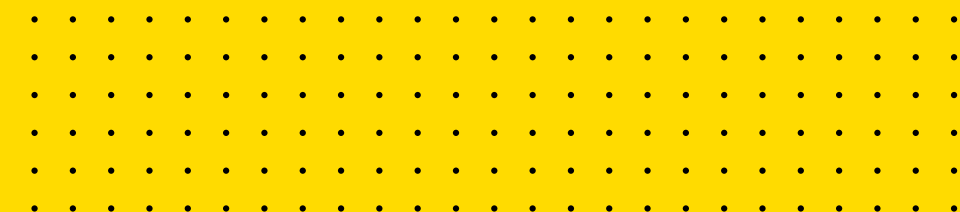




EDEN STREET, ARNCLIFFE PRE-DA MEETING

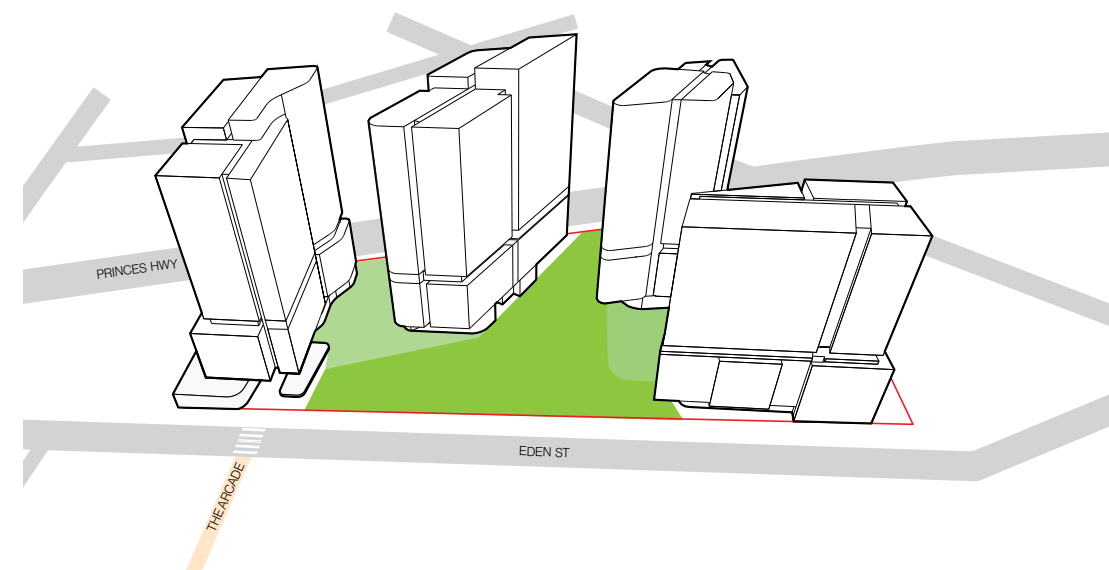
Presentation



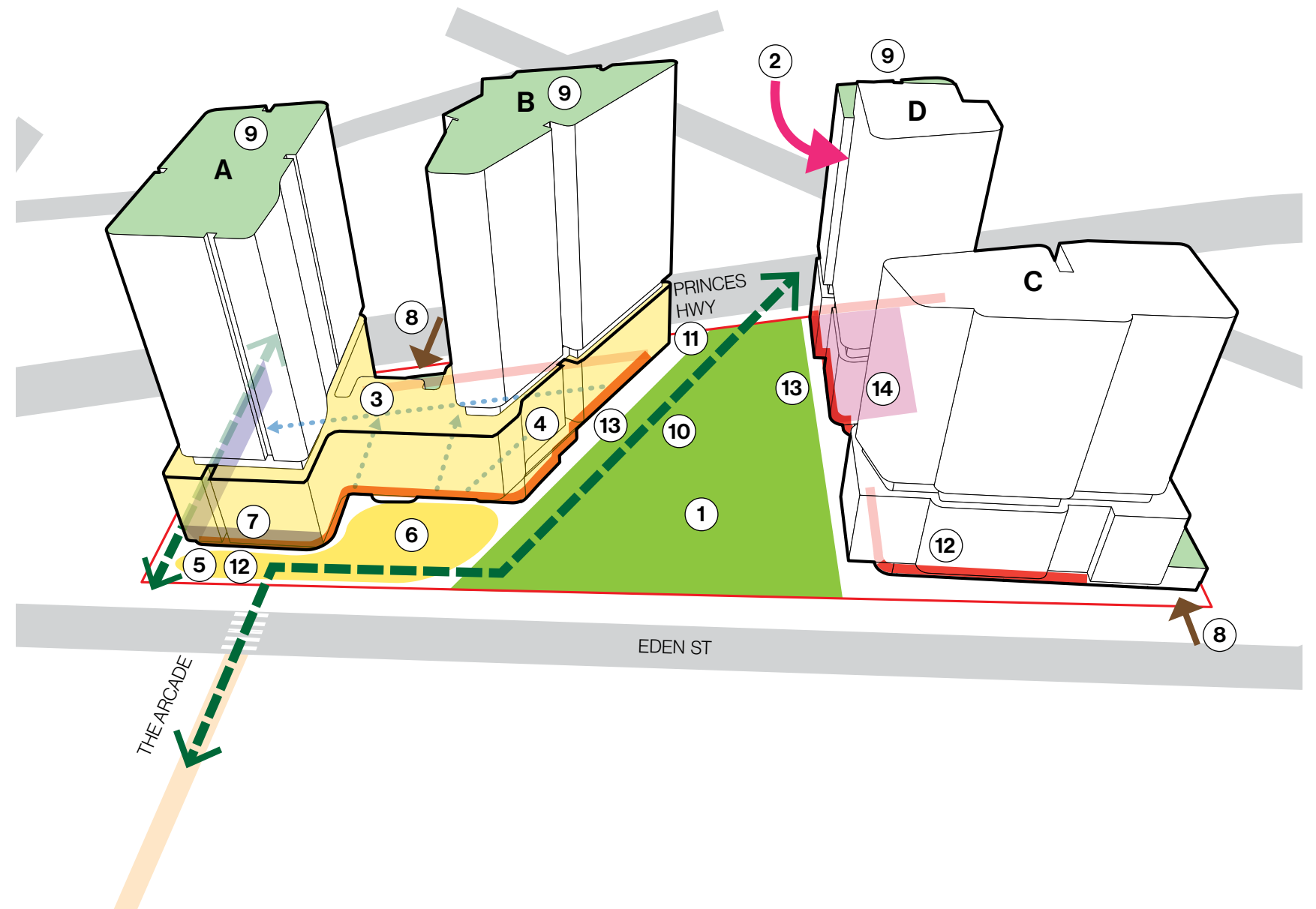
DESIGN EVOLUTION

A summary of the design changes made from the GANSW 1 workshop:

- ① Clearly defined public park
- ② Aligned building D to DCP alignment
- ③ Created podium between A + B aligned to DCP
- ④ Opened up retail and created 4 x laneway retail with fine grain
- ⑤ Setback the lower levels 9m opposite The Arcade to create a node at the junction of the through site link
- ⑥ Created a 'meeting place' public space to focus community and retail activation and eat street
- ⑦ Located potential community centre opposite Arncliffe Station and connecting to Princes Highway to the through site link and Eden Street
- ⑧ Separated vehicular access: retail off Princes Highway and residential off Eden Street
- ⑨ All communal spaces are completely separated and private on podiums and rooftops
- ⑩ Worked with site contours to maximise ease and cross over from Eden Street to Princes Highway
- ⑪ Increased activation to Princes Highway
- ⑫ Increased activation from Eden Street
- ⑬ Increased activation to the park
- ⑭ Reduced supermarket area

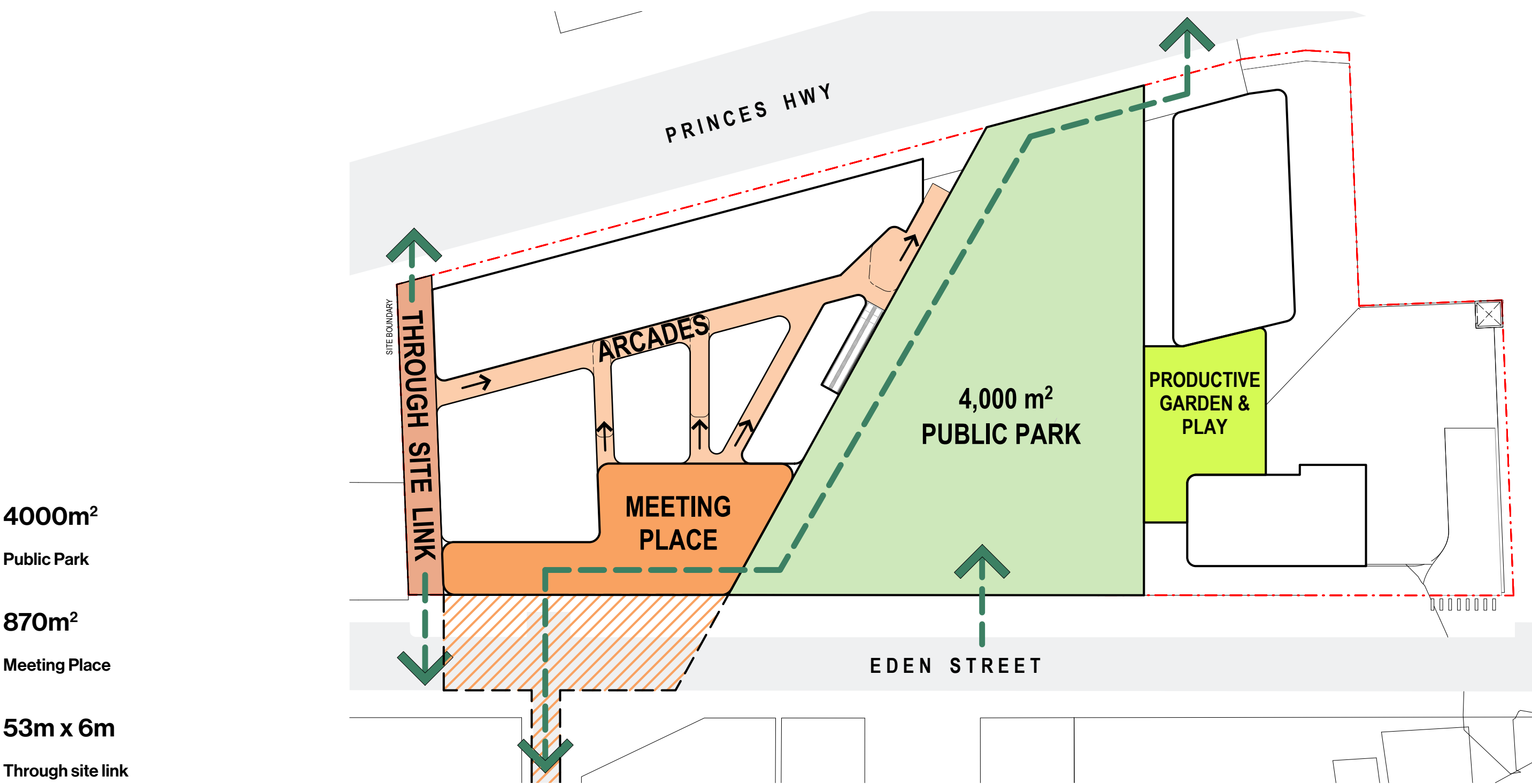


GANSW Workshop 1



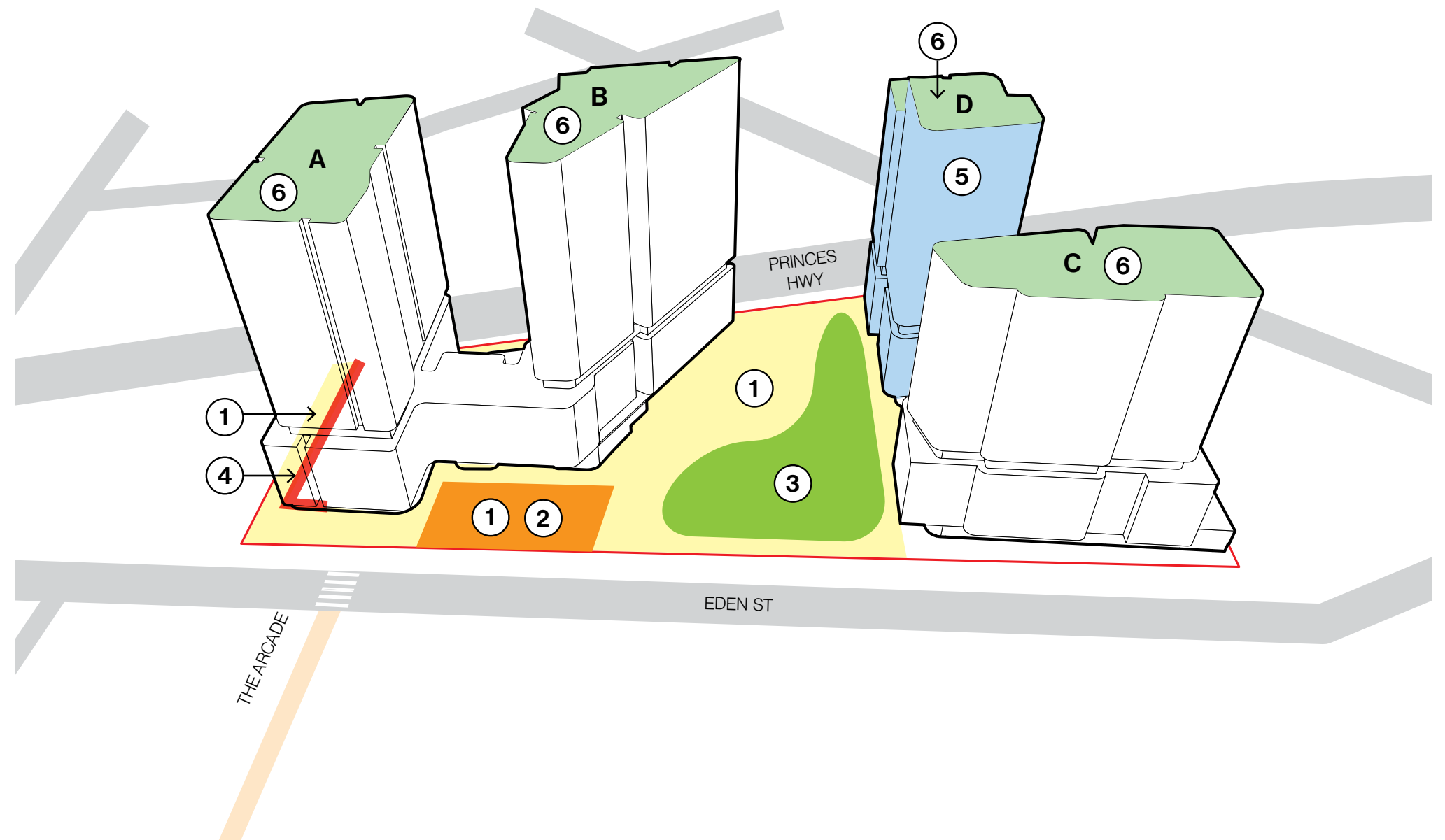
Current Scheme

REVISED PARK AND CONNECTIVITY



POTENTIAL USE OF ABORIGINAL DESIGN

- ① Place naming of park, through site link and meeting place
- ② Development of the meeting place
- ③ Development of landscape
- ④ Light artwork to through site link
- ⑤ Pattern in facade
- ⑥ Landscape



Current Scheme

INTEGRATION OF FORM AND PATTERN

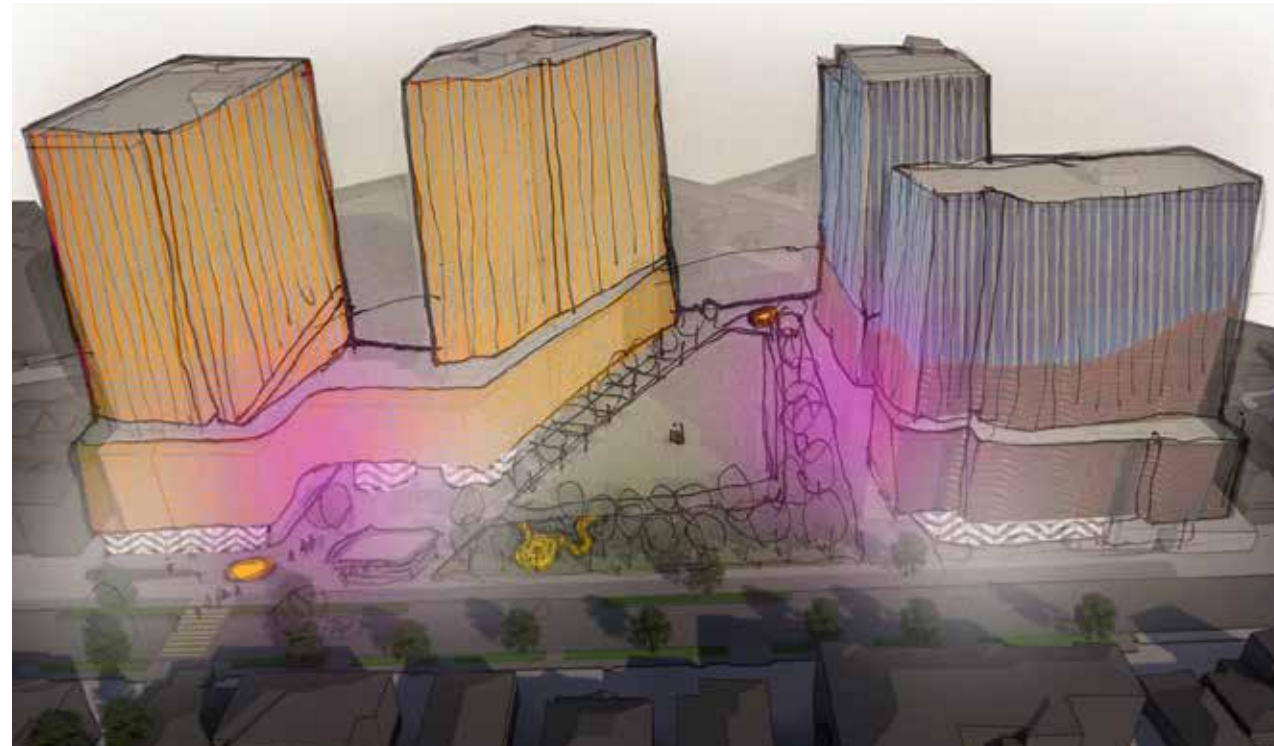
Design Expression

The Arncliffe project has the potential to engage with Aboriginal design in the expression of the built form in architecture and landscape.

Gathering Spaces and Places to Connect

Meeting places are provided to allow discussion and learning.

Informal places created to allow for quietness + reflection and reveal qualities of the built and natural environment.



Sculptural and Discovery Play

Sculptural play elements which sit within the landscape. Opportunity to connect to Dharawal Country through play elements

The concept behind the sculptural play could include the following

- Story telling,
- Understanding of people and culture and environment.
- Exploration and discovery through self determined play.
- The sculptural element itself could be of something significant to site + engage and excite



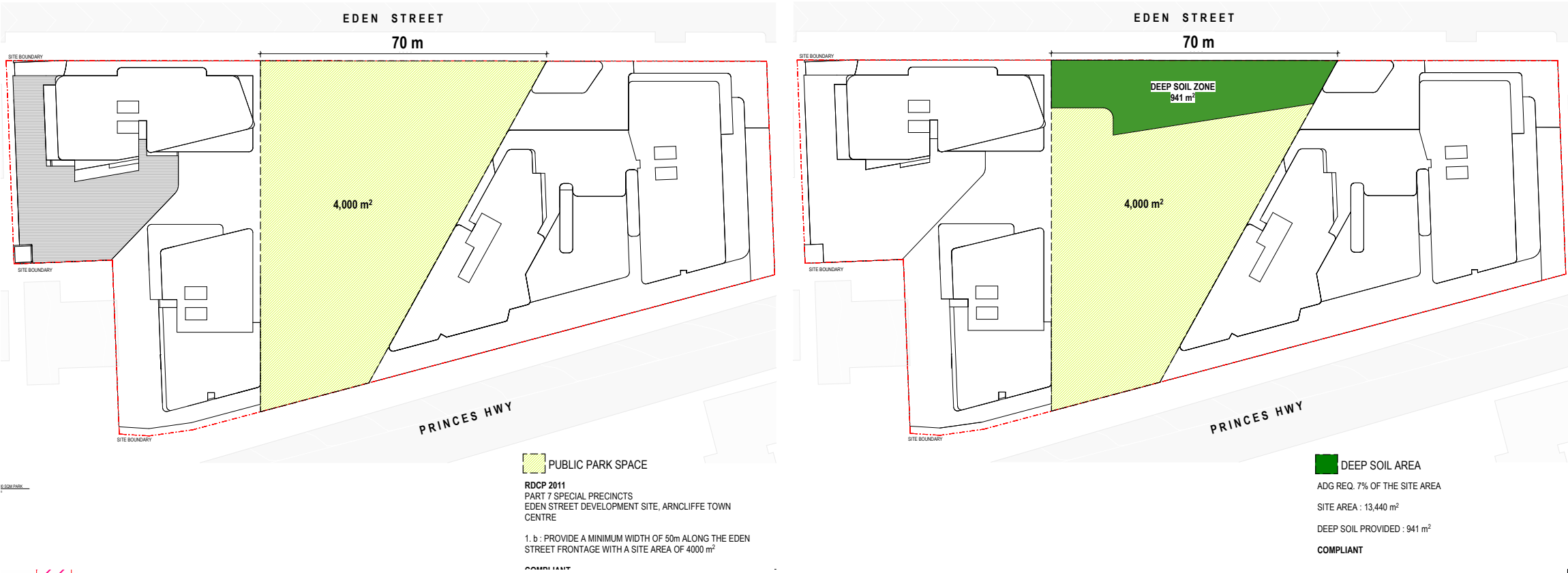
PUBLIC PARK

4,000sqm public park

refer DA 4203 in Supplementary section for scaleable drawing

Deep Soil = 7% (941sqm)

refer DA 4300 in Supplementary section for scaleable drawing



Solar Amenity to Public Park

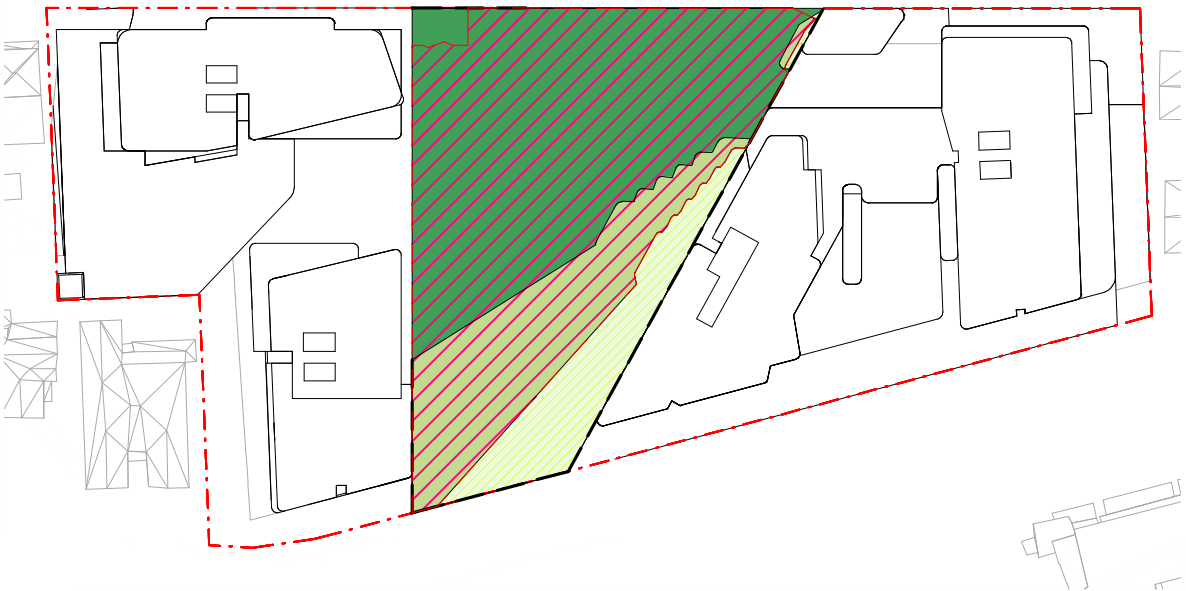
RDCP 2011 Part 7 Special Precincts

Key statistics of the orientation of the public park are:

