

# 57-69 Strathallen Ave, Northbridge

## Architectural Development Application Drawings

Drawing List					
Drawing Number	Drawing Series	Drawing Name	Status	Revision	Date
A00.000		Cover Sheet & Drawing List	Development Application	3	20.06.25
A01.001	Site & Existing Conditions	Site Plan (Existing)	Development Application	2	28.06.24
A01.002	Site & Existing Conditions	Demolition Plan	Development Application	2	28.06.24
A01.003	Site & Existing Conditions	Site Plan (Proposed)	Development Application	2	28.06.24
A03.001	General Arrangement Plan	Basement Level 01	Development Application	5	20.06.25
A03.002	General Arrangement Plan	Basement Level 02	Development Application	4	31.10.24
A03.100	General Arrangement Plan	Ground Level	Development Application	5	20.06.25
A03.100_A	General Arrangement Plan	Public Through-site Link	Development Application	1	20.06.25
A03.101	General Arrangement Plan	Level 01	Development Application	5	20.06.25
A03.102	General Arrangement Plan	Level 02 & 03	Development Application	5	20.06.25
A03.104	General Arrangement Plan	Level 04	Development Application	4	20.06.25
A03.105	General Arrangement Plan	Roof Level	Development Application	3	20.06.25
A09.001	External Elevations	North Elevation	Development Application	5	20.06.25
A09.002	External Elevations	East Elevation	Development Application	5	20.06.25
A09.003	External Elevations	South Elevation	Development Application	5	20.06.25
A09.004	External Elevations	West Elevation	Development Application	5	20.06.25
A10.001	Building Sections	Section A	Development Application	3	20.06.25
A10.002	Building Sections	Section B	Development Application	4	20.06.25
A10.003	Building Sections	Section C	Development Application	2	20.06.25
A10.004	Building Sections	Section D	Development Application	2	20.06.25
A13.001	Apartment Types	3B_A	Development Application	4	20.06.25
A13.002	Apartment Types	3B_B	Development Application	5	20.06.25
A13.003	Apartment Types	3B_C	Development Application	4	20.06.25
A13.004	Apartment Types	3B_D	Development Application	4	20.06.25
A13.101	Apartment Types	4B_A	Development Application	4	20.06.25
A13.102	Apartment Types	4B_B	Development Application	4	20.06.25
A21.001	Shadow Analysis Diagrams	Shadow Plans	Development Application	2	28.06.24
A21.002	Shadow Analysis Diagrams	Views From The Sun	Development Application	2	28.06.24
A22.001	Area Calculation Plans	GFA	Development Application	4	20.06.25



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3	20.06.25	Revised plans	TG	TG
2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EVB	TG
Rev	Date	Description	Initial	Checked

### NORTHBRIDGE

57-69 Strathallen Ave

#### Cover Sheet & Drawing List

Status	DEVELOPMENT APPLICATION		
Scale	@ A1		
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:27 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
Drawing no.	Revision		

A00.000

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NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /  
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

Development Application

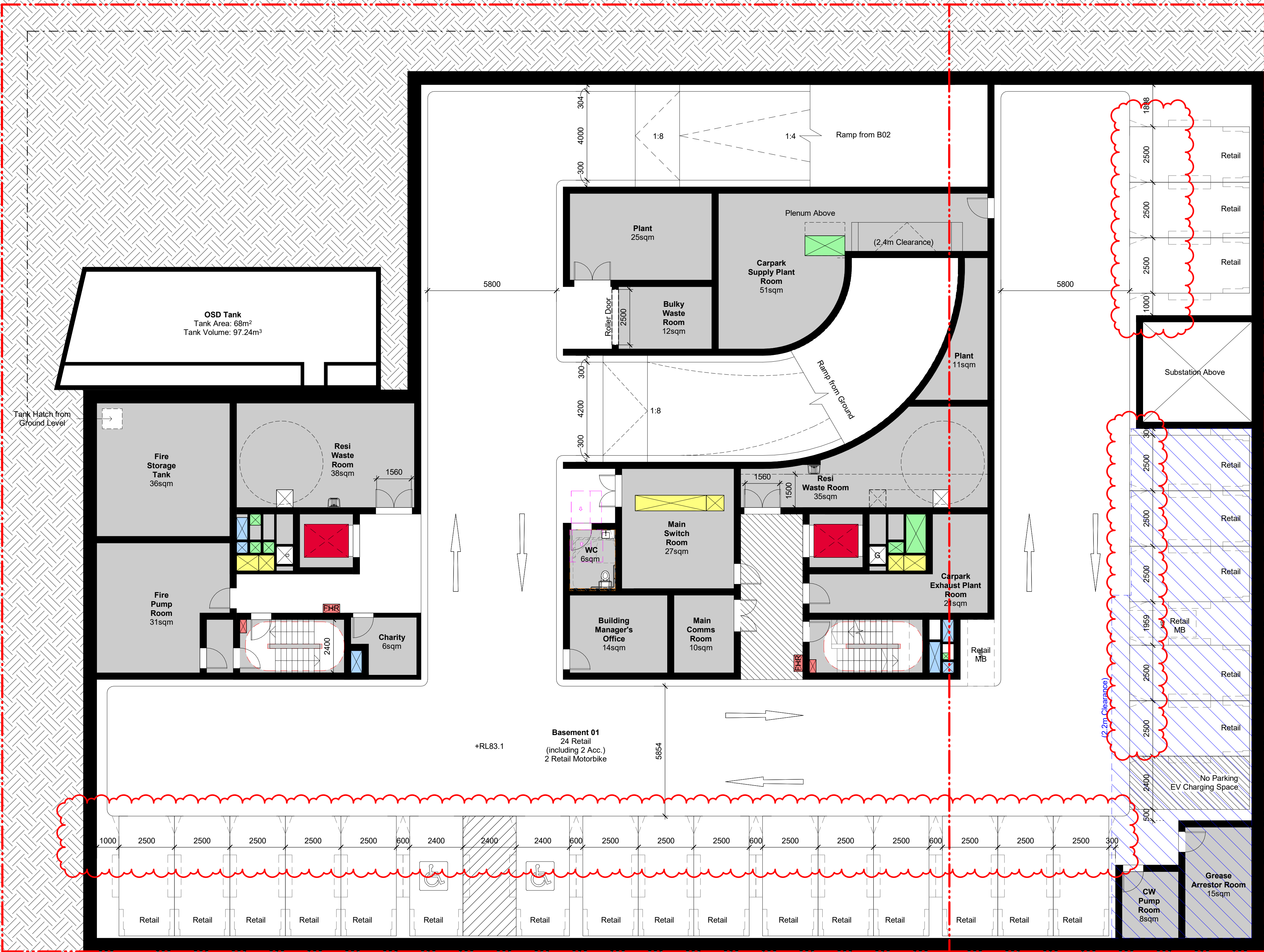
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4	31.10.24	Council RFI	PB/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### General Arrangement Plan Basement Level 01

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:30 PM		
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Drawing no.	Revision		
A03.001	5		

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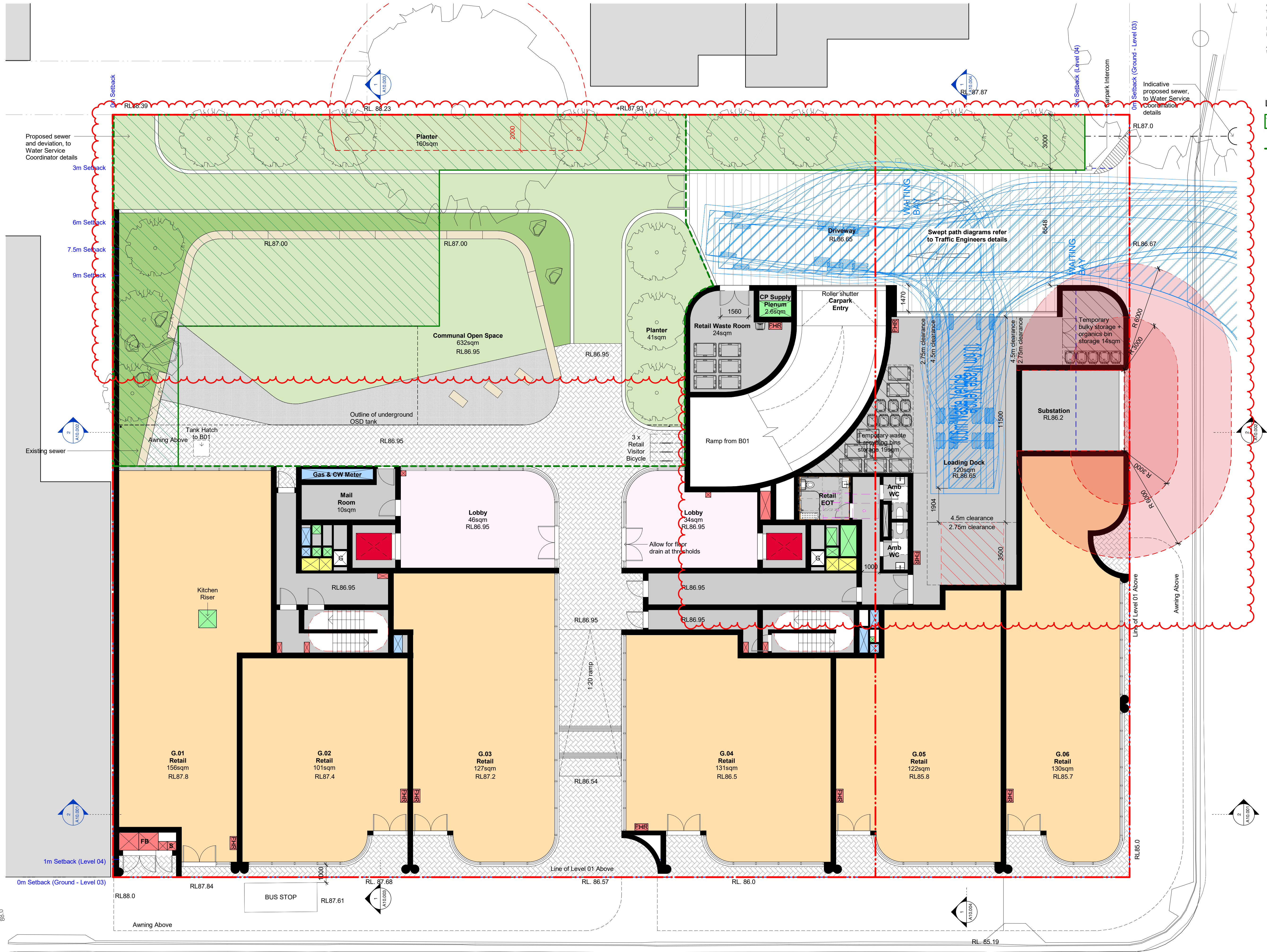
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**Legend**

Deep soil extent

Outline of communal open space

5	20.06.25	Revised plans	TG	TG
4	31.10.24	Council RFI	P8/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

**NORTHBRIDGE**  
57-69 Strathallen Ave

General Arrangement Plan  
Ground Level

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:33 PM		
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Drawing no.	Revision		
A03.100	5		

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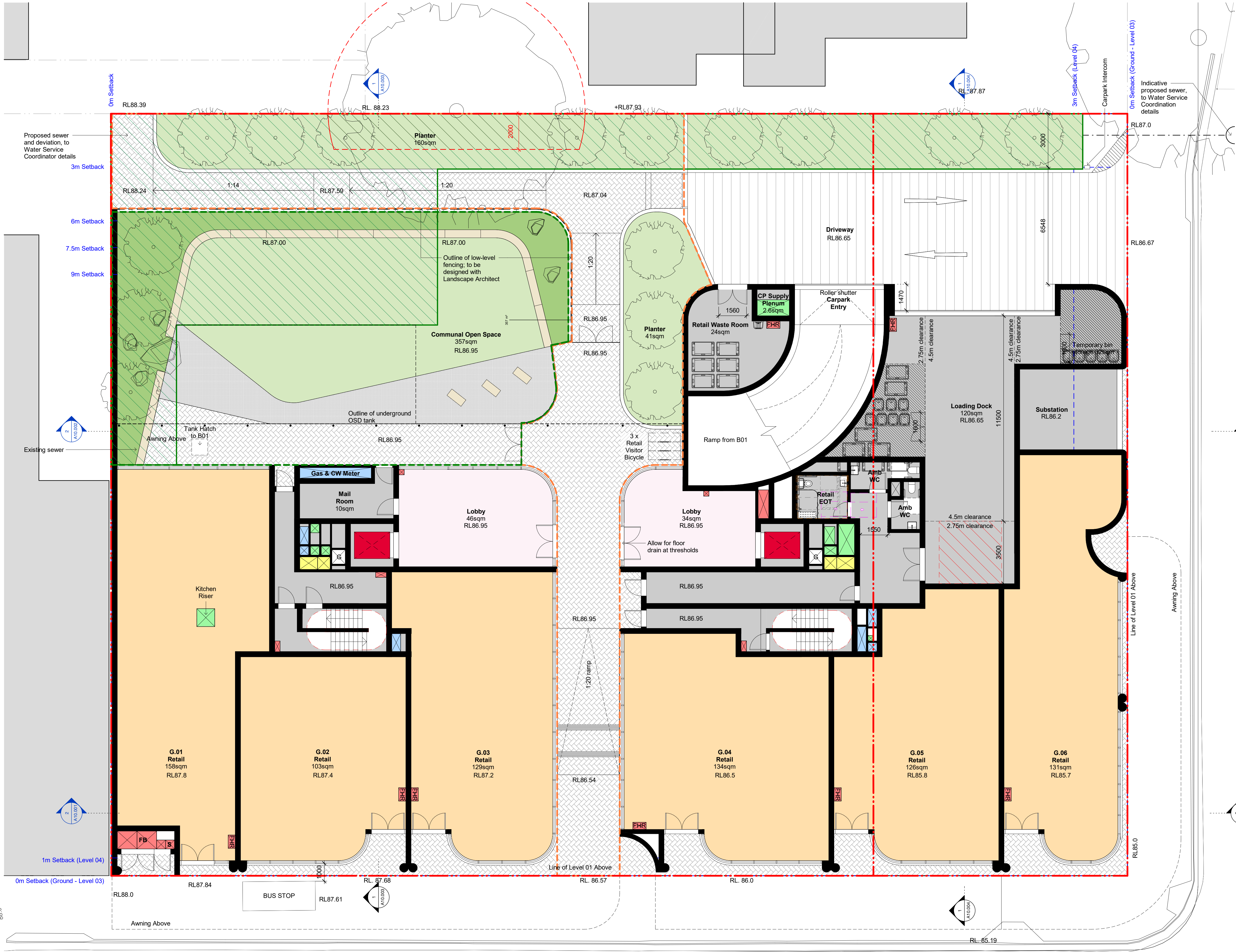
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- Legend**
- Deep soil extent
  - Outline of communal open space
  - Outline of public open space

