

469-483 BALMAIN ROAD, LILYFIELD

DETAILED DEVELOPMENT APPLICATION



LOCATION PLAN

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CHANGE ID	CHANGE NAME	DESCRIPTION
13	Stage 2 Design	Updated Stage 2 Design.
14	Deep Soil	Deep Soil Areas have been modified to provide a minimum of 6m wide deep soil zone where possible with reduced structures within those zones.
15	Alberto Lane	Resident access is provided from Level 1 of Buildings D, E and F to Alberto Lane. Reconfiguration of Alberto Lane to include bicycle parking and relocation of planter boxes.
16	Signage	New Laneway Signage to Alberto Lane and Artists Way.
17	Accessibility	Toilets adjacent Communal Open Spaces amended to be accessible.
18	Diagrams and Visualisations	Shadow Diagrams for September 21st updated.
19	Public Artwork	New artwork at southern end of Artist Way.
20	Super Shed Access	Additional entry to large employment space. Subject to future DA.
21	Updated Notation	Notes on drawings updated or added.
22	Detailed Section	New detailed 1:20 section of typical facades on building A, B and C.

ARCHITECT

CHROFI

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

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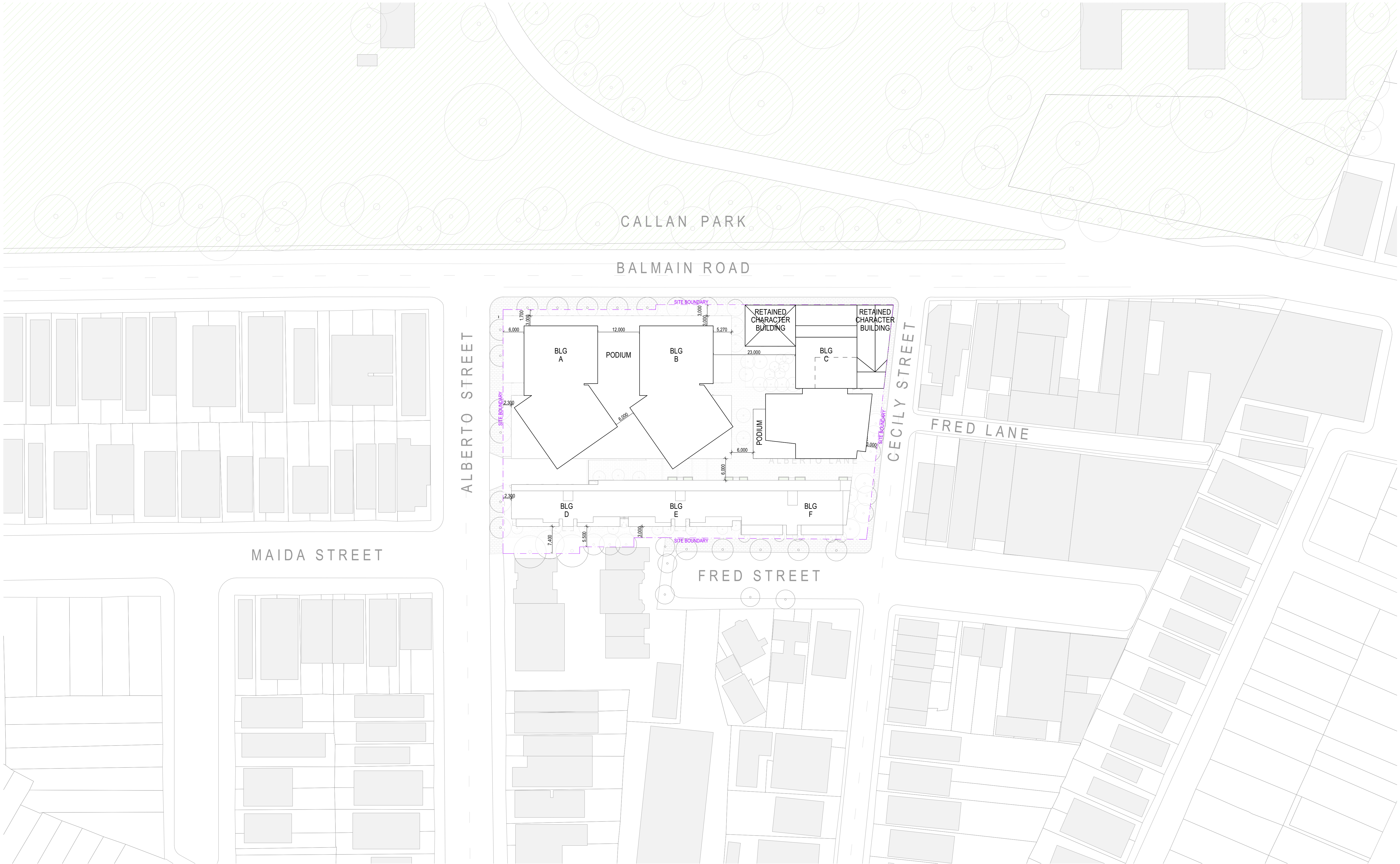
COVER PAGE

DRAWING NUMBER

A-DA001

REVISION

03



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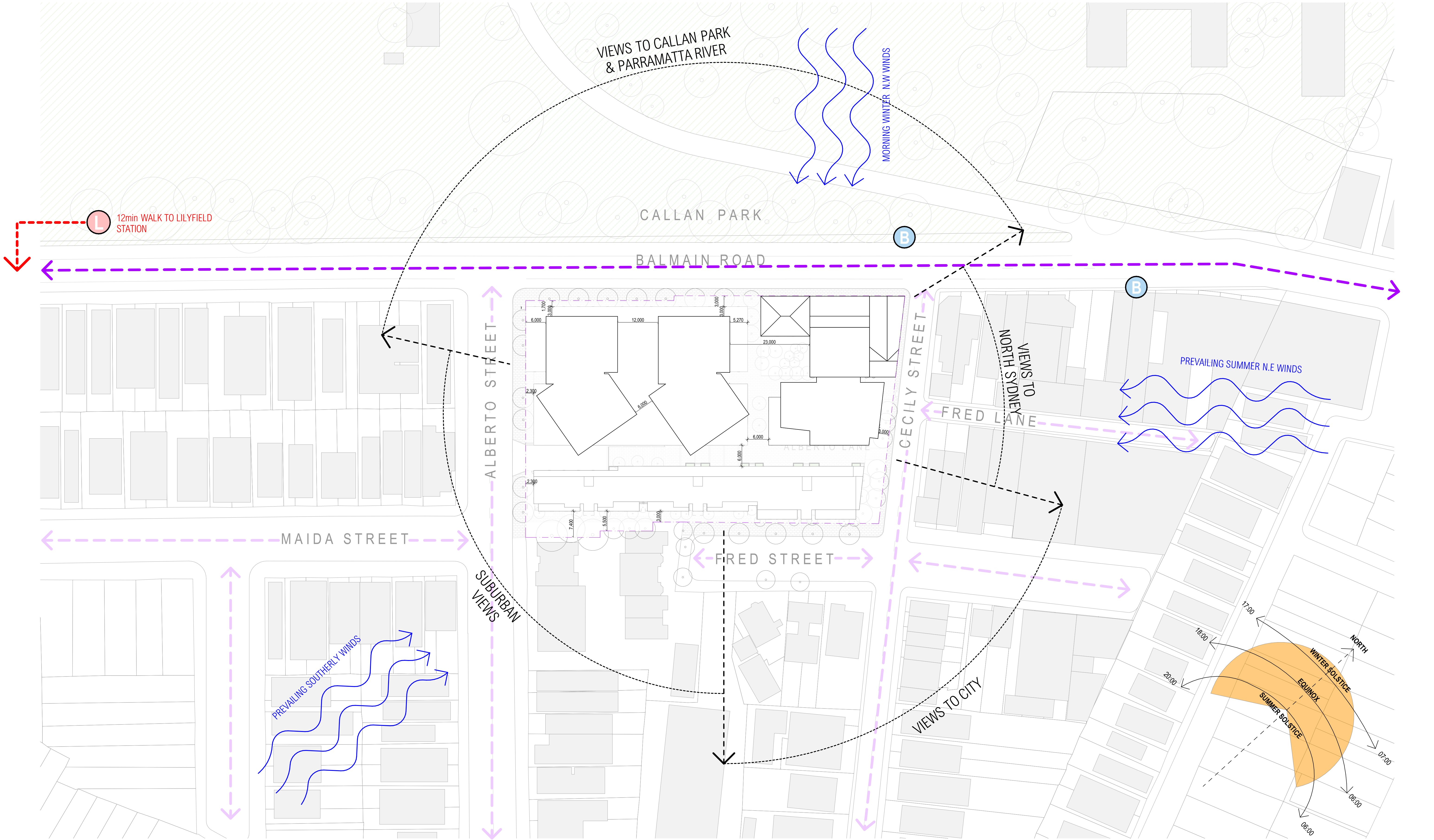
SITE PLAN

DRAWING NUMBER

A-DA002

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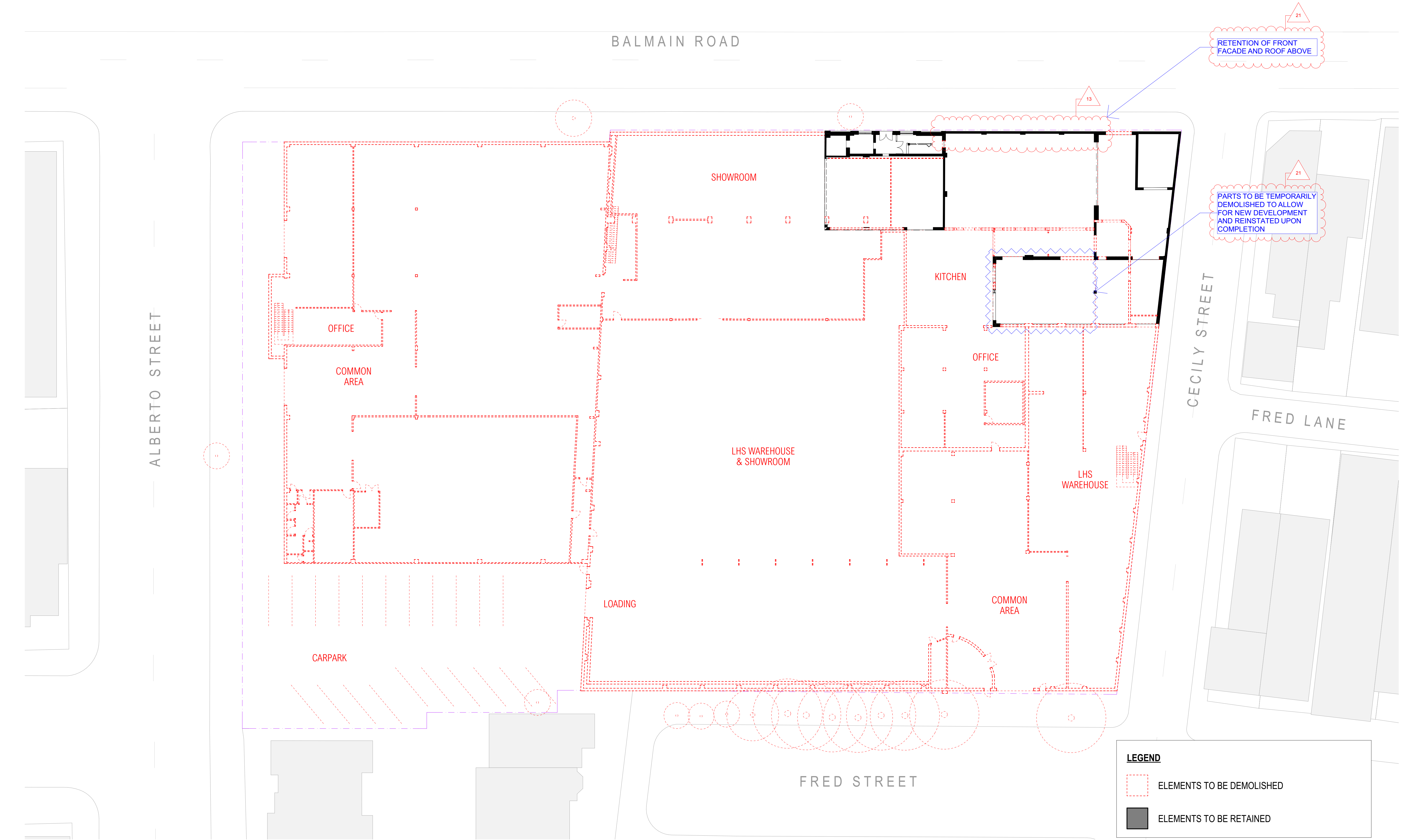
SITE ANALYSIS

DRAWING NUMBER

A-DA003

REVISION

03



ARCHITECT			CLIENT			REV			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01 17/05/2023 DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			GROUND FLOOR DEMOLITION AND RETENTION PLAN		
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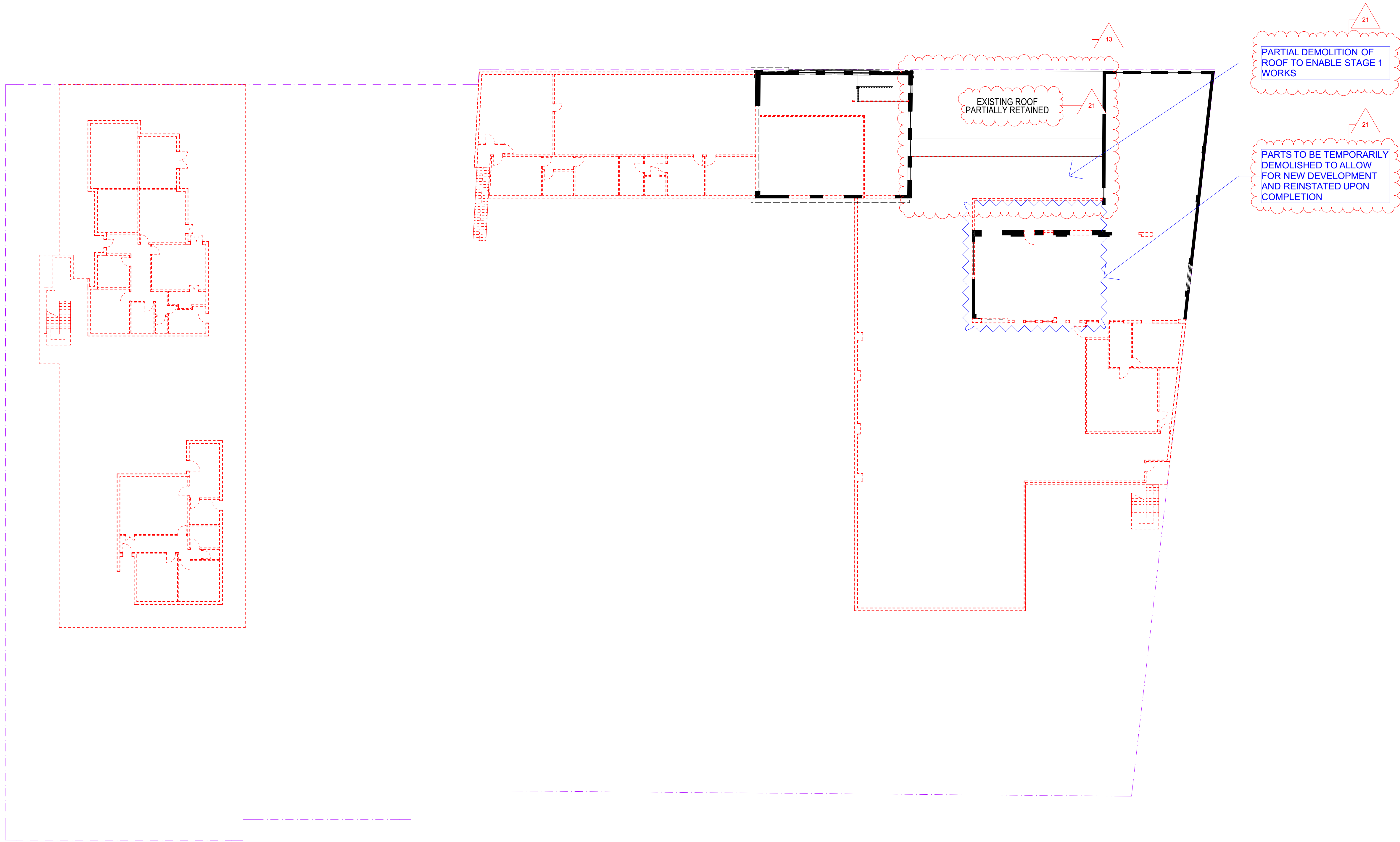
LEVEL 1 DEMOLITION AND
RETENTION PLAN

DRAWING NUMBER

A-DA011

REVISION

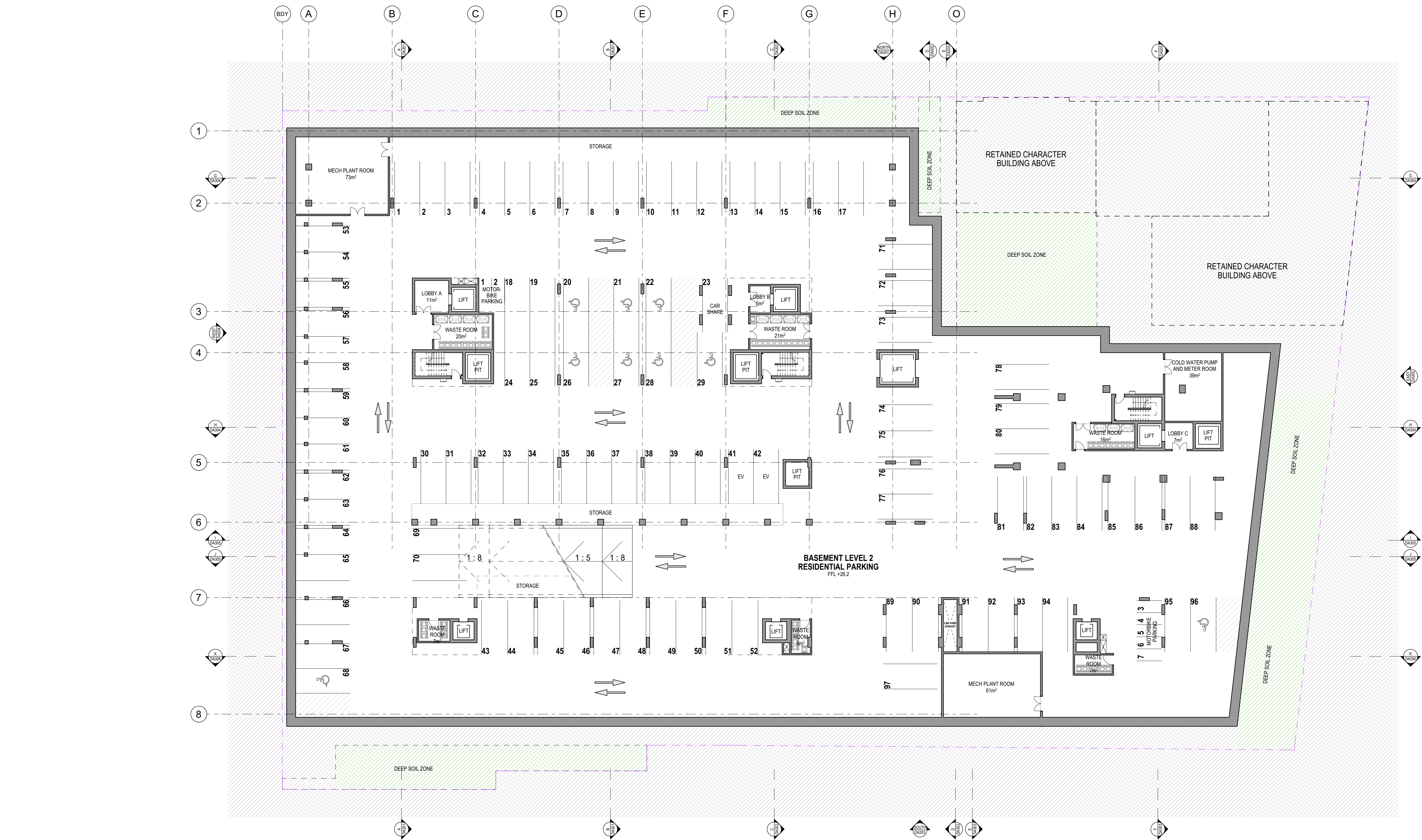
03



LEGEND

 ELEMENTS TO BE DEMOLISHED

 STRUCTURE TO BE RETAINED



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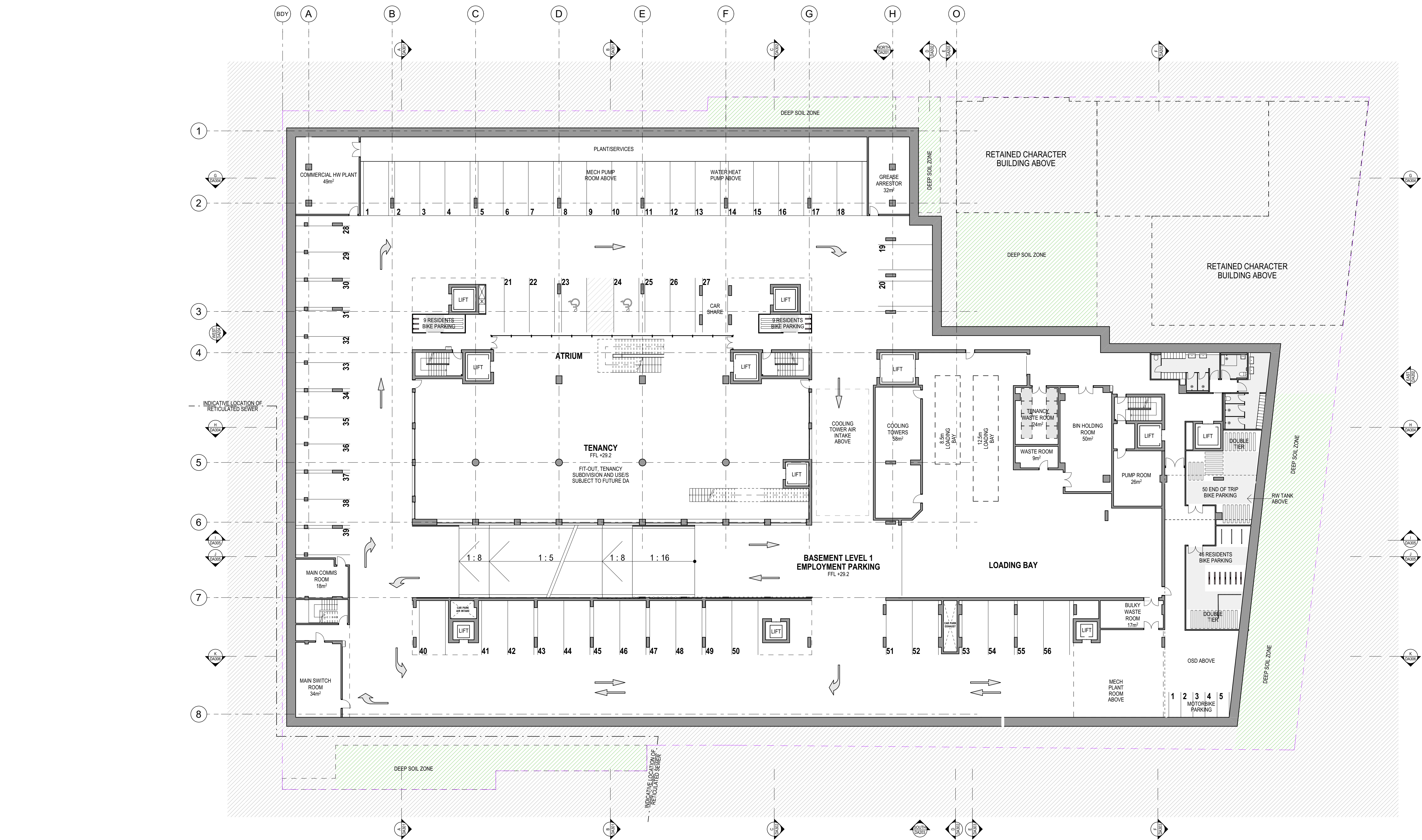
BASEMENT 2 FLOOR PLAN

DRAWING NUMBER

A-DA101

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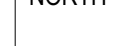
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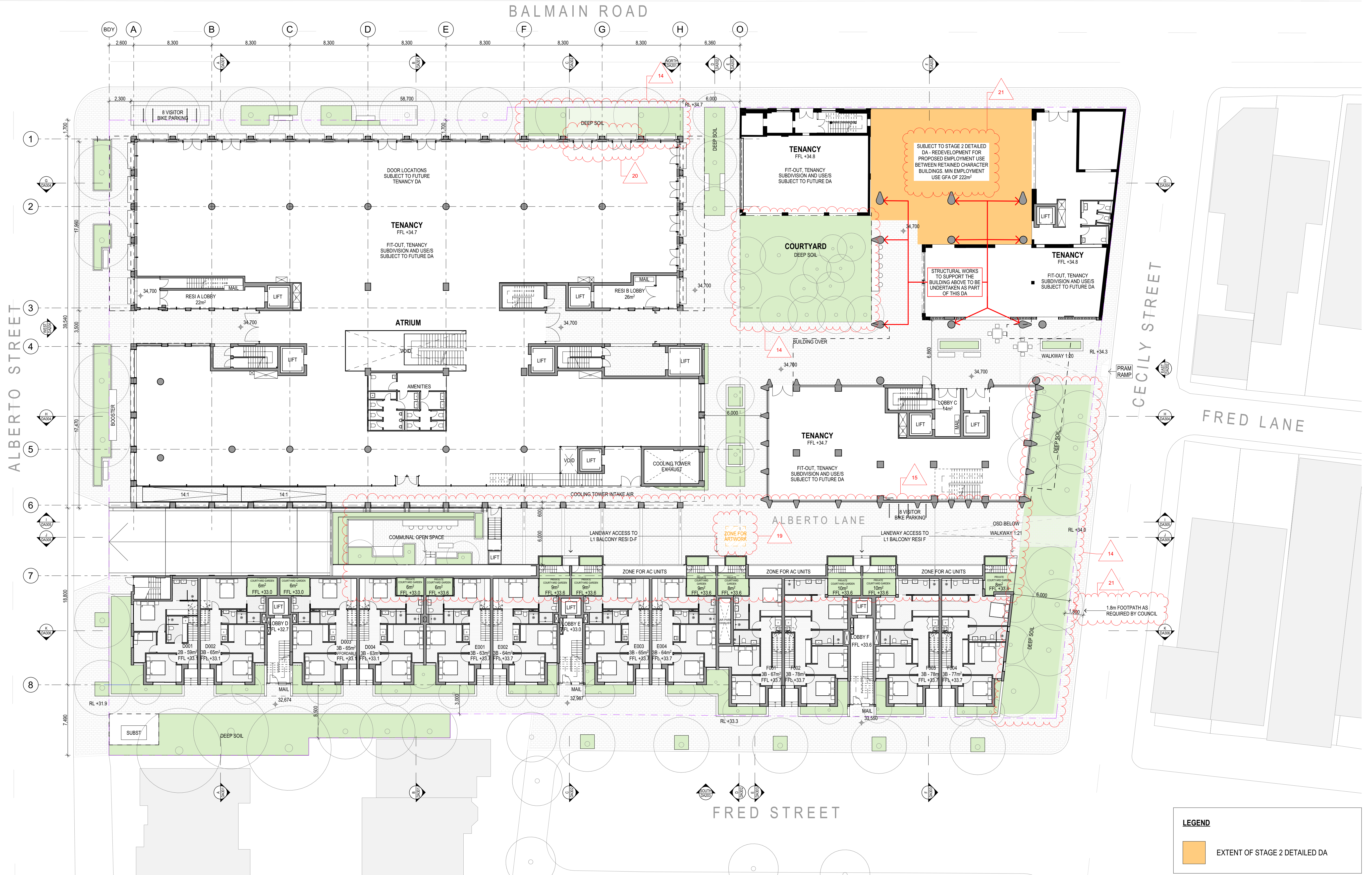
BASEMENT 1 FLOOR PLAN

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SHEET SCALE

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DRAWING NUMBER

A-DA103

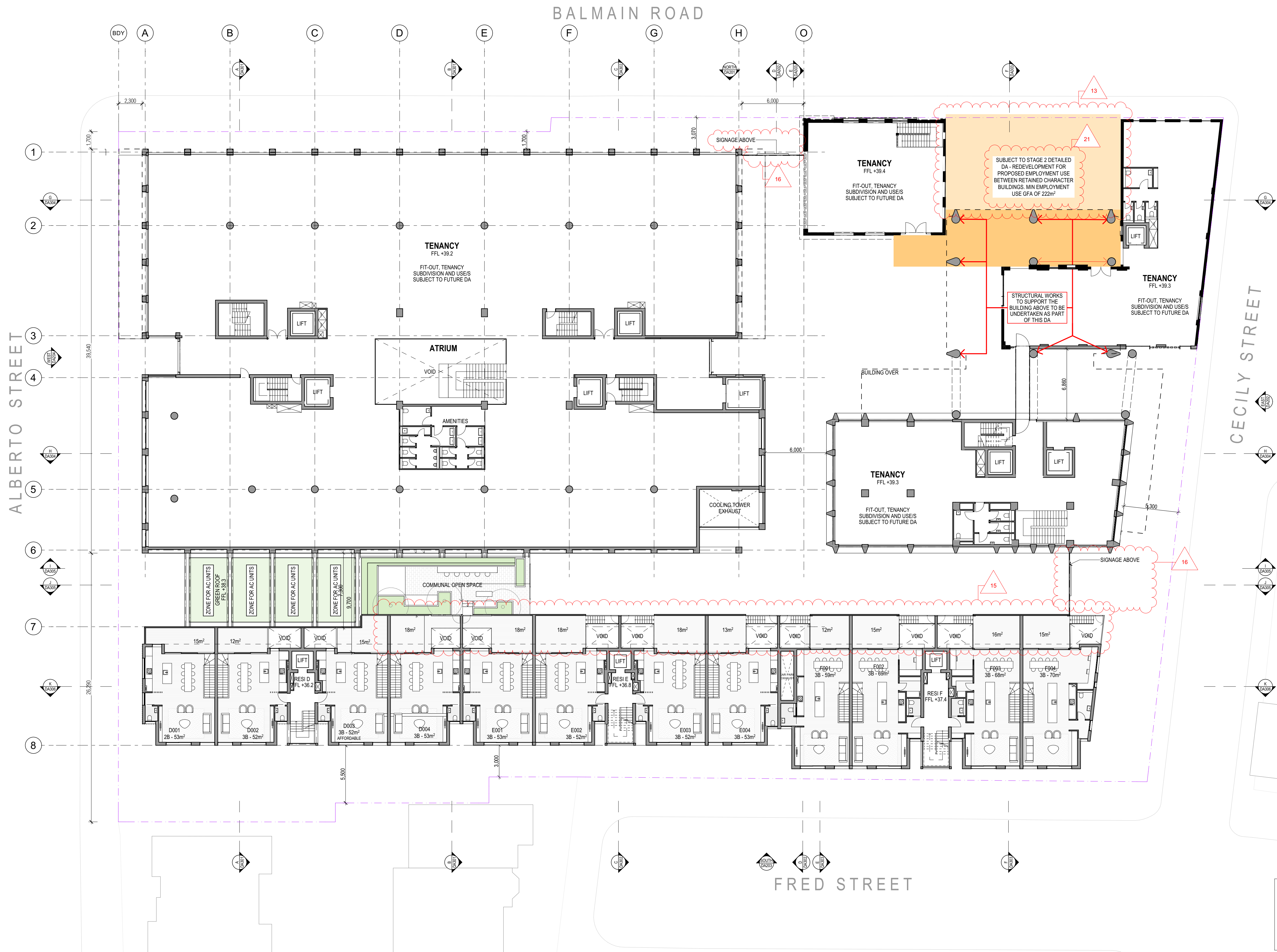
REVISION

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LEGEND



EXTENT OF STAGE 2 DETAILED DA



LEGEND

EXTENT OF STAGE 2 DETAILED DA

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SHEET SCALE

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NORTH



DRAWING TITLE

LEVEL 1 / PODIUM

DRAWING NUMBER

A-DA104

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REVISED DETAILED DEVELOPMENT
APPLICATION
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APPLICATION RFI 03

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SHEET SIZE

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NORTH

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LEVEL 2

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A-DA105

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NORTH

DRAWING TITLE

LEVEL 4

DRAWING NUMBER

A-DA107

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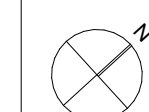
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NORTH



DRAWING TITLE

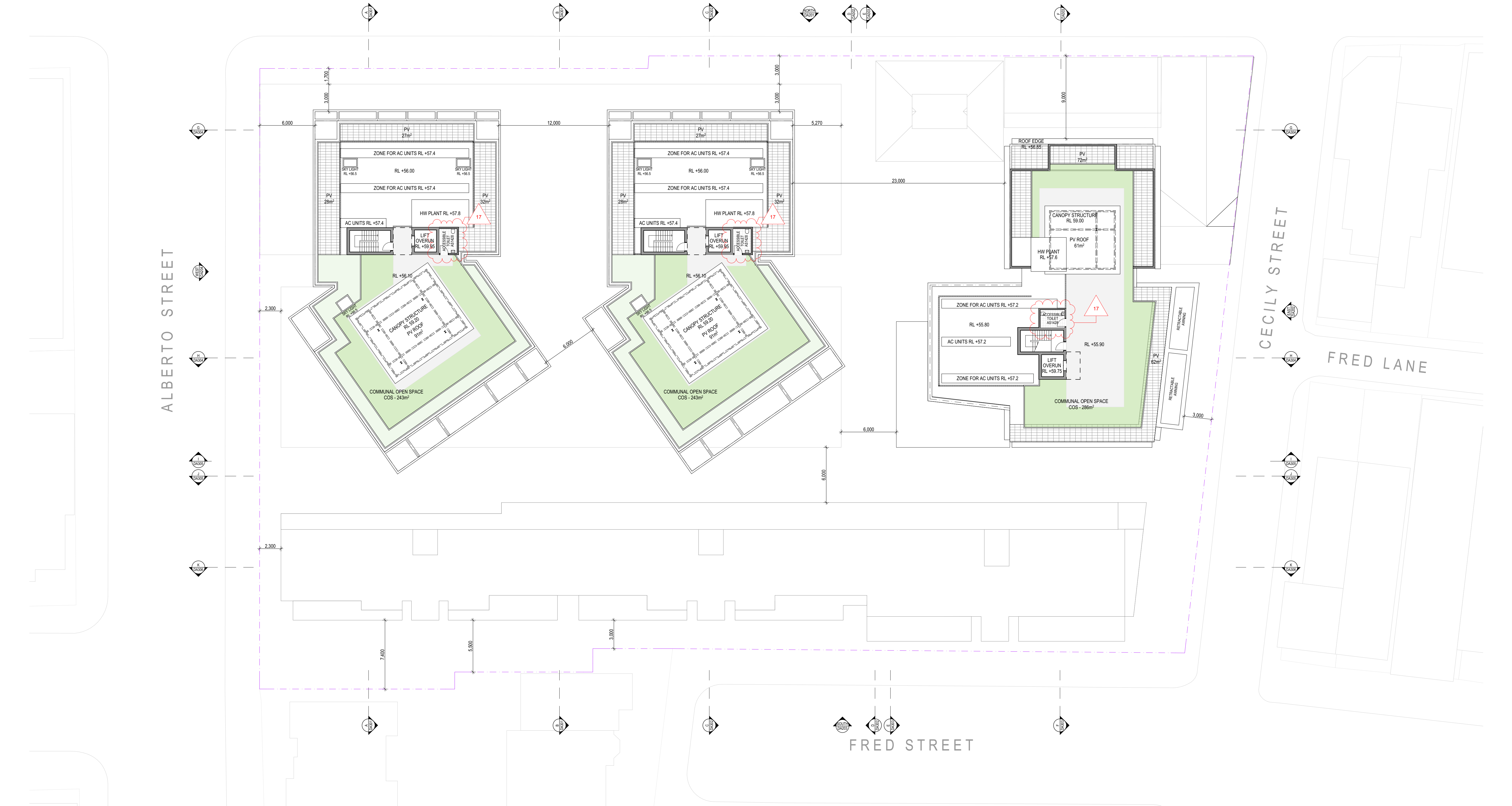
ROOF PLAN

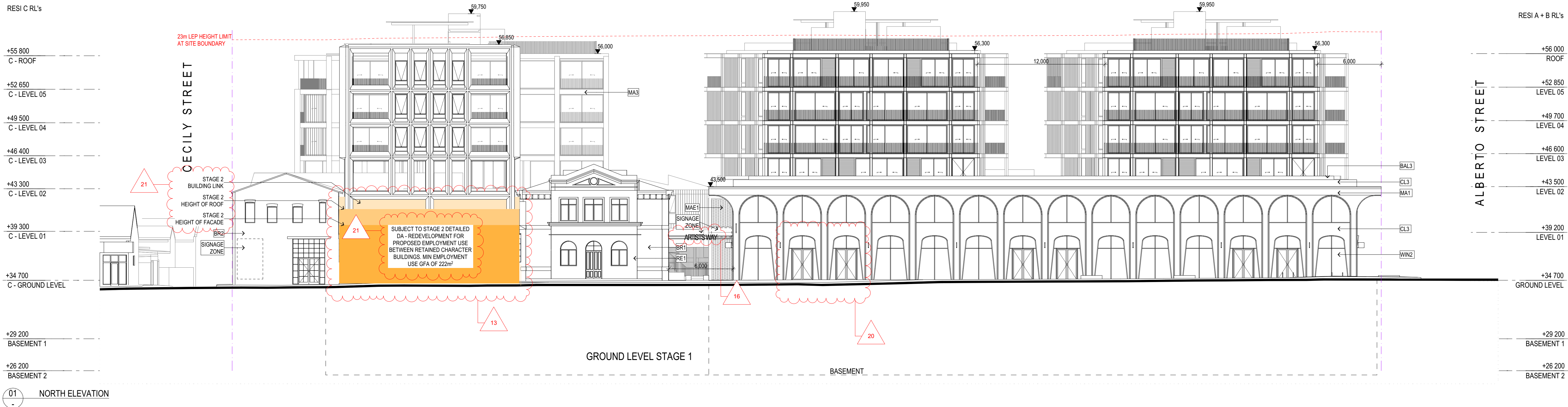
DRAWING NUMBER

A-DA109

REVISION

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DRAWING TITLE

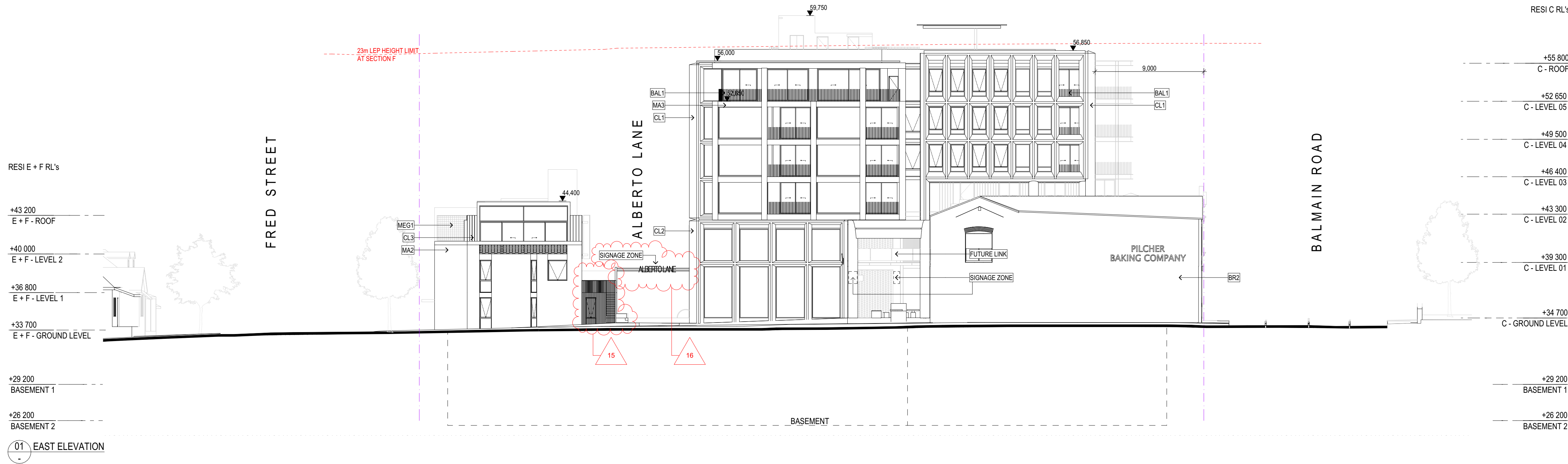
NORTH ELEVATION

DRAWING NUMBER

A-DA201

REVISION

03



02 EAST ELEVATION

ARCHITECT

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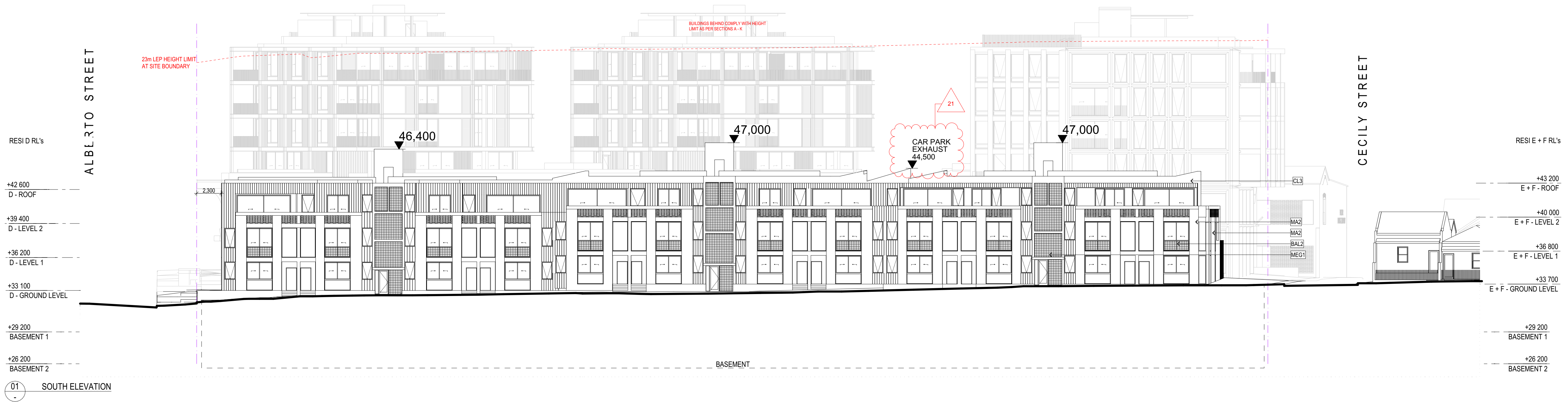
EAST ELEVATION

DRAWING NUMBER

A-DA202

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01 17/05/2023 DETAILED DEVELOPMENT APPLICATION
02 25/11/2023 REVISED DETAILED DEVELOPMENT APPLICATION
03 14/03/2024 REVISED DETAILED DEVELOPMENT APPLICATION RFI 03

