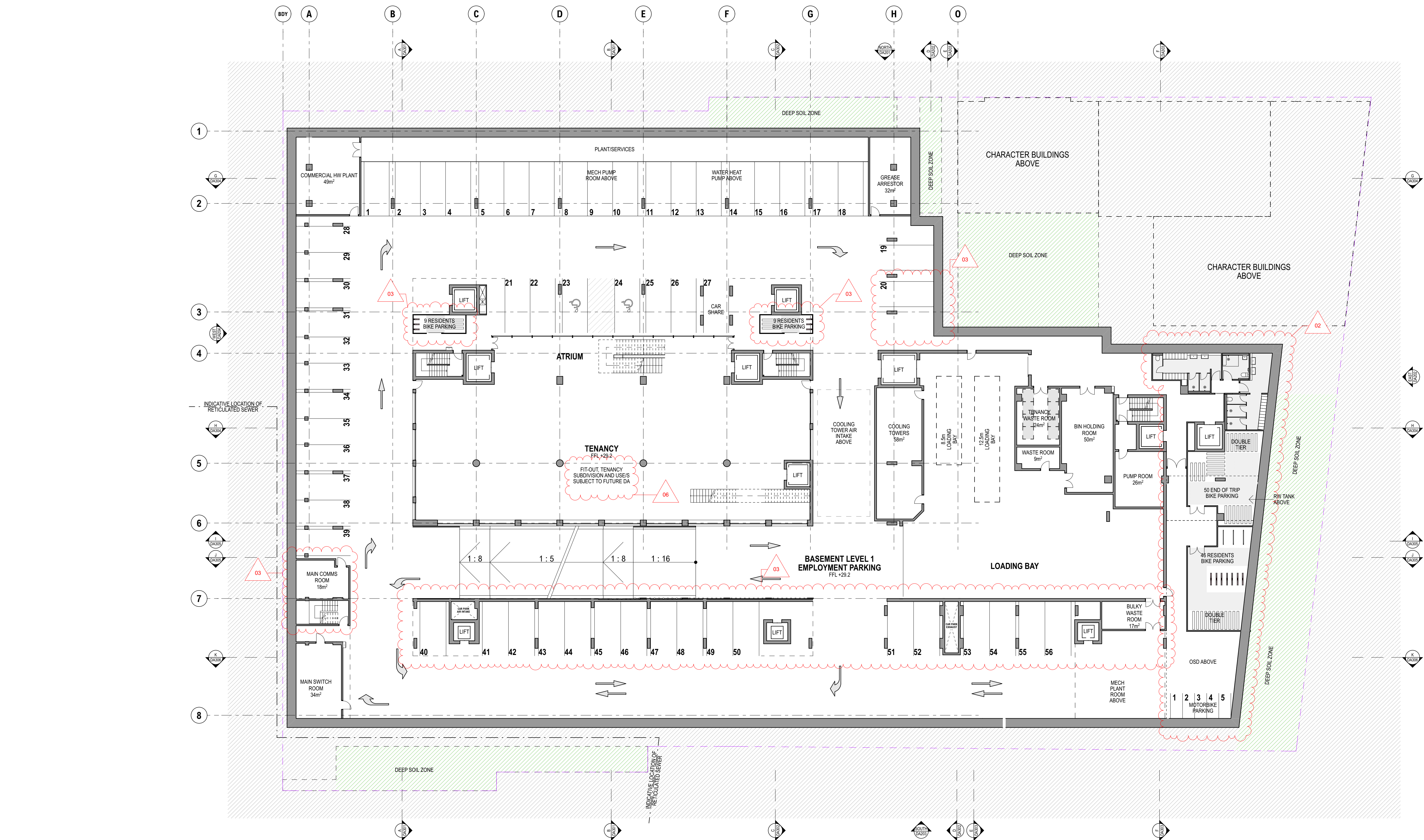
BASEMENT 2 FLOOR PLAN

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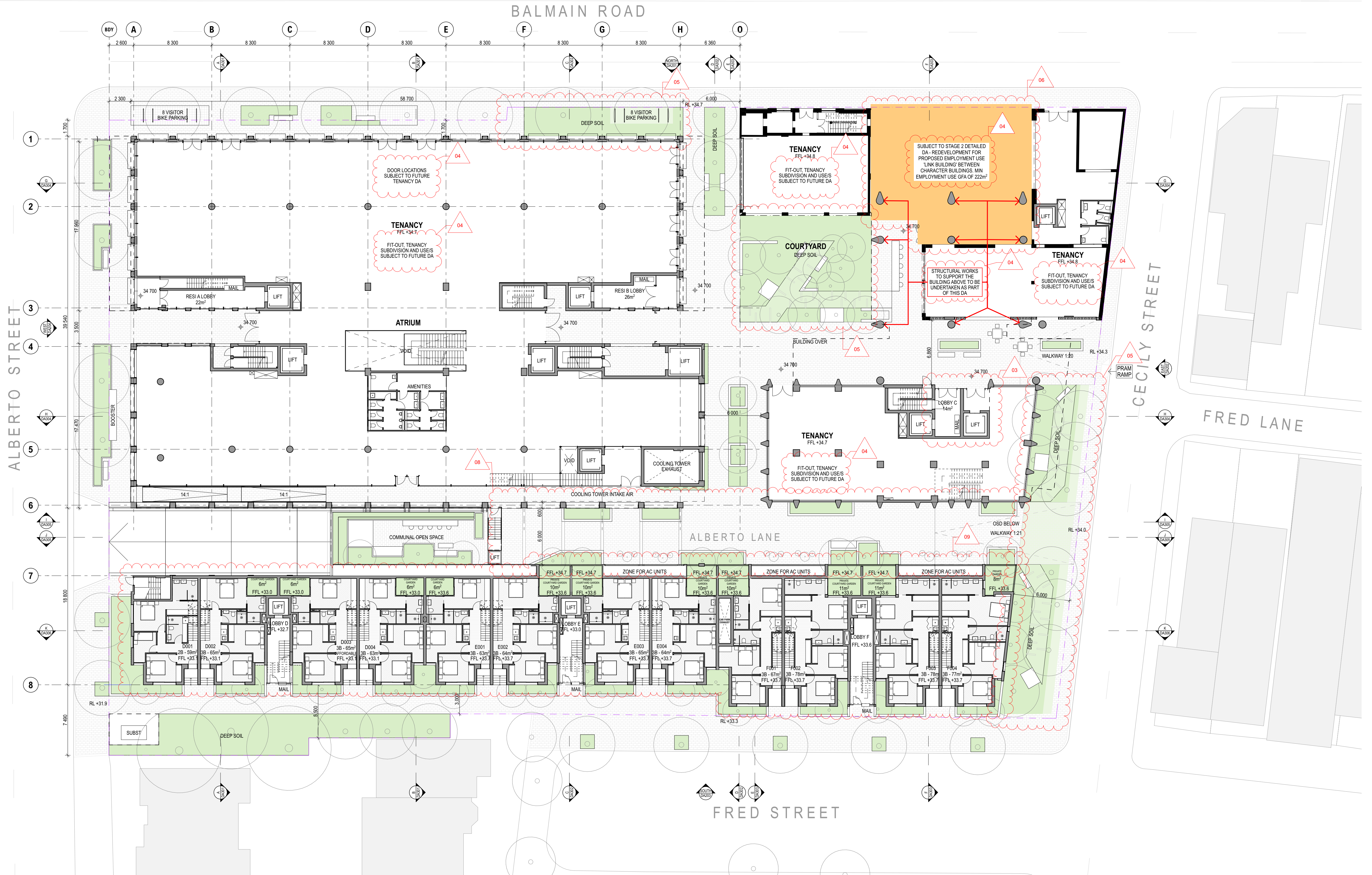
BASEMENT 1 FLOOR PLAN

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A-DA102

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SHEET SCALE

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SHEET SIZE

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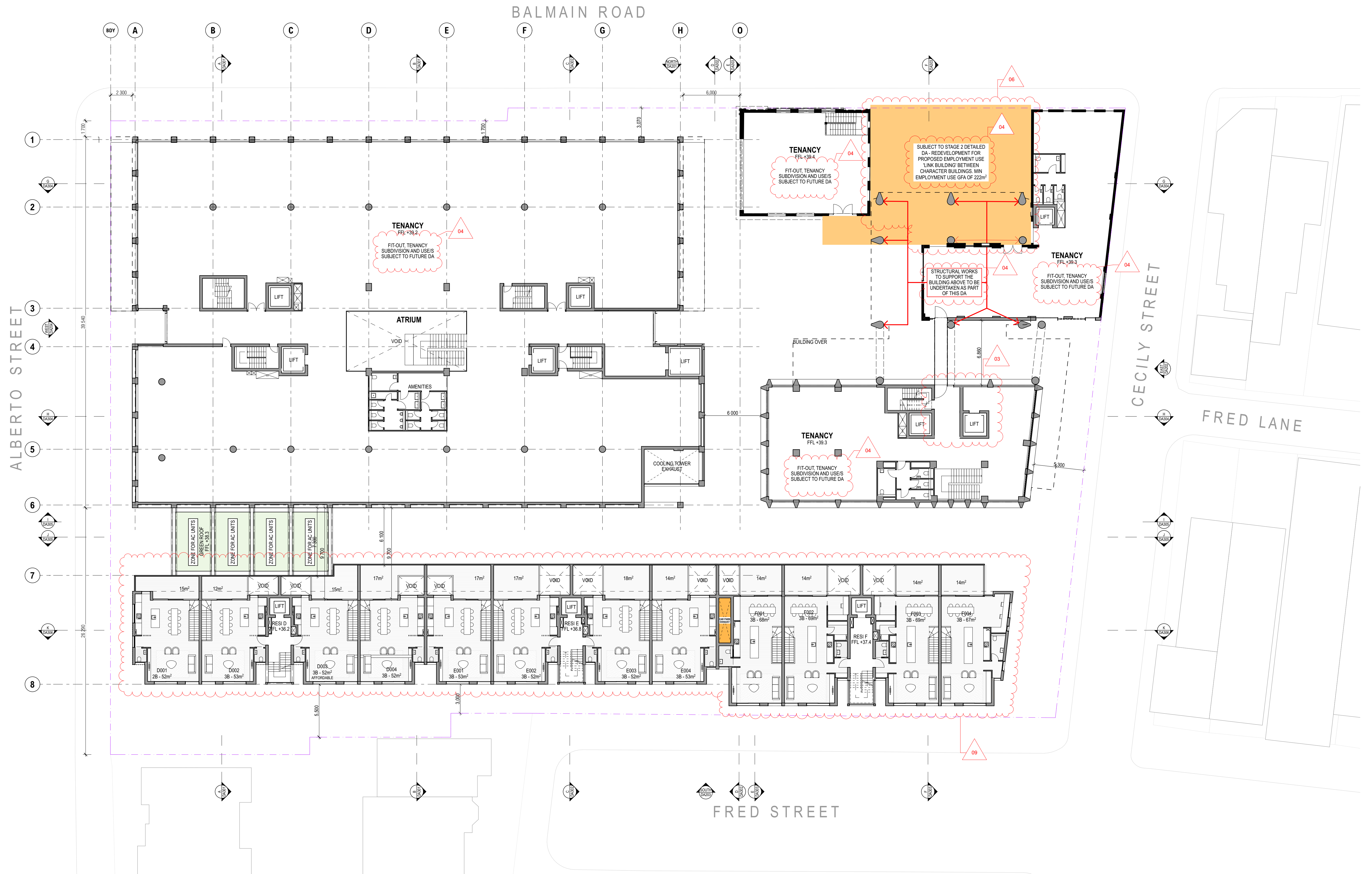
GROUND FLOOR PLAN

DRAWING NUMBER

A-DA103

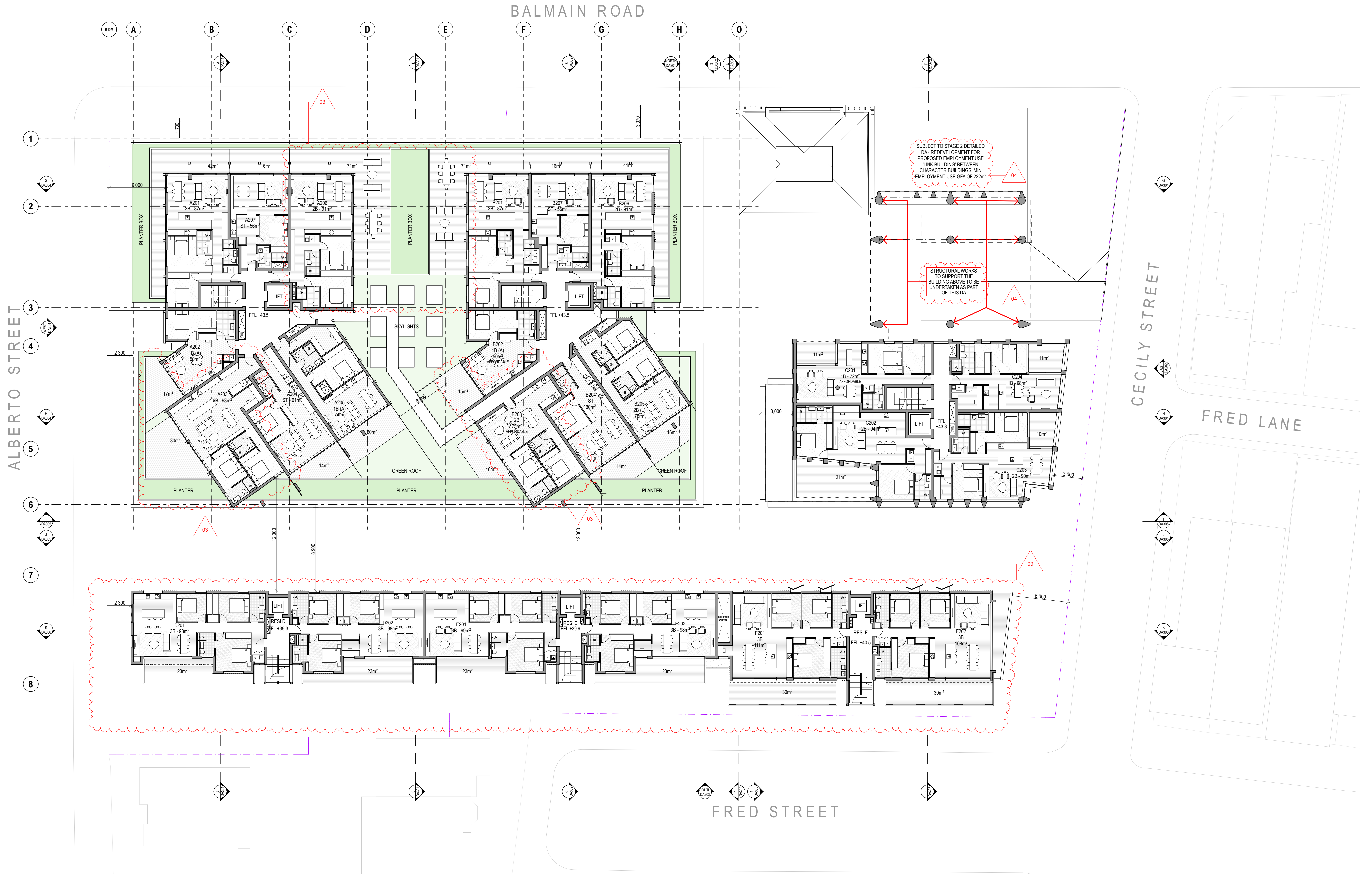
REVISION

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ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		DRAWING TITLE	
CHROFI		ROCHE GROUP		01		17/5/23		DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		LEVEL 1 / PODIUM	
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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A																21049		A-DA104	
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28/11/23

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SHEET SCALE

1:400
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SHEET SIZE

A3
A1

NORTH

DRAWING TITLE

LEVEL 3

DRAWING NUMBER

A-DA106

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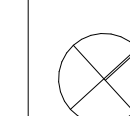
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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

LEVEL 4

DRAWING NUMBER

A-DA107

REVISION

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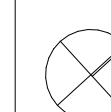
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SHEET SIZE

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A1

NORTH



DRAWING TITLE

LEVEL 5

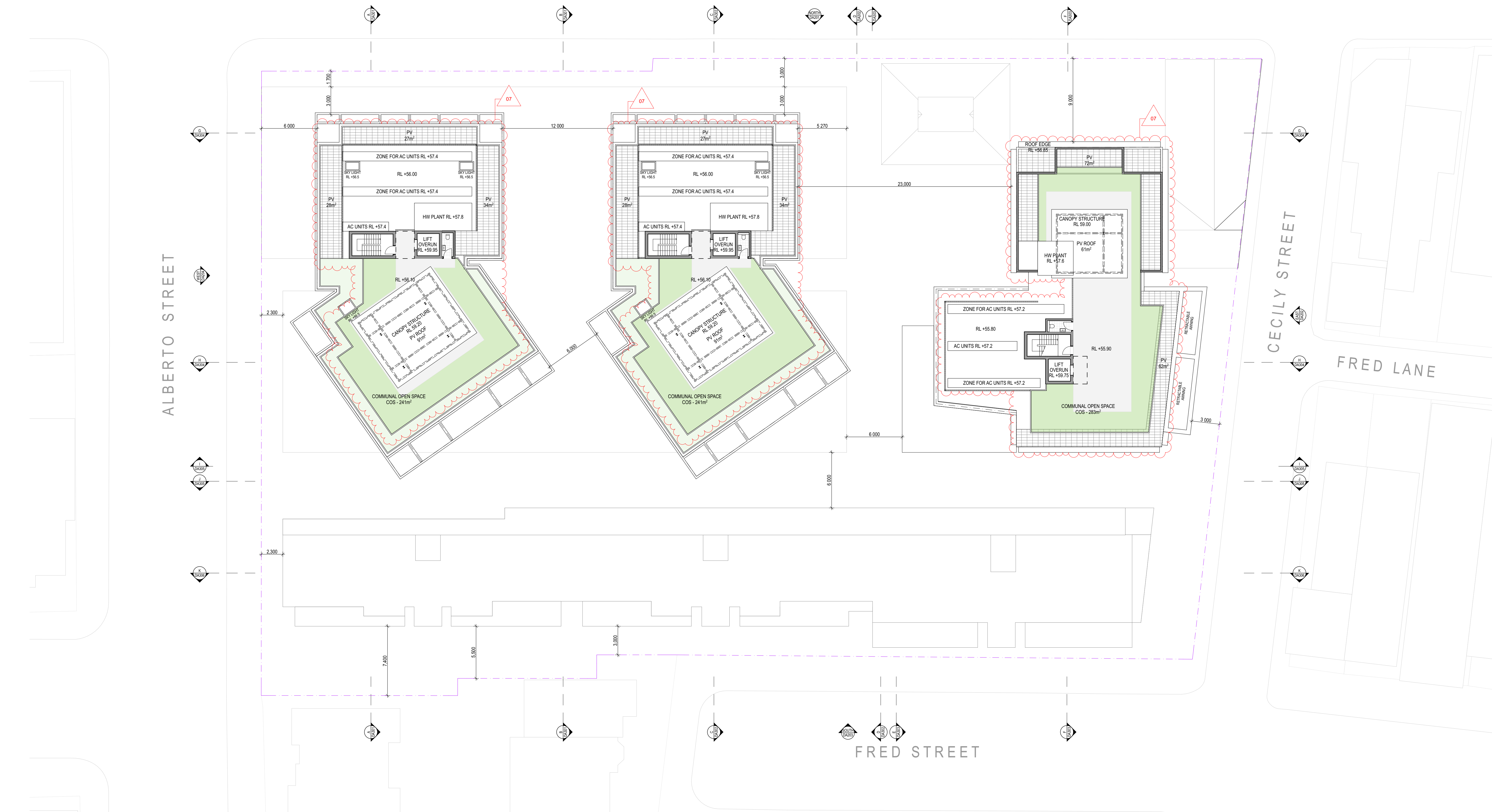
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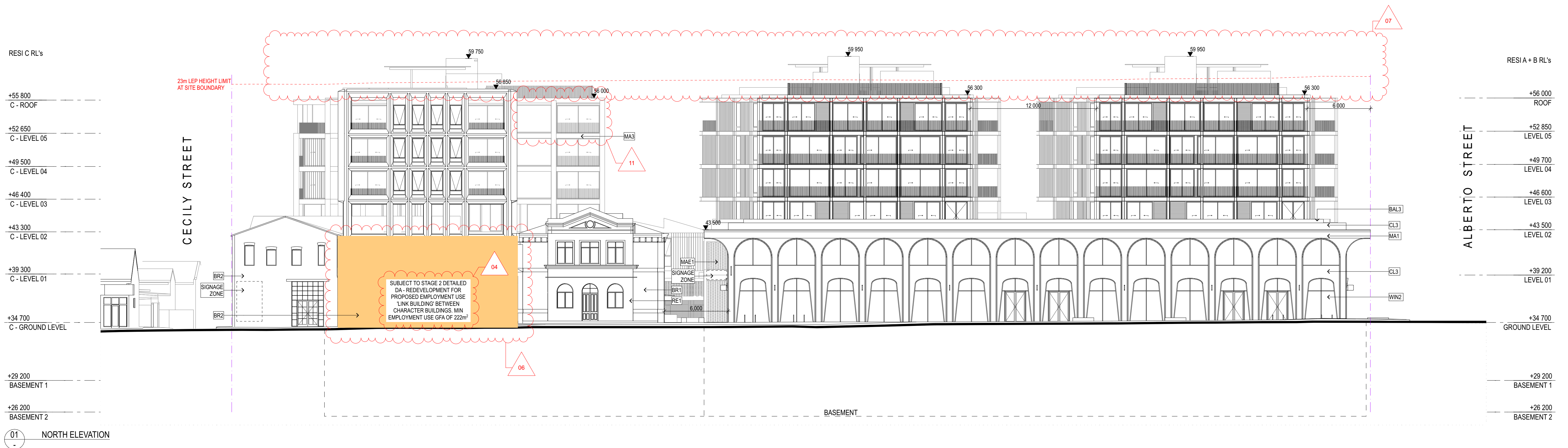
A-DA108

REVISION

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1:200, 1:1

SHEET SIZE

A3
A1

NORTH

DRAWING TITLE

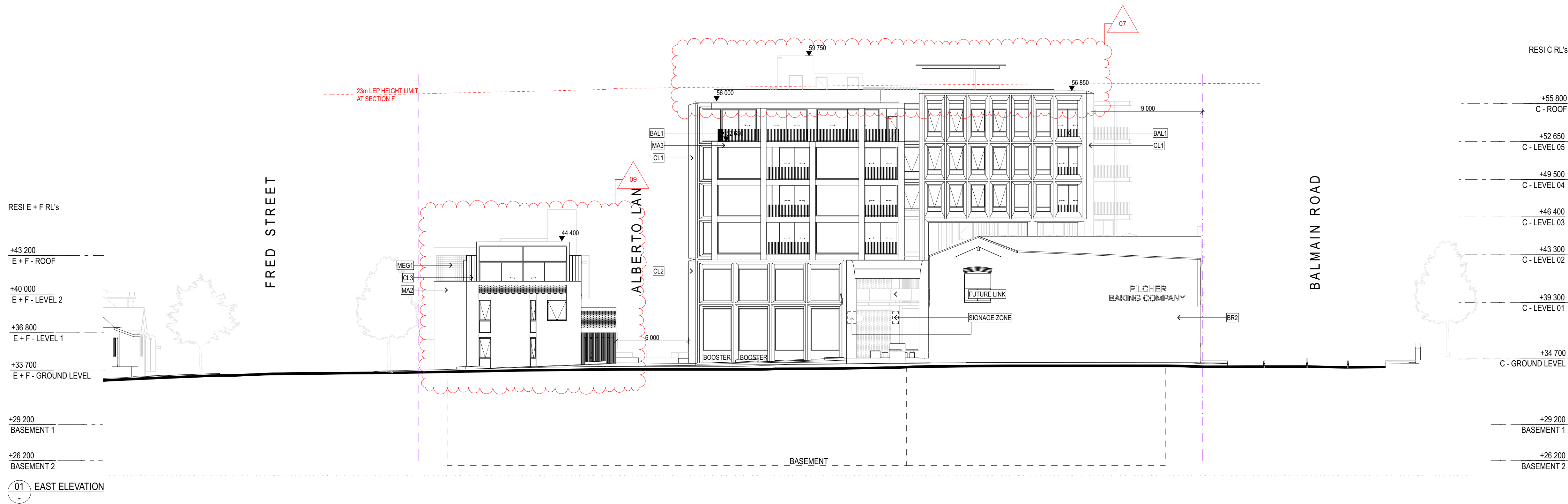
NORTH ELEVATION

DRAWING NUMBER

A-DA201

REVISION

02



02 EAST ELEVATION

ARCHITECT

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1:400
1:200, 1:1

SHEET SIZE

A3
A1

NORTH

DRAWING TITLE

EAST ELEVATION

DRAWING NUMBER

A-DA202

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01

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DETAILED DEVELOPMENT APPLICATION
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APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

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SHEET SCALE

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SHEET SIZE

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NORTH

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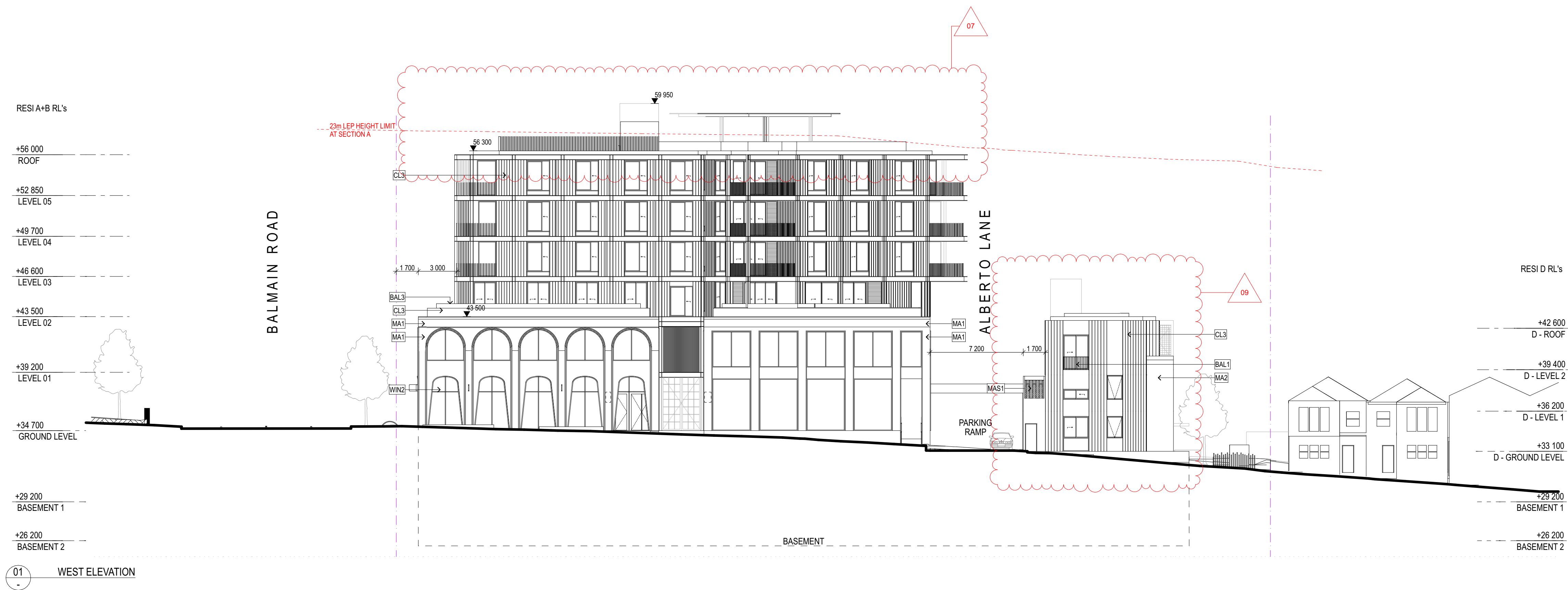
SOUTH ELEVATION

DRAWING NUMBER

A-DA203

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469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

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21049

28/11/23

TG

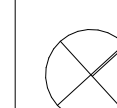
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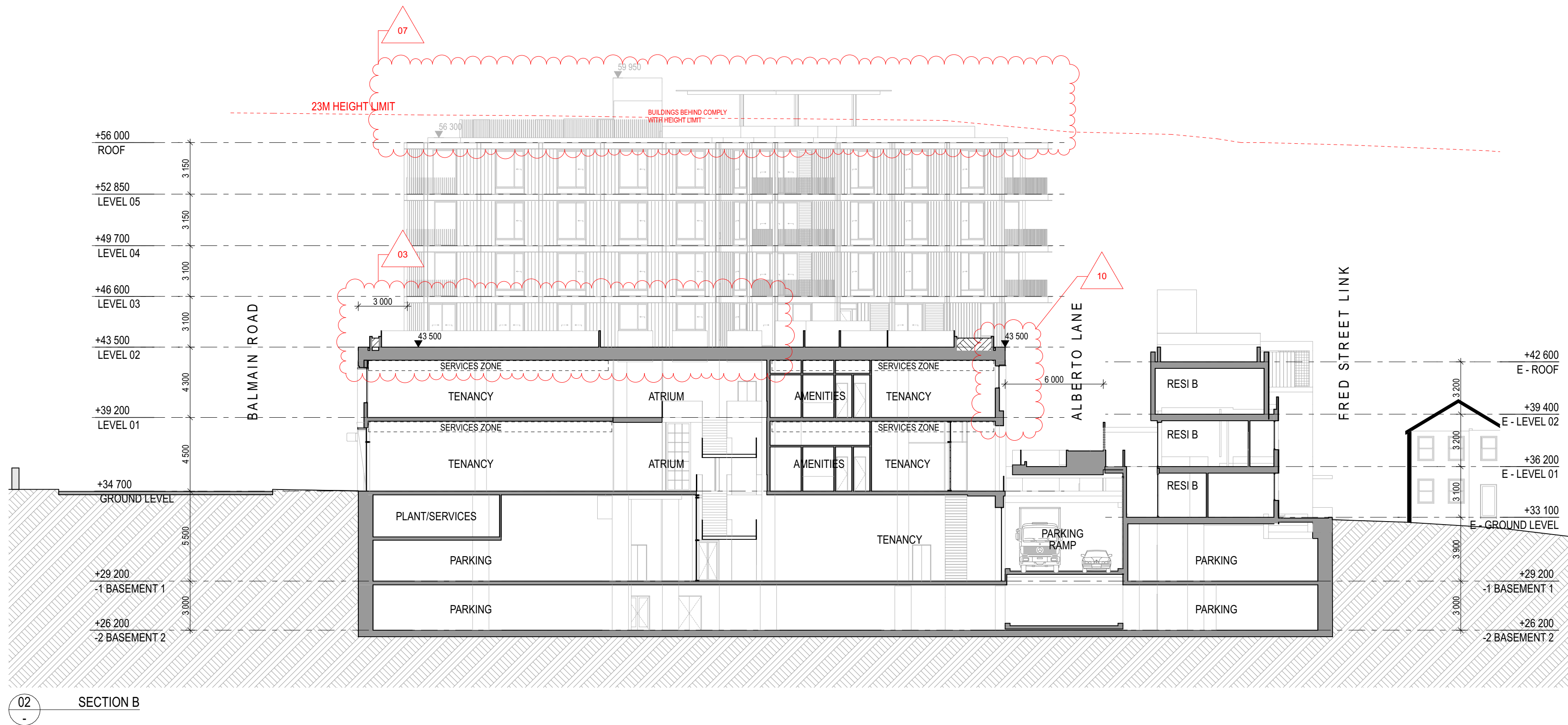
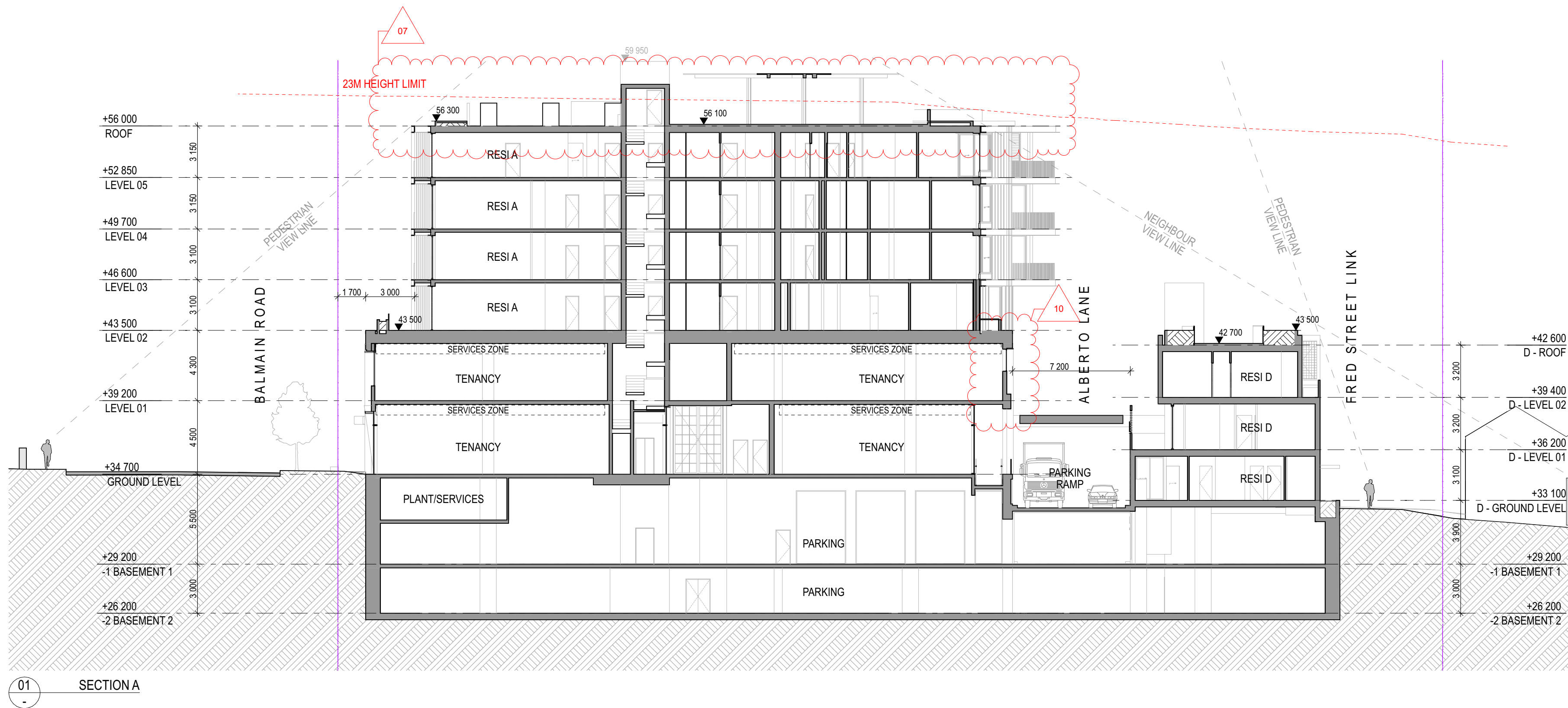
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DRAWING NUMBER

A-DA204

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PLOT DATE

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SHEET SCALE

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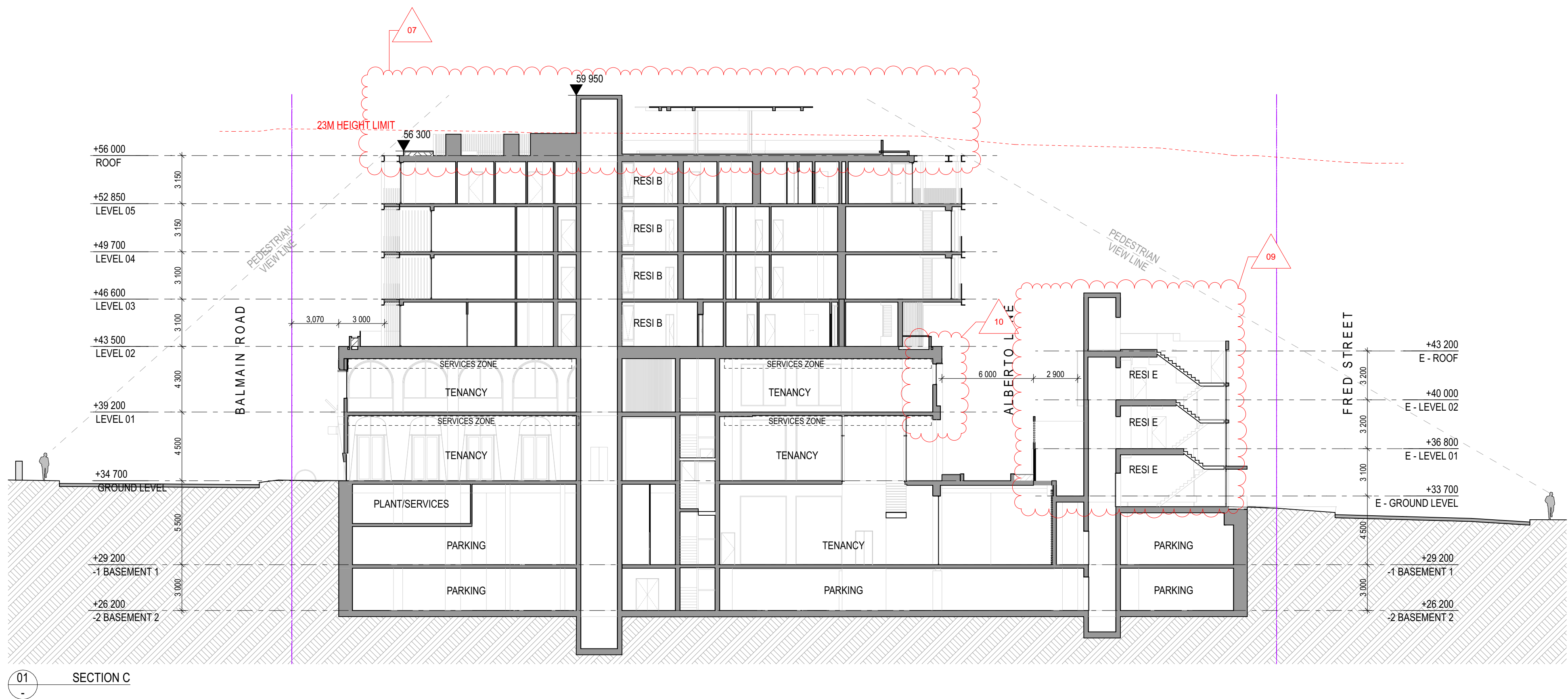
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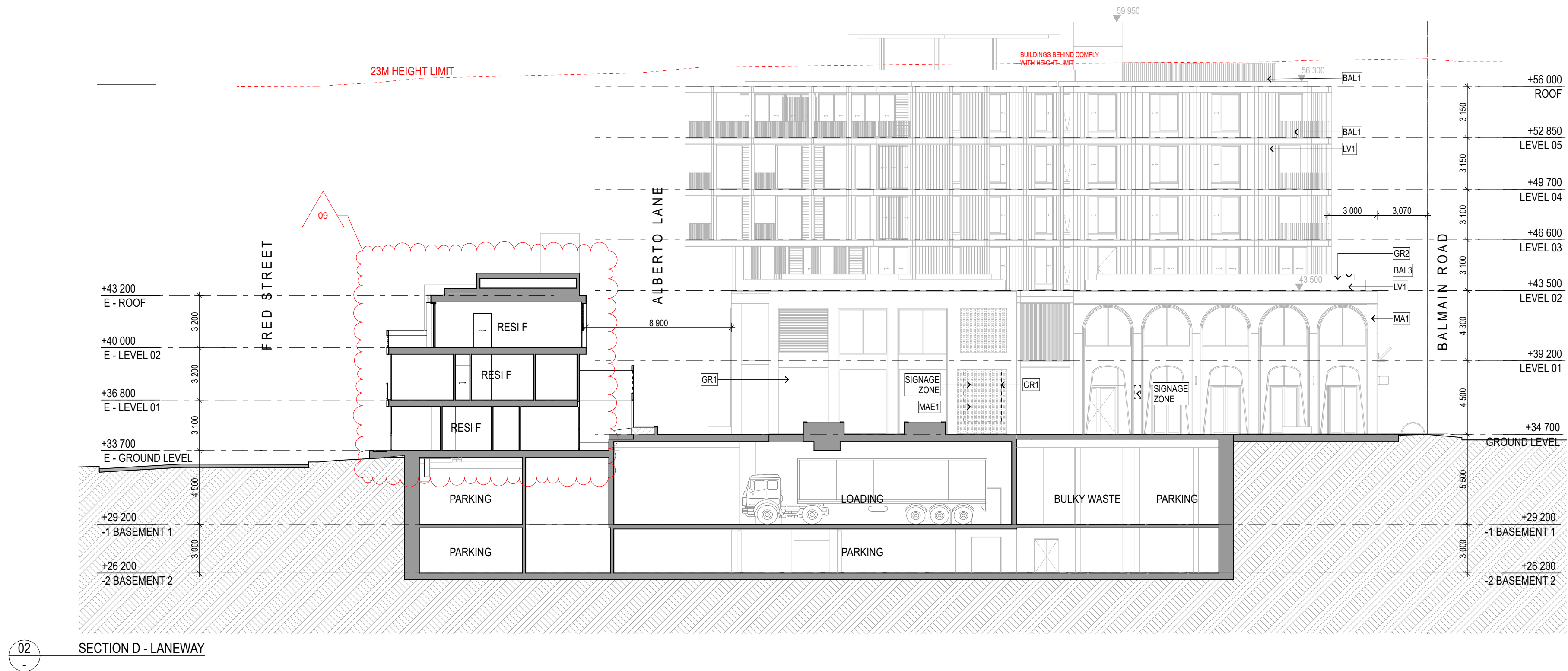
A-DA301

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02



01 SECTION C



02 SECTION D - LANEWAY

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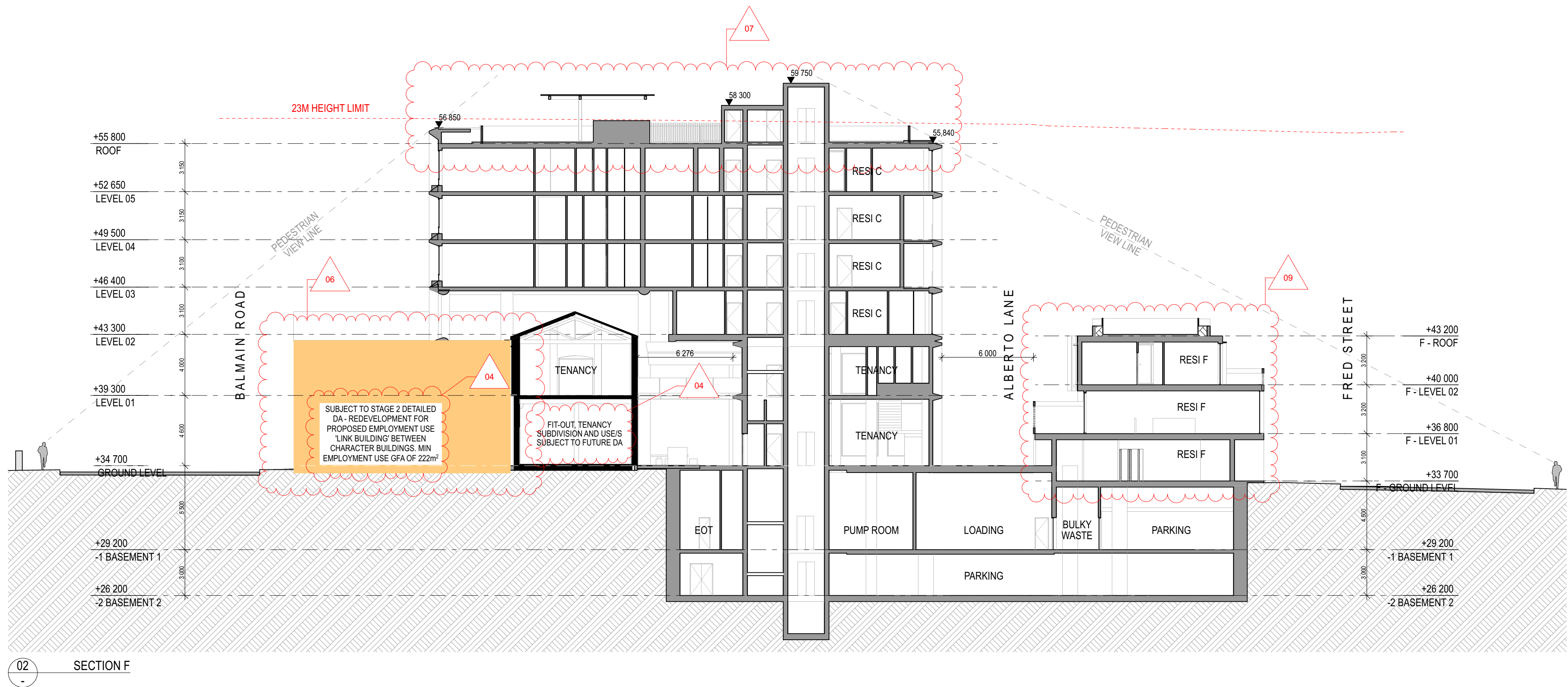
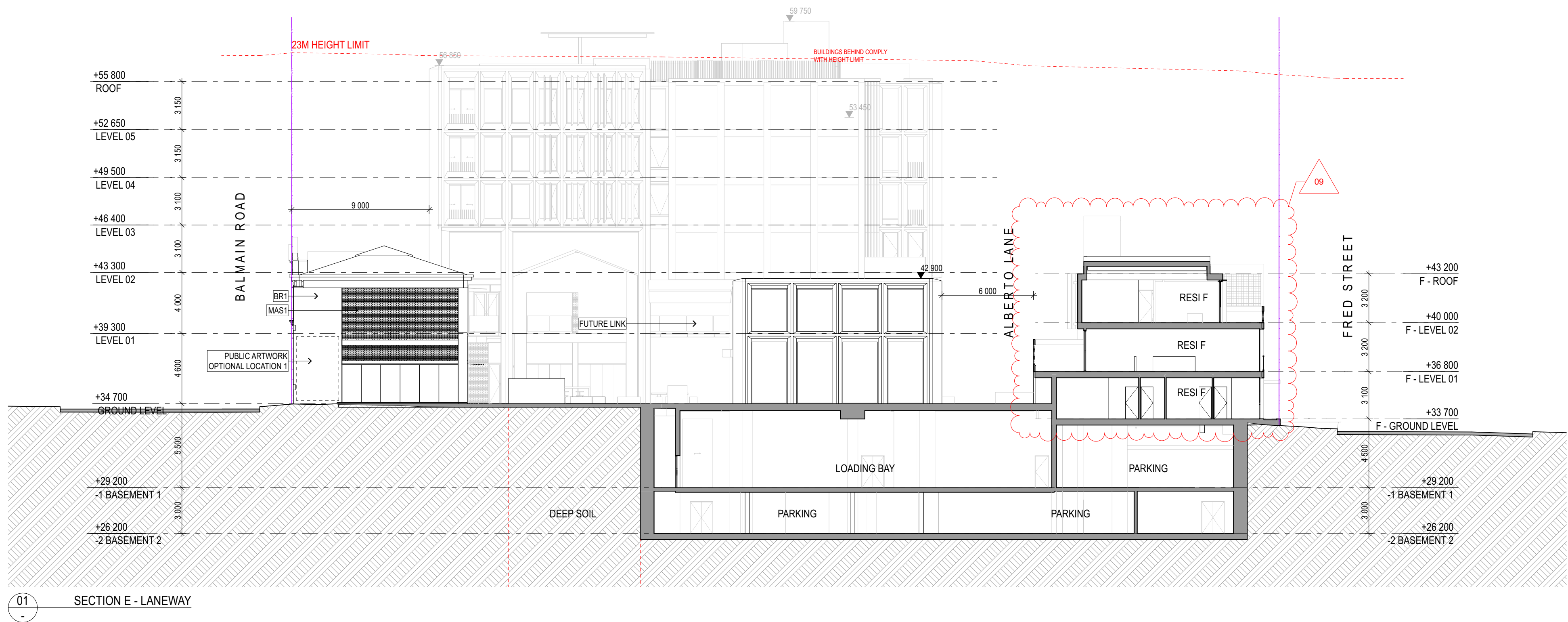
SECTIONS C & D