Rev	Date	Description	TG Initial	TG Checked
1	20.06.25	Revised plans		

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### General Arrangement Plan Public Through-site Link

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:36 PM		
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**A03.100\_A** **1**

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#### Legend

Outline of previous DA scheme

Area gain to previous DA scheme

Area loss to previous DA scheme

Balcony area measured at min. 2400mm deep  
POS area measured at min. 1000mm deep

5	20.06.25	Revised plans	TG	TG
4	31.10.24	Council RFI	PH/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

**NORTHBRIDGE**  
57-69 Strathallen Ave

General Arrangement Plan  
Level 01

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:39 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
Drawing no.	Revision		
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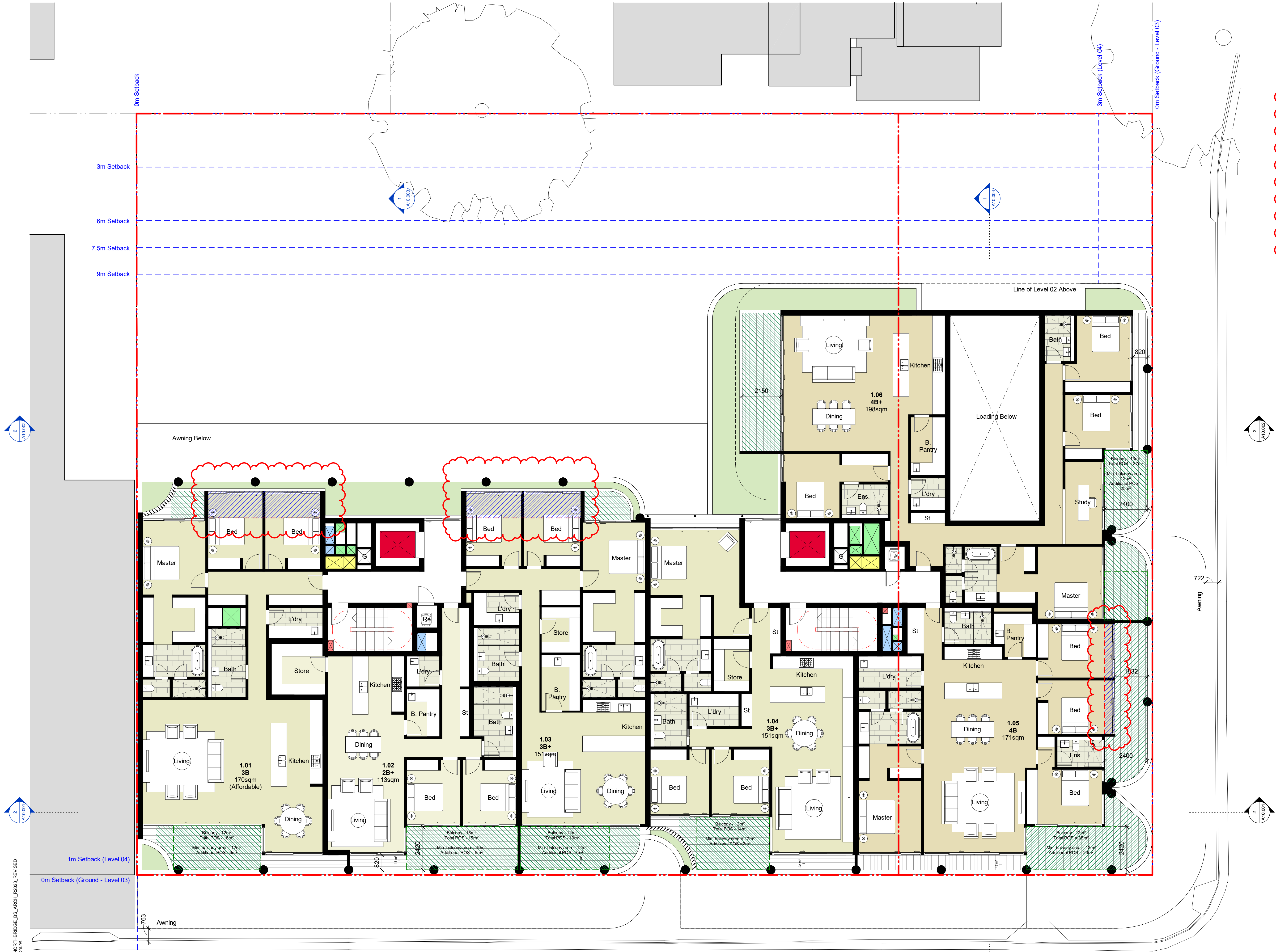
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#### Legend

- Outline of previous DA scheme
- Area gain to previous DA scheme
- Area loss to previous DA scheme
- Balcony area measured at min. 2400mm deep  
POS area measured at min. 1000mm deep

5	20.06.25	Revised plans	TG	TG
4	31.10.24	Council RFI	PH/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### General Arrangement Plan Level 02 & 03

Status	DEVELOPMENT APPLICATION		
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Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:42 PM		
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Drawing no.	Revision		
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#### Legend

- Outline of previous DA scheme
- Area gain to previous DA scheme
- Area loss to previous DA scheme
- Balcony area measured at min. 2400mm deep  
POS area measured at min. 1000mm deep

4	20.06.25	Revised plans	TG	TG
3	31.10.24	Council RFI	PB/TG	TG
2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### General Arrangement Plan Level 04

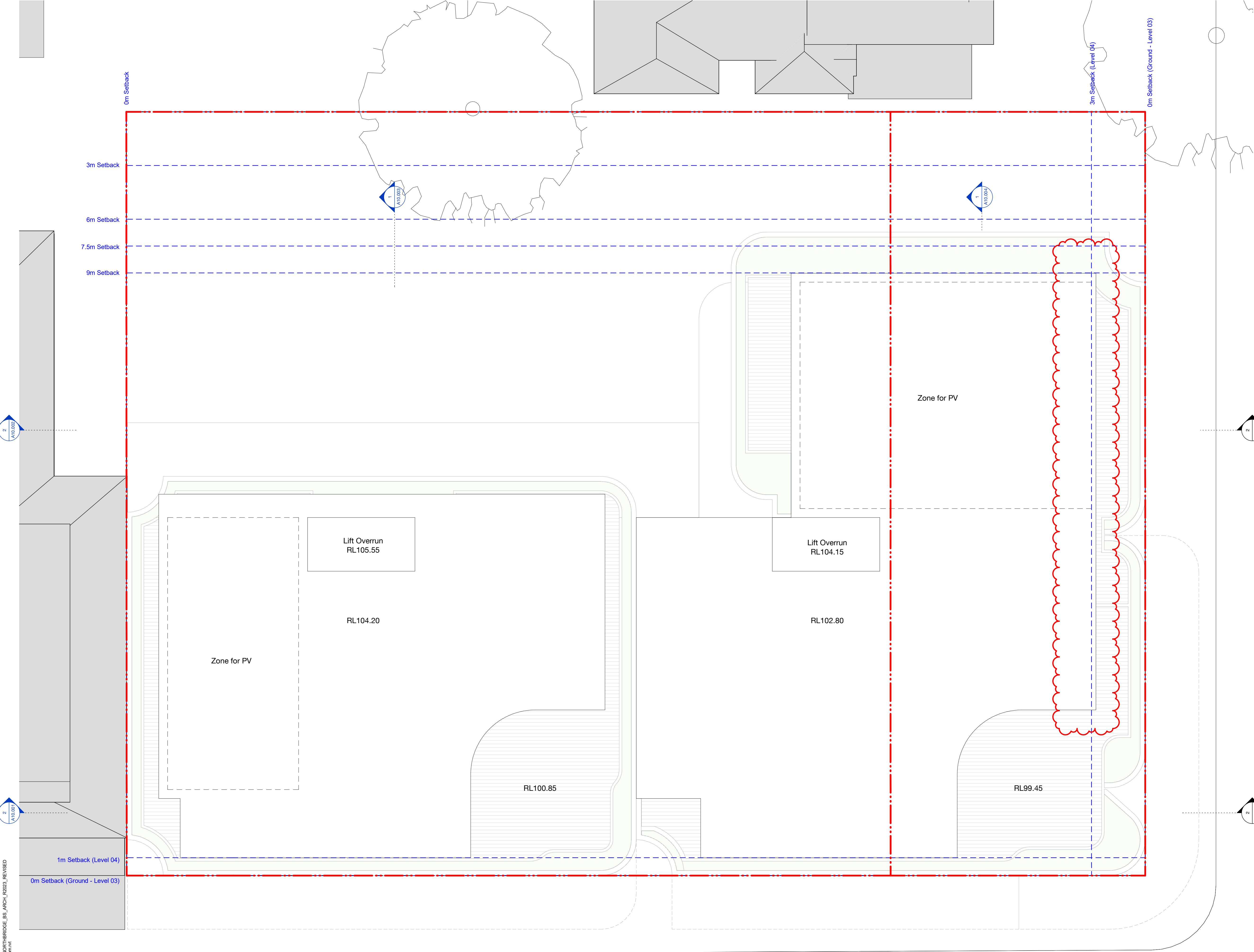
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Drawing no.	Revision		
A03.104	4		

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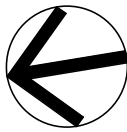
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2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

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57-69 Strathallen Ave

General Arrangement Plan

Roof Level



Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:48 PM		
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Drawing no.	Revision		

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Development Application

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4	31.10.24	Council RFI	PB/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE

57-69 Strathallen Ave

External Elevations

North Elevation

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:51 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
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A09.001

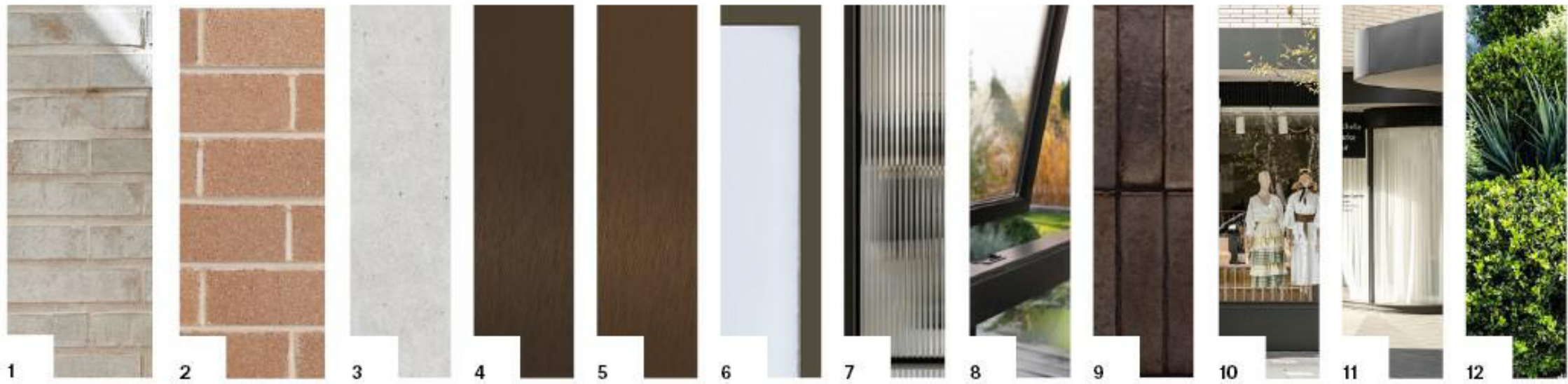
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- Pictured**
1. Feature Brickwork to Spandrel & Round Columns - Warm, light grey
  2. Podium Brickwork - Mid brown/red
  3. Concrete Capping to Spandrel
  4. Aluminium Window Framing - Dark Bronze
  5. Metal Handrail, Louvres & Awnings - Medium Bronze
  6. Glazing - Flat, Clear
  7. Glazing - Fluted
  8. Glazing - Operable
  9. Tile - Dark
  10. Steel Shopfront Framing - Dark Bronze
  11. Curved Shopfront Glazing - Clear
  12. Planting



Development Application

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3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG

