

- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
- MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
- PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK
- CONCRETE**
- CONC 01 - PRECAST CONCRETE GLOSS FINISH
- CONC 02 - PRECAST CONCRETE WHITE
- CONC 03 - PRECAST CONCRETE BLACK
- CONC 04 - CONCRETE DARK FINISH
- CONC 05 - PROFILED PANEL, WITH DARK FINISH
- CONC 06 - PROFILED PANEL, WITH LIGHT FINISH
- BRICK**
- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
- BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN
- SCREENS**
- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
- SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
- SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
- SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03
- ALUMINIUM FRAMED GLAZING AND BALUSTRADES**
- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
- GB 02 - CLEAR GLASS
- GB 03 - BRONZE GLASS
- GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
- AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
- AL 02 - CLEAR GLASS
- AL 03 - BRONZE GLASS
- WG 01 - WINTERGARDEN GREY GLASS
- WG 02 - CLEAR GLASS
- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
- MB 02 - METAL BALUSTRADE PERFORATED METAL
- MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED TO BASIX	28/04/2021
3	ISSUED FOR CONSULTANTS	10/05/2021
4	ISSUED FOR INFORMATION	21/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Issue	Description	Date

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

Billbergia
 creating communities®

GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 7, 90 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

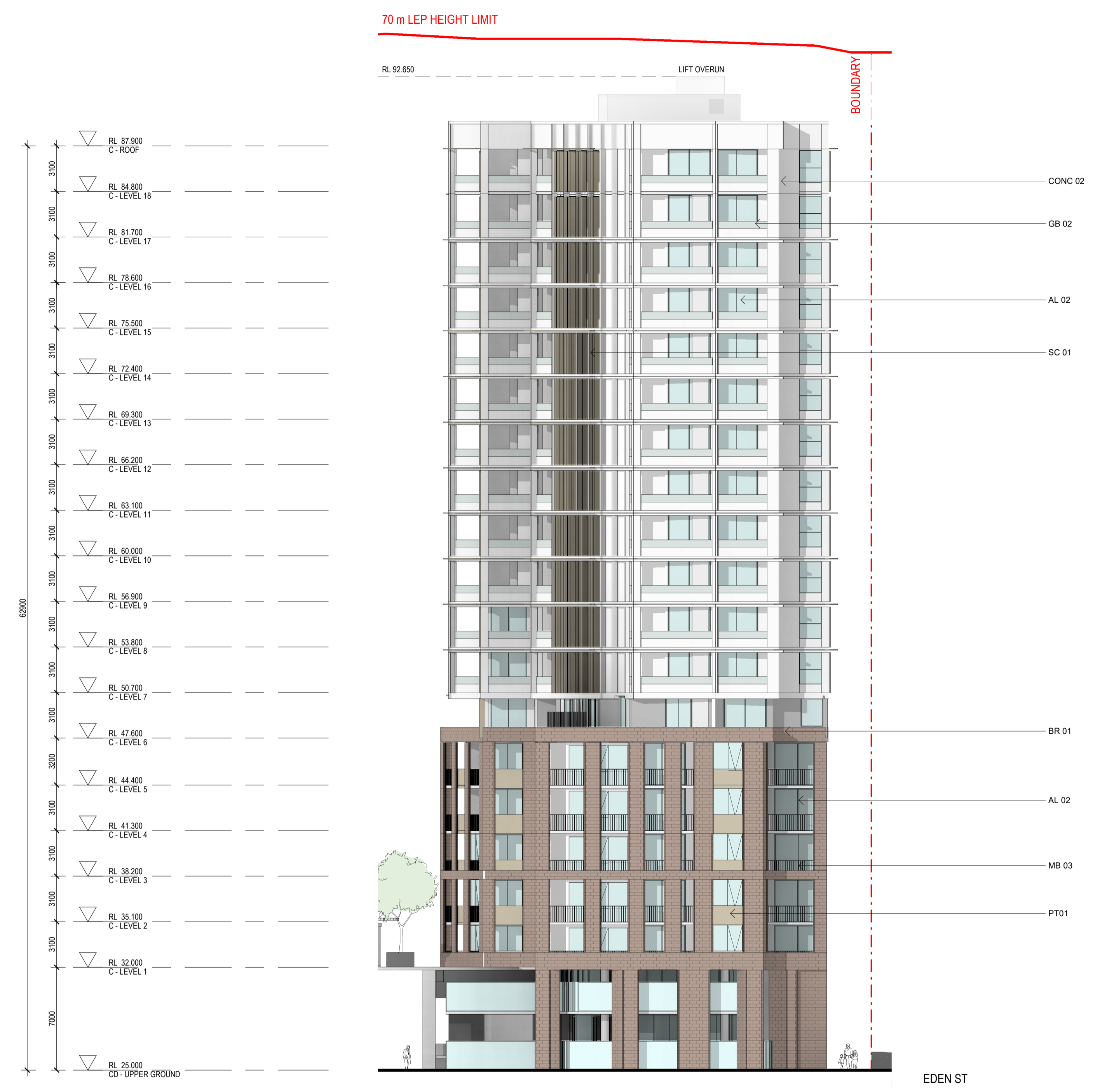
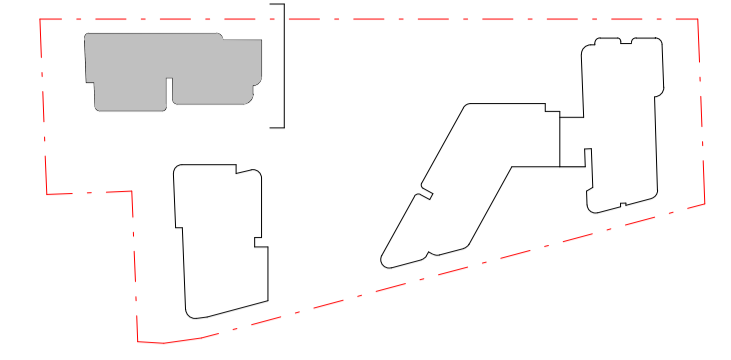
Project Title
 Eden Street Arncliffe

Drawing Title
 TOWER B - WEST ELEVATION

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DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			20/12/21
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3023	C

20/12/2021 6:36:34 PM



- METAL**
- MT 01 - METAL FAÇADE ELEMENTS SILVER/GREY TITANIUM
 - MT 02 - METAL FAÇADE ELEMENTS AND CLADDING TEAL ZINC
 - MT 03 - METAL FAÇADE ELEMENTS AND CLADDING BLACK
 - MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
 - PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK
- CONCRETE**
- CONC 01 - PRECAST CONCRETE GLOSS FINISH
 - CONC 02 - PRECAST CONCRETE WHITE
 - CONC 03 - PRECAST CONCRETE BLACK
 - CONC 04 - CONCRETE DARK FINISH
 - CONC 05 - PROFILED PANEL, WITH DARK FINISH
 - CONC 06 - PROFILED PANEL, WITH LIGHT FINISH
- BRICK**
- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
 - BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN
- SCREENS**
- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
 - SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
 - SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
 - SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03
- ALUMINIUM FRAMED GLAZING AND BALUSTRADES**
- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
 - GB 02 - CLEAR GLASS
 - GB 03 - BRONZE GLASS
 - GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
 - AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
 - AL 02 - CLEAR GLASS
 - AL 03 - BRONZE GLASS
 - WG 01 - WINTERGARDEN GREY GLASS
 - WG 02 - CLEAR GLASS
 - MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
 - MB 02 - METAL BALUSTRADE PERFORATED METAL
 - MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR INFORMATION	30/03/2021
3	ISSUED TO BASIX	28/04/2021
4	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

Issue	Description	Date

Consultant

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

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

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

TTW

STANTEC

JHA

Client

Billbergia Group Pty Ltd
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 Meadowbank, NSW, 2114

Billbergia
 creating communities®

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 www.groupgsa.com

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

Project Title

Eden Street Arncliffe

Drawing Title

**TOWER C - NORTH EAST
 ELEVATION**

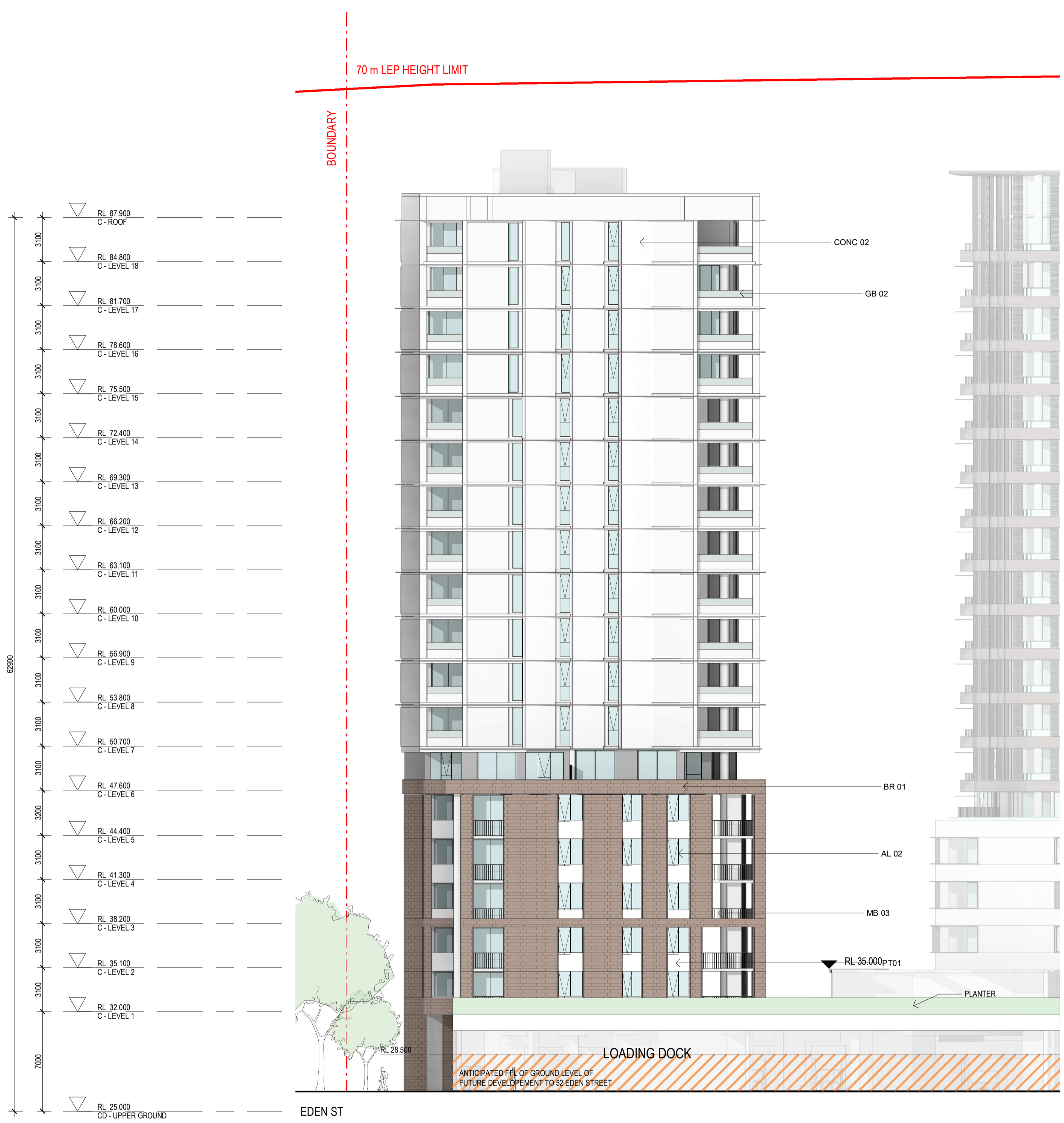
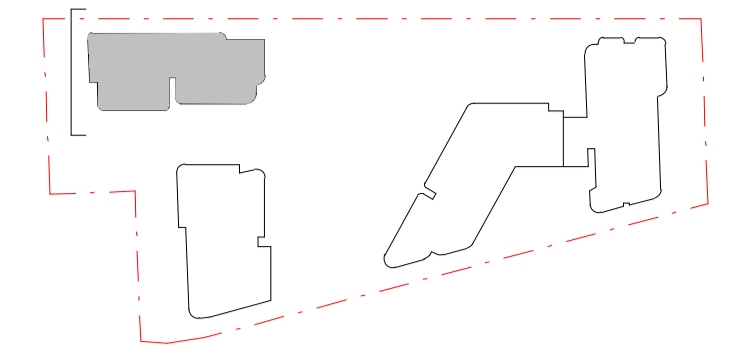
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DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
	20/12/21		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3030	D

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- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
 - MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
 - MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
 - MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
 - PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK
- CONCRETE**
- CONC 01 - PRECAST CONCRETE GLOSS FINISH
 - CONC 02 - PRECAST CONCRETE WHITE
 - CONC 03 - PRECAST CONCRETE BLACK
 - CONC 04 - CONCRETE DARK FINISH
 - CONC 05 - PROFILED PANEL, WITH DARK FINISH
 - CONC 06 - PROFILED PANEL, WITH LIGHT FINISH
- BRICK**
- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
 - BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN
- SCREENS**
- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
 - SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
 - SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
 - SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03
- ALUMINIUM FRAMED GLAZING AND BALUSTRADES**
- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
 - GB 02 - CLEAR GLASS
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 - GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
 - AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
 - AL 02 - CLEAR GLASS
 - AL 03 - BRONZE GLASS
 - WG 01 - WINTERGARDEN GREY GLASS
 - WG 02 - CLEAR GLASS
 - MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
 - MB 02 - METAL BALUSTRADE PERFORATED METAL
 - MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR INFORMATION	30/03/2021
3	ISSUED TO BASIX	28/04/2021
4	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

Issue	Description	Date

Consultant

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

Client

Billbergia Group Pty Ltd
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 Meadowbank, NSW, 2114

Billbergia
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 Level 7, 90 William St East Sydney NSW
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 www.groupgsa.com

T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

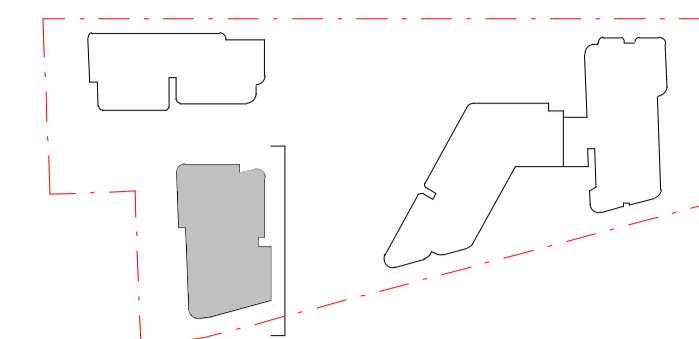
Project Title
 Eden Street Arncliffe

Drawing Title
 TOWER C - SOUTH WEST
 ELEVATION

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Plotted and checked by	PDS	Approved	LMC	Issue
Scale	Project No	Drawing No	Issue	
As indicated	180319	DA 3033	D	

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- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
 - MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
 - MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
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 - MB 02 - METAL BALUSTRADE PERFORATED METAL
 - MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED TO BASIX	28/04/2021
3	ISSUED FOR CONSULTANTS	10/05/2021
4	ISSUED FOR INFORMATION	24/05/2021
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

Issue	Description	Date

Consultant

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

Client

Billbergia Group Pty Ltd
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T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

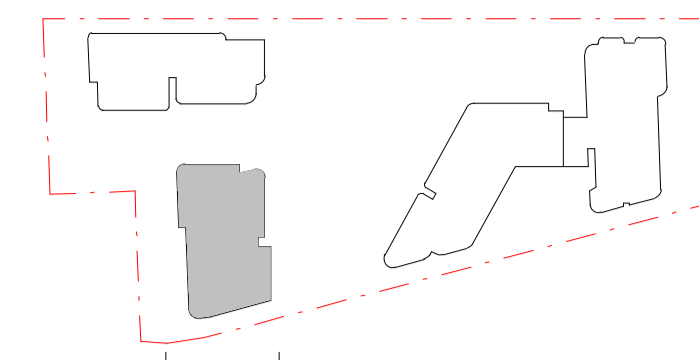
Project Title
 Eden Street Arncliffe

Drawing Title
 TOWER D - NORTH EAST
 ELEVATION

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DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		20/12/21
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3040	D

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70 m LEP HEIGHT LIMIT



- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
- MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
- PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK
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- BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN
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- MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED TO BASIX	28/04/2021
3	ISSUED FOR CONSULTANTS	10/05/2021
4	ISSUED FOR INFORMATION	24/05/2021
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

Issue	Description	Date

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

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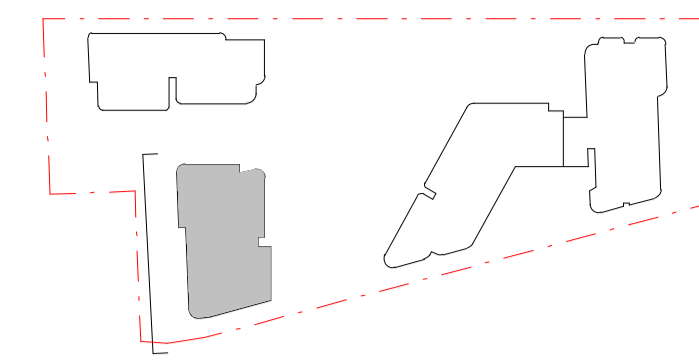
Project Title
Eden Street Arncliffe

Drawing Title
**TOWER D - SOUTH EAST
 ELEVATION**

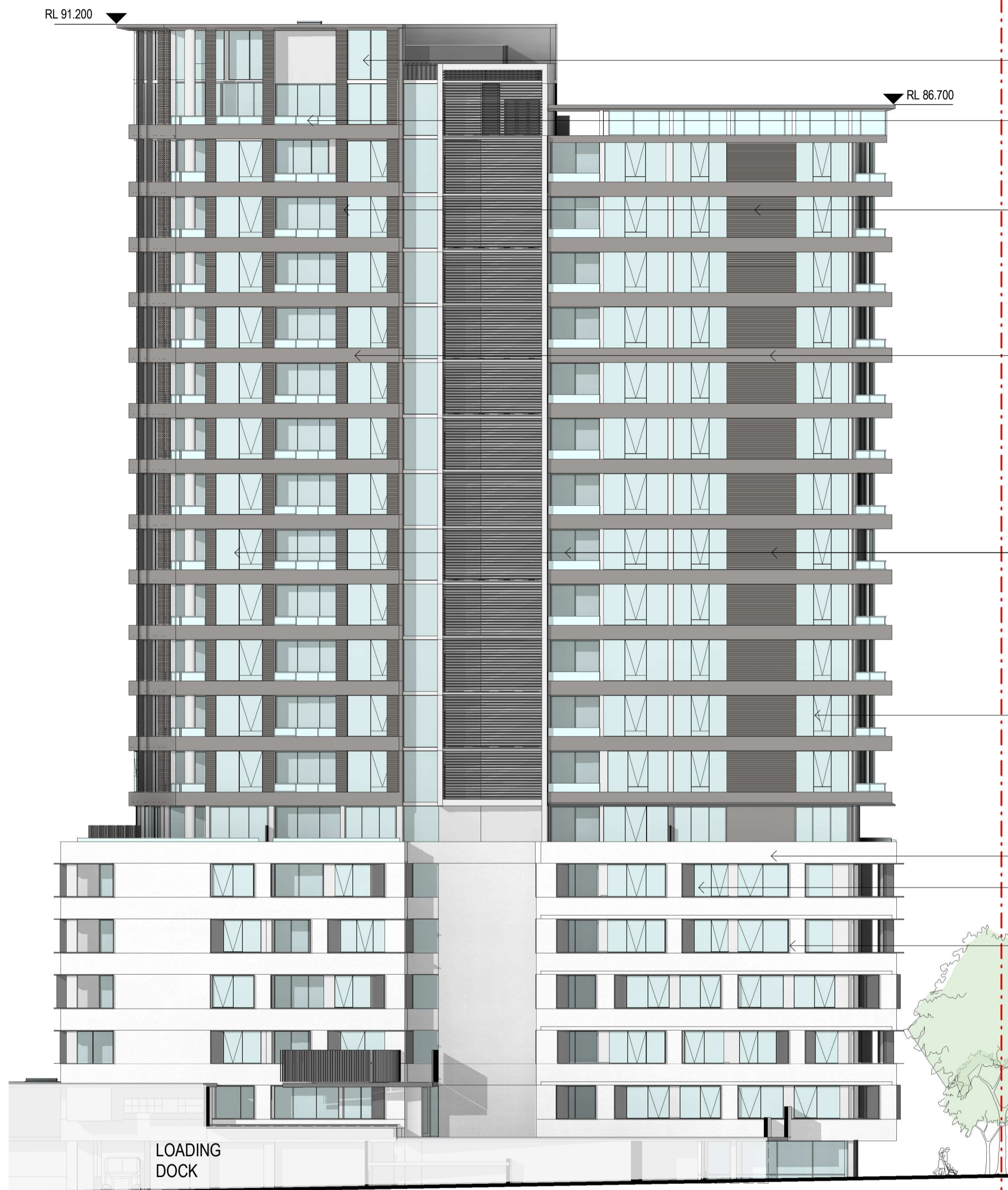
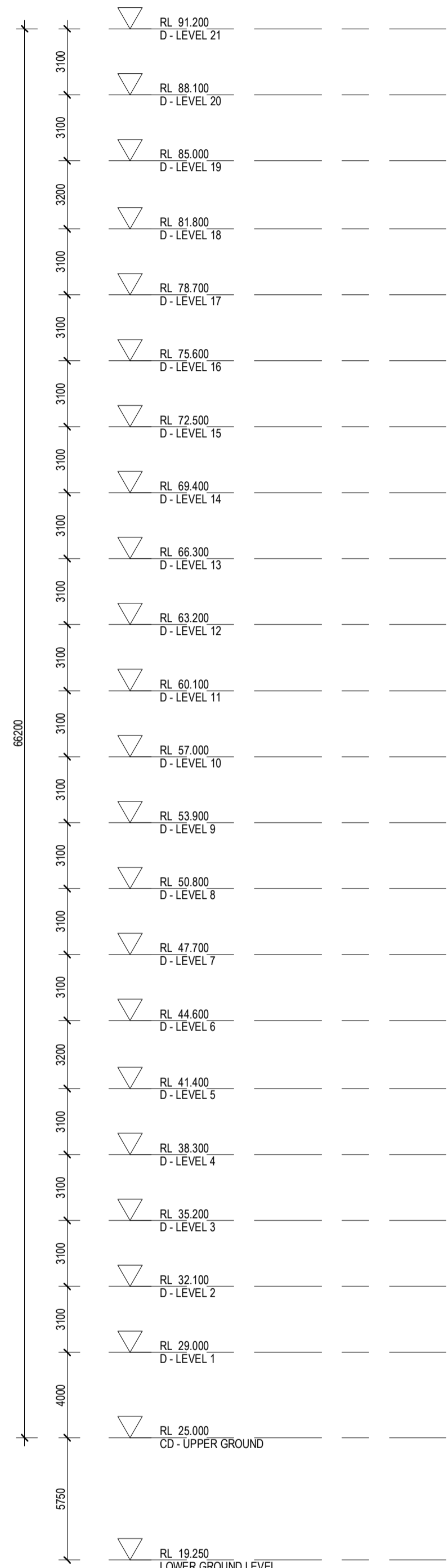
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DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by)	J.K. SM. AR. EC. AF.	20/12/21
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3042	D

40/2022/2019 15/04/2022



70 m LEP HEIGHT LIMIT



BOUNDARY

- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
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- CONCRETE**
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- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
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- ALUMINIUM FRAMED GLAZING AND BALUSTRADES**
- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
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- WG 01 - WINTERGARDEN GREY GLASS
- WG 02 - CLEAR GLASS
- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
- MB 02 - METAL BALUSTRADE PERFORATED METAL
- MB 03 - METAL BALUSTRADE PALISADE

Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED TO BASIX	28/04/2021
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4	ISSUED FOR INFORMATION	24/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021

Issue	Description	Date

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

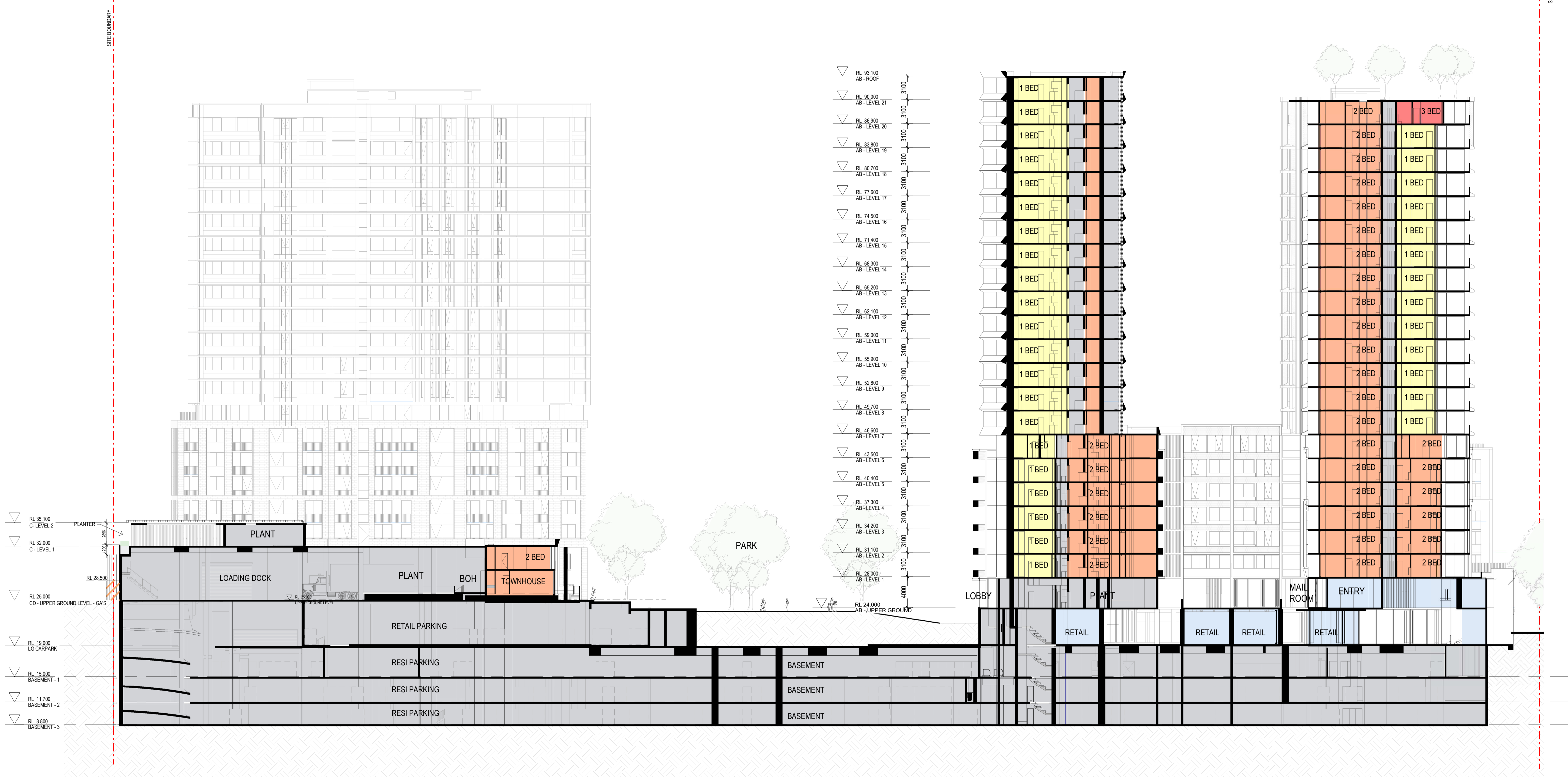
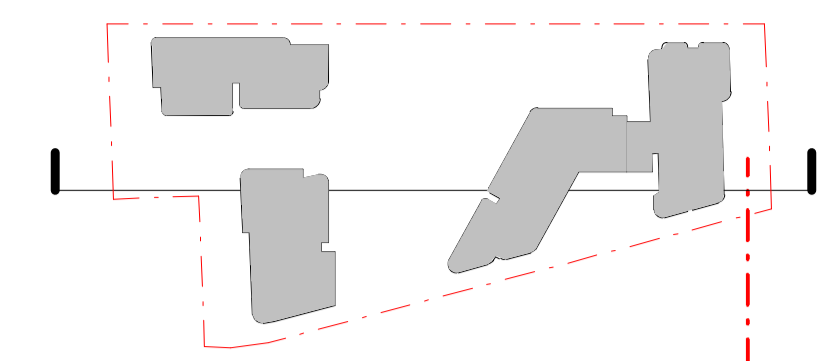
Project Title
Eden Street Arncliffe

Drawing Title
**TOWER D - SOUTH WEST
 ELEVATION**

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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			20/12/21
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3043	C

40/2022/222 16:43:50 PM



1 OVERALL SECTION 1
1:250

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

Amendments	Amendments	
Issue	Description	Date

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

Mechanical / Acoustic / Fire Engineer
Level 6, Building 5, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC

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

Client
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Meadowbank, NSW, 2114

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

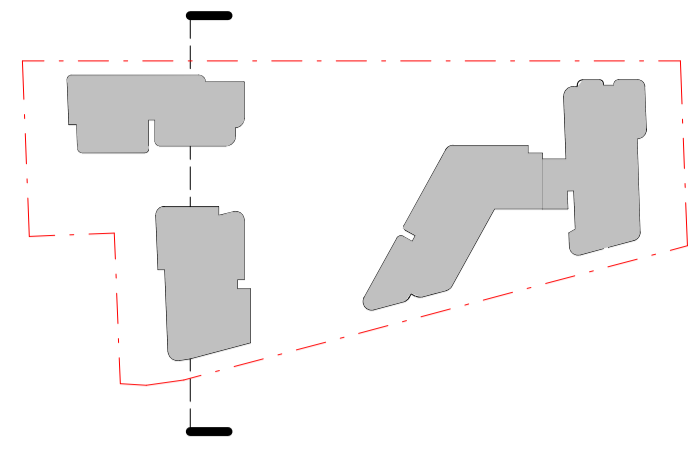
Project Title
Eden Street Arncliffe

Drawing Title
OVERALL SECTION - 1

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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
Scale	Project No	Drawing No	Issue
1:250	180319	DA 3050	B

22/12/2021 10:23:48 PM



1 OVERALL SECTION 2
1:250

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

Amendments	Date
Issue Description	Date

Consultant
Structural Engineer / Civil
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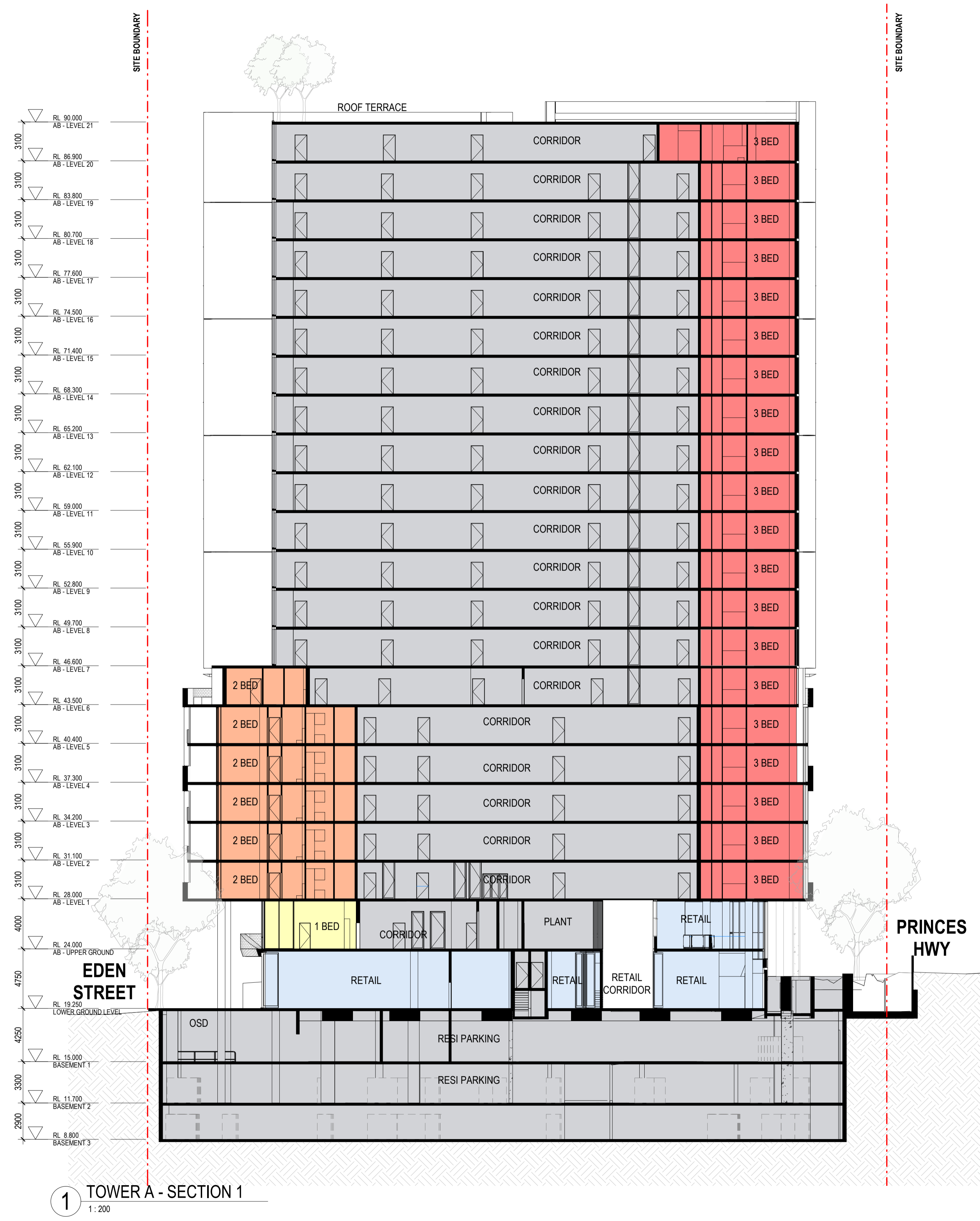
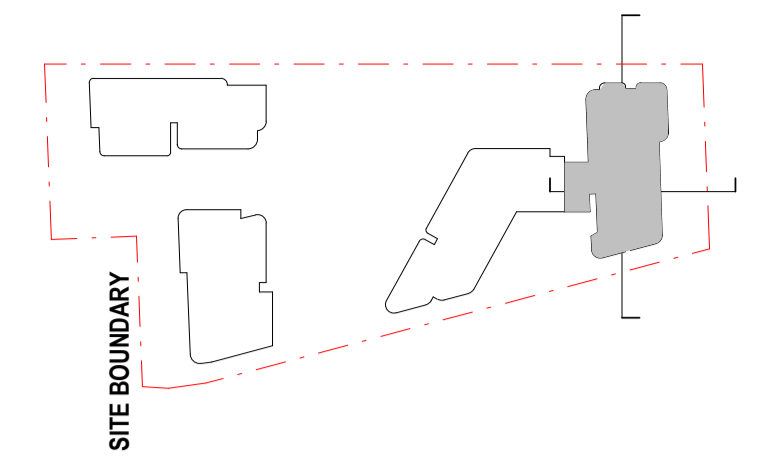
Project Title
Eden Street Arncliffe

Drawing Title
OVERALL SECTION - 2

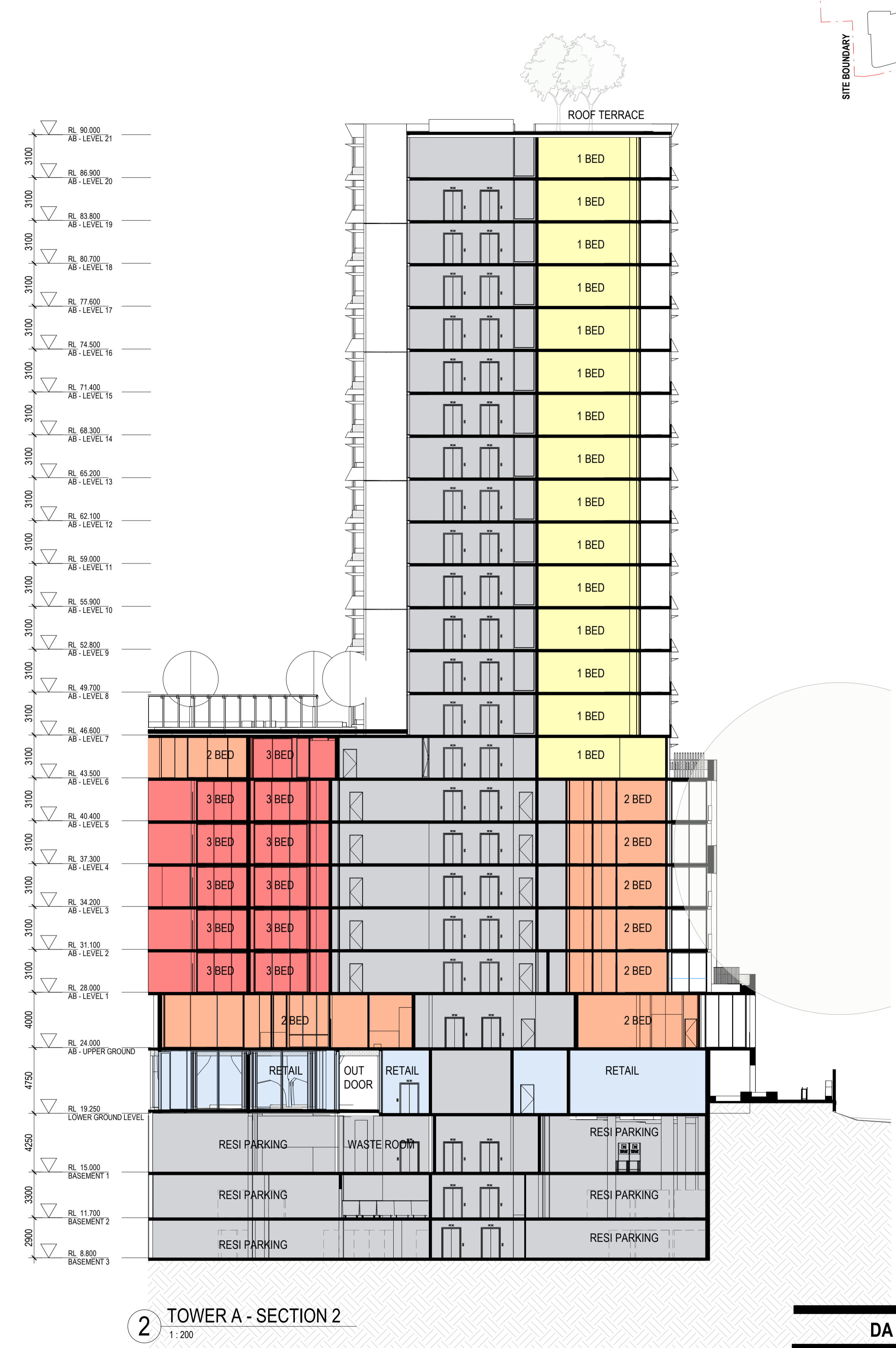
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Verified	PDS	Approved	LMC	
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF			
Scale	Project No	Drawing No	Issue	
1:250	180319	DA 3051	B	

21/12/2021 11:54:47 AM



1 TOWER A - SECTION 1
1:200



2 TOWER A - SECTION 2
1:200

Issue	Description	Date
A	ISSUED FOR INFORMATION	05/11/2020
B	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments	Date
Issue Description	Date

Consultant
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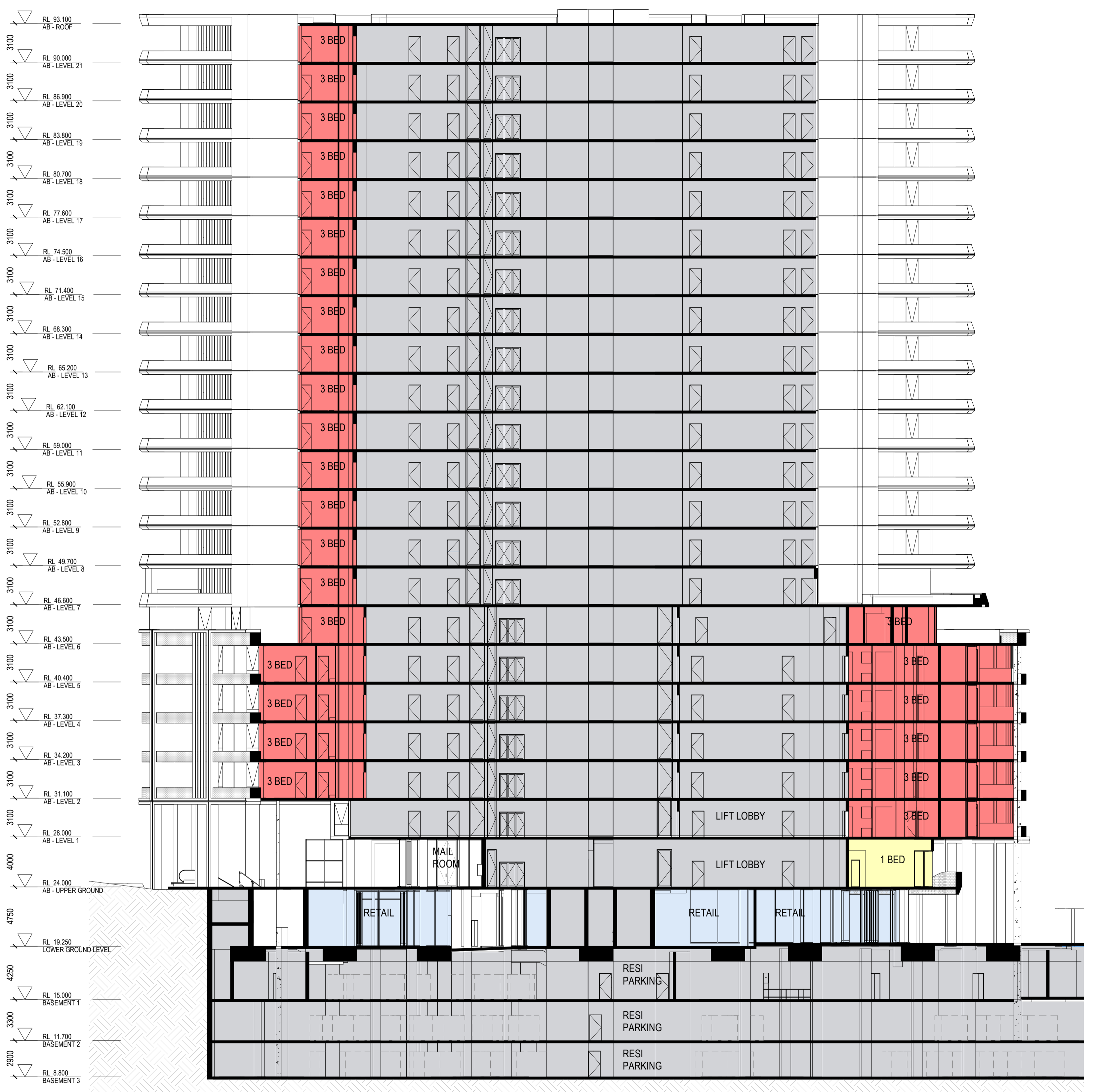
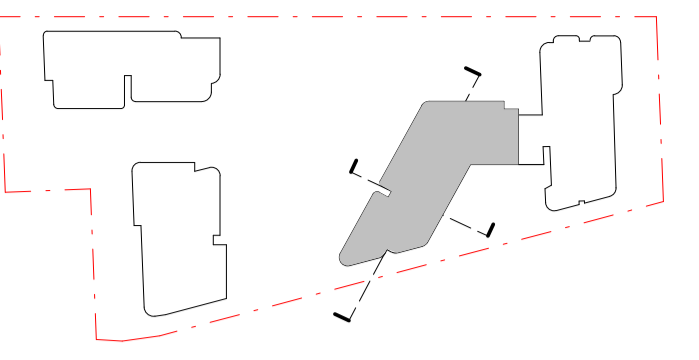
Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - SECTION

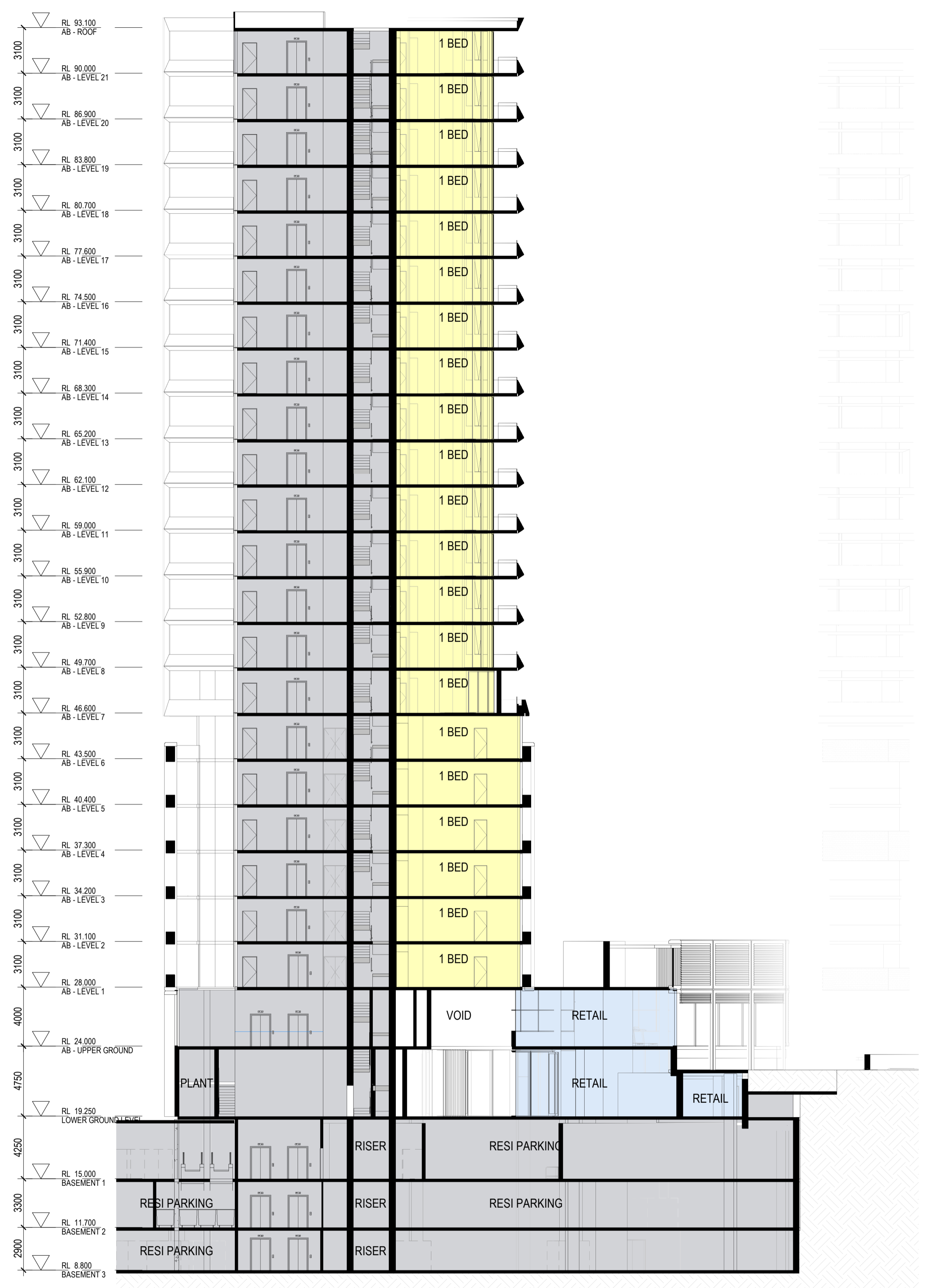
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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	09/02/20
Scale	Project No	Drawing No	Issue	
1:200	180319	DA 3100	B	

2/11/2021 11:56:03 AM



1 TOWER B - SECTION 1
1:200



2 TOWER B - SECTION 2
1:200

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

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

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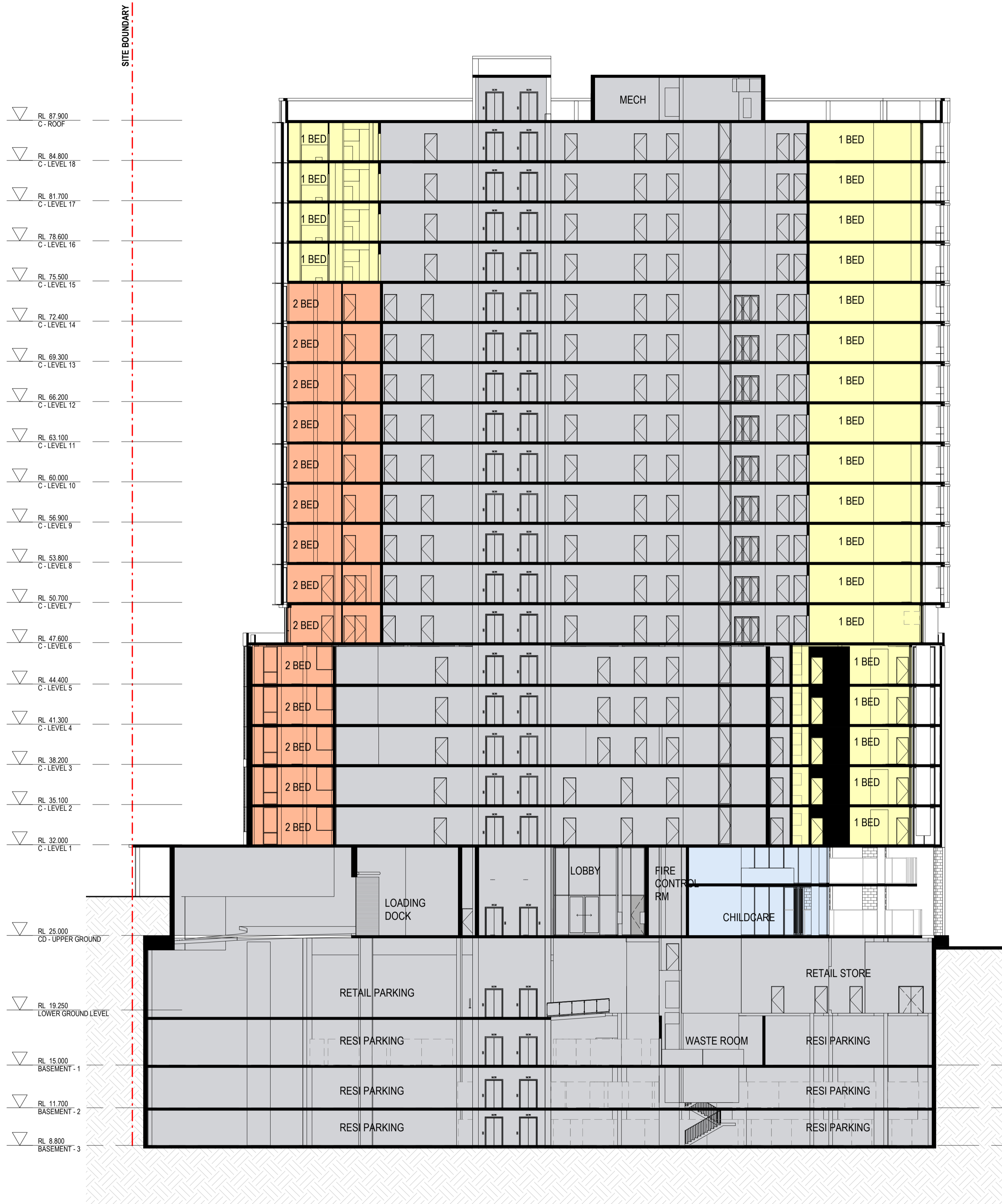
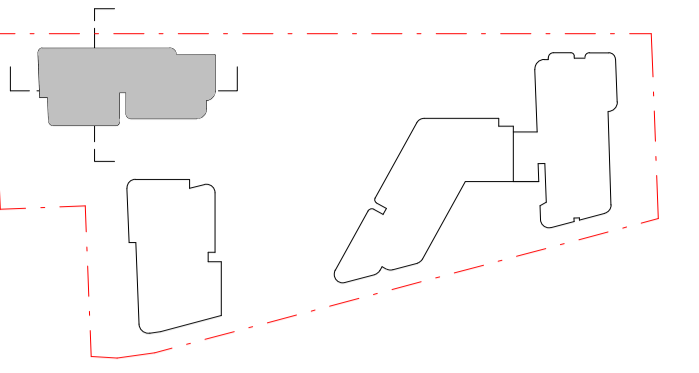
Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - SECTION

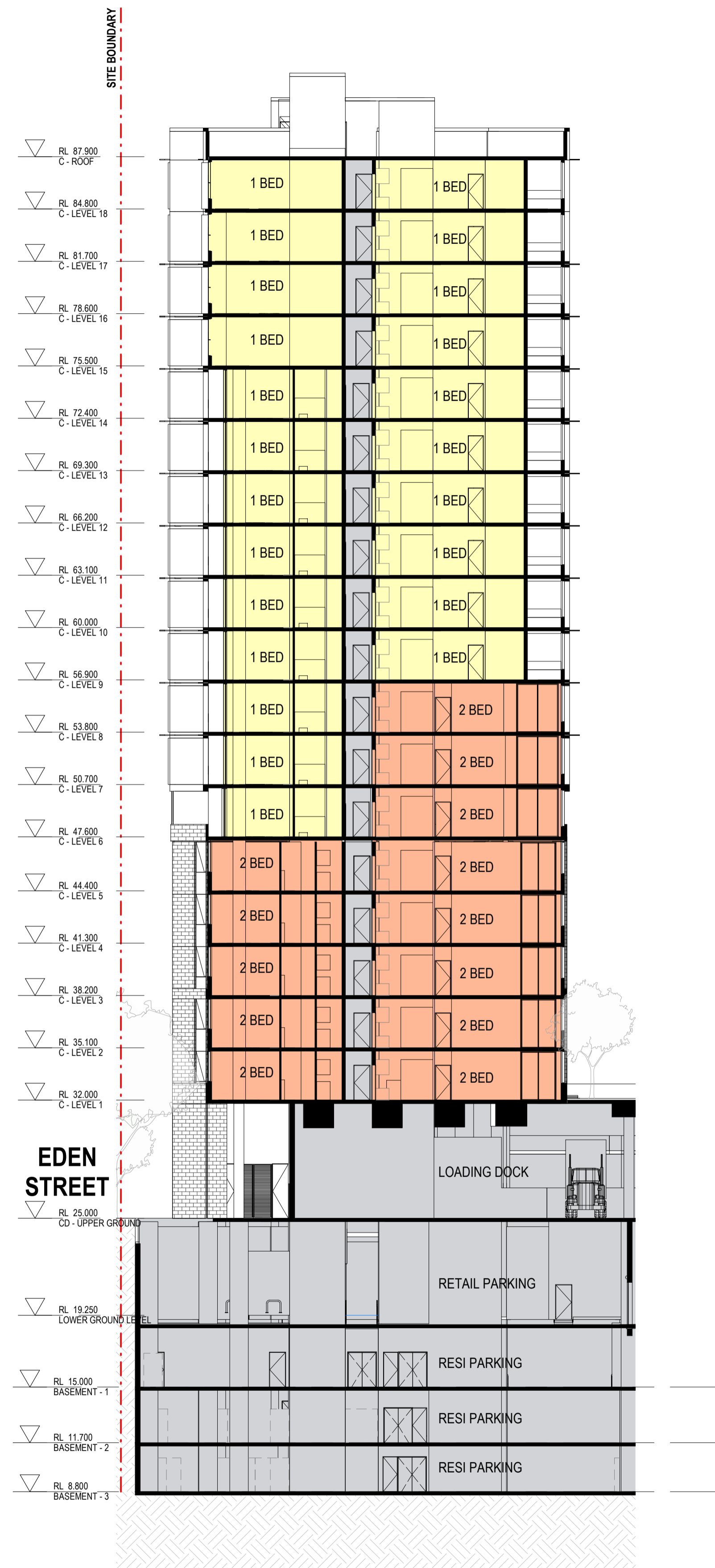
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DA SUBMISSION				
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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
			09/02/20	
Scale	Project No	Drawing No	Issue	
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21/12/2021 11:58:12 AM



1 TOWER C - SECTION 1
1:200



2 TOWER C - SECTION 2
1:200

Issue	Description	Date
1	ISSUED FOR INFORMATION	30/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Issue	Description	Date

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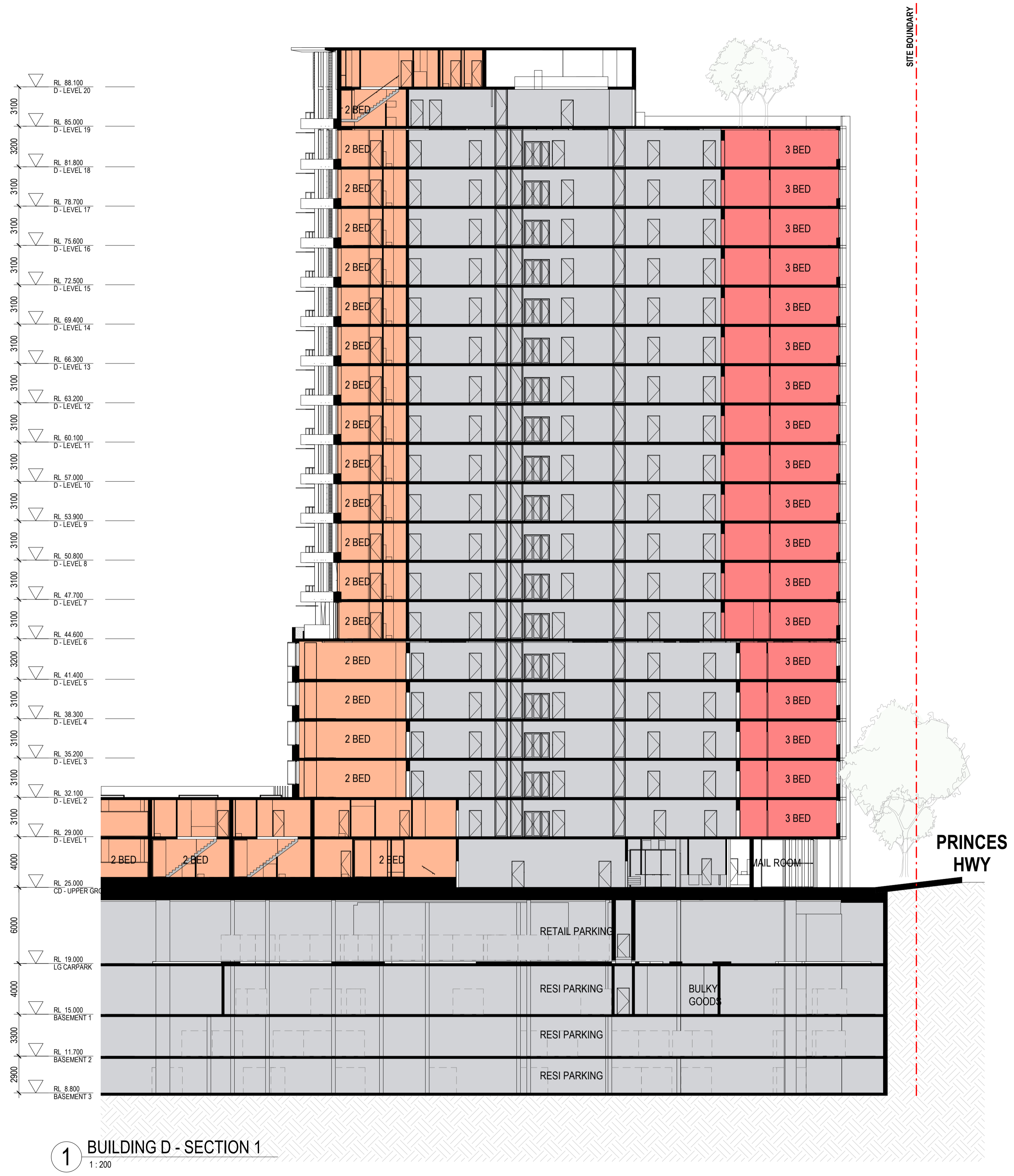
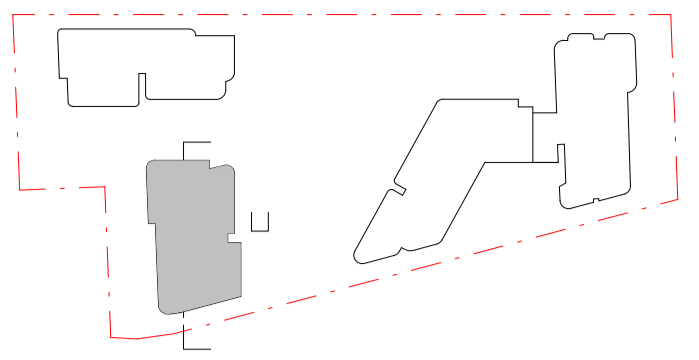
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - SECTION

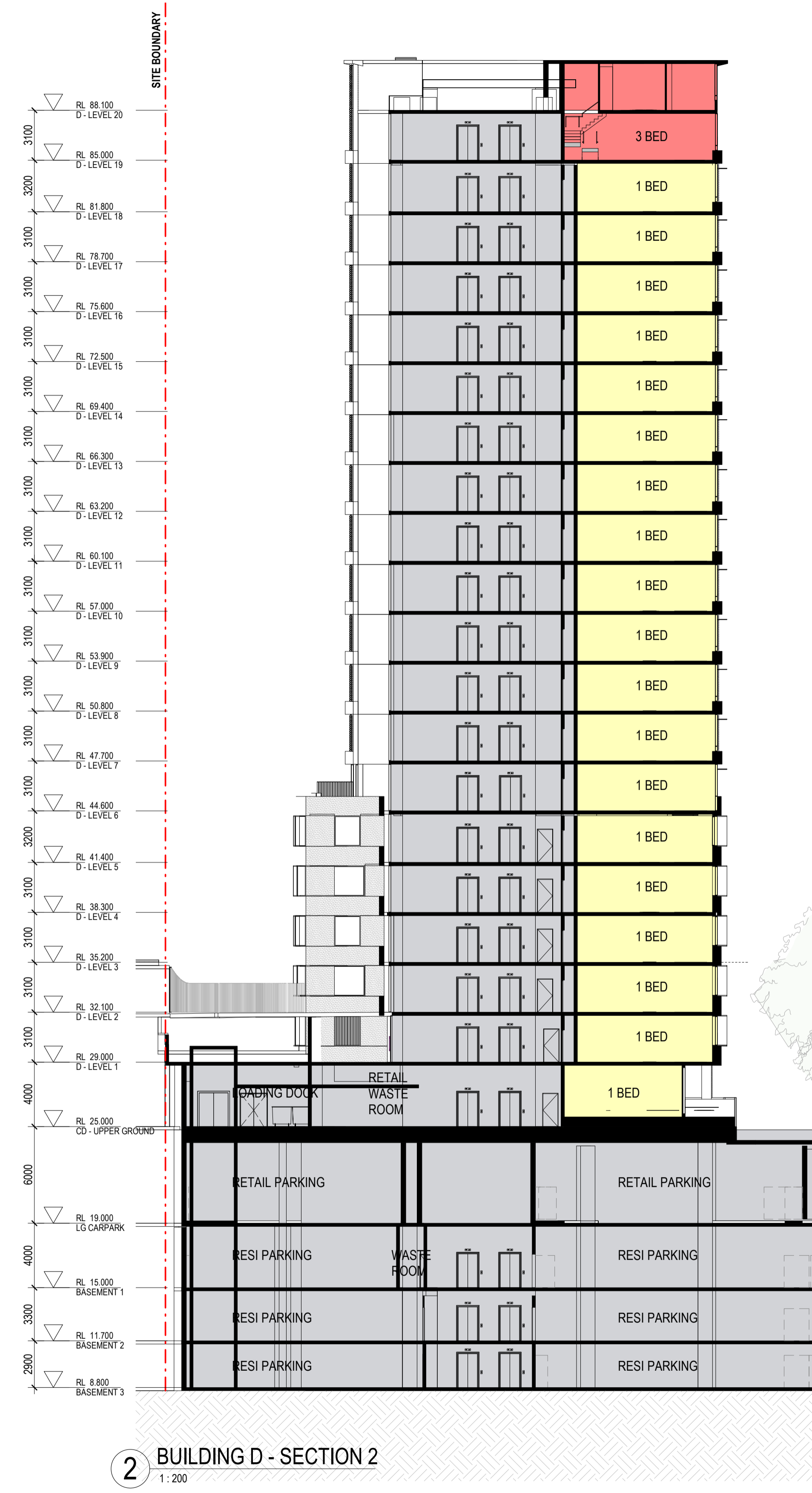
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Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20
Scale	Project No	Drawing No	Issue
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21/12/2021 11:56:52 AM



1 BUILDING D - SECTION 1
1:200



2 BUILDING D - SECTION 2
1:200

Issue	Description	Date
1	ISSUED FOR INFORMATION	27/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments	Issue	Description	Date

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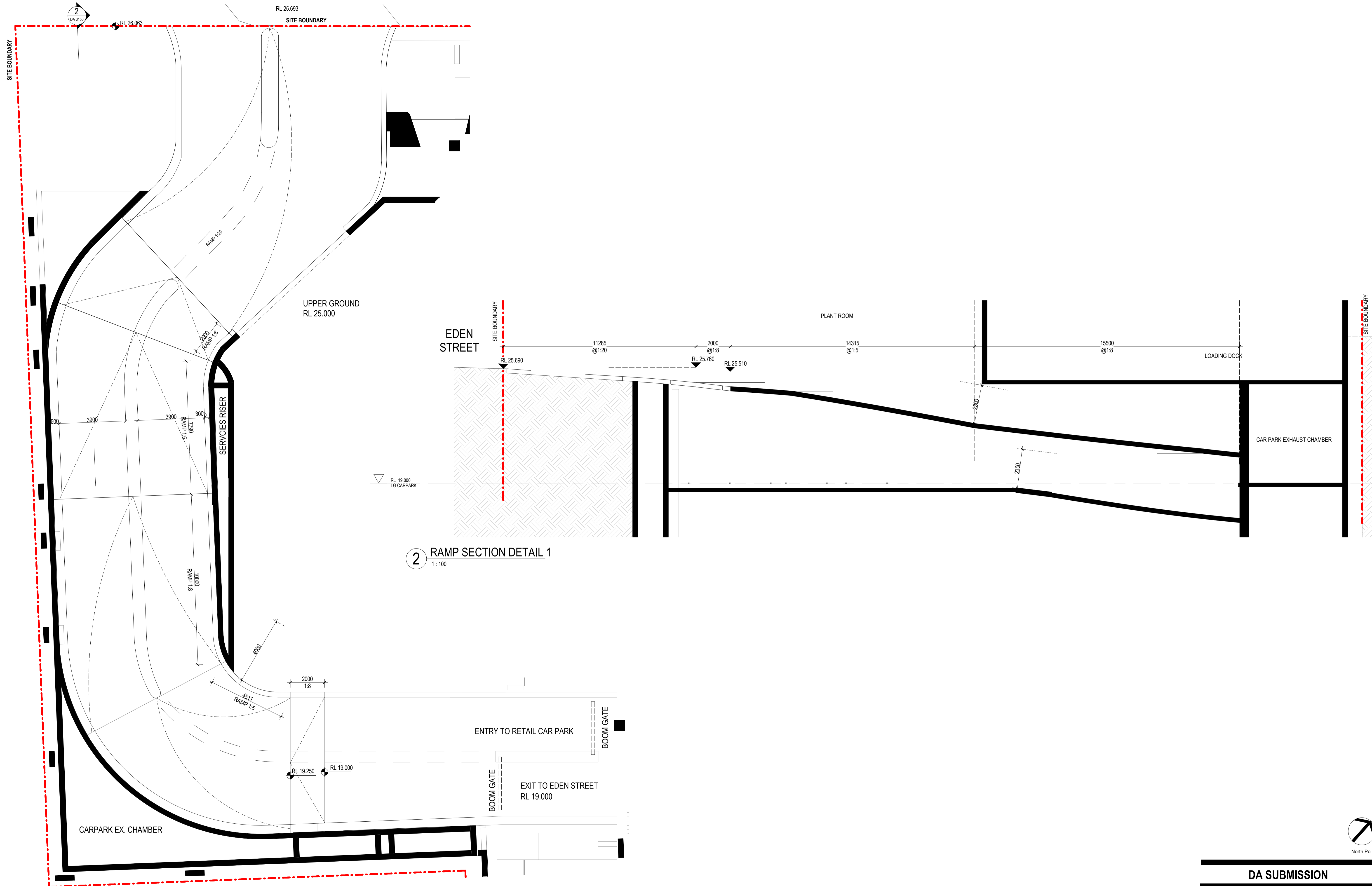
Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - SECTION

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Scale	Project No	Drawing No	Issue
1:200	180319	DA 3103	B

21/12/2021 11:59:47 AM



2 RAMP SECTION DETAIL 1
1:100

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	ISSUED FOR INFORMATION	17/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			

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Project Title
Eden Street Arnccliffe

Drawing Title
EDEN STREET RAMP

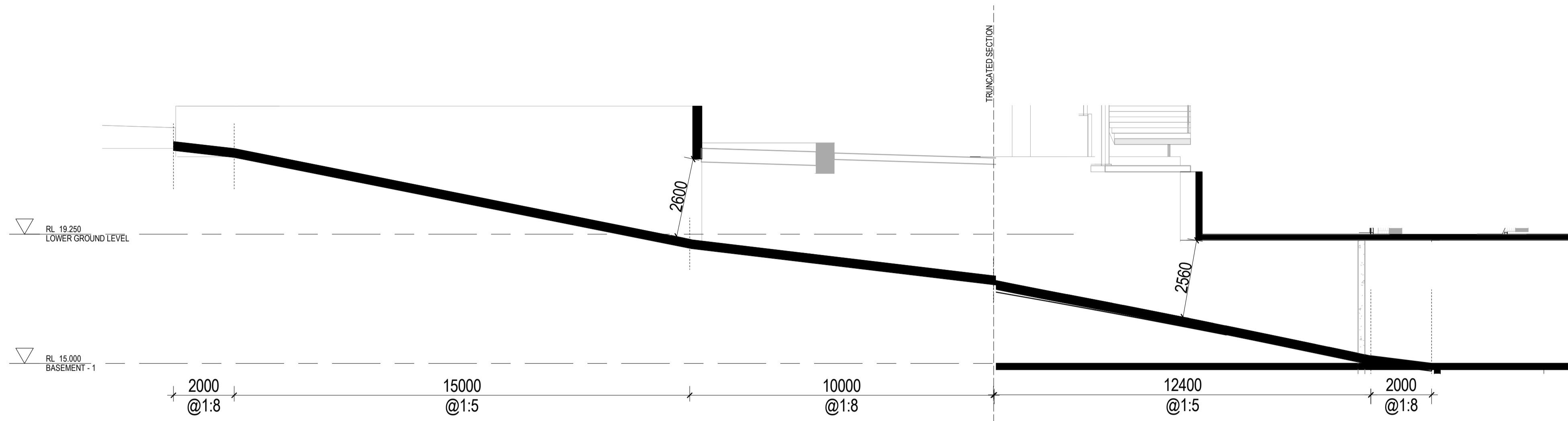
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North Point