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

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CHECKED

SHEET SCALE

SHEET SIZE

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15/03/2024

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NORTH

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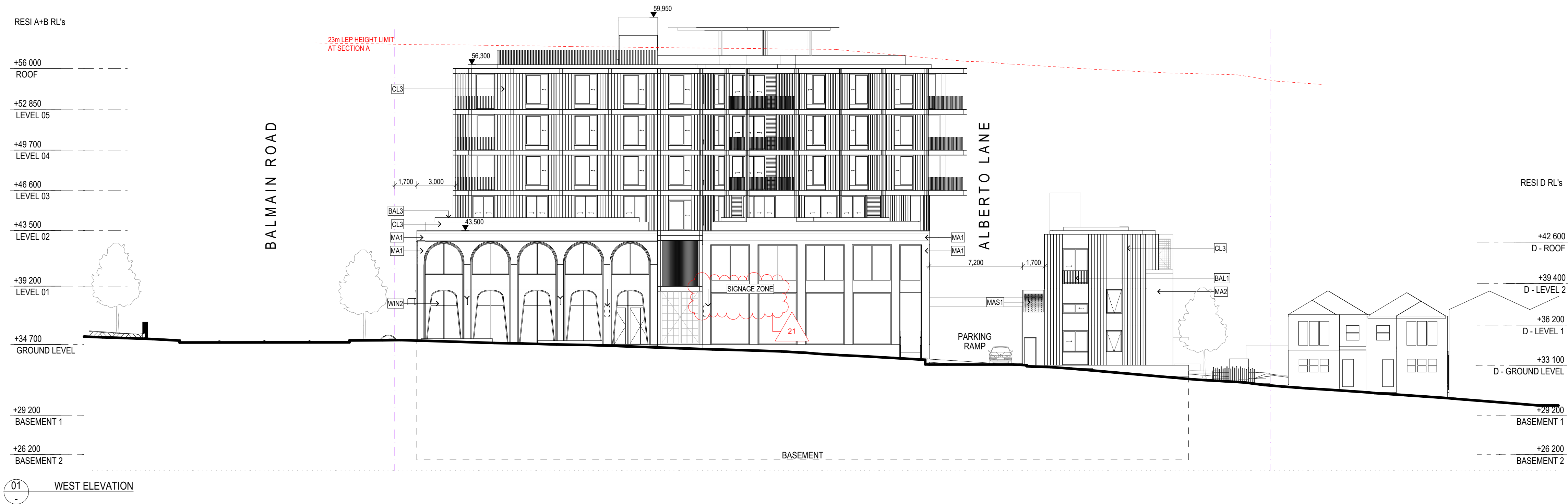
SOUTH ELEVATION

DRAWING NUMBER

A-DA203

REVISION

03



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SHEET SCALE

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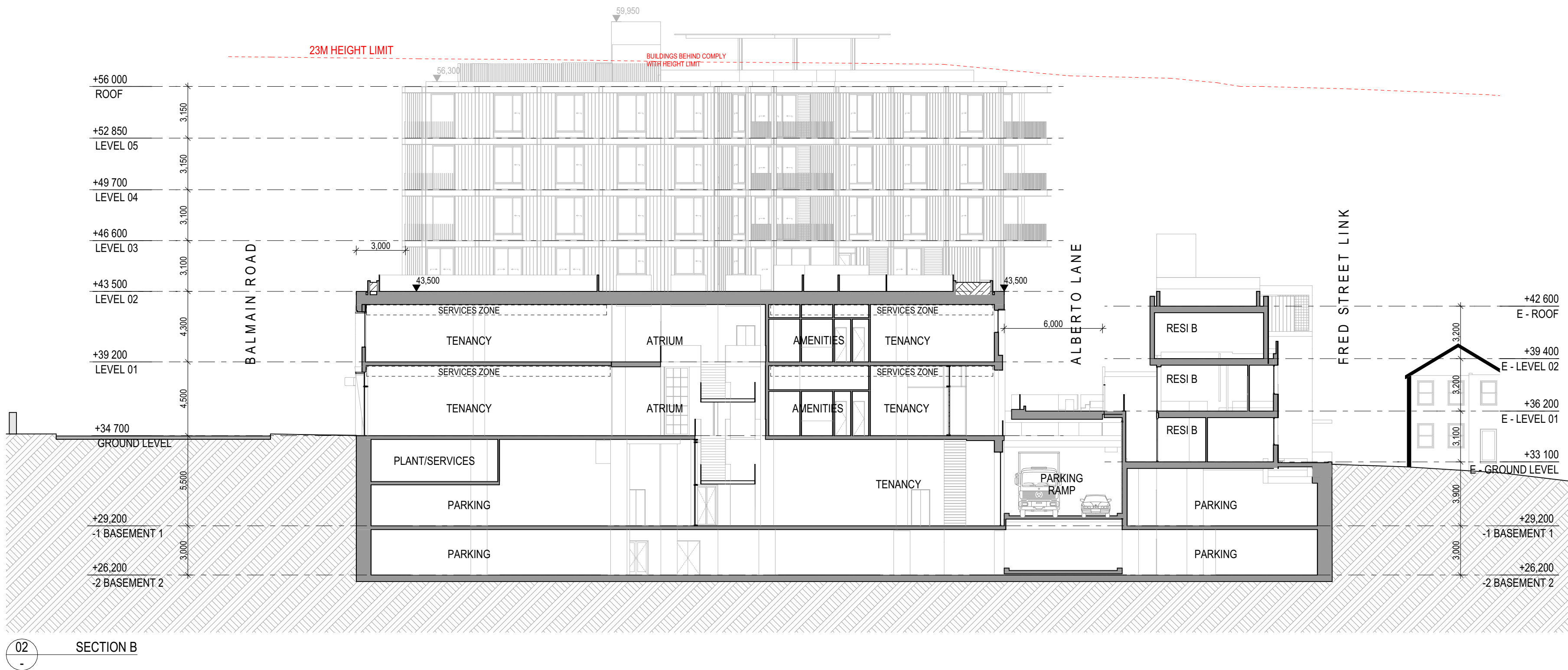
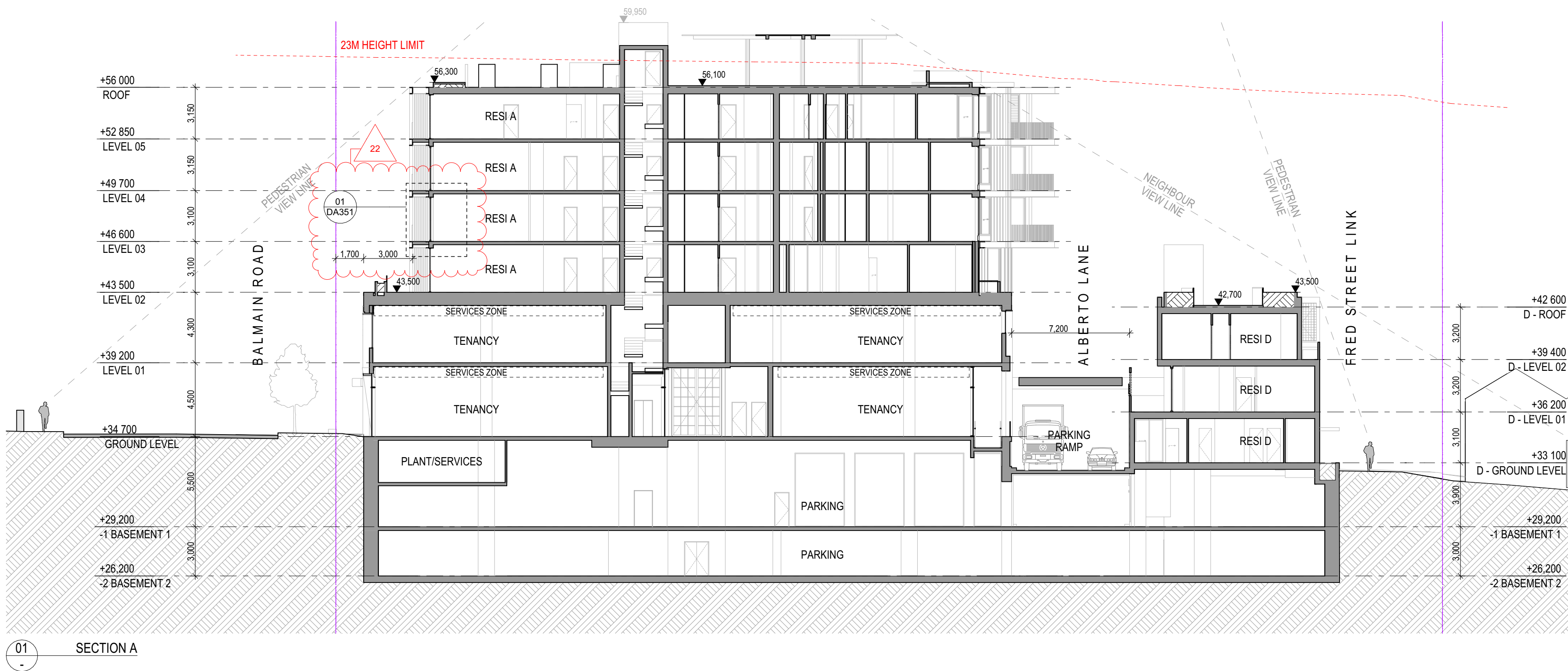
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DRAWING NUMBER

A-DA204

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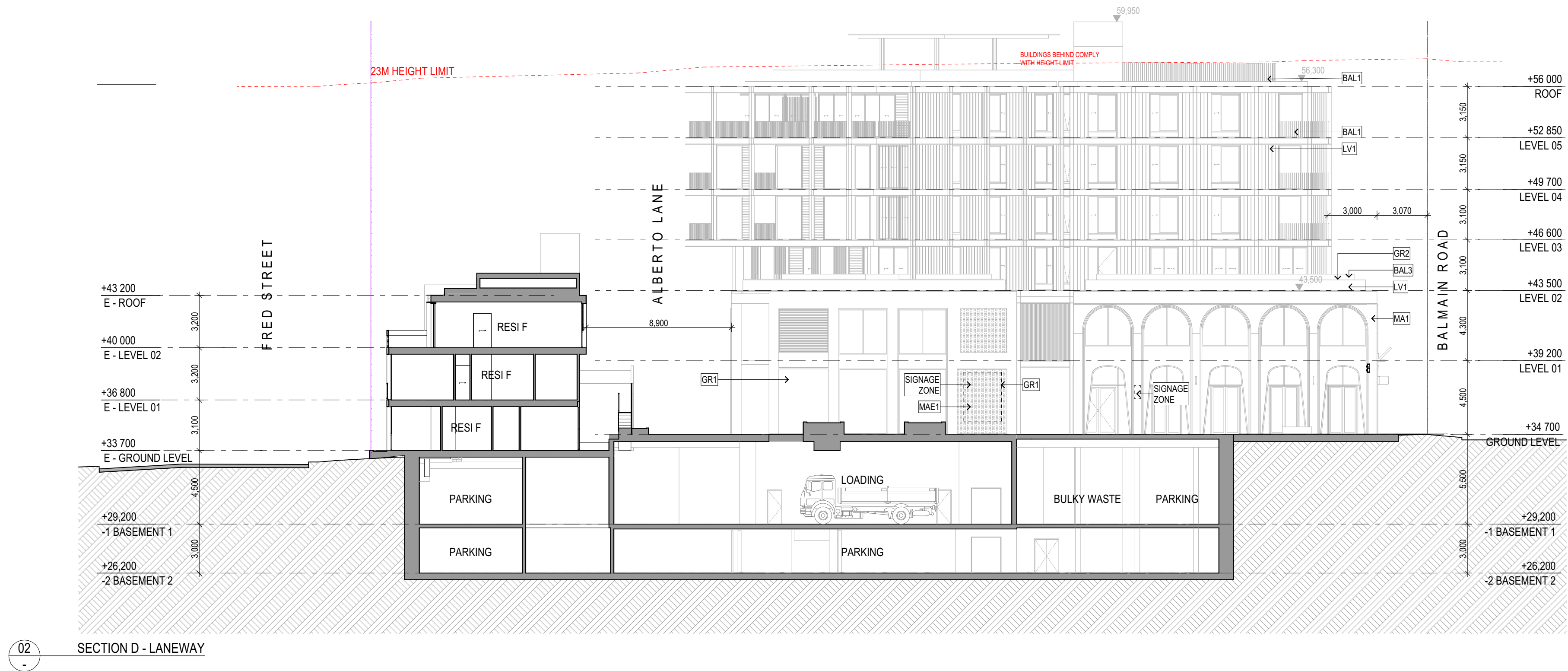
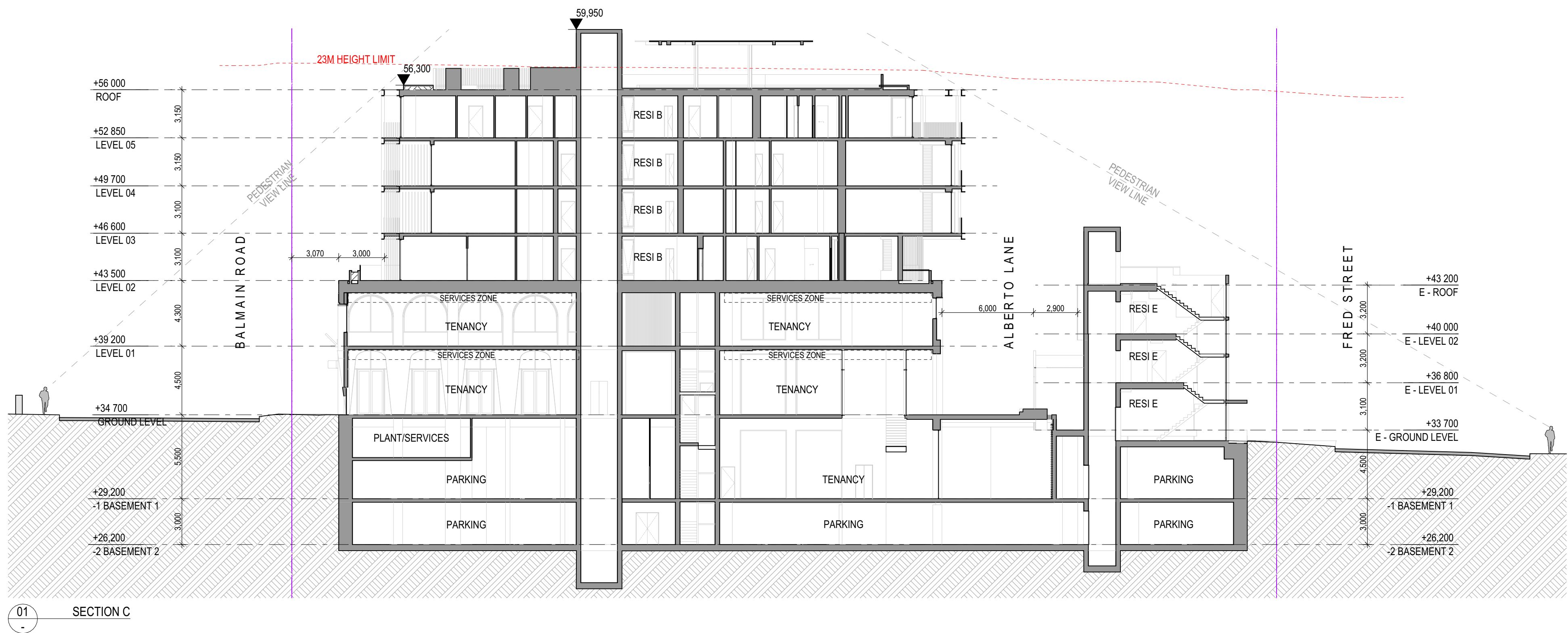
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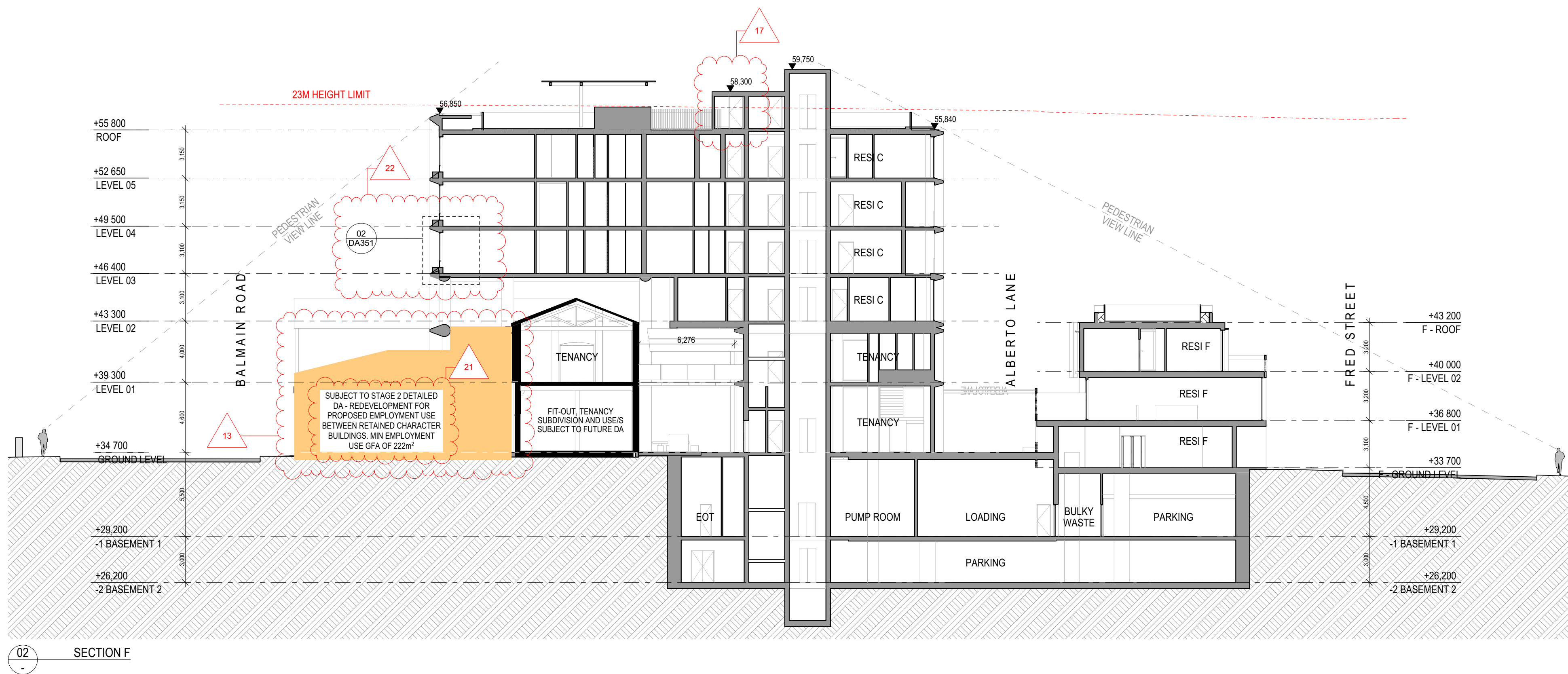
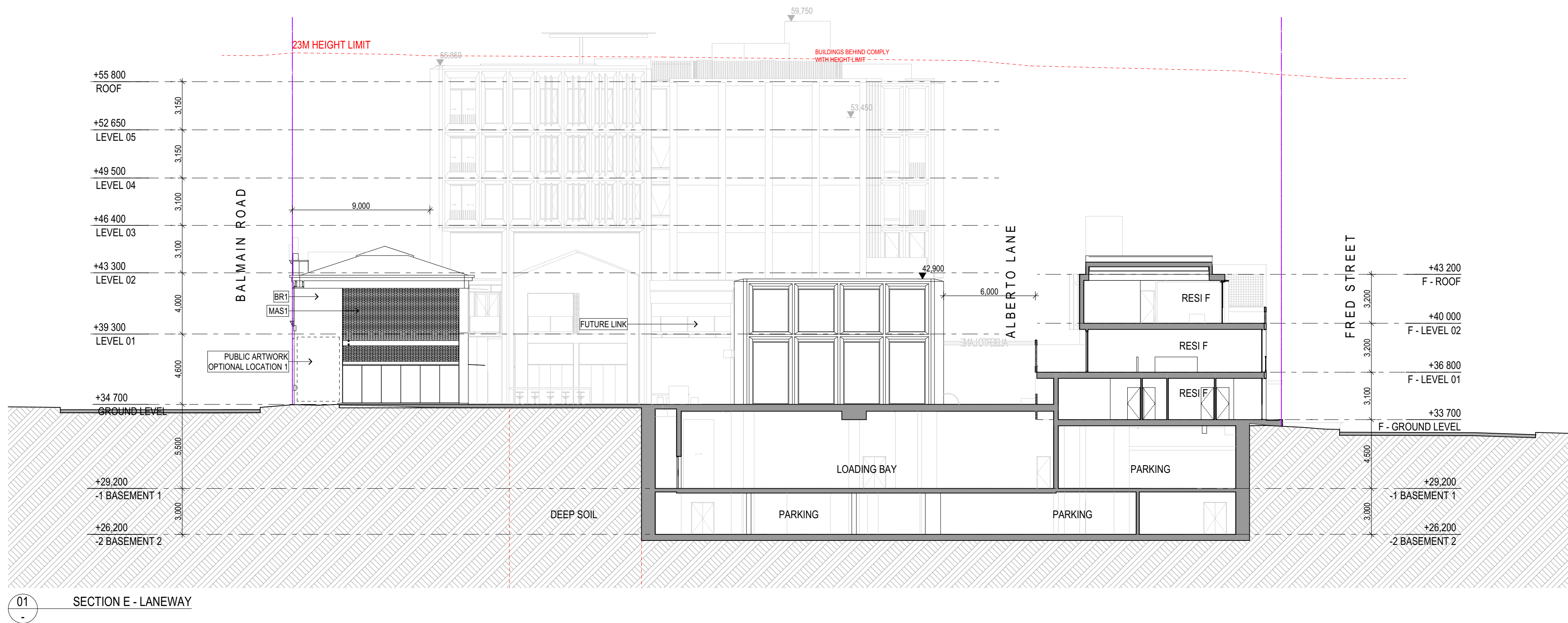
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DRAWING NUMBER

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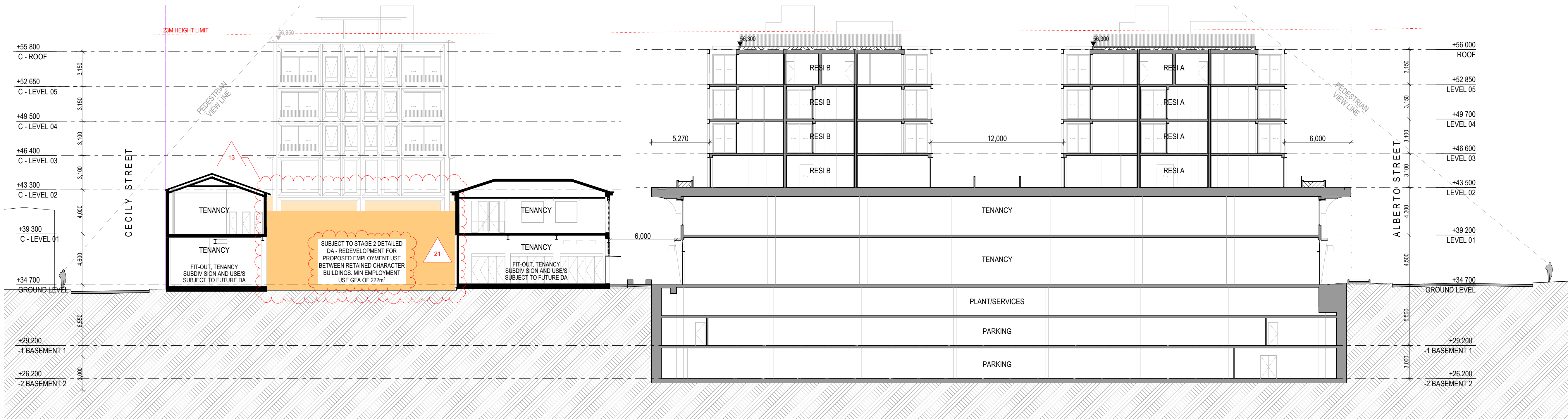
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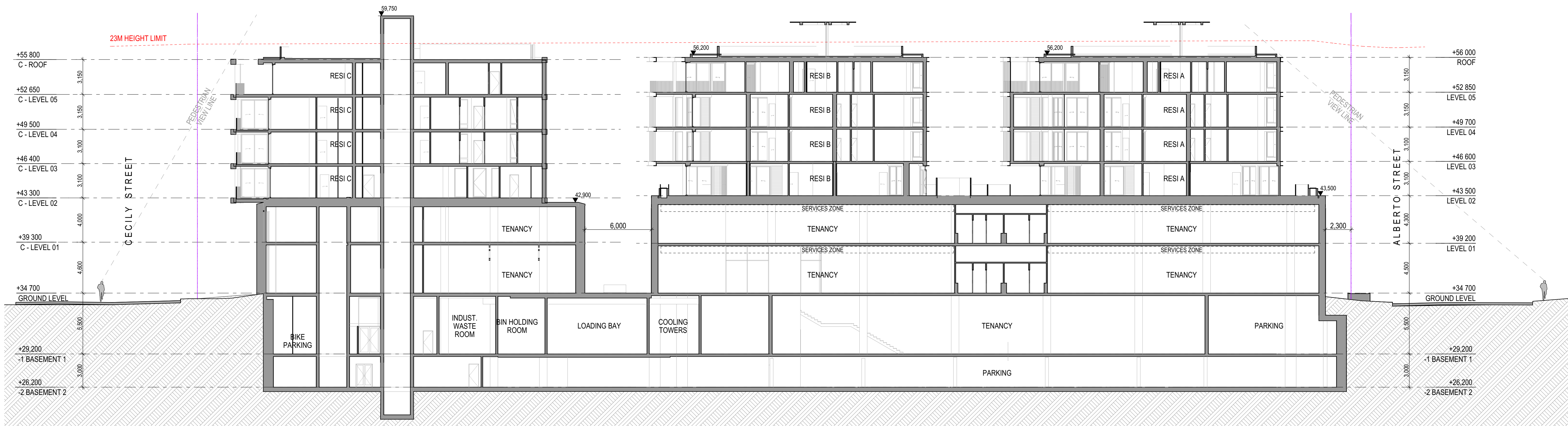
A-DA303

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01 SECTION G



02 SECTION H

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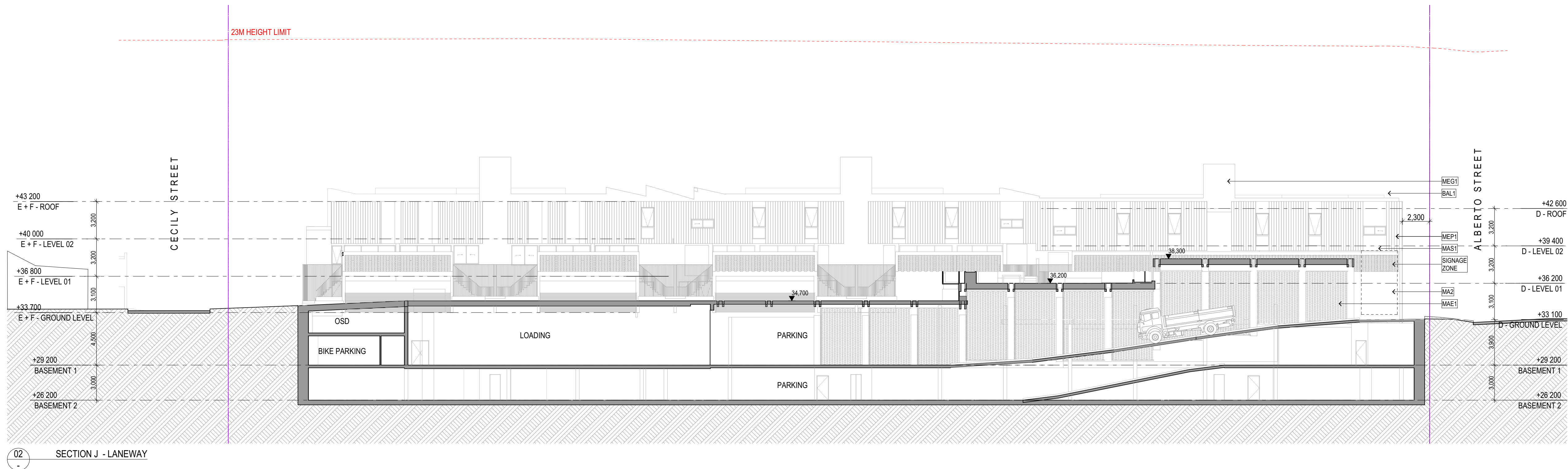
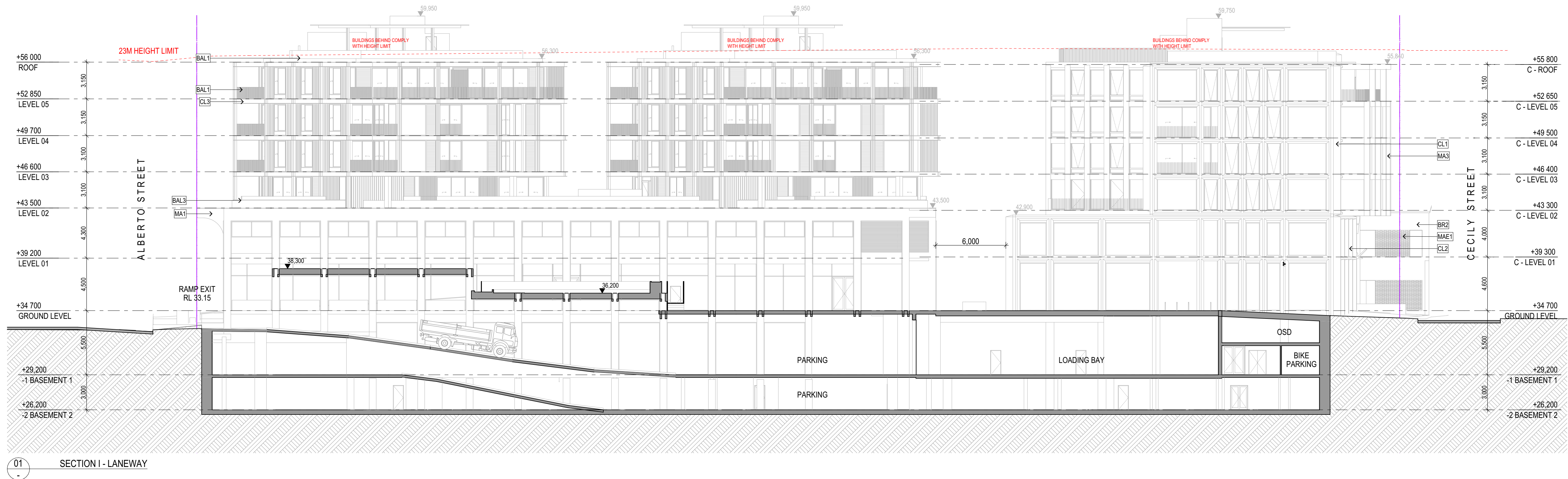
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DRAWING NUMBER

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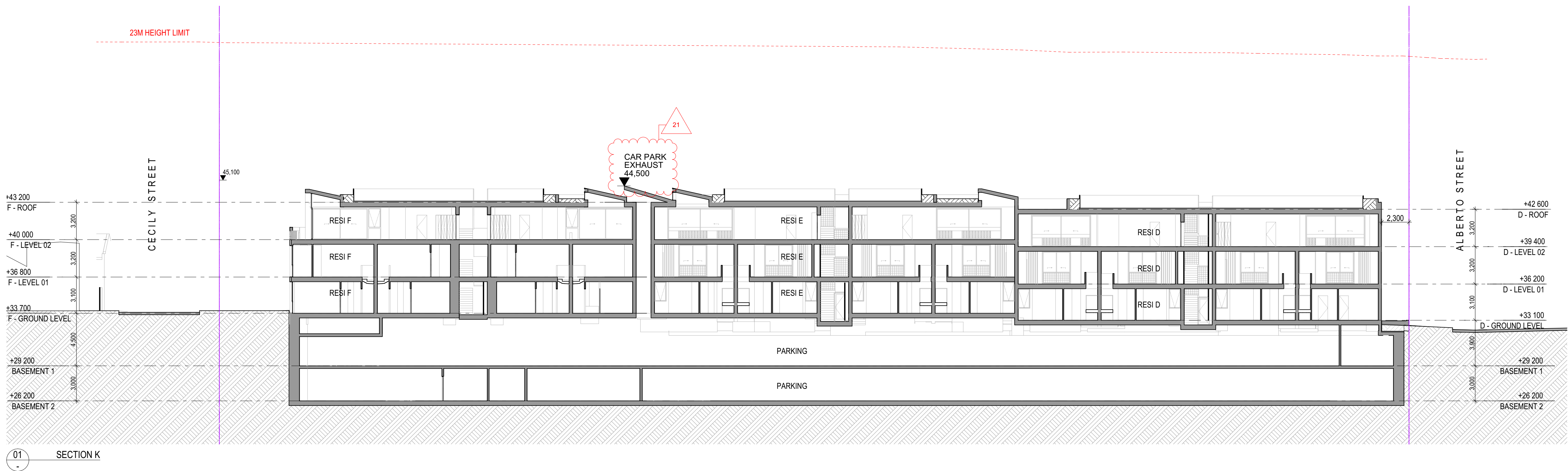
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DRAWING NUMBER

A-DA305

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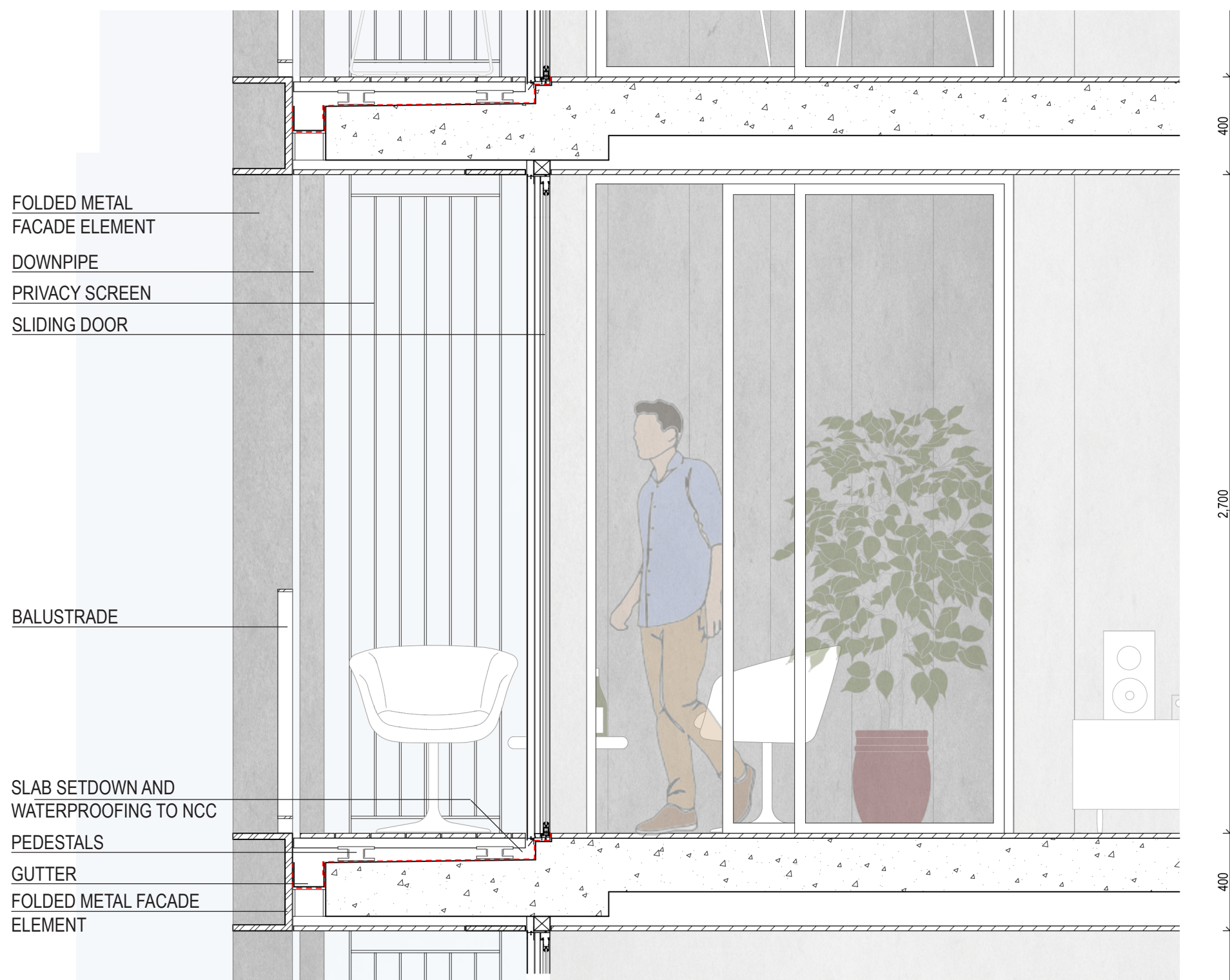
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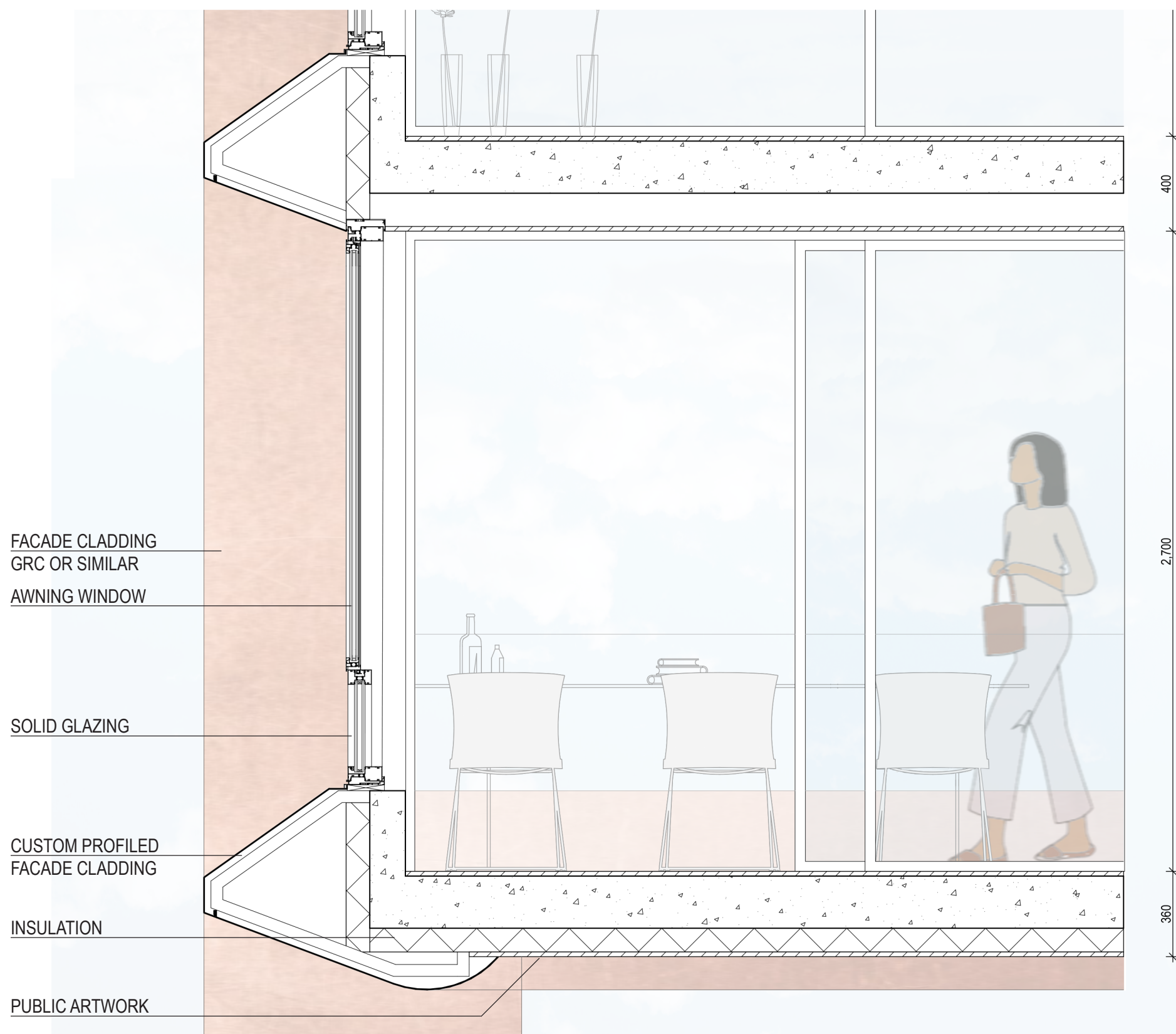
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REVISION