NORTHBRIDGE  
57-69 Strathallen Ave

External Elevations  
East Elevation

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:54 PM		
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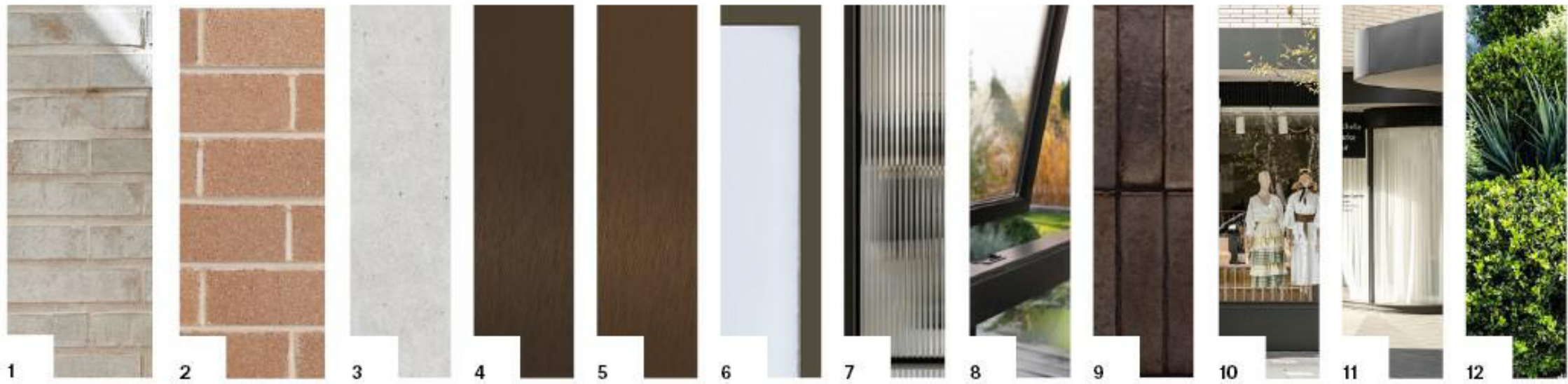
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  8. Glazing - Operable
  9. Tile - Dark
  10. Steel Shopfront Framing - Dark Bronze
  11. Curved Shopfront Glazing - Clear
  12. Planting



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2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE

57-69 Strathallen Ave

External Elevations

South Elevation

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:19:57 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
Drawing no.	Revision		

A09.003

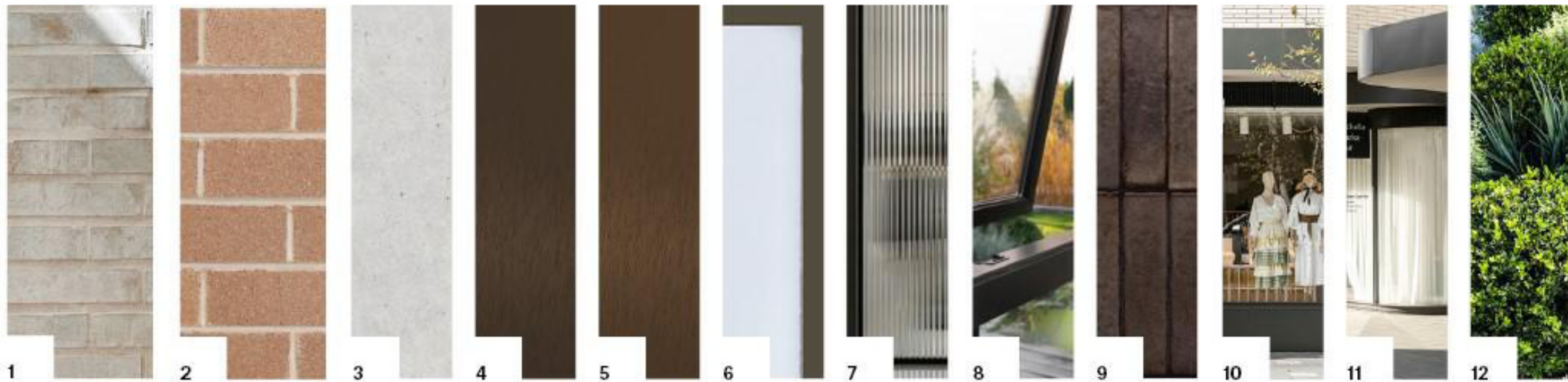
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1. Feature Brickwork to Spandrel & Round Columns - Warm, light grey
  2. Podium Brickwork - Mid brown/red
  3. Concrete Capping to Spandrel
  4. Aluminium Window Framing - Dark Bronze
  5. Metal Handrail, Louvres & Awnings - Medium Bronze
  6. Glazing - Flat, Clear
  7. Glazing - Fluted
  8. Glazing - Operable
  9. Tile - Dark
  10. Steel Shopfront Framing - Dark Bronze
  11. Curved Shopfront Glazing - Clear
  12. Planting



Development Application

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5	20.06.25	Revised plans	TG	TG
4	31.10.24	Council RFI	PB/TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE  
57-69 Strathallen Ave

External Elevations  
West Elevation

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:20:00 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
Drawing no.	Revision		

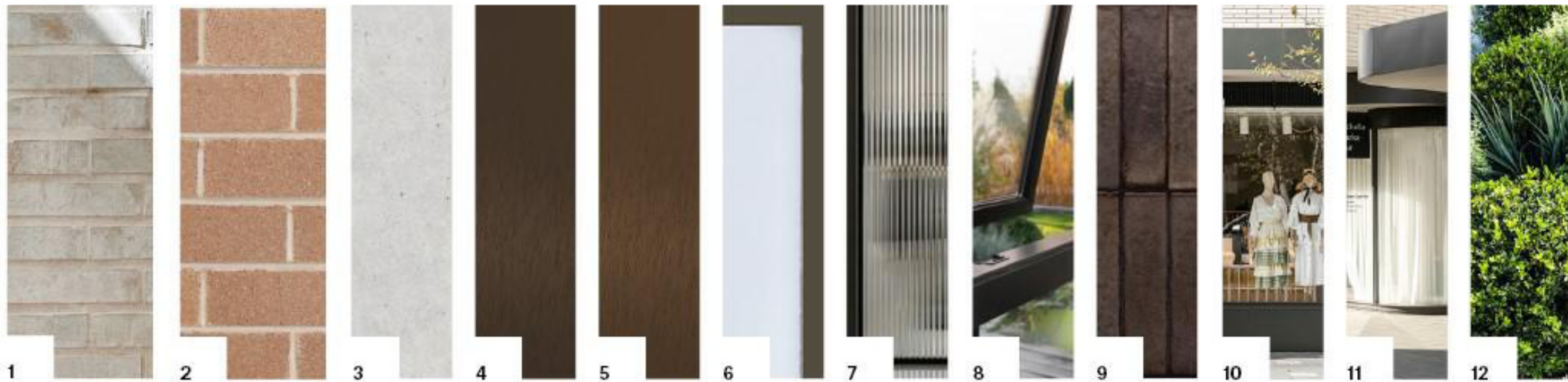
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Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

- Pictured**
1. Feature Brickwork to Spandrel & Round Columns - Warm, light grey
  2. Podium Brickwork - Mid brown/red
  3. Concrete Capping to Spandrel
  4. Aluminium Window Framing - Dark Bronze
  5. Metal Handrail, Louvres & Awnings - Medium Bronze
  6. Glazing - Flat, Clear
  7. Glazing - Fluted
  8. Glazing - Operable
  9. Tile - Dark
  10. Steel Shopfront Framing - Dark Bronze
  11. Curved Shopfront Glazing - Clear
  12. Planting



Development Application **BATESSMART**

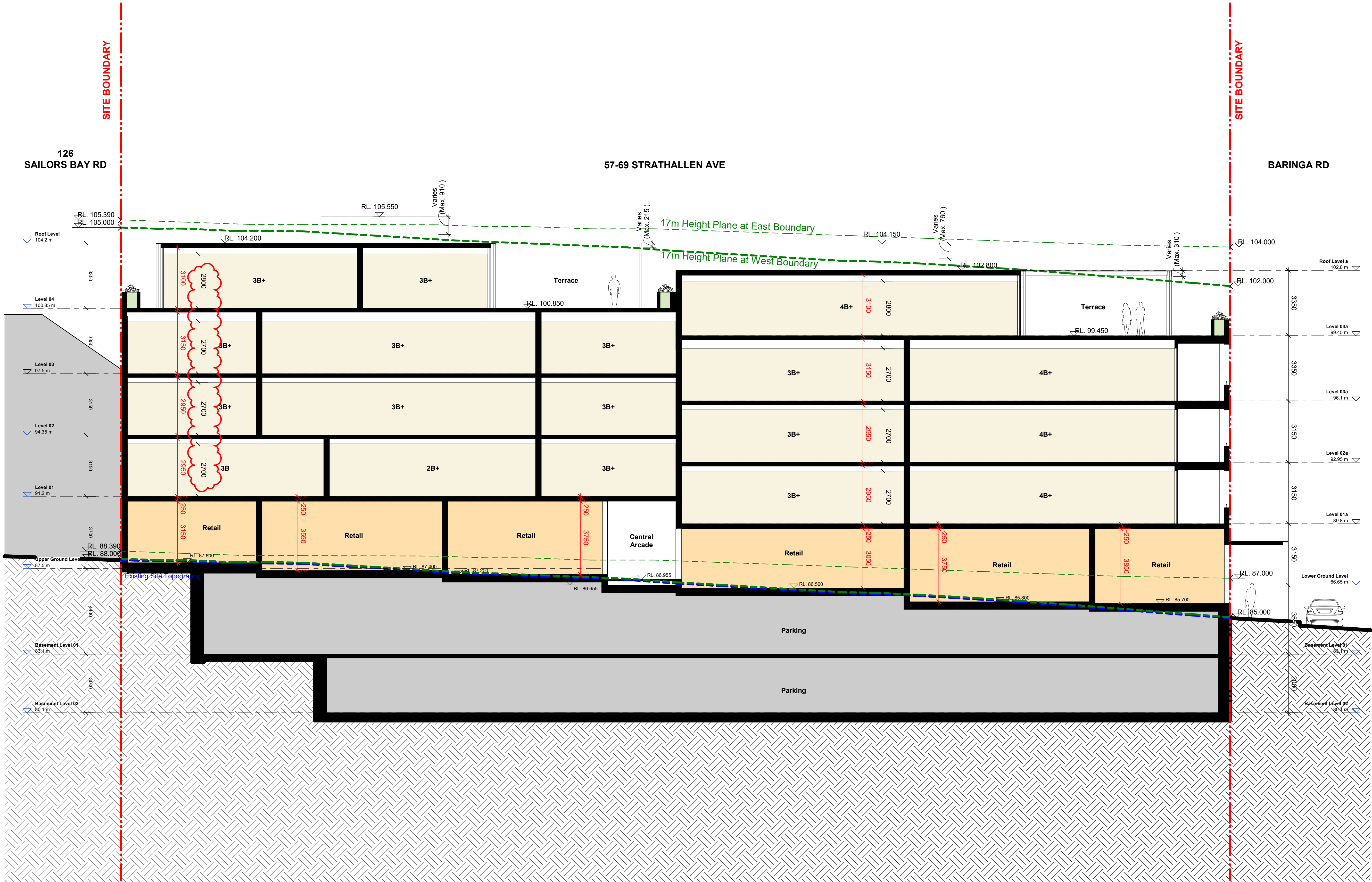
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2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### Building Sections

#### Section A

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:20:02 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		
Drawing no.	Revision		

A10.001 3

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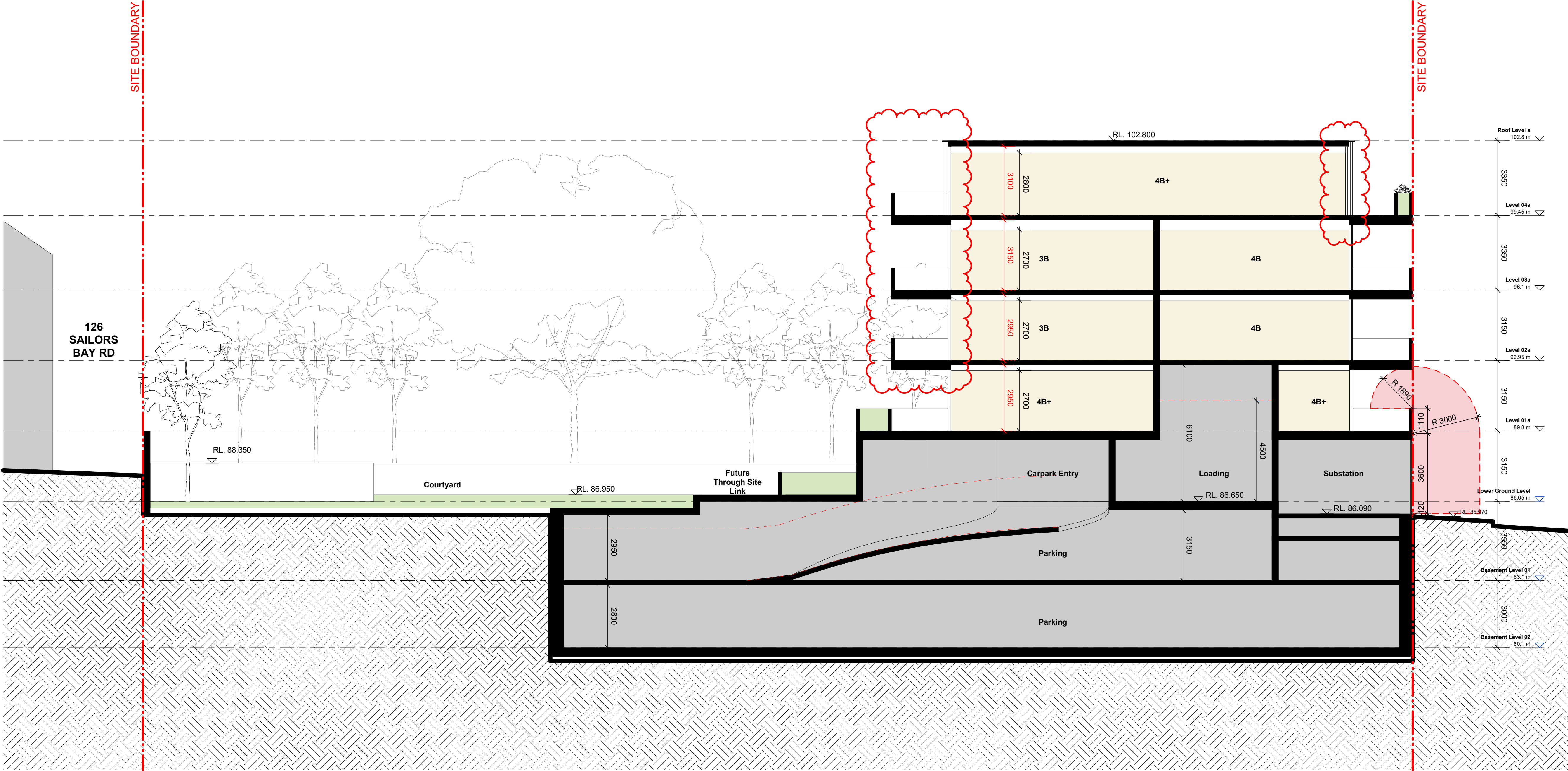
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2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EYB	TG