DA SUBMISSION

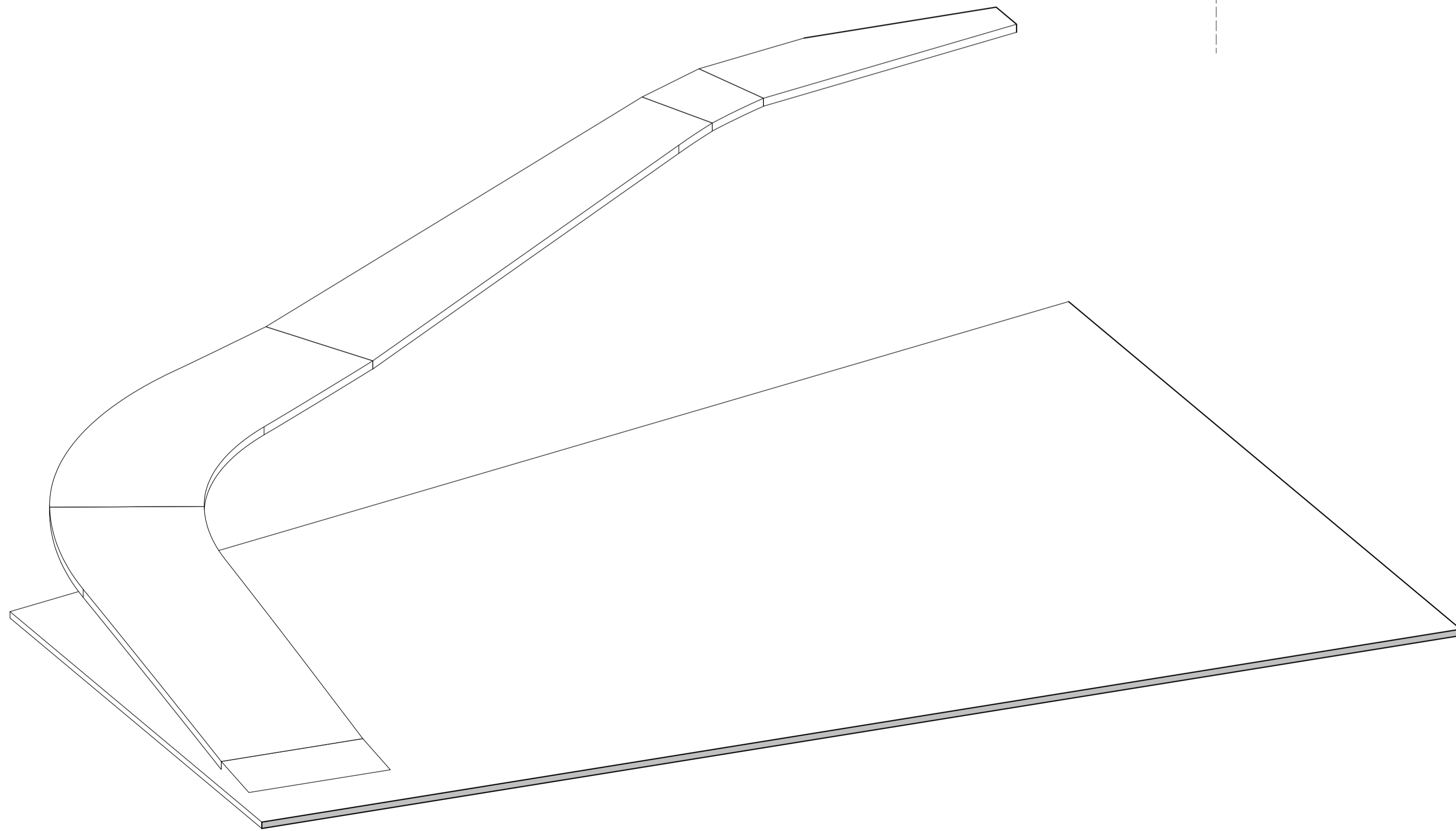
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Scale	Project No	Drawing No	Issue
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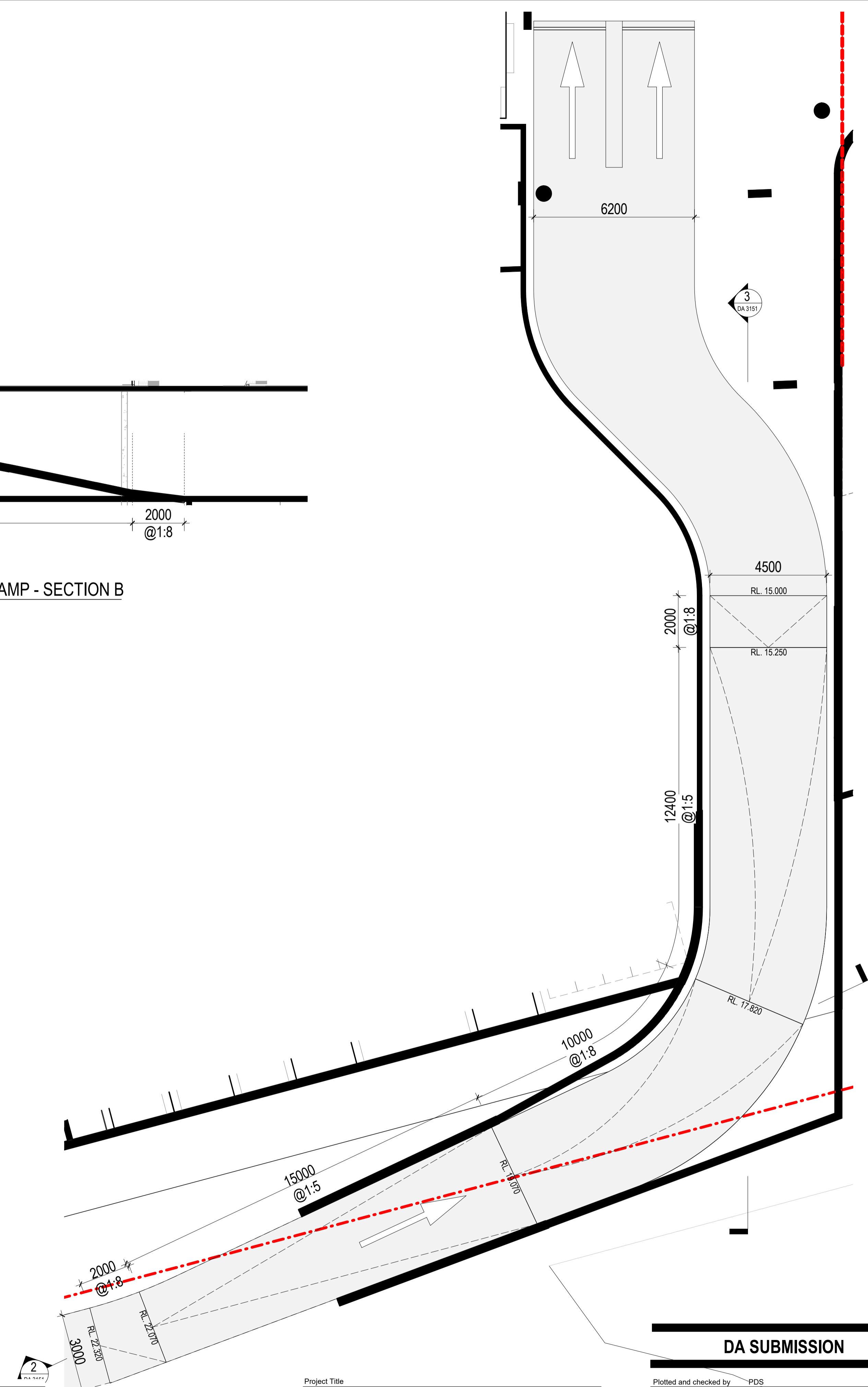
2 PRINCES HIGHWAY RAMP - SECTION A
1:100

3 PRINCES HIGHWAY RAMP - SECTION B
1:100



4 PRINCE HIGHWAY RAMP 3D

1 LOWER GROUND
1:100



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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
Scale	Project No	Drawing No	Issue
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Amendments		Amendments	
Issue	Description	Date	Date
A	ISSUED FOR DA	22/12/2021	

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Project Title
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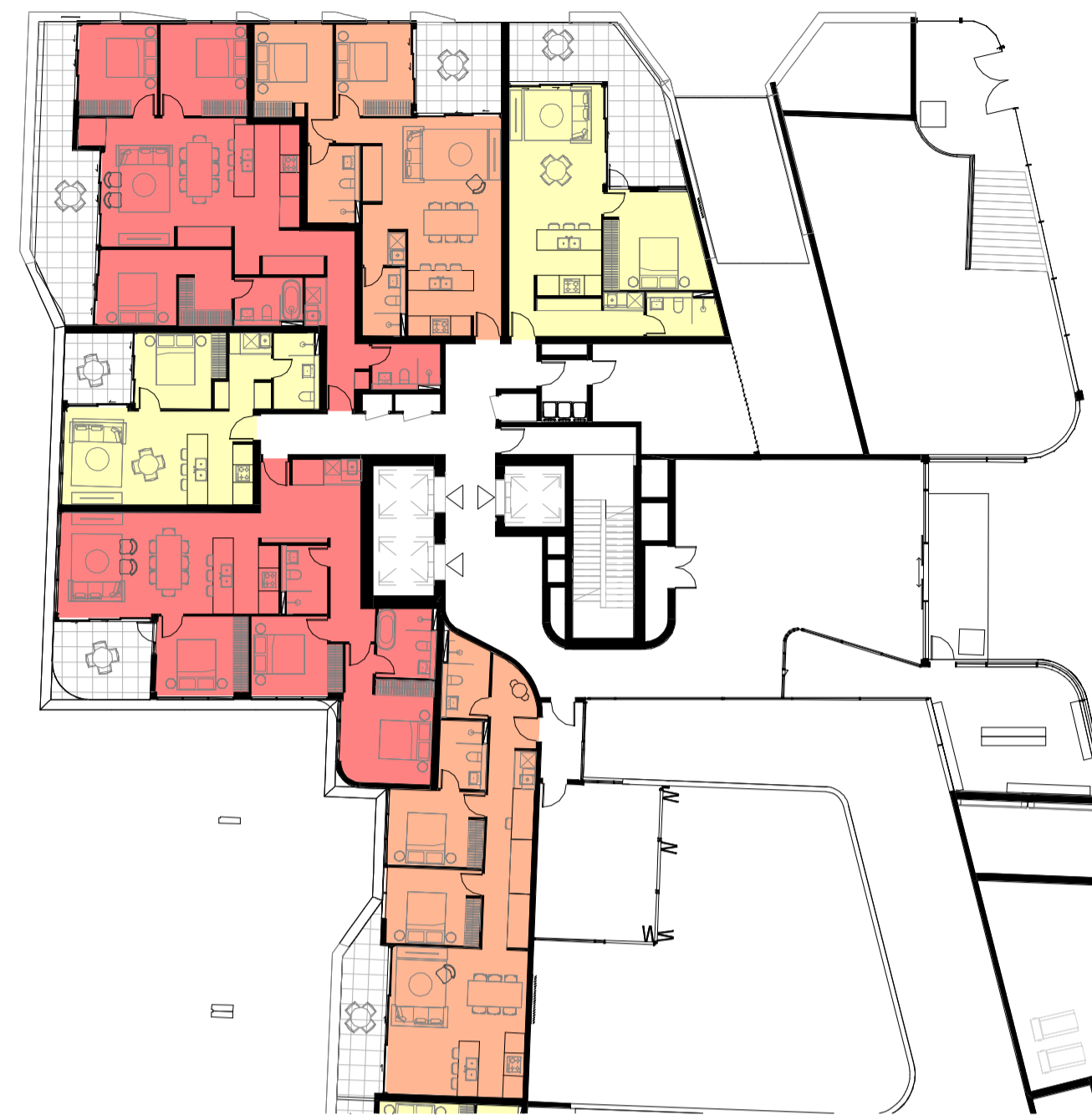
Drawing Title
PRINCES HIGHWAY RAMP

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21/12/2021 11:03:09 AM

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
1AB - UPPER GROUND				
A001	2 BED		87 m ²	12 m ²
A002	3 BED		103 m ²	12 m ²
A003	1 BED		50 m ²	8 m ²
A004	3 BED		107 m ²	23 m ²
A005	2 BED		79 m ²	12 m ²
A006	1 BED		60 m ²	22 m ²
A008	SERVICES	HYDRANT ENCLOSURE	0 m ²	0 m ²
AB - LEVEL 1				
A101	3 BED		114 m ²	19 m ²
A102	2 BED		88 m ²	20 m ²
A103	3 BED		102 m ²	49 m ²
A104	2 BED		90 m ²	45 m ²
A105	2 BED		76 m ²	58 m ²
A106	3 BED		96 m ²	49 m ²
A107	3 BED		105 m ²	14 m ²
A108	2 BED		79 m ²	10 m ²
A109	3 BED	ADAPTABLE	113 m ²	15 m ²
AB - LEVEL 2				
A201	3 BED		114 m ²	28 m ²
A202	2 BED		88 m ²	25 m ²
A203	3 BED		102 m ²	28 m ²
A204	2 BED		90 m ²	20 m ²
A205	2 BED		76 m ²	17 m ²
A206	3 BED		96 m ²	9 m ²
A207	3 BED		105 m ²	11 m ²
A208	2 BED		79 m ²	11 m ²
A209	3 BED	HYDRAULIC ENCLOSURE	112 m ²	19 m ²
AB - LEVEL 3				
A301	3 BED		114 m ²	28 m ²
A302	2 BED		88 m ²	25 m ²
A303	3 BED		102 m ²	27 m ²
A304	2 BED		90 m ²	20 m ²
A305	2 BED		75 m ²	17 m ²
A306	3 BED		96 m ²	9 m ²
A307	3 BED		105 m ²	11 m ²
A308	2 BED		79 m ²	11 m ²
A309	3 BED	ADAPTABLE	112 m ²	19 m ²
AB - LEVEL 4				
A401	3 BED		114 m ²	28 m ²
A402	2 BED		88 m ²	24 m ²
A403	3 BED		102 m ²	28 m ²
A404	2 BED		90 m ²	20 m ²
A405	2 BED		75 m ²	17 m ²
A406	3 BED		96 m ²	9 m ²
A407	3 BED		105 m ²	11 m ²
A408	2 BED		79 m ²	11 m ²
A409	3 BED	ADAPTABLE	112 m ²	19 m ²
AB - LEVEL 5				
A501	3 BED		114 m ²	28 m ²
A502	2 BED		88 m ²	25 m ²
A503	3 BED		102 m ²	27 m ²
A504	2 BED		90 m ²	20 m ²
A505	2 BED		75 m ²	17 m ²
A506	3 BED		96 m ²	9 m ²
A507	3 BED		105 m ²	11 m ²
A508	2 BED		79 m ²	11 m ²
A509	3 BED	ADAPTABLE	112 m ²	19 m ²



1 TOWER A - GROUND
1:250



3 TOWER A - LEVEL 2-5
1:250



2 TOWER A - LEVEL 1
1:250

TOTAL UNIT MIX - TOWER A

1 BED	46
2 BED	68
3 BED	72
TOTAL	186

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1: THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

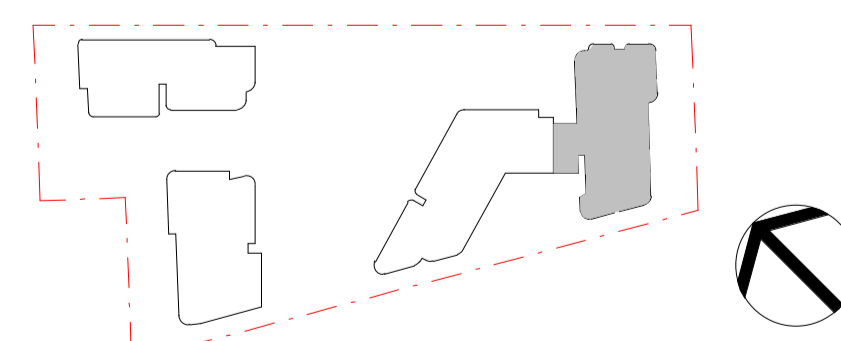
1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

COMPLIANT

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4000	B

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

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

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Project Title
Eden Street Arncliffe

Drawing Title
UNIT MIX & AREA - TOWER A - 1

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23/02/21 9:17 AM

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
AB - LEVEL 6				
A601	1 BED		60 m ²	11 m ²
A602	2 BED		81 m ²	16 m ²
A603	2 BED		77 m ²	41 m ²
A604	2 BED		75 m ²	30 m ²
A605	1 BED		59 m ²	31 m ²
A606	1 BED		56 m ²	9 m ²
A607	3 BED		96 m ²	12 m ²
A608	3 BED		102 m ²	13 m ²
A609	2 BED		79 m ²	12 m ²
A610	3 BED		97 m ²	20 m ²
AB - LEVEL 7				
A701	2 BED		75 m ²	10 m ²
A702	3 BED		100 m ²	17 m ²
A703	2 BED		79 m ²	16 m ²
A704	1 BED	ADAPTABLE	53 m ²	8 m ²
A705	1 BED		50 m ²	8 m ²
A706	1 BED		56 m ²	9 m ²
A707	3 BED	ADAPTABLE	97 m ²	10 m ²
A708	3 BED		104 m ²	11 m ²
A709	2 BED		79 m ²	11 m ²
AB - LEVEL 8				
A801	2 BED		75 m ²	10 m ²
A802	3 BED		100 m ²	17 m ²
A803	2 BED		78 m ²	16 m ²
A804	1 BED	ADAPTABLE	53 m ²	8 m ²
A805	1 BED		50 m ²	8 m ²
A806	1 BED		56 m ²	9 m ²
A807	3 BED	ADAPTABLE	97 m ²	12 m ²
A808	3 BED		104 m ²	14 m ²
A809	2 BED		79 m ²	11 m ²
AB - LEVEL 9				
A901	2 BED		75 m ²	10 m ²
A902	3 BED		100 m ²	17 m ²
A903	2 BED		78 m ²	16 m ²
A904	1 BED	ADAPTABLE	53 m ²	8 m ²
A905	1 BED		50 m ²	8 m ²
A906	1 BED		56 m ²	9 m ²
A907	3 BED	ADAPTABLE	97 m ²	12 m ²
A908	3 BED		104 m ²	14 m ²
A909	2 BED		79 m ²	11 m ²
AB - LEVEL 10				
A1001	2 BED		75 m ²	10 m ²
A1002	3 BED		100 m ²	17 m ²
A1003	2 BED		78 m ²	16 m ²
A1004	1 BED	ADAPTABLE	53 m ²	8 m ²
A1005	1 BED		50 m ²	8 m ²
A1006	1 BED		56 m ²	9 m ²
A1007	3 BED	ADAPTABLE	97 m ²	10 m ²
A1008	3 BED		104 m ²	11 m ²
A1009	2 BED		79 m ²	11 m ²
AB - LEVEL 11				
A1101	2 BED		75 m ²	10 m ²
A1102	3 BED		100 m ²	17 m ²
A1103	2 BED		78 m ²	16 m ²
A1104	1 BED	ADAPTABLE	53 m ²	8 m ²
A1105	1 BED		50 m ²	8 m ²
A1106	1 BED		56 m ²	9 m ²
A1107	3 BED	ADAPTABLE	97 m ²	12 m ²
A1108	3 BED		104 m ²	14 m ²
A1109	2 BED		79 m ²	11 m ²
AB - LEVEL 12				
A1201	2 BED		75 m ²	10 m ²
A1202	3 BED		101 m ²	17 m ²
A1203	2 BED		78 m ²	16 m ²
A1204	1 BED	ADAPTABLE	53 m ²	8 m ²
A1205	1 BED		50 m ²	8 m ²
A1206	1 BED		56 m ²	9 m ²
A1207	3 BED	ADAPTABLE	97 m ²	12 m ²
A1208	3 BED		104 m ²	14 m ²
A1209	2 BED		79 m ²	11 m ²
AB - LEVEL 13				
A1301	2 BED		75 m ²	10 m ²
A1302	3 BED		101 m ²	17 m ²
A1303	2 BED		78 m ²	16 m ²

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
A1304	1 BED	ADAPTABLE	53 m ²	8 m ²
A1305	1 BED		50 m ²	8 m ²
A1306	1 BED		56 m ²	9 m ²
A1307	3 BED	ADAPTABLE	97 m ²	10 m ²
A1308	3 BED		104 m ²	11 m ²
A1309	2 BED		79 m ²	11 m ²
AB - LEVEL 14				
A1401	2 BED		75 m ²	10 m ²
A1402	3 BED		101 m ²	17 m ²
A1403	2 BED		78 m ²	16 m ²
A1404	1 BED	ADAPTABLE	53 m ²	8 m ²
A1405	1 BED		50 m ²	8 m ²
A1406	1 BED		56 m ²	9 m ²
A1407	3 BED	ADAPTABLE	97 m ²	12 m ²
A1408	3 BED		104 m ²	14 m ²
A1409	2 BED		79 m ²	11 m ²
AB - LEVEL 15				
A1501	2 BED		75 m ²	10 m ²
A1502	3 BED		101 m ²	17 m ²
A1503	2 BED		78 m ²	16 m ²
A1504	1 BED	ADAPTABLE	53 m ²	8 m ²
A1505	1 BED		50 m ²	8 m ²
A1506	1 BED		56 m ²	9 m ²
A1507	3 BED	ADAPTABLE	97 m ²	12 m ²
A1508	3 BED		104 m ²	14 m ²
A1509	2 BED		79 m ²	11 m ²
AB - LEVEL 16				
A1601	2 BED		75 m ²	10 m ²
A1602	3 BED		101 m ²	17 m ²
A1603	2 BED		78 m ²	16 m ²
A1604	1 BED	ADAPTABLE	53 m ²	8 m ²
A1605	1 BED		50 m ²	8 m ²
A1606	1 BED		56 m ²	9 m ²
A1607	3 BED	ADAPTABLE	97 m ²	10 m ²
A1608	3 BED		104 m ²	11 m ²
A1609	2 BED		79 m ²	11 m ²
AB - LEVEL 17				
A1701	2 BED		75 m ²	10 m ²
A1702	3 BED		101 m ²	17 m ²
A1703	2 BED		78 m ²	16 m ²
A1704	1 BED	ADAPTABLE	53 m ²	8 m ²
A1705	1 BED		50 m ²	8 m ²
A1706	1 BED		56 m ²	9 m ²
A1707	3 BED	ADAPTABLE	97 m ²	12 m ²
A1708	3 BED		104 m ²	14 m ²
A1709	2 BED		79 m ²	11 m ²
AB - LEVEL 18				
A1801	2 BED		75 m ²	10 m ²
A1802	3 BED		101 m ²	17 m ²
A1803	2 BED		78 m ²	16 m ²
A1804	1 BED	ADAPTABLE	53 m ²	8 m ²
A1805	1 BED		50 m ²	8 m ²
A1806	1 BED		56 m ²	9 m ²
A1807	3 BED	ADAPTABLE	97 m ²	12 m ²
A1808	3 BED		104 m ²	14 m ²
A1809	2 BED		79 m ²	11 m ²
AB - LEVEL 19				
A1901	2 BED		75 m ²	10 m ²
A1902	3 BED		101 m ²	17 m ²
A1903	2 BED		78 m ²	16 m ²
A1904	1 BED	ADAPTABLE	53 m ²	8 m ²
A1905	1 BED		50 m ²	8 m ²
A1906	1 BED		56 m ²	9 m ²
A1907	3 BED	ADAPTABLE	97 m ²	10 m ²
A1908	3 BED		104 m ²	11 m ²
A1909	2 BED		79 m ²	11 m ²
AB - LEVEL 20				
A2001	2 BED		75 m ²	10 m ²
A2002	3 BED		98 m ²	17 m ²
A2003	2 BED		76 m ²	16 m ²
A2004	1 BED	ADAPTABLE	52 m ²	8 m ²
A2005	1 BED		49 m ²	8 m ²
A2006	3 BED		131 m ²	12 m ²
A2007	3 BED		125 m ²	14 m ²
A2008	2 BED		79 m ²	11 m ²



1 TOWER A - LEVEL 6
1: 250



2 TOWER A - LEVEL 7-20
1: 250

TOTAL UNIT MIX - TOWER A

1 BED	46
2 BED	68
3 BED	72
TOTAL	186

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1: THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

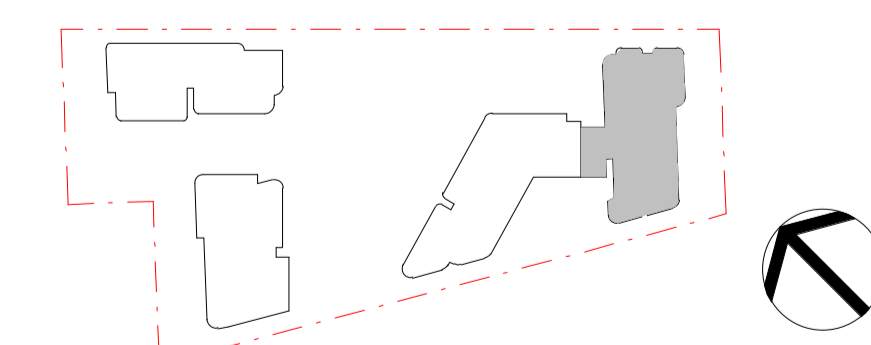
1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

COMPLIANT

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS Approved LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No 180319 DA 4001 Issue B

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

Consultant	Date
Structural Engineer / Civil Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant	TTW
Mechanical / Acoustic / Fire Engineer Level 23, 101 Miller Street, North Sydney, NSW 2060 Consultant	STANTEC
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

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



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Australia 2011
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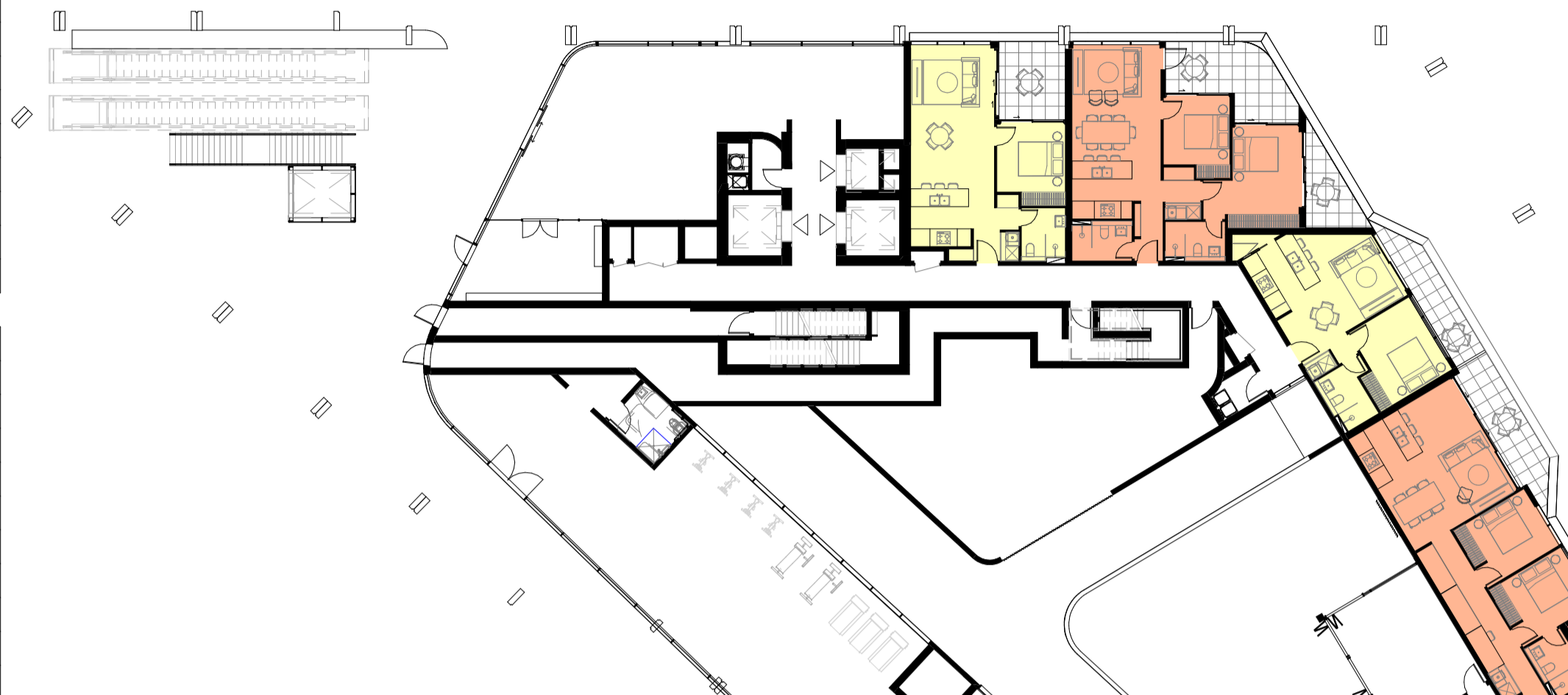
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

UNIT MIX & AREA - TOWER A - 2

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Do not scale drawings. Use figured Dimensions.

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
1AB - UPPER GROUND				
B001	1 BED		55 m ²	10 m ²
B002	2 BED		75 m ²	22 m ²
B003	1 BED		50 m ²	10 m ²
AB - LEVEL 1				
B101	1 BED		55 m ²	9 m ²
B102	2 BED		81 m ²	10 m ²
B103	3 BED		99 m ²	20 m ²
B104	3 BED		98 m ²	27 m ²
B105	2 BED		77 m ²	10 m ²
B106	2 BED		74 m ²	10 m ²
B107	2 BED		84 m ²	15 m ²
B108	2 BED		79 m ²	19 m ²
B109	1 BED		54 m ²	9 m ²
B110	2 BED		77 m ²	9 m ²
AB - LEVEL 2				
B201	1 BED		55 m ²	10 m ²
B202	2 BED		81 m ²	10 m ²
B203	3 BED		99 m ²	20 m ²
B204	3 BED		96 m ²	23 m ²
B205	2 BED		77 m ²	11 m ²
B206	2 BED		74 m ²	10 m ²
B207	2 BED		84 m ²	14 m ²
B208	2 BED		79 m ²	19 m ²
B209	3 BED		110 m ²	12 m ²
B210	1 BED		53 m ²	9 m ²
B211	2 BED		77 m ²	9 m ²
AB - LEVEL 3				
B301	1 BED		55 m ²	10 m ²
B302	2 BED		81 m ²	10 m ²
B303	3 BED		99 m ²	20 m ²
B304	3 BED		96 m ²	23 m ²
B305	2 BED		77 m ²	11 m ²
B306	2 BED		74 m ²	10 m ²
B307	2 BED		84 m ²	14 m ²
B308	2 BED		79 m ²	19 m ²
B309	3 BED		110 m ²	12 m ²
B310	1 BED		53 m ²	9 m ²
B311	2 BED		77 m ²	9 m ²
AB - LEVEL 4				
B401	1 BED		55 m ²	10 m ²
B402	2 BED		81 m ²	10 m ²
B403	3 BED		99 m ²	20 m ²
B404	3 BED		96 m ²	23 m ²
B405	2 BED		77 m ²	11 m ²
B406	2 BED		74 m ²	10 m ²
B407	2 BED		84 m ²	14 m ²
B408	2 BED		79 m ²	19 m ²
B409	3 BED		110 m ²	12 m ²
B410	1 BED		53 m ²	9 m ²
B411	2 BED		77 m ²	9 m ²
AB - LEVEL 5				
B501	1 BED		55 m ²	10 m ²
B502	2 BED		81 m ²	10 m ²
B503	3 BED		99 m ²	20 m ²
B504	3 BED		96 m ²	23 m ²
B505	2 BED		77 m ²	11 m ²
B506	2 BED		74 m ²	10 m ²
B507	2 BED		84 m ²	14 m ²
B508	2 BED		79 m ²	19 m ²
B509	3 BED		110 m ²	12 m ²
B510	1 BED		53 m ²	9 m ²
B511	2 BED		77 m ²	9 m ²



1 TOWER B - GROUND
1 : 250



3 TOWER B - LEVEL 2-5
1 : 250



2 TOWER B - LEVEL 1
1 : 250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

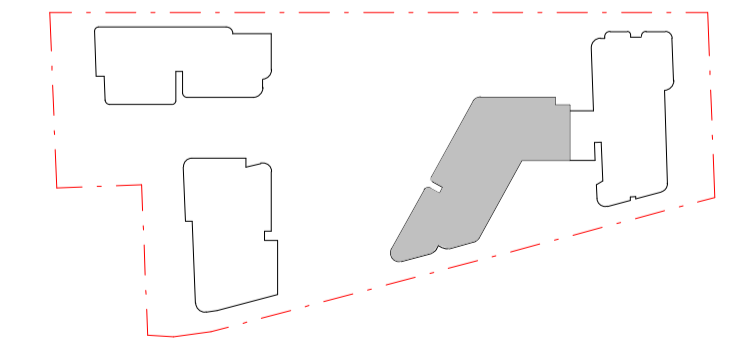
THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

COMPLIANT

TOWER B

1 BED	73
2 BED	98
3 BED	31
TOTAL	202

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No
1 : 250	180319 DA 4002
Drawing No	Issue
	B

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
 Consultant
TTW

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

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

Client
Billbergia Group Pty Ltd
 Suite 101, 25 Angus St,
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 creating communities®

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

Project Title
Eden Street Arncliffe

Drawing Title
UNIT MIX & AREA - TOWER B - 1

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UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
AB - LEVEL 6				
B601	2 BED		80 m ²	16 m ²
B602	3 BED		97 m ²	53 m ²
B603	2 BED		84 m ²	29 m ²
B604	2 BED		77 m ²	10 m ²
B605	2 BED		74 m ²	10 m ²
B606	2 BED		85 m ²	14 m ²
B607	2 BED		79 m ²	18 m ²
B608	3 BED		107 m ²	10 m ²
B609	1 BED		53 m ²	9 m ²
B610	2 BED		77 m ²	9 m ²
AB - LEVEL 7				
B701	1 BED		57 m ²	8 m ²
B702	1 BED		51 m ²	9 m ²
B703	1 BED		55 m ²	14 m ²
B704	2 BED		93 m ²	97 m ²
B705	2 BED		92 m ²	16 m ²
B706	2 BED		79 m ²	16 m ²
B707	3 BED		108 m ²	16 m ²
B708	1 BED	ADAPTABLE	54 m ²	8 m ²
B709	2 BED		78 m ²	11 m ²
AB - LEVEL 8				
B801	1 BED		56 m ²	8 m ²
B802	1 BED		51 m ²	9 m ²
B803	1 BED		56 m ²	14 m ²
B804	2 BED		92 m ²	21 m ²
B805	2 BED		92 m ²	15 m ²
B806	2 BED		78 m ²	16 m ²
B807	3 BED		107 m ²	16 m ²
B808	1 BED	ADAPTABLE	54 m ²	8 m ²
B809	2 BED		78 m ²	11 m ²
AB - LEVEL 9				
B901	1 BED		56 m ²	8 m ²
B902	1 BED		51 m ²	9 m ²
B903	1 BED		56 m ²	14 m ²
B904	2 BED		92 m ²	21 m ²
B905	2 BED		92 m ²	15 m ²
B906	2 BED		78 m ²	16 m ²
B907	3 BED		107 m ²	16 m ²
B908	1 BED	ADAPTABLE	54 m ²	8 m ²
B909	2 BED		78 m ²	11 m ²
AB - LEVEL 10				
B1001	1 BED		56 m ²	8 m ²
B1002	1 BED		51 m ²	9 m ²
B1003	1 BED		56 m ²	14 m ²
B1004	2 BED		92 m ²	21 m ²
B1005	2 BED		92 m ²	15 m ²
B1006	2 BED		78 m ²	16 m ²
B1007	3 BED		107 m ²	16 m ²
B1008	1 BED	ADAPTABLE	54 m ²	8 m ²
B1009	2 BED		78 m ²	11 m ²
AB - LEVEL 11				
B1101	1 BED		56 m ²	8 m ²
B1102	1 BED		51 m ²	9 m ²
B1103	1 BED		56 m ²	14 m ²
B1104	2 BED		92 m ²	21 m ²
B1105	2 BED		92 m ²	15 m ²
B1106	2 BED		78 m ²	16 m ²
B1107	3 BED		107 m ²	16 m ²
B1108	1 BED	ADAPTABLE	54 m ²	8 m ²
B1109	2 BED		78 m ²	11 m ²
AB - LEVEL 12				
B1201	1 BED		56 m ²	8 m ²
B1202	1 BED		51 m ²	9 m ²
B1203	1 BED		56 m ²	14 m ²
B1204	2 BED		92 m ²	21 m ²
B1205	2 BED		92 m ²	15 m ²
B1206	2 BED		78 m ²	16 m ²
B1207	3 BED		107 m ²	16 m ²
B1208	1 BED	ADAPTABLE	54 m ²	8 m ²
B1209	2 BED		78 m ²	11 m ²
AB - LEVEL 13				
B1301	1 BED		56 m ²	8 m ²
B1302	1 BED		51 m ²	9 m ²
B1303	1 BED		56 m ²	14 m ²
B1304	2 BED		92 m ²	21 m ²
B1305	2 BED		92 m ²	15 m ²
B1306	2 BED		78 m ²	16 m ²
B1307	3 BED		106 m ²	16 m ²
B1308	1 BED	ADAPTABLE	54 m ²	8 m ²
B1309	2 BED		78 m ²	11 m ²

UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
AB - LEVEL 14				
B1401	1 BED		56 m ²	8 m ²
B1402	1 BED		51 m ²	9 m ²
B1403	1 BED		56 m ²	14 m ²
B1404	2 BED		92 m ²	21 m ²
B1405	2 BED		92 m ²	15 m ²
B1406	2 BED		78 m ²	16 m ²
B1407	3 BED		107 m ²	16 m ²
B1408	1 BED	ADAPTABLE	54 m ²	8 m ²
B1409	2 BED		78 m ²	11 m ²
AB - LEVEL 15				
B1501	1 BED		56 m ²	8 m ²
B1502	1 BED		51 m ²	9 m ²
B1503	1 BED		56 m ²	14 m ²
B1504	2 BED		92 m ²	21 m ²
B1505	2 BED		92 m ²	15 m ²
B1506	2 BED		78 m ²	16 m ²
B1507	3 BED		107 m ²	16 m ²
B1508	1 BED	ADAPTABLE	54 m ²	8 m ²
B1509	2 BED		78 m ²	11 m ²
AB - LEVEL 16				
B1601	1 BED		56 m ²	8 m ²
B1602	1 BED		51 m ²	9 m ²
B1603	1 BED		56 m ²	14 m ²
B1604	2 BED		92 m ²	21 m ²
B1605	2 BED		92 m ²	15 m ²
B1606	2 BED		78 m ²	16 m ²
B1607	3 BED		107 m ²	16 m ²
B1608	1 BED	ADAPTABLE	54 m ²	8 m ²
B1609	2 BED		78 m ²	11 m ²
AB - LEVEL 17				
B1701	1 BED		56 m ²	8 m ²
B1702	1 BED		51 m ²	9 m ²
B1703	1 BED		56 m ²	14 m ²
B1704	2 BED		92 m ²	21 m ²
B1705	2 BED		92 m ²	15 m ²
B1706	2 BED		78 m ²	16 m ²
B1707	3 BED		107 m ²	16 m ²
B1708	1 BED	ADAPTABLE	54 m ²	8 m ²
B1709	2 BED		78 m ²	11 m ²
AB - LEVEL 18				
B1801	1 BED		56 m ²	8 m ²
B1802	1 BED		51 m ²	9 m ²
B1803	1 BED		56 m ²	14 m ²
B1804	2 BED		92 m ²	21 m ²
B1805	2 BED		92 m ²	15 m ²
B1806	2 BED		78 m ²	16 m ²
B1807	3 BED		107 m ²	16 m ²
B1808	1 BED	ADAPTABLE	54 m ²	8 m ²
B1809	2 BED		78 m ²	11 m ²
AB - LEVEL 19				
B1901	1 BED		56 m ²	8 m ²
B1902	1 BED		51 m ²	9 m ²
B1903	1 BED		56 m ²	14 m ²
B1904	2 BED		92 m ²	21 m ²
B1905	2 BED		92 m ²	15 m ²
B1906	2 BED		78 m ²	16 m ²
B1907	3 BED		107 m ²	16 m ²
B1908	1 BED	ADAPTABLE	54 m ²	8 m ²
B1909	2 BED		78 m ²	11 m ²
AB - LEVEL 20				
B2001	1 BED		56 m ²	8 m ²
B2002	1 BED		51 m ²	0 m ²
B2003	1 BED		56 m ²	14 m ²
B2004	2 BED		92 m ²	21 m ²
B2005	2 BED		92 m ²	15 m ²
B2006	2 BED		78 m ²	16 m ²
B2007	3 BED		107 m ²	16 m ²
B2008	1 BED	ADAPTABLE	54 m ²	8 m ²
B2009	2 BED		78 m ²	11 m ²
AB - LEVEL 21				
B2101	1 BED		56 m ²	8 m ²
B2102	1 BED		51 m ²	8 m ²
B2103	1 BED		56 m ²	14 m ²
B2104	2 BED		92 m ²	14 m ²
B2105	2 BED		92 m ²	15 m ²
B2106	2 BED		78 m ²	11 m ²
B2107	3 BED		107 m ²	16 m ²
B2108	1 BED		54 m ²	8 m ²
B2109	2 BED		78 m ²	11 m ²



1 TOWER B - LEVEL 6
1:250



2 TOWER B - LEVEL 7-21
1:250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

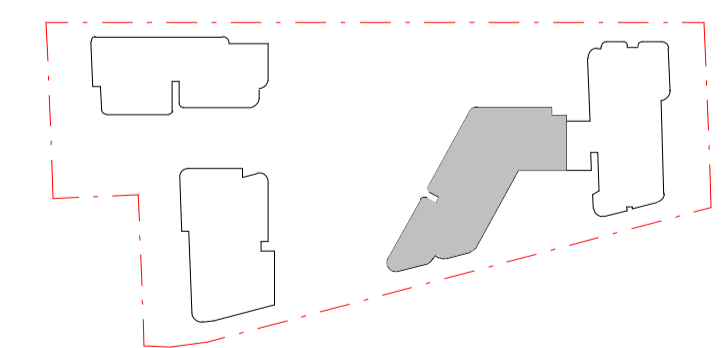
COMPLIANT

TOWER B

1 BED	73
2 BED	98
3 BED	31

TOTAL 202

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4003	B

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

Consultant
Structural Engineer / Civil
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 Consultant
Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
Hydraulics
 Level 23, 101 Miller Street, North Sydney,
 NSW 2060

TTW
STANTEC
JHA

Client
Billbergia Group Pty Ltd
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 creating communities®

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

Project Title
Eden Street Arncliffe
 Drawing Title
UNIT MIX & AREA - TOWER B - 2
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 Do not scale drawings. Use figured Dimensions.

UNIT NUMBER	NAME	PERFORMANCE LEVEL	INTERNAL AREA	BALCONY AREA
C - LEVEL 1				
C101	1 BED	SILVER	50 m ²	10 m ²
C102	1 BED	SILVER	50 m ²	12 m ²
C103	2 BED	GOLD	70 m ²	16 m ²
C104	1 BED	SILVER	51 m ²	12 m ²
C105	3 BED	SILVER	90 m ²	21 m ²
C106	2 BED	GOLD	70 m ²	10 m ²
C107	2 BED	SILVER	73 m ²	13 m ²
C108	2 BED	SILVER	71 m ²	23 m ²
C109	2 BED	SILVER	70 m ²	10 m ²
C110	2 BED	GOLD	70 m ²	10 m ²

C - LEVEL 2				
C201	1 BED	SILVER	50 m ²	10 m ²
C202	1 BED	SILVER	50 m ²	12 m ²
C203	2 BED	GOLD	70 m ²	16 m ²
C204	1 BED	SILVER	51 m ²	11 m ²
C205	3 BED	SILVER	90 m ²	20 m ²
C206	2 BED	GOLD	70 m ²	10 m ²
C207	2 BED	SILVER	73 m ²	13 m ²
C208	2 BED	SILVER	71 m ²	23 m ²
C209	2 BED	SILVER	70 m ²	10 m ²
C210	2 BED	GOLD	70 m ²	10 m ²

C - LEVEL 3				
C301	1 BED	SILVER	50 m ²	8 m ²
C302	1 BED	SILVER	50 m ²	12 m ²
C303	2 BED	GOLD	70 m ²	16 m ²
C304	1 BED	SILVER	51 m ²	11 m ²
C305	3 BED	SILVER	90 m ²	20 m ²
C306	2 BED	GOLD	70 m ²	10 m ²
C307	2 BED	SILVER	73 m ²	13 m ²
C308	2 BED	SILVER	71 m ²	23 m ²
C309	2 BED	SILVER	70 m ²	10 m ²
C310	2 BED	GOLD	70 m ²	10 m ²

C - LEVEL 4				
C401	1 BED	SILVER	50 m ²	8 m ²
C402	1 BED	SILVER	50 m ²	12 m ²
C403	2 BED	GOLD	70 m ²	16 m ²
C404	1 BED	SILVER	51 m ²	11 m ²
C405	3 BED	SILVER	90 m ²	20 m ²
C406	2 BED	GOLD	70 m ²	10 m ²
C407	2 BED	SILVER	73 m ²	13 m ²
C408	2 BED	SILVER	71 m ²	24 m ²
C409	2 BED	SILVER	70 m ²	10 m ²
C410	2 BED	GOLD	70 m ²	10 m ²

C - LEVEL 5				
C501	1 BED	SILVER	50 m ²	8 m ²
C502	1 BED	SILVER	50 m ²	12 m ²
C503	2 BED	GOLD	70 m ²	16 m ²
C504	1 BED	SILVER	51 m ²	11 m ²
C505	3 BED	SILVER	90 m ²	20 m ²
C506	2 BED	GOLD	70 m ²	10 m ²
C507	2 BED	SILVER	73 m ²	13 m ²
C508	2 BED	SILVER	71 m ²	24 m ²
C509	2 BED	SILVER	70 m ²	10 m ²
C510	2 BED	GOLD	70 m ²	10 m ²

C - LEVEL 6				
C601	1 BED	SILVER	52 m ²	8 m ²
C602	1 BED	SILVER	50 m ²	11 m ²
C603	1 BED	SILVER	50 m ²	8 m ²
C604	1 BED	SILVER	50 m ²	8 m ²
C605	1 BED	SILVER	52 m ²	66 m ²
C606	2 BED	SILVER	70 m ²	25 m ²
C607	2 BED	SILVER	73 m ²	13 m ²
C608	2 BED	SILVER	70 m ²	47 m ²
C609	2 BED	SILVER	71 m ²	23 m ²
C610	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 7				
C701	1 BED	SILVER	52 m ²	8 m ²
C702	1 BED	SILVER	50 m ²	11 m ²
C703	1 BED	SILVER	50 m ²	8 m ²
C704	1 BED	SILVER	50 m ²	8 m ²
C705	1 BED	SILVER	51 m ²	8 m ²
C706	2 BED	SILVER	70 m ²	10 m ²
C707	2 BED	SILVER	73 m ²	13 m ²
C708	2 BED	SILVER	70 m ²	25 m ²
C709	2 BED	SILVER	72 m ²	13 m ²
C710	1 BED	SILVER	35 m ²	5 m ²

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

UNIT NUMBER	NAME	PERFORMANCE LEVEL	INTERNAL AREA	BALCONY AREA
C - LEVEL 8				
C801	1 BED	SILVER	52 m ²	8 m ²
C802	1 BED	SILVER	50 m ²	11 m ²
C803	1 BED	SILVER	50 m ²	8 m ²
C804	1 BED	SILVER	50 m ²	8 m ²
C805	1 BED	SILVER	51 m ²	8 m ²
C806	2 BED	SILVER	70 m ²	10 m ²
C807	2 BED	SILVER	73 m ²	13 m ²
C808	2 BED	SILVER	70 m ²	25 m ²
C809	2 BED	SILVER	72 m ²	13 m ²
C810	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 9				
C901	1 BED	SILVER	52 m ²	8 m ²
C902	1 BED	SILVER	50 m ²	11 m ²
C903	1 BED	SILVER	50 m ²	8 m ²
C904	1 BED	SILVER	50 m ²	8 m ²
C905	1 BED	SILVER	51 m ²	8 m ²
C906	2 BED	SILVER	70 m ²	10 m ²
C907	1 BED	SILVER	50 m ²	36 m ²
C908	2 BED	SILVER	70 m ²	25 m ²
C909	2 BED	SILVER	72 m ²	13 m ²
C910	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 10				
C1001	1 BED	SILVER	52 m ²	8 m ²
C1002	1 BED	SILVER	50 m ²	11 m ²
C1003	1 BED	SILVER	50 m ²	8 m ²
C1004	1 BED	SILVER	50 m ²	8 m ²
C1005	1 BED	SILVER	51 m ²	8 m ²
C1006	2 BED	SILVER	70 m ²	10 m ²
C1007	1 BED	SILVER	50 m ²	36 m ²
C1008	2 BED	SILVER	70 m ²	25 m ²
C1009	2 BED	SILVER	72 m ²	13 m ²
C1010	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 11				
C1101	1 BED	SILVER	52 m ²	8 m ²
C1102	1 BED	SILVER	50 m ²	11 m ²
C1103	1 BED	SILVER	50 m ²	8 m ²
C1104	1 BED	SILVER	50 m ²	8 m ²
C1105	1 BED	SILVER	51 m ²	8 m ²
C1106	2 BED	SILVER	70 m ²	10 m ²
C1107	1 BED	SILVER	50 m ²	36 m ²
C1108	2 BED	SILVER	70 m ²	25 m ²
C1109	2 BED	SILVER	72 m ²	13 m ²
C1110	1 BED	SILVER	35 m ²	5 m ²

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

1 TOWER C - LEVEL 1
1:250



2 TOWER C - LEVEL 2
1:250



3 TOWER C - LEVEL 3
1:250



4 TOWER C - LEVEL 4-5
1:250



5 TOWER C - LEVEL 6-8
1:250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

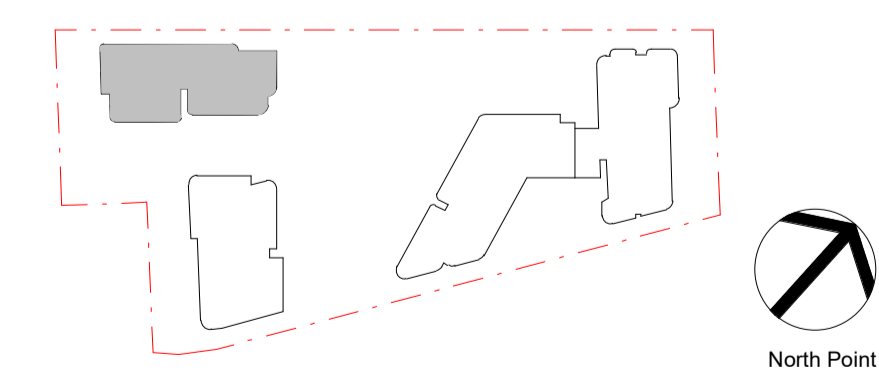
THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

COMPLIANT

TOWER C

STUDIO	9
1 BED	100
2 BED	63
3 BED	8
TOTAL	180

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4004	B

Consultant
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Consultant
Mechanical / Acoustic / Fire Engineer
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St Leonards NSW 2065
Consultant
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NSW 2060

TTW
STANTEC
JHA

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

Project Title
Eden Street Arncliffe
Drawing Title
UNIT MIX & AREA - TOWER C - 1
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UNIT NUMBER	NAME	PERFORMANCE LEVEL	INTERNAL AREA	BALCONY AREA
C - LEVEL 12				
C1201	1 BED	SILVER	52 m ²	8 m ²
C1202	1 BED	SILVER	50 m ²	11 m ²
C1203	1 BED	SILVER	50 m ²	8 m ²
C1204	1 BED	SILVER	50 m ²	8 m ²
C1205	1 BED	SILVER	51 m ²	8 m ²
C1206	2 BED	SILVER	70 m ²	10 m ²
C1207	1 BED	SILVER	50 m ²	36 m ²
C1208	2 BED	SILVER	70 m ²	25 m ²
C1209	2 BED	SILVER	72 m ²	13 m ²
C1210	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 13				
C1301	1 BED	SILVER	52 m ²	8 m ²
C1302	1 BED	SILVER	50 m ²	11 m ²
C1303	1 BED	SILVER	50 m ²	8 m ²
C1304	1 BED	SILVER	50 m ²	8 m ²
C1305	1 BED	SILVER	51 m ²	8 m ²
C1306	2 BED	SILVER	70 m ²	10 m ²
C1307	1 BED	SILVER	50 m ²	36 m ²
C1308	2 BED	SILVER	70 m ²	25 m ²
C1309	2 BED	SILVER	72 m ²	13 m ²
C1310	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 14				
C1401	1 BED	SILVER	52 m ²	8 m ²
C1402	1 BED	SILVER	50 m ²	11 m ²
C1403	1 BED	SILVER	50 m ²	8 m ²
C1404	1 BED	SILVER	50 m ²	8 m ²
C1405	1 BED	SILVER	51 m ²	8 m ²
C1406	2 BED	SILVER	70 m ²	10 m ²
C1407	1 BED	SILVER	50 m ²	36 m ²
C1408	2 BED	SILVER	70 m ²	25 m ²
C1409	2 BED	SILVER	72 m ²	13 m ²
C1410	1 BED	SILVER	35 m ²	5 m ²

C - LEVEL 15				
C1501	1 BED	SILVER	52 m ²	8 m ²
C1502	1 BED	SILVER	50 m ²	11 m ²
C1503	1 BED	SILVER	50 m ²	8 m ²
C1504	1 BED	SILVER	50 m ²	8 m ²
C1505	1 BED	SILVER	51 m ²	8 m ²
C1506	2 BED	SILVER	70 m ²	10 m ²
C1507	1 BED	SILVER	50 m ²	36 m ²
C1508	3 BED	GOLD	90 m ²	13 m ²
C1509	1 BED	SILVER	50 m ²	9 m ²
C1510	1 BED	SILVER	51 m ²	8 m ²

C - LEVEL 16				
C1601	1 BED	SILVER	52 m ²	8 m ²
C1602	1 BED	SILVER	50 m ²	11 m ²
C1603	1 BED	SILVER	50 m ²	8 m ²
C1604	1 BED	SILVER	50 m ²	8 m ²
C1605	1 BED	SILVER	51 m ²	8 m ²
C1606	2 BED	SILVER	70 m ²	10 m ²
C1607	1 BED	SILVER	50 m ²	36 m ²
C1608	3 BED	GOLD	90 m ²	13 m ²
C1609	1 BED	SILVER	50 m ²	9 m ²
C1610	1 BED	SILVER	51 m ²	8 m ²

C - LEVEL 17				
C1701	1 BED	SILVER	52 m ²	8 m ²
C1702	1 BED	SILVER	50 m ²	11 m ²
C1703	1 BED	SILVER	50 m ²	8 m ²
C1704	1 BED	SILVER	50 m ²	8 m ²
C1705	1 BED	SILVER	51 m ²	8 m ²
C1706	2 BED	SILVER	70 m ²	10 m ²
C1707	1 BED	SILVER	50 m ²	36 m ²
C1708	3 BED	GOLD	90 m ²	13 m ²
C1709	1 BED	SILVER	50 m ²	9 m ²
C1710	1 BED	SILVER	51 m ²	8 m ²

C - LEVEL 18				
C1801	1 BED	SILVER	51 m ²	9 m ²
C1802	1 BED	SILVER	50 m ²	11 m ²
C1803	1 BED	SILVER	50 m ²	8 m ²
C1804	1 BED	SILVER	50 m ²	8 m ²
C1805	1 BED	SILVER	51 m ²	8 m ²
C1806	1 BED	SILVER	52 m ²	28 m ²
C1807	1 BED	SILVER	50 m ²	25 m ²
C1808	1 BED	SILVER	53 m ²	49 m ²
C1809	1 BED	SILVER	50 m ²	8 m ²
C1810	1 BED	SILVER	51 m ²	8 m ²

TOTAL AREA: 10545 m² 2324 m²

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

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

Consultant	Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060	TTW
Consultant	Mechanical / Acoustic / Fire Engineer Level 6, Building 5, 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 Angus St, Meadowbank, NSW, 2114	Billbergia creating communities®
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title	Eden Street Arncliffe
Drawing Title	UNIT MIX & AREA - TOWER C - 2
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1 TOWER C - LEVEL 9-14
1:250



3 TOWER C - LEVEL 18
1:250



2 TOWER C - LEVEL 15-17
1:250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

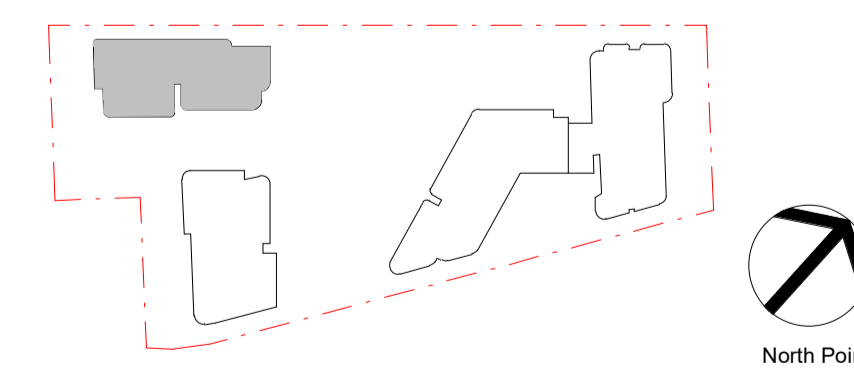
COMPLIANT

TOWER C

STUDIO	9
1 BED	100
2 BED	63
3 BED	8

TOTAL 180

KEY PLAN



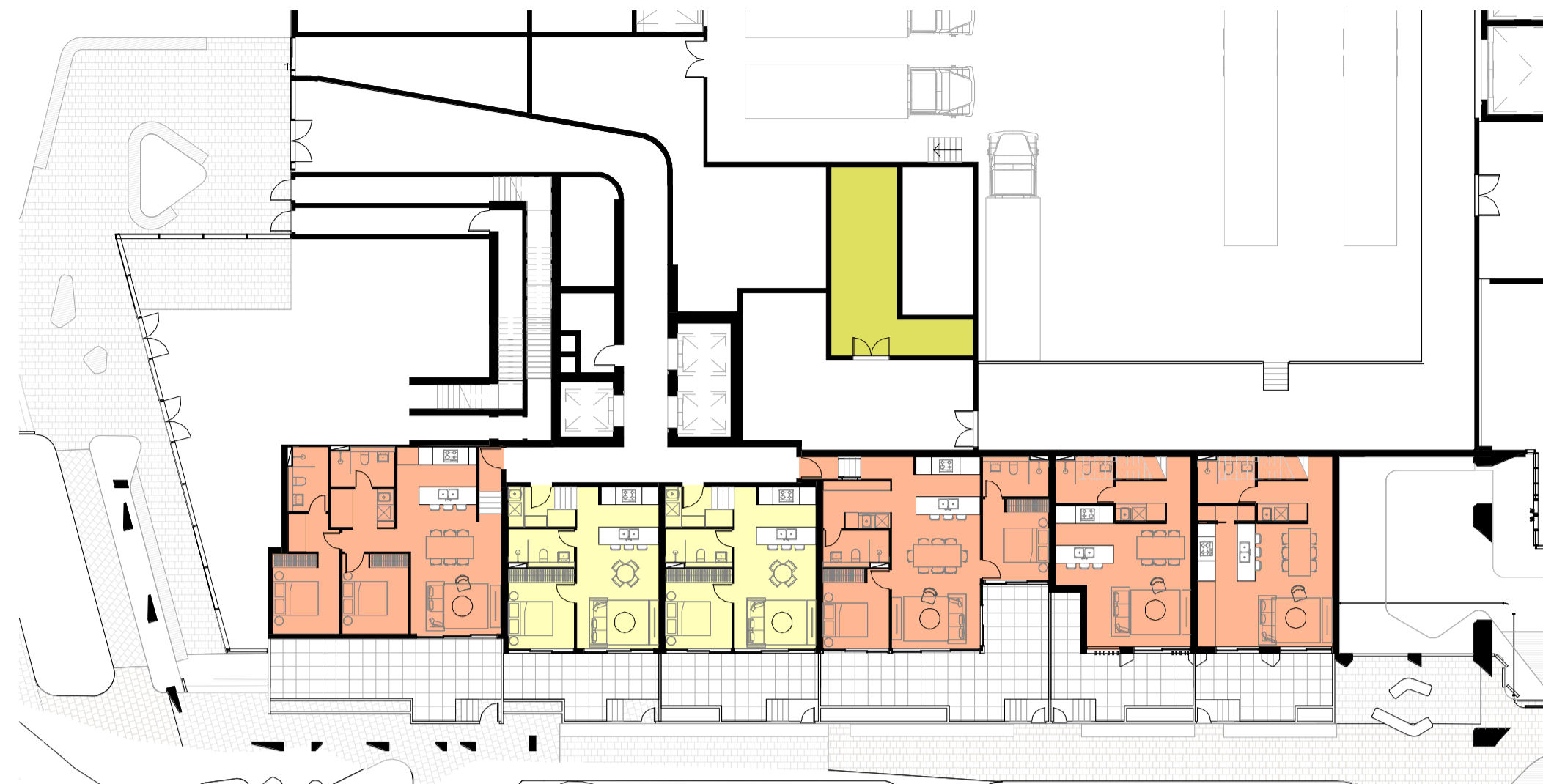
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Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4005	B

17/12/2021 11:10:56 AM

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
TH001	2 BED WALK-UP			
TH002	2 BED WALK-UP			
	PLANT		19 m ²	
	A/C		19 m ²	
	A/C		19 m ²	
D001	2 BED		84 m ²	32 m ²
D002	1 BED		50 m ²	19 m ²
D003	1 BED		50 m ²	20 m ²
D004	2 BED		80 m ²	36 m ²

LEVEL 1					LEVEL 1				
D101	2 BED	ADAPTABLE	85 m ²	23 m ²	D101	2 BED	ADAPTABLE	85 m ²	23 m ²
D102	2 BED		85 m ²	21 m ²	D102	2 BED		85 m ²	21 m ²
D103	1 BED		53 m ²	8 m ²	D103	1 BED		53 m ²	8 m ²
D105	1 BED	ADAPTABLE	59 m ²	8 m ²	D105	1 BED	ADAPTABLE	59 m ²	8 m ²
D106	3 BED		103 m ²	10 m ²	D106	3 BED		103 m ²	10 m ²
D107	3 BED		97 m ²	22 m ²	D107	3 BED		97 m ²	22 m ²
D108	2 BED	ADAPTABLE	87 m ²	15 m ²	D108	2 BED	ADAPTABLE	87 m ²	15 m ²
LEVEL 2					LEVEL 2				
D201	1 BED	ADAPTABLE	61 m ²	8 m ²	D201	1 BED	ADAPTABLE	61 m ²	8 m ²
D202	2 BED		80 m ²	17 m ²	D202	2 BED		80 m ²	17 m ²
D203	2 BED		80 m ²	13 m ²	D203	2 BED		80 m ²	13 m ²
D204	1 BED		57 m ²	15 m ²	D204	1 BED		57 m ²	15 m ²
D205	1 BED		53 m ²	8 m ²	D205	1 BED		53 m ²	8 m ²
D206	1 BED		50 m ²	8 m ²	D206	1 BED		50 m ²	8 m ²
D207	1 BED	ADAPTABLE	59 m ²	8 m ²	D207	1 BED	ADAPTABLE	59 m ²	8 m ²
D208	3 BED		103 m ²	10 m ²	D208	3 BED		103 m ²	10 m ²
D209	3 BED		97 m ²	22 m ²	D209	3 BED		97 m ²	22 m ²
D210	2 BED	ADAPTABLE	87 m ²	15 m ²	D210	2 BED	ADAPTABLE	87 m ²	15 m ²
LEVEL 3					LEVEL 3				
D301	1 BED	ADAPTABLE	61 m ²	8 m ²	D301	1 BED	ADAPTABLE	61 m ²	8 m ²
D302	2 BED		80 m ²	17 m ²	D302	2 BED		80 m ²	17 m ²
D303	2 BED		80 m ²	13 m ²	D303	2 BED		80 m ²	13 m ²
D304	1 BED		57 m ²	15 m ²	D304	1 BED		57 m ²	15 m ²
D305	1 BED		53 m ²	8 m ²	D305	1 BED		53 m ²	8 m ²
D306	1 BED		50 m ²	8 m ²	D306	1 BED		50 m ²	8 m ²
D307	1 BED	ADAPTABLE	59 m ²	8 m ²	D307	1 BED	ADAPTABLE	59 m ²	8 m ²
D308	3 BED		103 m ²	10 m ²	D308	3 BED		103 m ²	10 m ²
D309	3 BED		97 m ²	22 m ²	D309	3 BED		97 m ²	22 m ²
D310	2 BED	ADAPTABLE	87 m ²	15 m ²	D310	2 BED	ADAPTABLE	87 m ²	15 m ²
LEVEL 4					LEVEL 4				
D401	1 BED	ADAPTABLE	61 m ²	8 m ²	D401	1 BED	ADAPTABLE	61 m ²	8 m ²
D402	2 BED		80 m ²	17 m ²	D402	2 BED		80 m ²	17 m ²
D403	2 BED		80 m ²	13 m ²	D403	2 BED		80 m ²	13 m ²
D404	1 BED		57 m ²	15 m ²	D404	1 BED		57 m ²	15 m ²
D405	1 BED		53 m ²	8 m ²	D405	1 BED		53 m ²	8 m ²
D406	1 BED		50 m ²	8 m ²	D406	1 BED		50 m ²	8 m ²
D407	1 BED	ADAPTABLE	59 m ²	8 m ²	D407	1 BED	ADAPTABLE	59 m ²	8 m ²
D408	3 BED		103 m ²	10 m ²	D408	3 BED		103 m ²	10 m ²
D409	3 BED		97 m ²	22 m ²	D409	3 BED		97 m ²	22 m ²
D410	2 BED	ADAPTABLE	87 m ²	15 m ²	D410	2 BED	ADAPTABLE	87 m ²	15 m ²
LEVEL 5					LEVEL 5				
D501	1 BED	ADAPTABLE	61 m ²	8 m ²	D501	1 BED	ADAPTABLE	61 m ²	8 m ²
D502	2 BED		80 m ²	17 m ²	D502	2 BED		80 m ²	17 m ²
D503	2 BED		80 m ²	13 m ²	D503	2 BED		80 m ²	13 m ²
D504	1 BED		57 m ²	15 m ²	D504	1 BED		57 m ²	15 m ²
D505	1 BED		53 m ²	8 m ²	D505	1 BED		53 m ²	8 m ²
D506	1 BED		50 m ²	8 m ²	D506	1 BED		50 m ²	8 m ²
D507	1 BED	ADAPTABLE	59 m ²	8 m ²	D507	1 BED	ADAPTABLE	59 m ²	8 m ²
D508	3 BED		103 m ²	10 m ²	D508	3 BED		103 m ²	10 m ²
D509	3 BED		97 m ²	21 m ²	D509	3 BED		97 m ²	21 m ²
D510	2 BED	ADAPTABLE	87 m ²	15 m ²	D510	2 BED	ADAPTABLE	87 m ²	15 m ²



1 TOWER D - GROUND PLAN
1:250



2 TOWER D - LEVEL 1
1:250



3 TOWER D - LEVEL 2
1:250



4 TOWER D - LEVEL 3-5
1:250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

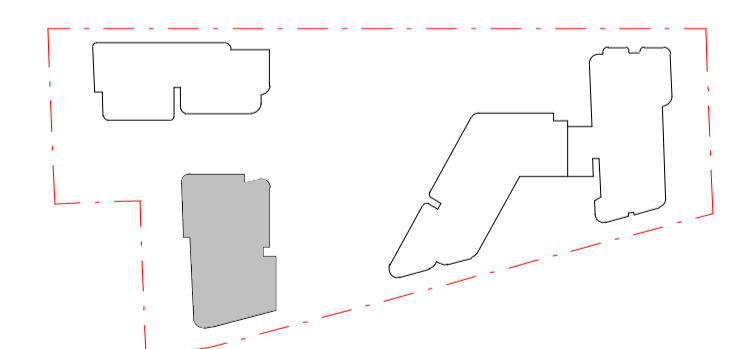
COMPLIANT

TOWER D

1 BED	104
2 BED	33
3 BED	39

TOTAL 175

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4006	B

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

Consultant	Structural Engineer / Civil	TTW
	Level 6, 73 Miller Street, North Sydney NSW 2060	
	Mechanical / Acoustic / Fire Engineer	STANTEC
	Level 6, Building 5, 207 Pacific Highway St Leonards NSW 2065	
	Hydraulics	JHA
	Level 23, 101 Miller Street, North Sydney, NSW 2060	

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

Project Title	Eden Street Arncliffe
Drawing Title	UNIT MIX & AREA - TOWER D - 1
Group GSA Pty Ltd	ABN 76 002 113 779
Level 7, 90 William St East Sydney NSW	Australia 2011
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T +612 9361 4144	F +612 9332 3458
architecture interior design urban design landscape	nom architect Lisa-Maree Carrigan 7568

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF		
Scale	Project No	Drawing No	Issue
1:250	180319	DA 4006	B