03



01 BUILDING A+B FACADE SECTION



02 BUILDING C FACADE SECTION

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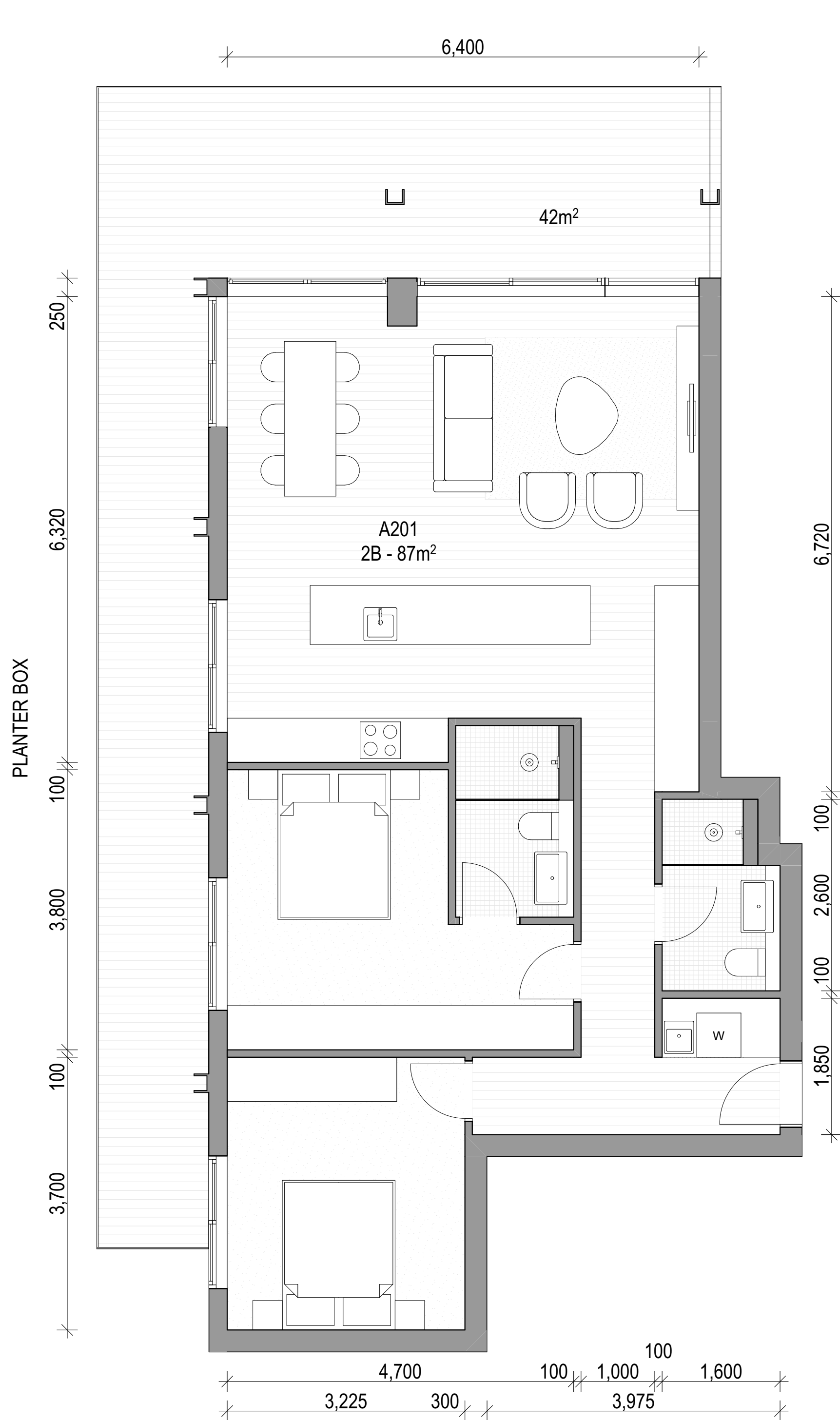
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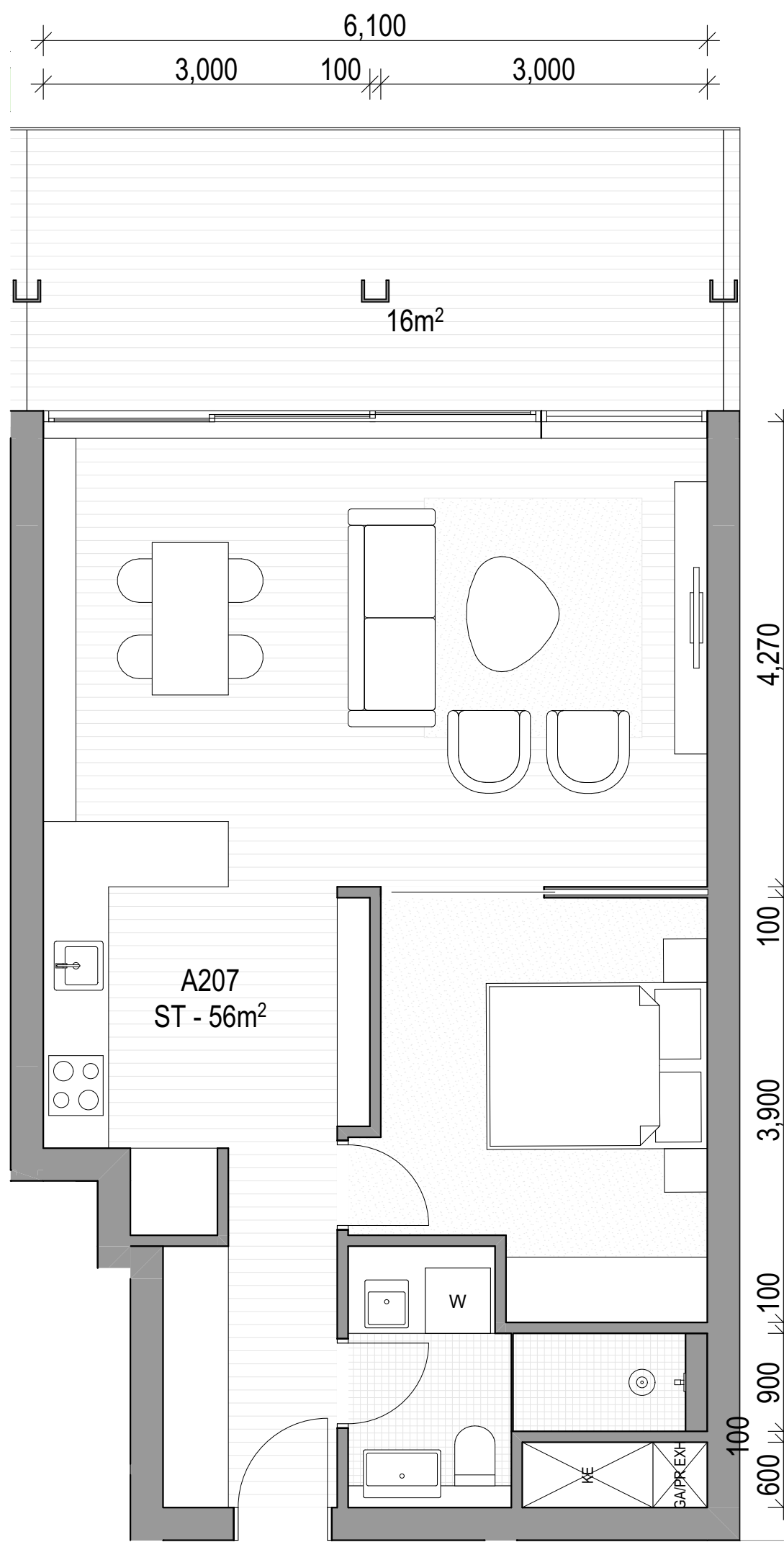
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REVISION

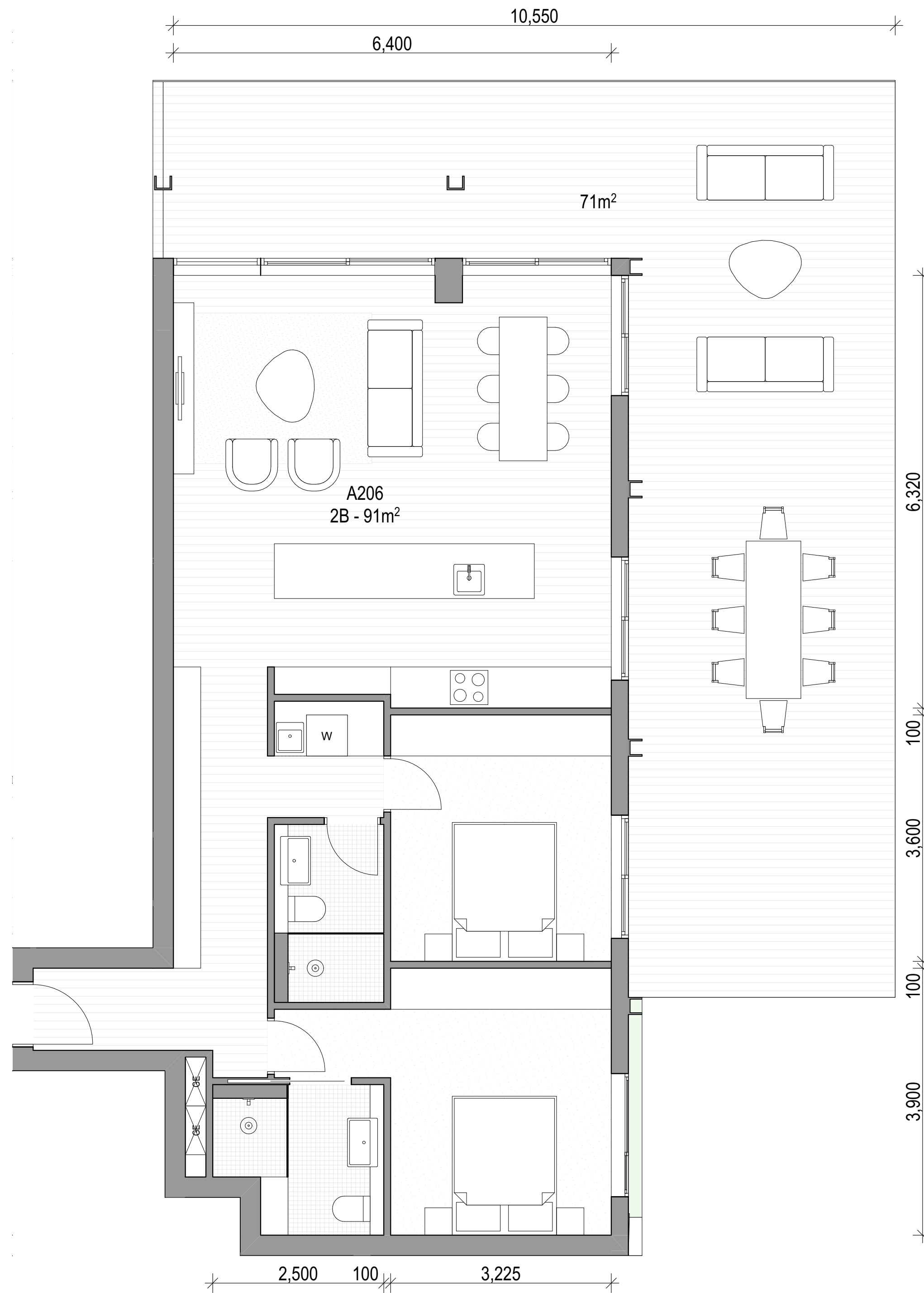
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02 A207, B207



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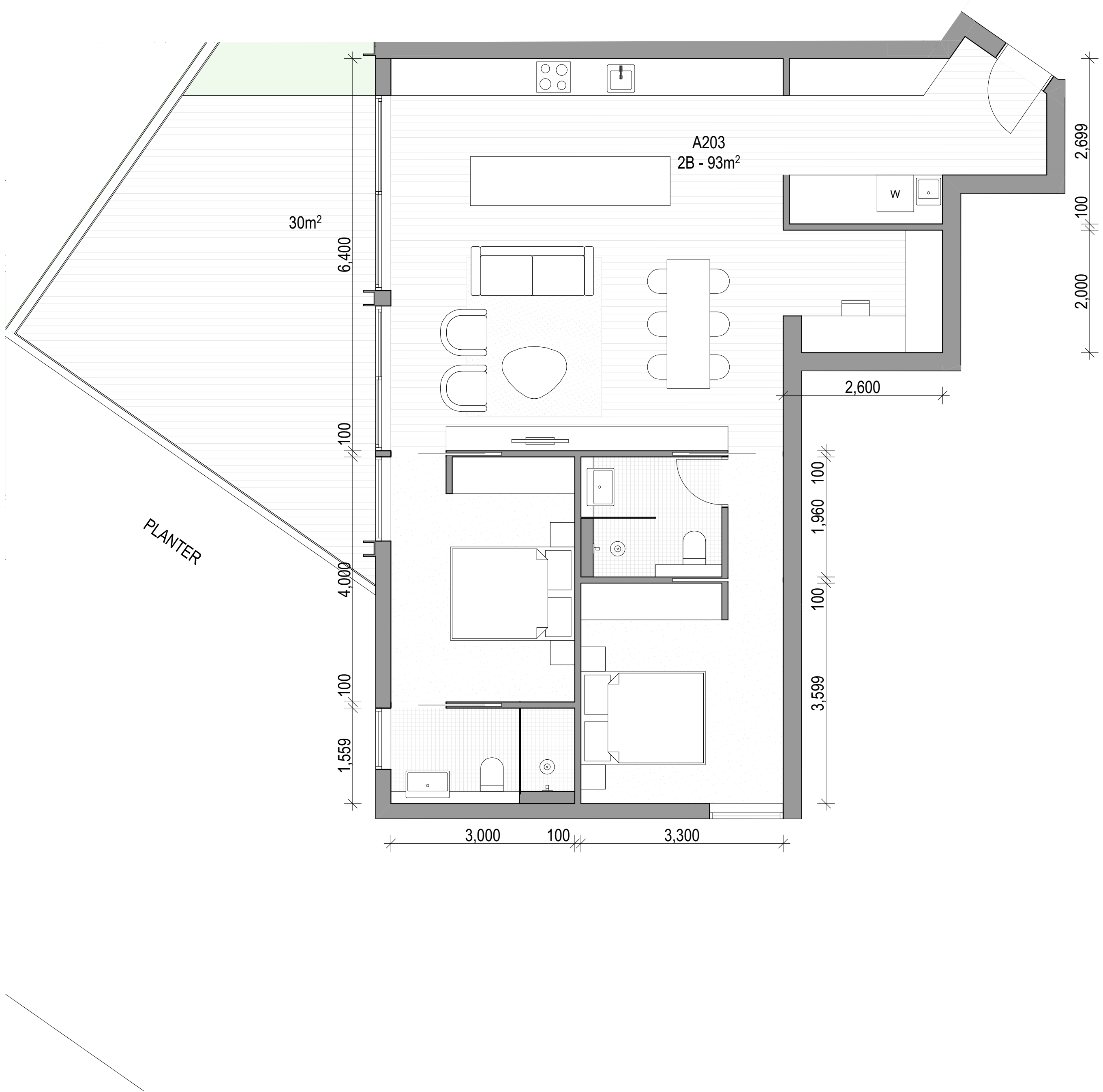
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LEVEL 2

DRAWING NUMBER

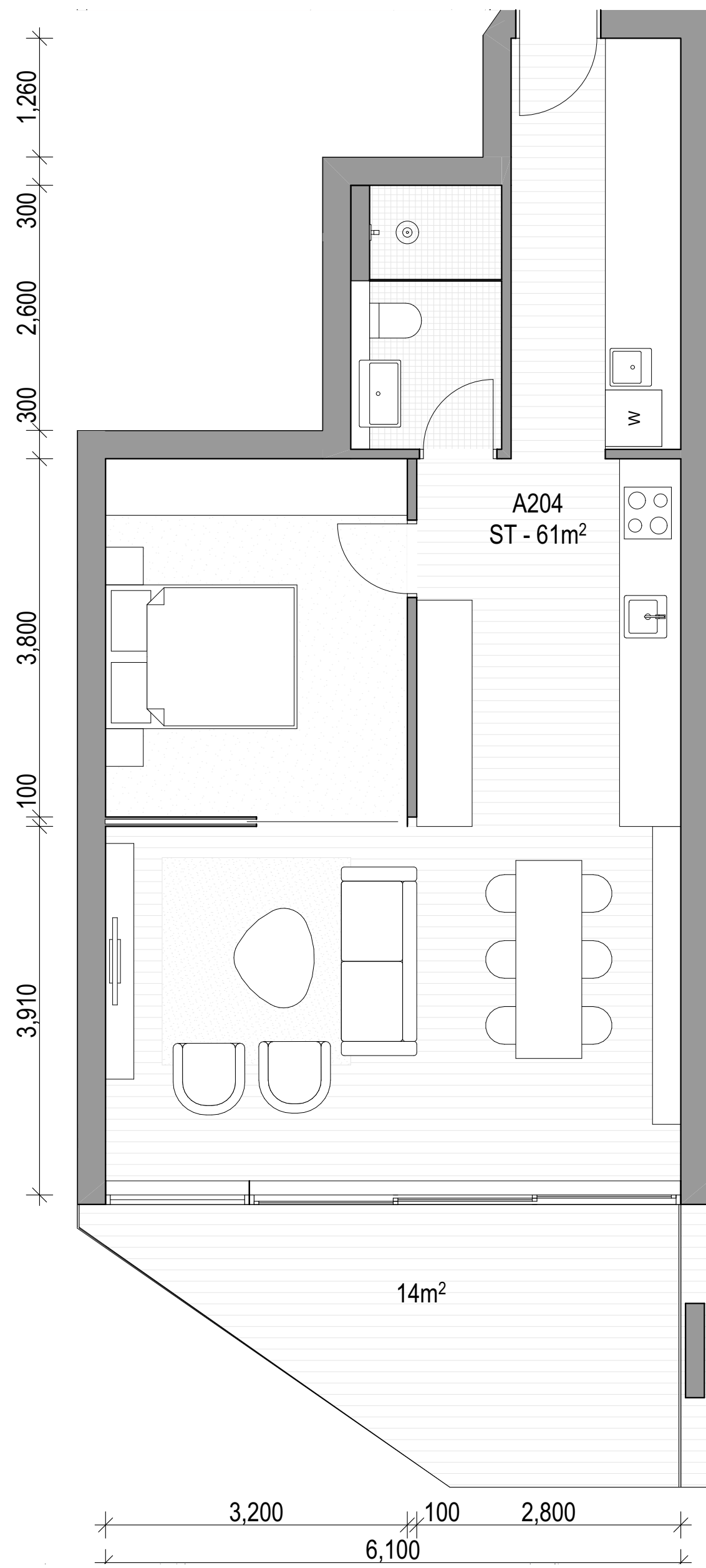
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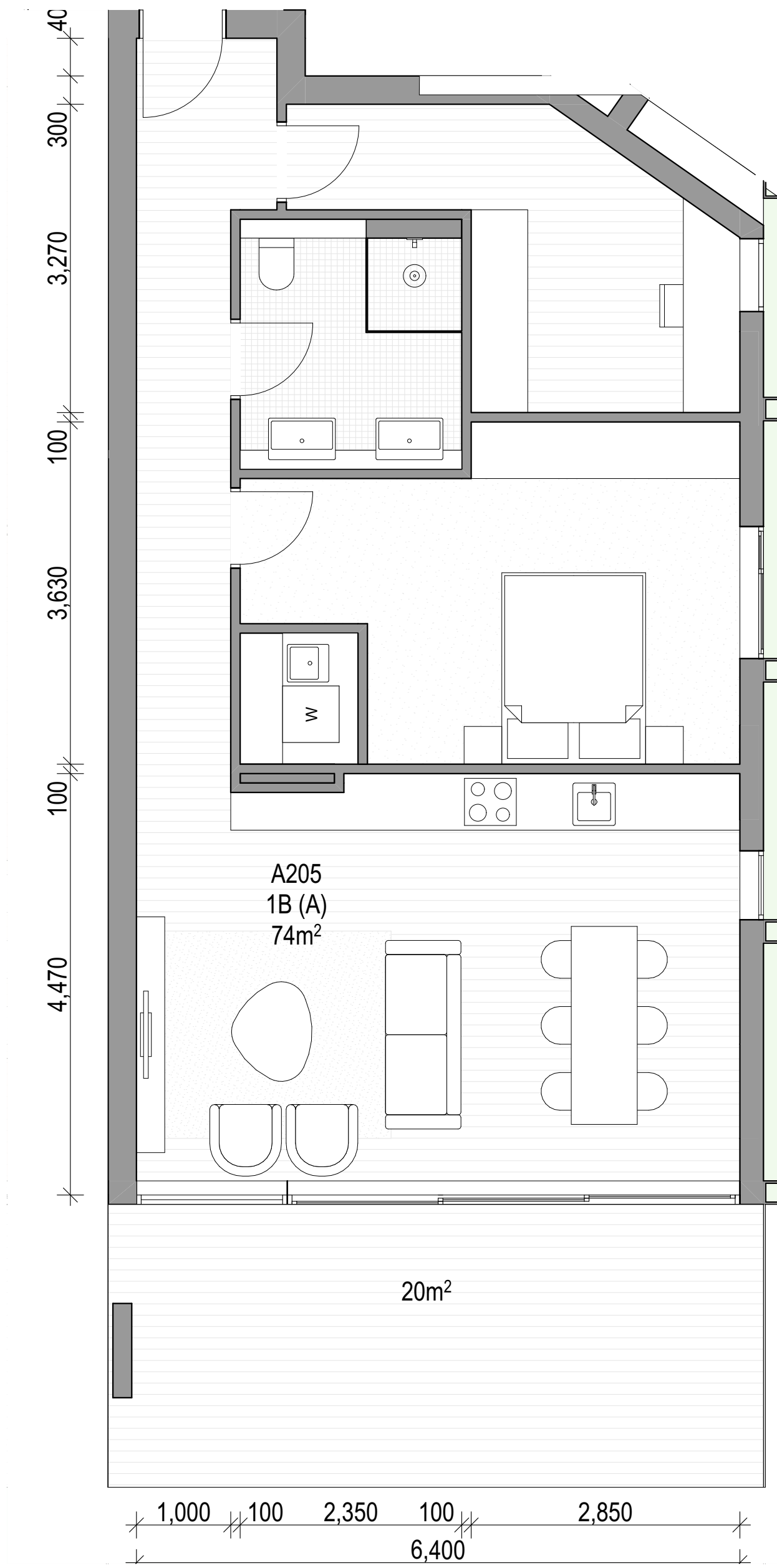
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01 A203, B203



02 A204, B204



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APARTMENTS - BUILDING A+B -
LEVEL 2

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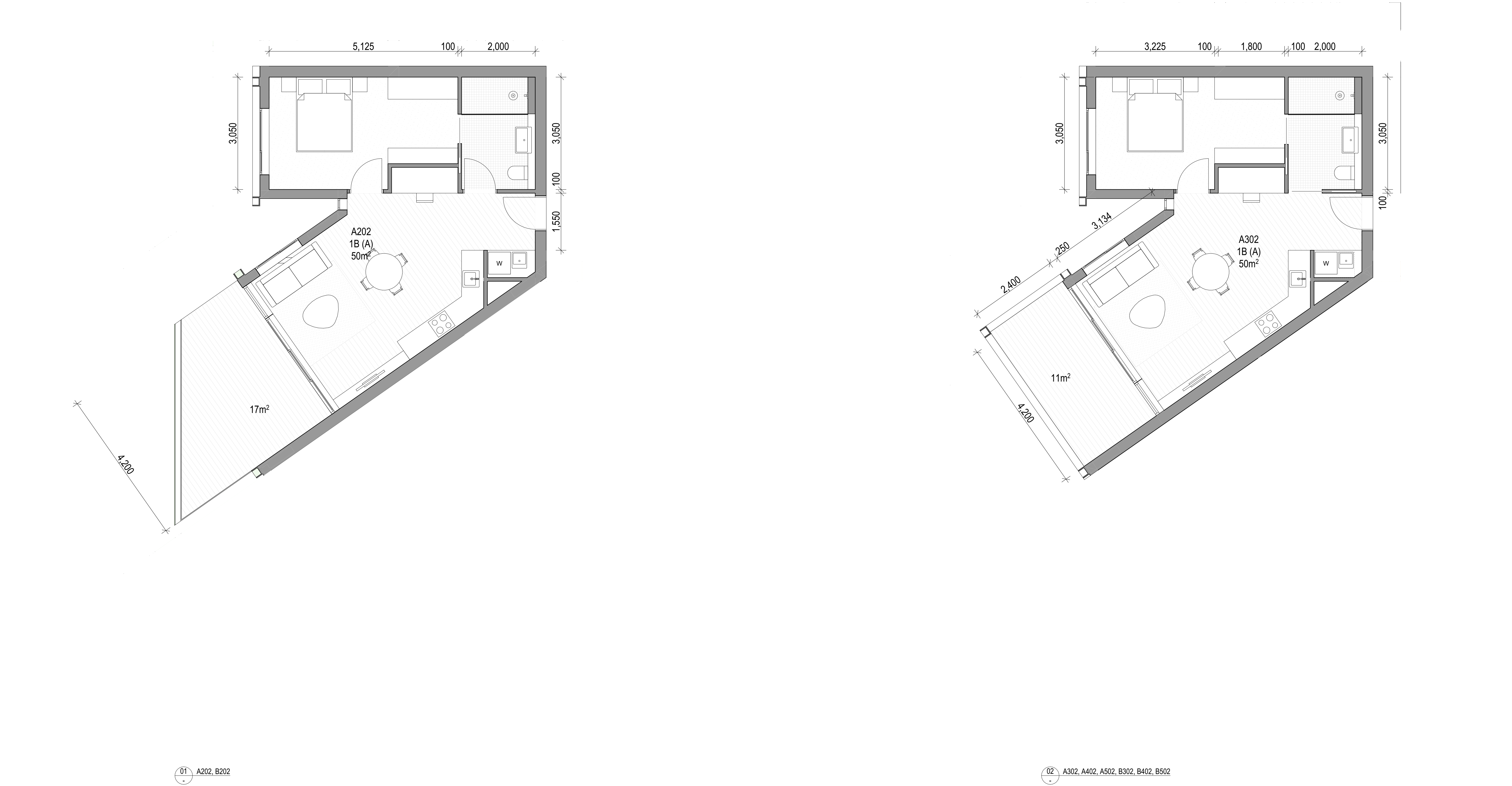
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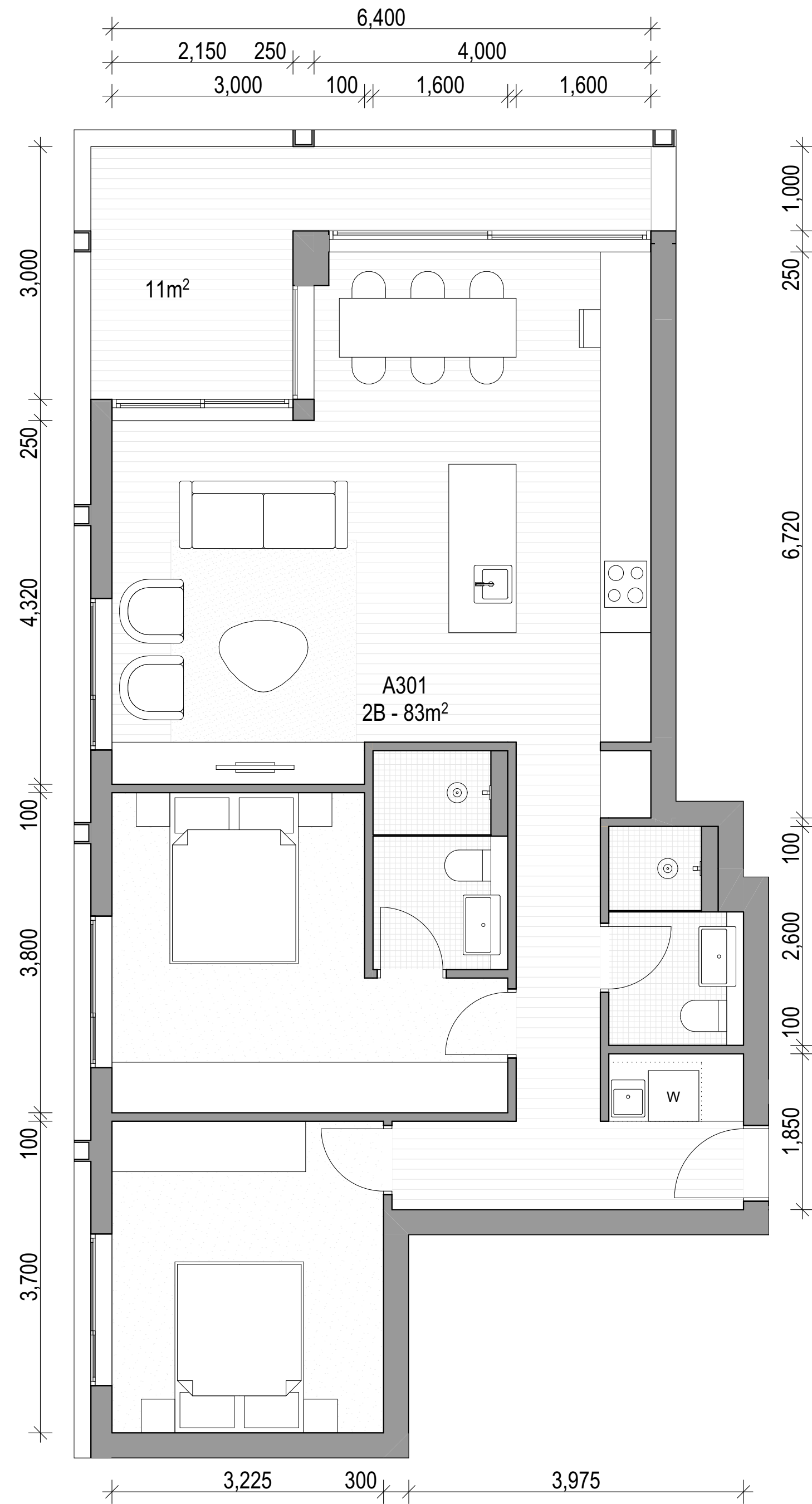


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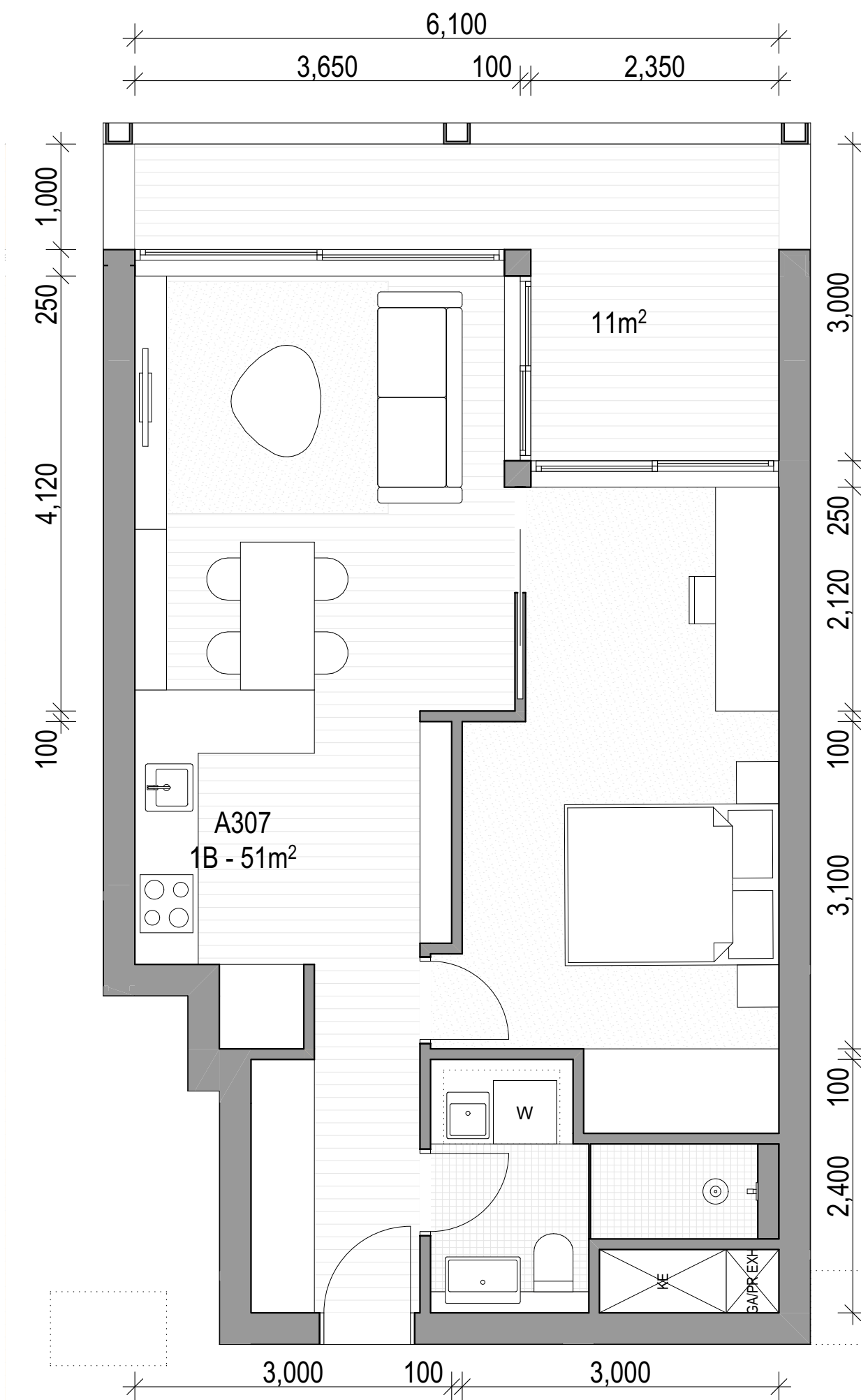
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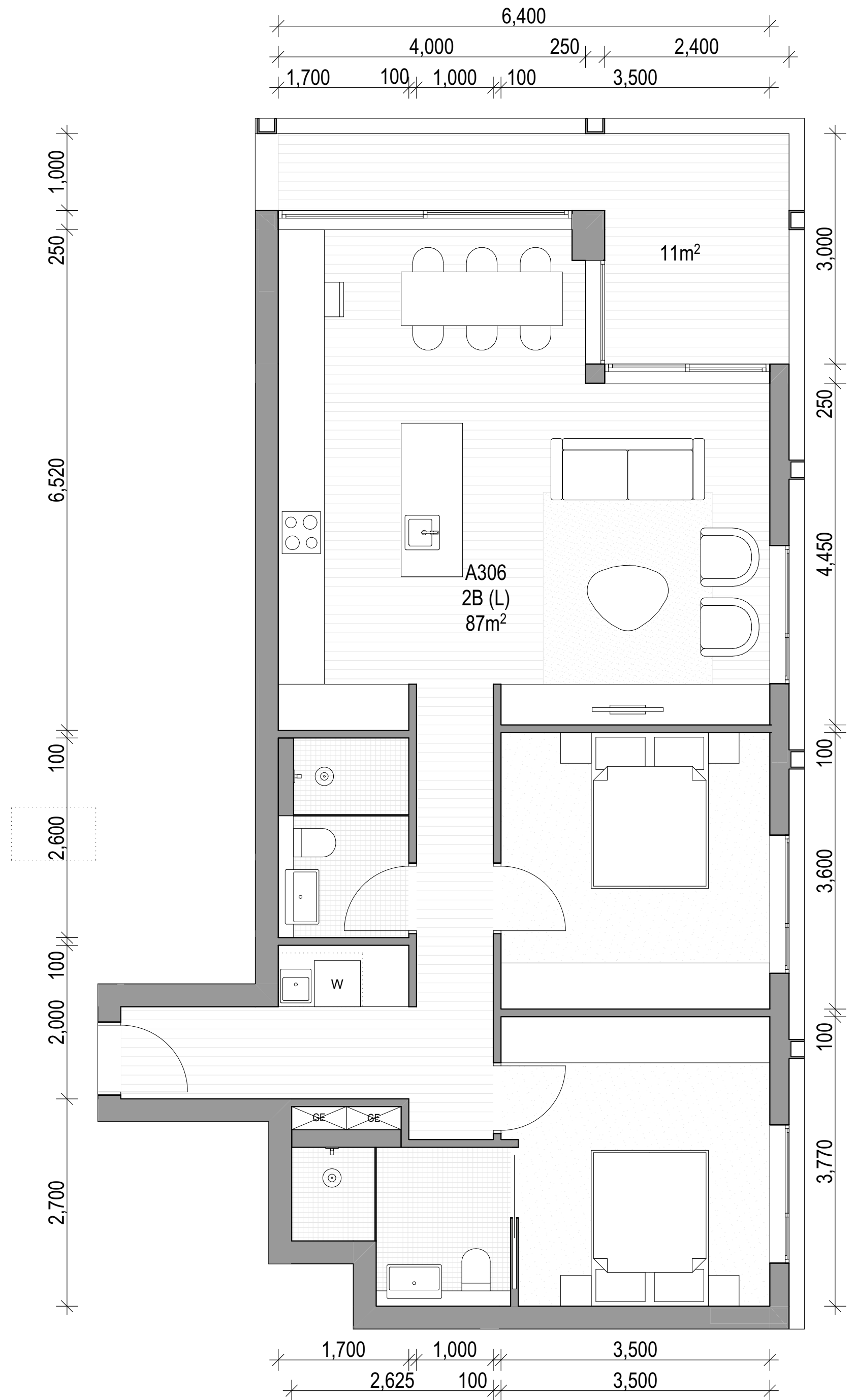
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02 A307, A407, B307, B407



03 A306, A406, B306, B406

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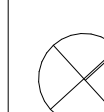
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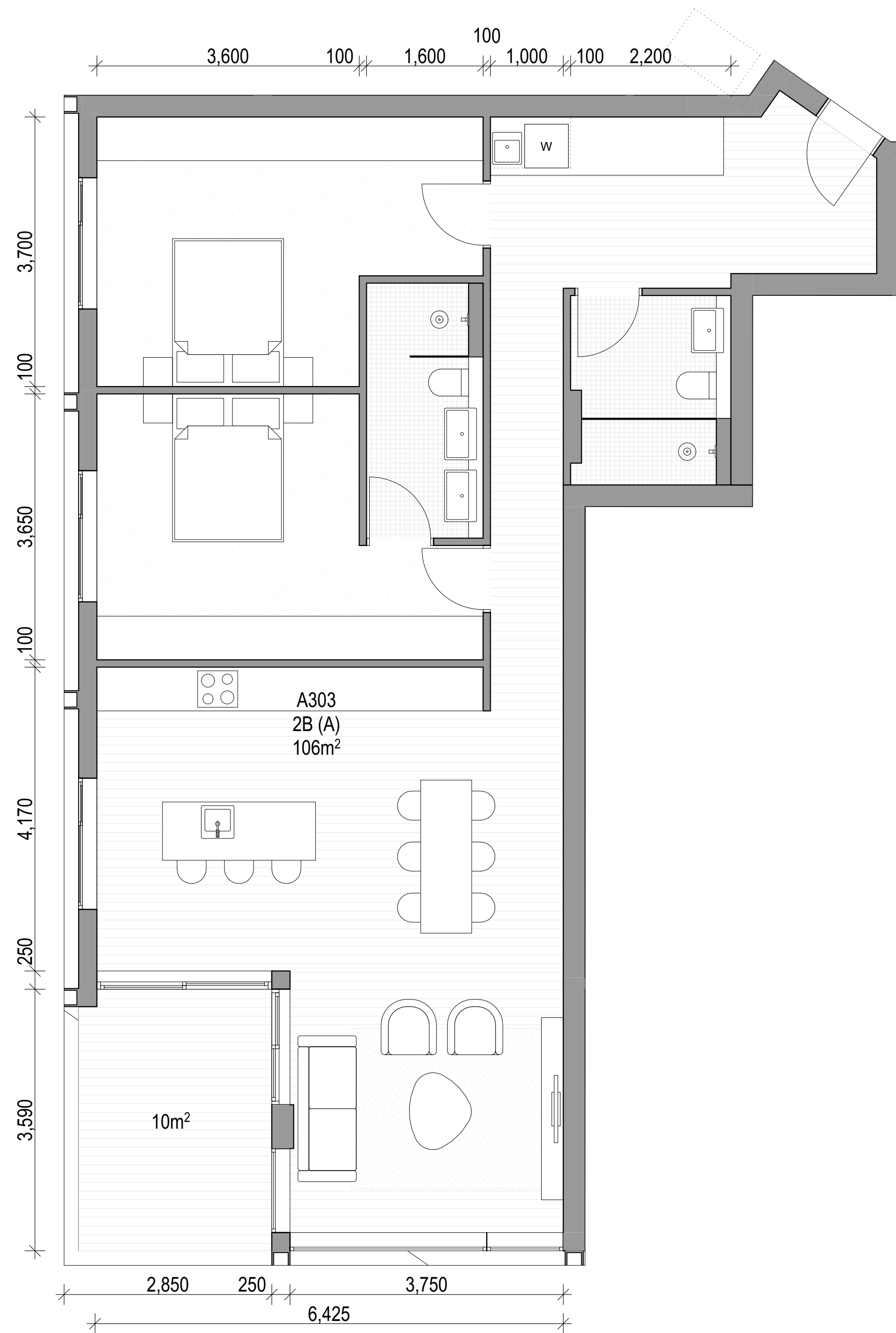
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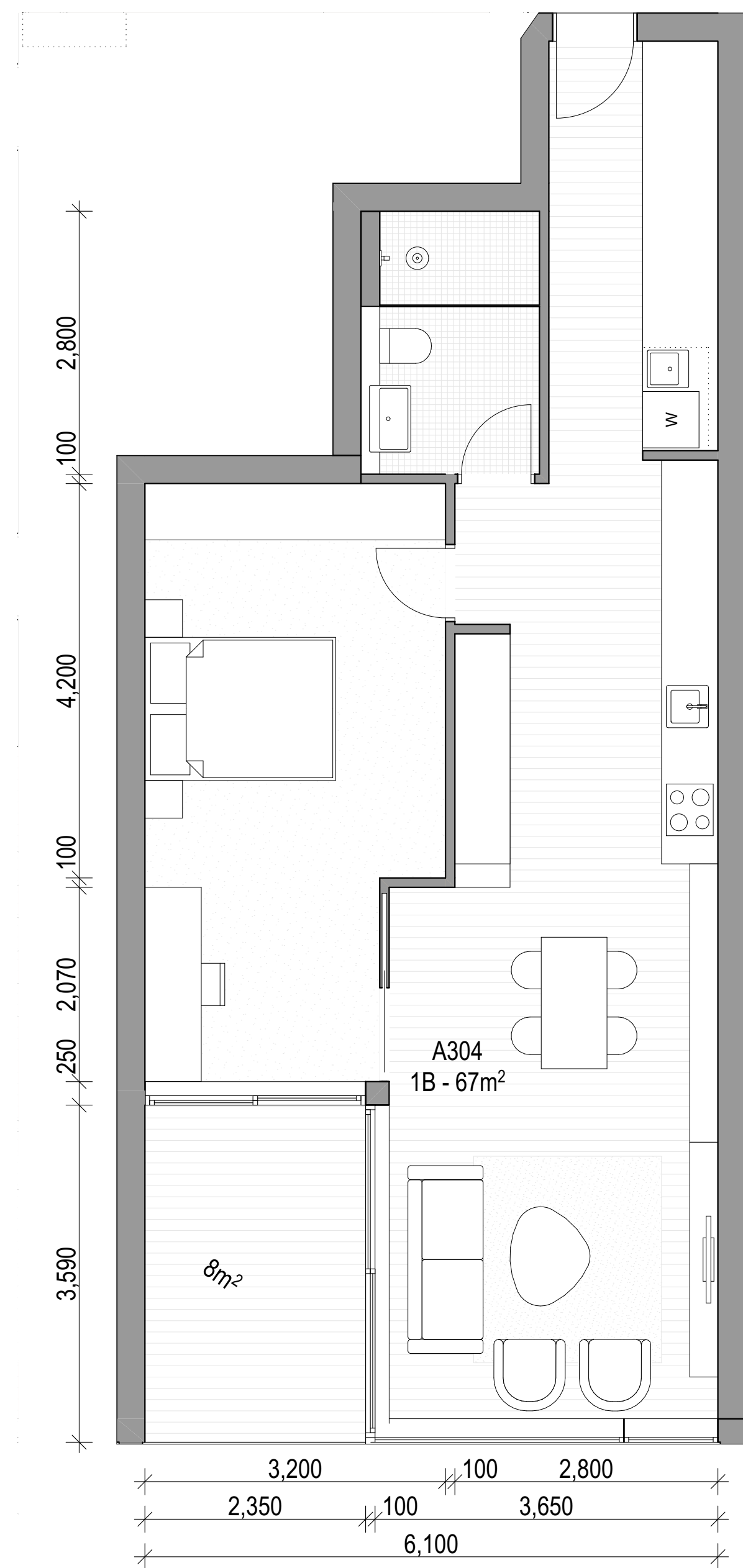
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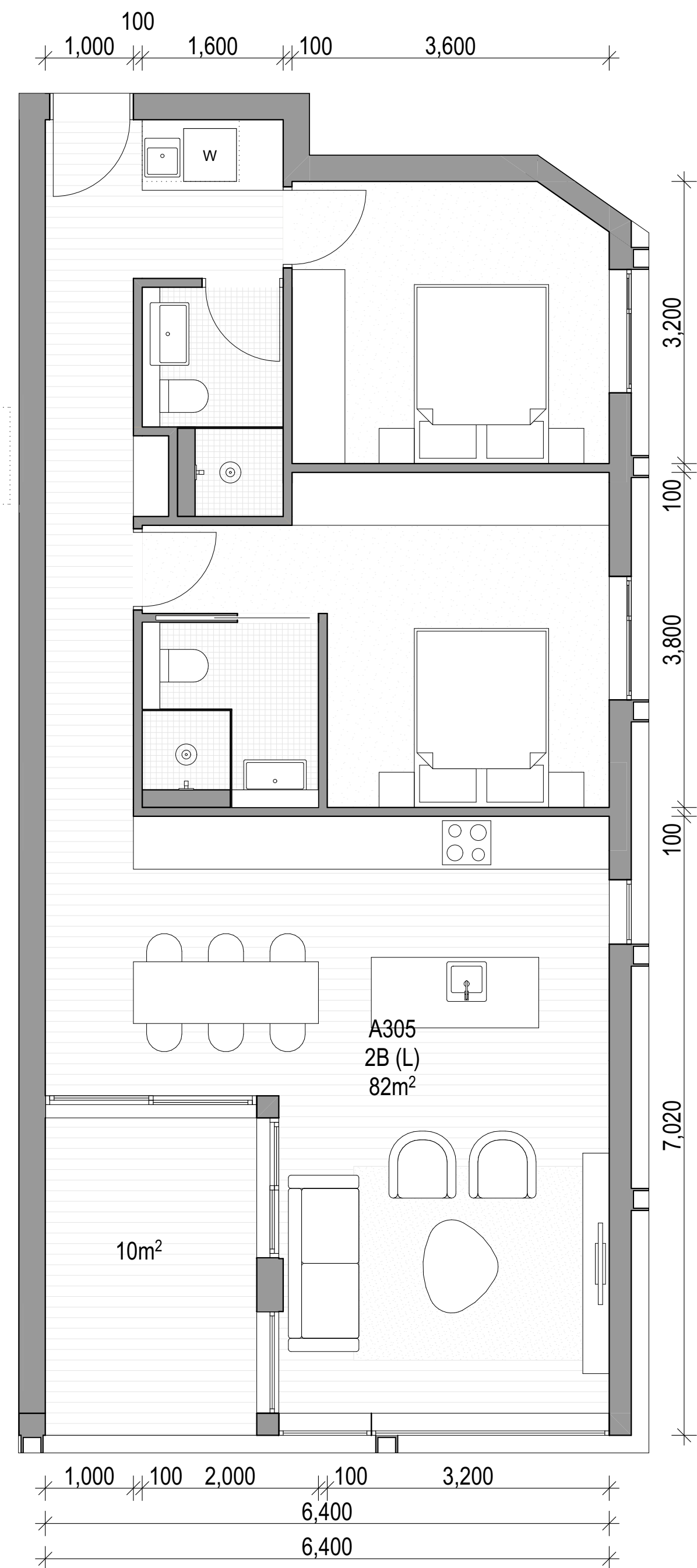
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03 A305, A405, B305, B405