DRAWING NUMBER

A-DA302

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

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SHEET SIZE

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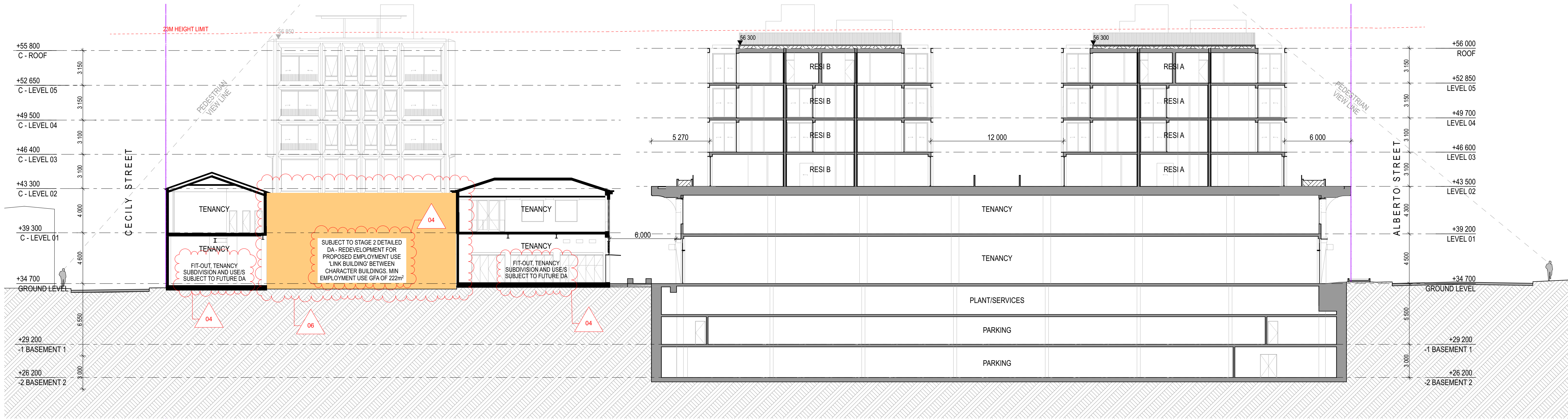
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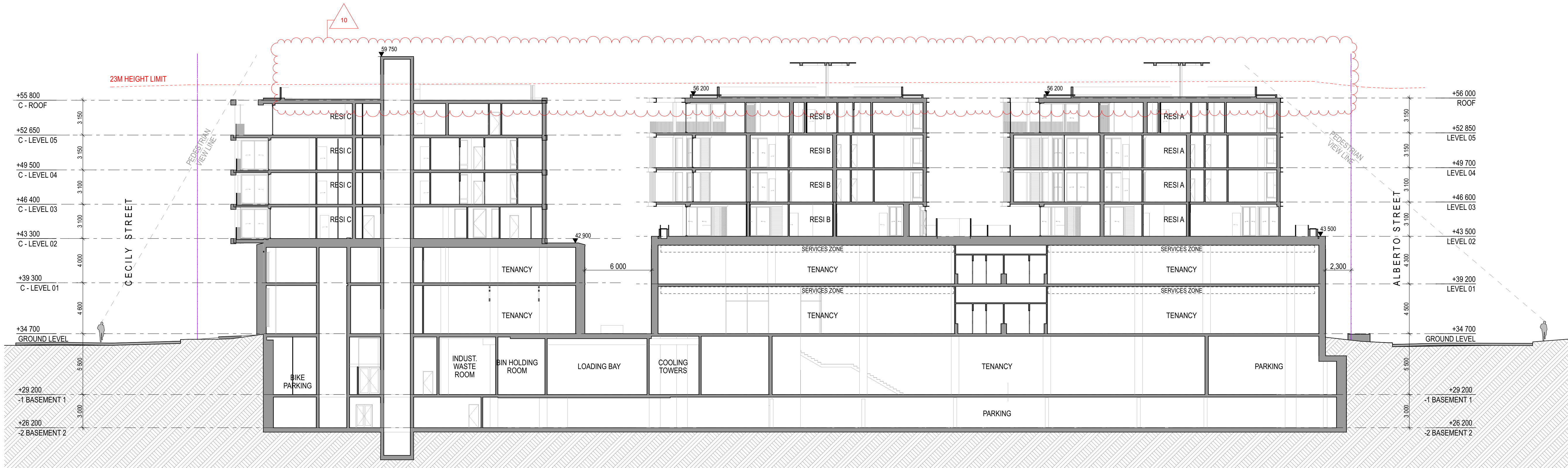
A-DA303

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02



01 SECTION G



02 SECTION H

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PROJECT NUMBER

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28/11/23

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CHECKED

TR

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NORTH



DRAWING TITLE

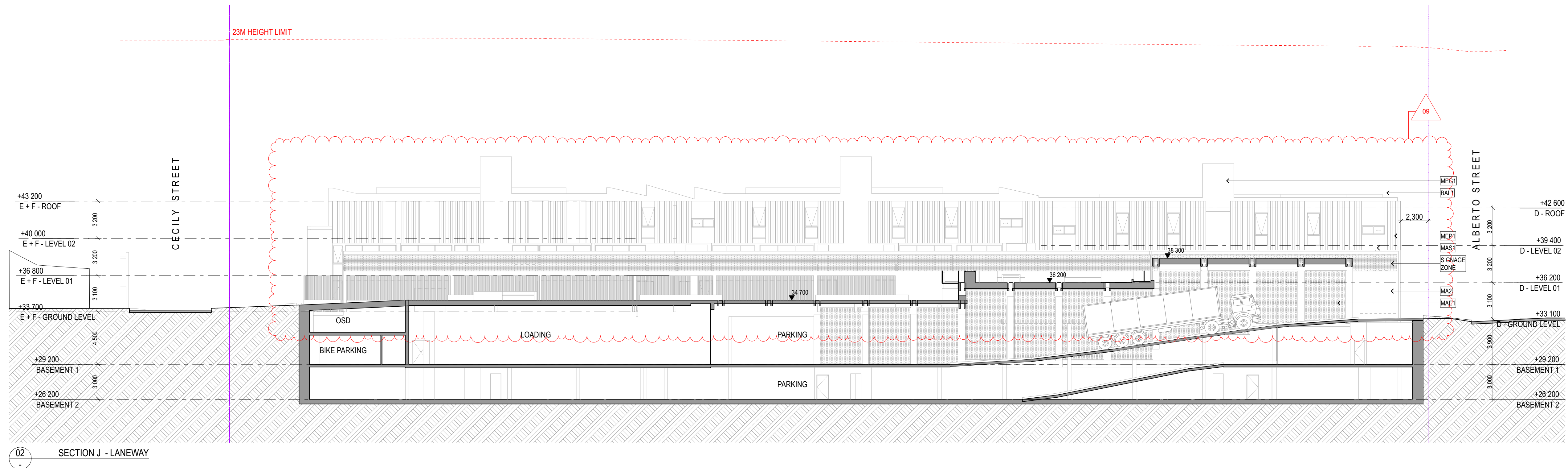
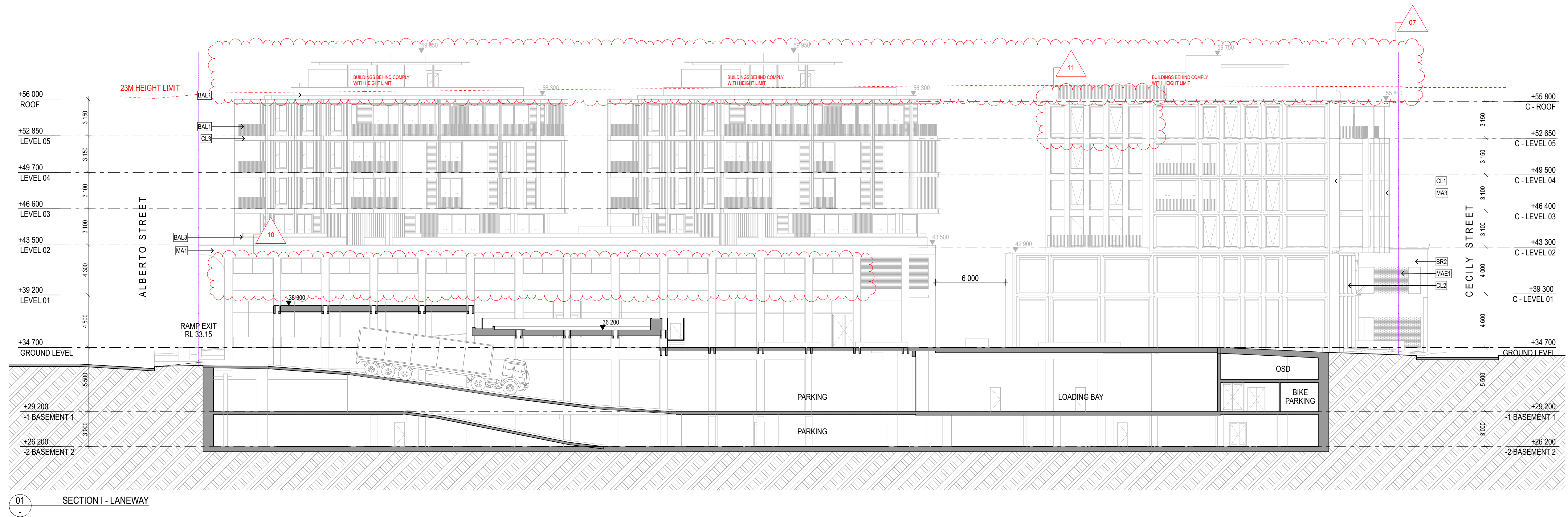
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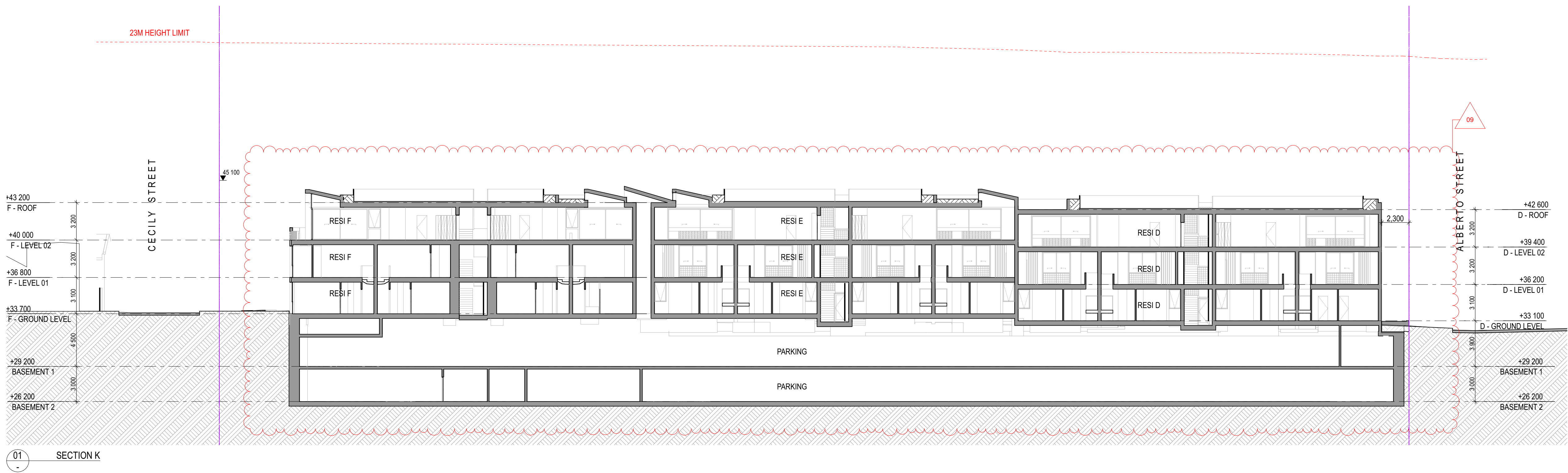
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REVISION

02



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3/1 THE CORSO MANLY NSW 2095 AUSTRALIA				02		25/11/23		REVISED DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD			
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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A																21049		A-DA305	
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																28/11/23		02	
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																A1			
																NORTH			



01 SECTION K

ARCHITECT

CHROFI

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469-483 BALMAIN ROAD LILYFIELD
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21049

PLOT DATE

28/11/23

DRAWN

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CHECKED

TR

SHEET SCALE

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DRAWING TITLE

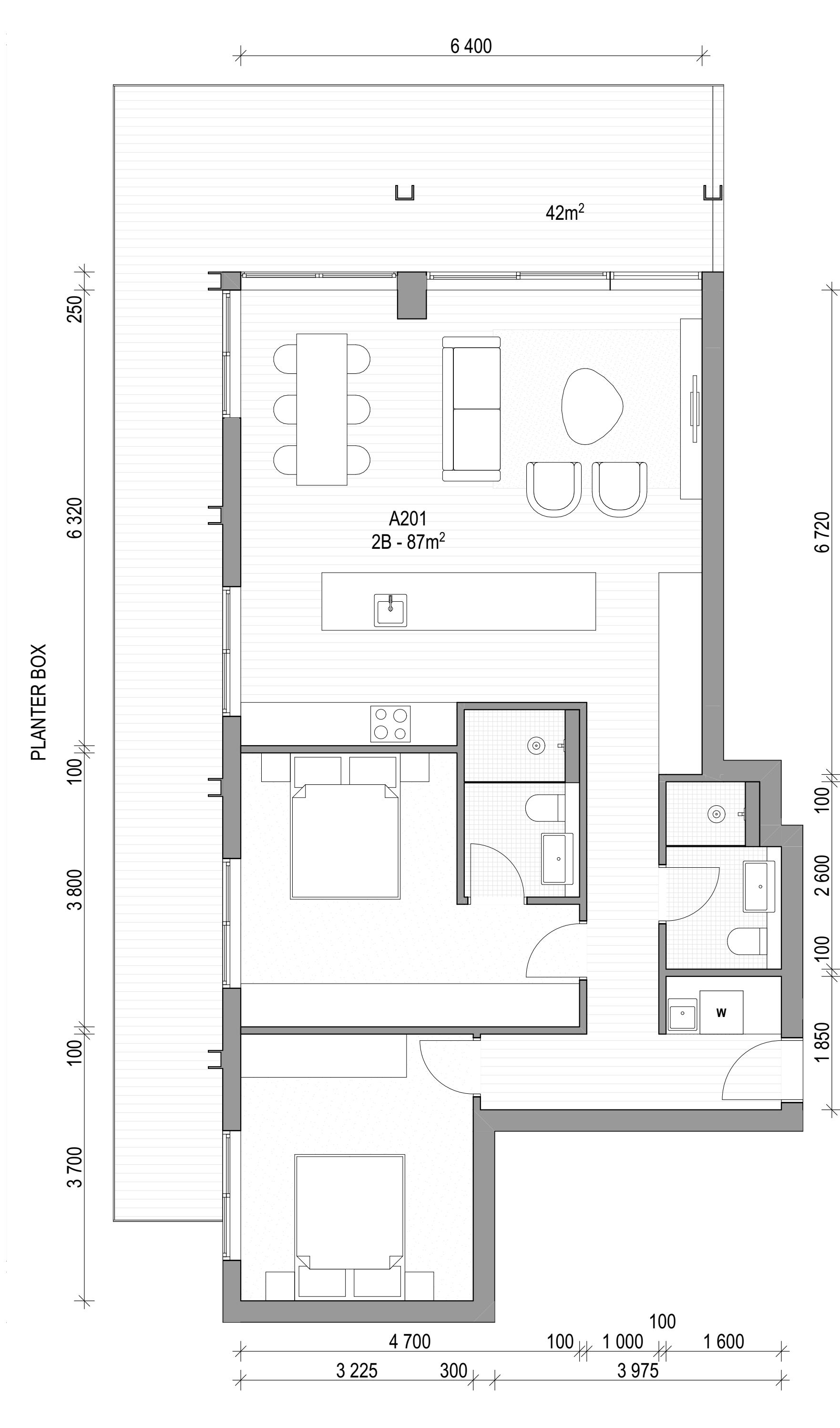
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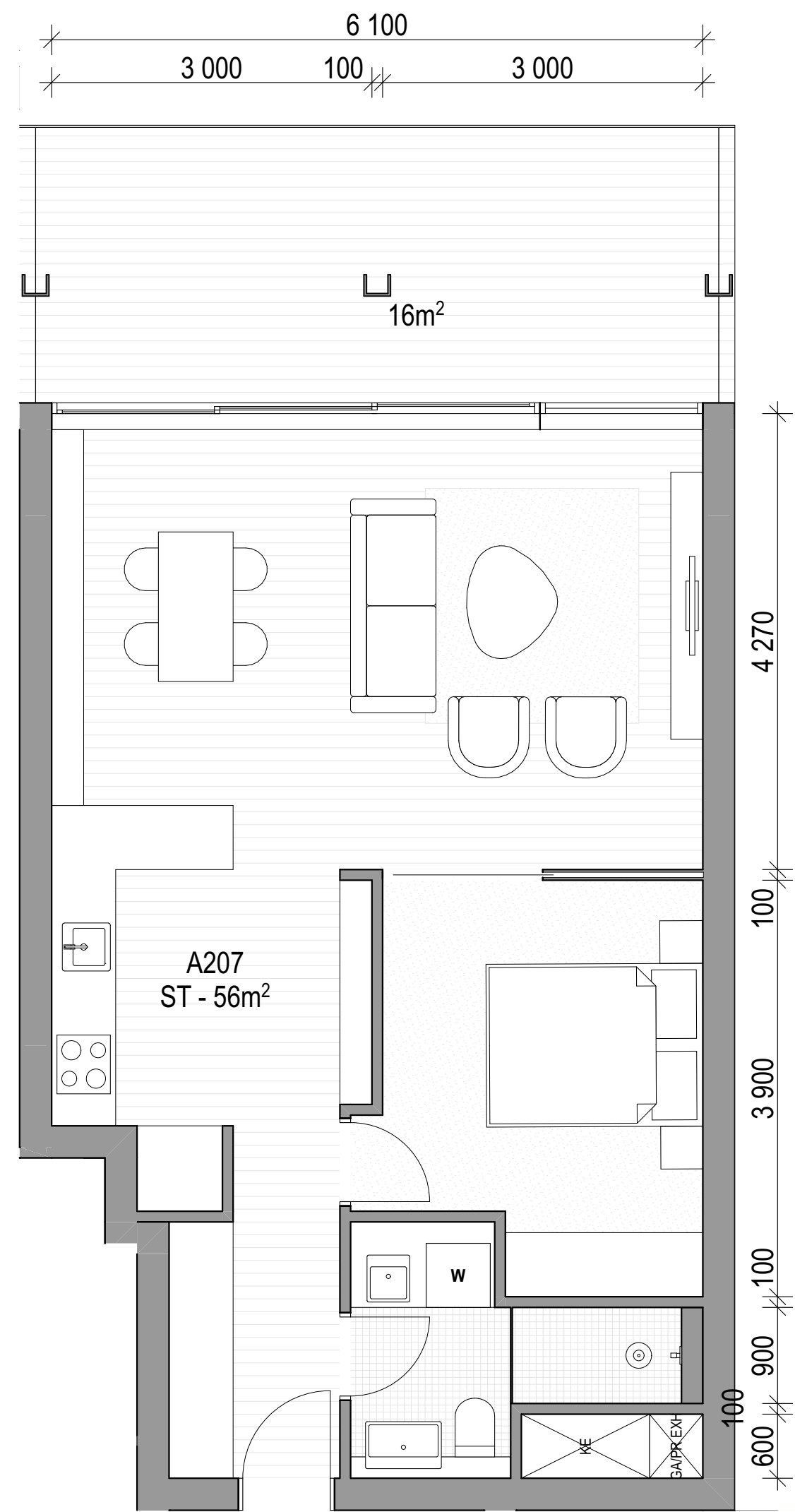
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REVISION

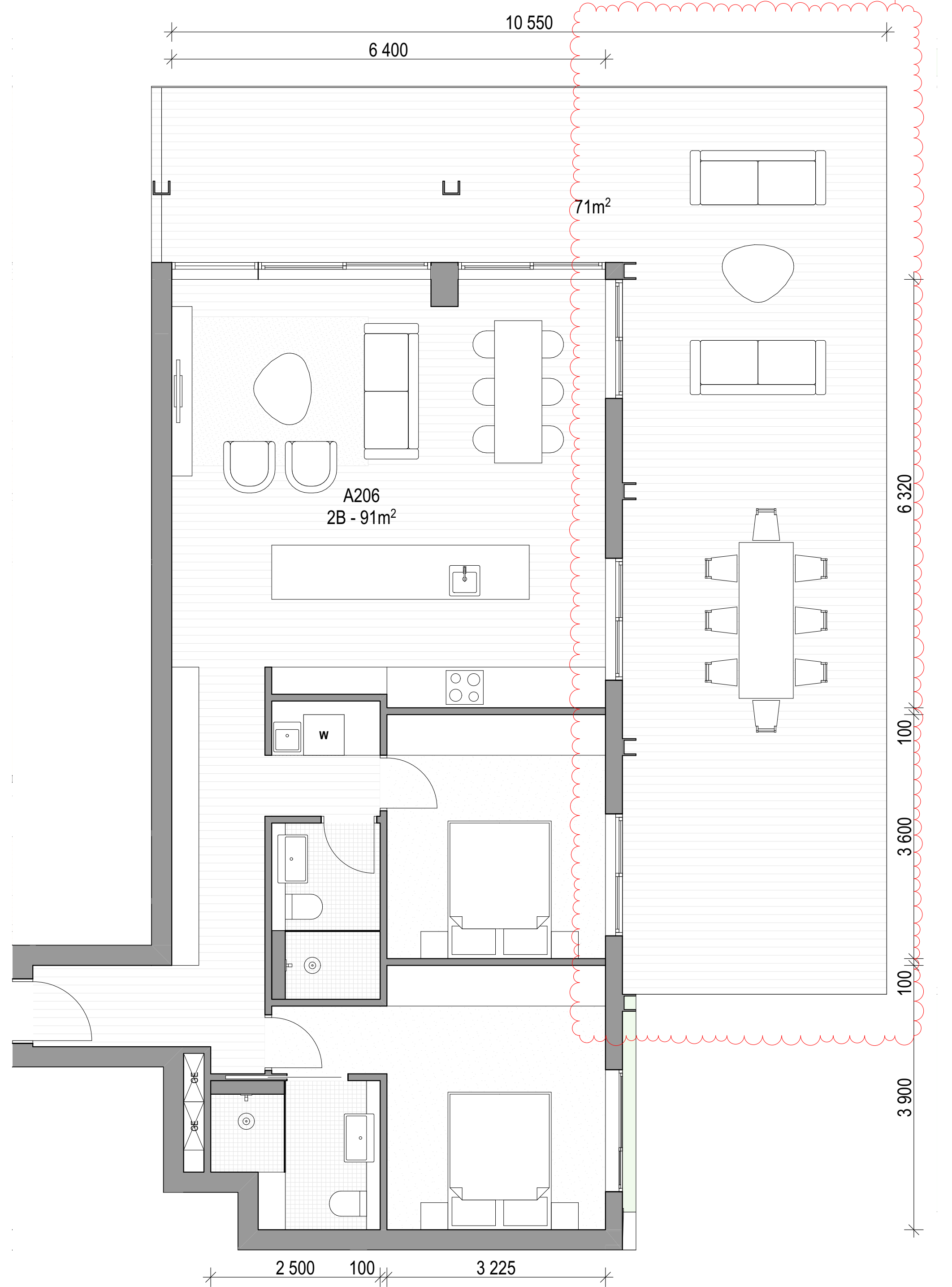
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01 A201, B201



02 A207, B207



03 A206, B206

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

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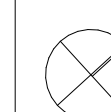
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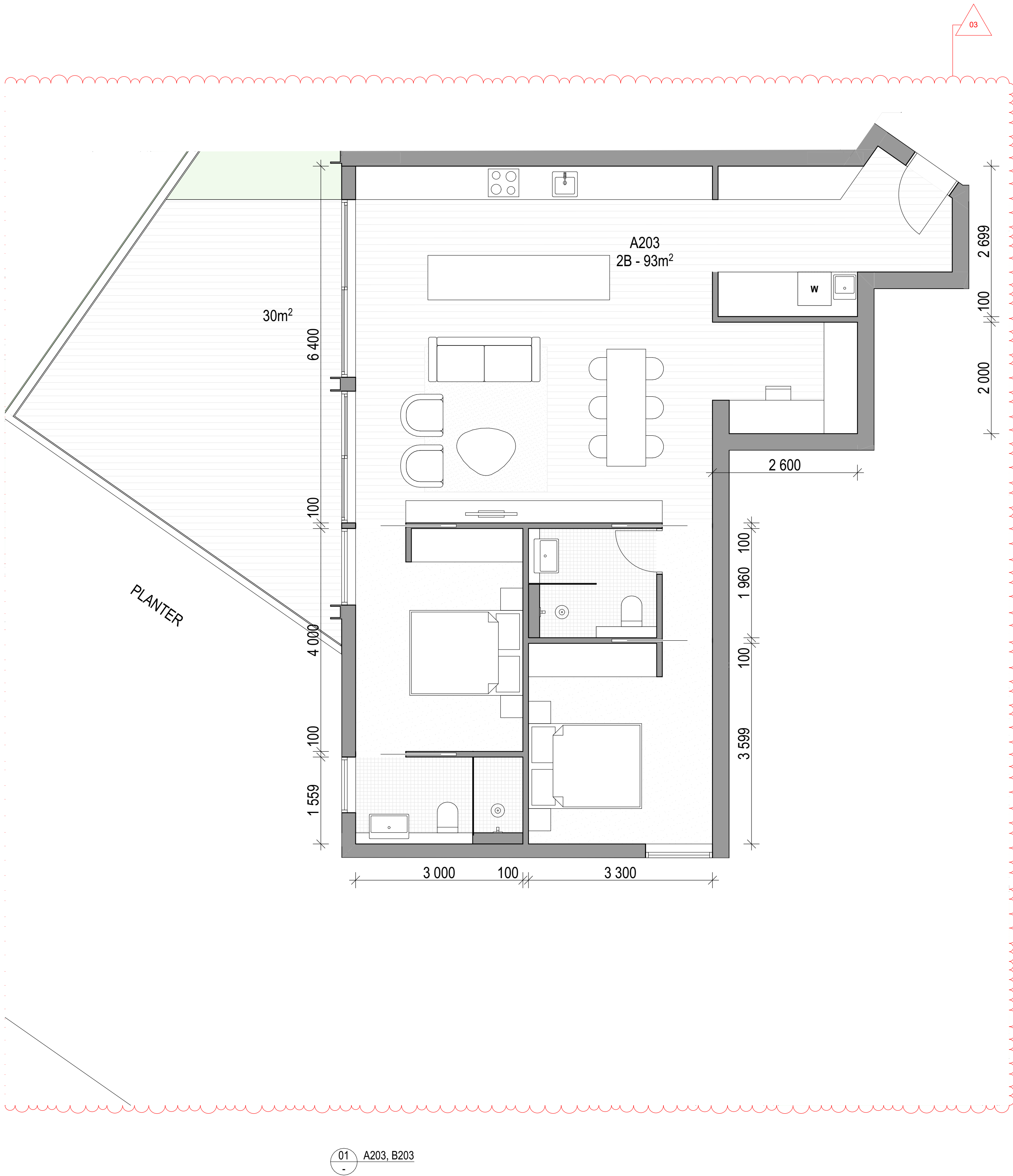
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LEVEL 2

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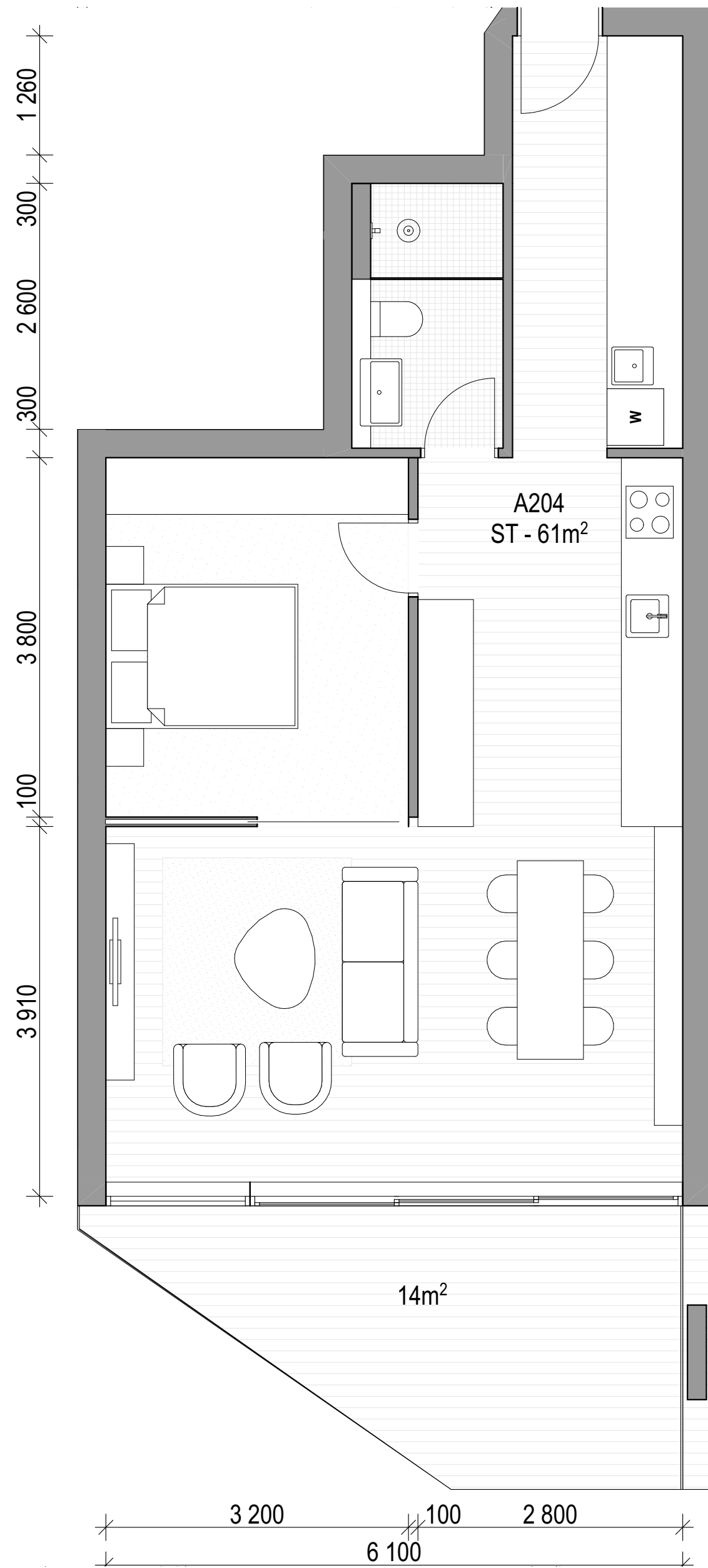
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REVISION

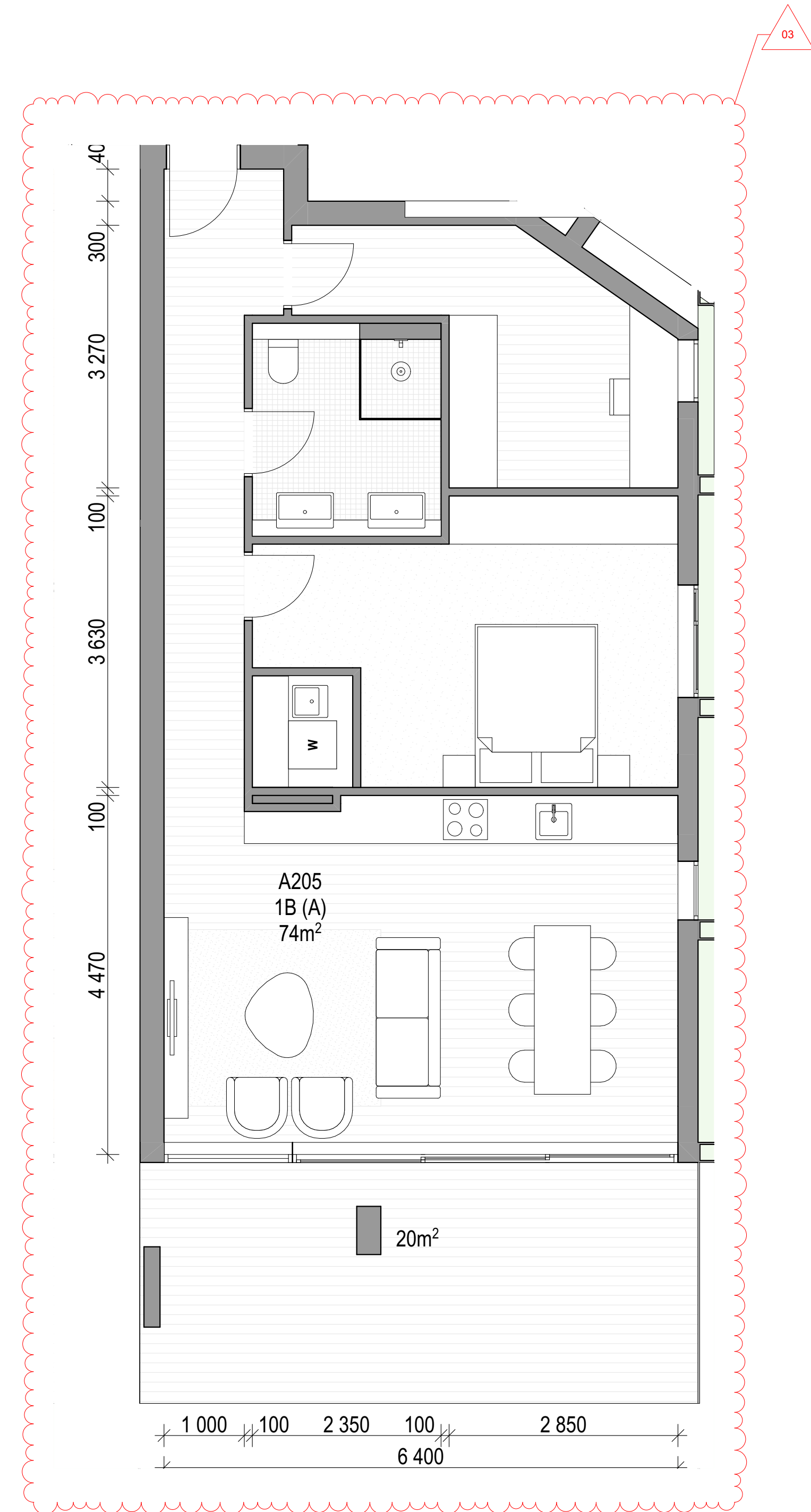
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01 A203, B203



02 A204, B204



03 A205

ARCHITECT

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PROJECT NUMBER

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PLOT DATE

28/11/23

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TG

CHECKED

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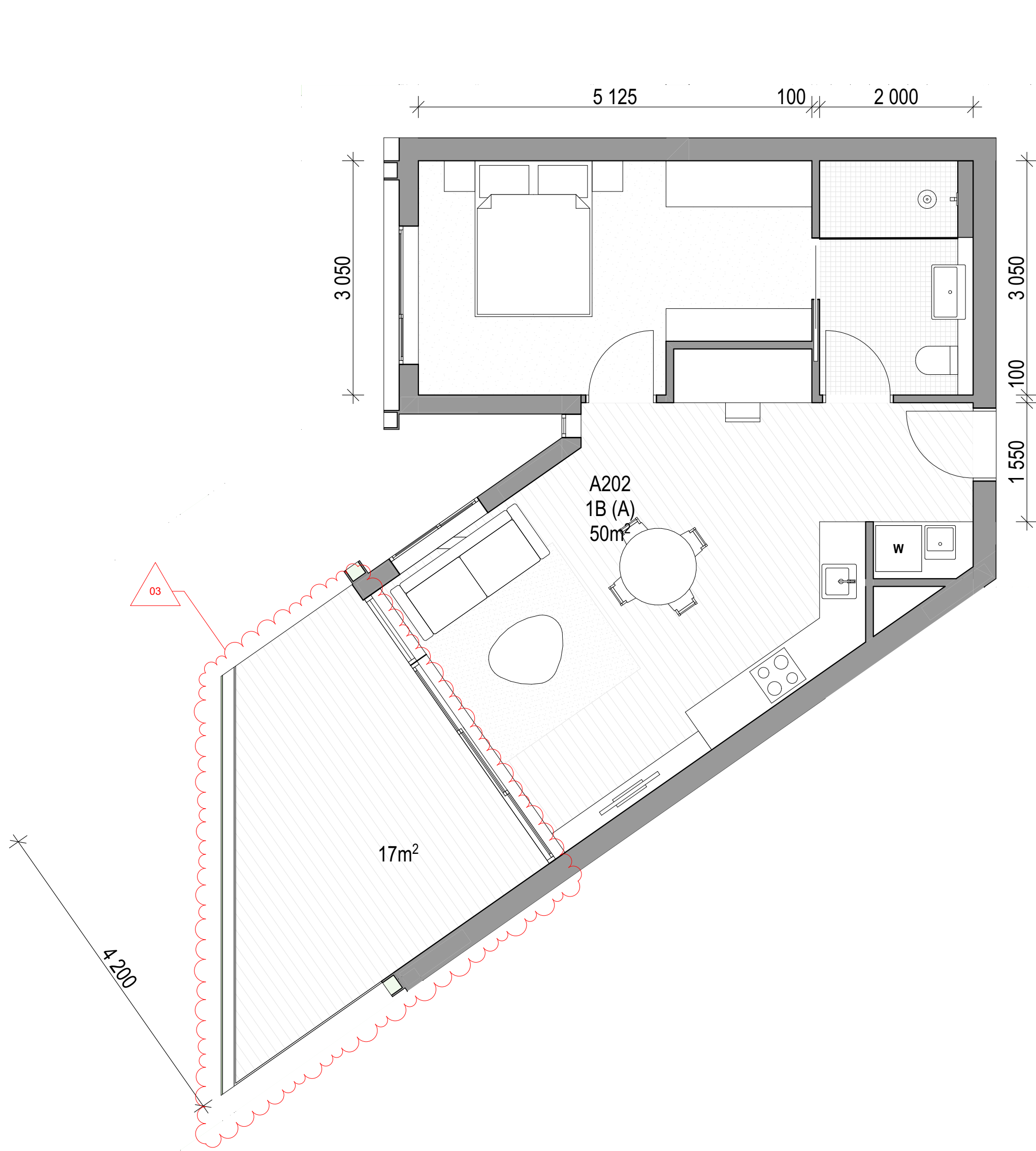
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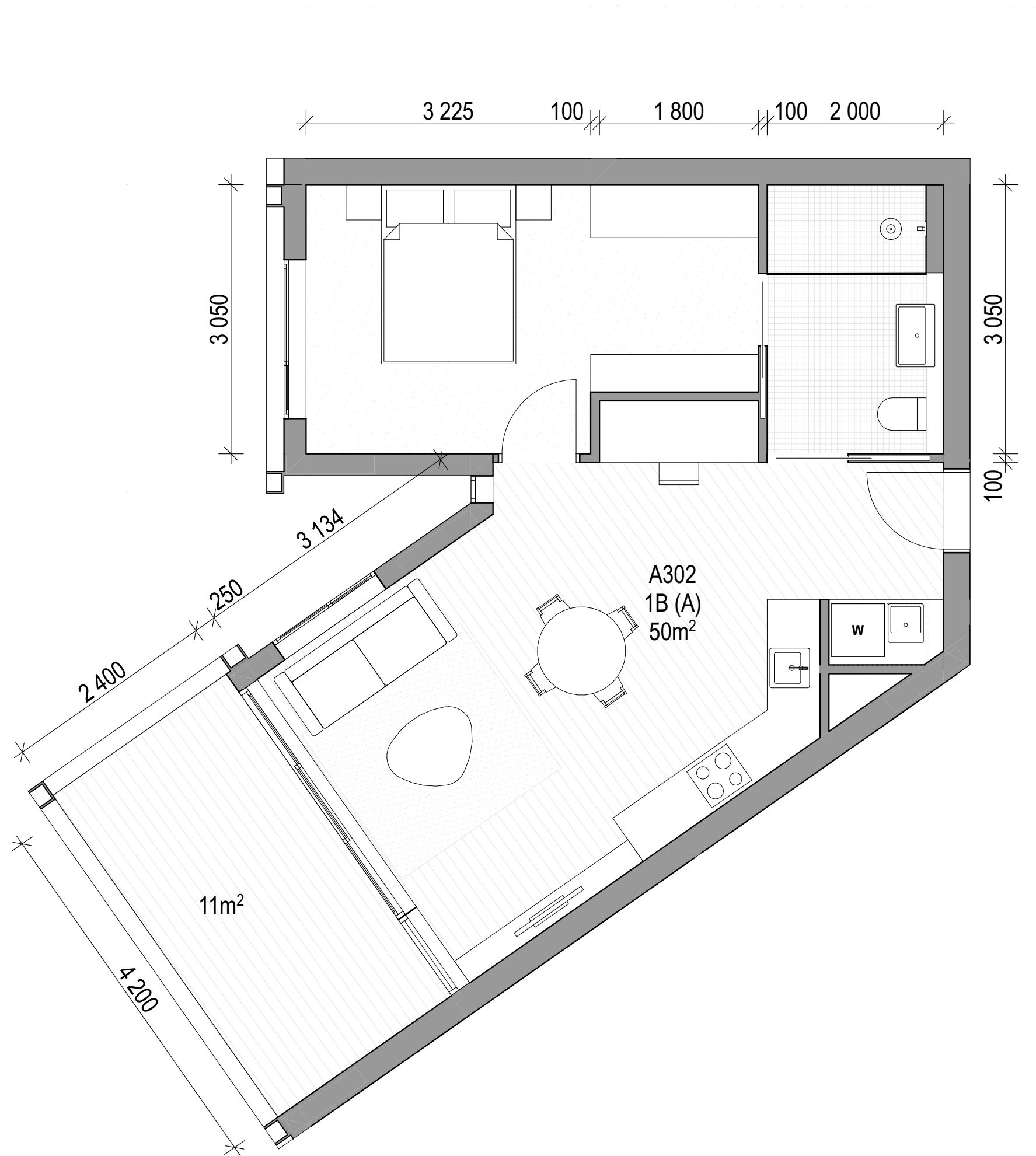
A-DA402

