EDEN STREET, ARNCLIFFE

DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION

DEVELOPMENT SUMMARY

Building	GFA(m²) Retail	GFA(m²) Residential	NSA(m²) Residential	Apartments studio	1Bed	2Bed	3Bed	Total	ADG Solar	C-Vent	0 Hrs Sun	% sun	% cross	Building Height
Site Wide Retail	3353													
A Market		17411			46	68	72	186	132	50 / 79	34	71.0%	63.3%	20 Floors (Plus Lower and Upper Ground)
B Market		17503			73	98	31	202	146	62 / 85	12	72.3%	72.9%	21 Floors (Plus Lower and Upper Ground)
C SOCIAL		11999		9	100	63	8	180	126	58 / 80	26	70.0%	72.5%	18 floors (Plus Upper Ground)
D Market		14247			104	33	39	176	123	62 / 80	36	70.0%	77.5%	20 floors (Plus Upper Ground)
Total:	**3353**	**61160**	**0**	**9**	**323**	**262**	**150**	**744**	**527**	232 / 324	**108**			
	64513		**0**	**1.2%**	**43.4%**	**35.2%**	**20.2%**		**71%**	**72%**	**14.5%**			
FSR	**4.80 :1**													

Site Area: 13440.3 m2

SITE AREA
13,440 m²

DEEP SOIL REQ
7% OF THE SITE AREA = 941 m²

TOTAL PARKING PROVIDED

PARKING SCHEDULE	
LEVEL	**CARPARK**
BASEMENT 3	255
BASEMENT 2	257
BASEMENT 1	216
LG CARPARK	85
TOTAL: 813	

ACCESSIBLE
CAR PARK
26
26
27
4
TOTAL: 83

MOTORCYCLE
RESI : 62
RETAIL : 5

BICYCLE
RESI : 372
RETAIL : 8
RETAIL STAFF: 14
CHILDCARE : 4



LOCATION PLAN NOT TO SCALE

DA - DRAWING LIST		
SHEET NUMBER	**SHEEET NAME**	**CURRENT REVISION**
DA 0000	DRAWINGS LIST AND LOCATION PLAN	C
DA 0001	DEMOLITION PLAN	A
DA 0002	BASIX COMMITMENTS	B
DA 1100	SITE PLAN	A
DA 1101	SITE ANALYSIS	A
DA 2001	BASEMENT LEVEL 3	D
DA 2002	BASEMENT LEVEL 2	D
DA 2003	BASEMENT LEVEL 1	D
DA 2004	LOWER GROUND LEVEL	D
DA 2005	UPPER GROUND LEVEL	D
DA 2006	LEVEL 1	D
DA 2007	LEVEL 2	D
DA 2008	LEVEL 3	C
DA 2009	LEVEL 4	C
DA 2010	LEVEL 5	C
DA 2011	LEVEL 6	C
DA 2012	LEVEL 7	C
DA 2013	LEVEL 8-12	C
DA 2018	LEVEL 13-15	C
DA 2021	LEVEL 16-17	C
DA 2023	LEVEL 18	C
DA 2024	LEVEL 19	C
DA 2025	LEVEL 20	C
DA 2026	LEVEL 21	C
DA 2027	LEVEL 22 / ROOF	C
DA 2028	ROOF PLAN / SITE PLAN	C
DA 2101	TOWER A - GROUND	C
DA 2102	TOWER A - LEVEL 1	C
DA 2103	TOWER A - LEVEL 2	C
DA 2104	TOWER A - LEVEL 3	C
DA 2105	TOWER A - LEVEL 4	C
DA 2106	TOWER A - LEVEL 5	C
DA 2107	TOWER A - LEVEL 6	C
DA 2108	TOWER A - LEVEL 7	C
DA 2109	TOWER A - LEVEL 8	C
DA 2110	TOWER A - LEVEL 9	C
DA 2111	TOWER A - LEVEL 10	C
DA 2112	TOWER A - LEVEL 11	C
DA 2113	TOWER A - LEVEL 12	C
DA 2114	TOWER A - LEVEL 13	C
DA 2115	TOWER A - LEVEL 14	C
DA 2116	TOWER A - LEVEL 15	C
DA 2117	TOWER A - LEVEL 16	C
DA 2118	TOWER A - LEVEL 17	C
DA 2119	TOWER A - LEVEL 18	C
DA 2120	TOWER A - LEVEL 19	C
DA 2121	TOWER A - LEVEL 20	C
DA 2122	TOWER A - ROOF	C
DA 2123	TOWER A - ROOF GARDEN	C
DA 2201	TOWER B - GROUND	D
DA 2202	TOWER B - LEVEL 1	C
DA 2203	TOWER B - LEVEL 2	C
DA 2204	TOWER B - LEVEL 3	C
DA 2205	TOWER B - LEVEL 4	C
DA 2206	TOWER B - LEVEL 5	C
DA 2207	TOWER B - LEVEL 6	C
DA 2208	TOWER B - LEVEL 7	C
DA 2209	TOWER B - LEVEL 8	C
DA 2210	TOWER B - LEVEL 9	C
DA 2211	TOWER B - LEVEL 10	C
DA 2212	TOWER B - LEVEL 11	C
DA 2213	TOWER B - LEVEL 12	C
DA 2214	TOWER B - LEVEL 13	C
DA 2215	TOWER B - LEVEL 14	C
DA 2216	TOWER B - LEVEL 15	C
DA 2217	TOWER B - LEVEL 16	C
DA 2218	TOWER B - LEVEL 17	C
DA 2219	TOWER B - LEVEL 18	C
DA 2220	TOWER B - LEVEL 19	C
DA 2221	TOWER B - LEVEL 20	C
DA 2222	TOWER B - LEVEL 21	C
DA 2223	TOWER B - ROOF	C
DA 2224	TOWER B - ROOF GARDEN	C
DA 2300	TOWER C - GROUND	C
DA 2301	TOWER C - LEVEL 1	D
DA 2302	TOWER C - LEVEL 2	C
DA 2303	TOWER C - LEVEL 3	C
DA 2304	TOWER C - LEVEL 4	C
DA 2305	TOWER C - LEVEL 5	C
DA 2306	TOWER C - LEVEL 6	C
DA 2307	TOWER C - LEVEL 7	D
DA 2308	TOWER C - LEVEL 8	D
DA 2309	TOWER C - LEVEL 9	D
DA 2310	TOWER C - LEVEL 10	D
DA 2311	TOWER C - LEVEL 11	D
DA 2312	TOWER C - LEVEL 12	D
DA 2313	TOWER C - LEVEL 13	D
DA 2314	TOWER C - LEVEL 14	D
DA 2315	TOWER C - LEVEL 15	D
DA 2316	TOWER C - LEVEL 16	D
DA 2317	TOWER C - LEVEL 17	C
DA 2318	TOWER C - LEVEL 18	C
DA 2319	TOWER C - ROOF GARDEN	C

DA - DRAWING LIST		
SHEET NUMBER	**SHEEET NAME**	**CURRENT REVISION**
DA 2320	TOWER C - ROOF	B
DA 2400	TOWER D - GROUND	D
DA 2401	TOWER D - LEVEL 1	C
DA 2402	TOWER D - LEVEL 2	C
DA 2403	TOWER D - LEVEL 3	C
DA 2404	TOWER D - LEVEL 4	C
DA 2405	TOWER D - LEVEL 5	C
DA 2406	TOWER D - LEVEL 6	C
DA 2407	TOWER D - LEVEL 7	C
DA 2408	TOWER D - LEVEL 8	C
DA 2409	TOWER D - LEVEL 9	C
DA 2410	TOWER D - LEVEL 10	C
DA 2411	TOWER D - LEVEL 11	C
DA 2412	TOWER D - LEVEL 12	C
DA 2413	TOWER D - LEVEL 13	C
DA 2414	TOWER D - LEVEL 14	C
DA 2415	TOWER D - LEVEL 15	C
DA 2416	TOWER D - LEVEL 16	C
DA 2417	TOWER D - LEVEL 17	D
DA 2418	TOWER D - LEVEL 18	C
DA 2419	TOWER D - LEVEL 19	C
DA 2420	TOWER D - LEVEL 20	C
DA 2421	TOWER D - ROOF	C
DA 3001	OVERALL - NORTH EAST ELEVATION	D
DA 3002	OVERALL - NORTH WEST ELEVATION	D
DA 3003	OVERALL - SOUTH EAST ELEVATION	D
DA 3004	OVERALL - SOUTH WEST ELEVATION	D
DA 3005	PARK ELEVATION - RENDERED	C
DA 3006	PARK ELEVATION - RENDERED	C
DA 3010	TOWER A - NORTH EAST ELEVATION	C
DA 3011	TOWER A - NORTH WEST ELEVATION	C
DA 3012	TOWER A - SOUTH EAST ELEVATION	C
DA 3013	TOWER A - SOUTH WEST ELEVATION	C
DA 3020	TOWER B - NORTH EAST ELEVATION	C
DA 3021	TOWER B - NORTH WEST ELEVATION	C
DA 3022	TOWER B - SOUTH EAST ELEVATION	C
DA 3023	TOWER B - WEST ELEVATION	C
DA 3030	TOWER C - NORTH EAST ELEVATION	D
DA 3031	TOWER C - NORTH WEST ELEVATION	D
DA 3032	TOWER C - SOUTH EAST ELEVATION	D
DA 3033	TOWER C - SOUTH WEST ELEVATION	D
DA 3040	TOWER D - NORTH EAST ELEVATION	D
DA 3041	TOWER D - NORTH WEST ELEVATION	C
DA 3042	TOWER D - SOUTH EAST ELEVATION	D
DA 3043	TOWER D - SOUTH WEST ELEVATION	C
DA 3050	OVERALL SECTION - 1	B
DA 3051	OVERALL SECTION - 2	B
DA 3100	TOWER A - SECTION	B
DA 3101	TOWER B - SECTION	B
DA 3102	TOWER C - SECTION	B
DA 3103	TOWER D - SECTION	B
DA 3150	EDEN STREET RAMP	B
DA 3151	PRINCES HIGHWAY RAMP	A
DA 4000	UNIT MIX & AREA - TOWER A - 1	B
DA 4001	UNIT MIX & AREA - TOWER A - 2	B
DA 4002	UNIT MIX & AREA - TOWER B - 1	B
DA 4003	UNIT MIX & AREA - TOWER B - 2	B
DA 4004	UNIT MIX & AREA - TOWER C - 1	B
DA 4005	UNIT MIX & AREA - TOWER C - 2	B
DA 4006	UNIT MIX & AREA - TOWER D - 1	B
DA 4007	UNIT MIX & AREA - TOWER D - 2	B
DA 4049	STORAGE DIAGRAM - LOWER GROUND	B
DA 4050	STORAGE DIAGRAM - BASEMENT	B
DA 4051	STORAGE DIAGRAM - TOWER A	B
DA 4052	STORAGE DIAGRAM - TOWER B	B
DA 4053	STORAGE DIAGRAM - TOWER C	B
DA 4054	STORAGE DIAGRAM - TOWER D	B
DA 4100	PRIVATE OPEN SPACE - TOWER A	B
DA 4101	PRIVATE OPEN SPACE - TOWER B	B
DA 4102	PRIVATE OPEN SPACE - TOWER C	B
DA 4103	PRIVATE OPEN SPACE - TOWER D	B
DA 4120	BUILDING SEPARATION - LEVEL 1	B
DA 4121	BUILDING SEPARATION - TYPICAL LOWER	B
DA 4122	BUILDING SEPARATION - LEVEL 6	B
DA 4123	BUILDING SEPARATION - TYPICAL UPPER	B
DA 4150	ADAPTABLE UNIT - 1	C
DA 4151	ADAPTABLE UNIT - 2	C
DA 4152	ADAPTABLE UNIT - 3	C
DA 4153	ADAPTABLE UNIT - 4	C
DA 4154	ADAPTABLE UNIT - 5	C
DA 4155	ADAPTABLE UNIT - 6	C
DA 4156	ADAPTABLE UNIT - 7	C
DA 4157	ADAPTABLE UNIT - 8	C
DA 4200	COMMUNAL OPEN SPACE	B
DA 4201	COMMUNAL OPEN SPACE - SOLAR	B
DA 4202	COMMUNAL OPEN SPACE - SOLAR DCP	A
DA 4203	4000 sqm PARK AREA	B
DA 4204	4000 sqm PARK AREA - SOLAR	B
DA 4300	DEEP SOIL DIAGRAM	B
DA 4350	GFA DIAGRAMS	B
DA 4351	GFA DIAGRAMS	B
DA 4352	GFA DIAGRAMS	B
DA 4353	GFA DIAGRAMS	B

DA - DRAWING LIST		
SHEET NUMBER	**SHEEET NAME**	**CURRENT REVISION**
DA 4400	NATURAL VENTILATION	C
DA 4401	NATURAL VENTILATION	B
DA 4410	NATURAL VENTILATION BUILDING A	B
DA 4411	NATURAL VENTILATION BUILDING A	B
DA 4420	NATURAL VENTILATION BUILDING B	B
DA 4421	NATURAL VENTILATION BUILDING B	B
DA 4430	NATURAL VENTILATION BUILDING C	B
DA 4431	NATURAL VENTILATION BUILDING C	B
DA 4440	NATURAL VENTILATION BUILDING D	B
DA 4441	NATURAL VENTILATION BUILDING D	B
DA 4450	SOLAR COMPLIANCE	B
DA 4451	SOLAR COMPLIANCE	B
DA 4452	SOLAR COMPLIANCE	B
DA 4453	SOLAR COMPLIANCE	B
DA 4460	SOLAR COMPLIANCE TOWER A	B
DA 4461	SOLAR COMPLIANCE TOWER A	B
DA 4462	SOLAR COMPLIANCE TOWER A	B
DA 4463	SOLAR COMPLIANCE TOWER A	B
DA 4470	SOLAR COMPLIANCE TOWER B	B
DA 4471	SOLAR COMPLIANCE TOWER B	B
DA 4472	SOLAR COMPLIANCE TOWER B	B
DA 4473	SOLAR COMPLIANCE TOWER B	B
DA 4480	SOLAR COMPLIANCE TOWER C	B
DA 4481	SOLAR COMPLIANCE TOWER C	B
DA 4482	SOLAR COMPLIANCE TOWER C	B
DA 4483	SOLAR COMPLIANCE TOWER C	B
DA 4490	SOLAR COMPLIANCE TOWER D	B
DA 4491	SOLAR COMPLIANCE TOWER D	B
DA 4492	SOLAR COMPLIANCE TOWER D	B
DA 4493	SOLAR COMPLIANCE TOWER D	B
DA 4500	SUN EYE DIAGRAM - 1	B
DA 4501	SUN EYE DIAGRAM - 2	B
DA 4502	SUN EYE VIEW 10 AM - 1030 AM - ADDITIONAL FLOOR TOWER C	B
DA 4550	PROPOSED SHADOW - 21 JUNE 9AM	B
DA 4551	PROPOSED SHADOW - 21 JUNE 10AM	B
DA 4552	PROPOSED SHADOW - 21 JUNE 11AM	B
DA 4553	PROPOSED SHADOW - 21 JUNE 12PM	B
DA 4554	PROPOSED SHADOW - 21 JUNE 1PM	B
DA 4555	PROPOSED SHADOW - 21 JUNE 2PM	B
DA 4556	PROPOSED SHADOW - 21 JUNE 3PM	B
DA 4557	PROPOSED SHADOW - 21 DEC 9 AM (SUMMER)	B
DA 4558	PROPOSED SHADOW - 21 DEC 10 AM (SUMMER)	B
DA 4559	PROPOSED SHADOW - 21 DEC 11 AM (SUMMER)	B
DA 4560	PROPOSED SHADOW - 21 DEC 12 PM (SUMMER)	B
DA 4561	PROPOSED SHADOW - 21 DEC 1 PM (SUMMER)	B
DA 4562	PROPOSED SHADOW - 21 DEC 2 PM (SUMMER)	B
DA 4563	PROPOSED SHADOW - 21 DEC 3 PM (SUMMER)	B
DA 4564	PROPOSED SHADOW - 21 MARCH 9 AM (EQUINOX)	B
DA 4565	PROPOSED SHADOW - 21 MARCH 10 AM (EQUINOX)	B
DA 4566	PROPOSED SHADOW - 21 MARCH 11 AM (EQUINOX)	B
DA 4567	PROPOSED SHADOW - 21 MARCH 12 PM (EQUINOX)	B
DA 4568	PROPOSED SHADOW - 21 MARCH 1 PM (EQUINOX)	B
DA 4569	PROPOSED SHADOW - 21 MARCH 2 PM (EQUINOX)	B
DA 4570	PROPOSED SHADOW - 21 MARCH 3 PM (EQUINOX)	B
DA 4580	EXISTING SHADOW - 21 JUNE (WINTER)	A
DA 4581	EXISTING SHADOW - 21 DEC (SUMMER)	A
DA 4582	EXISTING SHADOW - 21 MARCH (EQUINOX)	A
DA 4583	EXISTING SHADOW - 21 SEPT (EQUINOX)	A
DA 4600	MATERIALS	B
DA 4650	CGI - 1	B
DA 4651	CGI - 2	B
DA 4652	CGI - 3	B
DA 4653	CGI - 4	B
DA 4654	CGI - 5	B
GRAND TOTAL: 250		