98% of the park achieves 2 hrs sun
June 21 (3,935sqm)

84% of the park achieves 3 hrs sun
12pm-3pm June 21 (DCP)

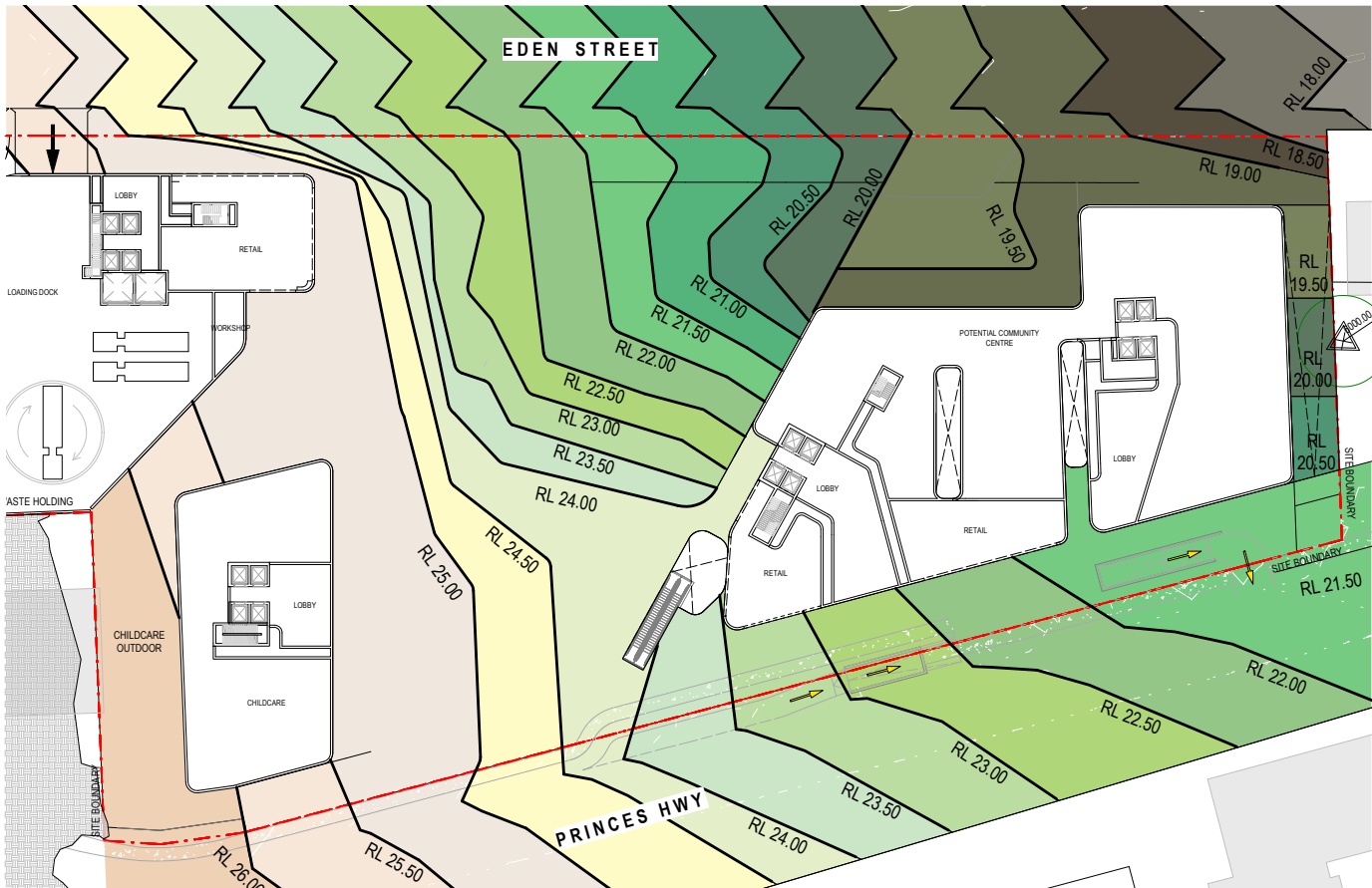
62% of the park achieves 4hrs+ sun on
June 21



Solar Access to park

refer DA 4204 in Supplementary section for scaleable drawing and hourly shadow study

CONTOURS AND COS

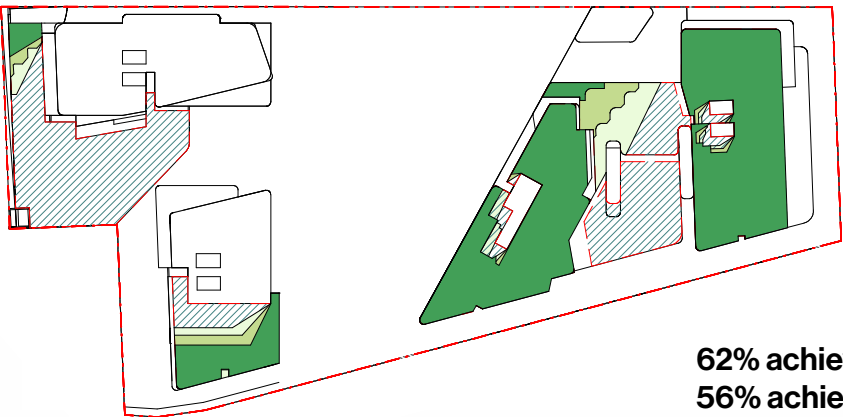
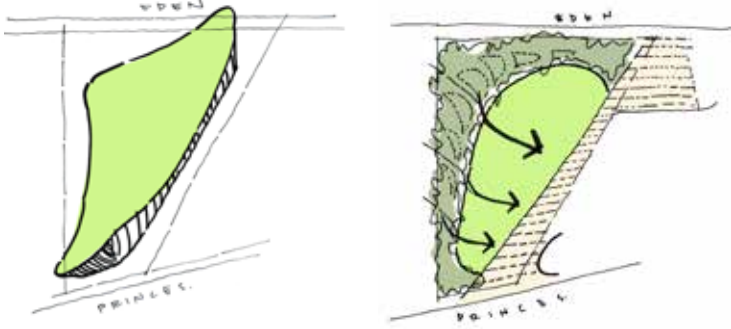


Concept of working with contours

The levels of public realm interface across the site have been co-ordinated so that access can run along contours connecting Eden St to Princes Hwy with ease.

Levels plan

refer SK100 in Supplementary section for scaleable drawing



62% achieves 2hrs+
56% achieves 3hrs+
51% achieves 4 hrs+

Solar Amenity to COS

refer DA 4201 for the above drawing and DA 4202 for DCP Solar compliance in Supplementary section for scaleable drawing



29% site area is provided as
Communal Open Space

Location of COS

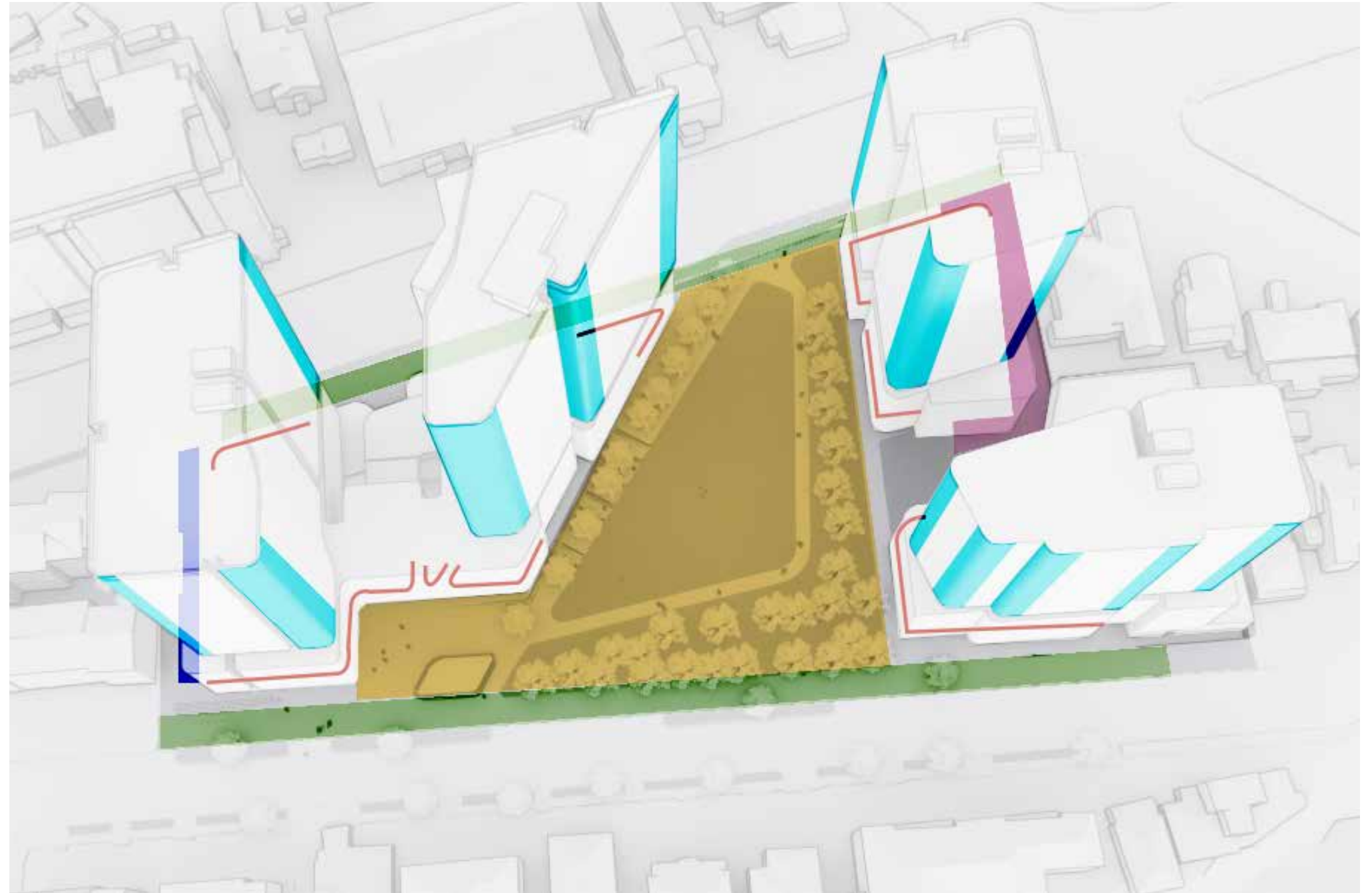
refer DA 4200 in Supplementary section for scaleable drawing

WIND

Wind Mitigation Strategy

Dr. Neihad Al-Khalidy , Technical Director - CFD, Wind & Energy at SLR Consulting has joined the team and provided the following principles of wind mitigation strategy. These principles will be developed into the design with further testing and reporting to be provided for the DA.

- landscape planting
- landscape planting & some cover
- porous canopy at level 3
- landscape & horizontal wind breaks
- balcony single side open
- setbacks to entries



VEHICULAR STRATEGY

Traffic Strategy

Morgan Stanbury, Director of Stanbury Traffic Planning has been advising the team and assisting in strategies to minimise the developments impact upon traffic to Eden Street and suitable servicing and circulation strategies to meet the requirements for the various uses across the development.

Traffic Generating Ability

Strict application of shopping centre traffic generation rates provides by Transport for NSW's Guide to Traffic Generating Developments to the specialty retail and supermarket floor areas of 3,370sqm and 830sqm, respectively, results in the following peak hour traffic generation rates:

- 284 Thursday evening peak hour trips (comprising 142 inbound and 142 outbound movements)
- 304 Friday evening peak hour trips (comprising 152 inbound and 152 outbound movements)
- 482 Saturday midday peak hour trips (comprising 241 inbound and 241 outbound movements)

It is however likely that the above traffic generation figures will be revised down somewhat to account for mixed use trips and the fact that a portion of the retail visits will be from the immediately surrounding precinct (not necessarily generating a vehicle movement), to something in the order of the following:

- 230 Thursday evening peak hour trips (comprising 115 inbound and 115 outbound movements)
- 240 Friday evening peak hour trips (comprising 120 inbound and 120 outbound movements)
- 390 Saturday midday peak hour trips (comprising 195 inbound and 195 outbound movements)

By contrast, the residential component of the development is expected to generate up to 0.19 weekday commuter peak hour vehicle movement per dwelling. This equates to approximately 140 weekday peak hour vehicle trips (say 28 inbound and 112

outbound movements during the weekday morning peak and the reverse condition during the evening peak hour).

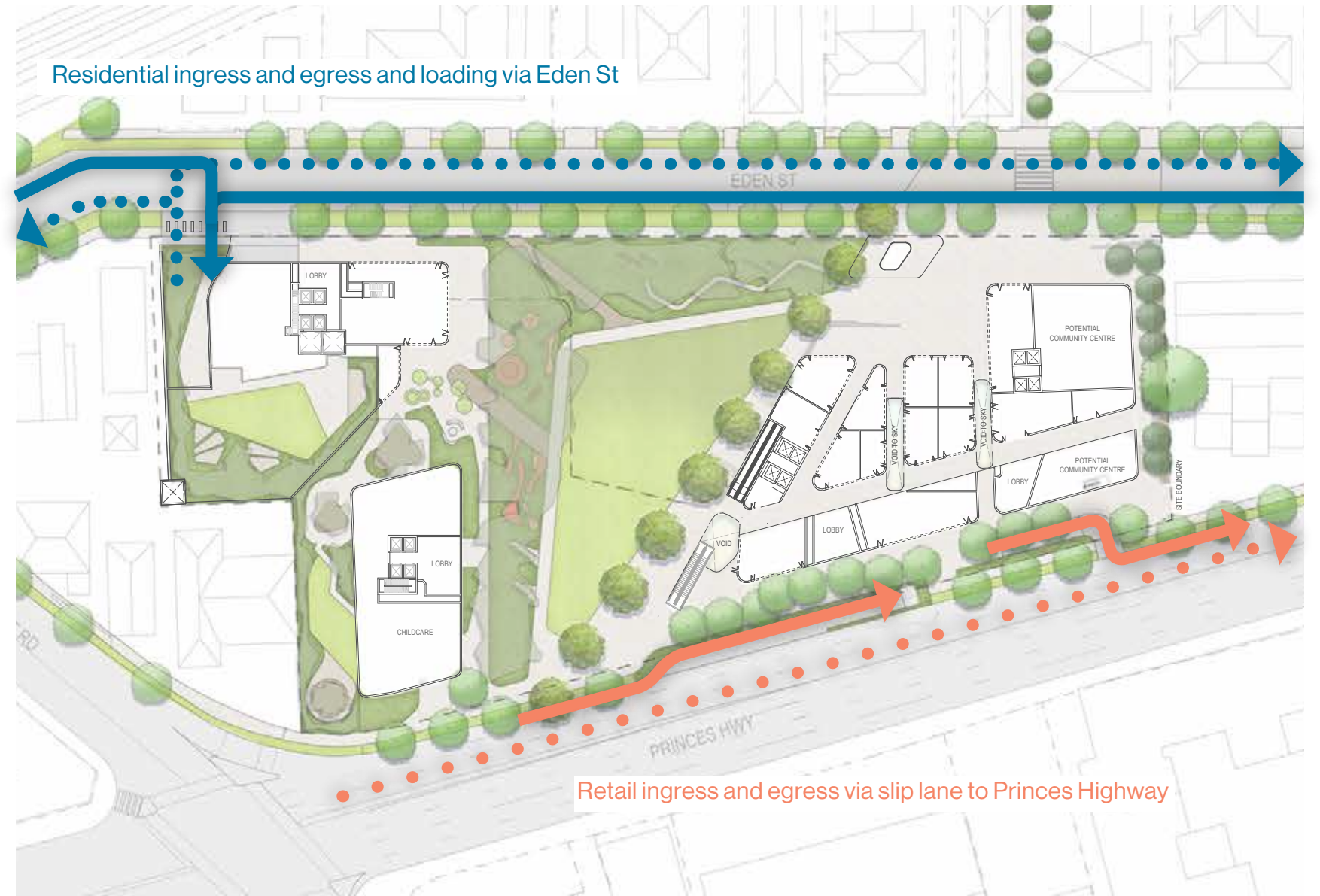
On the basis of the above considerable traffic generating ability of the development, it is desirable to split the retail and residential vehicular access locations. Whilst TfNSW has a policy that access should be sought via lower order roads, the service nature of the retail floor space is such that it makes most sense for access to this component of the development to be via Princes Highway. There is sufficient precedent of TfNSW supporting main road access / egress where it can be established that it does not present a safety or efficiency impact.

Eden Street Access Design

It is accordingly recommended that consideration be given to the establishment of a 'seagull' type channelisation treatment within Eden Street adjacent to the site access driveway. This treatment will allow for a staged site egress movement, allowing exiting traffic to merge with northbound Eden Street traffic further to the north. It also improves the efficiency with which vehicles can exit the site.

Princes Highway Access Design

Ingress access via the Highway can be supported where a deceleration lane is provided. This will allow vehicles to exit the Highway without unreasonably impeding trailing through traffic flow safety or efficiency. Site egress movements directly to the Highway can be supported on the basis that such movements will occur in gaps in northbound Highway traffic flow facilitated by the operation of traffic signals at Forest Road. It is further noted that the consistent vertical and horizontal alignment of the Highway results in an excellent level of sight distance between northbound Highway traffic flow and a driveway servicing the site.



Proposed vehicle access

For Basement drawings refer DA1998 to DA2000 in Supplementary section for scaleable drawing

SUSTAINABILITY APPROACH

Synopsis

A precinct wide (macro scale) approach is adopted across core imperatives of equity | resilience | infrastructure; incl. interdependent strategies in relation to WSUD, active transport, and public domain accessibility and urban heat response.

Building on the precinct wide approach, BASIX and NABERS benchmarking drive an effective response against Health + Wellbeing | Whole of Life | Resource Regeneration at a built form (meso) scale.

As we shift to the micro (dwelling) scale, we see a culmination of the sustainability initiatives into a market leading performance; aligning with Passive House principles and achieving BASIX scores well in excess or minimum requirements.