REVISION

02



01 A202, B202



02 A302, A402, A502, B302, B402, B502

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SHEET SCALE

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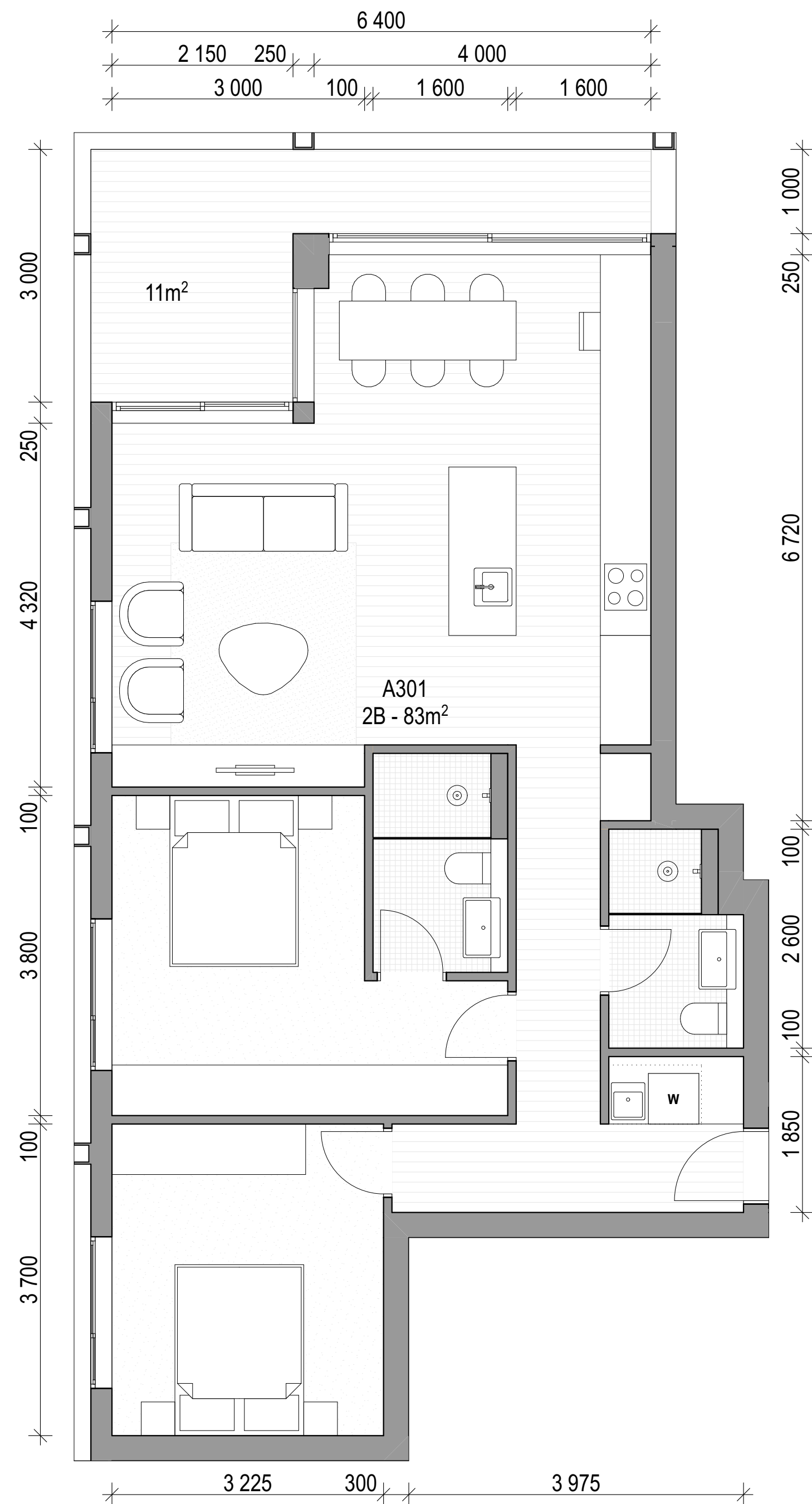
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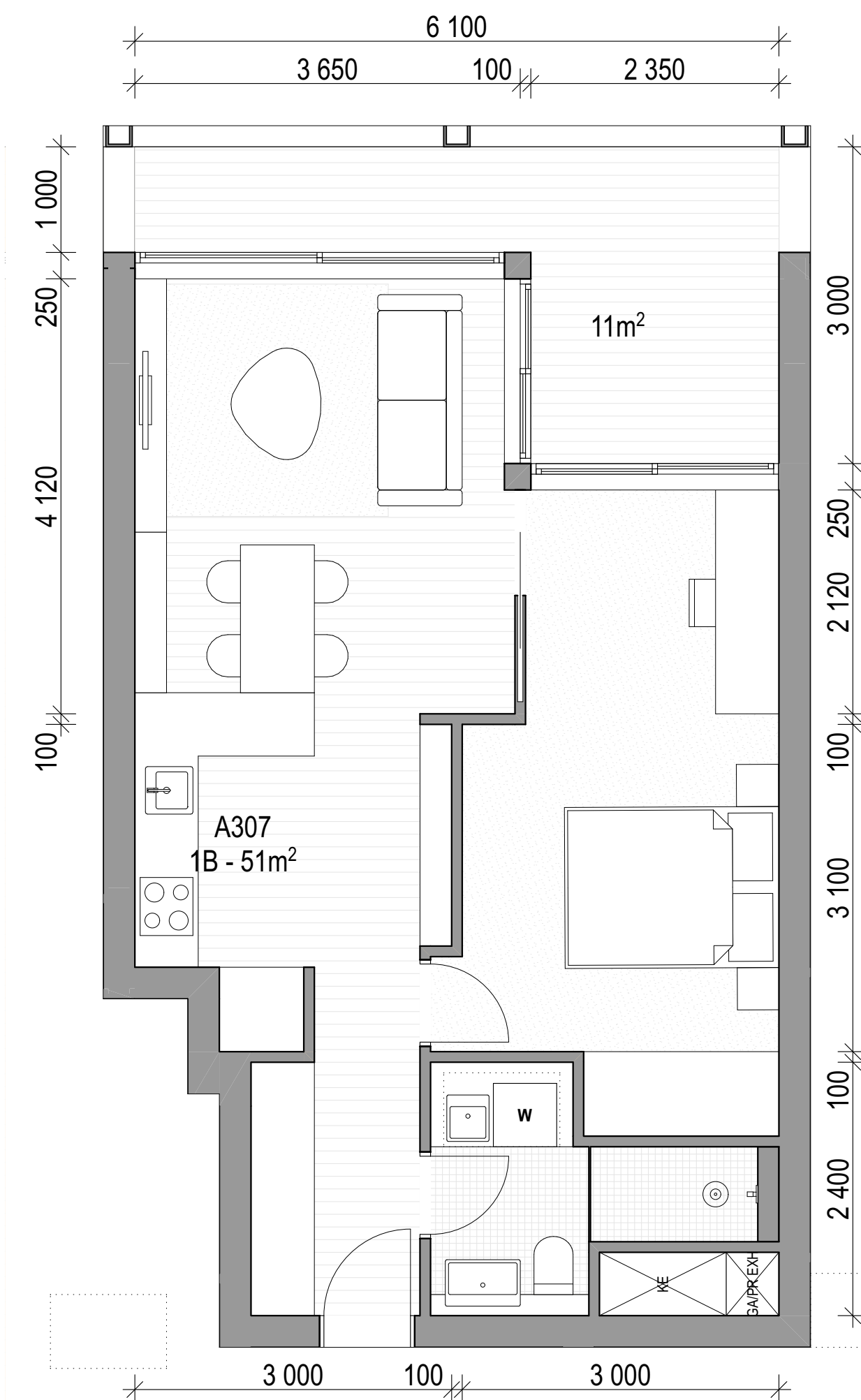
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REVISION

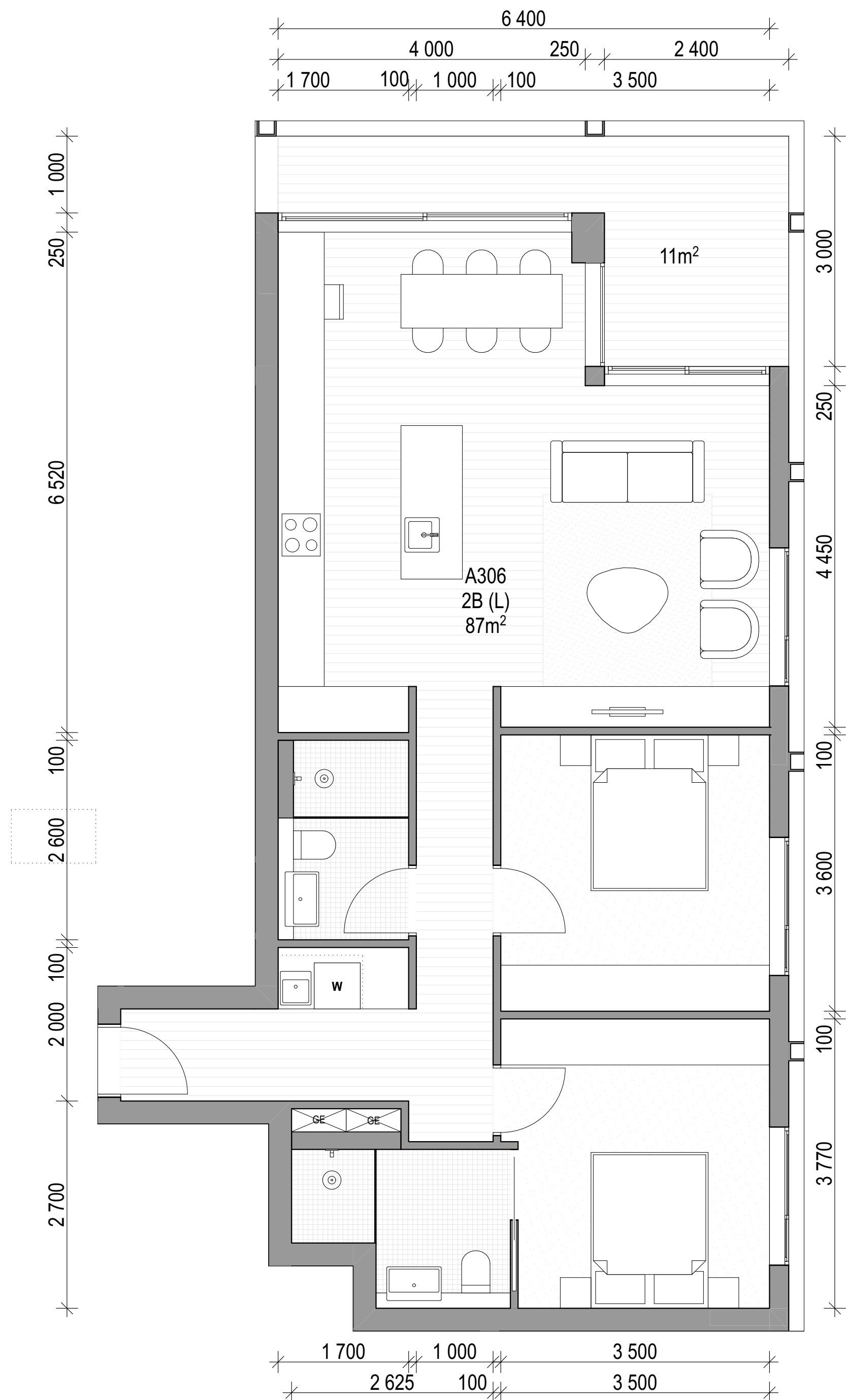
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01 A301, A401, B301, B401



02 A307, A407, B307, B407



03 A306, A406, B306, B406

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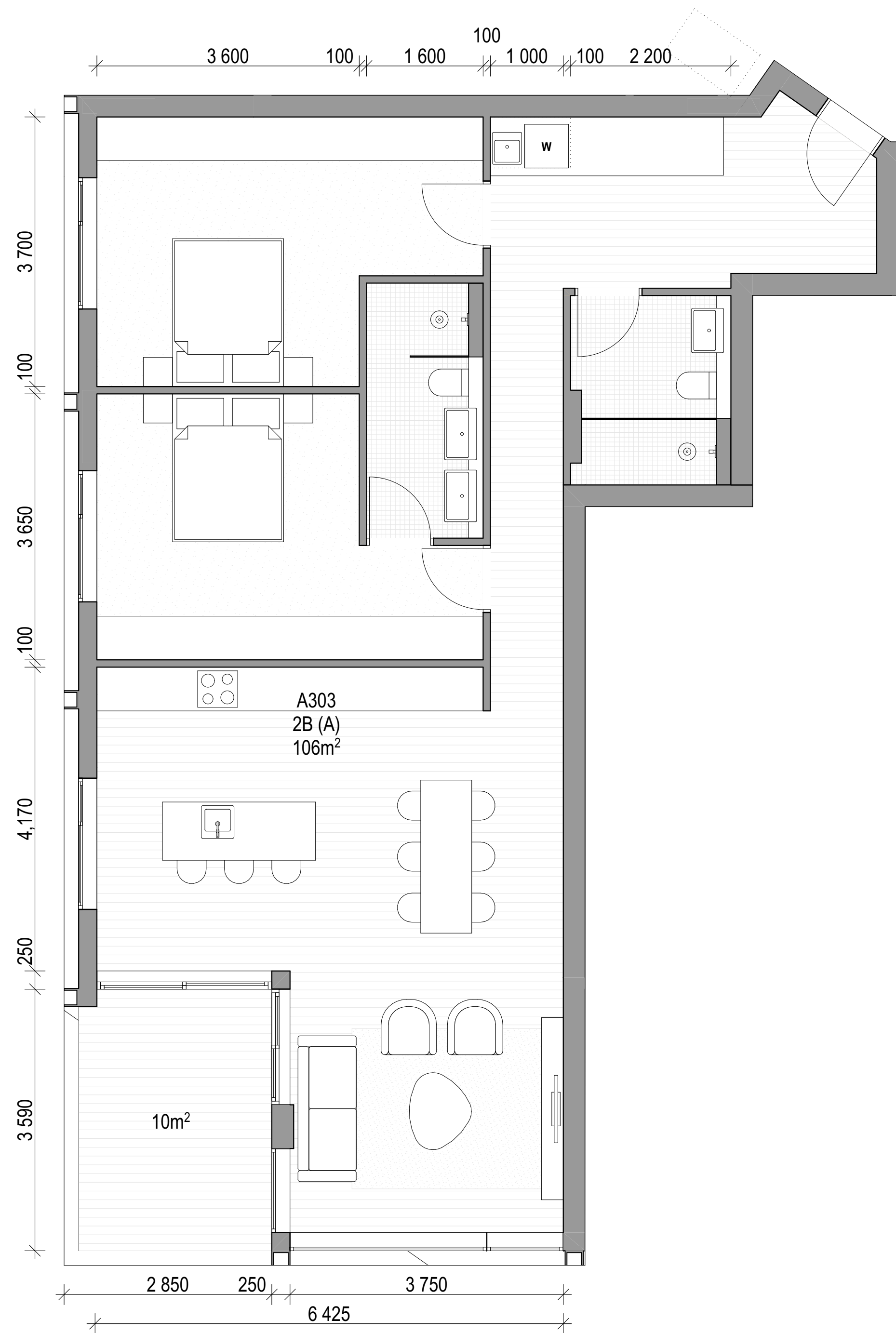
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LEVEL 3 + 4

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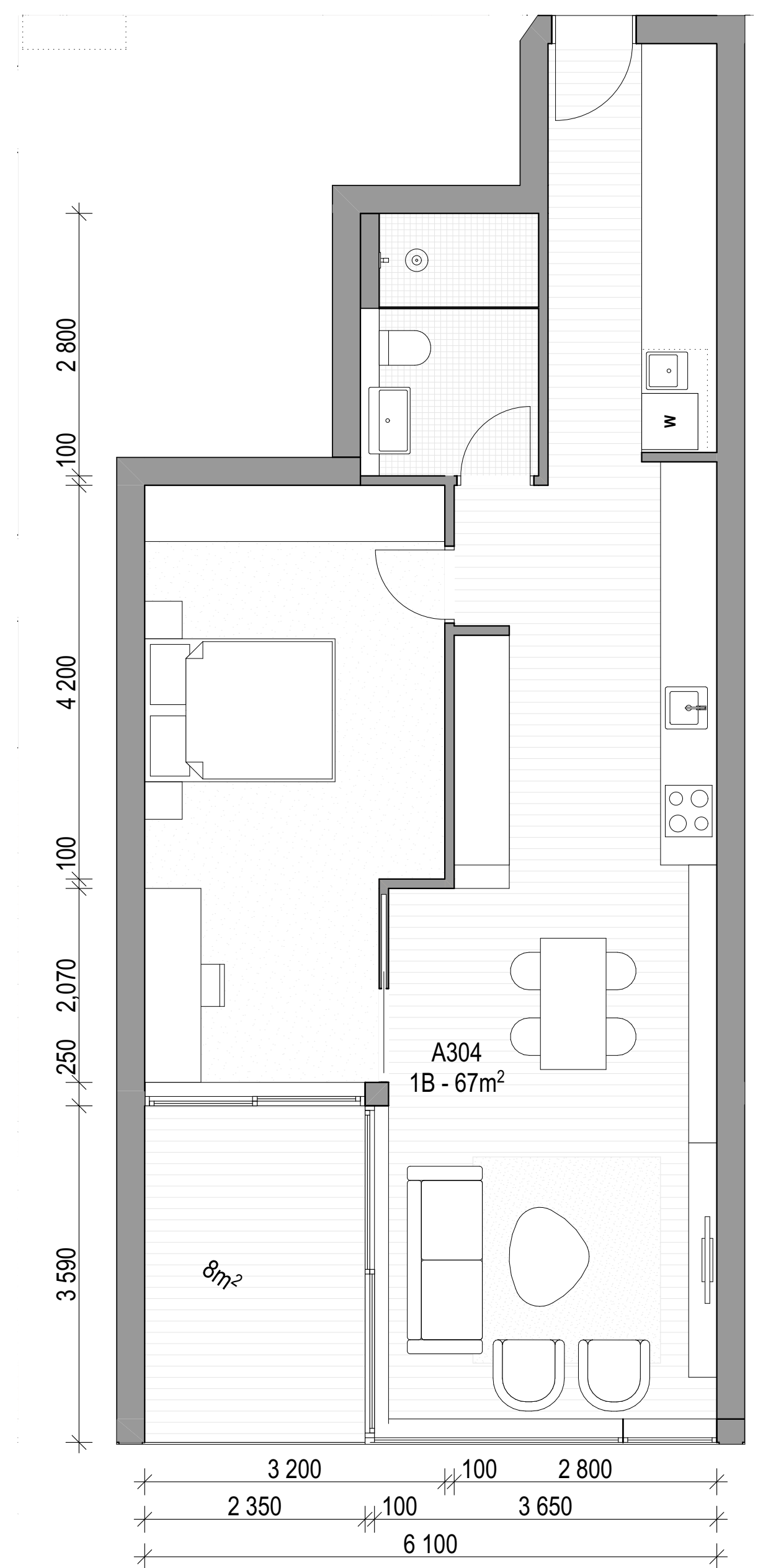
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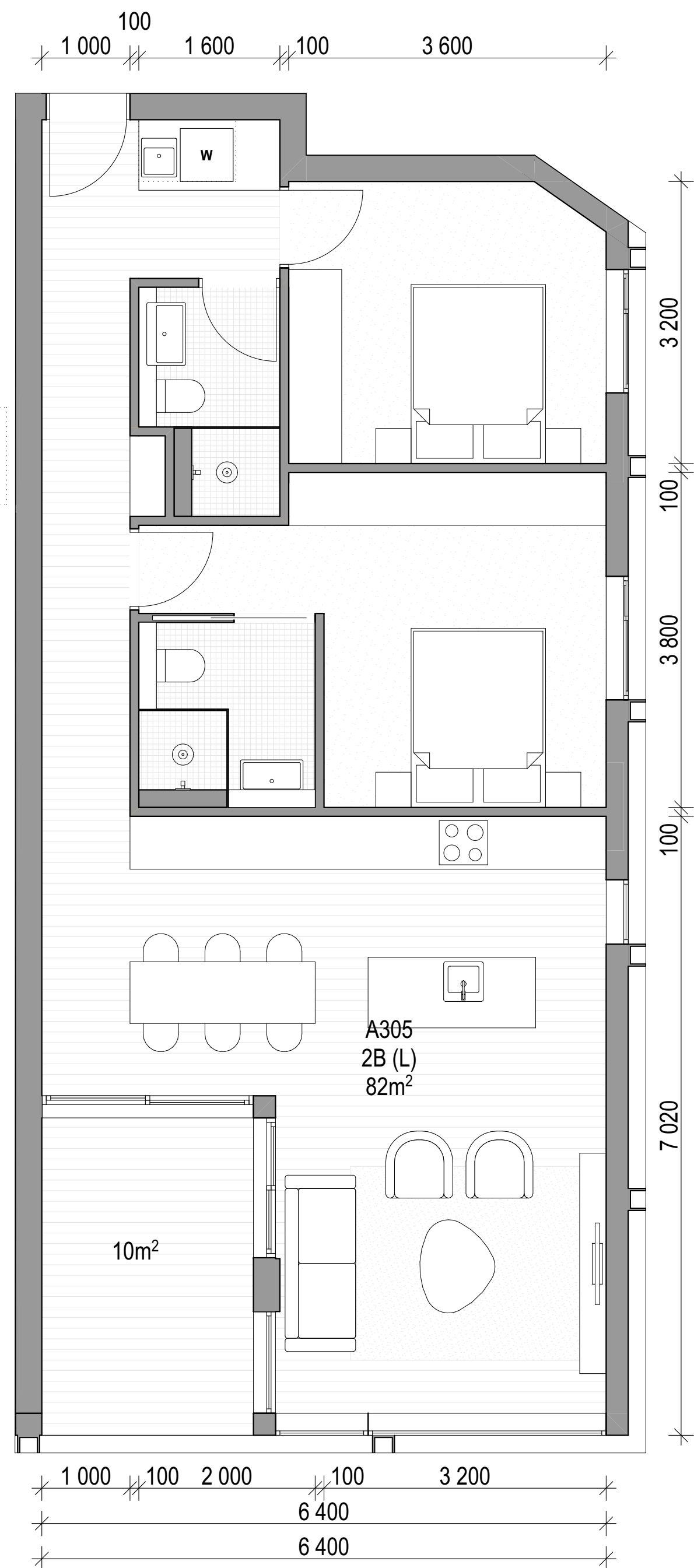
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01 A303, A403, B303, B304



02 A304, A404, B304, B404



03 A305, A405, B305, B405

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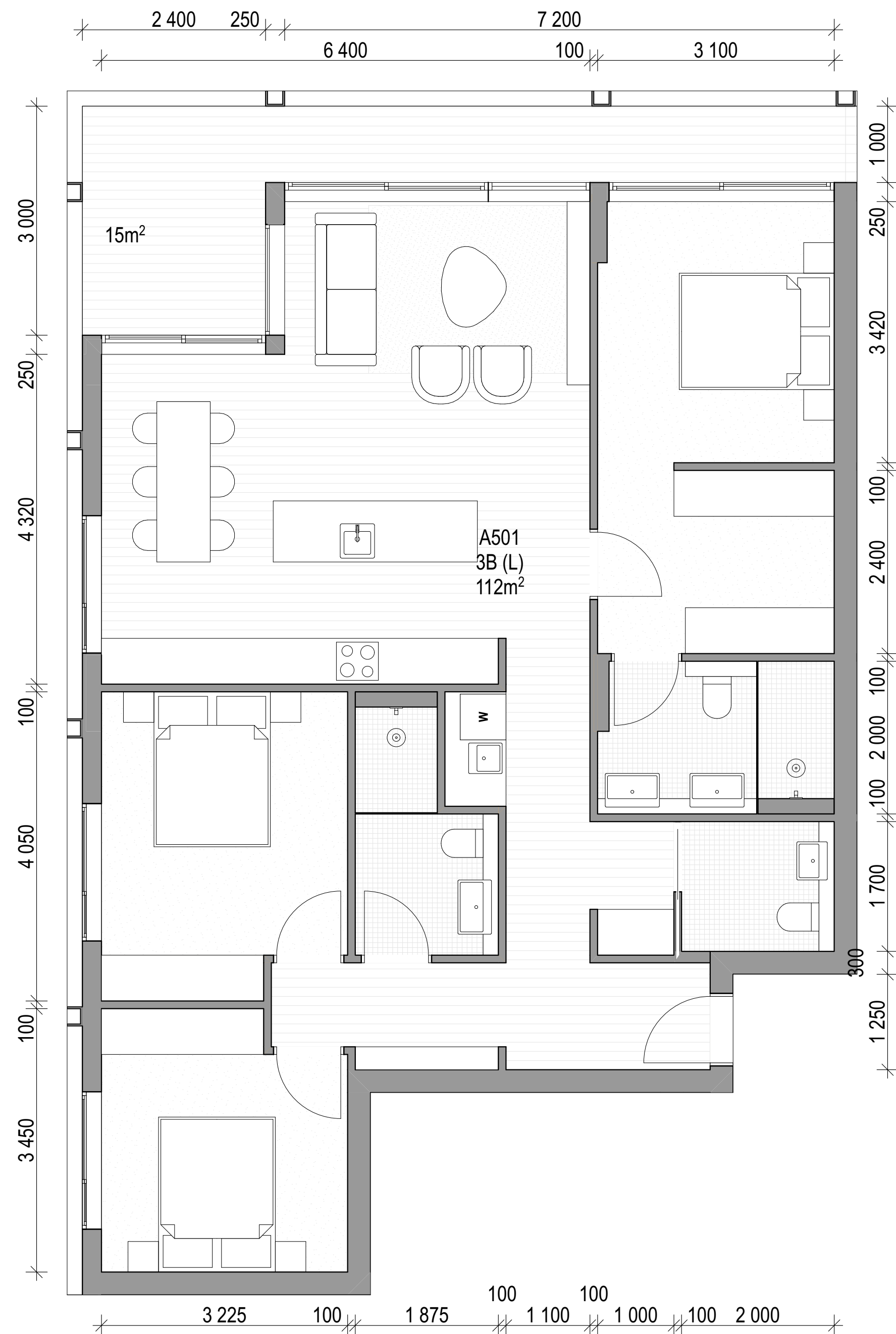
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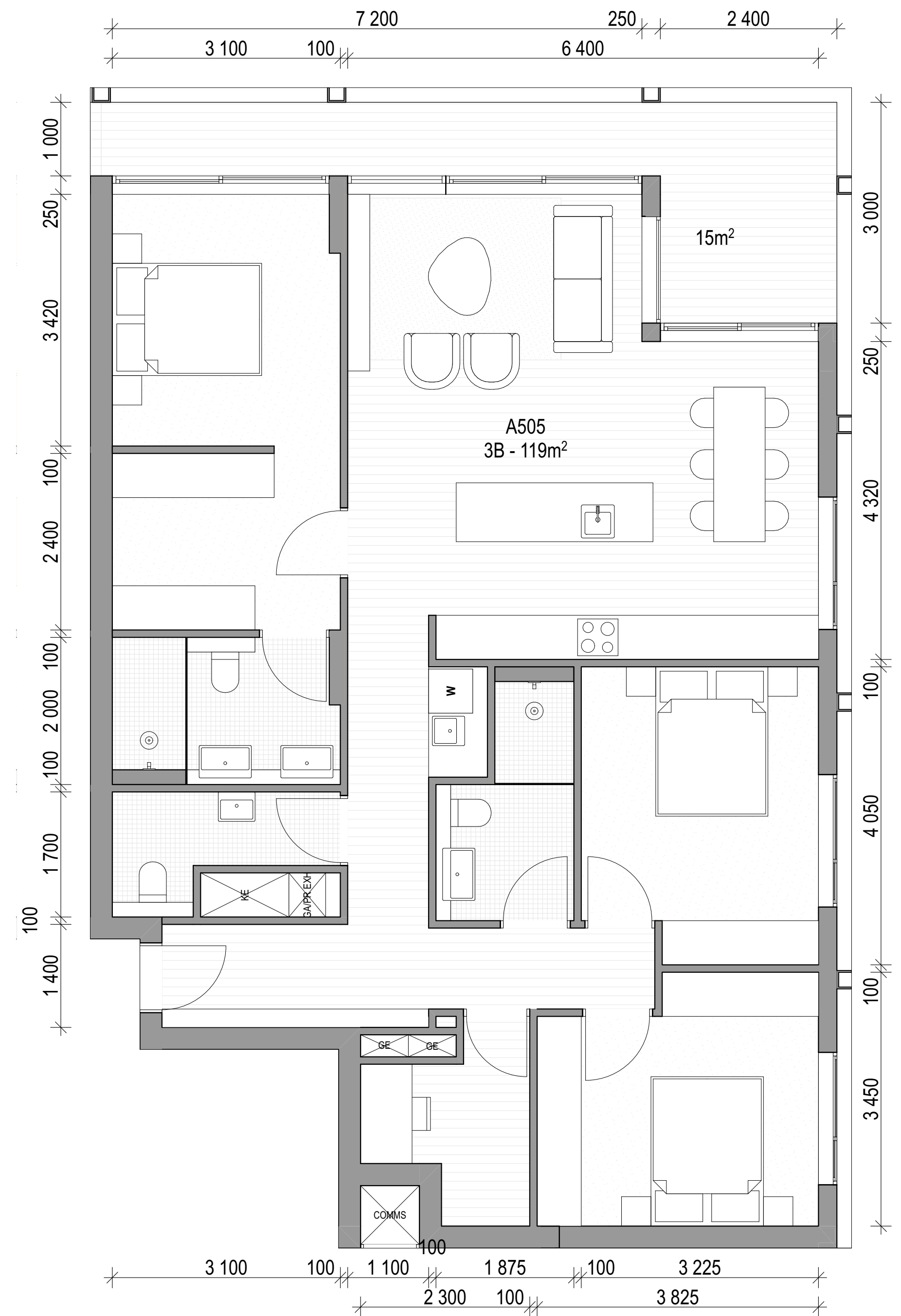
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01 A501, B501



02 A505, B505

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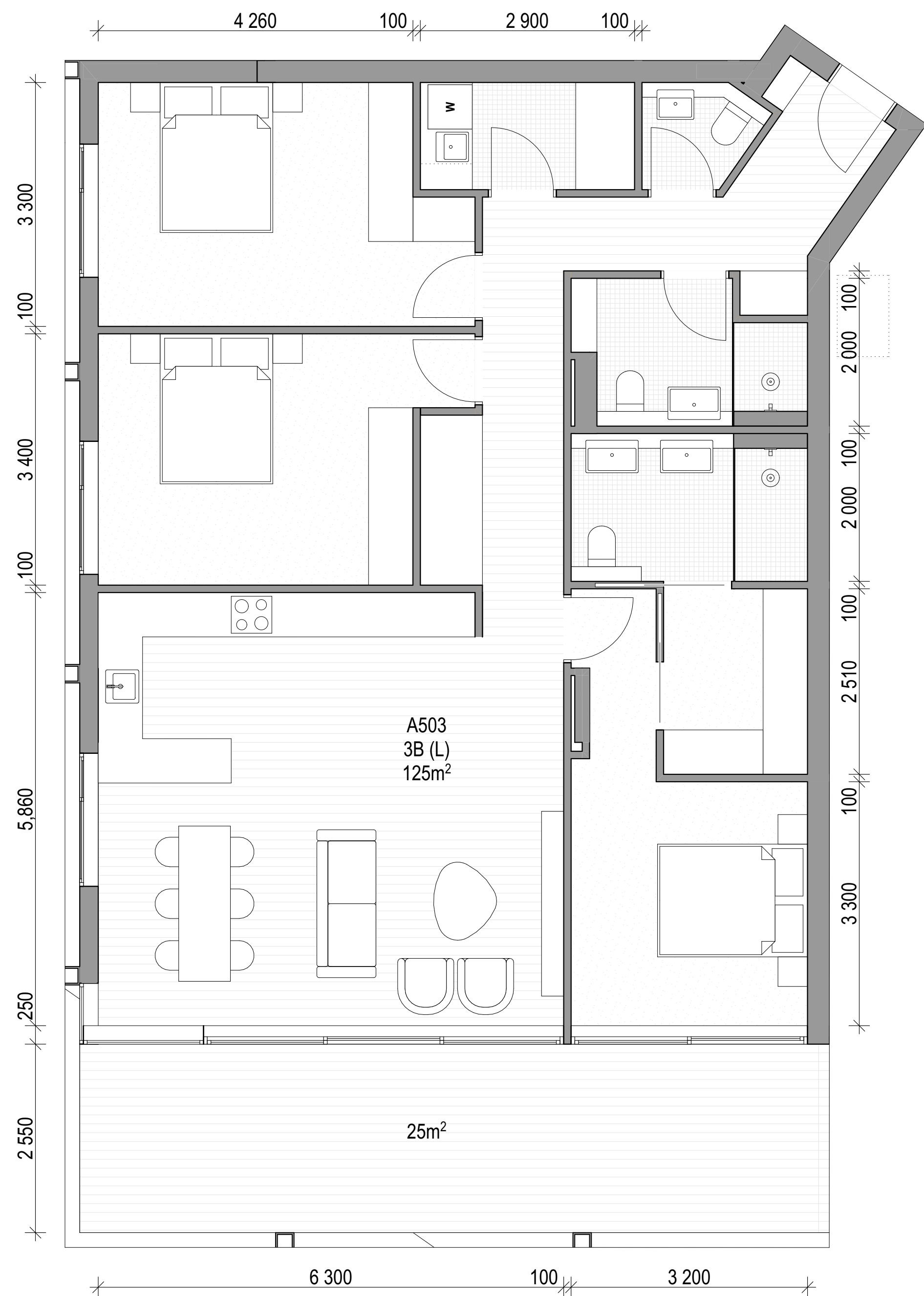
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LEVEL 5

DRAWING NUMBER

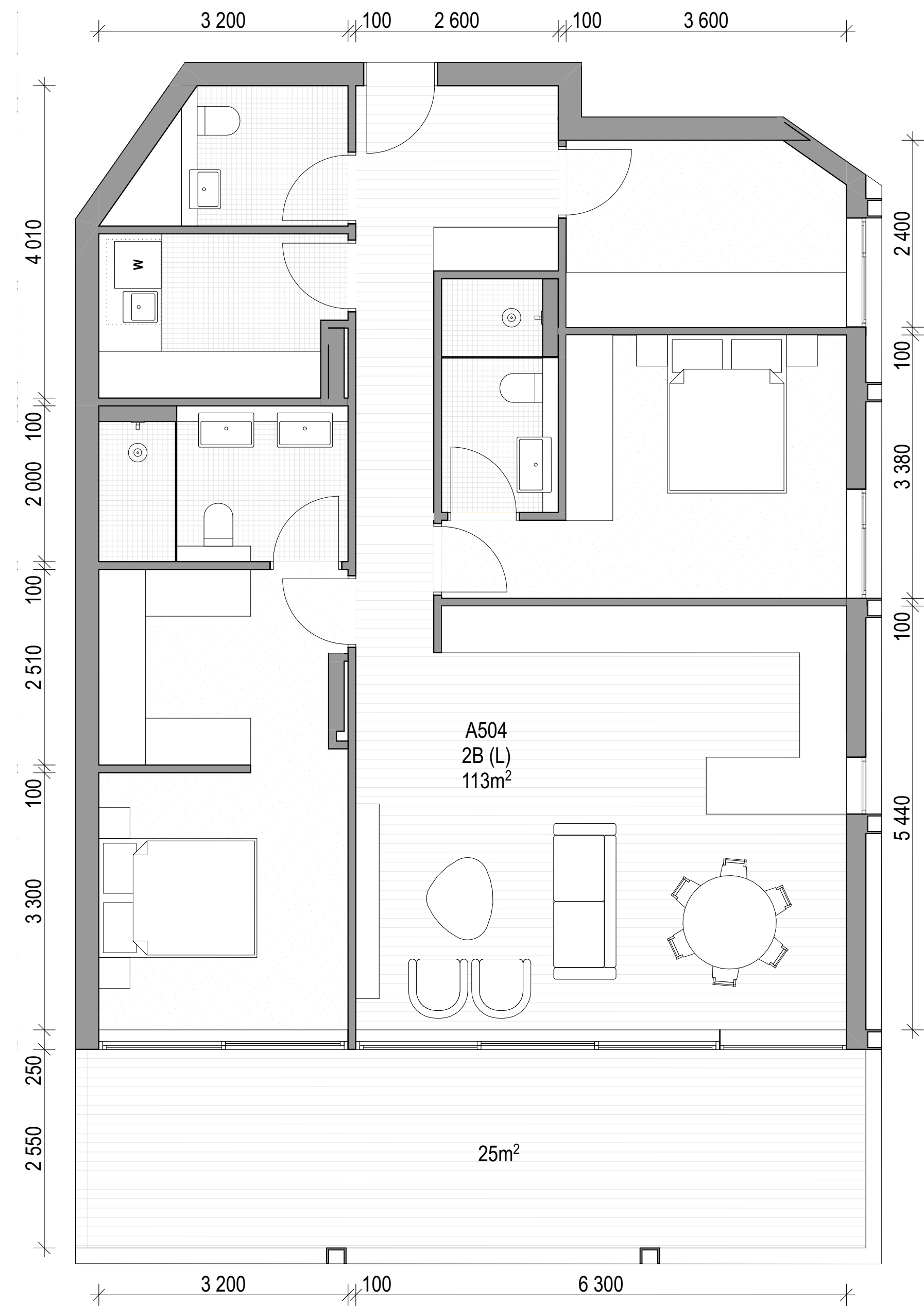
A-DA406

REVISION

02



01 A503, B503



02 A504, B504

ARCHITECT

CHROFI

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GROUP

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01

02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

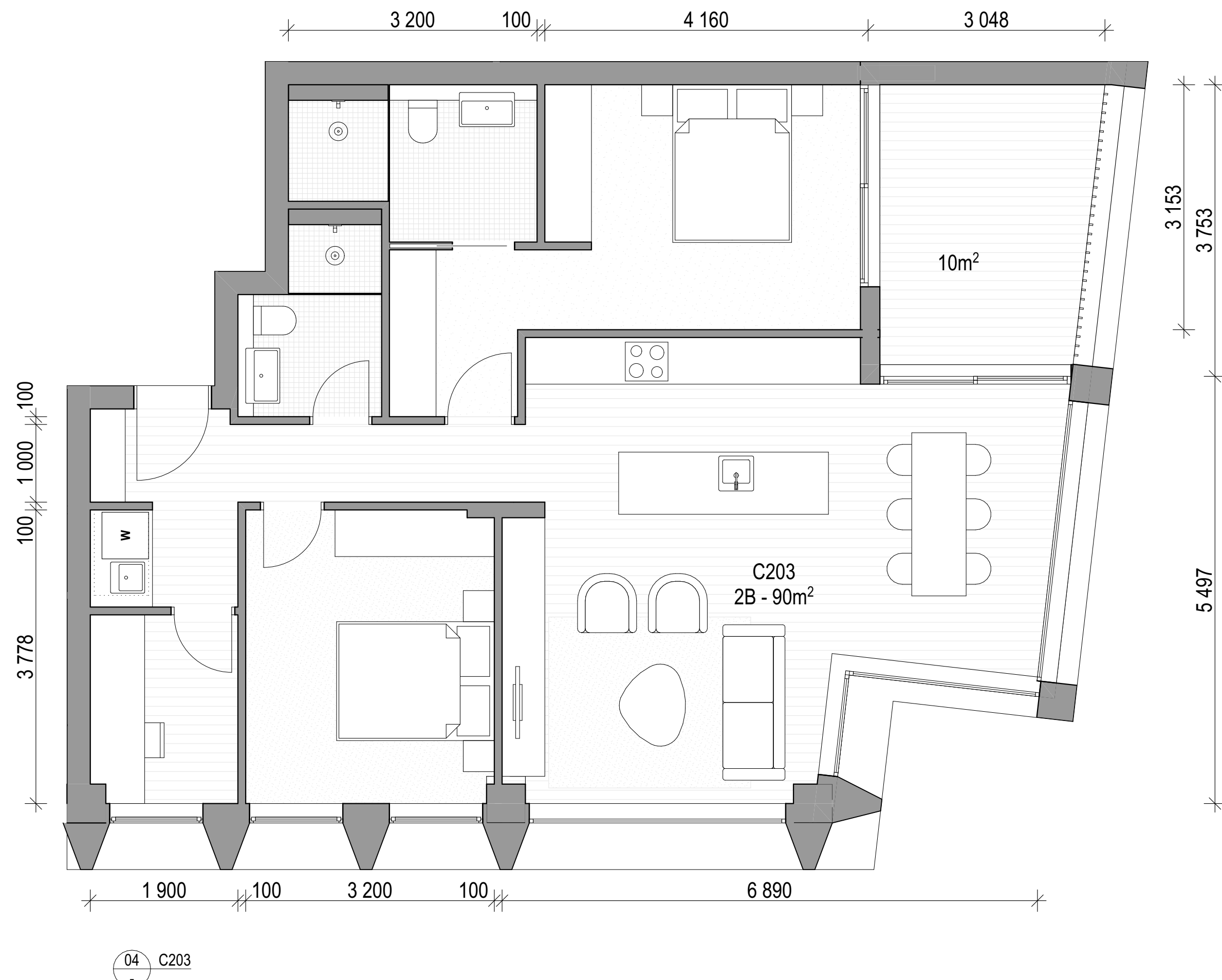
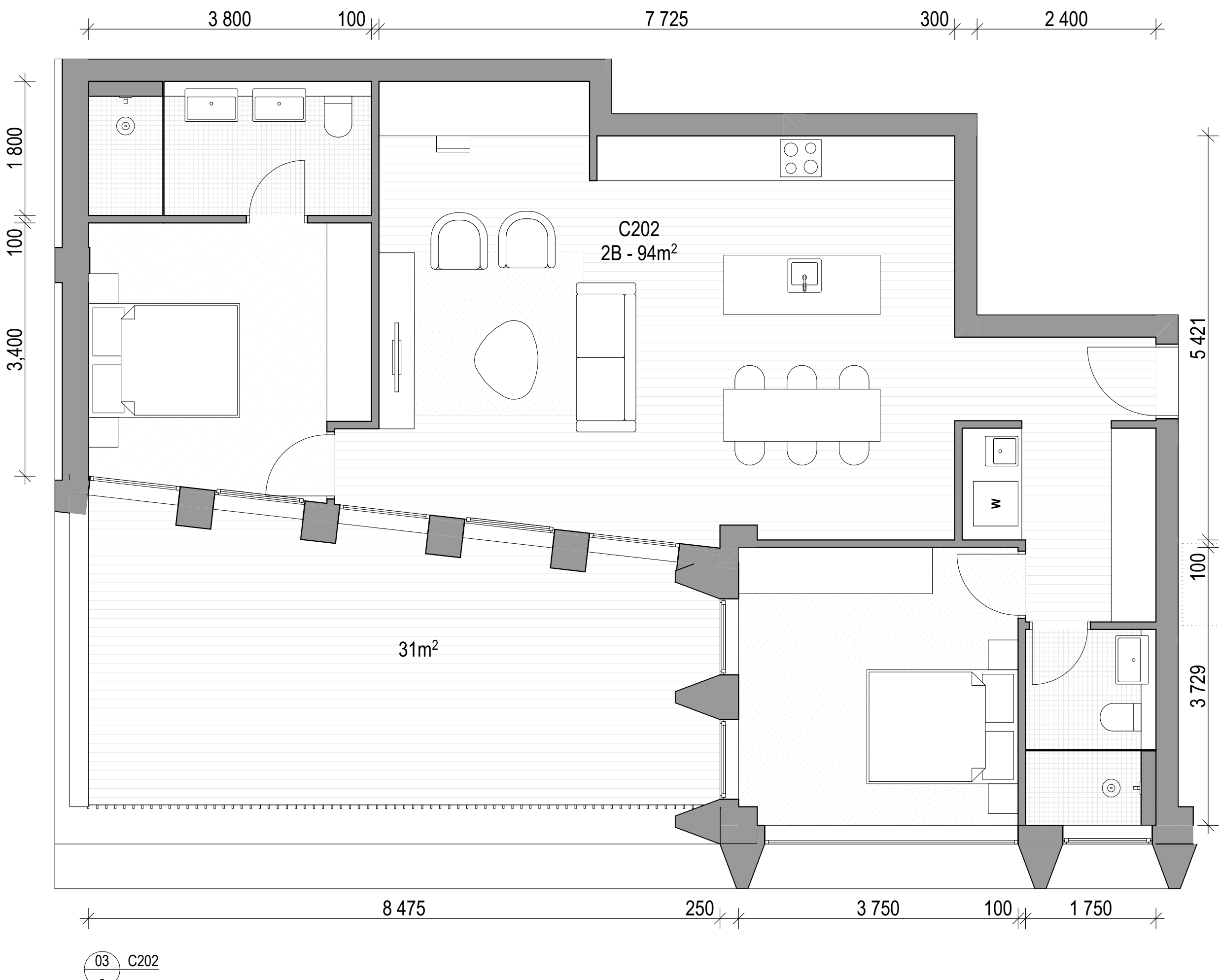
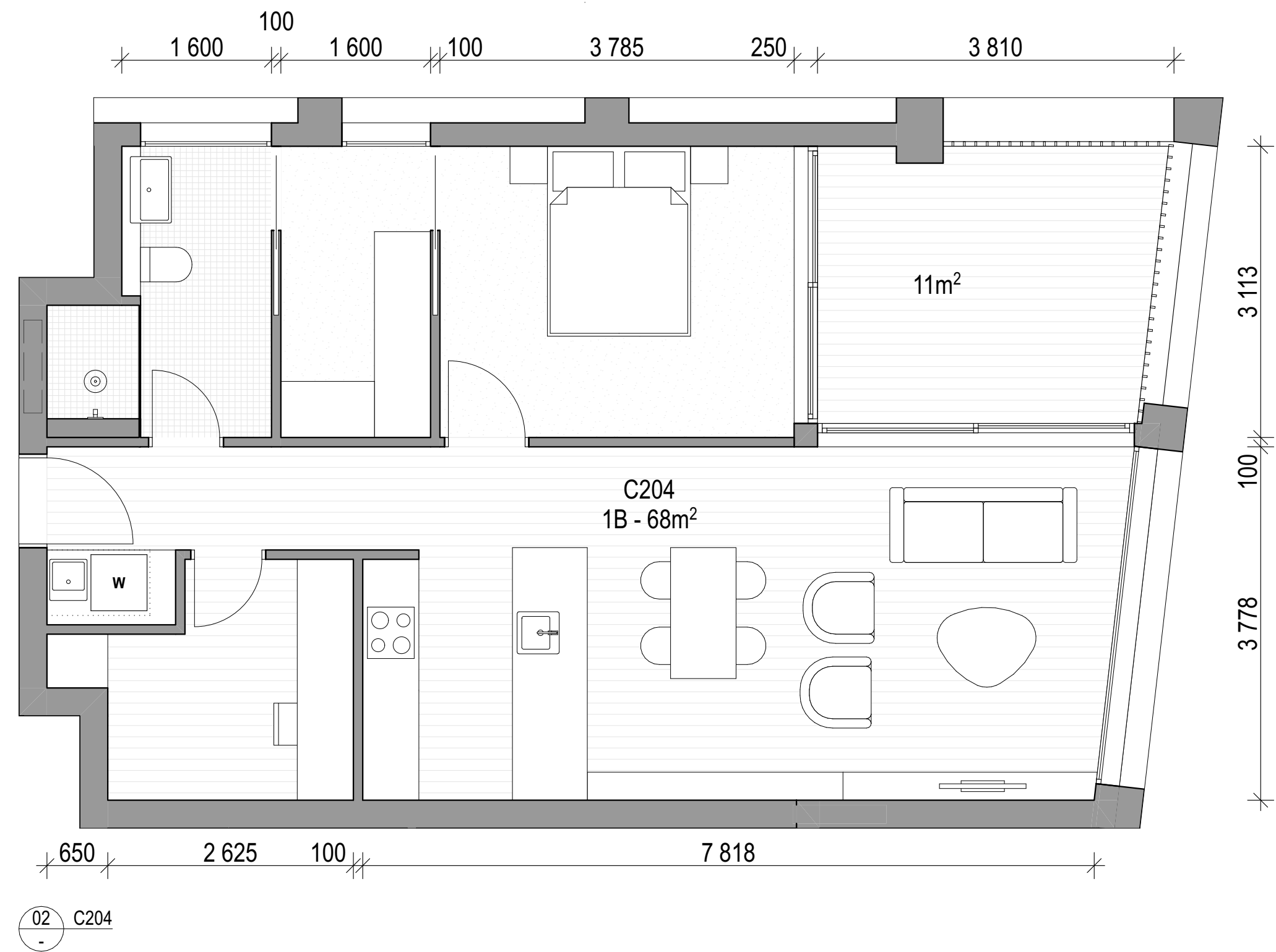
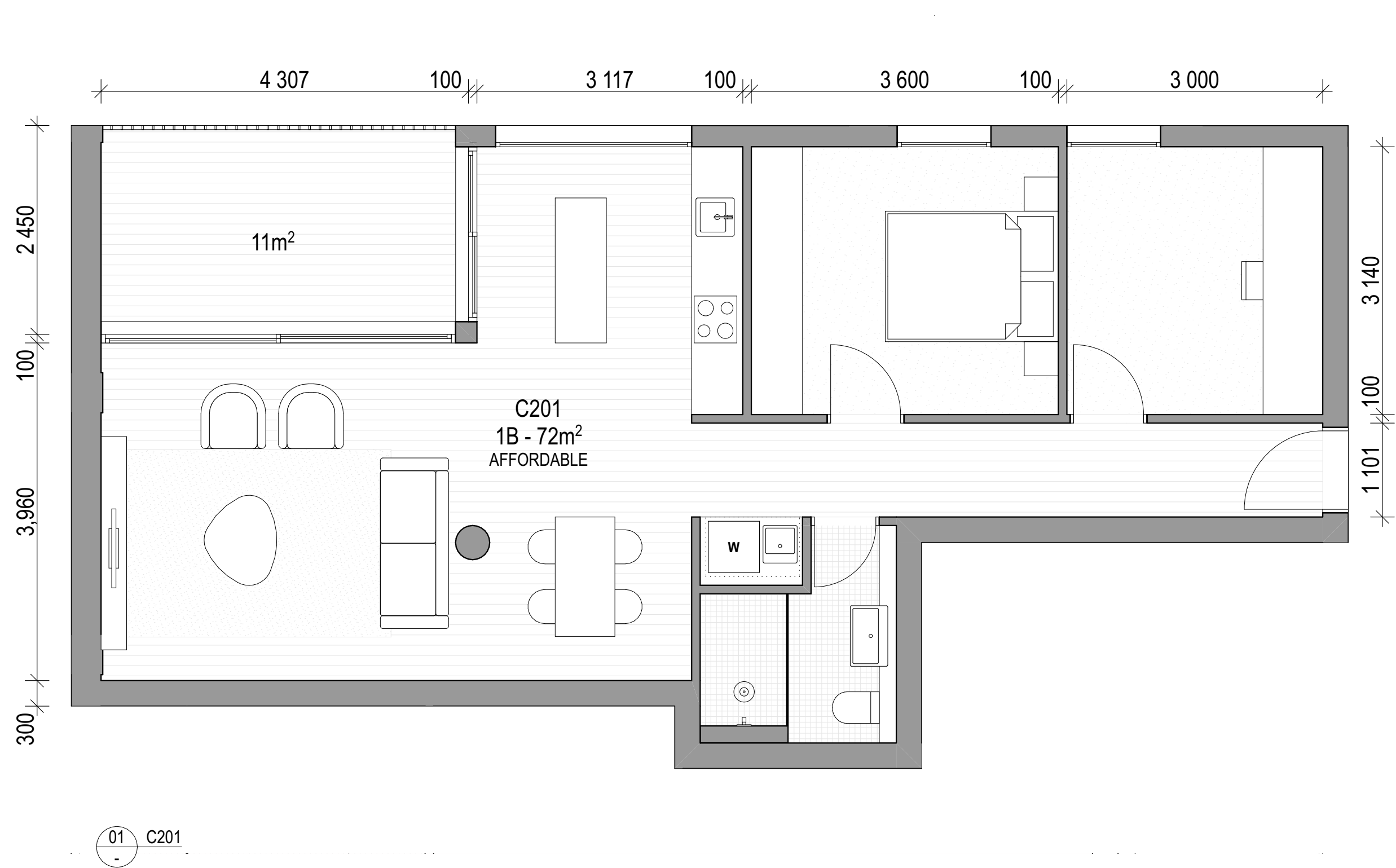
APARTMENTS - BUILDING A+B -
LEVEL 5