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
DRAWINGS LIST AND LOCATION PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

8/12/2020 9:32:06 AM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

08/20/20

Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 0000	C

DB DB DB **DCDB BOUNDARIES**



1 DEMOLITION PLAN
1 : 500

North Point

DA SUBMISSION

28/05/2021 10:03:32 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, AO, AF
			03/04/21

Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 0001	A

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
DEMOLITION PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

BASIX INFORMATION

BASIX Water Item	Proposed Specifications (42/40 for C +53/40 for A,B,D)
Rainwater Tanks – 6 total	4 x 22.7 kL (one per building) + 2 x 22.7 kL for public park
Rainwater Tank collection	C = 376 m2 + (A = 100, B = 313, D = 575) + communal tanks
Rainwater Tank use	Rainwater for irrigation + car wash bay
Stormwater Tank	None
Fire Sprinklers	Basement + all Buildings
Fire Sprinkler Test Water (2 systems)	All test water reused closed loops (Building + basement testing)
Showers	≤ 6 L/min (4 star)
Toilets	≥ 4 star
Kitchen Taps	≥ 5 star
Bathroom Taps	≥ 6 star
On demand hot recirculation	No
Clothes washers	A,B,D – 4.5 stars but C - Not supplied
Dishwashers	A,B,D – 4.5 stars but C - Not supplied
Planting and lawn – total	4,842 m2 = 3,592 + 1,250 respectively (incl ground, roofs)
Planting and lawn – C	235 m2 + 0 m2 (including ground, roof, etc)
Planting and lawn -A,B,D	4,607 m2 = 3,357 + 1,250 (including ground, roof, etc)
Planting – low water species	≥75% of plants (not lawn) locally indig. or 1-drop species
Blackwater/Greywater reuse	None
Pools and Spas	None

BASIX Energy Item	Proposed Specifications (35/25 for C +31/25 for A,B,D)
Heating for Units	A,B,D = 1 phase, EER >3.5, but C - Not supplied
Cooling for Units	A,B,D = 1 phase, EER >3.0, but C - Not supplied
AC zoning (day or night)	Yes – so only bedroom or living can be used, not both together
Bathroom Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Kitchen Exhaust	Fan to façade/roof - manual switch
Lighting for Apartments – all rooms	LEDs ≥80% fittings in all unit rooms (dedicated)
Vented fridge-spaces	No (needs ≥ 1 side or top totally open)
Cooking	Induction cooktop & electric oven
Fridges	Not supplied
Clothes washers	A,B,D – 4.0 stars but C - Not supplied
Dishwashers	A,B,D – 3.5 stars but C - Not supplied
Dryers	A,B,D – 2.5 stars but C - Not supplied
Lifts	VVVF gearless traction
BMS – Building Management Syst.	Yes
PFC – Power Factor Correction	Yes
PV Solar Power	157.5 kW (40kW for C and 117.5kW for A, B, D).
Clothes lines private	None except C has retractable clothes lines (on balcony/internal)
Common washing	None
Common dryers	None
Hot Water	Central gas-fired boiler
Hot Water Piping insulation	R1.0 to ringmains and supply risers
Car Park Ventilation	Mech supply/exhaust - with VSD fans and CO monitors
Loading Dock Ventilation	Mech supply/exhaust - with VSD fans and CO monitors
Hall/Lobby Ventilation	Mech supply – time clock or BMS
Plant Room Ventilation	Mech supply - continuous
Substation Room Ventilation	Mech supply - continuous
Storage Room Ventilation	Mech supply - continuous
Switch Room Ventilation	Mech supply – continuous (with thermo-sensors)
Fan Room Ventilation	No mech supply
Mail Room Ventilation	No mech supply
Garbage rooms Ventilation	Mech exhaust - continuous
Lift lights	LEDs (connected to call-button)
Car Park Lights	LEDs, motion sensor + zoning
Basement Lights	LEDs, motion sensor + zoning
Lobbies Lights	LEDs, daylight sensor + zoning
Corridors Lights	LEDs, motion sensor + zoning
Mail room Lights	LEDs, motion sensor + zoning
Switch rooms Lights	LEDs, manual on/off switch
Garbage Rooms Lights	LEDs, motion sensor
Plant rooms Lights	LEDs, motion sensor
Fan rooms Lights	LEDs, motion sensor
Storage room Lights	LEDs, motion sensor



Thermal Comfort Item	Specifications Proposed - 7.2* NatHERS ave. for A,B,C,D
External Walls 1	FC/metal walls with R2.5 added
External Walls 2	Brick walls with R2.5 added
External Walls 3	Concrete walls with R2.5 added
Unit Walls next to halls/lobbies	Plasterboard (or concrete) + acoustic insulation
Party walls	Plasterboard + acoustic insulation
Walls next to lifts	Concrete ≥150mm and plasterboard
Walls next to stairs	Concrete ≥150mm and plasterboard
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors	Concrete slab with basement below
External Floor Insulation over Basement	R2 subfloors for units over basement
External Floor Insulation over cantilever	R2 subfloors for units over open air
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard
Roofs - below terraces	Concrete roof + R3.5 under and plasterboard
Roofs - below balcony	Concrete roof + R2.5 under and plasterboard
Roof Colour	Medium colour
Windows (inner skin on balconies/WGs)	Aluminium frames and double glazed, tinted
Windows - U-value	≤ 3.6 awning/bifold, ≤ 3.0 fixed/sliders
Windows – SHGC	0.23 ± 5% awning/bifold, 0.26 ± 5% fixed/sliders
Windows- all on façade edges	Aluminium frames and double glazed, tinted
Windows - U-value	≤ 3.6 awning/bifold, ≤ 3.0 fixed/sliders
Windows – SHGC	0.23 ± 5% awning/bifold, 0.26 ± 5% fixed/sliders
Skylights	Aluminium + double glaze tint – U ≤ 3.4, SHGC =0.40±5%
Window Shading	Fixed devices, eaves and overhangs as shown
Window openings	Sliders as per plans, awning as per elevations
Weather Stripping	All external doors and windows
Ceiling fans (up to 1 star summer bonus)	Not for A,B,D but used for Building C (bedrooms and living)
Ceiling Penetrations Lights	LED downlights sealed (generics holes simulated TBC at CC stage)
Ceiling Penetrations Exhaust	Generic penetrations used (TBC at CC stage with RCP drawings)
Wall types - internal	Modelled as above (TBC at CC stage with wall schedules)
Wall types - external	Modelled as above (TBC at CC stage with wall schedules)
Window types and sizes	Modelled as above (TBC at CC stage with window schedules)
Door types and sizes	Modelled as shown (TBC at CC stage with door schedules)

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASIX COMMITMENTS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 6:22:25 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 03/04/21 Drawing Created (by) JK, SM, AR, EC, AF.

Scale	Project No	Drawing No	Issue
	180319	DA 0002	B



1 SITE PLAN
1 : 500

North Point

Amendments

Issue	Description	Date
1	ISSUED FOR CONSULTANTS	11/05/2021
A	ISSUED FOR DA	28/05/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
SITE PLAN

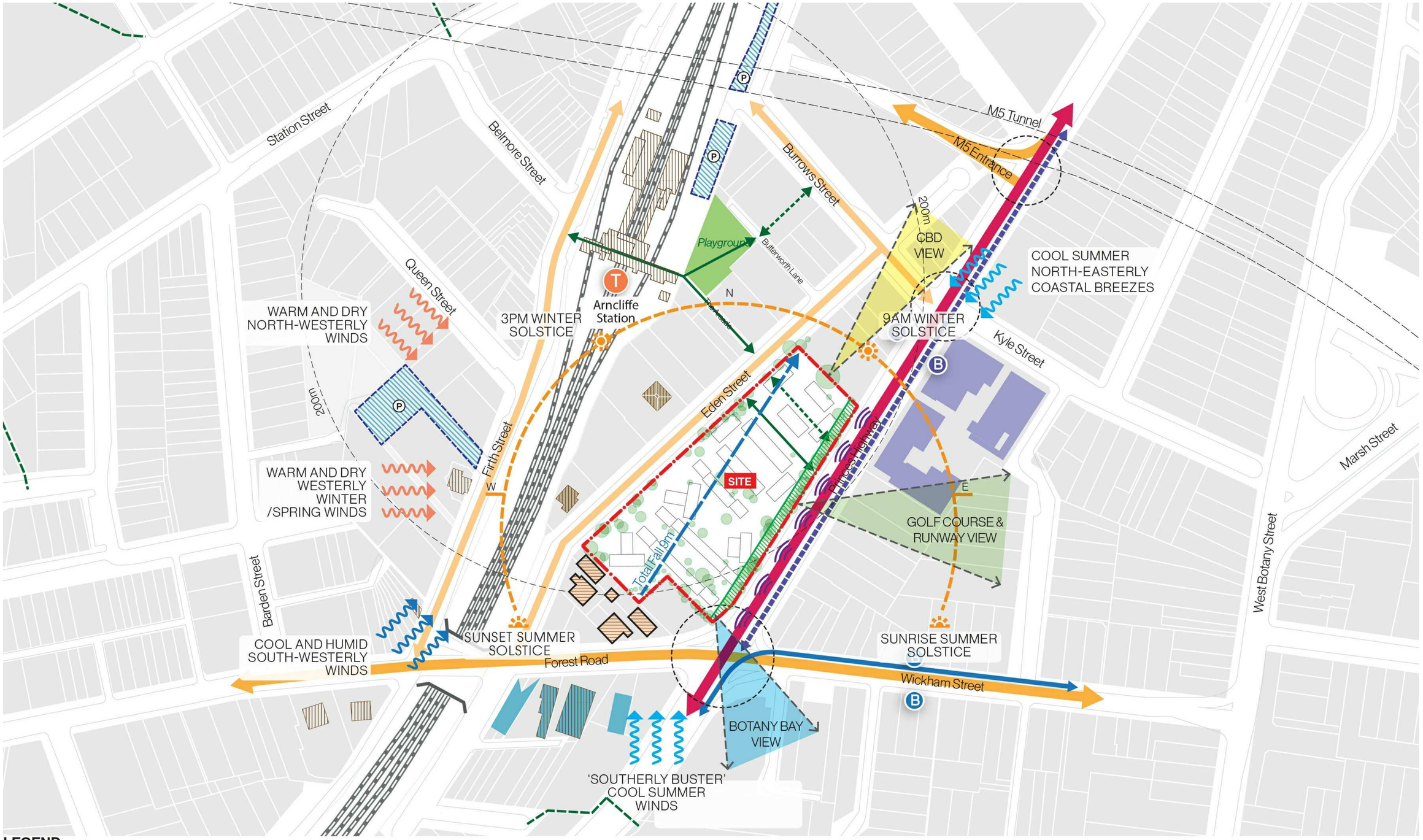
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

22/12/2021 1:41:57 AM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
	14/10/2020		

Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 1100	A



LEGEND

- Site Boundary
- Existing lots
- Park
- Railways/Train Station
- Heritage
- Potential Overshadowing
- Proposed Park (DCP 2011)
- High Rise Development
- Noise source
- Existing Trees
- 6m Landscape Setback (DCP)
- Sun path
- M5 Tunnel
- Highway
- Major Road
- Local Road
- Parking
- Pedestrian Link
- Future Link (DCP 2011)
- Bus stop/route
- Signalised Intersection

Scale 1:3,000 @ A3

0m 20 40 80 160m

DA SUBMISSION

20/12/2021 4:56:26 PM

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
SITE ANALYSIS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
	180319	DA 1101	A



1 BASEMENT 3
1 : 250

SITE AREA
13,440 m²

DEEP SOIL REQ
7% OF THE SITE AREA = 941 m²

TOTAL PARKING PROVIDED

PARKING SCHEDULE	
LEVEL	CARPARK
BASEMENT 3	255
BASEMENT 2	257
BASEMENT 1	216
LG CARPARK	85
TOTAL: 813	(INCL. ACCESSIBLE)

ACCESSIBLE
CAR PARK
26
26
27
4
TOTAL: 83

MOTORCYCLE
RESI : 62
RETAIL : 5

BICYCLE
RESI : 372
RETAIL : 8
RETAIL STAFF: 14
CHILDCARE : 4

KEY
M : MOTERCYCLE
V : VISITOR
W: WASHBAY
: ACCESSIBLE
: EV CHARGE

North Point

Amendments

Issue	Description	Date
5	ISSUED FOR INFORMATION	25/03/2021
6	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
11	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

20/12/2021 2:00:26 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 22/10/2020 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1:250	180319	DA 2001	D



1 BASEMENT 2
1 : 250

KEY

M : MOTERCYCLE
V : VISITOR
W: WASHBAY
: ACCESSIBLE
: EV CHARGE

North Point

DA SUBMISSION

7/02/2022 2:00:47 PM

Amendments

Issue	Description	Date
6	ISSUED FOR INFORMATION	19/03/2021
7	ISSUED FOR GANSW 03	24/03/2021
8	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
9	ISSUED FOR INFORMATION	07/04/2021
10	ISSUED FOR CONSULTANTS	16/04/2021
11	ISSUED TO BASIX	28/04/2021
12	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