Water Sensitive Urban Design

- _ Vegetated swales to protect water quality
- _ Proprietary water quality control measures
- _ On site detention to manage stormwater
- _ Stormwater reuse for public domain irrigation

Imperative _ Resilience

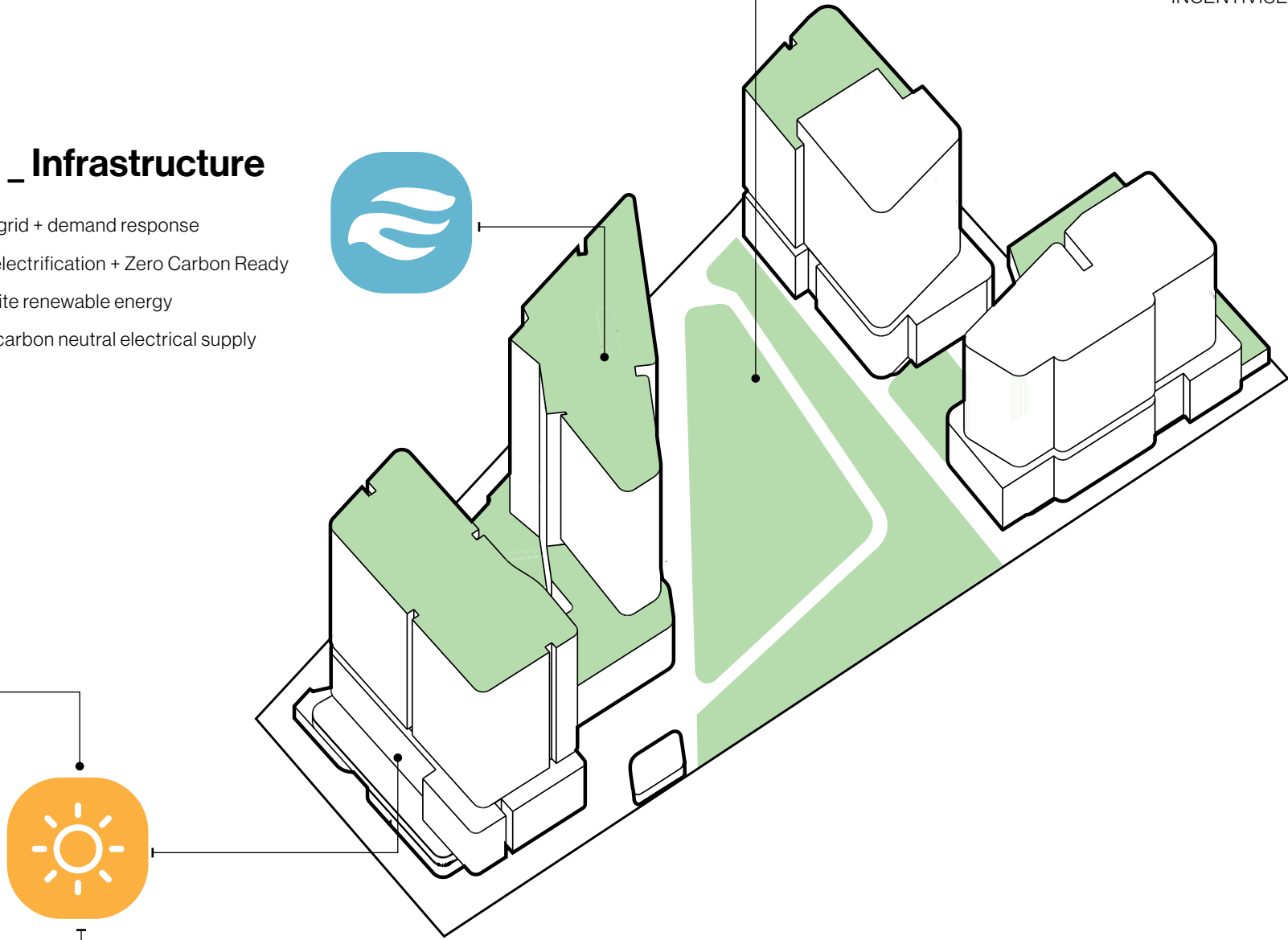
- ADAPT _ to a changing climate
- MITIGATE _ urban heat
- EMBRACE _ a circular economy
- ACCESS _ healthy, fresh food

Imperative _ Infrastructure

- RELIABLE _ microgrid + demand response
- READY _ building electrification + Zero Carbon Ready
- GENERATE _ on-site renewable energy
- DECARBONISE _ carbon neutral electrical supply

Imperative _ Equity

- ACCESS _ high quality public domain
- MINIMISE _ running costs
- ALLEVIATE _ fuel poverty
- SHARE _ agrivoltaics (community solar and urban ag)
- MOBILITY _ EVs and Mobility as a Service (MaaS)
- CONNECT _ to good public transport
- INCENTIVISE _ active mobility and walkability



BASIX



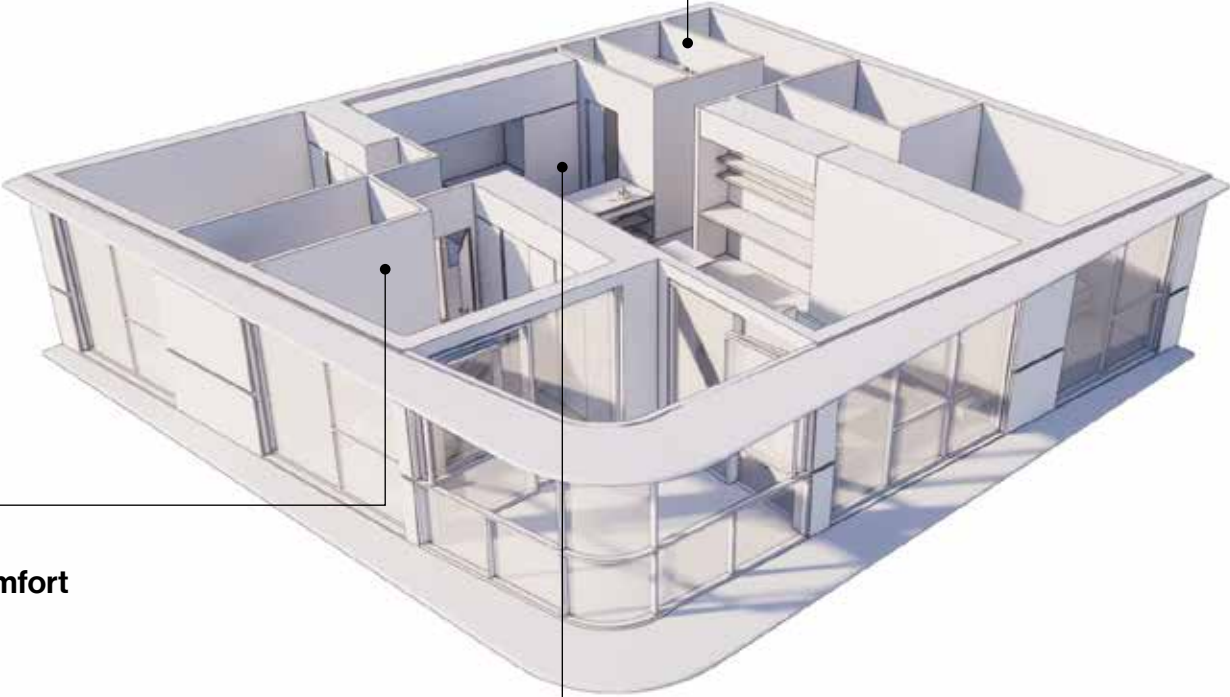
Target

- Predicted 5 star NABERS Energy for Apartment Buildings performance
- BASIX Energy 45 (social) + BASIX Energy 38 (market)
- Predicted 4 star NABERS Water for Apartment Buildings performance
- BASIX Water 45

INTEGRATED STRATEGY

Dwelling | A micro scale response

Macro and meso scale opportunities and initiatives translate to a micro scale response that delivers integrated design outcomes



Energy

DELIVER _ low energy use

- Heat recovery ventilation
- Primary energy demand < 120 kWh/m2.year
- Individual comfort control
- Energy efficient appliances
- Clothes drying line
- LED lighting

PERFORM

- Implement Passive House principles
- BASIX Energy 45 (social)
- BASIX Energy 38 (market)

BASIX

Thermal Comfort

DESIGN _ enhanced occupant comfort

- Optimised building fabric specification
- Passive solar shading/heating
- Ceiling fans
- Eliminate space heating
- Winter garden effectiveness
- Airtight

PERFORM

- Achieve average 7 star NatHERS
- Adaptive/elevated air speed thermal comfort
- Implement Passive House principles

Water

DELIVER _ low water use

- Low flow fixtures
- Water efficient appliances
- Rainwater harvesting for toilet and laundry
- No water-based heat rejection

PERFORM

- BASIX Water 45

BASIX





Amendments		
Issue	Description	Date

Amendments		
Issue	Description	Date

Consultant
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Client
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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arnccliffe
Drawing Title
SITE PLAN

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1 BASEMENT 3-4
1: 250



Amendments			Amendments		
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-	ISSUED FOR CONSULTANTS	22/10/2020			
1	ISSUED FOR PRE DA	29/10/2020			

Consultant		Client	
Consultant	Company	Client	BillBergia
Consultant	Company	Client Details	
Consultant	Company		
Consultant	Company		
Consultant	Company		



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title			
Eden Street Arncliffe			
Drawing Title			
Basement Level 3			
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Drawing Created (date)	Drawing Created (by)		Checker
			22/10/2020
Scale	Project No	Drawing No	Issue
1: 250	180319	DA 1997	1



1 BASEMENT 1
1:250

DA - PARKING SCHEDULE	
Level	Carpark
BASEMENT 3	310
BASEMENT 2	302
BASEMENT 1	254
LOWER GROUND LEVEL	84
TOTAL	950

RDCP 2011 SECTION 7.7 ARNCLIFFE AND BANKSWILL & SEPP AFFORDABLE RENTAL HOUSING 2009 (BUILDING C)		*TOTAL : 941 CAR SPACES REQ. (WITH 800 m² SUPERMARKET)					SITE AREA 13,440 m² DEEP SOIL REQ 7% OF THE SITE AREA = 941 m²
PARKING REQ	TOWER C	A	B	C	D	TOTAL	
STUDIO & 1 BED	1 SPACE	43	25	44	103	215	
2 BED	1 SPACE	65	114	32	28	239	
3 BED	2 SPACES	142	86	8	84	320	
		250	225	84	215	774	
VISITOR	1 PER 10 DWELLINGS	18	19	-	18	55	
BICYCLE	1 PER 10 DWELLINGS					73	
MOTORCYCLE	1 PER 15 DWELLINGS					48	
SHOPS/ RETAIL	1 PER 40m² GFA						
BICYCLE	1 PER 200m²					19	
MOTORCYCLE	1 PER 20 CAR SPACES					5	
CHILDCARE	1 PER 20 CHILDREN					20	
	1 PER 2 STAFF						
	1 PER RESIDENTIAL COMPONENT						
CURRENT RETAIL GFA (800 m² supermarket)		3649 sqm / 40 = 92 spaces (incl. 2 DDA)					

Amendments		Date
Issue	Description	
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		Date
Issue	Description	
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1	ISSUED FOR PRE DA	29/10/2020

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

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

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Basement Level 1

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Amendments		Date
Issue	Description	
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	ISSUED FOR PRE DA	29/10/2020

Amendments		Date
Issue	Description	

Consultant
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Consultant Company

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Client Details



GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 7, 80 William St East Sydney NSW
 Australia 2011
 www.gropegga.com
 T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
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 Drawing Title
Lower Ground Level

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North Point

PRELIMINARY

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Drawing Created (date)		Drawing Created (by)		JK SM AR	
				22/10/2020	
Scale	Project No	Drawing No	Issue		
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Amendments		Amendments	
Issue	Description	Issue	Description
1	ISSUED FOR CONSULTANTS		
	ISSUED FOR PRE-DA		

Amendments	
Issue	Description

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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

Drawing Title
Upper Ground Level

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North Point

PRELIMINARY

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Verified	PDS
Approved	PDS
Drawing Created (date)	Drawing Created (by)
	JK SM AR
	22/10/2020

Scale	Project No	Drawing No	Issue
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EDEN STREET



① LEVEL 1-2
1:250



North

PRELIMINARY

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Verified	Designer	Approved	Approved
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Scale	Project No	Drawing No	Issue
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Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020			
1	ISSUED FOR PRE DA	29/10/2020			

Consultant
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Consultant Company ^{ails}

Client

BillBergia
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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

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Eden Street Arncliffe

Drawing Title

Level 1-2

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EDEN STREET



1 LEVEL 3-5
1:250

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

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Drawing Title
Level 3-5

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EDEN STREET



Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

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Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Consultant	
Consultant	Company
Consultant	Company
Consultant	Company

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

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

Drawing Title
Level 6-7

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Verified Designer	Approved Approver		
Drawing Created (date)	Drawing Created (by) Checker		
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Scale	Project No	Drawing No	Issue
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EDEN STREET



1 LEVEL 8-14
1:250

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date
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1	ISSUED FOR PRE DA	29/10/2020

Consultant	
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Consultant	Company

Client
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Client Details



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

Drawing Title

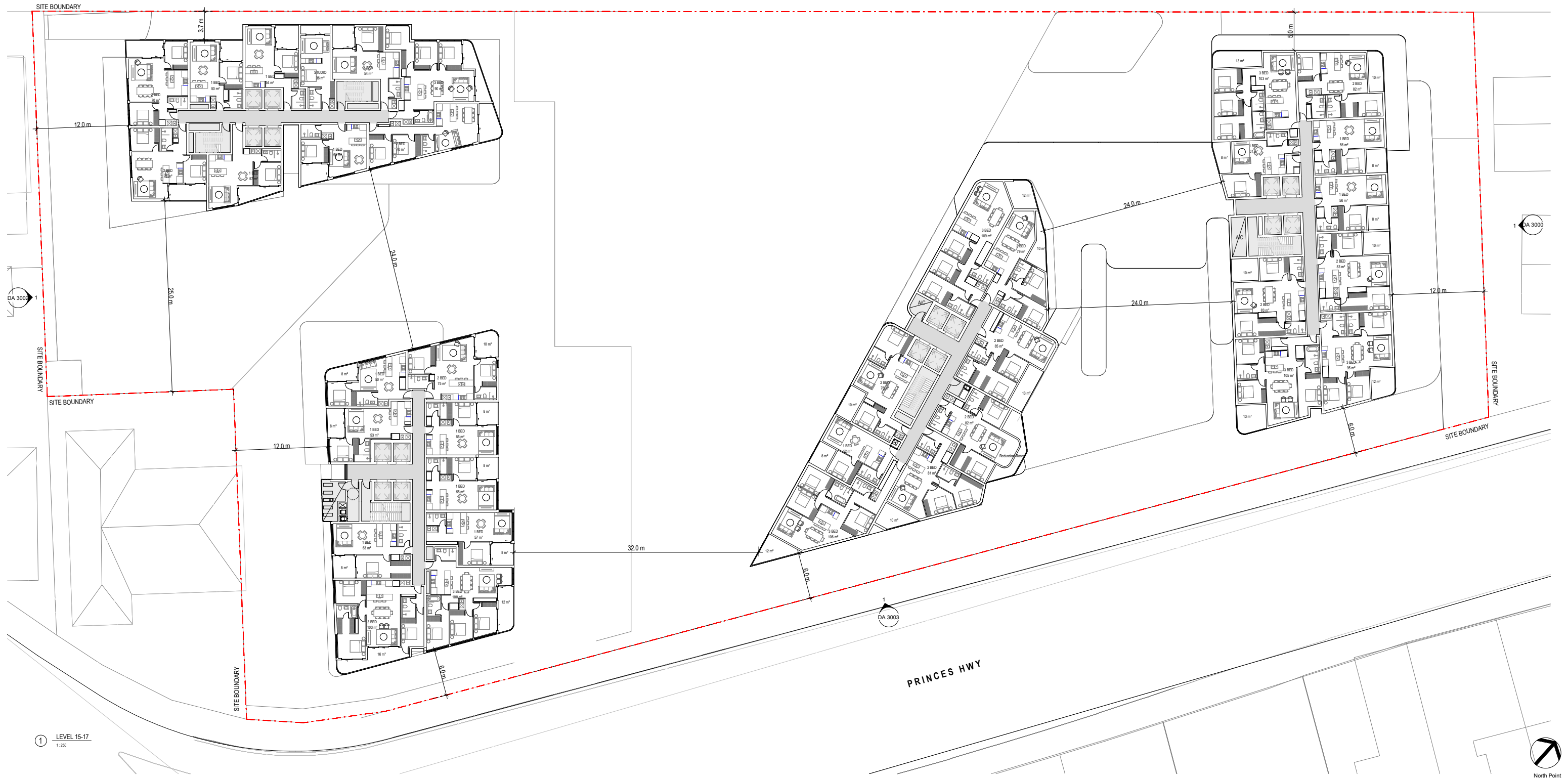
Level 8-14

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				22/10/2020
Scale	Project No	Drawing No	Issue	
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EDEN STREET

DA 3001
1



① LEVEL 15-17
1:250



North Point

PRELIMINARY

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Scale	Project No	Drawing No	Issue
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Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020			
1	ISSUED FOR PRE DA	29/10/2020			

Amendments		
Issue	Description	Date

Consultant
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Consultant
Consultant Company ^{ails}

Client

BillBergia
Client Details



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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

Eden Street Arncliffe

Drawing Title

Level 15-17

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EDEN STREET



1 LEVEL 18
1:250



Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Consultant	
Consultant	Company
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Consultant	Company

Client
BillBergia
Client Details



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Level 7, 80 William St East Sydney NSW
Australia 2011
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T +612 9361 4144 F +612 9332 3458
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nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

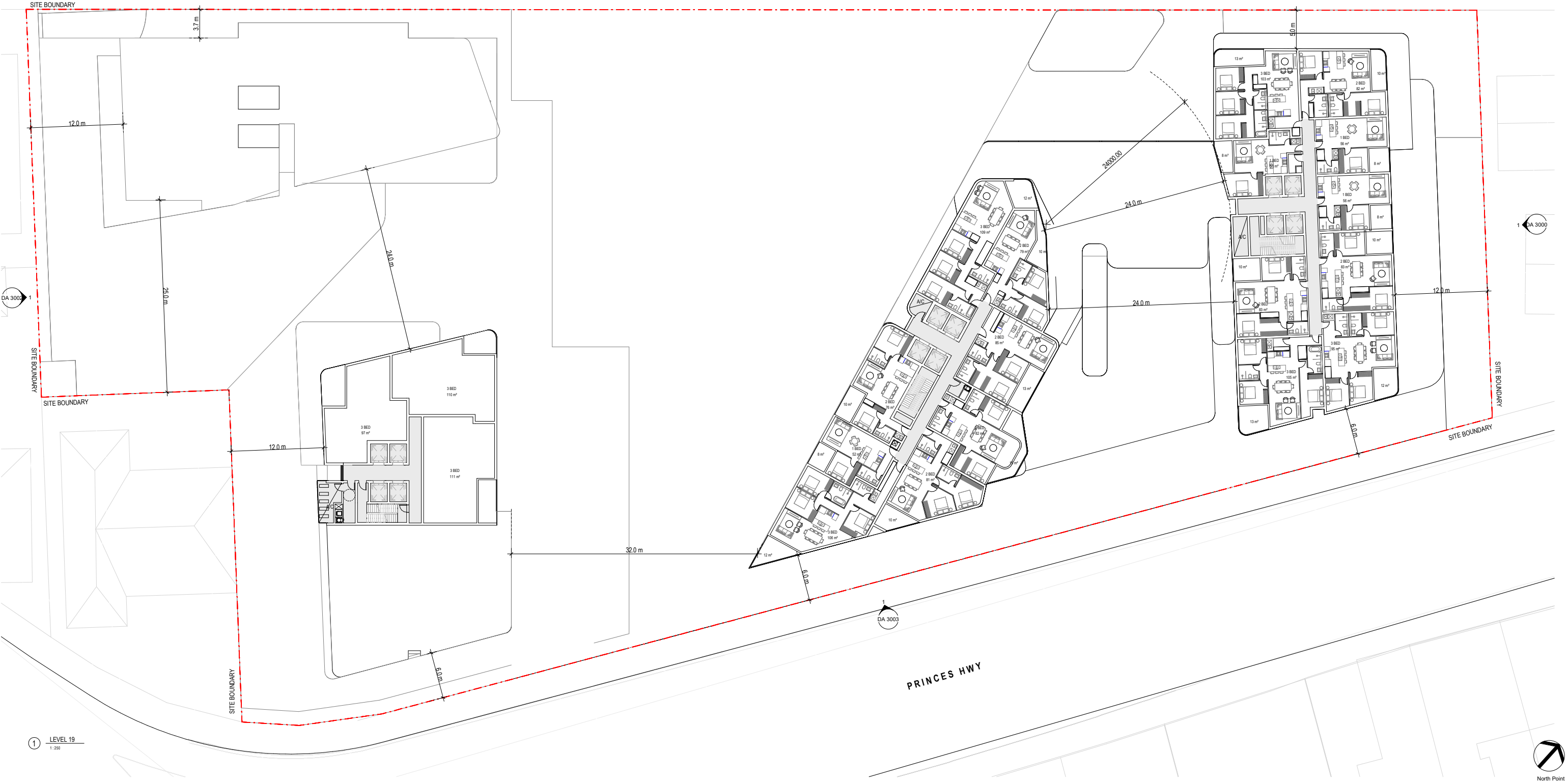
Drawing Title
Level 18

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Plotted and checked by	Author
Verified Designer	Approved Approver
Drawing Created (date)	Drawing Created (by) Checker
Scale	Project No
1:250	180319 DA 2019
Drawing No	Issue
180319 DA 2019	1

EDEN STREET



1 LEVEL 19
1:250

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Consultant	
Consultant	Company
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Consultant	Company

Client
BillBergia
Client Details



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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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Project Title
Eden Street Arncliffe

Drawing Title
Level 19

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Verified Designer	Approved	Approver	
Drawing Created (date)	Drawing Created (by)	Checker	
			22/10/2020
Scale	Project No	Drawing No	Issue
1:250	180319	DA 2020	1



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EDEN STREET

DA 3001
1

DA 3000

TE BOUNDARY

PRINCES HWY



PRELIMINARY

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Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	
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		22/10/2020	
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2021	-1

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date

Consultant
Consultant Company ^{ails}
Consultant
Consultant Company ^{ails}
Consultant
Consultant Company ^{ails}

Client

BillBergia
Client Details



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

T +612 9361 4144 F +612 9332 3458

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Project Title
Eden Street Arncliffe

Drawing Title

Level 20

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EDEN STREET

DA 3001
1

DA 3000

SITE BOUNDARY

1
DA 3003

PRINCES HWY



PRELIMINARY

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Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	
		Checker	
		22/10/2020	
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2022	-1