NORTHBRIDGE

57-69 Strathallen Ave

Building Sections

Section B

Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	BS	Checked	BS
Project No.	S12751		
Plot Date	20/06/2025 1:20:06 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_R2023_REVISED DA_tgordon@batesmart.com.nvt		

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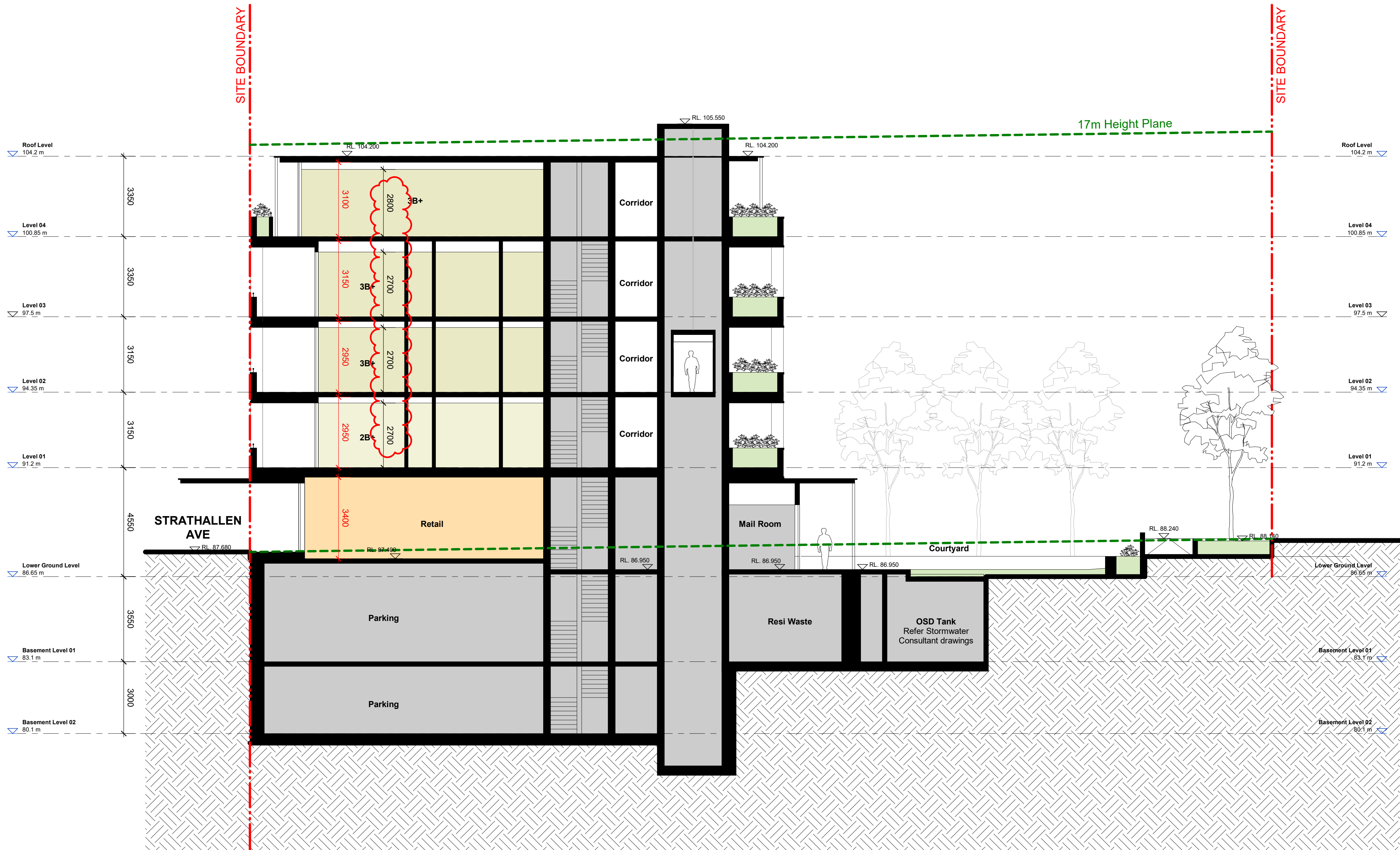
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1	31.10.24	Council RFI	PB/TG	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### Building Sections

##### Section C

Status	DEVELOPMENT APPLICATION			
Scale	1 : 100	@ A1		
Drawn	BS	Checked	BS	
Project No.	S12751			
Plot Date	20/06/2025 1:20:09 PM			
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Drawing no.	Revision			

**A10.003** **2**

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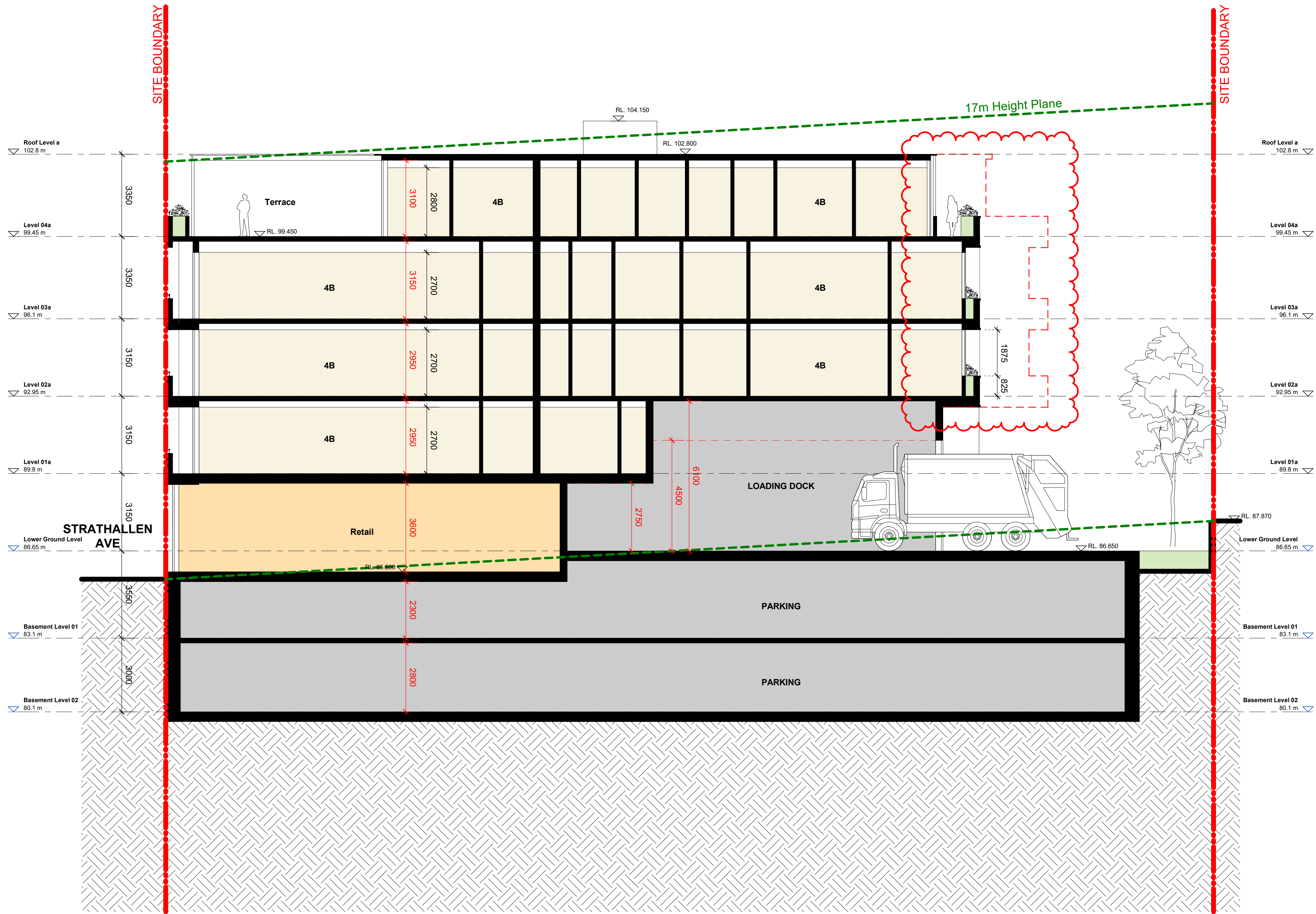
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1	31.10.24	Council RFI	PB/TG	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

57-69 Strathallen Ave

### Building Sections Section D

Status	DEVELOPMENT APPLICATION			
Scale	1 : 100	@ A1		
Drawn	BS	Checked	BS	
Project No.	S12751			
Plot Date	20/06/2025 1:20:12 PM			

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A10.004	2

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Development Application

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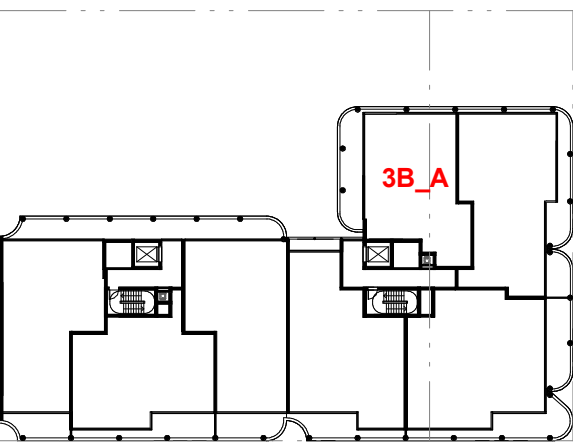


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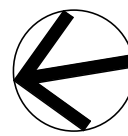
KEY PLAN  
Level 02-03



4	20.06.25	Revised plans	TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE  
57-69 Strathallen Ave

Apartment Types  
3B\_A



Status	DEVELOPMENT APPLICATION		
Scale	As indicated	@ A1	
Drawn	Author	Checked	Checker
Project No.	S12751		
Plot Date	20/06/2025 1:20:25 PM		
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A13.001	4		

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1 3B\_A - Pre Adaptation  
Plan 1 : 50