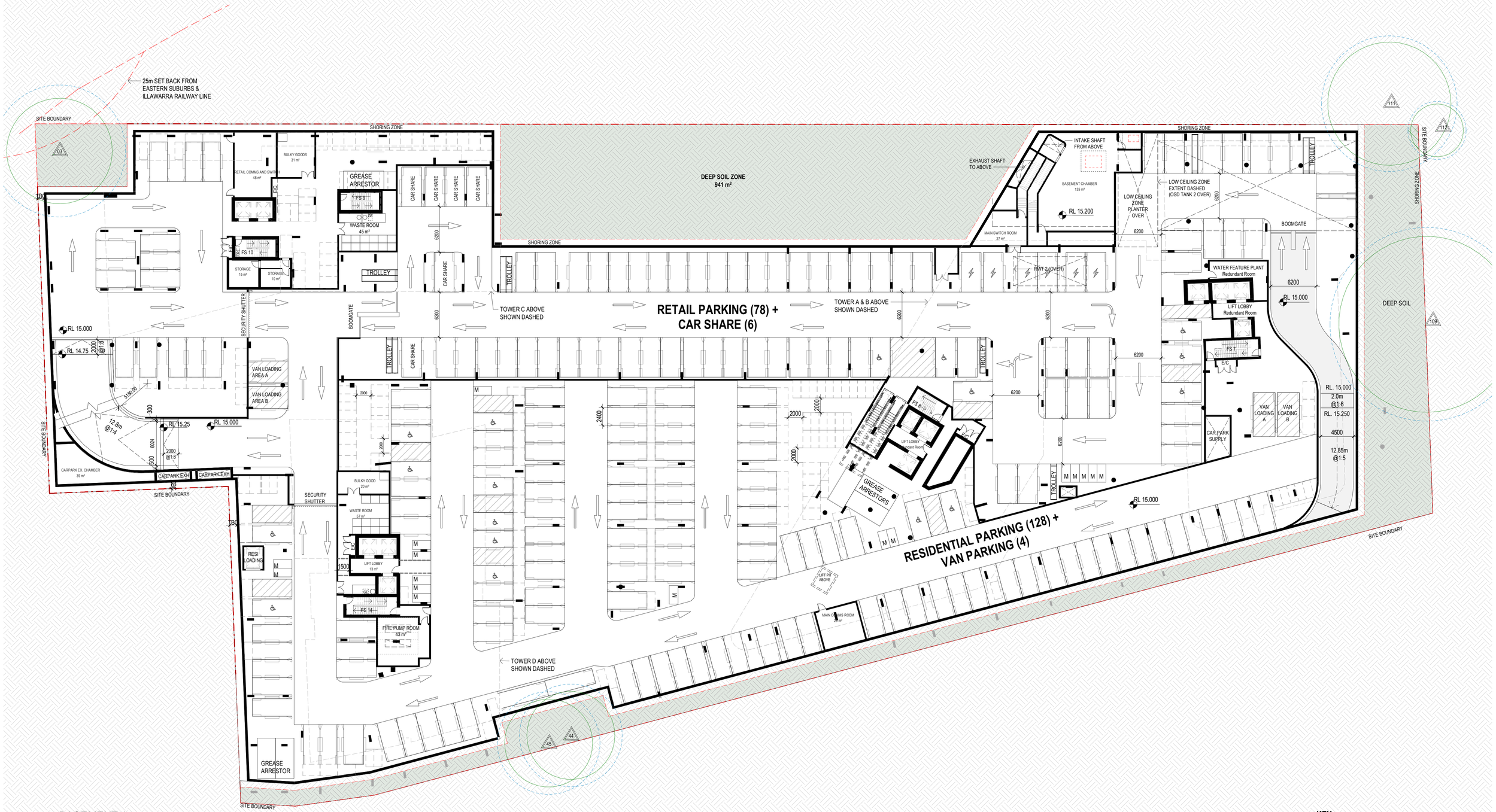
Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2002	D



1 BASEMENT 1
1 : 250

KEY

M : MOTERCYCLE
V : VISITOR
W: WASHBAY
: ACCESSIBLE
: EV CHARGE

North Point

DA SUBMISSION

Amendments

Issue	Description	Date
8	ISSUED FOR INFORMATION	19/03/2021
9	ISSUED FOR GANSW 03	24/03/2021
10	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
11	ISSUED FOR INFORMATION	07/04/2021
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

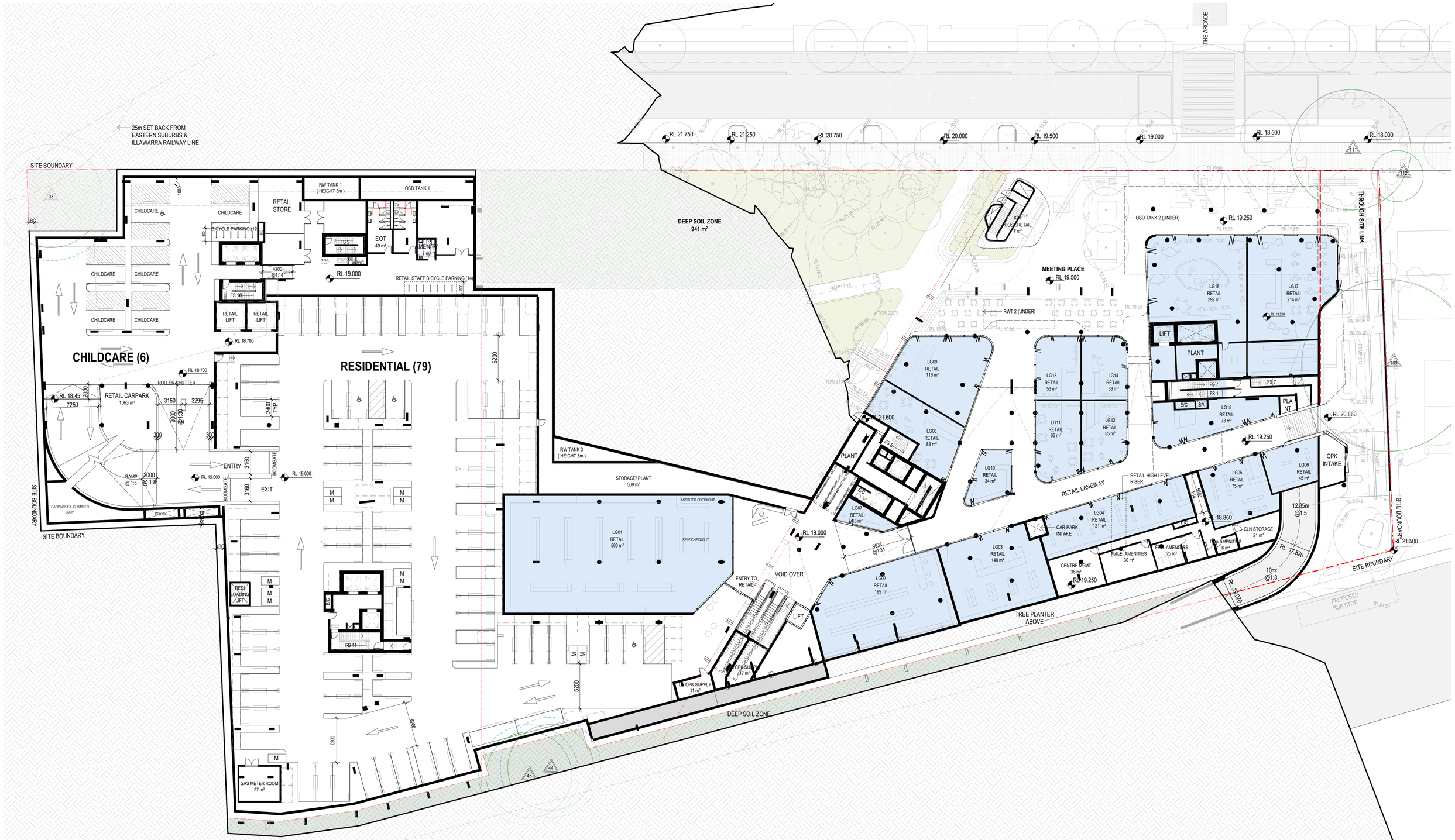
Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 22/10/2020 Drawing Created (by) JK, SM, AR, EC, AF.

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2003	D

2020/22/12 10:10:07 PM



1 LOWER GROUND
1 : 250

North Point

DA SUBMISSION

7/02/2022 2:01:31 PM

Amendments

Issue	Description	Date
10	ISSUED FOR GANSW 03	24/03/2021
11	ISSUED FOR INFORMATION	07/04/2021
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
15	ISSUED FOR INFORMATION	18/05/2021
16	ISSUED FOR INFORMATION	21/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LOWER GROUND LEVEL

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2004	D



1 UPPER GROUND
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/10/2020 2:32:32 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2005	D

Amendments

Issue	Description	Date
8	ISSUED FOR INFORMATION	08/03/2021
9	ISSUED FOR INFORMATION	19/03/2021
10	ISSUED FOR GANSW 03	24/03/2021
11	ISSUED FOR INFORMATION	07/04/2021
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
UPPER GROUND LEVEL

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 LEVEL 1
1 : 250

KEY:

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 3:39:46 PM

Amendments

Issue	Description	Date
~~6~~	ISSUED FOR INFORMATION	01/12/2020
7	ISSUED FOR INFORMATION	08/03/2021
8	ISSUED FOR GANSW 03	24/03/2021
9	ISSUED FOR INFORMATION	07/04/2021
10	ISSUED FOR CONSULTANTS	16/04/2021
11	ISSUED TO BASIX	28/04/2021
12	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

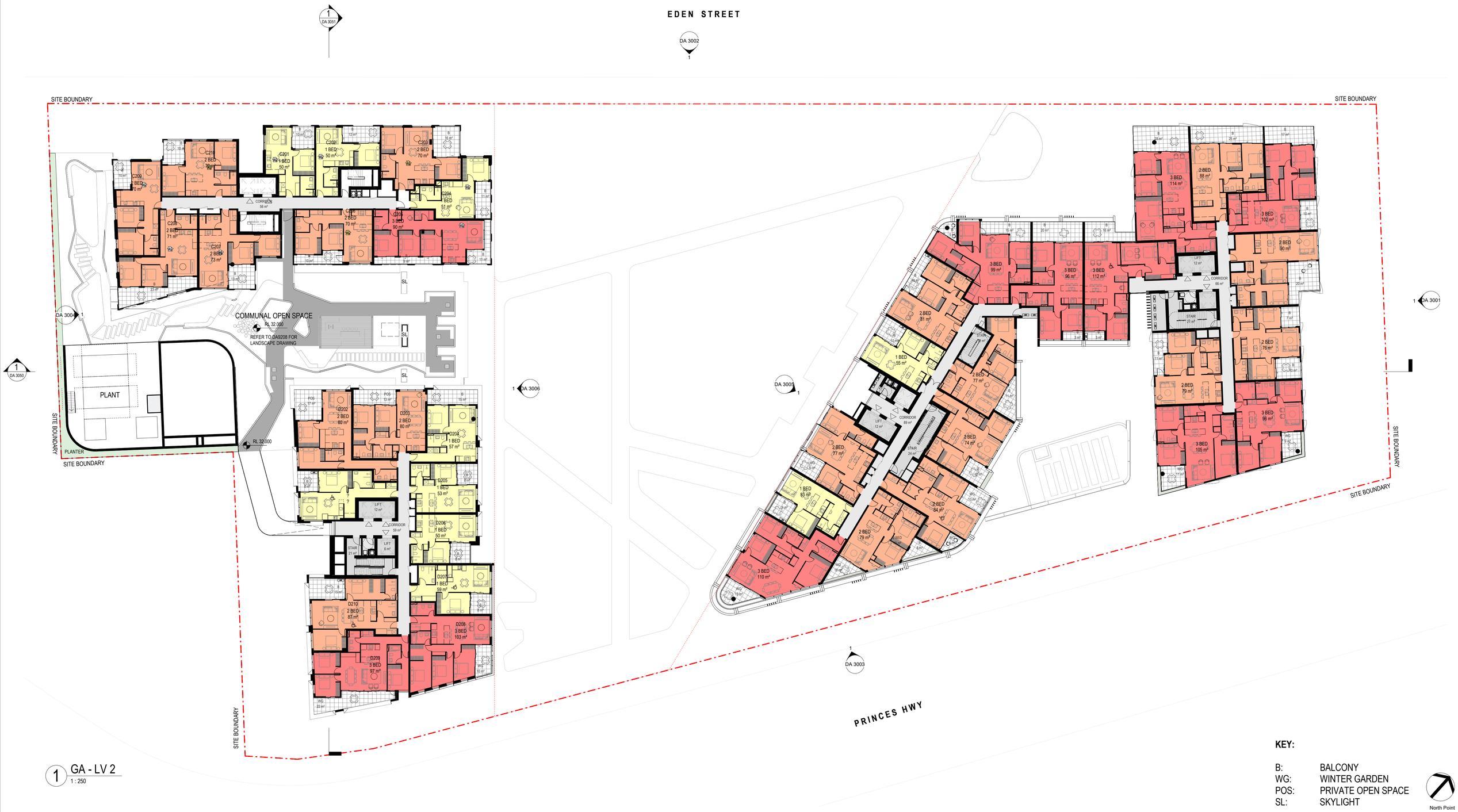
Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2006	D



1 GA - LV 2
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 3:40:40 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	07/04/2021
4	ISSUED FOR CONSULTANTS	16/04/2021
5	ISSUED TO BASIX	28/04/2021
6	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			12/02/20

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2007	D

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

DA 3001

DA 3002

DA 3003

DA 3004

DA 3005

DA 3006

DA 3050

DA 3051

1 LEVEL 3-5
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 3:44:35 PM

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF.
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2008	C

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

DA 3051 1

DA 3002 1

DA 3004 1

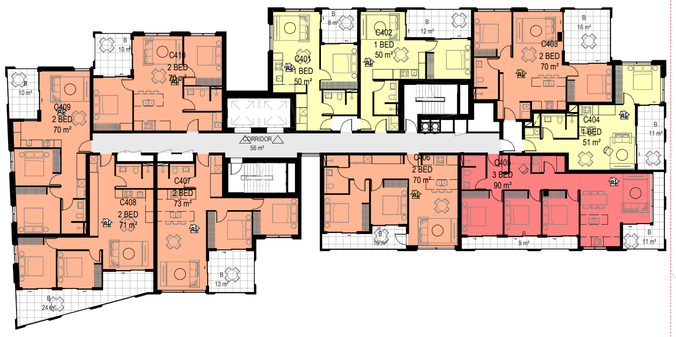
DA 3050 1

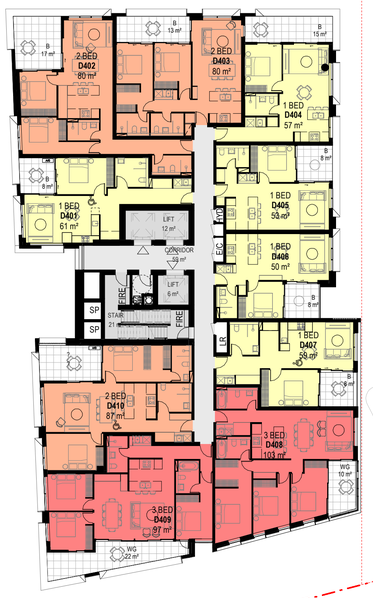
DA 3006 1

DA 3005 1

DA 3001 1

DA 3003 1









1 GA - LV 4
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:05:08 PM

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	08/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
2	ISSUED FOR INFORMATION	07/04/2021
3	ISSUED FOR CONSULTANTS	16/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

LEVEL 4

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			03/08/21

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2009	C



1 GA - LVL 3 - 5
1 : 250

KEY:

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:05:40 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

03/08/21

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2010	C

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	08/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
2	ISSUED FOR INFORMATION	07/04/2021
3	ISSUED FOR CONSULTANTS	16/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