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LEVEL 3 + 4

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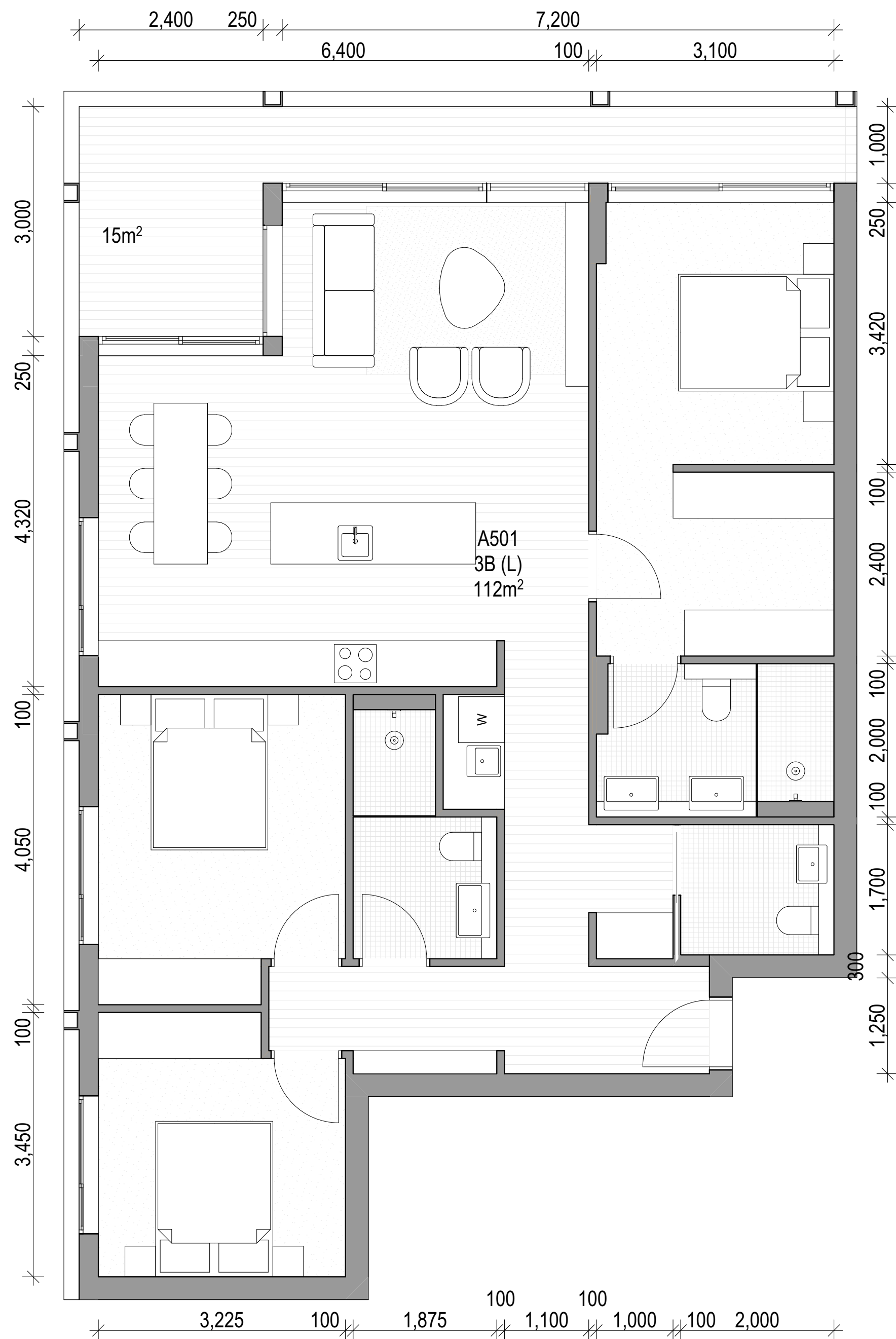
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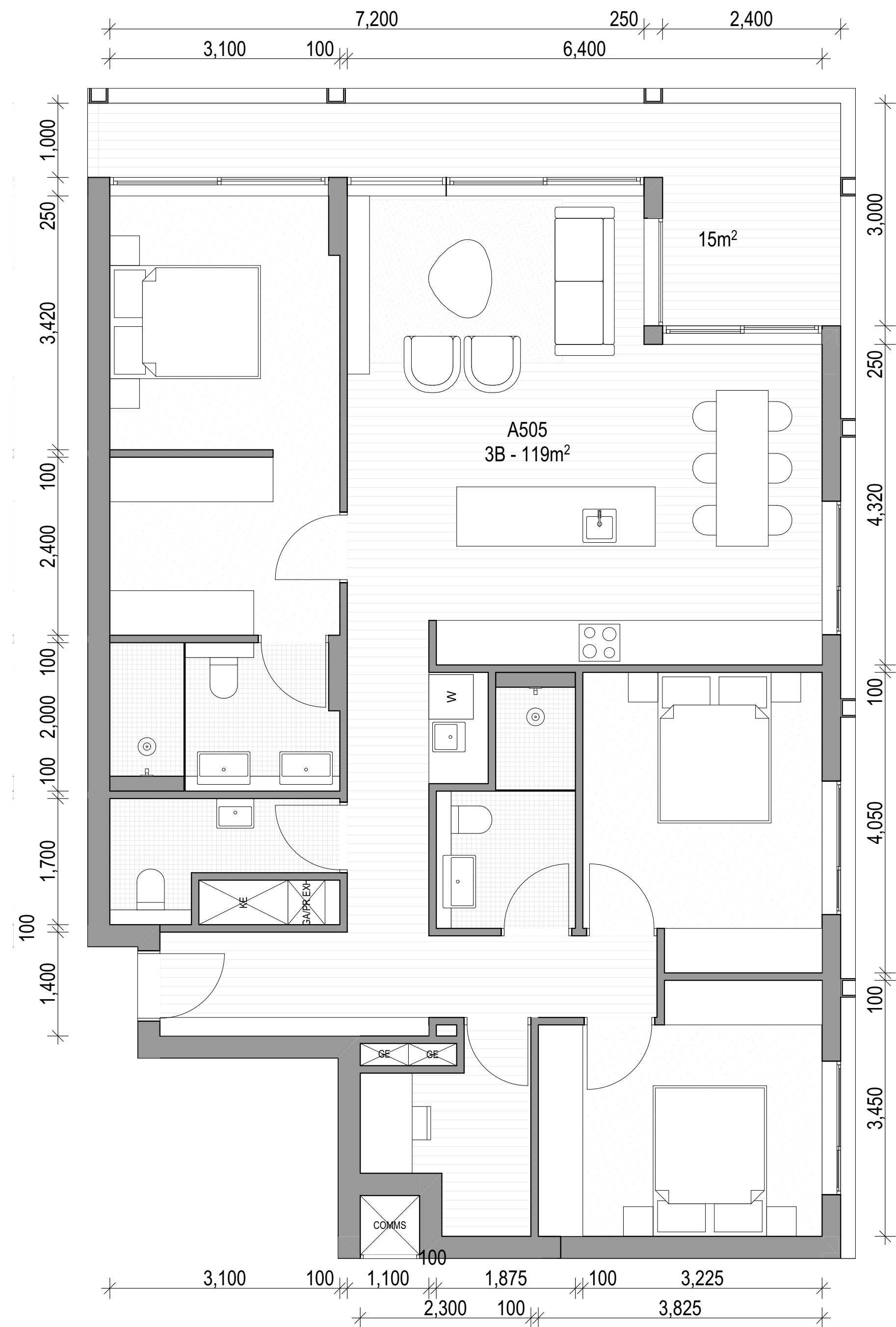


A-DA405

03



01 A501, B501



02 A505, B505

ARCHITECT

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

ROCHE
GROUP

REV	DATE	ISSUE
01	17/05/2023	DETAILED DEVELOPMENT APPLICATION
02	25/11/2023	REVISED DETAILED DEVELOPMENT APPLICATION
03	14/03/2024	REVISED DETAILED DEVELOPMENT APPLICATION RFI 03

REV	DATE	ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:50

A3
A1



DRAWING TITLE

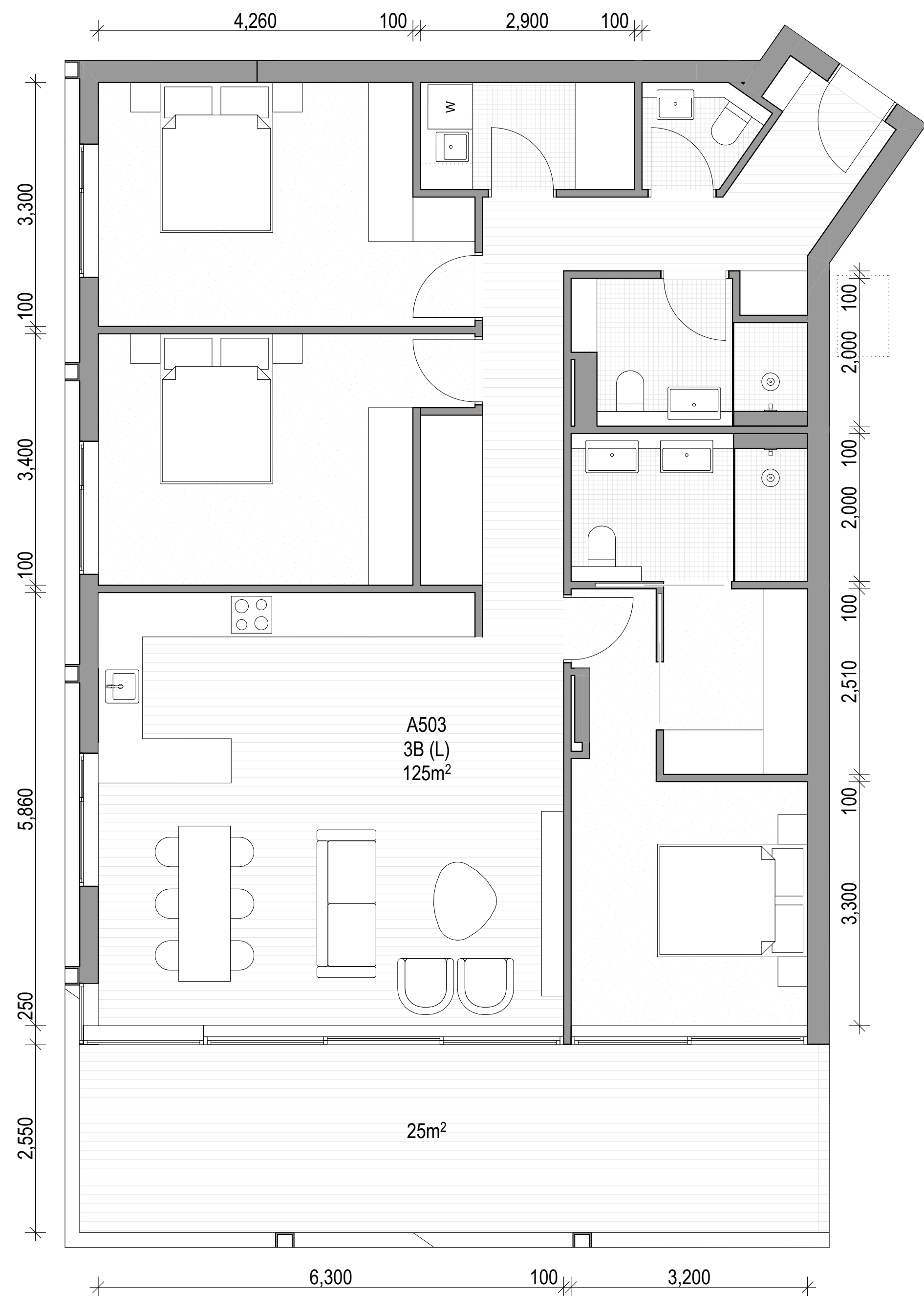
**APARTMENTS - BUILDING A+B -
LEVEL 5**

DRAWING NUMBER

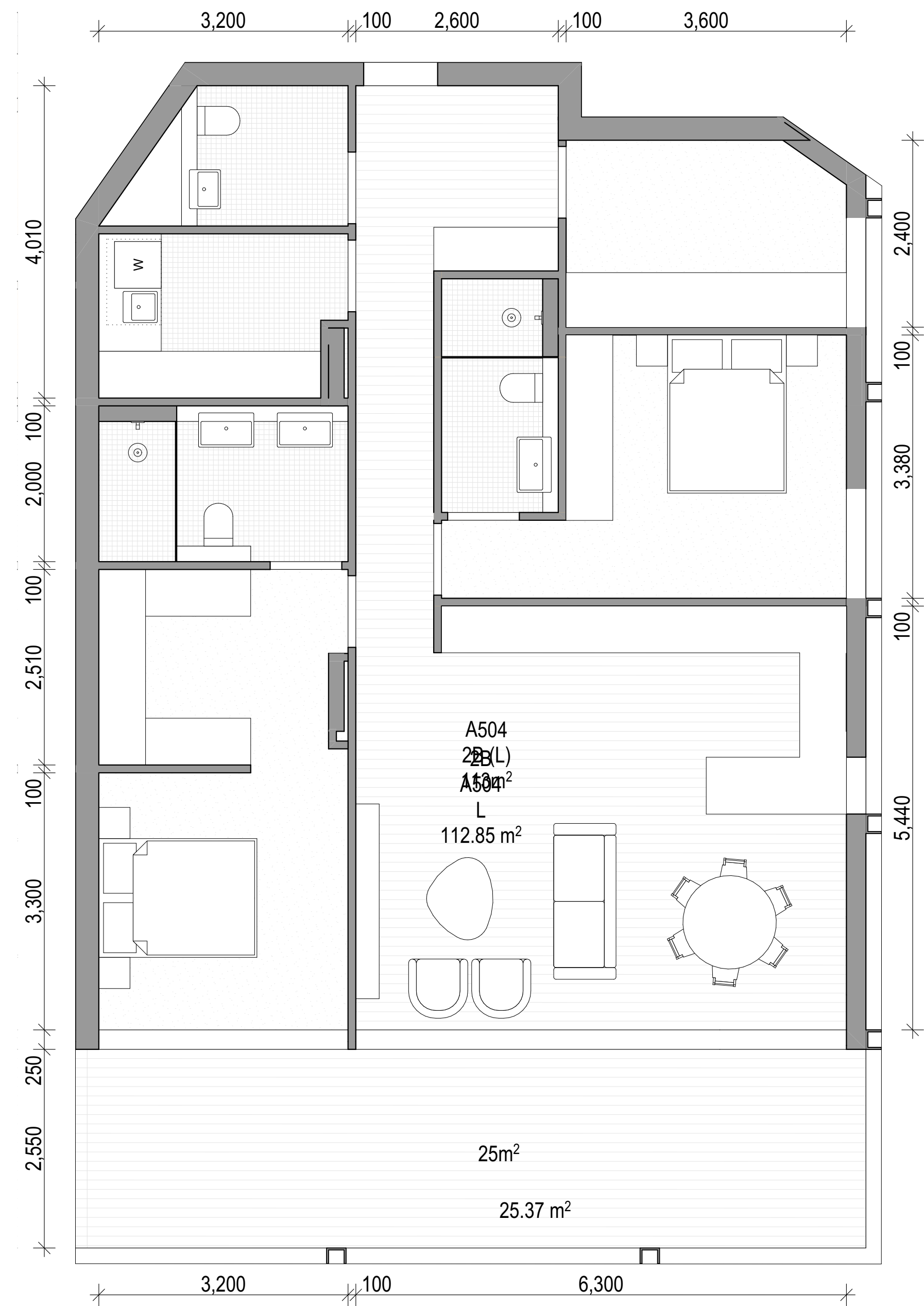
A-DA406

REVISION

03



01 A503, B503



02 A504, B504

ARCHITECT

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

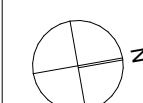
15/03/2024

TG

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1:50

A3
A1



DRAWING TITLE

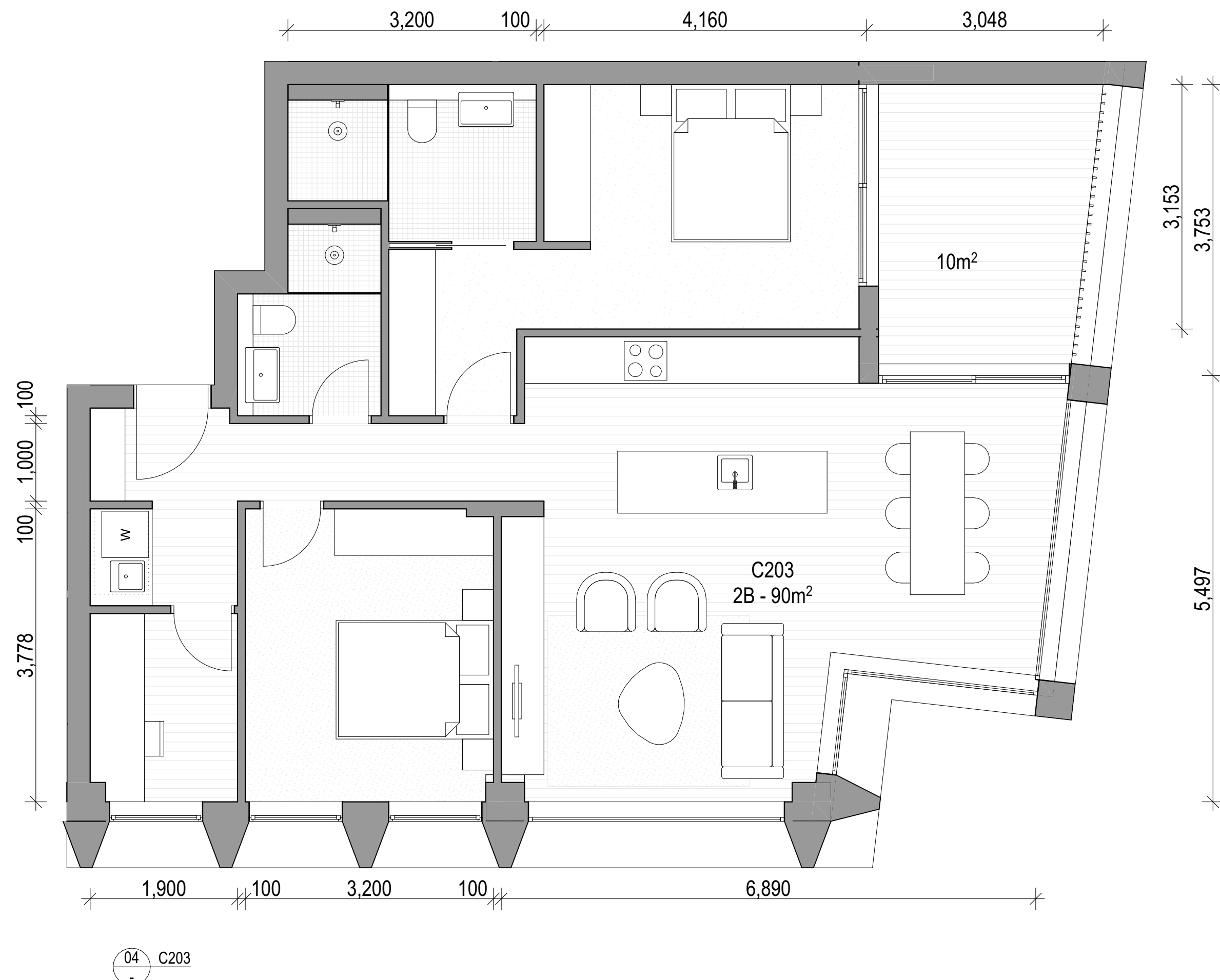
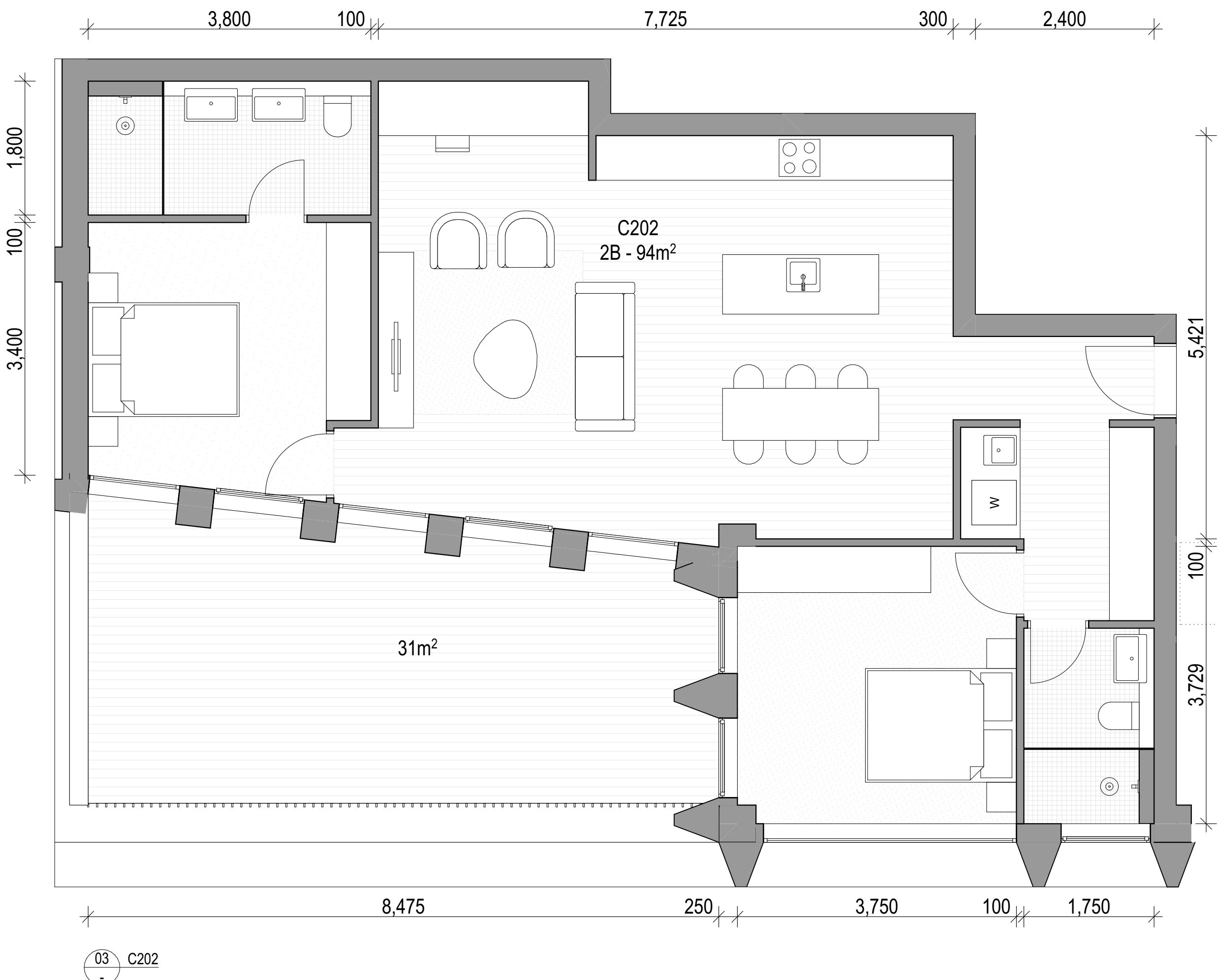
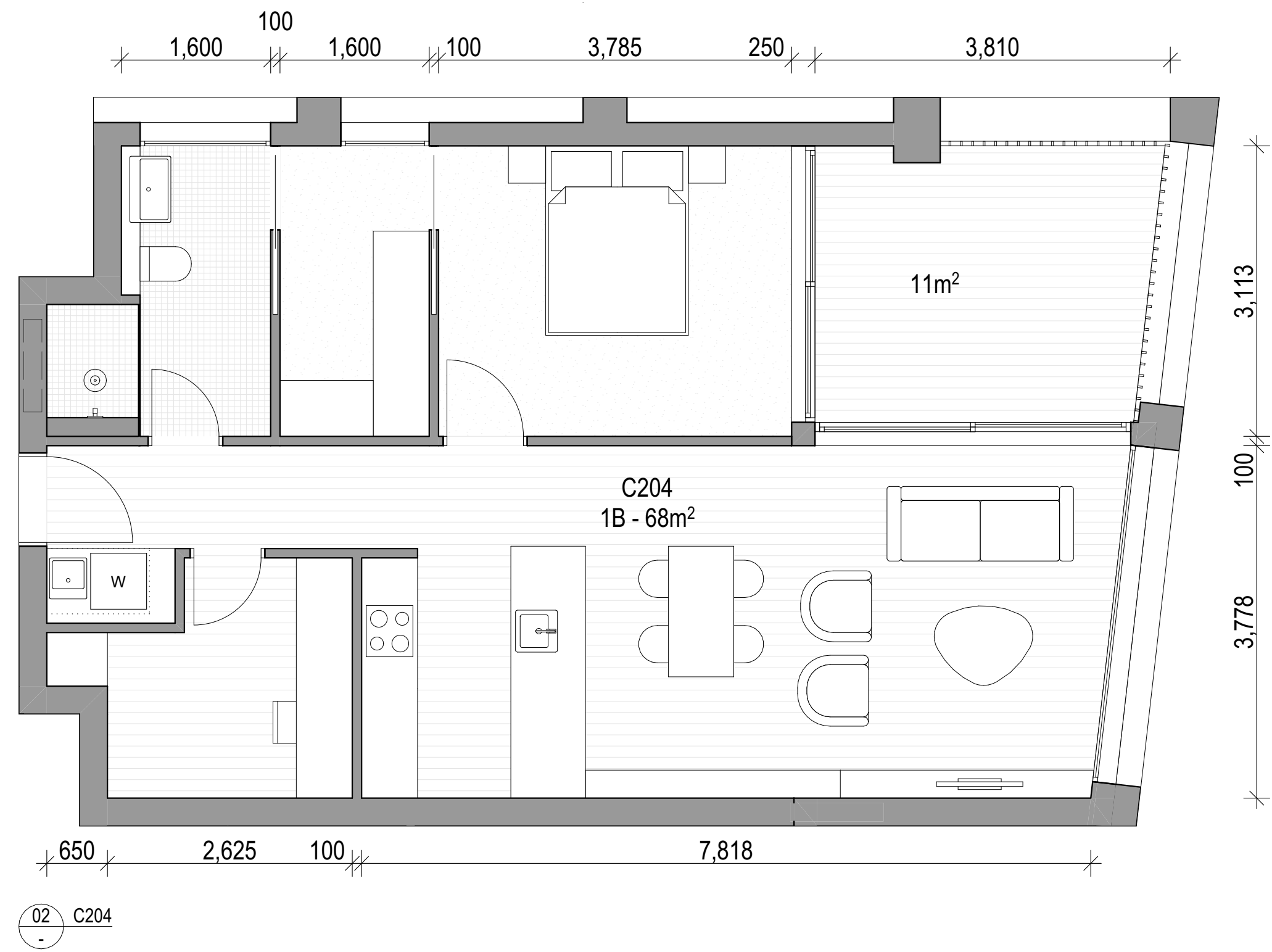
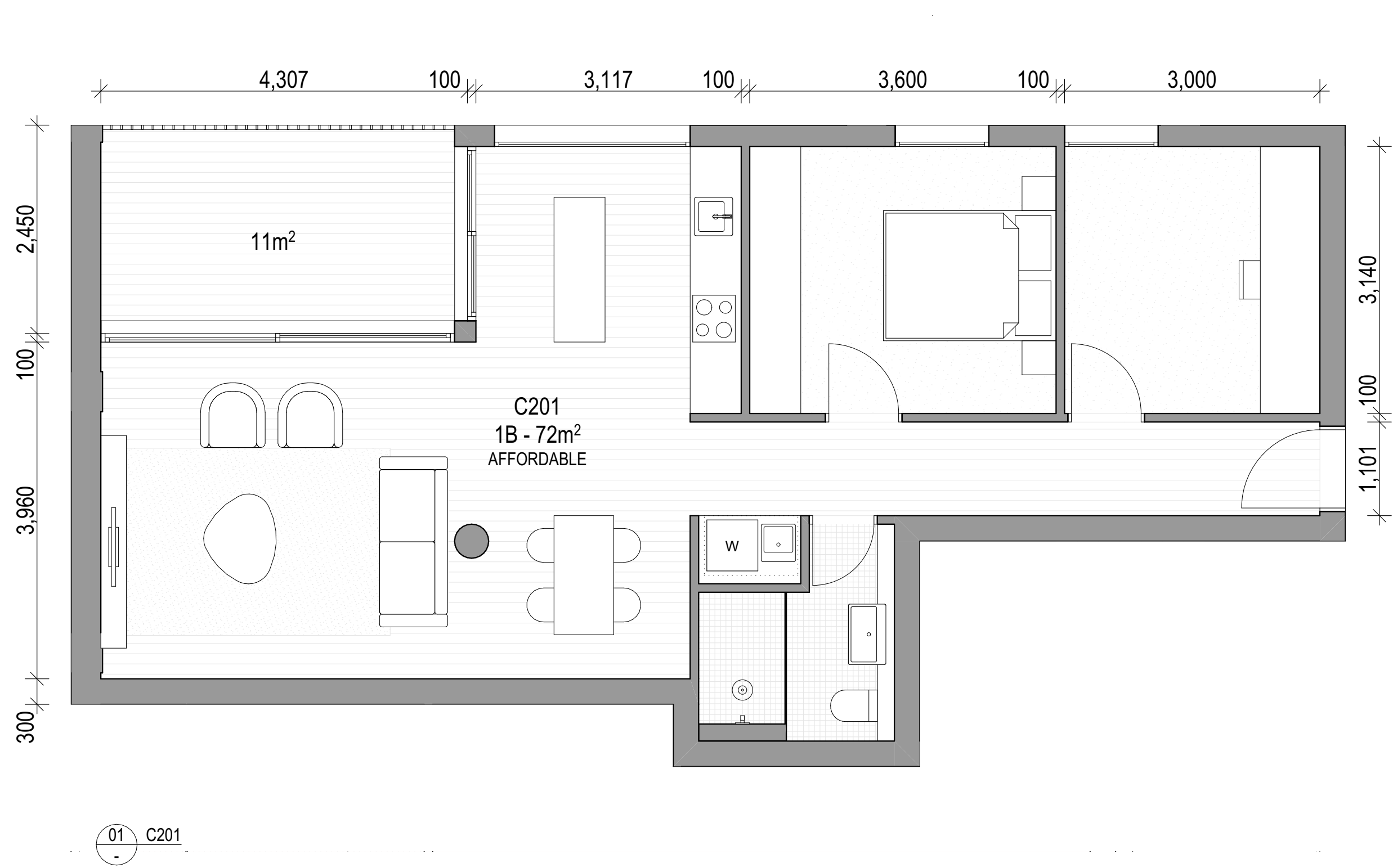
APARTMENTS - BUILDING A+B -
LEVEL 5

DRAWING NUMBER

A-DA407

REVISION

03



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03 14/03/2024 REVISED DETAILED DEVELOPMENT APPLICATION RFI 03

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:50

A3
A1



DRAWING TITLE

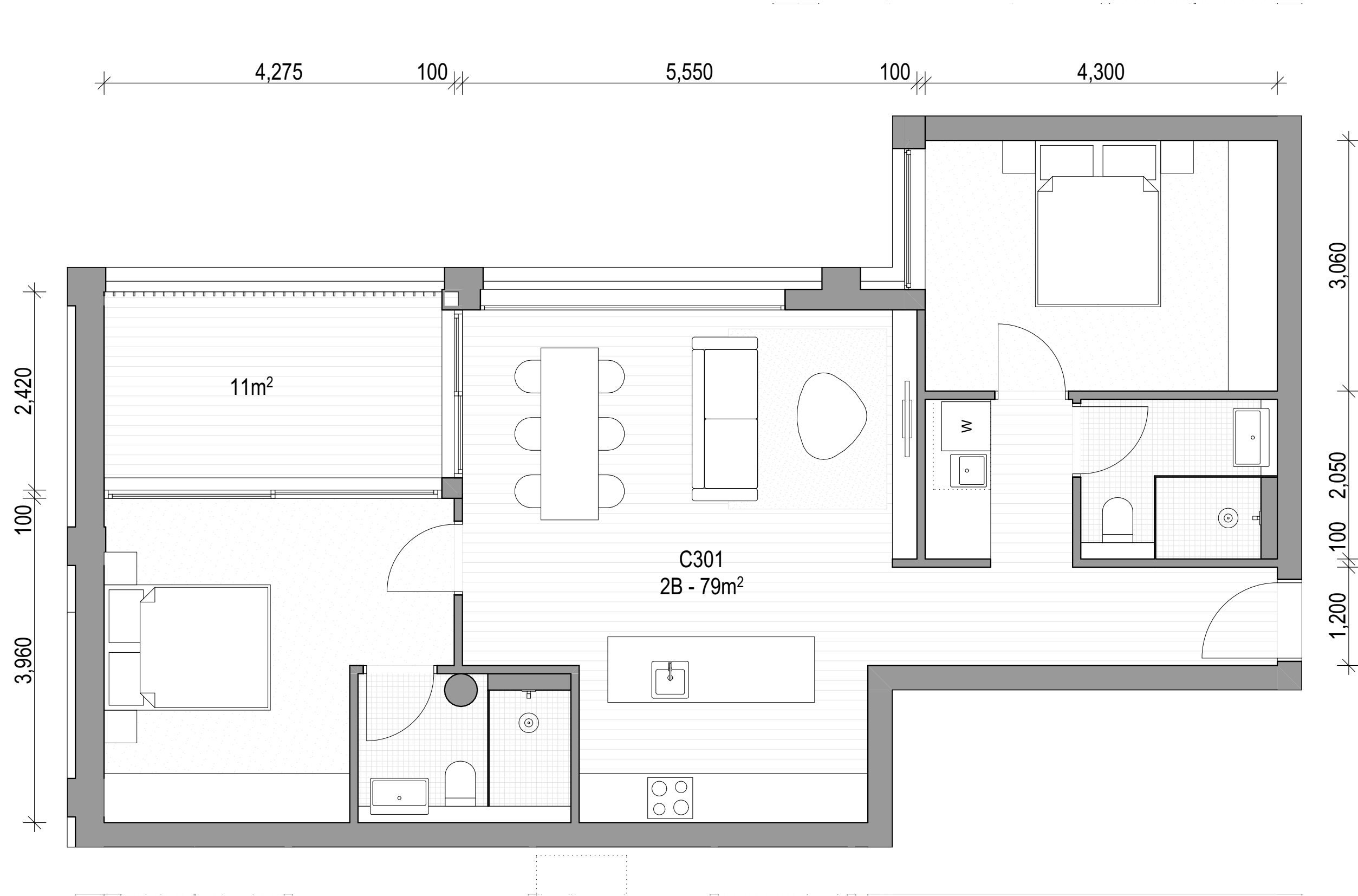
APARTMENTS - BUILDING C -
LEVEL 2

DRAWING NUMBER

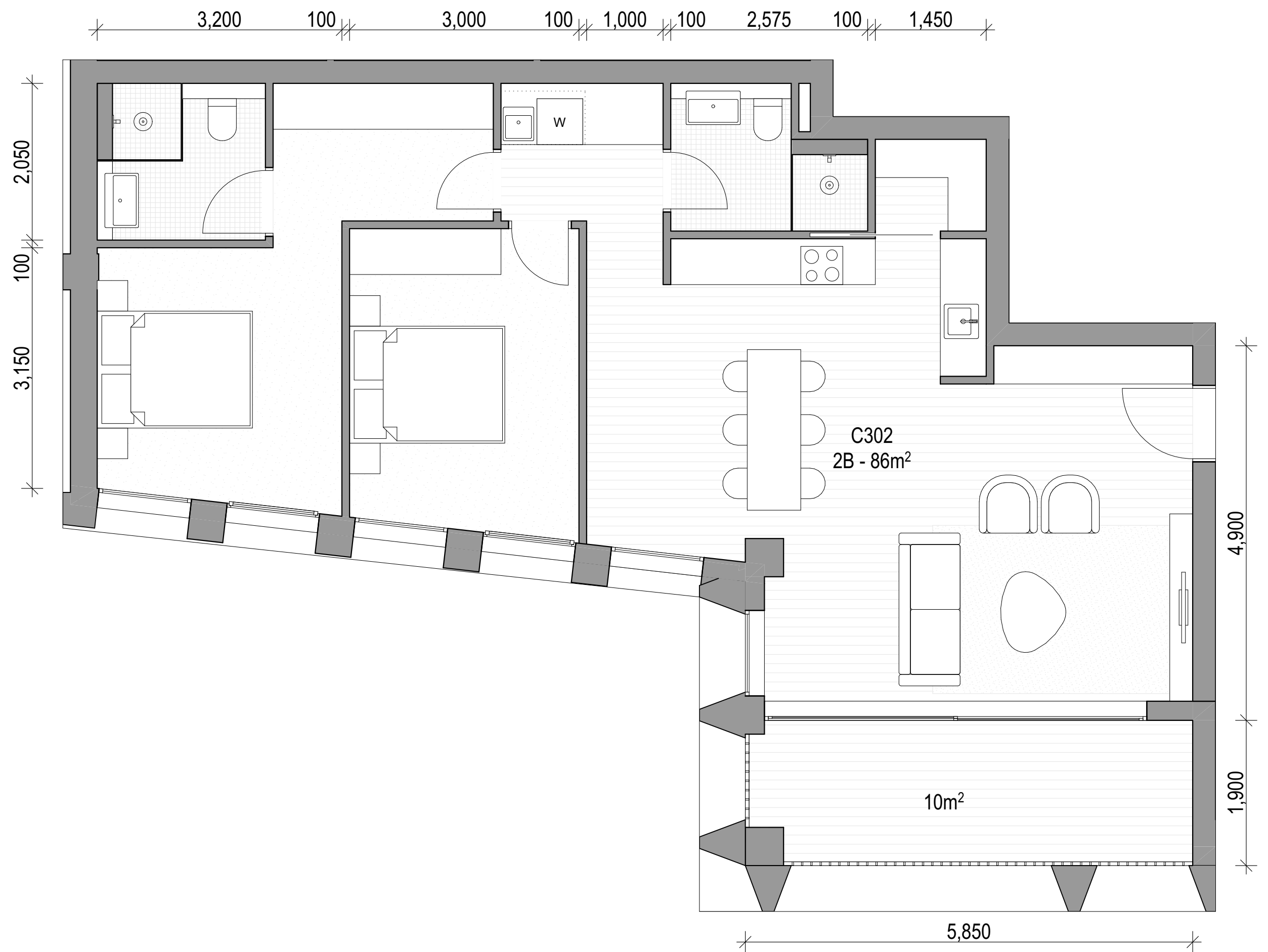
A-DA408

REVISION

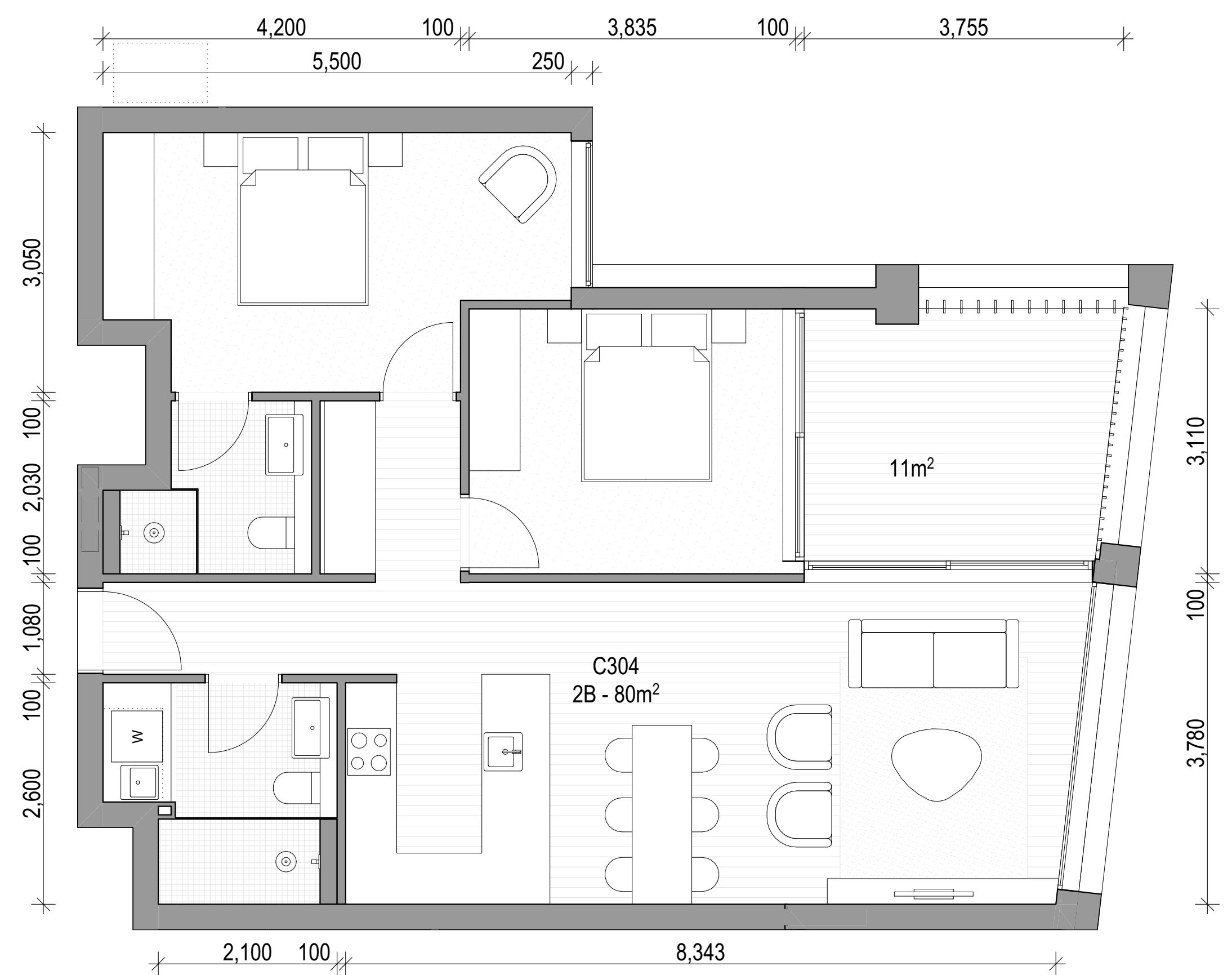
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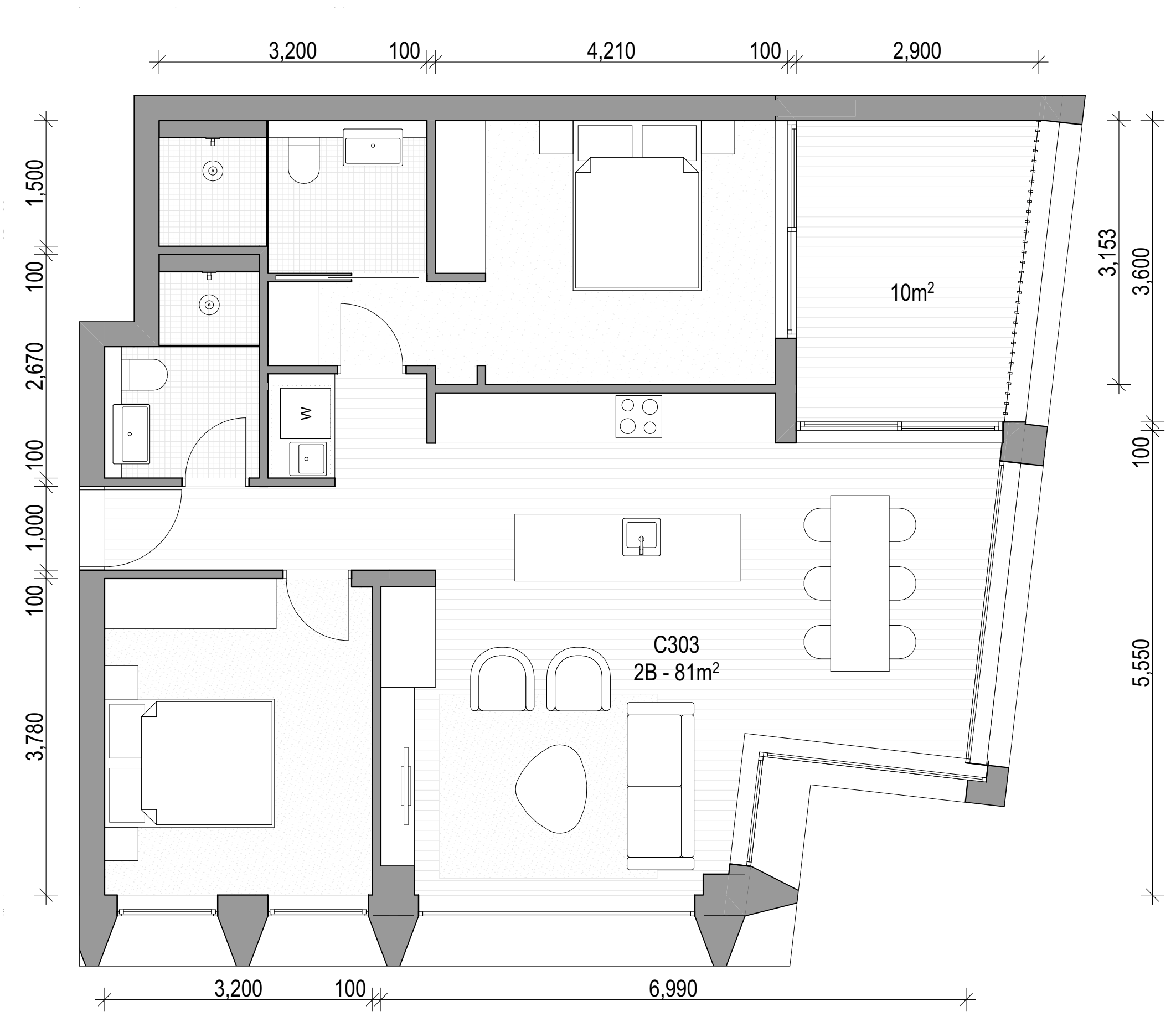
01 C301, C401