Project Title
Eden Street Arncliffe

Drawing Title

Level 21

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Client

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Client Details

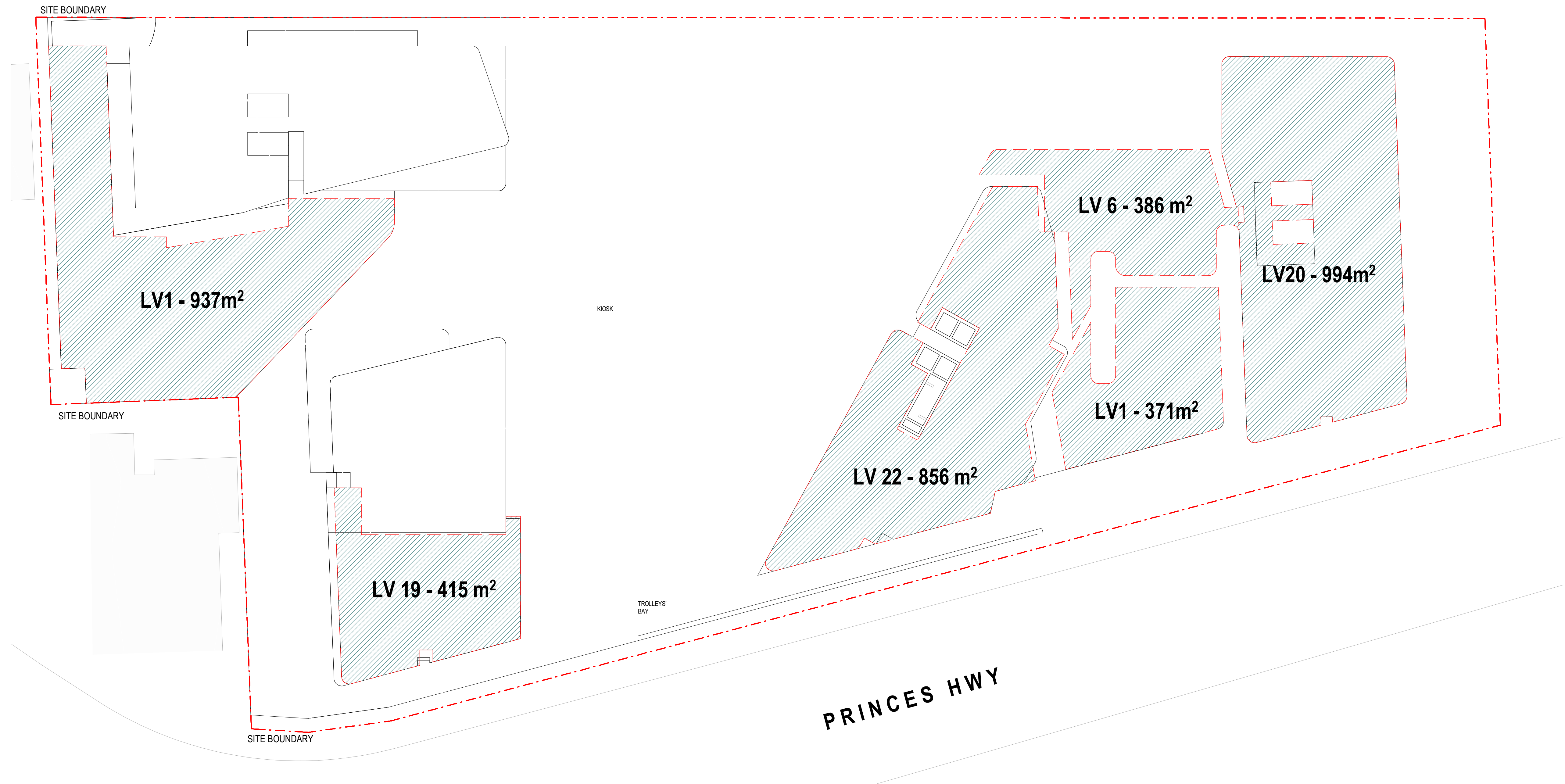
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Issue	Description	Date

Amendments		
Issue	Description	Date
-	ISSUED FOR CONSULTANTS	22/10/2020
1	ISSUED FOR PRE DA	29/10/2020

① LEVEL 21
1:250

EDEN STREET

 COMMUNAL OPEN SPACE

ADG REQ. 25% OF SITE AREA : 3,360 m²
RDCP 2011 CRITERIA :
 RATE OF 5m² FOR EACH DWELLING WITHIN THE DEVELOPMENT
 714 APARTMENTS X 5 m² = 3,570 m²

**PROPOSED : 3,959 m² (29%)
COMPLIANT**



North Point

PRELIMINARY

Plotted and checked by		Author	
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
			09/02/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4200	1

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

Consultant
Consultant Company ^{jails}
Consultant
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Consultant
Consultant Company ^{jails}

Client

BillBergia
Client Details



GROUP GSA

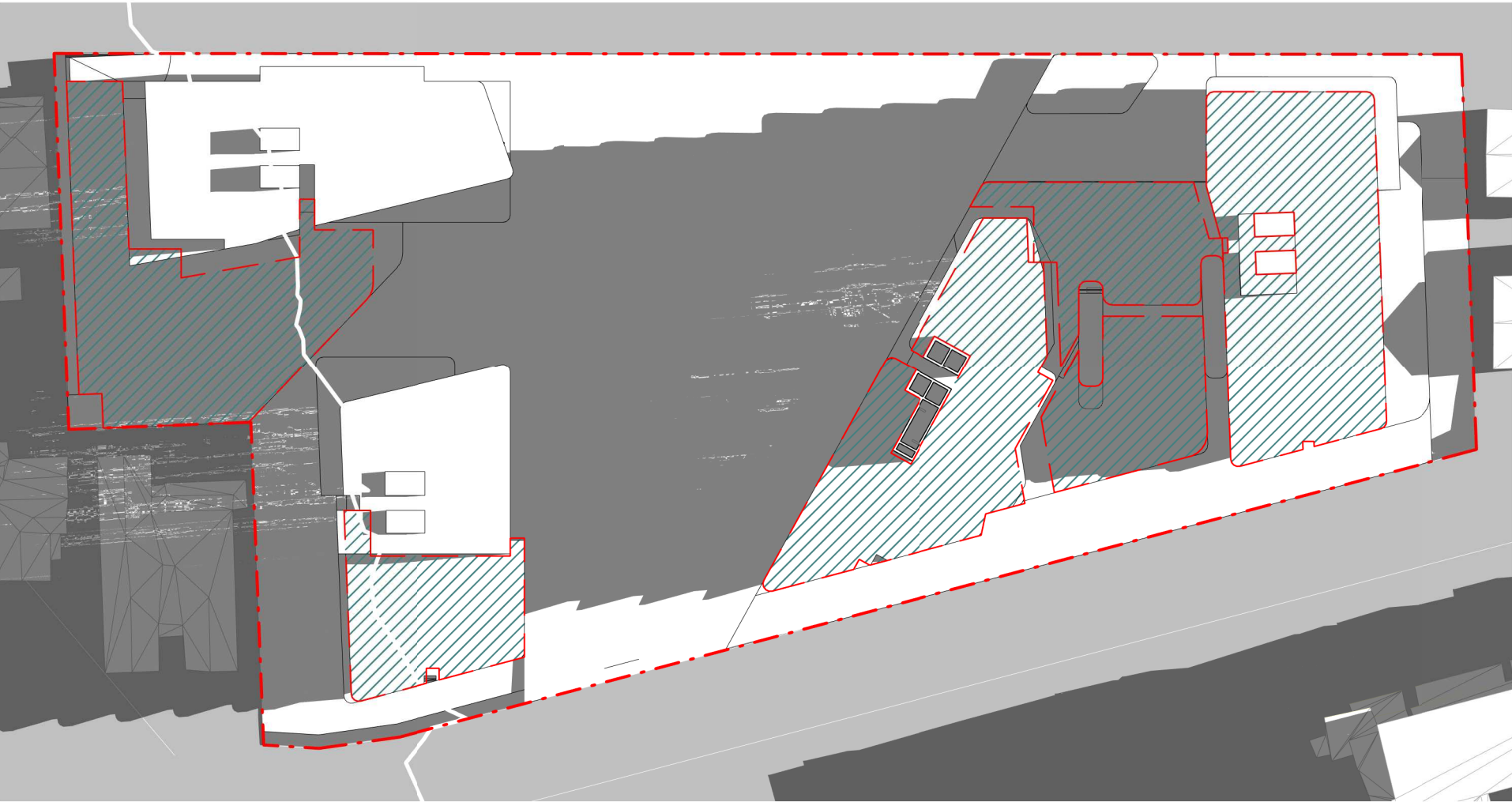
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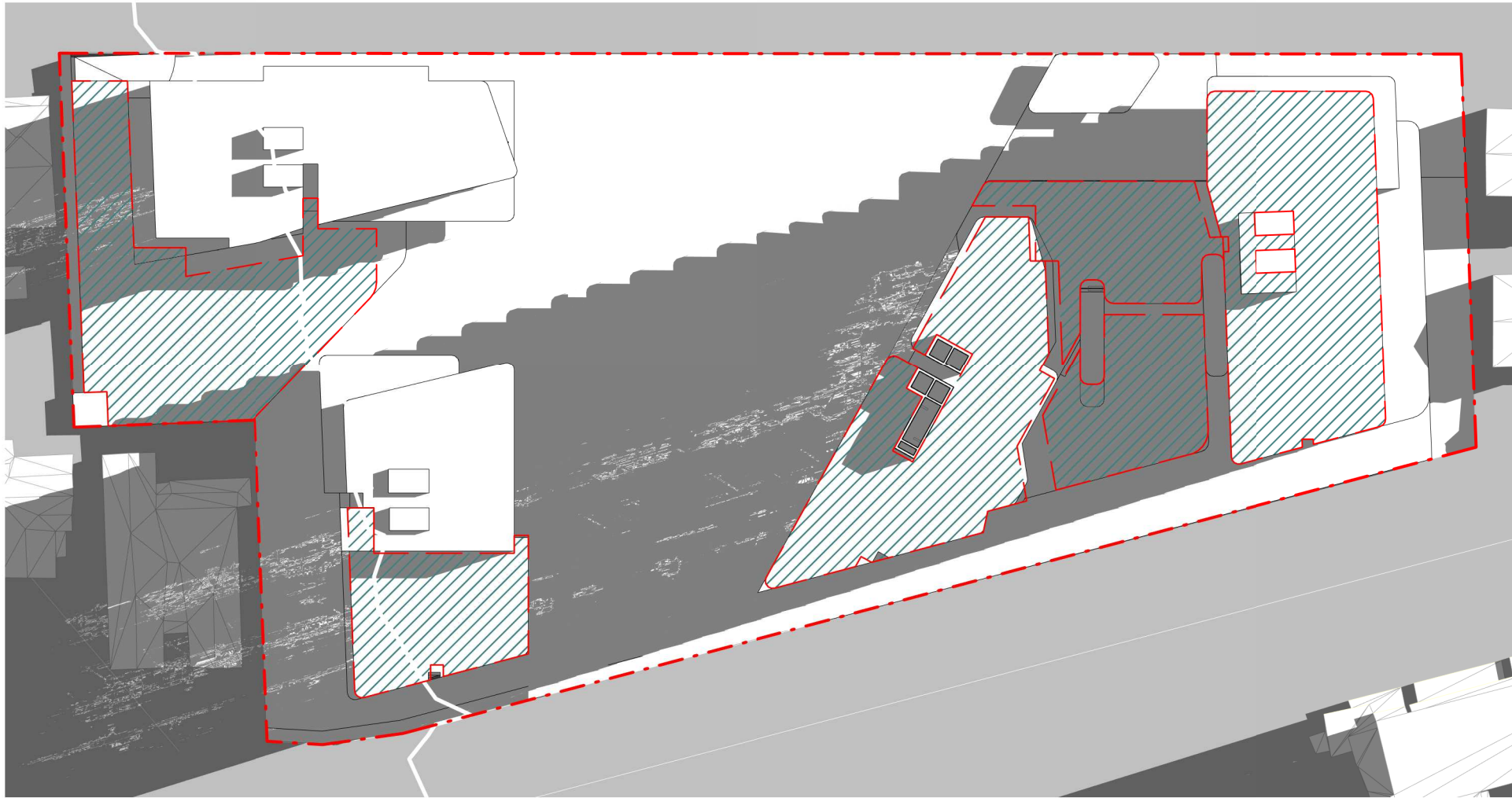
Project Title
Eden Street Arncliffe

COMMUNAL OPEN SPACE

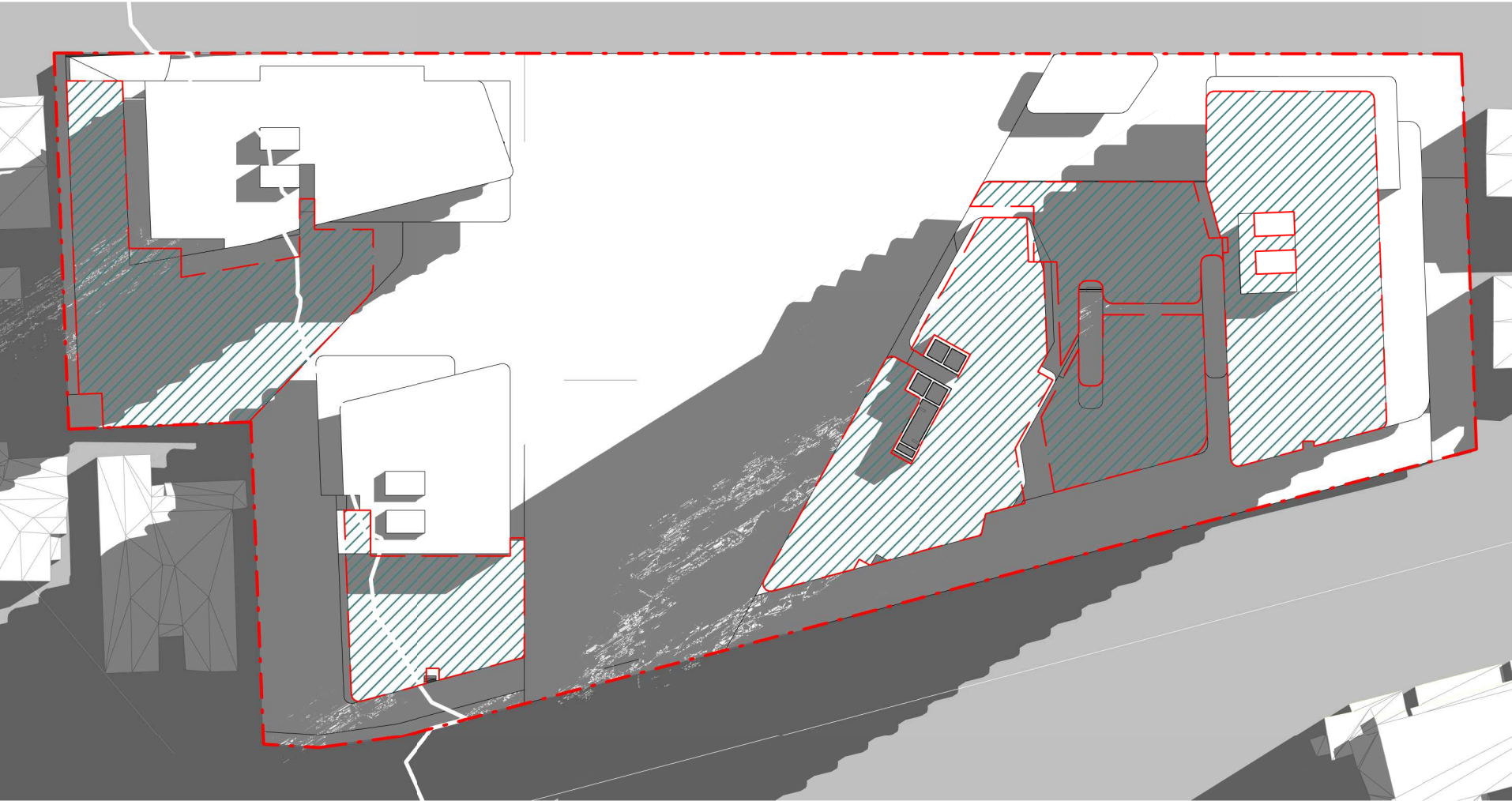
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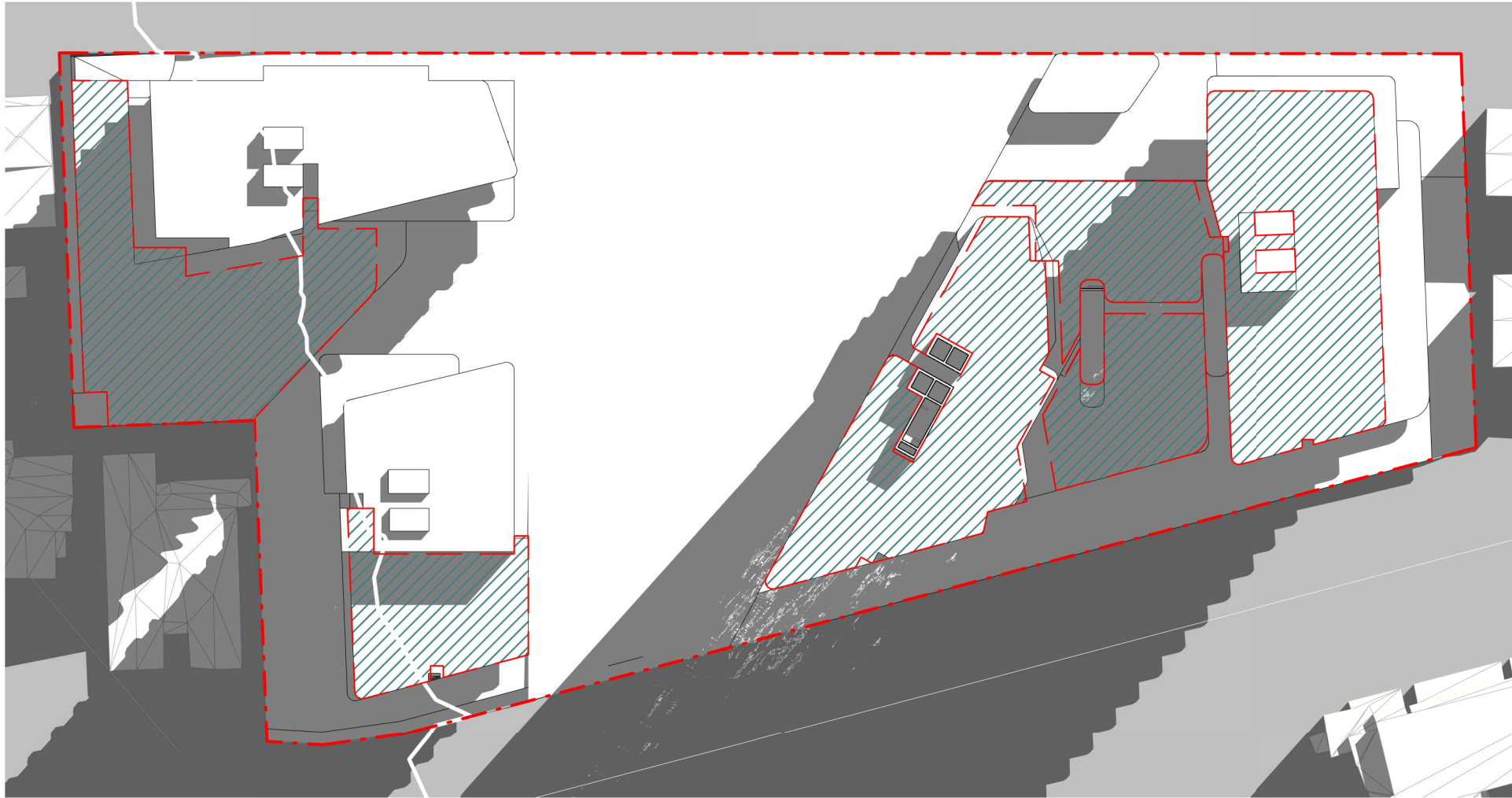
1 21 JUNE 9AM
1:800



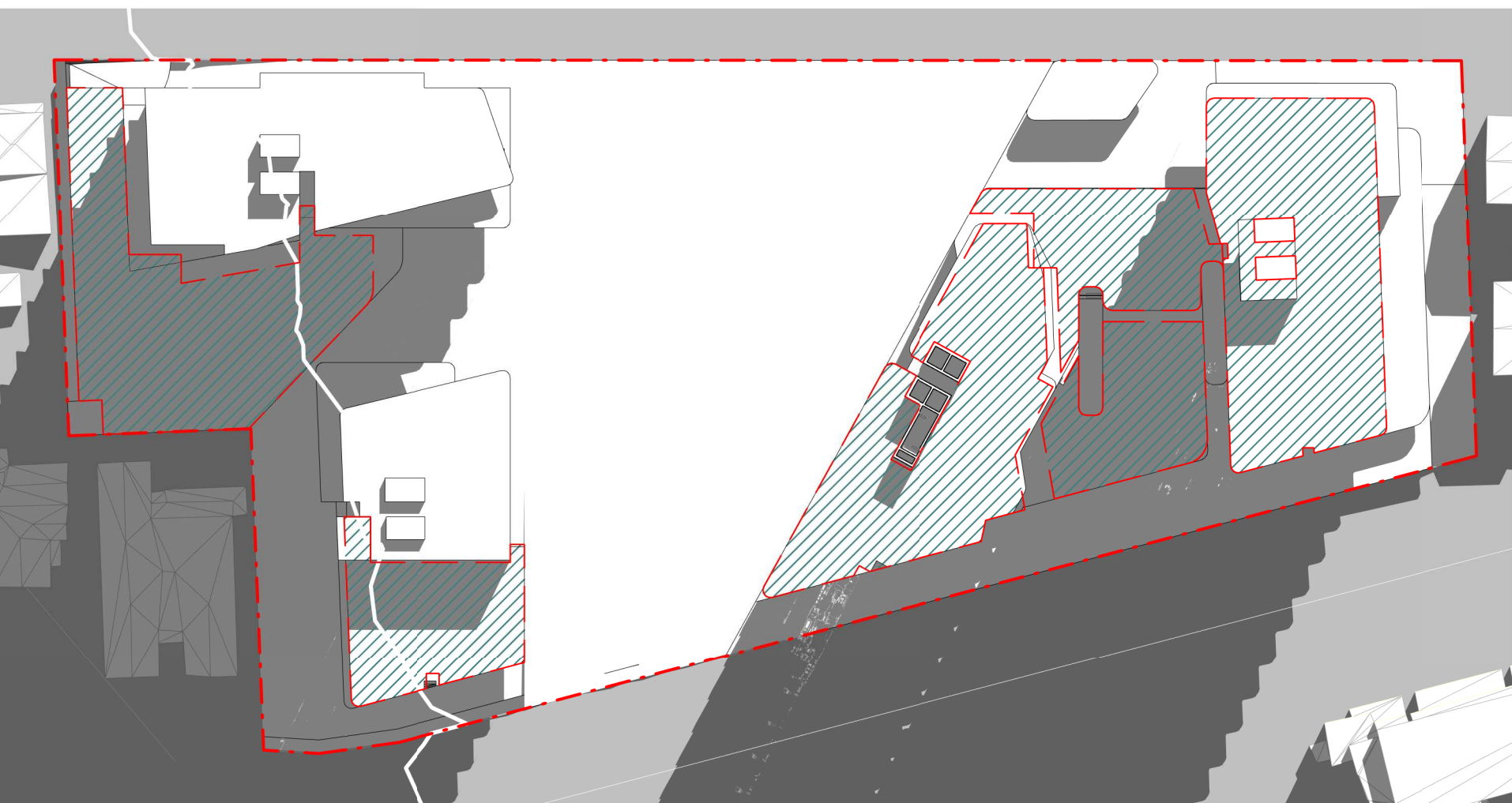
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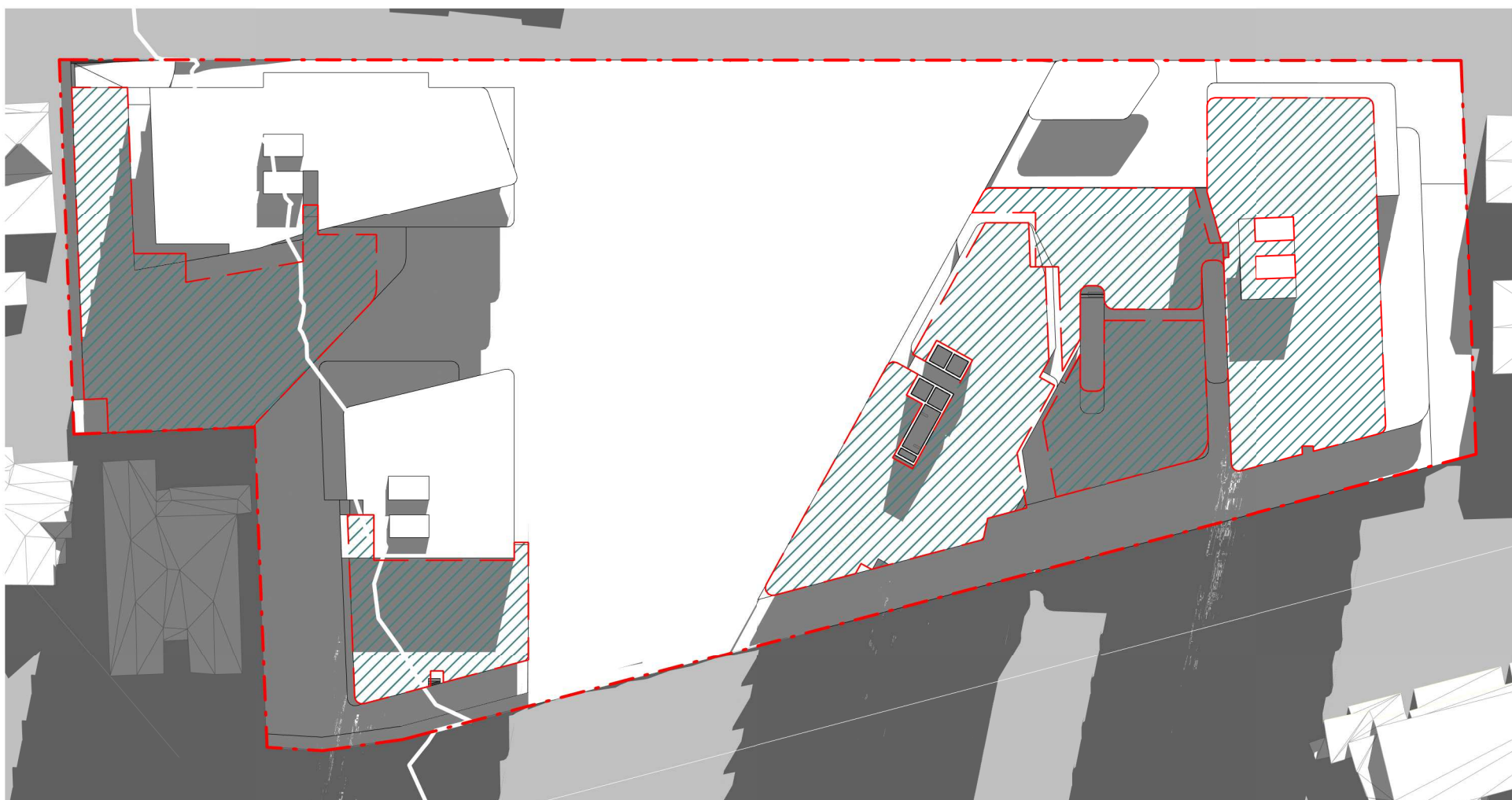
3 21 JUNE 11AM
1:800