DRAWING NUMBER

A-DA407

REVISION

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APPLICATION

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

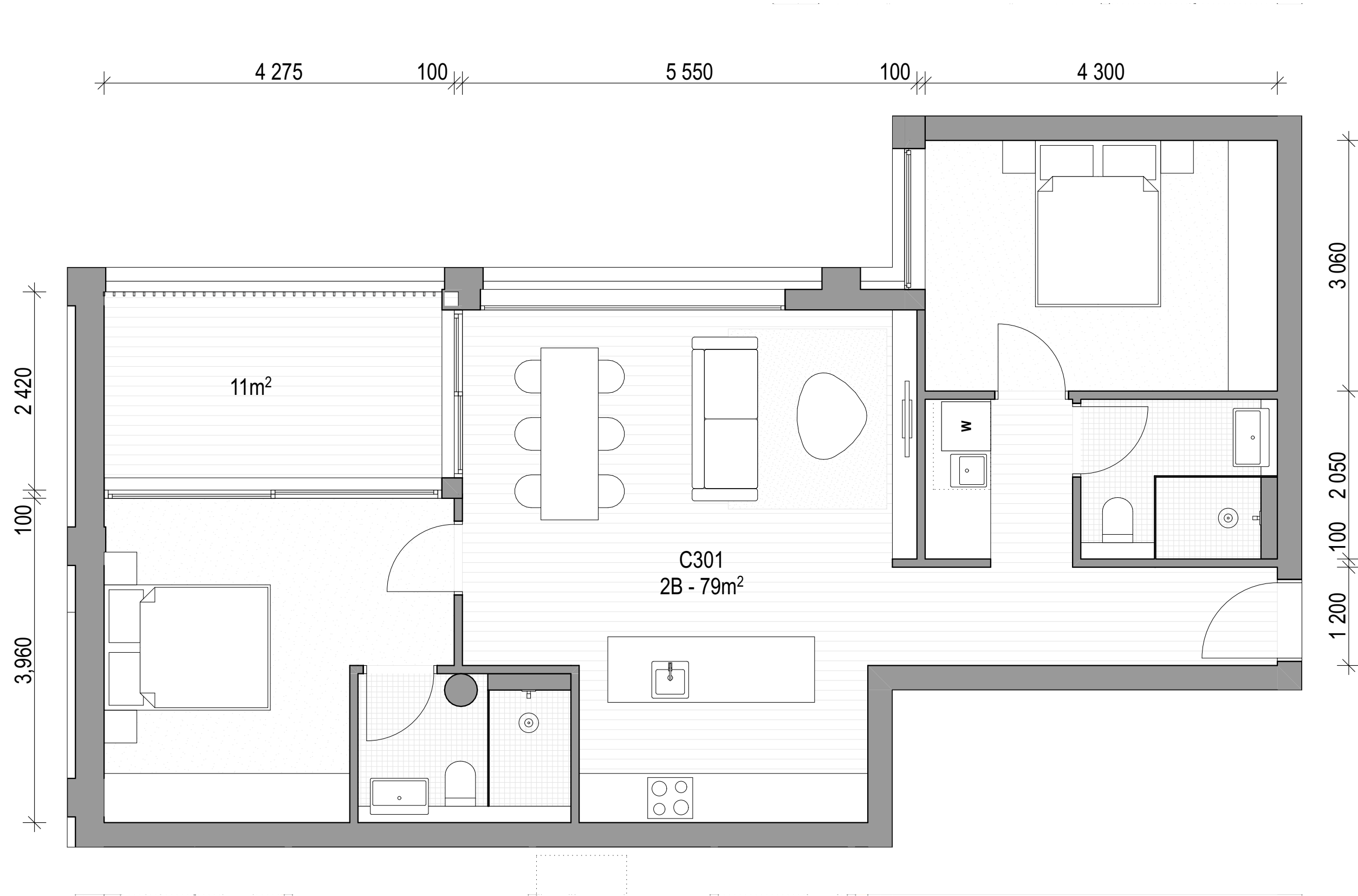
APARTMENTS - BUILDING C - LEVEL
2

DRAWING NUMBER

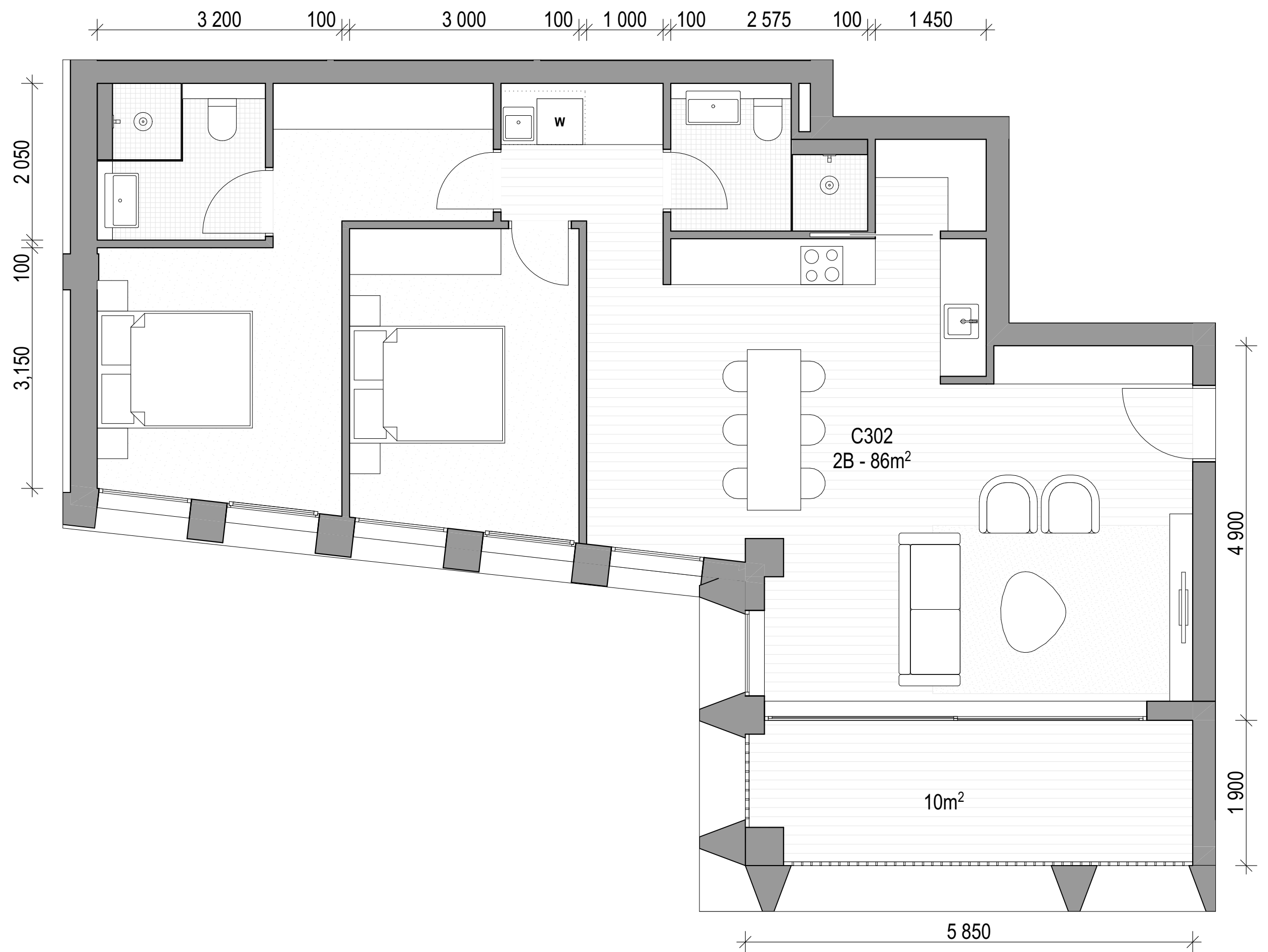
A-DA408

REVISION

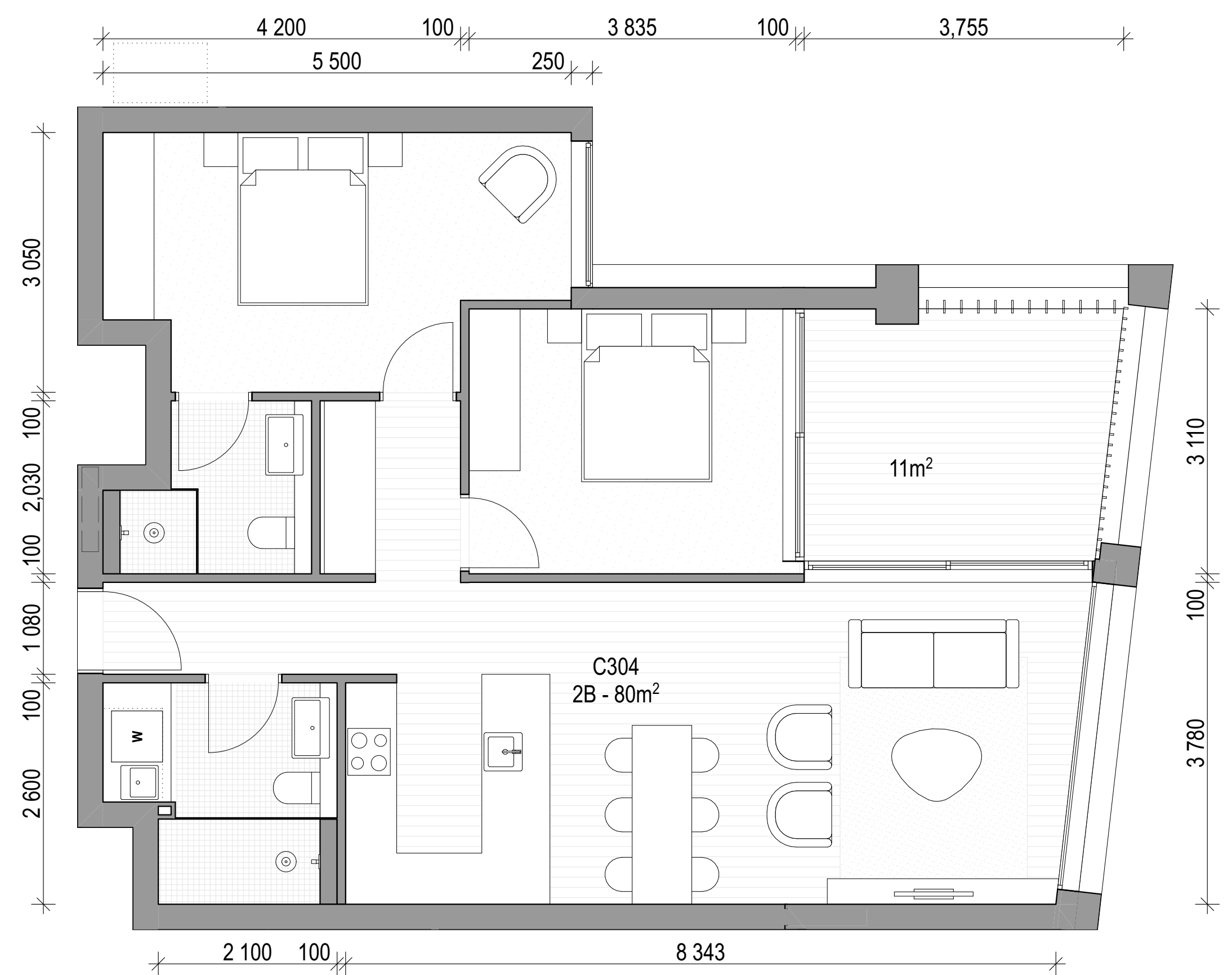
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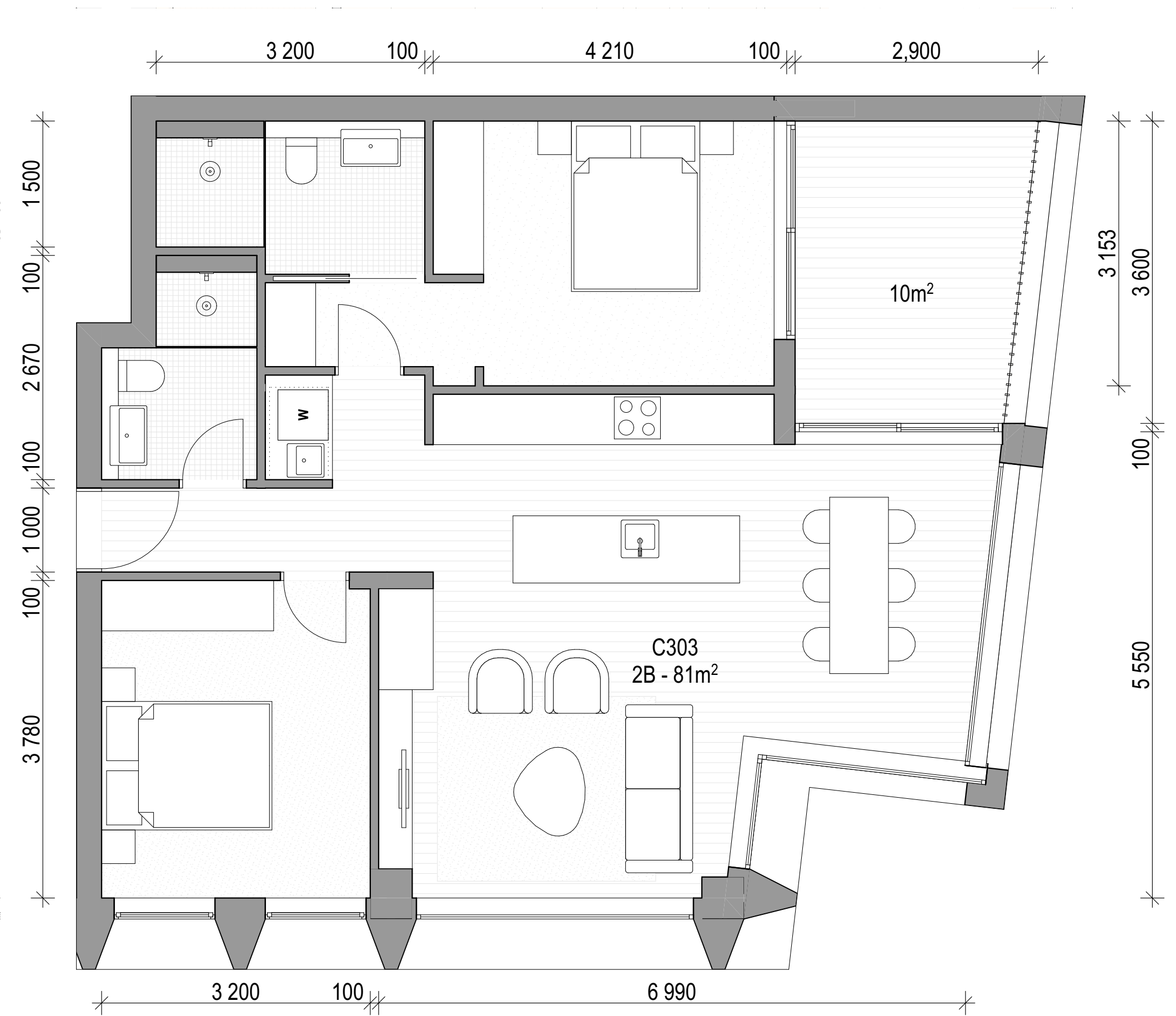
01 C301, C401



03 C302, C402



02 C304, C404



04 C303, C403

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APPLICATION

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469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3

A1

NORTH

DRAWING TITLE

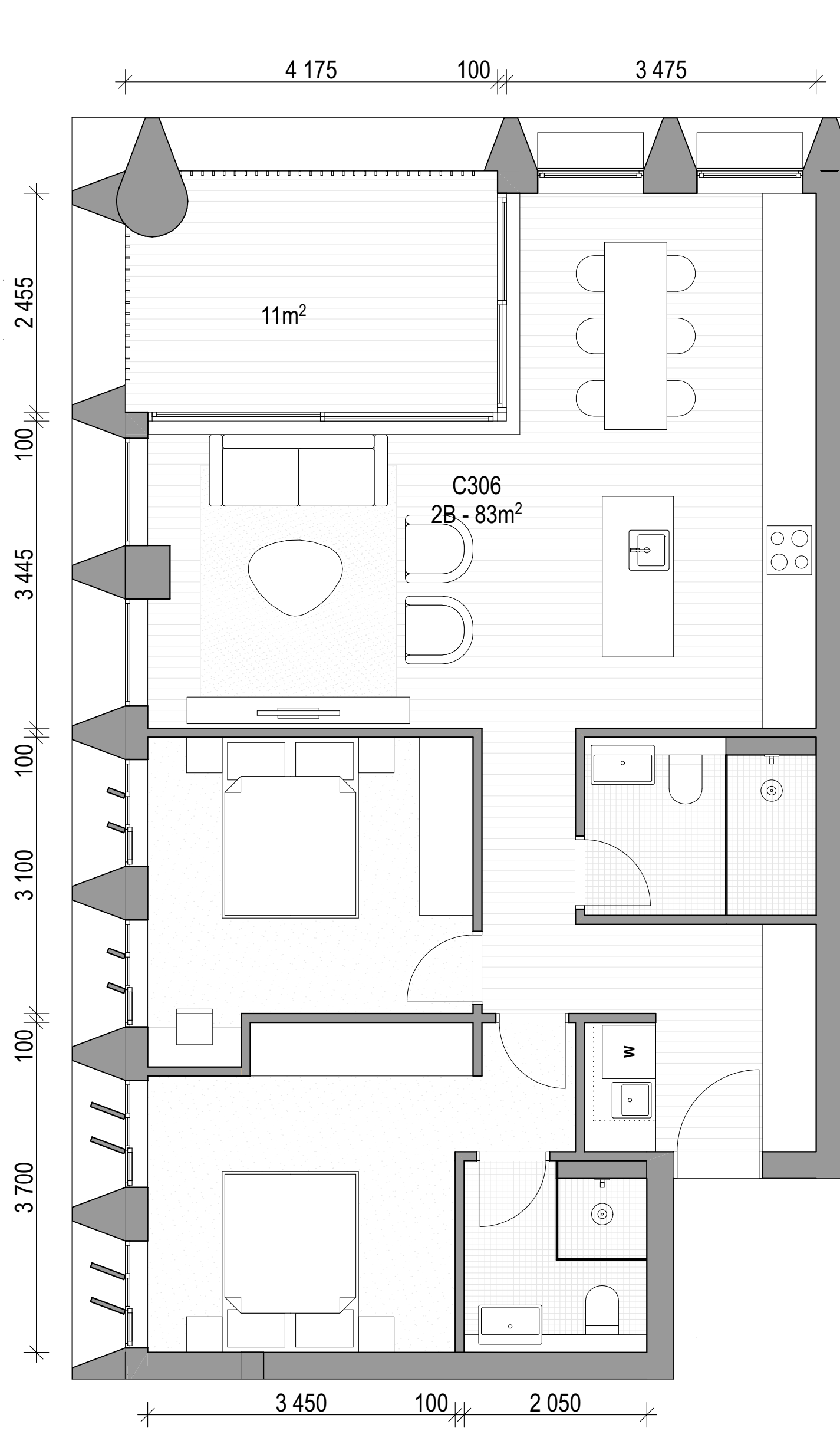
APARTMENTS - BUILDING C - LEVEL
3+4

DRAWING NUMBER

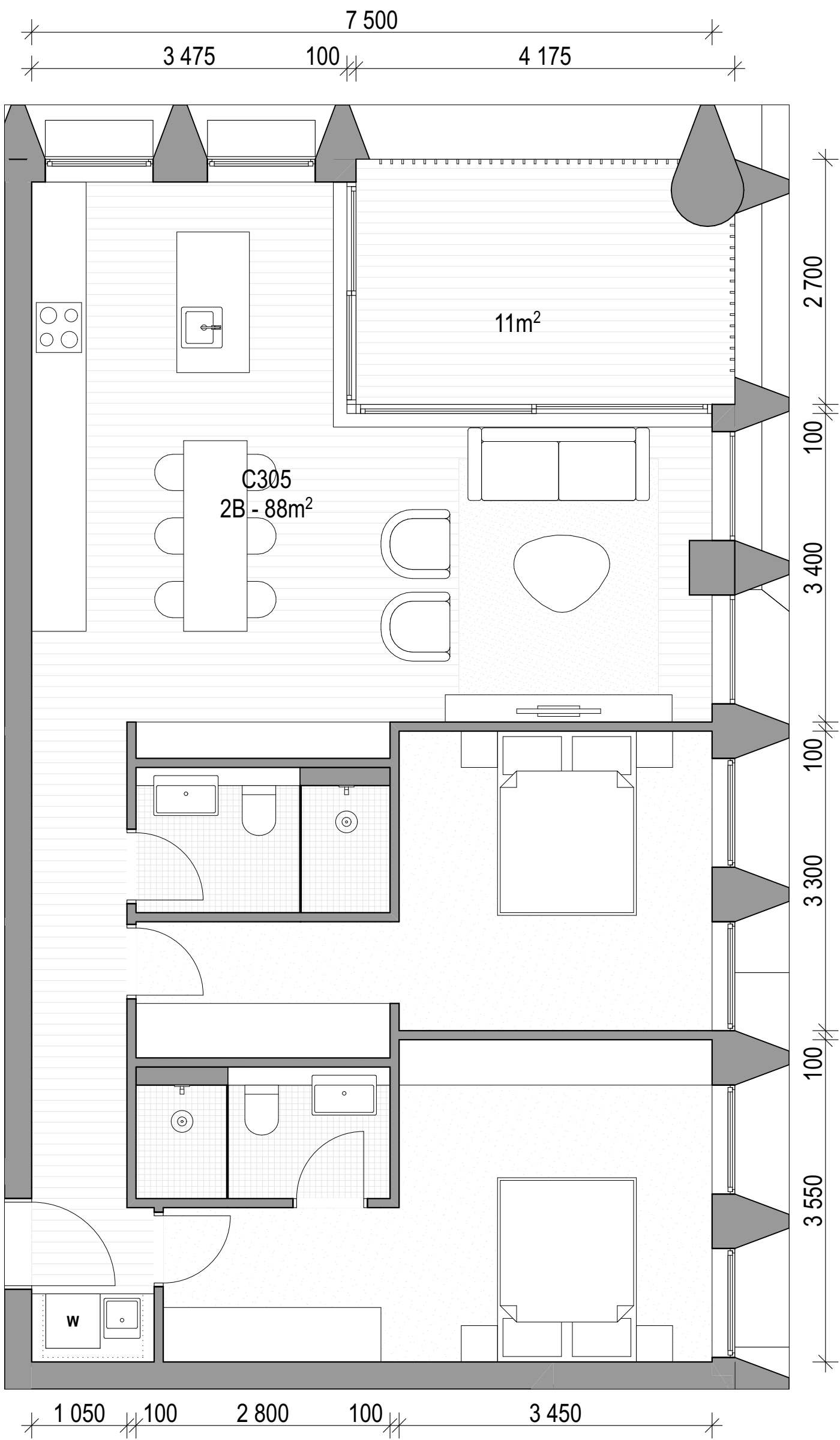
A-DA409

REVISION

02



01 C306, C406



02 C305, C405

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APPLICATION

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469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

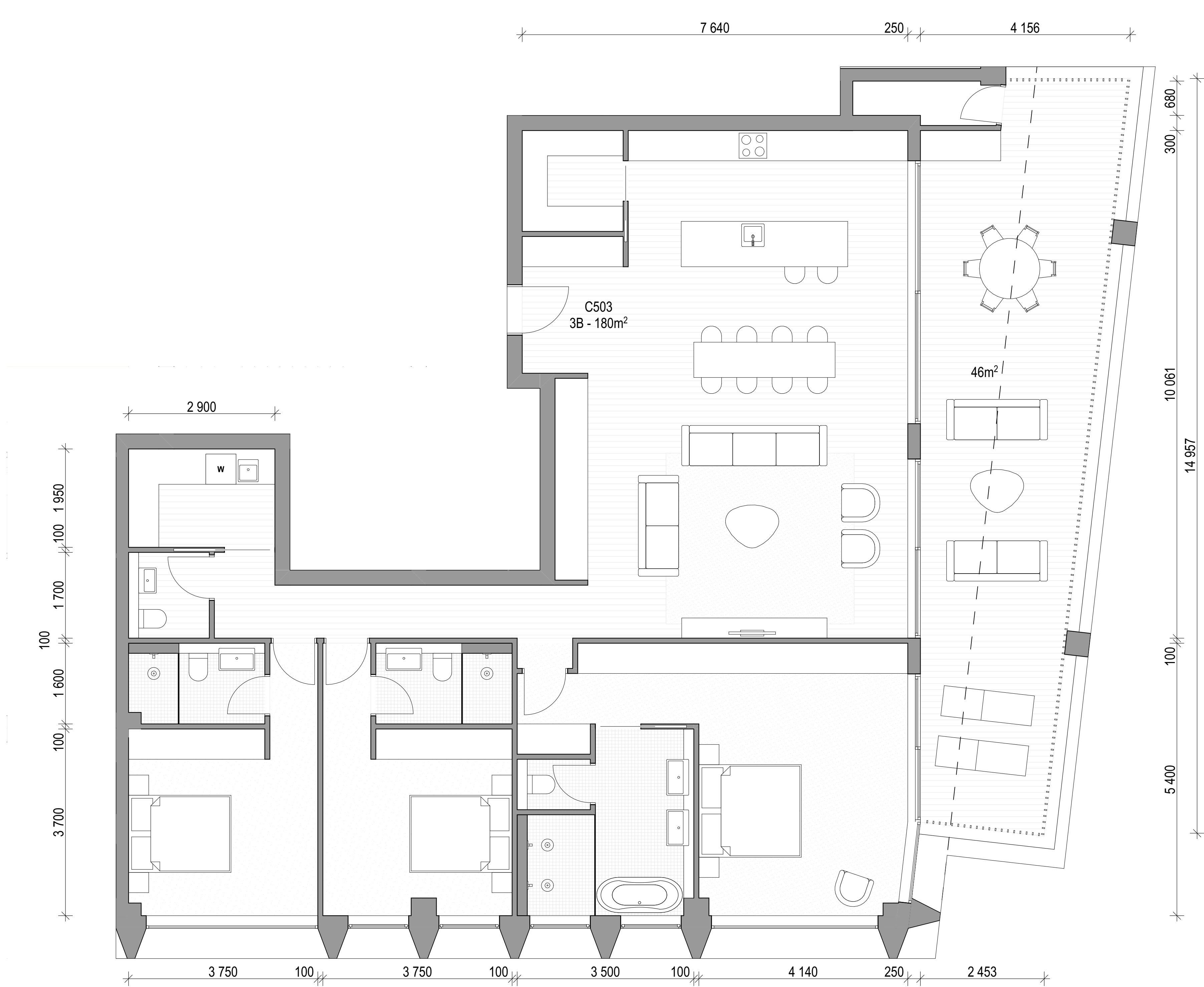
APARTMENTS - BUILDING C - LEVEL
3 + 4

DRAWING NUMBER

A-DA410

REVISION

02



01 C503

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17/5/23
25/11/23

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APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

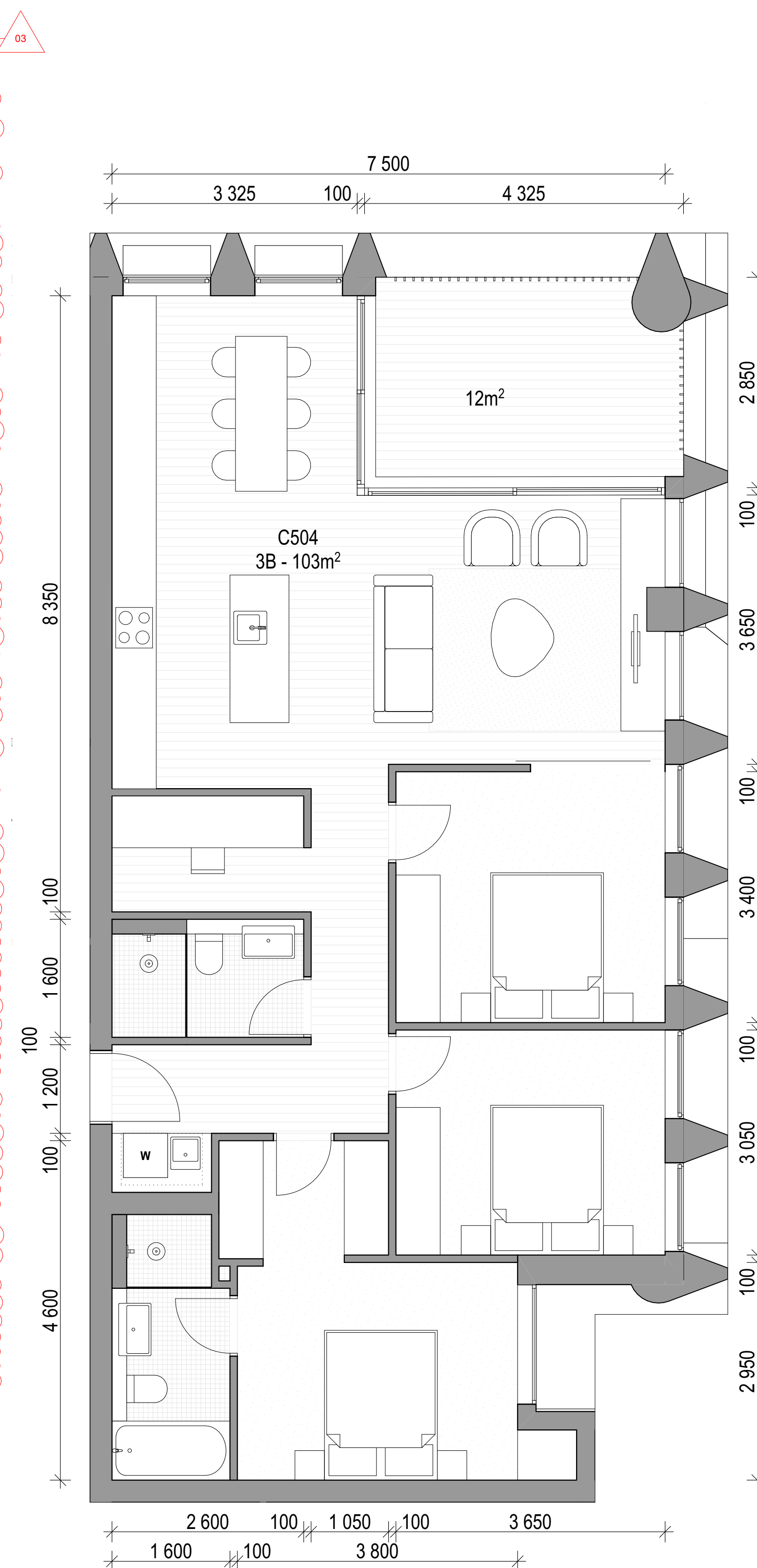
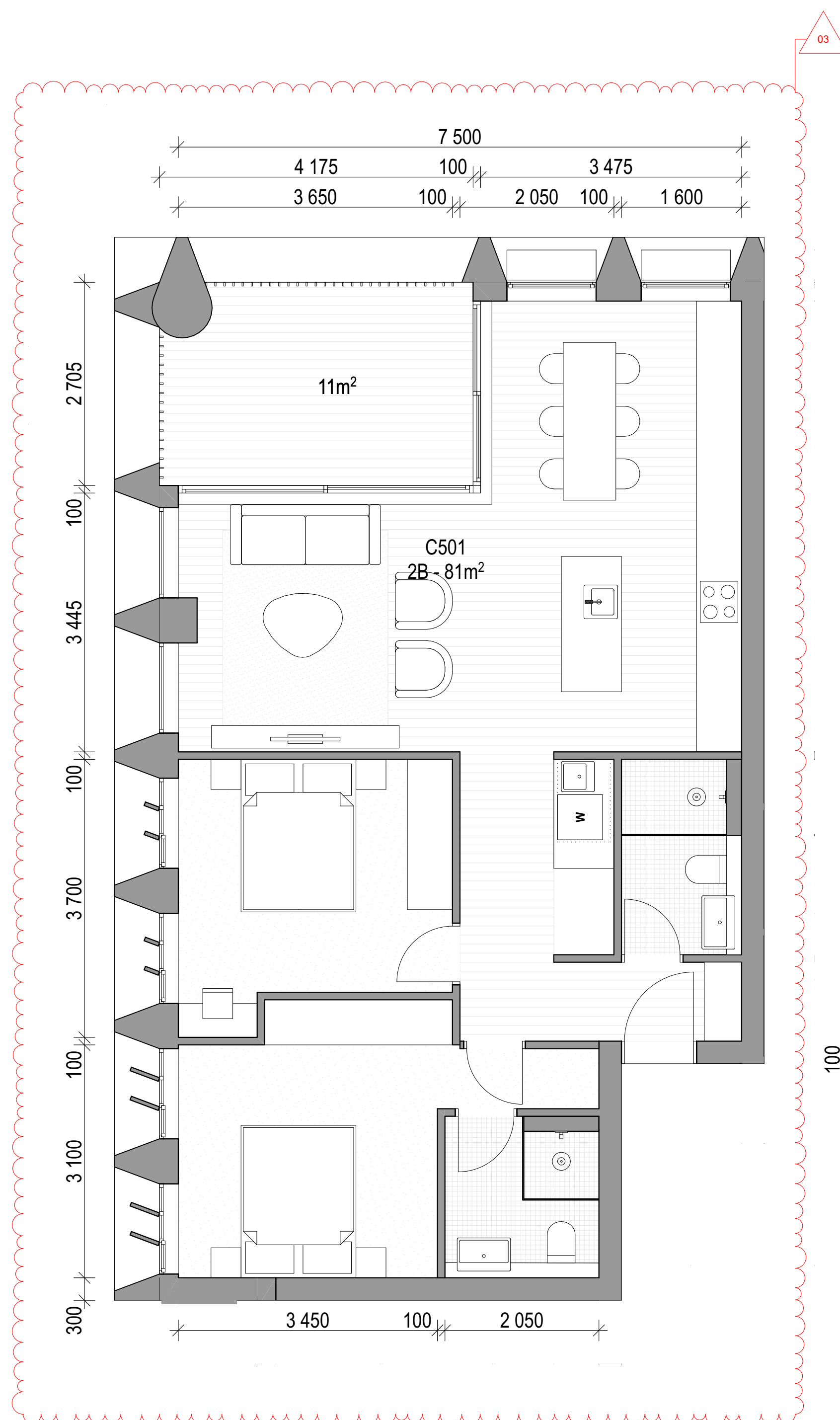
APARTMENTS - BUILDING C - LEVEL
5

DRAWING NUMBER

A-DA411

REVISION

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02	

DATE _____

17/5/23
25/11/23

ISSUE

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REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE _____

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

R| PLOT DATE

28/11/2

DRAWN

TG

CHECKED

TR

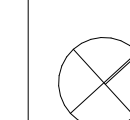
SHEET SCALE

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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING C - LEVEL
5

DRAWING NUMBER

A-DA412

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02



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APPLICATION

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DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

APARTMENTS - BUILDING D + E

DRAWING NUMBER

A-DA413

REVISION

02

21049

28/11/23

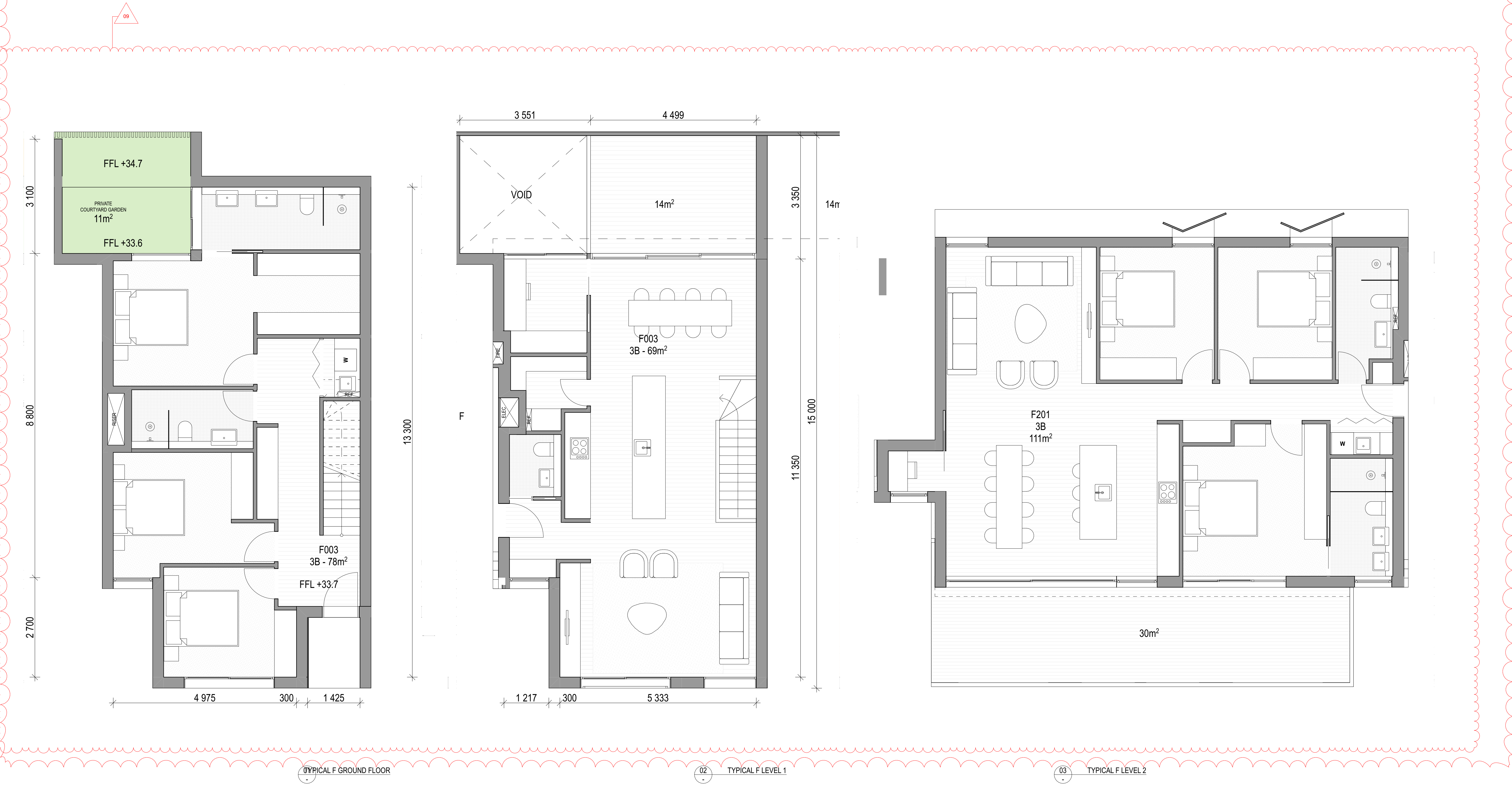
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TR