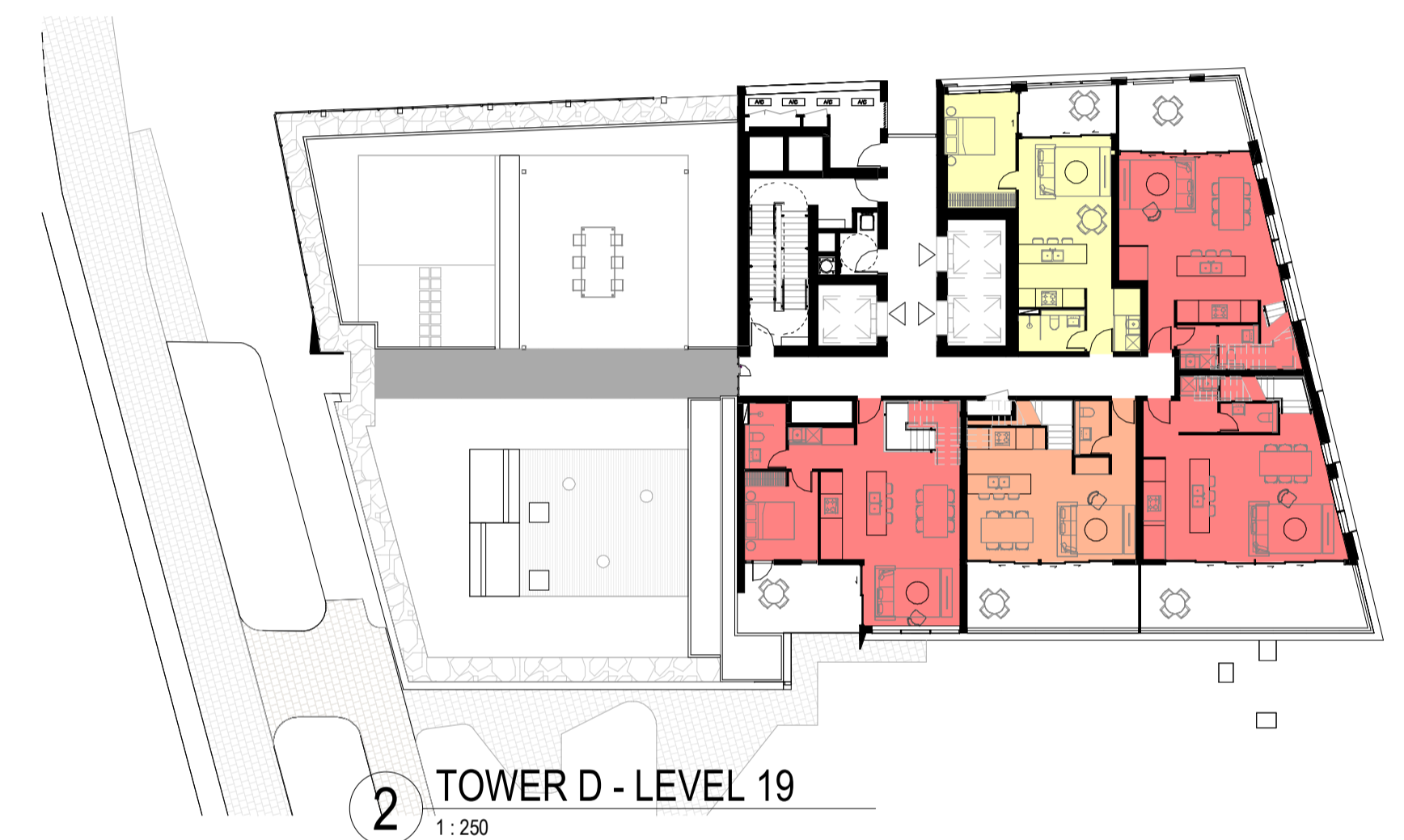
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UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
LEVEL 6				
D601	1 BED		50 m ²	23 m ²
D602	1 BED		51 m ²	77 m ²
D603	2 BED		75 m ²	19 m ²
D604	1 BED		53 m ²	8 m ²
D605	1 BED		50 m ²	8 m ²
D606	1 BED	ADAPTABLE	59 m ²	8 m ²
D607	3 BED		103 m ²	10 m ²
D608	3 BED		102 m ²	32 m ²
D609	1 BED		57 m ²	21 m ²
LEVEL 7				
D701	1 BED		50 m ²	8 m ²
D702	1 BED		51 m ²	8 m ²
D703	2 BED		75 m ²	10 m ²
D704	1 BED		53 m ²	8 m ²
D705	1 BED		50 m ²	8 m ²
D706	1 BED	ADAPTABLE	59 m ²	8 m ²
D707	3 BED		103 m ²	10 m ²
D708	3 BED		102 m ²	16 m ²
D709	1 BED		57 m ²	10 m ²
LEVEL 8				
D801	1 BED		50 m ²	7 m ²
D802	1 BED		51 m ²	7 m ²
D803	2 BED		75 m ²	9 m ²
D804	1 BED		53 m ²	8 m ²
D805	1 BED		50 m ²	8 m ²
D806	1 BED	ADAPTABLE	59 m ²	8 m ²
D807	3 BED		103 m ²	10 m ²
D808	3 BED		102 m ²	14 m ²
D809	1 BED		57 m ²	10 m ²
LEVEL 9				
D901	1 BED		50 m ²	7 m ²
D902	1 BED		51 m ²	7 m ²
D903	2 BED		75 m ²	9 m ²
D904	1 BED		53 m ²	8 m ²
D905	1 BED		50 m ²	8 m ²
D906	1 BED	ADAPTABLE	59 m ²	8 m ²
D907	3 BED		103 m ²	10 m ²
D908	3 BED		102 m ²	14 m ²
D909	1 BED		57 m ²	10 m ²
LEVEL 10				
D1001	1 BED		50 m ²	7 m ²
D1002	1 BED		51 m ²	7 m ²
D1003	2 BED		75 m ²	9 m ²
D1004	1 BED		53 m ²	8 m ²
D1005	1 BED		50 m ²	8 m ²
D1006	1 BED	ADAPTABLE	59 m ²	8 m ²
D1007	3 BED		103 m ²	10 m ²
D1008	3 BED		102 m ²	14 m ²
D1009	1 BED		57 m ²	10 m ²
LEVEL 11				
D1101	1 BED		50 m ²	7 m ²
D1102	1 BED		51 m ²	7 m ²
D1103	2 BED		75 m ²	9 m ²
D1104	1 BED		53 m ²	8 m ²
D1105	1 BED		50 m ²	8 m ²
D1106	1 BED	ADAPTABLE	59 m ²	8 m ²
D1107	3 BED		103 m ²	10 m ²
D1108	3 BED		102 m ²	14 m ²
D1109	1 BED		57 m ²	10 m ²
LEVEL 12				
D1201	1 BED		50 m ²	7 m ²
D1202	1 BED		51 m ²	7 m ²
D1203	2 BED		75 m ²	9 m ²
D1204	1 BED		53 m ²	8 m ²
D1205	1 BED		50 m ²	8 m ²
D1206	1 BED	ADAPTABLE	59 m ²	8 m ²
D1207	3 BED		103 m ²	10 m ²
D1208	3 BED		102 m ²	14 m ²
D1209	1 BED		57 m ²	10 m ²

UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
LEVEL 13				
D1301	1 BED		50 m ²	7 m ²
D1302	1 BED		51 m ²	7 m ²
D1303	2 BED		75 m ²	9 m ²
D1304	1 BED		53 m ²	8 m ²
D1305	1 BED		50 m ²	8 m ²
D1306	1 BED	ADAPTABLE	59 m ²	8 m ²
D1307	3 BED		103 m ²	10 m ²
D1308	3 BED		102 m ²	14 m ²
D1309	1 BED		57 m ²	10 m ²
LEVEL 14				
D1401	1 BED		50 m ²	7 m ²
D1402	1 BED		51 m ²	7 m ²
D1403	2 BED		75 m ²	9 m ²
D1404	1 BED		53 m ²	8 m ²
D1405	1 BED		50 m ²	8 m ²
D1406	1 BED	ADAPTABLE	59 m ²	8 m ²
D1407	3 BED		103 m ²	10 m ²
D1408	3 BED		102 m ²	14 m ²
D1409	1 BED		57 m ²	10 m ²
LEVEL 15				
D1501	1 BED		50 m ²	7 m ²
D1502	1 BED		51 m ²	7 m ²
D1503	2 BED		75 m ²	9 m ²
D1504	1 BED		53 m ²	8 m ²
D1505	1 BED		50 m ²	8 m ²
D1506	1 BED	ADAPTABLE	59 m ²	8 m ²
D1507	3 BED		103 m ²	10 m ²
D1508	3 BED		102 m ²	14 m ²
D1509	1 BED		57 m ²	10 m ²
LEVEL 16				
D1601	1 BED		50 m ²	7 m ²
D1602	1 BED		51 m ²	7 m ²
D1603	2 BED		75 m ²	9 m ²
D1604	1 BED		53 m ²	8 m ²
D1605	1 BED		50 m ²	8 m ²
D1606	1 BED	ADAPTABLE	59 m ²	8 m ²
D1607	3 BED		103 m ²	10 m ²
D1608	3 BED		102 m ²	14 m ²
D1609	1 BED		57 m ²	10 m ²
LEVEL 17				
D1701	1 BED		50 m ²	7 m ²
D1702	1 BED		51 m ²	7 m ²
D1703	2 BED		75 m ²	9 m ²
D1704	1 BED		53 m ²	8 m ²
D1705	1 BED		50 m ²	8 m ²
D1706	1 BED	ADAPTABLE	59 m ²	8 m ²
D1707	3 BED		103 m ²	10 m ²
D1708	3 BED		102 m ²	14 m ²
D1709	1 BED		57 m ²	10 m ²
LEVEL 18				
D1801	1 BED		50 m ²	7 m ²
D1802	1 BED		51 m ²	7 m ²
D1803	2 BED		75 m ²	9 m ²
D1804	1 BED		53 m ²	8 m ²
D1805	1 BED		47 m ²	8 m ²
D1806	1 BED	ADAPTABLE	60 m ²	8 m ²
D1807	3 BED		102 m ²	10 m ²
D1808	3 BED		102 m ²	14 m ²
D1809	1 BED		57 m ²	10 m ²
LEVEL 19				
D1901	1 BED		50 m ²	7 m ²
D1902	3 BED WALK-UP		51 m ²	14 m ²
D1903	3 BED WALK-UP		55 m ²	23 m ²
D1904	2 BED WALK-UP		43 m ²	18 m ²
D1905	3 BED WALK-UP		64 m ²	14 m ²
LEVEL 20				
D1902	3 BED WALK-UP		58 m ²	
D1903	3 BED WALK-UP		62 m ²	
D1904	2 BED WALK-UP		43 m ²	
D1905	3 BED WALK-UP		51 m ²	



1 TOWER D - LEVEL 6-18
1 : 250



2 TOWER D - LEVEL 19
1 : 250

4D APARTMENT SIZE AND LAYOUT

OBJECTIVE 4D-1 : THE LAYOUT OF ROOMS WITHIN AN APARTMENT IS FUNCTIONAL, WELL ORGANISED AND PROVIDES A HIGH STANDARD OF AMENITY

DESIGN CRITERIA

1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m ²
1 BEDROOM	50 m ²
2 BEDROOM	70 m ²
3+ BEDROOM	90 m ²

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m² EACH

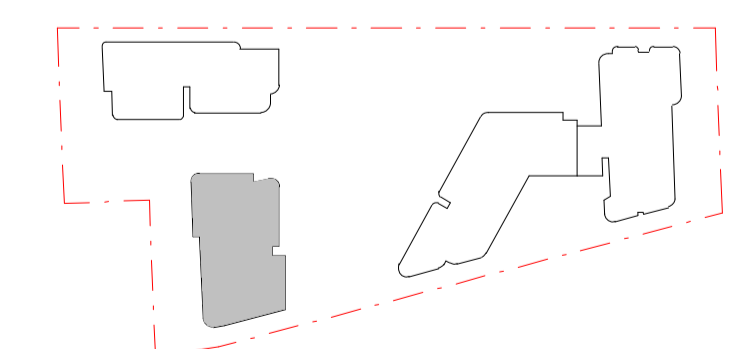
COMPLIANT

TOWER D

1 BED	104
2 BED	33
3 BED	39

TOTAL 175

KEY PLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF
Scale	Project No
Drawing No	Issue
1 : 250	180319 DA 4007 B

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

Consultant	Structural Engineer / Civil	TTW
	Level 6, 73 Miller Street, North Sydney NSW 2060	
	Mechanical / Acoustic / Fire Engineer	STANTEC
	Level 6, Building 5, 207 Pacific Highway St Leonards NSW 2065	
	Hydraulics	JHA
	Level 23, 101 Miller Street, North Sydney, NSW 2060	

Client	Billbergia Group Pty Ltd
	Suite 101, 25 Angus St, Meadowbank, NSW, 2114
	Billbergia creating communities®



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www.groupgsa.com

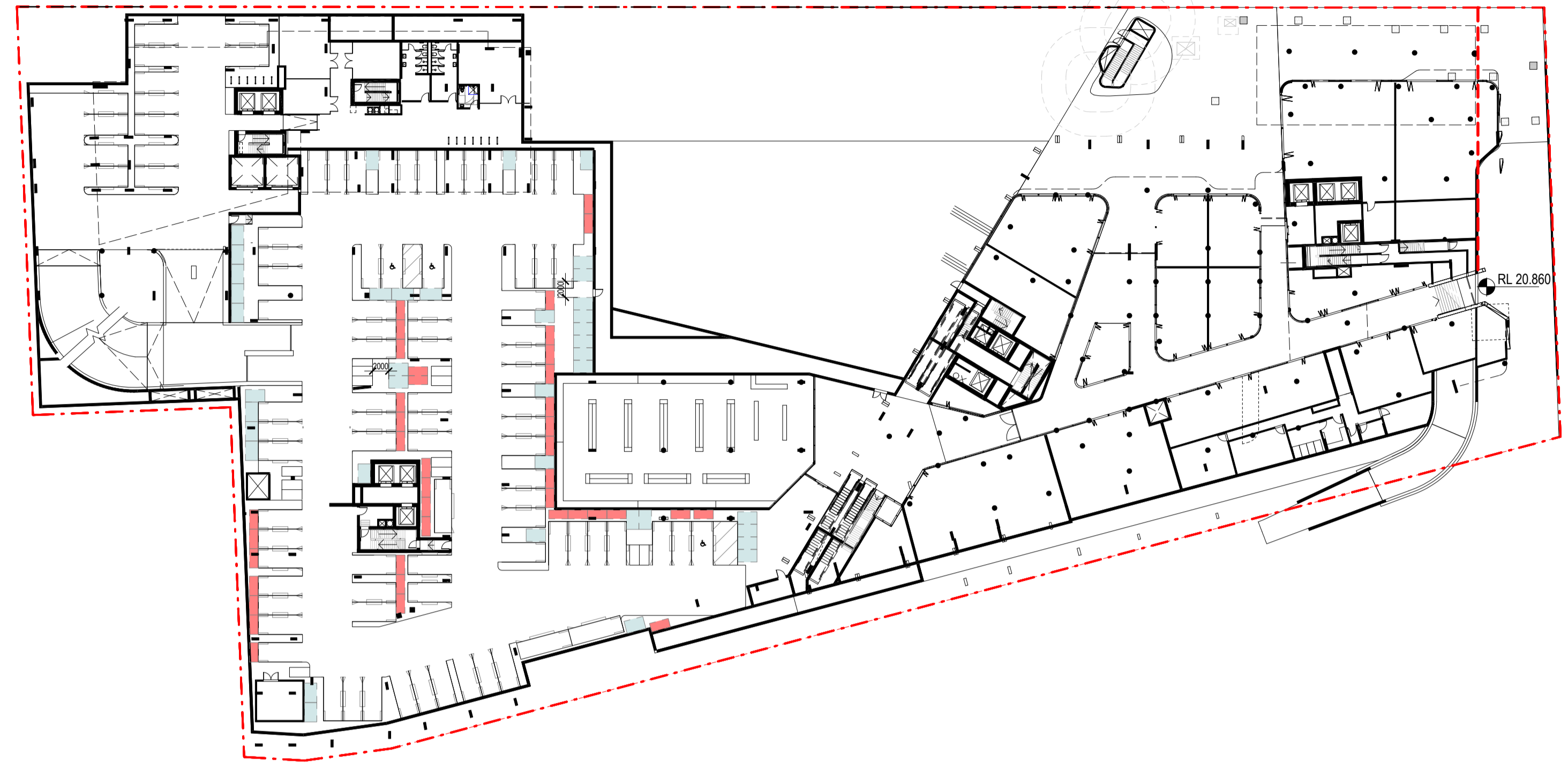
T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
UNIT MIX & AREA - TOWER D - 2

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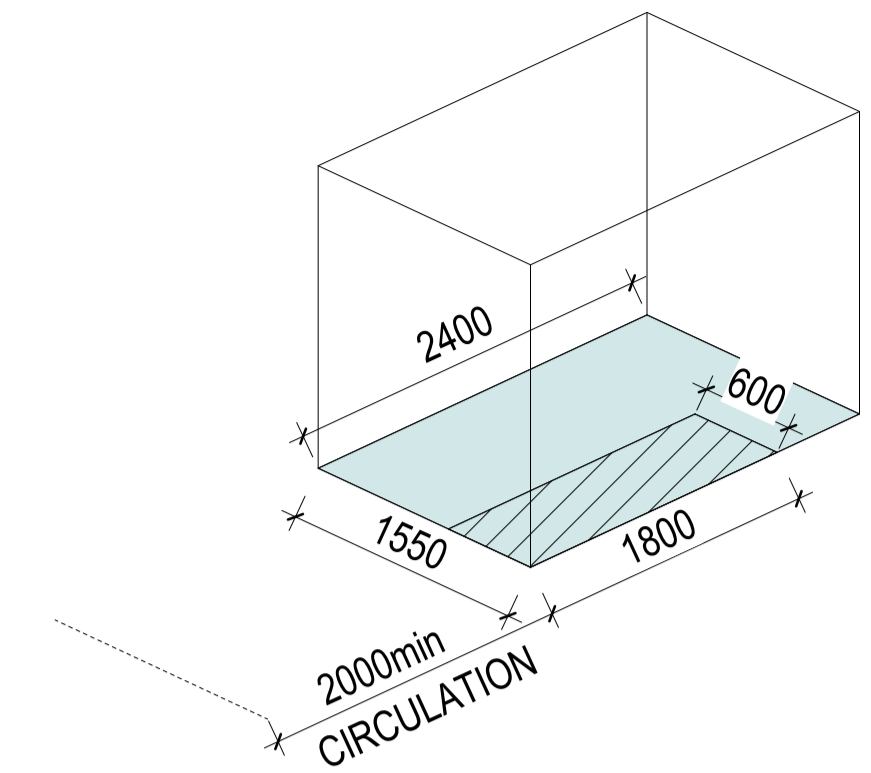
4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

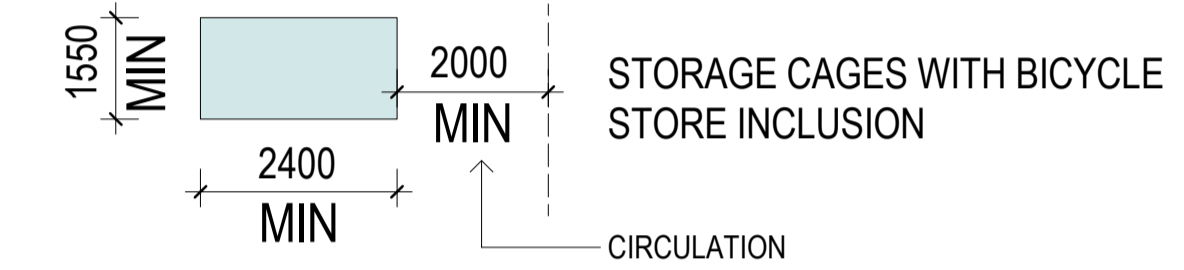
DWELLING TYPE	TOTAL STORAGE REQ	MAX STORAGE ON BASEMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³



AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

LEGEND

STORAGE CAGE TO COMPLY WITH ADG FOR STUDIO, 1BED, 2BED & 3BED
MIN 1.1m x 2.4m x 2m H = 5m³



TOTAL NO. OF APARTMENT : 744
NO. OF STORAGE PROVIDED : 744

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS (EXCL. VISITORS AND RETAIL) : 372
NO. OF BICYCLE STORAGE PROVIDED : 372

STORAGE CAGE LOCATION:

LOWER GROUND:	79
BASEMENT 1:	156
BASEMENT 2:	236
BASEMENT 3:	276
TOTAL:	744

ADG COMPLIANT

1 LOWER GROUND

1:500

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

Issue	Description	Date

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

TTW

Mechanical / Acoustic / Fire Engineer
Level 6, Building B, 307 Pacific Highway
St Leonards NSW 2065
Consultant

STANTEC

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

JHA

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

Billbergia
creating communities®

GROUP GSA

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

Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - LOWER GROUND

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DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
	12/13/21
Scale	Project No
1 : 500	180319 DA 4049
Drawing No	Issue
	B

20/12/2021 12:30:28 PM

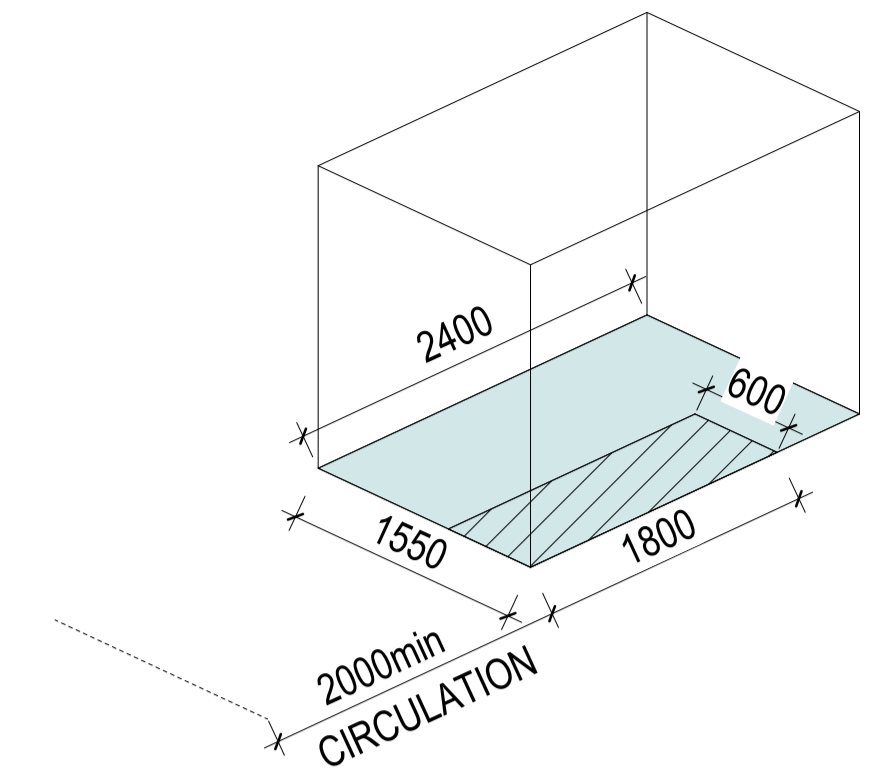
4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

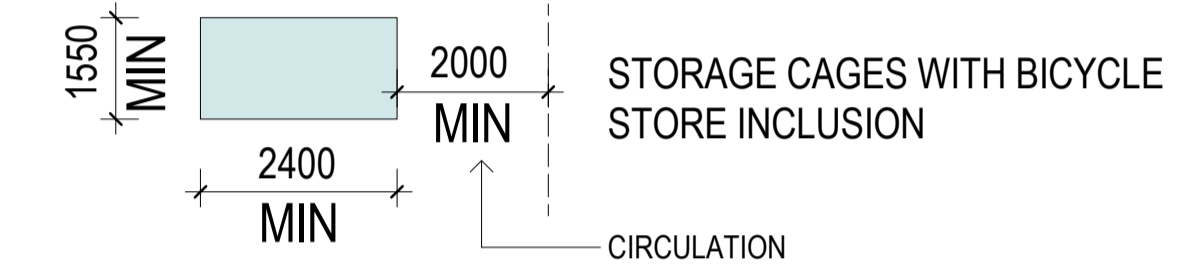
DWELLING TYPE	TOTAL STORAGE REQ	MAX STORAGE ON BASEMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³



AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

LEGEND

STORAGE CAGE TO COMPLY WITH ADG FOR STUDIO, 1BED, 2BED & 3BED
MIN 1.1m x 2.4m x 2m H = 5m³



STORAGE CAGE LOCATION:

LOWER GROUND:	79
BASEMENT 1:	156
BASEMENT 2:	236
BASEMENT 3:	276
TOTAL:	744

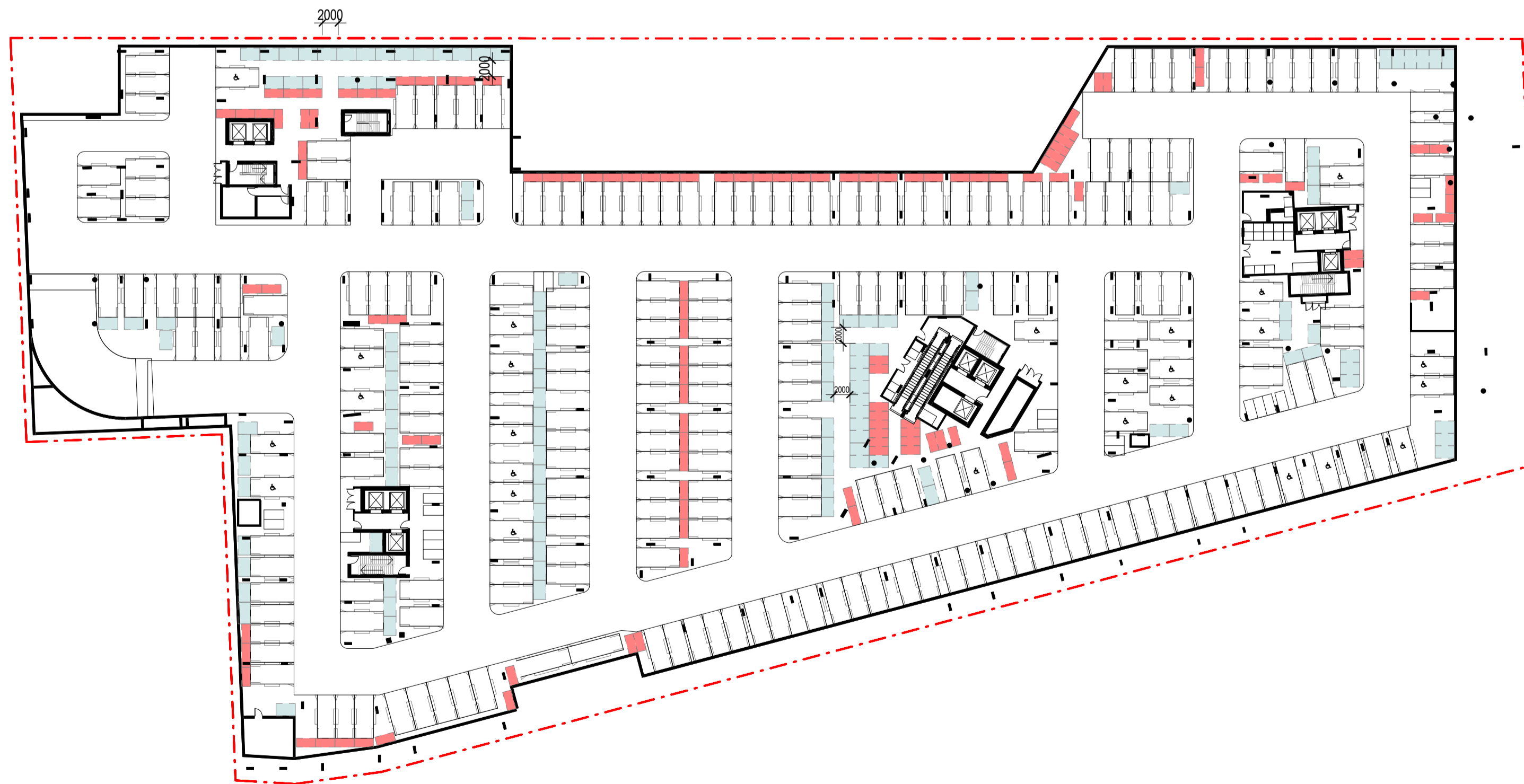
TOTAL NO. OF APARTMENT : 744
NO. OF STORAGE PROVIDED : 744

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS (EXCL. VISITORS AND RETAIL) : 372
NO. OF BICYCLE STORAGE PROVIDED : 372

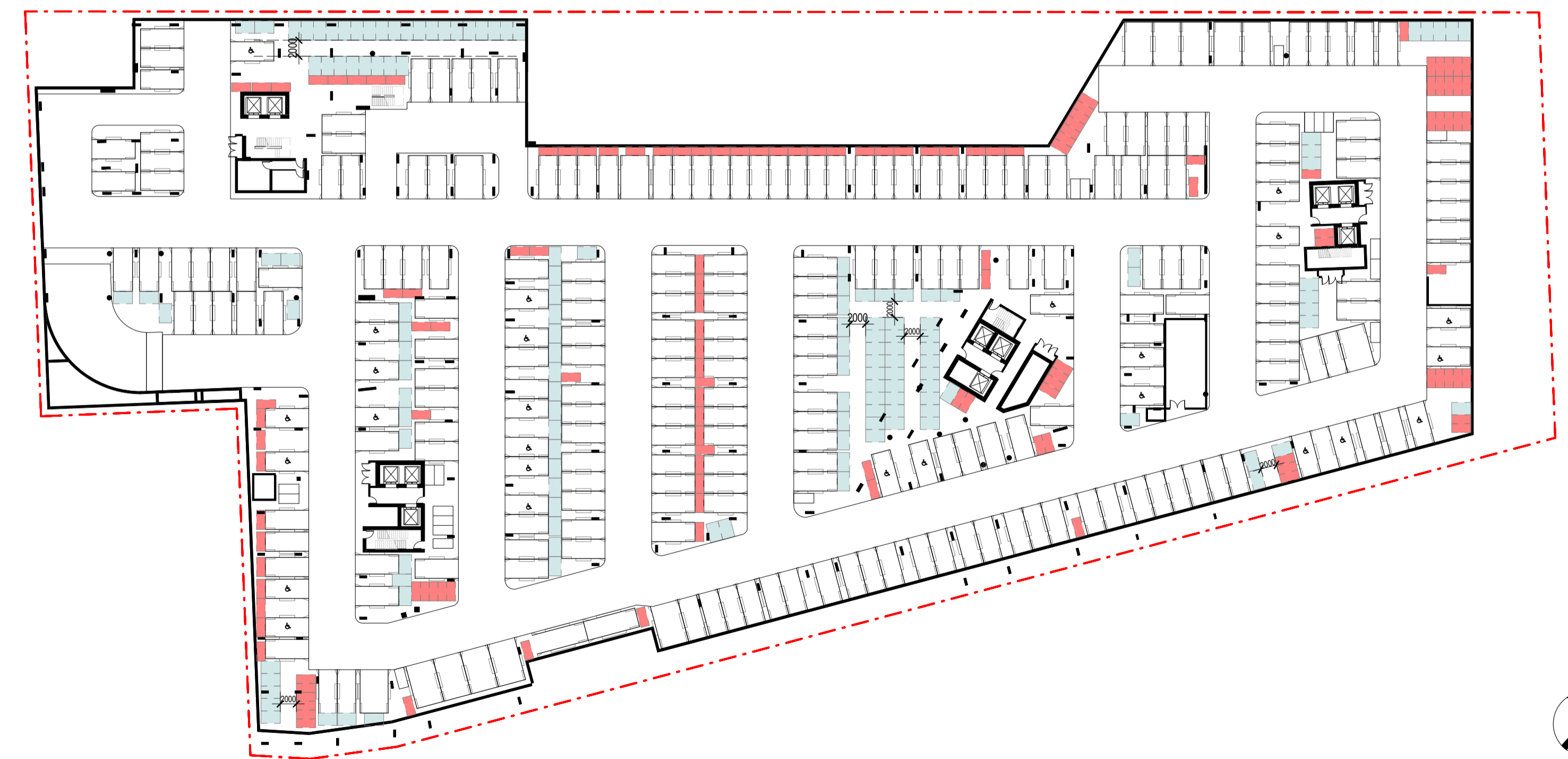
ADG COMPLIANT



1 BASEMENT 1 - STORAGE
1:500



2 BASEMENT 2 - STORAGE
1:500



3 BASEMENT 3 - STORAGE
1:500

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

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

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

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

Client
Billbergia Group Pty Ltd
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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title

STORAGE DIAGRAM - BASEMENT

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DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1:500	180319	DA 4050	B





1 TA - UPPER GROUND - STORAGE DIAGRAM
1:250

4 TA - LEVEL 06 - STORAGE DIAGRAM
1:250



2 TA - LEVEL 01 - STORAGE DIAGRAM
1:250

5 TA - TYPICAL LEVEL 07-19 - STORAGE DIAGRAM
1:250



3 TA - TYPICAL LEVEL 02-05 - STORAGE DIAGRAM
1:250

6 TA - LEVEL 20 - STORAGE DIAGRAM
1:250

STORAGE SCHEDULE - TOWER A

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

STORAGE SCHEDULE - TOWER A

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
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STORAGE SCHEDULE - TOWER A

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
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1AB - UPPER GROUND

A001	2B	9.3 m ³
A002	3B	5.0 m ³
A003	1B	4.5 m ³
A004	3B	3.4 m ³
A005	2B	4.6 m ³
A006	1B	3.8 m ³

AB - LEVEL 1

A101	3B	9.1 m ³
A102	2B	4.3 m ³
A103	3B	5.4 m ³
A104	2B	7.4 m ³
A105	2B	4.7 m ³
A106	3B	5.9 m ³
A107	3B	5.9 m ³
A108	2B	5.1 m ³
A109	3B	9.1 m ³

AB - LEVEL 2

A201	3B	9.1 m ³
A202	2B	4.3 m ³
A203	3B	4.5 m ³
A204	2B	7.4 m ³
A205	2B	4.7 m ³
A206	3B	5.9 m ³
A207	3B	5.9 m ³
A208	2B	5.1 m ³
A209	3B	8.1 m ³

AB - LEVEL 3

A301	3B	9.1 m ³
A302	2B	4.3 m ³
A303	3B	4.5 m ³
A304	2B	7.4 m ³
A305	2B	4.7 m ³
A306	3B	5.9 m ³
A307	3B	5.9 m ³
A308	2B	5.1 m ³
A309	3B	8.1 m ³

AB - LEVEL 4

A401	3B	7.9 m ³
A402	2B	4.3 m ³
A403	3B	4.5 m ³
A404	2B	3.7 m ³
A405	2B	4.3 m ³
A406	3B	5.9 m ³
A407	3B	5.9 m ³
A408	2B	5.1 m ³
A409	3B	8.1 m ³

AB - LEVEL 5

A501	3B	9.1 m ³
A502	2B	4.3 m ³
A503	3B	4.5 m ³
A504	2B	7.4 m ³
A505	2B	4.7 m ³
A506	3B	5.9 m ³
A507	3B	5.9 m ³
A508	2B	4.7 m ³
A509	3B	8.1 m ³

AB - LEVEL 6

A601	1B	3.6 m ³
A602	2B	4.6 m ³
A603	2B	4.5 m ³
A604	2B	5.2 m ³
A605	1B	4.7 m ³
A606	1B	8.3 m ³
A607	3B	5.9 m ³
A608	3B	5.9 m ³
A609	2B	4.7 m ³
A610	3B	6.5 m ³

AB - LEVEL 7

A701	2B	4.4 m ³
A702	3B	6.4 m ³
A703	2B	6.4 m ³
A704	1B	2.9 m ³
A705	1B	4.7 m ³
A706	1B	3.5 m ³
A707	3B	5.9 m ³

A708 3B 5.9 m³
A709 2B 5.1 m³

AB - LEVEL 8

A801		5.6 m ³
A802	3B	6.4 m ³
A803	2B	5.1 m ³
A804	1B	2.9 m ³
A805	1B	4.7 m ³
A806	1B	3.5 m ³
A807	3B	5.9 m ³
A808	3B	5.9 m ³
A809	2B	5.1 m ³

AB - LEVEL 9

A901	2B	3.8 m ³
A902	3B	6.4 m ³
A903	2B	6.4 m ³
A904	1B	2.9 m ³

AB - LEVEL 10

A1001	2B	4.4 m ³
A1002	3B	6.4 m ³
A1003	2B	5.1 m ³
A1004	1B	2.9 m ³
A1005	1B	4.7 m ³
A1006	1B	3.5 m ³
A1007	3B	5.9 m ³
A1008	3B	5.9 m ³
A1009	2B	5.1 m ³

AB - LEVEL 11

A1101	2B	4.4 m ³
A1102	3B	6.4 m ³
A1103	2B	5.1 m ³
A1104	1B	2.9 m ³
A1105	1B	4.7 m ³
A1106	1B	3.5 m ³
A1107	3B	5.9 m ³
A1108	3B	5.9 m ³
A1109	2B	5.1 m ³

AB - LEVEL 12

A1201	2B	4.4 m ³
A1202	3B	6.4 m ³
A1203	2B	5.1 m ³
A1204	1B	2.9 m ³
A1205	1B	4.7 m ³
A1206	1B	3.5 m ³
A1207	3B	5.9 m ³
A1208	3B	5.9 m ³
A1209	2B	5.1 m ³

AB - LEVEL 13

A1301	2B	4.4 m ³
A1302	3B	6.4 m ³
A1303	2B	6.4 m ³
A1304	1B	3.5 m ³
A1305	1B	4.7 m ³
A1306	1B	3.5 m ³
A1307	3B	5.9 m ³
A1308	3B	5.9 m ³
A1309	2B	5.1 m ³

AB - LEVEL 14

A1401	2B	4.4 m ³
A1402	3B	6.4 m ³
A1403	2B	6.4 m ³
A1404	1B	2.9 m ³
A1405	1B	4.7 m ³
A1406	1B	3.5 m ³
A1407	3B	5.9 m ³
A1408	3B	5.9 m ³
A1409	2B	5.1 m ³

AB - LEVEL 15

A1501	2B	4.4 m ³
A1502	3B	6.4 m ³
A1503	2B	6.4 m ³

A708 3B 5.9 m³
A709 2B 5.1 m³

AB - LEVEL 8

A801		5.6 m ³
A802	3B	6.4 m ³
A803	2B	5.1 m ³
A804	1B	2.9 m ³
A805	1B	4.7 m ³
A806	1B	3.5 m ³
A807	3B	5.9 m ³
A808	3B	5.9 m ³
A809	2B	5.1 m ³

AB - LEVEL 9

A901	2B	3.8 m ³
A902	3B	6.4 m ³
A903	2B	6.4 m ³
A904	1B	2.9 m ³

AB - LEVEL 10

A1001	2B	4.4 m ³
A1002	3B	6.4 m ³
A1003	2B	5.1 m ³
A1004	1B	2.9 m ³
A1005	1B	4.7 m ³
A1006	1B	3.5 m ³
A1007	3B	5.9 m ³
A1008	3B	5.9 m ³
A1009	2B	5.1 m ³

AB - LEVEL 11

A1101	2B	4.4 m ³
A1102	3B	6.4 m ³
A1103	2B	5.1 m ³
A1104	1B	2.9 m ³
A1105	1B	4.7 m ³
A1106	1B	3.5 m ³
A1107	3B	5.9 m ³
A1108	3B	5.9 m ³
A1109	2B	5.1 m ³

AB - LEVEL 12

A1201	2B	4.4 m ³
A1202	3B	6.4 m ³
A1203	2B	5.1 m ³
A1204	1B	2.9 m ³
A1205	1B	4.7 m ³
A1206	1B	3.5 m ³
A1207	3B	5.9 m ³
A1208	3B	5.9 m ³
A1209	2B	5.1 m ³

AB - LEVEL 13

A1301	2B	4.4 m ³
A1302	3B	6.4 m ³
A1303	2B	6.4 m ³
A1304	1B	3.5 m ³
A1305	1B	4.7 m ³
A1306	1B	3.5 m ³
A1307	3B	5.9 m ³
A1308	3B	5.9 m ³
A1309	2B	5.1 m ³

AB - LEVEL 14

A1401	2B	4.4 m ³
A1402	3B	6.4 m ³
A1403	2B	6.4 m ³
A1404	1B	2.9 m ³
A1405	1B	4.7 m ³
A1406	1B	3.5 m ³
A1407	3B	5.9 m ³
A1408	3B	5.9 m ³
A1409	2B	5.1 m ³

AB - LEVEL 15

A1501	2B	4.4 m ³
A1502	3B	6.4 m ³
A1503	2B	6.4 m ³

A1504 1B 2.9 m³
A1505 1B 4.7 m³
A1506 1B 3.5 m³
A1507 3B 5.9 m³
A1508 3B 5.9 m³
A1509 2B 5.1 m³

AB - LEVEL 16

A1601	2B	4.4 m ³
A1602	3B	6.4 m ³
A1603	2B	6.4 m ³
A1604	1B	2.9 m ³
A1605	1B	4.7 m ³
A1606	1B	3.5 m ³
A1607	3B	5.9 m ³
A1608	3B	5.9 m ³
A1609	2B	5.1 m ³

AB - LEVEL 17

A1701	2B	4.4 m ³
A1702	3B	6.4 m ³
A1703	2B	6.4 m ³
A1704	1B	2.9 m ³
A1705	1B	4.7 m ³
A1706	1B	3.5 m ³
A1707	3B	5.9 m ³
A1708	3B	5.9 m ³
A1709	2B	5.1 m ³

AB - LEVEL 18

A1801	2B	4.4 m ³
A1802	3B	6.4 m ³
A1803	2B	6.4 m ³
A1804	1B	2.9 m ³
A1805	1B	4.7 m ³
A1806	1B	3.5 m ³
A1807	3B	5.9 m ³
A1808	3B	5.9 m ³
A1809	2B	5.1 m ³

AB - LEVEL 19

A1901	2B	4.4 m ³
A1902	3B	6.4 m ³
A1903	2B	6.4 m ³
A1904	1B	2.9 m ³
A1905	1B	4.7 m ³
A1906	1B	3.5 m ³
A1907	3B	5.9 m ³
A1908	3B	6.9 m ³
A1909	2B	6.1 m ³

AB - LEVEL 20

A2001	2B	4.4 m ³
A2002	3B	6.4 m ³
A2003	2B	6.4 m ³
A2004	1B	2.9 m ³
A2005	1B	4.7 m ³
A2006	3B	5.7 m ³
A2007	3B	9.5 m ³
A2008	2B	6.1 m ³

4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

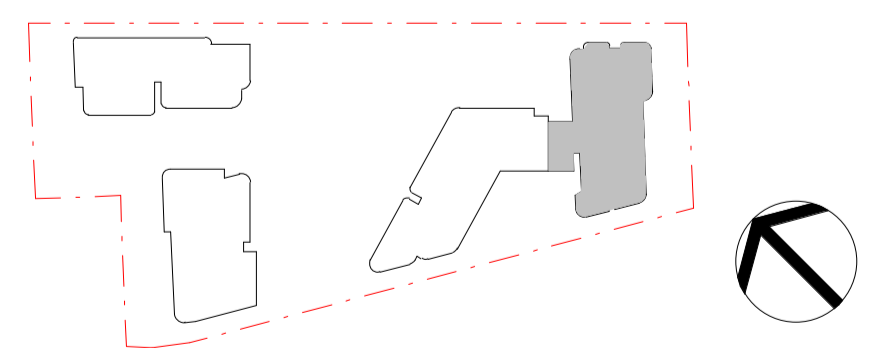
DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400 MM

STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4051	B

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

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 Angus St, Meadowbank, NSW, 2114
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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

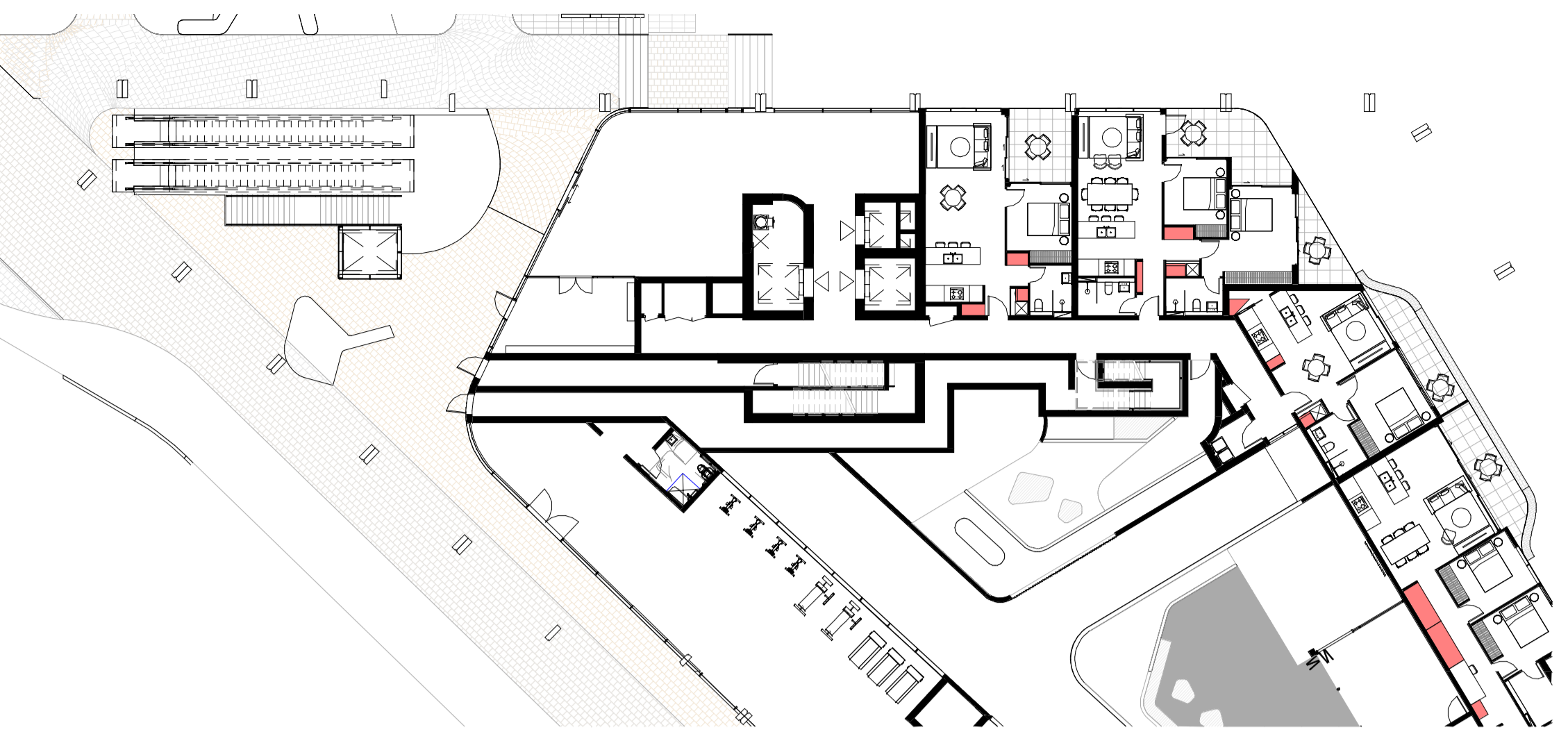
DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400 MM

STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

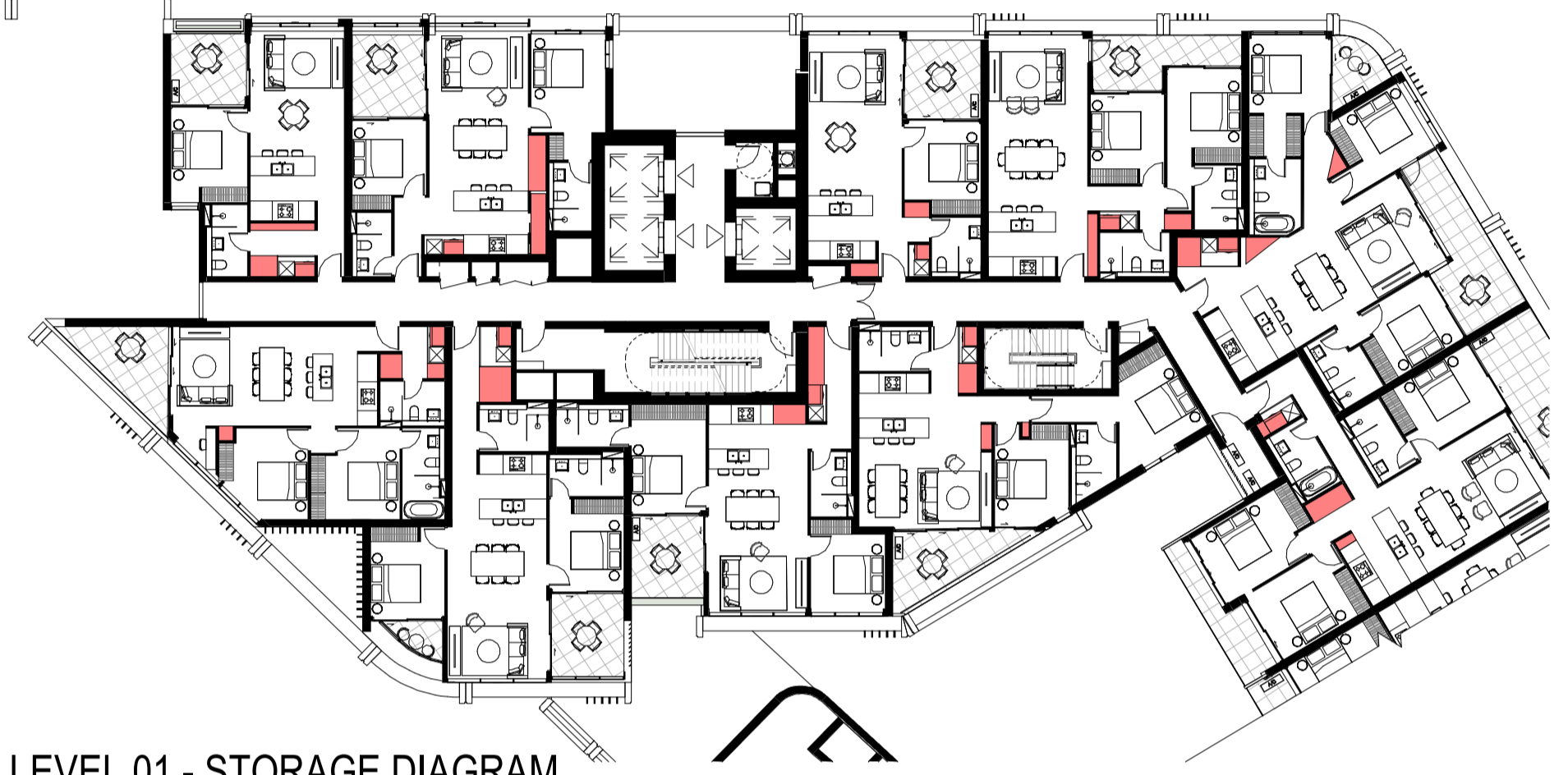
STORAGE 



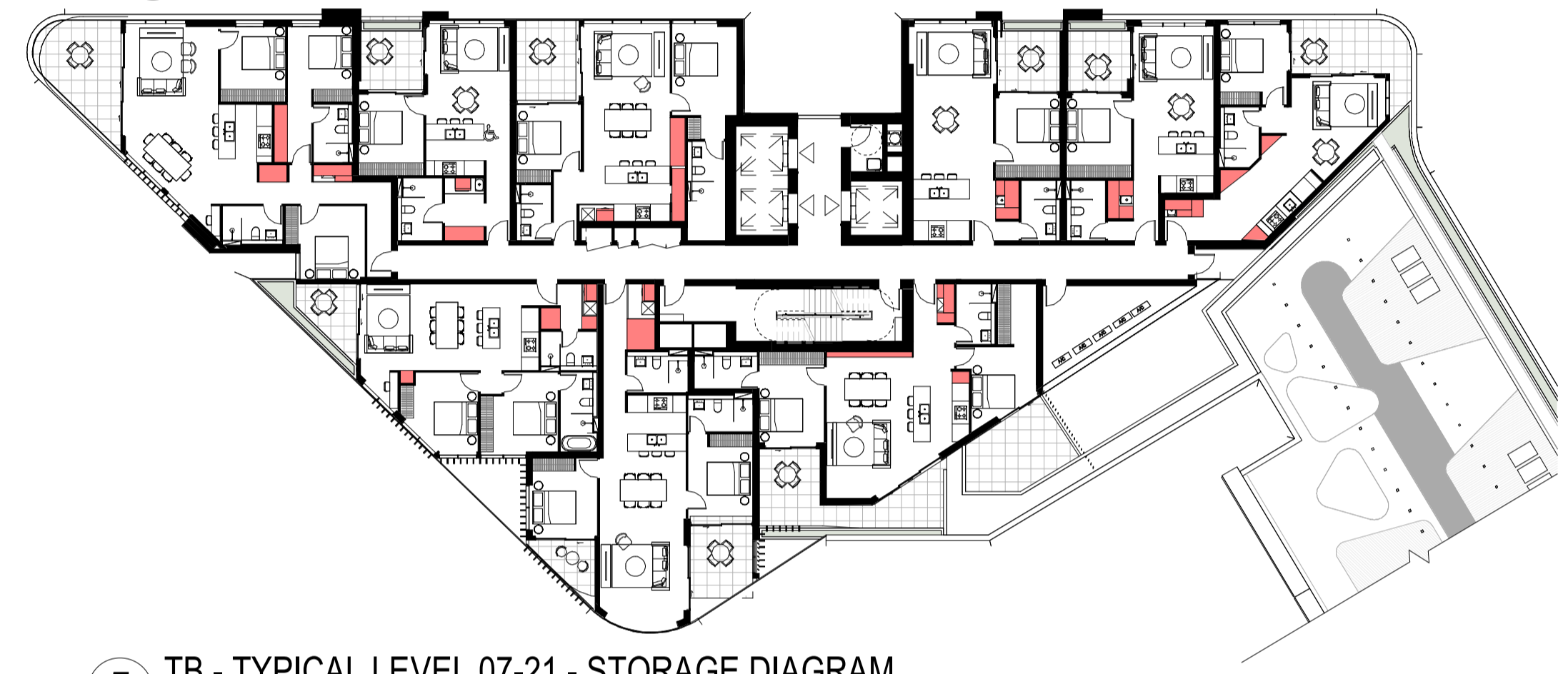
1 TB - UPPER GROUND - STORAGE DIAGRAM
1:250



4 TB - LEVEL 06 - STORAGE DIAGRAM
1:250



2 TB - LEVEL 01 - STORAGE DIAGRAM
1:250



5 TB - TYPICAL LEVEL 07-21 - STORAGE DIAGRAM
1:250



3 TB - TYPICAL LEVEL 02-05 - STORAGE DIAGRAM
1:250

STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B			STORAGE SCHEDULE - TOWER B											
UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE	UNIT NUMBER	UNIT TYPE	UNIT STORAGE									
1AB - UPPER GROUND			B310			B702			B1007			B1402			B1707			B2102											
B001	1B	3.4 m ³	B311	2B	8.6 m ³	B703	1B	5.6 m ³	B1008	1B	3.5 m ³	B1403	1B	6.2 m ³	B1708	1B	3.5 m ³	B2103	1B	6.2 m ³									
B002	2B	4.0 m ³	AB - LEVEL 4			B704	2B	5.5 m ³	B1009	2B	8.6 m ³	B1404	2B	5.5 m ³	B1709	2B	8.6 m ³	B2104	2B	5.5 m ³									
B003	1B	2.5 m ³	B401	1B	3.4 m ³	B705	2B	5.1 m ³	AB - LEVEL 11			B1405	2B	5.1 m ³	AB - LEVEL 18			B2105	2B	5.1 m ³									
AB - LEVEL 1			B402	2B	4.9 m ³	B706	2B	4.8 m ³	B1101	1B	3.0 m ³	B1406	2B	4.8 m ³	B1801	1B	3.0 m ³	AB - LEVEL 15			B2106	2B	4.8 m ³						
B101	1B	3.4 m ³	B403	3B	6.3 m ³	B707	3B	7.7 m ³	B1102	1B	3.4 m ³	B1407	3B	7.7 m ³	B1802	1B	3.4 m ³	B1105	2B	5.1 m ³	B1805	2B	5.1 m ³	B2107	3B	7.7 m ³			
B102	2B	4.9 m ³	B404	3B	5.3 m ³	B708	1B	3.5 m ³	B1103	1B	6.2 m ³	B1408	1B	3.5 m ³	B1803	1B	6.2 m ³	B1106	2B	4.8 m ³	B1806	2B	4.8 m ³	B2108	1B	3.5 m ³			
B103	3B	6.3 m ³	B405	2B	4.5 m ³	B709	2B	5.0 m ³	B1104	2B	5.5 m ³	B1409	2B	8.6 m ³	B1804	2B	5.5 m ³	B1107	3B	7.7 m ³	B1807	3B	7.7 m ³	B2109	2B	8.6 m ³			
B104	3B	5.3 m ³	B406	2B	6.9 m ³	AB - LEVEL 8			B1108	1B	3.5 m ³	B1409	2B	8.6 m ³	B1109	2B	8.6 m ³	B1808	1B	3.5 m ³	AB - LEVEL 19								
B105	2B	4.5 m ³	B407	2B	5.1 m ³	B801	1B	3.0 m ³	B1105	2B	5.1 m ³	B1501	1B	3.0 m ³	B1809	2B	8.6 m ³	B1502	2B	5.1 m ³	B1901	1B	3.0 m ³	B1805	2B	5.1 m ³	B1902	1B	3.4 m ³
B106	2B	6.9 m ³	B408	2B	4.8 m ³	B802	2B	4.8 m ³	B1106	2B	4.8 m ³	B1502	2B	4.8 m ³	B1902	1B	3.4 m ³	B1503	1B	6.2 m ³	B1903	1B	6.2 m ³	B1905	2B	5.1 m ³			
B107	2B	5.1 m ³	B411	2B	8.6 m ³	B803	1B	6.2 m ³	B1107	3B	7.7 m ³	B1504	2B	5.5 m ³	B1904	2B	5.5 m ³	B1906	2B	4.8 m ³	B1907	3B	7.7 m ³						
B108	2B	5.2 m ³	AB - LEVEL 5			B804	2B	5.5 m ³	B1108	1B	3.5 m ³	B1504	2B	5.5 m ³	B1908	1B	3.5 m ³	B1909	2B	8.6 m ³	B1908	1B	3.5 m ³						
B109	1B	5.2 m ³	B501	1B	3.4 m ³	B805	2B	5.1 m ³	B1109	2B	8.6 m ³	B1505	2B	5.1 m ³	B1905	2B	5.1 m ³	B1909	2B	8.6 m ³	B1909	2B	8.6 m ³						
B110	2B	8.6 m ³	B502	2B	4.9 m ³	B806	2B	4.8 m ³	AB - LEVEL 12			B1506	2B	4.8 m ³	B1906	2B	4.8 m ³	B1906	2B	4.8 m ³									
AB - LEVEL 2			B503	3B	6.3 m ³	B807	3B	7.7 m ³	B1201	1B	3.0 m ³	B1507	3B	7.7 m ³	B1907	3B	7.7 m ³	B1907	3B	7.7 m ³									
B201	1B	3.4 m ³	B504	3B	5.2 m ³	B808	1B	3.5 m ³	B1202	1B	3.4 m ³	B1508	1B	3.5 m ³	B1908	1B	3.5 m ³	B1908	1B	3.5 m ³									
B202	2B	4.9 m ³	B505	2B	4.5 m ³	B809	2B	8.6 m ³	B1203	1B	6.2 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³	B1909	2B	8.6 m ³									
B203	3B	6.3 m ³	B506	2B	6.9 m ³	AB - LEVEL 9			B1204	2B	5.5 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B204	3B	5.3 m ³	B507	2B	5.1 m ³	B901	1B	3.0 m ³	B1205	2B	5.1 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B205	2B	4.5 m ³	B508	2B	4.8 m ³	B902	1B	3.4 m ³	B1206	2B	4.8 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B206	2B	6.9 m ³	B510	1B	3.5 m ³	B903	1B	6.2 m ³	B1207	3B	7.7 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B207	2B	5.1 m ³	B511	2B	8.6 m ³	B904	2B	5.5 m ³	B1208	1B	3.5 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B208	2B	4.8 m ³	AB - LEVEL 6			B905	2B	5.1 m ³	B1209	2B	8.6 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B210	1B	3.5 m ³	B601	2B	6.7 m ³	B906	2B	4.8 m ³	AB - LEVEL 13			B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B211	2B	8.6 m ³	B602	3B	7.5 m ³	B907	3B	7.7 m ³	B1301	1B	3.0 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
AB - LEVEL 3			B603	2B	6.9 m ³	B908	1B	3.5 m ³	B1302	1B	3.4 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B301	1B	3.4 m ³	B604	2B	4.5 m ³	B909	2B	8.6 m ³	B1303	1B	6.2 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B302	2B	4.9 m ³	B605	2B	6.9 m ³	AB - LEVEL 10			B1304	2B	5.5 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B303	3B	6.3 m ³	B606	2B	5.1 m ³	B1001	1B	3.0 m ³	B1305	2B	5.1 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B304	3B	5.3 m ³	B607	2B	4.8 m ³	B1002	1B	3.4 m ³	B1306	2B	4.8 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B305	2B	4.5 m ³	B609	1B	3.5 m ³	B1003	1B	6.2 m ³	B1307	3B	7.7 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B306	2B	6.9 m ³	B610	2B	8.6 m ³	B1004	2B	5.5 m ³	B1308	1B	3.5 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B307	2B	5.1 m ³	AB - LEVEL 7			B1005	2B	5.1 m ³	B1309	2B	8.6 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												
B308	2B	4.8 m ³	B701	1B	3.0 m ³	B1006	2B	4.8 m ³	B1401	1B	3.0 m ³	B1509	2B	8.6 m ³	B1909	2B	8.6 m ³												

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

Amendments	Issue	Description	Date

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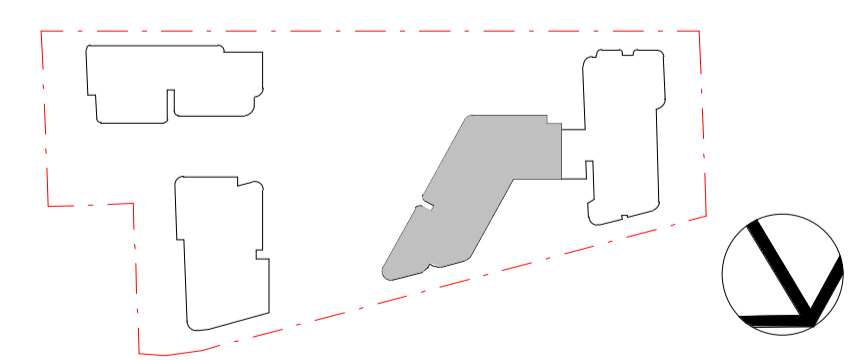
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

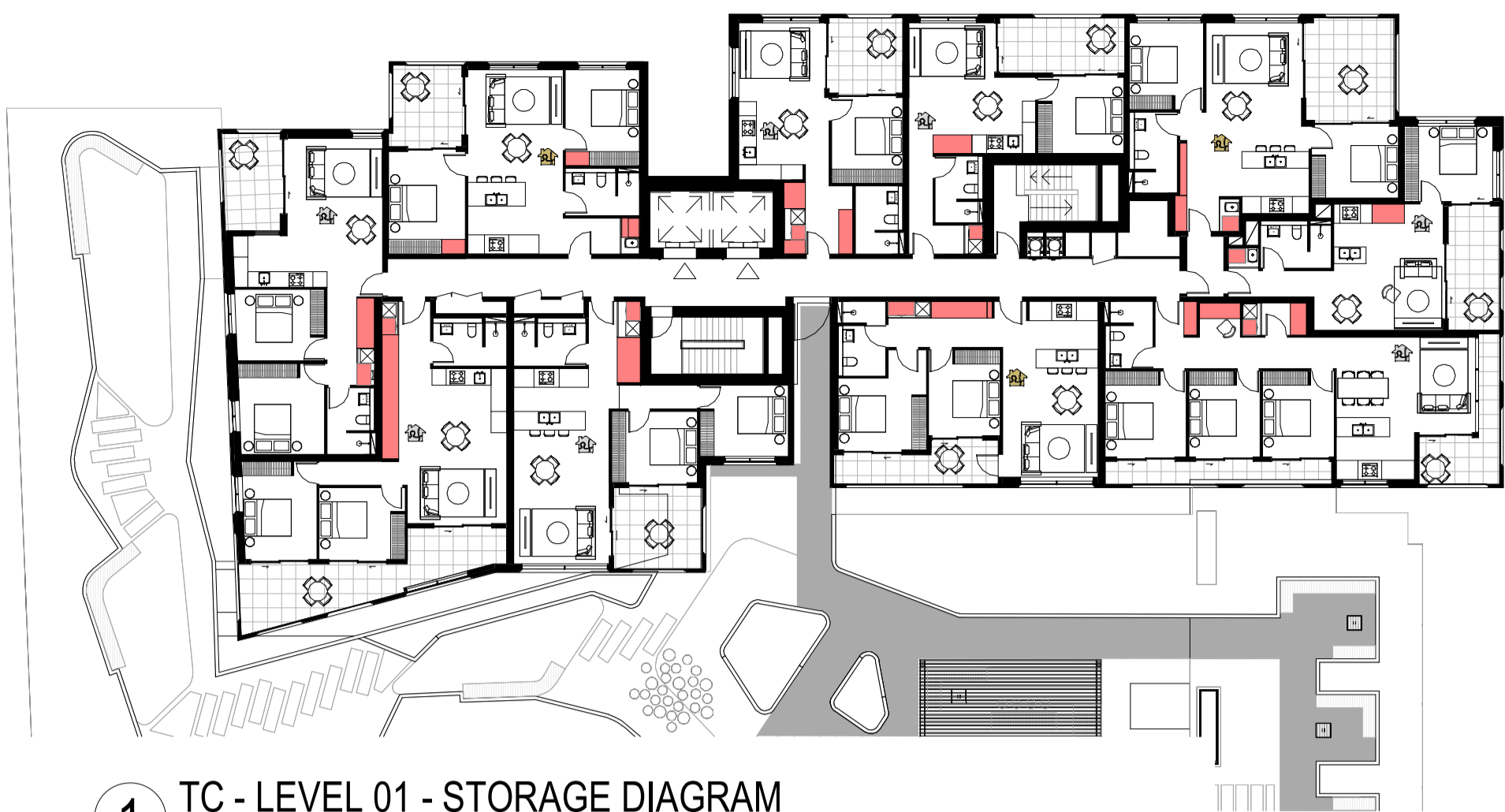
Drawing Title
STORAGE DIAGRAM - TOWER B

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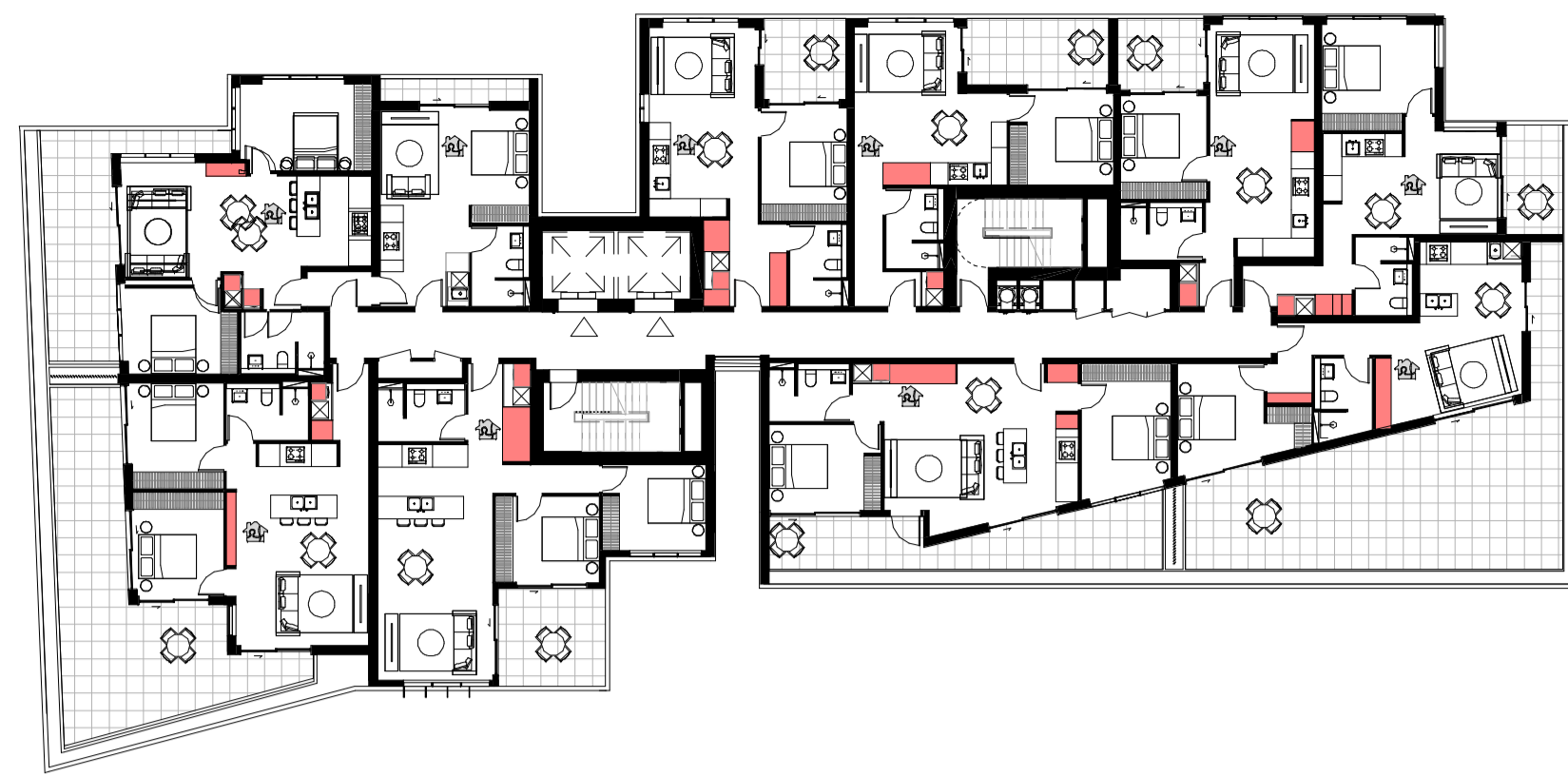


DA SUBMISSION			
Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, AO, AF
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4052	B