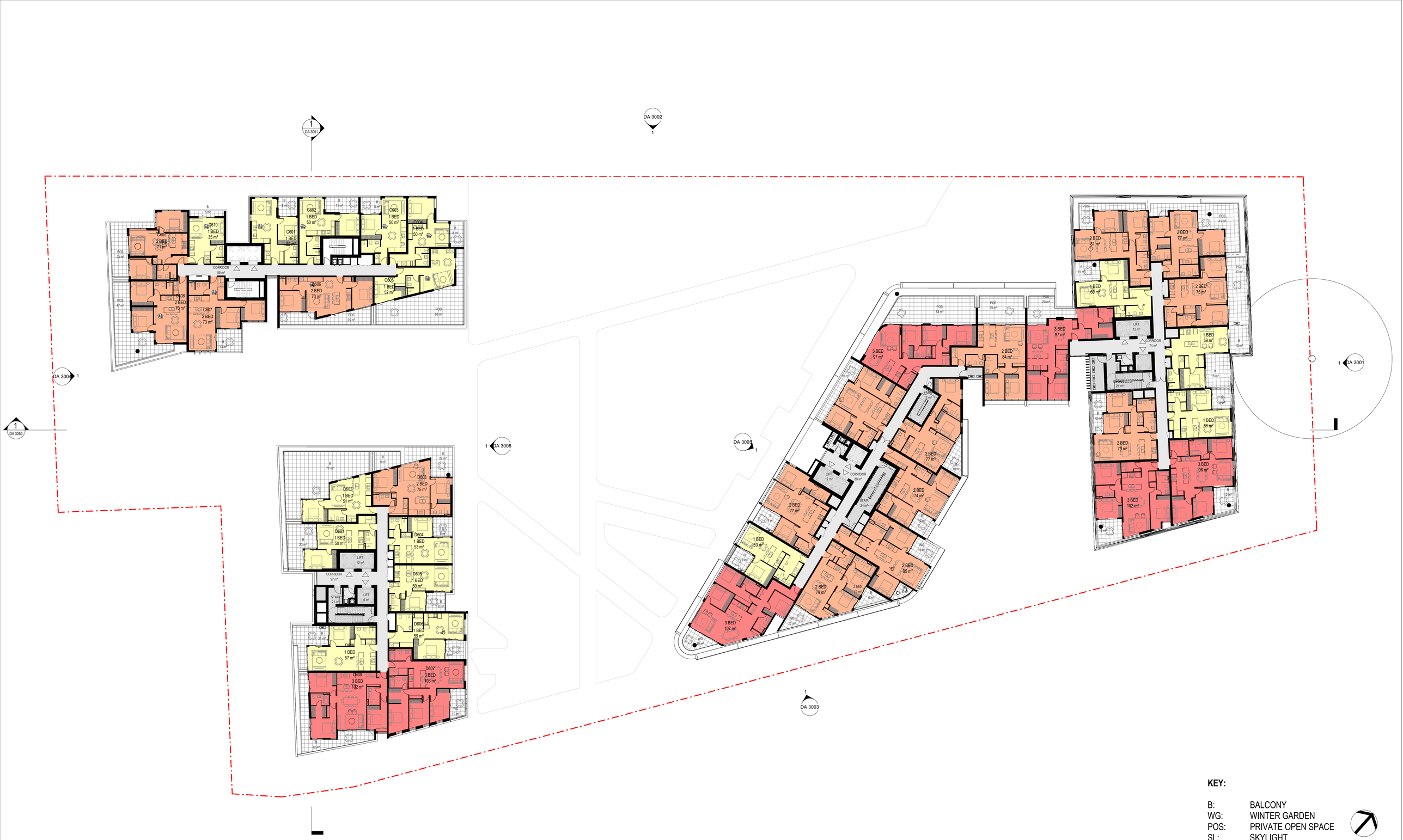
T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 5

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 3:45:39 PM

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

LEVEL 6

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2011	C

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

REFER TO DA3003 FOR LANDSCAPE DRAWING

LEVEL 6

CORRIDOR 55 m²

C701 1 BED 50 m²
C702 1 BED 50 m²
C703 1 BED 50 m²
C704 1 BED 50 m²
C705 1 BED 51 m²
C706 2 BED 70 m²
C707 2 BED 73 m²
C708 2 BED 69 m²
C710 1 BED 35 m²

D701 1 BED 50 m²
D702 1 BED 51 m²
D703 2 BED 75 m²
D704 1 BED 53 m²
D705 1 BED 50 m²
D706 1 BED 59 m²
D707 1 BED 57 m²
D708 3 BED 102 m²
D709 3 BED 103 m²
LIFT 12 m²
CORRIDOR 57 m²
STAIR 21 m²
LIFT 6 m²

1 BED 55 m²
1 BED 51 m²
1 BED 57 m²
1 BED 54 m²
2 BED 78 m²
2 BED 93 m²
2 BED 92 m²
2 BED 79 m²
3 BED 108 m²
POS 48 m²
POS 10 m²
LIFT 5 m²
LIFT 12 m²
CORRIDOR 69 m²
STAIR 24 m²

3 BED 100 m²
2 BED 79 m²
1 BED 53 m²
2 BED 75 m²
1 BED 50 m²
1 BED 56 m²
2 BED 79 m²
3 BED 97 m²
3 BED 104 m²
LIFT 12 m²
LIFT 6 m²
CORRIDOR 69 m²
STAIR 21 m²
WG 10 m²
WG 15 m²

DA 3001 1
DA 3002 1
DA 3003 1
DA 3005 1
DA 3006 1
DA 3050 1
DA 3051 1

1 GA - LV 7
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:06:58 PM

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	08/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
2	ISSUED FOR INFORMATION	07/04/2021
3	ISSUED FOR CONSULTANTS	16/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 7

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			12/08/20

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2012	C

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

DA 3001 1

DA 3002 1

DA 3003 1

DA 3005 1

DA 3006 1

DA 3051 1

DA 3060 1

CORRIDOR 55 m²

C801 1 BED 50 m²

C802 1 BED 50 m²

C803 1 BED 50 m²

C804 1 BED 50 m²

C805 1 BED 50 m²

C806 2 BED 70 m²

C807 2 BED 73 m²

C808 2 BED 69 m²

C809 2 BED 71 m²

C810 1 BED 35 m²

1 BED 56 m²

1 BED 51 m²

2 BED 79 m²

2 BED 92 m²

2 BED 78 m²

3 BED 107 m²

3 BED 100 m²

2 BED 78 m²

2 BED 75 m²

1 BED 53 m²

1 BED 50 m²

1 BED 56 m²

2 BED 79 m²

3 BED 97 m²

3 BED 104 m²

1 BED D801 50 m²

2 BED D802 75 m²

1 BED D803 51 m²

1 BED D804 53 m²

1 BED D805 50 m²

1 BED D806 59 m²

1 BED D809 57 m²

3 BED D807 103 m²

3 BED D808 102 m²

CORRIDOR 54 m²

CORRIDOR 71 m²

CORRIDOR 69 m²

LIFT 12 m²

LIFT 6 m²

STAIR 21 m²

STAIR 24 m²

STAIR 20 m²

SP

SP

FIRE

FIRE

WG 54 m²

WG 10 m²

WG 11 m²

WG 14 m²

1 LEVEL 8-14

1 : 250

KEY:

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT

North Point

DA SUBMISSION

7/10/2022 2:07:33 PM

Amendments

Issue	Description	Date
4	ISSUED FOR INFORMATION	17/11/2020
5	ISSUED FOR INFORMATION	01/12/2020
6	ISSUED FOR INFORMATION	08/03/2021
7	ISSUED FOR GANSW 03	24/03/2021
8	ISSUED FOR INFORMATION	07/04/2021
9	ISSUED FOR CONSULTANTS	16/04/2021
10	ISSUED TO BASIX	28/04/2021
11	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

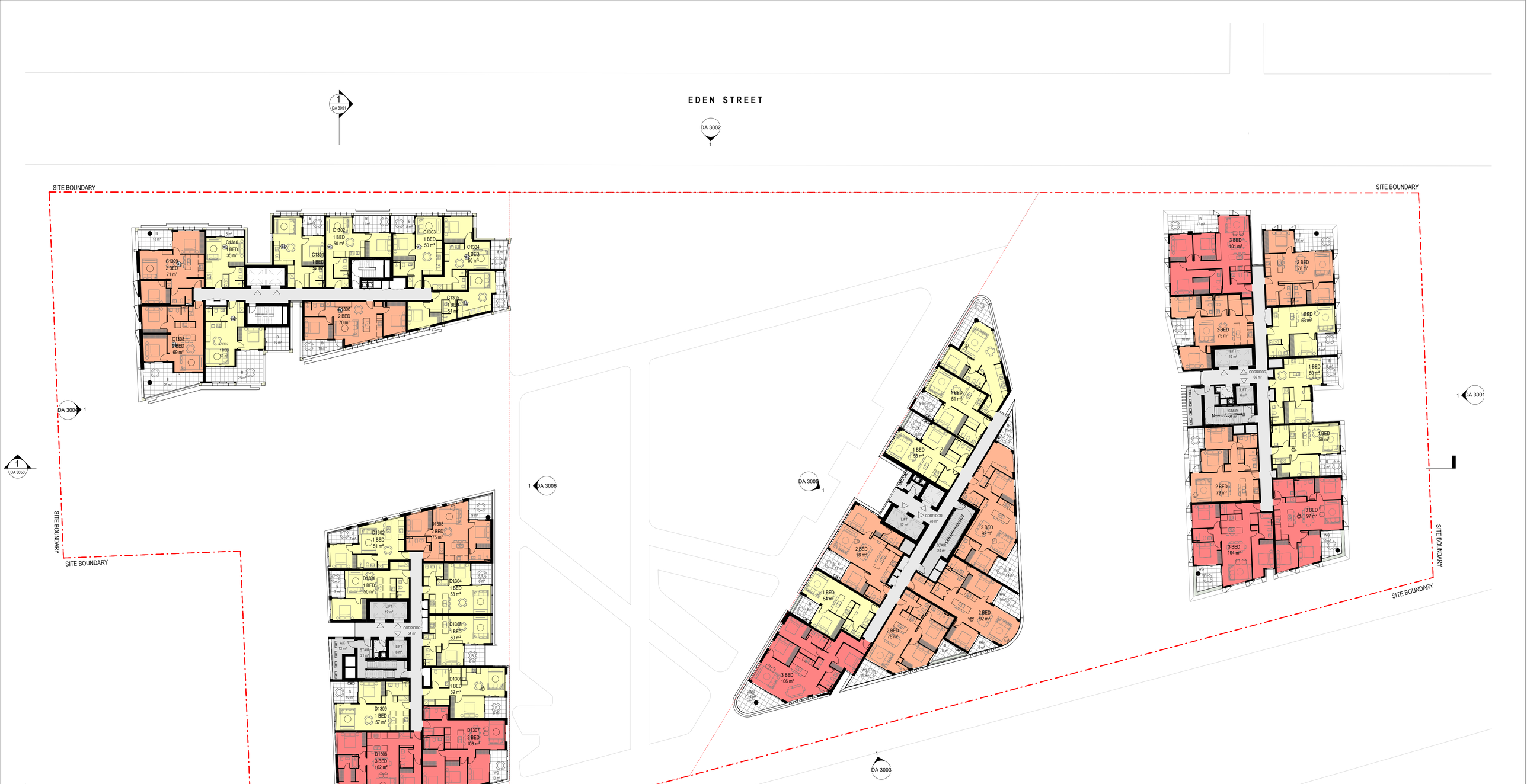
Drawing Title

LEVEL 8-12

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2013	C



1 GA - LV 13-15
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 3:54:48 PM

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	08/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
2	ISSUED FOR INFORMATION	07/04/2021
3	ISSUED FOR CONSULTANTS	16/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 13-15

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	03/08/21
Drawing Created (by)	JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2018	C

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

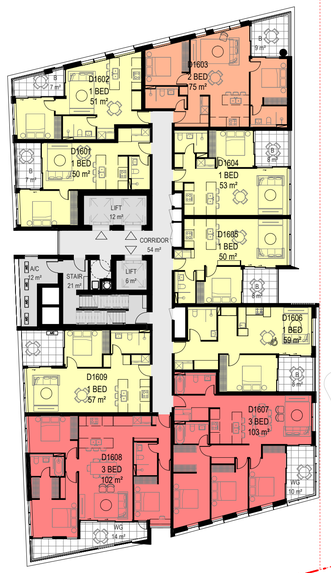
SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY









1 DA 3051

DA 3002 1

DA 3004 1

1 DA 3050

1 DA 3006

DA 3005 1

1 DA 3001

1 DA 3003

1 GA - LV 16-17
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 16-17

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

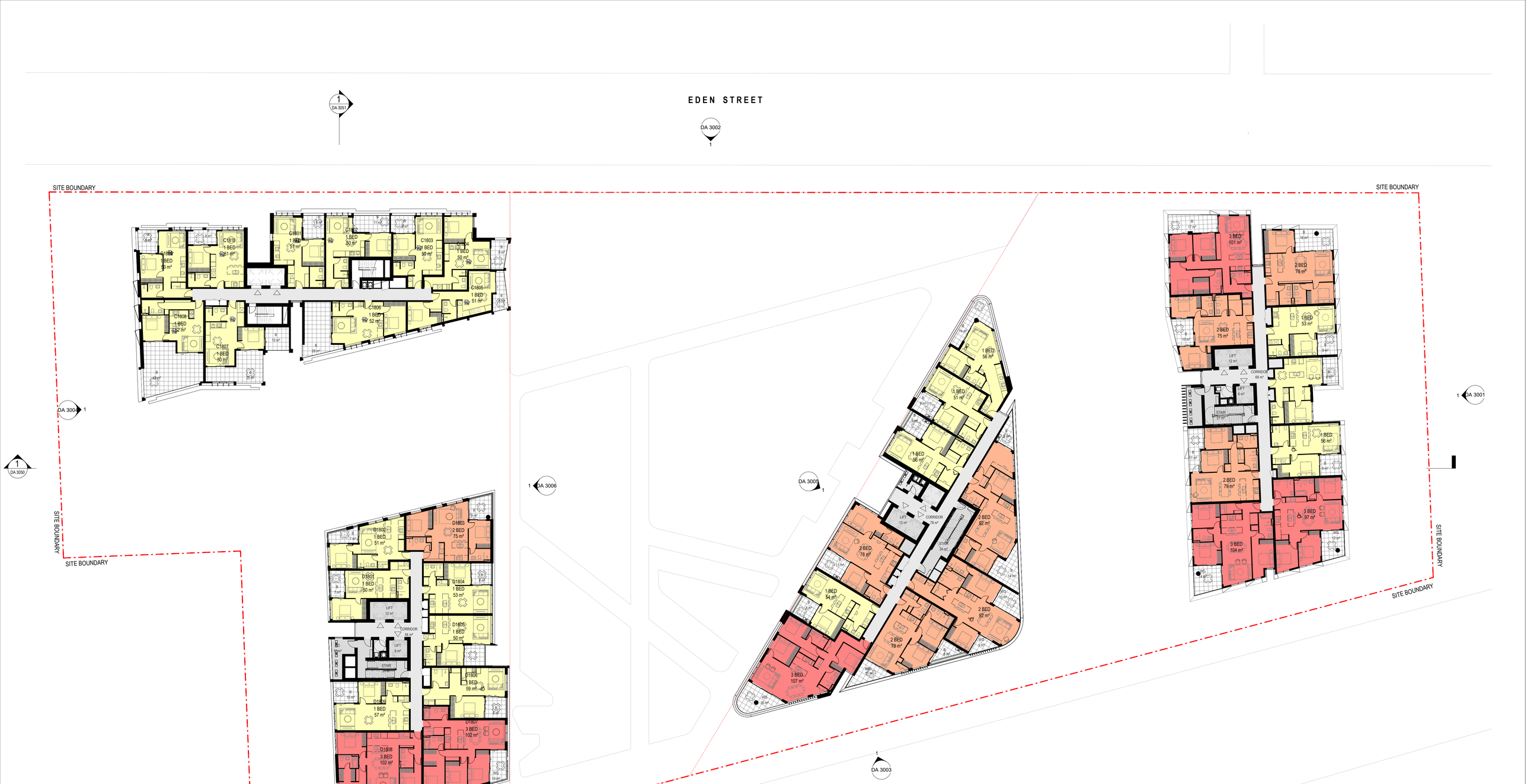
Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 22/10/2020 Drawing Created (by) JK, SM, AR, EC, AF.