03 C302, C402



02 C304, C404



04 C303, C403

ARCHITECT

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DATE

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25/11/2023

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14/03/2024

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION RFI 03

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

15/03/2024

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH

DRAWING TITLE

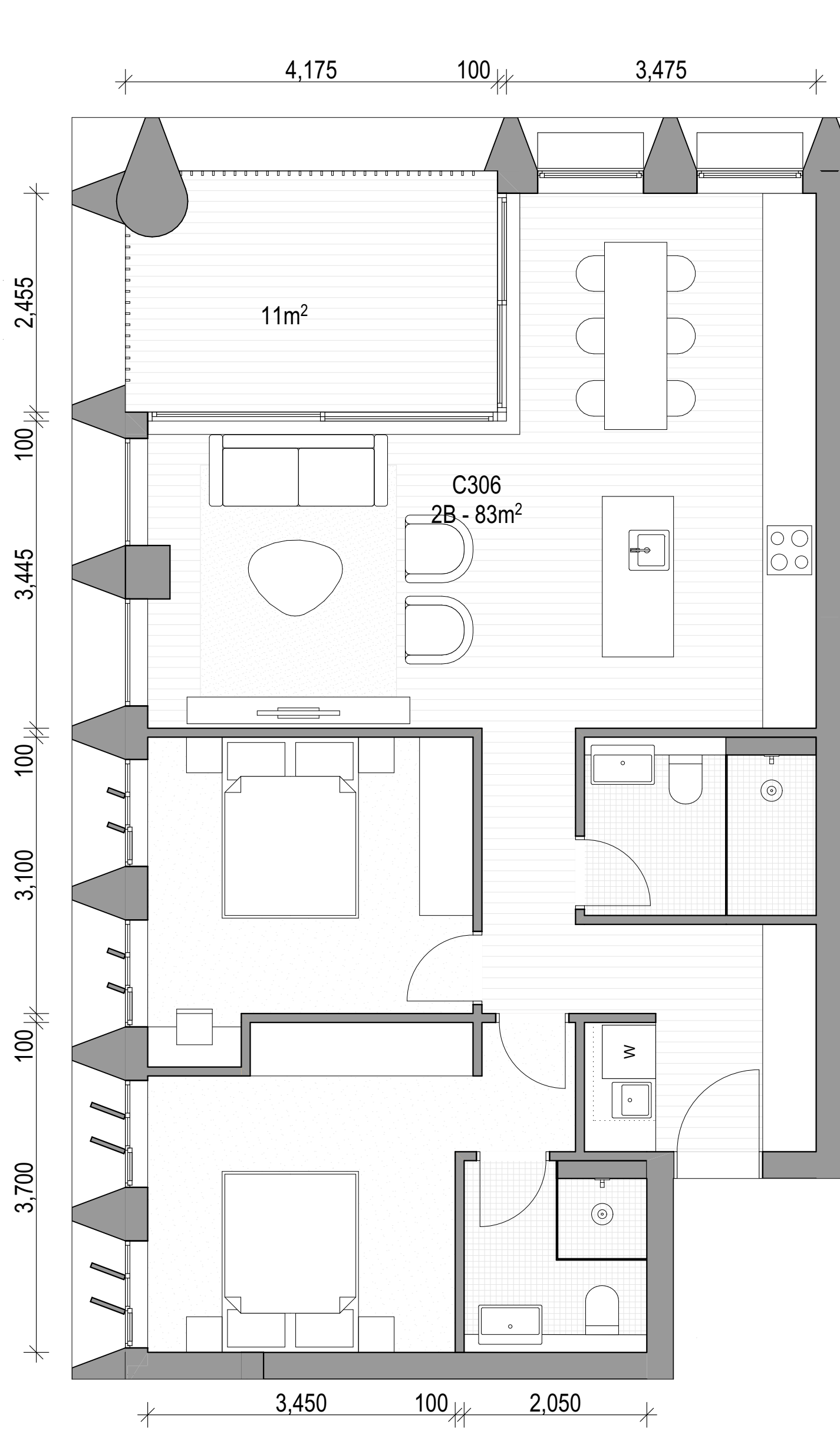
APARTMENTS - BUILDING C -
LEVEL 3+4

DRAWING NUMBER

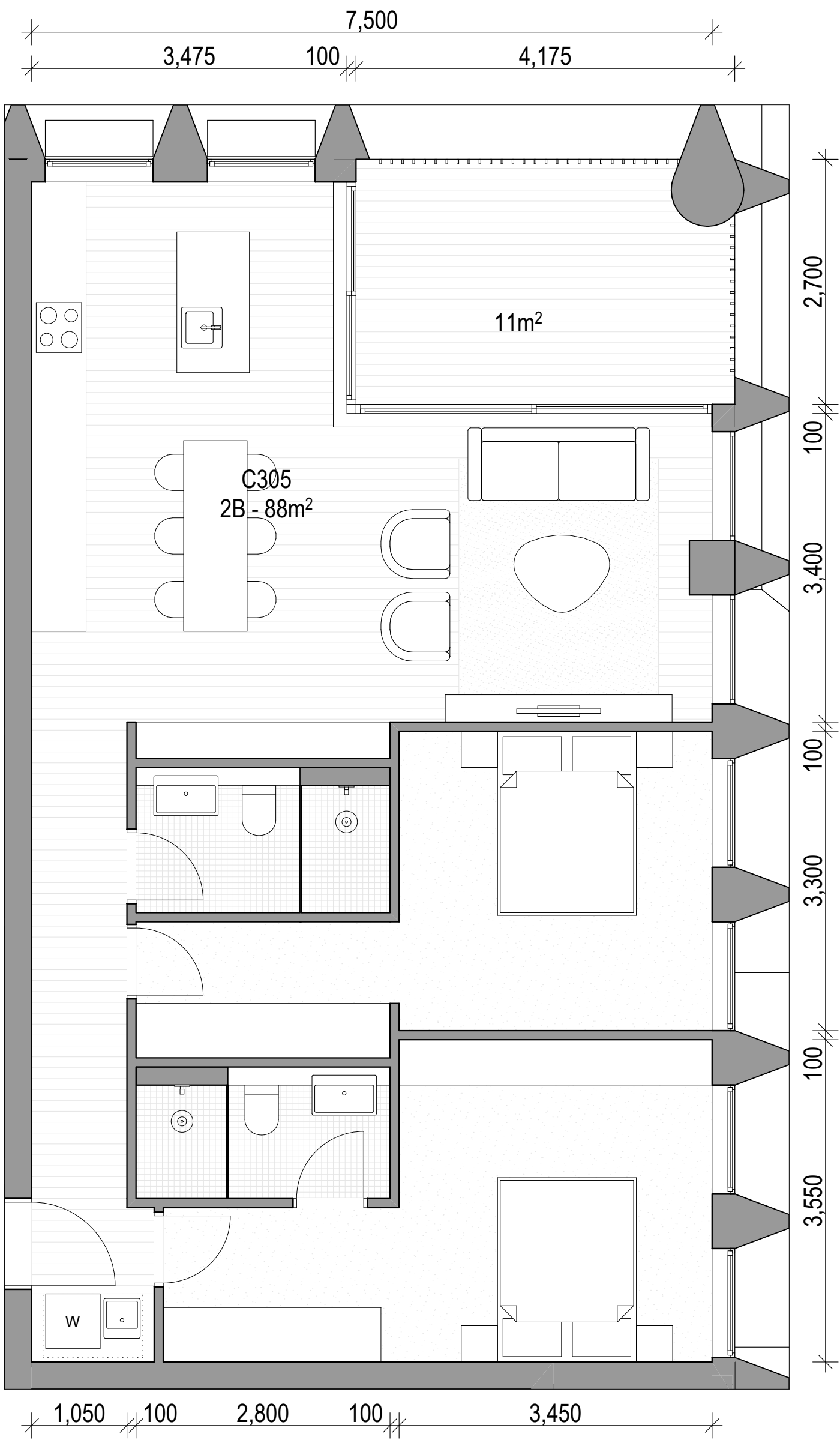
A-DA409

REVISION

03



01 C306, C406



02 C305, C405

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469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:50

A3

A1



DRAWING TITLE

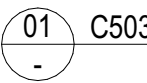
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LEVEL 3 + 4

DRAWING NUMBER

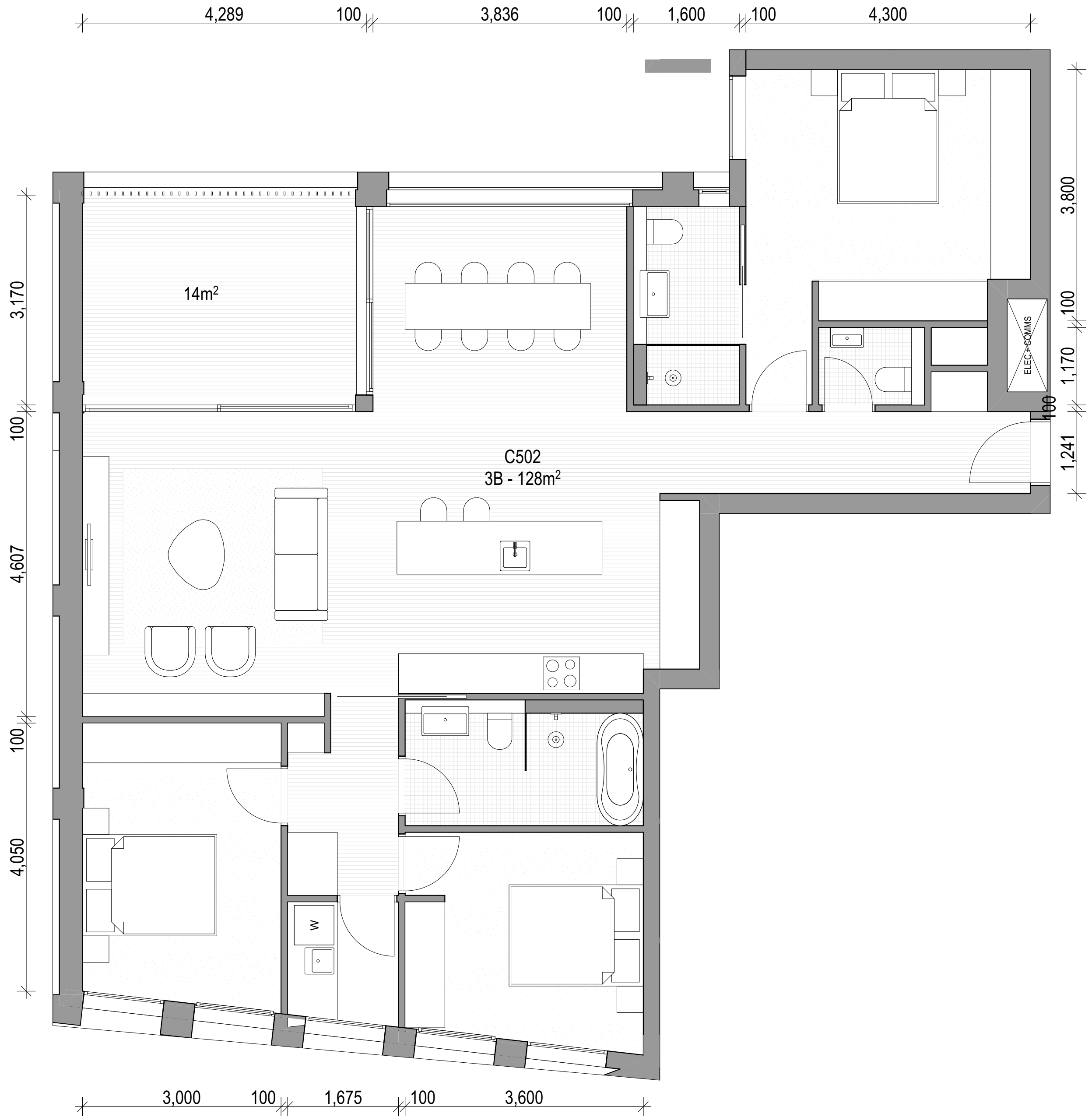
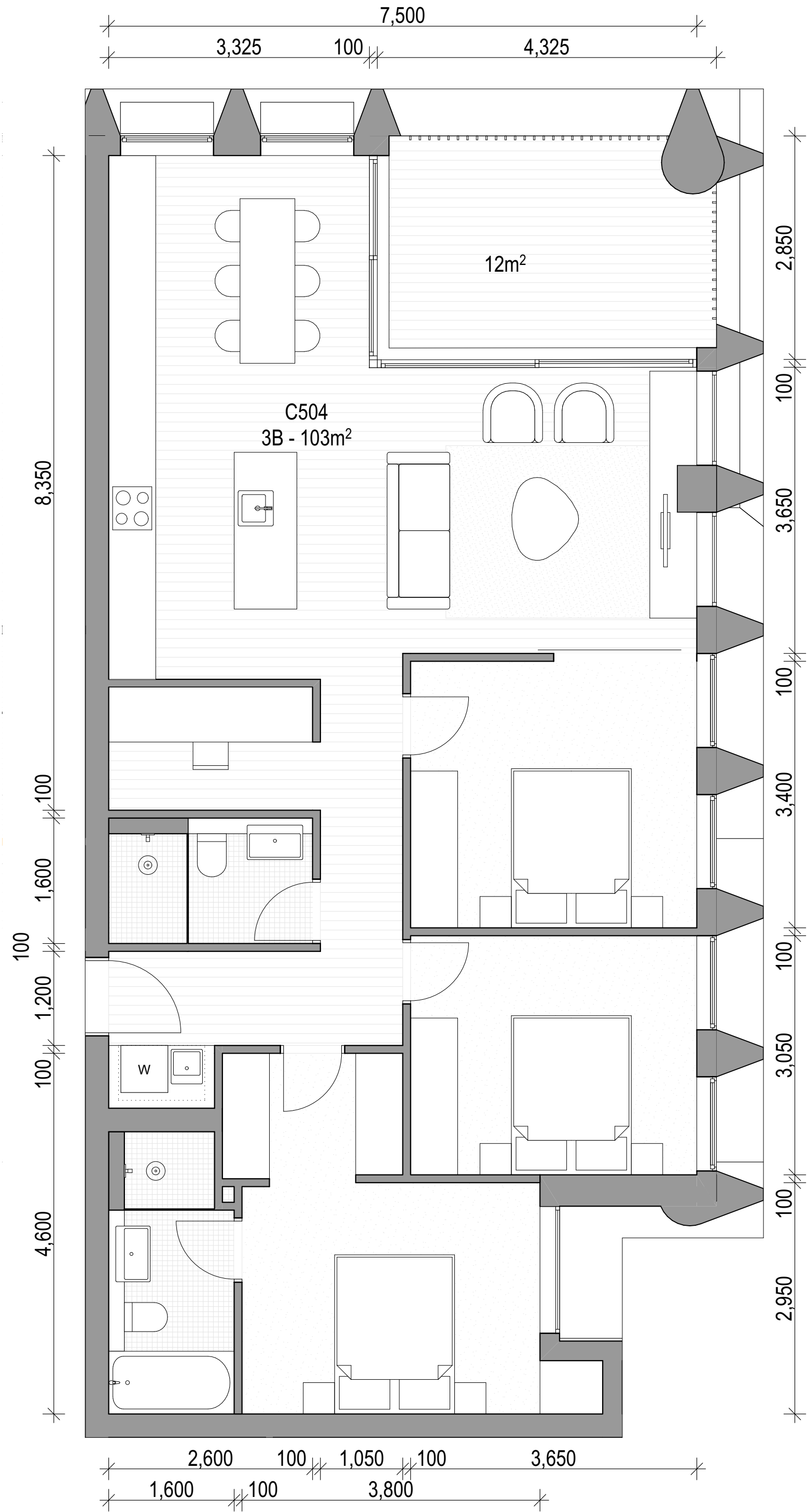
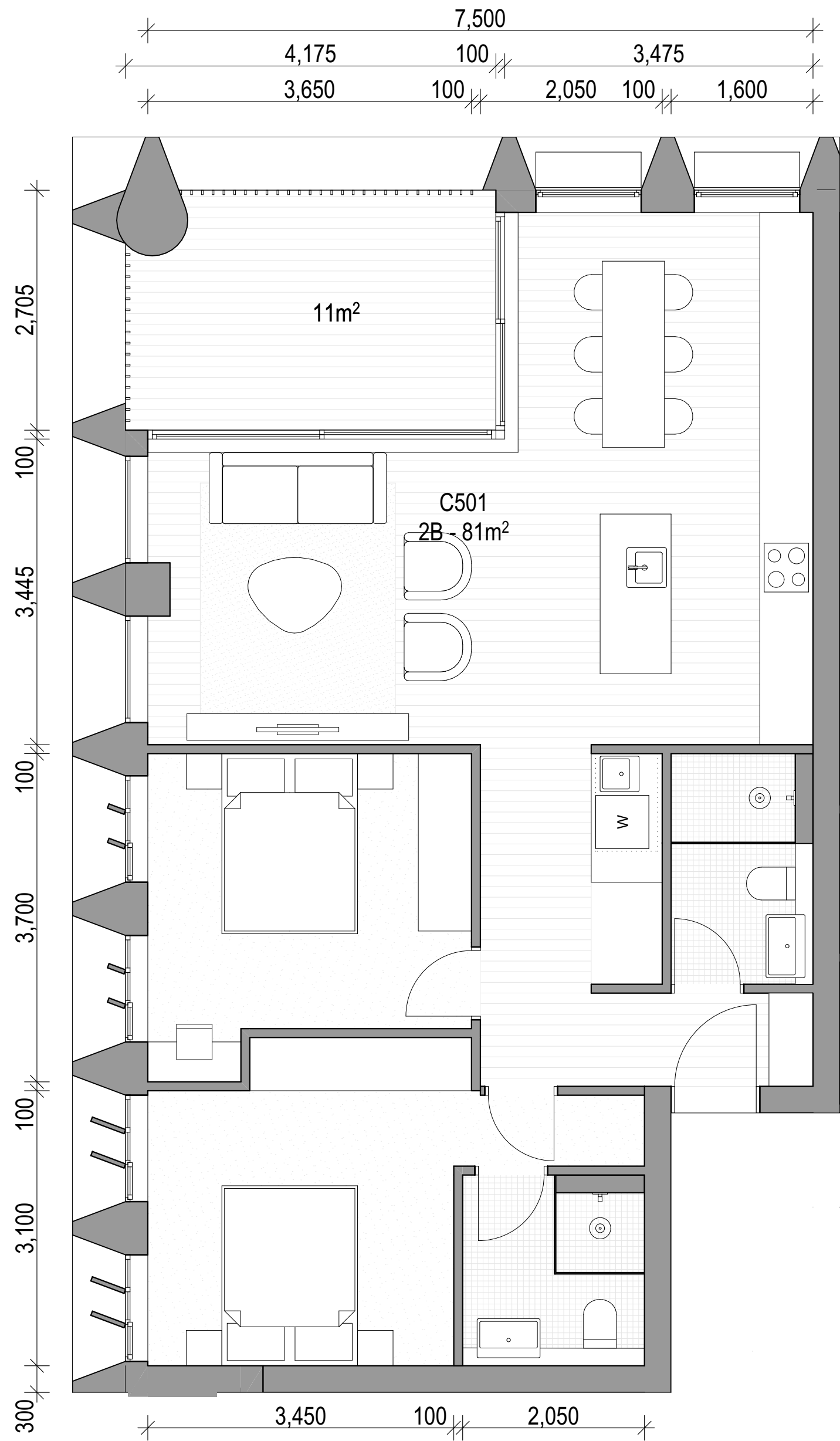
A-DA410

REVISION

03



DRAWING TITLE	
APARTMENTS - BUILDING C - LEVEL 5	
DRAWING NUMBER	REVISION
A-DA411	03



01 C501

02 C504

03 C502

ARCHITECT

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PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:50

A3
A1



DRAWING TITLE

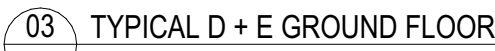
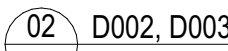
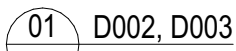
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LEVEL 5

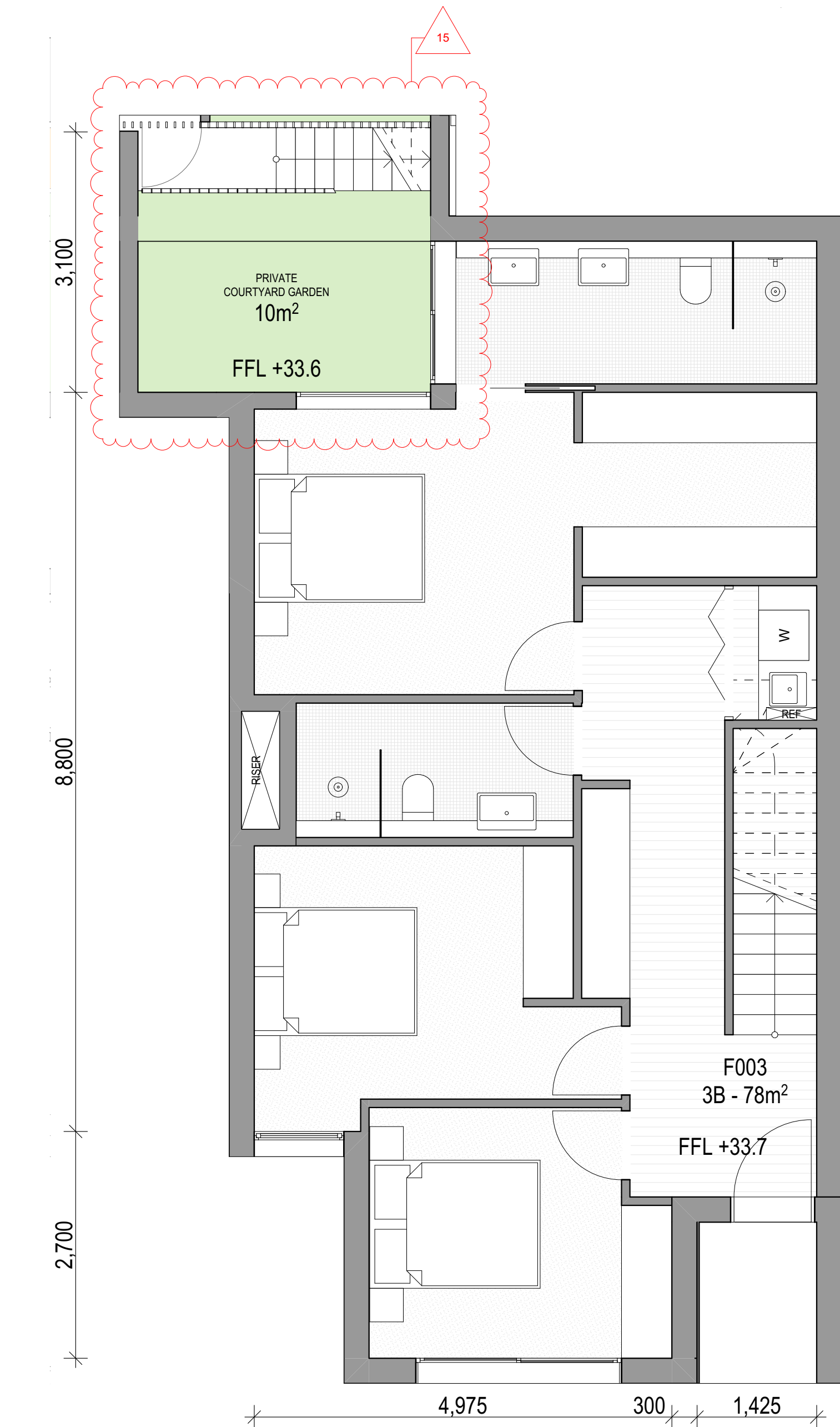
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A-DA412

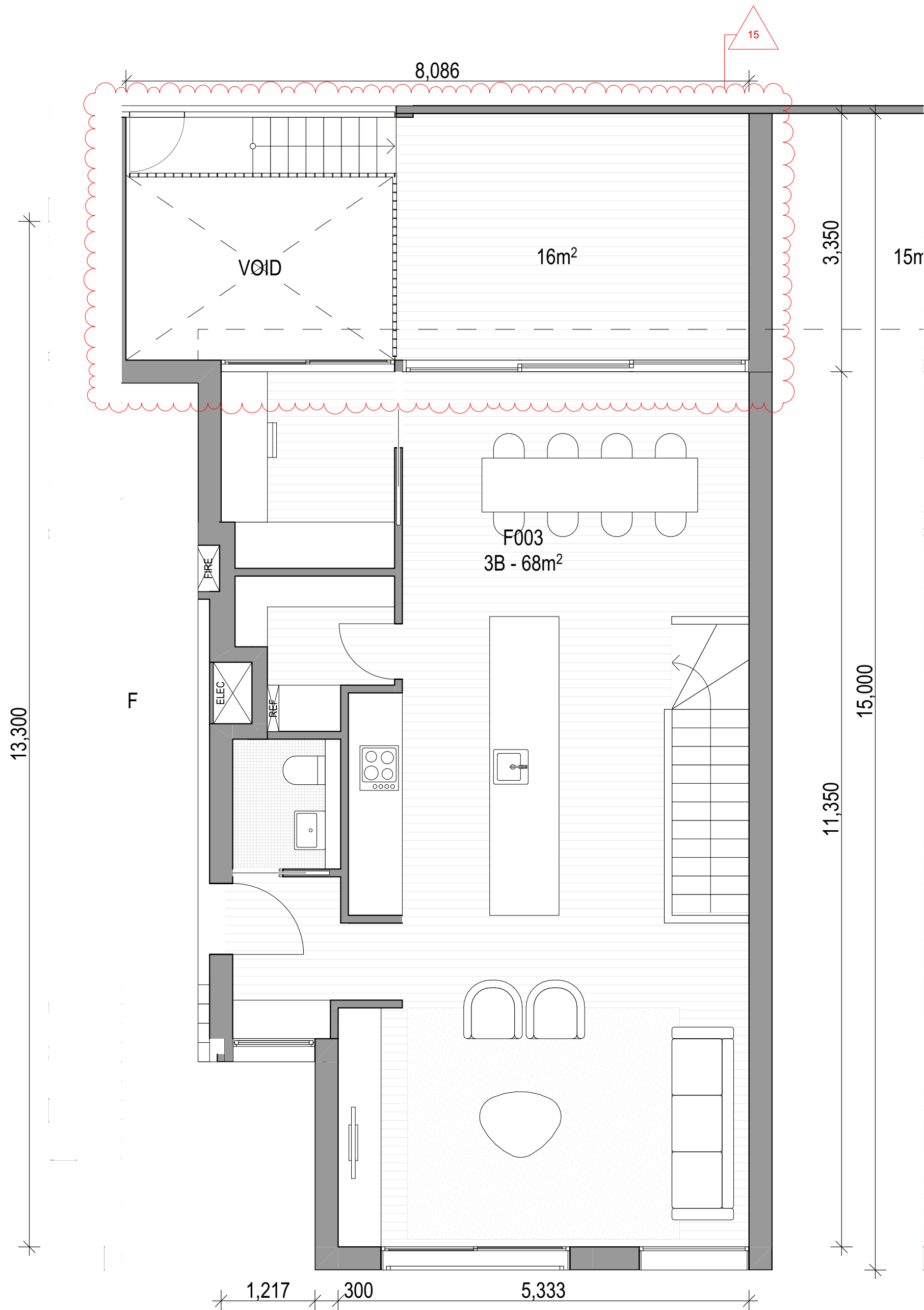
REVISION

03

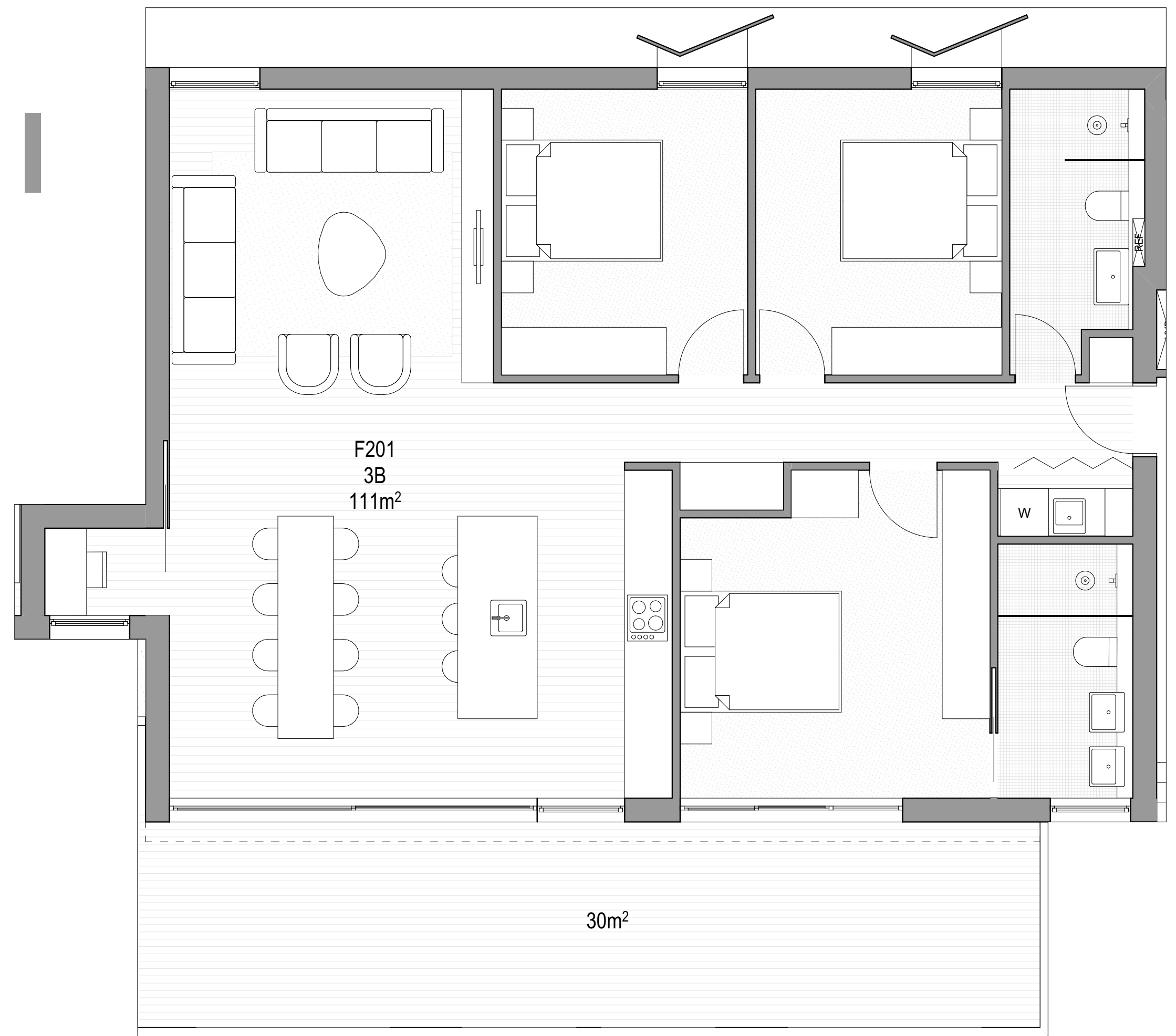




01 TYPICAL F GROUND FLOOR



02 TYPICAL F LEVEL 1



03 TYPICAL F LEVEL 2

ARCHITECT

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:50

A3
A1

NORTH
N

DRAWING TITLE

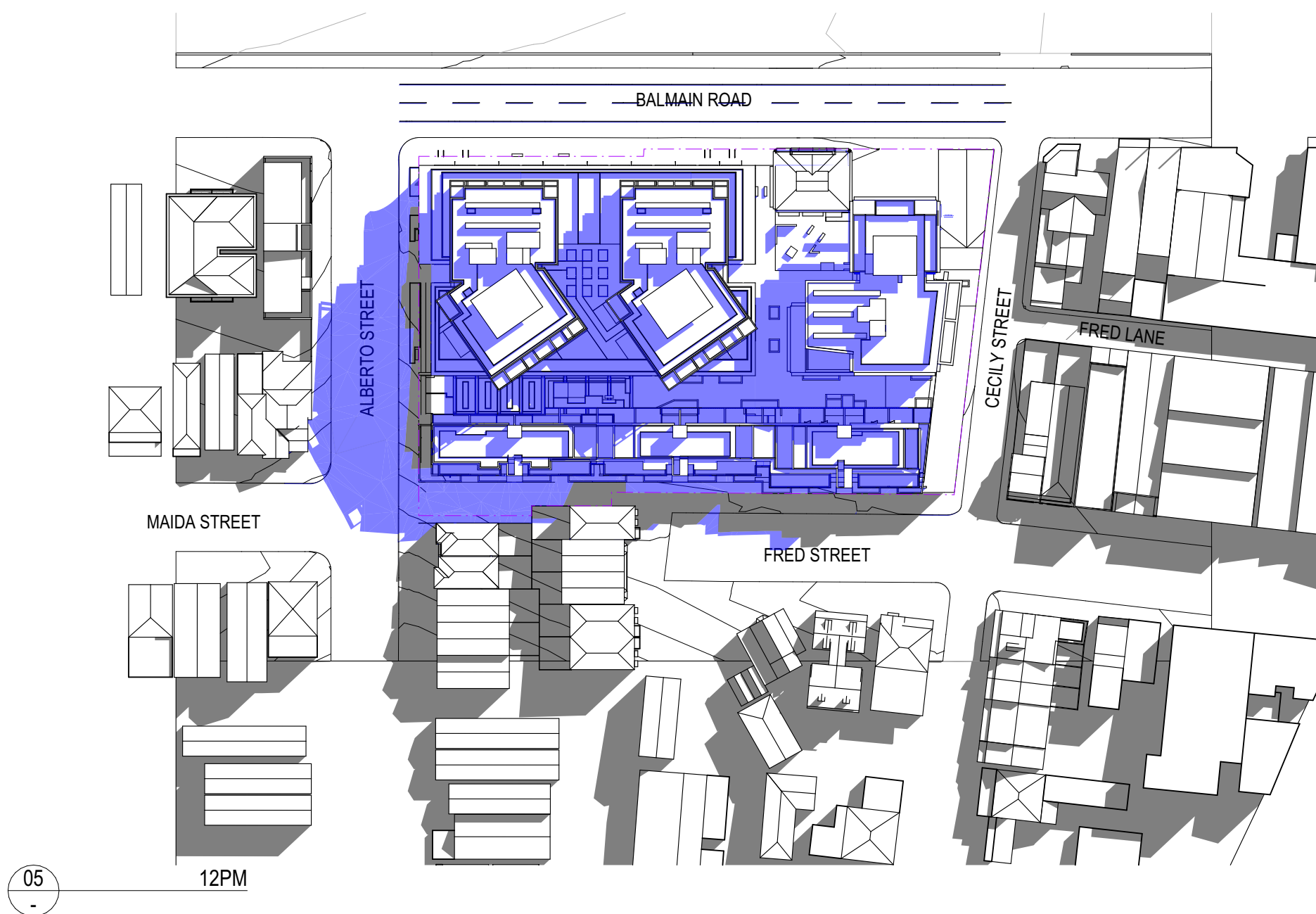
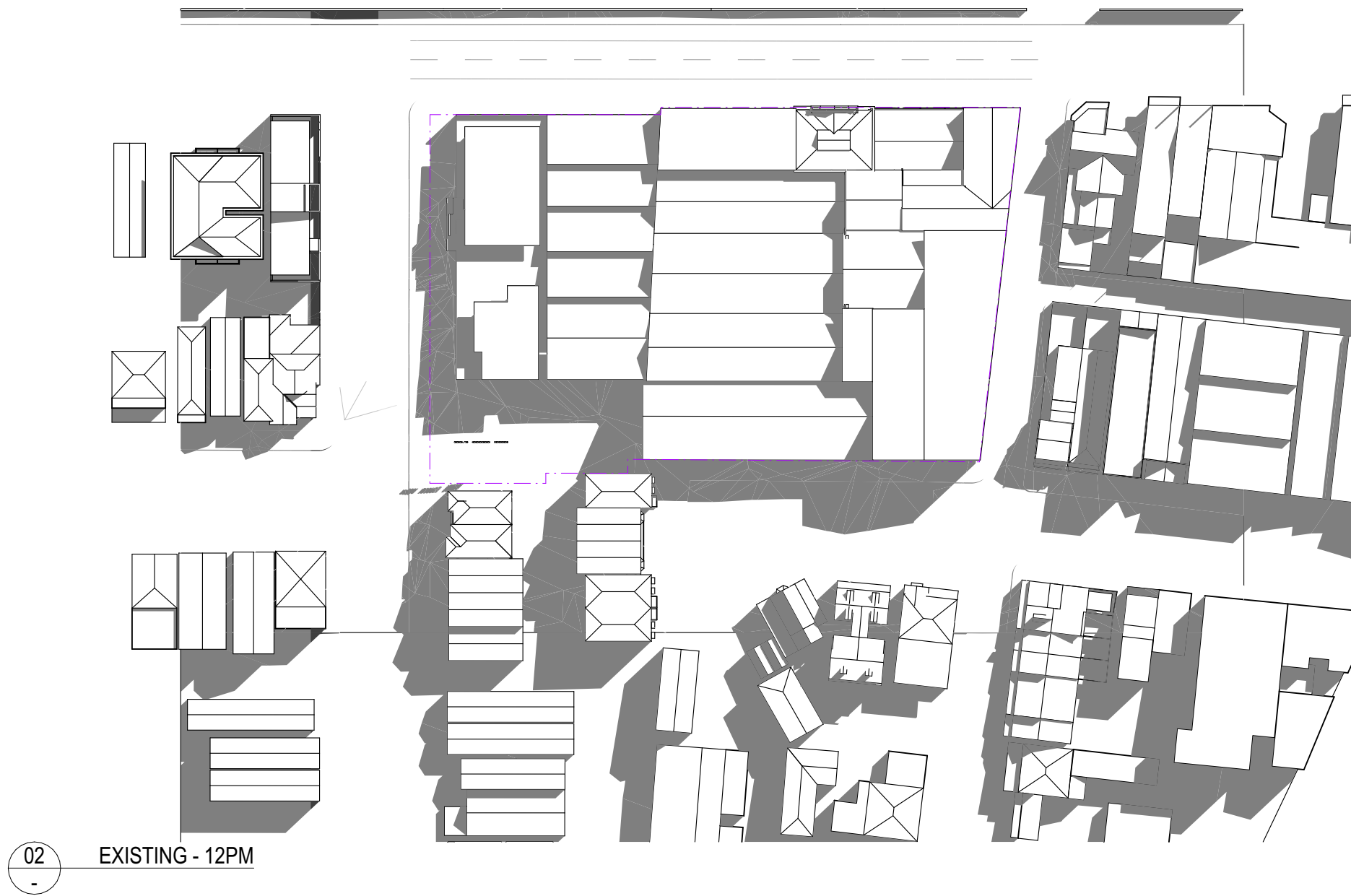
APARTMENTS - BUILDING F

DRAWING NUMBER

A-DA414

REVISION

03



LEGEND

EXISTING SHADOWS

ADDITIONAL SHADOWS

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REV DATE ISSUE

PROJECT
469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
21049	15/03/2024	TG	TR