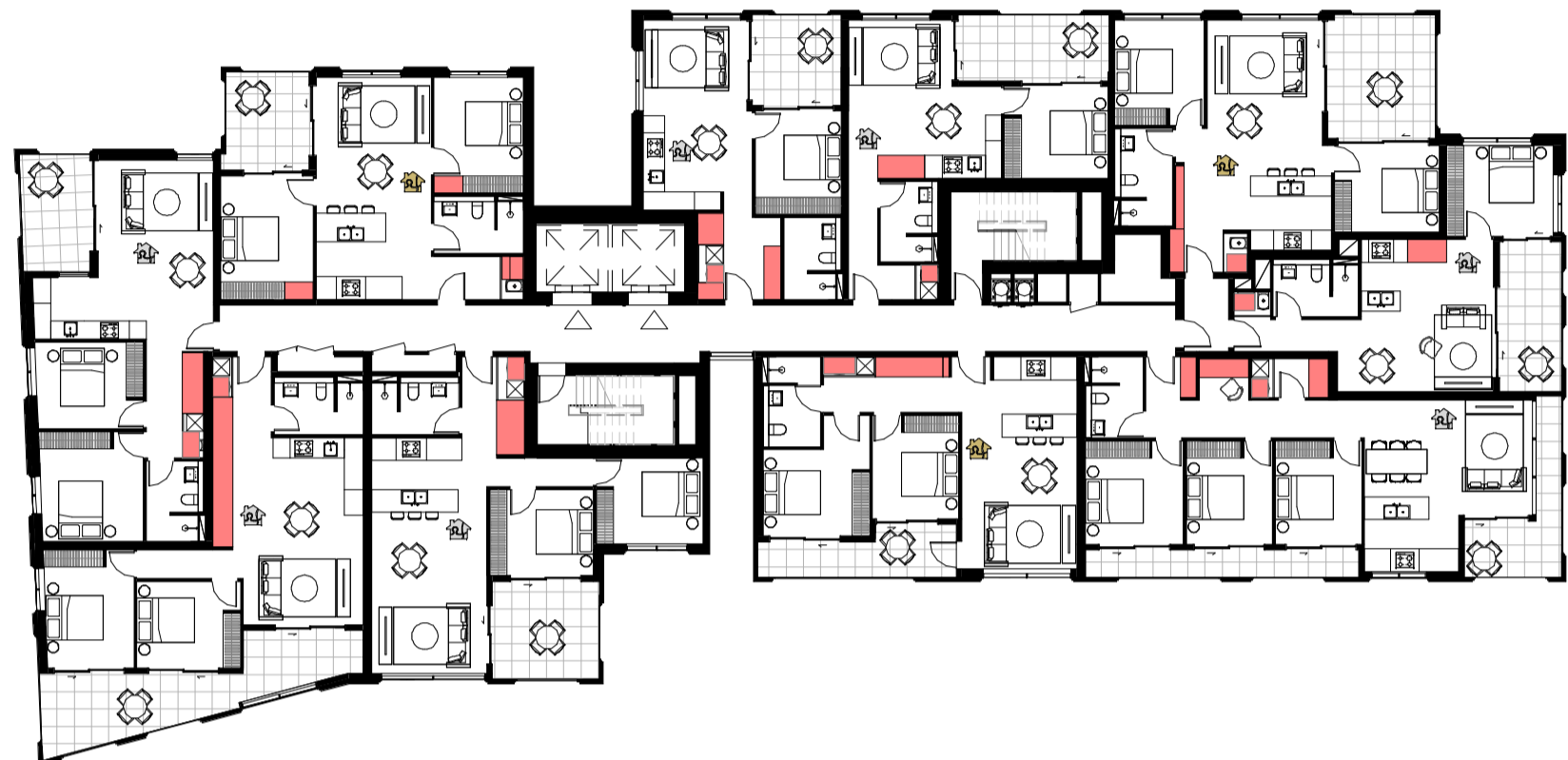
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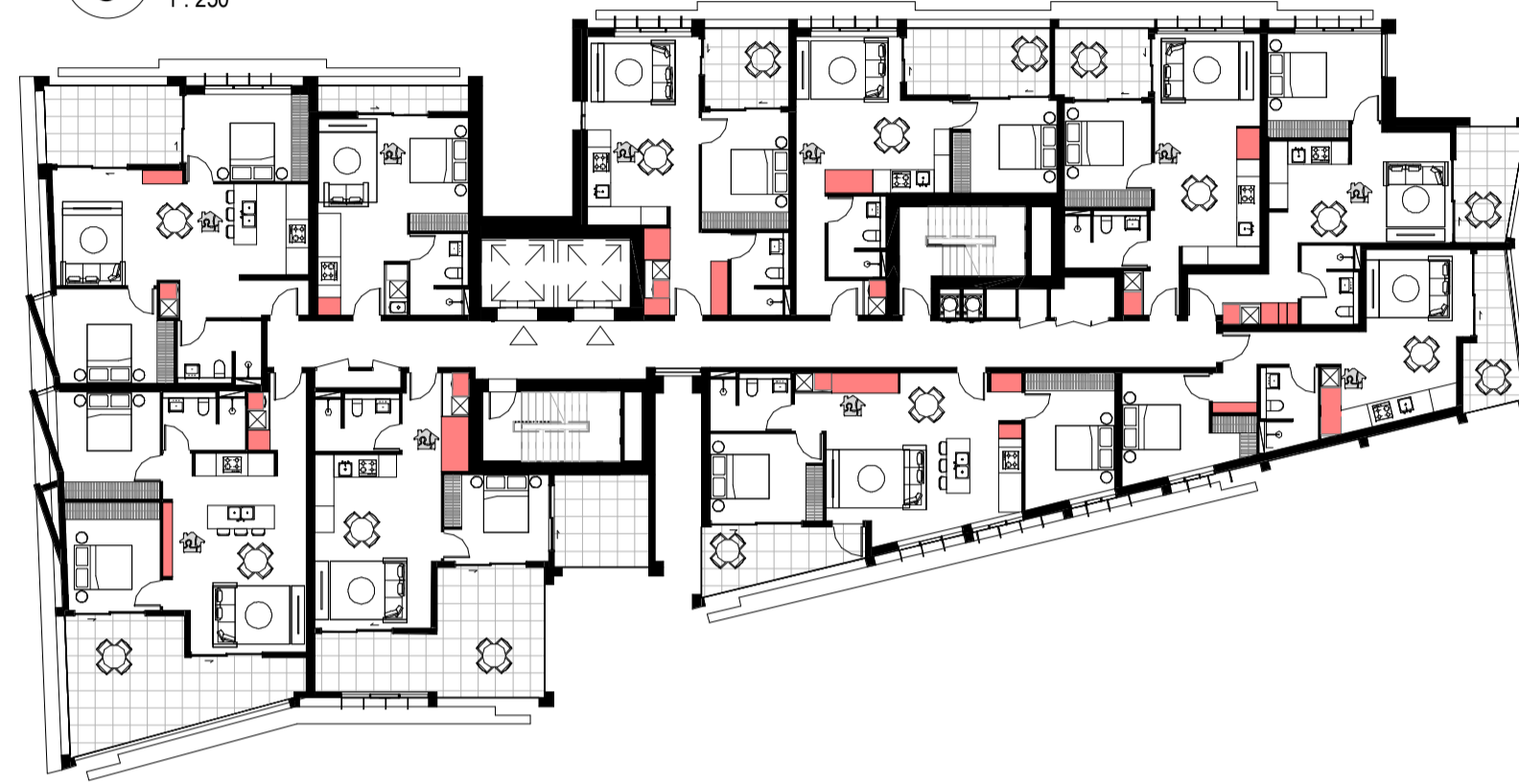
1 TC - LEVEL 01 - STORAGE DIAGRAM
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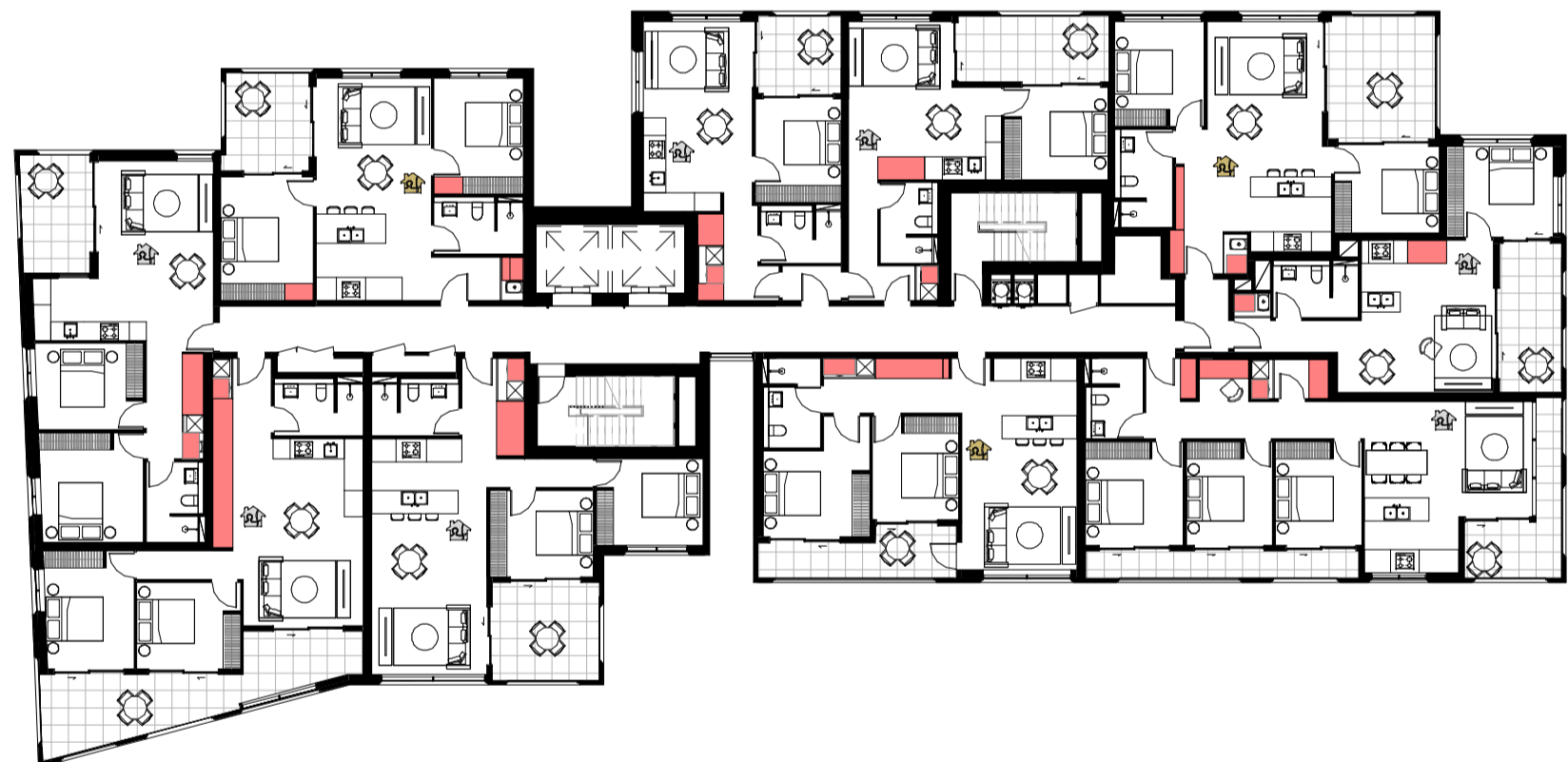
5 TC - TYPICAL LEVEL 06-11 - STORAGE DIAGRAM
1:250



2 TC - LEVEL 02 - STORAGE DIAGRAM
1:250



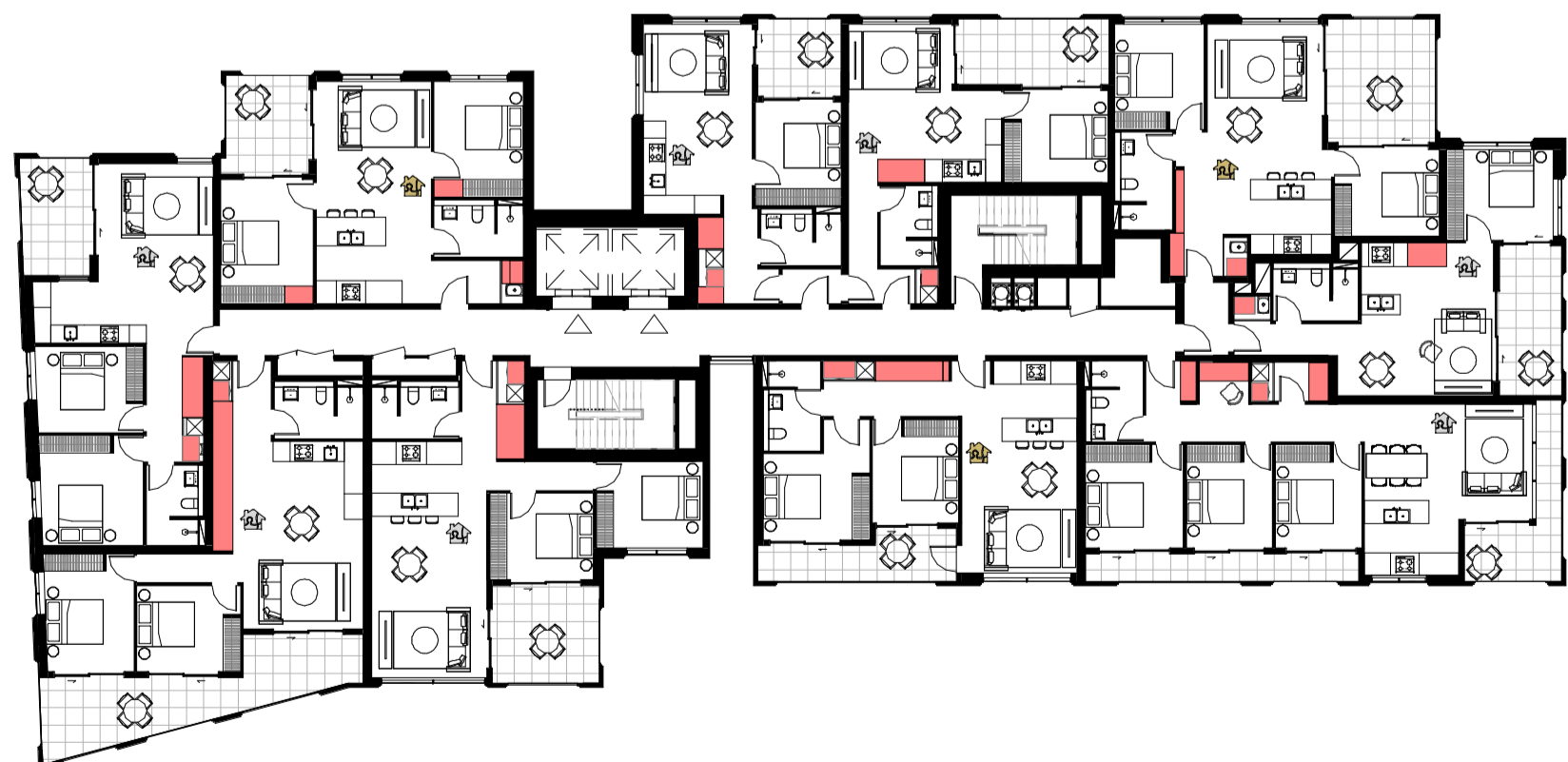
6 TC - TYPICAL LEVEL 12-14 - STORAGE DIAGRAM
1:250



3 TC - LEVEL 03 - STORAGE DIAGRAM
1:250



7 TC - TYPICAL LEVEL 15-17 - STORAGE DIAGRAM
1:250



4 TC - TYPICAL LEVEL 04-05 - STORAGE DIAGRAM
1:250

4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400 MM

STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

C - LEVEL 1		
C102	1BED	4.1 m ³
C103	2BED	3.8 m ³
C104	1BED	3.3 m ³
C105	3BED	5.6 m ³
C106	2BED	4.9 m ³
C107	2BED	4.8 m ³
C108	2BED	9.3 m ³
C109	2BED	4.5 m ³
C110	2BED	3.9 m ³

C - LEVEL 2		
C202	1BED	4.1 m ³
C203	2BED	3.7 m ³
C204	1BED	3.3 m ³
C205	3BED	5.6 m ³
C206	2BED	4.9 m ³
C207	2BED	4.8 m ³
C208	2BED	9.0 m ³
C209	2BED	4.1 m ³
C210	2BED	2.4 m ³

C - LEVEL 3		
C301	1BED	4.2 m ³
C302	1BED	4.1 m ³
C303	2BED	3.8 m ³
C304	1BED	3.6 m ³
C305	3BED	5.6 m ³
C306	2BED	4.9 m ³
C307	2BED	5.1 m ³
C308	2BED	9.3 m ³
C309	2BED	4.5 m ³
C310	2BED	2.4 m ³

C - LEVEL 4		
C401	1BED	4.5 m ³
C402	1BED	4.1 m ³
C403	2BED	3.7 m ³
C404	1BED	3.6 m ³
C405	3BED	5.6 m ³
C406	2BED	4.9 m ³
C407	2BED	5.1 m ³
C408	2BED	9.3 m ³
C409	2BED	4.5 m ³
C410	2BED	2.4 m ³

C - LEVEL 5		
C501	1BED	4.5 m ³
C502	1BED	4.1 m ³
C503	2BED	3.8 m ³
C504	1BED	3.6 m ³

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

C505	3BED	5.6 m ³
C506	2BED	4.9 m ³
C507	2BED	5.1 m ³
C508	2BED	9.3 m ³
C509	2BED	4.5 m ³
C510	2BED	2.4 m ³

C - LEVEL 6		
C601	1BED	7.5 m ³
C602	1BED	4.1 m ³
C603	1BED	3.0 m ³
C604	1BED	2.9 m ³
C605	1BED	4.7 m ³
C606	2BED	3.0 m ³
C607	2BED	5.1 m ³
C608	2BED	4.1 m ³
C609	2BED	0.2 m ³
C610	STUDIO	0.8 m ³

C - LEVEL 7		
C701	1BED	7.5 m ³
C702	1BED	4.1 m ³
C703	1BED	3.0 m ³
C704	1BED	2.9 m ³
C705	1BED	3.0 m ³
C706	2BED	7.0 m ³
C708	2BED	4.1 m ³
C710	STUDIO	2.0 m ³

C - LEVEL 8		
C801	1BED	7.5 m ³
C802	1BED	4.1 m ³
C803	1BED	3.0 m ³
C804	1BED	2.9 m ³
C805	1BED	3.0 m ³
C806	2BED	7.0 m ³
C807	2BED	5.1 m ³
C808	2BED	4.1 m ³
C810	STUDIO	2.0 m ³

C - LEVEL 9		
C901	1BED	7.5 m ³
C902	1BED	4.1 m ³
C903	1BED	3.0 m ³
C904	1BED	2.9 m ³
C905	1BED	3.0 m ³
C906	2BED	7.0 m ³
C907	1BED	5.1 m ³
C908	2BED	4.1 m ³
C910	STUDIO	2.0 m ³

C - LEVEL 10		
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UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

C1001	1BED	7.5 m ³
C1002	1BED	4.1 m ³
C1003	1BED	3.0 m ³
C1004	1BED	2.9 m ³
C1005	1BED	3.0 m ³
C1006	2BED	7.0 m ³
C1007	1BED	5.1 m ³
C1008	2BED	4.1 m ³
C1010	STUDIO	2.0 m ³

C - LEVEL 11		
C1101	1BED	7.5 m ³
C1102	1BED	4.1 m ³
C1103	1BED	3.0 m ³
C1104	1BED	2.9 m ³
C1105	1BED	3.0 m ³
C1106	2BED	7.0 m ³
C1107	1BED	5.1 m ³
C1108	2BED	4.1 m ³
C1110	STUDIO	2.0 m ³

C - LEVEL 12		
C1201	1BED	7.5 m ³
C1202	1BED	4.1 m ³
C1203	1BED	3.0 m ³
C1204	1BED	2.9 m ³
C1205	1BED	3.0 m ³
C1206	2BED	7.0 m ³
C1207	1BED	5.1 m ³
C1208	2BED	4.1 m ³
C1210	STUDIO	2.0 m ³

C - LEVEL 13		
C1301	1BED	7.5 m ³
C1302	1BED	4.1 m ³
C1303	1BED	3.0 m ³
C1304	1BED	2.9 m ³
C1305	1BED	3.0 m ³
C1306	2BED	7.0 m ³
C1307	1BED	5.1 m ³
C1308	2BED	4.1 m ³
C1310	STUDIO	2.0 m ³

C - LEVEL 14		
C1402	1BED	4.1 m ³
C1403	1BED	3.0 m ³
C1404	1BED	2.9 m ³
C1405	1BED	3.0 m ³
C1406	2BED	7.0 m ³
C1407	1BED	5.1 m ³
C1408	2BED	4.1 m ³

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

C1409	2BED	2.3 m ³
C1410	STUDIO	2.0 m ³

C - LEVEL 15		
C1501	1BED	7.5 m ³
C1502	1BED	4.1 m ³
C1503	1BED	3.0 m ³
C1504	1BED	2.9 m ³
C1505	1BED	3.0 m ³
C1506	2BED	7.0 m ³
C1507	1BED	5.1 m ³
C1508	3BED	4.6 m ³
C1509	1BED	2.7 m ³
C1510	1BED	3.0 m ³

C - LEVEL 16		
C1601	1BED	7.5 m ³
C1602	1BED	4.1 m ³
C1603	1BED	3.0 m ³
C1604	1BED	2.9 m ³
C1605	1BED	3.0 m ³
C1606	2BED	7.0 m ³
C1607	1BED	5.1 m ³
C1608	3BED	4.6 m ³
C1609	1BED	2.7 m ³
C1610	1BED	3.0 m ³

C - LEVEL 17		
C1701	1BED	7.5 m ³
C1702	1BED	4.1 m ³
C1703	1BED	3.0 m ³
C1704	1BED	2.9 m ³
C1705	1BED	3.0 m ³

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

C1706	2BED	7.0 m ³
C1707	1BED	5.1 m ³
C1708	3BED	4.6 m ³
C1709	1BED	2.7 m ³
C1710	1BED	3.0 m ³

C - LEVEL 18		
C1802	1BED	4.1 m ³
C1803	1BED	3.0 m ³
C1804	1BED	2.9 m ³
C1805	1BED	3.0 m ³
C1806	2BED	1.0 m ³
C1807	1BED	5.1 m ³
C1808	1BED	4.4 m ³
C1809	1BED	2.7 m ³
C1810	1BED	3.0 m ³

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

Consultant
Structural Engineer / Civil
Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
Mechanical / Acoustic / Fire Engineer
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St Leonards NSW 2065
Consultant
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NSW 2060

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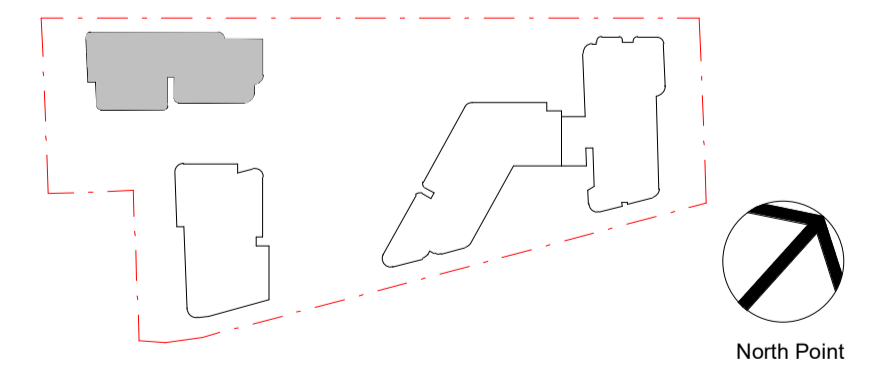
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Eden Street Arncliffe

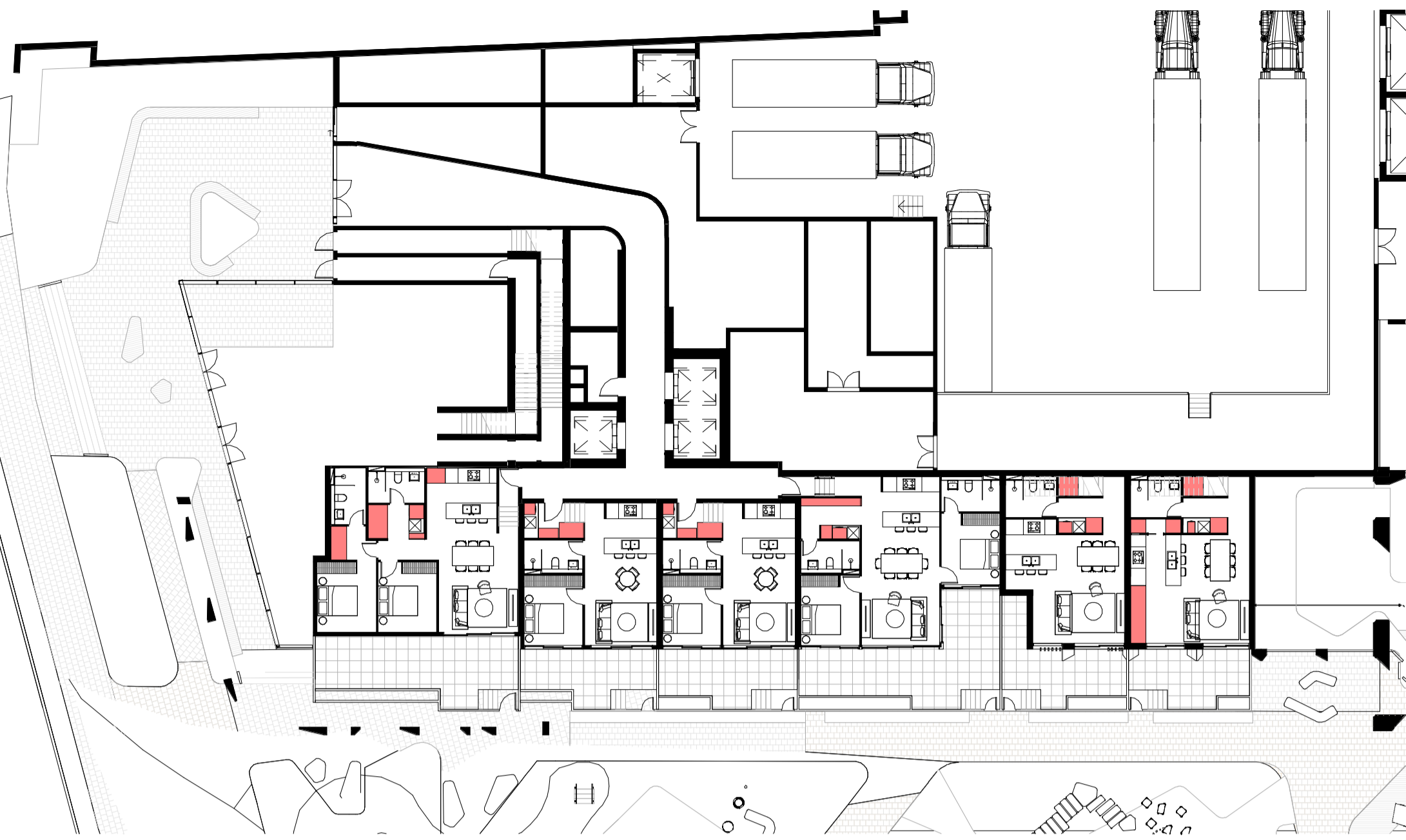
Drawing Title
STORAGE DIAGRAM - TOWER C

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DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, AO, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4053	B



1 TD - UPPER GROUND - STORAGE DIAGRAM
1:250



4 TD - TYPICAL LEVEL 06-18 - STORAGE DIAGRAM
1:250



2 TD - LEVEL 01 - STORAGE DIAGRAM
1:250



5 TD - LEVEL 19 - STORAGE DIAGRAM
1:250



3 TD - TYPICAL LEVEL 02-05 - STORAGE DIAGRAM
1:250



6 TD - LEVEL 20 - STORAGE DIAGRAM
1:250

STORAGE SCHEDULE - TOWER D TOWNHOUSES

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

TH001	2B	5.2 m ²
TH002	2B	11.4 m ²

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

LEVEL 1

D101	2B	5.4 m ²
D102	2B	7.4 m ²
D103	1B	2.5 m ²
D104	1B	3.1 m ²
D105	1B	4.2 m ²
D106	3B	7.1 m ²
D107	3B	7.0 m ²
D108	2B	6.1 m ²

LEVEL 2

D201	1B	3.7 m ²
D202	2B	4.9 m ²
D203	2B	4.0 m ²
D205	1B	3.7 m ²
D206	1B	4.6 m ²
D207	1B	4.2 m ²
D208	3B	7.1 m ²
D209	3B	7.0 m ²
D210	2B	6.1 m ²

LEVEL 3

D301	1B	3.7 m ²
D302	2B	4.9 m ²
D303	2B	4.0 m ²
D305	1B	3.7 m ²
D306	1B	4.6 m ²
D307	1B	4.2 m ²
D308	3B	7.1 m ²
D309	3B	7.0 m ²
D310	2B	6.1 m ²

LEVEL 4

D401	1B	3.7 m ²
D402	2B	4.9 m ²
D403	2B	4.0 m ²
D405	1B	3.7 m ²
D406	1B	4.6 m ²
D407	1B	4.2 m ²
D408	3B	7.1 m ²
D409	3B	7.0 m ²
D410	2B	6.1 m ²

LEVEL 5

D501	1B	3.7 m ²
D502	2B	4.9 m ²
D503	2B	4.0 m ²
D505	1B	3.7 m ²
D506	1B	4.6 m ²
D507	1B	4.2 m ²
D508	3B	7.1 m ²
D509	3B	7.0 m ²
D510	2B	6.1 m ²

LEVEL 6

D601	1B	3.6 m ²
D602	1B	3.6 m ²
D603	2B	8.7 m ²
D604	1B	4.6 m ²
D605	1B	4.2 m ²
D607	3B	7.1 m ²
D608	3B	6.7 m ²
D609	1B	3.3 m ²

LEVEL 7

D701	1B	3.6 m ²
D702	1B	3.6 m ²
D703	2B	5.0 m ²
D704	1B	2.5 m ²
D705	1B	4.6 m ²
D706	1B	4.2 m ²
D707	3B	7.1 m ²
D708	3B	6.5 m ²
D709	1B	3.3 m ²

LEVEL 8

D801	1B	3.6 m ²
D802	1B	3.6 m ²
D803	2B	5.0 m ²
D804	1B	2.5 m ²
D805	1B	4.6 m ²
D806	1B	4.2 m ²
D807	3B	7.1 m ²
D808	3B	6.7 m ²
D809	1B	3.3 m ²

LEVEL 9

D901	1B	3.6 m ²
D902	1B	3.6 m ²
D903	2B	5.0 m ²
D904	1B	3.7 m ²
D905	1B	4.6 m ²
D906	1B	4.2 m ²
D907	3B	7.1 m ²
D908	3B	6.7 m ²
D909	1B	3.3 m ²

LEVEL 10

D1001	1B	3.6 m ²
D1002	1B	3.6 m ²
D1003	2B	5.0 m ²

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

D1004	1B	3.7 m ²
D1005	1B	4.6 m ²
D1006	1B	4.2 m ²
D1007	3B	7.1 m ²
D1008	3B	6.7 m ²
D1009	1B	3.3 m ²

LEVEL 11

D1101	1B	3.6 m ²
D1102	1B	3.6 m ²
D1103	2B	5.0 m ²
D1104	1B	3.7 m ²
D1105	1B	4.6 m ²
D1106	1B	4.2 m ²
D1107	3B	7.1 m ²
D1108	3B	6.7 m ²
D1109	1B	3.3 m ²

LEVEL 12

D1201	1B	3.6 m ²
D1202	1B	3.6 m ²
D1203	2B	5.0 m ²
D1204	1B	3.7 m ²
D1205	1B	4.6 m ²
D1206	1B	4.2 m ²
D1207	3B	7.1 m ²
D1208	3B	6.7 m ²
D1209	1B	3.3 m ²

LEVEL 13

D1301	1B	3.6 m ²
D1302	1B	3.6 m ²
D1303	2B	5.0 m ²
D1304	1B	3.7 m ²
D1305	1B	4.6 m ²
D1306	1B	4.2 m ²
D1307	3B	7.1 m ²
D1308	3B	6.7 m ²
D1309	1B	3.3 m ²

LEVEL 14

D1401	1B	3.6 m ²
D1402	1B	3.6 m ²
D1403	2B	5.0 m ²
D1404	1B	3.7 m ²
D1405	1B	4.6 m ²
D1406	1B	4.2 m ²
D1407	3B	7.1 m ²
D1408	3B	6.7 m ²
D1409	1B	3.3 m ²

LEVEL 15

D1501	1B	3.6 m ²
D1502	1B	3.6 m ²
D1503	2B	5.0 m ²
D1504	1B	3.7 m ²
D1505	1B	3.1 m ²
D1506	1B	4.2 m ²
D1507	3B	7.1 m ²
D1508	3B	6.7 m ²
D1509	1B	3.3 m ²

LEVEL 16

D1601	1B	3.6 m ²
D1602	1B	3.6 m ²
D1603	2B	5.0 m ²
D1604	1B	3.7 m ²
D1605	1B	4.6 m ²
D1606	1B	4.2 m ²
D1607	3B	7.1 m ²
D1608	3B	6.7 m ²
D1609	1B	3.3 m ²

LEVEL 17

D1701	1B	3.6 m ²
D1702	1B	3.6 m ²
D1703	2B	5.0 m ²
D1704	1B	3.7 m ²
D1705	1B	4.6 m ²
D1706	1B	4.2 m ²
D1707	3B	7.1 m ²
D1708	3B	6.7 m ²
D1709	1B	3.3 m ²

LEVEL 18

D1801	1B	3.6 m ²
D1802	1B	3.6 m ²
D1803	2B	5.0 m ²
D1804	1B	3.7 m ²
D1805	1B	4.6 m ²
D1806	1B	4.2 m ²
D1807	3B	7.1 m ²
D1808	3B	6.7 m ²
D1809	1B	3.3 m ²

UPPER GROUND LEVEL

D001	2B	9.9 m ²
D002	1B	4.3 m ²
D003	1B	4.0 m ²
D004	2B	4.4 m ²

4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED

DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m ³	2 m ³
1 BEDROOM APARTMENTS	6 m ³	3 m ³
2 BEDROOM APARTMENTS	8 m ³	4 m ³
3+ BEDROOM APARTMENTS	10 m ³	5 m ³

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400 MM

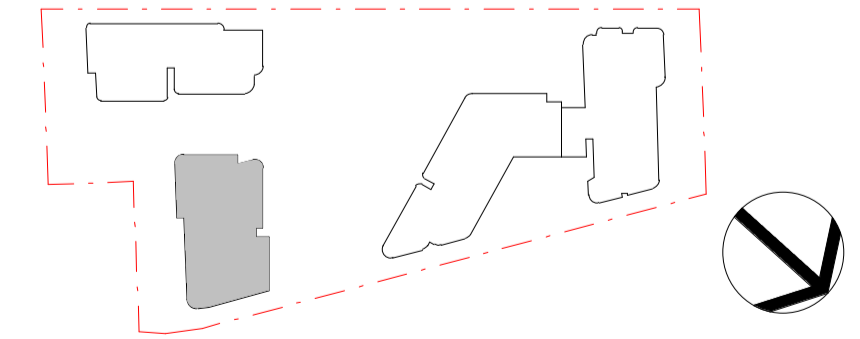
STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE ■

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
-------------	-----------	--------------

D1901	1B	3.6 m ²
D1902	3B	5.2 m ²
D1903	3B	7.3 m ²
D1904	2B	4.6 m ²
D1905	3B	7.1 m ²



DA SUBMISSION

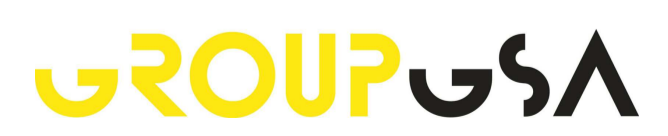
Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			

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

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

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

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



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Level 7, 90 William St East Sydney NSW Australia 2011
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title: Eden Street Arncliffe

STORAGE DIAGRAM - TOWER D

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Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4054	B

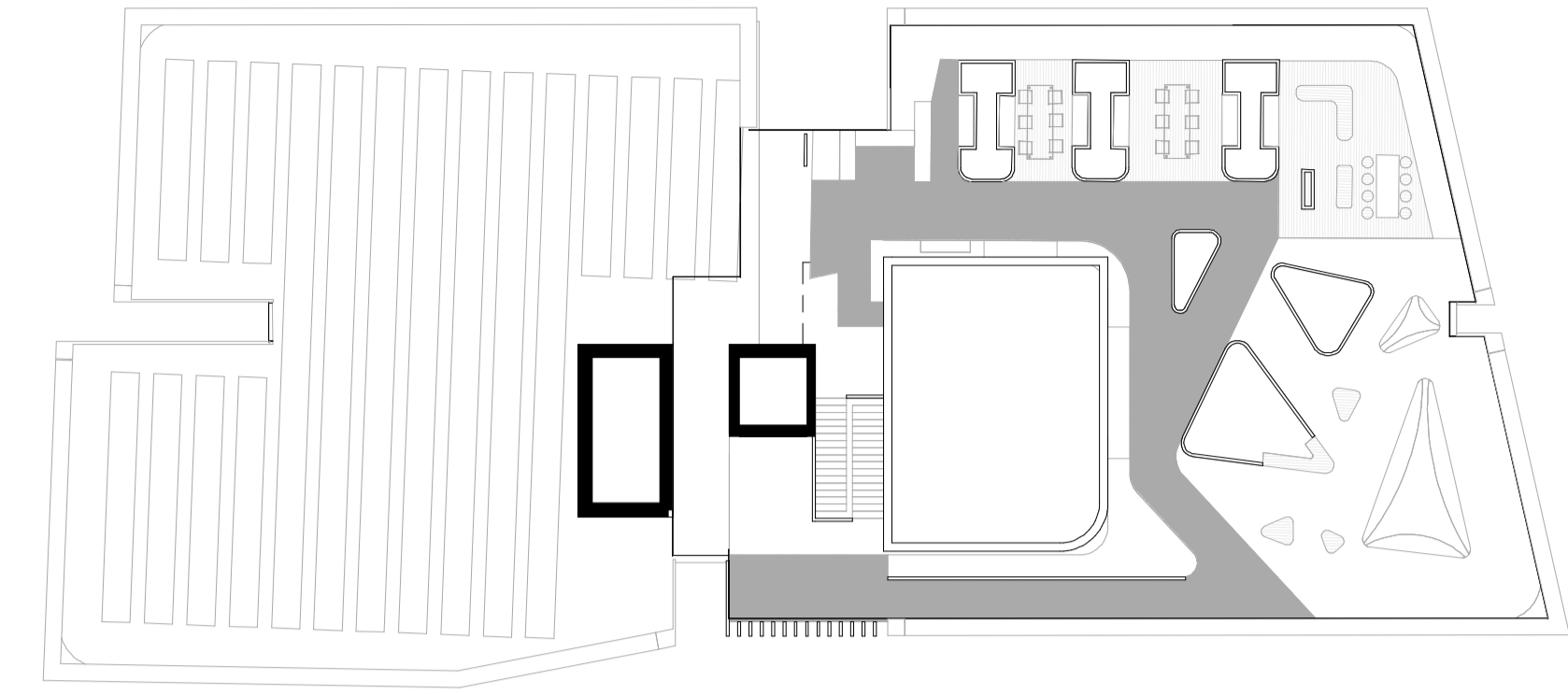
1 TOWER A - GROUND
1:250



4 TOWER A - LEVEL 6
1:250



7 TOWER A - LEVEL 21
1:250



2 TOWER A - LEVEL 1
1:250



5 TOWER A - LEVEL 7-19
1:250



3 TOWER A - LEVEL 2-5
1:250



6 TOWER A - LEVEL 20
1:250



4E PRIVATE OPEN SPACE AND BALCONIES

APARTMENTS PROVIDE APPROPRIATELY SIZED PRIVATE OPEN SPACE AND BALCONIES TO ENHANCE RESIDENTIAL AMENITY

DESIGN CRITERIA

1. ALL APARTMENTS ARE REQUIRED TO HAVE PRIMARY BALCONIES AS FOLLOWS:

DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH
STUDIO APARTMENTS	4 m ²	-
1 BEDROOM APARTMENTS	8 m ²	2 m
2 BEDROOM APARTMENTS	10 m ²	2 m
3+ BEDROOM APARTMENTS	12 m ²	2.4 m

ADG COMPLIANT

2. FOR APARTMENTS AT GROUND LEVEL OR ON A PODIUM OR SIMILAR STRUCTURE, A PRIVATE OPEN SPACE IS PROVIDED INSTEAD OF A BALCONY. IT MUST HAVE A MINIMUM AREA OF 15m² AND A MINIMUM DEPTH OF 3m

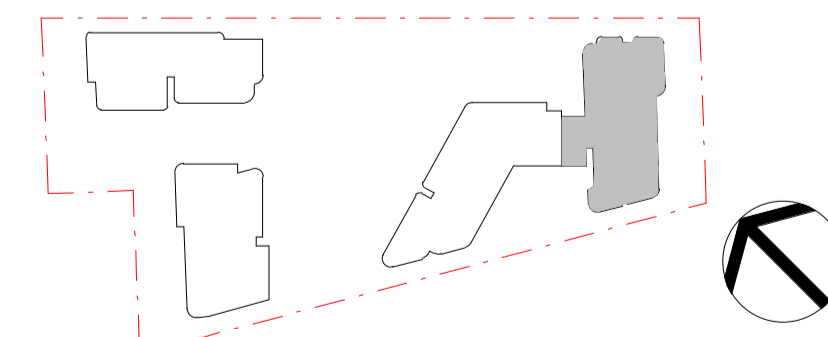
ADG COMPLIANT

TOTAL WINTER GARDEN AREA: 402 M²

LEGEND

	POS PRIVATE OPEN SPACE
	B BALCONY
	WG WINTER GARDEN
	PLANTER

KEY PLAN



DA SUBMISSION

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

Consultant	Structural Engineer / Civil	TTW
	Level 6, 73 Miller Street, North Sydney NSW 2060	
	Mechanical / Acoustic / Fire Engineer	STANTEC
	Level 6, Building 5, 207 Pacific Highway St Leonards NSW 2065	
	Hydraulics	JHA
	Level 23, 101 Miller Street, North Sydney, NSW 2060	

Client	Billbergia Group Pty Ltd
	Suite 101, 25 Angus St, Meadowbank, NSW, 2114
	Billbergia creating communities®

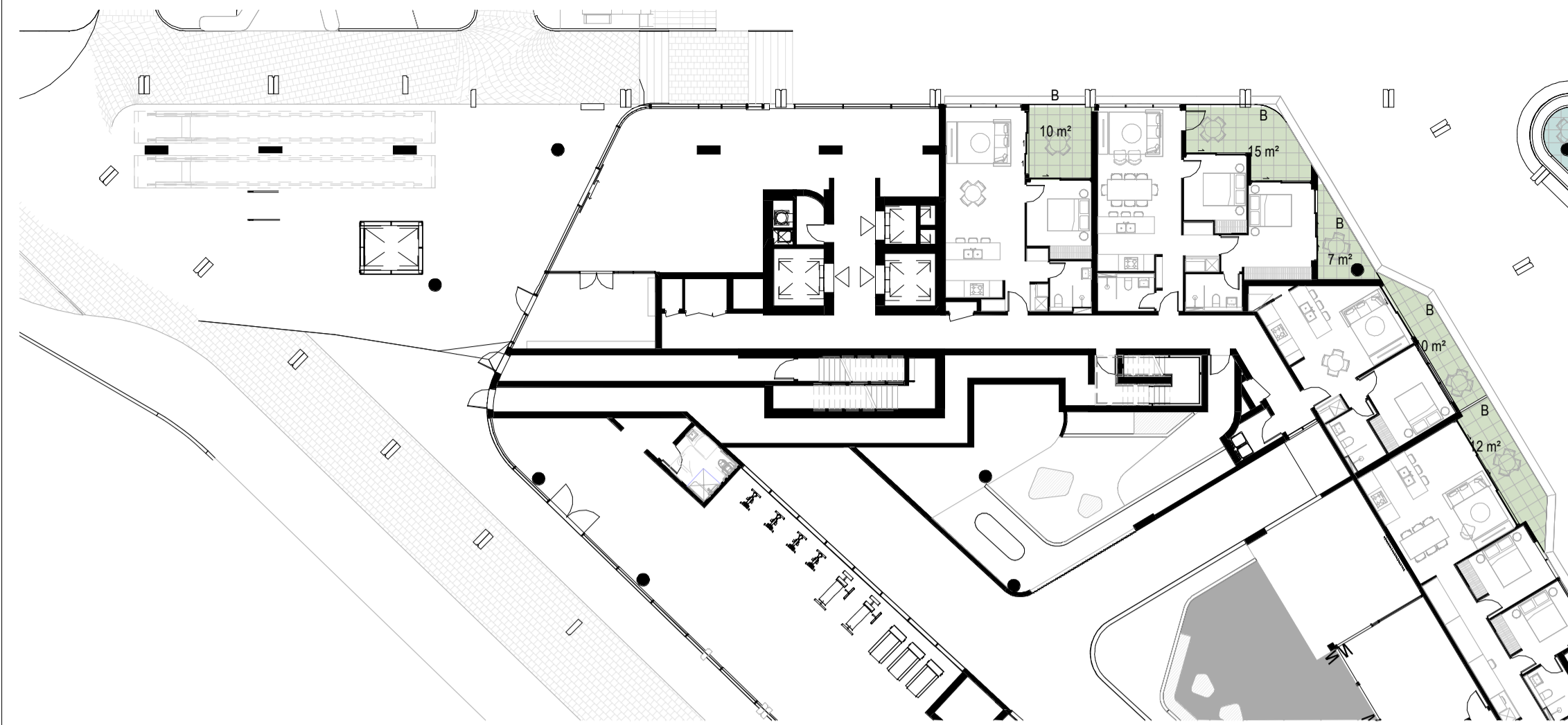
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 90 William St East Sydney NSW Australia 2011 www.groupgsa.com
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architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568

Project Title	Eden Street Arncliffe
Drawing Title	PRIVATE OPEN SPACE - TOWER A

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Plotted and checked by	PDS	Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue		
1:250	180319	DA 4100	B		

7/20/2022 3:27:11 PM



1 TOWER B - GROUND
1: 250



4 TOWER B - LEVEL 3&5
1: 250



7 TOWER B - LEVEL 8-21
1: 250



2 TOWER B - LEVEL 1
1: 250



5 TOWER B - LEVEL 6
1: 250



3 TOWER B - LEVEL 2&4
1: 250



6 TOWER B - LEVEL 7
1: 250

4E PRIVATE OPEN SPACE AND BALCONIES

APARTMENTS PROVIDE APPROPRIATELY SIZED PRIVATE OPEN SPACE AND BALCONIES TO ENHANCE RESIDENTIAL AMENITY

DESIGN CRITERIA

1. ALL APARTMENTS ARE REQUIRED TO HAVE PRIMARY BALCONIES AS FOLLOWS:

DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH
STUDIO APARTMENTS	4 m ²	-
1 BEDROOM APARTMENTS	8 m ²	2 m
2 BEDROOM APARTMENTS	10 m ²	2 m
3+ BEDROOM APARTMENTS	12 m ²	2.4 m

ADG COMPLIANT

2. FOR APARTMENTS AT GROUND LEVEL OR ON A PODIUM OR SIMILAR STRUCTURE, A PRIVATE OPEN SPACE IS PROVIDED INSTEAD OF A BALCONY. IT MUST HAVE A MINIMUM AREA OF 15m² AND A MINIMUM DEPTH OF 3m

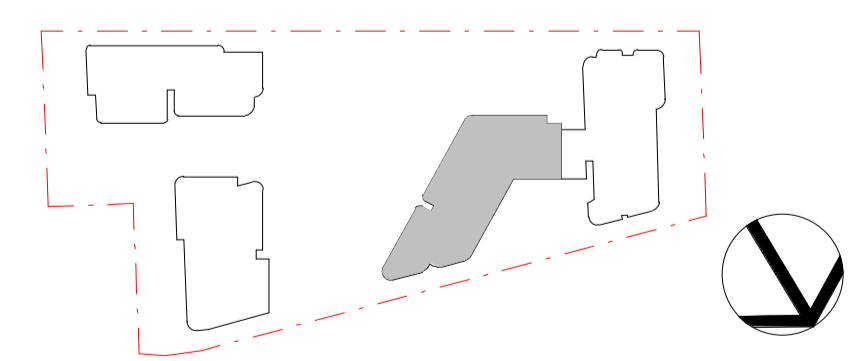
ADG COMPLIANT

TOTAL WINTER GARDEN AREA: 848 M²

LEGEND

- POS PRIVATE OPEN SPACE
- B BALCONY
- WG WINTER GARDEN
- PLANTER

KEY PLAN



DA SUBMISSION

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

Consultant
Structural Engineer / Civil
 Level 6, 73 Miller Street, North Sydney
 NSW 2060
 Consultant
Mechanical / Acoustic / Fire Engineer
 Level 6, Building B, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
Hydraulics
 Level 23, 101 Miller Street, North Sydney,
 NSW 2060

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

TTW

STANTEC

JHA

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

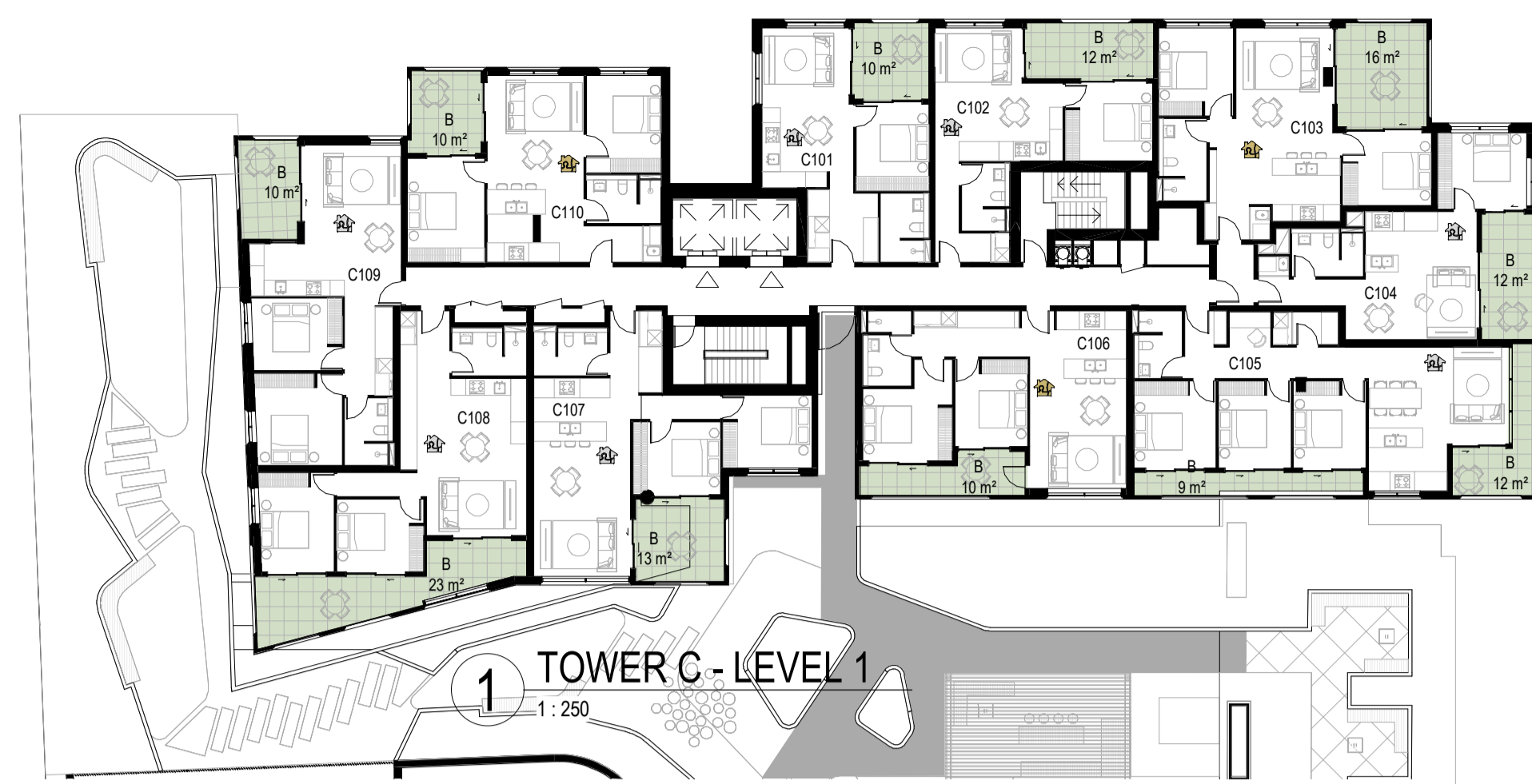
Project Title
Eden Street Arncliffe

Drawing Title
**PRIVATE OPEN SPACE -
 TOWER B**

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Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
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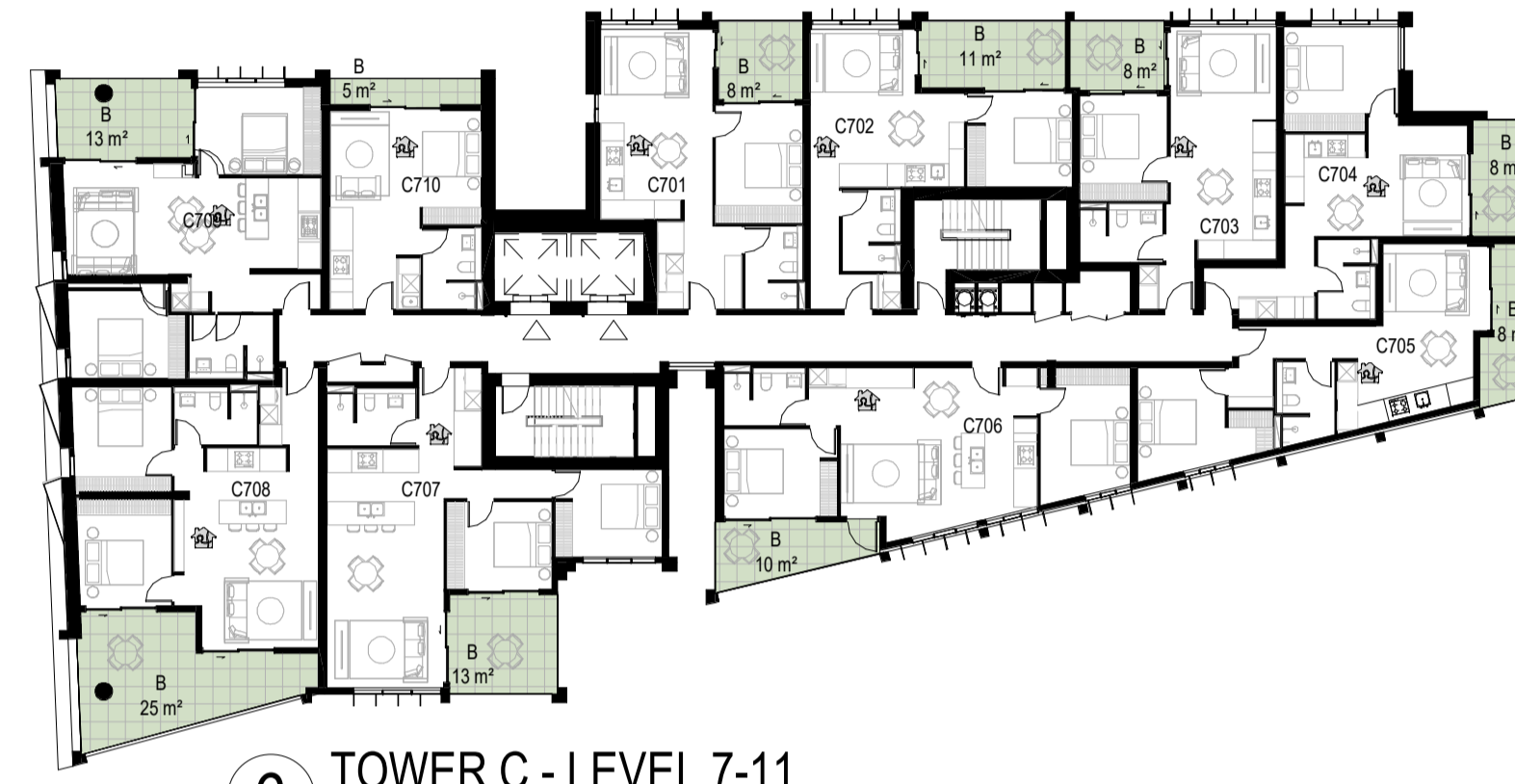
1 TOWER C - LEVEL 1
1:250



5 TOWER C - LEVEL 6
1:250



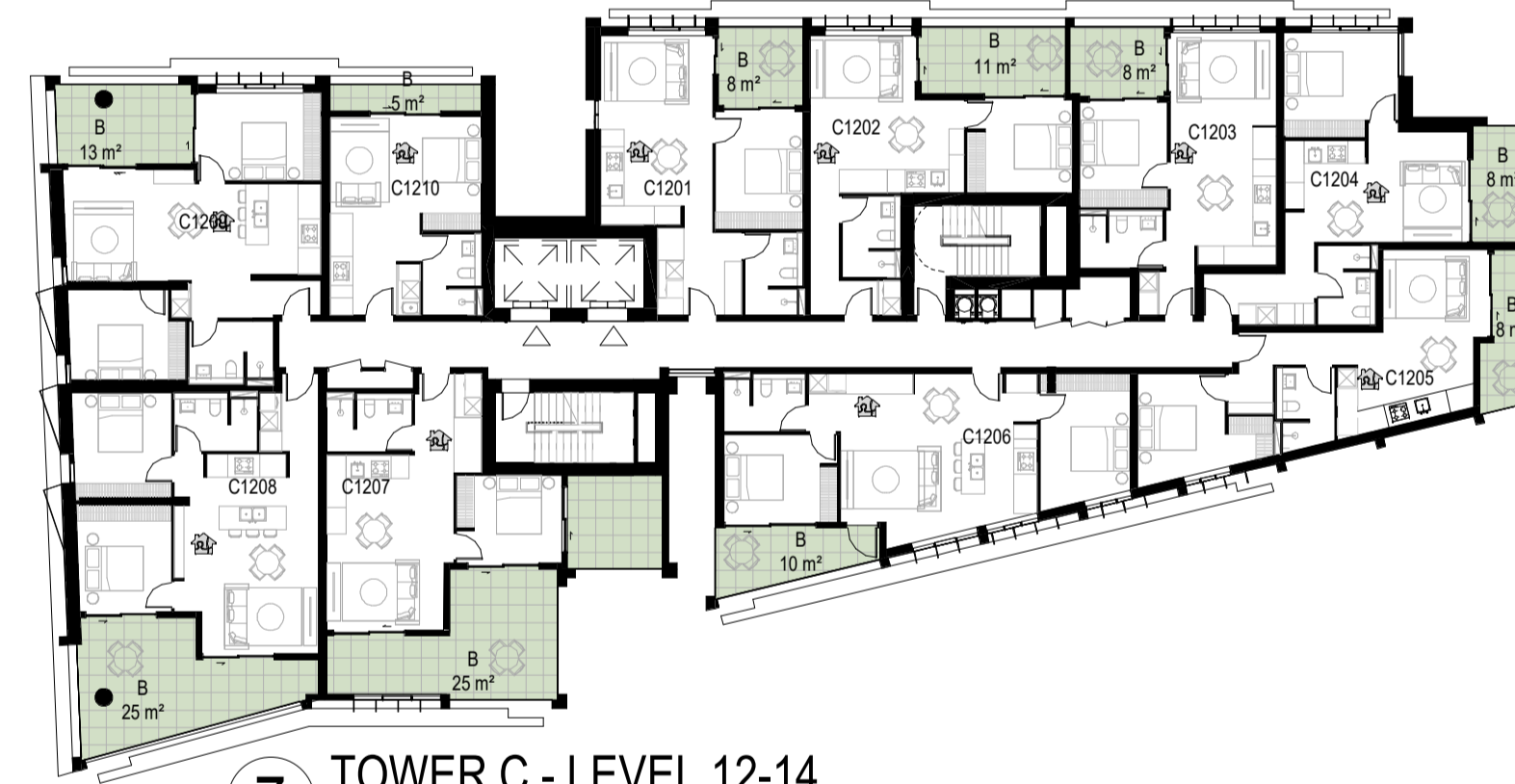
2 TOWER C - LEVEL 2
1:250



6 TOWER C - LEVEL 7-11
1:250



3 TOWER C - LEVEL 3
1:250



7 TOWER C - LEVEL 12-14
1:250



4 TOWER C - LEVEL 4-5
1:250



8 TOWER C - LEVEL 15-17
1:250

4E PRIVATE OPEN SPACE AND BALCONIES

APARTMENTS PROVIDE APPROPRIATELY SIZED PRIVATE OPEN SPACE AND BALCONIES TO ENHANCE RESIDENTIAL AMENITY

DESIGN CRITERIA

1. ALL APARTMENTS ARE REQUIRED TO HAVE PRIMARY BALCONIES AS FOLLOWS:

DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH
STUDIO APARTMENTS	4 m ²	-
1 BEDROOM APARTMENTS	8 m ²	2 m
2 BEDROOM APARTMENTS	10 m ²	2 m
3+ BEDROOM APARTMENTS	12 m ²	2.4 m

ADG COMPLIANT

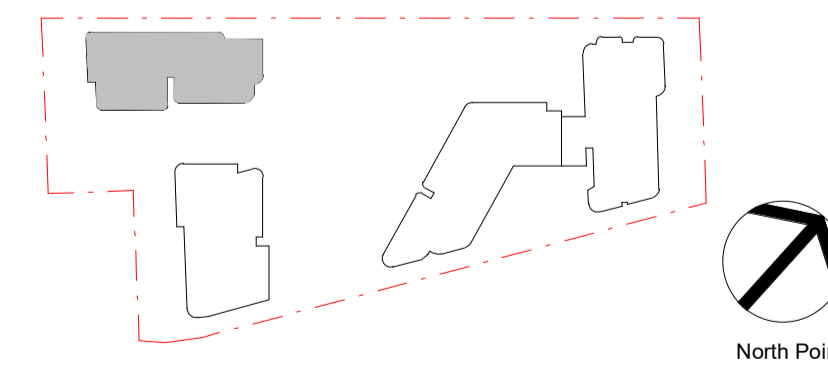
2. FOR APARTMENTS AT GROUND LEVEL OR ON A PODIUM OR SIMILAR STRUCTURE, A PRIVATE OPEN SPACE IS PROVIDED INSTEAD OF A BALCONY. IT MUST HAVE A MINIMUM AREA OF 15m² AND A MINIMUM DEPTH OF 3m

ADG COMPLIANT

LEGEND

- POS PRIVATE OPEN SPACE
- B BALCONY
- WG WINTER GARDEN
- PLANTER

KEY PLAN



DA SUBMISSION

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

Consultant	Client
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	Billbergia Group Pty Ltd Suite 101, 25 Angus St, Meadowbank, NSW, 2114
Mechanical / Acoustic / Fire Engineer Level 6, Building 5, 207 Pacific Highway St Leonards NSW 2065 Consultant	GROUP GSA Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 90 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
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	

TTW

STANTEC

JHA

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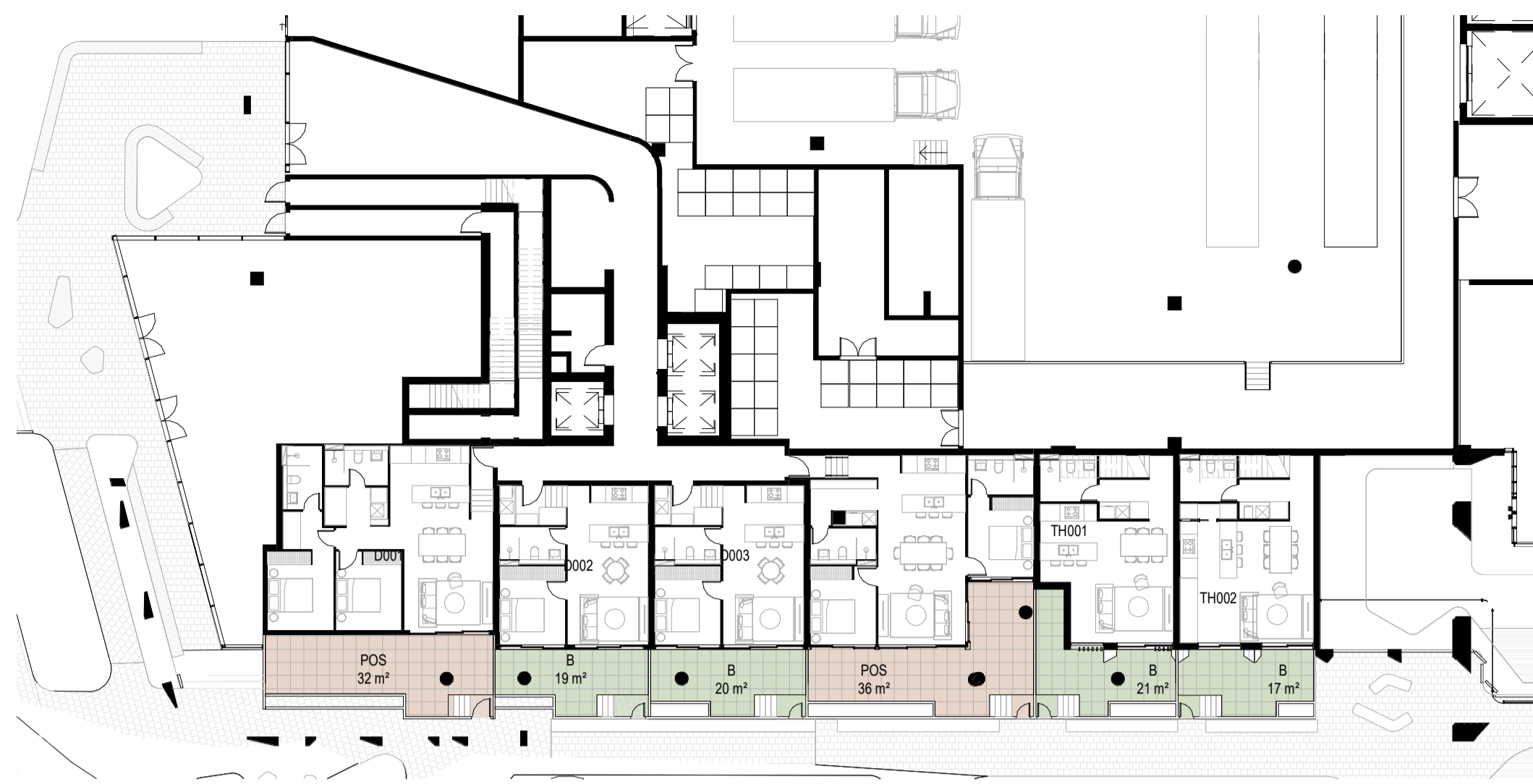
Project Title
Eden Street Arncliffe

Drawing Title
PRIVATE OPEN SPACE -
TOWER C

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Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
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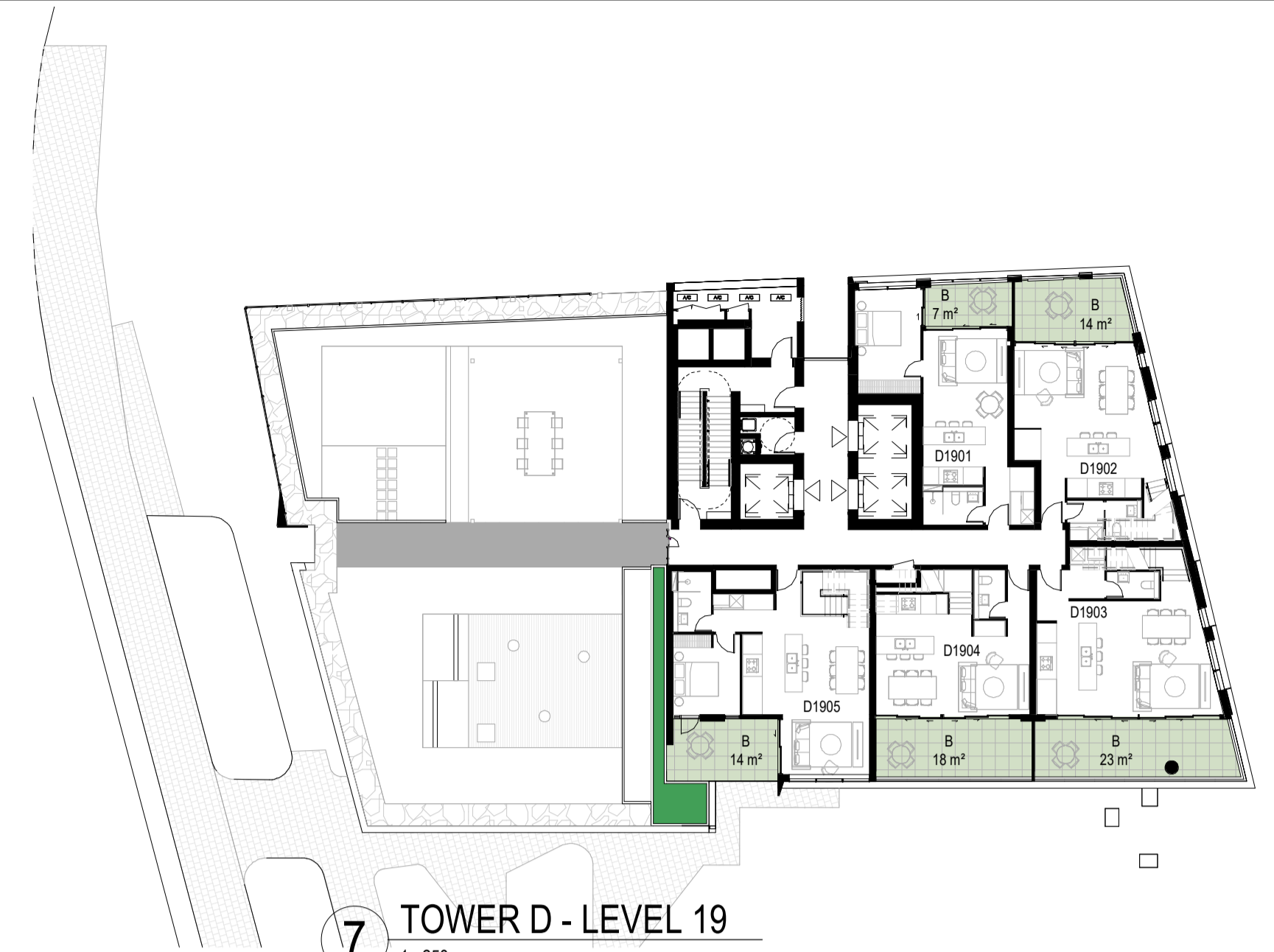
7/20/2022 3:28:23 PM



1 TOWER D - GROUND PLAN
1: 250



4 TOWER D - LEVEL 3-5
1: 250



7 TOWER D - LEVEL 19
1: 250



2 TOWER D - LEVEL 1
1: 250



5 TOWER D - LEVEL 6
1: 250



3 TOWER D - LEVEL 2
1: 250



6 TOWER D - LEVEL 7-18
1: 250

4E PRIVATE OPEN SPACE AND BALCONIES

APARTMENTS PROVIDE APPROPRIATELY SIZED PRIVATE OPEN SPACE AND BALCONIES TO ENHANCE RESIDENTIAL AMENITY

DESIGN CRITERIA

1. ALL APARTMENTS ARE REQUIRED TO HAVE PRIMARY BALCONIES AS FOLLOWS:

DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH
STUDIO APARTMENTS	4 m ²	-
1 BEDROOM APARTMENTS	8 m ²	2 m
2 BEDROOM APARTMENTS	10 m ²	2 m
3+ BEDROOM APARTMENTS	12 m ²	2.4 m