20220222 4:01:07 PM

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2021	C



1 GA - LV 18
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 18

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2023	C

7/2020/22 3:49:32 PM

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

REFER TO DA9204 FOR LANDSCAPE DRAWING

3 BED WALK-UP D1902 51 m²
3 BED WALK-UP D1903 55 m²
1 BED D1901 50 m²
2 BED WALK-UP D1904 43 m²
3 BED WALK-UP D1905 64 m²
LIFT 12 m²
CORRIDOR 43 m²
LIFT 6 m²
TOW 86.000

TOWER D - ROOF
COMMUNAL OPEN SPACE
LEVEL 19
RL 85.000
REFER TO DA9205 FOR LANDSCAPE DRAWING

1 BED 56 m²
1 BED 51 m²
1 BED 56 m²
2 BED 92 m²
CORRIDOR 29 m²
LIFT 12 m²
STAIR 24 m²
2 BED 78 m²
1 BED 54 m²
2 BED 92 m²
2 BED 78 m²
3 BED 107 m²

3 BED 101 m²
2 BED 78 m²
2 BED 75 m²
1 BED 55 m²
LIFT 12 m²
1 BED 56 m²
CORRIDOR 69 m²
LIFT 6 m²
STAIR
1 BED 56 m²
2 BED 79 m²
3 BED 97 m²
3 BED 104 m²

DA 3001
DA 3002
DA 3003
DA 3005
DA 3006
DA 3050
DA 3051

1 LEVEL 19
1 : 250

KEY:

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:09:45 PM

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 19

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 22/10/2020 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2024	C

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

DA 3001 1

DA 3002 1

DA 3003 1

DA 3004 1

DA 3005 1

DA 3006 1

DA 3051 1

DA 3050 1

D1902 3 BED WALK-UP 58 m²

D1903 3 BED WALK-UP 62 m²

D1904 2 BED WALK-UP 73 m²

D1905 3 BED WALK-UP 51 m²

S/L

FAN

1 BED 56 m²

1 BED 51 m²

1 BED 54 m²

2 BED 78 m²

2 BED 92 m²

3 BED 107 m²

CORRIDOR 78 m²

LIFT 12 m²

STAIR 24 m²

3 BED 98 m²

2 BED 76 m²

2 BED 75 m²

1 BED 52 m²

1 BED 40 m²

CORRIDOR 63 m²

LIFT 6 m²

STAIR 21 m²

2 BED 79 m²

3 BED 131 m²

3 BED 125 m²

B WG POS SL

1 LEVEL 20
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:10:13 PM

Amendments

Issue	Description	Date
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

LEVEL 20

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2025	C



1 LEVEL 21
1 : 250

KEY:

B:	BALCONY
WG:	WINTER GARDEN
POS:	PRIVATE OPEN SPACE
SL:	SKYLIGHT

North Point

DA SUBMISSION

7/02/2022 2:10:49 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2026	C

Amendments

Issue	Description	Date
~~3~~	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

-

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

LEVEL 21

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

EDEN STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

PRINCES HWY

RL 89.600

RL 89.600

RL 93.050

RL 91.600

RL 91.600

RL 91.600

RL 89.600

RL 91.200

RL 91.200

RL 91.400

RL 91.200

RL 86.000

RL 89.000

RL 85.750

RL 85.790

RL 86.700

REFER TO DA9207 FOR LANDSCAPE DRAWING

RL 93.800

RL 93.800

RL 94.550

RL 94.550

RL 93.800

RL 93.800

RL 90.400

RL 90.400

RL 91.500

RL 91.500

RL 90.650

RL 91.500

RL 90.400

RL 91.100

RL 90.400

DA 3001 1

DA 3002 1

DA 3003 1

DA 3005 1

DA 3006 1

DA 3050 1

DA 3051 1

1 LEVEL 22
1 : 250

North Point

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	01/12/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	07/04/2021
4	ISSUED FOR CONSULTANTS	16/04/2021
5	ISSUED TO BASIX	28/04/2021
6	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 22 / ROOF

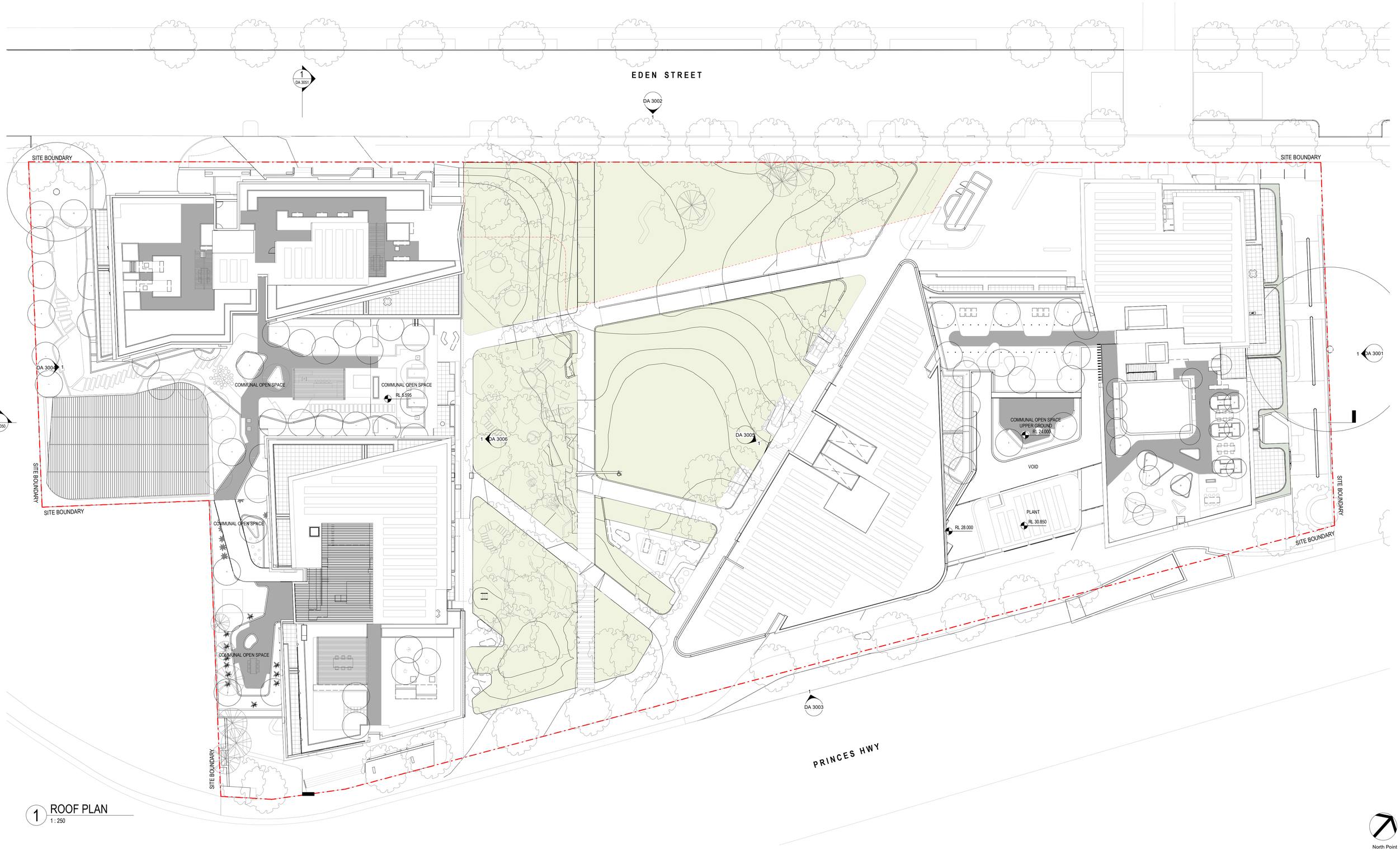
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:11:31 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			11/12/20

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2027	C



1 ROOF PLAN

1 : 250

North Point

Amendments

Issue	Description	Date
2	ISSUED FOR INFORMATION	05/11/2020
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	01/12/2020
5	ISSUED FOR INFORMATION	08/03/2021
6	ISSUED FOR GANSW 03	24/03/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

ROOF PLAN / SITE PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:14:57 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			22/10/2020

Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2028	C



1 TOWER A - GROUND
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - GROUND

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:15:20 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			08/20/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2101	C



1 TOWER A - LEVEL 1

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:15:33 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			08/20/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2102	C



1 TOWER A - LEVEL 2
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	04/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:15:57 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			08/20/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2103	C



1 TOWER A - LEVEL 3
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:16:18 PM

Plotted and checked by	PDS
Verified PDS	Approved LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
	08/20/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2104	C



1 TOWER A - LEVEL 4
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 4

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:16:41 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2105	C



1 TOWER A - LEVEL 5

1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 5

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:16:54 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2106	C



1 TOWER A - LEVEL 6
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 6

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:17:14 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2107	C



1 TOWER A - LEVEL 7
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 7

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:17:43 PM

Plotted and checked by	PDS		
Verified PDS		Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2108	C

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

DA 3010 1

DA 3011 1

1 DA 3100

DA 3012 1

1 DA 3013

2 DA 3100

1 BED **A804** 53 m²
1 BED **A805** 50 m²
1 BED **A806** 56 m²
2 BED **A803** 78 m²
3 BED **A807** 97 m²
3 BED **A802** 100 m²
2 BED **A801** 75 m²
2 BED **A809** 73 m²
3 BED **A808** 104 m²

CORRIDOR 69 m²
RL 49.700
LOBBY RELIEF
ELEC
COMMS
HYD
FIRE SERVICES
STAIR PRESS 1.65 m²
BIN ROOM 4 m²
EX.
A/C 11 m²
WG 12 m²
WG 14 m²

1 TOWER A - LEVEL 8
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 8

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

27/02/2022 12:16:03 PM

Plotted and checked by	PDS		
Verified PDS		Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2109	C



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

1 TOWER A - LEVEL 9
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 9

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:19:22 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2110	C



1 TOWER A - LEVEL 10
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 10

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:19:40 PM

Plotted and checked by	PDS		
Verified PDS		Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2111	C



1 TOWER A - LEVEL 11

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 11

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:18:59 PM

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	
Drawing Created (by)	JK, SM, AR, EC, AF
	09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2112	C


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
EDEN STREET
PRINCES HWY
DA 3010
1
DA 3011
1
DA 3012
1
1
DA 3100
1
DA 3013
2
DA 3100
RL 62.100
LOBBY RELIEF
ELEC
COMMS
HYD
HYD
BIN ROOM
4 m²
A/C
11 m²
1 BED
A1204
53 m²
1 BED
A1205
50 m²
1 BED
A1206
56 m²
2 BED
A1201
75 m²
2 BED
A1203
78 m²
2 BED
A1209
79 m²
3 BED
A1207
97 m²
3 BED
A1208
104 m²
3 BED
A1202
101 m²
B
16 m²
B
8 m²
B
8 m²
B
9 m²
B
17 m²
B
10 m²
B
11 m²
WG
12 m²
WG
14 m²
4188
3017
3700
3700
3706
3107
4150
3000
4050
3853
3384
3254
6854
4146
7266
4011
3524
3626
3059
3113
4515
3049
3152
3050
4000
6200
4000
3200
3250
3200
3055
3474
3667
5469
3062
3461
5700
3000
3000
3000


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
EDEN STREET
PRINCES HWY
DA 3010
1
DA 3011
1
DA 3012
1
1
DA 3100
1
DA 3013
2
DA 3100
RL 65.200
LOBBY RELIEF
ELEC
COMMS
HYD
HYD
BIN ROOM 4 m²
A/C
11 m²
2 BED A1303 78 m²
1 BED A1304 53 m²
1 BED A1305 50 m²
1 BED A1306 56 m²
3 BED A1307 97 m²
2 BED A1302 75 m²
2 BED A1301 75 m²
3 BED A1308 104 m²
2 BED A1309 73 m²
B 16 m²
B 8 m²
B 8 m²
B 9 m²
B 17 m²
B 10 m²
B 11 m²
WG 10 m²
WG 11 m²
4188
3017
3700
3706
3107
4150
3400
4050
3853
3384
3254
6854
4146
3039
3113
4515
3049
7266
4011
3624
3625
3315
4000
6200
4000
3200
3250
3200
3055
3474
3667
5499
3191
3062
3000
3700
3050
3000
3000
3000



1 TOWER A - LEVEL 14
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 14

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:20:00 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2115	C



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

1 TOWER A - LEVEL 15

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 15

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:20:18 PM

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	09/02/20
Drawing Created (by)	JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2116	C



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

1 TOWER A - LEVEL 16

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 16

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:20:41 PM

Plotted and checked by	PDS		
Verified PDS		Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2117	C



1 TOWER A - LEVEL 17
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 17

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:21:01 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2118	C



1 TOWER A - LEVEL 18

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 18

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:21:16 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2119	C



1 TOWER A - LEVEL 19

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 19

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:21:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2120	C



1 TOWER A - LEVEL 20
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 20

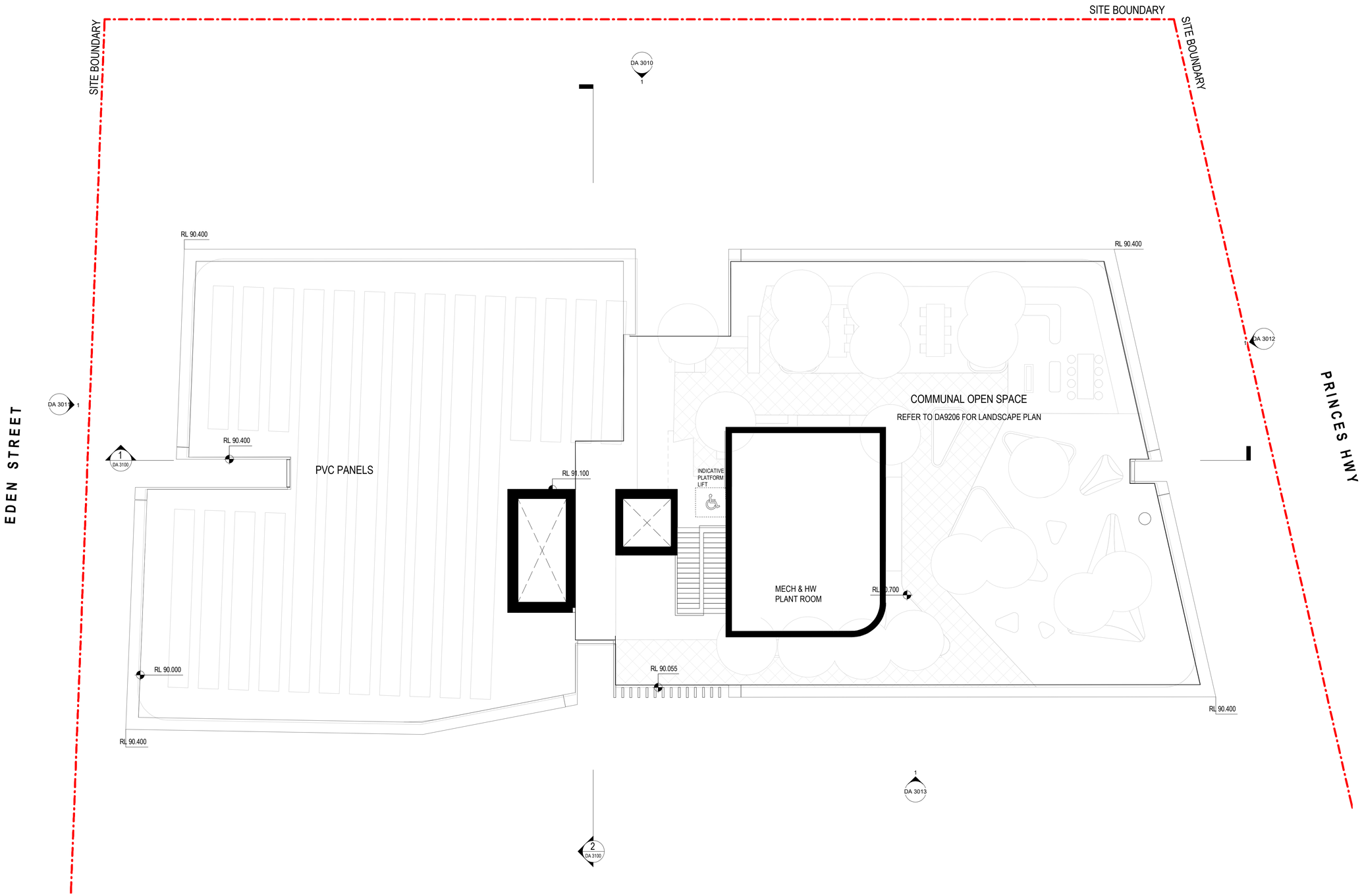
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2121	C