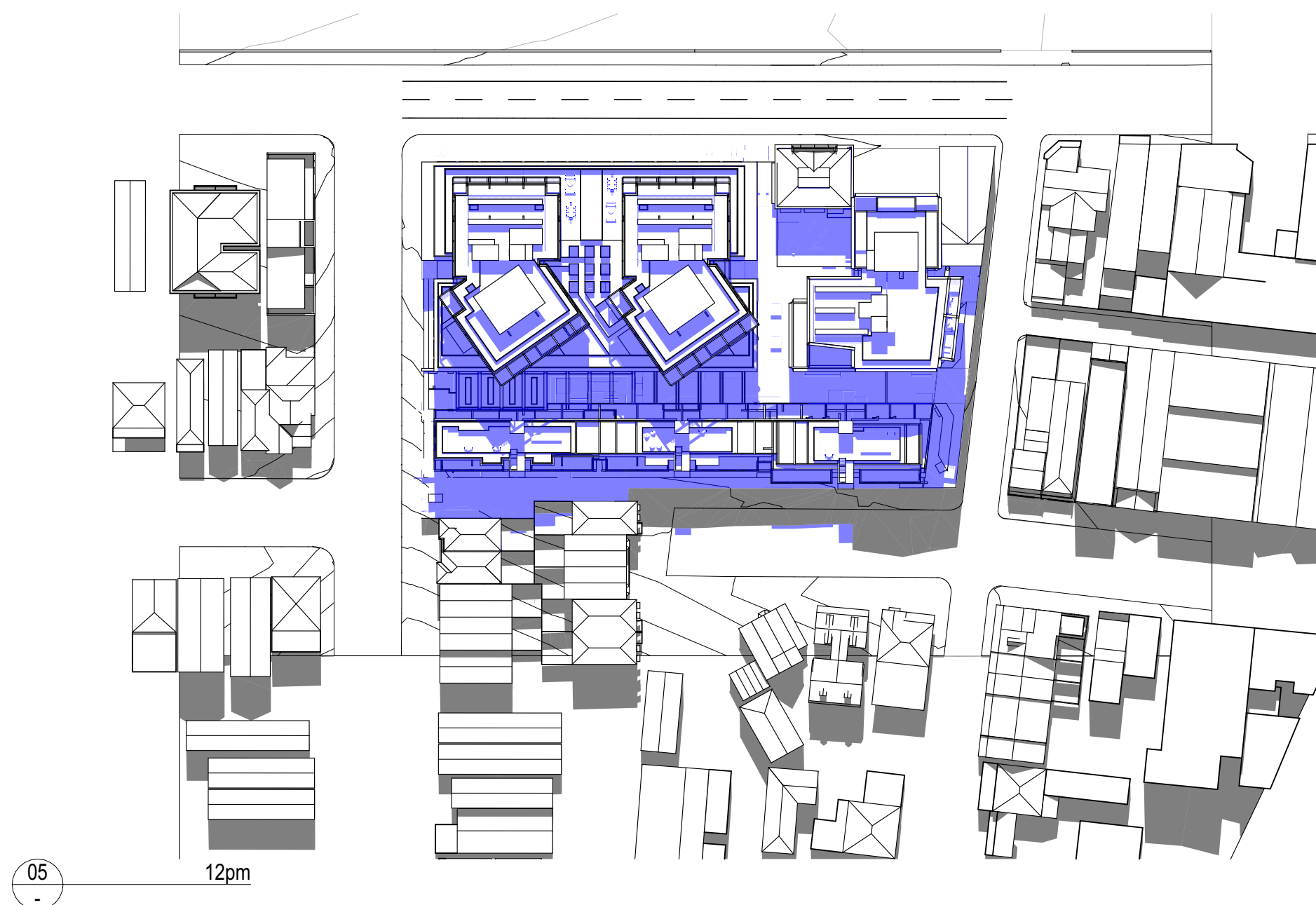
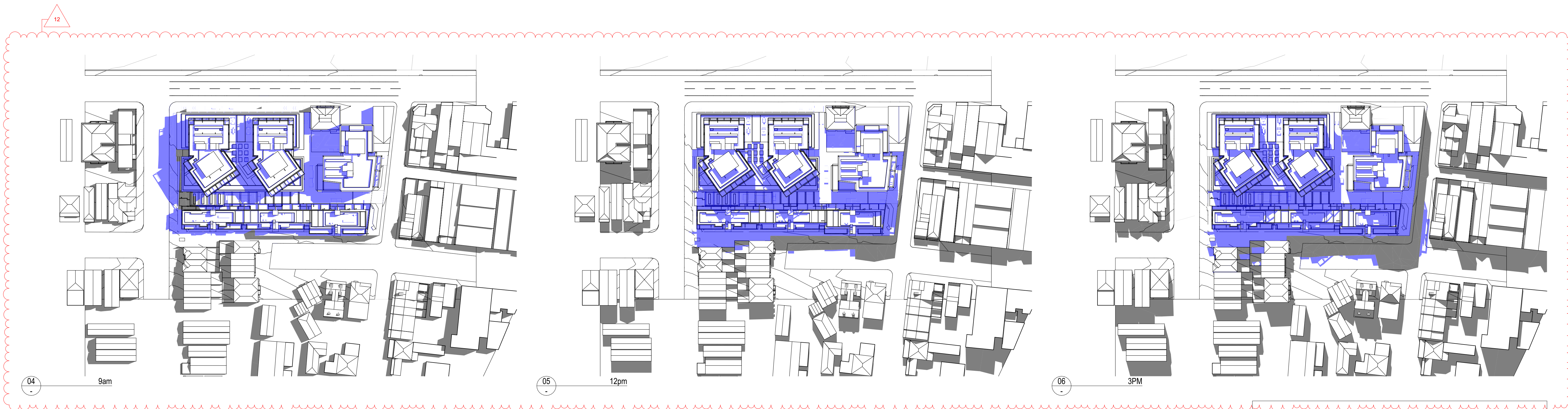
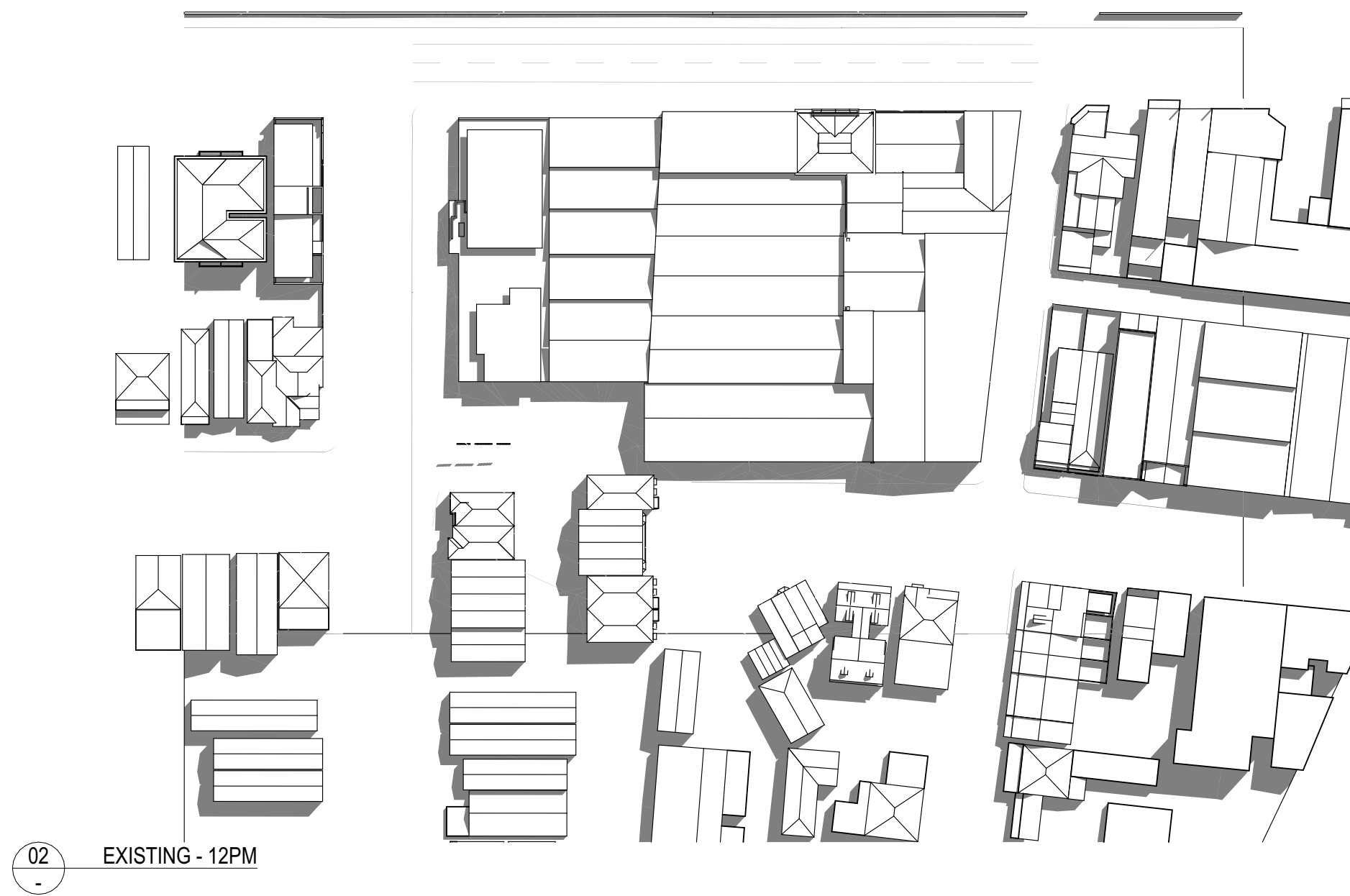
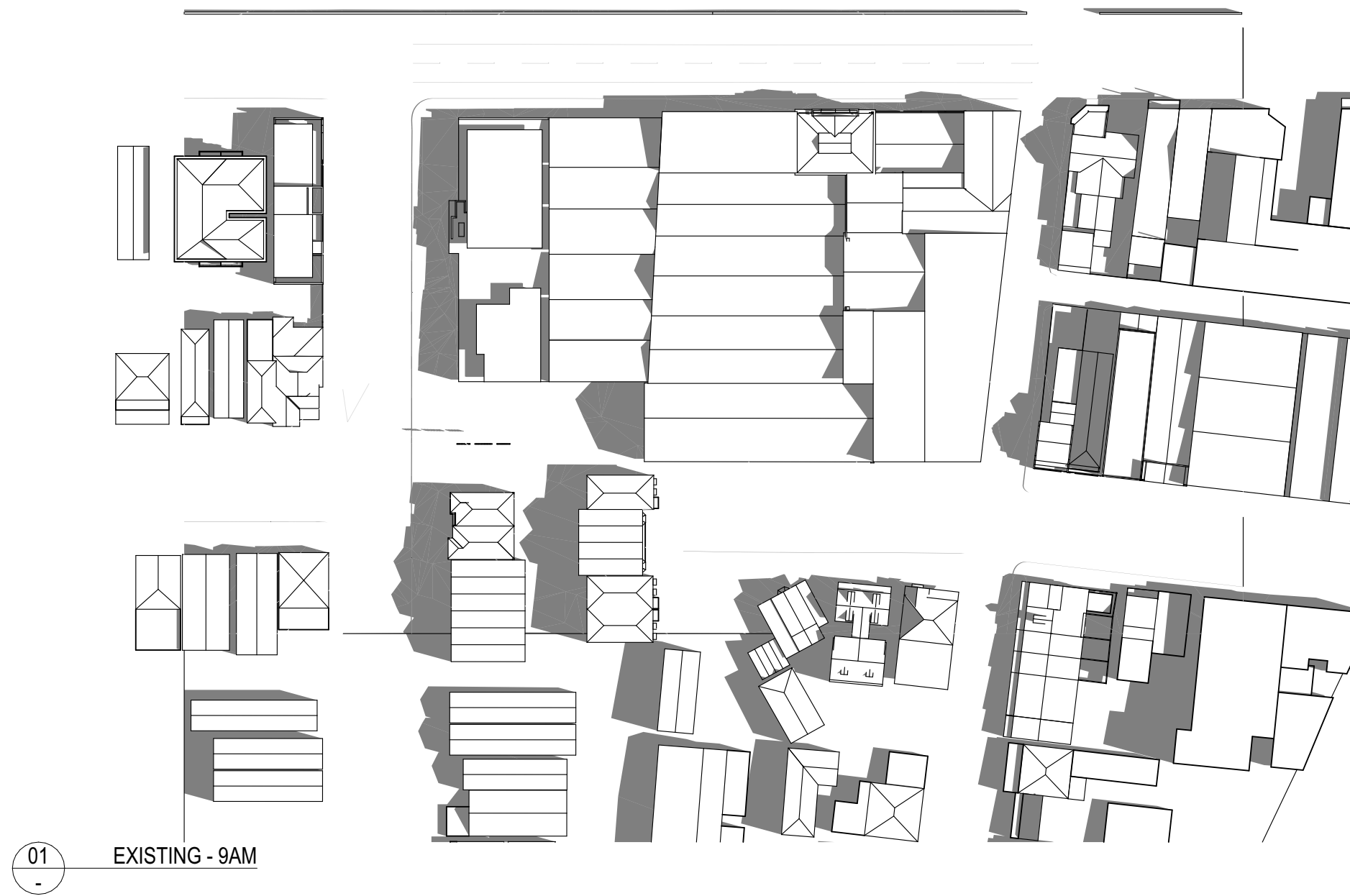
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A3
A1

NORTH



ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		DRAWING TITLE	
CHROFI		ROCHE GROUP		01		17/5/23		DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		APARTMENTS - BUILDING F	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA				02		25/11/23		REVISED DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD			
T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		DRAWING NUMBER	
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																PLOT DATE		REVISION	
																28/11/23		02	
																DRAWN			
																TG			
																CHECKED			
																TR			
																SHEET SCALE			
																1:50			
																SHEET SIZE			
																A3			
																A1			
																NORTH			



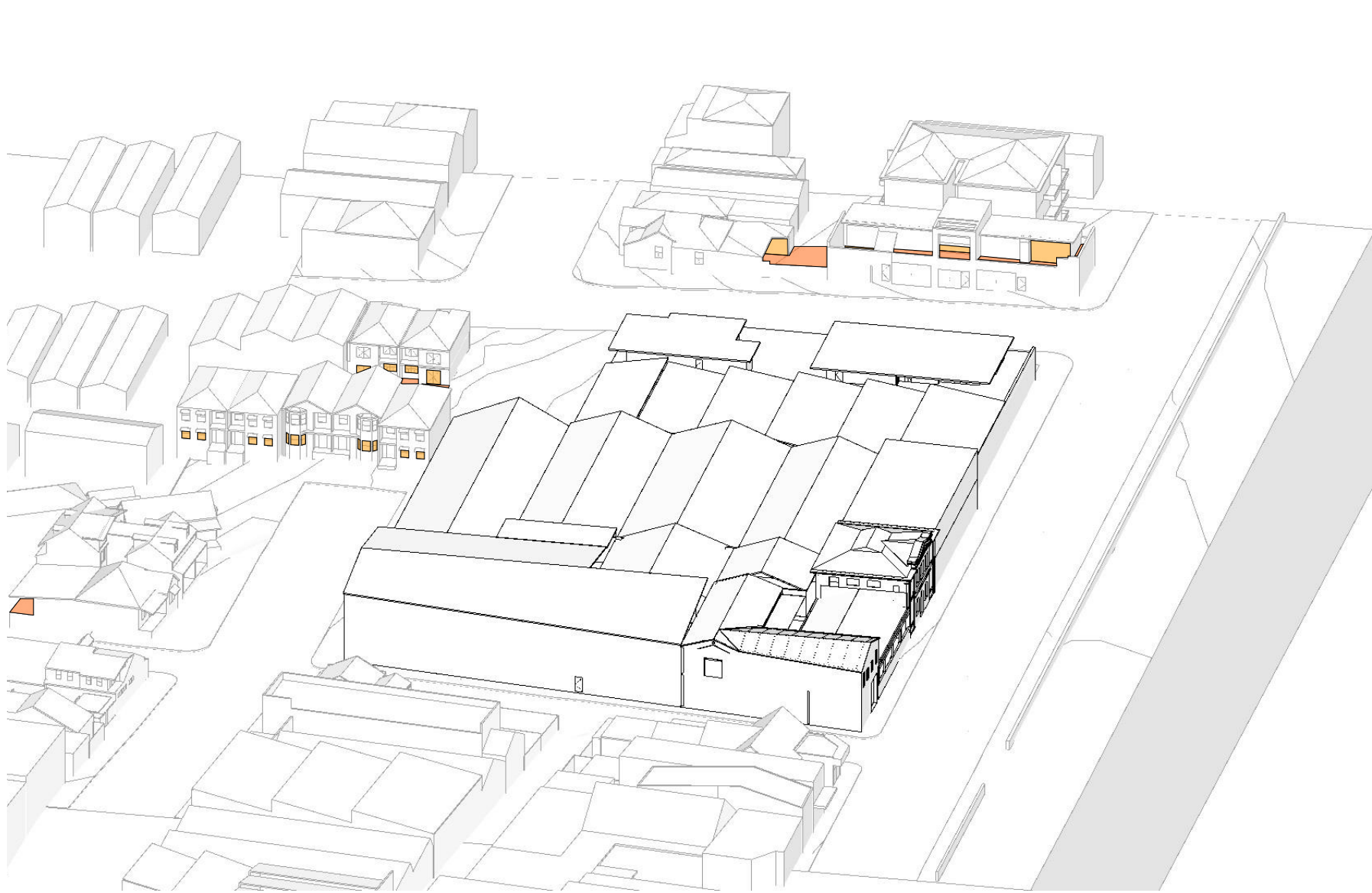
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 EXISTING SHADOWS

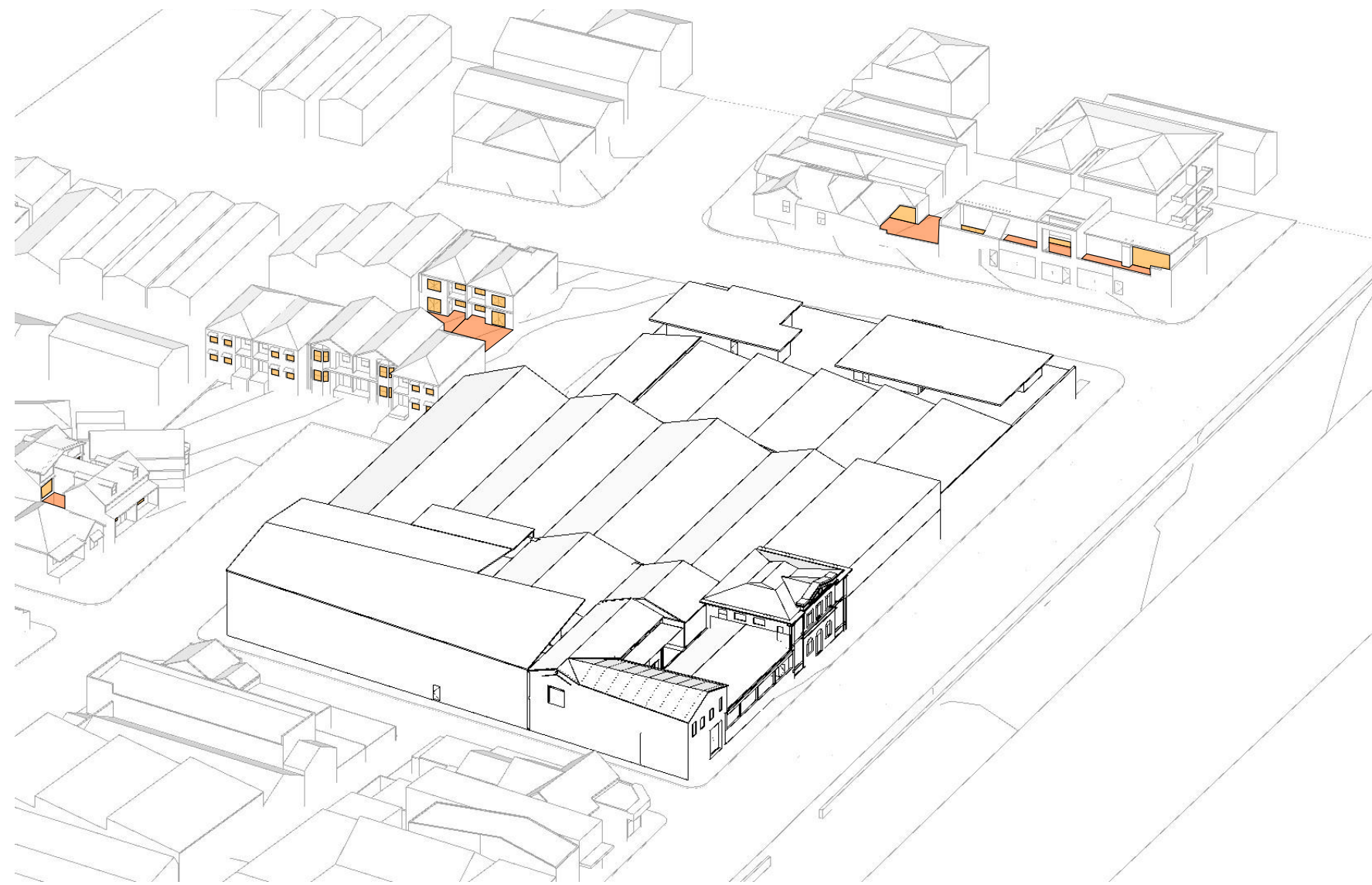
 ADDITIONAL SHADOWS



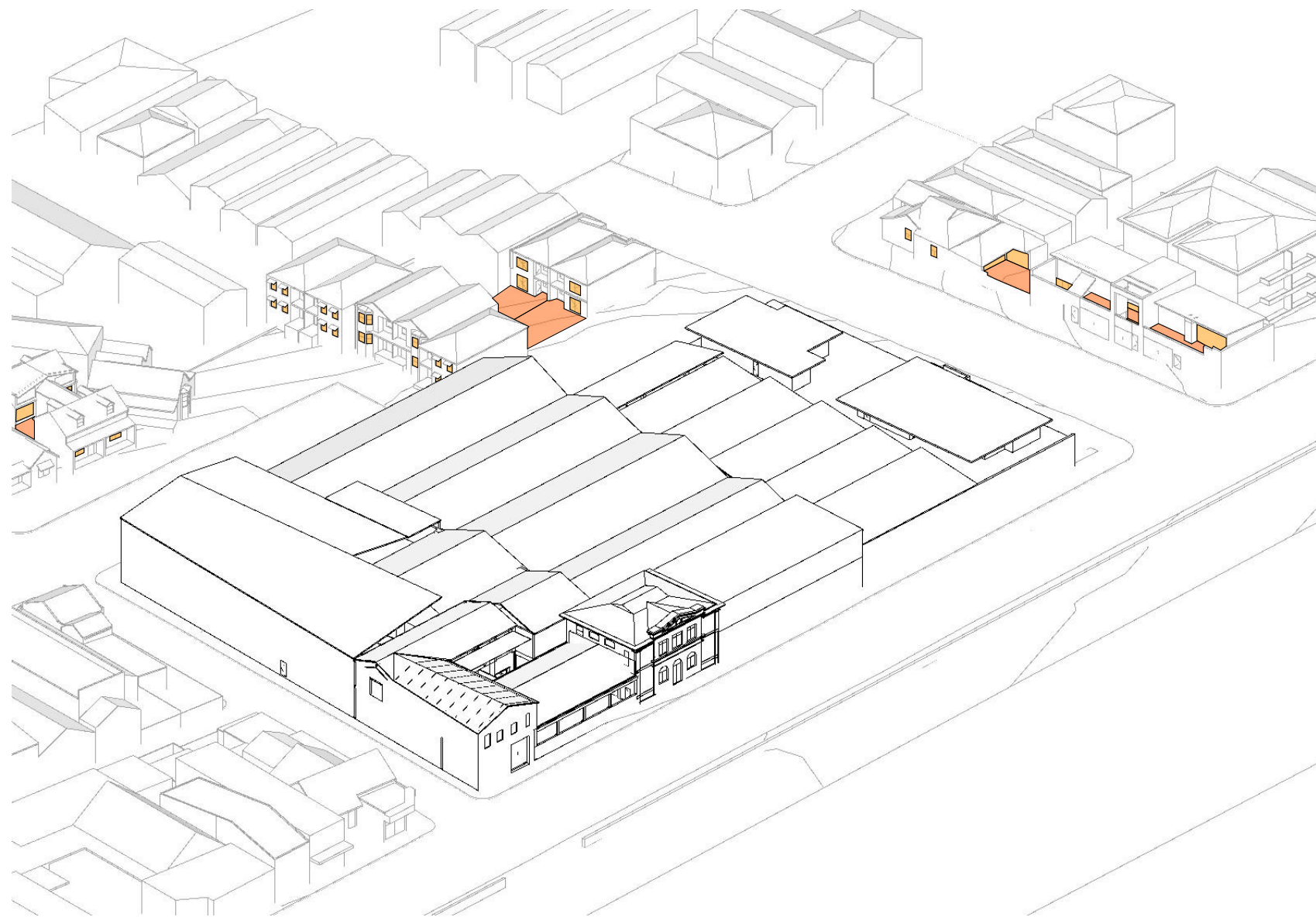
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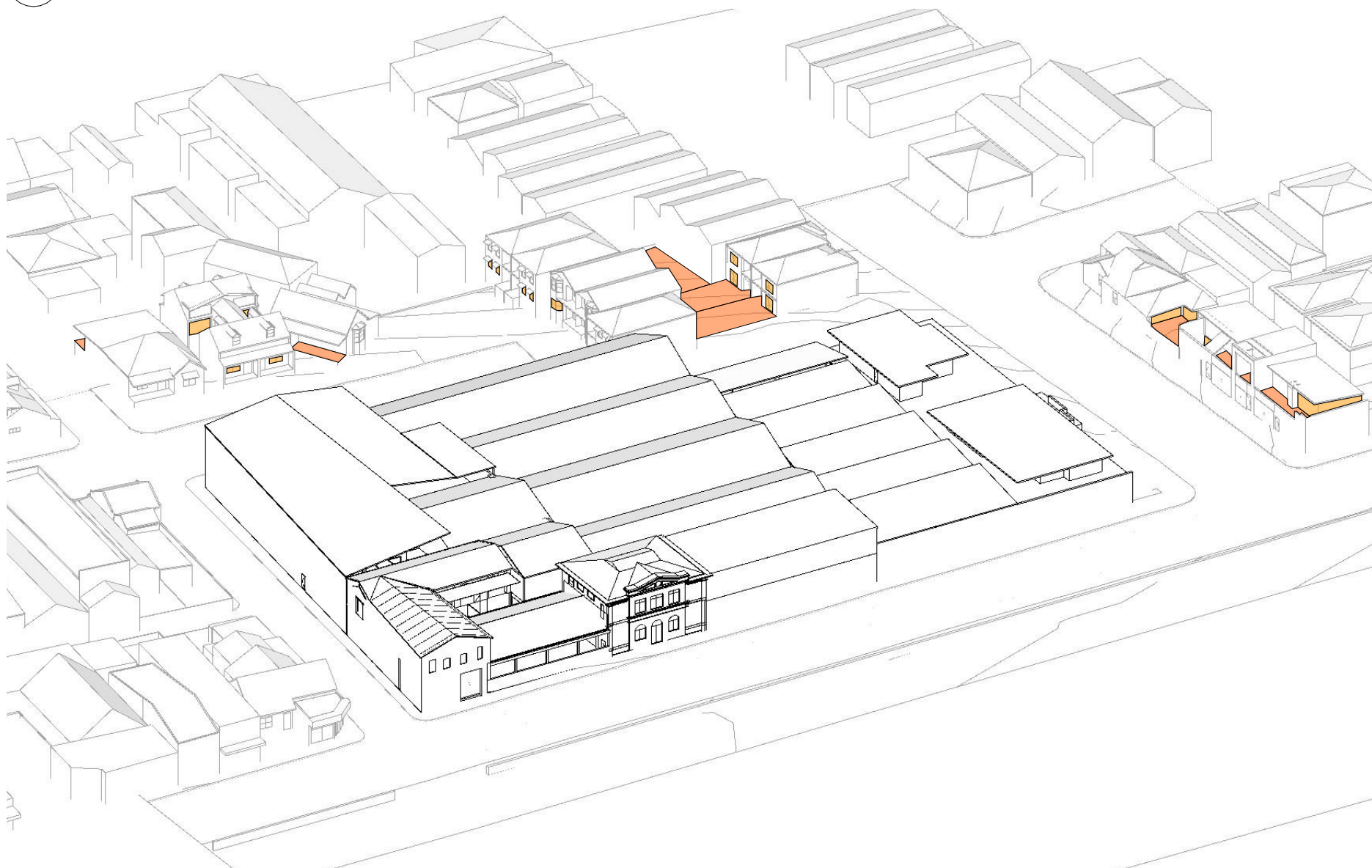
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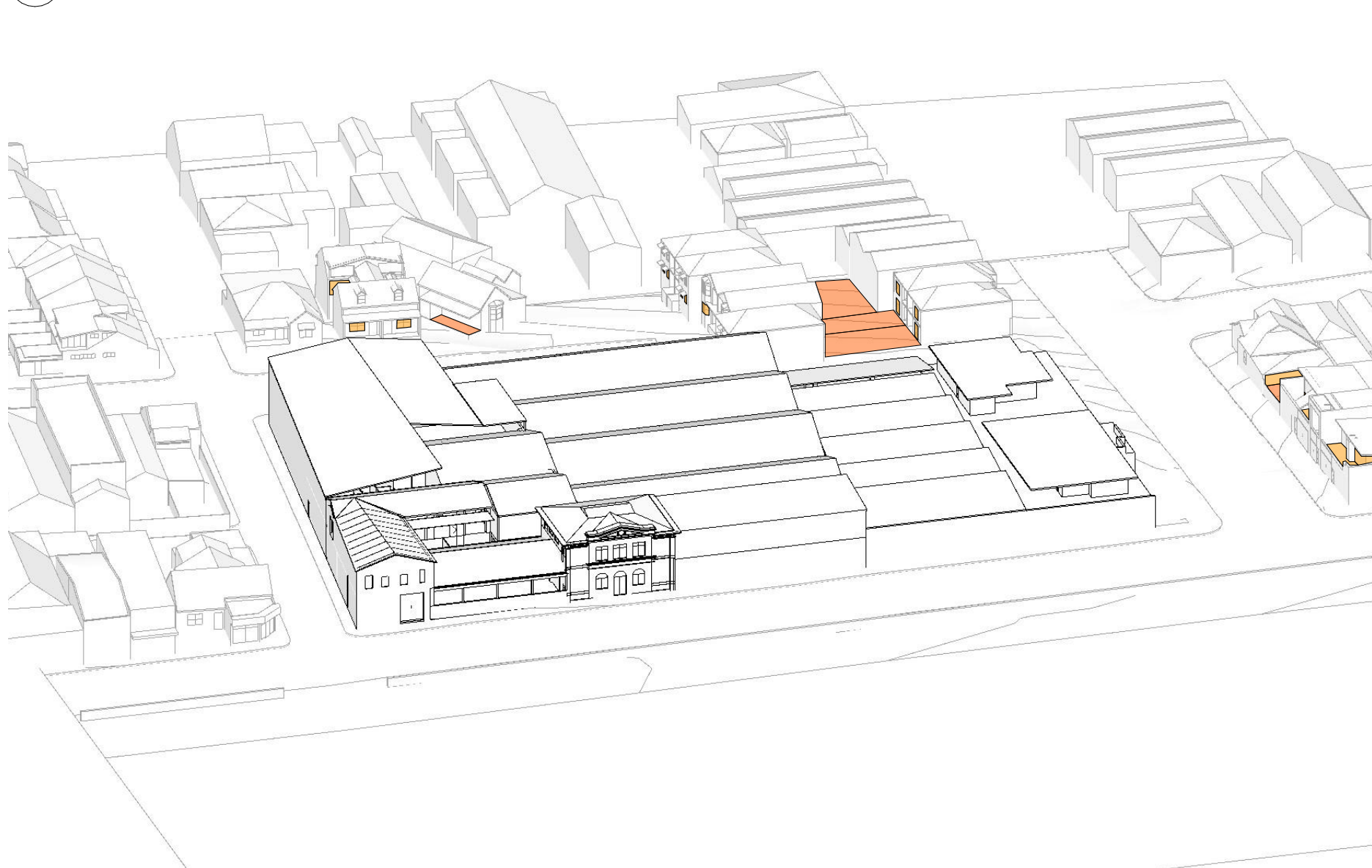
03 11AM



04 12PM



05 1PM



06 2PM



07 3PM

LEGEND

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

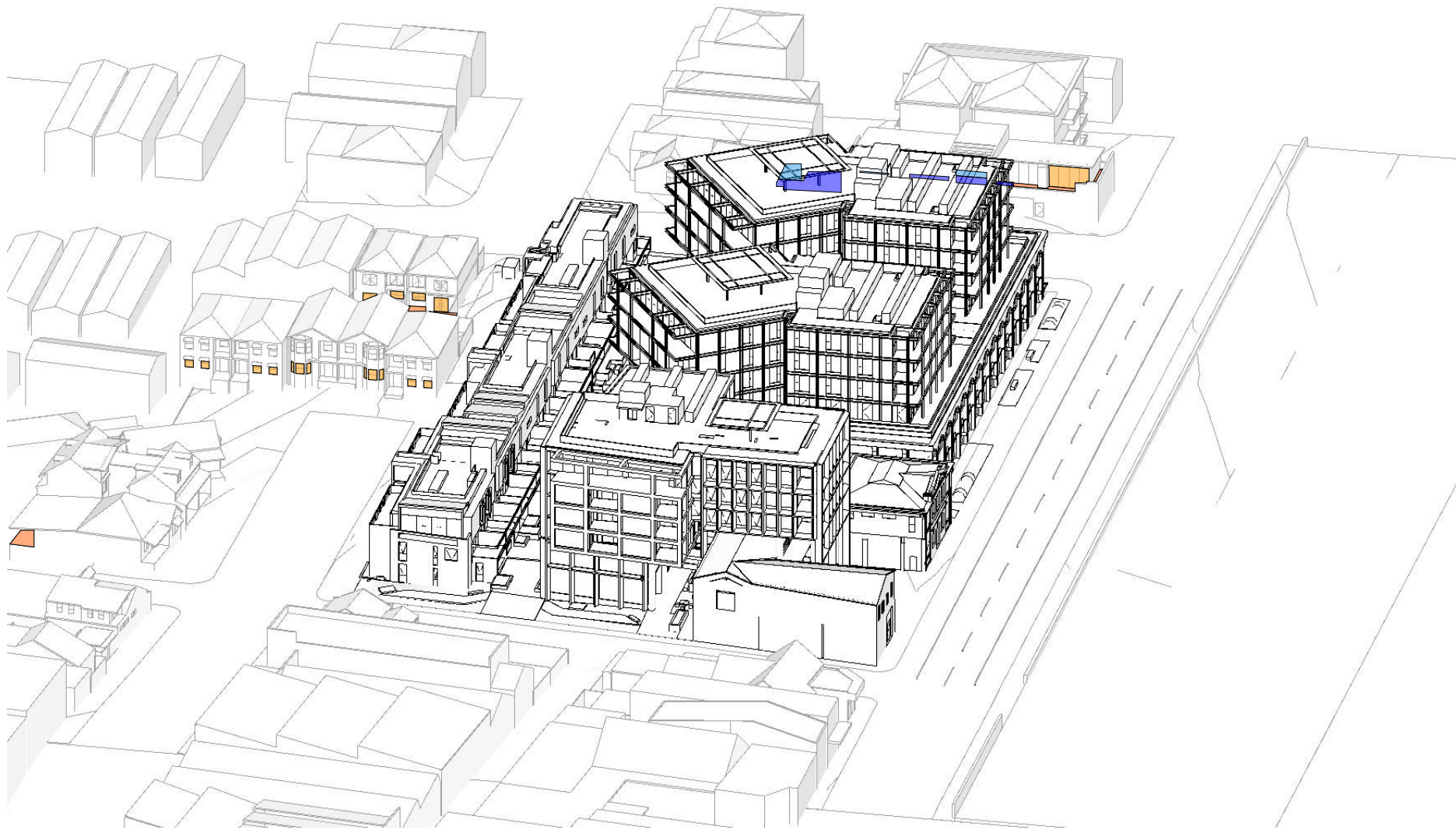
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/5/23	DETAILED DEVELOPMENT APPLICATION			

PROJECT 469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD									
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH			
21049	28/11/23	TG	TR	NTS NTS	A3 A1				

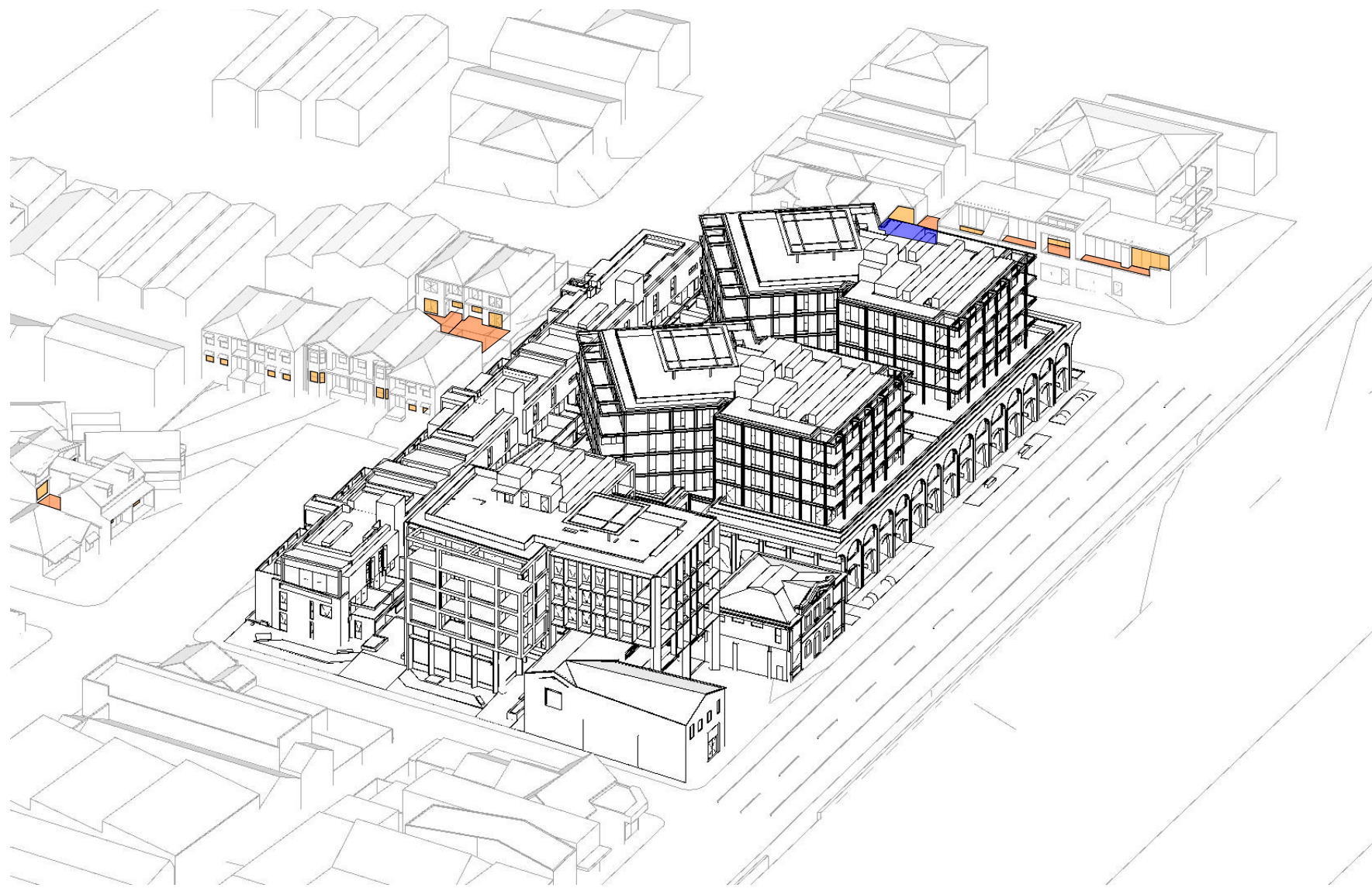
DRAWING TITLE SUN ANGLED VIEWS - EXISTING - 21ST JUNE			
DRAWING NUMBER	REVISION		
A-DA603	01		



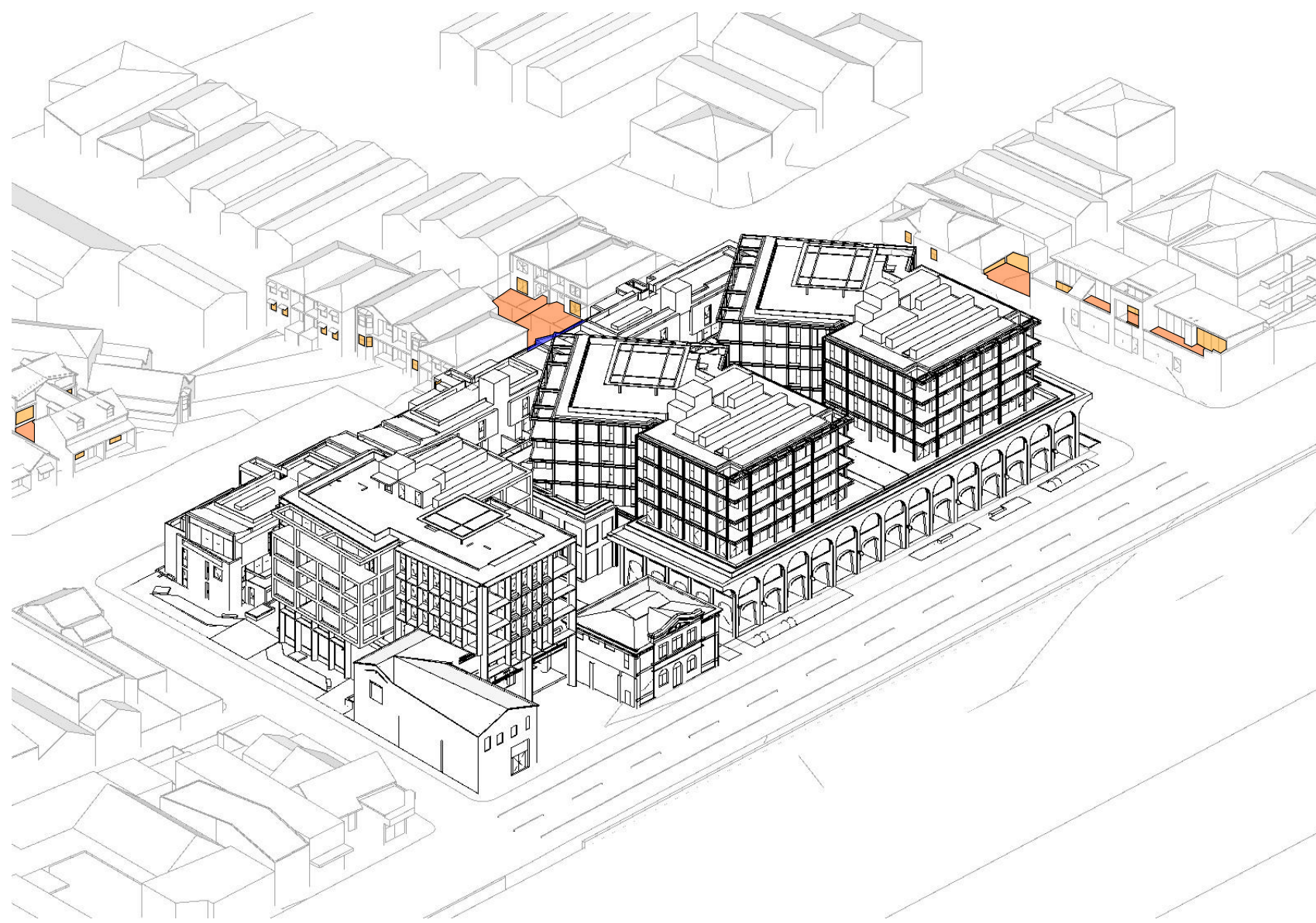
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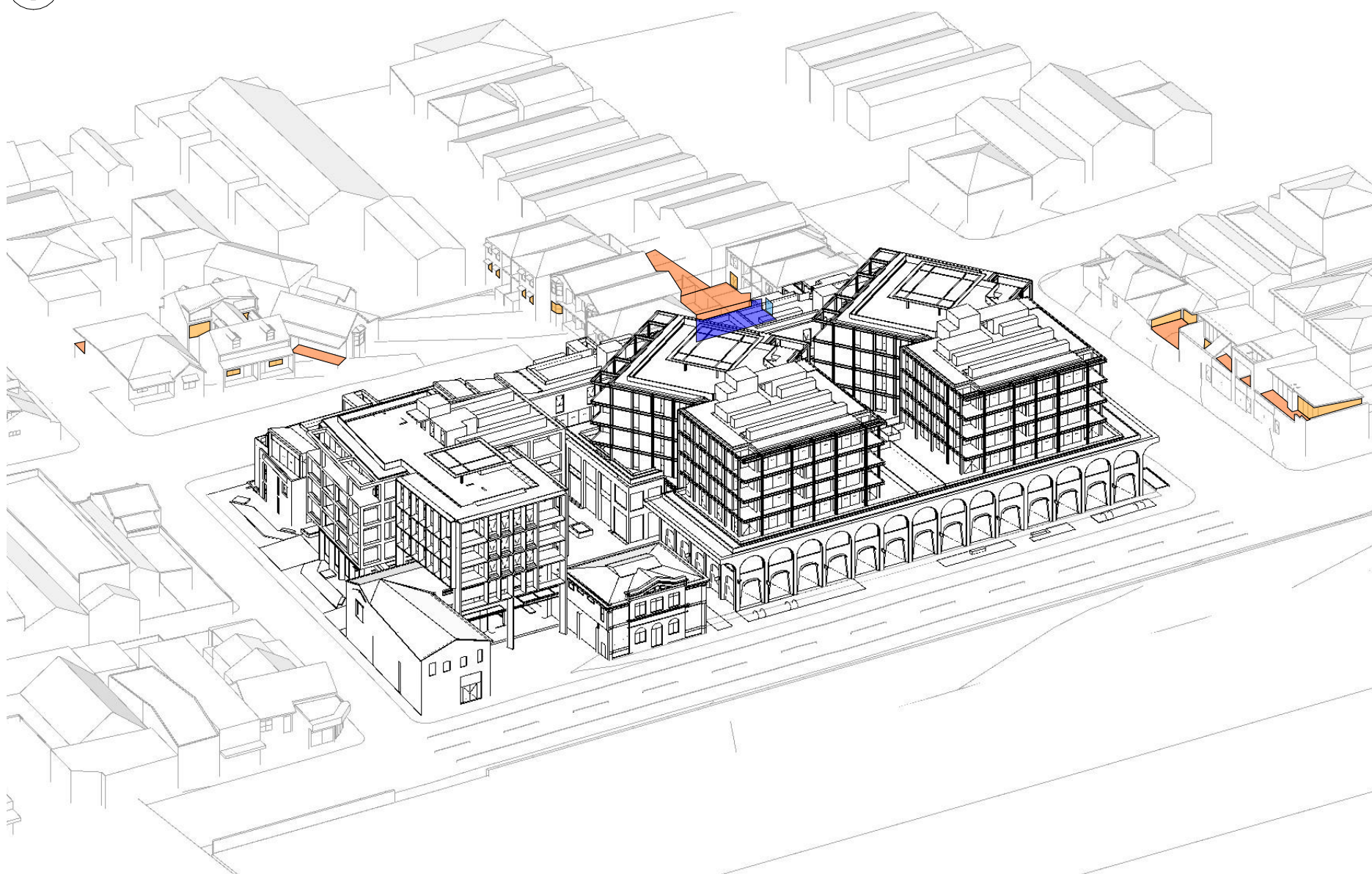
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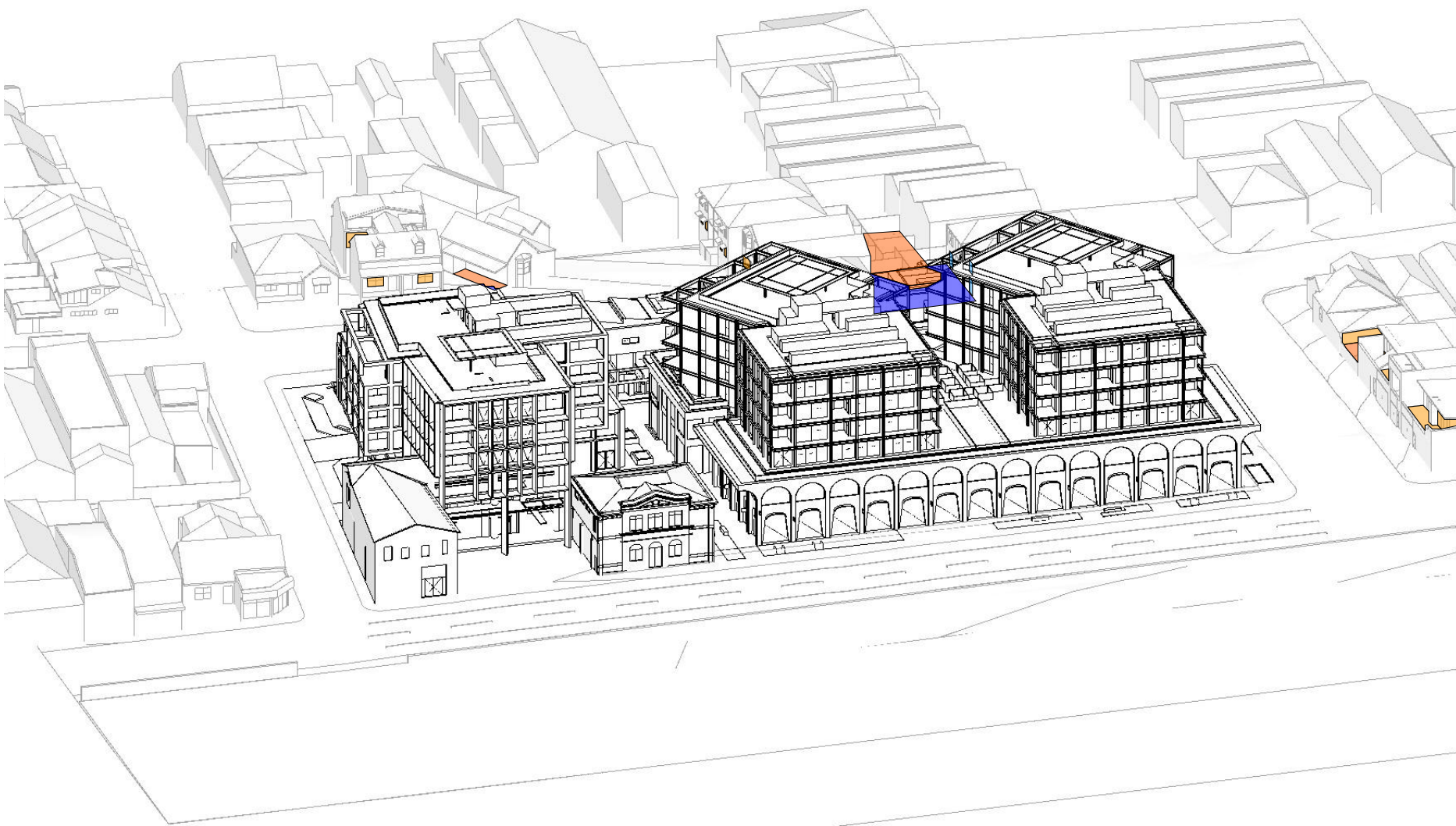
03 11AM



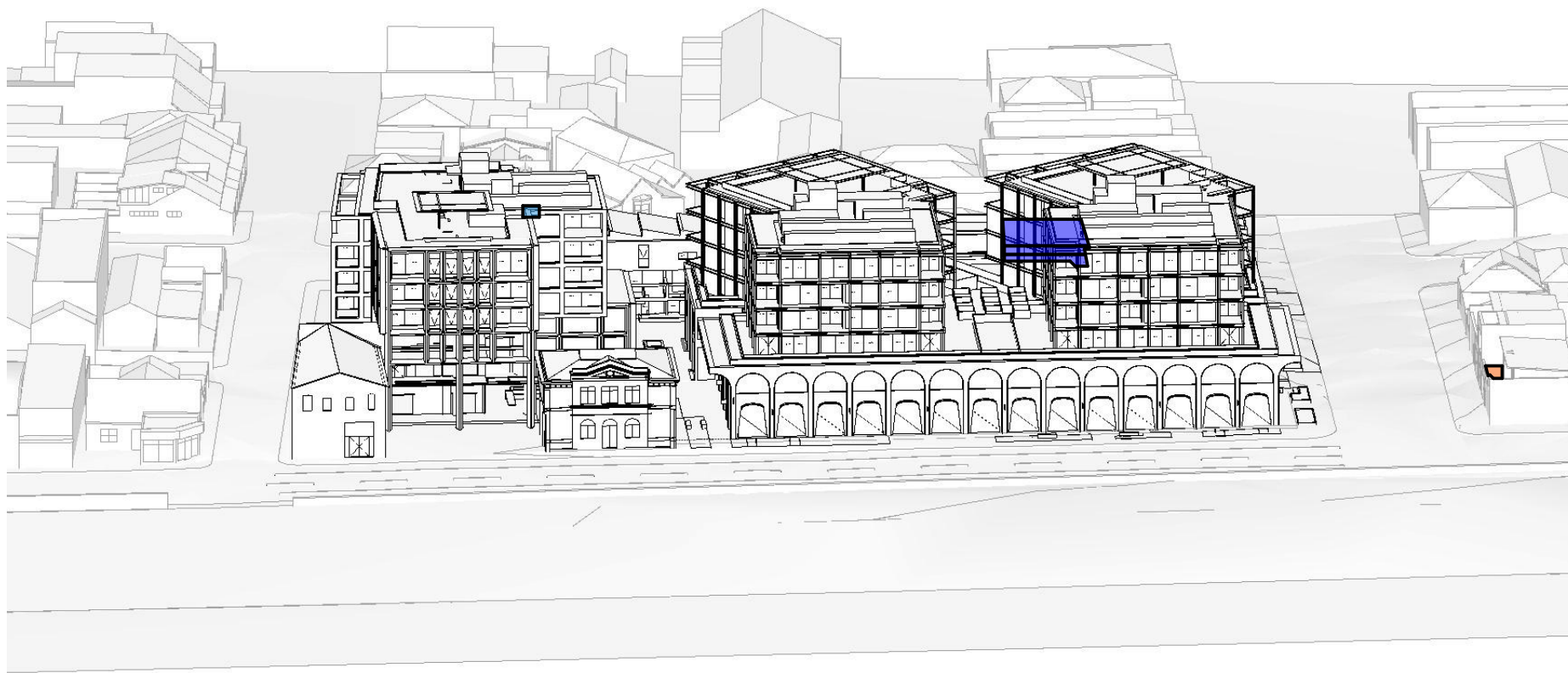
04 12PM



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.