ADG COMPLIANT

2. FOR APARTMENTS AT GROUND LEVEL OR ON A PODIUM OR SIMILAR STRUCTURE, A PRIVATE OPEN SPACE IS PROVIDED INSTEAD OF A BALCONY. IT MUST HAVE A MINIMUM AREA OF 15m² AND A MINIMUM DEPTH OF 3m

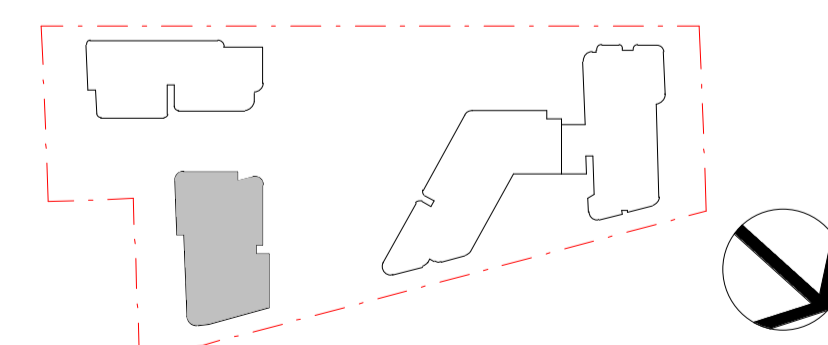
ADG COMPLIANT

TOTAL WINTER GARDEN AREA: 418 M²

LEGEND

- POS PRIVATE OPEN SPACE
- B BALCONY
- WG WINTER GARDEN
- PLANTER

KEY PLAN



DA SUBMISSION

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

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

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

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

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



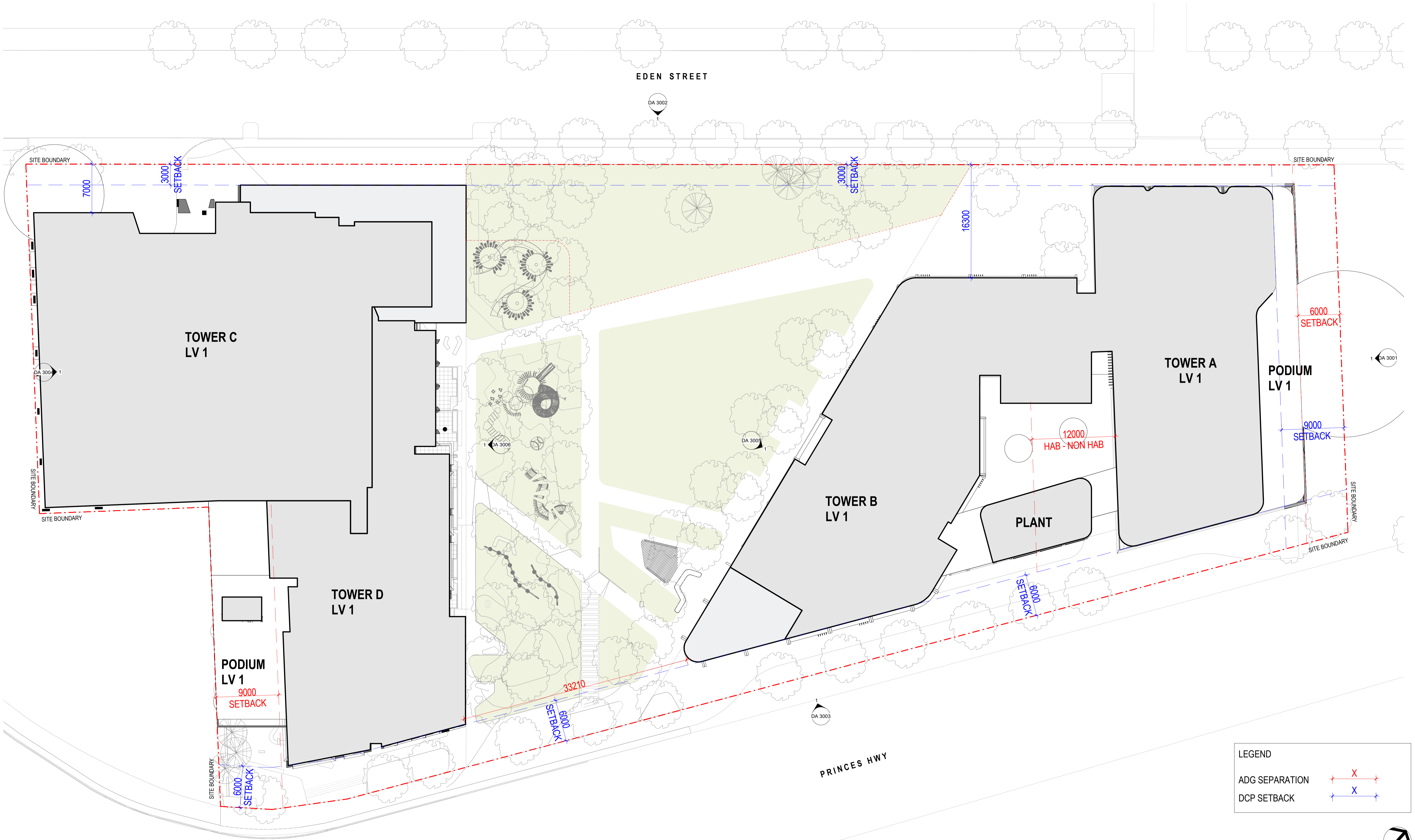
GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 7, 90 William St East Sydney NSW
 Australia 2011
 www.groupgsa.com
 T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
**PRIVATE OPEN SPACE -
 TOWER D**

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Verified	PDS Approved LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No
1: 250	180319
Drawing No	DA 4103
Issue	B



LEGEND	
ADG SEPARATION	
DCP SETBACK	



DA SUBMISSION			
Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			03/15/21
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4120	B

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

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

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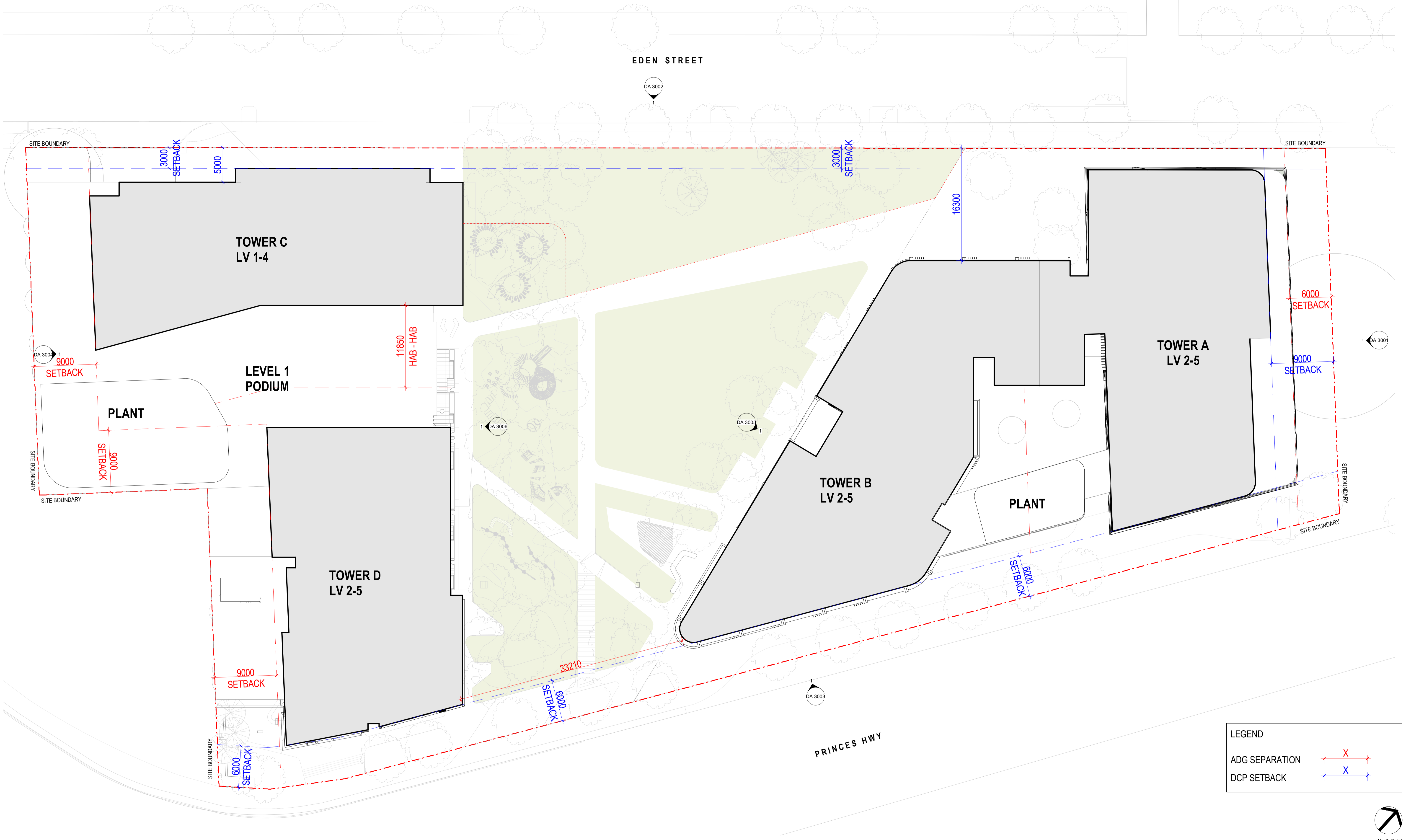
GROUP GSA
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 Level 7, 90 William St East Sydney NSW
 Australia 2011
 www.groupgsa.com
 T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BUILDING SEPARATION - LEVEL 1

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LEGEND

ADG SEPARATION

DCP SETBACK



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4121	B

Amendments		Amendments	
Issue	Description	Date	Date
A	ISSUED FOR GANSW 03	24/03/2021	
B	ISSUED FOR DA	28/05/2021	
		22/12/2021	

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

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 www.groupgsa.com
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 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

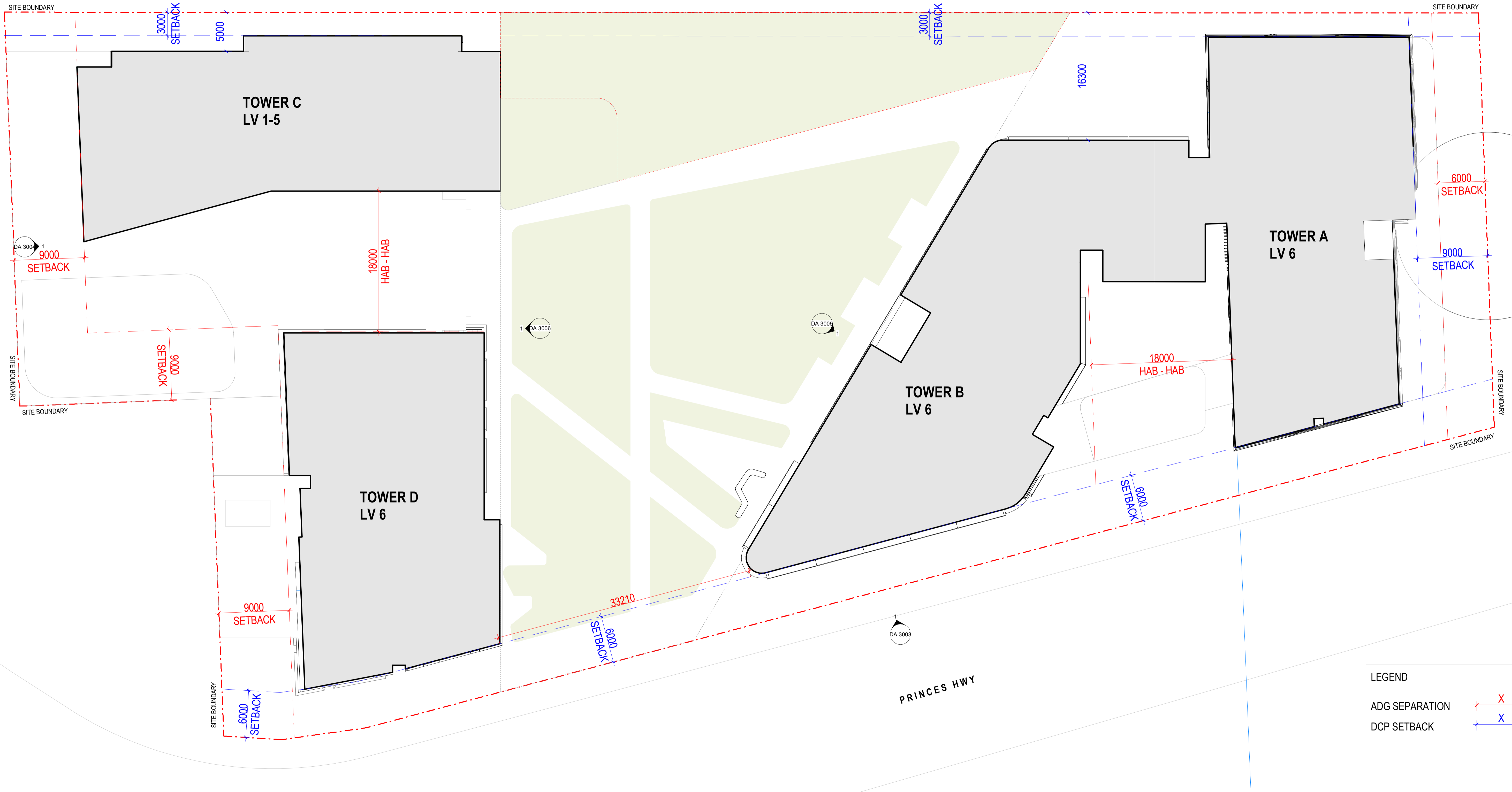
Project Title
 Eden Street Arncliffe

Drawing Title
 BUILDING SEPARATION -
 TYPICAL LOWER

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22/12/2021 7:18:14 PM

EDEN STREET



LEGEND

ADG SEPARATION	
DCP SETBACK	



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4122	B

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

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

Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

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 Level 7, 90 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

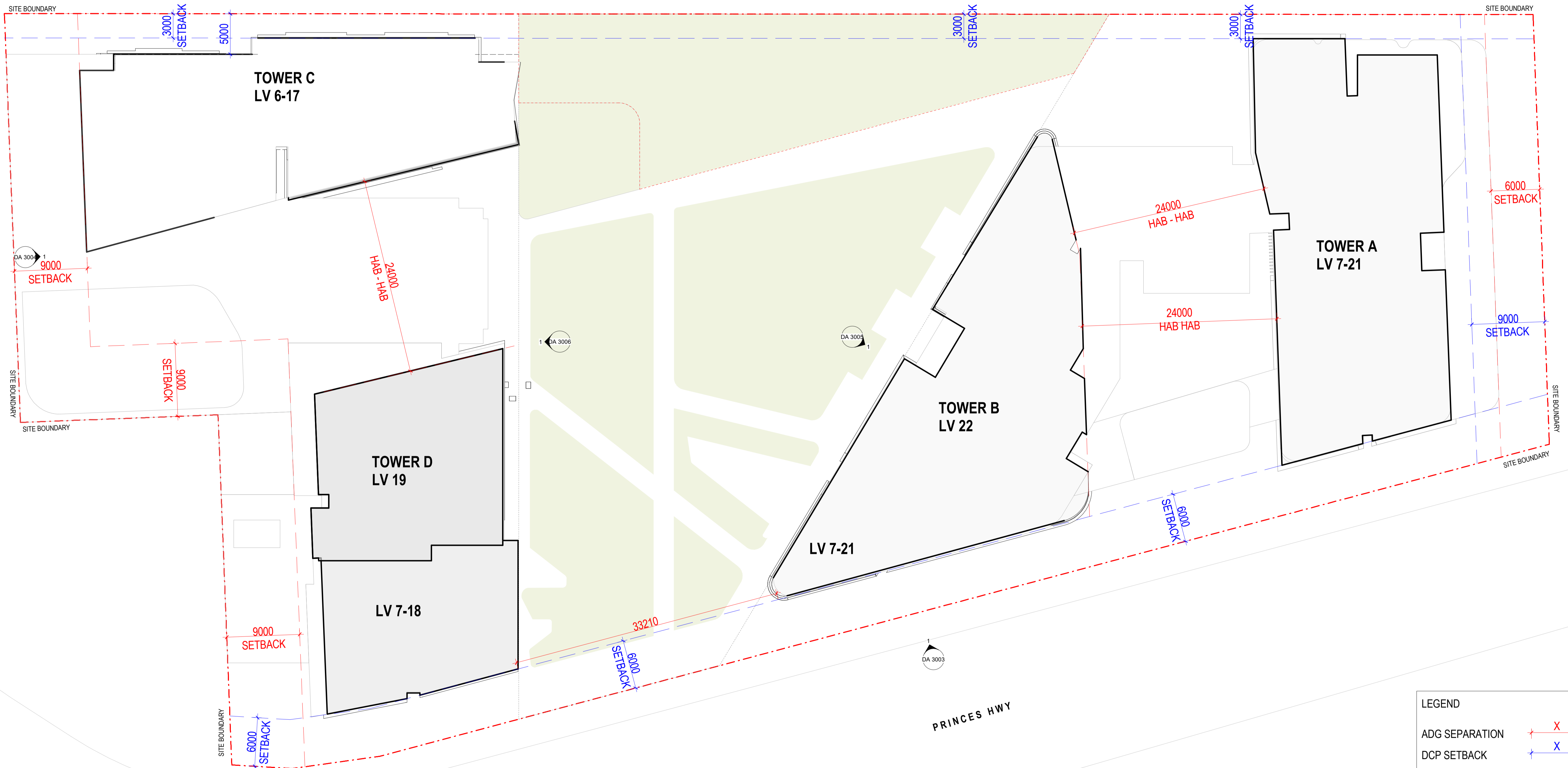
Project Title
Eden Street Arncliffe

Drawing Title
BUILDING SEPARATION - LEVEL 6

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22/12/2021 7:18:33 PM

EDEN STREET



LEGEND	
ADG SEPARATION	
DCP SETBACK	



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS		
Approved	LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4123	B

Amendments		
Issue	Description	Date
A	ISSUED FOR GANSW 03	24/03/2021
B	ISSUED FOR DA	28/05/2021

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

Consultant
Mechanical / Acoustic / Fire Engineer
 Level 6, Building 5, 207 Pacific Highway
 St Leonards NSW 2065
 Consultant
STANTEC

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

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

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 Level 7, 90 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

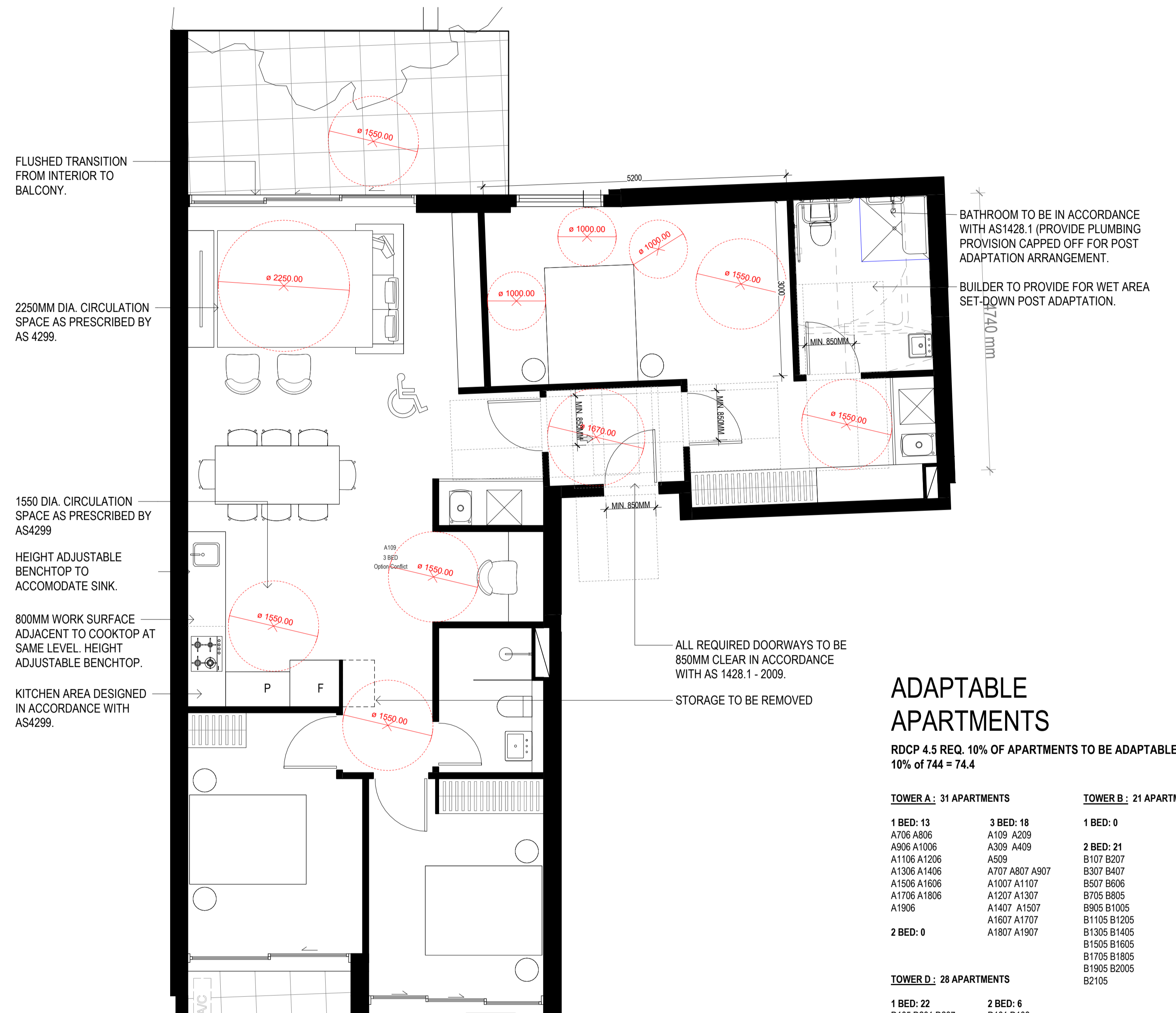
Drawing Title
**BUILDING SEPARATION -
 TYPICAL UPPER**

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23/12/2021 7:18:56 PM



1 A109 - PRE ADAPTABLE
1:50



2 A109 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A: 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906

3 BED: 18
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

TOWER B: 21 APARTMENTS

1 BED: 0
3 BED: 0
2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D: 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806

2 BED: 6
D101 D108
D210 D310
D410 D510
3 BED: 0

TOTAL : 80 APARTMENTS

Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021
2	ISSUED FOR CONSULTANTS	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	31/01/2022

Issue	Description	Date

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

Mechanical / Acoustic / Fire Engineer
Level G, Building 5, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC

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

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

Billbergia
creating communities®

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 90 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

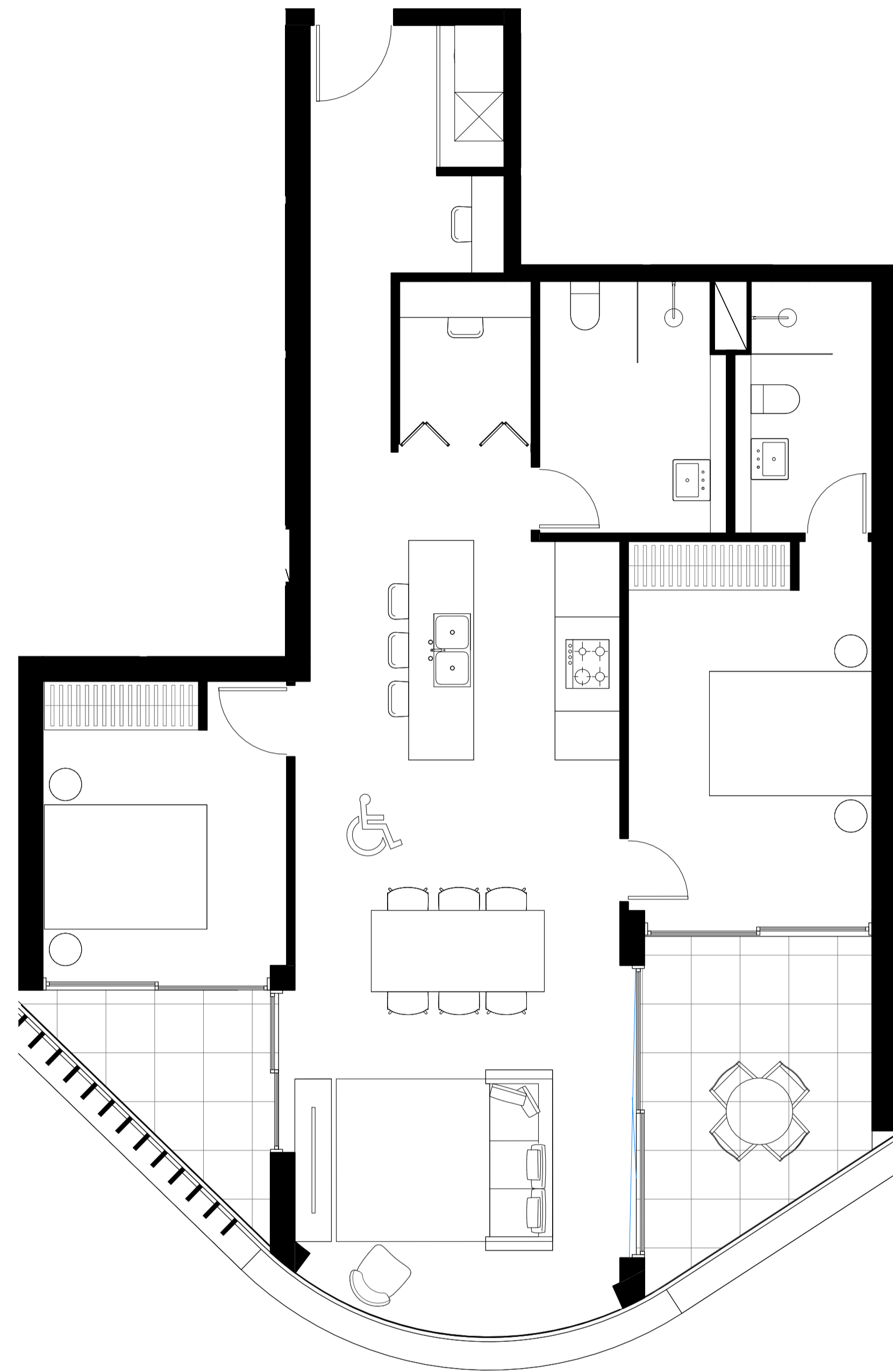
Project Title
Eden Street Arncliffe

Drawing Title
ADAPTABLE UNIT - 1

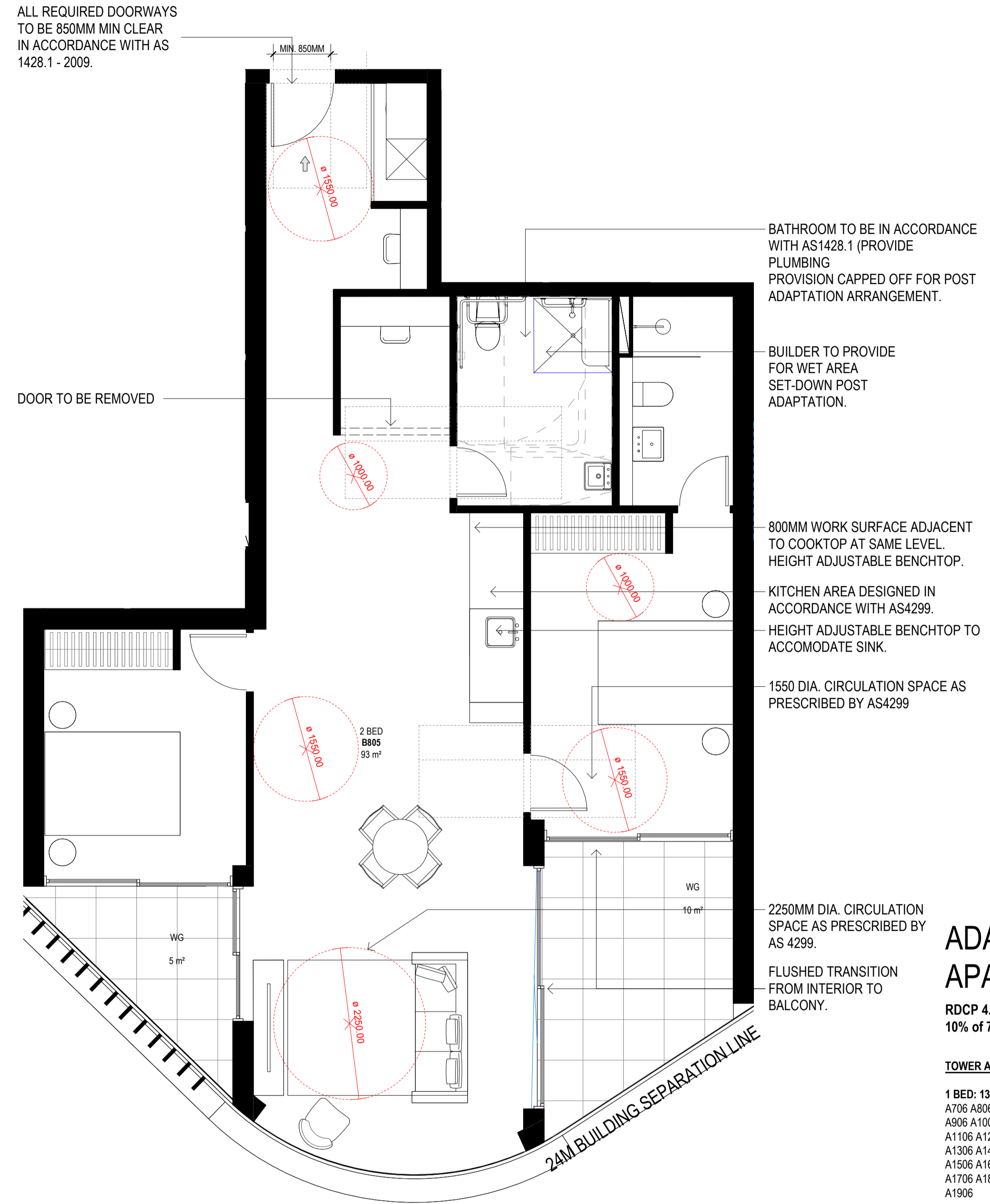
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Do not scale drawings. Use figured Dimensions.

DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by)		JK, SM, AR, EC, AF
			09/02/20
Scale	Project No	Drawing No	Issue
1:50	180319	DA 4150	B

31/01/2022 6:12:55 PM



2 B805 - PRE ADAPTABLE
1:50



1 B805 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A : 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906

3 BED: 18
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

2 BED: 0

TOWER B : 21 APARTMENTS

1 BED: 0 **3 BED: 0**

2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D : 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806

2 BED: 6
D101 D108
D210 D310
D410 D510

3 BED: 0

TOTAL : 80 APARTMENTS

DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) J.K. SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1:50	180319	DA 4151	B

Amendments		Amendments	
Issue	Description	Issue	Description
1	ISSUED FOR INFORMATION		
2	ISSUED FOR CONSULTANTS		
A	ISSUED FOR DA		
B	ISSUED FOR REVIEW		

Amendments		Amendments	
Issue	Description	Issue	Description
1	ISSUED FOR INFORMATION	16/03/2021	
2	ISSUED FOR CONSULTANTS	11/05/2021	
A	ISSUED FOR DA	28/05/2021	
B	ISSUED FOR REVIEW	31/01/2022	

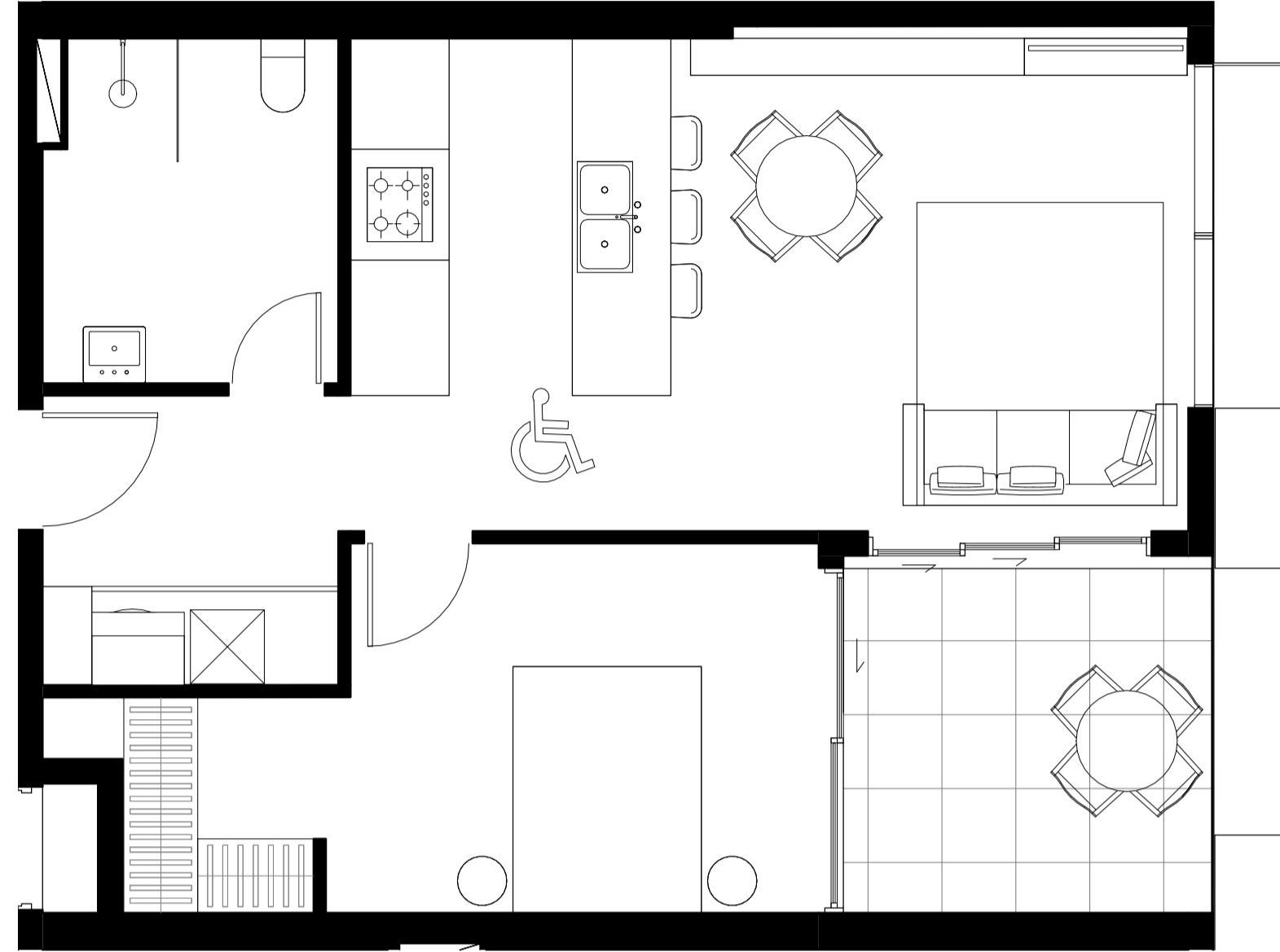
Consultant	Structural Engineer / Civil	TTW
	Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	
	Mechanical / Acoustic / Fire Engineer	STANTEC
	Level 6, Building 5, 207 Pacific Highway St Leonards NSW 2065 Consultant	
	Hydraulics	JHA
	Level 23, 101 Miller Street, North Sydney, NSW 2060	

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

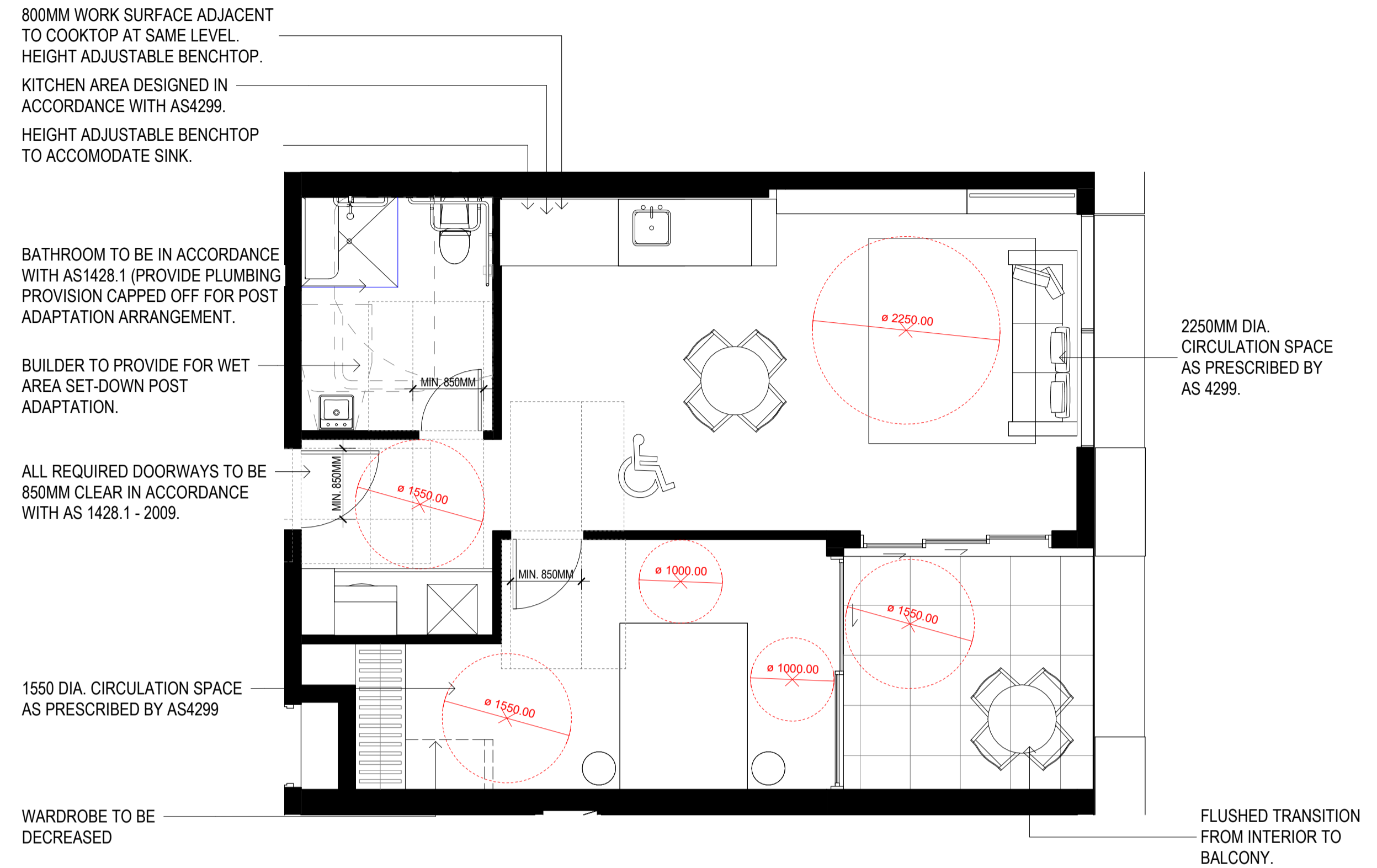
Project Title	Eden Street Arncliffe
Drawing Title	ADAPTABLE UNIT - 2
Group GSA Pty Ltd	ABN 76 002 113 779 Level 7, 90 William St East Sydney NSW Australia 2011 www.groupgsa.com
Tel	+612 9361 4144 F +612 9332 3458
Architecture interior design urban design landscape	nom architect Lisa-Maree Carrigan 7568

Project Title	Eden Street Arncliffe
Drawing Title	ADAPTABLE UNIT - 2
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3/1/2022 10:10:54 AM



1 A706 - PRE ADAPTABLE
1:50



2 A706 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A: 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906
2 BED: 0
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

TOWER B: 21 APARTMENTS

1 BED: 0
2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D: 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806
2 BED: 6
D101 D108
D210 D310
D410 D510
3 BED: 0

TOTAL : 80 APARTMENTS

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021			
2	ISSUED FOR CONSULTANTS	11/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	31/01/2022			

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

Mechanical / Acoustic / Fire Engineer
Level 6, Building 5, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC

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

Client
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Suite 101, 25 Angas St,
Meadowbank, NSW, 2114

Billbergia
creating communities®

GROUP GSA

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Level 7, 90 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

ADAPTABLE UNIT - 4

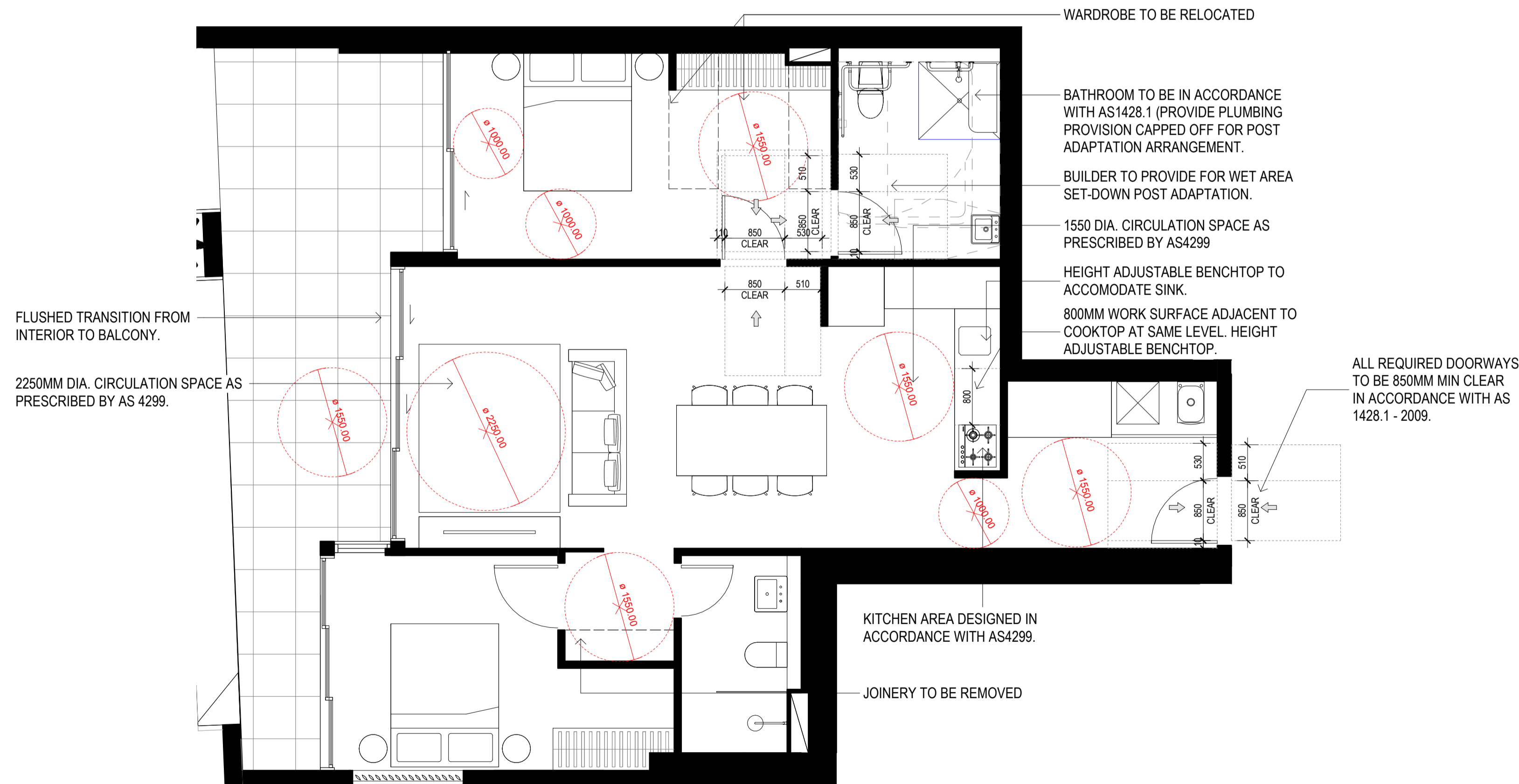
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DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		09/02/20
Scale	Project No	Drawing No	Issue
1:50	180319	DA 4153	B

31/01/2022 6:18:05 PM



1 D101 - PRE ADAPTABLE
1:50



2 D101 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A: 31 APARTMENTS

1 BED: 13 A706 A806 A906 A1006 A1106 A1206 A1306 A1406 A1506 A1606 A1706 A1806 A1906	3 BED: 18 A109 A209 A309 A409 A509 A707 A807 A907 A1007 A1107 A1207 A1307 A1407 A1507 A1607 A1707 A1807 A1907
---	--

TOWER B: 21 APARTMENTS

1 BED: 0	3 BED: 0
2 BED: 21 B107 B207 B307 B407 B507 B606 B705 B805 B905 B1005 B1105 B1205 B1305 B1405 B1505 B1605 B1705 B1805 B1905 B2005 B2105	

TOWER D: 28 APARTMENTS

1 BED: 22 D105 D201 D207 D301 D307 D401 D407 D501 D507 D606 D706 D806 D906 D1006 D1106 D1206 D1306 D1406 D1506 D1606 D1706 D1806	2 BED: 6 D101 D108 D210 D310 D410 D510	3 BED: 0
---	---	----------

TOTAL : 80 APARTMENTS

Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021
2	ISSUED FOR CONSULTANTS	11/05/2021
A	ISSUED FOR DA	28/05/2021
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Issue	Description	Date

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

Consultant
Mechanical / Acoustic / Fire Engineer
Level 6, Building 5, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC

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

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

Billbergia
creating communities®

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Level 7, 90 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

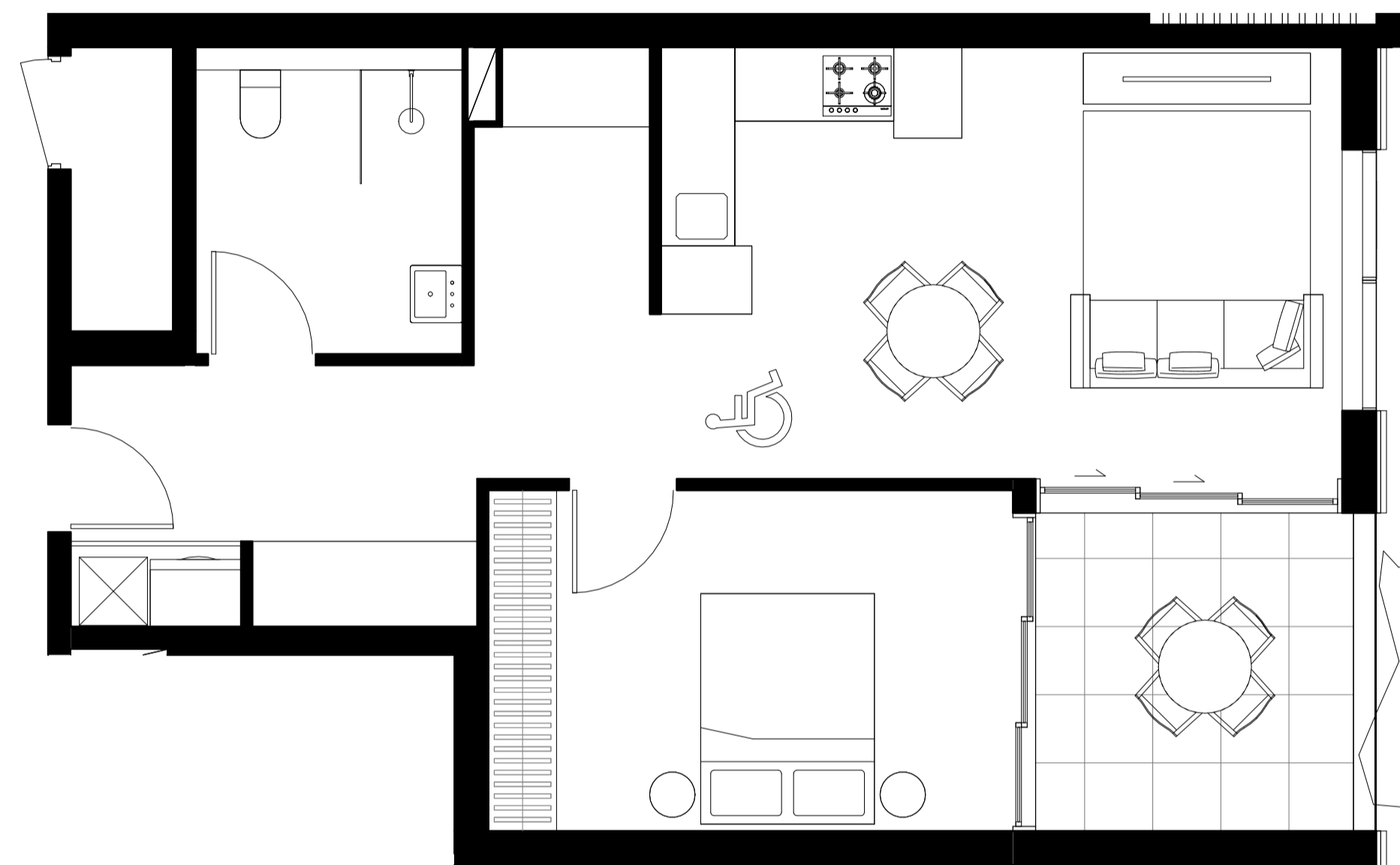
Project Title
Eden Street Arncliffe

Drawing Title
ADAPTABLE UNIT - 5

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DA SUBMISSION			
Scale	Project No	Drawing No	Issue
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31/01/2022 5:56:12 PM



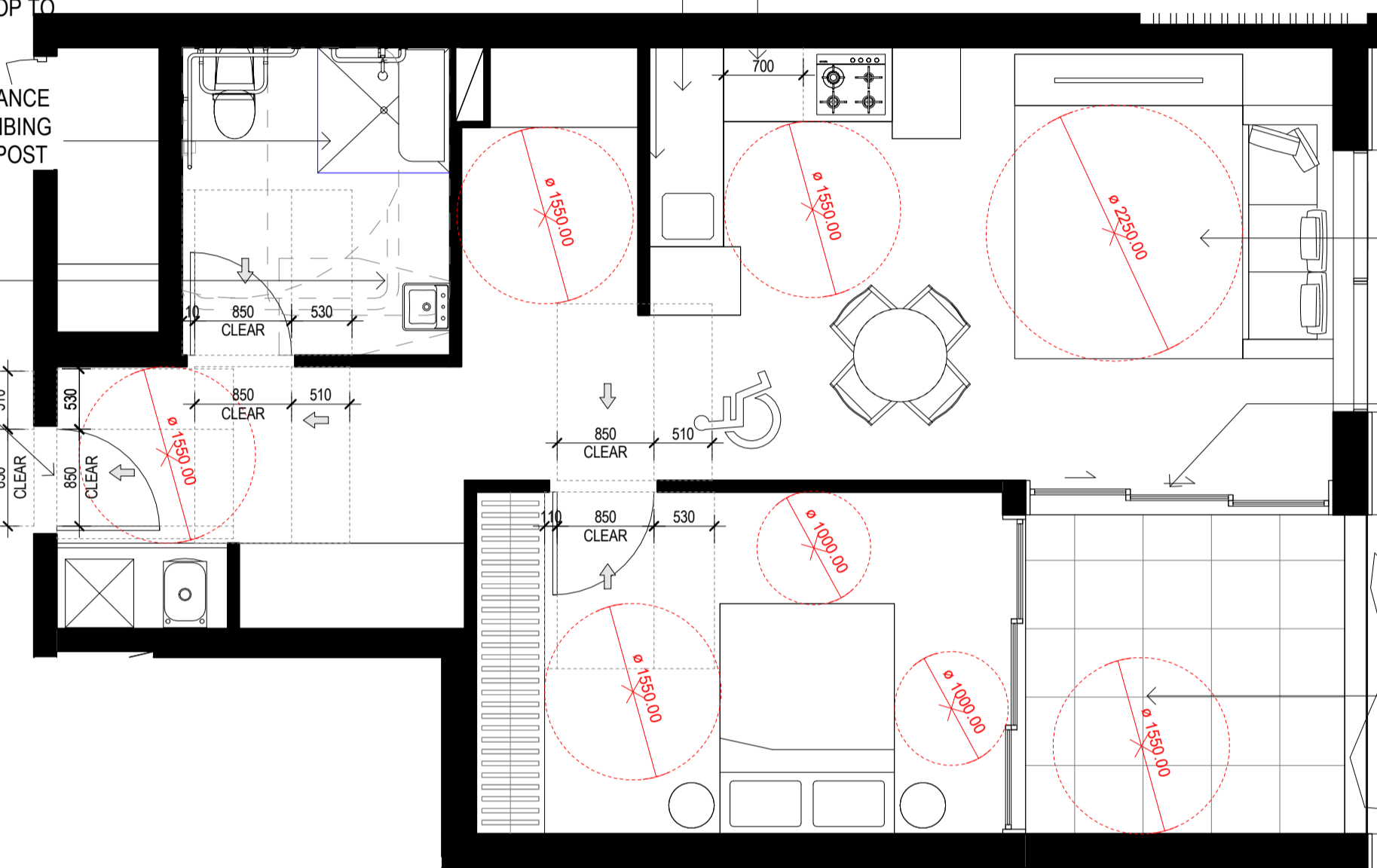
1 D105 - PRE ADAPTABLE
1:50

800MM WORK SURFACE ADJACENT TO COOKTOP AT SAME LEVEL. HEIGHT ADJUSTABLE BENCHTOP.
KITCHEN AREA DESIGNED IN ACCORDANCE WITH AS4299.
HEIGHT ADJUSTABLE BENCHTOP TO ACCOMODATE SINK.

BATHROOM TO BE IN ACCORDANCE WITH AS1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT).

BUILDER TO PROVIDE FOR WET AREA SET-DOWN POST ADAPTATION.

ALL REQUIRED DOORWAYS TO BE 850MM MIN CLEAR IN ACCORDANCE WITH AS 1428.1 - 2009.



2 D105 - POST ADAPTABLE
1:50

2250MM DIA. CIRCULATION SPACE AS PRESCRIBED BY AS 4299.

FLUSHED TRANSITION FROM INTERIOR TO BALCONY.

1550 DIA. CIRCULATION SPACE AS PRESCRIBED BY AS4299

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A: 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906
3 BED: 18
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

TOWER B: 21 APARTMENTS

1 BED: 0
3 BED: 0
2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D: 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806
2 BED: 6
D101 D108
D210 D310
D410 D510
3 BED: 0

TOTAL : 80 APARTMENTS

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021
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A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	31/01/2022

Amendments			
Issue	Description	Date	

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Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
TTW

Mechanical / Acoustic / Fire Engineer
Level G, Building 5, 207 Pacific Highway
St Leonards NSW 2065
Consultant
STANTEC

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Level 23, 101 Miller Street, North Sydney,
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nom architect Lisa-Maree Carrigan 7568

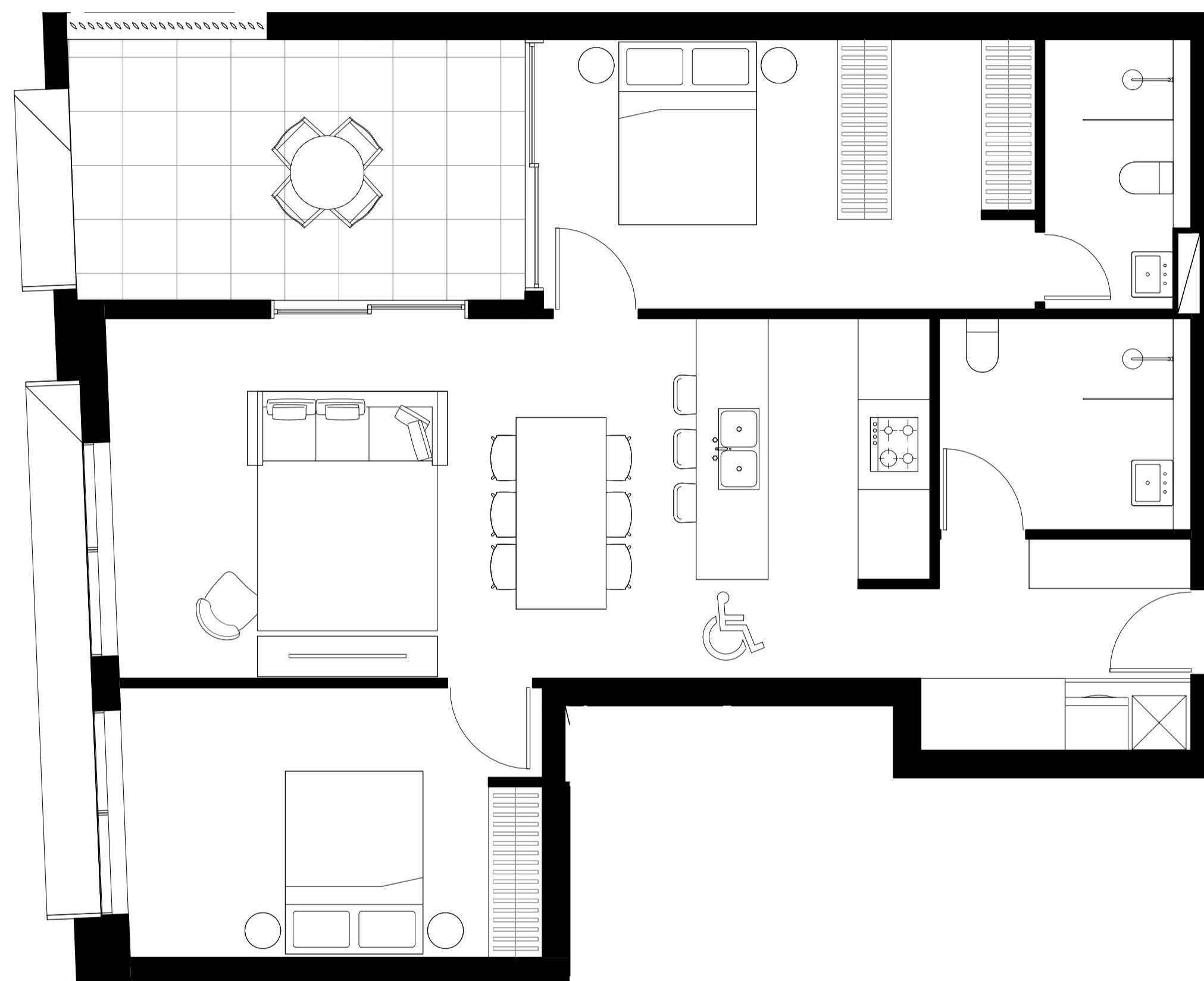
Project Title
Eden Street Arncliffe

Drawing Title
ADAPTABLE UNIT - 6

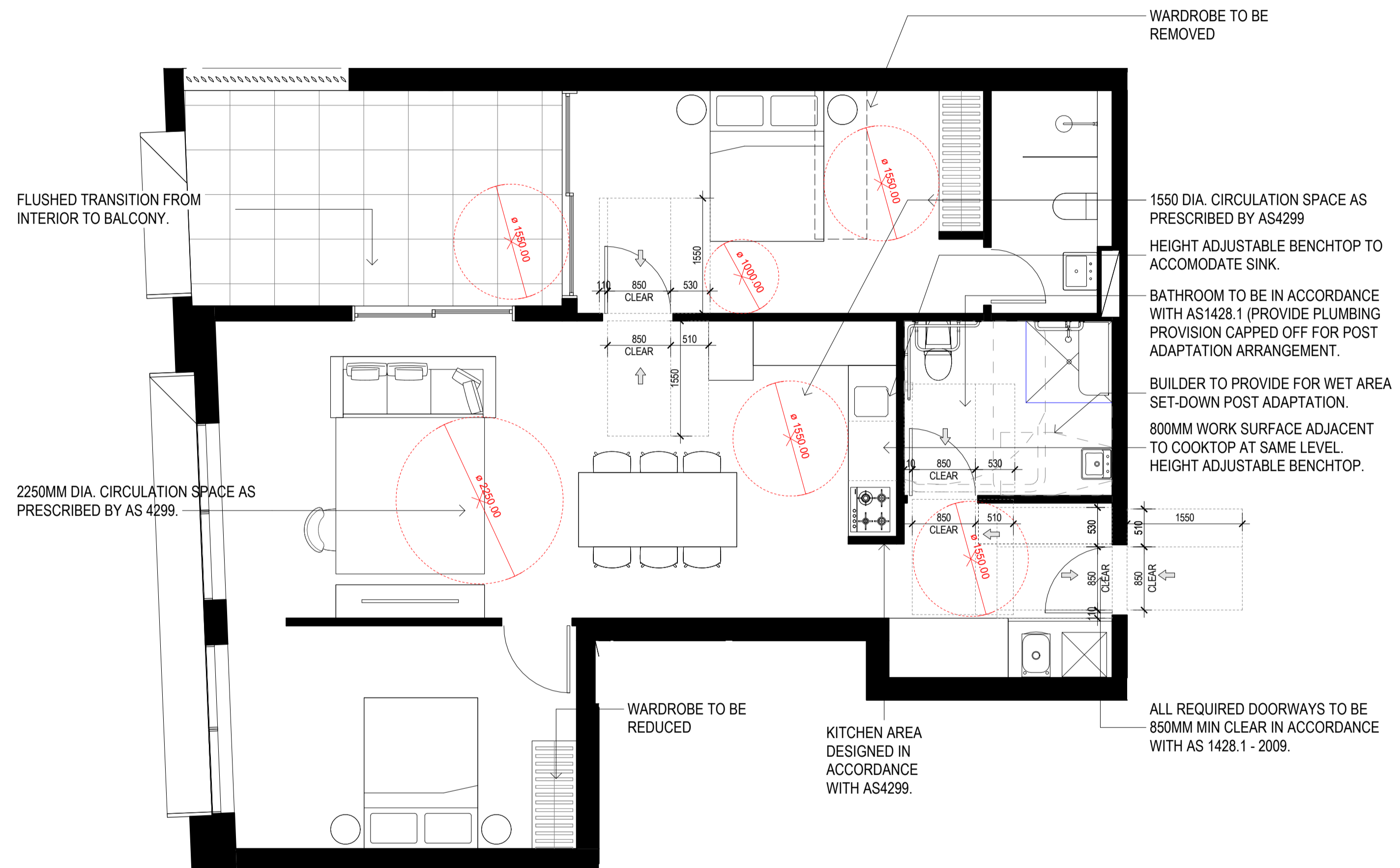
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DA SUBMISSION				
Plotted and checked by	PDS	Approved	LMC	
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	09/02/20
Scale	Project No	Drawing No	Issue	
1:50	180319	DA 4155	B	

31/01/2022 5:53:10 PM



1 D108 - PRE ADAPTABLE
1:50



2 D108 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A : 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906

3 BED: 18
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

TOWER B : 21 APARTMENTS

1 BED: 0
3 BED: 0

2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D : 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806

2 BED: 6
D101 D108
D210 D310
D410 D510

3 BED: 0

TOTAL : 80 APARTMENTS

Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021
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A	ISSUED FOR DA	28/05/2021
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Issue	Description	Date

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Level 6, 73 Miller Street, North Sydney
NSW 2060
Consultant
TTW

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Level G, Building 5, 207 Pacific Highway
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Consultant
STANTEC

Hydraulics
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NSW 2060
JHA

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Suite 101, 25 Angus St,
Meadowbank, NSW, 2114

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Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

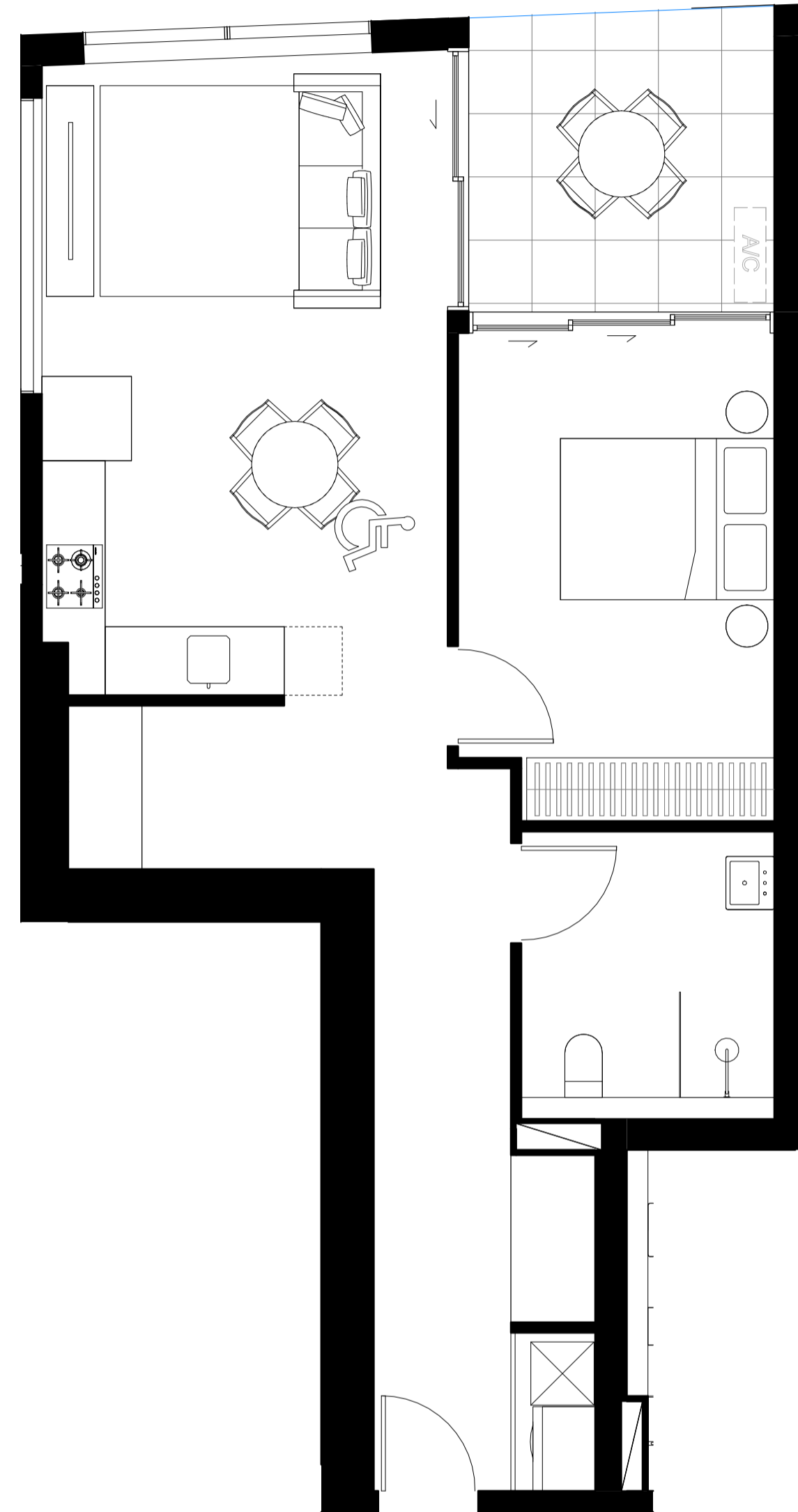
Project Title
Eden Street Arncliffe

Drawing Title
ADAPTABLE UNIT - 7

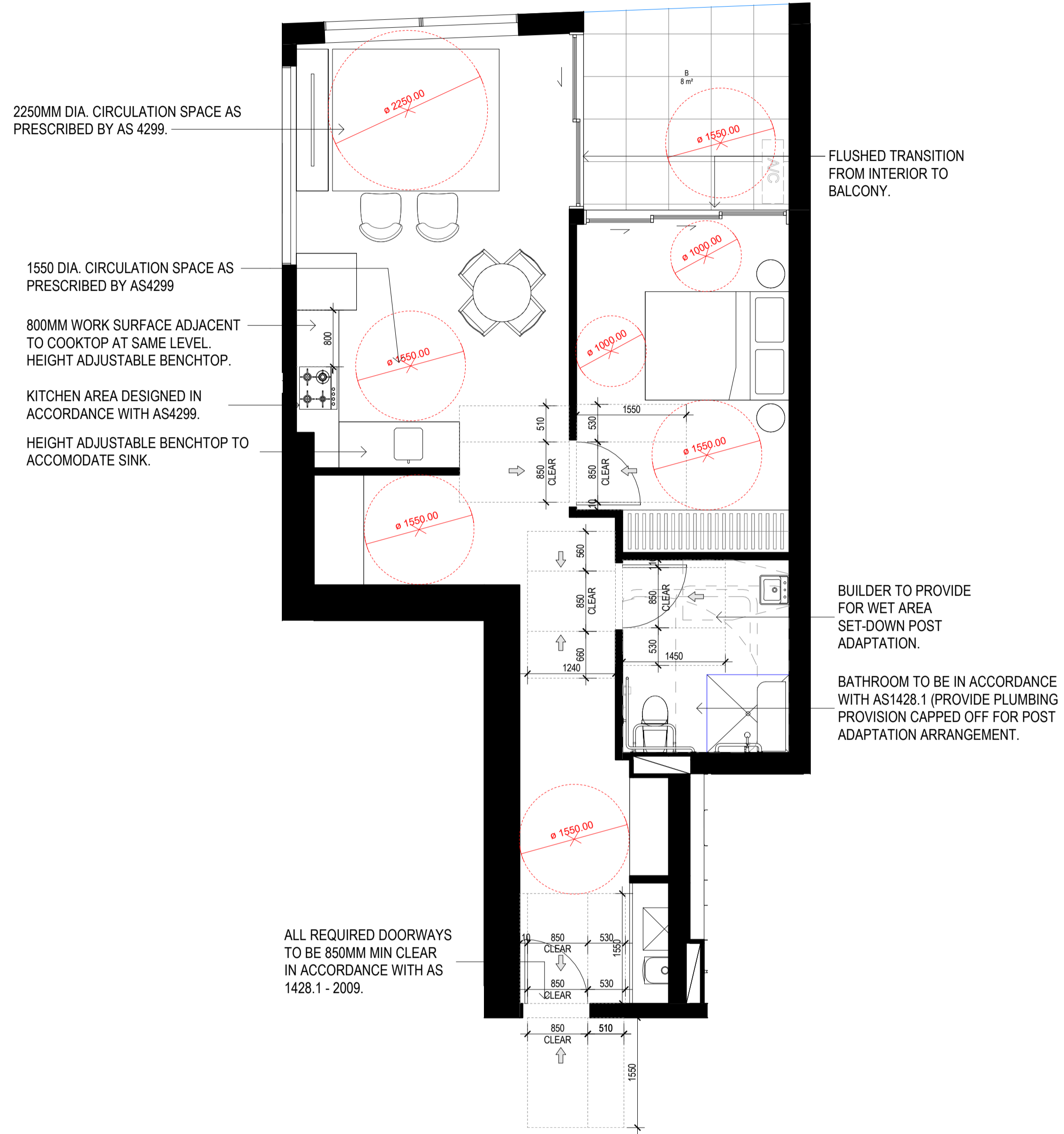
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DA SUBMISSION				
Plotted and checked by	PDS	Approved	LMC	Issue
Verified	PDS	Approved	LMC	
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF			09/02/20
Scale	Project No	Drawing No	Issue	
1:50	180319	DA 4156	B	

31/01/2022 5:59:27 PM



1 D201 - PRE ADAPTABLE
1:50



2 D201 - POST ADAPTABLE
1:50

ADAPTABLE APARTMENTS

RDCP 4.5 REQ. 10% OF APARTMENTS TO BE ADAPTABLE
10% of 744 = 74.4

TOWER A : 31 APARTMENTS

1 BED: 13
A706 A806
A906 A1006
A1106 A1206
A1306 A1406
A1506 A1606
A1706 A1806
A1906

2 BED: 0

TOWER B : 21 APARTMENTS

3 BED: 18
A109 A209
A309 A409
A509
A707 A807 A907
A1007 A1107
A1207 A1307
A1407 A1507
A1607 A1707
A1807 A1907

1 BED: 0
3 BED: 0

2 BED: 21
B107 B207
B307 B407
B507 B606
B705 B805
B905 B1005
B1105 B1205
B1305 B1405
B1505 B1605
B1705 B1805
B1905 B2005
B2105

TOWER D : 28 APARTMENTS

1 BED: 22
D105 D201 D207
D301 D307 D401
D407 D501 D507
D606 D706 D806
D906 D1006
D1106 D1206
D1306 D1406
D1506 D1606
D1706 D1806

2 BED: 6

D101 D108
D210 D310
D410 D510

3 BED: 0

TOTAL : 80 APARTMENTS

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	16/03/2021			
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Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date

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NSW 2060
Consultant
TTW

Consultant
Mechanical / Acoustic / Fire Engineer
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Consultant
STANTEC

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

Project Title
Eden Street Arncliffe

Drawing Title
ADAPTABLE UNIT - 8

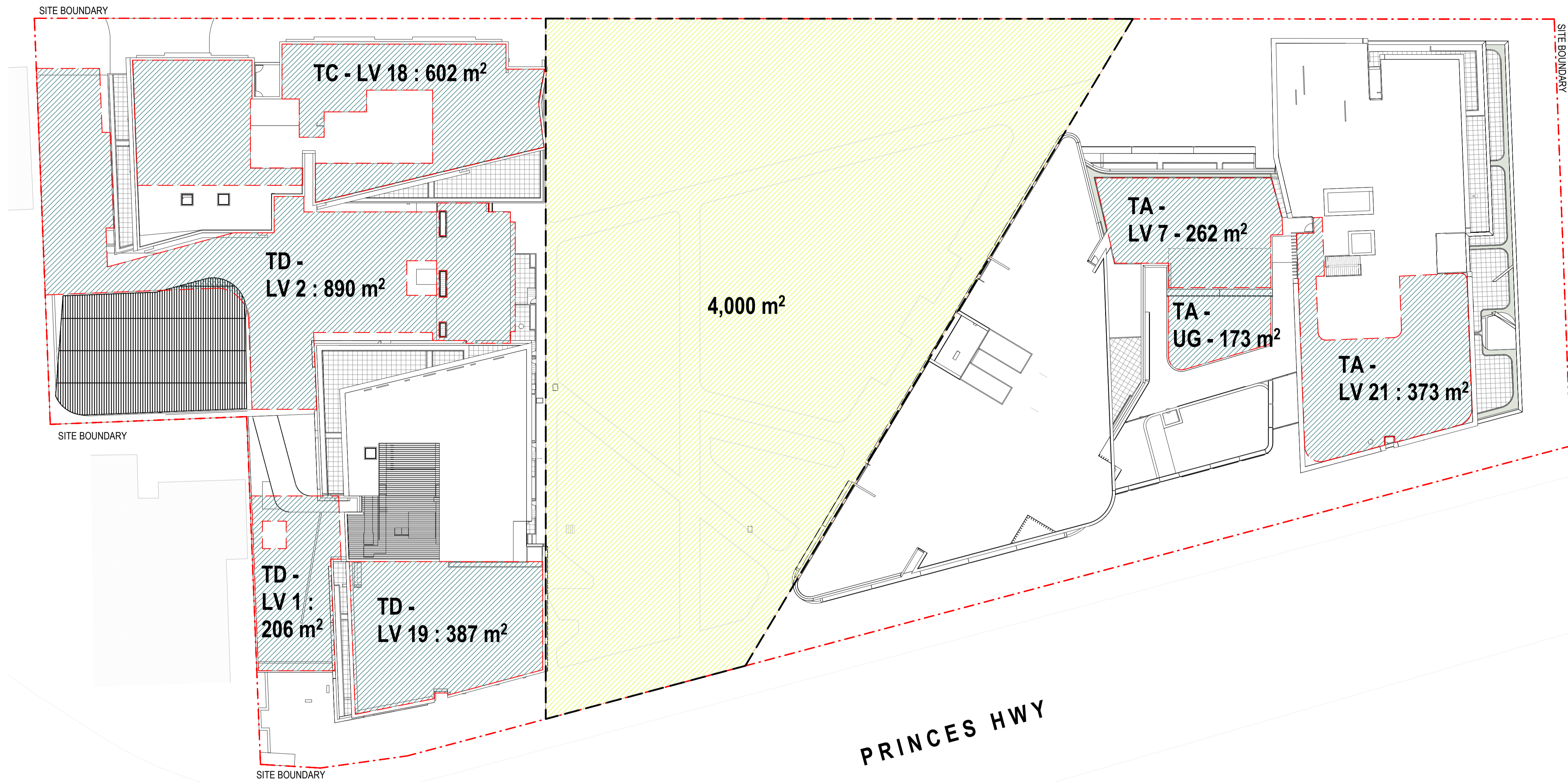
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DA SUBMISSION			
Scale	Project No	Drawing No	Issue
1:50	180319	DA 4157	B

31/01/2022 5:56:36 PM

EDEN STREET



 **COMMUNAL OPEN SPACE**

ADG REQ. 25% OF SITE AREA
 Site area: 13,440 m²
 Adjusted Site Area to accommodating 4000m² Public Park: 9,440m²
 25% of adjusted Site Area: 2,360m²

REVISED COS : 2,893 sqm (31% of adjusted site area)
PROPOSED COS is in exceedance of required 25% of site area.



Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR INFORMATION	13/11/2020
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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 nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
COMMUNAL OPEN SPACE

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Plotted and checked by	Project No	Drawing No	Issue
PDS	180319	DA 4200	B
Verified PDS	Approved LMC	Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
09/02/20			

20/12/2021 14:30 PM

3D-1 SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

ADG DESIGN CRITERIA :

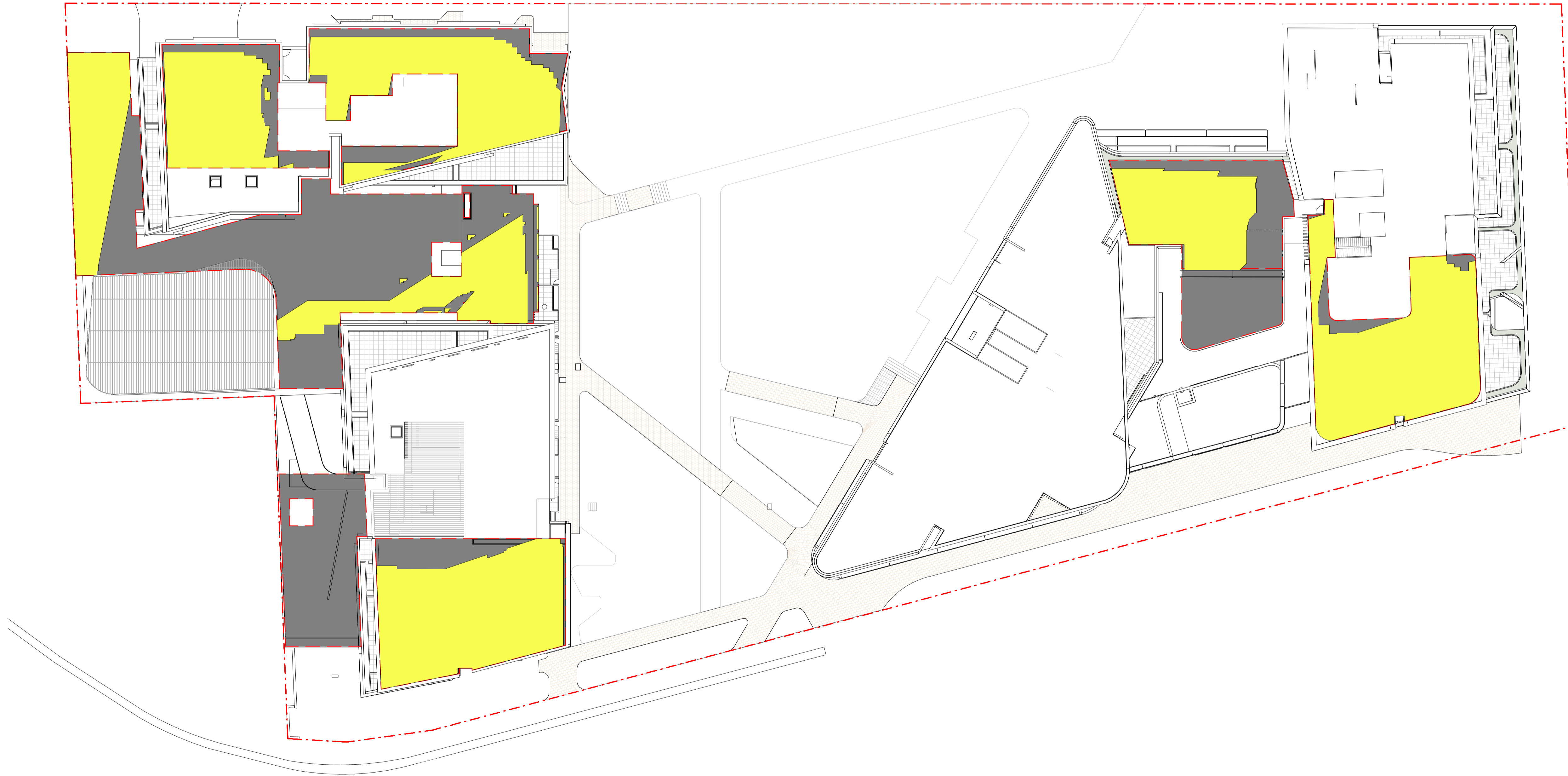
1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE
2. DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM JUNE (MID-WINTER)

SITE AREA : 13,440 m²
 COS REQUIRED : 3,360 m² (25%)
REVISED COS : 2,893 sqm
21.53% of 13,440 sqm
30.65% of 9,440 sqm

2 HOURS MINIMUM DIRECT SUNLIGHT
 REQUIRED : 1,447 m² (50%)
 PROPOSED : 1,655 m² (57%)

COMPLIANT

 MIN 2 HOURS DIRECT SUNLIGHT : 1655 m² (57%)



North Point

DA SUBMISSION

Plotted and checked by	PDS
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Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No
As indicated	180319
Drawing No	DA 4201
Issue	B

Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
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Eden Street Arncliffe

Drawing Title
**COMMUNAL OPEN SPACE -
 SOLAR**

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SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

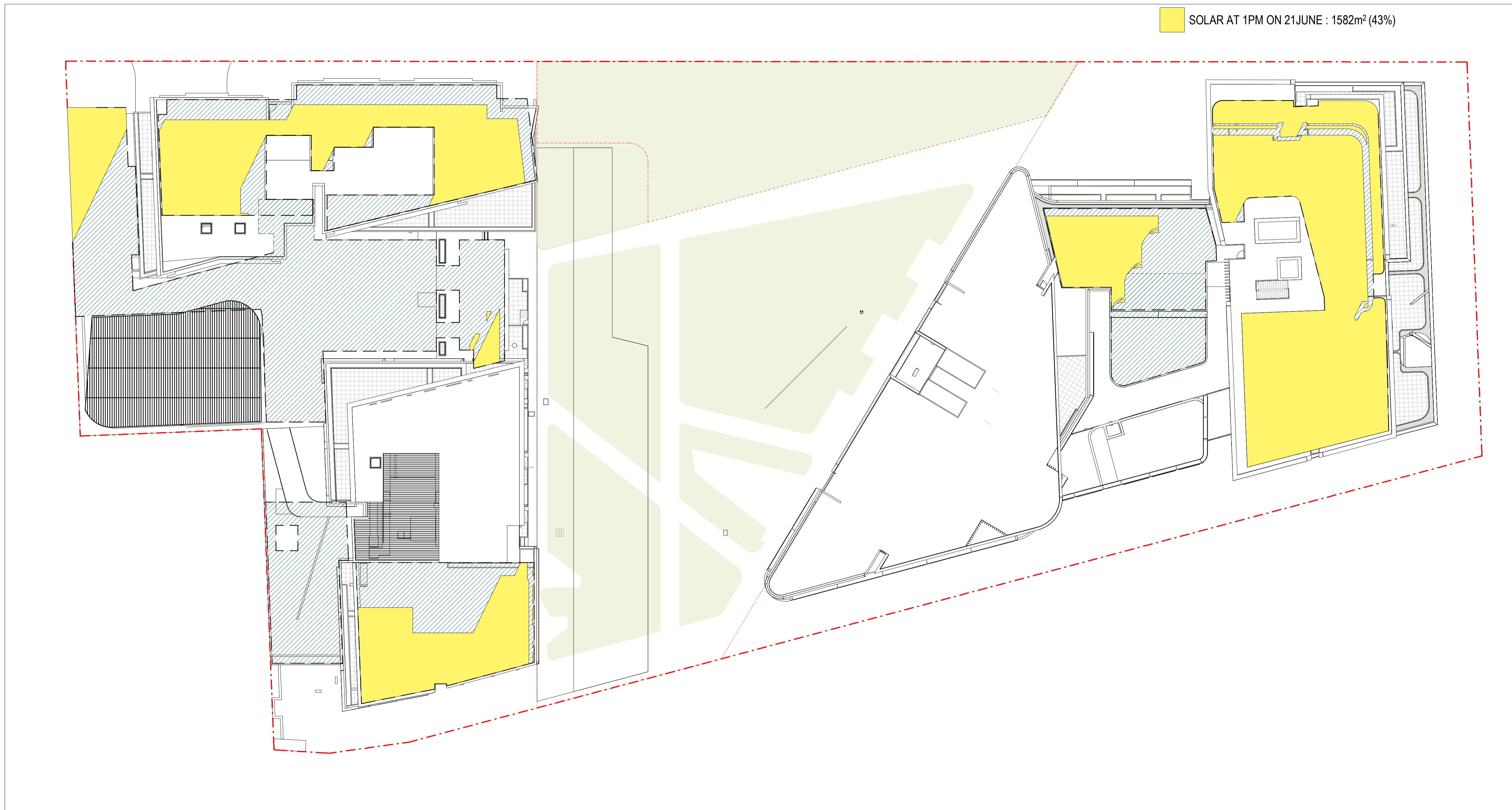
RDCP 2011 CRITERIA :
4.3.3 COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE SHOULD HAVE A MIN AREA OF 40% THAT HAS SUNLIGHT AT 1PM ON 21 JUNE.

DIRECT SUNLIGHT REQUIRED AT 1PM : 1,482m² (40%)
PROPOSED : 1,582m² (43%)

COMPLIANT

-  COMMUNAL OPEN SPACE
-  SOLAR AT 1PM ON 21JUNE : 1582m² (43%)



North Point

Issue	Description	Date
-	GANSW 2	19/10/2020
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Project Title
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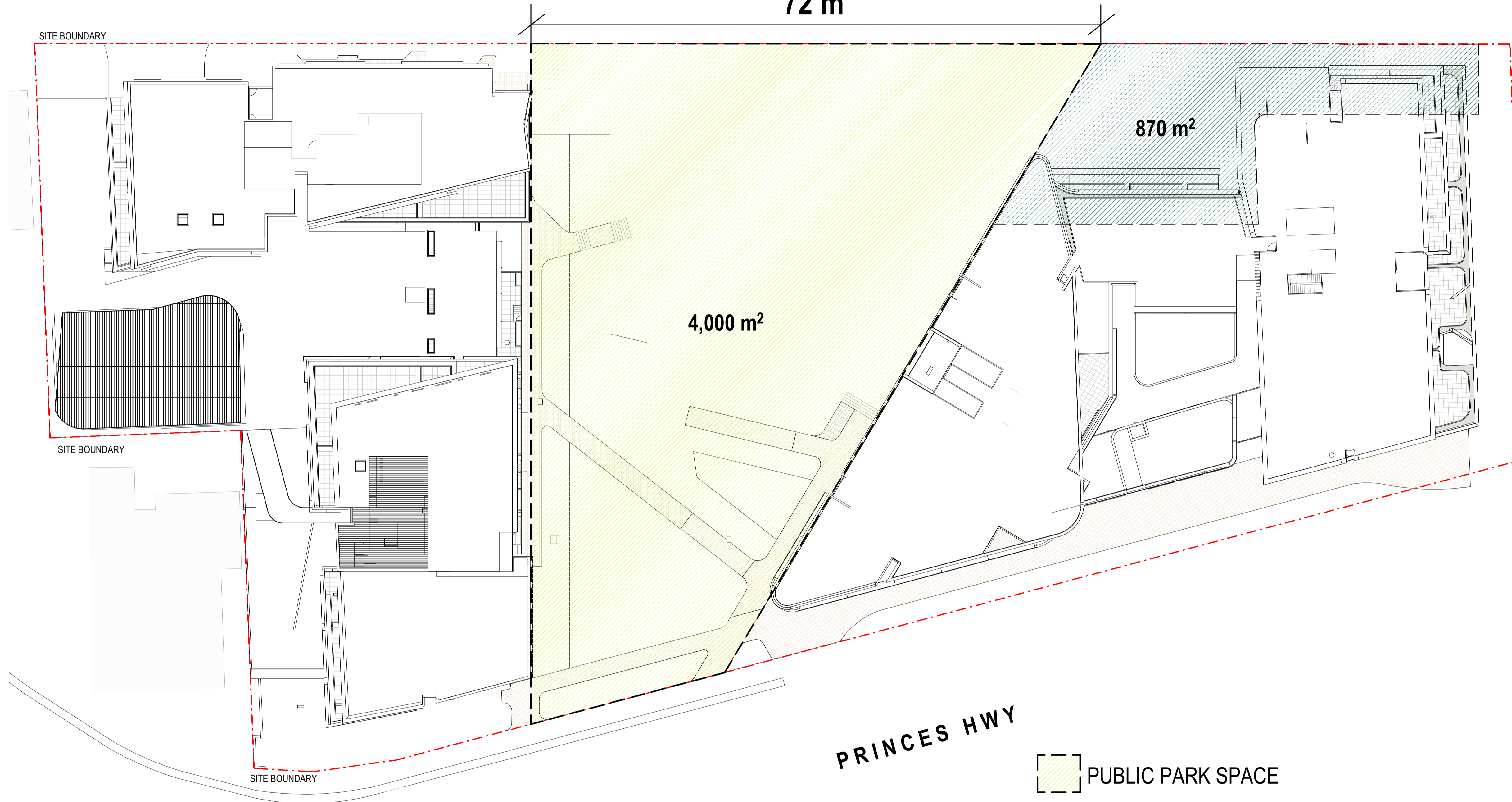
Drawing Title
COMMUNAL OPEN SPACE -
SOLAR DCP

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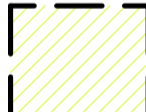
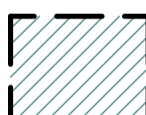
DA SUBMISSION			
Plotted and checked by	Project No	Drawing No	Issue
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Verified PDS	Approved LMC	Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
10/12/20			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4202	A

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EDEN STREET
72 m



1 4000 SQM PARK PLAN
1:300

-  PUBLIC PARK SPACE
-  MEETING PLACE

RDCP 2011
PART 7 SPECIAL PRECINCTS
EDEN STREET DEVELOPMENT SITE, ARNCLIFFE TOWN
CENTRE

1. b : PROVIDE A MINIMUM WIDTH OF 50m ALONG THE EDEN
STREET FRONTAGE WITH A SITE AREA OF 4000 m²

COMPLIANT



North Point

DA SUBMISSION

Plotted and checked by	PDS		
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Drawing Created (date)	Drawing Created (by) J.K. SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4203	B

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Project Title
Eden Street Arncliffe

Drawing Title
4000 sqm PARK AREA

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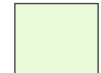


SOLAR COMPLIANCE FOR 4000 m² PUBLIC PARK

RDCP 2011 PART 7 SPECIAL PRECINCTS

2.b THE CONFIGURATION OF BUILDINGS AND STRUCTURES MUST ENSURE THAT A MINIMUM OF 50% OF THE AREA OF PARKS AND GREEN SPACES RECEIVE A MINIMUM OF 3 HOURS DURING LUNCH HOURS 12PM - 2PM* (3PM) ON 21 JUNE (MID WINTER)



REQUIRED : 2000 m² (50%)
 PROPOSED : 3,378m² (84%)

COMPLIANT

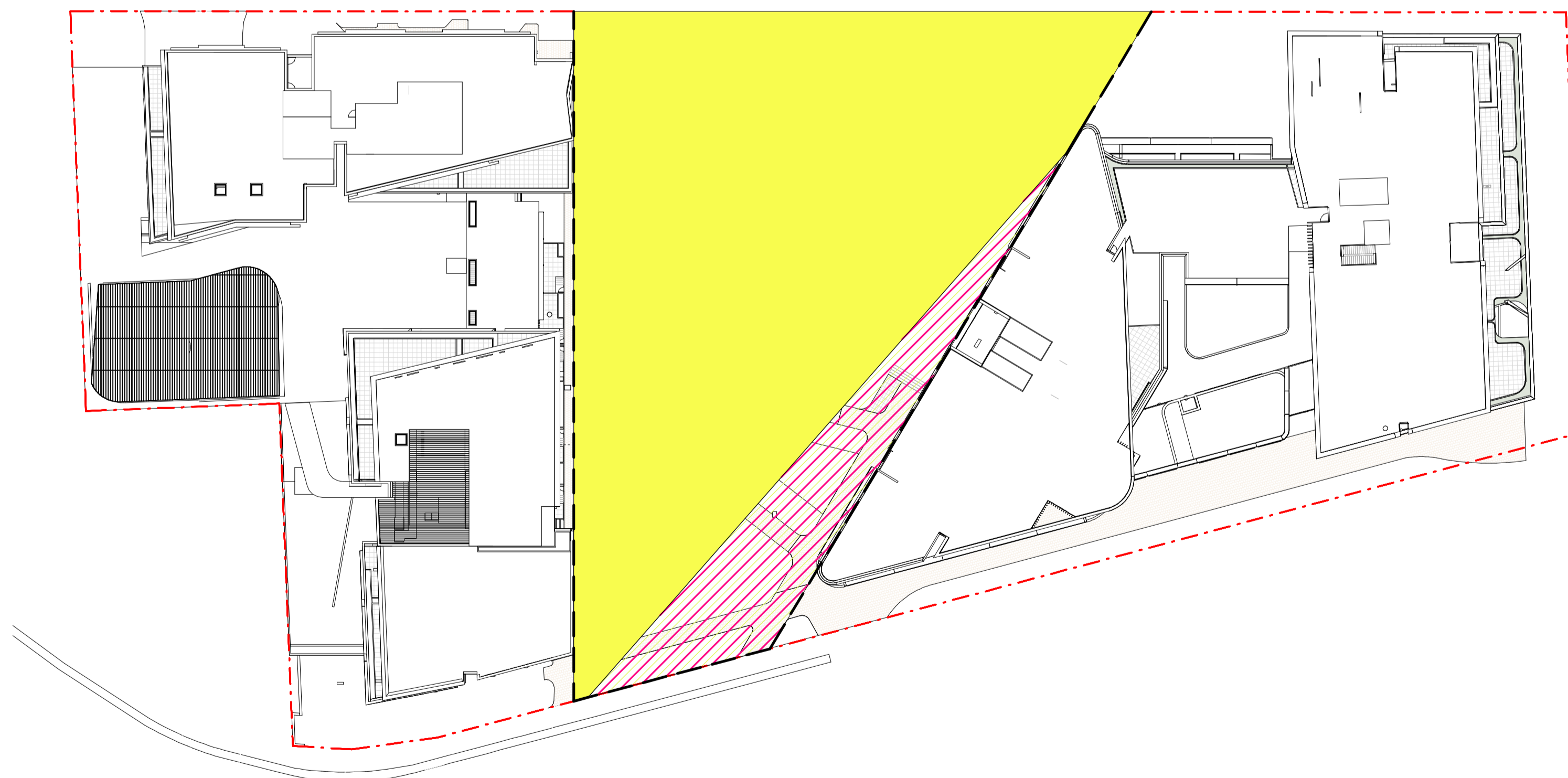
-  4000 m² PUBLIC PARK
-  MIN 2 HOURS DIRECT SUNLIGHT (0900 - 1500): 4,000 m² (100%)
-  MIN 3 HOURS DIRECT SUNLIGHT (0900 - 1500): 4,000 m² (100%)
-  MIN 4 HOURS DIRECT SUNLIGHT (0900 - 1500) : 3,500 m² (87.5%)



1 PARK AREA SOLAR - OVERALL
 1:500

-  2 - 3 HOURS DIRECT SUNLIGHT DURING LUNCH HOURS : 1240 m² (31%)
-  MIN 3 HOURS DIRECT SUNLIGHT DURING LUNCH HOURS : 3,360 m² (84%)

*NOTE TOTAL PARK AREA 4000 m²



2 PARK AREA SOLAR - LUNCH HOURS
 1:500

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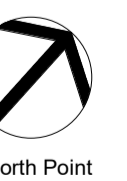
T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568

Project Title
 Eden Street Arncliffe

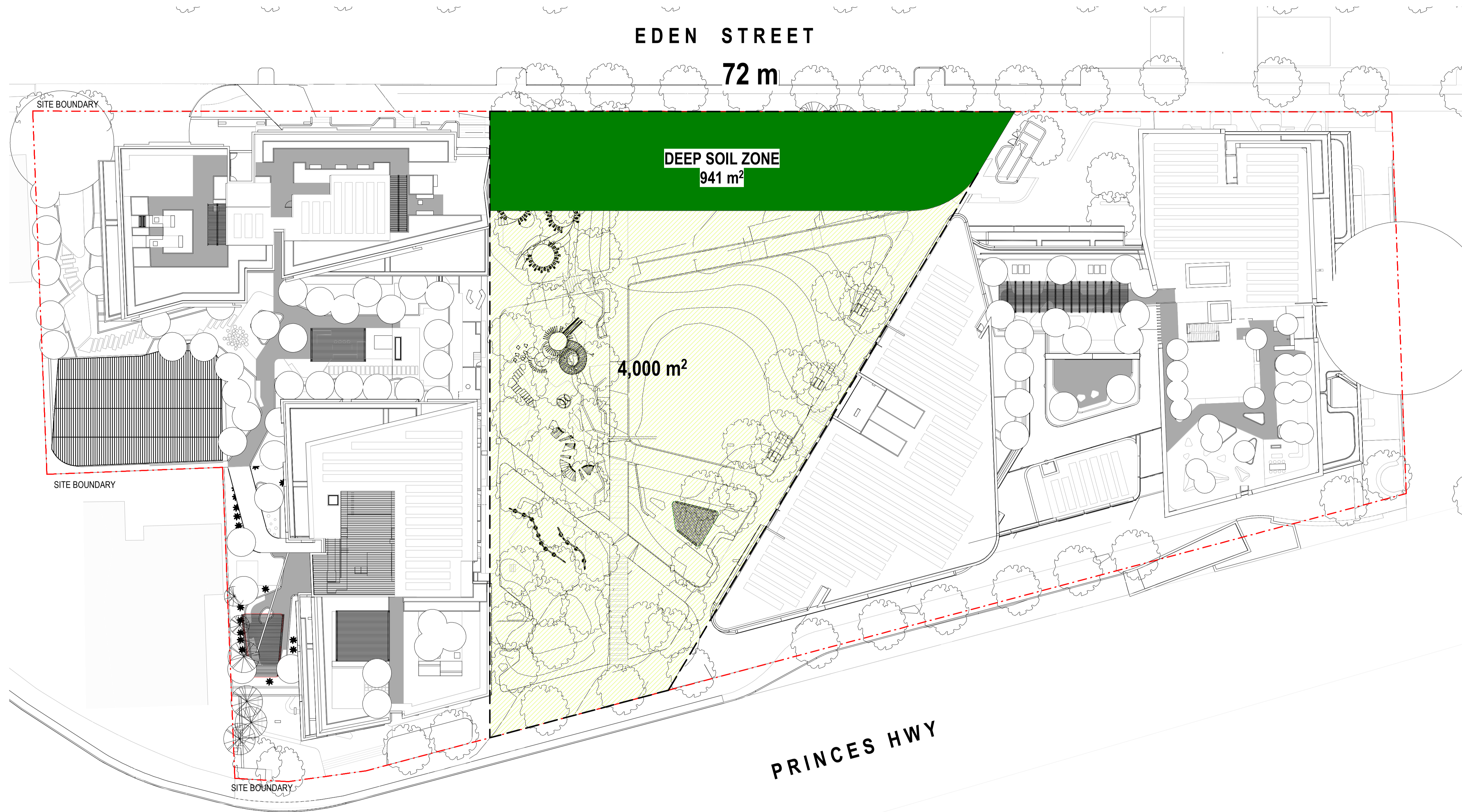
Drawing Title
 4000 sqm PARK AREA - SOLAR

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Scale	Project No	Drawing No	Issue
1:500	180319	DA 4204	B



20/12/2021 4:16:22 PM



DEEP SOIL AREA

ADG REQ. 7% OF THE SITE AREA

SITE AREA : 13,440 m²

DEEP SOIL PROVIDED : 941 m²

COMPLIANT



North Point

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 4300
	B

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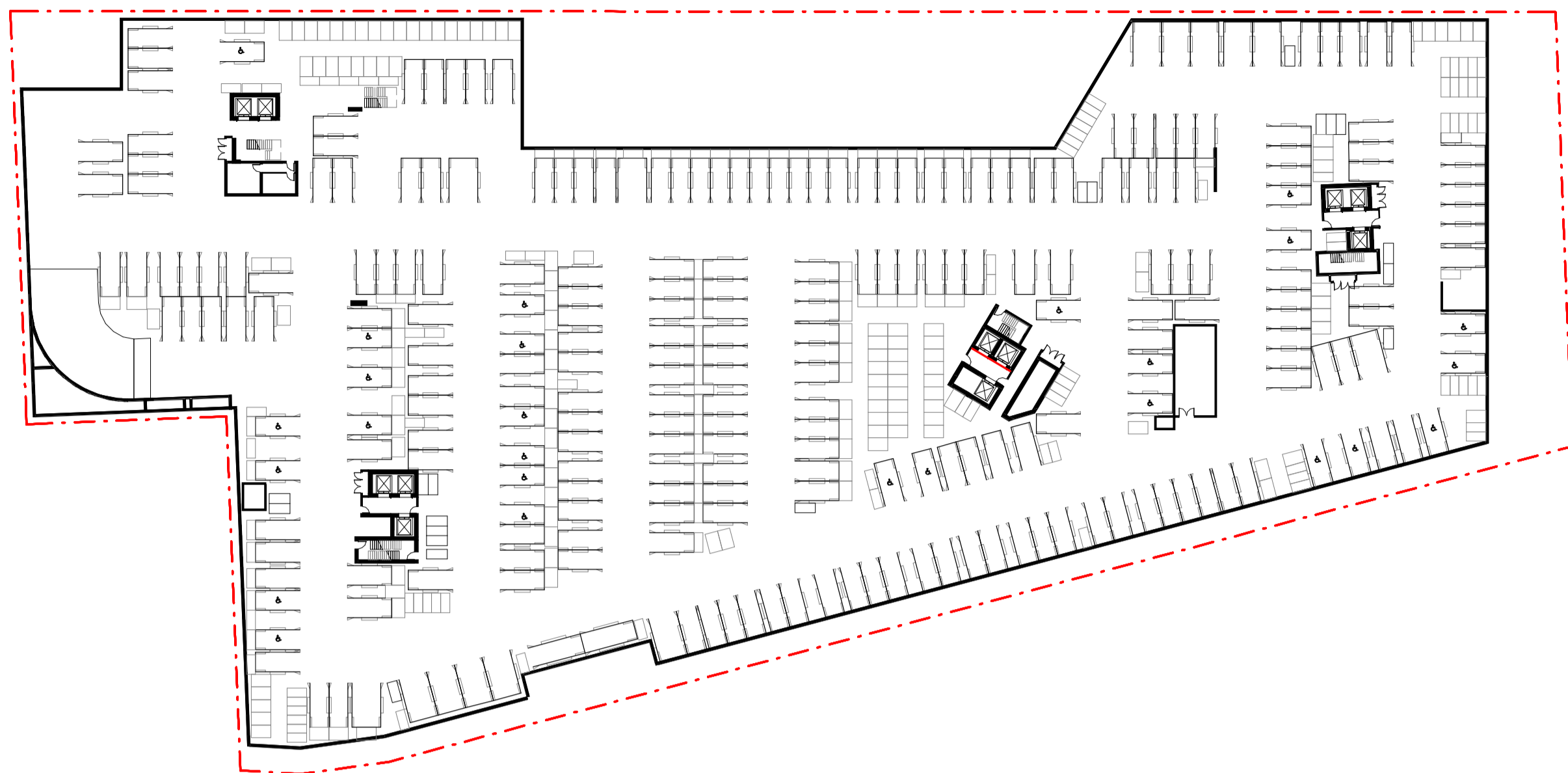
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Project Title
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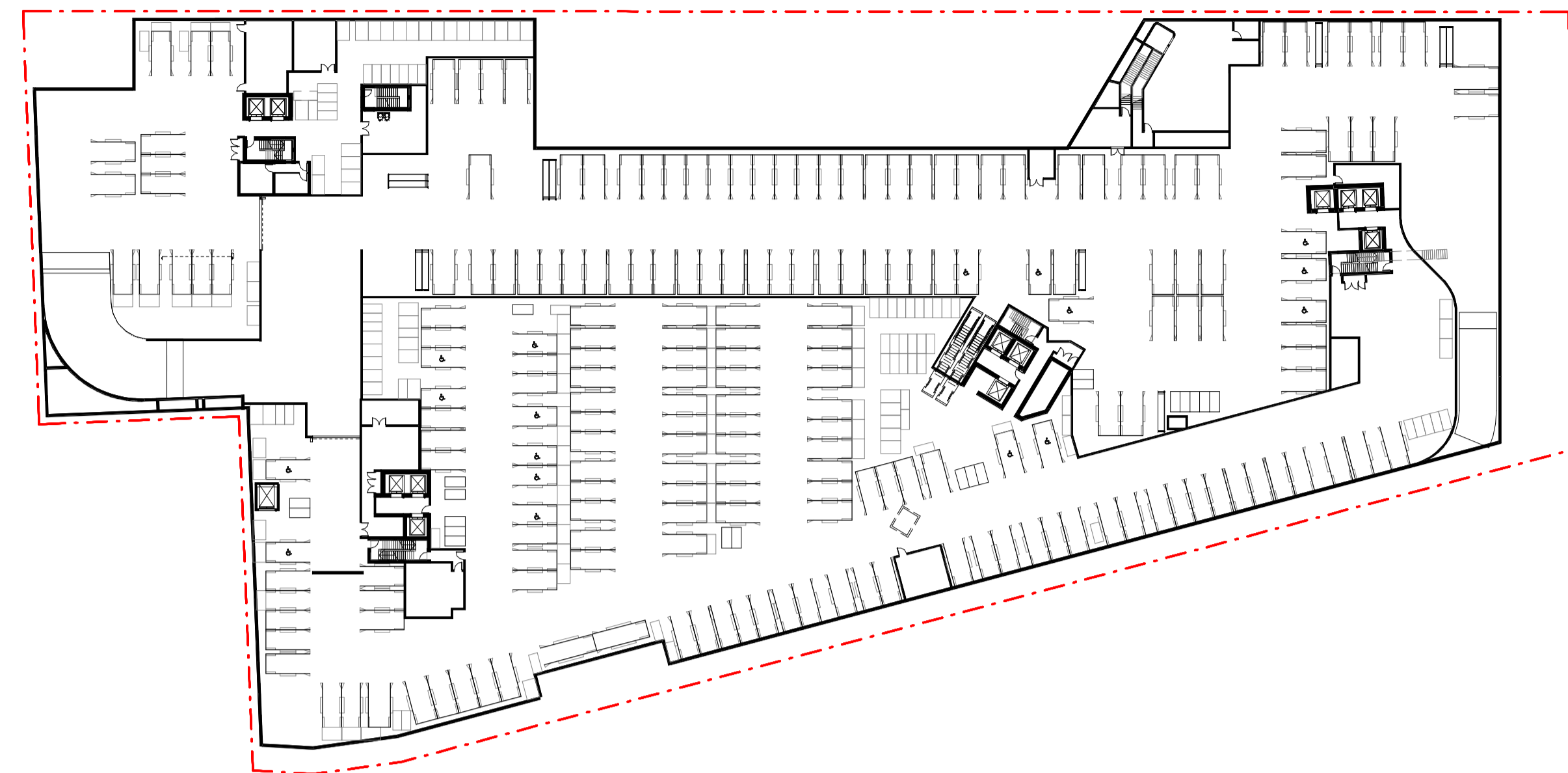
Drawing Title
 DEEP SOIL DIAGRAM

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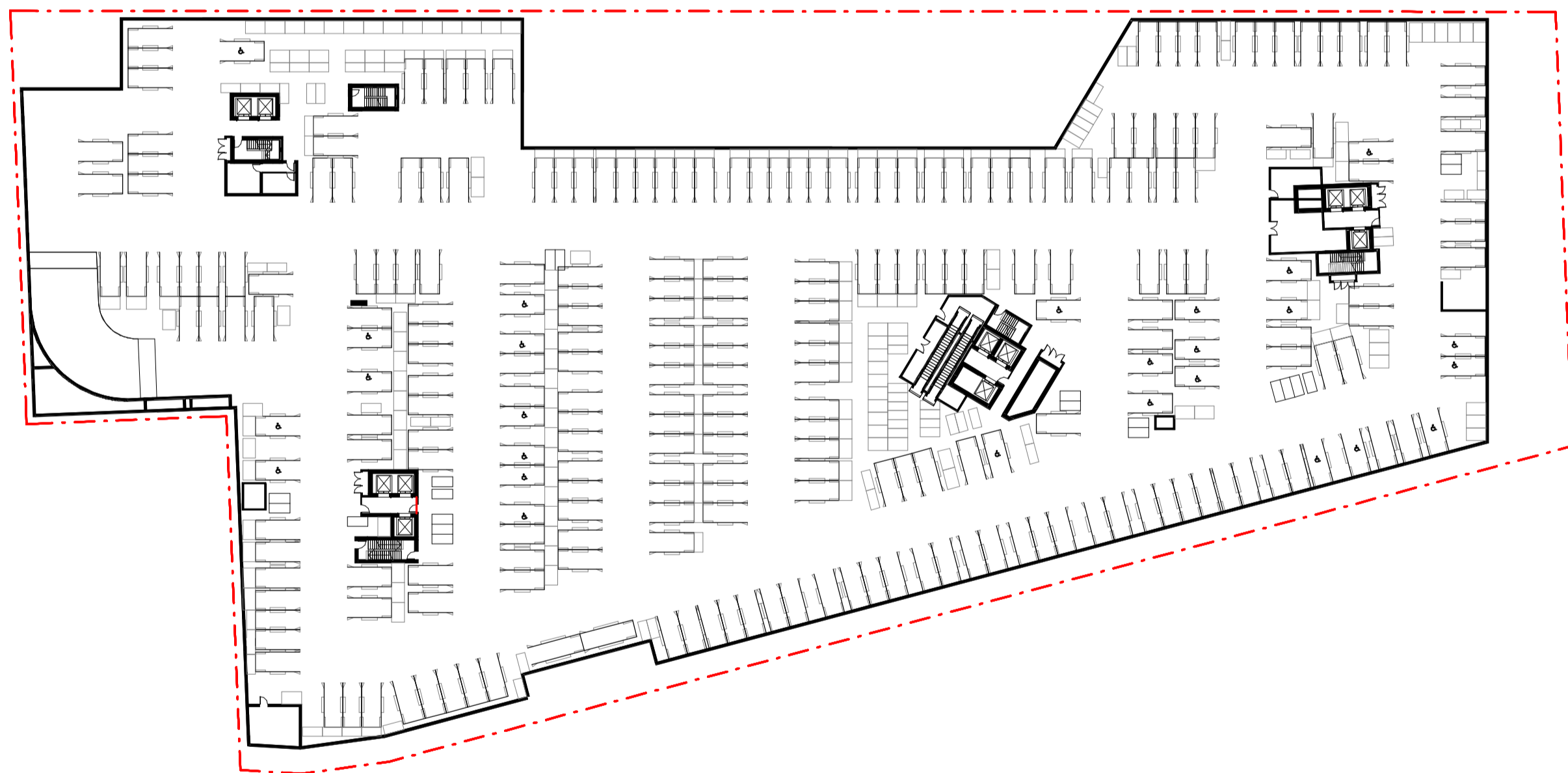
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1 BASEMENT 3
1:600



3 BASEMENT 1
1:600



2 BASEMENT 2
1:600

Issue	Description	Date
-	ISSUED FOR INFORMATION	18/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
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Project Title
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Drawing Title
GFA DIAGRAMS

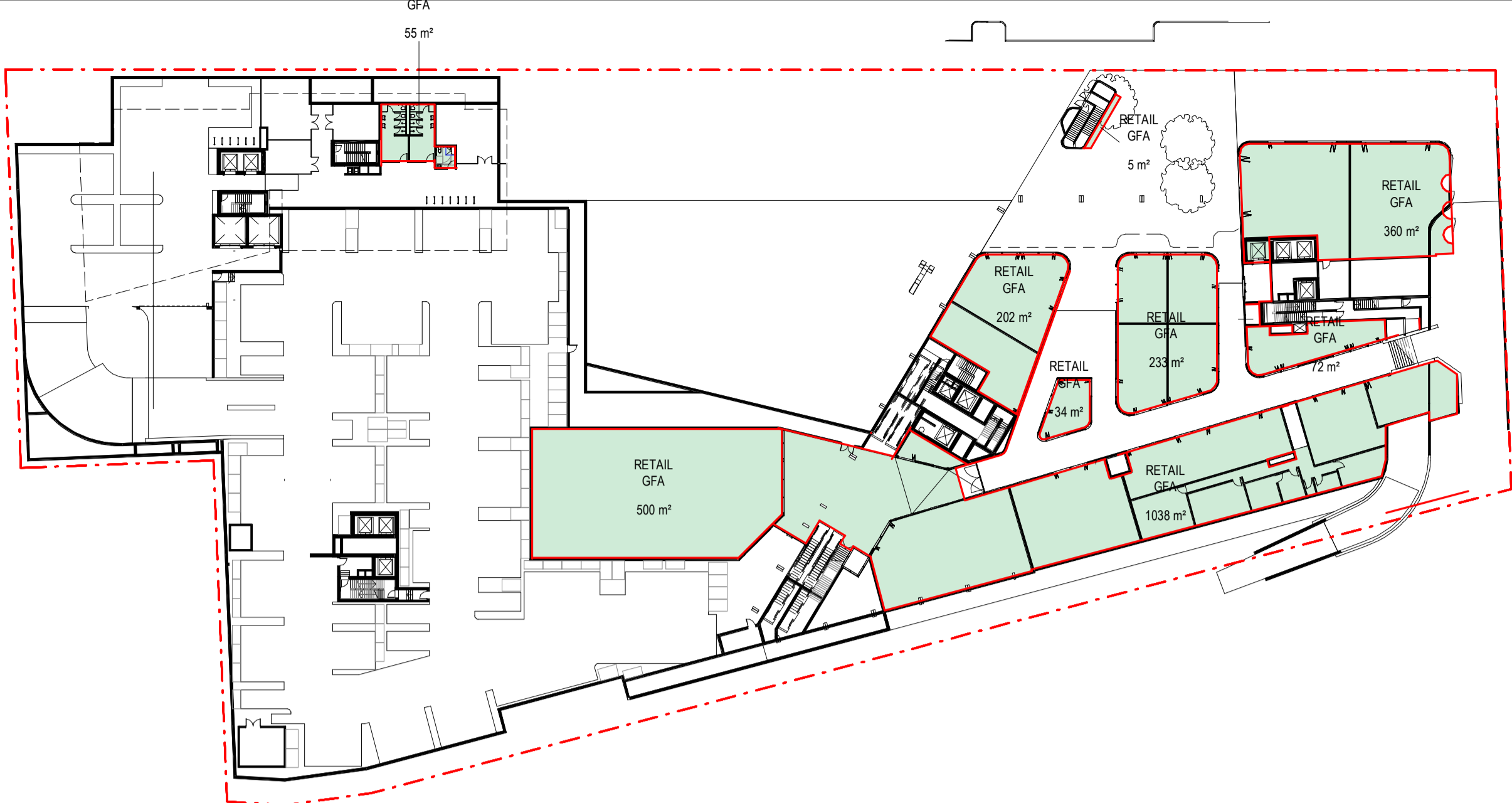
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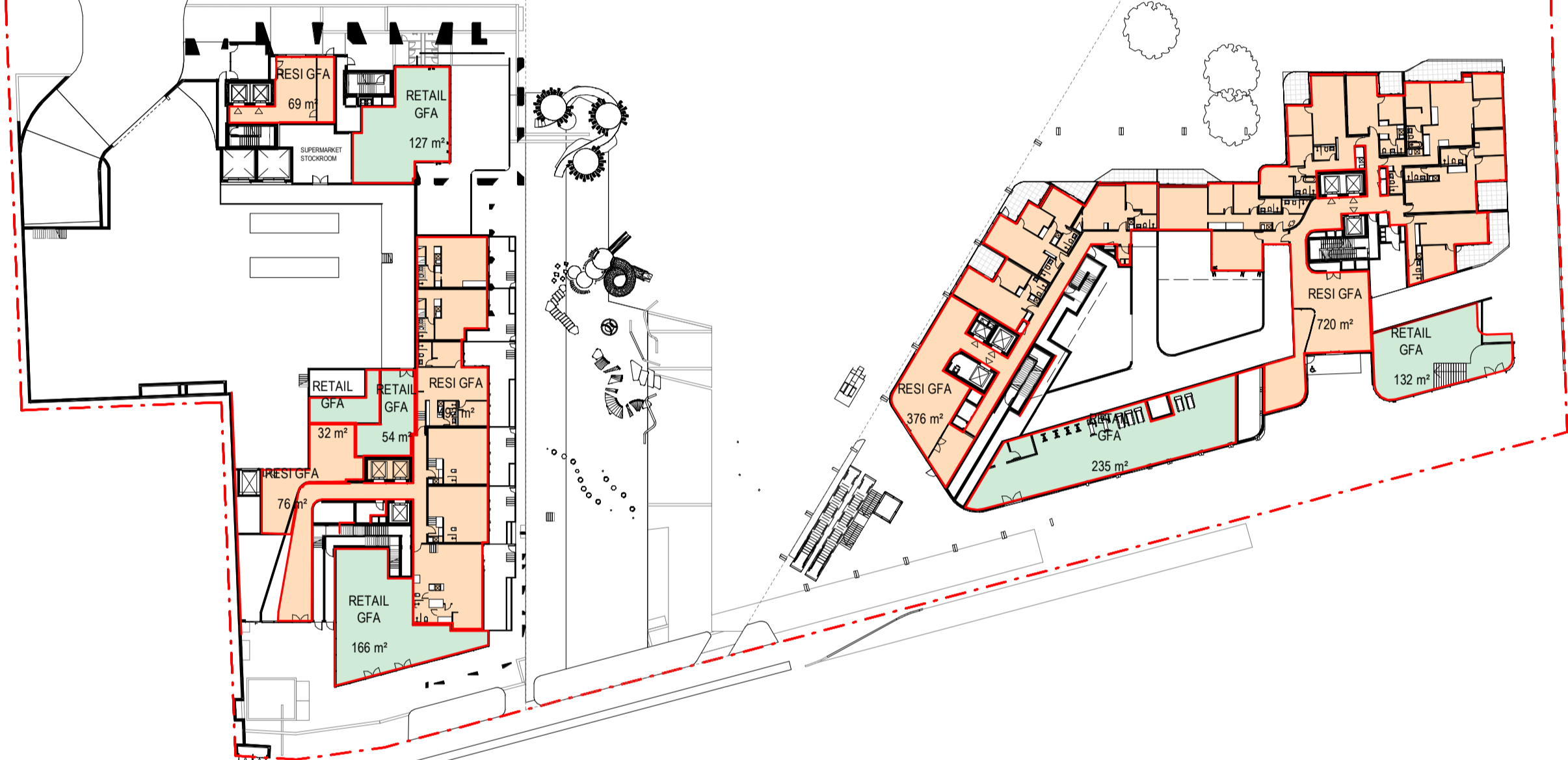
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Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
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Scale	Project No	Drawing No	Issue
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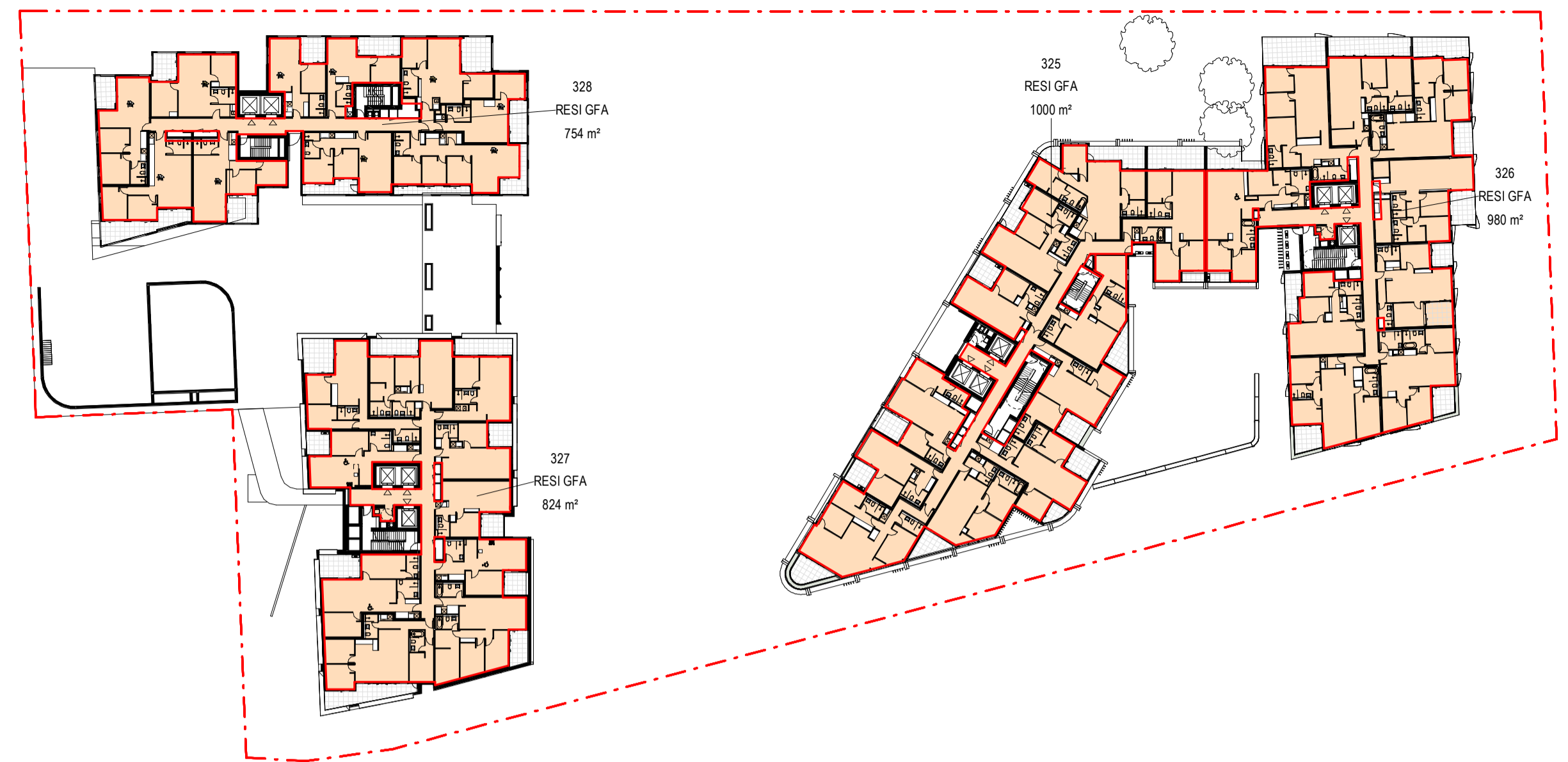
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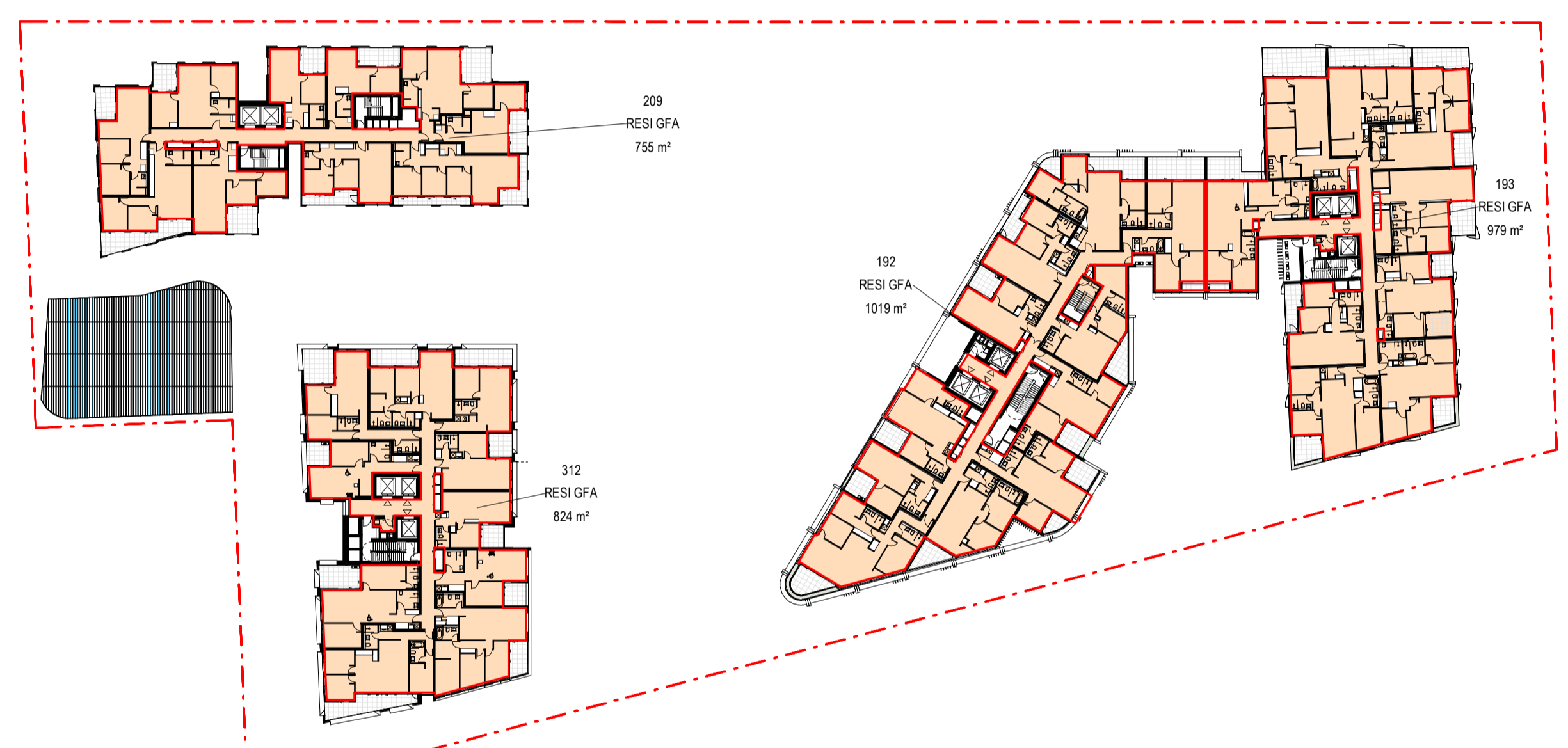
2 GFA DIAGRAM - UG
1:600



3 GFA DIAGRAM - LEVEL 01
1:600



4 AB - LEVEL 2
1:600



5 GFA DIAGRAM - LEVEL 3-5
1:600

■ O/S RETAIL NSA
■ RESI GFA
■ RETAIL GFA
ROCKDALE LEP 2011 - GFA DEFINITION

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and

- (e) any basement;
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and

- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



Issue	Description	Date
1	GANSW 2	19/10/2020
2	ISSUED FOR INFORMATION	05/11/2020
3	ISSUED FOR INFORMATION	06/11/2020
4	ISSUED FOR INFORMATION	12/11/2020
5	ISSUED FOR INFORMATION	18/03/2021
A	ISSUED FOR GANSW 03	24/03/2021
B	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments	Amendments	
Issue	Description	Date

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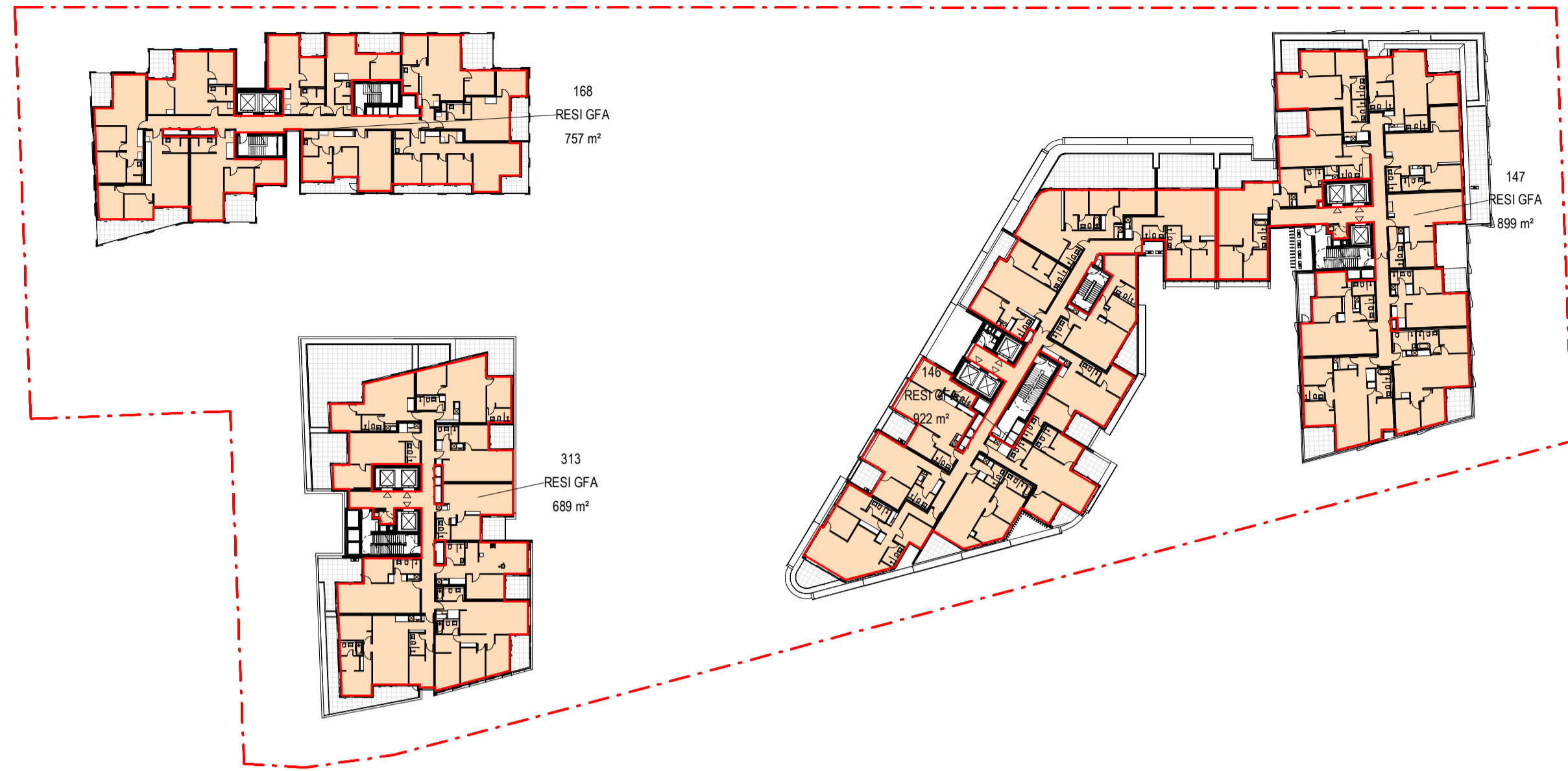
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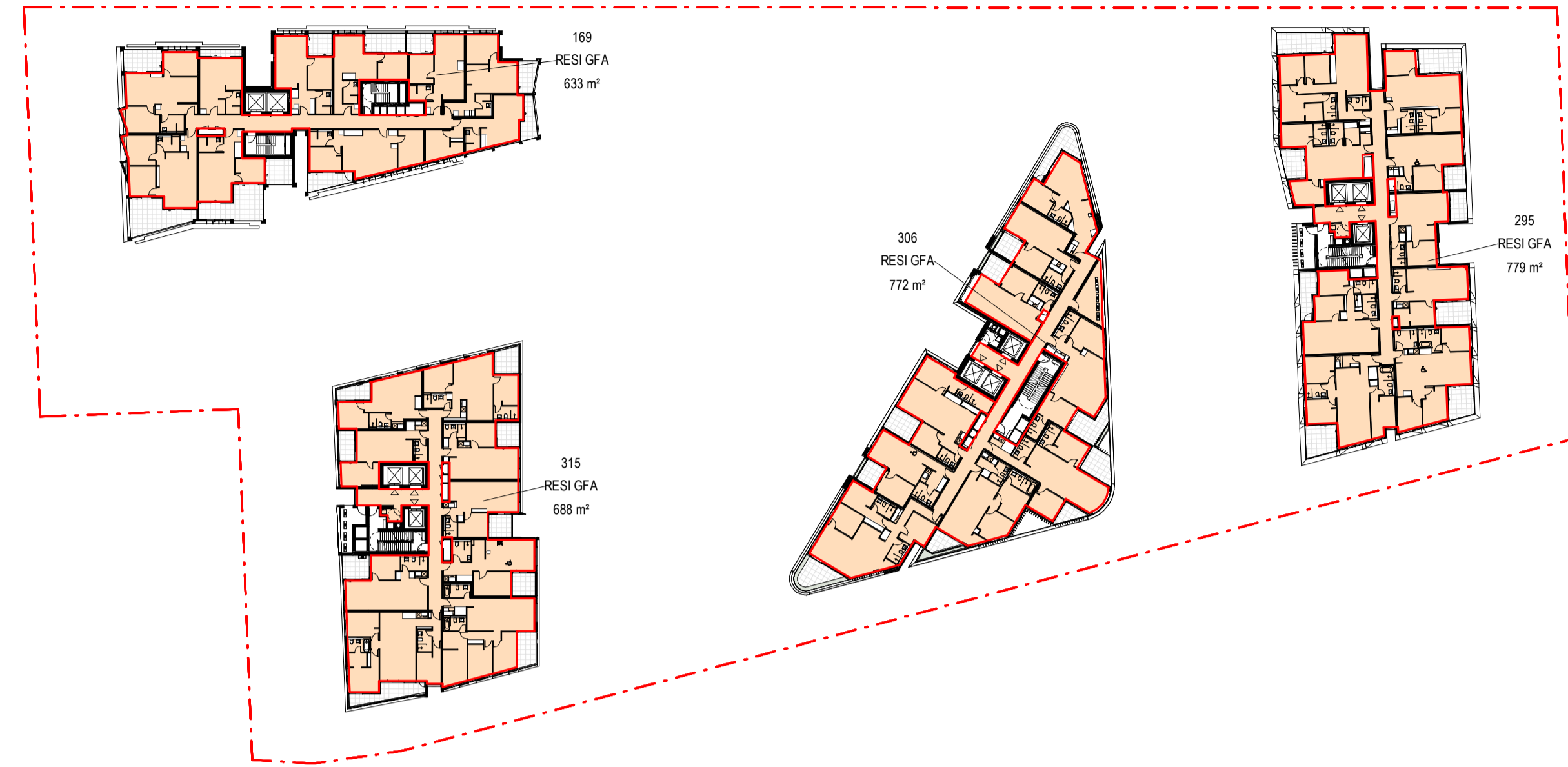
Project Title
Eden Street Arncliffe
 Drawing Title
GFA DIAGRAMS

DA SUBMISSION			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4351	B

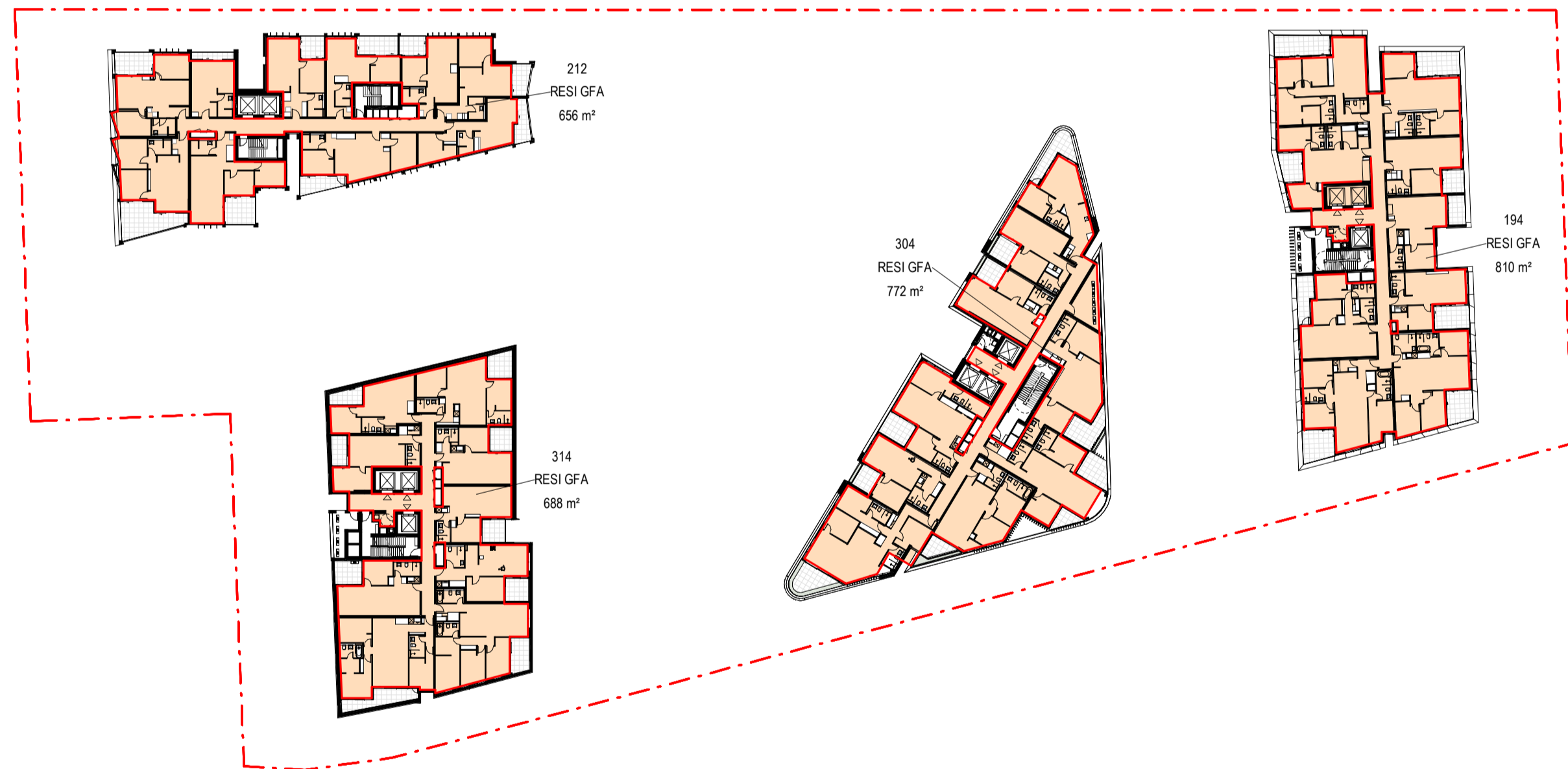
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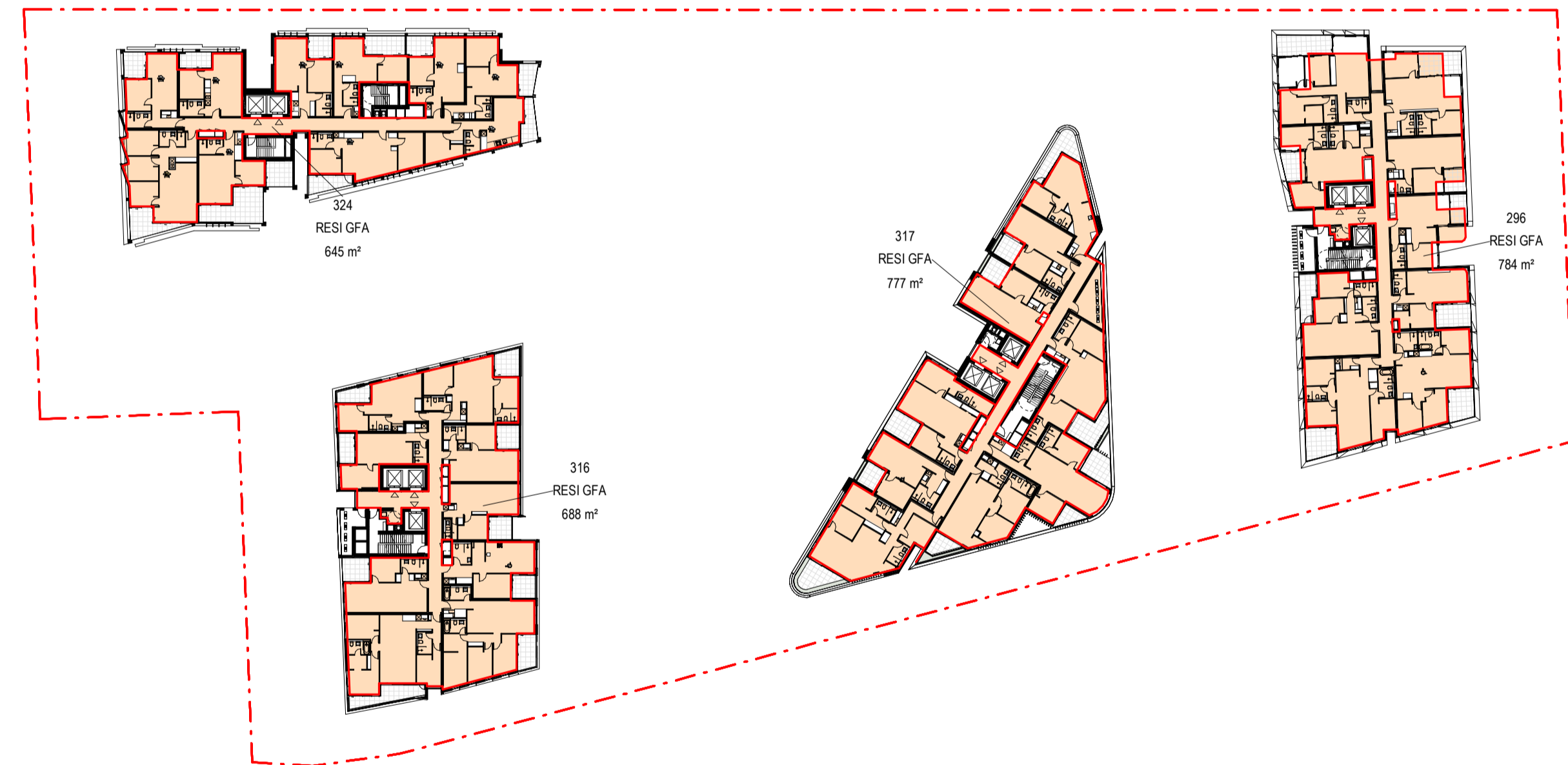
1 GFA DIAGRAM - LEVEL 6
1:600