4 21 JUNE 12PM
1:800



5 21 JUNE 1PM
1:800



6 21 JUNE 2PM
1:800

SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

ADG DESIGN CRITERIA :
1. COMMUNAL OPEN SPACE ADG : 25% OF THE SITE AREA
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%)

PROPOSED : 3,959 m² (29%)

2 HOURS MINIMUM DIRECT SUNLIGHT REQUIRED : 1980m² (50%)

PROPOSED : 2602 m² (66%)

COMPLIANT

COMMUNAL OPEN SPACE

MIN 2 HOURS DIRECT SUNLIGHT : 2435 m² (62%)


MIN 3 HOURS DIRECT SUNLIGHT : 2200m² (56%)

MIN 4 HOURS DIRECT SUNLIGHT : 2031 m² (51%)

7 21 JUNE 3PM
1:800


Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020			

Consultant
Consultant Company^{jails}
Consultant
Consultant Company^{jails}
Consultant
Consultant Company^{jails}

Client
BillBergia
Client Details

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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe
Drawing Title
COMMUNAL OPEN SPACE - SOLAR
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North Point

PRELIMINARY

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Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker	
			09/02/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4201	1

29/10/2020 4:41:49 PM

SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

RDCP 2011 CRITERIA :
4.3.3 COMMUNAL OPEN SPACE

THE DEVELOPMENT MUST PROVIDE A COMMUNAL AREA FOR THE BENEFIT OF ITS RESIDENTS AT THE RATE OF 5m² FOR EACH DWELLING WITHIN THE DEVELOPMENT. COMMUNAL OPEN SPACE SHOULD HAVE A MIN AREA OF 40% THAT HAS SUNLIGHT AT 1PM ON 21 JUNE.

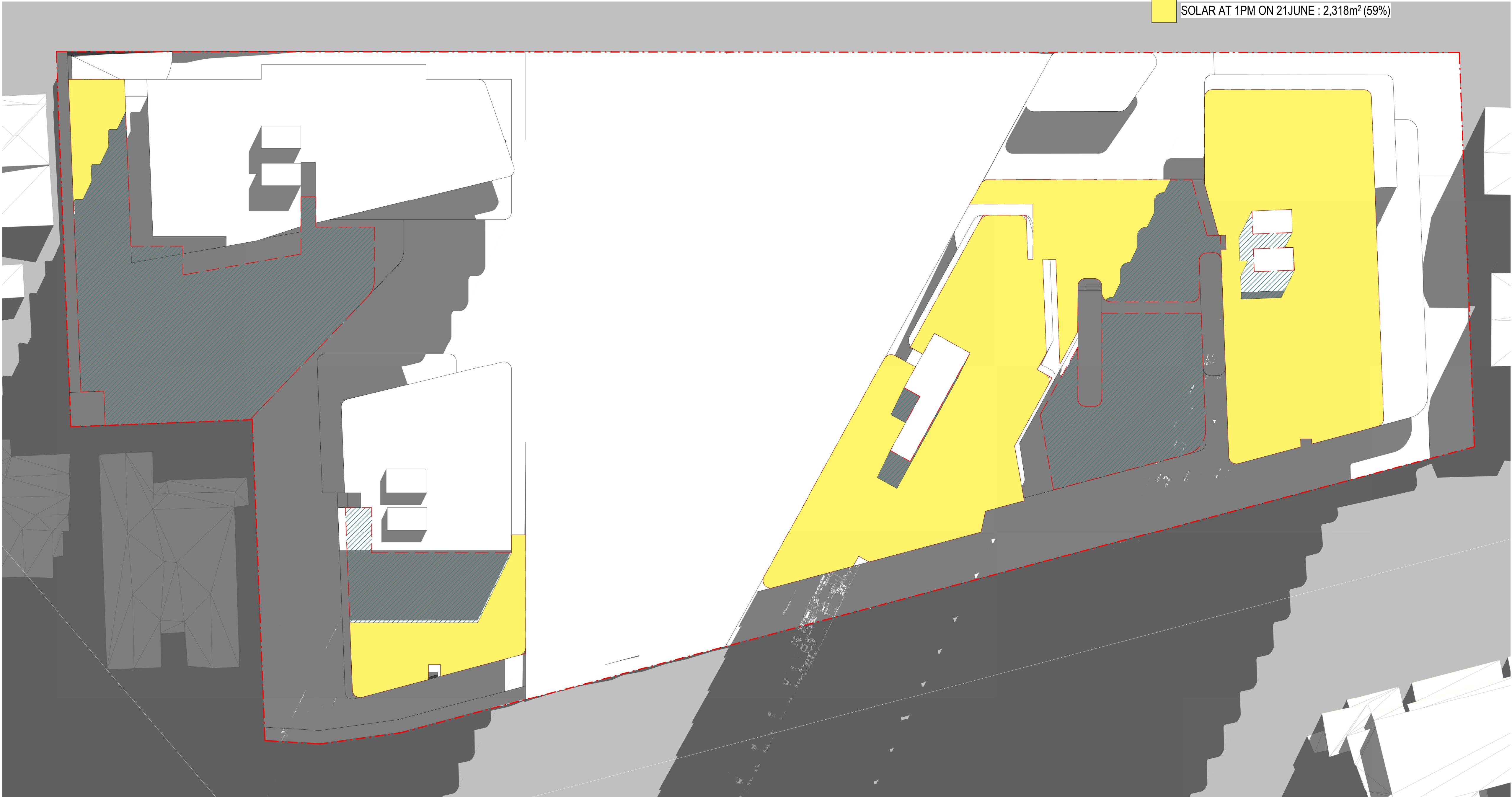
COS REQUIRED BY DCP :
714 APARTMENTS X 5 m² = 3,570 m²

PROPOSED : 3,959 m² (29%)

DIRECT SUNLIGHT REQUIRED AT 1PM : 1,584m² (40%)
PROPOSED : 2,318m² (59%)

COMPLIANT

- COMMUNAL OPEN SPACE
- SOLAR AT 1PM ON 21JUNE : 2,318m² (59%)



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

Consultant		Consultant	
Consultant	Company	Consultant	Company
Consultant	Company	Consultant	Company
Consultant	Company	Consultant	Company
Consultant	Company	Consultant	Company

Client
BillBergia
Client Details



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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
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nom architect M. Sheldon 3990

Project Title
Eden Street Arnccliffe

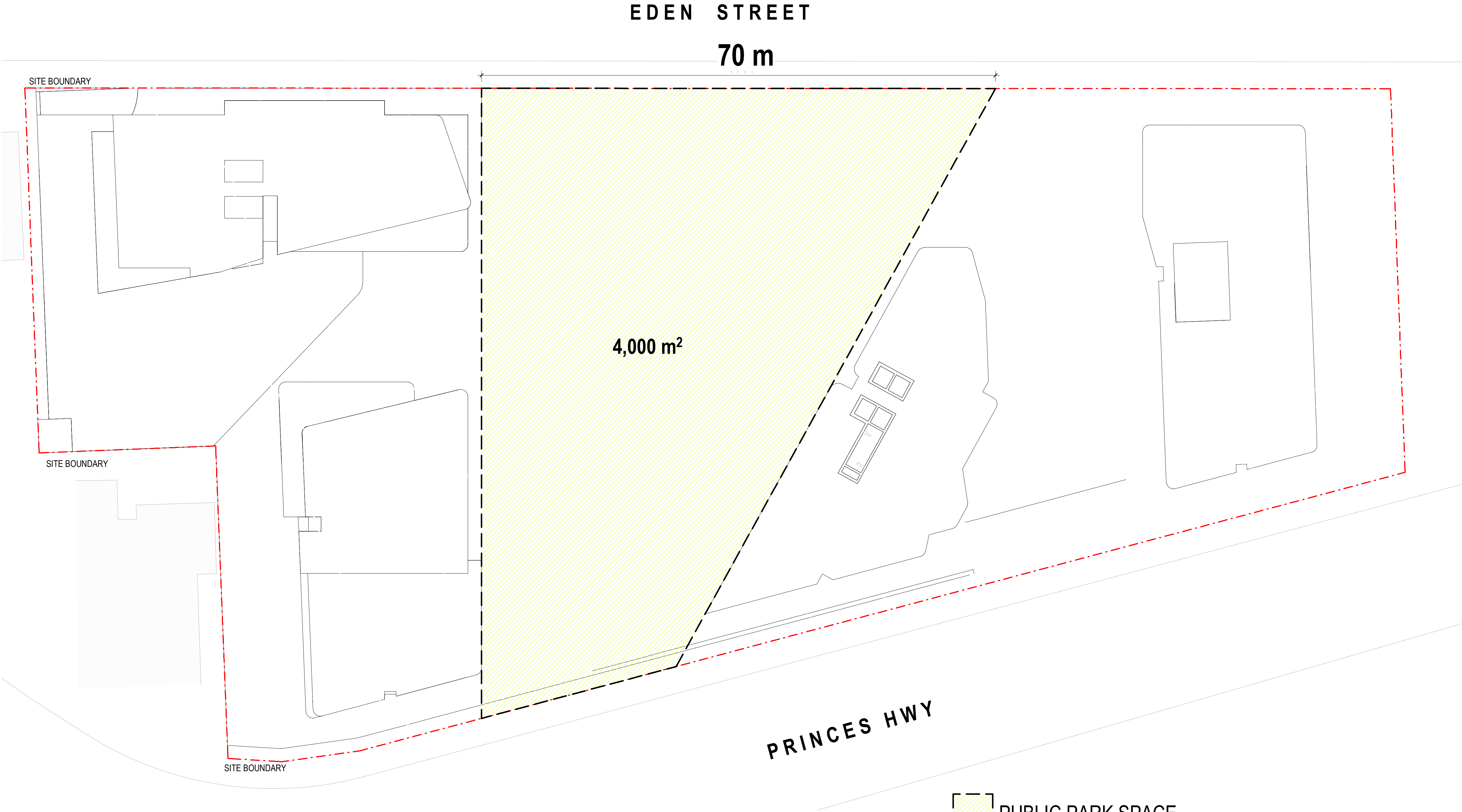
COMMUNAL OPEN SPACE -
SOLAR DCP

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PRELIMINARY				
Plotted and checked by		Author		
Verified	Designer	Approved	Approver	
Drawing Created (date)		Drawing Created (by)		Checker
10/12/20				
Scale	Project No	Drawing No		Issue
As indicated	180319	DA 4202		1



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① 4000 SQM PARK
1:300

 PUBLIC PARK SPACE

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

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

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

Consultant	
Consultant	Company
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Consultant	Company

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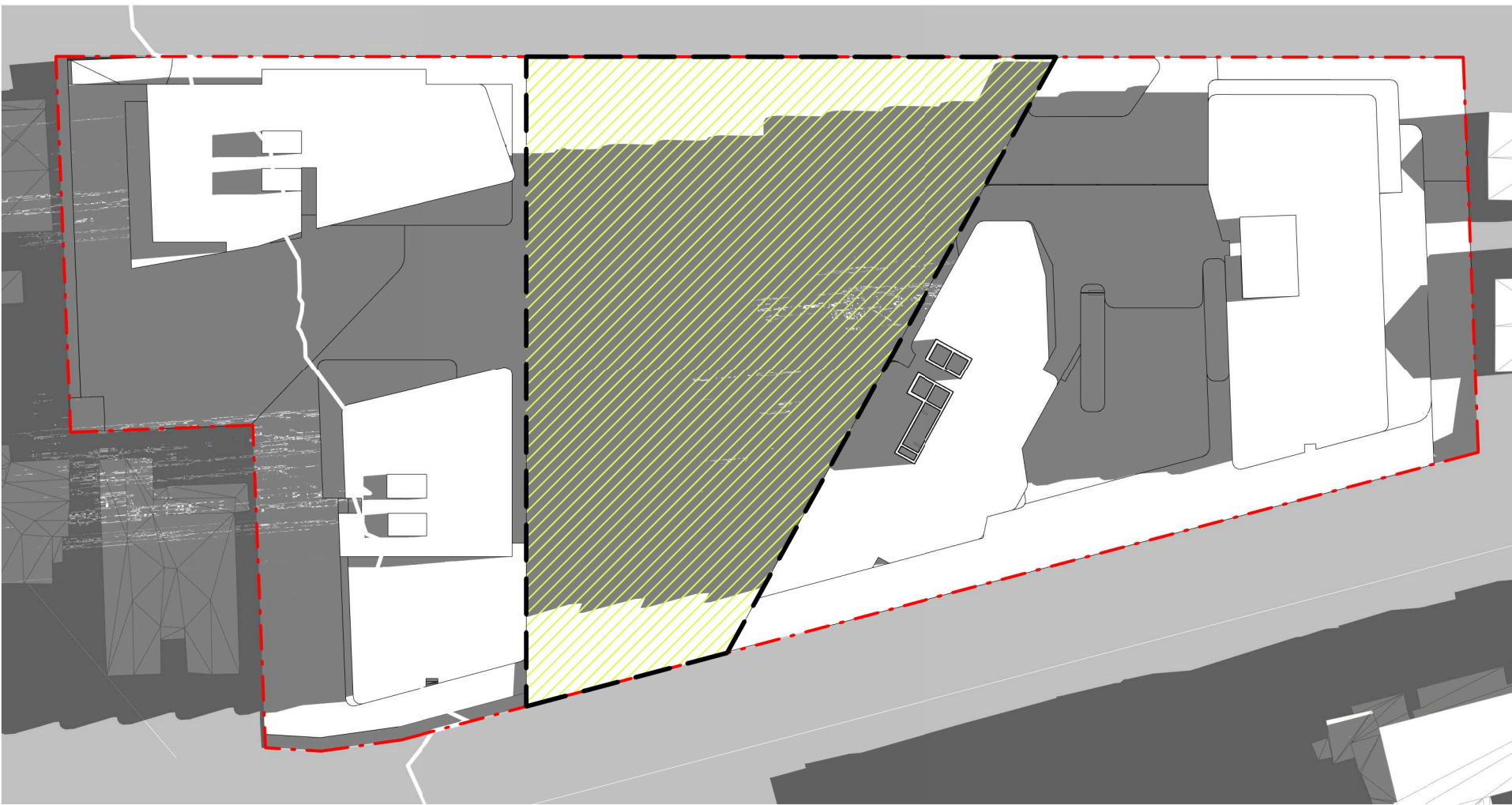
Project Title	
Eden Street Arncliffe	
Drawing Title	
4000 sqm PARK AREA	

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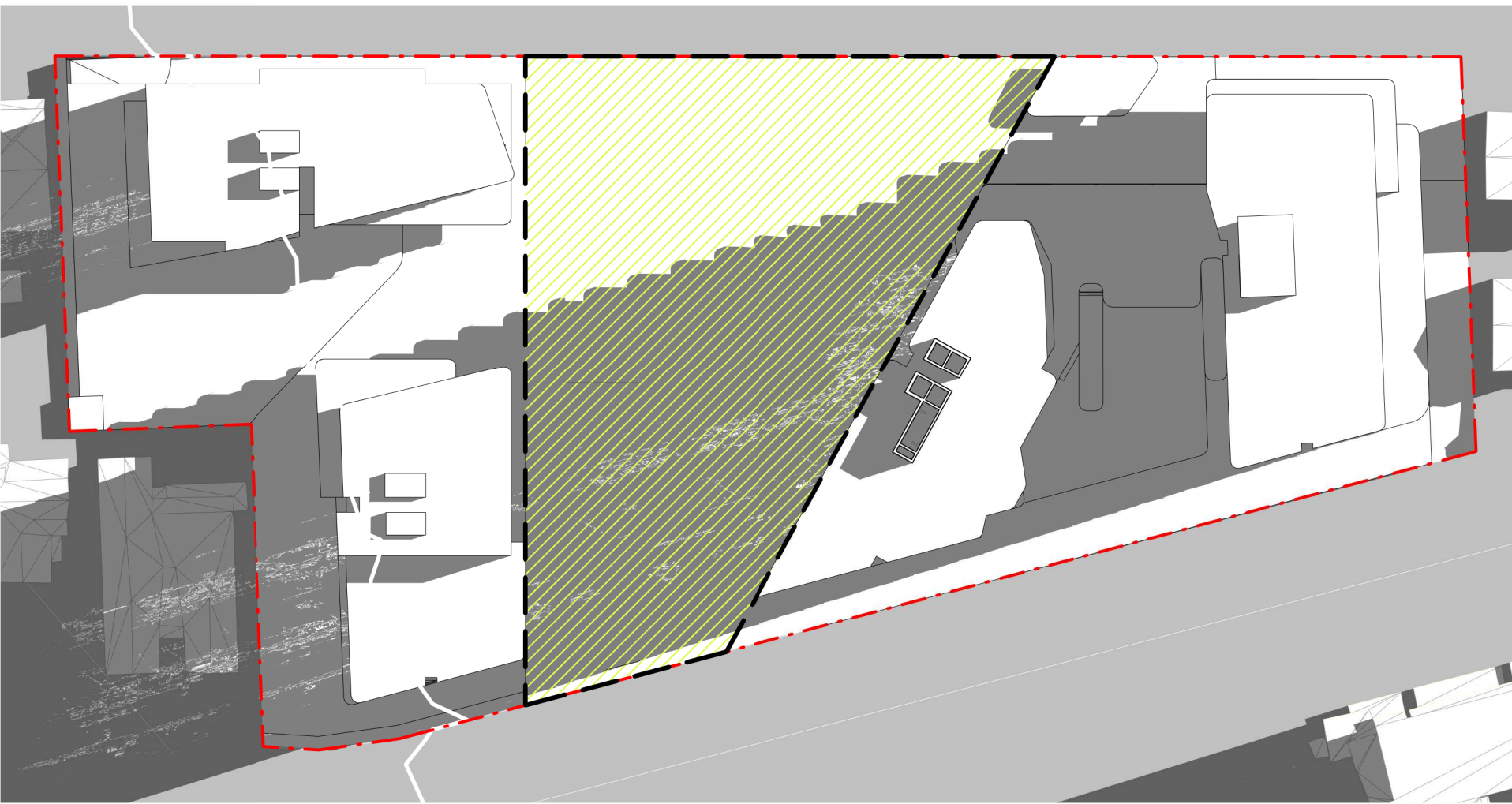


PRELIMINARY			
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Author			
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
			10/08/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4203	1