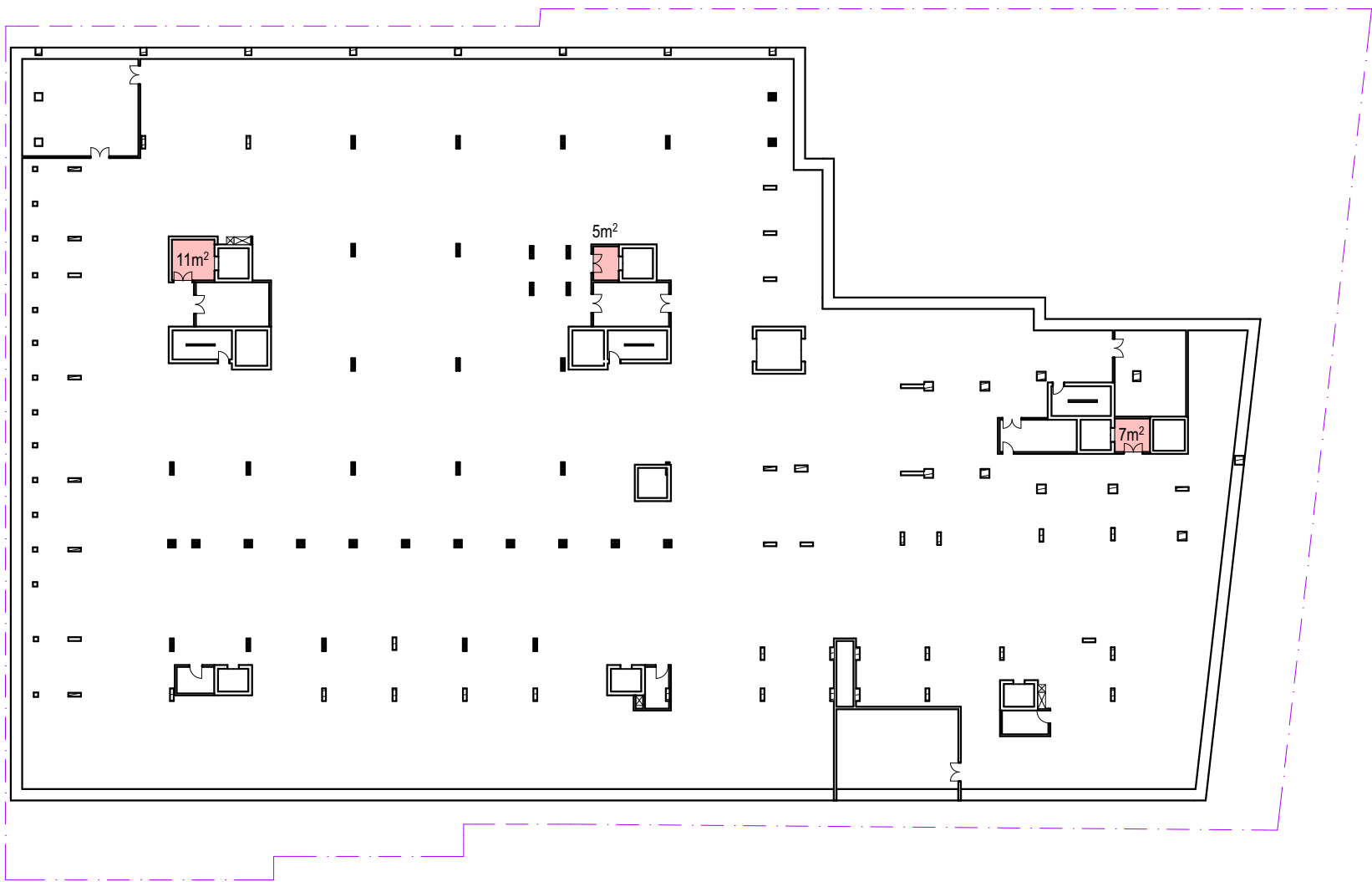
LEGEND

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

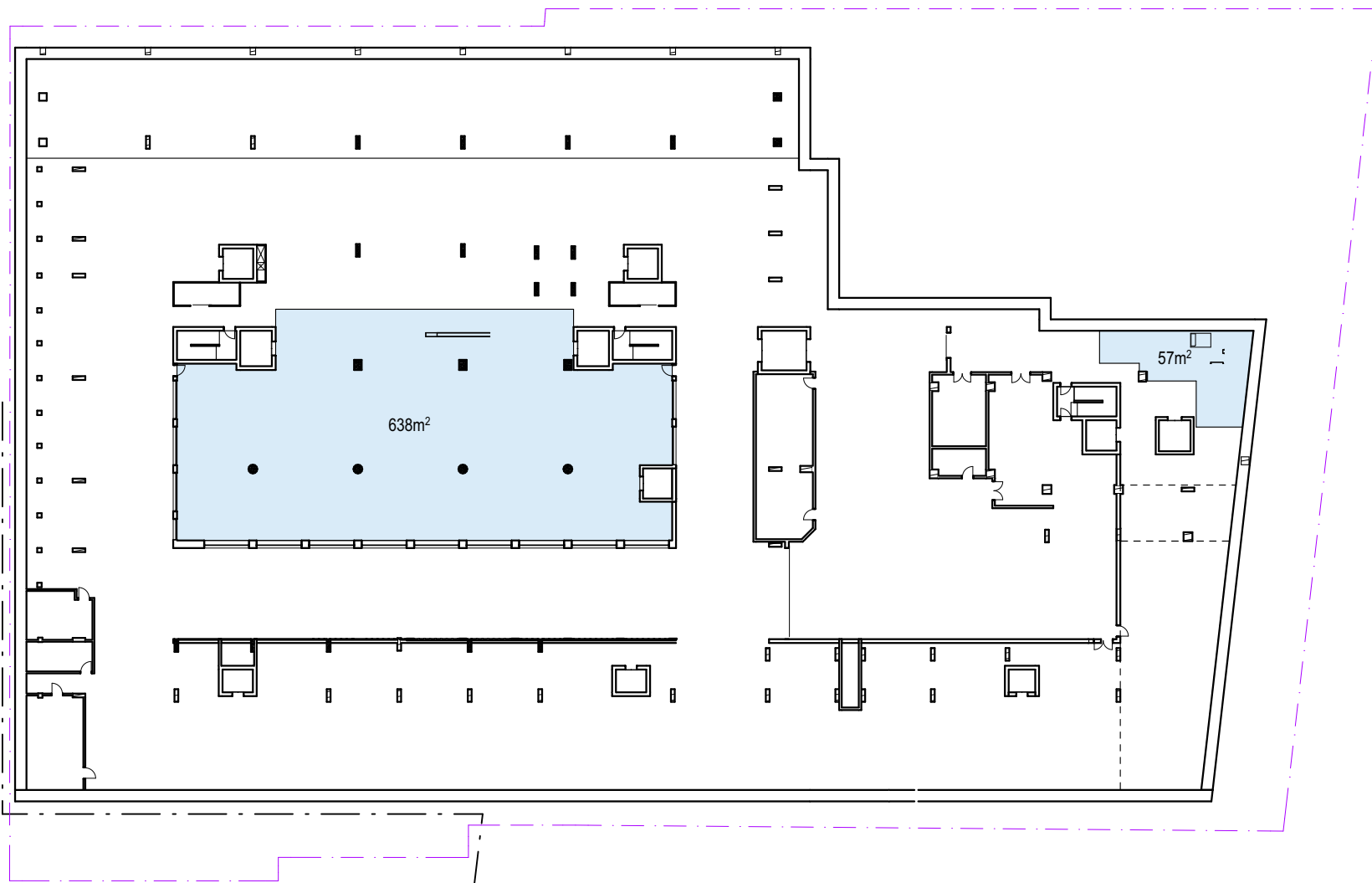
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/5/23	DETAILED DEVELOPMENT APPLICATION			
02	25/11/23	REVISED DETAILED DEVELOPMENT APPLICATION			

PROJECT	469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD
PROJECT NUMBER	21049
PLOT DATE	28/11/23
DRAWN	TG
CHECKED	TR
SHEET SCALE	NTS NTS
SHEET SIZE	A3 A1
NORTH	

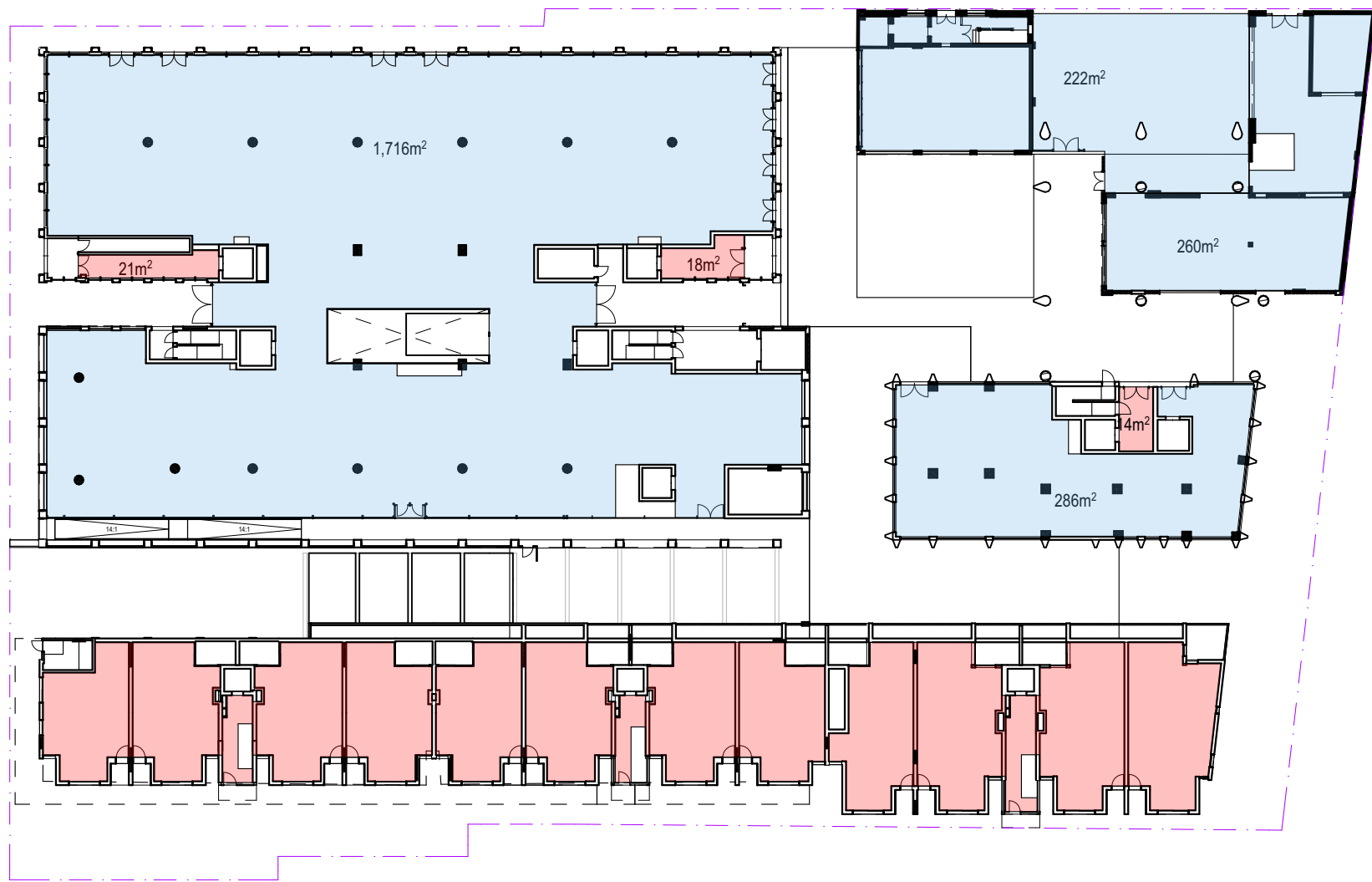
DRAWING TITLE	SUN ANGLED VIEWS - PROPOSED - 21ST JUNE
DRAWING NUMBER	A-DA604
REVISION	02



01 BASEMENT 2



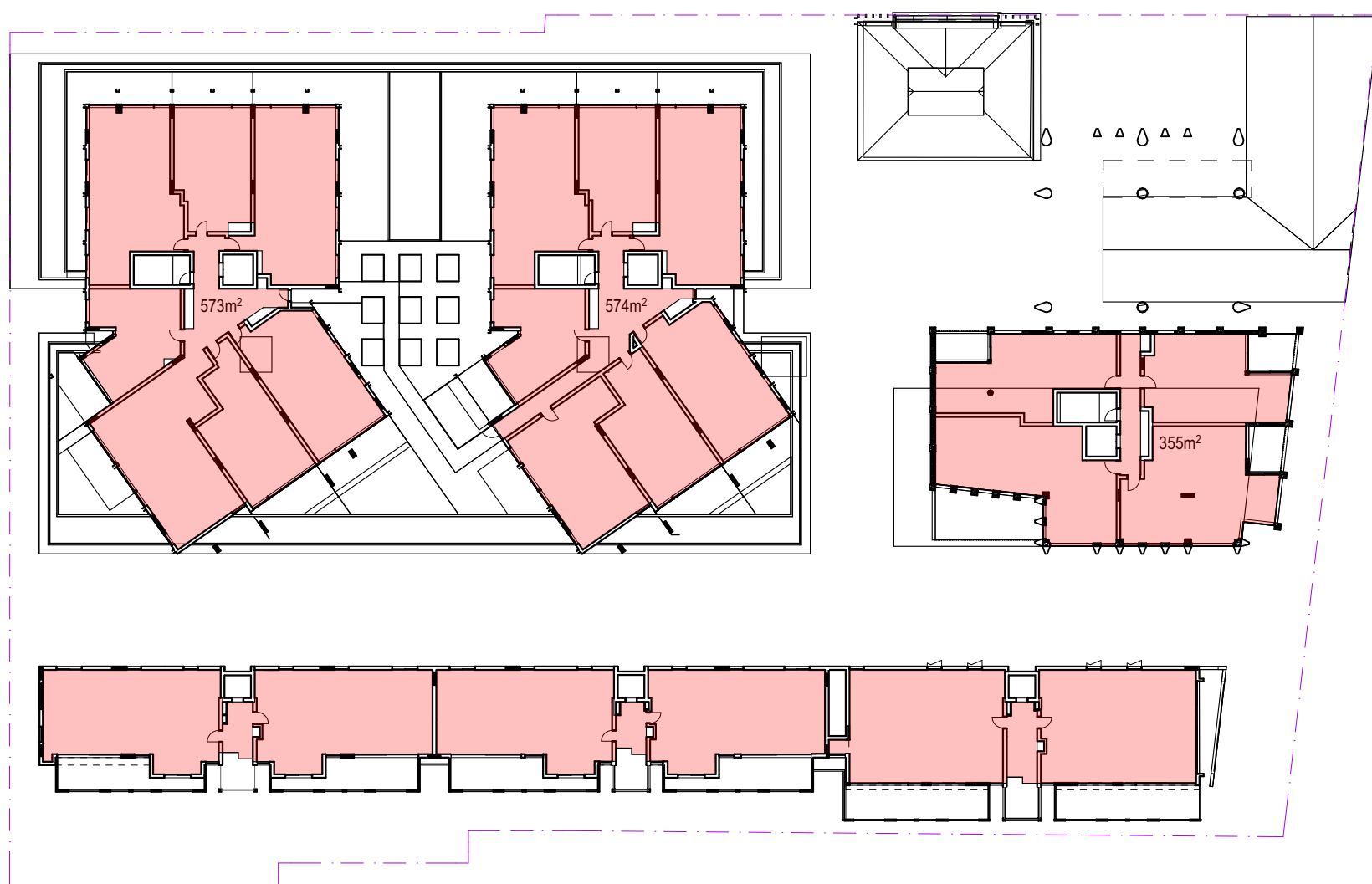
02 BASEMENT 1



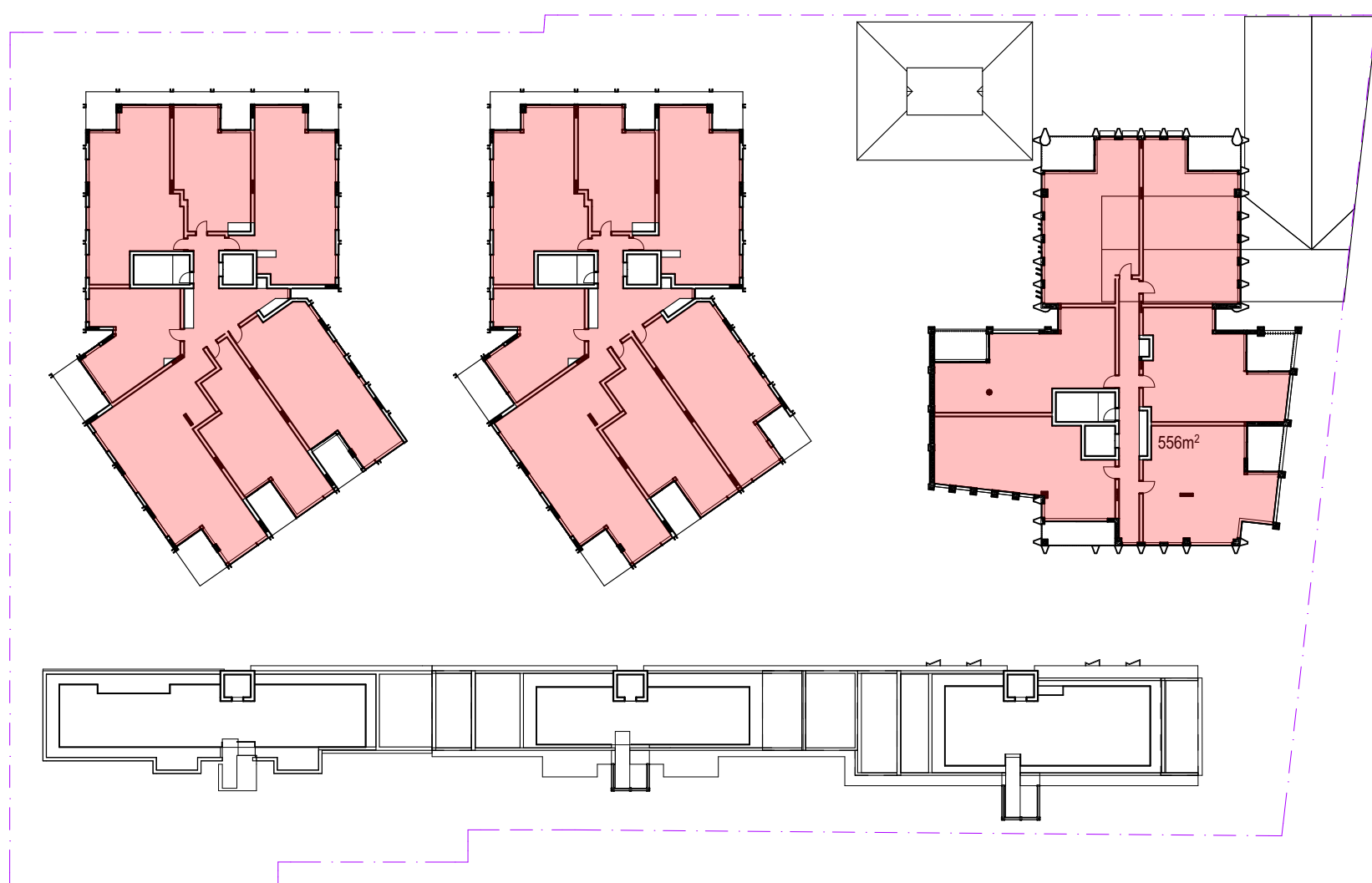
03 GROUND LEVEL



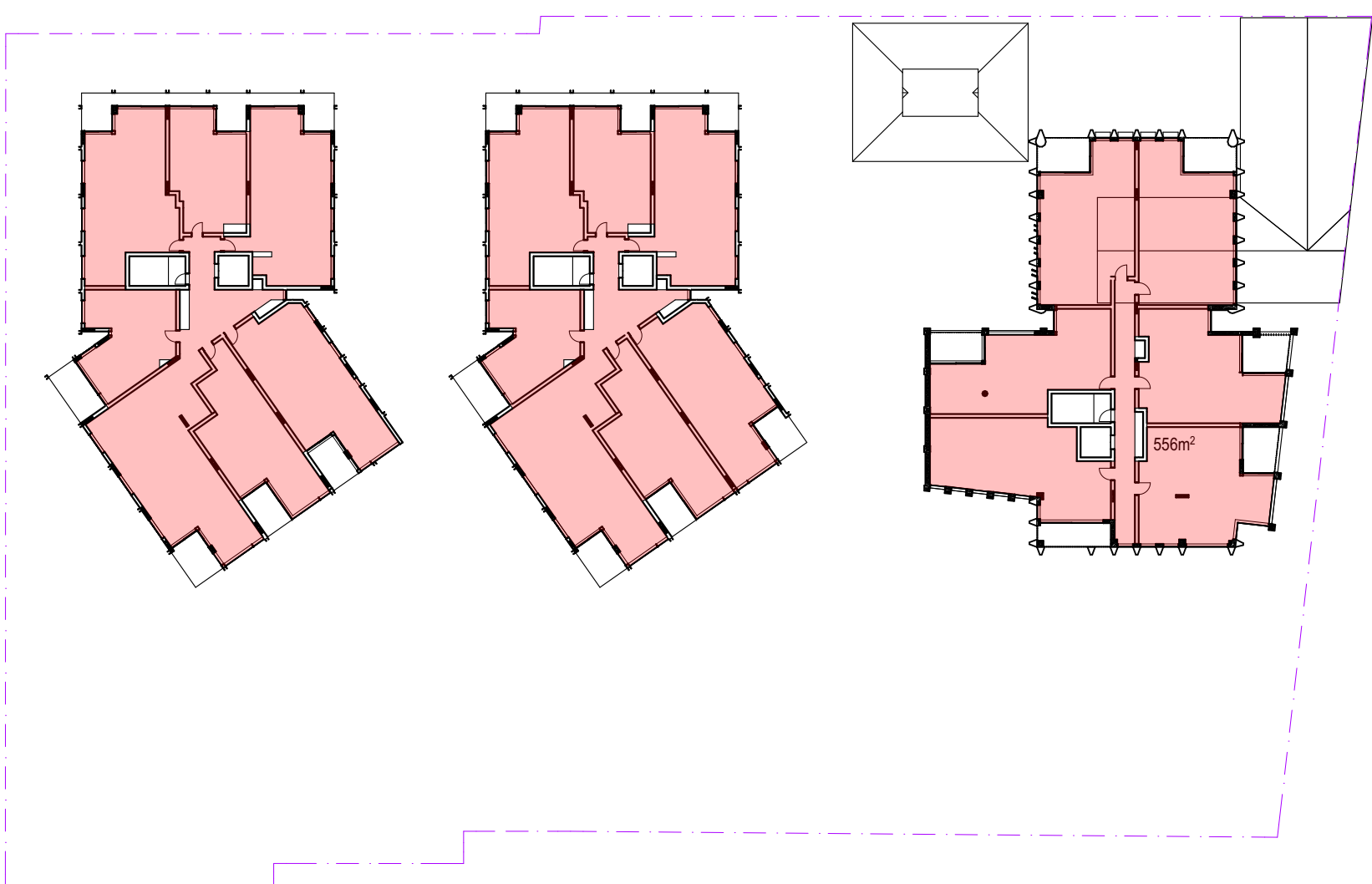
04 LEVEL 01



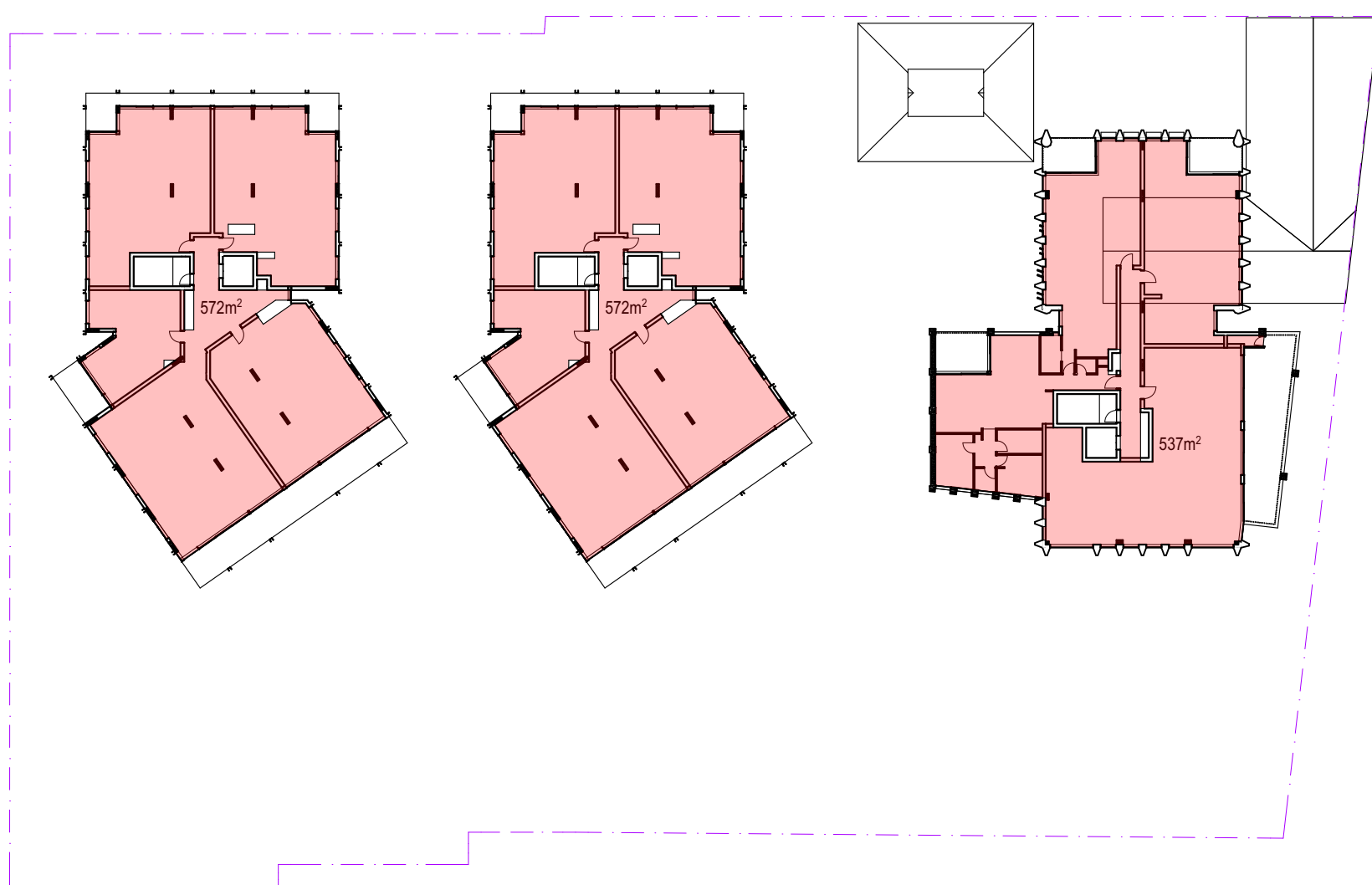
05 LEVEL 02



06 LEVEL 03



07 LEVEL 04



08 LEVEL 05

GFA - SCHEDULE		
USE	LEVEL	AREA
Light Industrial	BASEMENT 1	695
	GROUND LEVEL	2 623
	LEVEL 01	2 682
		6 000 m²
Residential	BASEMENT 2	23
	GROUND LEVEL	929
	LEVEL 01	749
	LEVEL 02	2 163
	LEVEL 03	1 729
	LEVEL 04	1 730
	LEVEL 05	1 681
	ROOF	9
		9 013 m²
		15 013 m²
Total Site area:		6824 m²
Maximum FSR under Leichhardt LEP:		2.2:1
Maximum GFA:		15013 m²

ARCHITECT

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REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:1000
1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

GFA DIAGRAMS

DRAWING NUMBER

A-DA605

REVISION

02



01 GROUND LEVEL



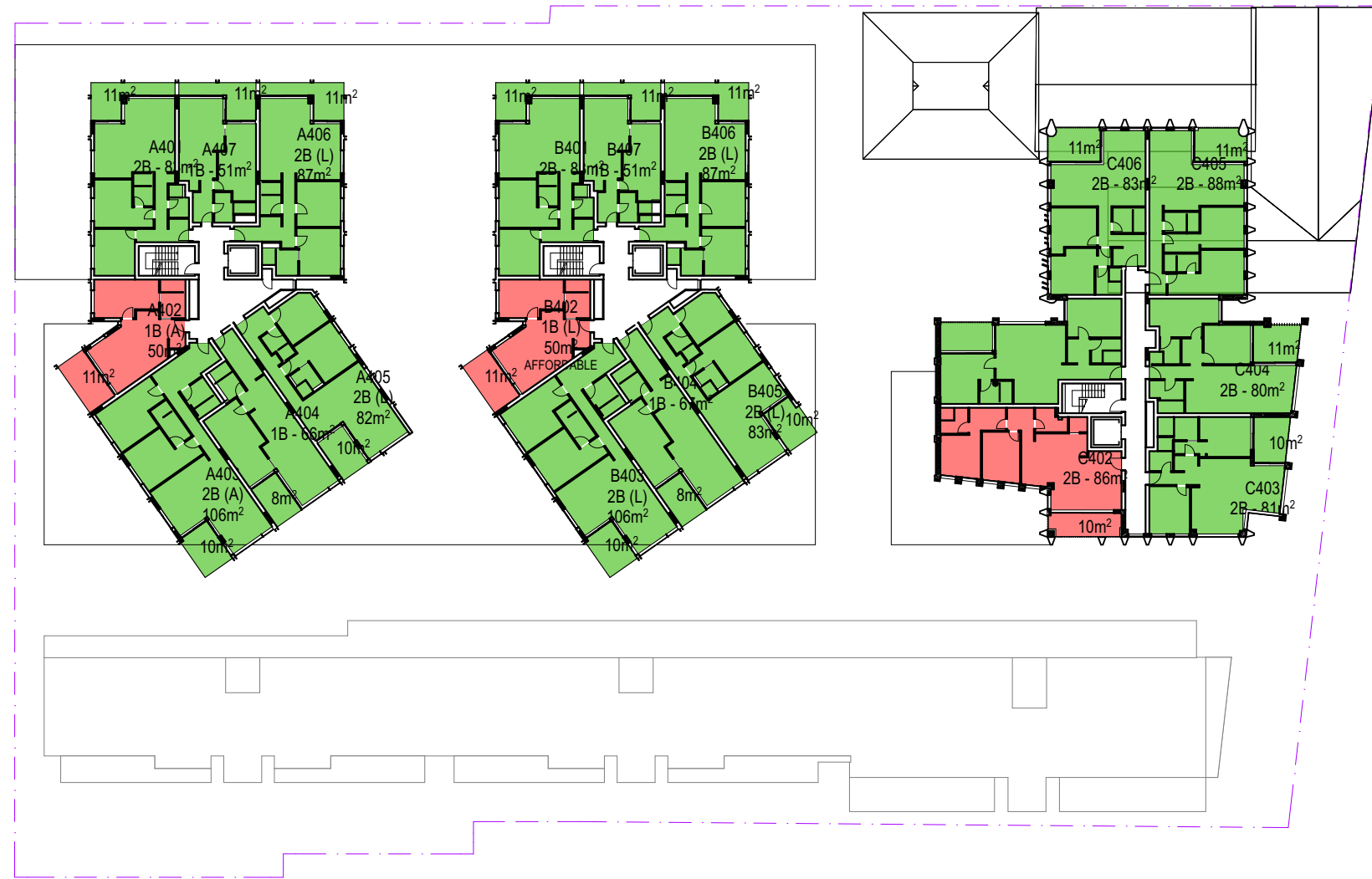
02 LEVEL 01



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

APARTMENTS

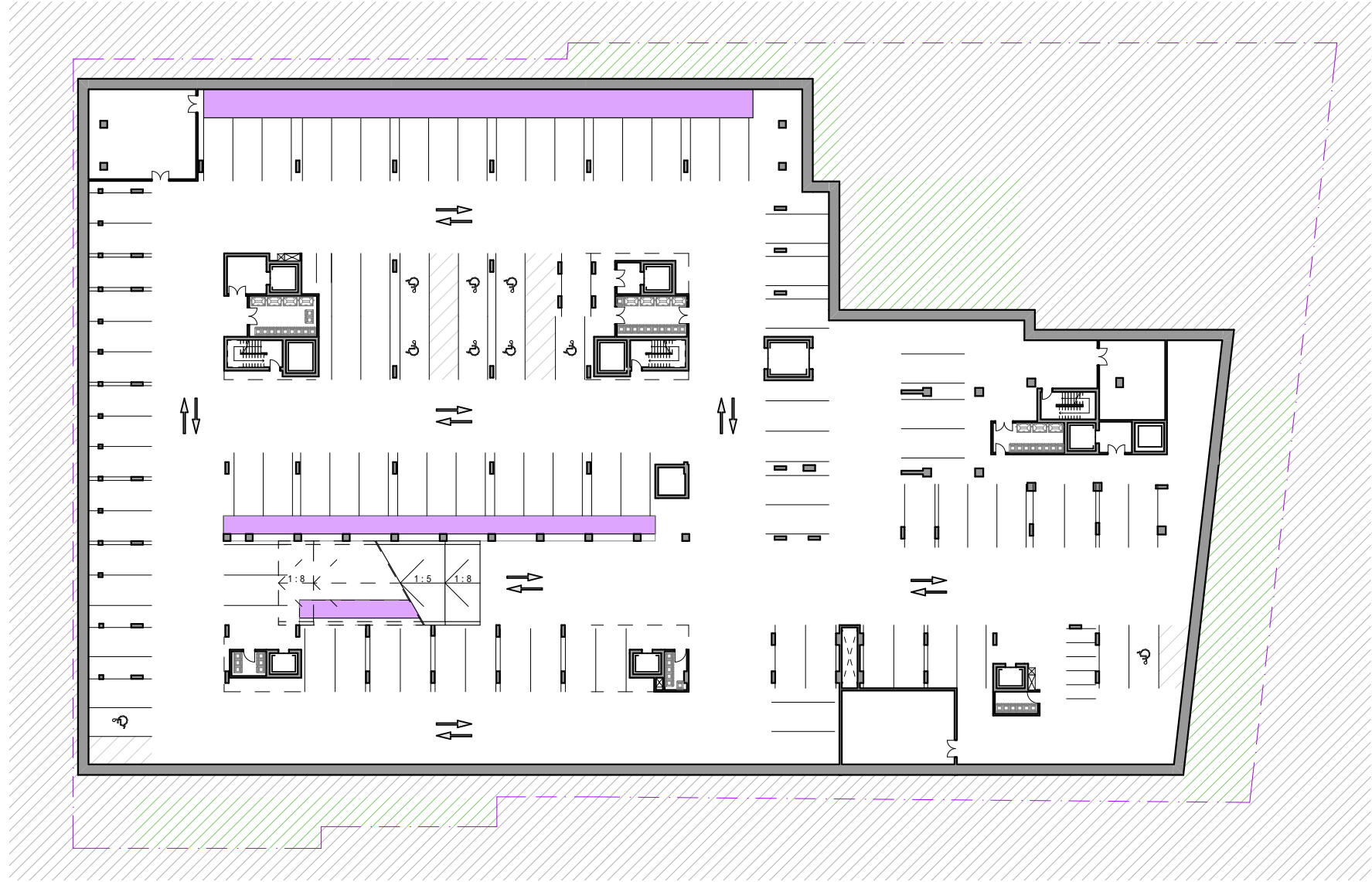
2h+	68 apartments	76%
15min-2h	9 apartments	10%
>16min	13 apartments	14%
	90 apartments in total	

PRIVATE OPEN SPACE

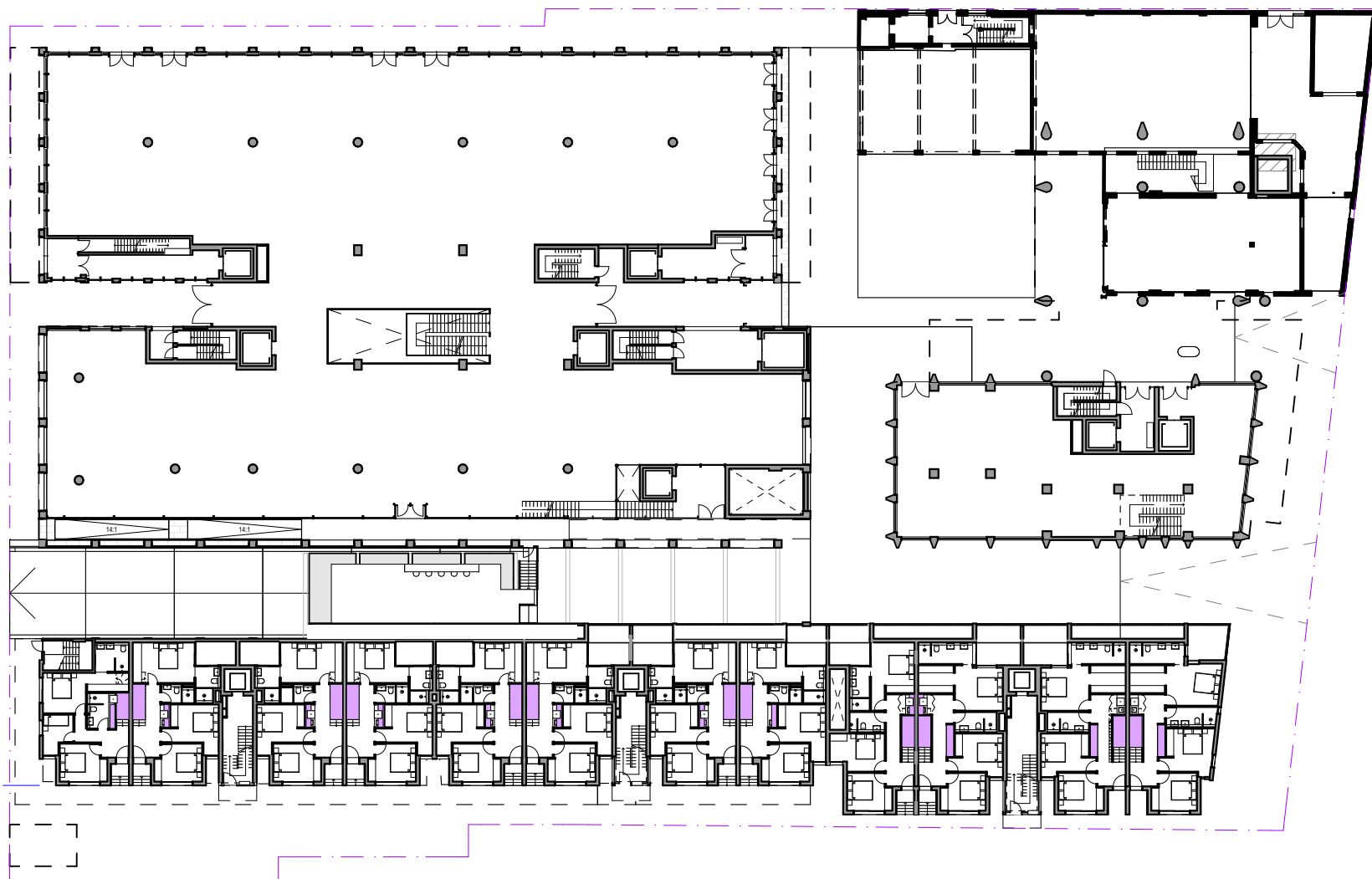
2h+	64 apartments	71%
15min-2h	13 apartments	14%
>16min	13 apartments	14%
	90 apartments in total	