2 3B\_A - Post Adaptation  
Plan 1 : 50

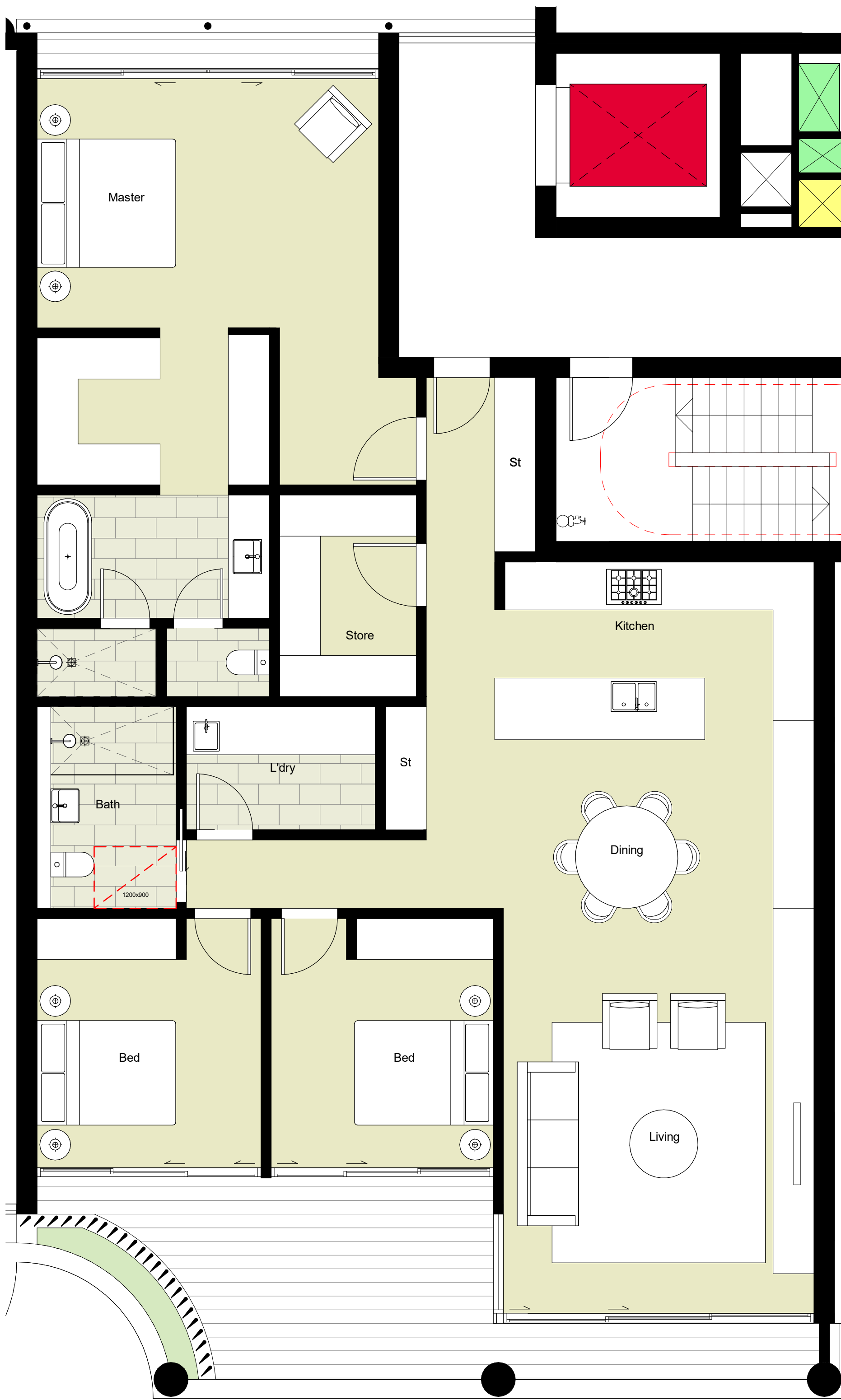
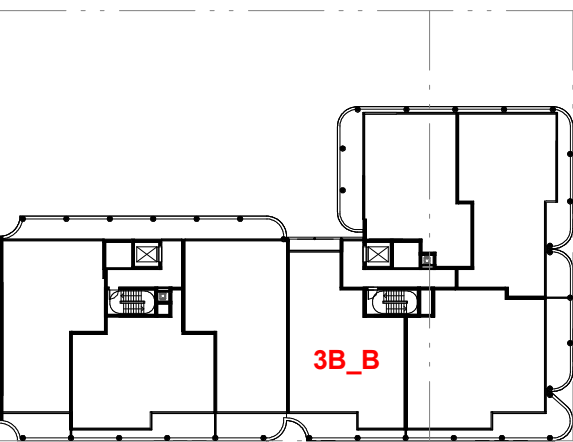


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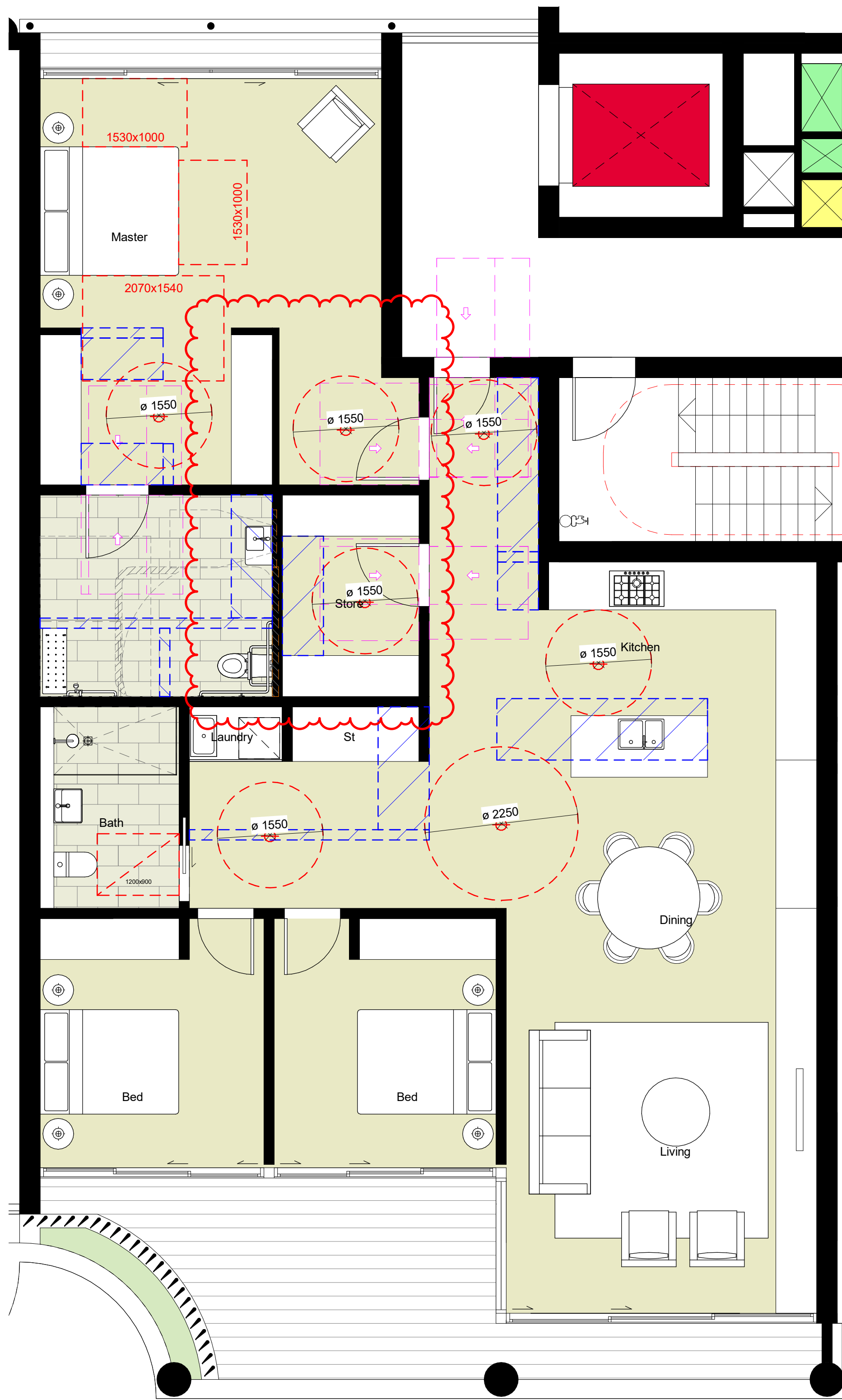
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KEY PLAN  
Level 02-03



1 3B\_B - Pre Adaptation  
Plan 1 : 50

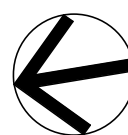


2 3B\_B - Post Adaptation  
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3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE  
57-69 Strathallen Ave

Apartment Types  
3B\_B



Status	DEVELOPMENT APPLICATION		
Scale	As indicated	@ A1	
Drawn	Author	Checked	Checker
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Plot Date	20/06/2025 1:20:29 PM		
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Drawing no.	Revision		

A13.002

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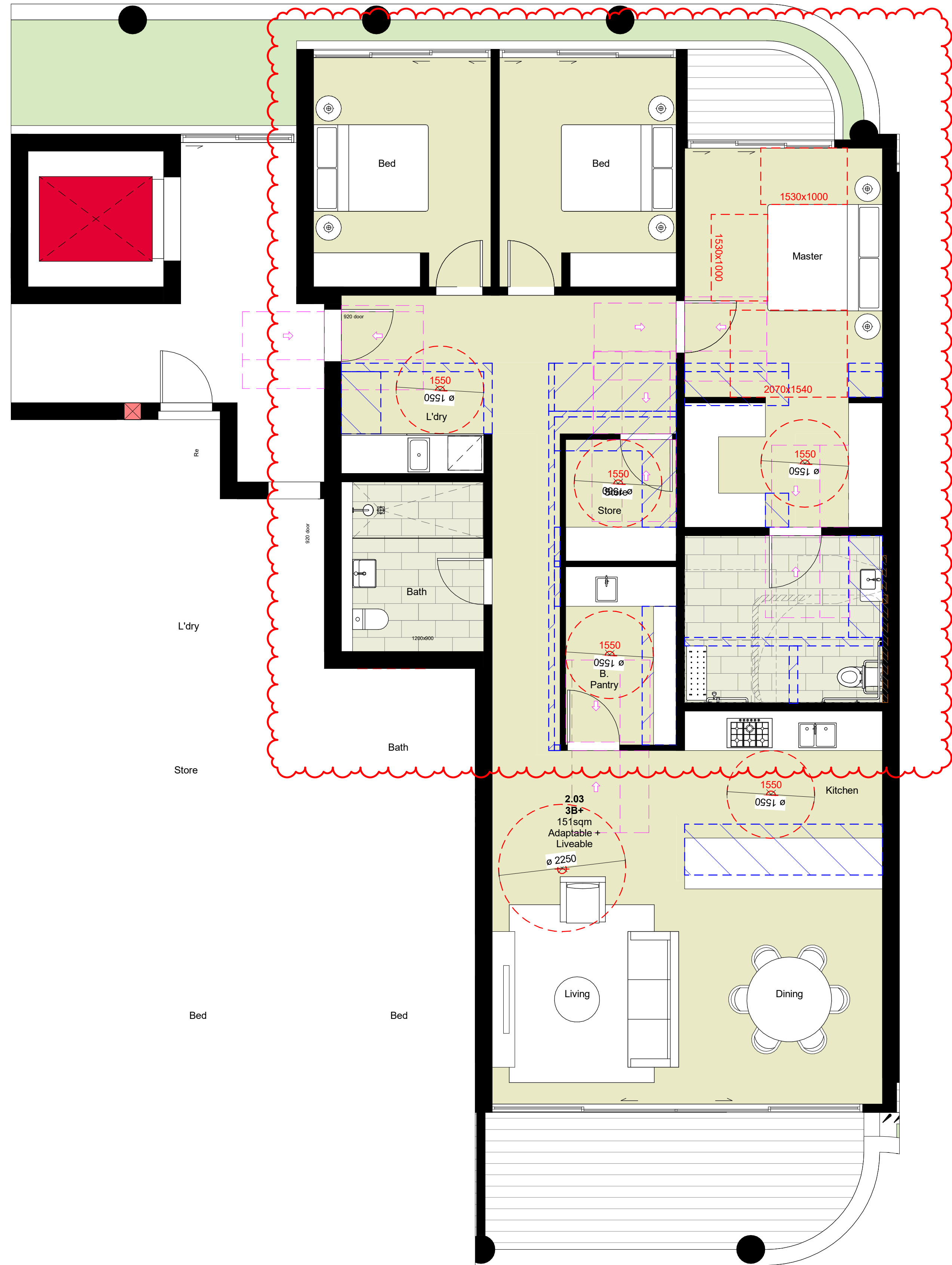
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1 3B\_C - Pre Adaptation  
Plan 1 : 50



2 3B\_C - Post Adaptation  
Plan 1 : 50

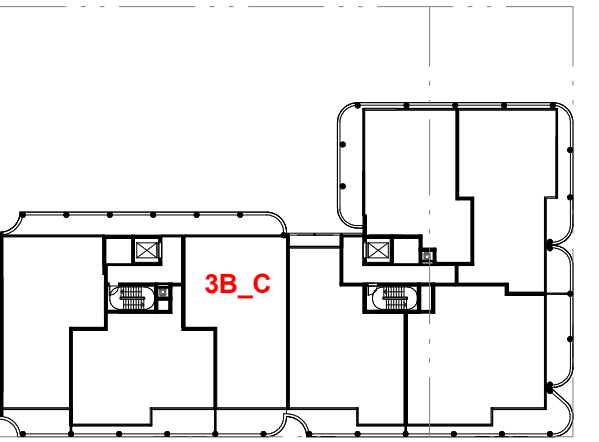
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#### KEY PLAN

Level 02-03



4	20.06.25	Revised plans	TG	TG
3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### Apartment Types

##### 3B\_C



Status	DEVELOPMENT APPLICATION		
Scale	As indicated	@ A1	
Drawn	Author	Checked	Checker
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Plot Date	20/06/2025 1:20:35 PM		
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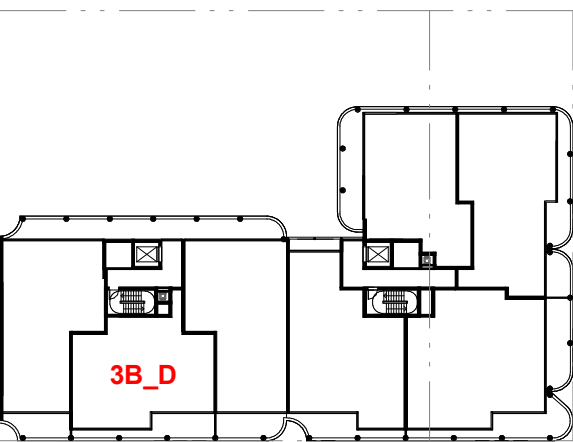