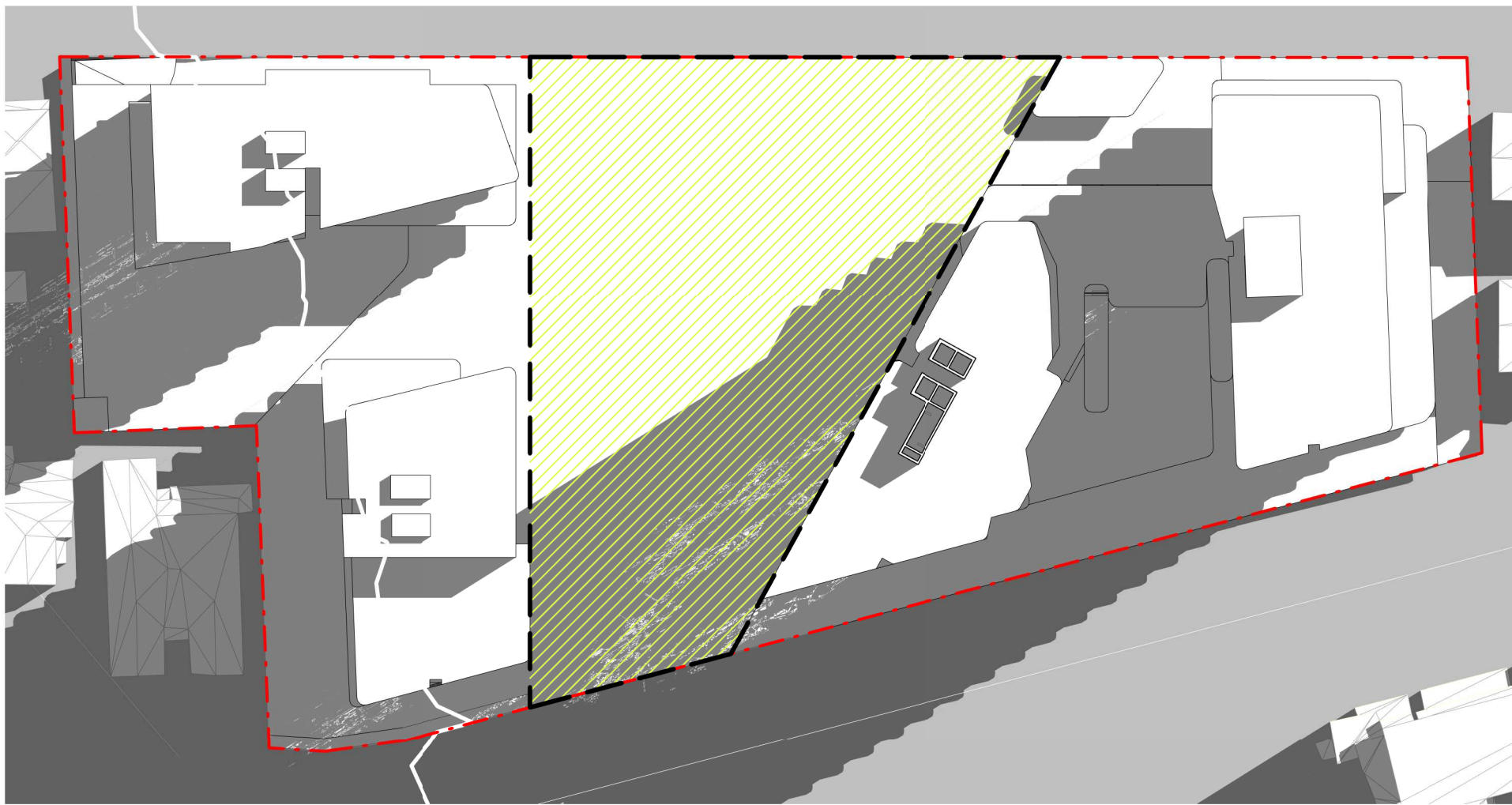
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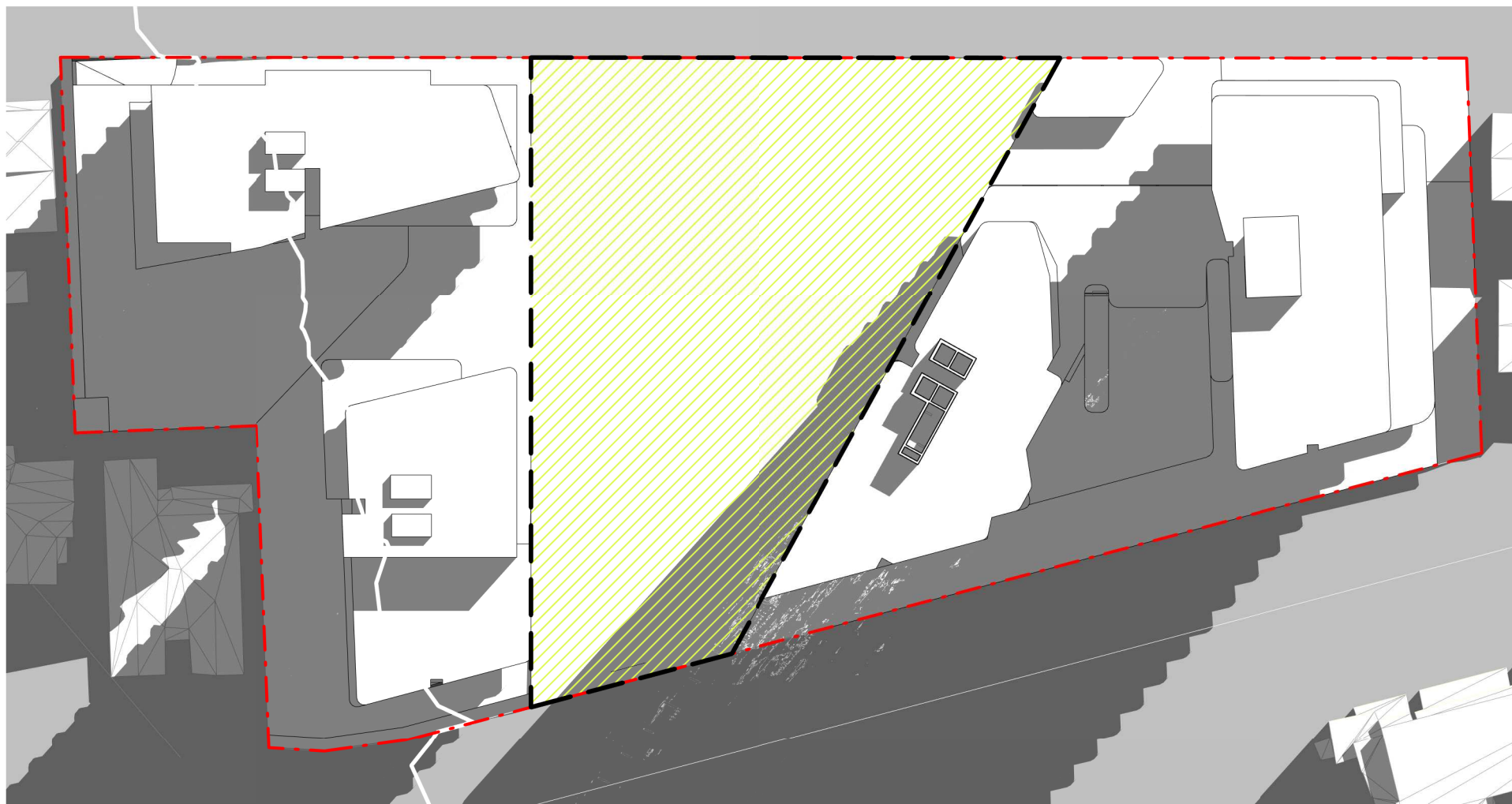
1 21 JUNE 9AM
1:800



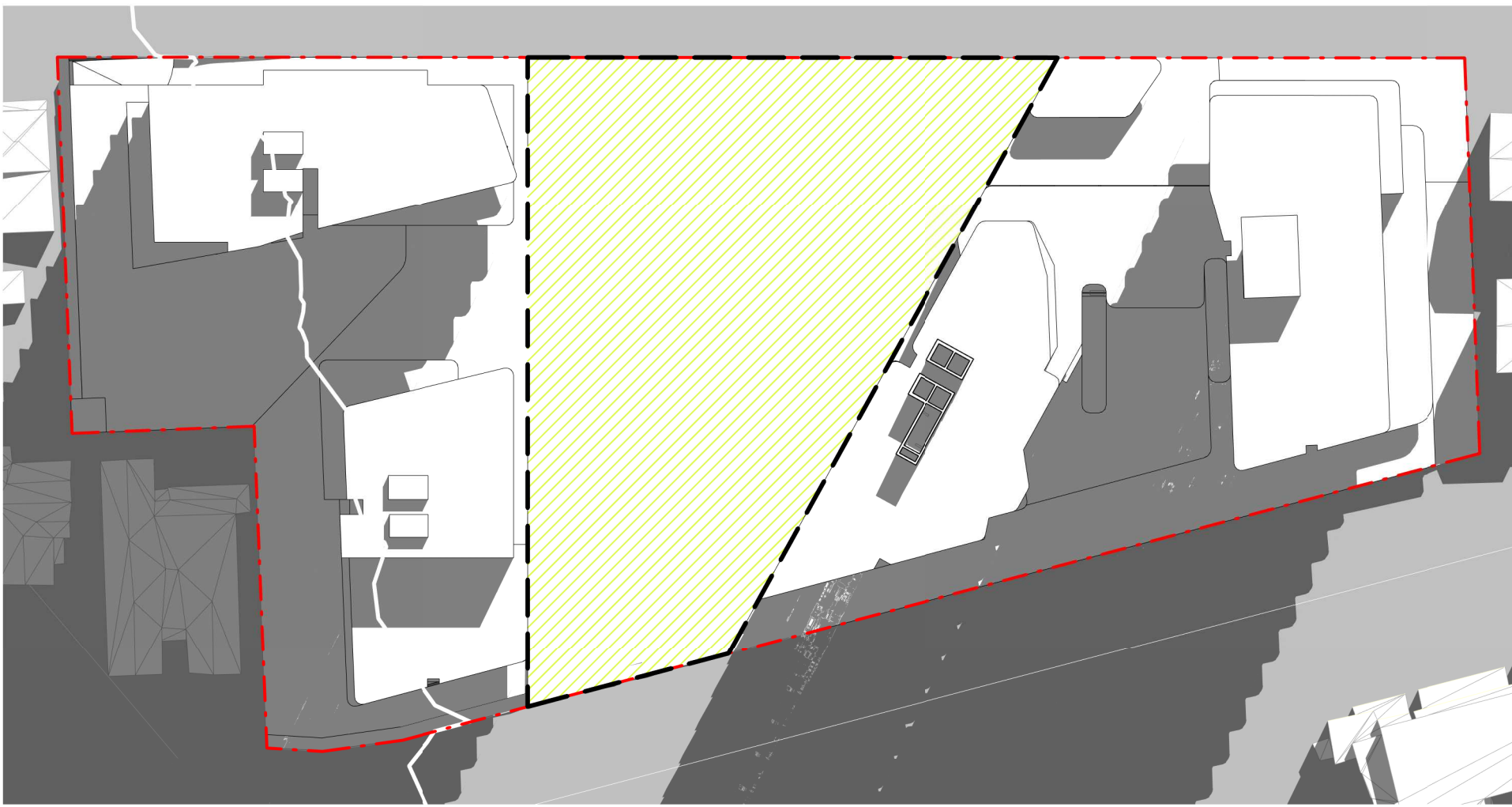
2 21 JUNE 10AM
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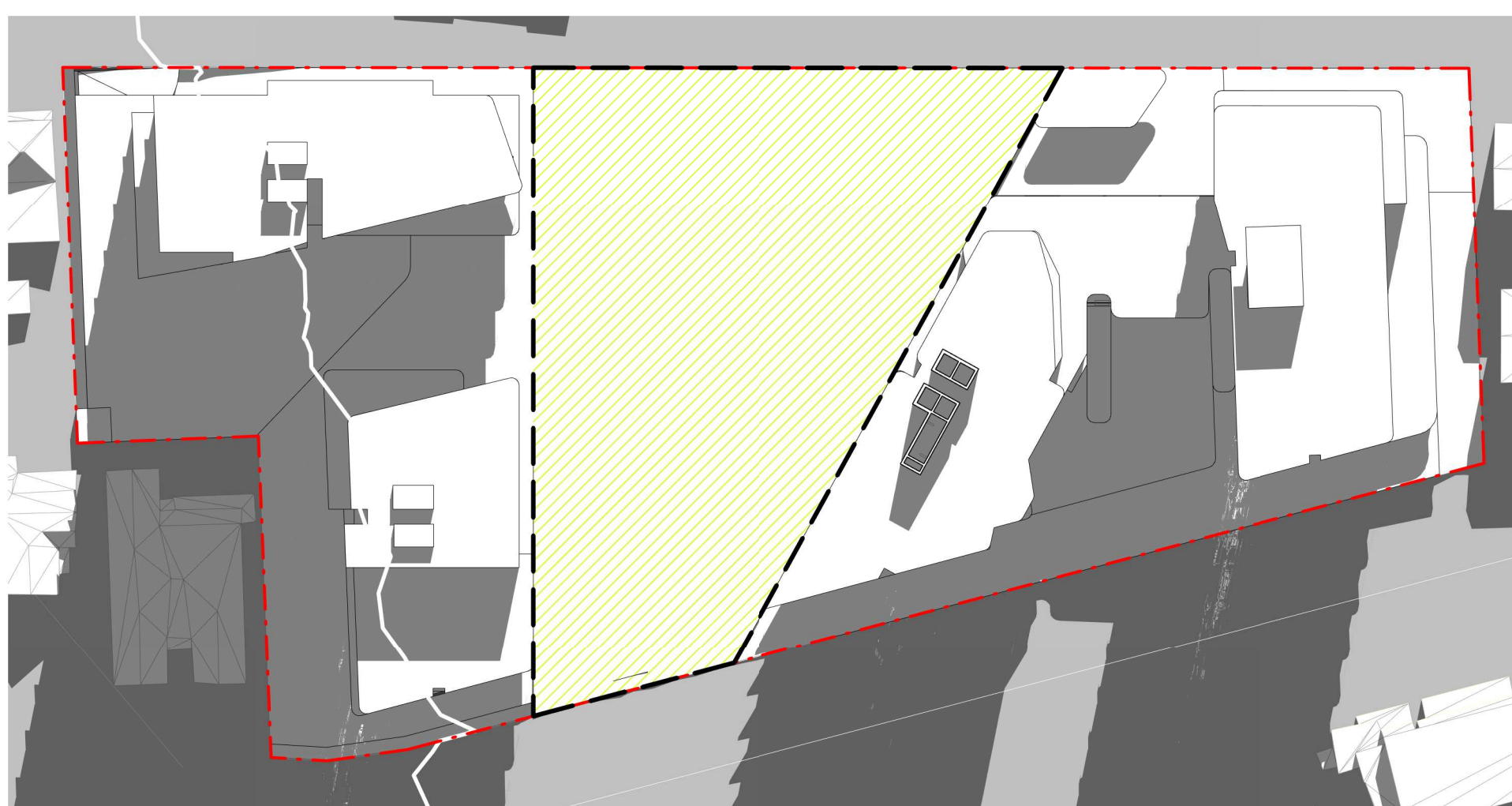
3 21 JUNE 11AM
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4 21 JUNE 12PM
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5 21 JUNE 1PM
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6 21 JUNE 2PM
1:800

SOLAR COMPLIANCE FOR 4000 m² PUBLIC PARK

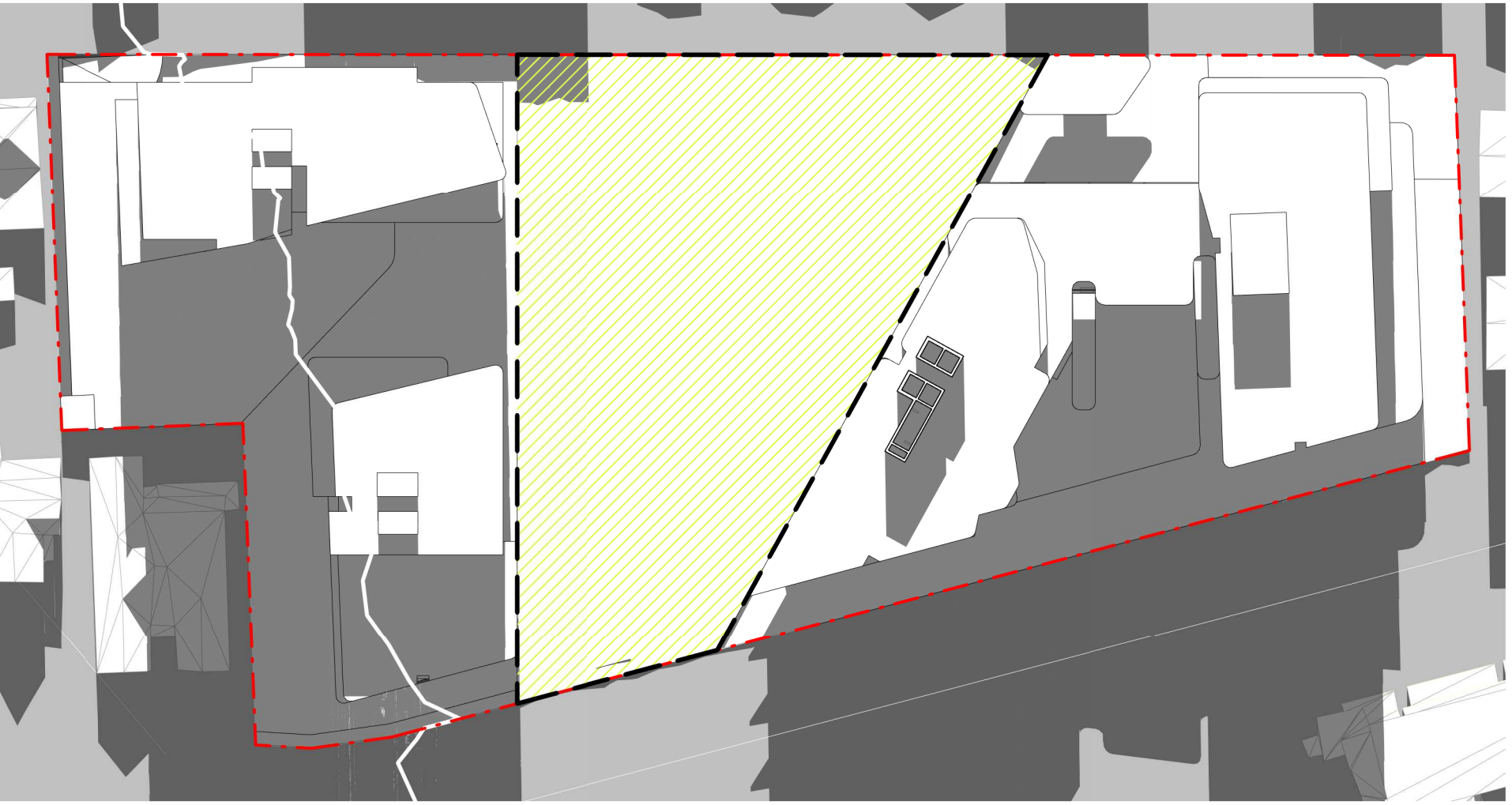
RDCP 2011 PART 7 SPECIAL PRECINCTS

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 : 3,935 m² (98%)
- MIN 3 HOURS DIRECT SUNLIGHT : 3431 m² (86%)
- MIN 4 HOURS DIRECT SUNLIGHT : 2489 m² (62%)
- MIN 3 HOURS DIRECT SUNLIGHT DURING LUNCH HOURS : 3,378 m² (84%)



7 21 JUNE 3PM
1:800

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020			

Consultant	
Consultant	Company
Consultant	Company
Consultant	Company

Client
BillBergia
Client Details



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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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Project Title
Eden Street Arncliffe

Drawing Title
4000 sqm PARK AREA - SOLAR

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Drawing Created (date)		Drawing Created (by) Checker	
		10/09/20	
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4204	1

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 DEEP SOIL AREA

ADG REQ. 7% OF THE SITE AREA

SITE AREA : 13,440 m²

DEEP SOIL PROVIDED : 941 m²

COMPLIANT



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

Consultant		Client	
Consultant	BillBergia	Client Details	
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Client	
BillBergia	
Client Details	