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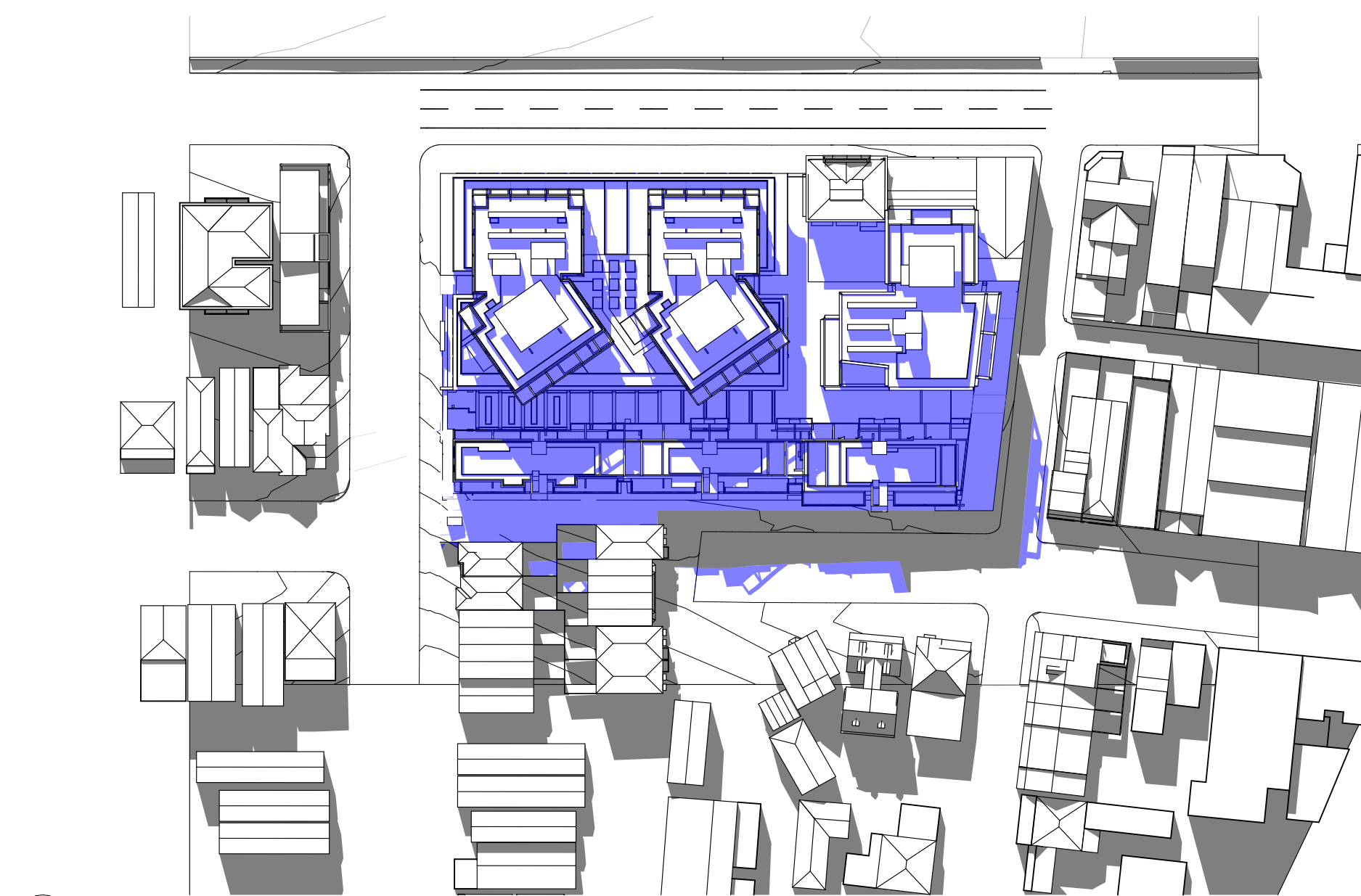
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A3
A1

NORTH

DRAWING TITLE
SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER
A-DA601

REVISION
03

01
EXISTING - 9AM02
EXISTING - 12PM03
EXISTING - 3PM04
9am05
12pm06
3PM**LEGEND** EXISTING SHADOWS ADDITIONAL SHADOWS

ARCHITECT

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REV DATE ISSUE

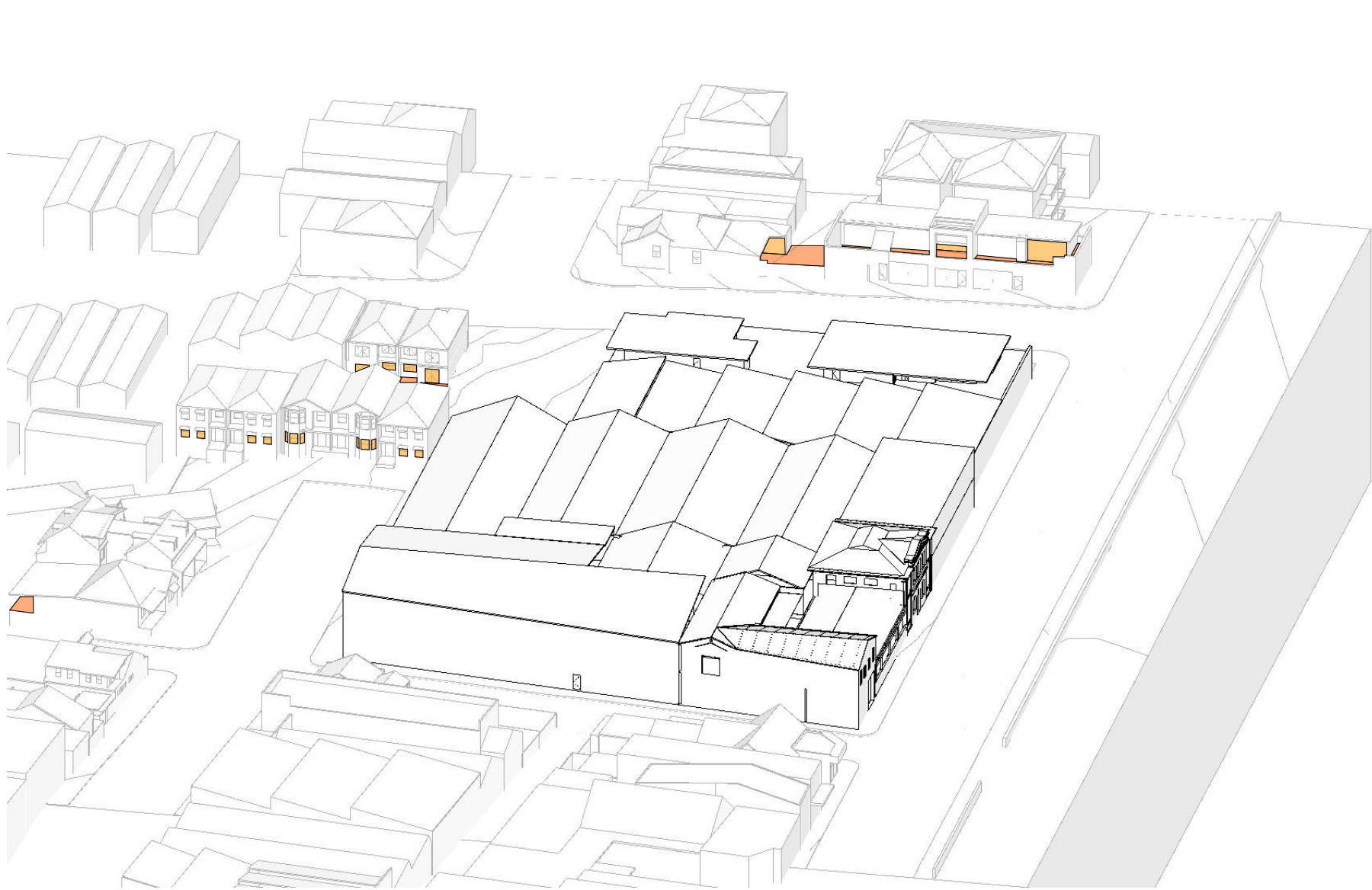
PROJECT
469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
21049	15/03/2024	TG	TR

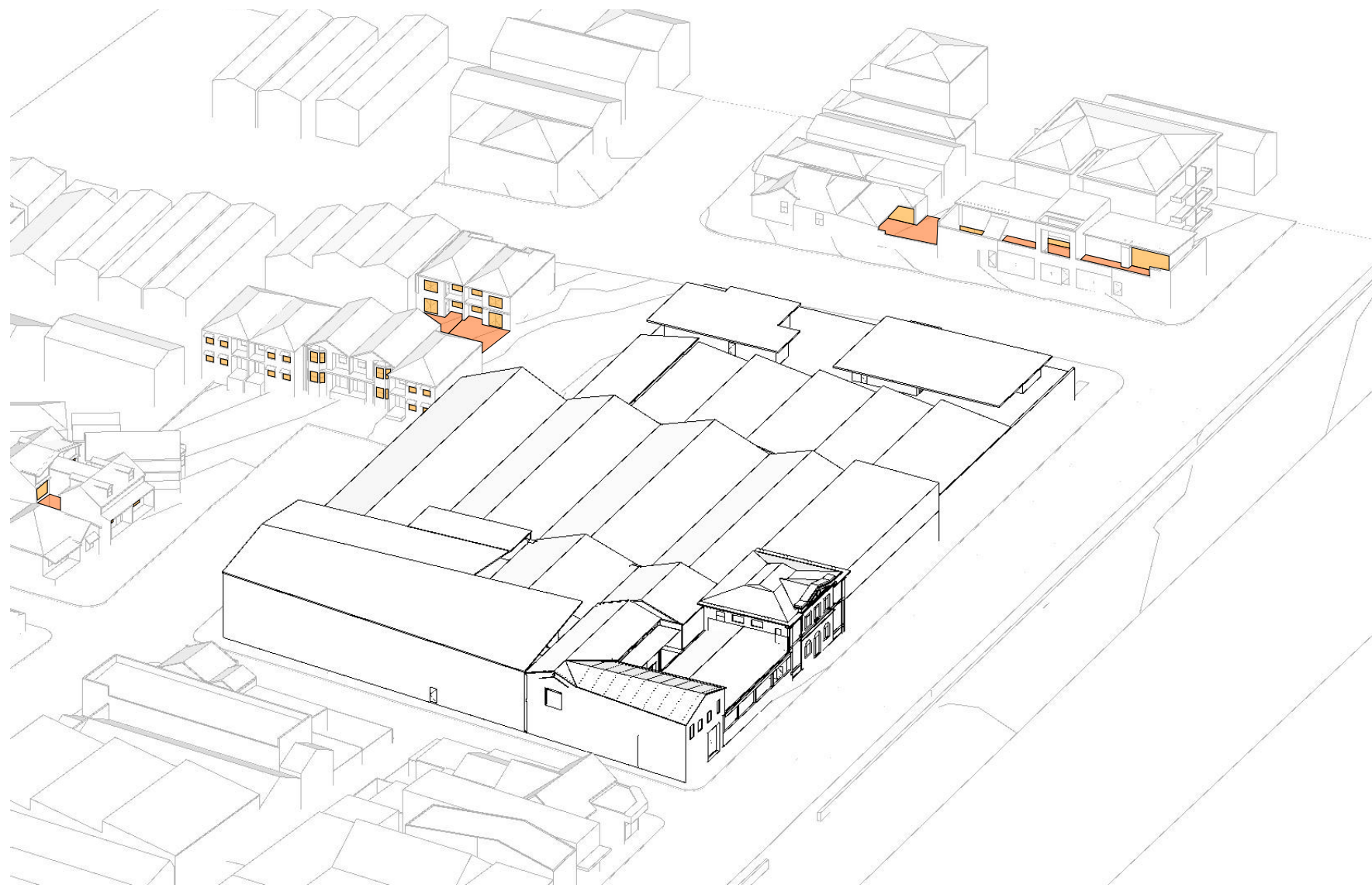
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A1NORTH
DRAWING TITLE
**SHADOW DIAGRAMS - 21ST
SEPTEMBER**DRAWING NUMBER
A-DA602REVISION
03



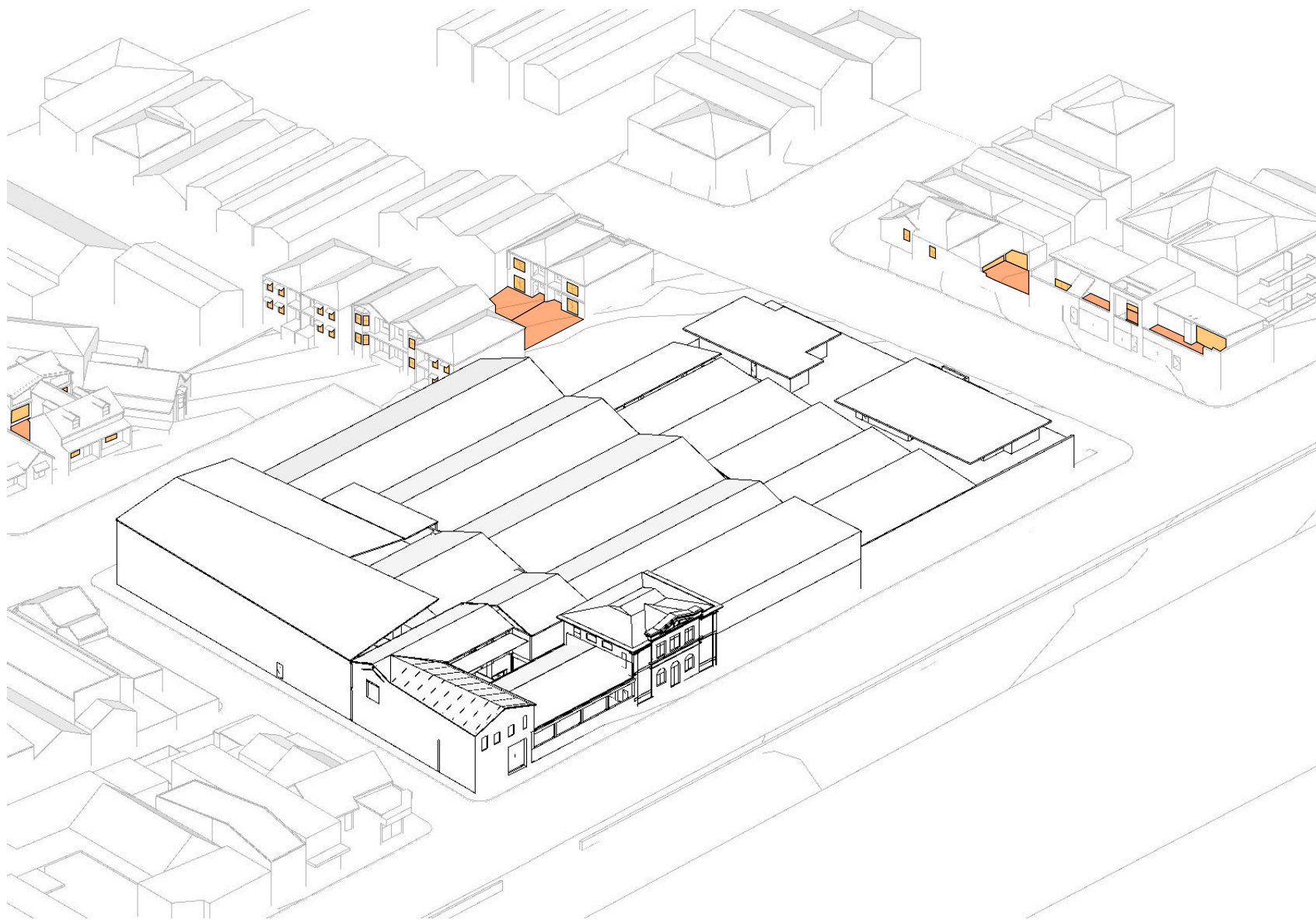
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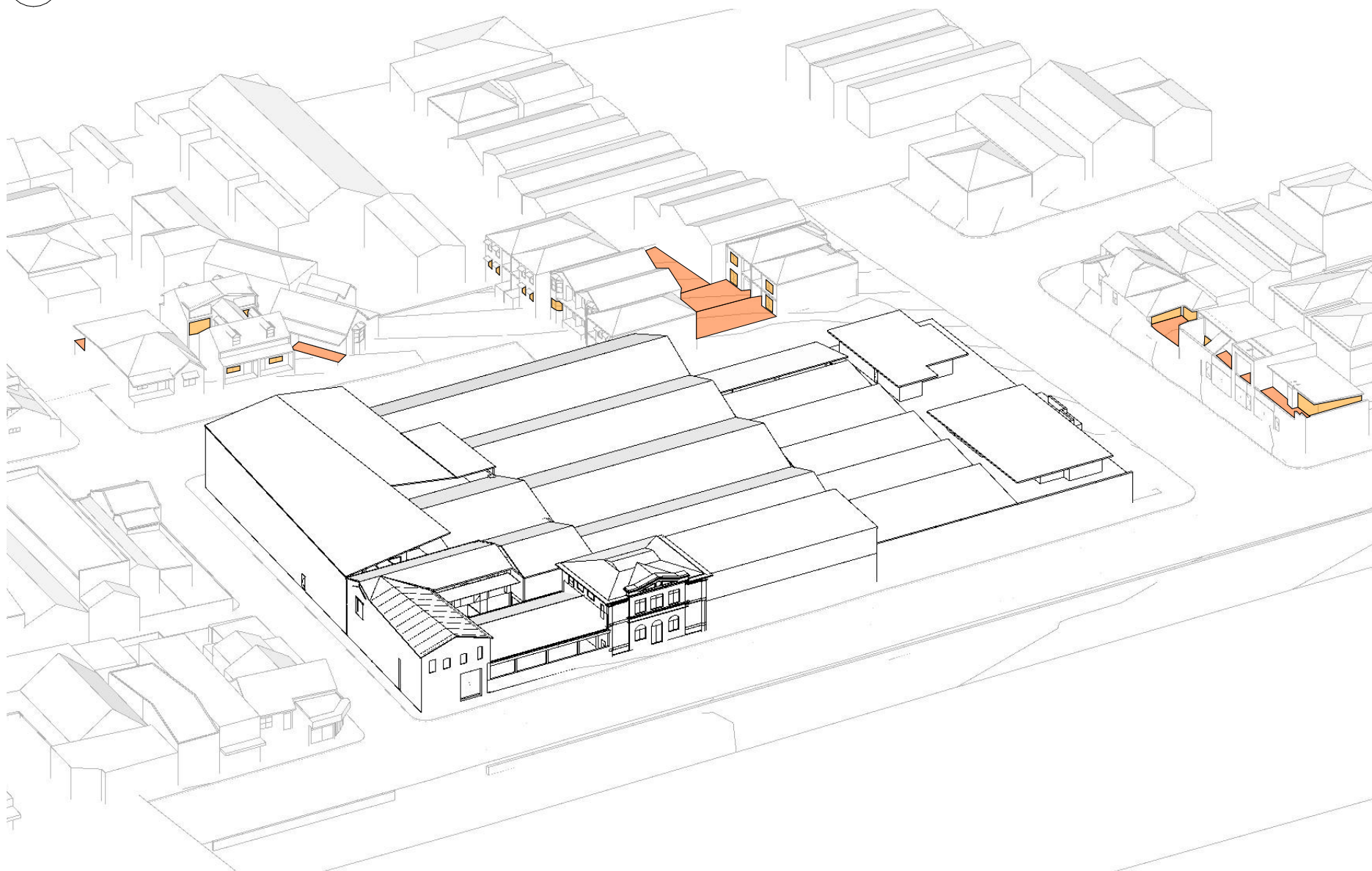
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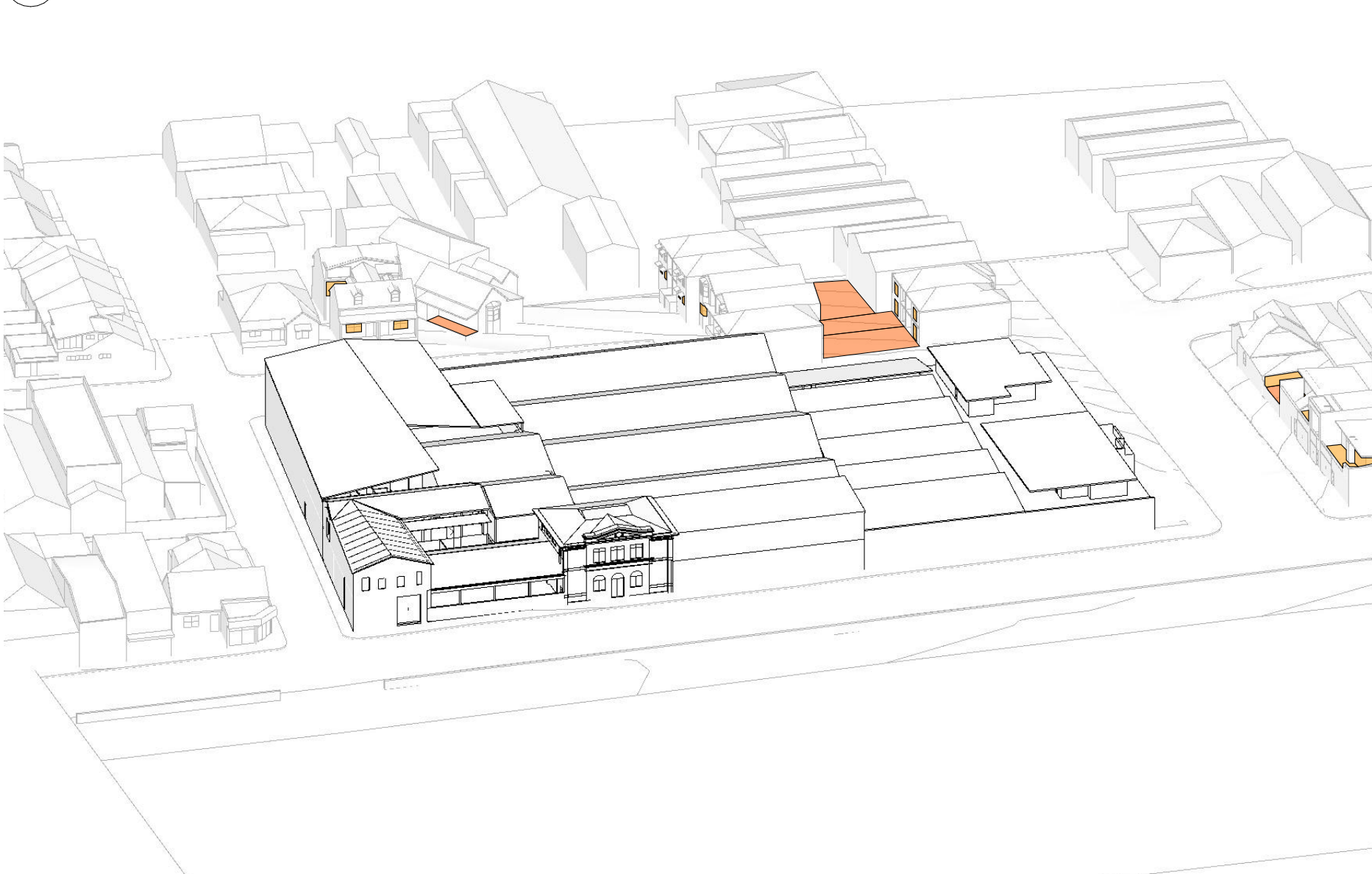
03 11AM



04 12PM



05 1PM



06 2PM



07 3PM

LEGEND

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

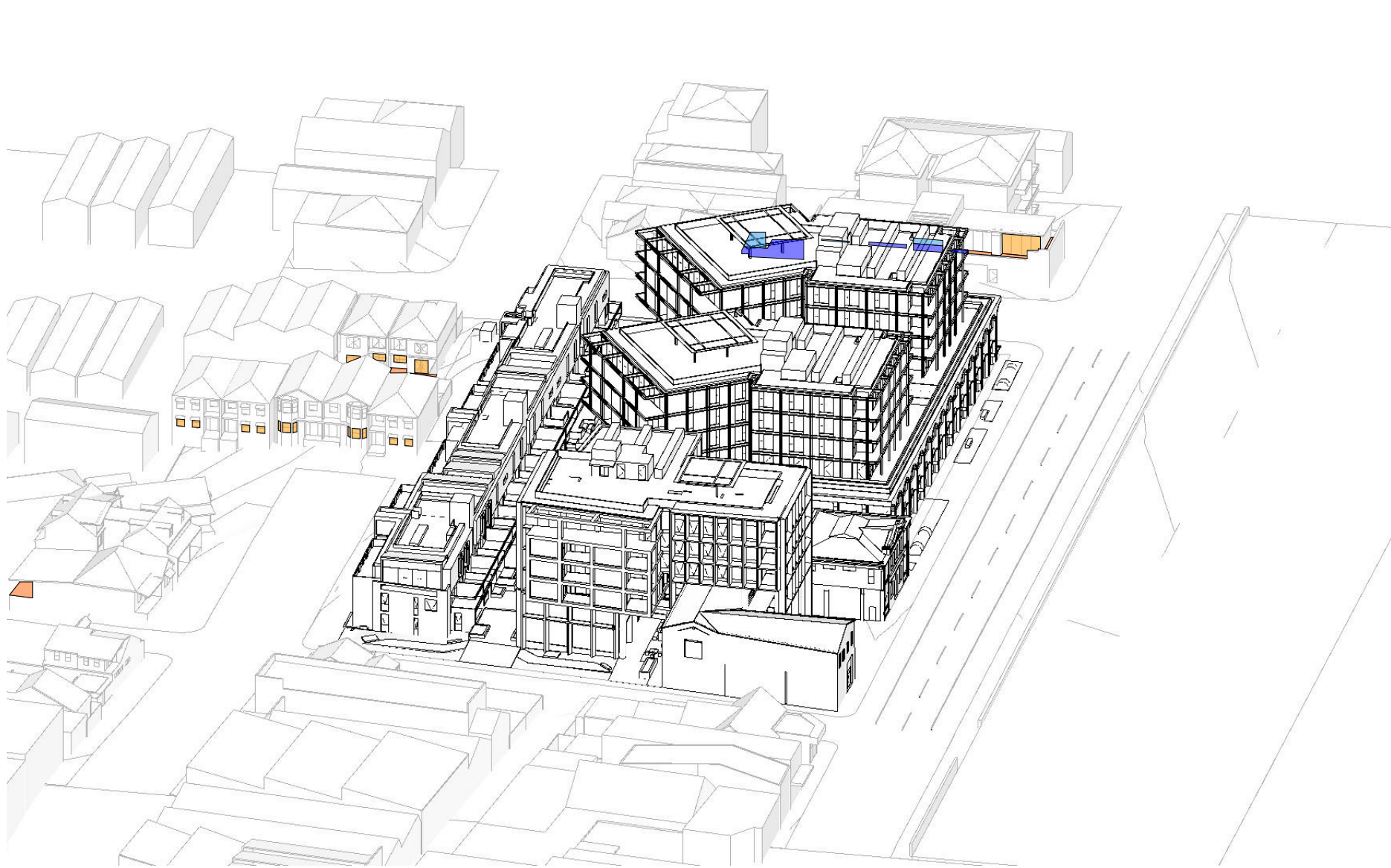
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	DETAILED DEVELOPMENT APPLICATION			
02	14/03/2024	REVISED DETAILED DEVELOPMENT APPLICATION RFI 03			

PROJECT						
469-483 BALMAIN ROAD LILYFIELD						
469-483 BALMAIN ROAD						
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	15/03/2024	TG	TR	NTS NTS	A3 A1	

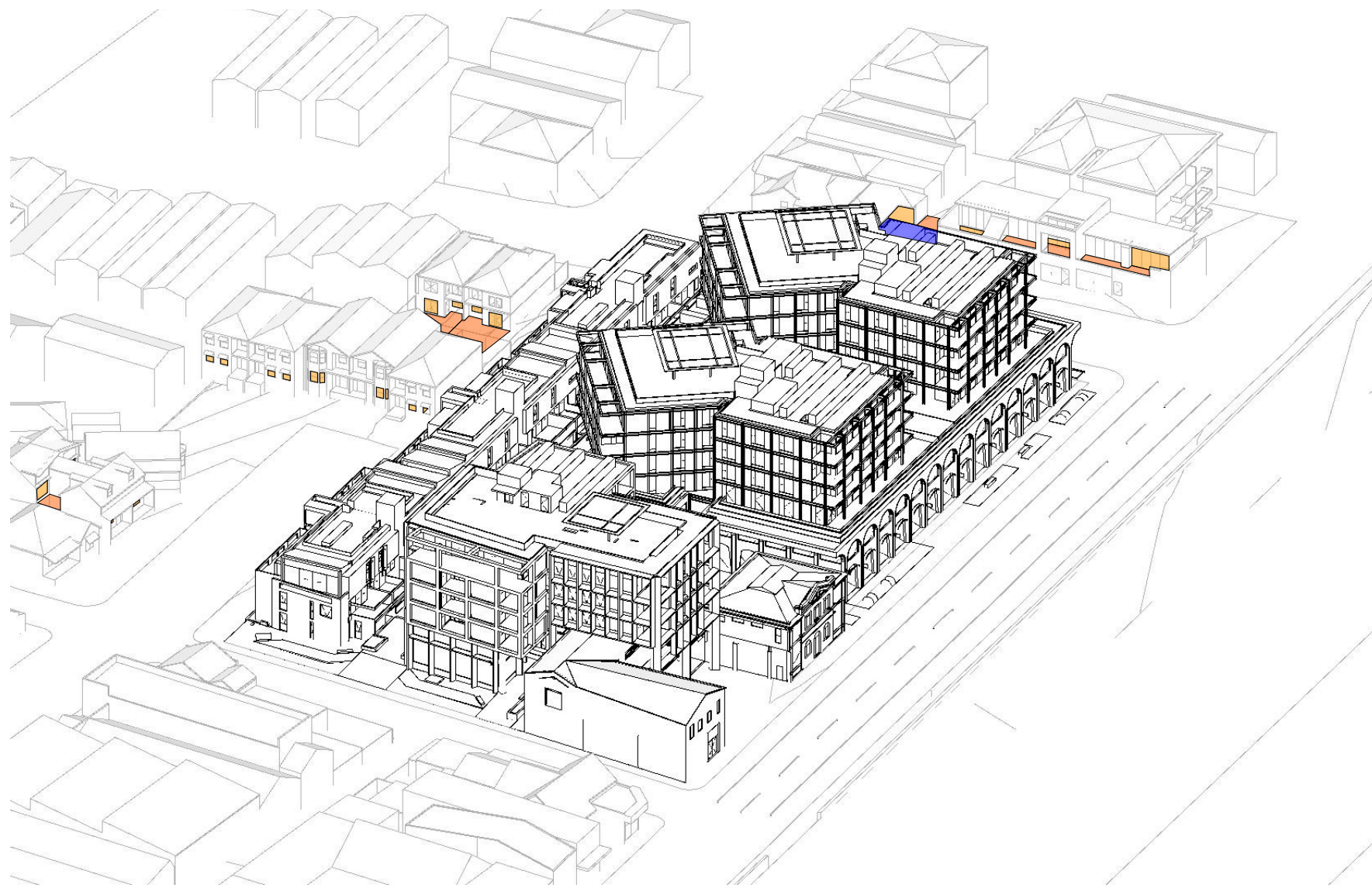
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SUN ANGLED VIEWS - EXISTING - 21ST JUNE	
DRAWING NUMBER	REVISION
A-DA603	02



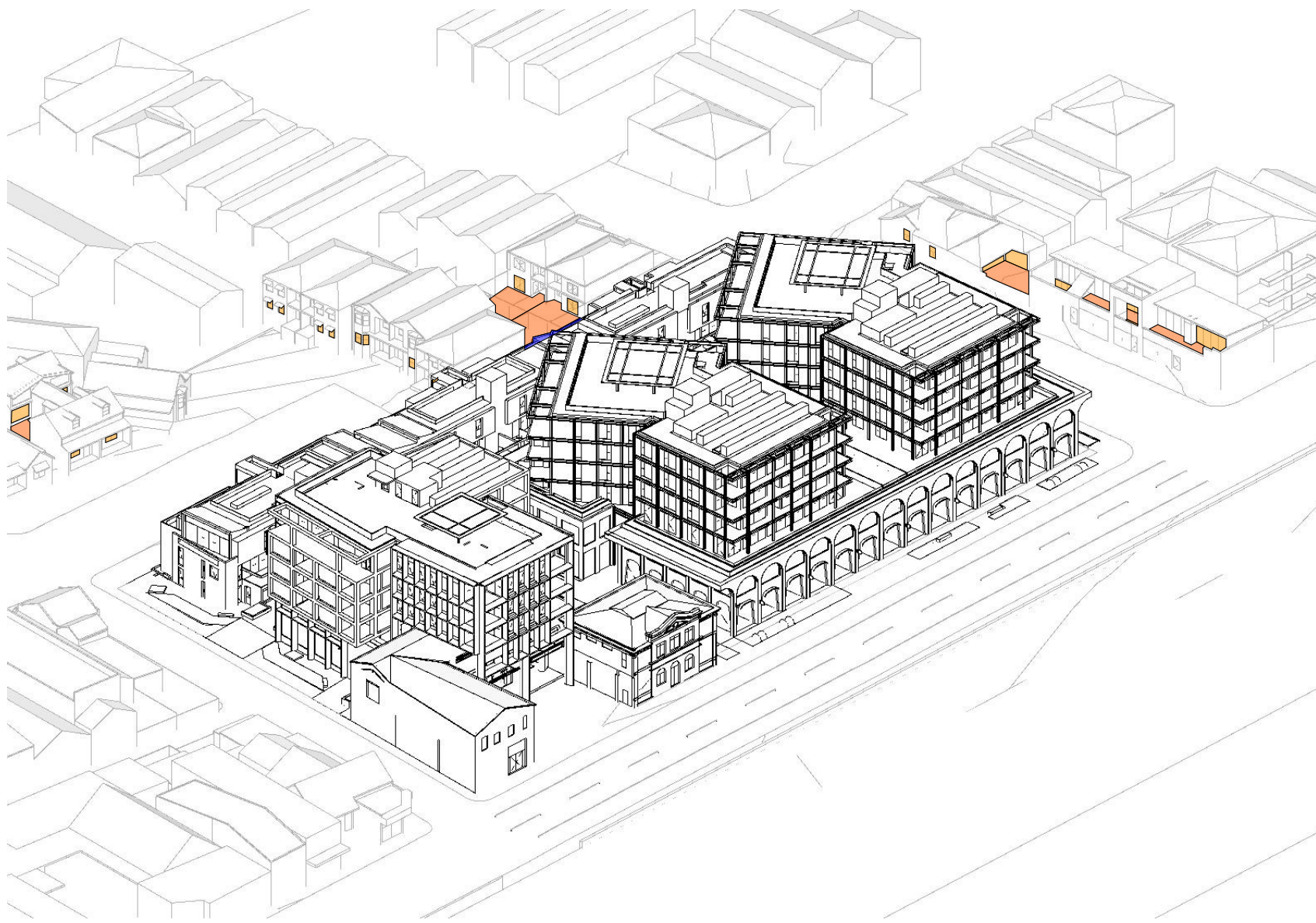
01 9AM



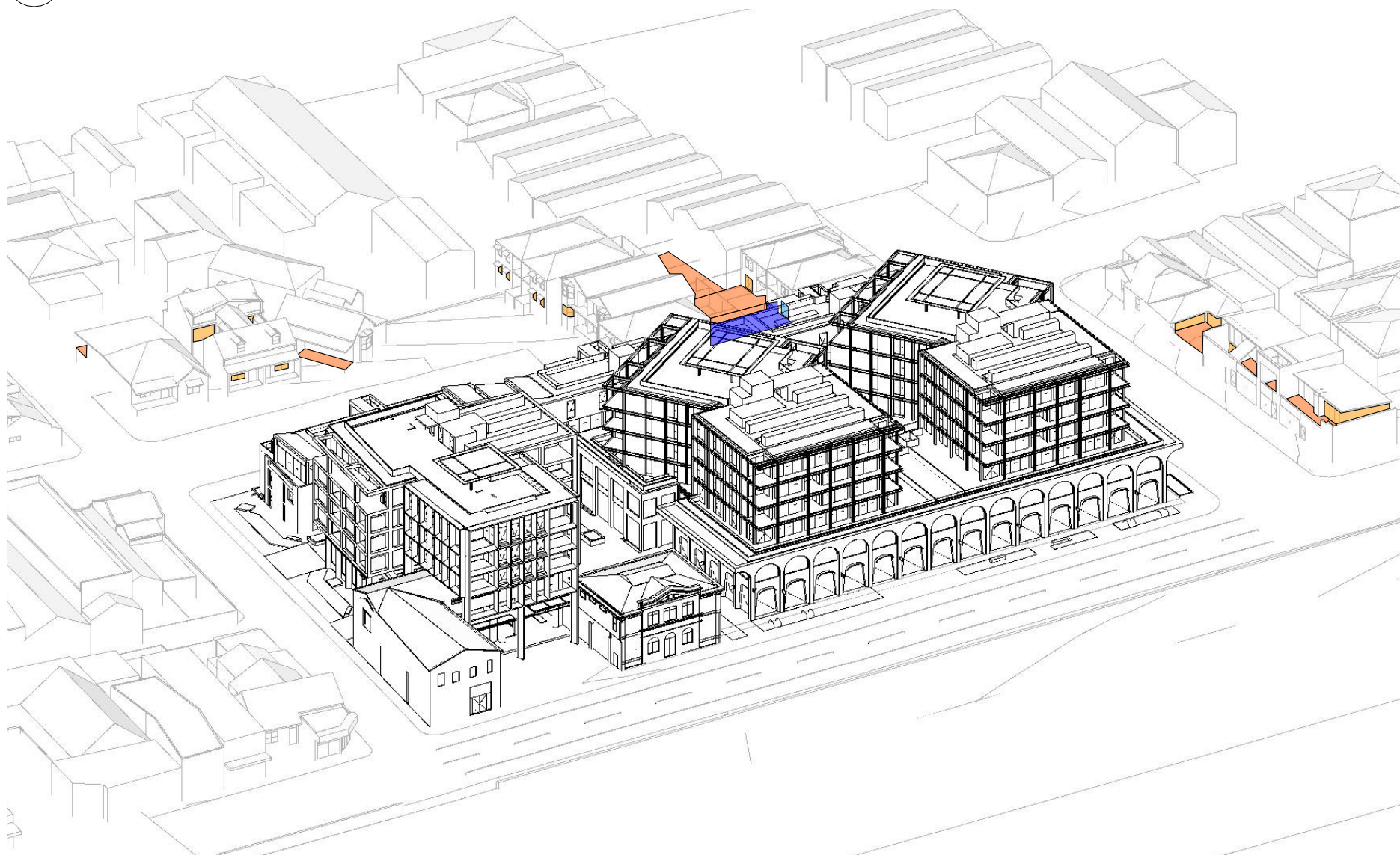
02 10AM



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.

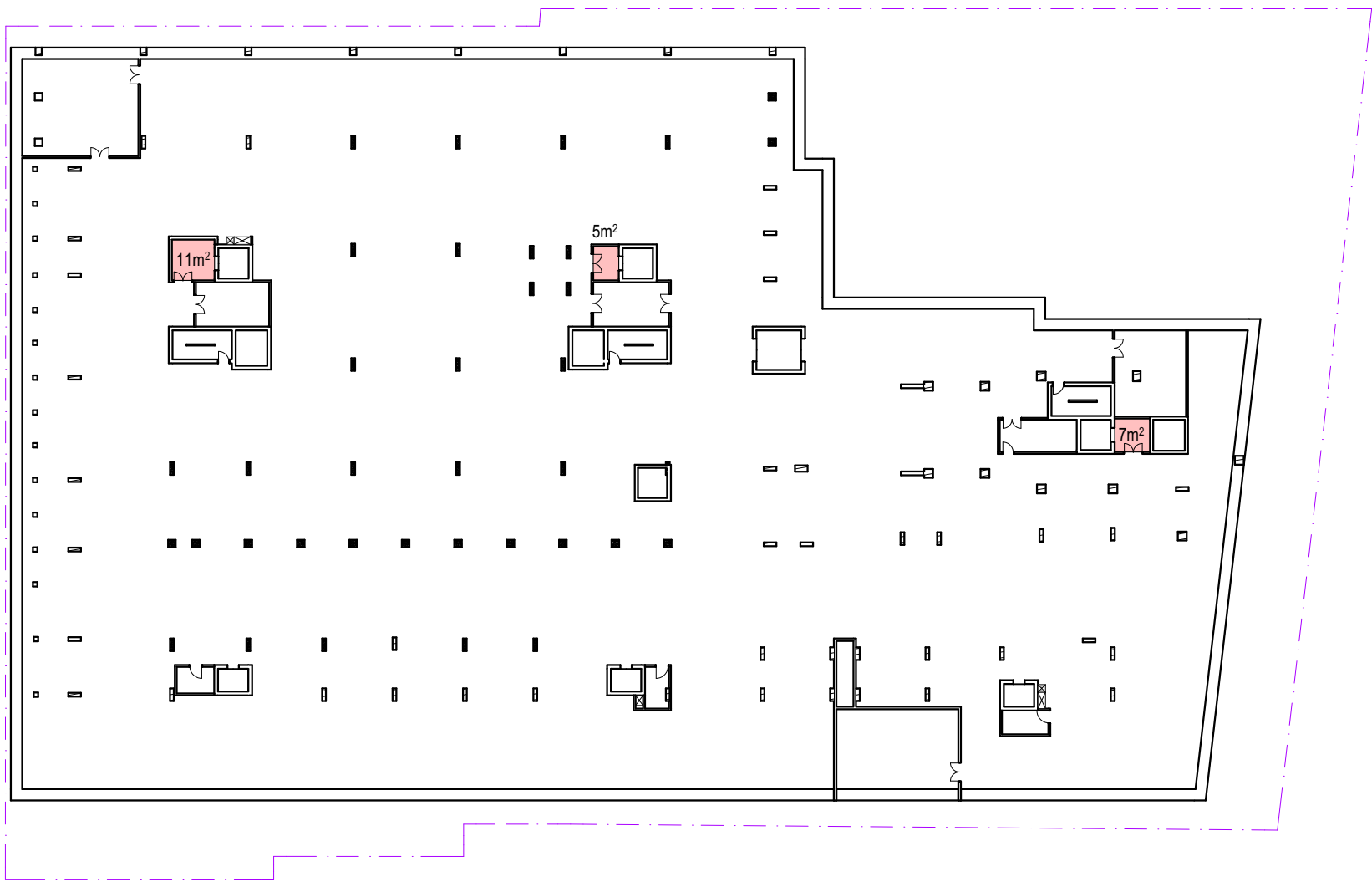
LEGEND

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

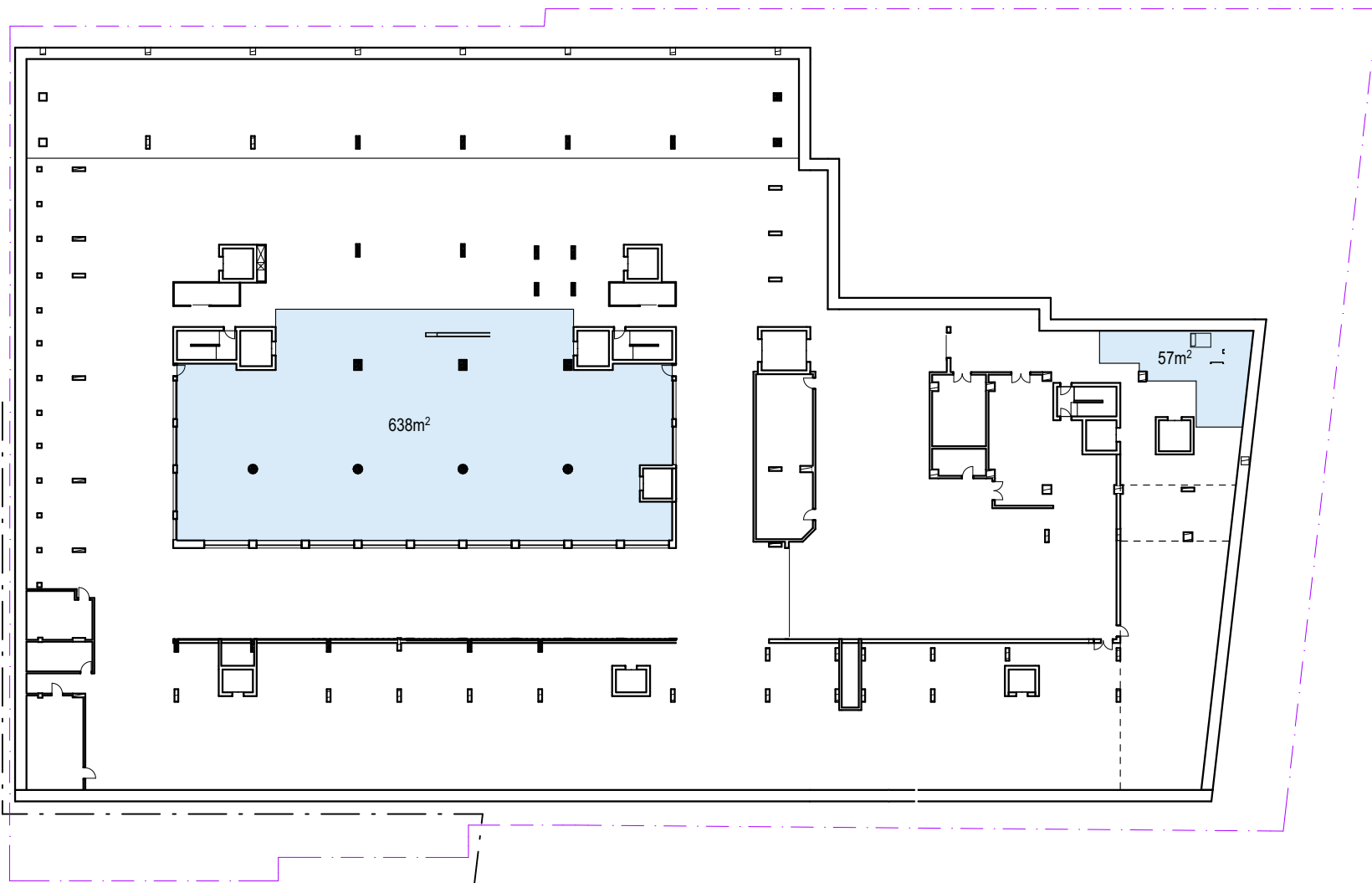
REV	DATE	ISSUE	REV	DATE	ISSUE
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02	25/11/2023	REVISED DETAILED DEVELOPMENT APPLICATION			
03	14/03/2024	REVISED DETAILED DEVELOPMENT APPLICATION RFI 03			