7/02/2022 2:21:54 PM



1 TOWER A - ROOF
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - ROOF

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:22:08 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			03/03/21

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2122	C

DRAWING NOT IN USE

Amendments

Issue	Description	Date
4	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - ROOF GARDEN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:22:16 PM

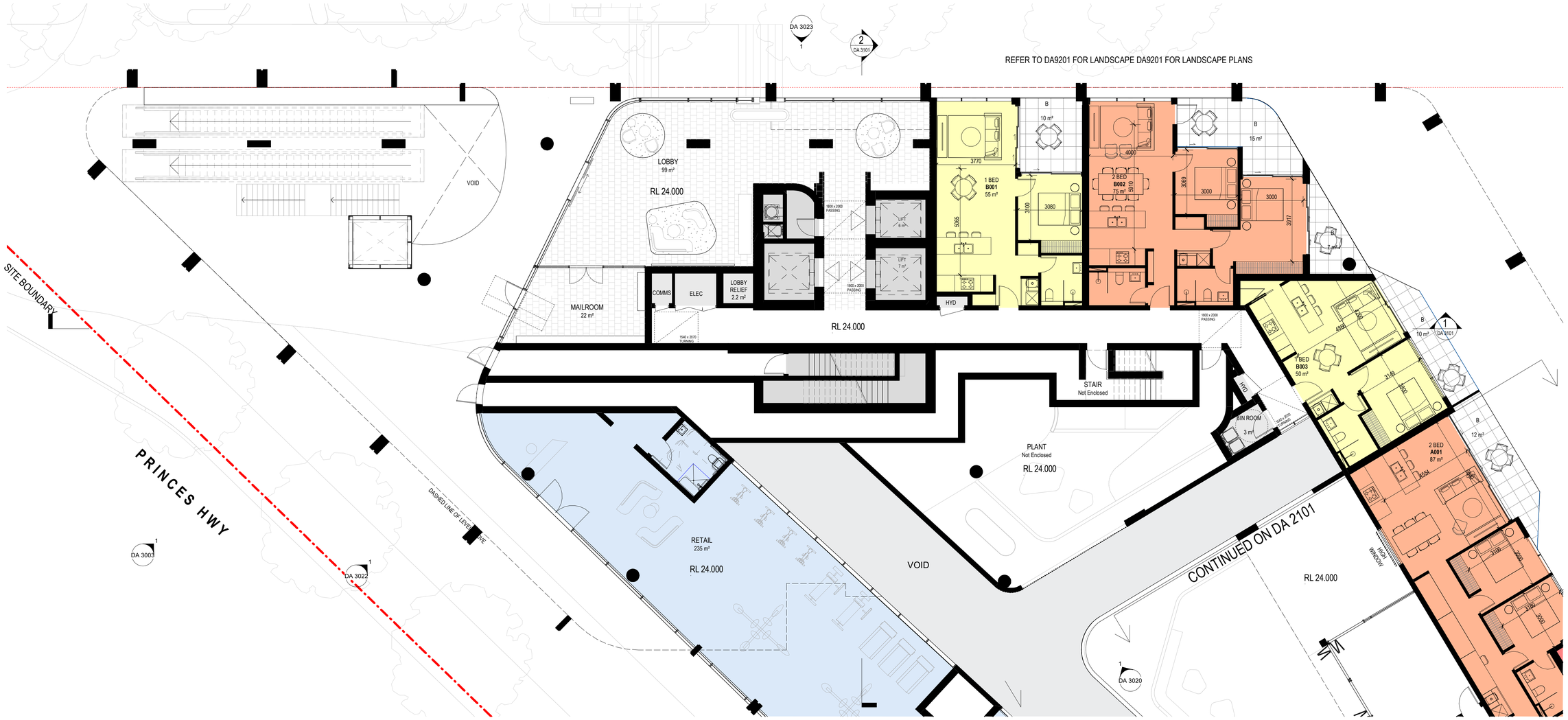
Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
	180319	DA 2123	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - GROUND
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - GROUND

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2201	D

7/02/2022 2:23:24 PM



1 TOWER B - LEVEL 1
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

07/02/2022 2:22:55 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2202	C



1 TOWER B - LEVEL 2
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	25/03/2021
3	ISSUED FOR INFORMATION	31/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:23:16 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2203	C



1 TOWER B - LEVEL 3
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:23:27 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2204	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 4
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 4

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:23:39 PM

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	09/02/20
Drawing Created (by)	JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2205	C



1 TOWER B - LEVEL 5
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 5

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:23:50 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2206	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 6
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 6

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:24:19 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2207	C



1 TOWER B - LEVEL 7
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR INFORMATION	31/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 7

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:24:19 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2208	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 8
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 8

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:24:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2209	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 9
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 9

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:24:56 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2210	C

KEY:

1 BED / STUDIO
2 BED
3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 10
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 10

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:25:21 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2211	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 11
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 11

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:25:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2212	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 12
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 12

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:25:54 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2213	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B:** BALCONY
- **WG:** WINTER GARDEN
- **POS:** PRIVATE OPEN SPACE
- **SL:** SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 13
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 13

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:26:11 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2214	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 14
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 14

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:26:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2215	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 15
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 15

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:26:53 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2216	C

KEY:

1 BED / STUDIO
2 BED
3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 16
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 16

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:27:17 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2217	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B:** BALCONY
- **WG:** WINTER GARDEN
- **POS:** PRIVATE OPEN SPACE
- **SL:** SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 17
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 17

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:27:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2218	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT


SITE BOUNDARY
PRINCES HWY
DA 3023
2 DA 3101
1 DA 3101
DA 3003
DA 3022
DA 3020
WG 16 m²
3 BED B1807 107 m²
2 BED B1808 84 m²
2 BED B1809 78 m²
1 BED B1801 56 m²
BED B1802 51 m²
1 BED B1803 49 m²
2 BED B1806 78 m²
2 BED B1805 92 m²
2 BED B1804 92 m²
B 8 m²
B 11 m²
B 9 m²
B 14 m²
B 7 m²
B 6 m²
WG 5 m²
WG 10 m²
WG 11 m²
CORRIDOR 78 m²
RL 80.700
LOBBY RELIEF 2.7 m²
1 HYD
COMMS
ELEC
BIN ROOM 9 m²
1800 x 2000 PASSING
1540 x 2070 TURNING
FIRE SERVICES
STAIR PRESS 1.65 m²
STAIR PRESS 1.65 m²
FIRE SERVICES
A/C
4348
6085
3050
3002
3000
3100
3460
3382
3001
3850
4025
4970
4110
3050
3077
3700
4443
3000
3410
4490
3142
4000
7444
3600
3650
3150
6795
820
3071
4000
3050
4098
3000
3000
3000

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



1 TOWER B - LEVEL 19
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 19

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:28:30 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2220	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT



1 TOWER B - LEVEL 20
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 20

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:28:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2221	C

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B**: BALCONY
- **WG**: WINTER GARDEN
- **POS**: PRIVATE OPEN SPACE
- **SL**: SKYLIGHT
- ADAPTABLE UNIT



Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 21

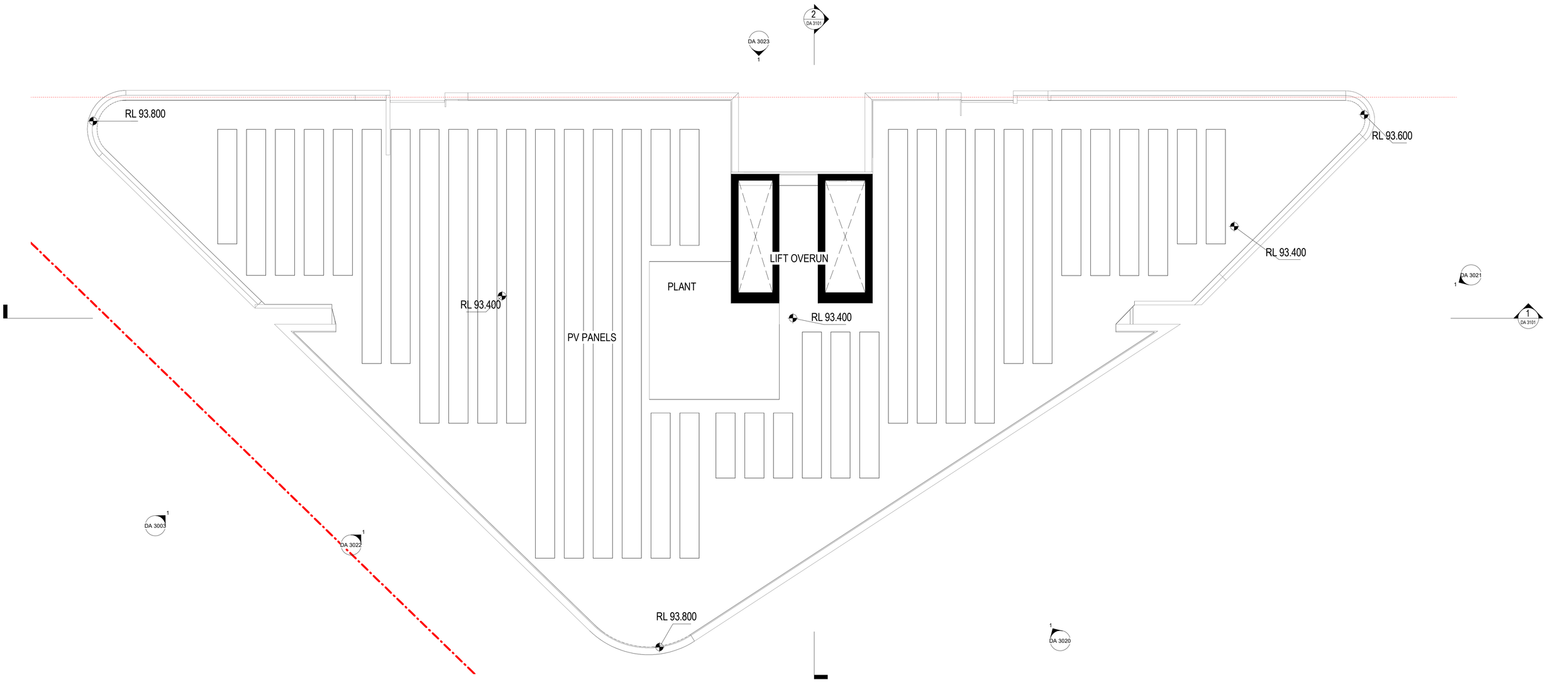
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:28:57 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2222	C



1 TOWER B - ROOF

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER B - ROOF

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:29:18 PM

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	03/08/21
Drawing Created (by)	JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2223	C

DRAWING NOT IN USE

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER B - ROOF GARDEN

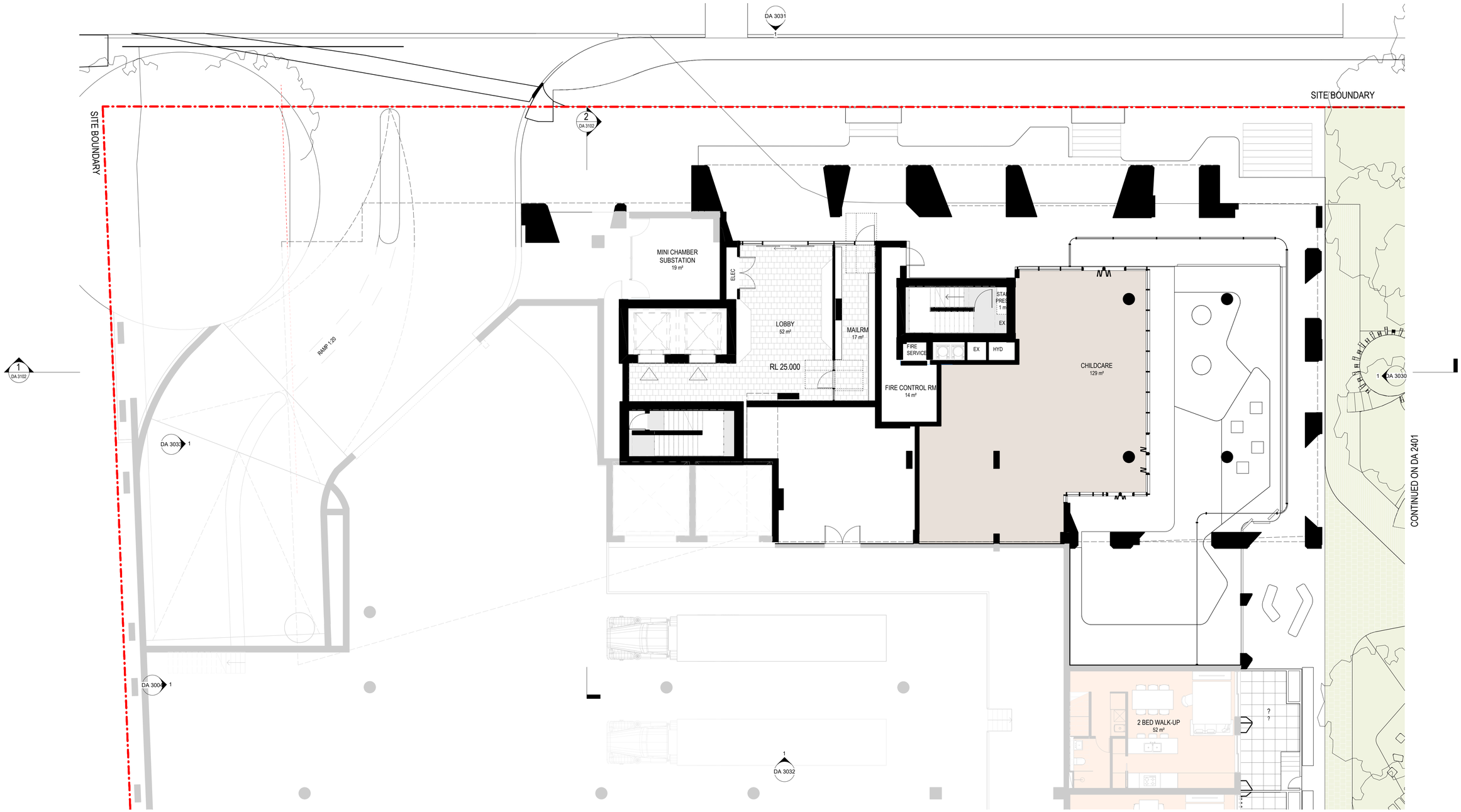
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

7/02/2022 2:29:27 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
	180319	DA 2224	C



1 TOWER C - GROUND
1 : 100

North Point

Amendments		
Issue	Description	Date
4	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	23/03/2021
3	ISSUED FOR INFORMATION	30/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - GROUND

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

3/02/2022 9:18:45 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2300	C



1 TOWER C - LEVEL 1
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 9:13:02 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2301	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 2
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 6:13:52 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF
09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2302	C

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 3
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

3/02/2022 6:14:36 PM

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2303	C



1 TOWER C - LEVEL 4
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 4

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

3/02/2022 6:15:12 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2304	C



1 TOWER C - LEVEL 5

1 : 100

4000 SQM PUBLIC PARK

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 5

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2305	C

3/02/2022 9:39:39 PM



1 TOWER C - LEVEL 6
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2020 6:20:03 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2306	C