3 GFA DIAGRAM - LEVEL 15-17
1:600



2 GFA DIAGRAM - LEVEL 7-14
1:600



4 GFA DIAGRAM - LEVEL 18
1:600

Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
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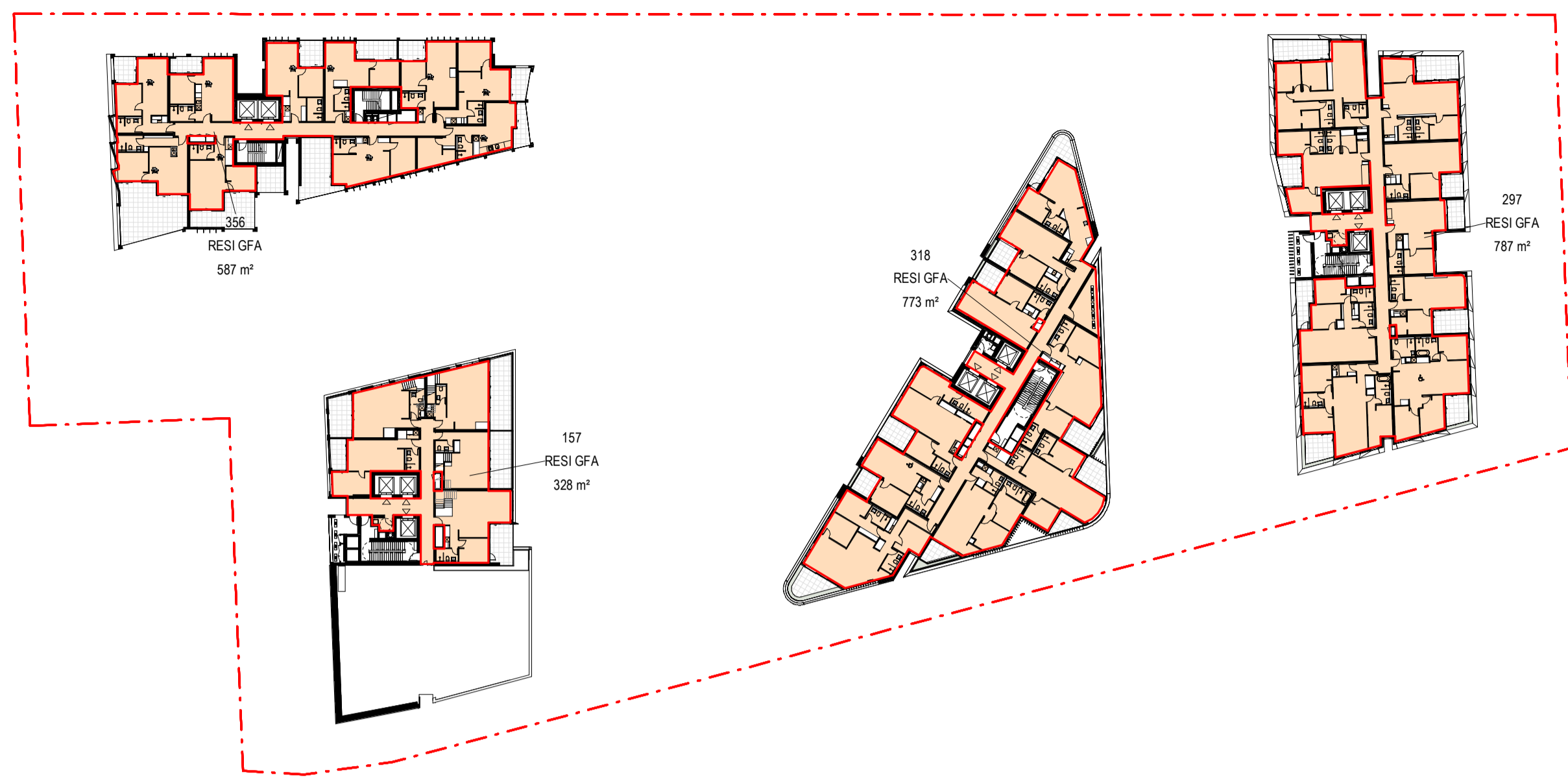
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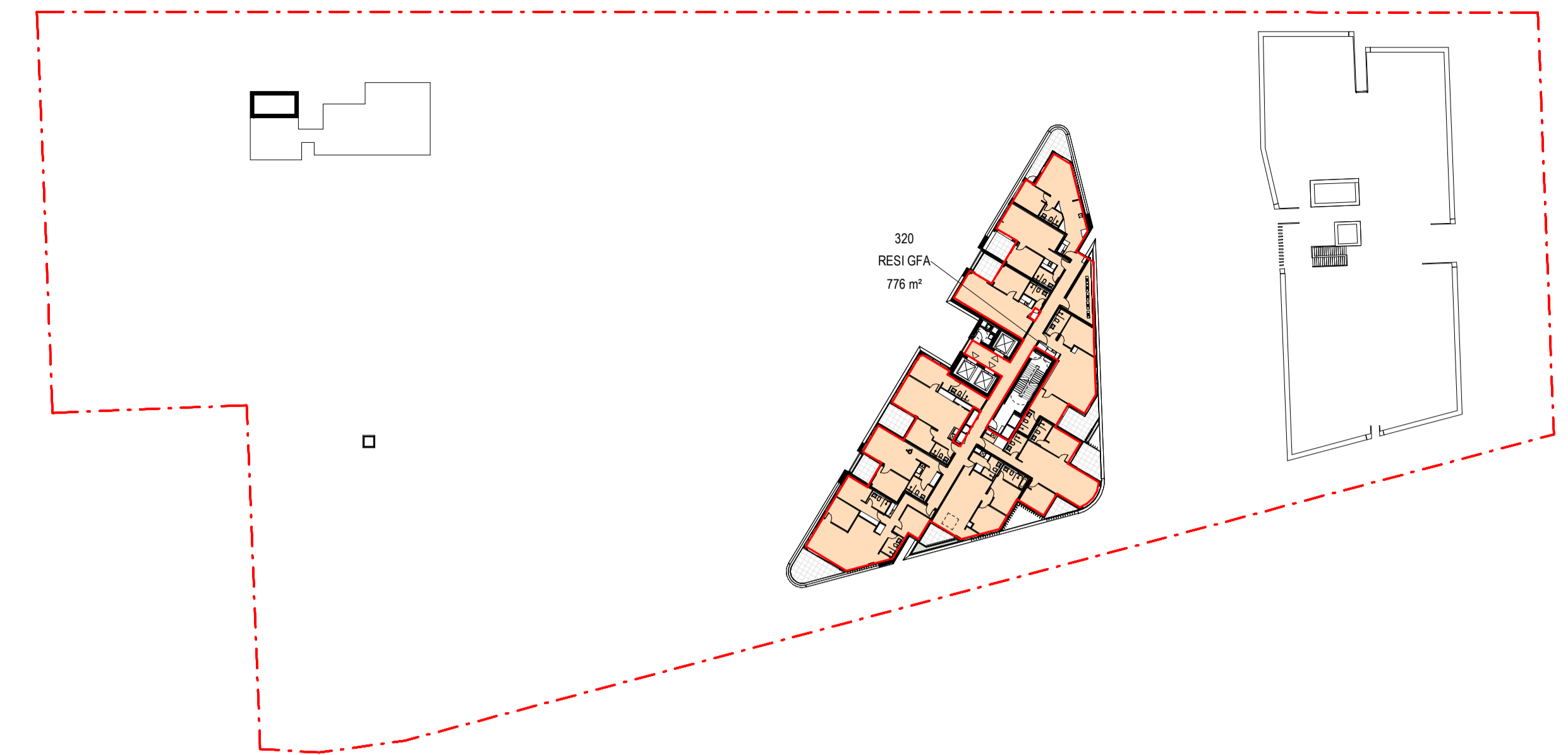
Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
1:600	180319	DA 4352	B



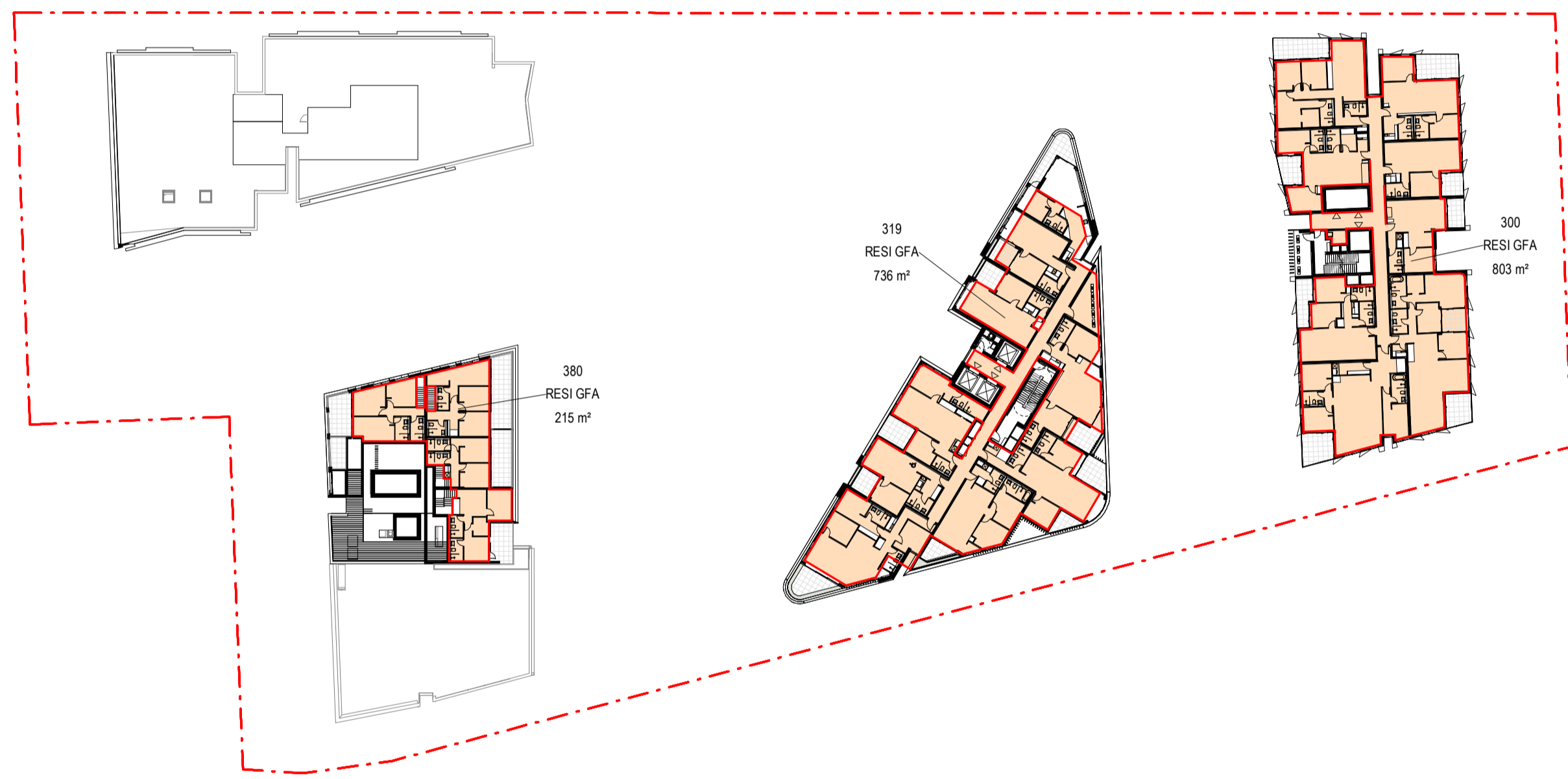
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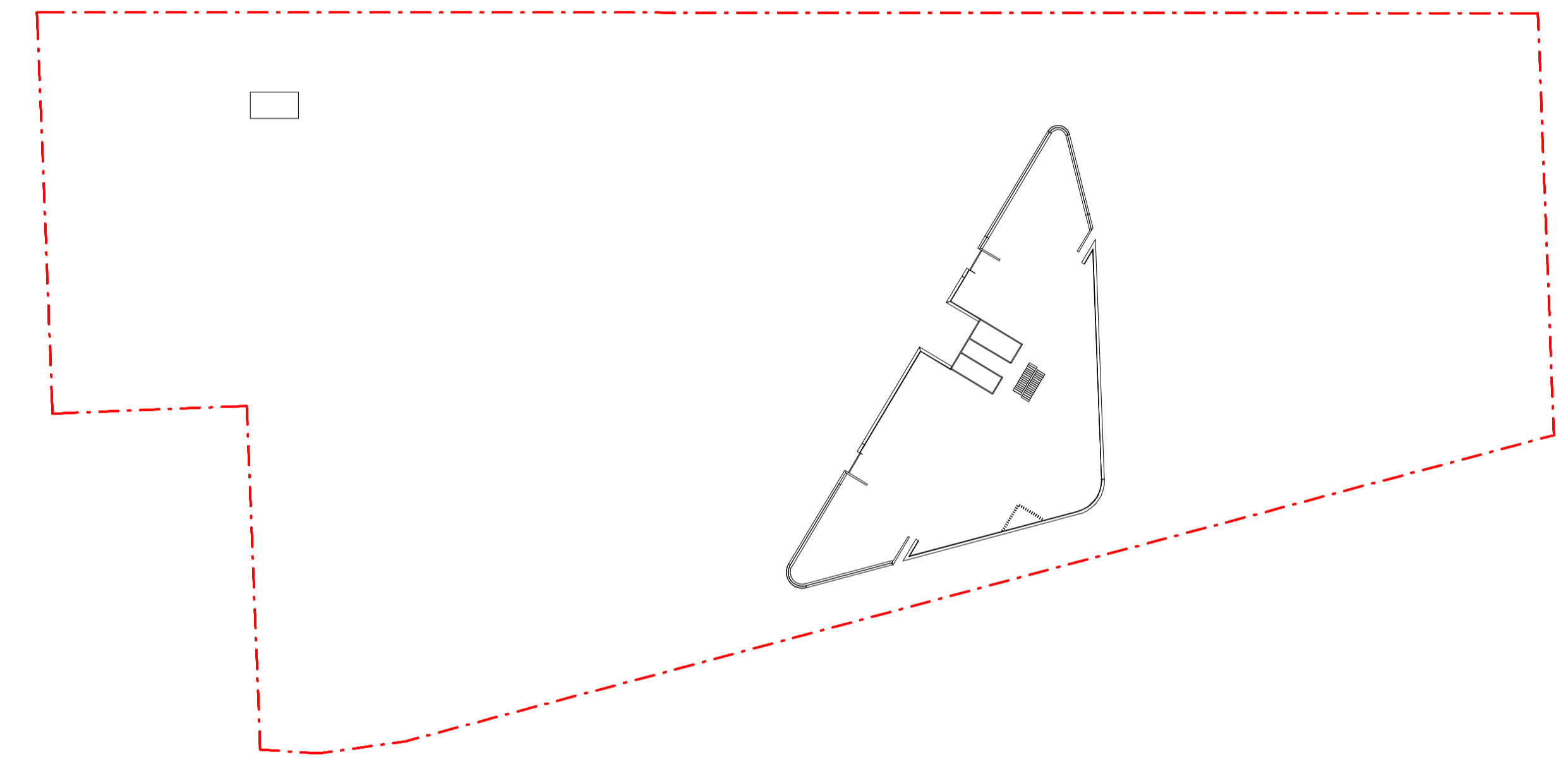
1 GFA DIAGRAM - LEVEL 19
1:600



3 GFA DIAGRAM - LEVEL 21
1:600



2 GFA DIAGRAM - LEVEL 20
1:600



4 GFA DIAGRAM - LEVEL 22
1:600

*NOTE THE CURRENT PROPOSED TOTAL GFA OF ALL TOWERS IS 61464 m²
404 m² OVER THE PROPOSED GFA OF 61160m²
THE PROPOSAL FOR AMENDMENT INCLUDES REDUCING OVERSIZED BEDS ACROSS TOWER A, B AND D
BY 7.5 m² EACH

Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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

Project Title
Eden Street Arncliffe

Drawing Title
GFA DIAGRAMS

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DA SUBMISSION			
Plotted and checked by	Project No	Drawing No	Issue
PDS	180319	DA 4353	B
Verified PDS	Approved LMC	Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
14/10/2020			

22/12/2021 7:21:32 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
ADG NATURAL VENTILATION REQUIRED : (60%)

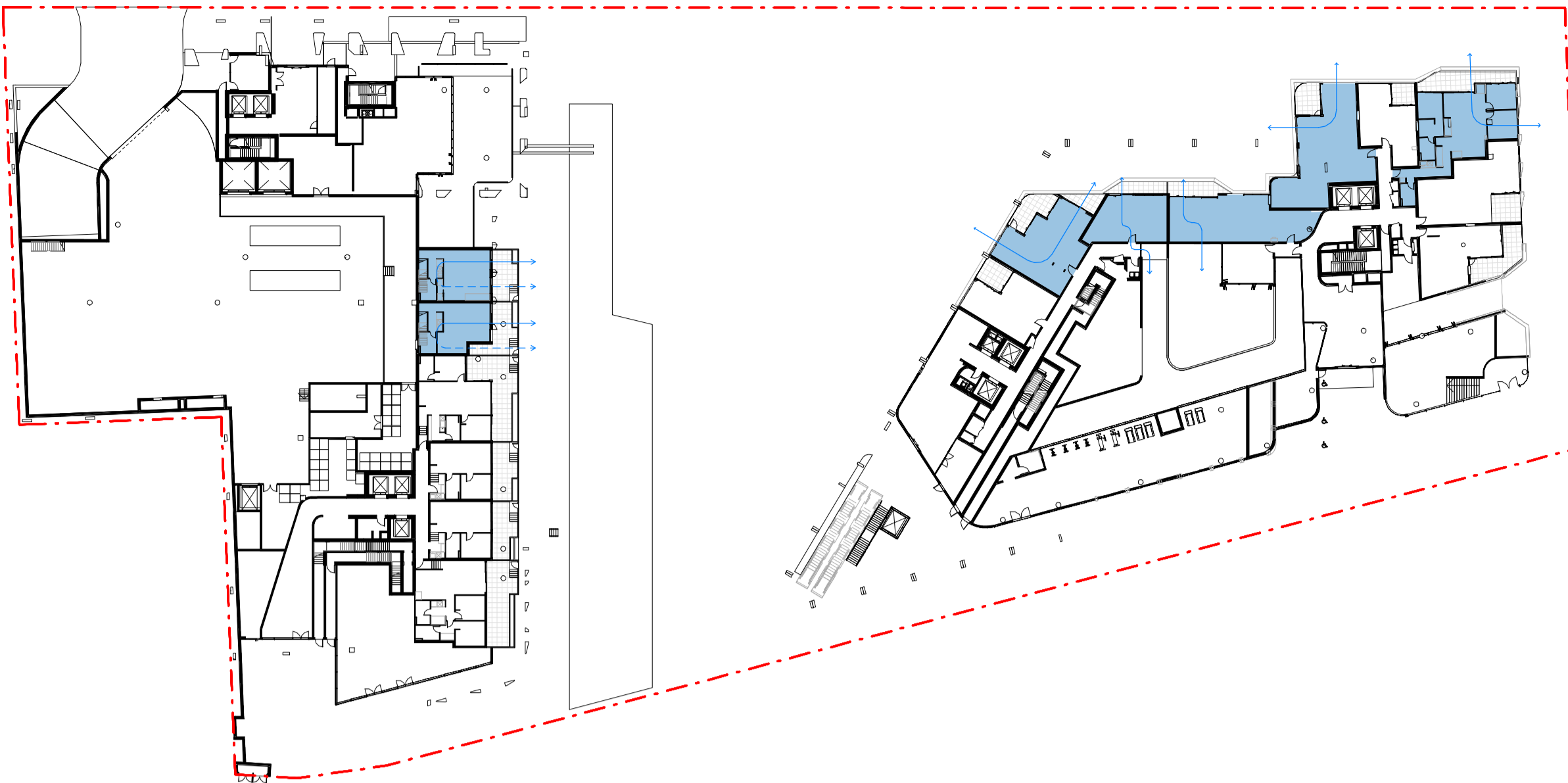
APARTMENT ACHIEVES CROSS VENTILATION

LEVEL	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS	WITHOUT PLENUM
UPPER GROUND	7	14	7
LEVEL 1	17	27	15
LEVEL 2	30	40	27
LEVEL 3	31	40	28
LEVEL 4	31	40	28
LEVEL 5	31	40	28
LEVEL 6	25	39	24
TOTAL	172	240	157

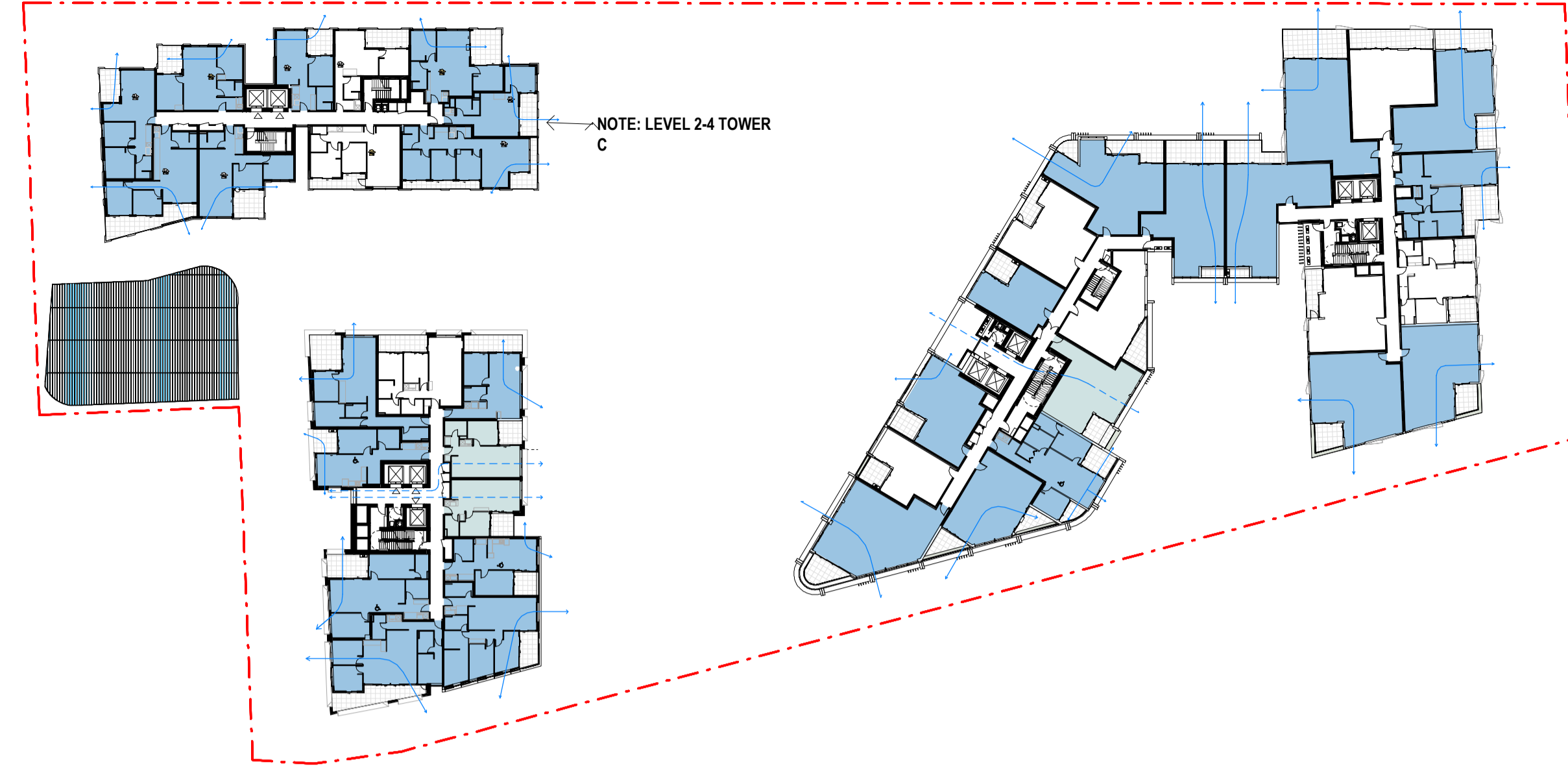
REQUIRED : 60%

COMPLIANT

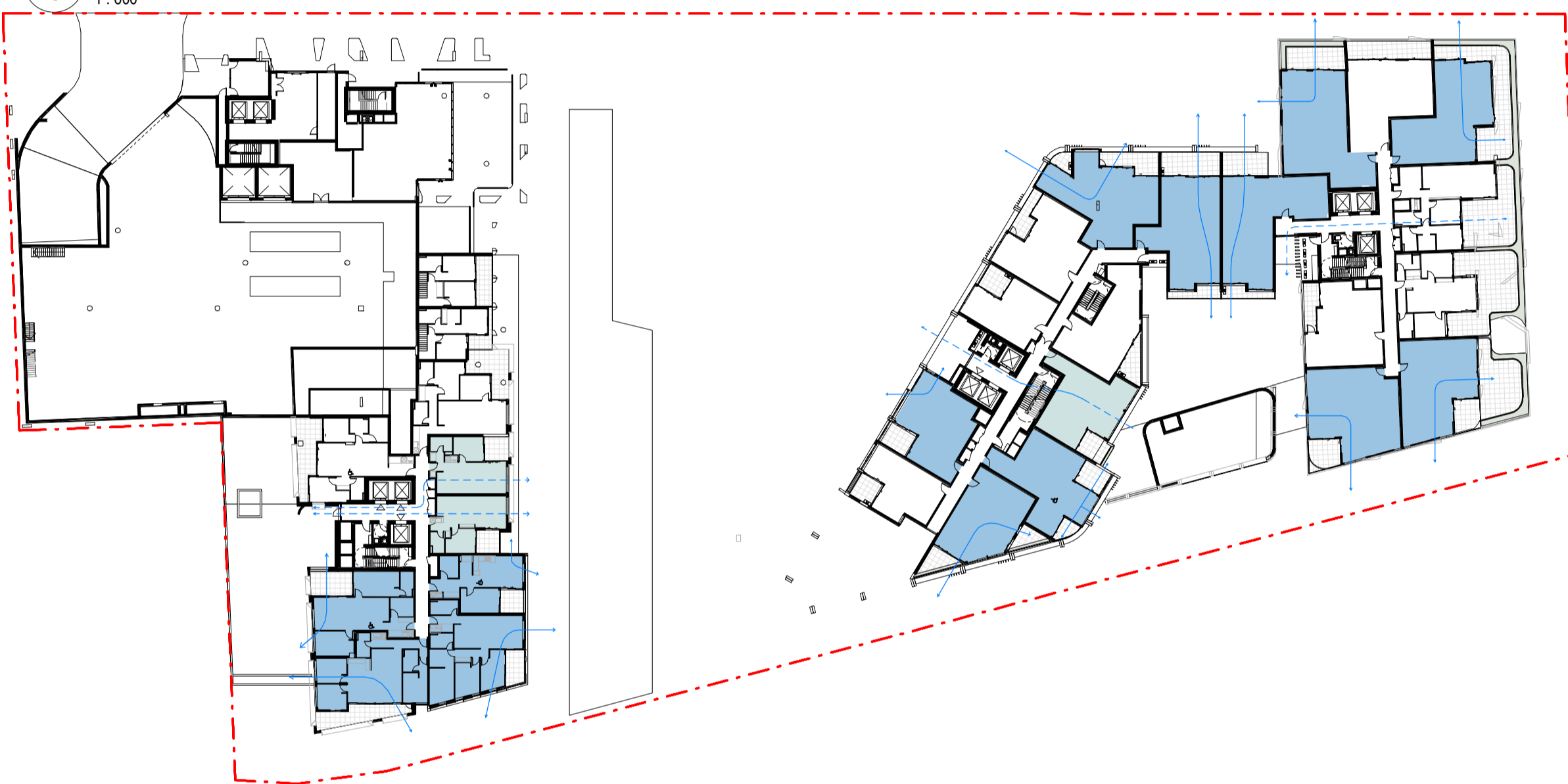
CROSS VENTILATION APARTMENT
 CROSS VENTILATION APARTMENT PLENUM ASSISTED



1 CROSS VENT COMPLIANCE - UPPER GROUND
1:600



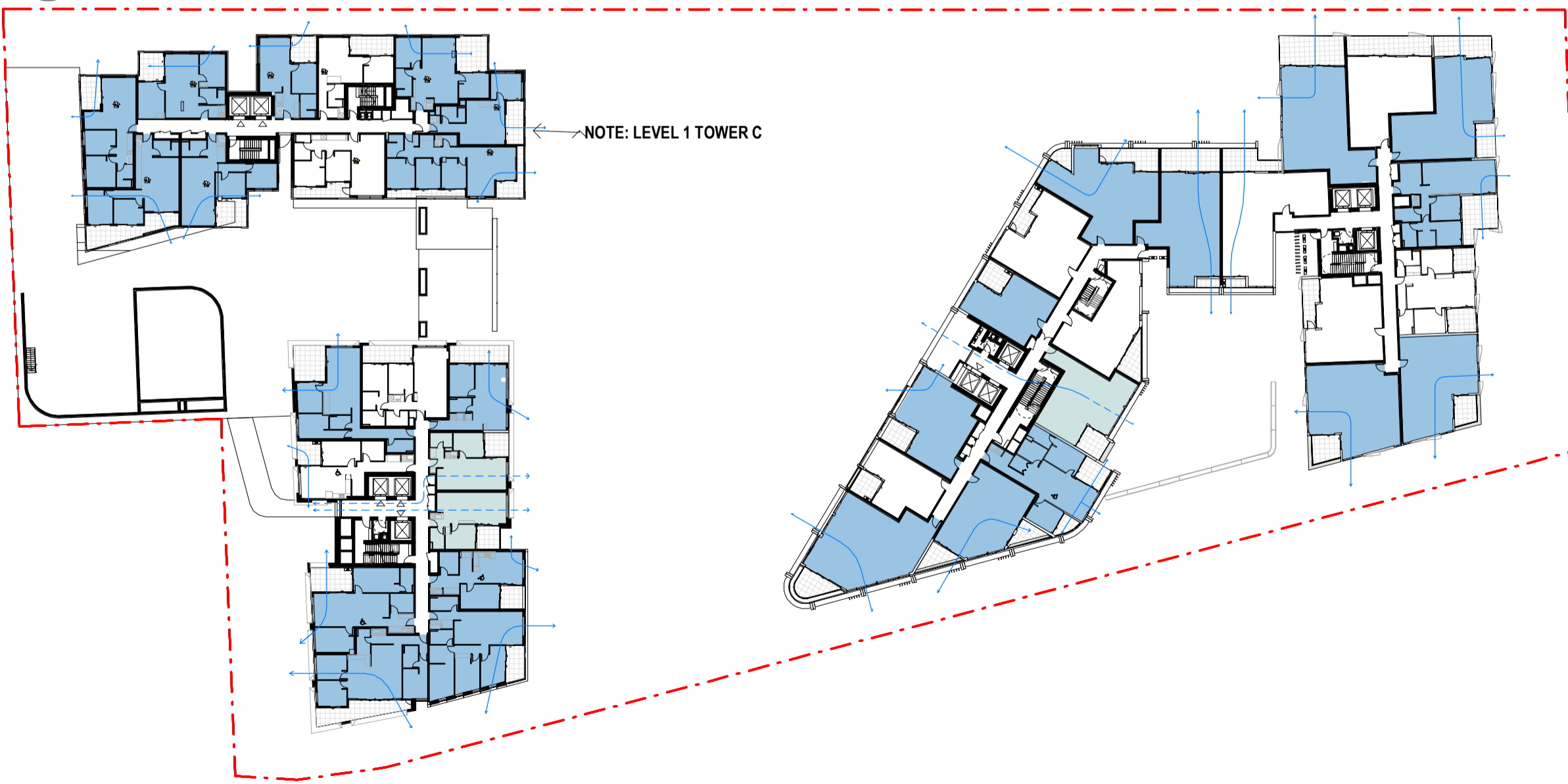
4 CROSS VENT DIAGRAM - LEVEL 3-5
1:600



2 CROSS VENT COMPLIANCE - LEVEL 1
1:600



5 CROSS VENT DIAGRAM - LEVEL 6
1:600



3 CROSS VENT COMPLIANCE - LEVEL 2
1:600

Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR CONSULTANTS	11/05/2021
4	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR DA	22/12/2021

Amendments	Description	Date
-	Amendments	

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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
NATURAL VENTILATION

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North Point

DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4400	C

8/10/2022 4:18:43 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
326
ADG NATURAL VENTILATION REQUIRED : **(60%)**

 APARTMENT ACHIEVES CROSS VENTILATION

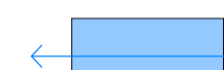
LEVEL	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS	WITHOUT PLENUM
LEVEL 7	27	37	23
LEVEL 8	27	37	23
TOWER C LEVEL 8	6	10	6
TOTAL	60	84	54


TOTAL OF 235/324 COMPLIANT UNITS WITH PLENUM IN THE FIRST 9 STOREYS

TOTAL REQUIRED : 60%
TOTAL PROPOSED : 73%

TOTAL OF 208/324 COMPLIANT UNITS WITHOUT PLENUM IN THE FIRST 9 STOREYS

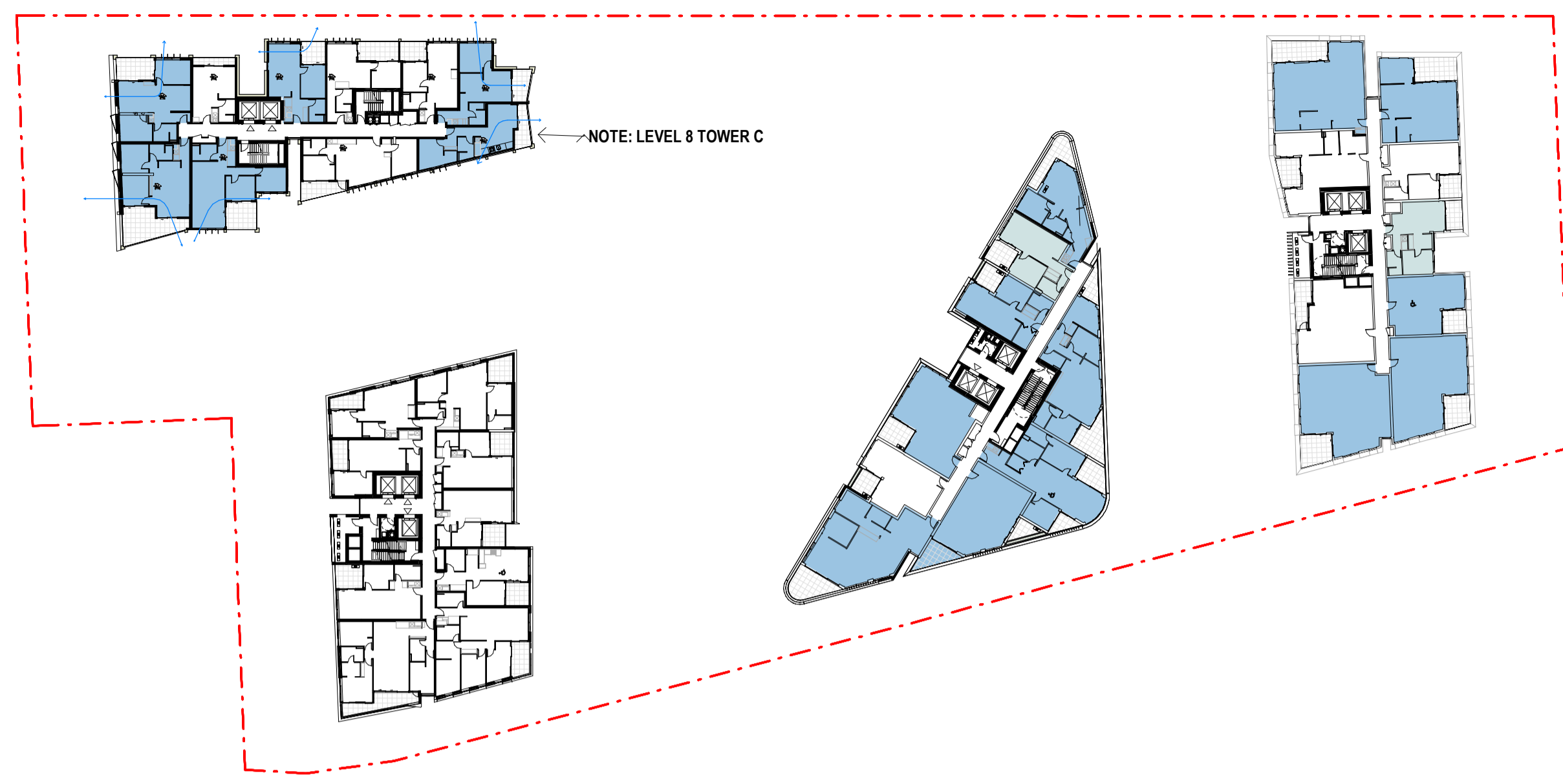
TOTAL REQUIRED : 60%
TOTAL PROPOSED : 64%

 CROSS VENTILATION APARTMENT

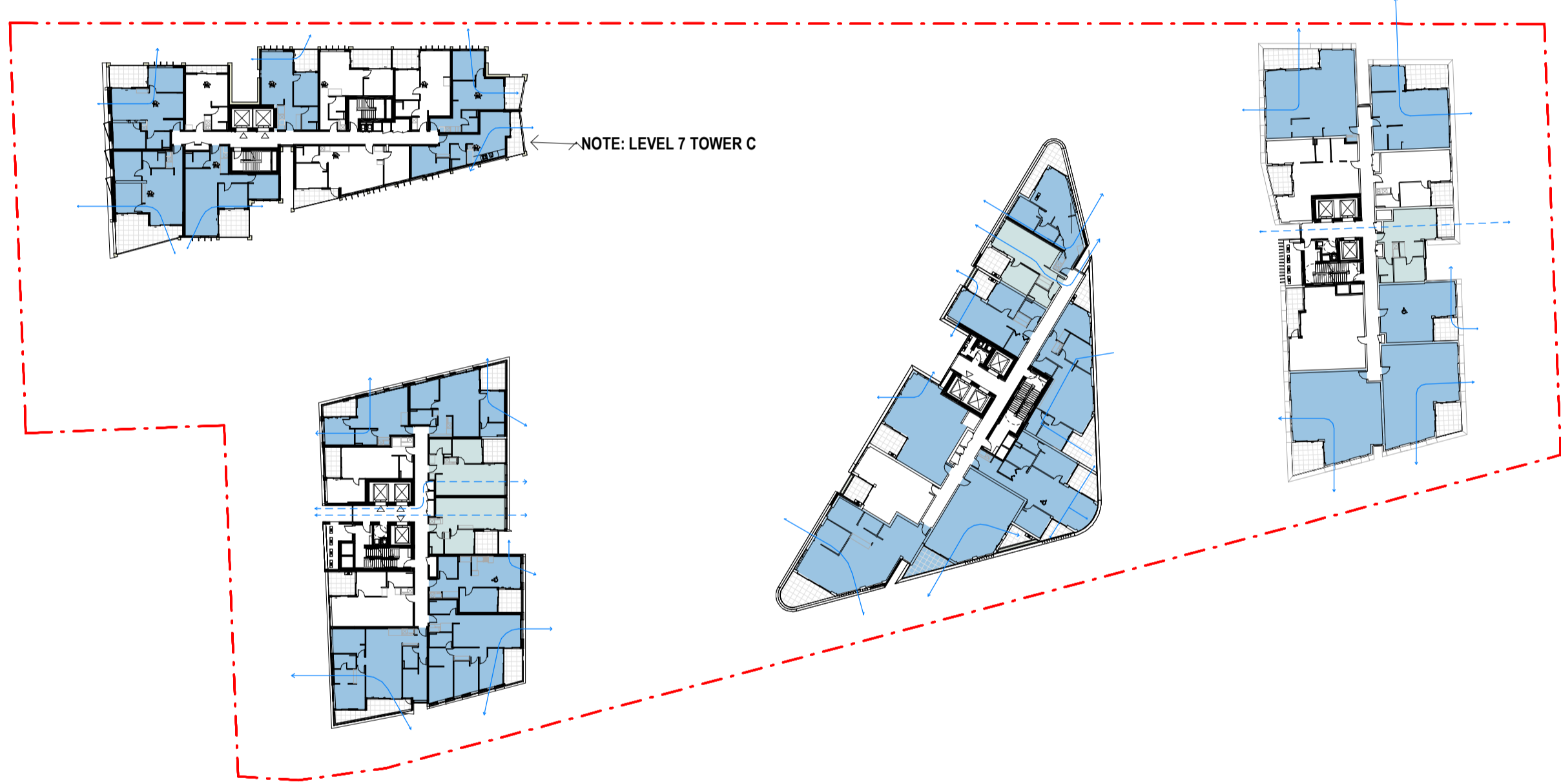
 CROSS VENTILATION APARTMENT PLENUM ASSISTED



1 CROSS VENT DIAGRAM - LEVEL 7
1:600



3 CROSS VENT DIAGRAM TOWER C - LEVEL 8
1:600



2 CROSS VENT DIAGRAM - LEVEL 8
1:600

Issue	Description	Date
-	ISSUED FOR GANISW 03	24/03/2021
1	ISSUED FOR CONSULTANTS	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Issue	Description	Date
-	ISSUED FOR GANISW 03	24/03/2021
1	ISSUED FOR CONSULTANTS	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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Project Title
Eden Street Arncliffe

Drawing Title
NATURAL VENTILATION

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DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)	12/11/20	Drawing Created (by)	JK, SM, AR, EC, AF
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4401	B



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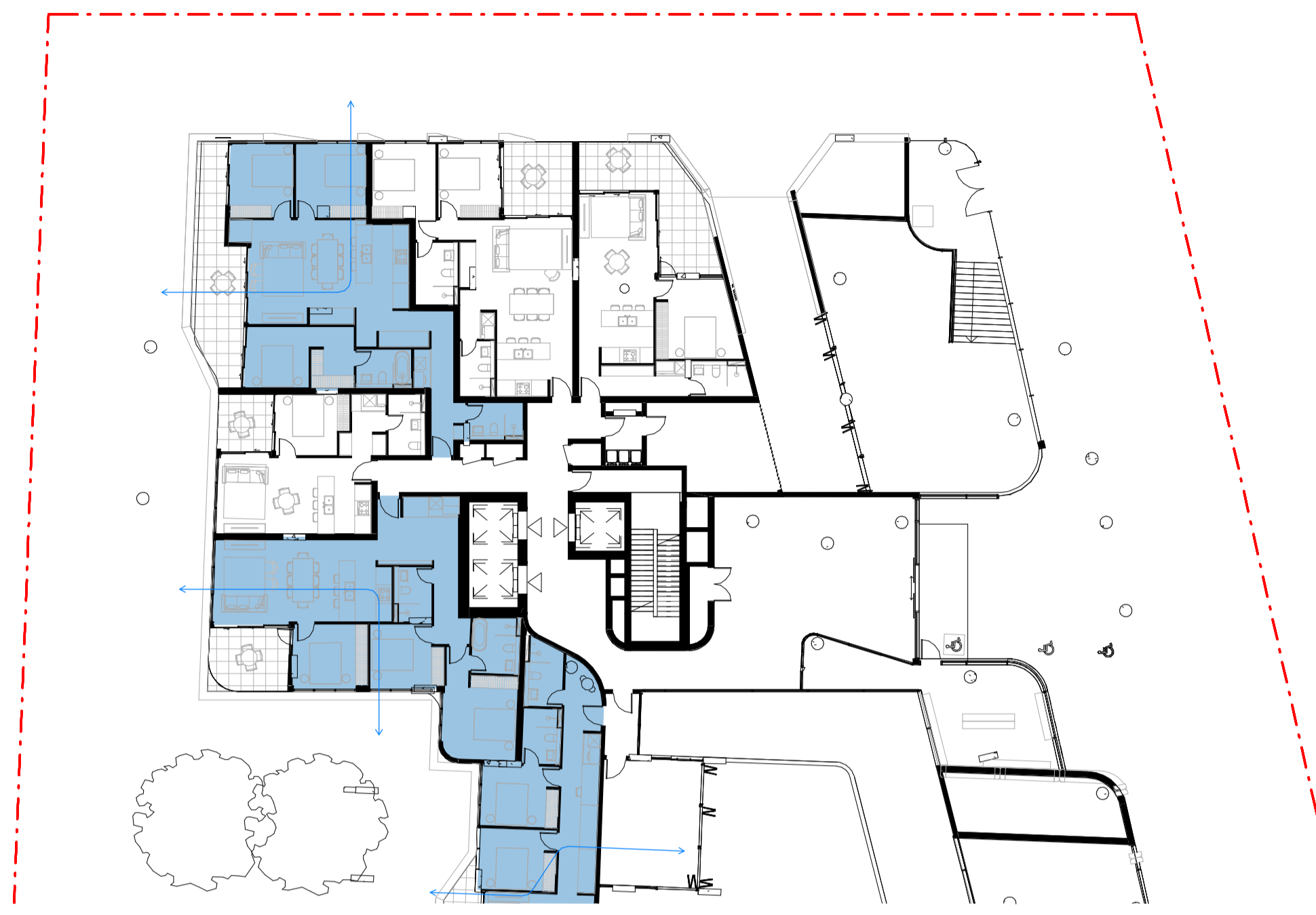
NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

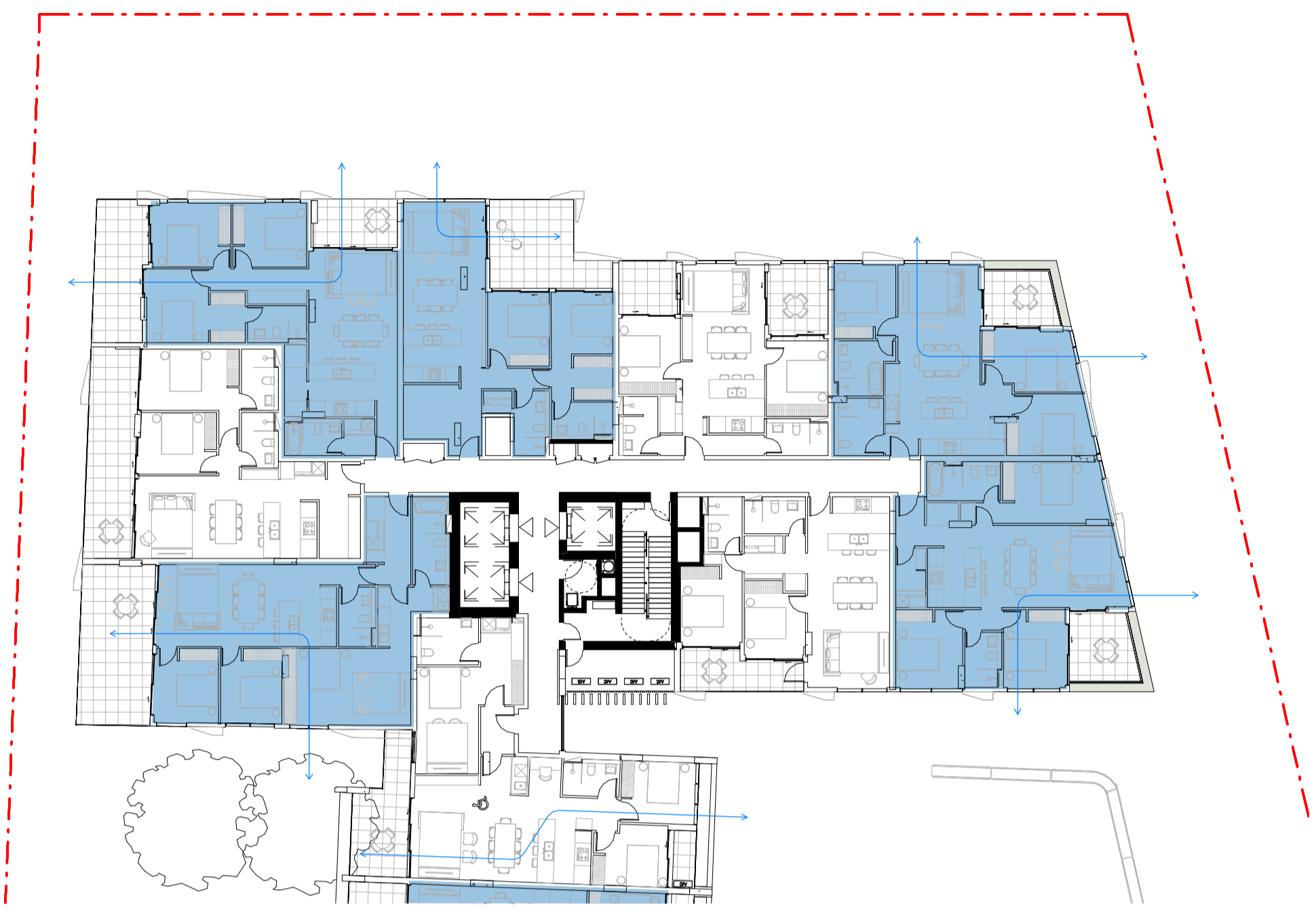
NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

 APARTMENT ACHIEVES CROSS VENTILATION

TOWER A	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND	3	6
LEVEL 1	5	9
LEVEL 2	6	9



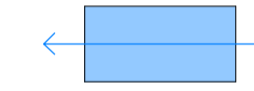

1 TOWER A - UPPER GROUND
 1:250



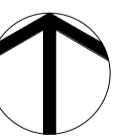
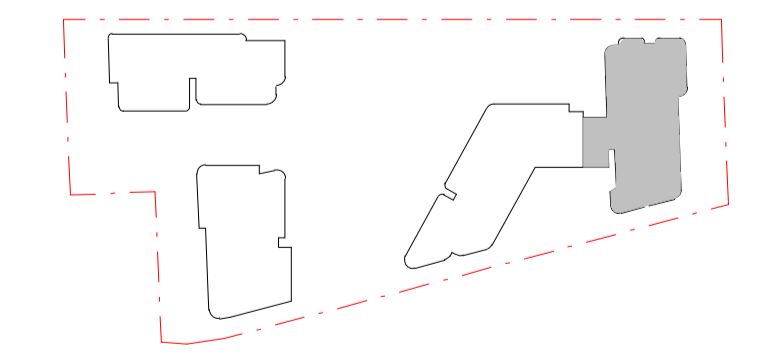
3 TOWER A - LEVEL 2
 1:250



2 TOWER A - LEVEL 1
 1:250

 CROSS VENTILATION APARTMENT
 CROSS VENTILATION APARTMENT PLENUM ASSISTED

KEYPLAN



DA SUBMISSION

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

Consultant
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Project Title
Eden Street Arncliffe

Drawing Title
NATURAL VENTILATION BUILDING A

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Plotted and checked by	PDS	Verified	PDS	Approved	LMC	Drawing Created (date)	Drawing Created (by)	JK, SM, AR, EC, AF	11/23/21
Scale	Project No	Drawing No	Issue	As indicated	180319	DA 4410	B		

8/20/2022 4:13:36 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.



NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

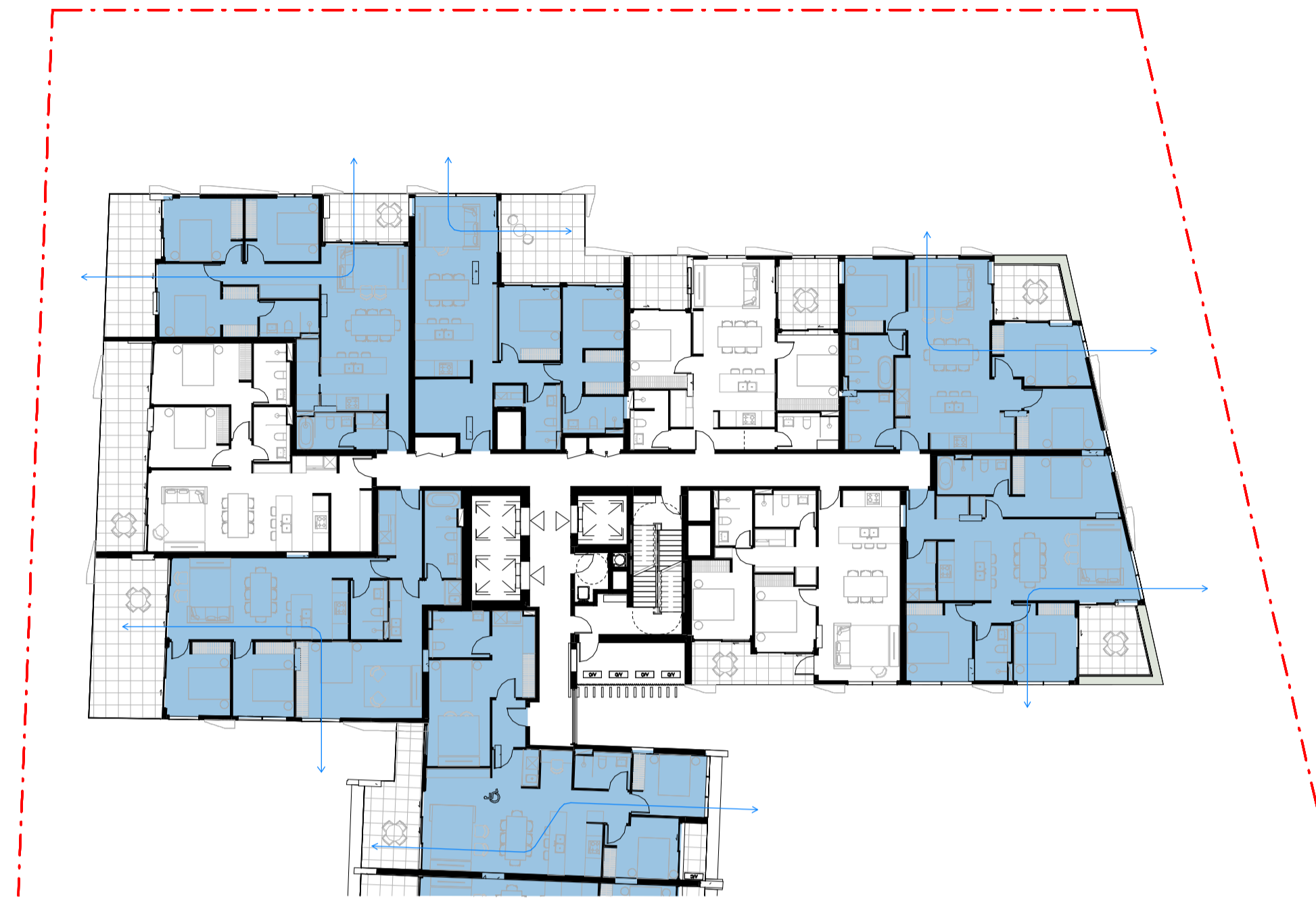
 APARTMENT ACHIEVES CROSS VENTILATION

TOWER A	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LEVEL 3	6	9
LEVEL 4	6	9
LEVEL 5	6	9
LEVEL 6	6	10
LEVEL 7	6	9
LEVEL 8	6	9
TOTAL (UG - L8)	50	79

REQUIRED : 60%
 PROPOSED WITH PLENUM : (50/79) 63%
 PROPOSED WITHOUT PLENUM : (47/79) 60%

COMPLIANT

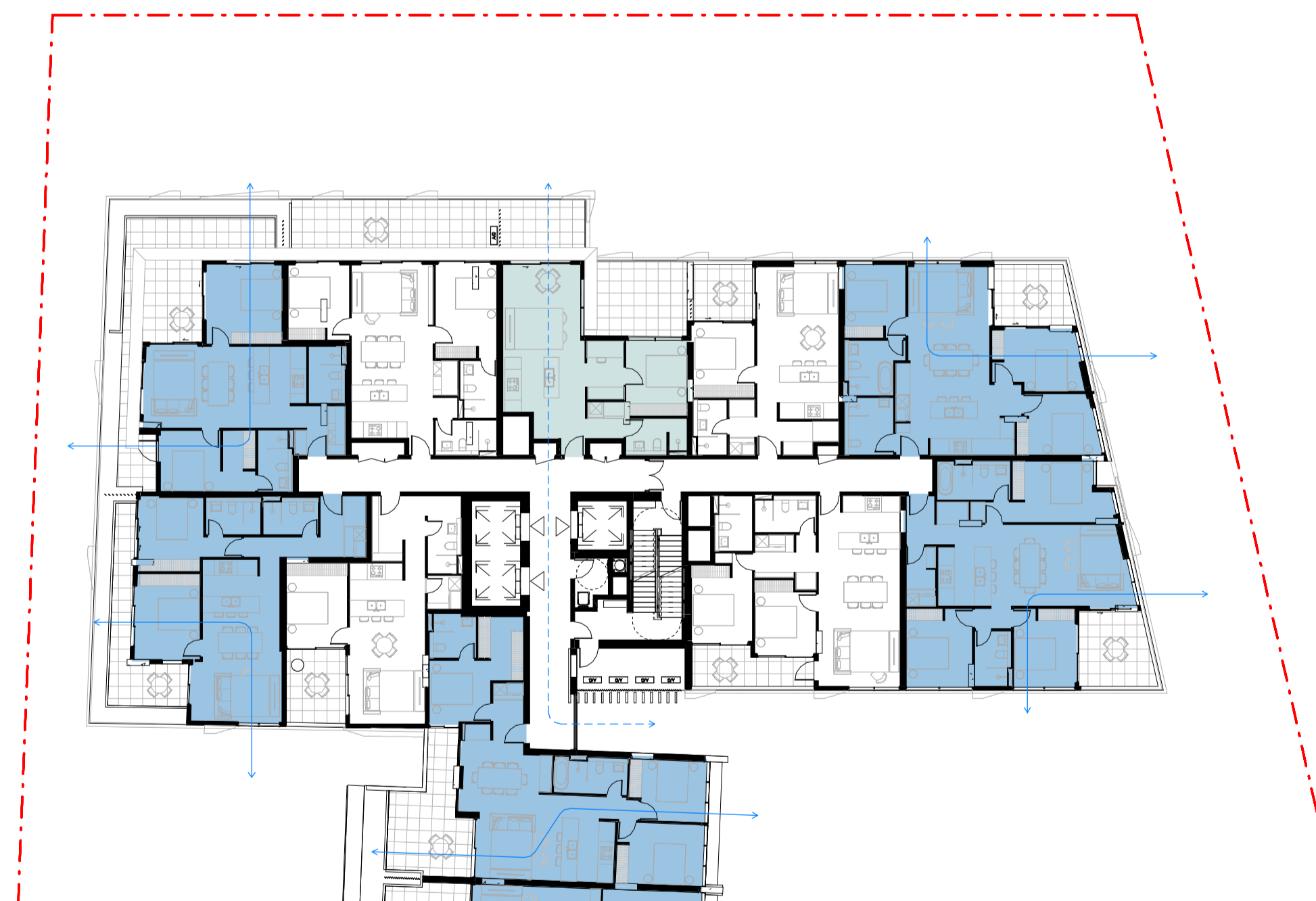
 CROSS VENTILATION APARTMENT
 CROSS VENTILATION APARTMENT PLENUM ASSISTED



1 TOWER A - LEVEL 3-5
 1:250

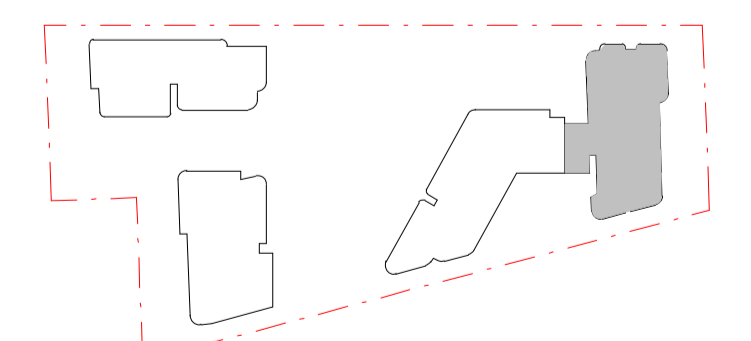


3 TOWER A - LEVEL 7-8
 1:250



2 TOWER A - LEVEL 6
 1:250

KEYPLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS
Approved	LMC
Drawing Created (date)	Drawing Created (by) J.K. SM, AR, EC, AF
Scale	Project No
As indicated	180319
Drawing No	DA 4411
Issue	B

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

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

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Project Title
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Drawing Title
NATURAL VENTILATION BUILDING A

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11/23/21

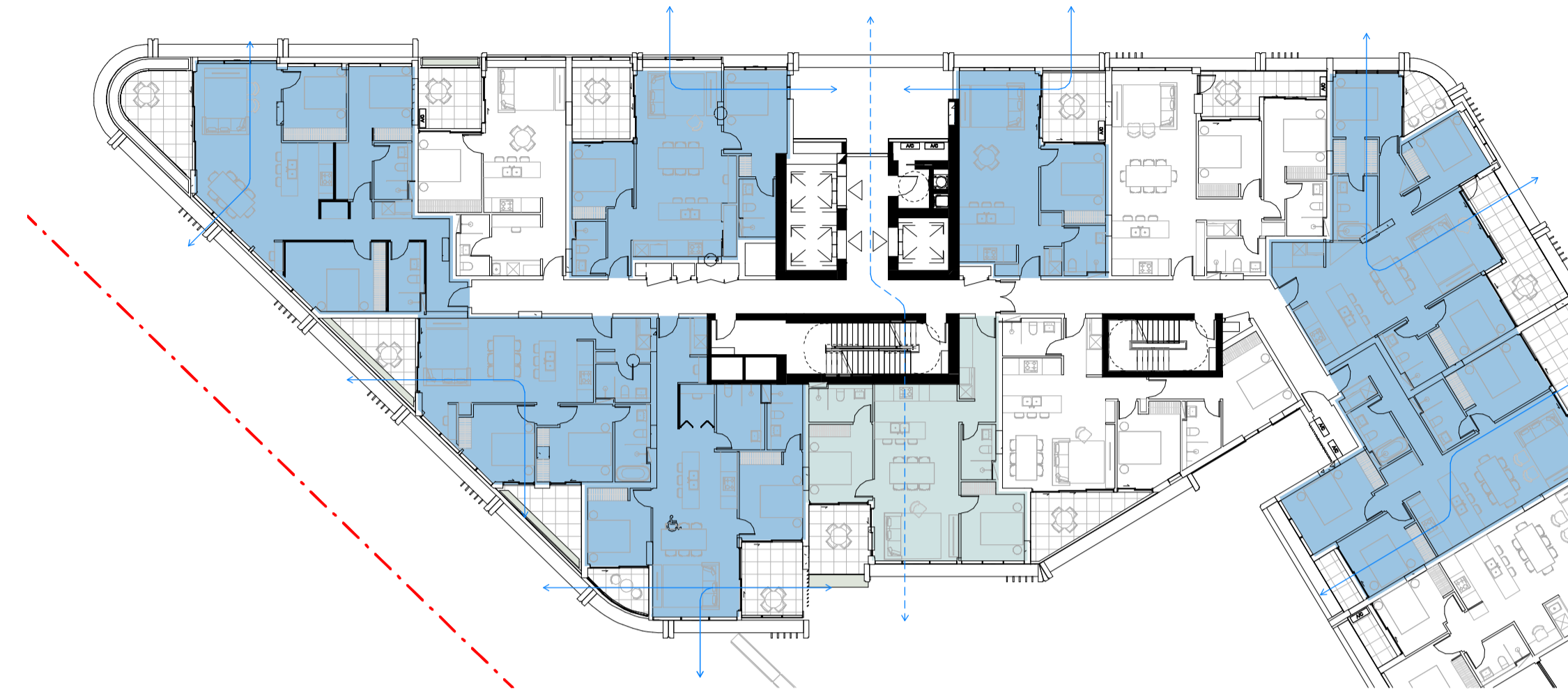
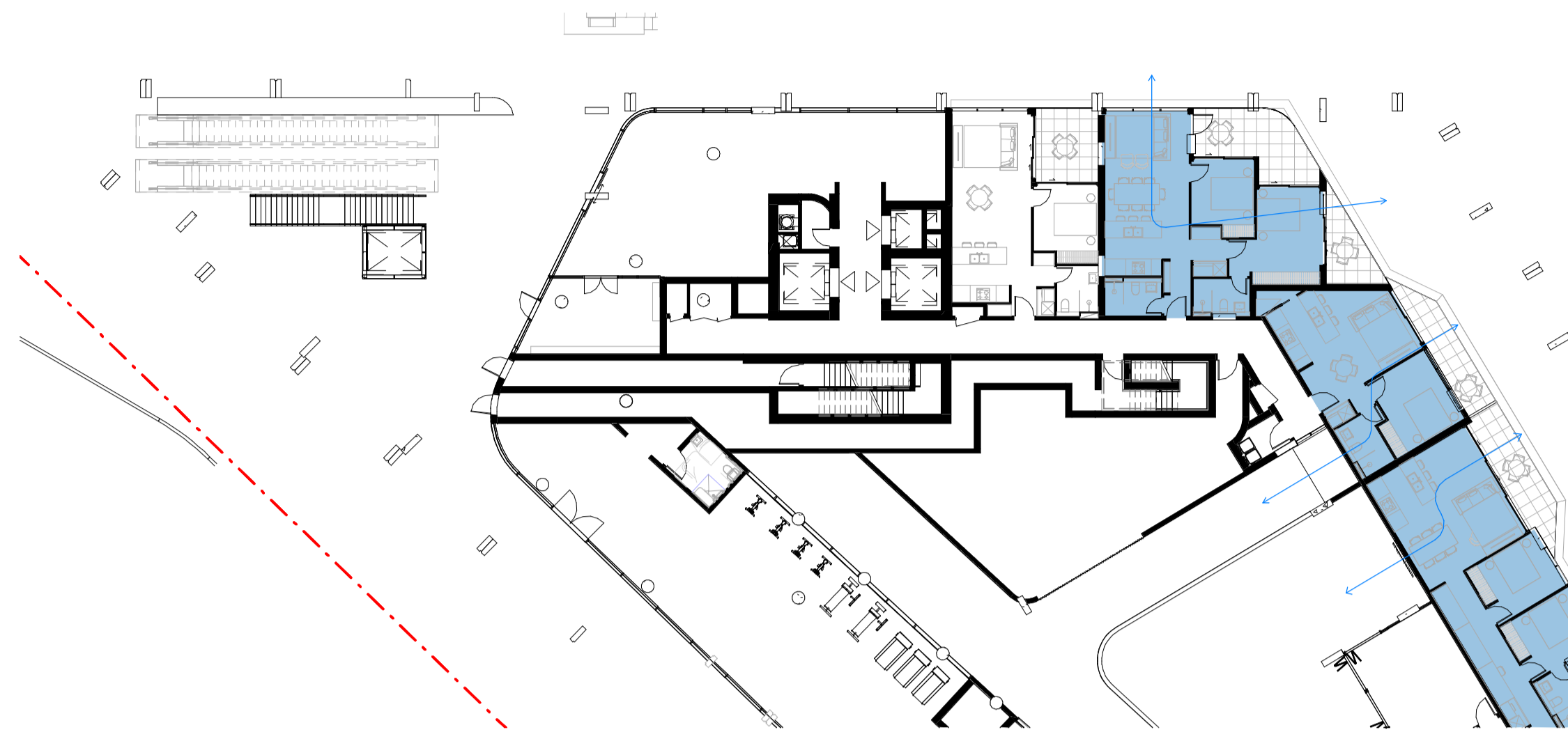
NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