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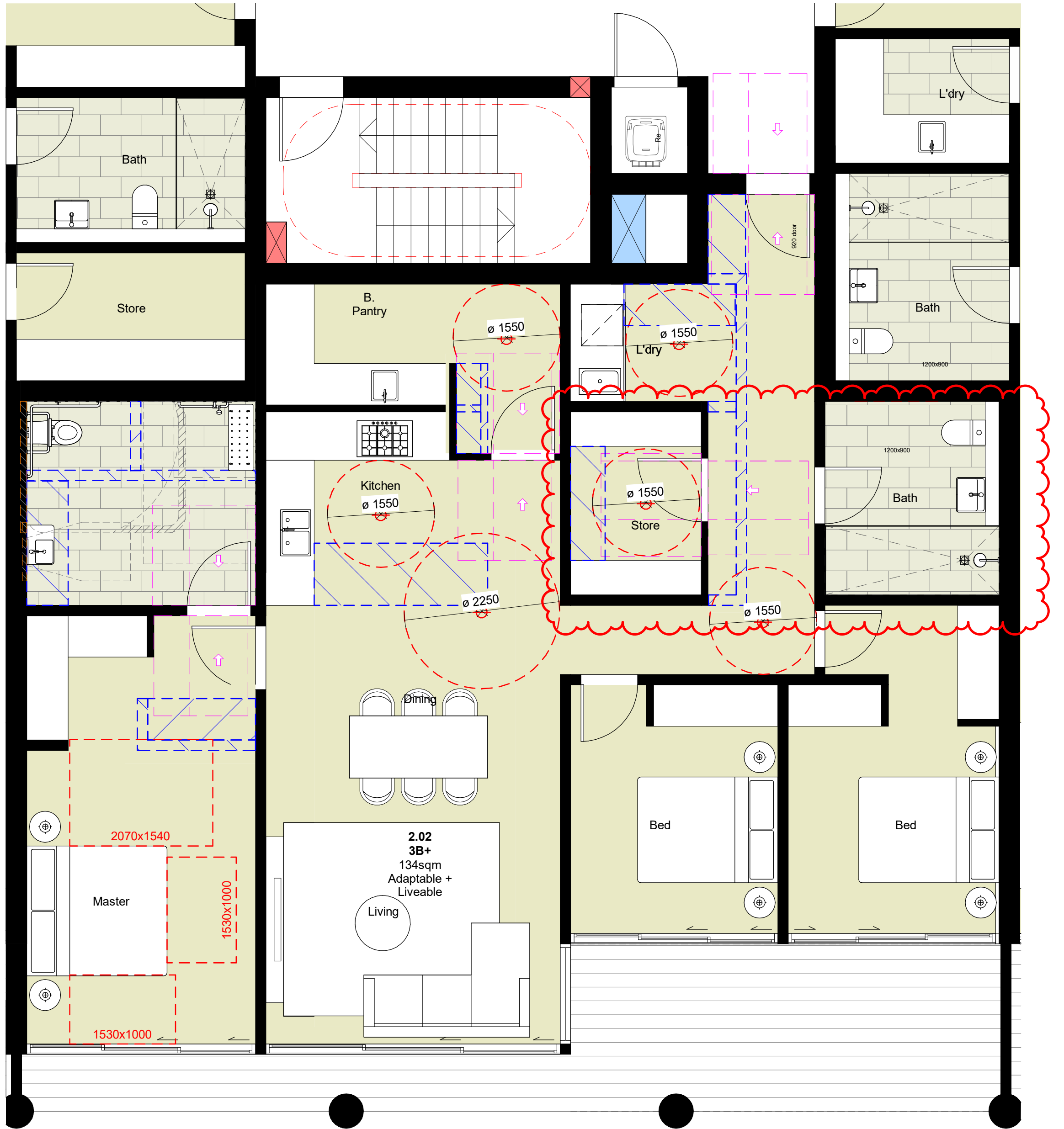
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KEY PLAN  
Level 02-03



1 3B\_D - Pre Adaptation  
Plan

1 : 50



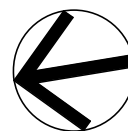
2 3B\_D - Post Adaptation  
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1 : 50

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3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
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NORTHBRIDGE  
57-69 Strathallen Ave

Apartment Types  
3B\_D



Status	DEVELOPMENT APPLICATION		
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Drawn	Author	Checked	Checker
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Plot Date	20/06/2025 1:20:39 PM		
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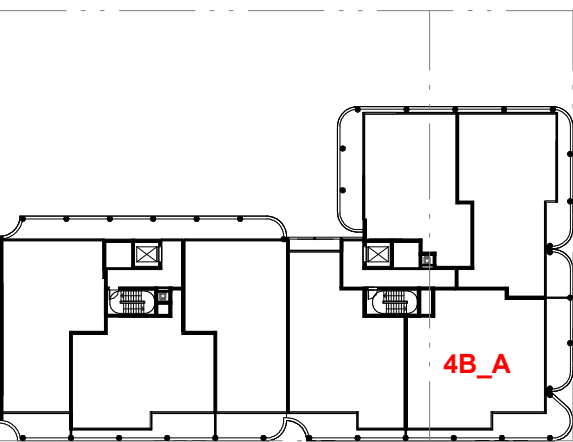


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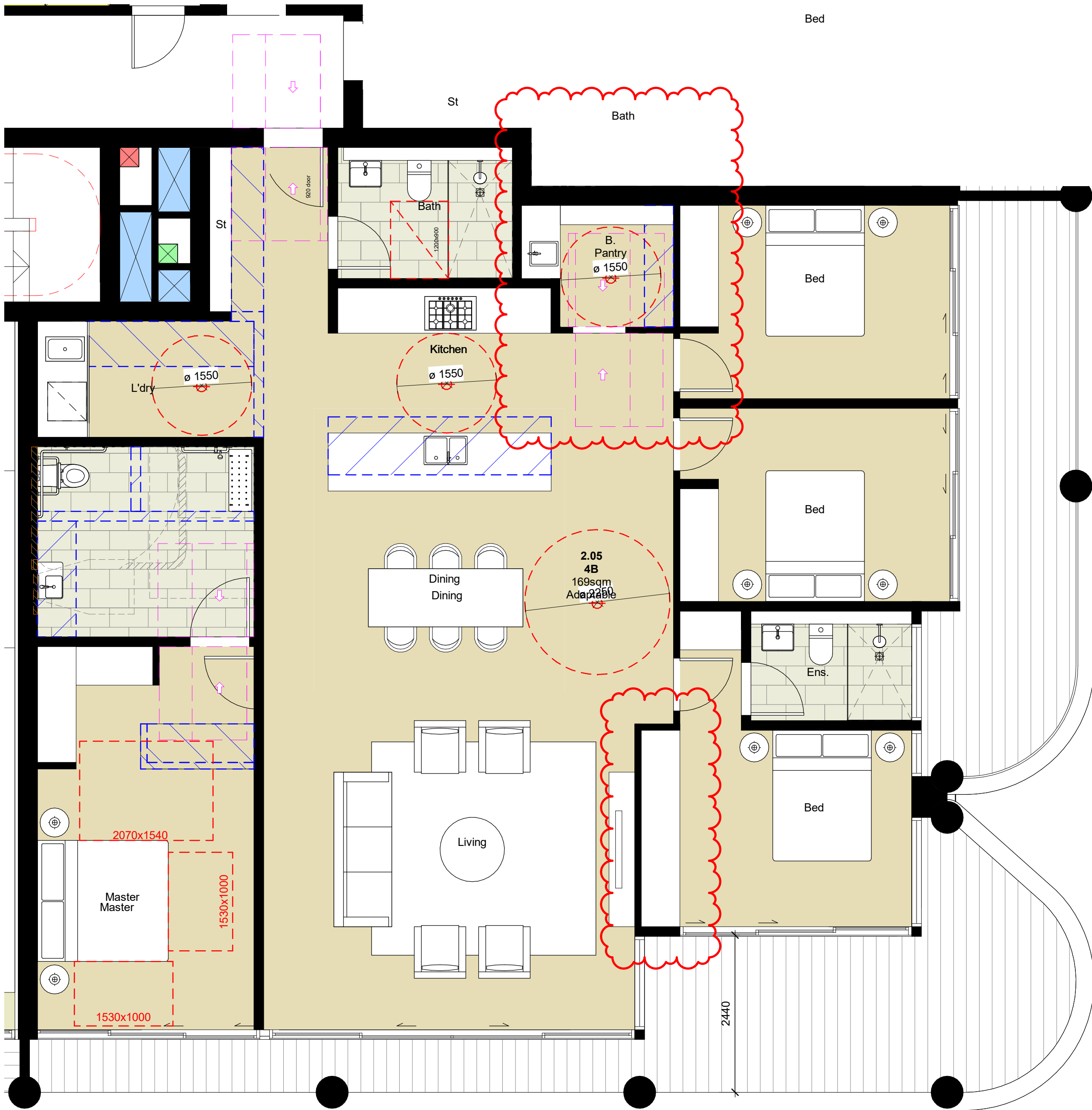
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KEY PLAN  
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1 4B\_A - Pre Adaptation  
Plan 1 : 50

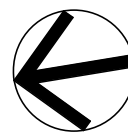


2 4B\_A - Post Adaptation  
Plan 1 : 50

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2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE  
57-69 Strathallen Ave

Apartment Types  
4B\_A



Status	DEVELOPMENT APPLICATION		
Scale	As indicated	@ A1	
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Drawing no.	Revision		

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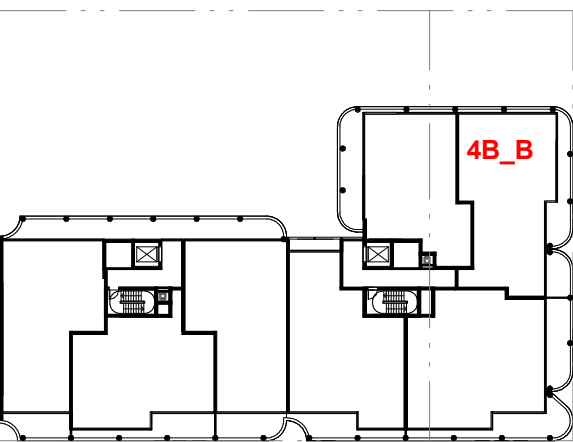


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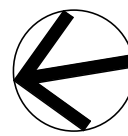
KEY PLAN  
Level 02-03



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3	28.06.24	Post Lodgement Amendments	NH	TG
2	02.05.24	Development Application	EYB	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

NORTHBRIDGE  
57-69 Strathallen Ave

Apartment Types  
4B\_B



Status	DEVELOPMENT APPLICATION		
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Drawn	Author	Checked	Checker
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Plot Date	20/06/2025 1:20:46 PM		
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Drawing no.	Revision		