LEGEND

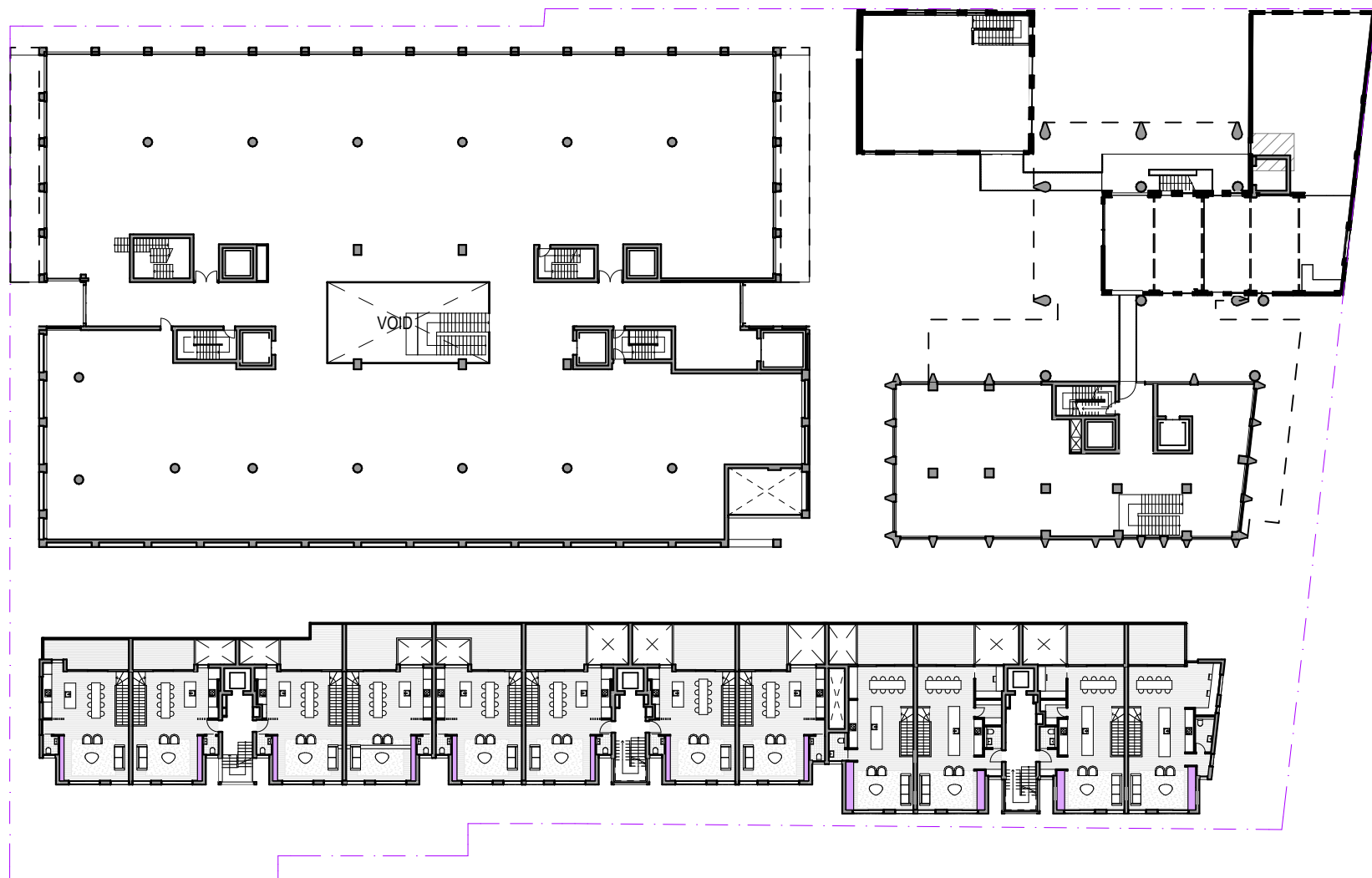
- 2h OR MORE** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- 15min - 2h** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- LESS THAN 15min** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN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



01 BASEMENT 2



02 GROUND LEVEL



03 LEVEL 01



04 LEVEL 02



05 LEVEL 03

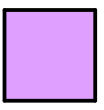


06 LEVEL 04



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)

ARCHITECT

CHROFI

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02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:1000
1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

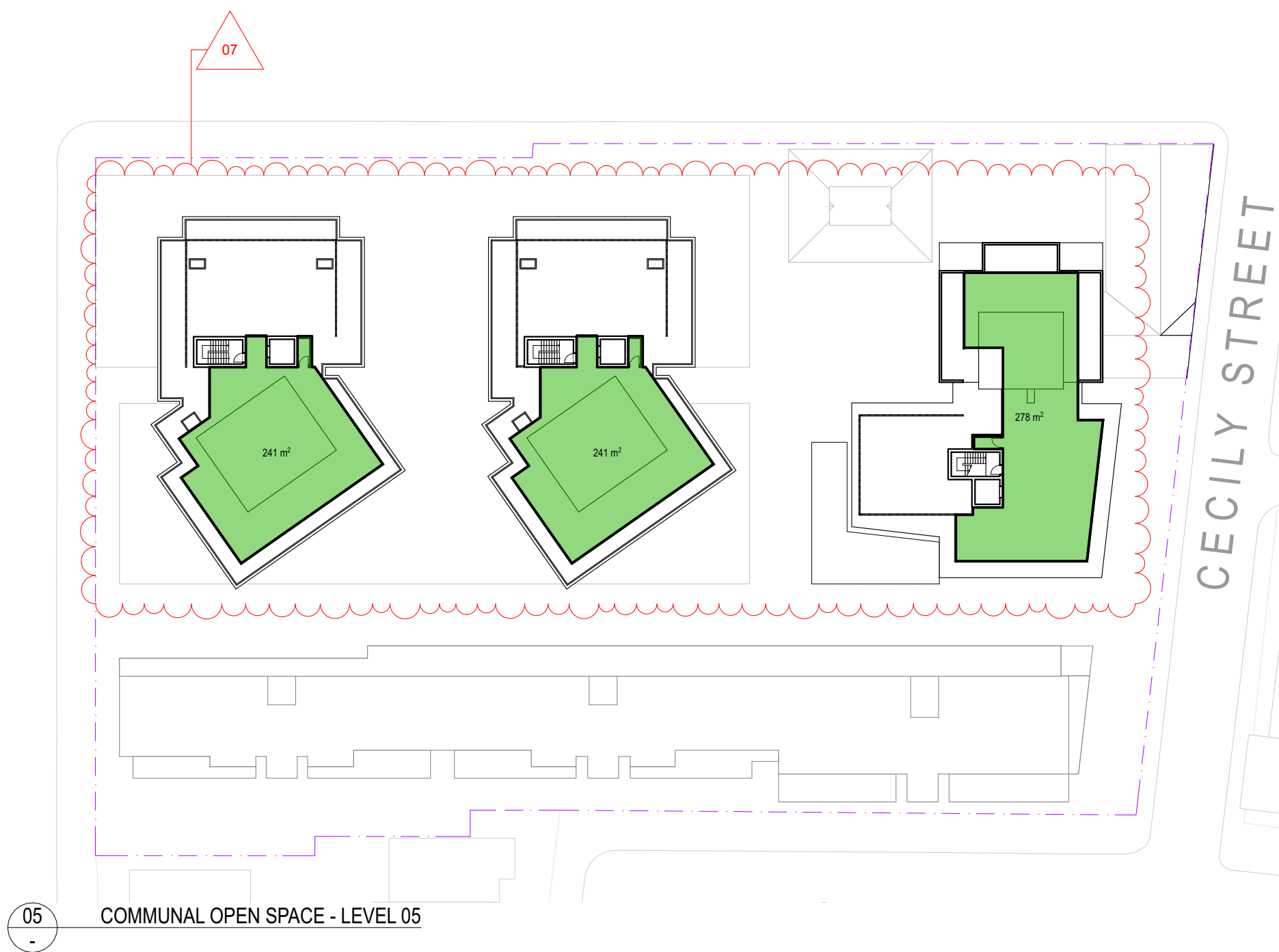
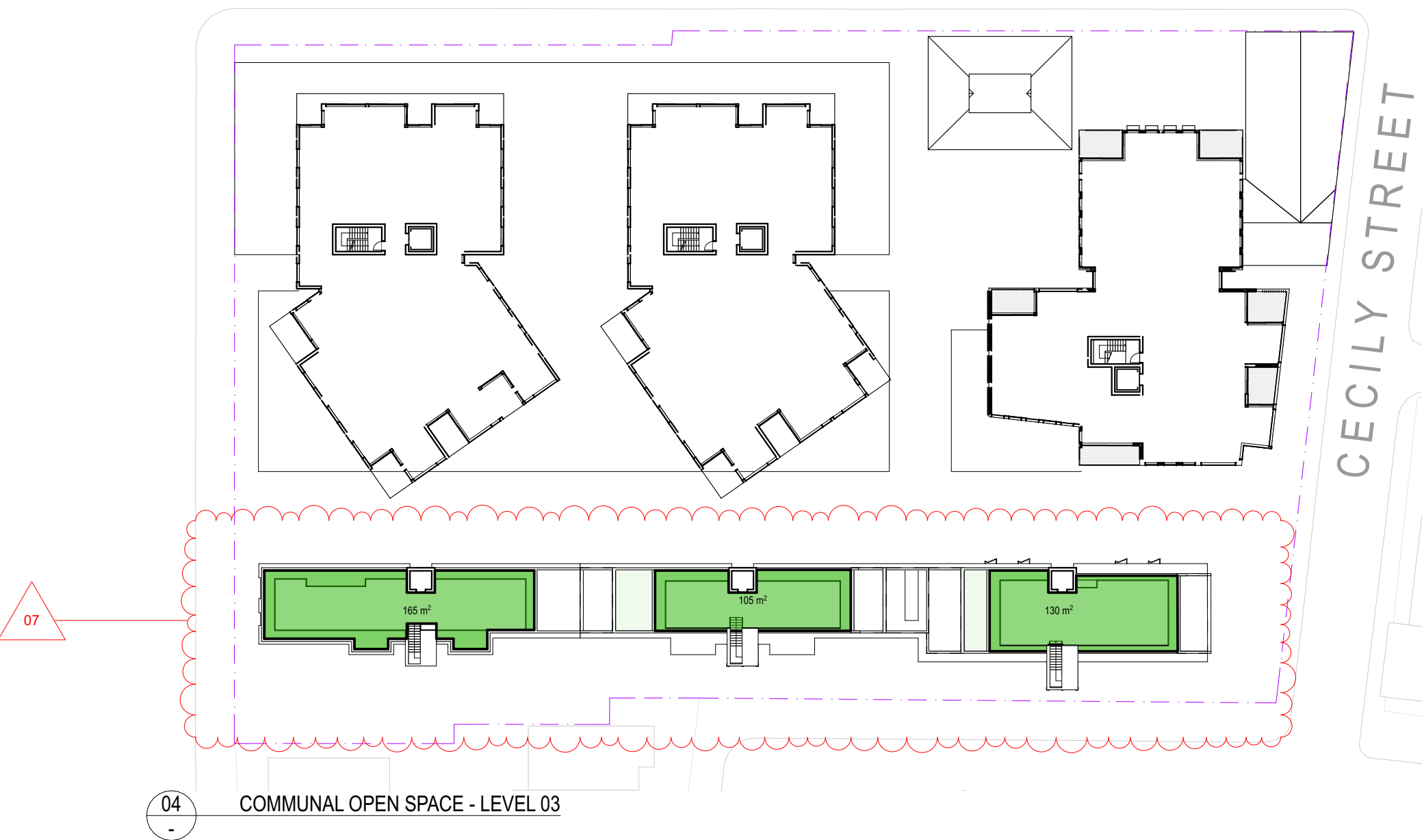
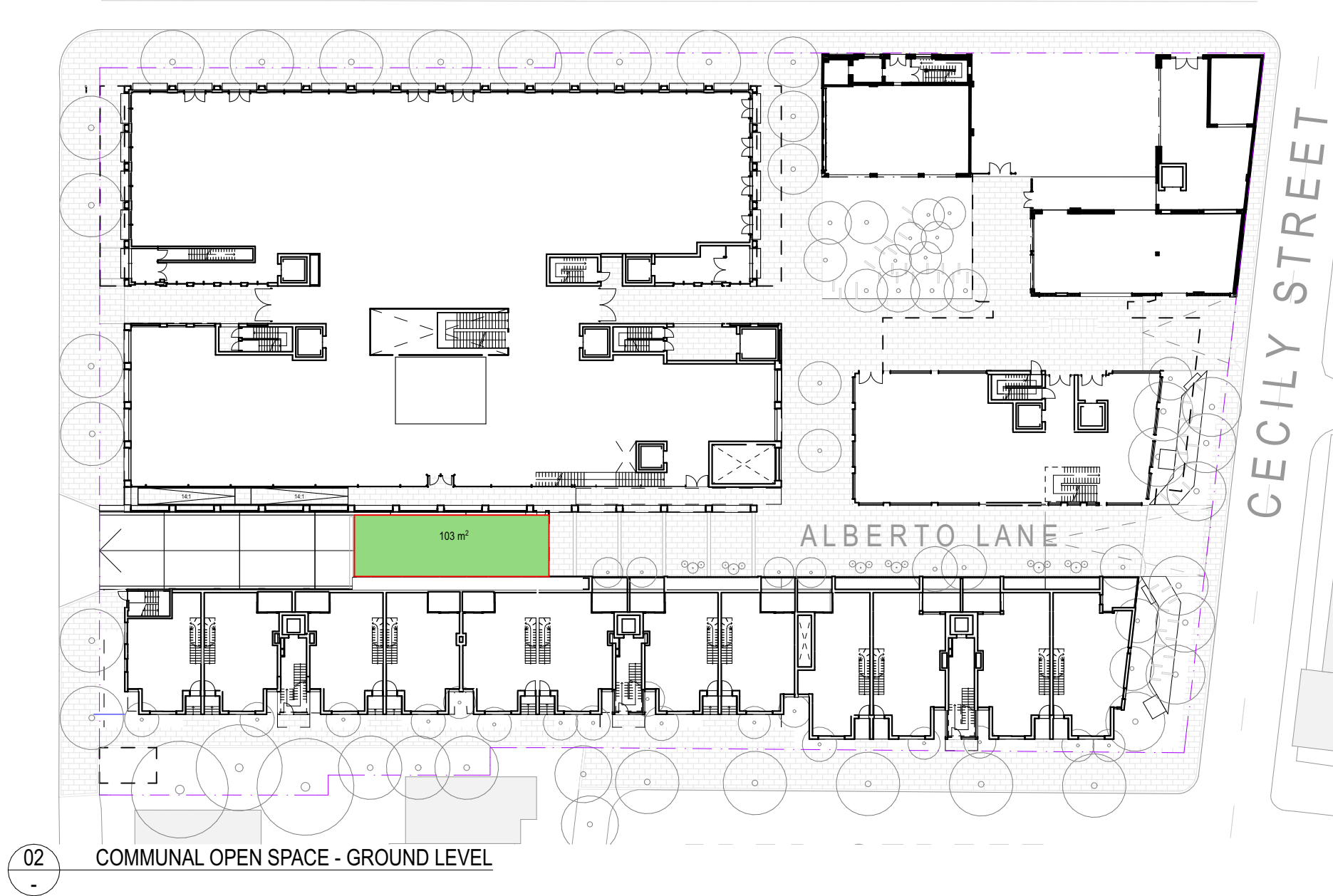
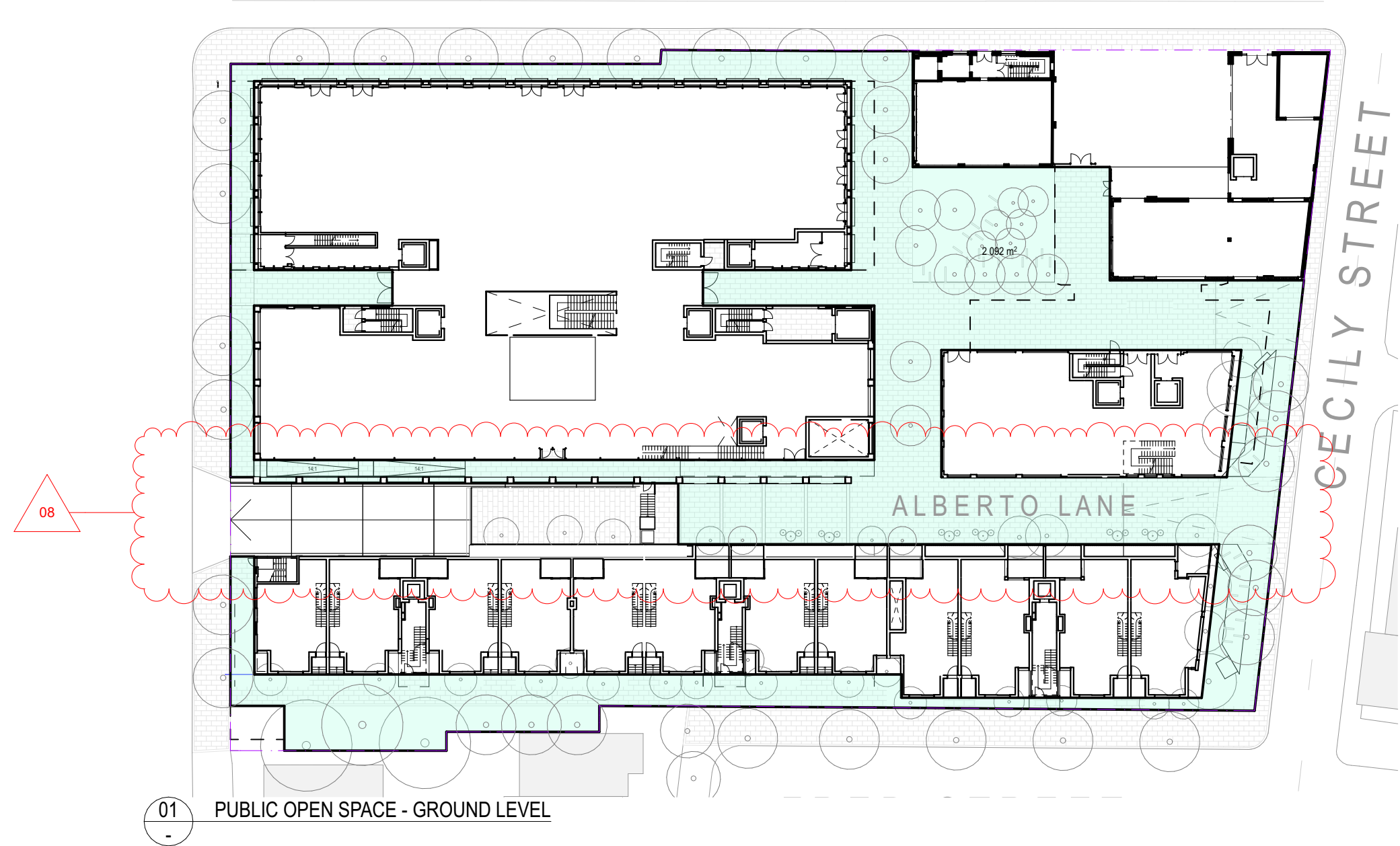
ADG STORAGE DIAGRAMS

DRAWING NUMBER

A-DA607

REVISION

02



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: 103m² (less than 2h of direct solar)
L3: 400m²
L6: 760m²
Total: 1263m² (= 19% of site area, 32% of reduced area)

Supplemented by public open space (2092m²) = 3355m² (= 49% 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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CHECKED

TR

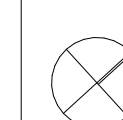
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1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

COMMUNAL & PUBLIC OPEN SPACE

DRAWING NUMBER

A-DA608

REVISION

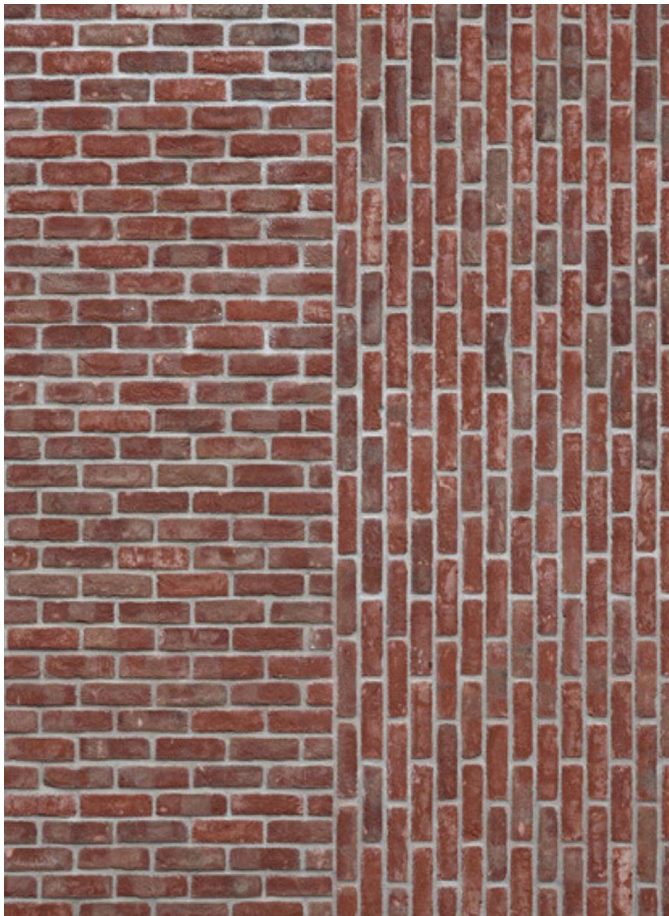
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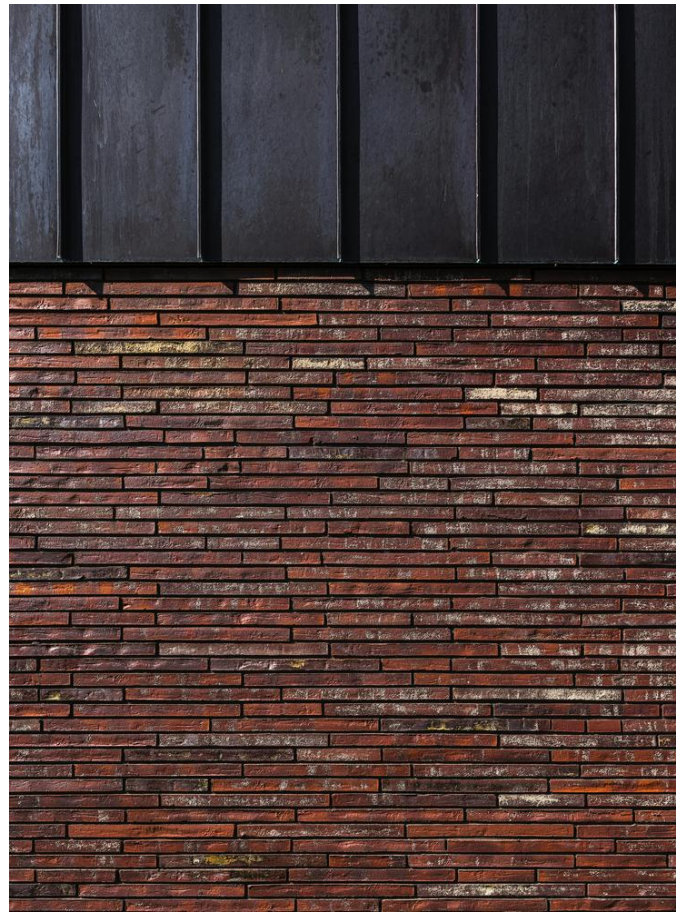
BRICK RESTORED FACADE
BR1



BRICK RESTORED FACADE
BR2



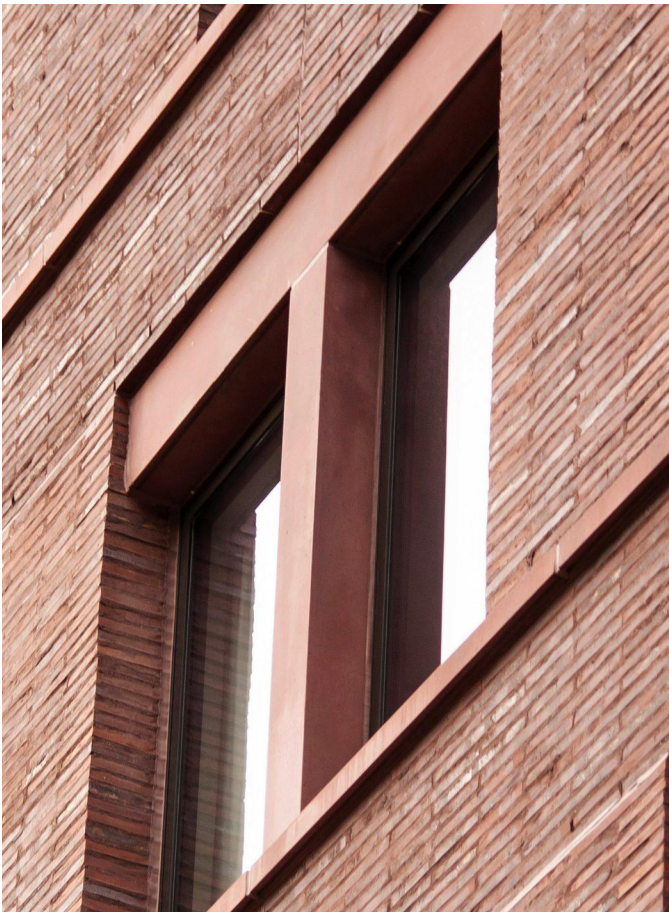
MASONRY LIGHT RED
MA1



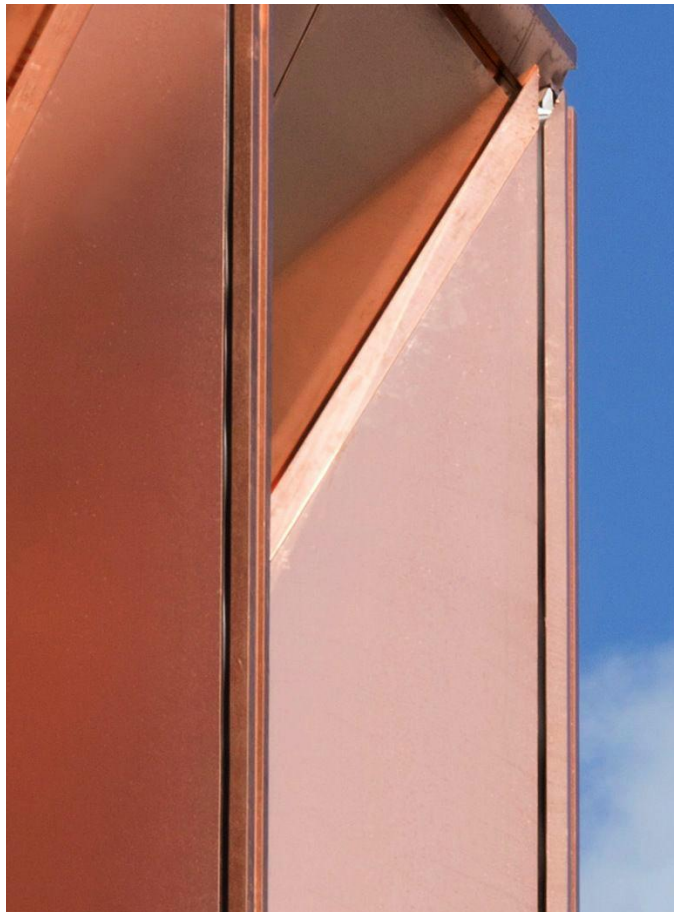
MASONRY DARK RED
MA2



MASONRY BLACK
MA3



CLADDING RED
CL1



CLADDING
CL2



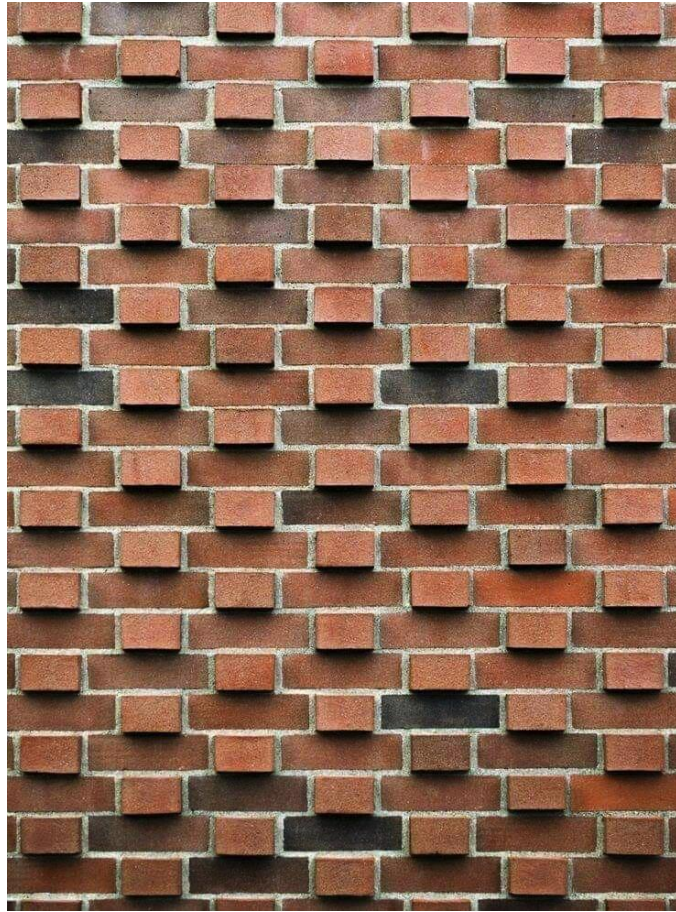
CLADDING METAL
CL3



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

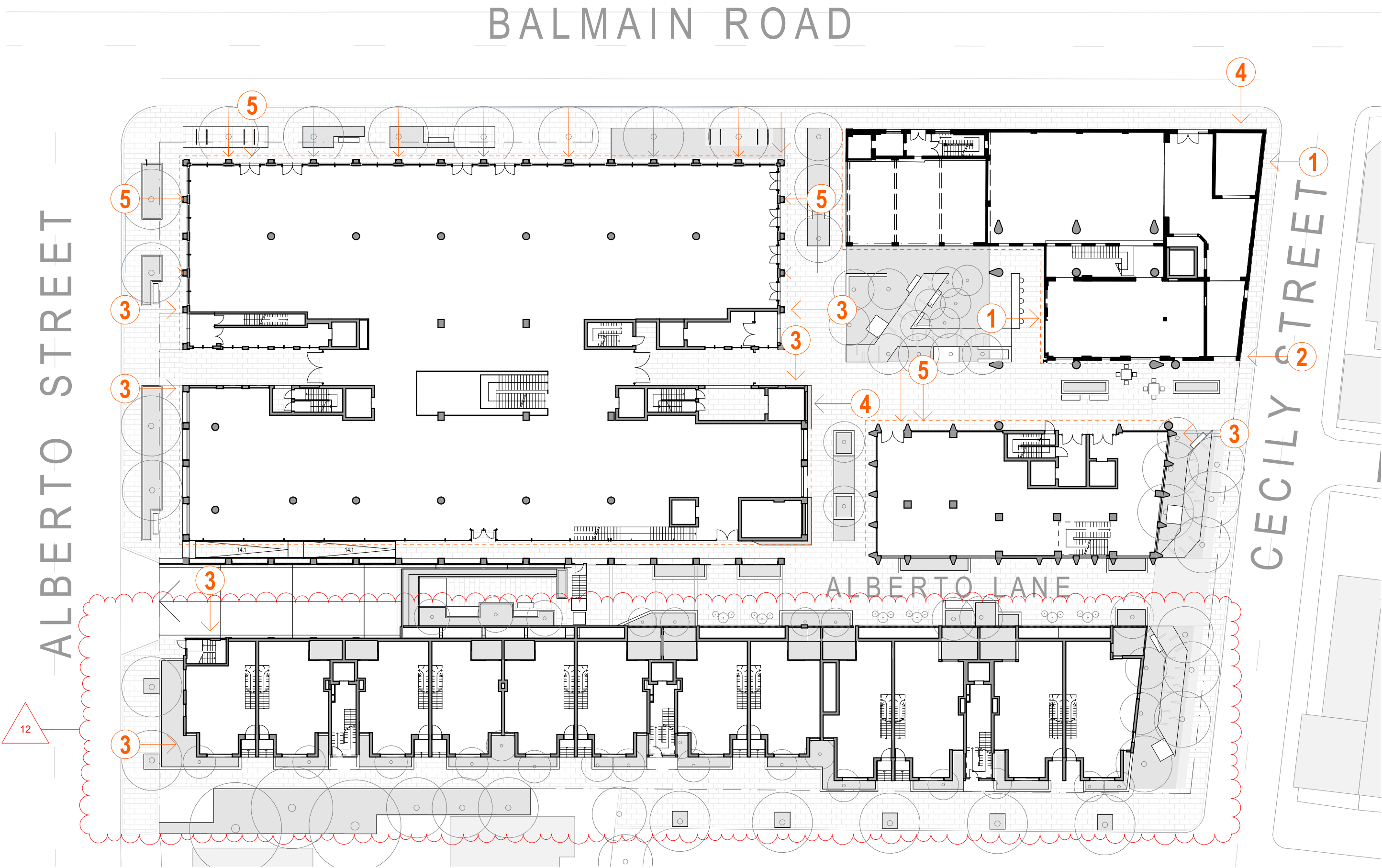


SHOPFRONT WINDOW/DOOR
WIN2



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

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TG

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TR

SHEET SCALE

NTS

NTS

SHEET SIZE

A3

A1

NORTH

NTS

DRAWING TITLE

SIGNAGE

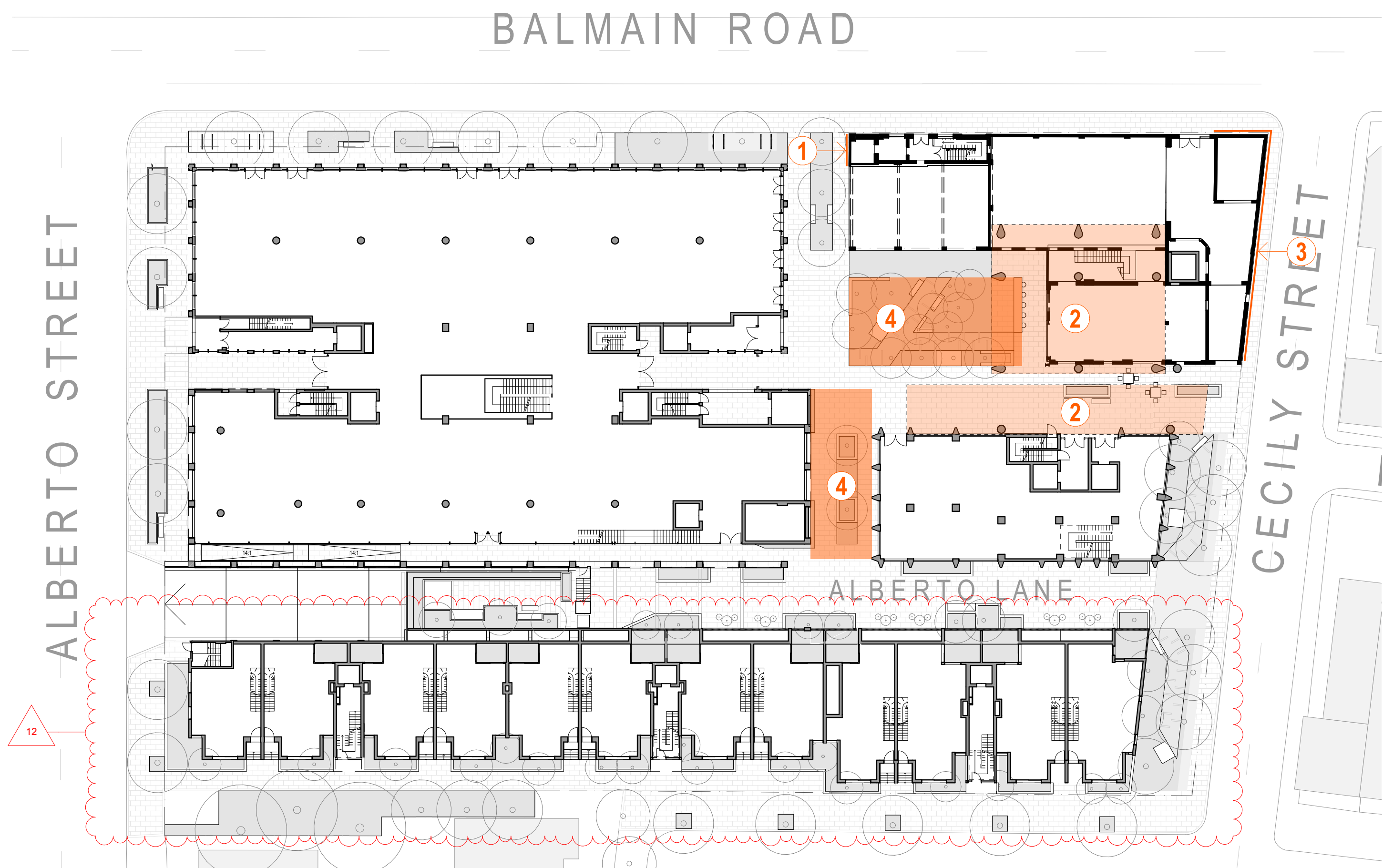
DRAWING NUMBER

A-DA611

REVISION

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PUBLIC ART LOCATIONS



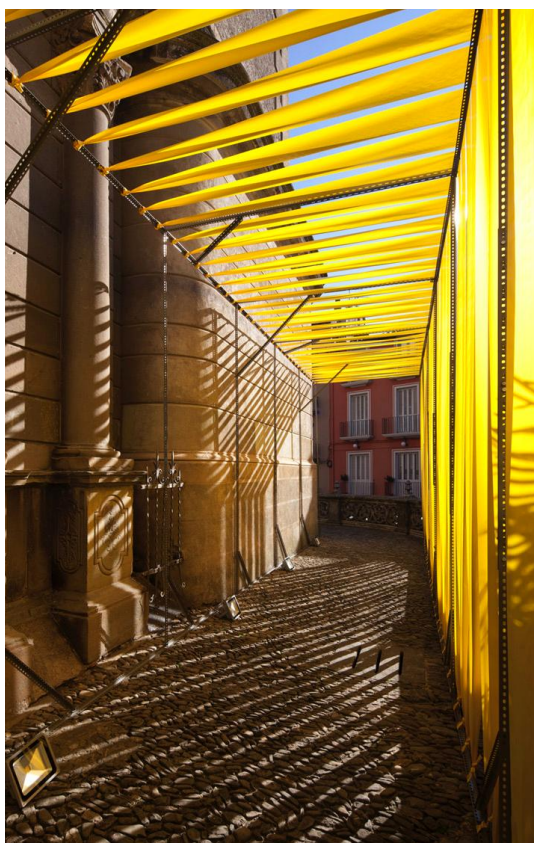
INDICATIVE LOCATIONS FOR PUBLIC ARTWORK



LOCATION 4: ART INSTALLATION IN COURTYARD OR LANEWAY



E.G. SCULPTURE BY ANTONY GORMLEY



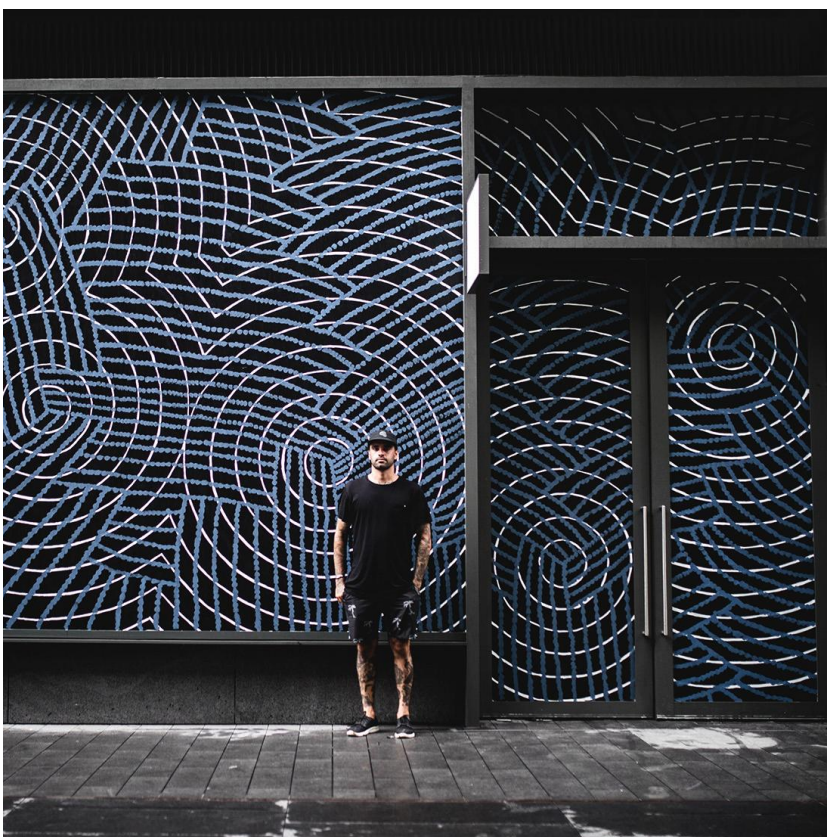
INSTALLATION BY ANNA & EUGENI BACH



FLOATING OBJECT BY JANET ECHELMAN



LOCATION 1: ART CANVAS OR MURAL



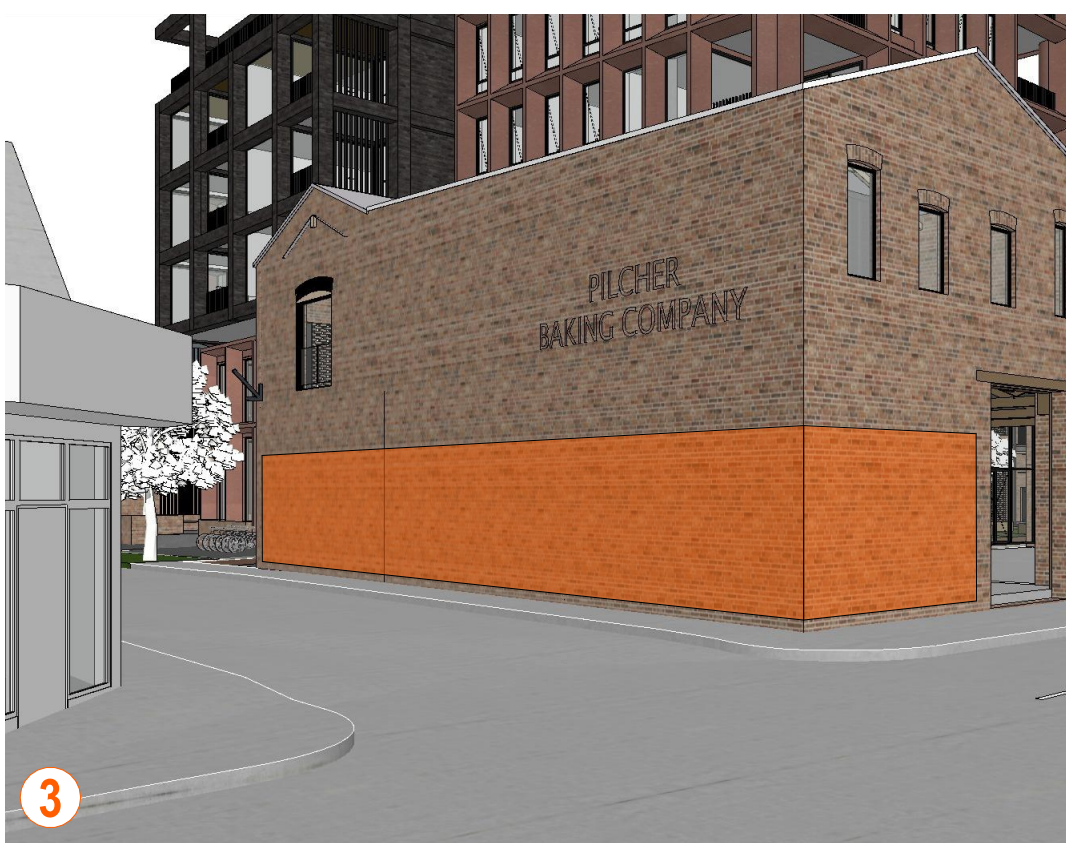
E.G. MURAL ARTWORK BY OTIS CAREY



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



E.G. TILED ARTWORK BY AGATHA GOETHE-SNAPE



LOCATION 3: PAINTED MURAL ON BRICK



EXISTING MURAL CAN BE RESTORED OR REMOVED

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PLOT DATE

28/11/23

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TG

CHECKED

TR

SHEET SCALE

NTS

NTS

SHEET SIZE

A3

A1

NORTH

North arrow pointing up and slightly to the right.