PROJECT							
469-483 BALMAIN ROAD LILYFIELD							
469-483 BALMAIN ROAD							
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH	
21049	15/03/2024	TG	TR	NTS NTS	A3 A1		

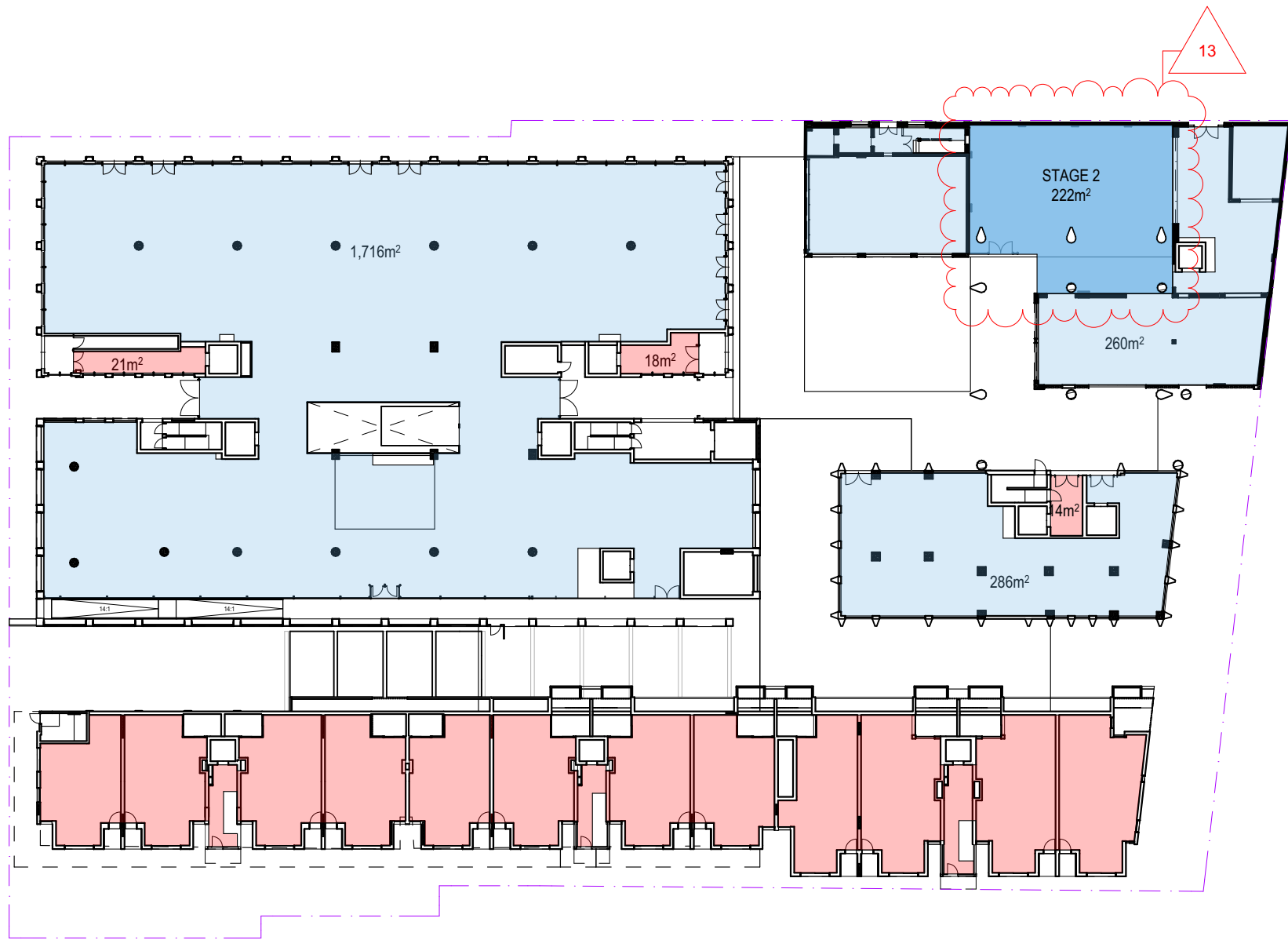
DRAWING TITLE			
SUN ANGLED VIEWS - PROPOSED - 21ST JUNE			
DRAWING NUMBER	REVISION		
A-DA604	03		



01 BASEMENT 2



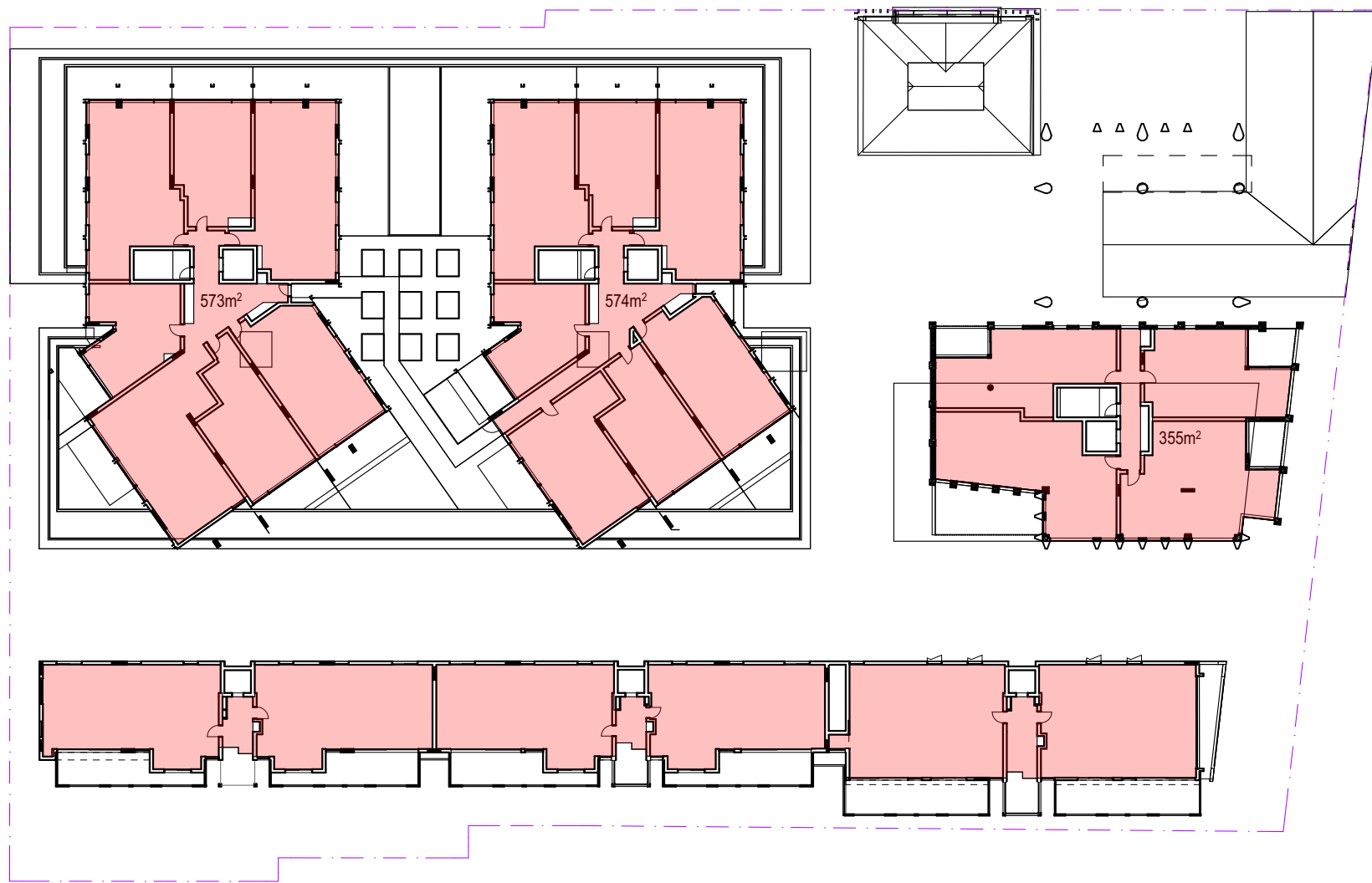
02 BASEMENT 1



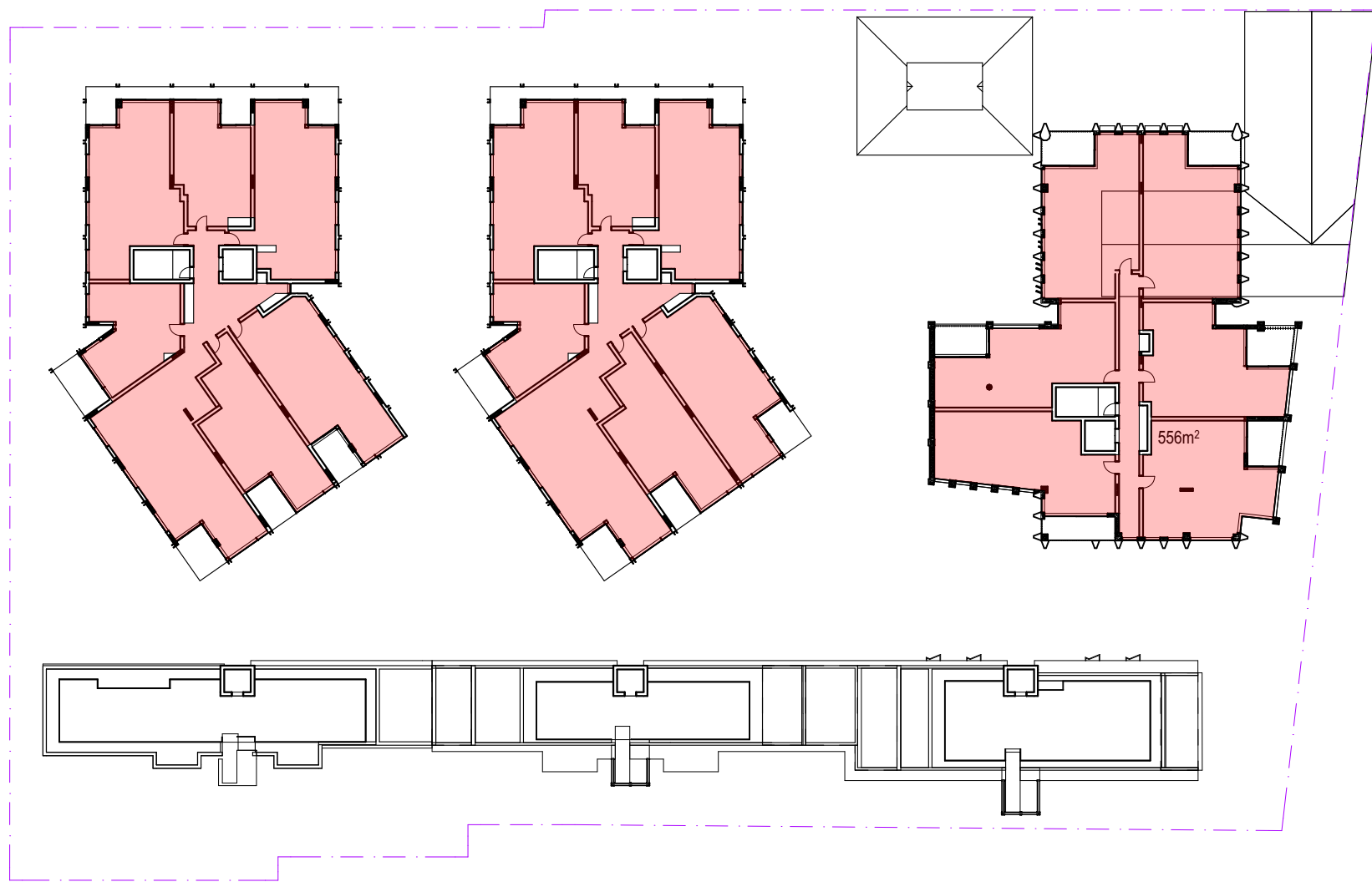
03 GROUND LEVEL



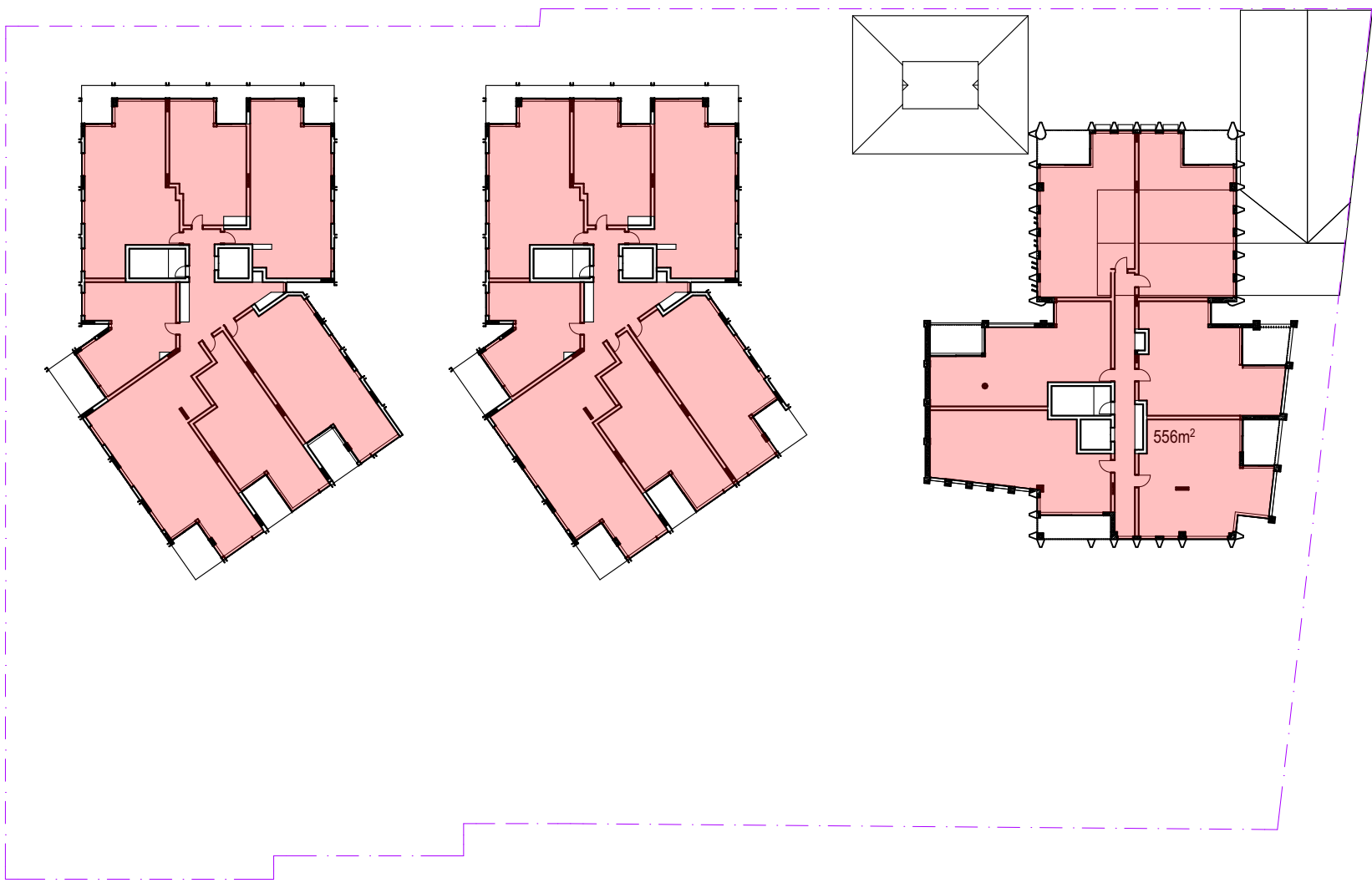
04 LEVEL 01



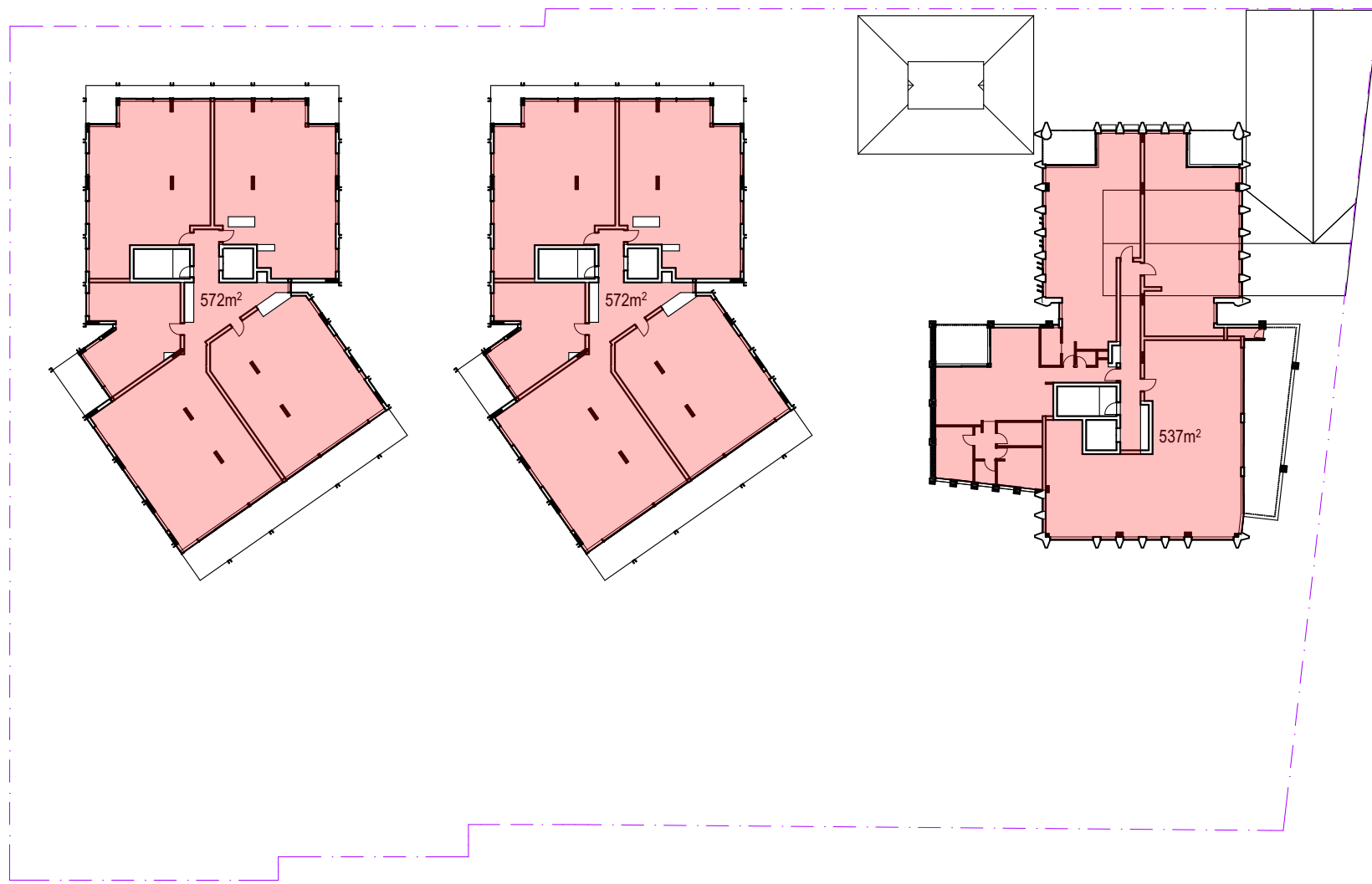
05 LEVEL 02



06 LEVEL 03



07 LEVEL 04



08 LEVEL 05

GFA - SCHEDULE

USE	LEVEL	AREA
Light Industrial	BASEMENT 1	695
	GROUND LEVEL	2401
	GROUND LEVEL STAGE 2	222
	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
Total Site area:		6824 m² 15,013 m²
Maximum FSR under Leichhardt LEP:		2.2:1
Maximum GFA:		15013 m²

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01

17/05/2023

DETAILED DEVELOPMENT APPLICATION

02

25/11/2023

REVISED DETAILED DEVELOPMENT APPLICATION

03

14/03/2024

REVISED DETAILED DEVELOPMENT APPLICATION RFI 03

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DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

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CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

GFA DIAGRAMS

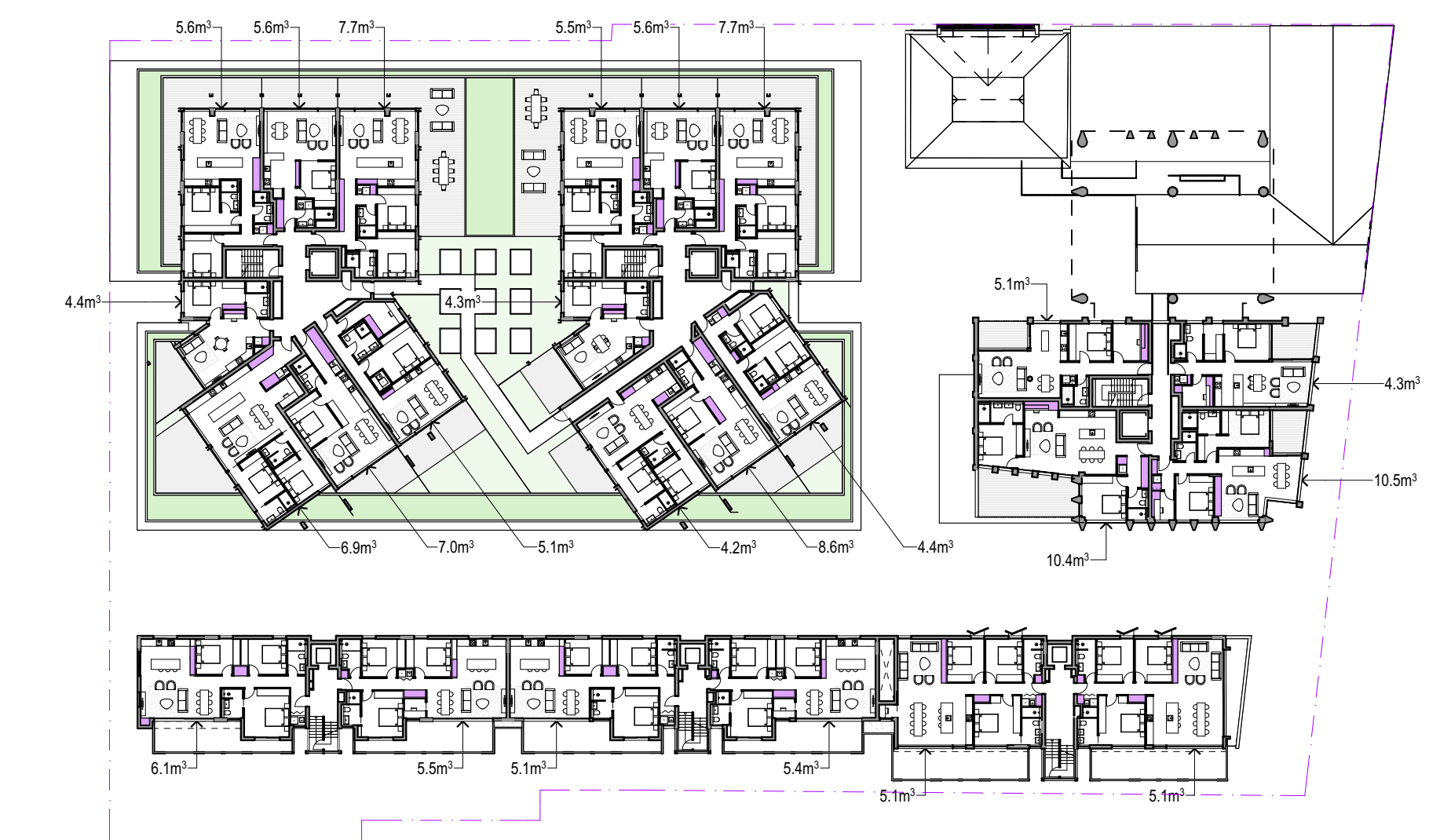
DRAWING NUMBER

A-DA605

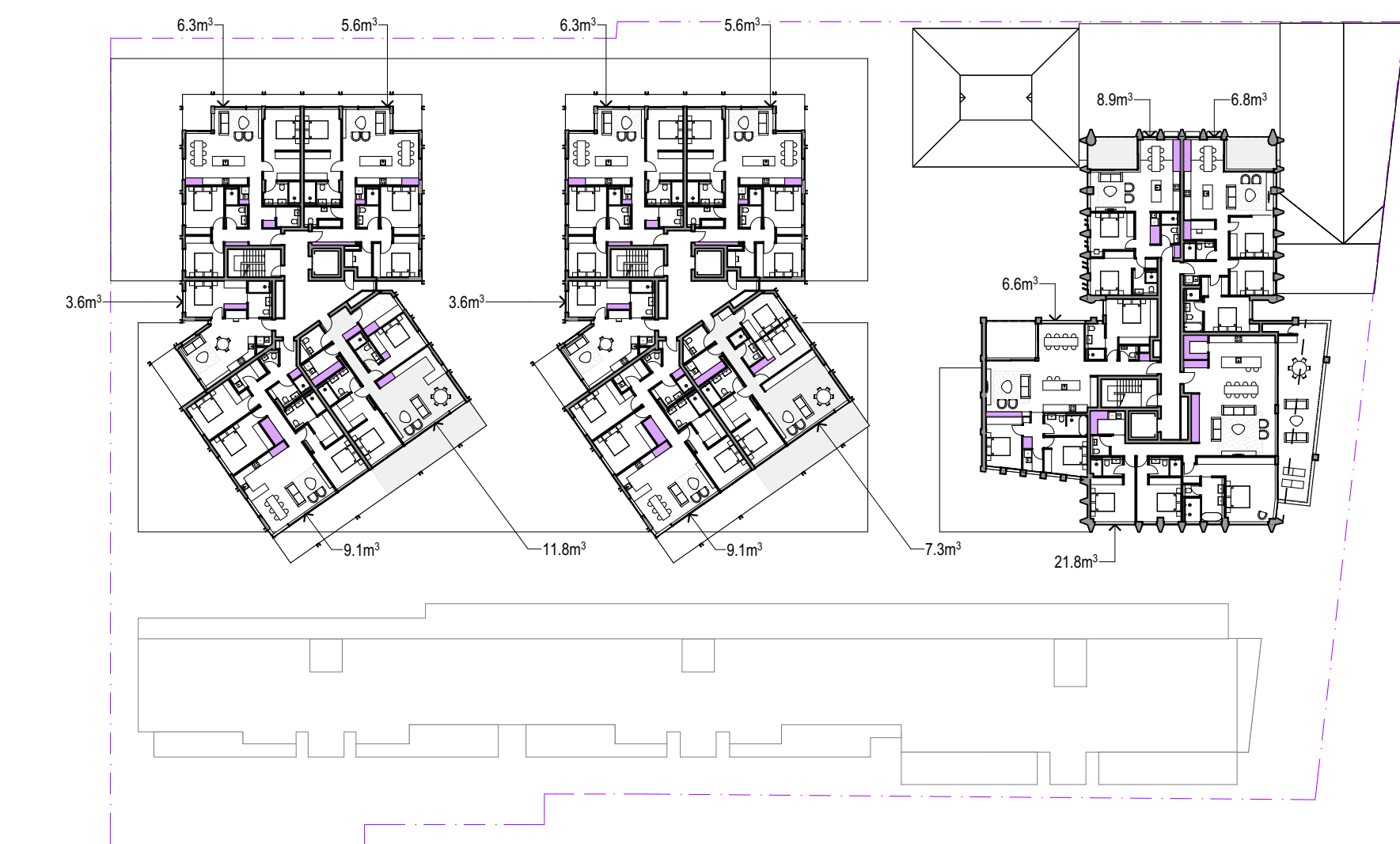
REVISION

03

01 BASEMENT 2



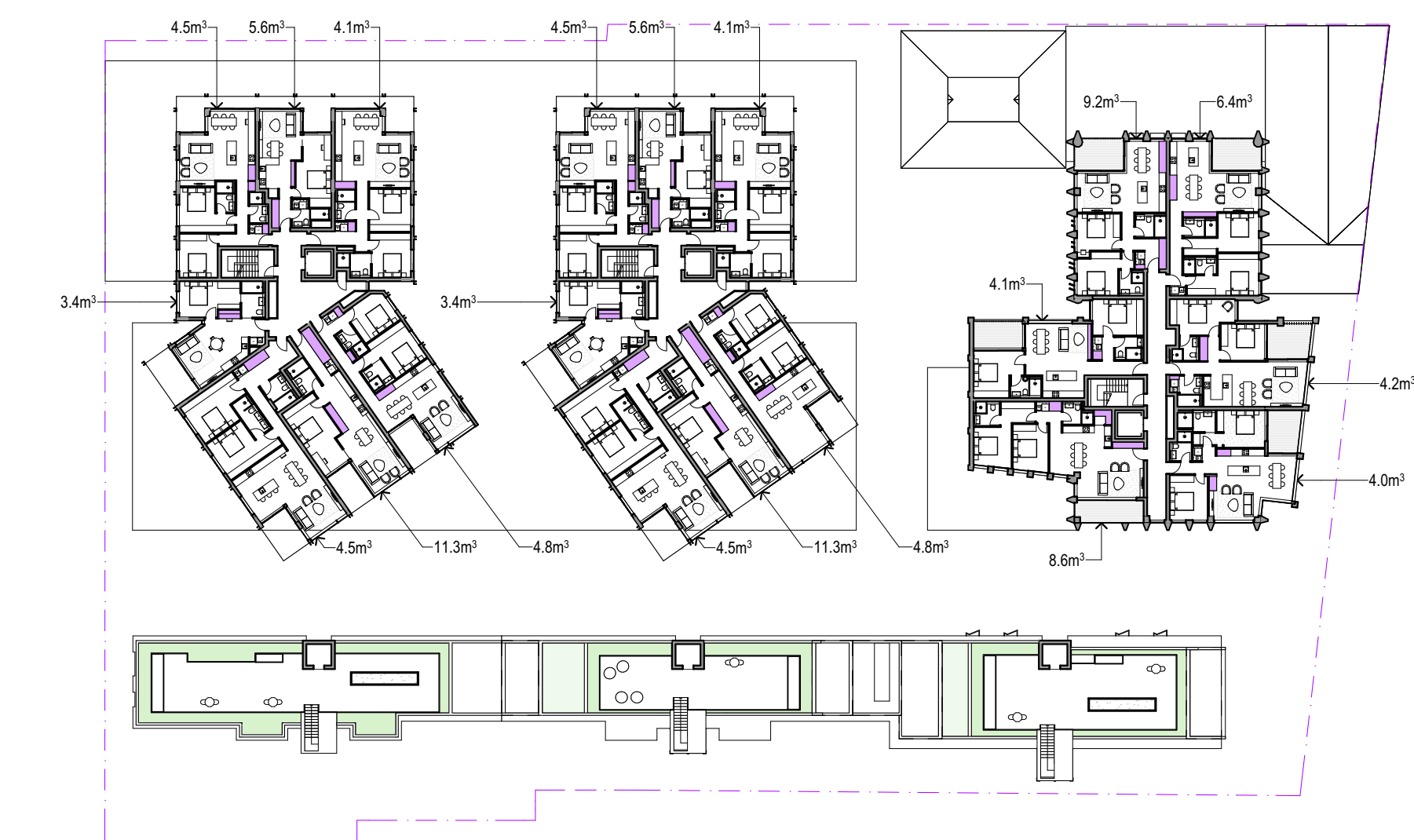
04 LEVEL 02



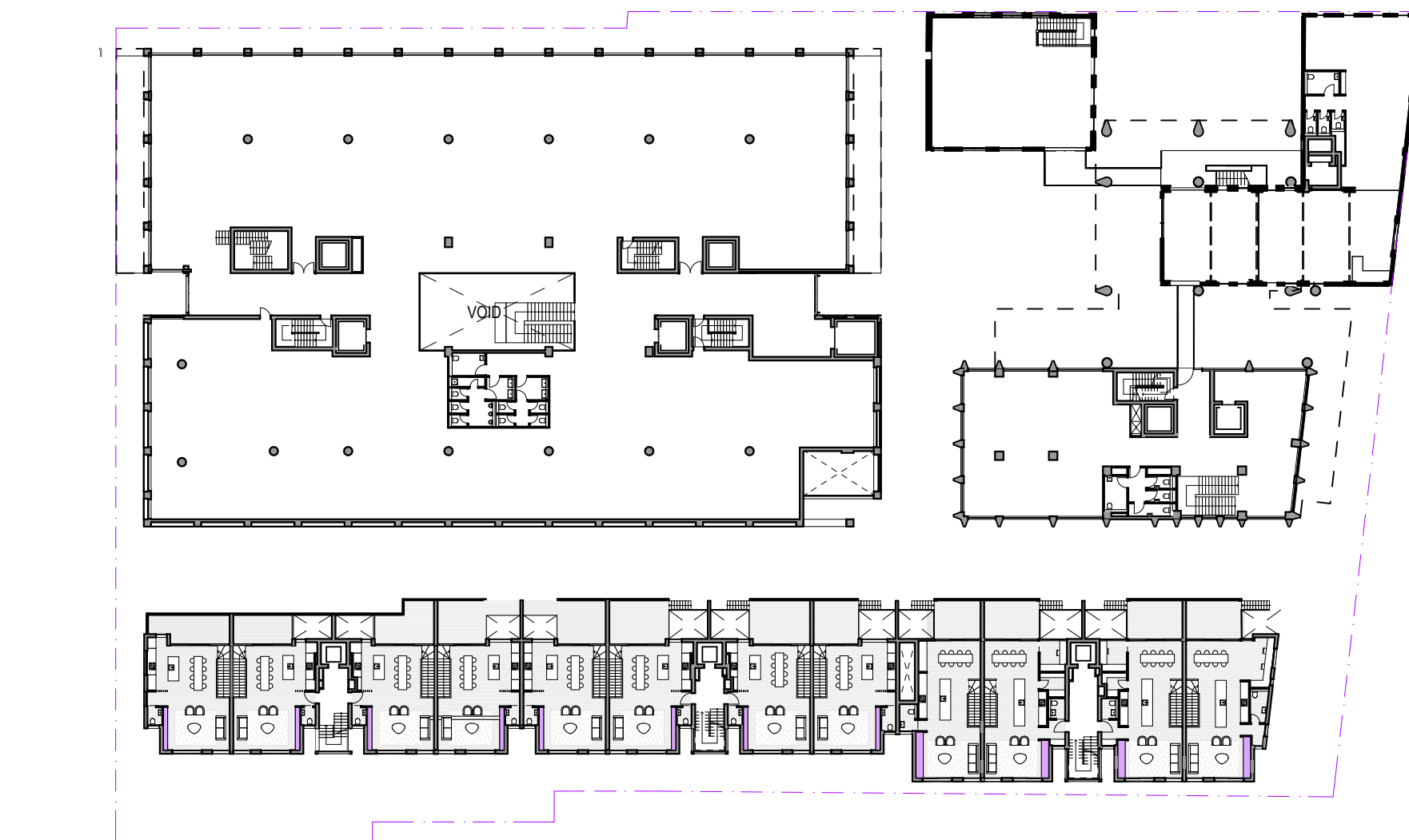
07 LEVEL 05



02 GROUND LEVEL



05 LEVEL 03



03 LEVEL 01



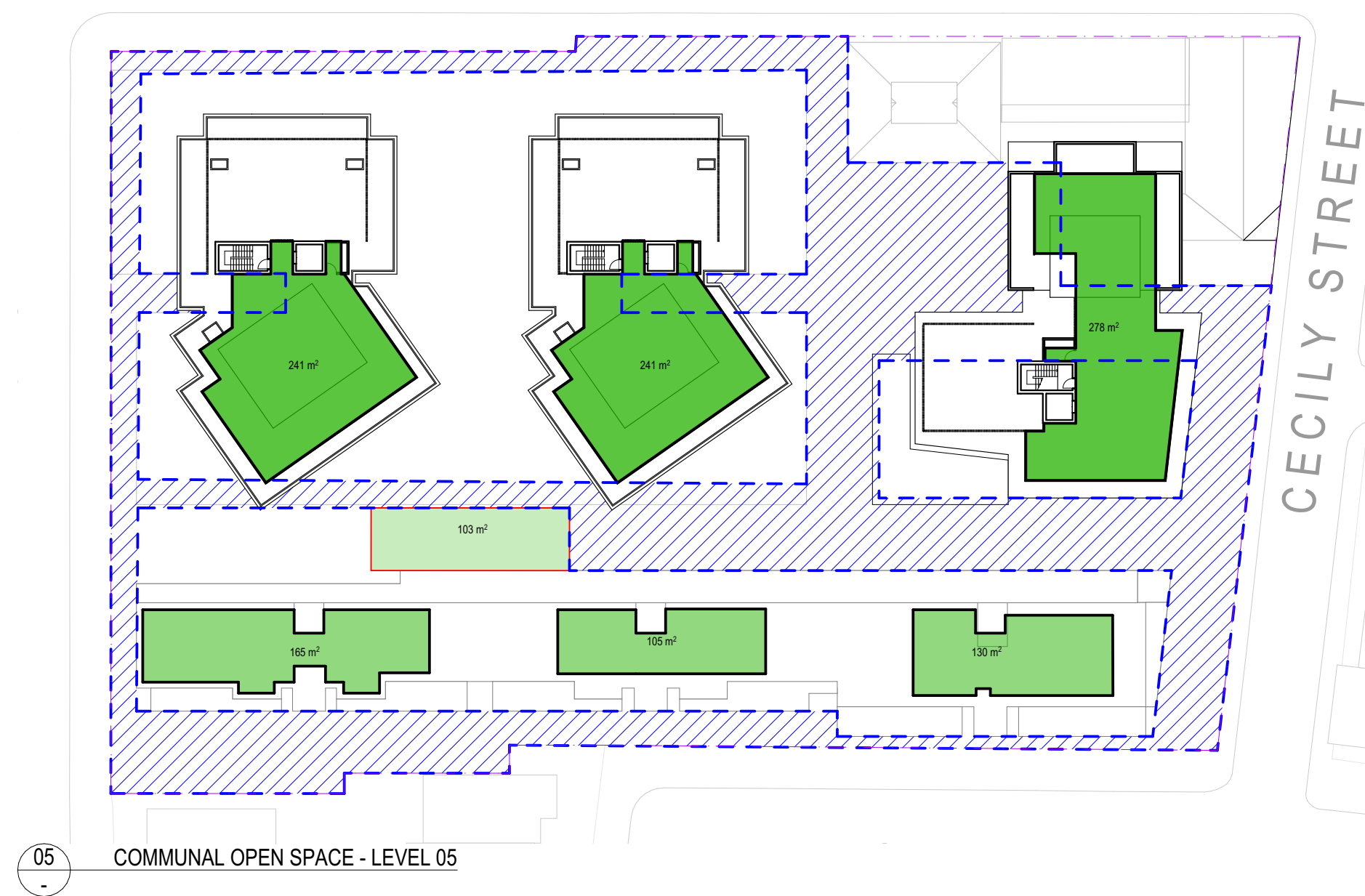
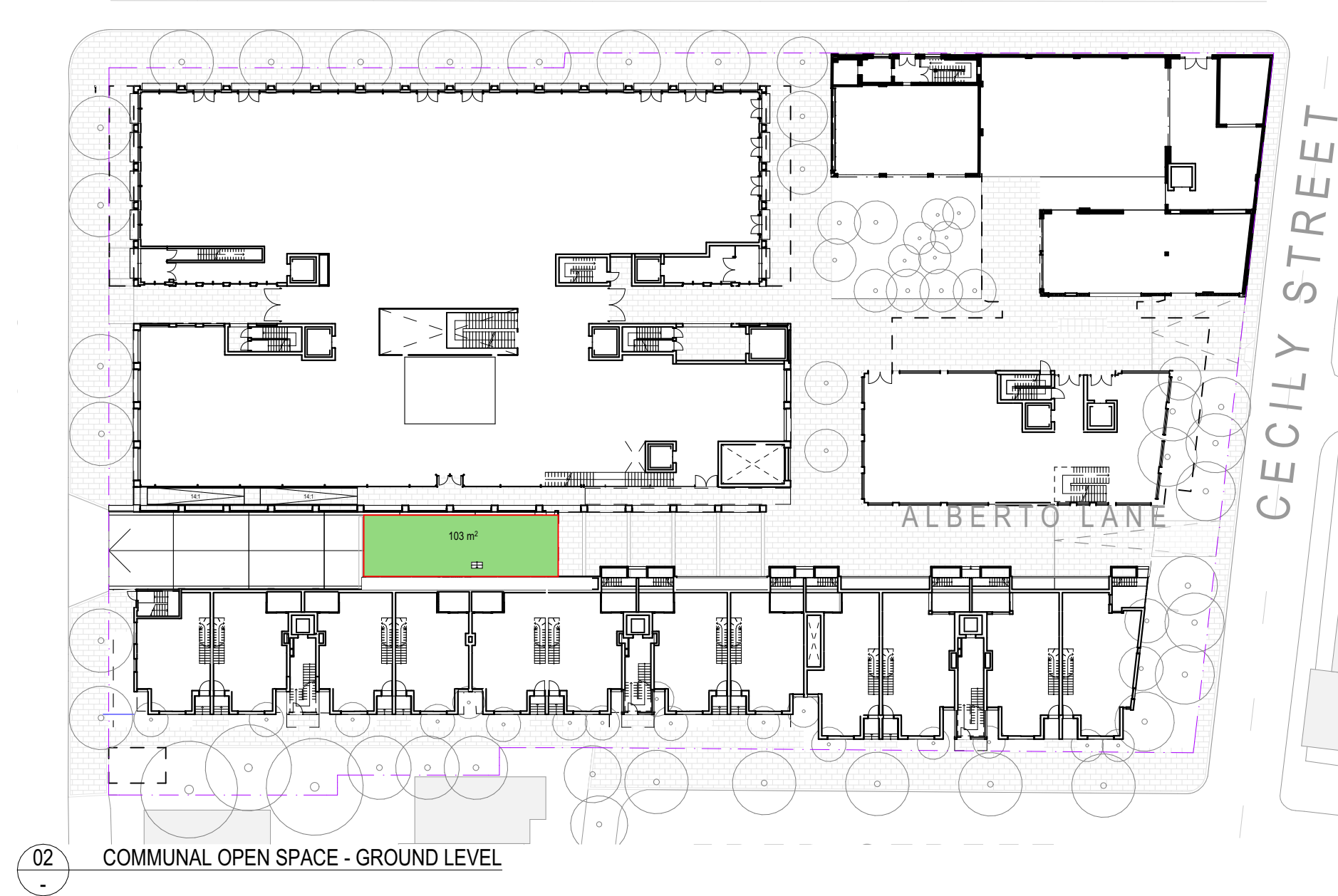
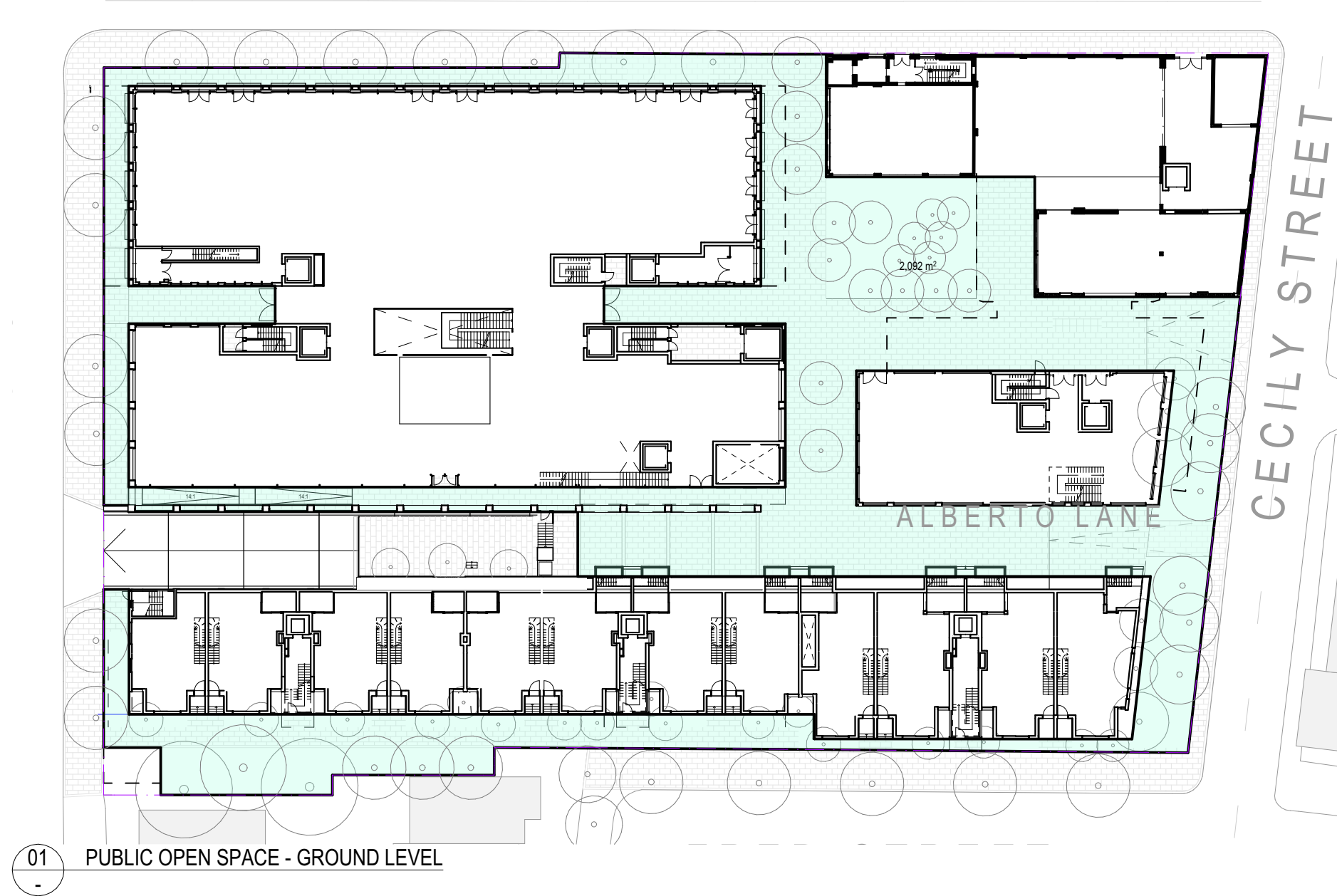
06 LEVEL 04