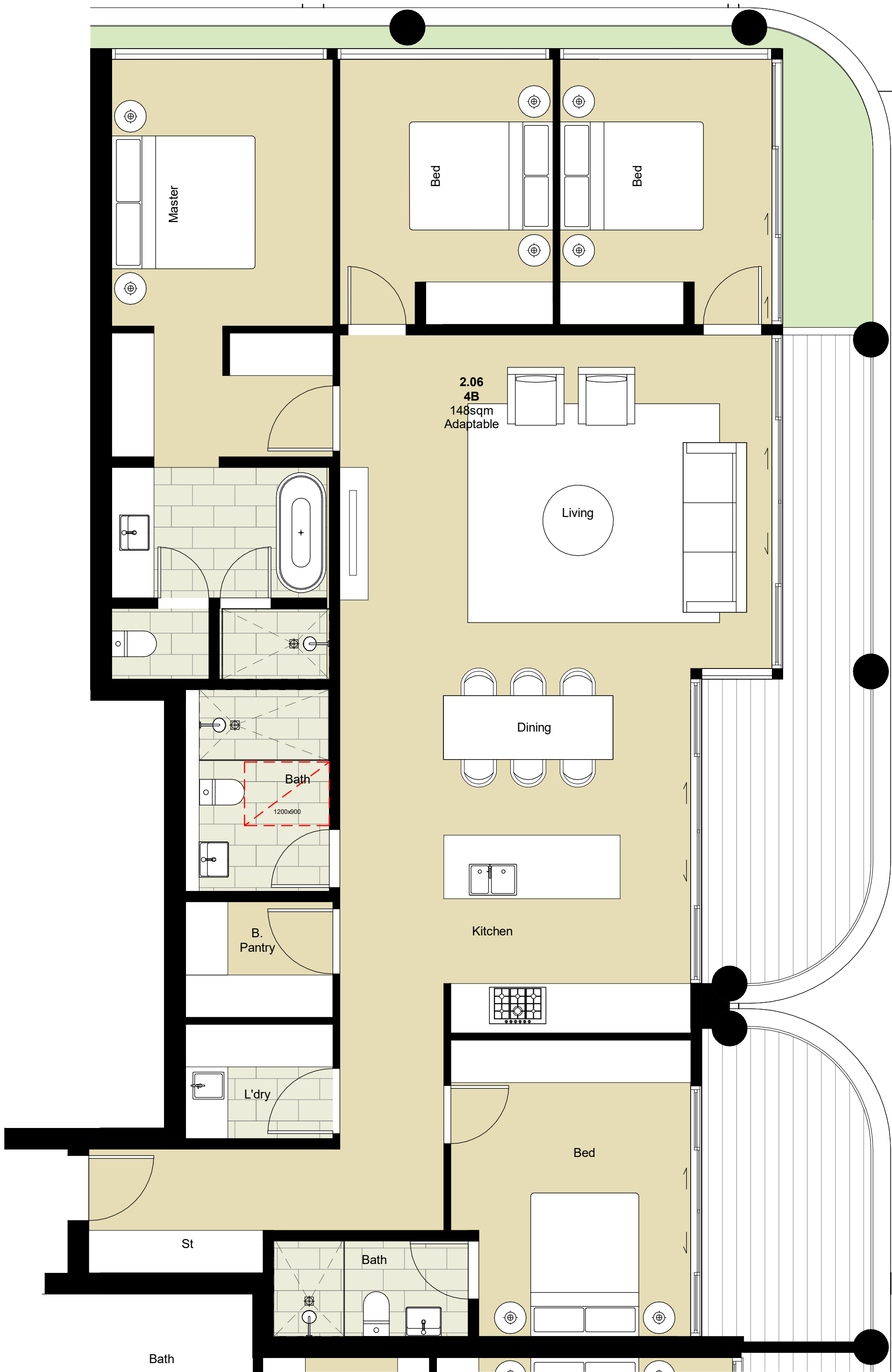
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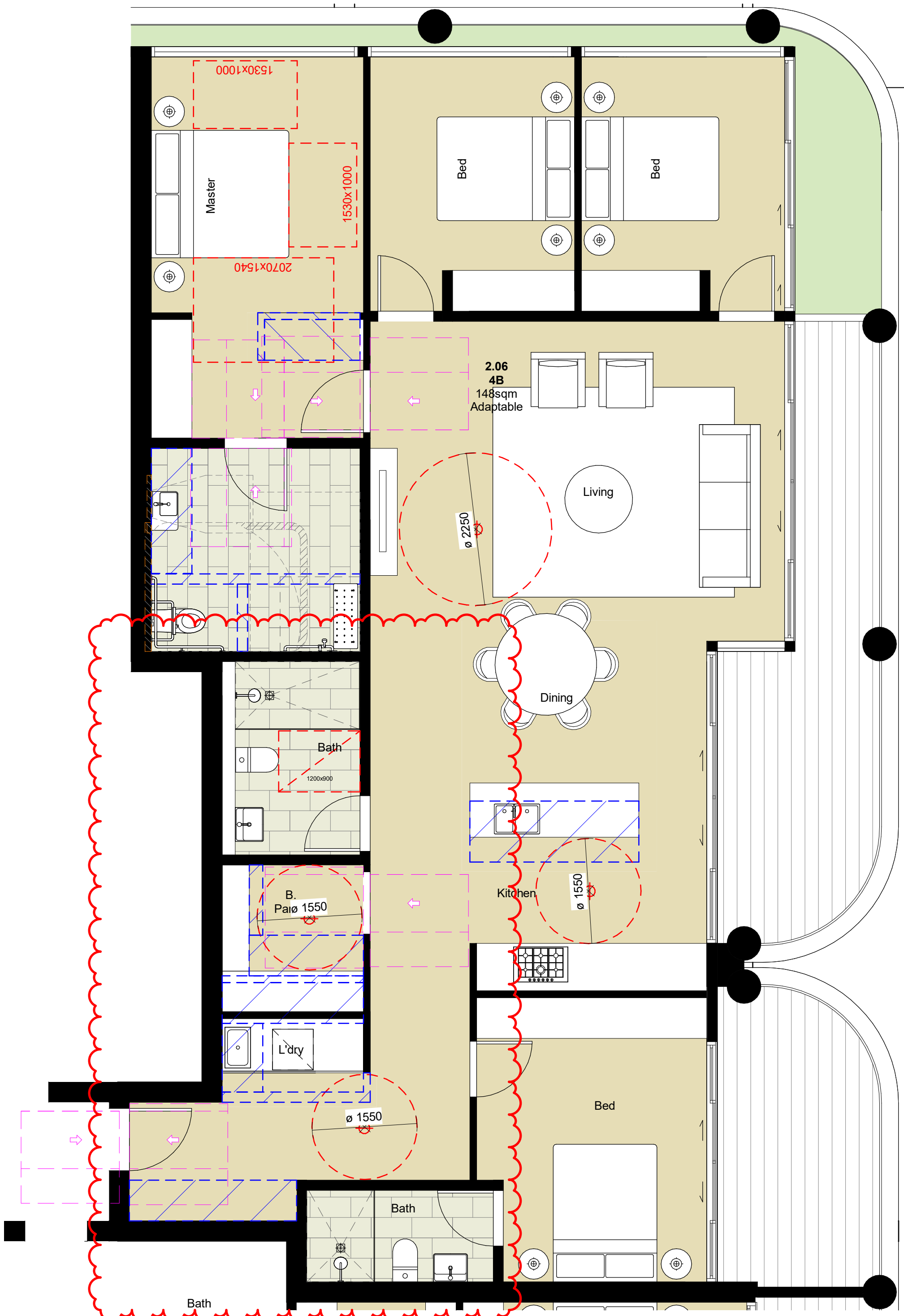
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1 4B\_B - Pre Adaptation

Plan

1 : 50



2 4B\_B - Post Adaptation

Plan

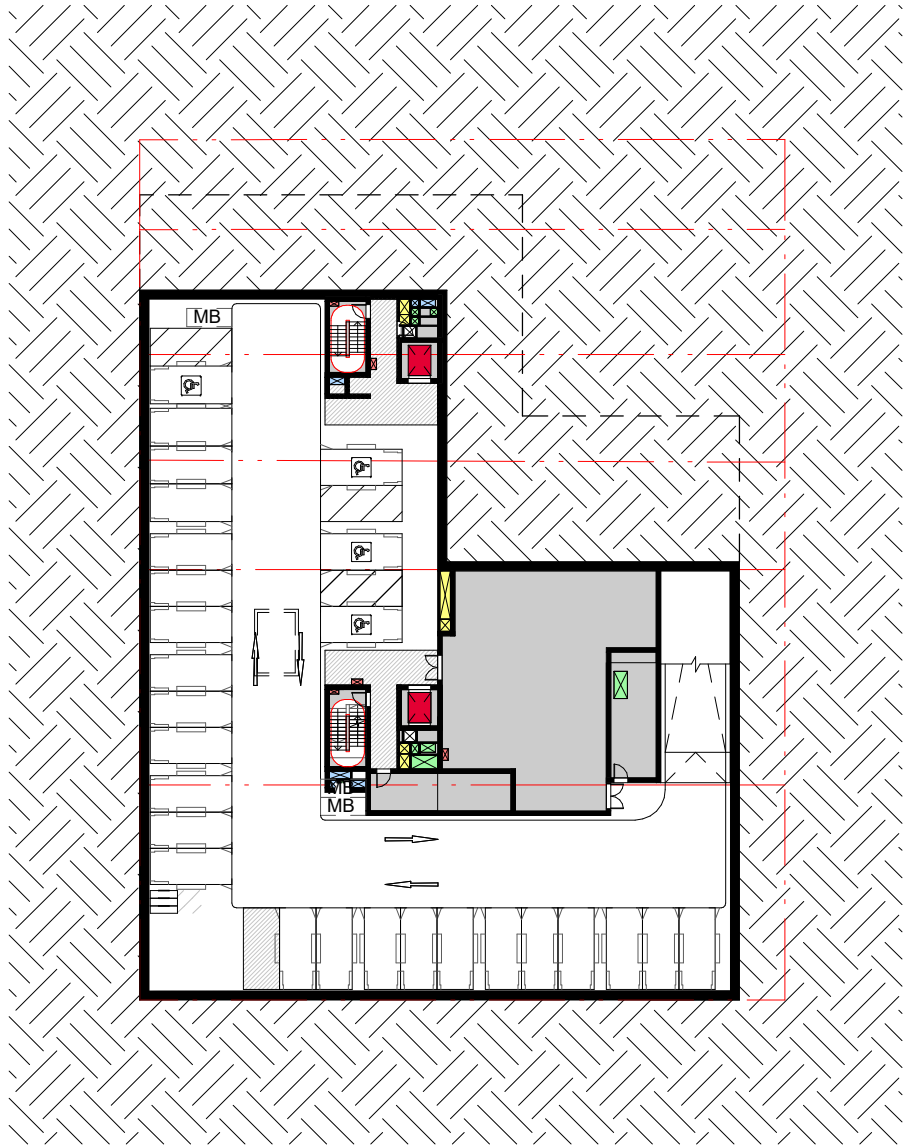
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Development Application

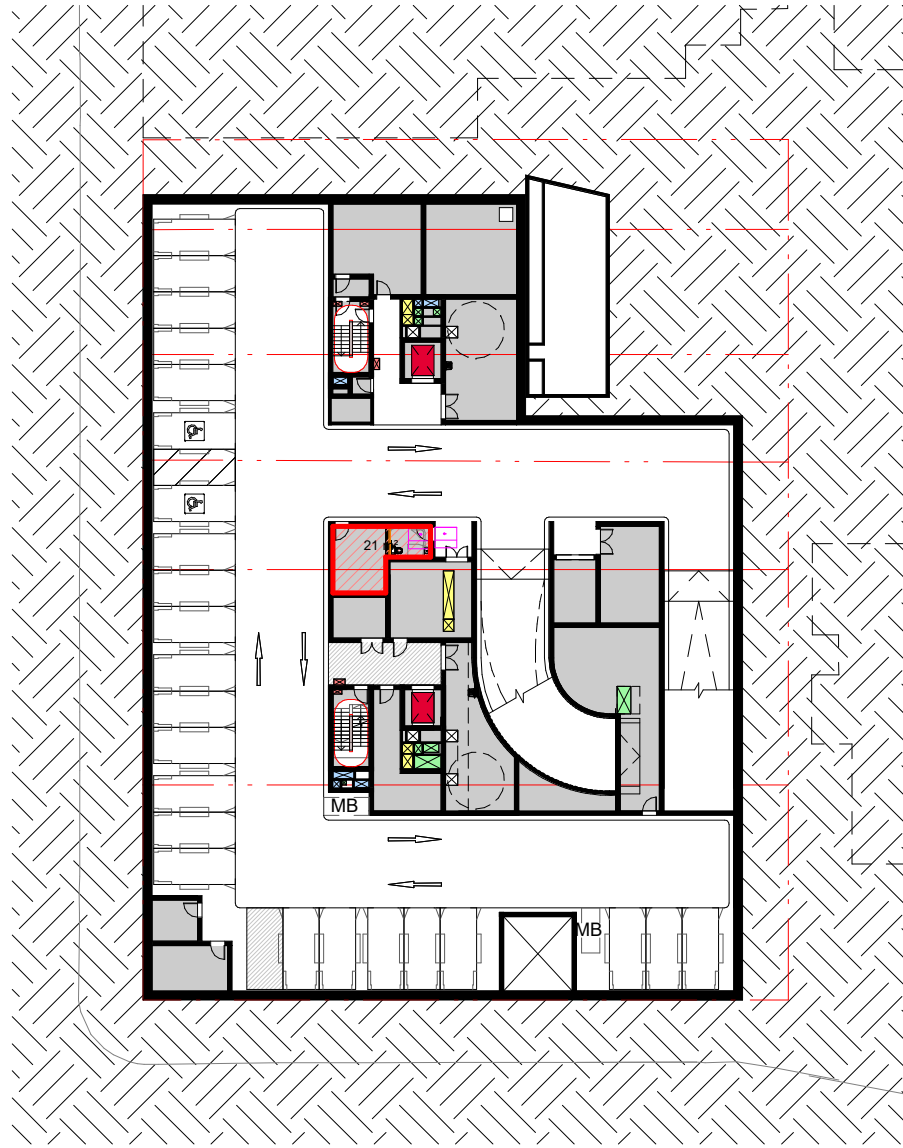
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DA\_tgordon@batesmart.com.nvt