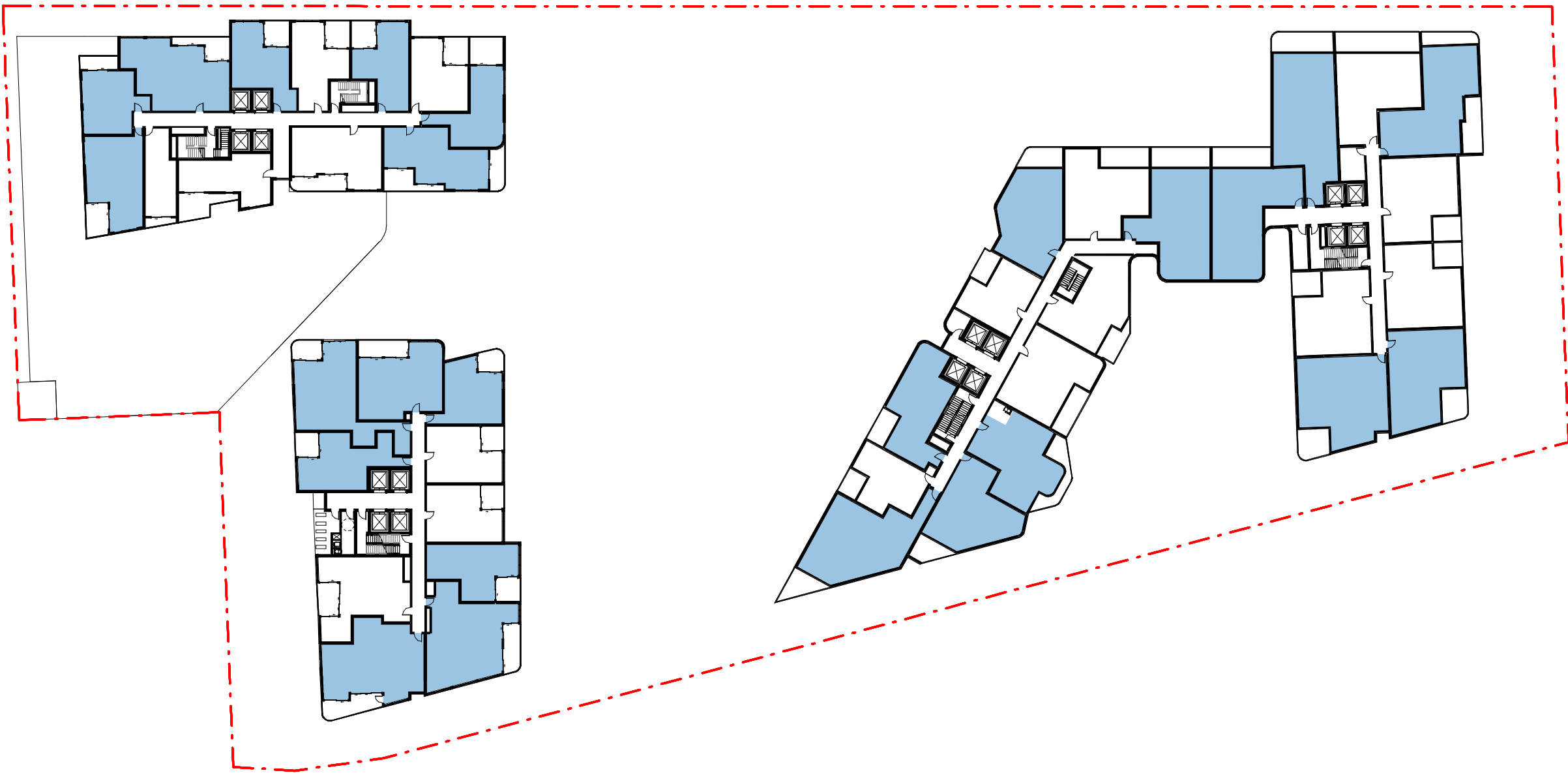


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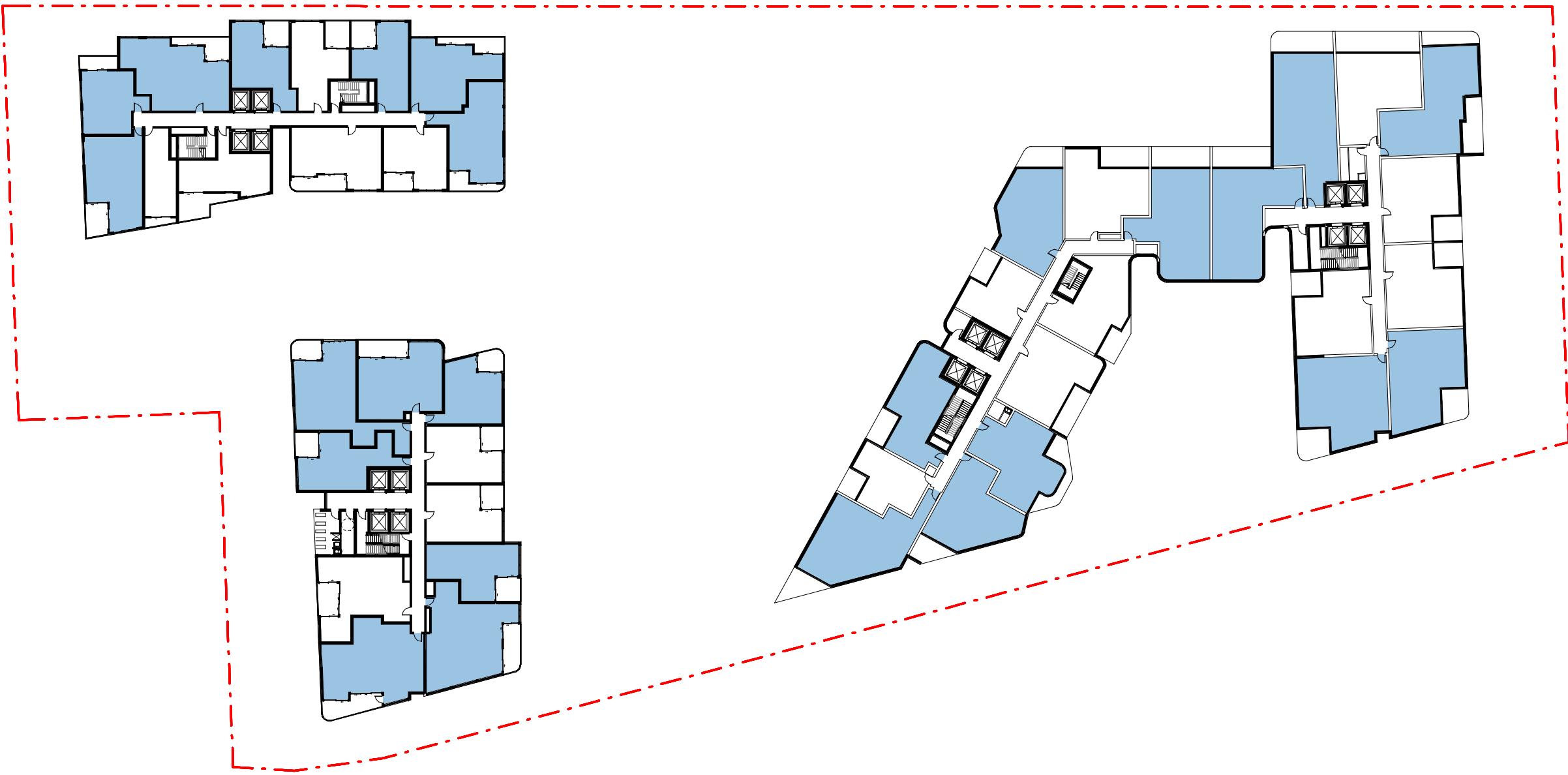
Project Title	
Eden Street Arncliffe	
Drawing Title	
DEEP SOIL DIAGRAM	
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PRELIMINARY			
Plotted and checked by	Author		
Verified	Designer	Approved	Approver
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Scale	Project No	Drawing No	Issue
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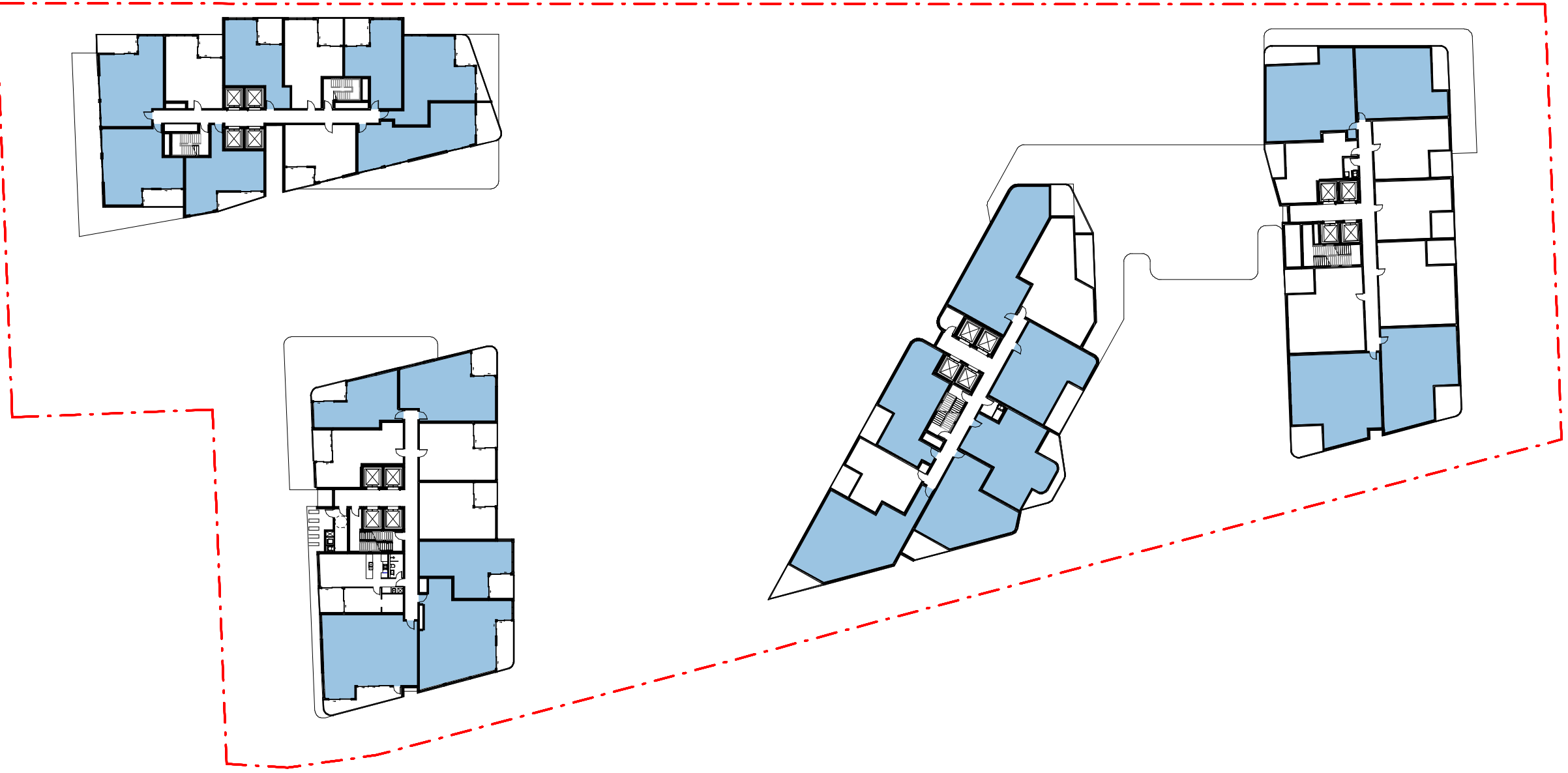
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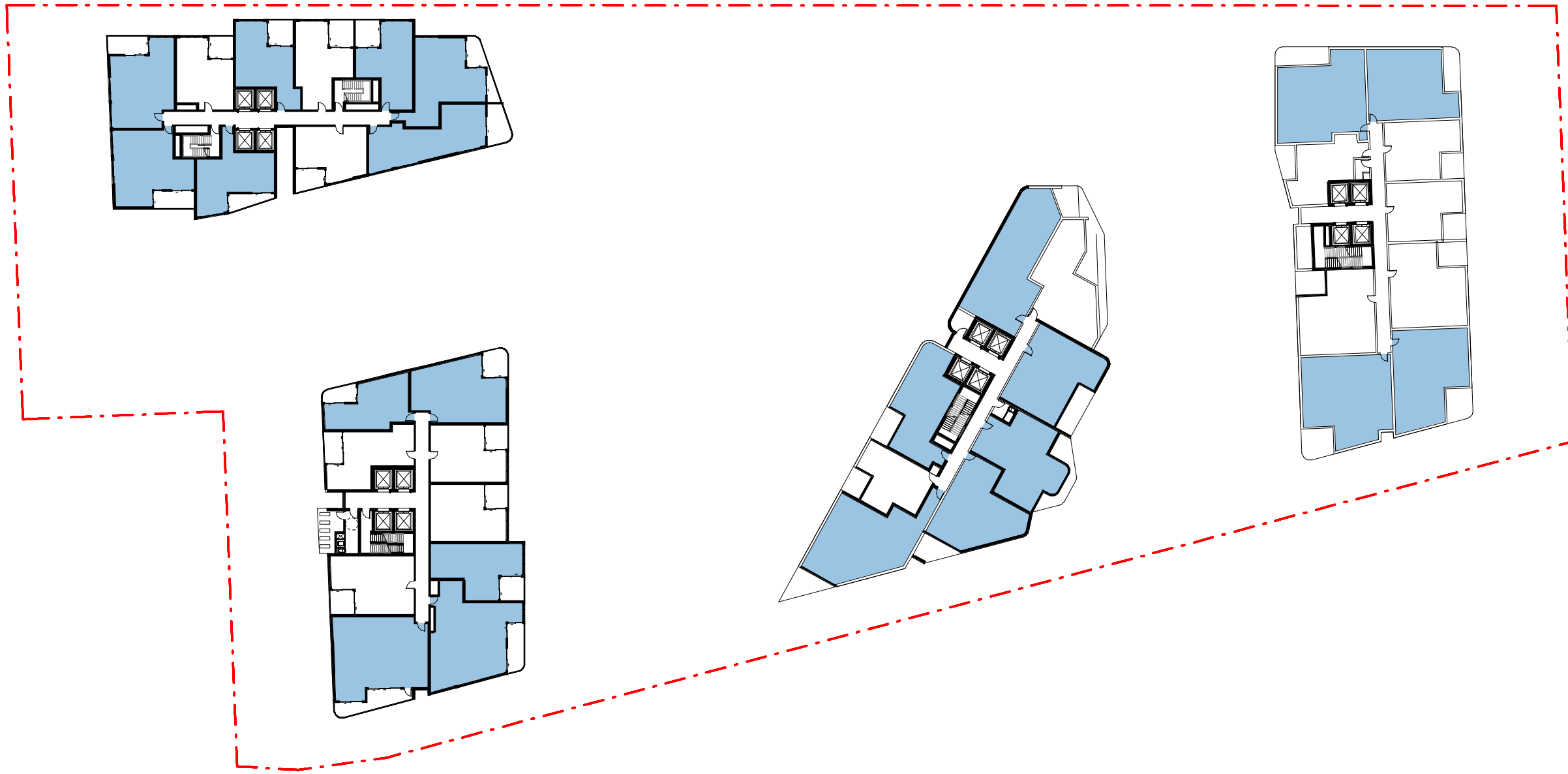
1 CROSS VENT DIAGRAM - LEVEL 1-2
1 : 600



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



3 CROSS VENT DIAGRAM - LEVEL 6-7
1 : 600



4 CROSS VENT DIAGRAM - LEVEL 8
1 : 600

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 : 318
ADG NATURAL VENTILATION REQUIRED : 191 (60%)

APARTMENT ACHIEVES CROSS VENTILATION

LEVEL	NO. OF CROSS VENT COMPLIANT UNITS
GROUND	-
LV1	25
LV2	25
LV3	25
LV4	25
LV5	25
LV6	22
LV7	22
LV8	22
TOTAL	191

REQUIRED : 191
PROPOSED : 191

COMPLIANT

Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Amendments		
Issue	Description	Date

Consultant	
Consultant	Company
Consultant	Company
Consultant	Company
Consultant	Company

Client	
BillBergia	Client Details

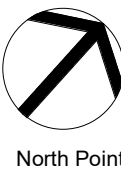


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nom architect M. Sheldon 3990

Project Title	
Eden Street Arncliffe	

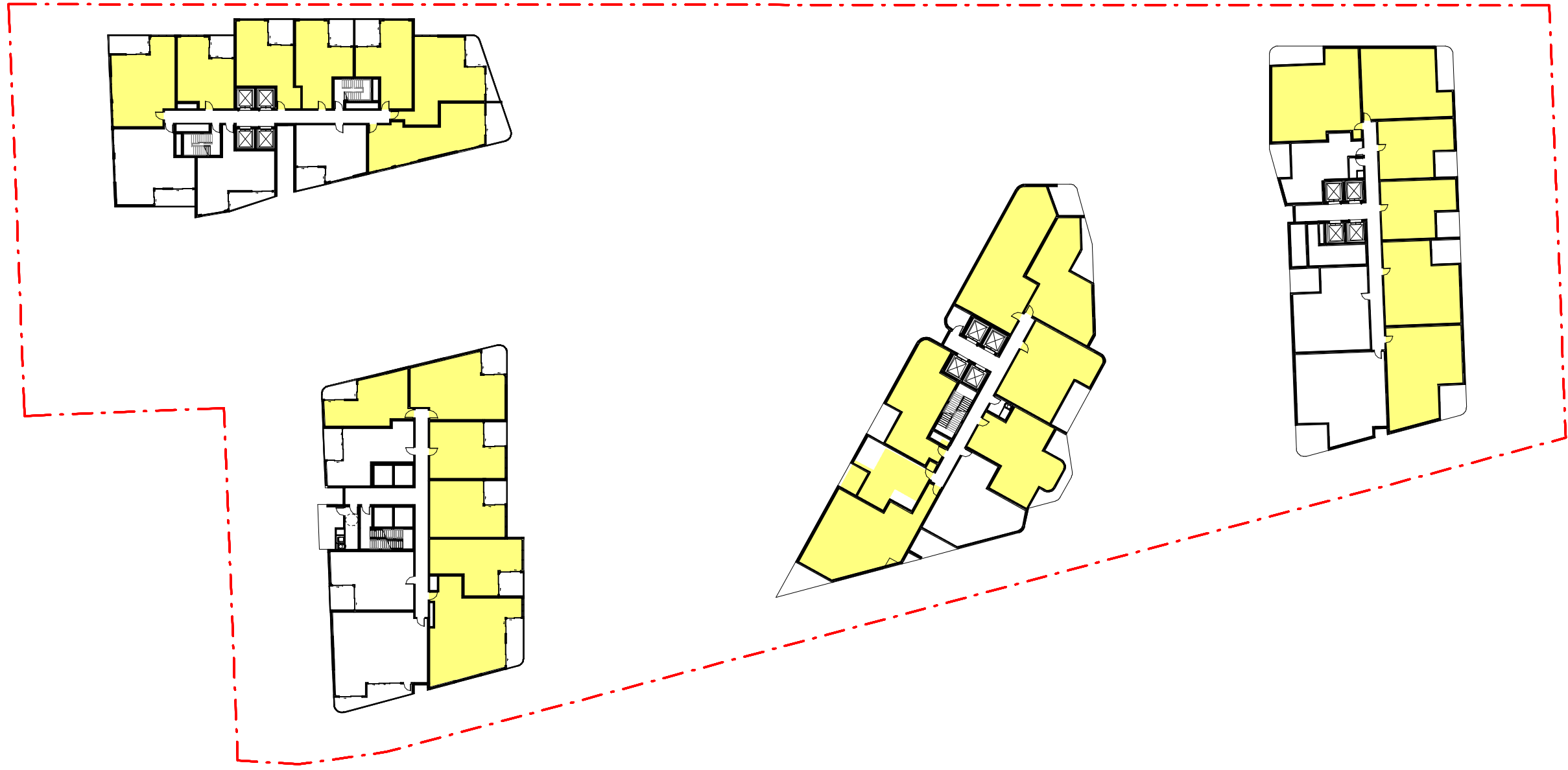
Drawing Title	
NATURAL VENTILATION	

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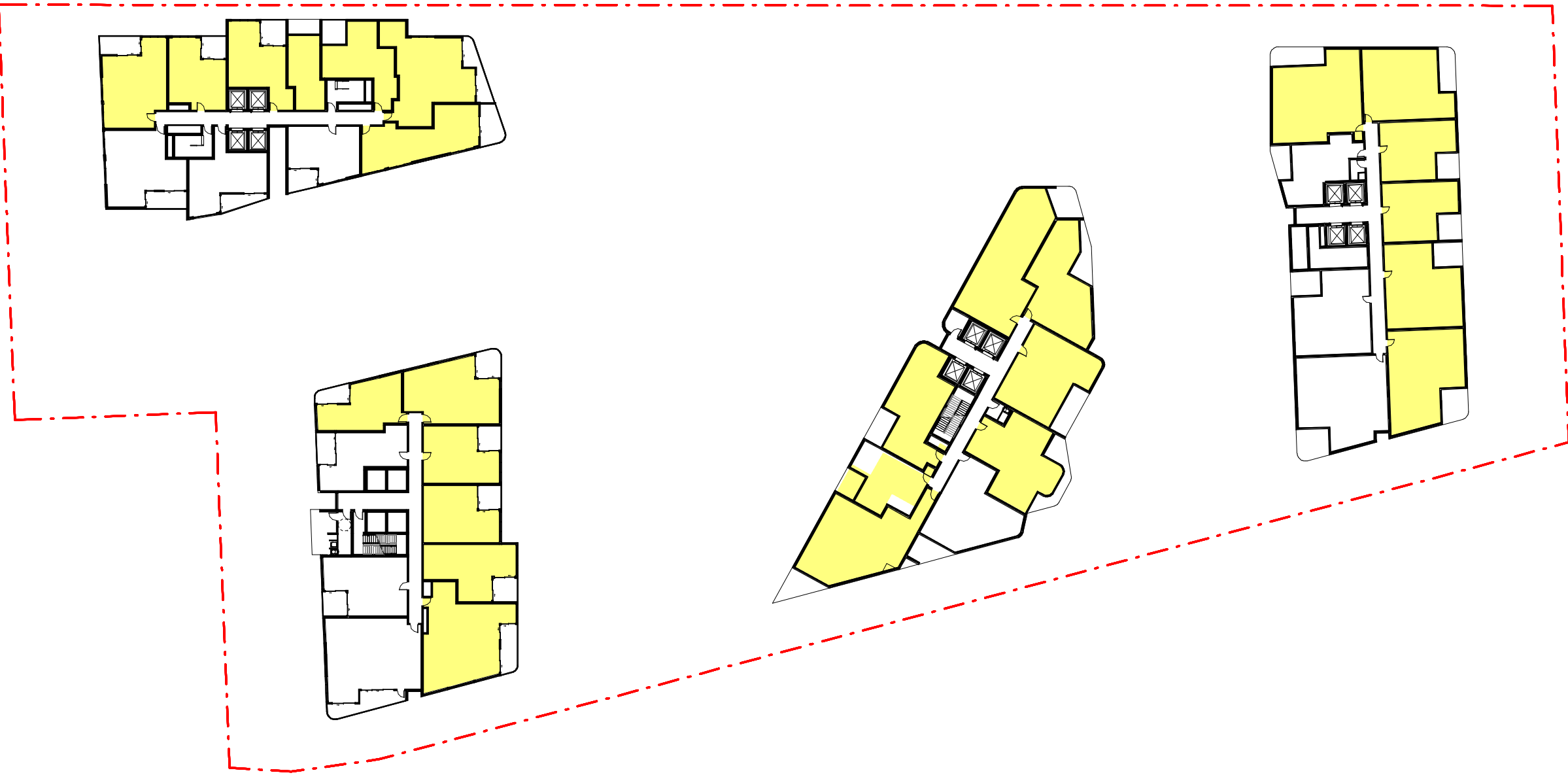