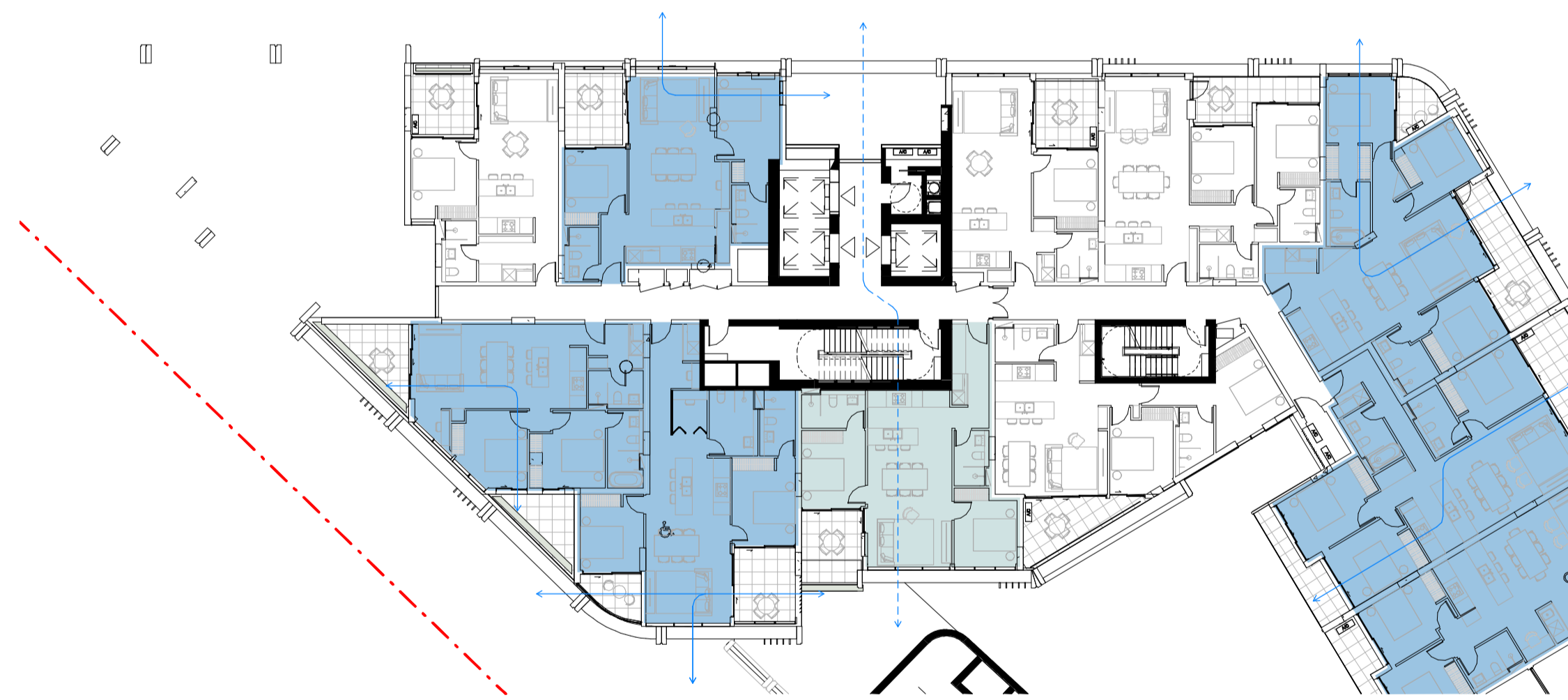
APARTMENT ACHIEVES CROSS VENTILATION

TOWER B	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND	2	3
LEVEL 1	6	10
LEVEL 2	8	11



1 TOWER B - LEVEL UPPER GROUND
 1:250

3 TOWER B - LEVEL 2
 1:250

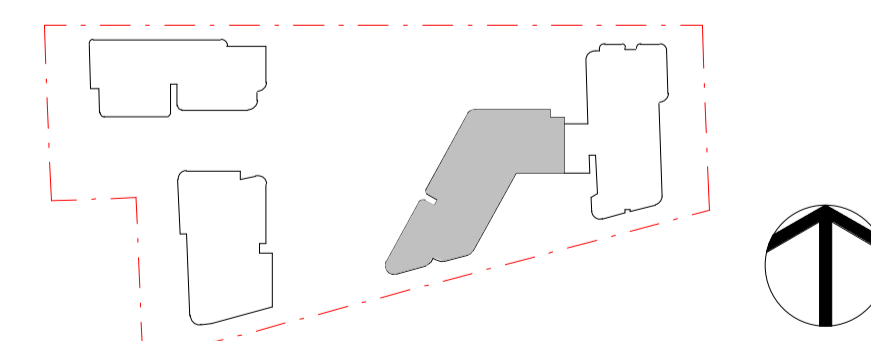


2 TOWER B - LEVEL 1
 1:250

CROSS VENTILATION APARTMENT

CROSS VENTILATION APARTMENT PLENUM ASSISTED

KEYPLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS Approved LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No 180319
As indicated	Drawing No DA 4420
	Issue B

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

Issue	Description	Date

Consultant
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 Consultant
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STANTEC

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Project Title
Eden Street Arncliffe

Drawing Title
NATURAL VENTILATION BUILDING B

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11/23/21

NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

APARTMENT ACHIEVES CROSS VENTILATION

TOWER B	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LEVEL 3	8	11
LEVEL 4	8	11
LEVEL 5	8	11
LEVEL 6	6	10
LEVEL 7	8	9
LEVEL 8	8	9
TOTAL (UG - L8)	63	85

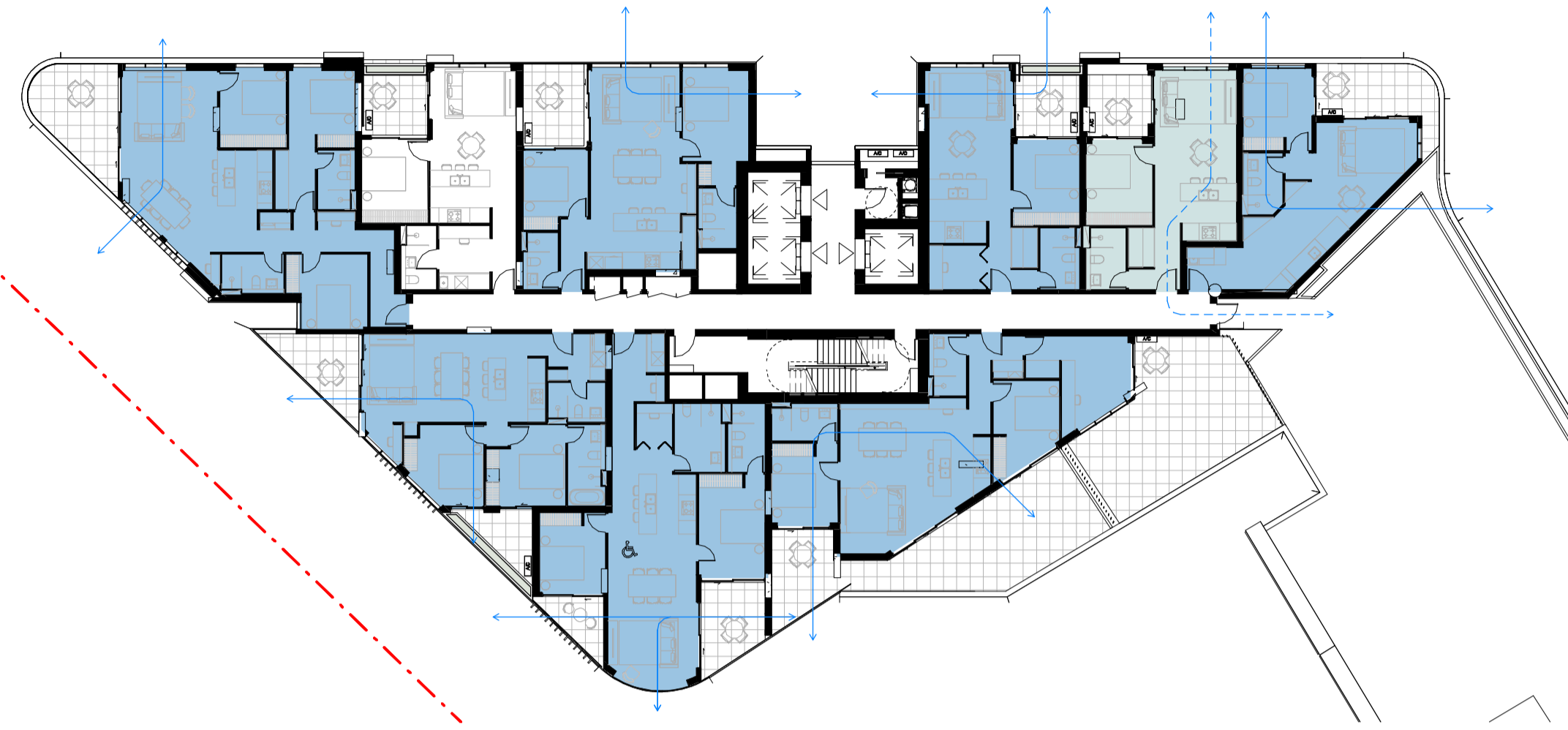
REQUIRED : 60%
 PROPOSED WITH PLENUM : (63/85) 74%
 PROPOSED WITHOUT PLENUM : 65%

COMPLIANT

- CROSS VENTILATION APARTMENT
- CROSS VENTILATION APARTMENT PLENUM ASSISTED



1 TOWER B - LEVEL 3-5
 1:250

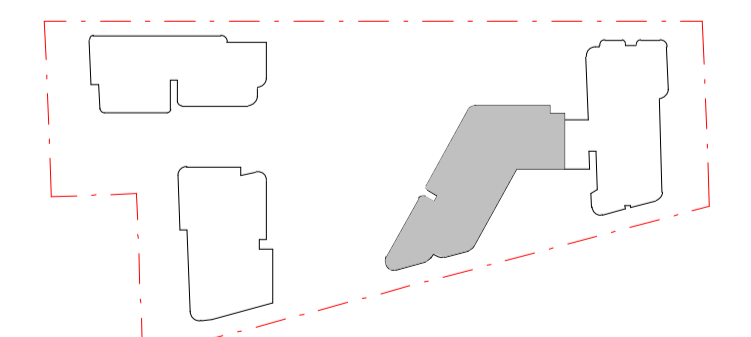


3 TOWER B - LEVEL 7-8
 1:250



2 TOWER B - LEVEL 6
 1:250

KEYPLAN



DA SUBMISSION

Plotted and checked by	PDS
Verified	PDS Approved LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF
Scale	Project No 180319
As indicated	Drawing No DA 4421
	Issue B

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

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Project Title
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Drawing Title
NATURAL VENTILATION BUILDING B

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8/20/2022 4:30:57 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

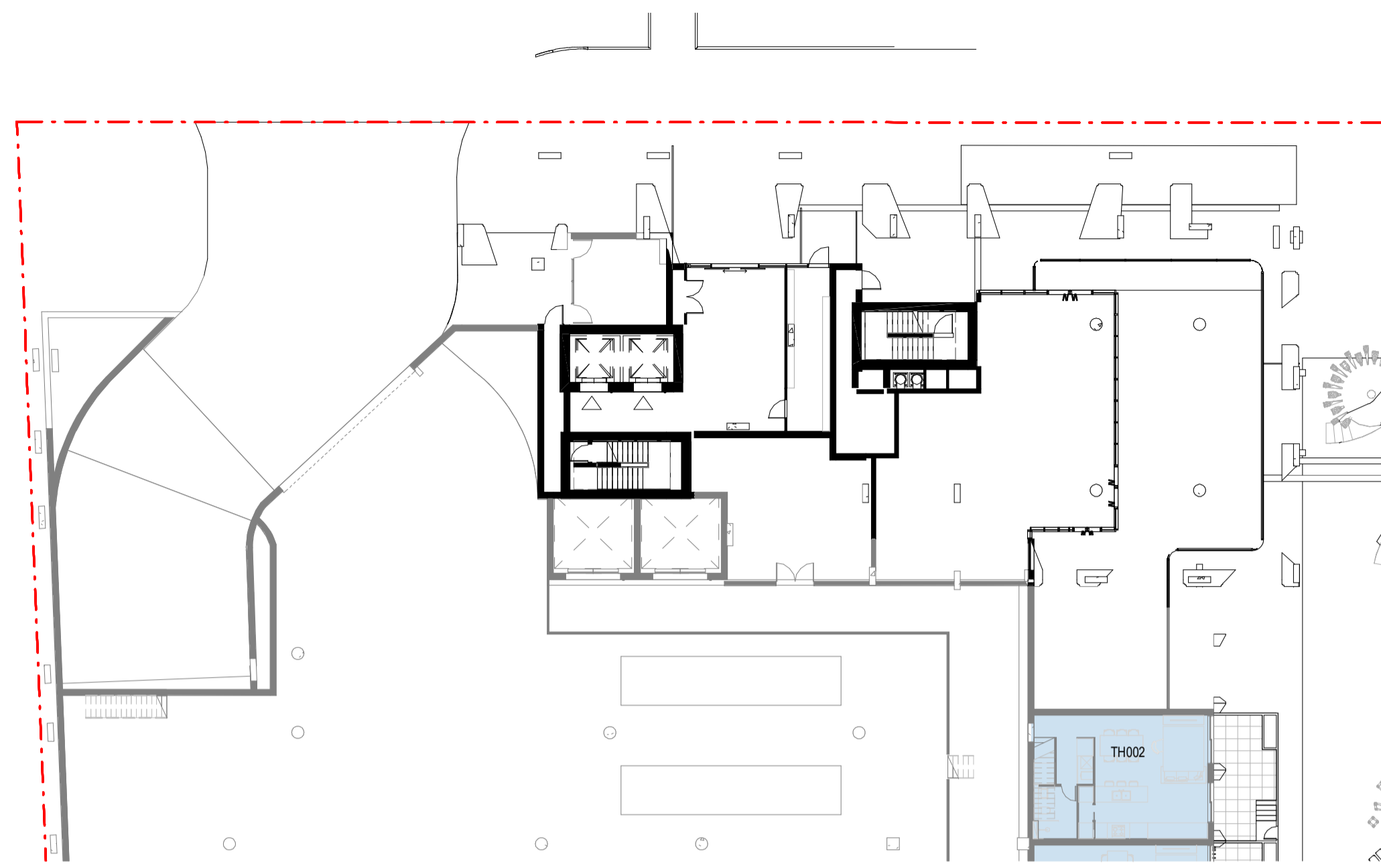
NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

APARTMENT ACHIEVES CROSS VENTILATION

TOWER C	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND	0	0
LEVEL 1	8	10
LEVEL 2	8	10

→ CROSS VENTILATION APARTMENT

→ CROSS VENTILATION APARTMENT PLENUM ASSISTED



1 TOWER C - LEVEL UPPER GROUND
 1:250

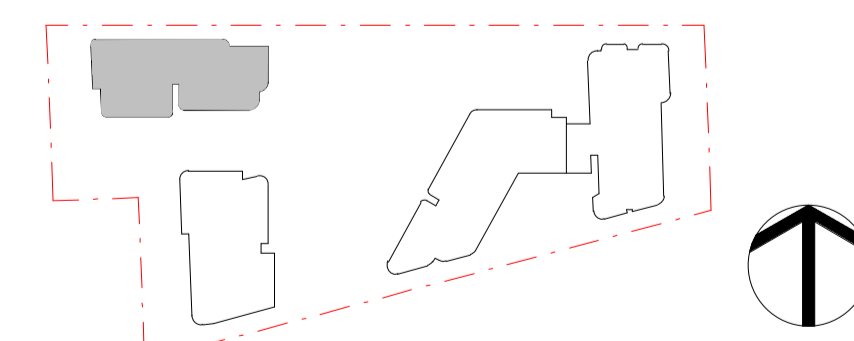


3 TOWER C - LEVEL 2
 1:250



2 TOWER C - LEVEL 1
 1:250

KEYPLAN



DA SUBMISSION

Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4430	B

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

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

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STANTEC

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 NSW 2060
JHA

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 nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
**NATURAL VENTILATION
 BUILDING C**

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8/20/2022 4:21:33 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
 4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

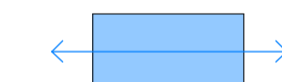
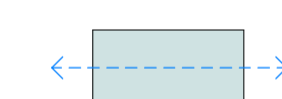
NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
 ADG NATURAL VENTILATION REQUIRED : (60%)

 APARTMENT ACHIEVES CROSS VENTILATION

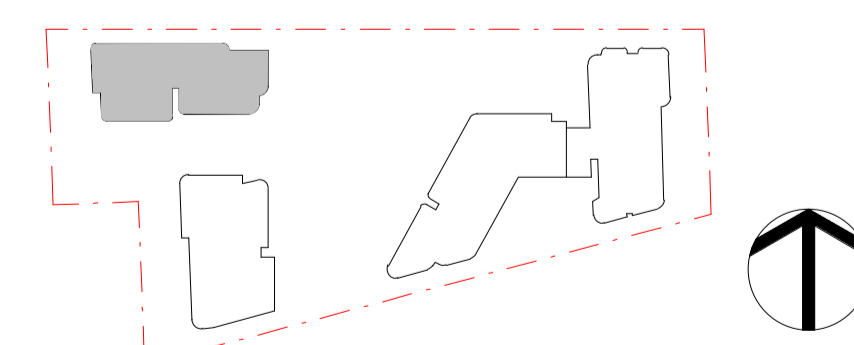
TOWER C	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LEVEL 3	8	10
LEVEL 4	8	10
LEVEL 5	8	10
LEVEL 6	6	10
LEVEL 7	6	10
LEVEL 8	6	10
TOTAL (UG - L8)	58	80

REQUIRED : 60%
 PROPOSED : 72%

COMPLIANT

-  CROSS VENTILATION APARTMENT
-  CROSS VENTILATION APARTMENT PLENUM ASSISTED

KEYPLAN



DA SUBMISSION

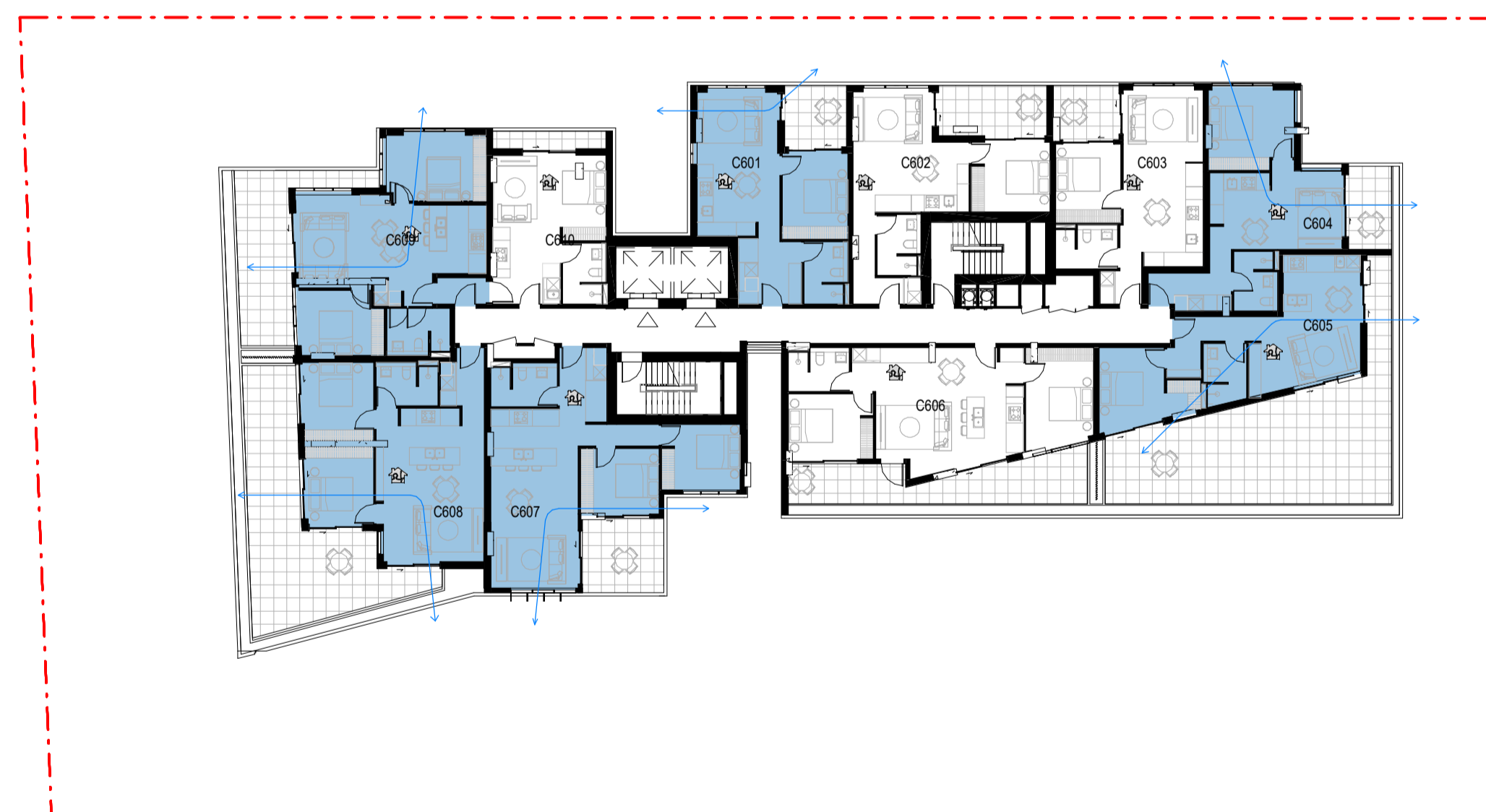
Plotted and checked by	PDS		
Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4431	B



1 TOWER C - LEVEL 3-5
 1:250



3 TOWER C - LEVEL 7-8
 1:250



2 TOWER C - LEVEL 6
 1:250

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

Amendments

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

Project Title

Eden Street Arncliffe

Drawing Title

**NATURAL VENTILATION
 BUILDING C**

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NATURAL VENTILATION

ADG DESIGN CRITERIA :
4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
ADG NATURAL VENTILATION REQUIRED : (60%)

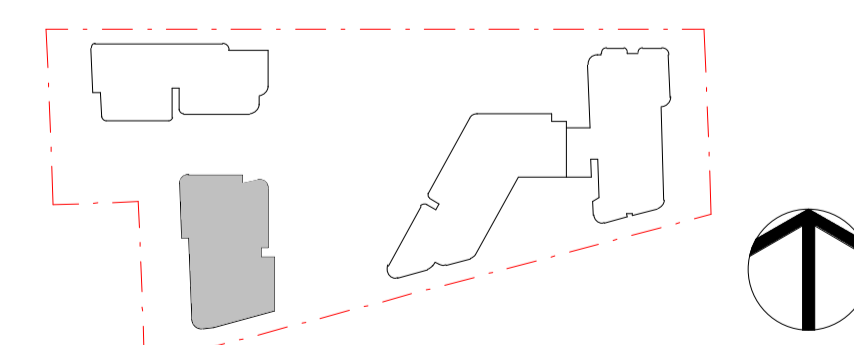
APARTMENT ACHIEVES CROSS VENTILATION

TOWER D	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND	2	5
LEVEL 1	6	8
LEVEL 2	8	10

→ CROSS VENTILATION APARTMENT

→ CROSS VENTILATION APARTMENT PLENUM ASSISTED

KEYPLAN



DA SUBMISSION

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Verified	PDS Approved LMC		
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4440	B

Project Title
Eden Street Arncliffe

Drawing Title
NATURAL VENTILATION BUILDING D

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Consultant

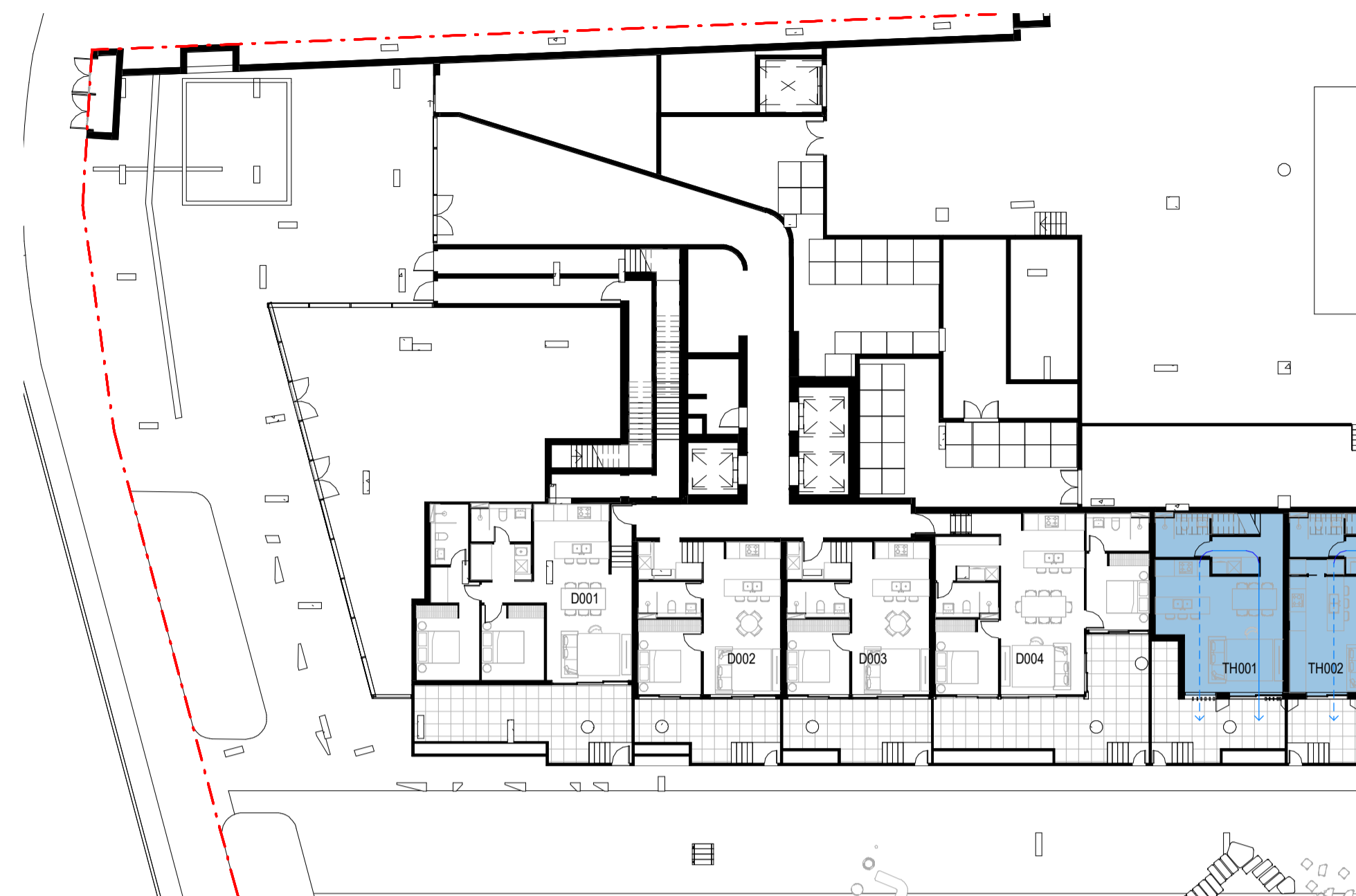
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Consultant
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JHA



1 TOWER D - UPPER GROUND
1:250



3 TOWER D - LEVEL 2
1:250



2 TOWER D - LEVEL 1
1:250

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

8/10/2022 4:22:21 PM

NATURAL VENTILATION

ADG DESIGN CRITERIA :
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NO. OF APARTMENTS IN THE FIRST 9 STOREYS :
324
ADG NATURAL VENTILATION REQUIRED : (60%)

APARTMENT ACHIEVES CROSS VENTILATION

TOWER D	NO. OF CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LEVEL 3	9	10
LEVEL 4	9	10
LEVEL 5	9	10
LEVEL 6	7	9
LEVEL 7	7	9
LEVEL 8	7	9
TOTAL (UG - L8)	64	80

REQUIRED : 60%
PROPOSED WITH PLENUM : (64/80) 80%
PROPOSED WITHOUT PLENUM : (48/80) 60%

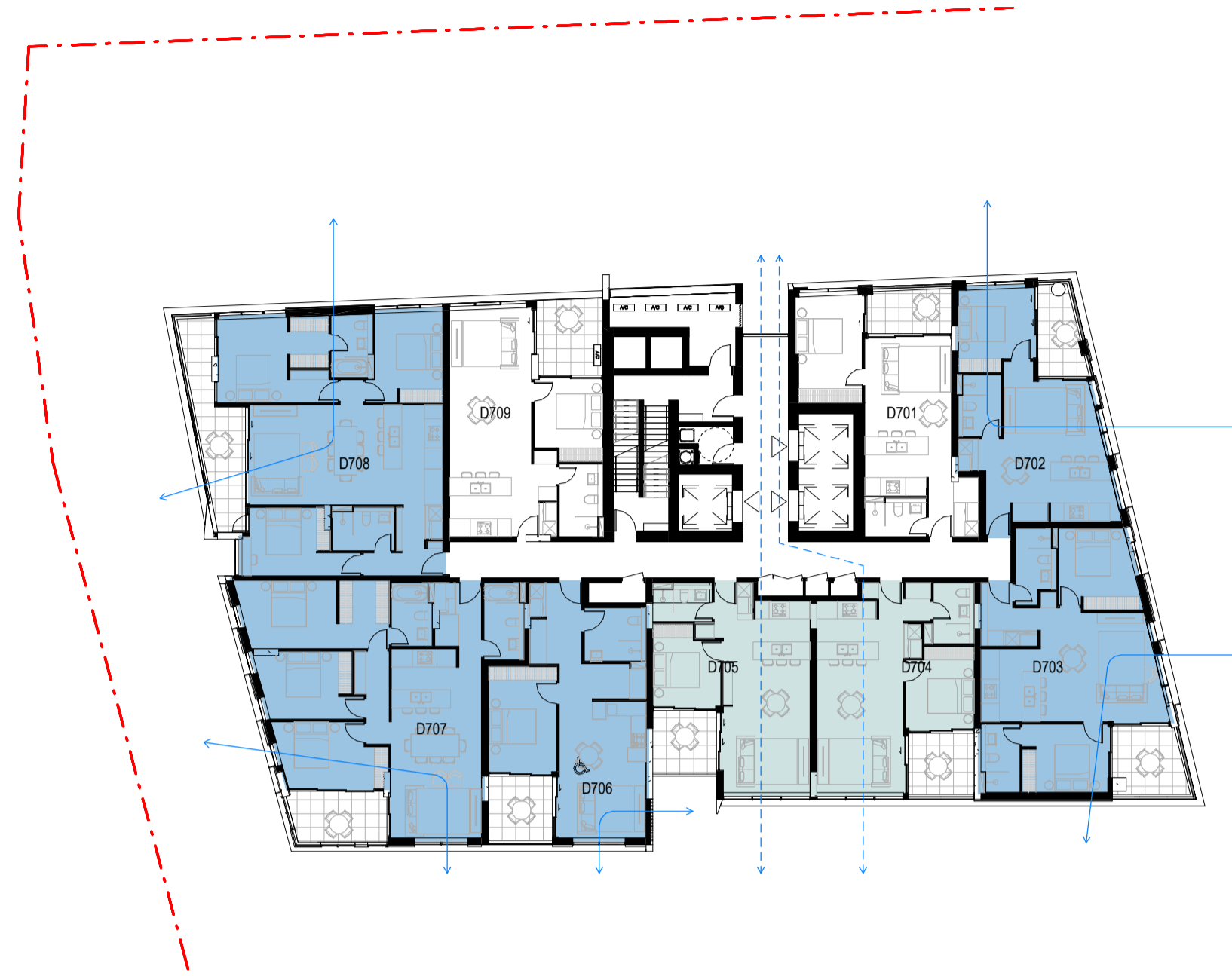
COMPLIANT

CROSS VENTILATION APARTMENT
 CROSS VENTILATION APARTMENT PLENUM ASSISTED

1 TOWER D - LEVEL 3-5
1:250



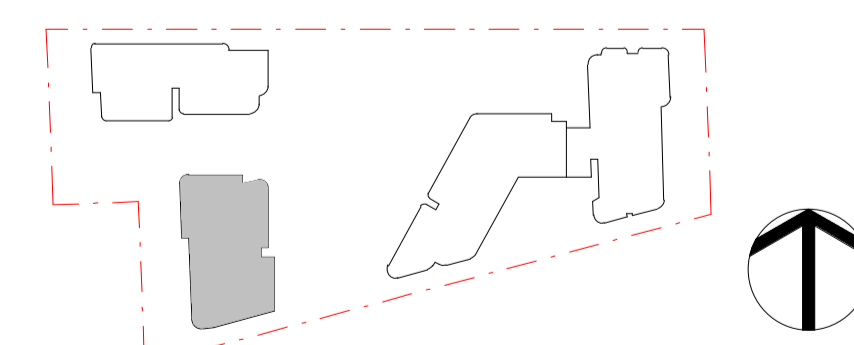
3 TOWER D - LEVEL 7-8
1:250



2 TOWER D - LEVEL 6
1:250



KEYPLAN



DA SUBMISSION

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Verified	PDS Approved LMC		
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Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4441	B

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

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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

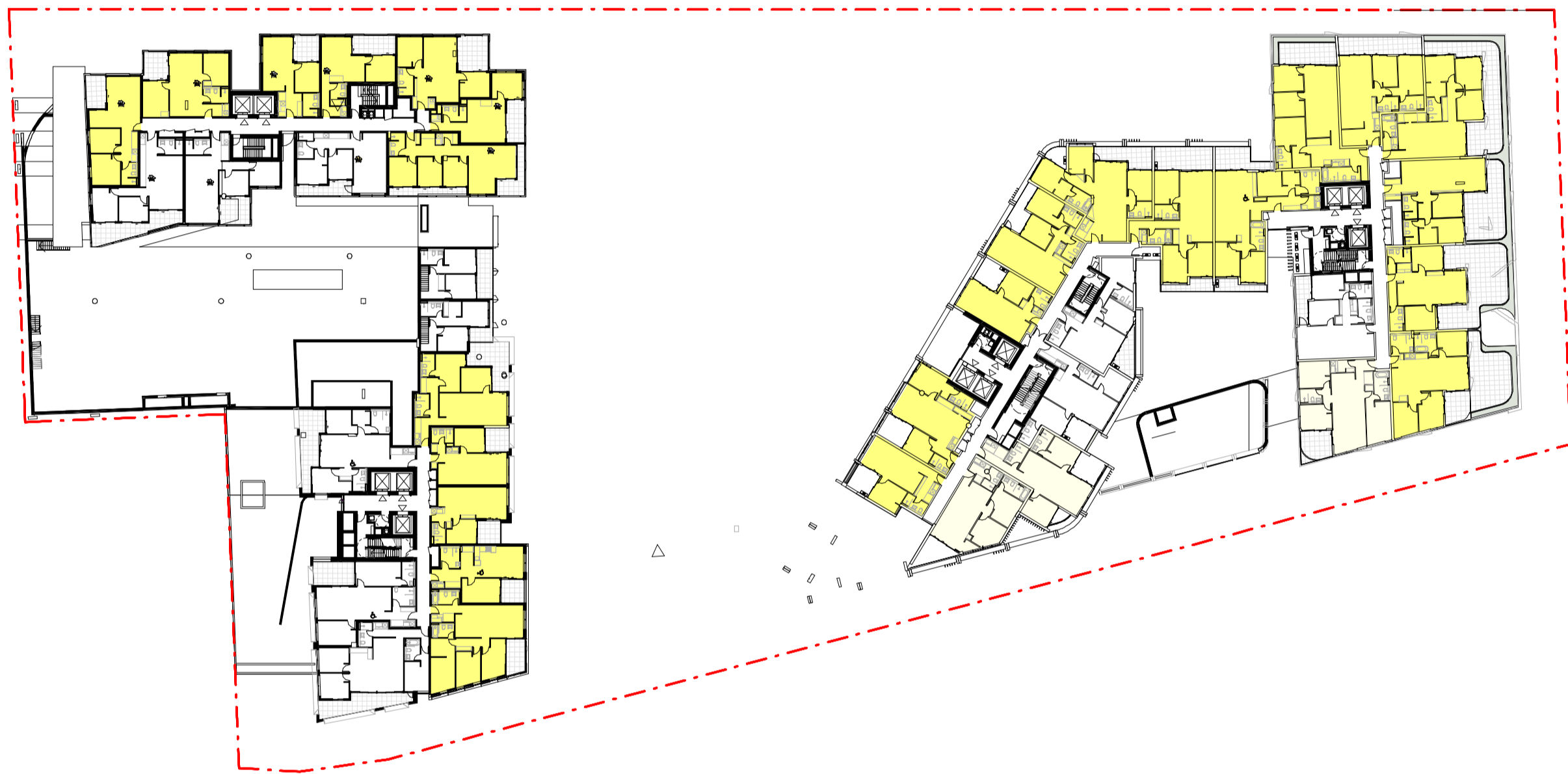
Drawing Title
NATURAL VENTILATION BUILDING D

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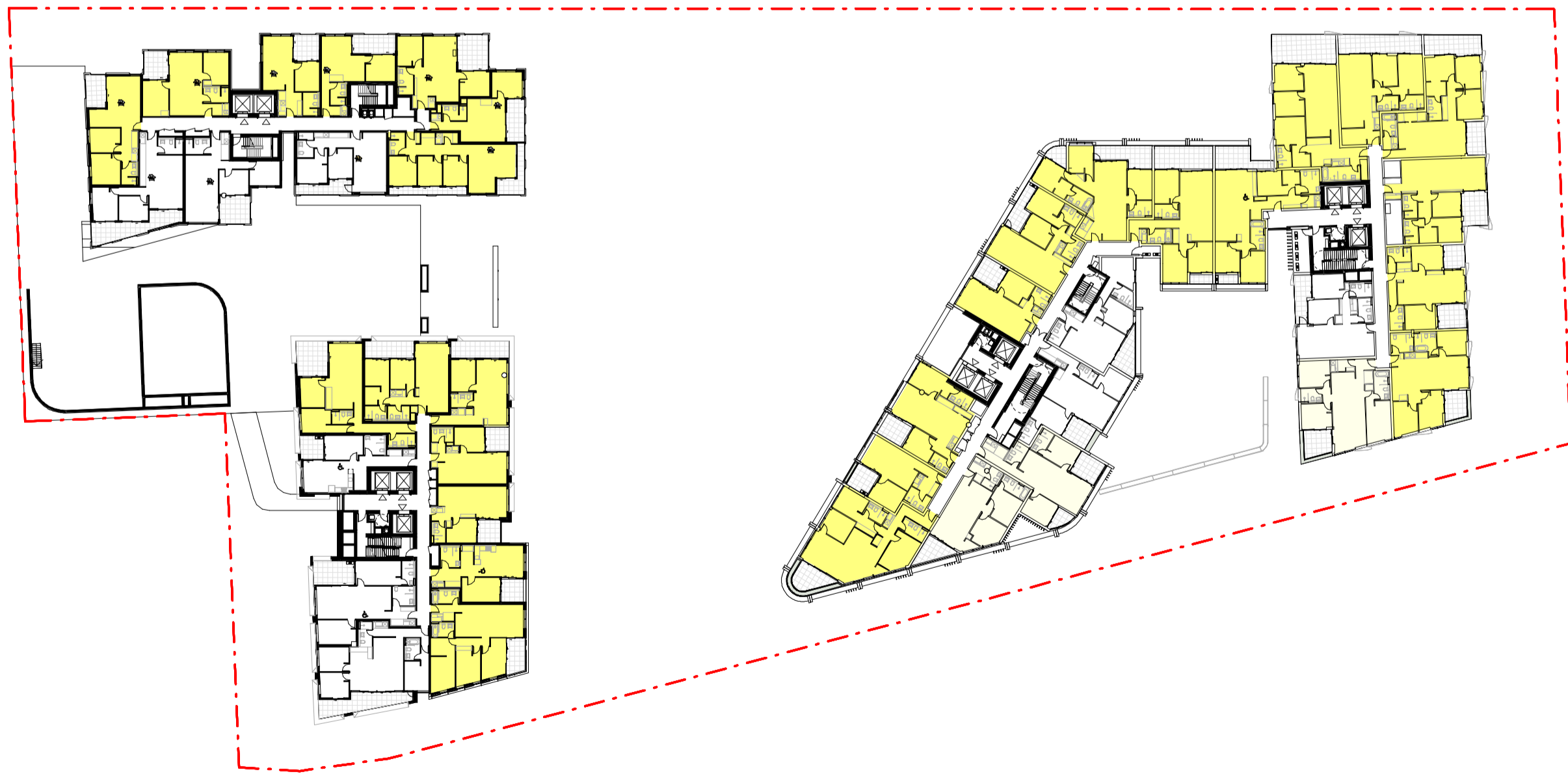
8/10/2022 4:22:37 PM



1 SOLAR COMPLIANCE - UPPER GROUND
1:600



2 SOLAR COMPLIANCE - LEVEL 1
1:600



3 SOLAR COMPLIANCE - LEVEL 2
1:600



4 SOLAR COMPLIANCE - LEVEL 3
1:600



5 SOLAR COMPLIANCE - LEVEL 4-5
1:600

SOLAR AND DAYLIGHT ACCESS

ADG DESIGN CRITERIA
 4A-1 LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST
 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS
 DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER.
 MIN 2 HOURS DIRECT SOLAR ACCESS
 TOTAL NO. OF APARTMENT : 744
 ADG REQUIREMENT FOR SOLAR ACCESS : (70%)
 PROPOSED SOLAR ACCESS : 524 (70%)

LEVEL	≥ 2 HRS	0 < < 2 HRS	0 HRS	TOTAL UNITS
UPPER GROUND	12	3	0	15
LEVEL 1	25	3	9	37
LEVEL 2	28	3	9	40
LEVEL 3	28	3	9	40
LEVEL 4	28	4	8	40
LEVEL 5	28	4	8	40
TOTAL	149	20	43	212

≥ 2 HRS
 0 < < 2 HRS

ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
 MAX 15% OF TOTAL NUMBER OF UNIT = 112 UNITS
 PROPOSED NO DIRECT SUNLIGHT:
 14.50% OF TOTAL NUMBER OF UNIT = 108 UNITS

Amendments

Issue	Description	Date
-	ISSUED FOR GANSW 03	24/03/2021
1	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments

Issue	Description	Date
-	ISSUED FOR GANSW 03	24/03/2021
1	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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

Project Title
Eden Street Arncliffe

Drawing Title
SOLAR COMPLIANCE

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North Point

DA SUBMISSION

Plotted and checked by PDS

Verified PDS Approved LMC

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

03/16/21

Scale Project No Drawing No Issue

As indicated **180319 DA 4450 B**

20/12/2021 11:56:59 AM

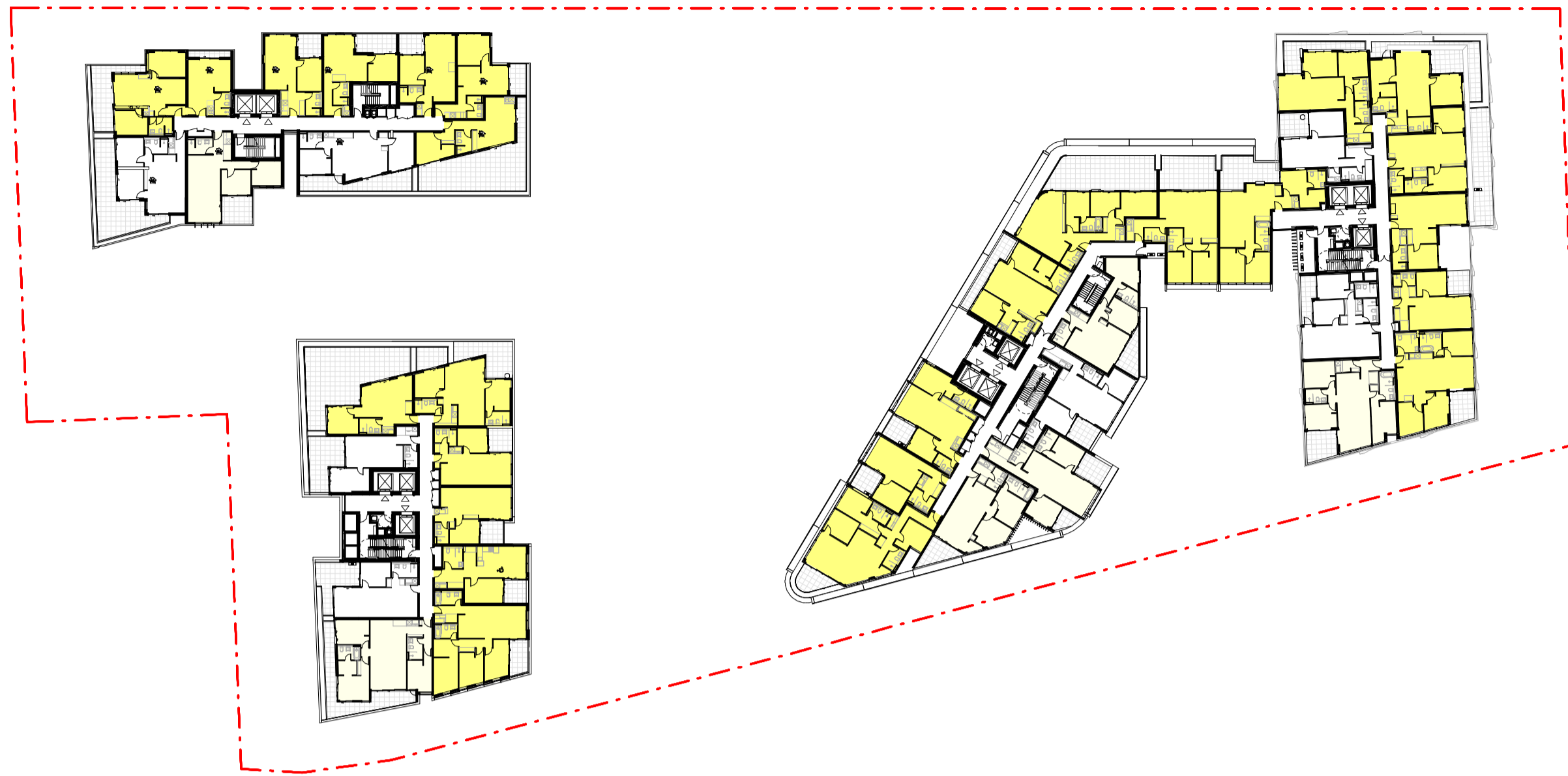
SOLAR AND DAYLIGHT ACCESS

ADG DESIGN CRITERIA
 4A.1.1 LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST
 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS
 DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER.
 MIN 2 HOURS DIRECT SOLAR ACCESS
 TOTAL NO. OF APARTMENT - 744
 ADG REQUIREMENT FOR SOLAR ACCESS : (70%)
 PROPOSED SOLAR ACCESS :524 (70%)

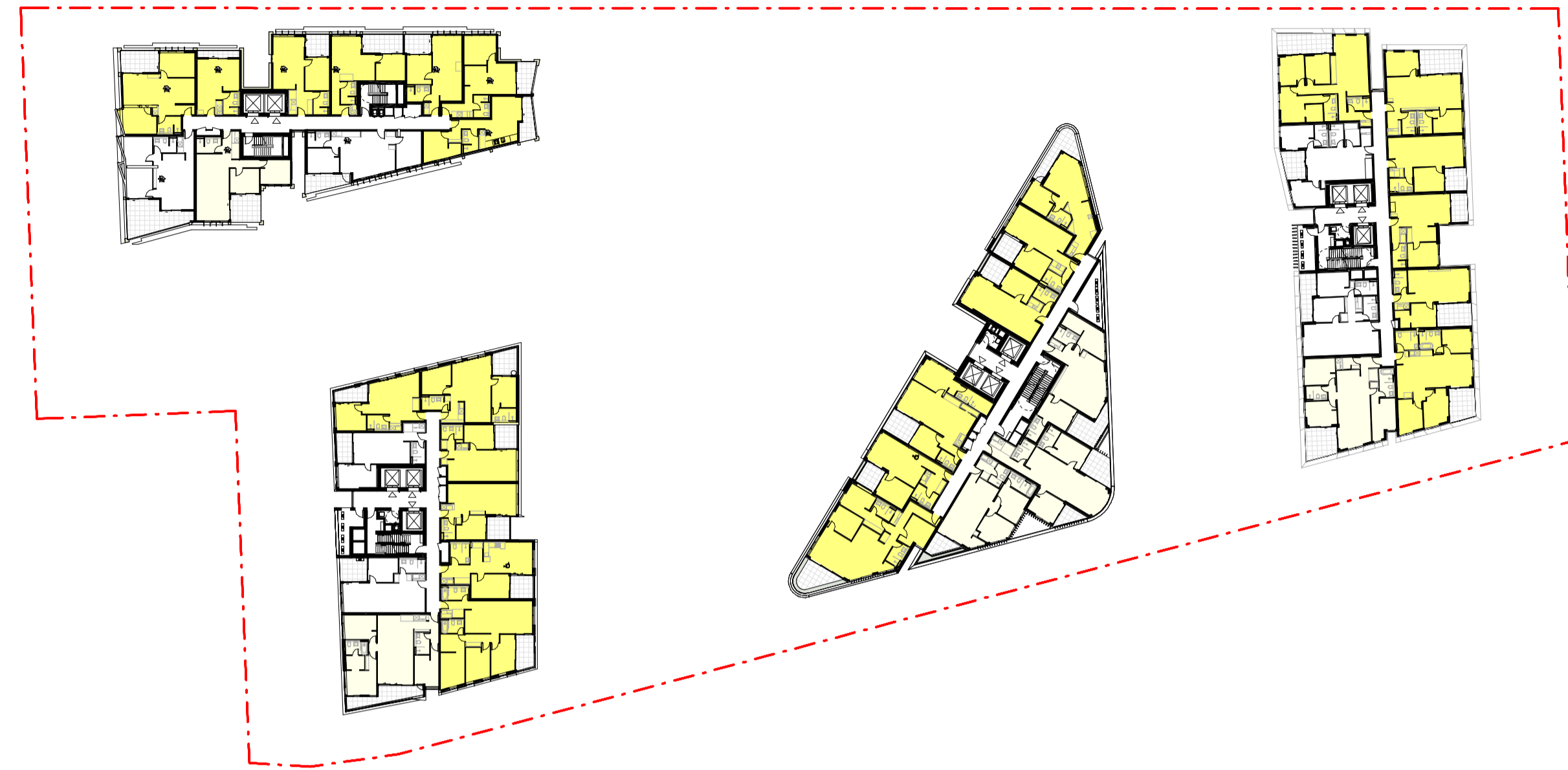
LEVEL	≥ 2 HRS	0<x< 2 HRS	0 HRS	TOTAL UNITS
LEVEL 6	26	6	7	39
LEVEL 7	25	6	6	37
LEVEL 8	25	6	6	37
LEVEL 9	25	6	6	37
LEVEL 10	25	8	4	37
LEVEL 11	25	8	4	37
LEVEL 12	25	8	4	37
LEVEL 13	25	8	4	37
LEVEL 14	26	7	4	37
TOTAL	227	63	45	335

≥ 2 HRS
 0<x< 2 HRS

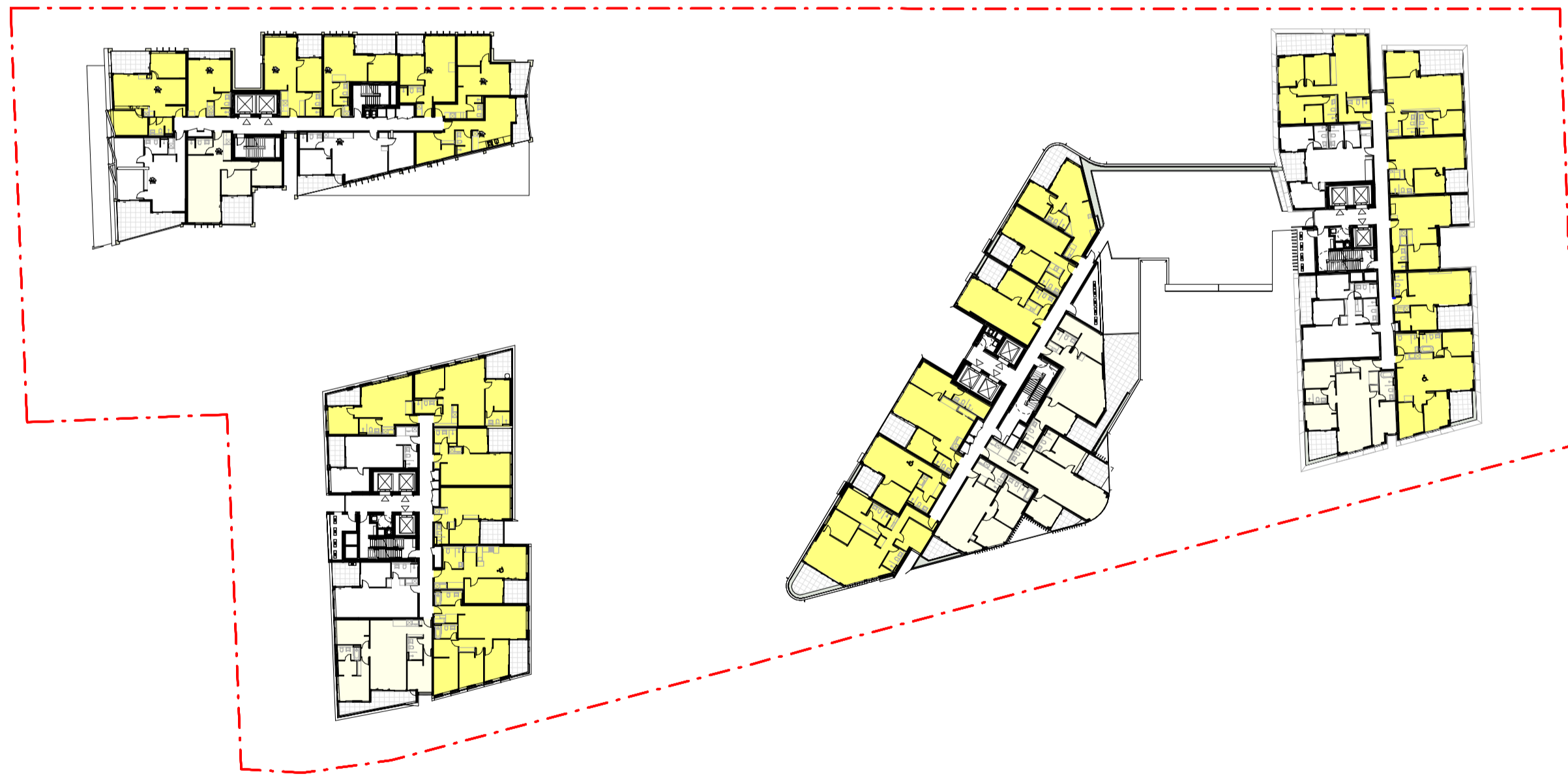
ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
 MAX 15% OF TOTAL NUMBER OF UNIT = 112 UNITS
 PROPOSED NO DIRECT SUNLIGHT:
 14.50% OF TOTAL NUMBER OF UNIT = 108 UNITS



1 SOLAR COMPLIANCE - LEVEL 6
 1:600



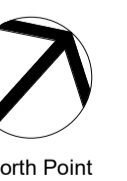
3 SOLAR COMPLIANCE - LEVEL 8-9
 1:600



2 SOLAR COMPLIANCE - LEVEL 7
 1:600



4 SOLAR COMPLIANCE - LEVEL 10-14
 1:600



Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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

Project Title
Eden Street Arncliffe

Drawing Title
SOLAR COMPLIANCE

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Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		14/10/2020
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4451	B

22/12/2021 12:02:38 PM

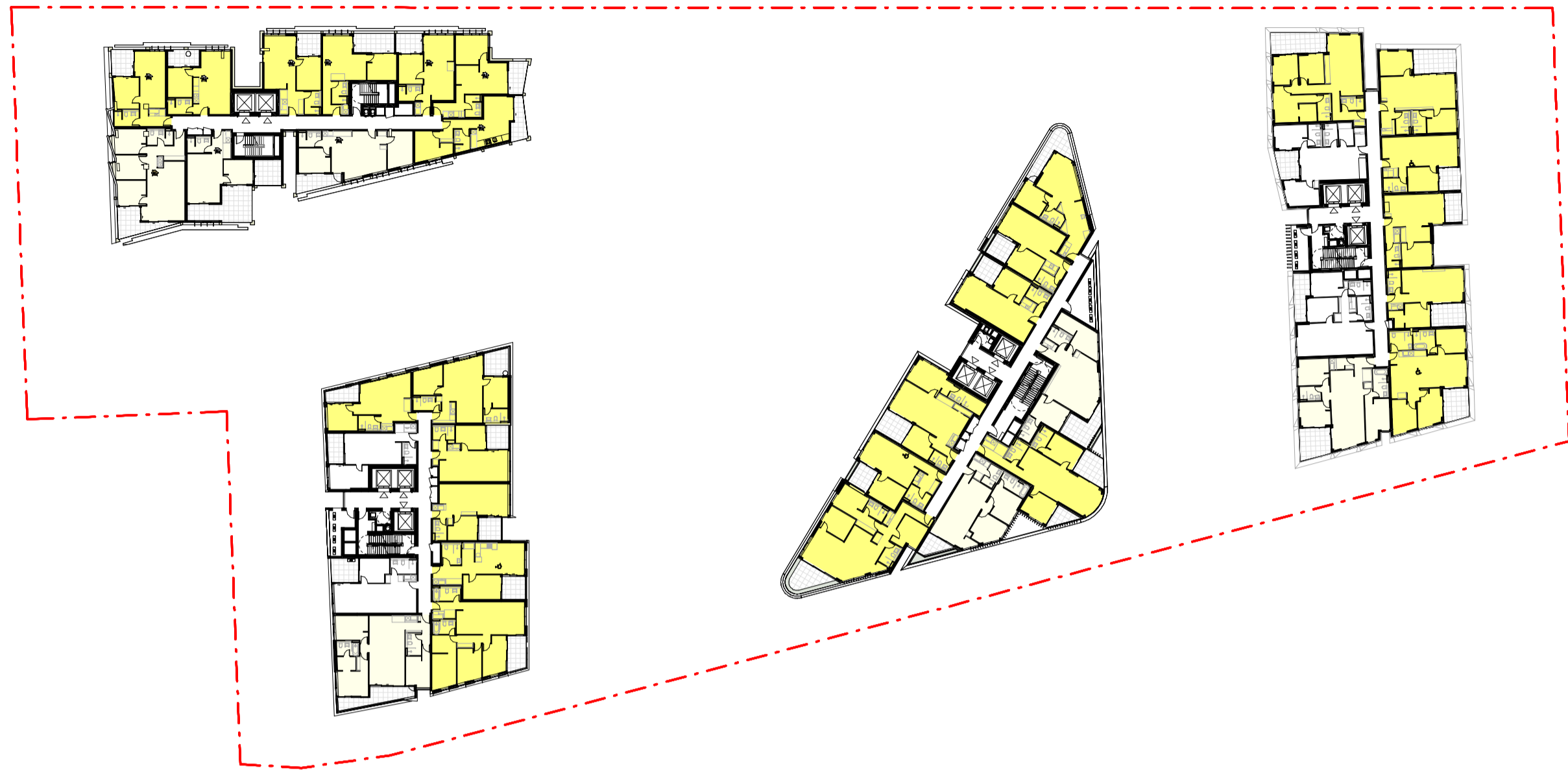
SOLAR AND DAYLIGHT ACCESS

ADG DESIGN CRITERIA
 4A-1 LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST
 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS
 DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER.
 MIN 2 HOURS DIRECT SOLAR ACCESS
 TOTAL NO. OF APARTMENT - 744
 ADG REQUIREMENT FOR SOLAR ACCESS - (70%)
 PROPOSED SOLAR ACCESS - 524 (70%)

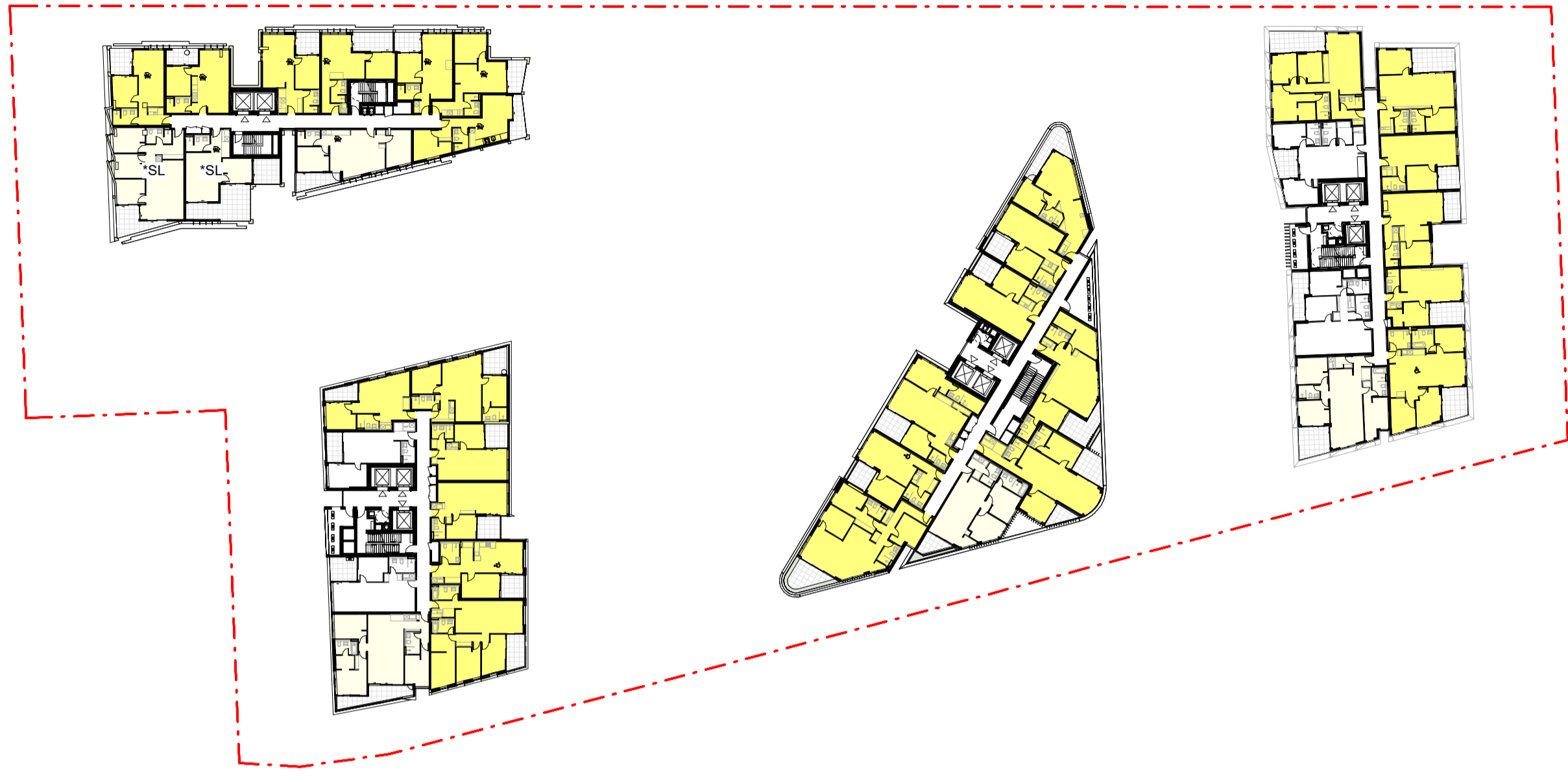
LEVEL	≥ 2 HRS	0 < x < 2 HRS	0 HRS	TOTAL UNITS
LEVEL 15	26	7	4	37
LEVEL 16	26	7	4	37
LEVEL 17	27	6	4	37
LEVEL 18	28	6	3	37
TOTAL	107	26	15	148

≥ 2 HRS
 0 < x < 2 HRS

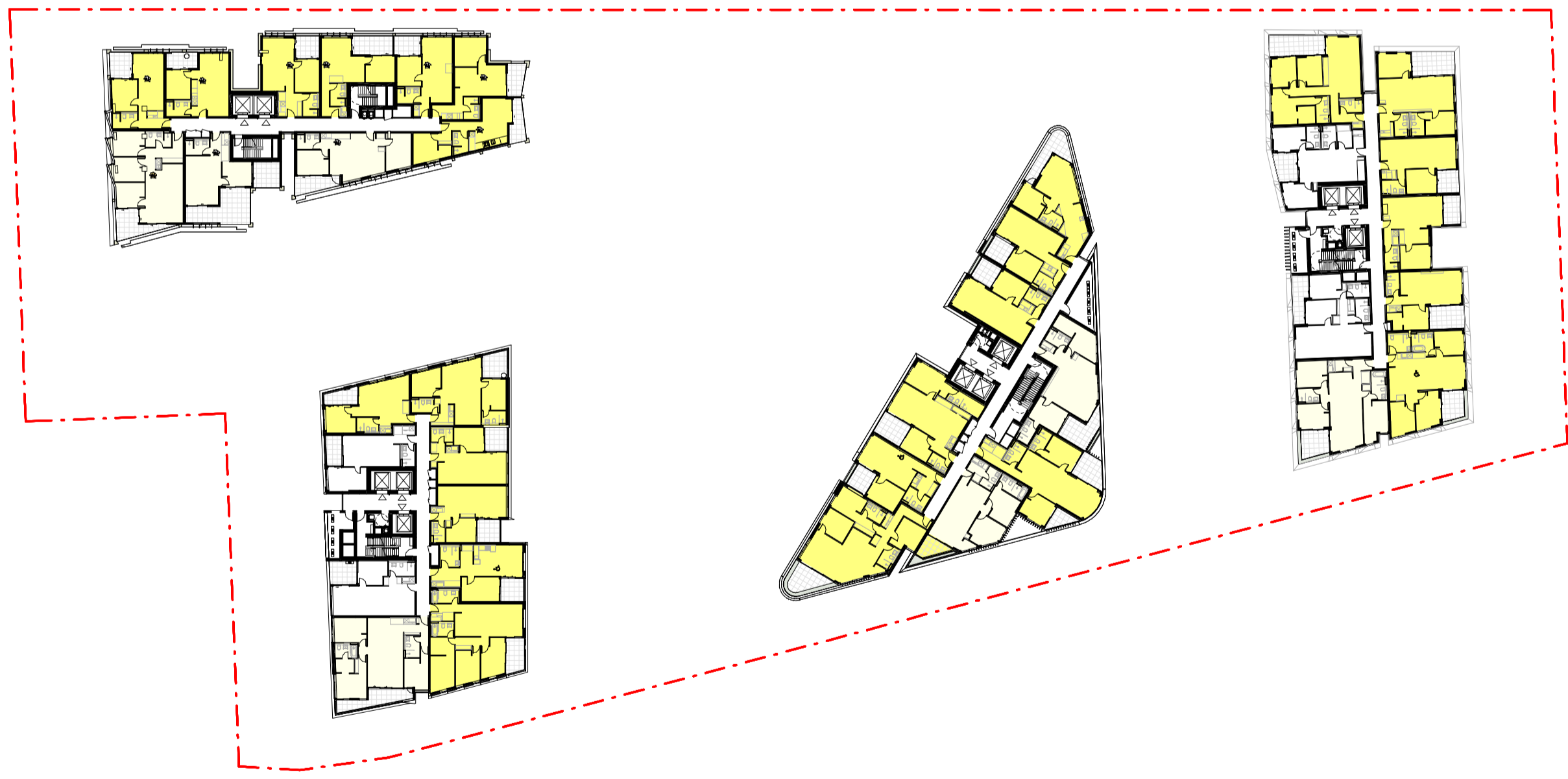
ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
 MAX 15% OF TOTAL NUMBER OF UNIT = 112 UNITS
 PROPOSED NO DIRECT SUNLIGHT:
 14.50% OF TOTAL NUMBER OF UNIT = 108 UNITS



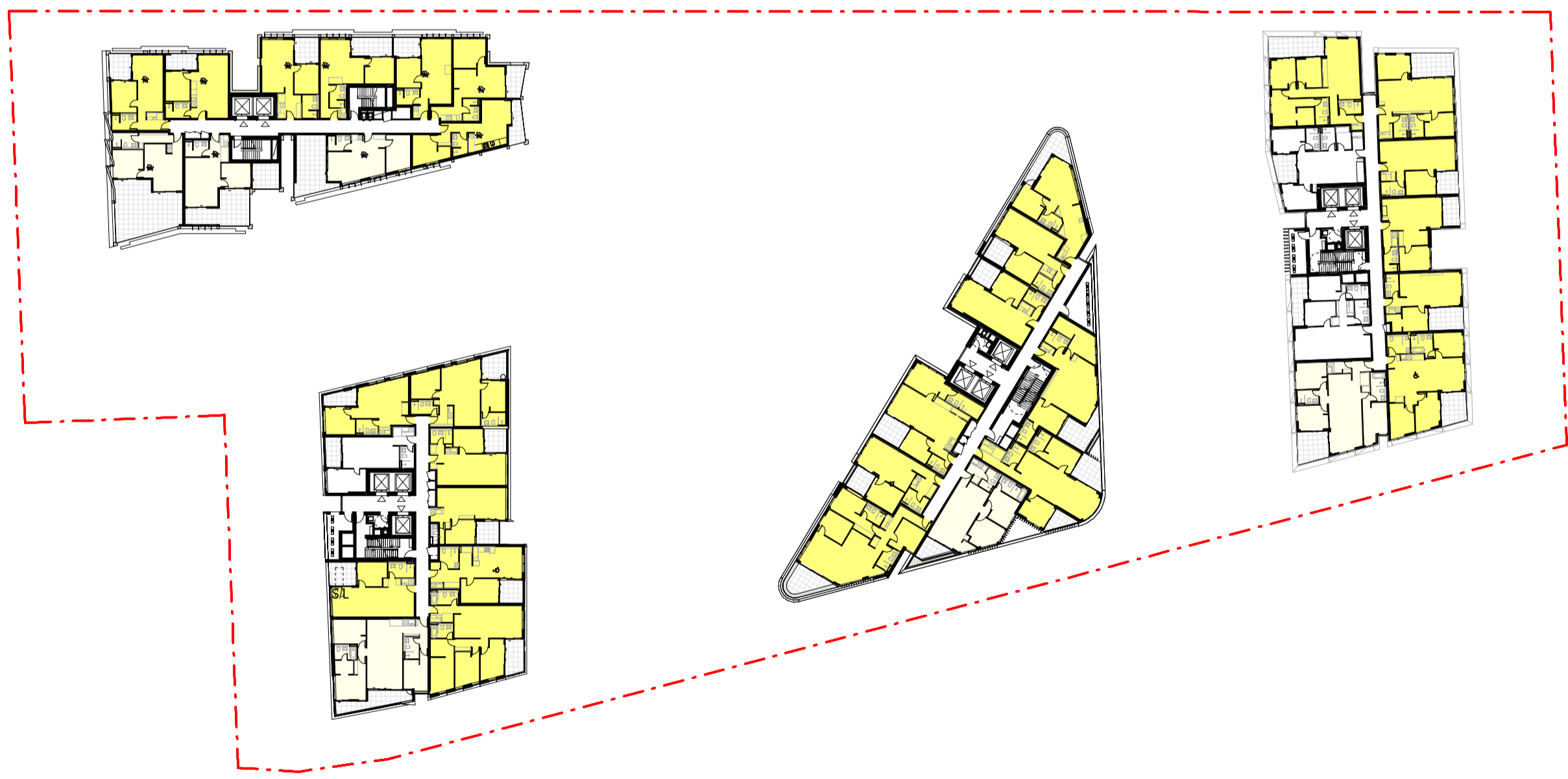
1 SOLAR COMPLIANCE - LEVEL 15
1:600



3 SOLAR COMPLIANCE - LEVEL 17
1:600



2 SOLAR COMPLIANCE - LEVEL 16
1:600



4 SOLAR COMPLIANCE - LEVEL 18
1:600



Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Issue	Description	Date
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2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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 architecture interior design urban design landscape
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Project Title
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Drawing Title
SOLAR COMPLIANCE

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Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by) JK, SM, AR, EC, AF		14/10/2020
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4452	B

22/12/2021 12:03:23 PM