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 6

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 7
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 6:19:17 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2307	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 7

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 8
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 6:20:31 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2308	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

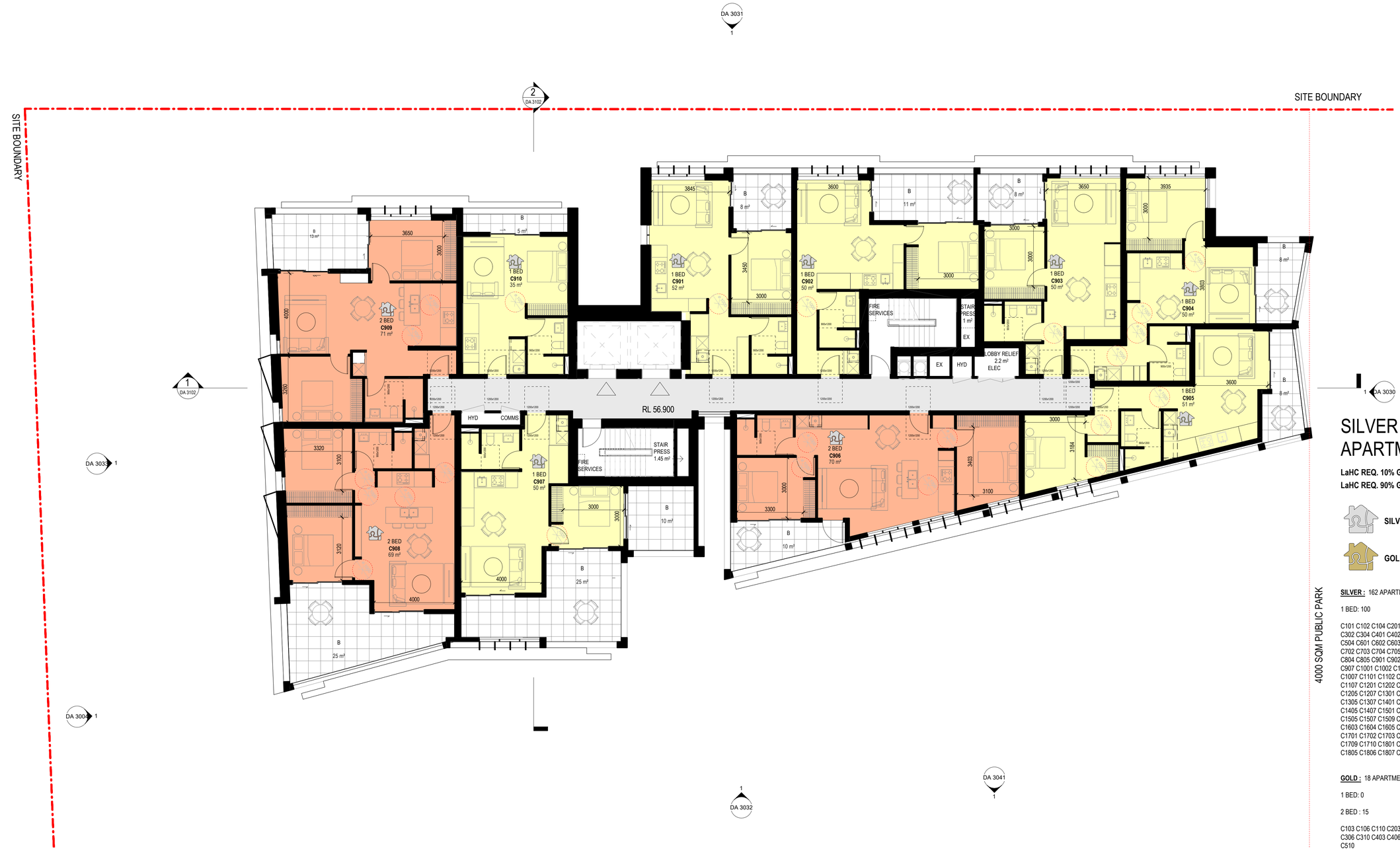
T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 8

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 9

1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2020 2:32:54 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2309	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

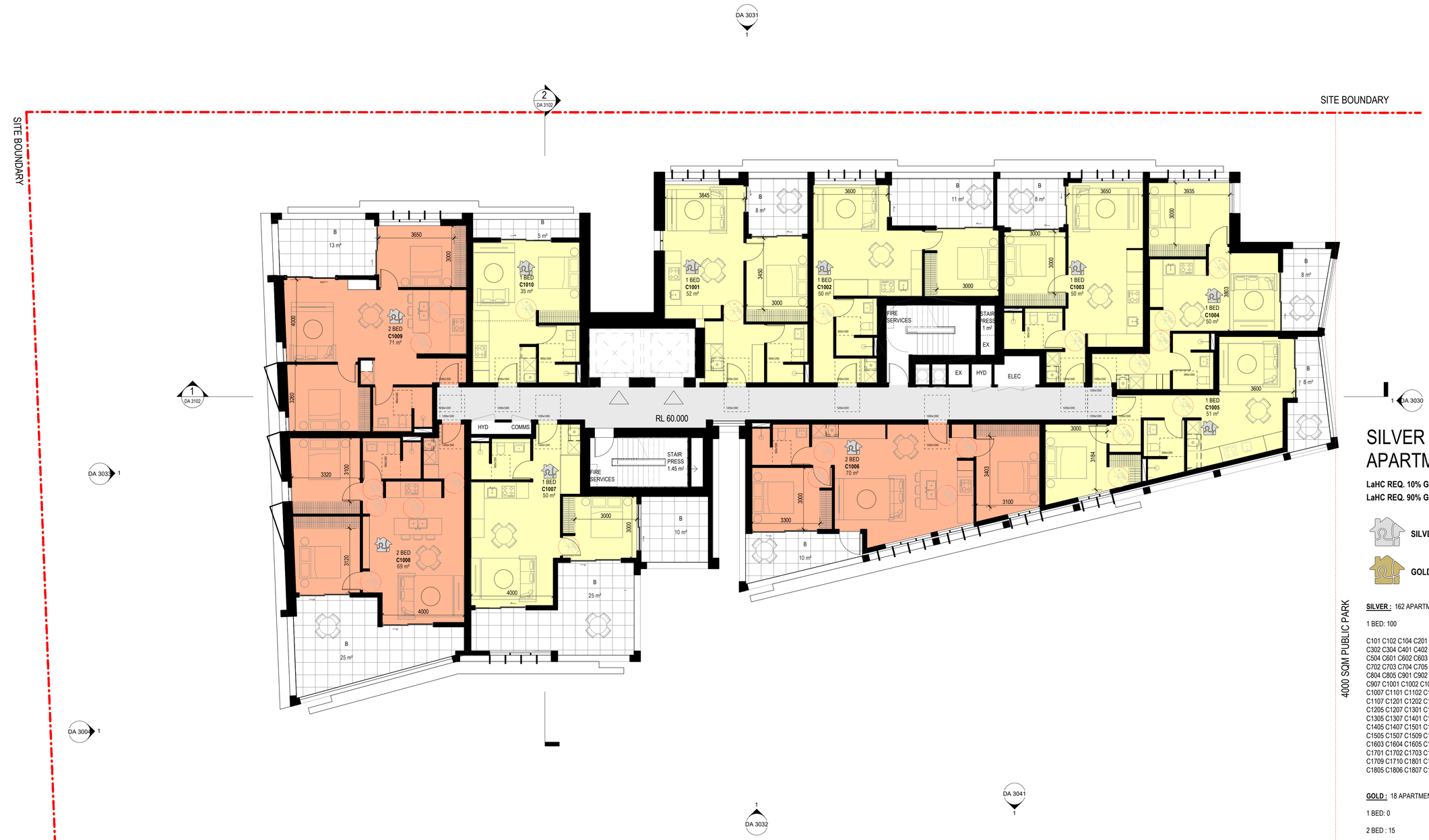
T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 9

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 10
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 8:21:17 PM

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2310	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 10

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 11
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

30/2/2022 3:21:51 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2311	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 11

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 TOWER C - LEVEL 12

1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301
C302 C304 C401 C402 C404 C501 C502
C504 C601 C602 C603 C604 C605 C701
C702 C703 C704 C705 C801 C802 C803
C804 C805 C901 C902 C903 C904 C905
C907 C1001 C1002 C1003 C1004 C1005
C1007 C1101 C1102 C1103 C1104 C1105
C1107 C1201 C1202 C1203 C1204
C1205 C1207 C1301 C1302 C1303 C1304
C1305 C1307 C1401 C1402 C1403 C1404
C1405 C1407 C1501 C1502 C1503 C1504
C1505 C1507 C1509 C1510 C1601 C1602
C1603 C1604 C1605 C1607 C1609 C1610
C1701 C1702 C1703 C1704 C1705 C1707
C1709 C1710 C1801 C1802 C1803 C1804
C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308
C309 C407 C408 C409 C507 C508 C509 C606
C607 C608 C609 C706 C707 C708 C709 C806
C807 C808 C809 C906 C908 C909 C1006 C1008
C1009 C1106 C1108 C1109 C1206 C1208 C1209
C1306 C1308 C1309 C1406 C1408 C1409 C1506
C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210
C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303
C306 C310 C403 C406 C410 C503 C506
C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

30/2/2022 5:22:15 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 12

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2312	D



1 TOWER C - LEVEL 13
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301
C302 C304 C401 C402 C404 C501 C502
C504 C601 C602 C603 C604 C605 C701
C702 C703 C704 C705 C801 C802 C803
C804 C805 C901 C902 C903 C904 C905
C907 C1001 C1002 C1003 C1004 C1005
C1007 C1101 C1102 C1103 C1104 C1105
C1107 C1201 C1202 C1203 C1204
C1205 C1207 C1301 C1302 C1303 C1304
C1305 C1307 C1401 C1402 C1403 C1404
C1405 C1407 C1501 C1502 C1503 C1504
C1505 C1507 C1509 C1510 C1601 C1602
C1603 C1604 C1605 C1607 C1609 C1610
C1701 C1702 C1703 C1704 C1705 C1707
C1709 C1710 C1801 C1802 C1803 C1804
C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308
C309 C407 C408 C409 C507 C508 C509 C606
C607 C608 C609 C706 C707 C708 C709 C806
C807 C808 C809 C906 C908 C909 C1006 C1008
C1009 C1106 C1108 C1109 C1206 C1208 C1209
C1306 C1308 C1309 C1406 C1408 C1409 C1506
C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210
C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303
C306 C310 C403 C406 C410 C503 C506
C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

30/2/2022 9:32:44 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 13

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2313	D



1 TOWER C - LEVEL 14
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

30/2/2022 8:33:21 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 14

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2314	D



1 TOWER C - LEVEL 15
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

PRELIMINARY

3/02/2022 9:23:51 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Consultant Company[Jails]

Consultant
Consultant Company[Jails]

Consultant
Consultant Company[Jails]

Client
Billbergia Group Pty Ltd
Client Details

Billbergia
creating communities®

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 15

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
			09/02/20

Scale	Project No	Drawing No	Issue
As indicated	180319		D


SITE BOUNDARY
SITE BOUNDARY
DA 3031
1
2
DA 3102
1
DA 3102
DA 3033
1
DA 3030
1
DA 3004
1
DA 3032
1
RL 78.600
FIRE SERVICES
STAIR PRESS 1.45 m²
ELEC
COMMS
FIRE SERVICES
STAIR PRESS 1 m²
EX
HYD
LOBBY RELIEF 2.2 m²
1 BED C1601 52 m²
1 BED C1602 50 m²
1 BED C1603 50 m²
1 BED C1604 50 m²
1 BED C1605 51 m²
1 BED C1607 50 m²
1 BED C1609 50 m²
1 BED C1610 51 m²
2 BED C1606 70 m²
3 BED C1608 88 m²
3845
3600
3650
3935
3700
3600
3600
3600
3450
3403
3169
3100
3295
3050
4613
4000
3300
3000
3000
3000



1 TOWER C - LEVEL 17
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2020 2:24:57 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia creating communities®

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 17

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2317	C



1 TOWER C - LEVEL 18

1 : 100

SILVER AND GOLD LEVEL APARTMENTS

LaHC REQ. 10% GFA TO BE GOLD
LaHC REQ. 90% GFA TO BE SILVER

TOTAL BULDING GFA = 11911 m²
10% of 11911 m² = 1191.1

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

C101 C102 C104 C201 C202 C204 C301 C302 C304 C401 C402 C404 C501 C502 C504 C601 C602 C603 C604 C605 C701 C702 C703 C704 C705 C801 C802 C803 C804 C805 C901 C902 C903 C904 C905 C907 C1001 C1002 C1003 C1004 C1005 C1007 C1101 C1102 C1103 C1104 C1105 C1107 C1201 C1202 C1203 C1204 C1205 C1207 C1301 C1302 C1303 C1304 C1305 C1307 C1401 C1402 C1403 C1404 C1405 C1407 C1501 C1502 C1503 C1504 C1505 C1507 C1509 C1510 C1601 C1602 C1603 C1604 C1605 C1607 C1609 C1610 C1701 C1702 C1703 C1704 C1705 C1707 C1709 C1710 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810

2 BED: 48

C107 C108 C109 C207 C208 C209 C307 C308 C309 C407 C408 C409 C507 C508 C509 C606 C607 C608 C609 C706 C707 C708 C709 C806 C807 C808 C809 C906 C908 C909 C1006 C1008 C1009 C1106 C1108 C1109 C1206 C1208 C1209 C1306 C1308 C1309 C1406 C1408 C1409 C1506 C1606 C1706

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

C103 C106 C110 C203 C206 C210 C303 C306 C310 C403 C406 C410 C503 C506 C510

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

North Point

DA SUBMISSION

3/02/2022 8:26:27 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	23/03/2021
3	ISSUED FOR INFORMATION	30/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 18