DRAWING TITLE

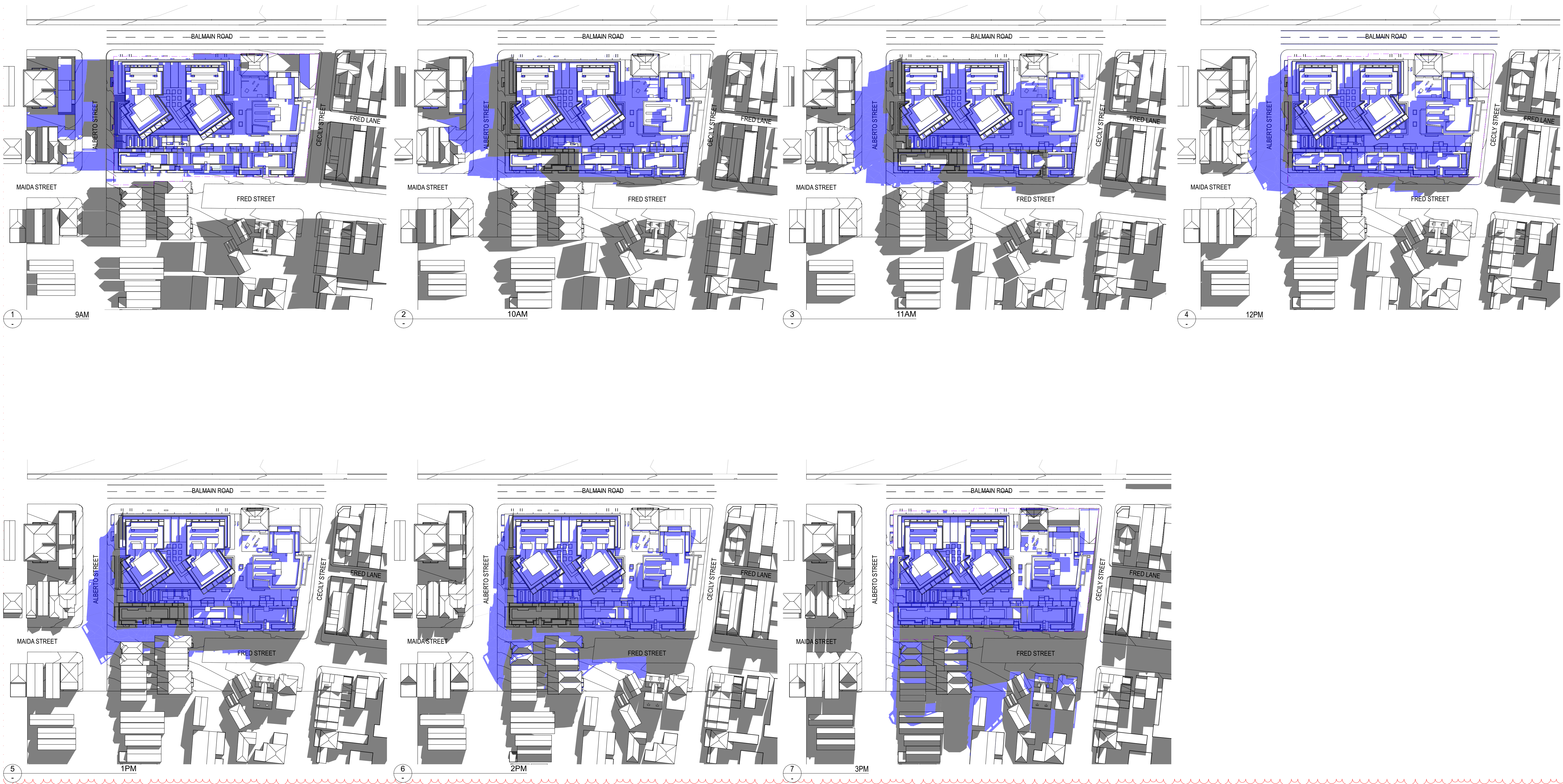
PUBLIC ARTWORK

DRAWING NUMBER

A-DA612

REVISION

02

**LEGEND**

EXISTING SHADOWS

ADDITIONAL SHADOWS

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PLOT DATE

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TR

SHEET SCALE

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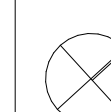
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SHEET SIZE

A3

A1

NORTH



DRAWING TITLE

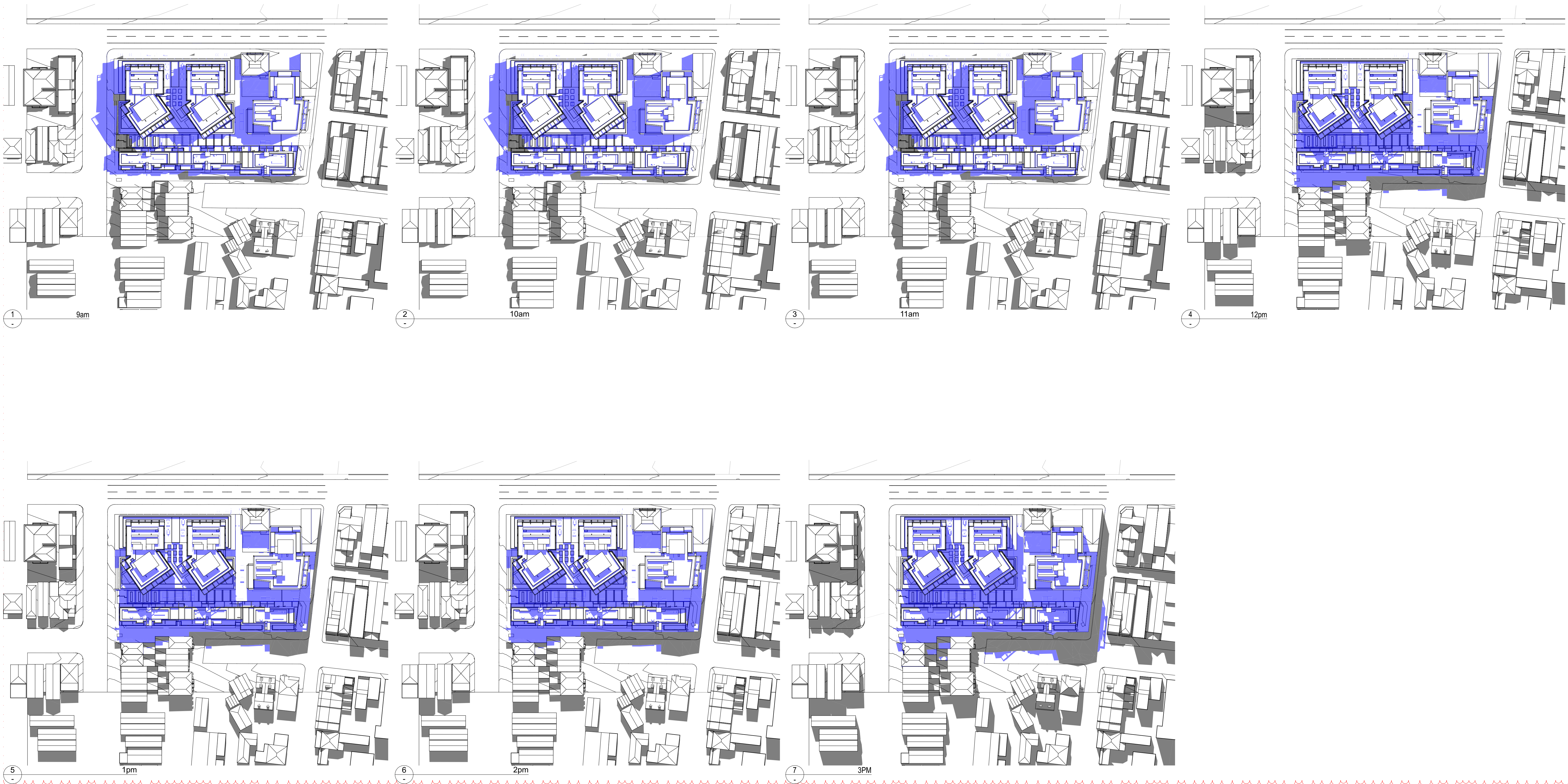
SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER

A-DA613

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**LEGEND** EXISTING SHADOWS ADDITIONAL SHADOWS

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

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PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

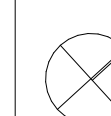
21049

28/11/23

TG

TR

1:1000

A3
A1

DRAWING TITLE

SHADOW DIAGRAMS - 21ST
SEPTEMBER

DRAWING NUMBER

A-DA614

REVISION

01

LIVING ROOM WINDOWS 7/8, 14-22 ALBERTO STREET



930am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET



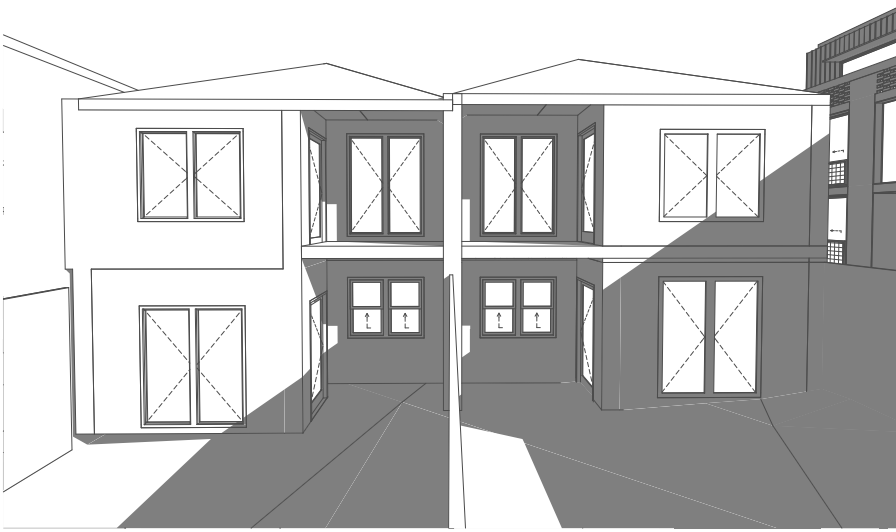
10am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET AND EXISTING FENCE



11am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET AND EXISTING FENCE



12pm
SHADOW FROM EXISTING FENCE



1pm
SHADOW FROM EXISTING FENCE AND NEW BUILDING

LIVING ROOM WINDOWS 1/2/3, 14-22 ALBERTO STREET



9am



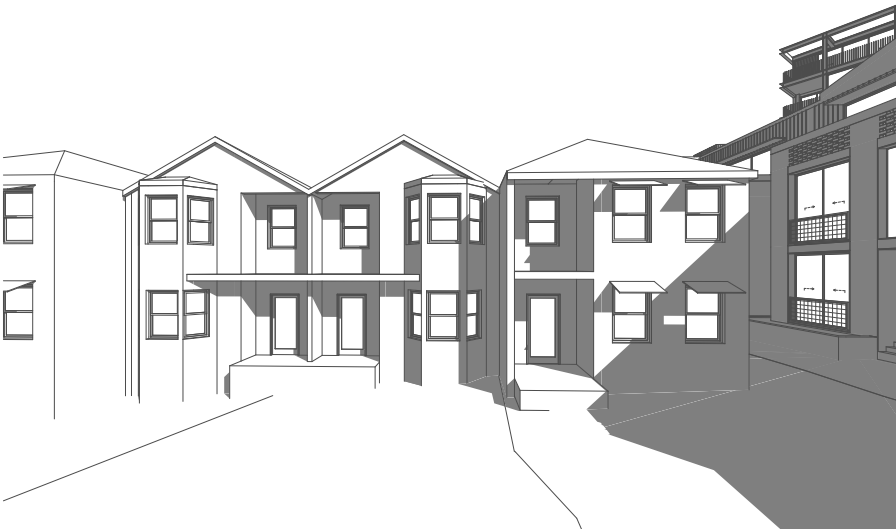
10am



11am

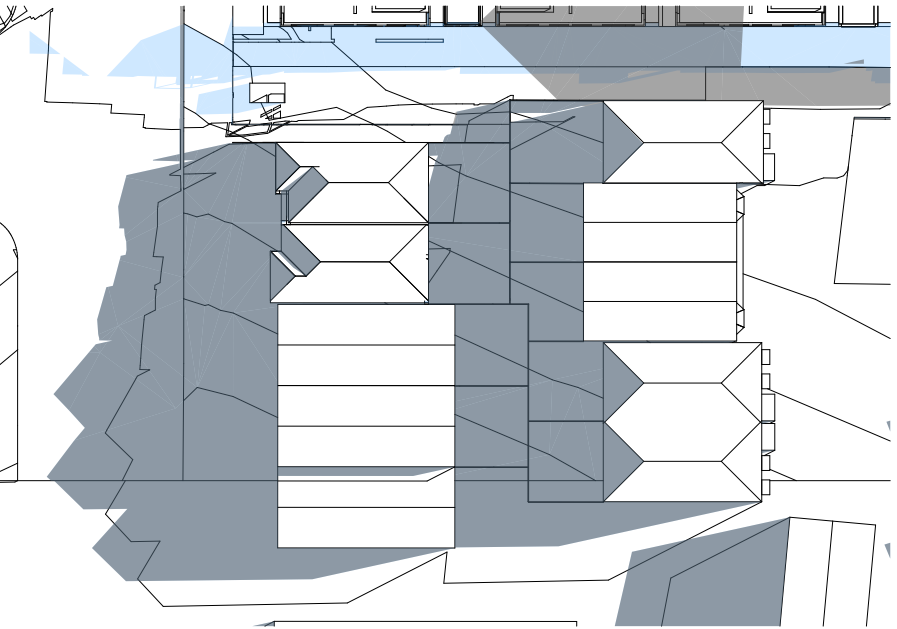


1130am

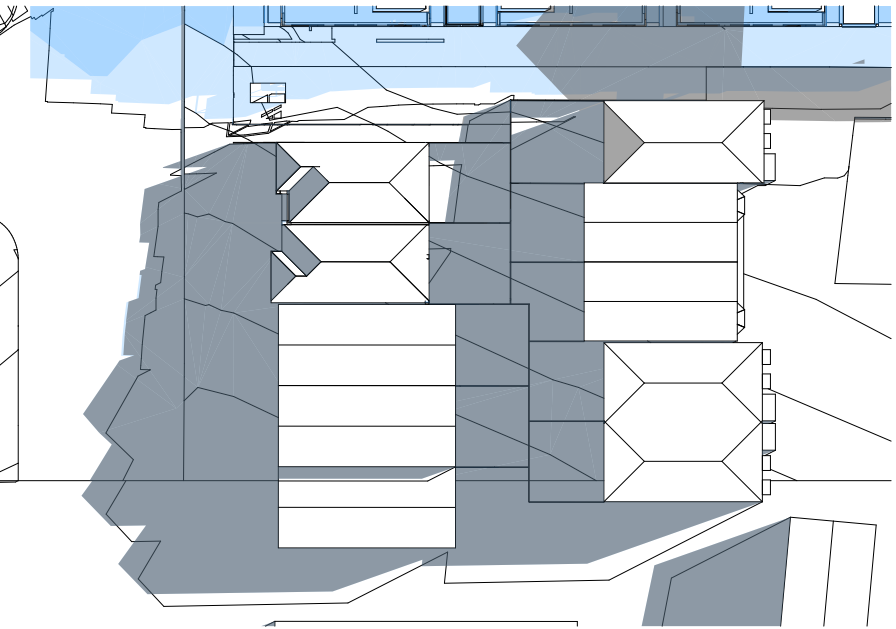


12pm

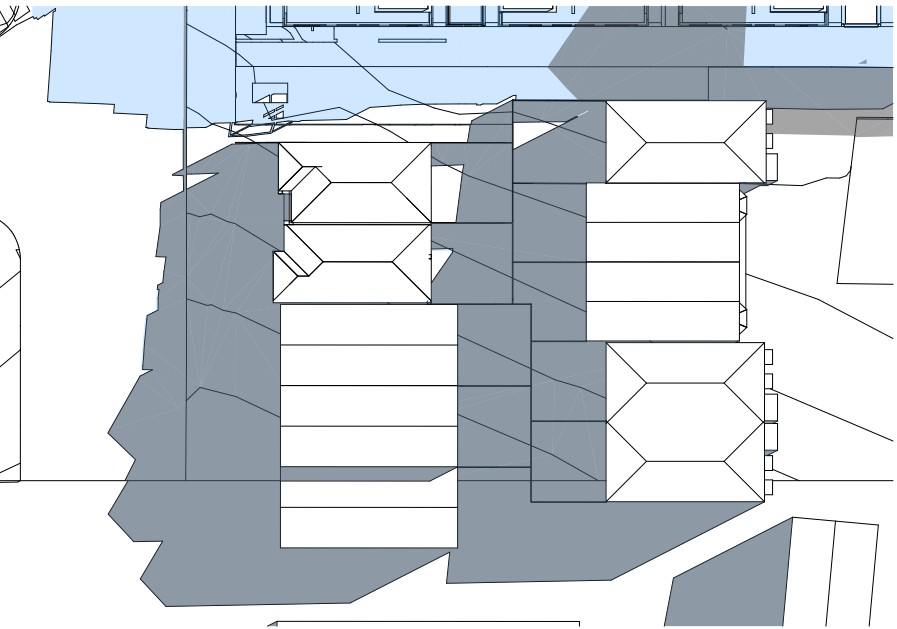
PRIVATE OPEN SPACE 14-22 ALBERTO STREET



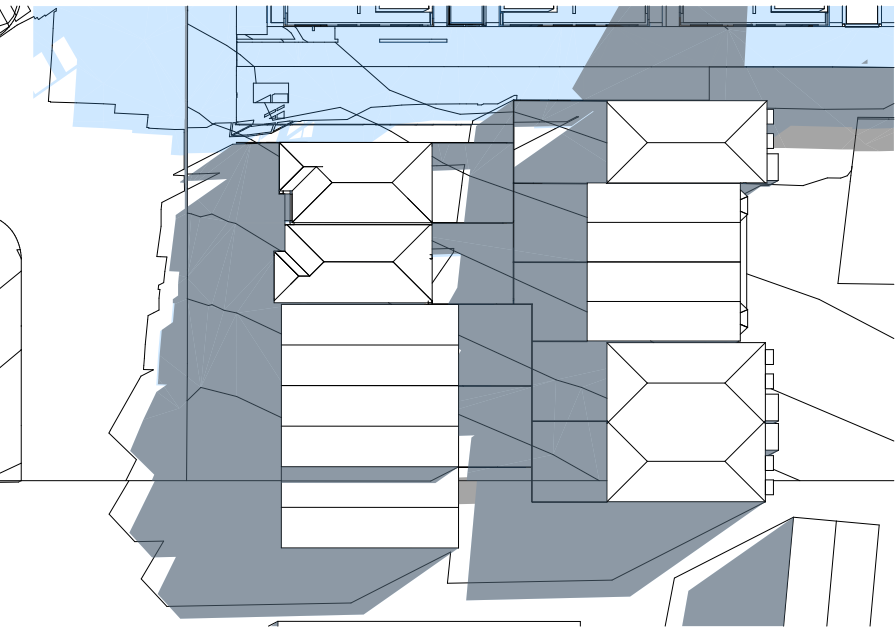
10 AM



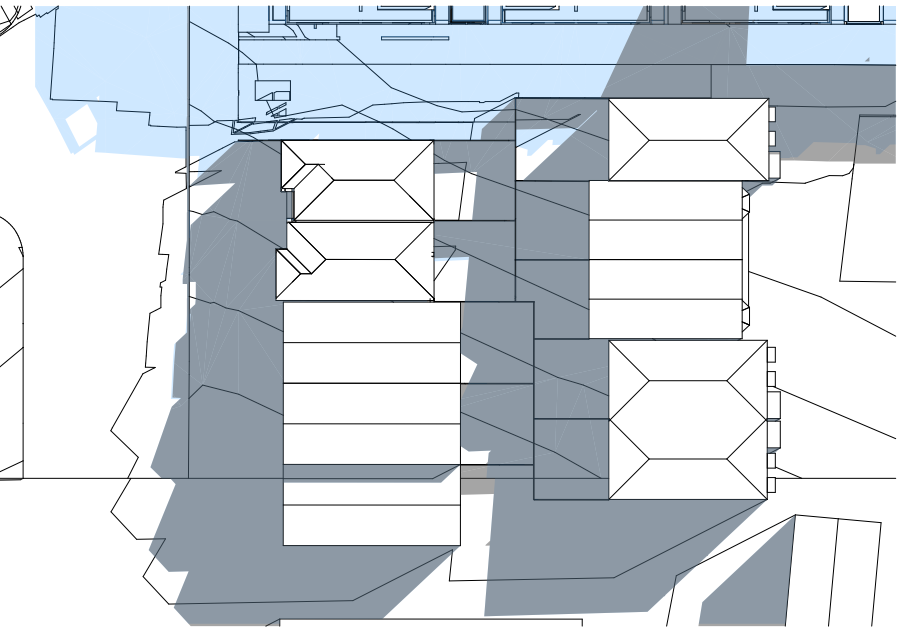
10:30 AM



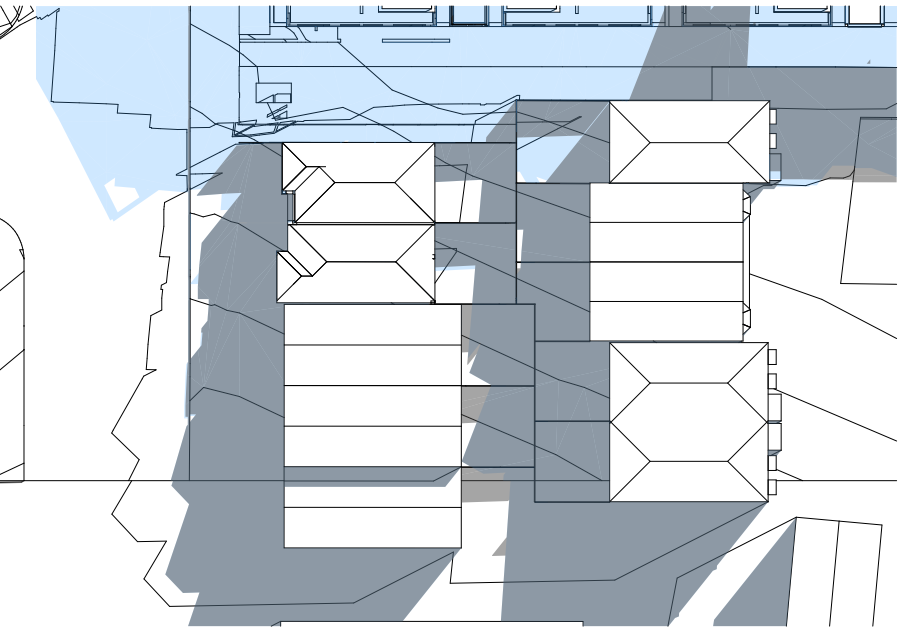
11 AM



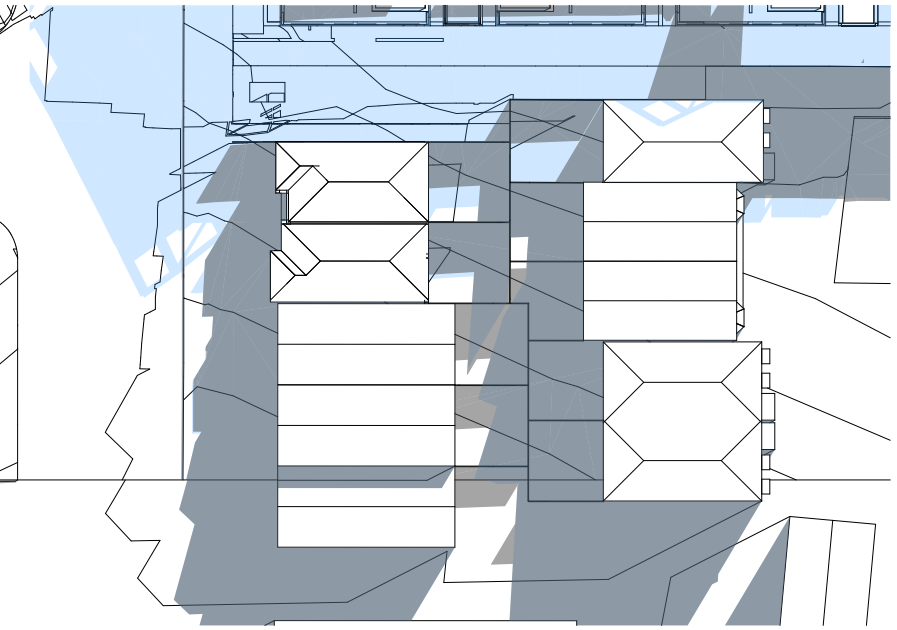
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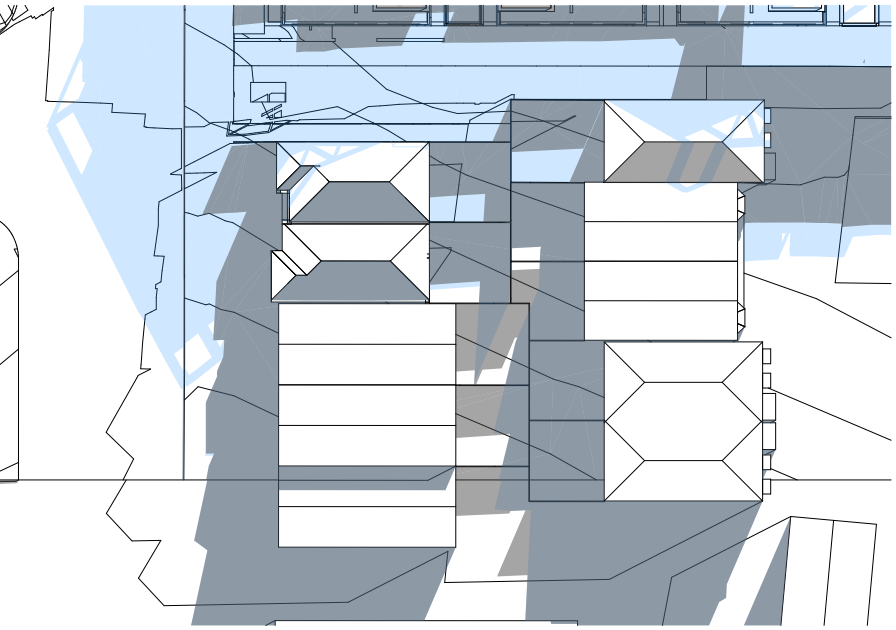
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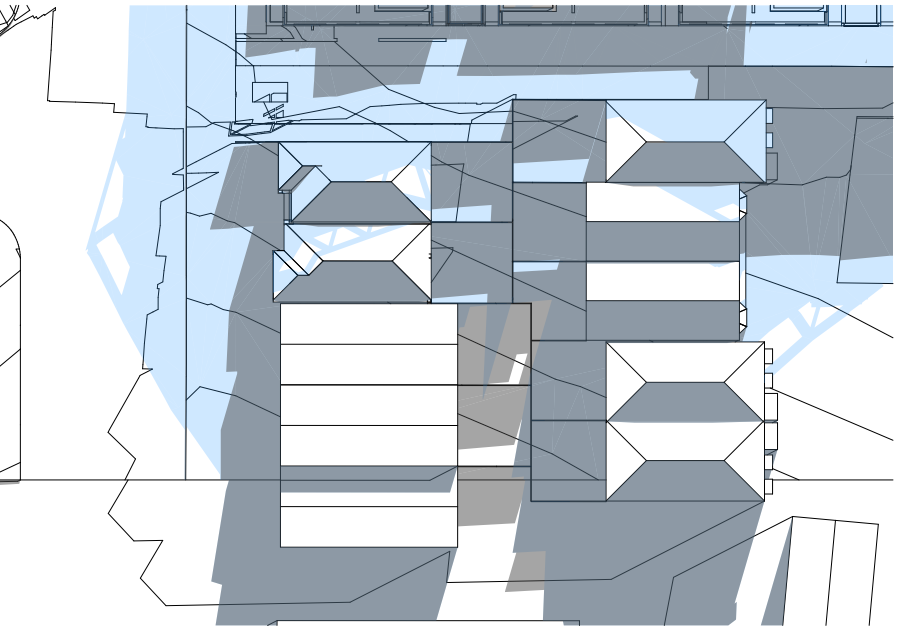
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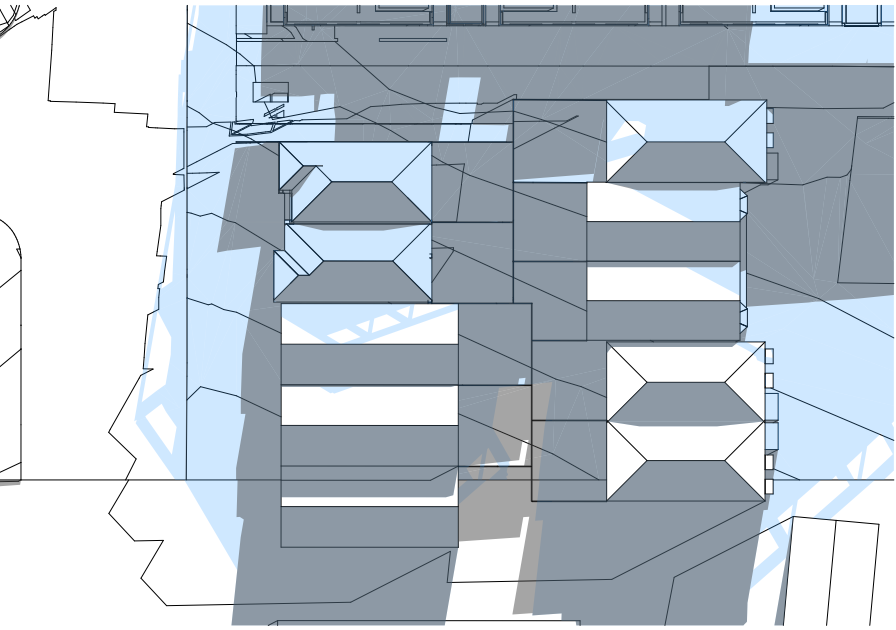
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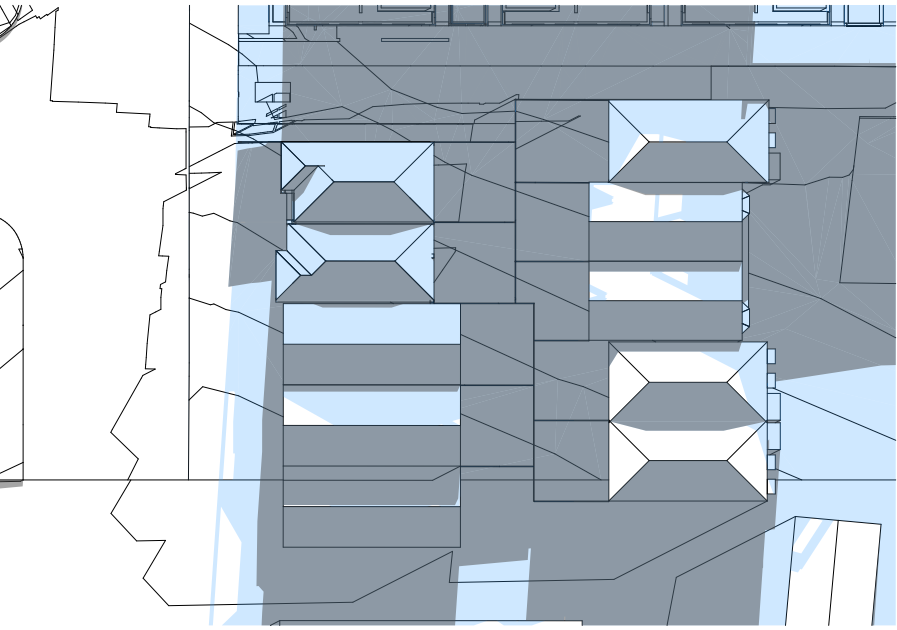
1:30 PM



2 PM



2:30 PM



3 PM

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:2000
1:200, 1:579

SHEET SIZE

A3

NORTH



DRAWING TITLE

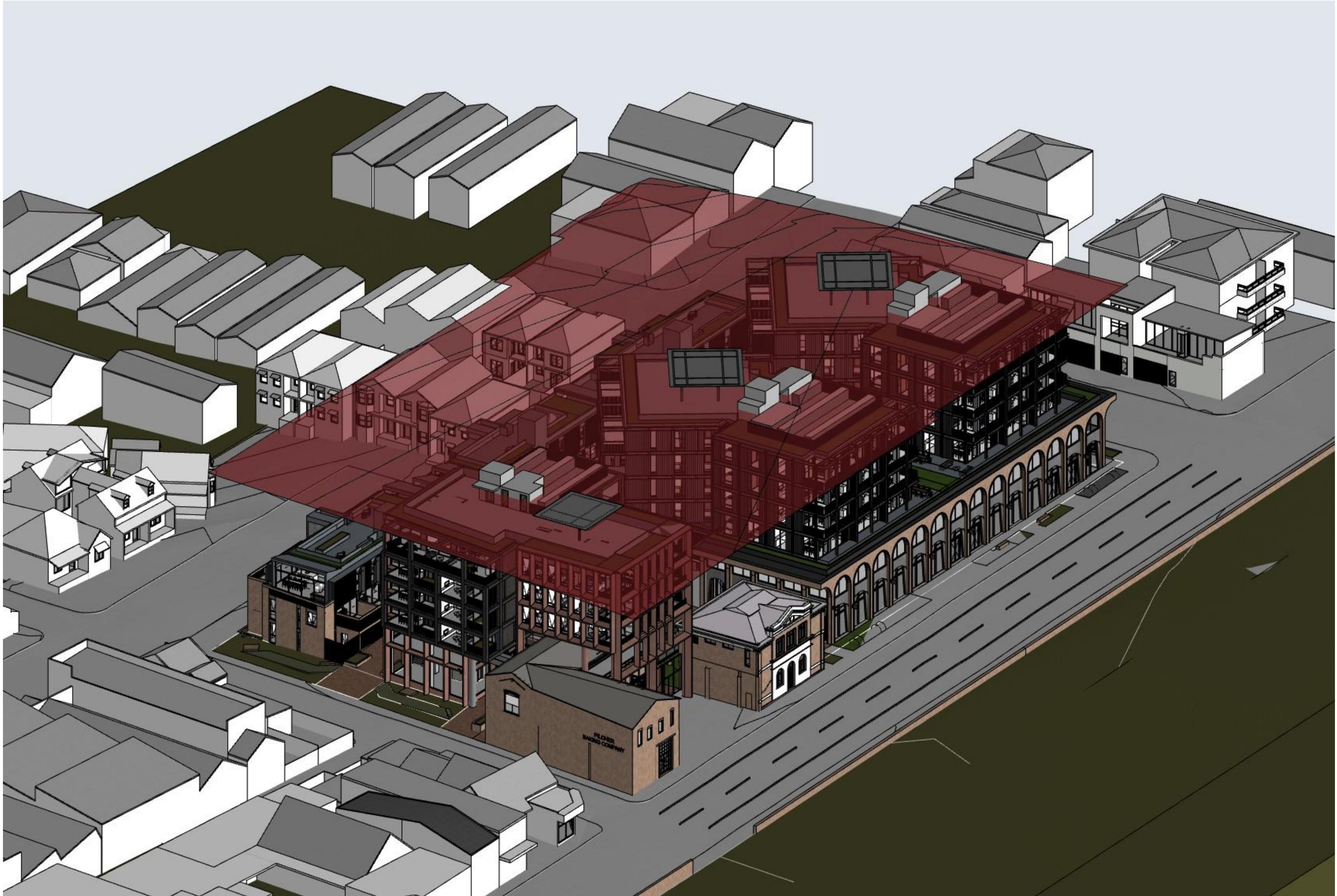
DETAILED SHADOW ANALYSIS
14-22 ALBERTO STREET

DRAWING NUMBER

A-DA615

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SHEET SCALE

SHEET SIZE

NORTH

21049

28/11/23

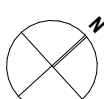
TG

TR

1:1

A3

A1



DRAWING TITLE

HEIGHT PLANE DIAGRAM

DRAWING NUMBER

A-DA616

REVISION

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VIEW FROM MAIDA STREET

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SHEET SCALE

SHEET SIZE

NORTH

21049

28/11/23

TG

TR

NTS
NTS

A3
A1



DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA901

REVISION

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ENTRY TO BAKERS SQUARE

ARCHITECT

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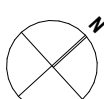
SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA902

REVISION

01



ELEVATED VIEW FROM CALLAN PARK

01



05
Birds Eye high res 01

ROOF VIEW

ARCHITECT

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CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A
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CLIENT

ROCHE
GROUP

REV

01

DATE

17/5/23

ISSUE

DETAILED DEVELOPMENT APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA904

REVISION

01



VIEW ALONG FRED AND CECILY STREET

ARCHITECT

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CLIENT

ROCHE
GROUP

REV

01
02

DATE

17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
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DRAWING NUMBER

A-DA905

REVISION

02



BAKERS SQUARE

ARCHITECT

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DRAWING TITLE

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A-DA906

REVISION

01



ATRIUM

ARCHITECT

CHROFI

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REVISION

01

469-483 BALMAIN ROAD, LILYFIELD

CHROFI

ADG COMPLIANCE TABLE

27.11.2023

Building	Level	Apartment	Type	4A Solar and daylight access		4B Natural Ventilation	4D Apartment Size and Layout		4E Private Open Space		4G Storage		Notes	
				Apartment	Private Open		Required	Provided	Required	Provided	Internal	Basement	Access	Affordable
				ts	Space									
A	2	A201	2B	2h	2h	YES	75	87 m²	10 m²	42 m²	5.6 m³	2.4 m³	ADAPTABLE	
A	2	A202	1B	<15min	<15min	NO	50	50 m²	8 m²	17 m²	4.4 m³	1.6 m³		
A	2	A203	2B	<15min	<15min	YES	75	93 m²	10 m²	30 m²	6.9 m³	1.1 m³		
A	2	A204	ST	<15min	<15min	NO	35	61 m²	4 m²	14 m²	7.0 m³	.0 m³	ADAPTABLE	
A	2	A205	1B	2h	15min-2h	YES	50	74 m²	8 m²	20 m²	5.1 m³	.9 m³		
A	2	A206	2B	2h	2h	YES	75	91 m²	10 m²	71 m²	7.7 m³	.3 m³		
A	2	A207	ST	2h	2h	NO	35	56 m²	4 m²	16 m²	5.6 m³	.4 m³	ADAPTABLE	
A	3	A301	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
A	3	A302	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³		
A	3	A303	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³	ADAPTABLE	
A	3	A304	1B	15min-2h	2h	NO	50	67 m²	8 m²	8 m²	11.3 m³	.0 m³		
A	3	A305	2B	2h	2h	YES	75	82 m²	10 m²	10 m²	4.8 m³	3.2 m³		
A	3	A306	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³	LIVABLE	
A	3	A307	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
A	4	A401	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
A	4	A402	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³	ADAPTABLE	
A	4	A403	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³		
A	4	A404	1B	2h	2h	NO	50	66 m²	8 m²	8 m²	11.3 m³	.0 m³		
A	4	A405	2B	2h	2h	YES	75	82 m²	10 m²	10 m²	4.8 m³	3.2 m³	LIVABLE	
A	4	A406	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³		
A	4	A407	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
A	5	A501	3B	2h	2h	YES	95	112 m²	12 m²	15 m²	6.3 m³	3.7 m³	LIVABLE	
A	5	A502	1B	2h	15min-2h	NO	50	50 m²	8 m²	11 m²	3.6 m³	2.4 m³		
A	5	A503	3B	2h	2h	YES	95	125 m²	12 m²	25 m²	9.1 m³	.9 m³		
A	5	A504	2B	2h	2h	YES	75	113 m²	10 m²	25 m²	11.8 m³	.0 m³	LIVABLE	
A	5	A505	3B	2h	2h	YES	95	119 m²	12 m²	15 m²	5.6 m³	4.4 m³		
B	2	B201	2B	2h	2h	YES	75	87 m²	10 m²	71 m²	5.5 m³	2.5 m³	ADAPTABLE	AFFORDABLE
B	2	B202	1B	<15min	<15min	NO	50	50 m²	8 m²	15 m²	4.3 m³	1.7 m³		
B	2	B203	2B	<15min	<15min	YES	75	75 m²	10 m²	16 m²	4.2 m³	3.8 m³		
B	2	B204	ST	<15min	<15min	NO	35	60 m²	4 m²	14 m²	8.6 m³	.0 m³	LIVABLE	
B	2	B205	2B	2h	2h	YES	75	75 m²	10 m²	16 m²	4.4 m³	3.6 m³		
B	2	B206	2B	2h	2h	YES	75	91 m²	10 m²	41 m²	7.7 m³	.3 m³		
B	2	B207	ST	2h	2h	NO	35	56 m²	4 m²	16 m²	5.6 m³	.4 m³	ADAPTABLE	AFFORDABLE
B	3	B301	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
B	3	B302	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³		
B	3	B303	2B	2h	2h	YES	75	105 m²	10 m²	10 m²	4.5 m³	3.5 m³	ADAPTABLE	
B	3	B304	1B	2h	2h	NO	50	66 m²	8 m²	8 m²	11.3 m³	.0 m³		
B	3	B305	2B	2h	2h	YES	75	83 m²	10 m²	10 m²	4.8 m³	3.2 m³		
B	3	B306	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³	LIVABLE	
B	3	B307	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
B	4	B401	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
B	4	B402	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³	LIVABLE	AFFORDABLE
B	4	B403	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³		
B	4	B404	1B	2h	2h	NO	50	67 m²	8 m²	8 m²	11.3 m³	.0 m³		
B	4	B405	2B	2h	2h	YES	75	83 m²	10 m²	10 m²	4.8 m³	3.2 m³	LIVABLE	
B	4	B406	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³		
B	4	B407	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
B	5	B501	3B	2h	2h	YES	95	112 m²	12 m²	15 m²	6.3 m³	3.7 m³	LIVABLE	
B	5	B502	1B	2h	15min-2h	NO	50	50 m²	8 m²	11 m²	3.6 m³	2.4 m³		
B	5	B503	3B	2h	2h	YES	95	125 m²	12 m²	25 m²	9.1 m³	.9 m³		
B	5	B504	3B	2h	2h	YES	95	113 m²	12 m²	25 m²	7.3 m³	2.7 m³	LIVABLE	
B	5	B505	3B	2h	2h	YES	95	119 m²	12 m²	15 m²	5.6 m³	4.4 m³		
C	2	C201	1B	15min-2h	15min-2h	NO	50	72 m²	8 m²	11 m²	5.1 m³	.9 m³	AFFORDABLE	
C	2	C202	2B	<15min	<15min	NO	75	94 m²	10 m²	31 m²	10.4 m³	.0 m³		
C	2	C203	2B	2h	2h	YES	75	90 m²	10 m²	10 m²	10.5 m³	.0 m³		
C	2	C204	1B	2h	2h	YES	50	68 m²	8 m²	11 m²	4.3 m³	1.7 m³	AFFORDABLE	
C	3	C301	2B	15min-2h	15min-2h	NO	75	79 m²	10 m²	11 m²	4.1 m³	3.9 m³		
C	3	C302	2B	<15min	<15min	NO	75	86 m²	10 m²	10 m²	8.6 m³	.0 m³		
C	3	C303	2B	2h	2h	YES	75	81 m²	10 m²	10 m²	4.0 m³	4.0 m³	AFFORDABLE	
C	3	C304	2B	2h	2h	YES	75	80 m²	10 m²	11 m²	4.2 m³	3.8 m³		
C	3	C305	2B	2h	2h	YES	75	88 m²	10 m²	11 m²	6.4 m³	1.6 m³		
C	3	C306	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	9.2 m³	.0 m³	AFFORDABLE	
C	4	C401	2B	2h	2h	NO	75	79 m²	10 m²	11 m²	4.1 m³	3.9 m³		
C	4	C402	2B	<15min	<15min	NO	75	86 m²	10 m²	10 m²	8.6 m³	.0 m³		
C	4	C403	2B	2h	2h	YES	75	81 m²	10 m²	10 m²	4.0 m³	4.0 m³	AFFORDABLE	
C	4	C404	2B	2h	2h	YES	75	80 m²	10 m²	11 m²	4.2 m³	3.8 m³		
C	4	C405	2B	2h	2h	YES	75	88 m²	10 m²	11 m²	6.4 m³	1.6 m³		
C	4	C406	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	9.2 m³	.0 m³	AFFORDABLE	
C	5	C501	2B	2h	2h	YES	75	81 m²	10 m³	11 m²	8.9 m³	.0 m³		
C	5	C502	3B	2h	2h	YES	95	128 m²	12 m²	14 m²	6.6 m³	3.5 m³		
C	5	C503	3B	2h	2h	YES	100	180 m²	12 m²	46 m²	21.8 m³	.0 m³	AFFORDABLE	
C	5	C504	3B	2h	2h	YES	95	103 m²	12 m²	12 m²	6.8 m³	3.2 m³		
D	0	D001	2B	2h	2h	YES	75	111 m²	10 m²	15 m²	7.6 m³	.4 m³	AFFORDABLE	
D	0	D002	3B	2h	2h	YES	95	118 m²	12 m²	18 m²	8.1 m³	1.9 m³		
D	0	D003	3B	15min-2h	15min-2h	YES	95	117 m²	12 m²	21 m²	8.1 m³	2.0 m³		
D	0	D004	3B	15min-2h	15min-2h	YES	95	115 m²	12 m²	23 m²	8.1 m³	1.9 m³	AFFORDABLE	
D	2	D201	3B	15min-2h	15min-2h	YES	95	98 m²	12 m²	23 m²	6.1 m³	3.9 m³		
D	2	D202	3B	15min-2h	15min-2h	YES	95	98 m²	12 m²	23 m²	5.5 m³	4.5 m³		
E	0	E001	3B	2h	2h	YES	95	116 m²	12 m²	23 m²	8.1 m³	2.0 m³	AFFORDABLE	
E	0	E002	3B	2h	2h	YES	95	116 m²	12 m²	27 m²	8.1 m³	2.0 m³		
E	0	E003	3B	2h	15min-2h	YES	95	117 m²	12 m²	28 m²	8.0 m³	2.0 m³		
E	0	E004	3B	2h	15min-2h	YES	95	117 m²	12 m²	24 m²	8.0 m³	2.0 m³	AFFORDABLE	
E	2	E201	3B	2h	2h	YES	95	99 m²	12 m²	23 m²	5.1 m³	4.9 m³		
E	2	E202	3B	2h	2h	YES	95	98 m²	12 m²	23 m²	5.4 m³	4.6 m³		
F	0	F001	3B	15min-2h	15min-2h	YES	95	135 m²	12 m²	24 m²	6.2 m³	3.8 m³	AFFORDABLE	
F	0	F002	3B	15min-2h	15min-2h	YES	95	147 m²	12 m²	25 m²	8.4 m³	1.6 m³		
F	0	F003	3B	2h	2h	YES	95	147 m²	12 m²	25 m²	8.1 m³	1.9 m³		
F	0	F004	3B	2h	2h	YES	95	144 m²	12 m²	22 m²	8.2 m³	1.8 m³	AFFORDABLE	
F	2	F201	3B	2h	2h	YES	95	111 m²	12 m²	30 m²	5.1 m³	4.9 m³		
F	2	F202	3B	2h	2h	YES	95	108 m²	12 m²	30 m²	5.1 m³	4.9 m³		

Summary

Apartment Mix:		
Studio Apartments	4	25.6%
1 Bed Apartments	19	
2 Bed Apartments	40	44.4%
3 Bed Apartments	27	30.0%
Total	90	
Access and Mobility:		
Adaptable	9	
Livable	19	

4A - Solar Access			
Apartments			
2h or more	68	76%	
15min - 2h	9	10%	
less than 15min	13	14%	
Private Open Space			
2h or more	64	71%	
15min - 2h	13	14%	
less than 15min	13	14%	