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)
- INTERNAL STORAGE SPACE SHOWN ON DRAWINGS



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

ARCHITECT

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ISSUE

DETAILED DEVELOPMENT APPLICATION
 REVISED DETAILED DEVELOPMENT
 APPLICATION
 REVISED DETAILED DEVELOPMENT
 APPLICATION RFI 03

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DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
 469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

15/03/2024

DRAWN

TG

CHECKED

TR

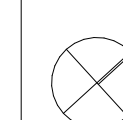
SHEET SCALE

1:1000
1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

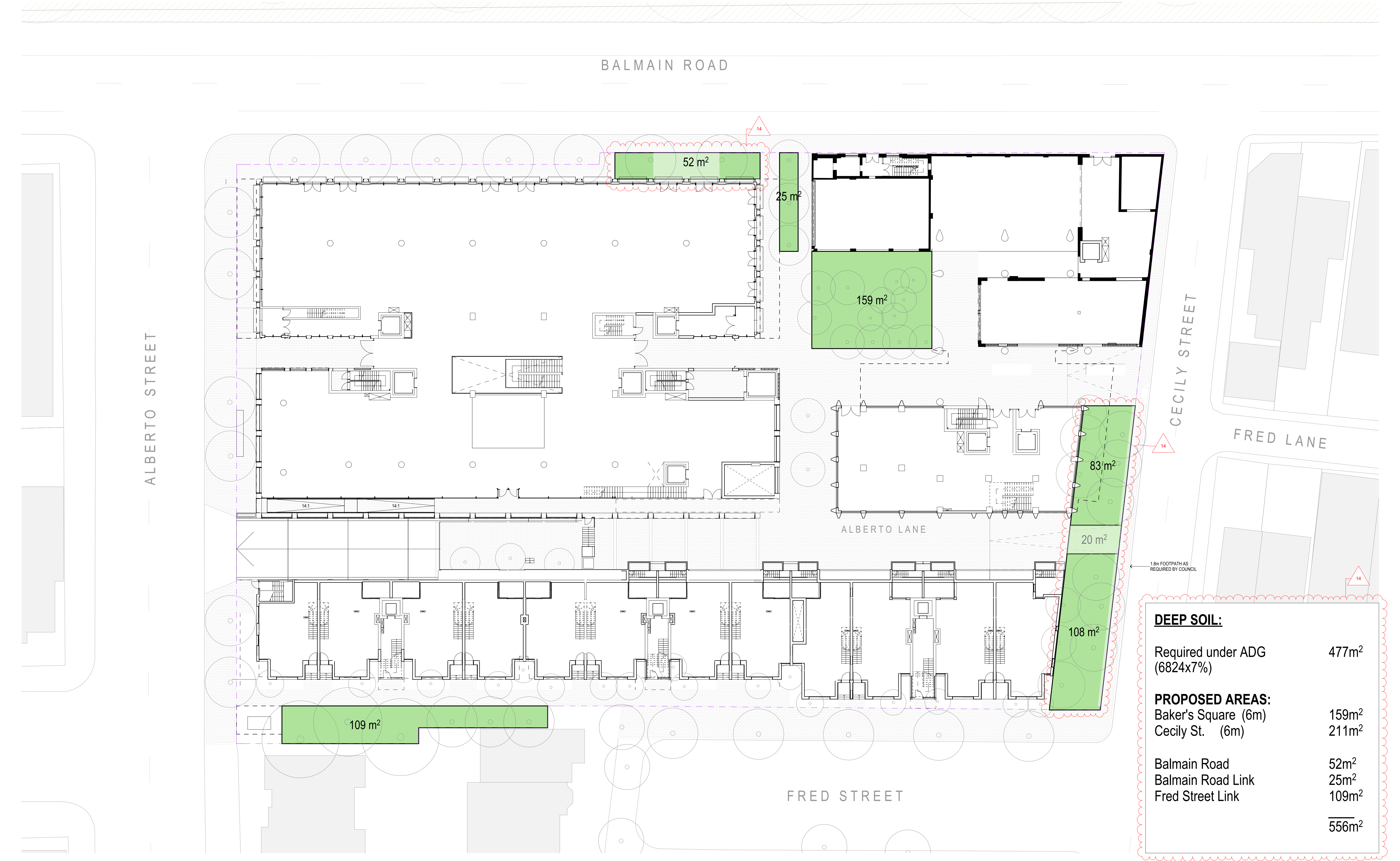
COMMUNAL & PUBLIC OPEN
 SPACE

DRAWING NUMBER

A-DA608

REVISION

03



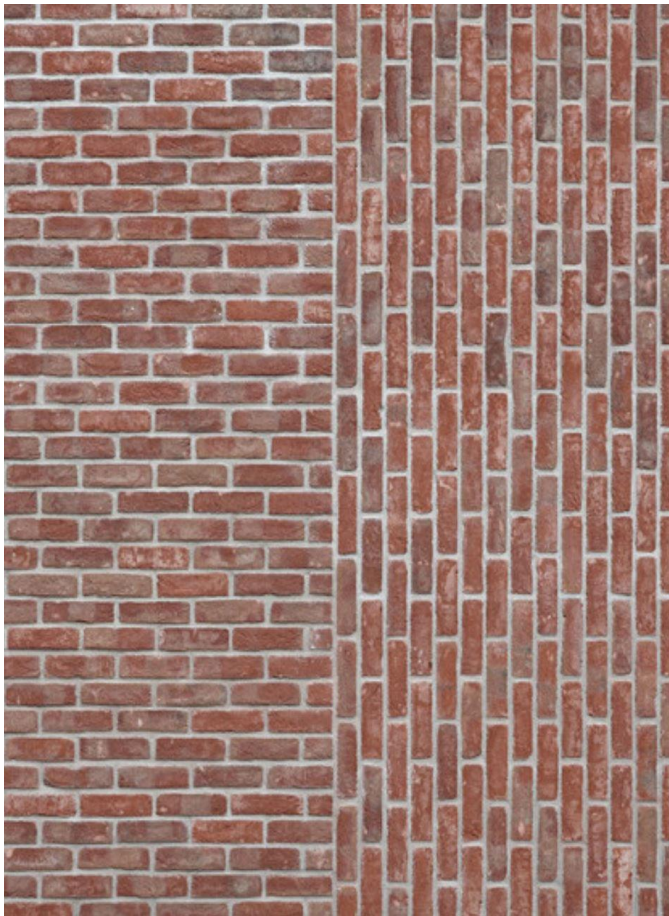
ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		DRAWING TITLE	
CHROFI		ROCHE GROUP		01		17/05/2023		DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		DEEP SOIL AREA	
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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI 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-DA609	
																PLOT DATE		REVISION	
																15/03/2024		03	
																DRAWN			
																TG			
																CHECKED			
																TR			
																SHEET SCALE			
																1:400			
																1:200			
																SHEET SIZE			
																A3			
																A1			
																NORTH			



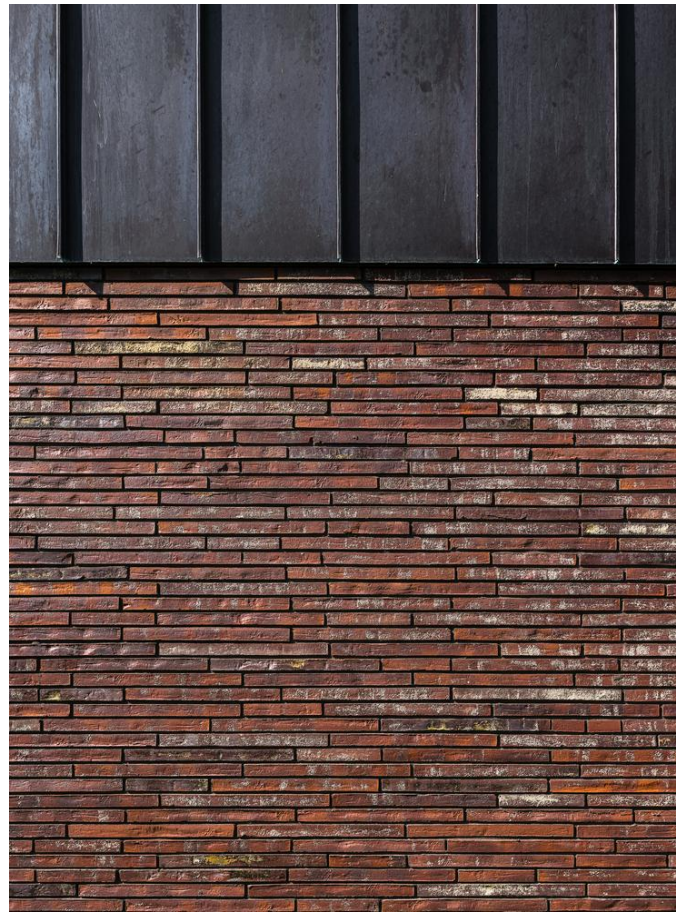
BRICK RESTORED FACADE
BR1



BRICK RESTORED FACADE
BR2



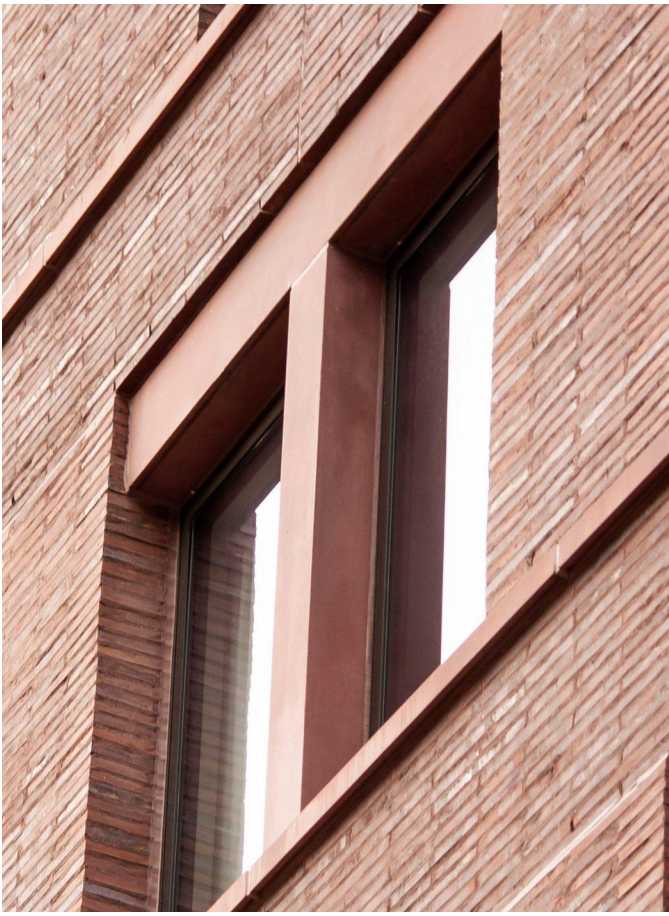
MASONRY LIGHT RED
MA1



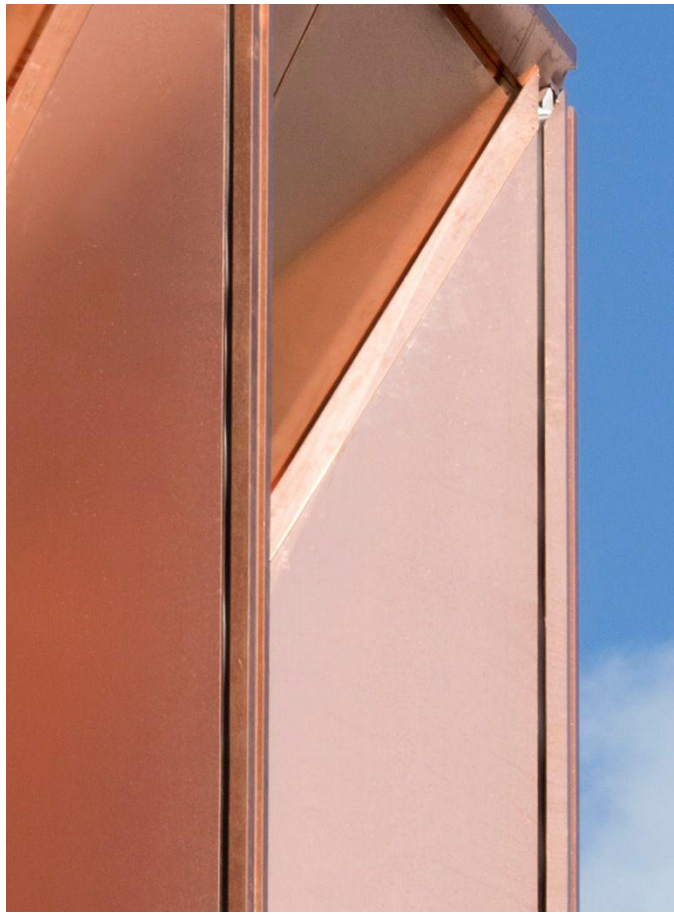
MASONRY DARK RED
MA2



MASONRY BLACK
MA3



CLADDING RED
CL1



CLADDING
CL2



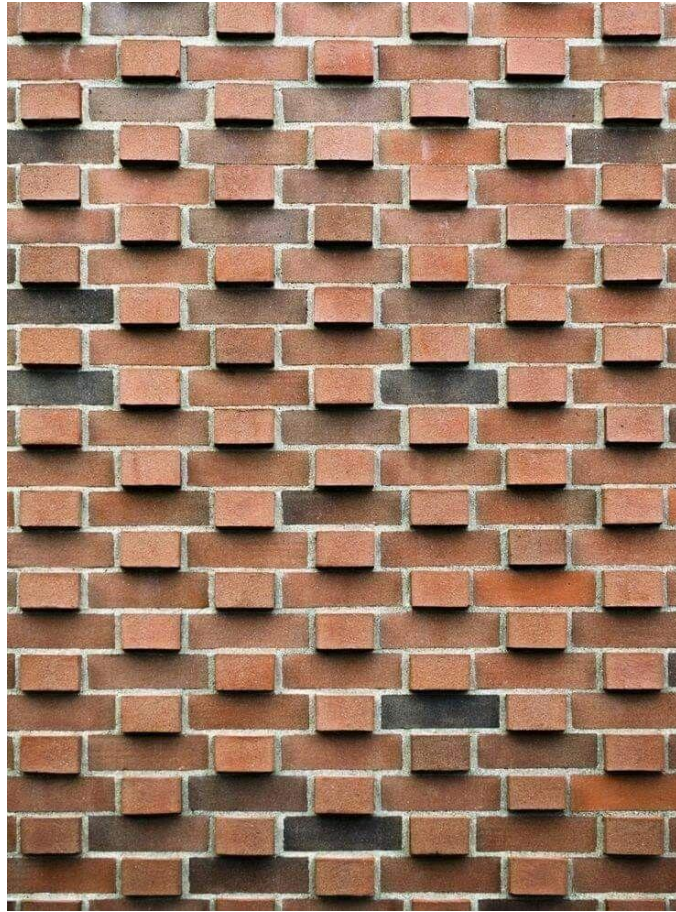
CLADDING METAL
CL3



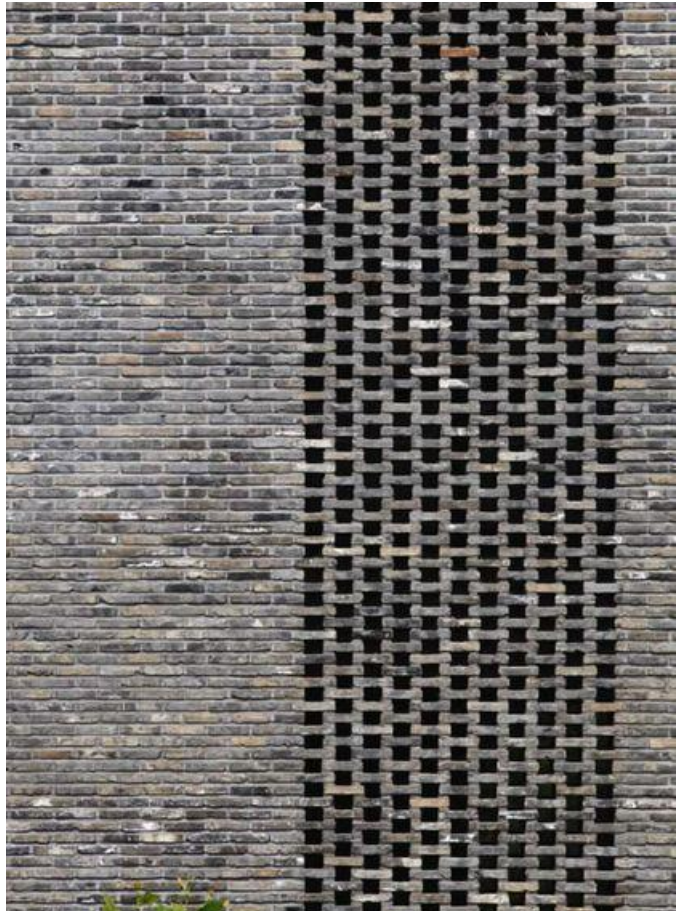
CLADDING DARK GREY
CL4



RENDER WHITE
RE1



MASONRY FACADE EXTRUDED
MAE1



MASONRY SCREEN
MAS1



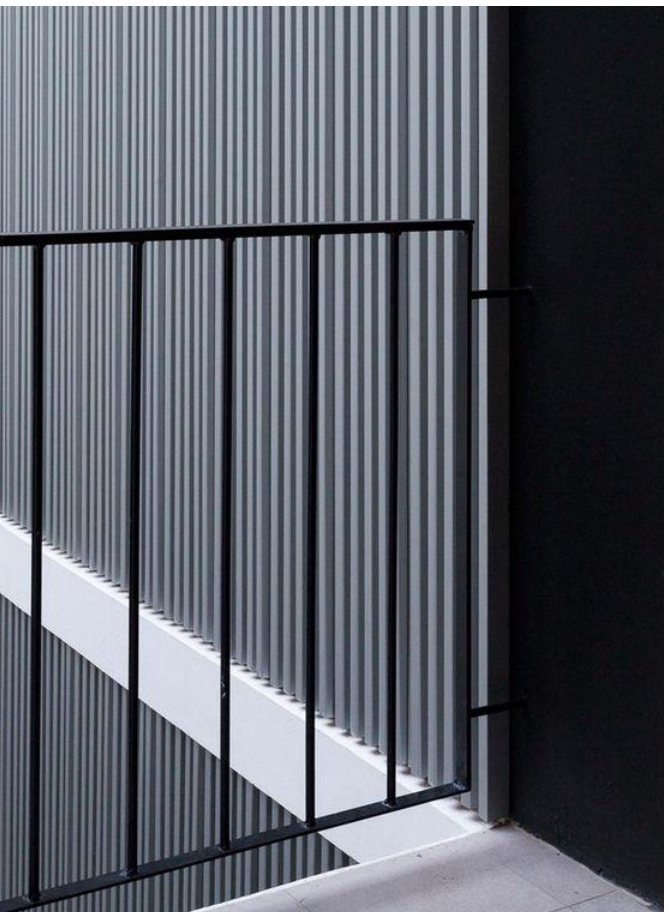
METAL SCREEN PERFORATED
MEP1



PRIVACY LOUVRES
LV1



METAL GRID
MEG1



BALUSTRADE
BAL1



BALUSTRADE
BAL2



BALUSTRADE GLAS
BAL3



FRAMED WINDOWS
WIN1

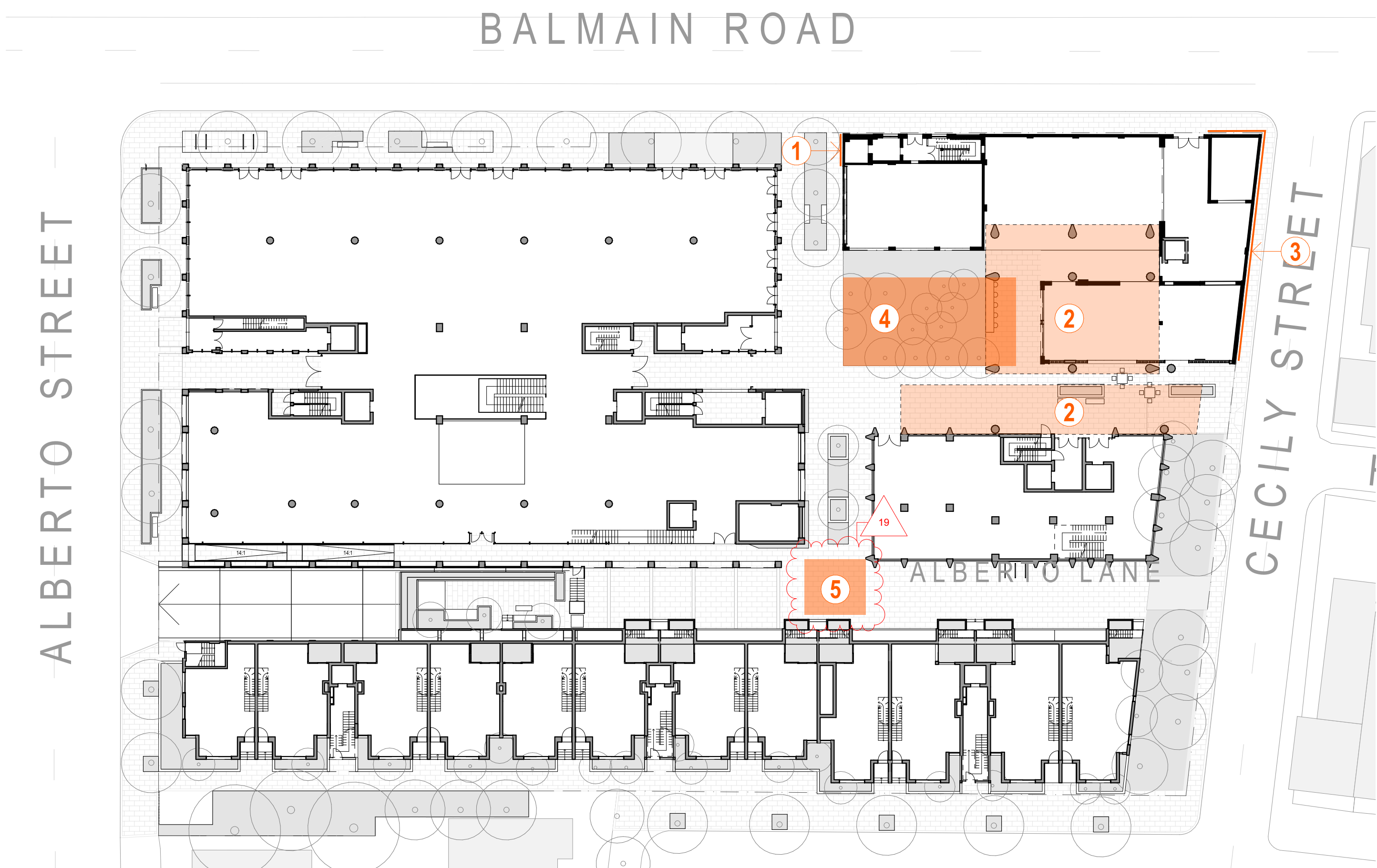


SHOPFRONT WINDOW/DOOR
WIN2



GREEN WALL
GR1

PUBLIC ART LOCATIONS



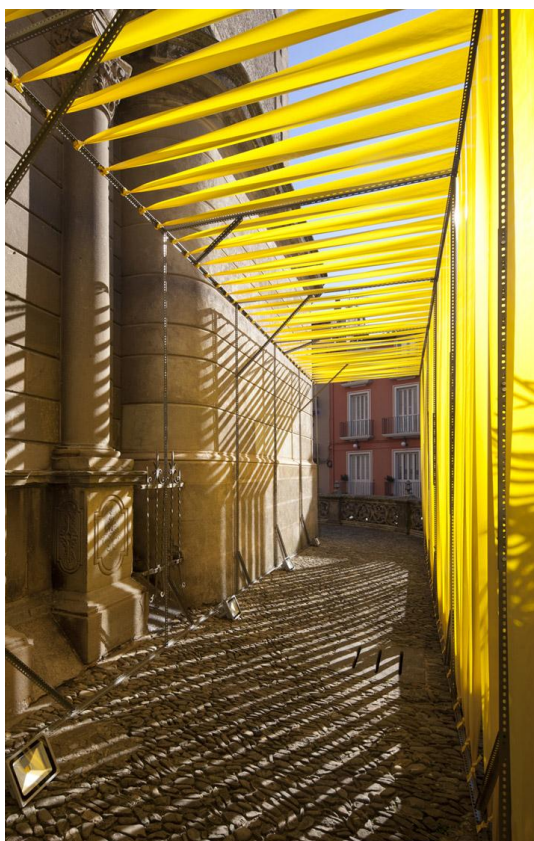
INDICATIVE LOCATIONS FOR PUBLIC ARTWORK



LOCATION 4: ART INSTALLATION IN COURTYARD OR LANEWAY



E.G. SCULPTURE BY ANTONY GORMLEY



INSTALLATION BY ANNA & EUGENI BACH

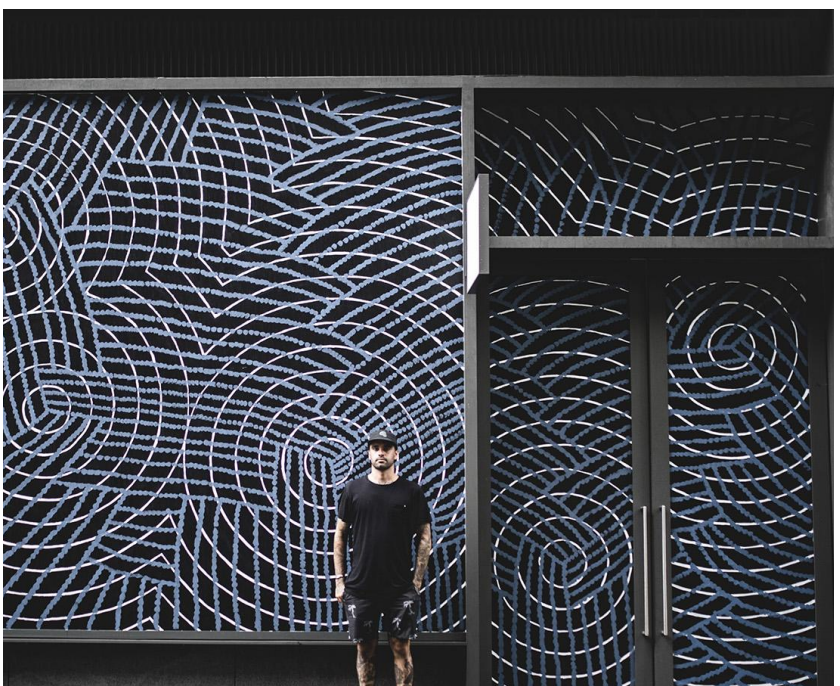


FLOATING OBJECT BY JANET ECHELMAN

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 3: PAINTED MURAL ON BRICK



EXISTING MURAL CAN BE RESTORED OR REMOVED



LOCATION 5: LANEWAY



E.G. BLACK MARK BY REKO RENNIE

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

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SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

PUBLIC ARTWORK

DRAWING NUMBER

A-DA612

REVISION

03

21049

15/03/2024

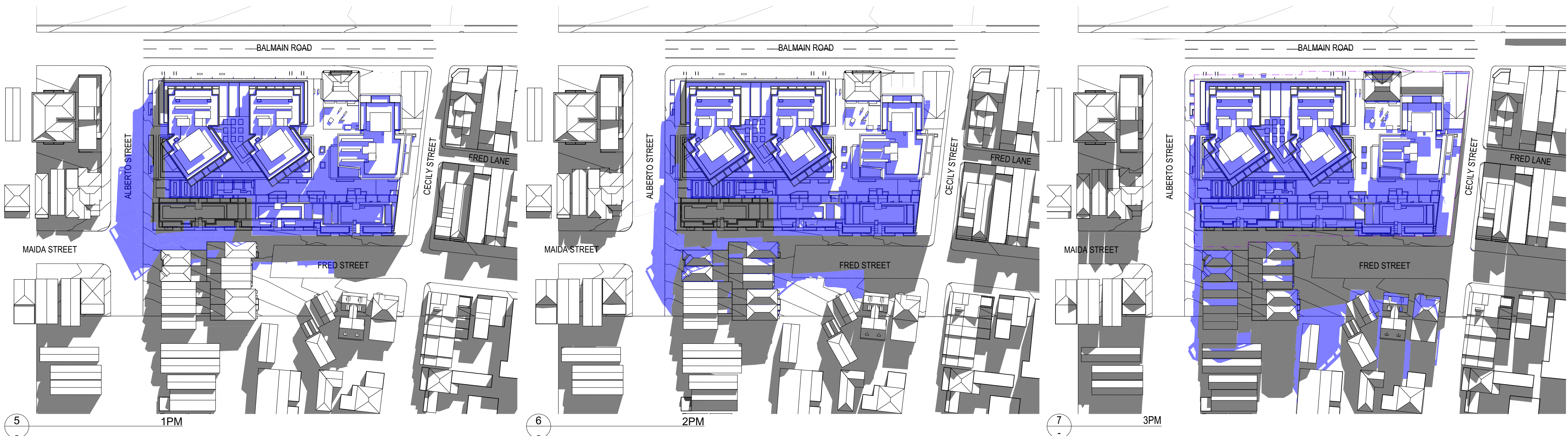
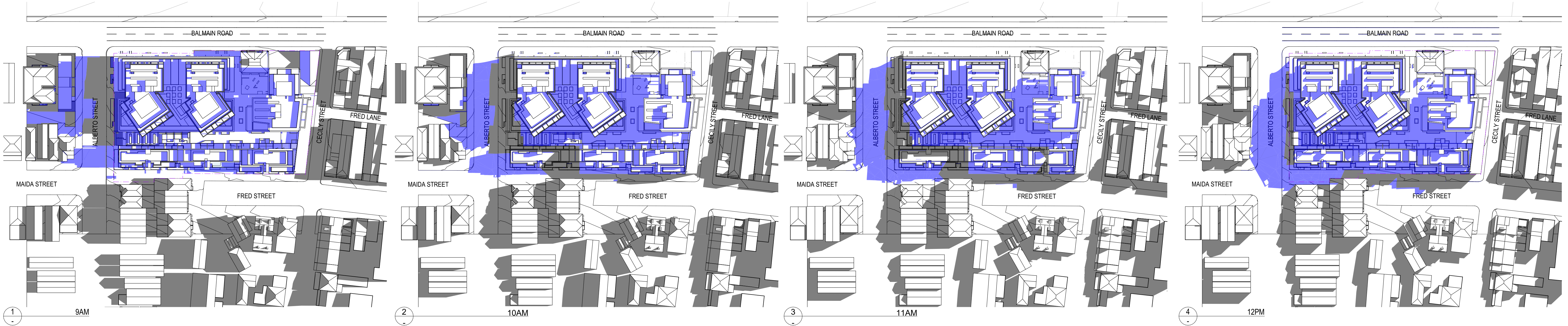
TG

TR

NTS
NTS

A3
A1

NTS



LEGEND

EXISTING SHADOWS

ADDITIONAL SHADOWS

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469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

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SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER

A-DA613

REVISION

02

21049

15/03/2024

TG

TR

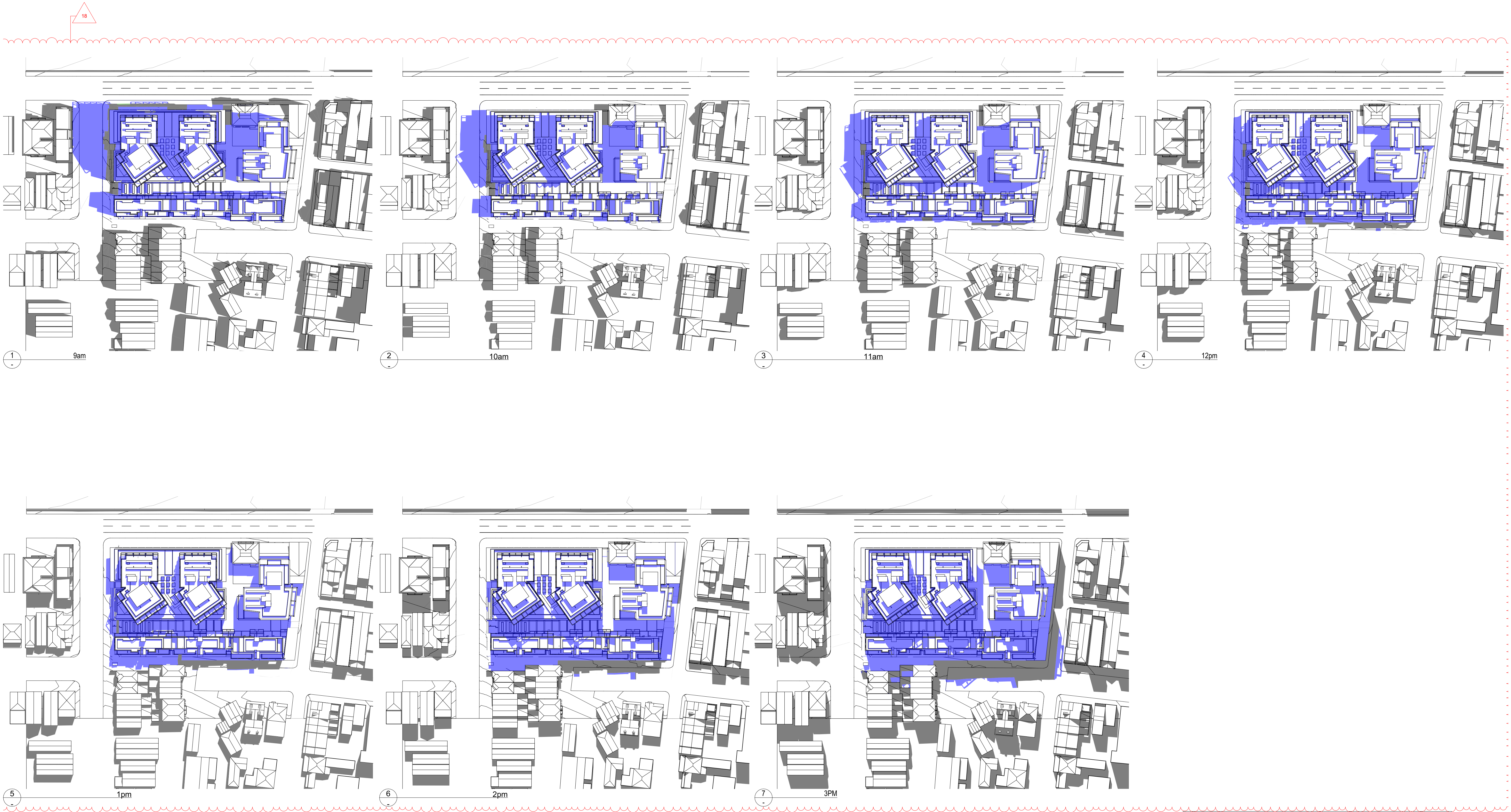
1:2000

1:1000

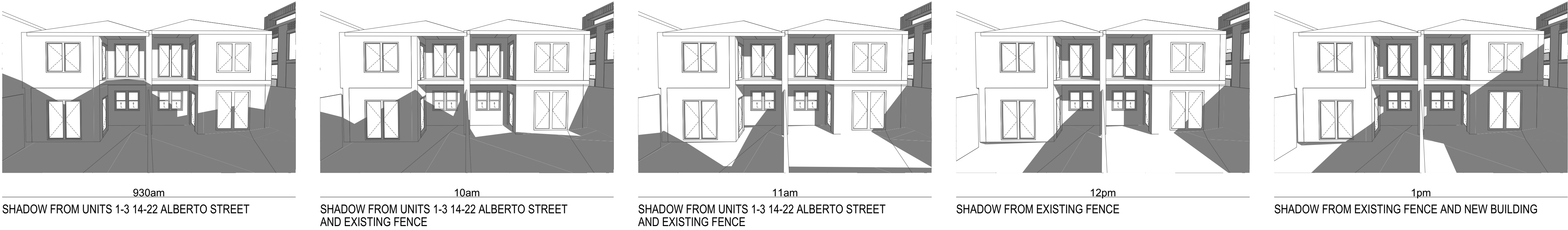
A3

A1

North arrow pointing towards the top right of the drawing.



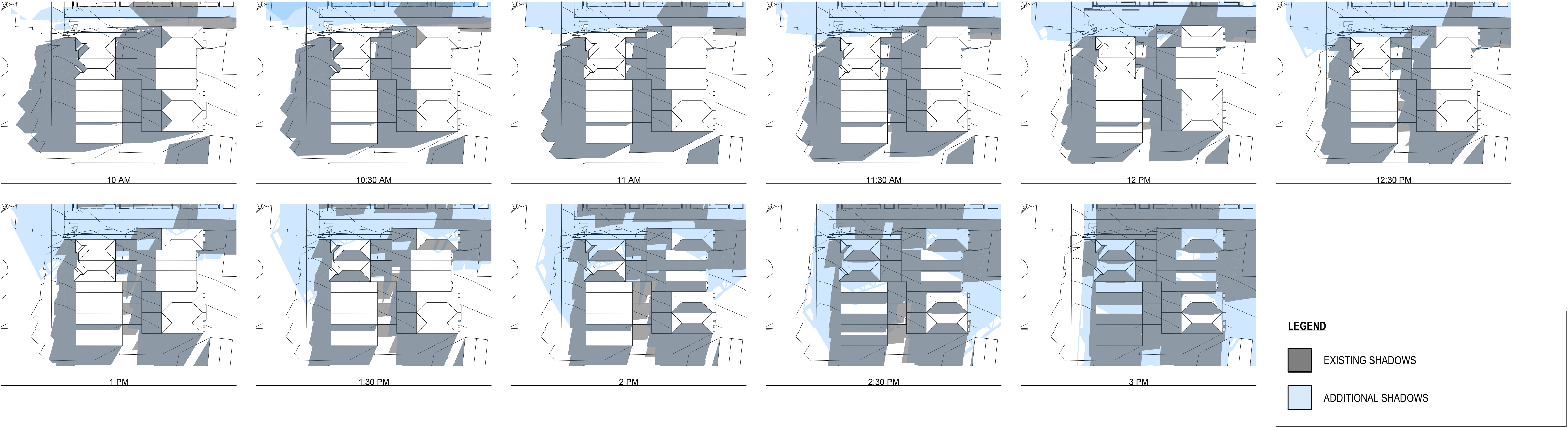
LIVING ROOM WINDOWS 7/8, 14-22 ALBERTO STREET



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



PRIVATE OPEN SPACE 14-22 ALBERTO STREET





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PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

1:1

A3
A1

DRAWING TITLE

HEIGHT PLANE DIAGRAM

DRAWING NUMBER

A-DA616

REVISION

02



VIEW FROM MAIDA STREET

ARCHITECT

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PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

NTS
NTS

A3
A1

DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA901

REVISION

02



VIEW ALONG FRED AND CECILY STREET

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469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA905

REVISION

03

21049

15/03/2024

TG

TR

NTS
NTS

A3
A1



ATRIUM

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SHEET SIZE

NORTH

21049

15/03/2024

TG

TR

NTS
NTS

A3
A1

DRAWING TITLE

3D VISUALISATION

DRAWING NUMBER

A-DA907

REVISION

02

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	LIVABLE	AFFORDABLE
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	AFFORDABLE
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	ADAPTABLE	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	ADAPTABLE	
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	ADAPTABLE	
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	ADAPTABLE	
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	ADAPTABLE	
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	ADAPTABLE	
C	5	C501	2B	2h	2h	YES	75	81 m²	10 m²	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	ADAPTABLE	
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	112 m²	10 m²	15 m²	7.6 m³	.4 m³	ADAPTABLE	AFFORDABLE
D	0	D002	3B	2h	2h	YES	95	117 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	116 m²	12 m²	24 m²	8.1 m³	1.9 m³	ADAPTABLE	
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	24 m²	8.1 m³	2.0 m³	ADAPTABLE	
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	27 m²	8.0 m³	2.0 m³		
E	0	E004	3B	2h	15min-2h	YES	95	117 m²	12 m²	22 m²	8.0 m³	2.0 m³	ADAPTABLE	
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	126 m²	12 m²	20 m²	6.2 m³	3.8 m³	ADAPTABLE	
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	146 m²	12 m²	26 m²	8.1 m³	1.9 m³		
F	0	F004	3B	2h	2h	YES	95	147 m²	12 m²	23 m²	8.2 m³	1.8 m³	ADAPTABLE	
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								