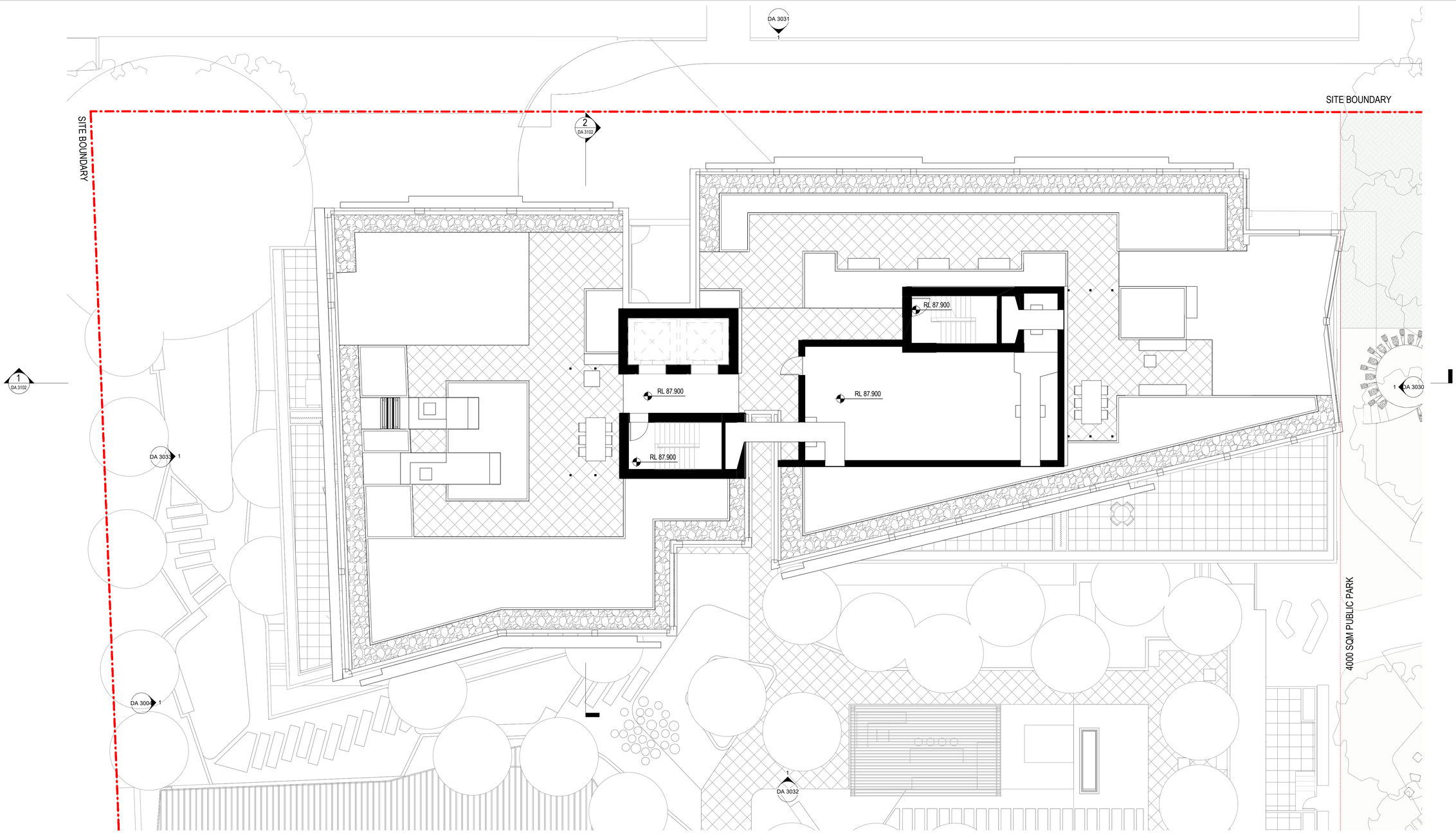
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2318	C



1 TOWER C - ROOF GARDEN
1 : 100

North Point

Amendments

Issue	Description	Date
4	ISSUED FOR INFORMATION	30/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - ROOF GARDEN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

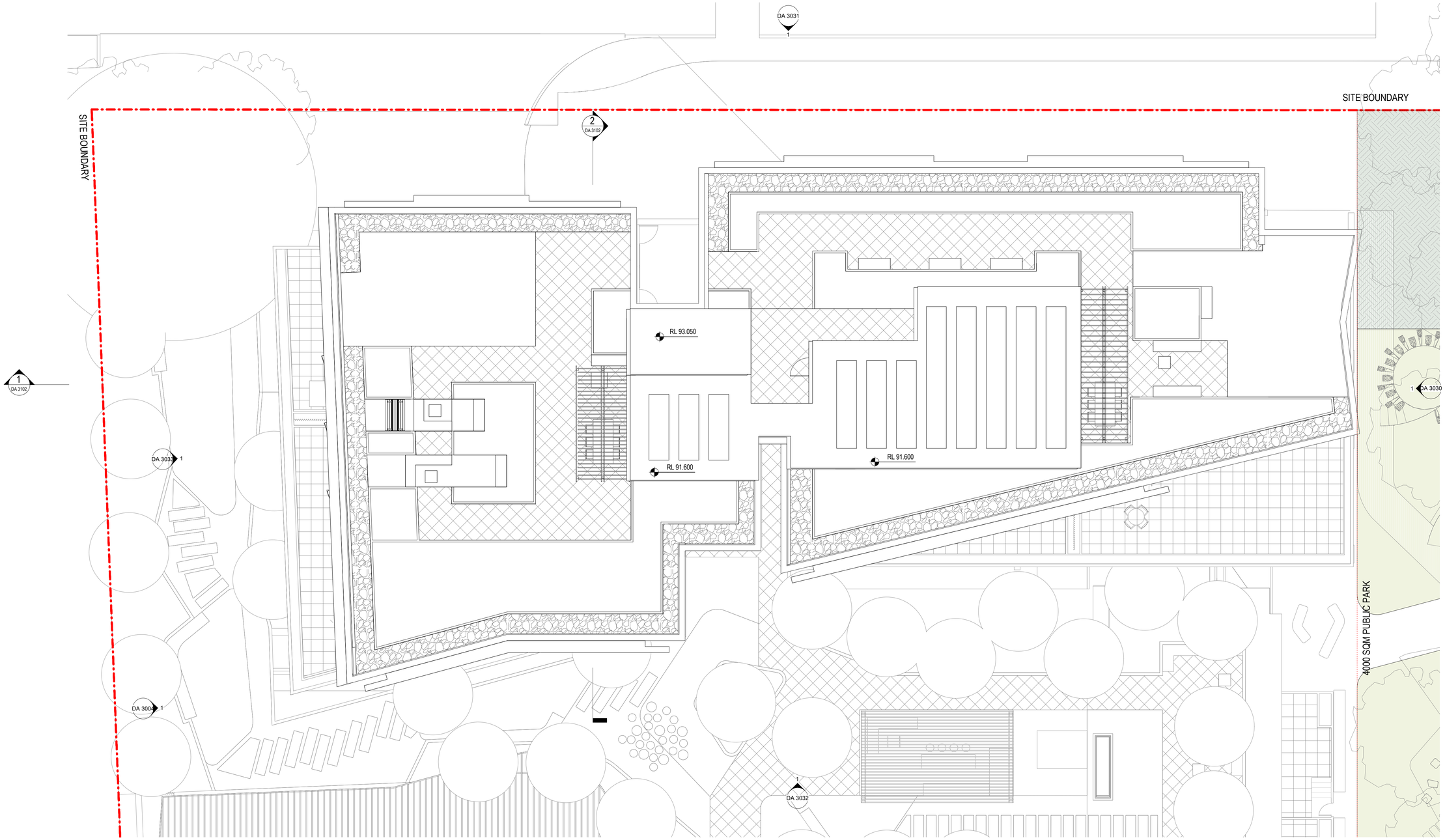
1/02/2022 1:16:49 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2319	C



1 TOWER C - ROOF

1 : 100

North Point

DA SUBMISSION

1/02/2022 1:16:53 PM

Amendments

Issue	Description	Date
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR REVIEW	08/11/2021
B	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

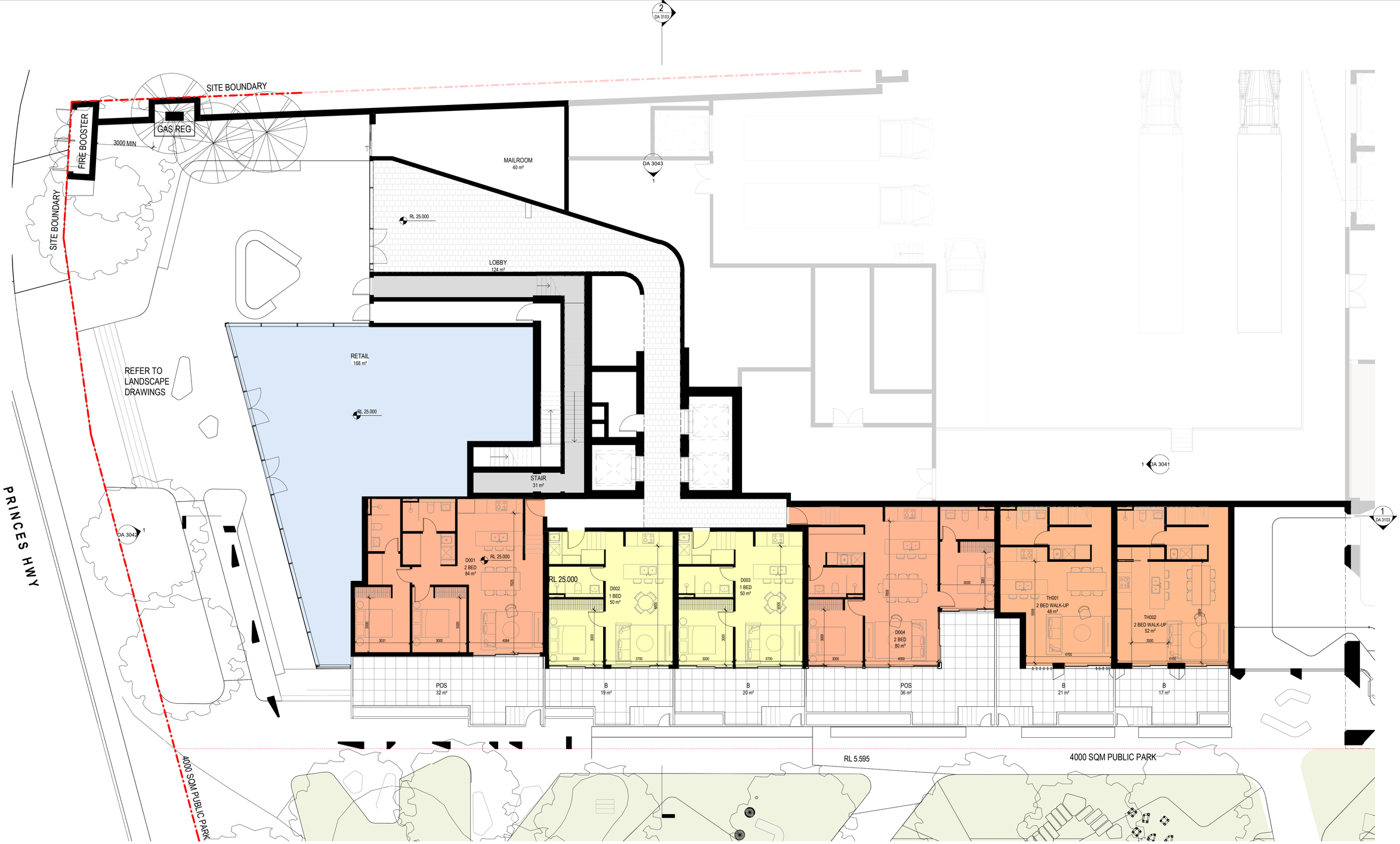
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - ROOF

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			16/12/21

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2320	B



1 TOWER D - GROUND

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B:** BALCONY
- **WG:** WINTER GARDEN
- **POS:** PRIVATE OPEN SPACE
- **SL:** SKYLIGHT
- ADAPTABLE UNIT

DA SUBMISSION

30/2/2022 6:30:46 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - GROUND

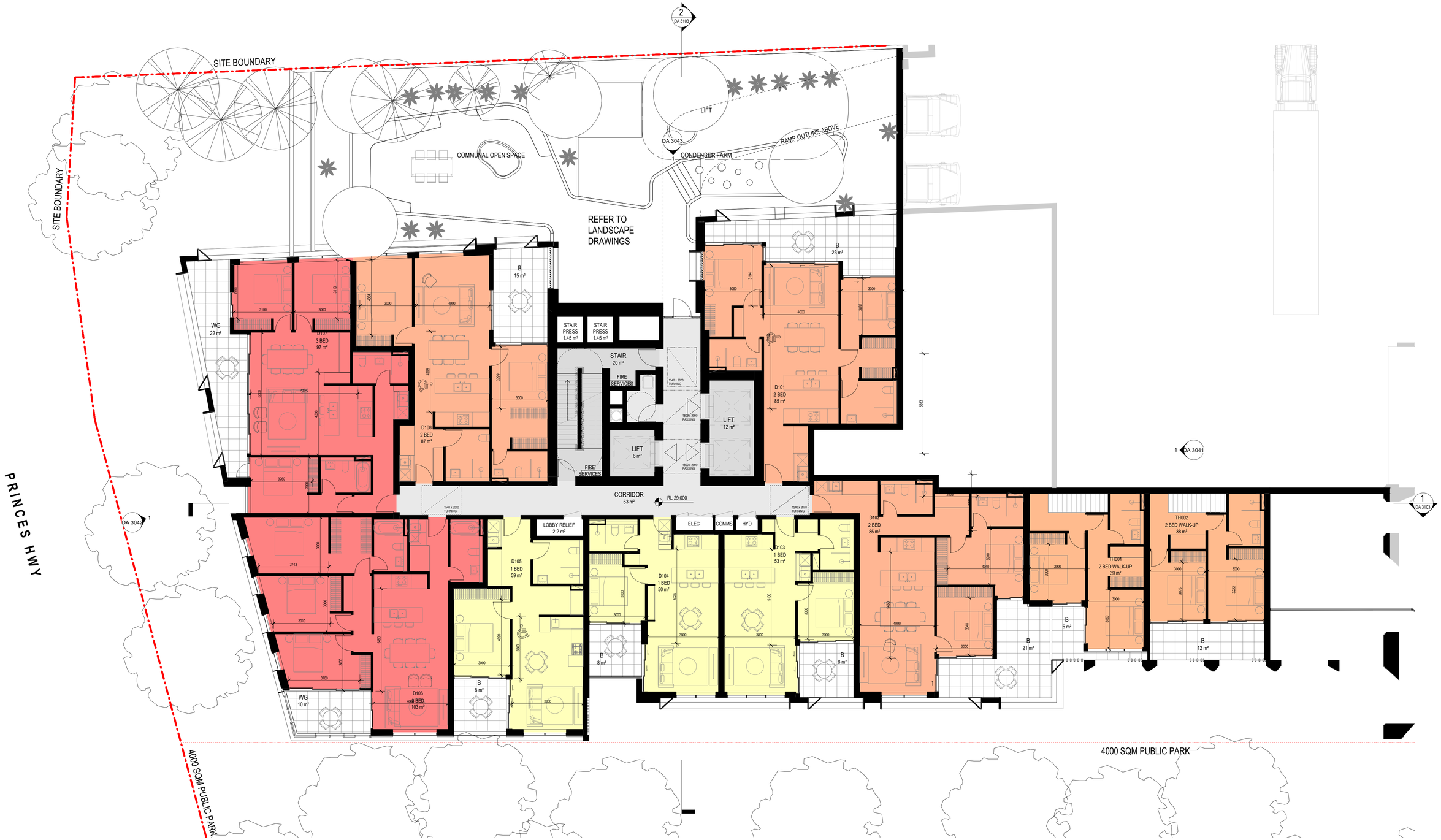
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2400	D



1 TOWER D - LEVEL 1
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 1

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

3/02/2022 6:31:20 PM

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	09/02/20
Drawing Created (by)	JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2401	C



1 TOWER D - LEVEL 2

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B:** BALCONY
- **WG:** WINTER GARDEN
- **POS:** PRIVATE OPEN SPACE
- **SL:** SKYLIGHT
- ADAPTABLE UNIT

DA SUBMISSION

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER D - LEVEL 2

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2402	C

3/02/2022 6:30:06 PM



1 TOWER D - LEVEL 3
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

DA SUBMISSION

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 3

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by PDS
Verified PDS Approved LMC
Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF
09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2403	C

3/02/2022 6:32:24 PM



1 TOWER D - LEVEL 4

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

- **B:** BALCONY
- **WG:** WINTER GARDEN
- **POS:** PRIVATE OPEN SPACE
- **SL:** SKYLIGHT
- ADAPTABLE UNIT

DA SUBMISSION

3/02/2022 6:32:43 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant

Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
TTW

Consultant

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

Consultant

Hydraulics
Level 23, 101 Miller Street, North Sydney,
NSW 2060
JHA

Client

Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER D - LEVEL 4

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2404	C



1 TOWER D - LEVEL 5

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

DA SUBMISSION

30/2/2022 8:32:59 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) Drawing Created (by) JK, SM, AR, EC, AF

09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2405	C

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney NSW 2060
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
STANTEC

Consultant
Hydraulics
Level 23, 101 Miller Street, North Sydney, NSW 2060
JHA

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St, Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 5

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.