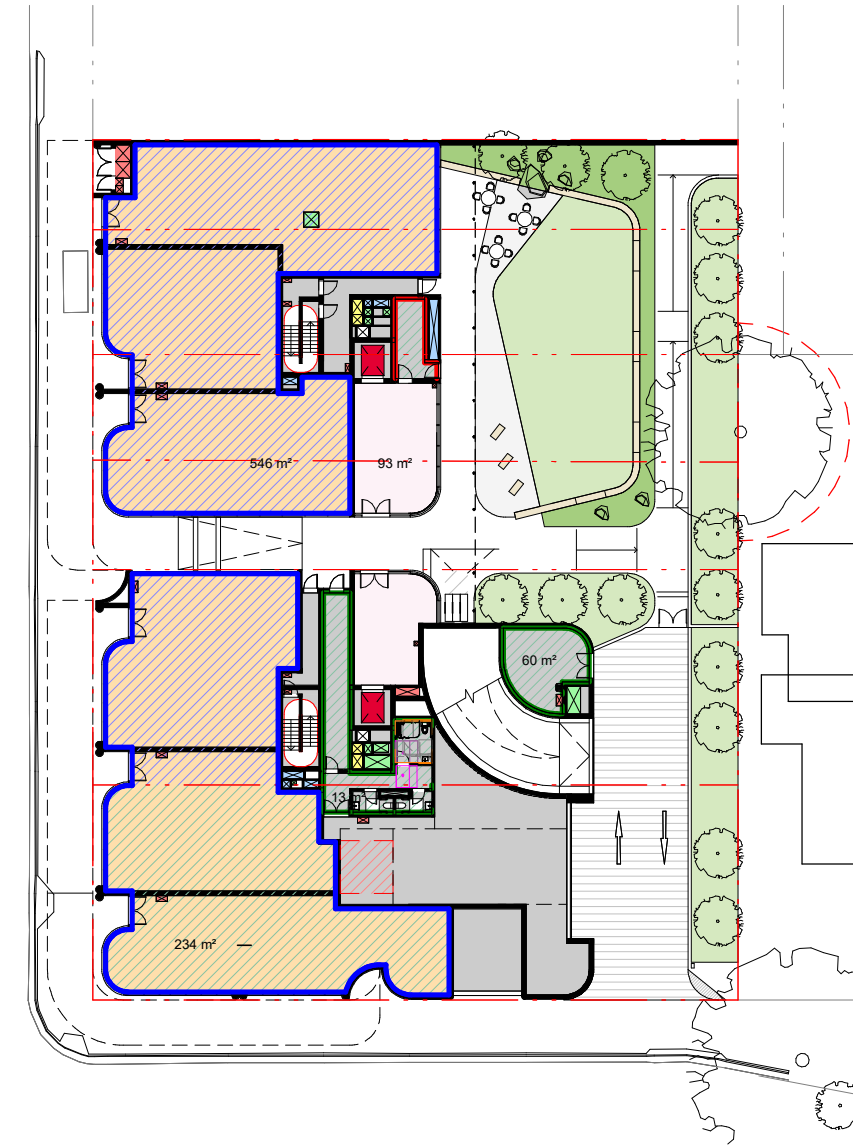


1 GFA Plan - Basement Level 02 Copy 1  
Plan 1 : 500



2 GFA Plan - Basement Level 01\_  
Plan 1 : 500

**Residential GFA:**  
57 Strathallen Ave 0sqm  
59-69 Strathallen Ave 21sqm  
**Total GFA Basement 01 21sqm**

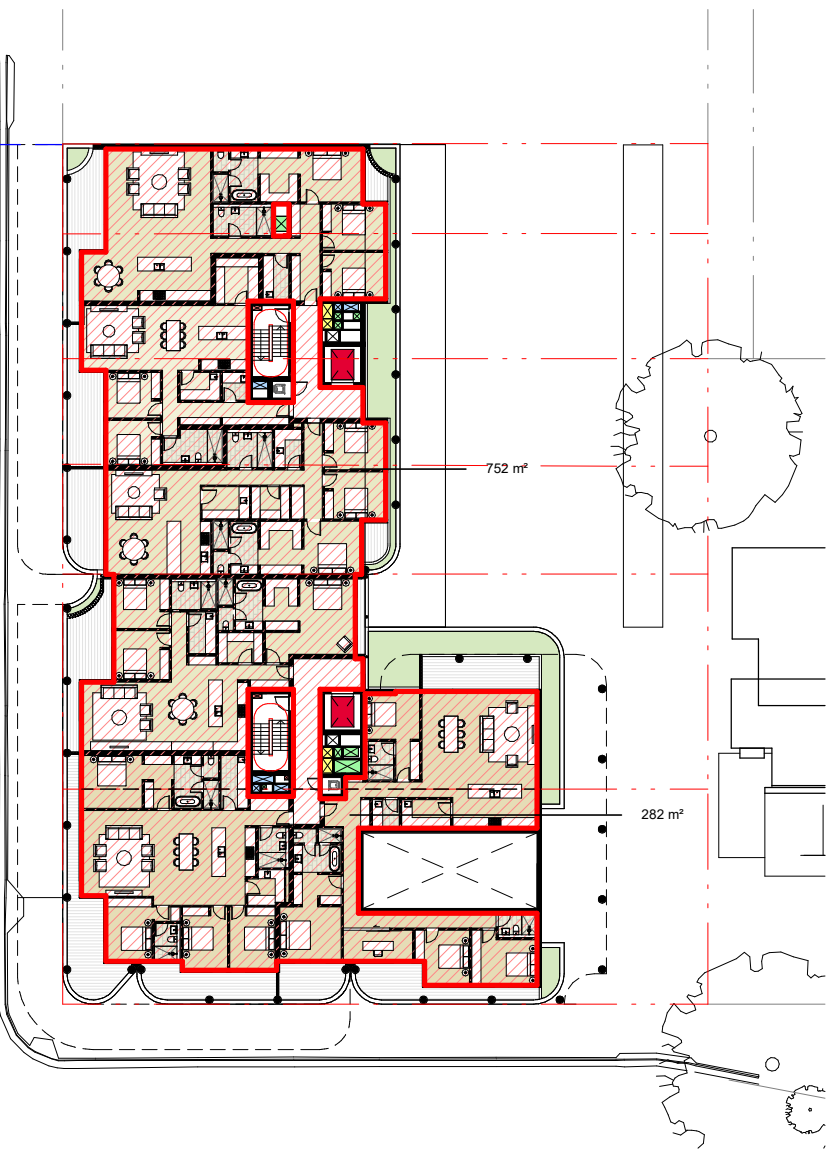


3 GFA Plan - Ground Level\_  
Plan 1 : 500

**Residential GFA:**  
57 Strathallen Ave 0sqm  
59-69 Strathallen Ave 93sqm  
**Total GFA Ground 93sqm**

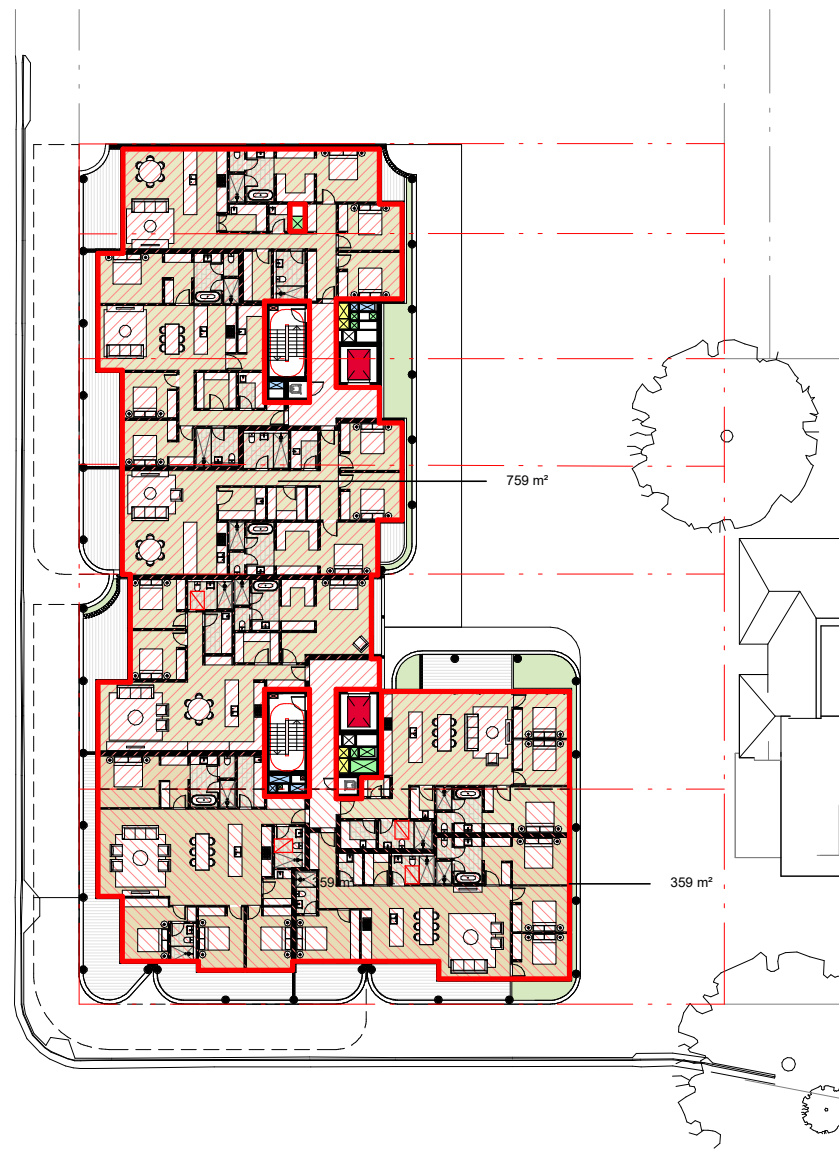
**Retail GFA:**  
57 Strathallen Ave 234sqm  
59-69 Strathallen Ave 546sqm  
**Total GFA Ground 780sqm**

**Retail Amenity GFA:**  
57 Strathallen Ave 13sqm  
59-69 Strathallen Ave 60sqm  
**Total GFA Ground 73sqm**



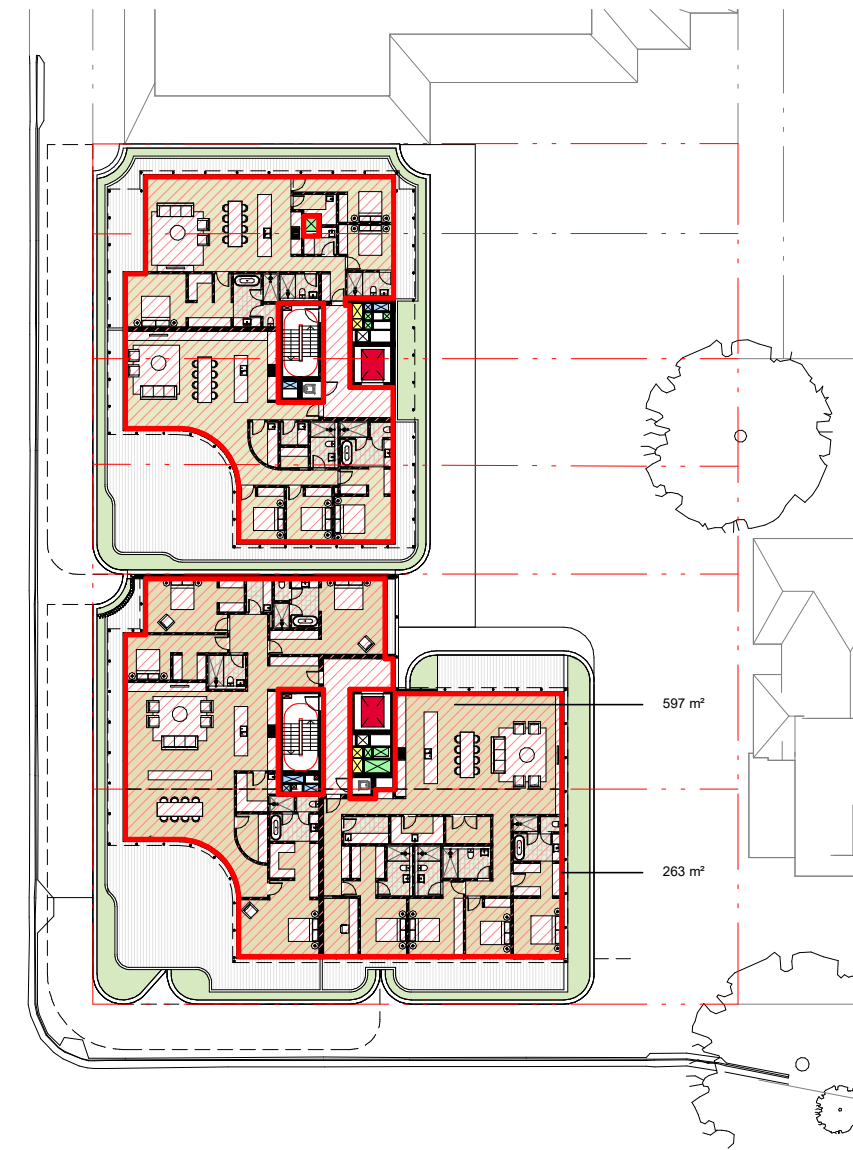
4 GFA Plan - Level 01\_  
Plan 1 : 500

**Residential GFA:**  
57 Strathallen Ave 282sqm  
59-69 Strathallen Ave 752sqm  
**Total GFA Level 01 1034sqm**



5 GFA Plan - Level 02 & 03\_  
Plan 1 : 500

**Residential GFA:**  
57 Strathallen Ave 359sqm  
59-69 Strathallen Ave 759sqm  
**Total GFA Levels 02-03 1118sqm**



6 GFA Plan - Level 04\_  
Plan 1 : 500

**Residential GFA:**  
57 Strathallen Ave 263qm  
59-69 Strathallen Ave 597sqm  
**Total GFA Level 04 860sqm**

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

#### KEY

- GFA (Retail)
- GFA (Residential)
- GFA (Retail Amenity)

#### GFA Calculations (Total)

Level	Area
Basement Level 02	-
Basement Level 01	21sqm
Ground Level	946sqm
Level 01	1034sqm
Level 02	1118sqm
Level 03	1118sqm
Level 04	860sqm
<b>Total GFA</b>	<b>5097sqm</b>

#### GFA Calculation by Site:

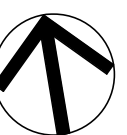
57 Strathallen Ave	1510sqm
59-69 Strathallen Ave	3587sqm
<b>Total GFA</b>	<b>5097sqm</b>

4	20.06.25	Revised plans	TG	TG
3	31.10.24	Council RF1	PB/TG	TG
2	28.06.24	Post Lodgement Amendments	NH	TG
1	13.03.24	Development Application	EYB	TG
Rev	Date	Description	Initial	Checked

## NORTHBRIDGE

### 57-69 Strathallen Ave

#### Area Calculation Plans GFA



Status	DEVELOPMENT APPLICATION		
Scale	As indicated	@ A1	
Drawn	Author	Checked	Checker
Project No.	S12751		
Plot Date	20/06/2025 1:20:19 PM		
BIM	C:\Users\GOA\Documents\NORTHBRIDGE_BS_ARCH_F0203_REVISD DA_tgordon@batesmart.com.nvt		
Drawing no.	A22.001		Revision
			4

**Melbourne** 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email mel@batesmart.com.au  
http://www.batesmart.com.au

**Sydney** 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
T 02 8354 5100 F 02 8354 5199  
email syd@batesmart.com.au  
http://www.batesmart.com.au

**Bates Smart Architects Pty Ltd** ABN 68 094 740 986  
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /  
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

Development Application

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