PRELIMINARY

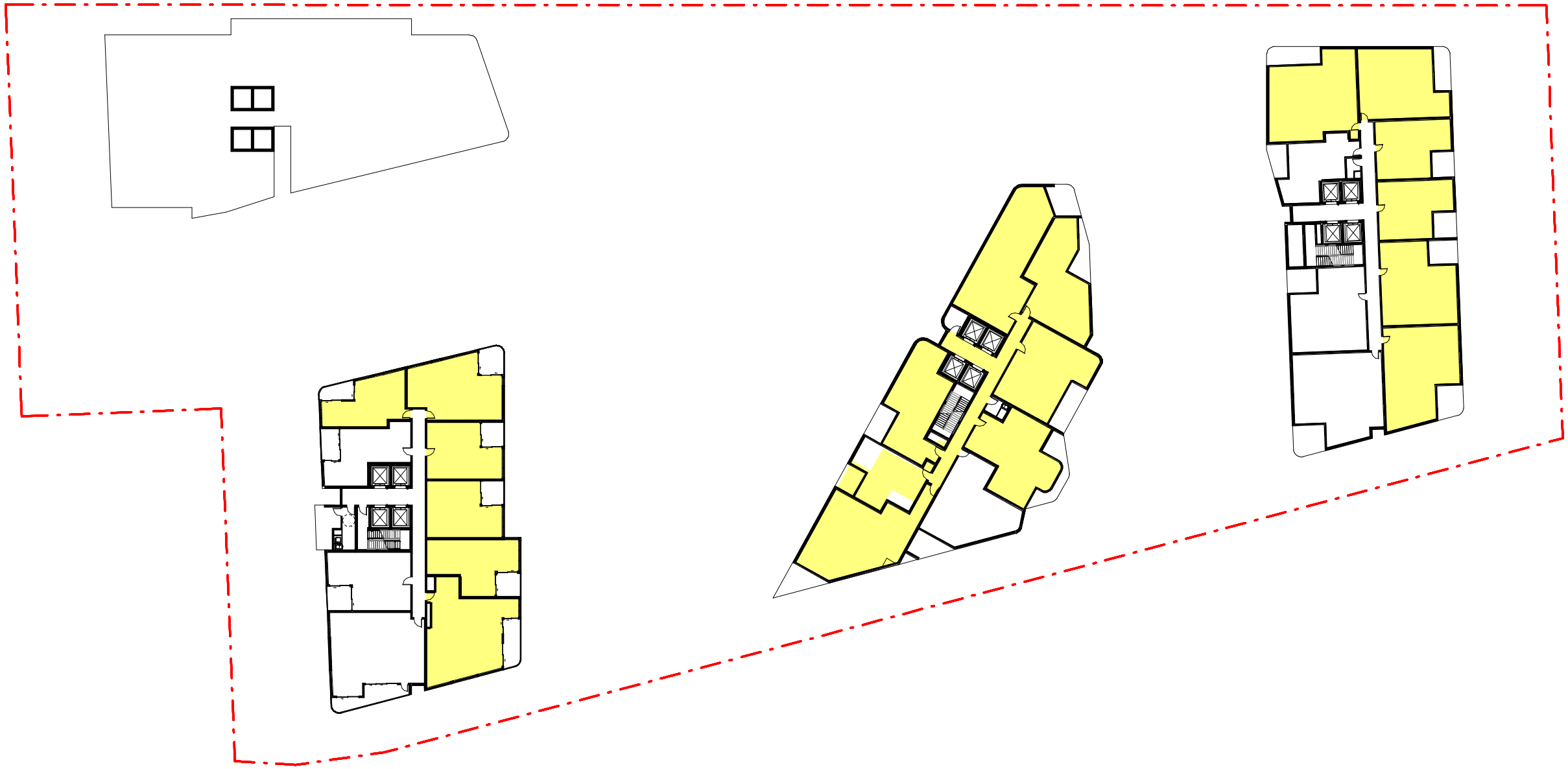
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Verified	Designer	Approved	Approver
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Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4400	1



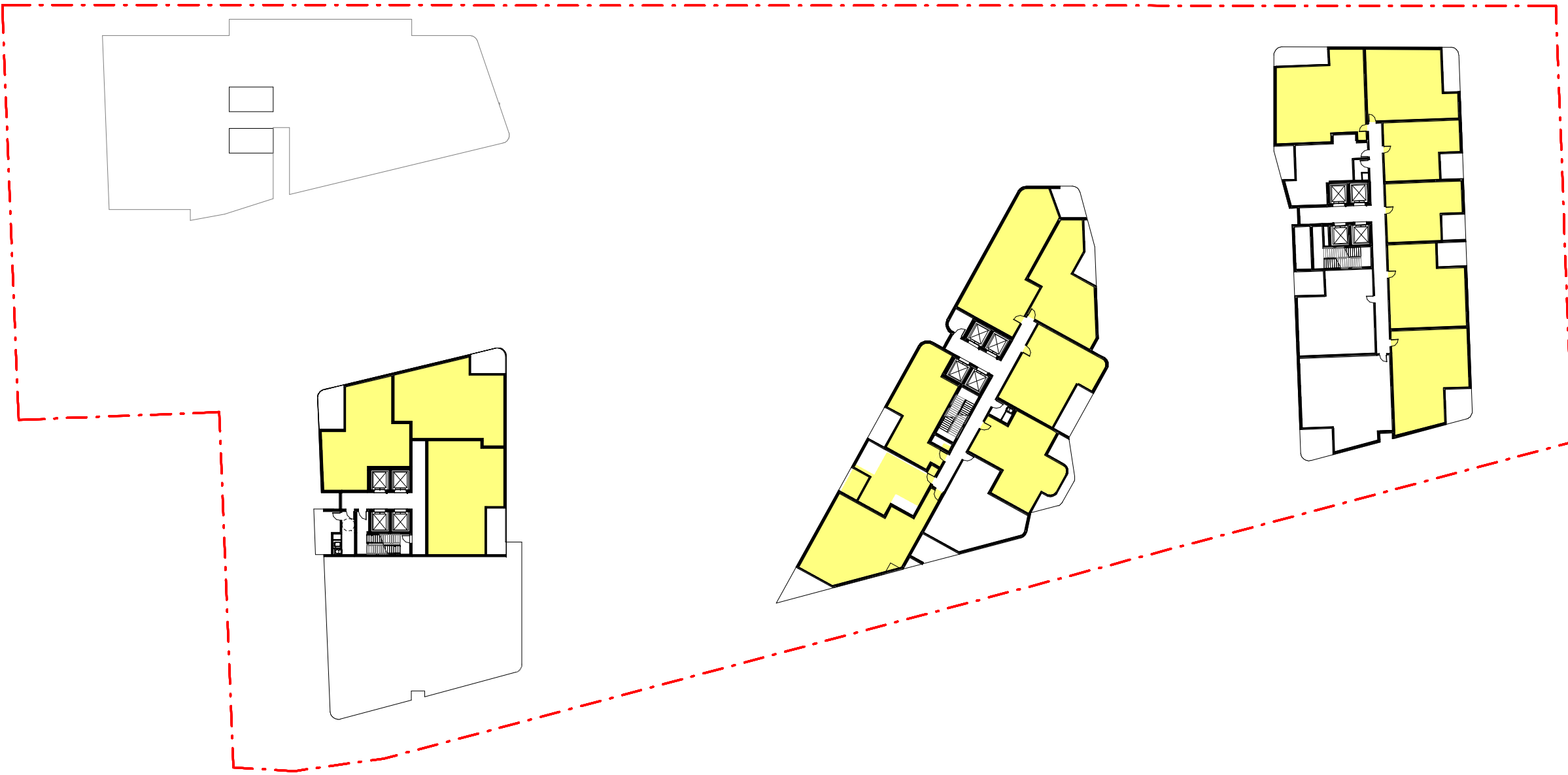
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1:600



6 SOLAR COMPLIANCE - LEVEL 17
1:600



7 SOLAR COMPLIANCE - LEVEL 18
1:600



8 SOLAR COMPLIANCE - LEVEL 19
1:600

Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Amendments		
Issue	Description	Date

Consultant	
Consultant	Company
Consultant	Company
Consultant	Company
Consultant	Company
Consultant	Company

Client	
Client	Details



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Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

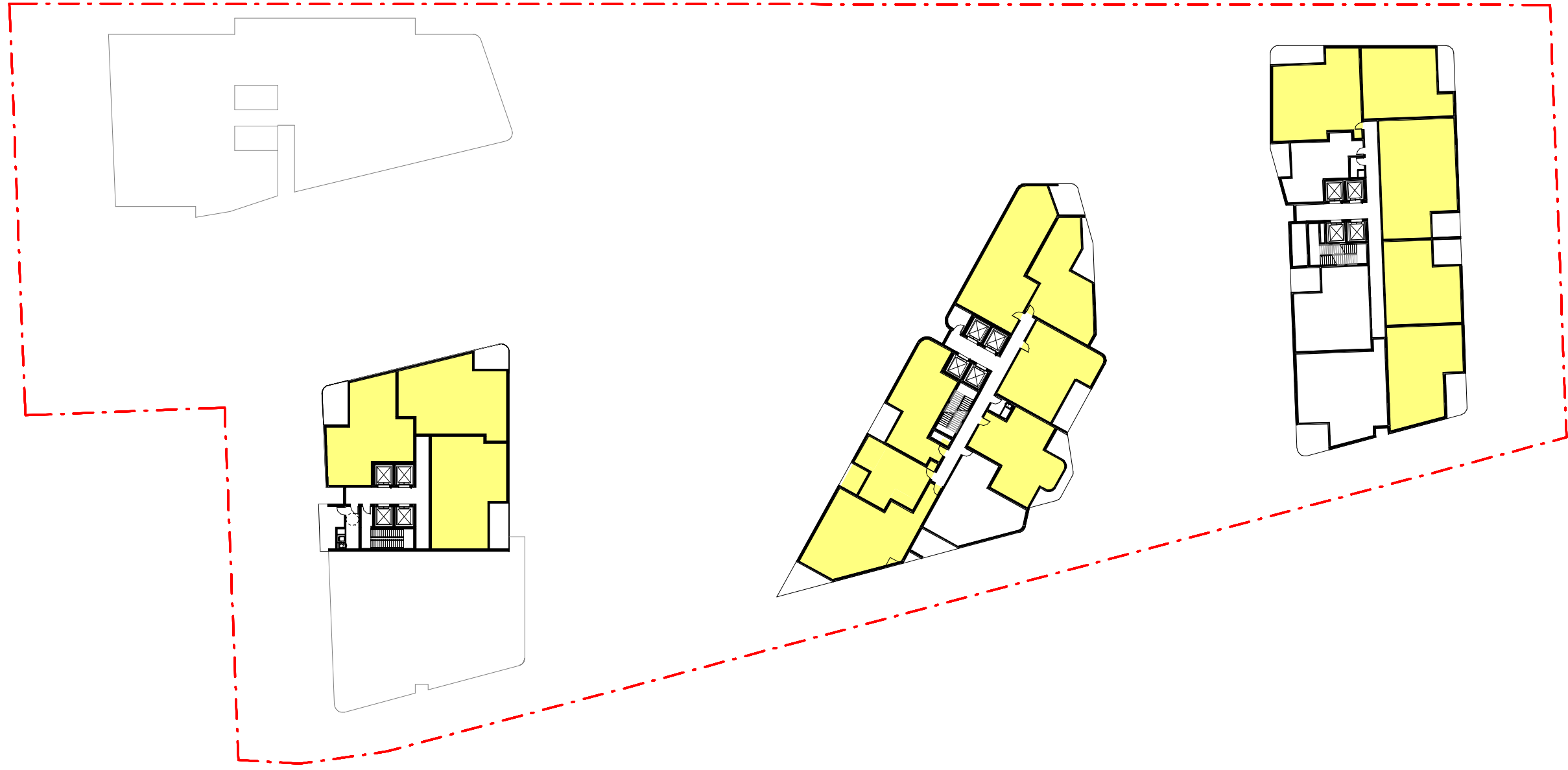
Project Title	
Eden Street Arncliffe	
Drawing Title	
SOLAR COMPLIANCE	

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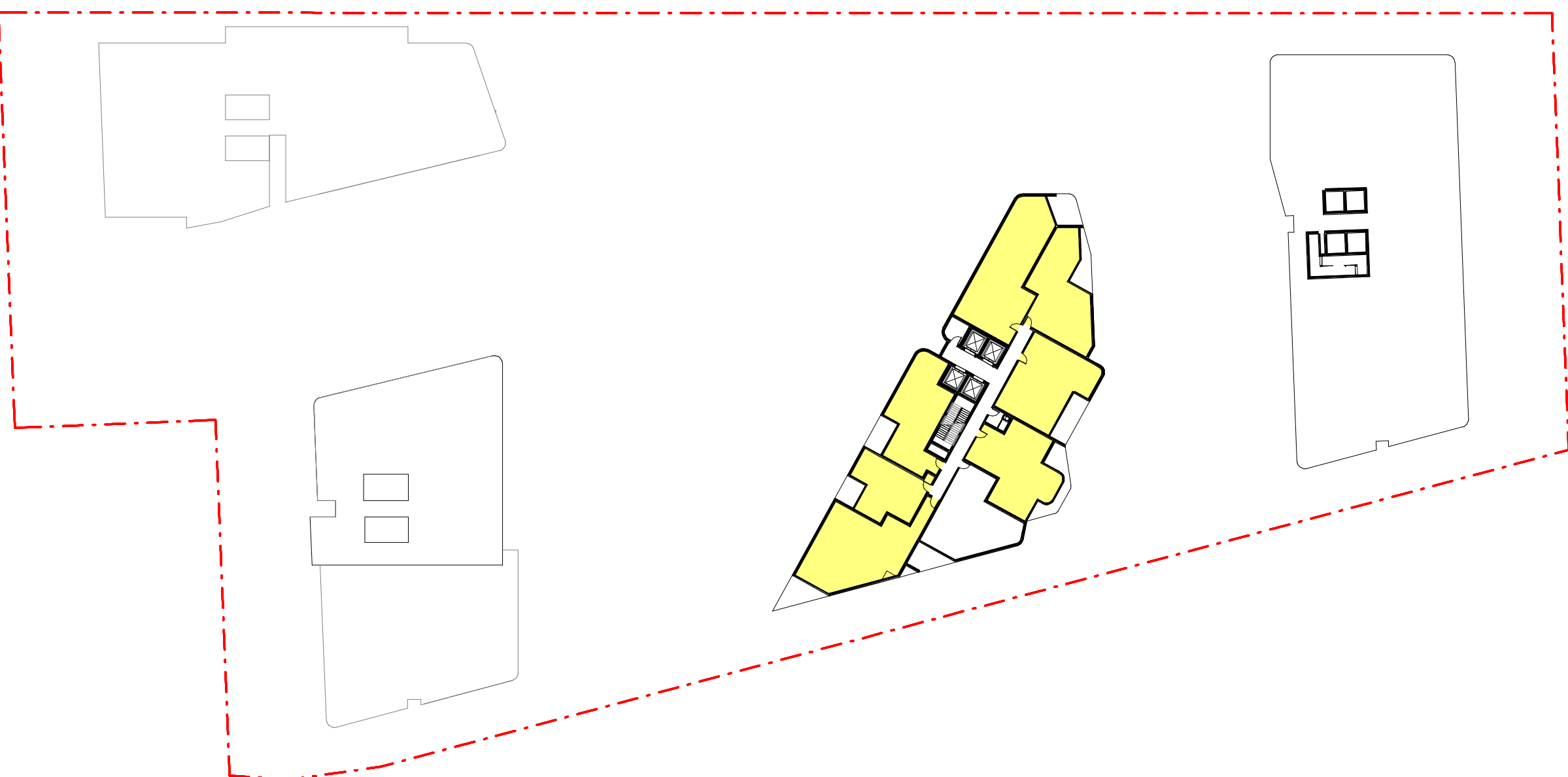


PRELIMINARY

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Verified	Designer	Approved	Approver
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Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4451	1



9 SOLAR COMPLIANCE - LEVEL 20
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10 SOLAR COMPLIANCE - LEVEL 21
1:600

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

Amendments		
Issue	Description	Date

Consultant		Client
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0<x< 2 HRS



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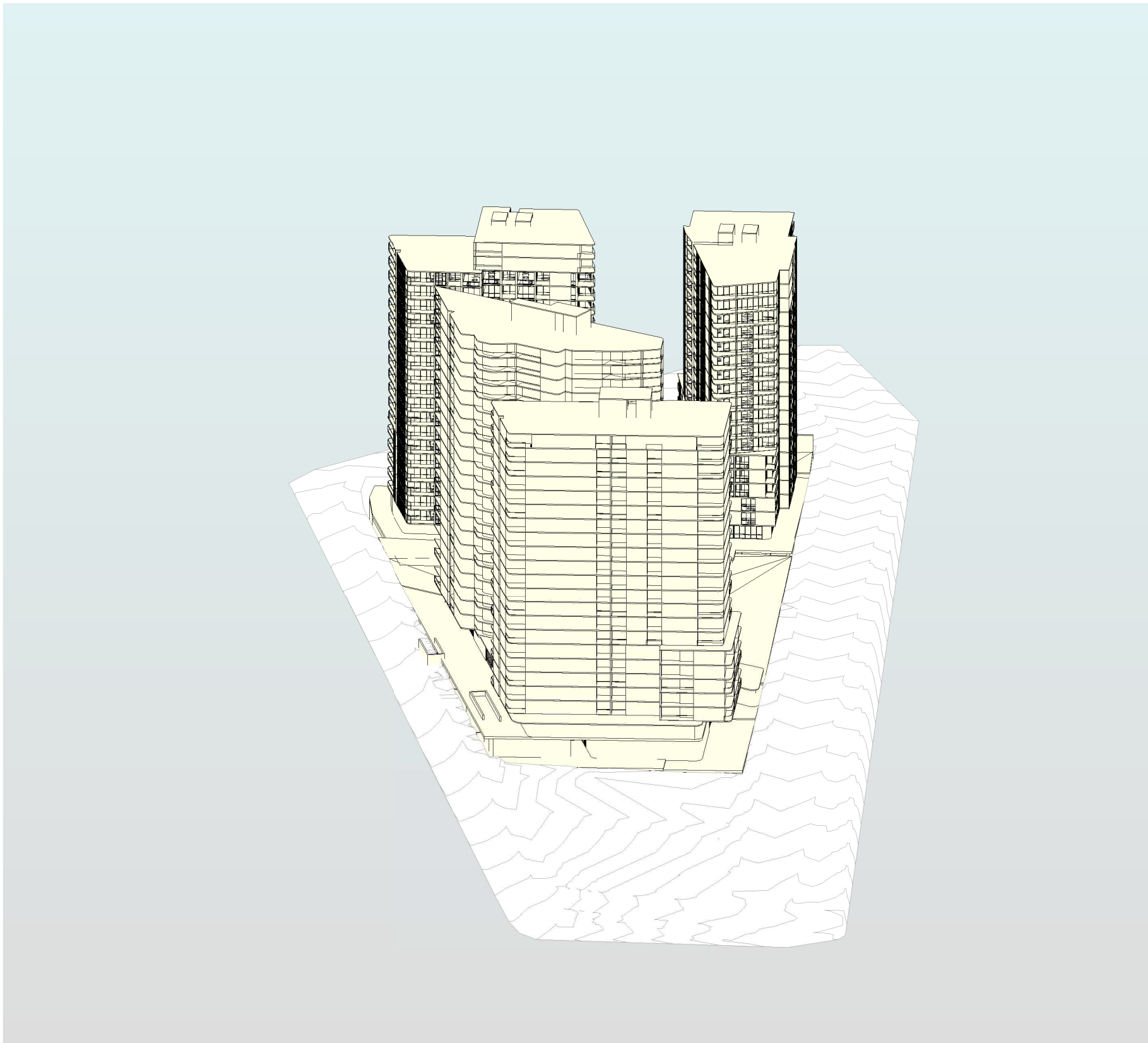
Project Title	
Eden Street Arncliffe	
Drawing Title	
SOLAR COMPLIANCE	

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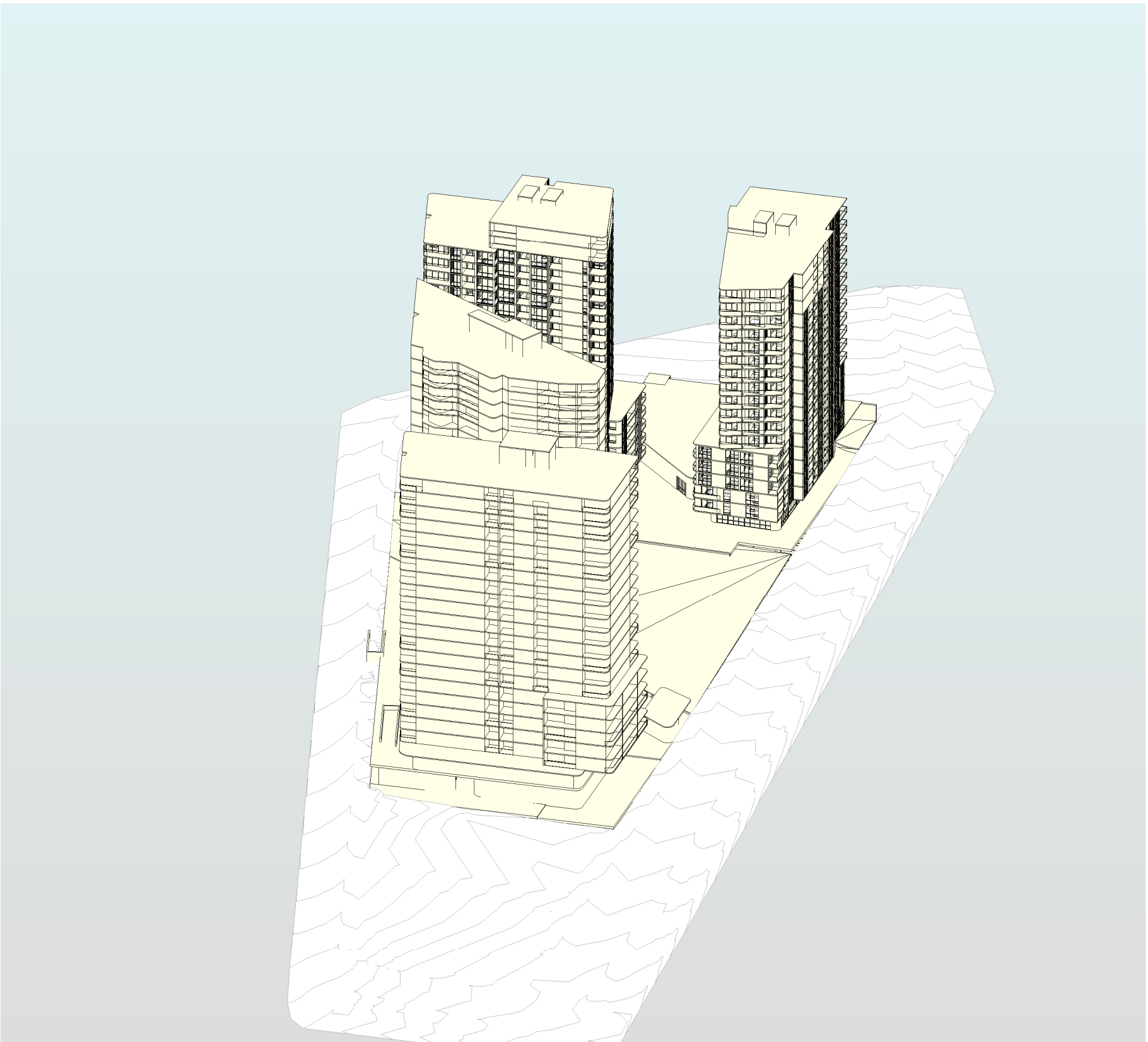


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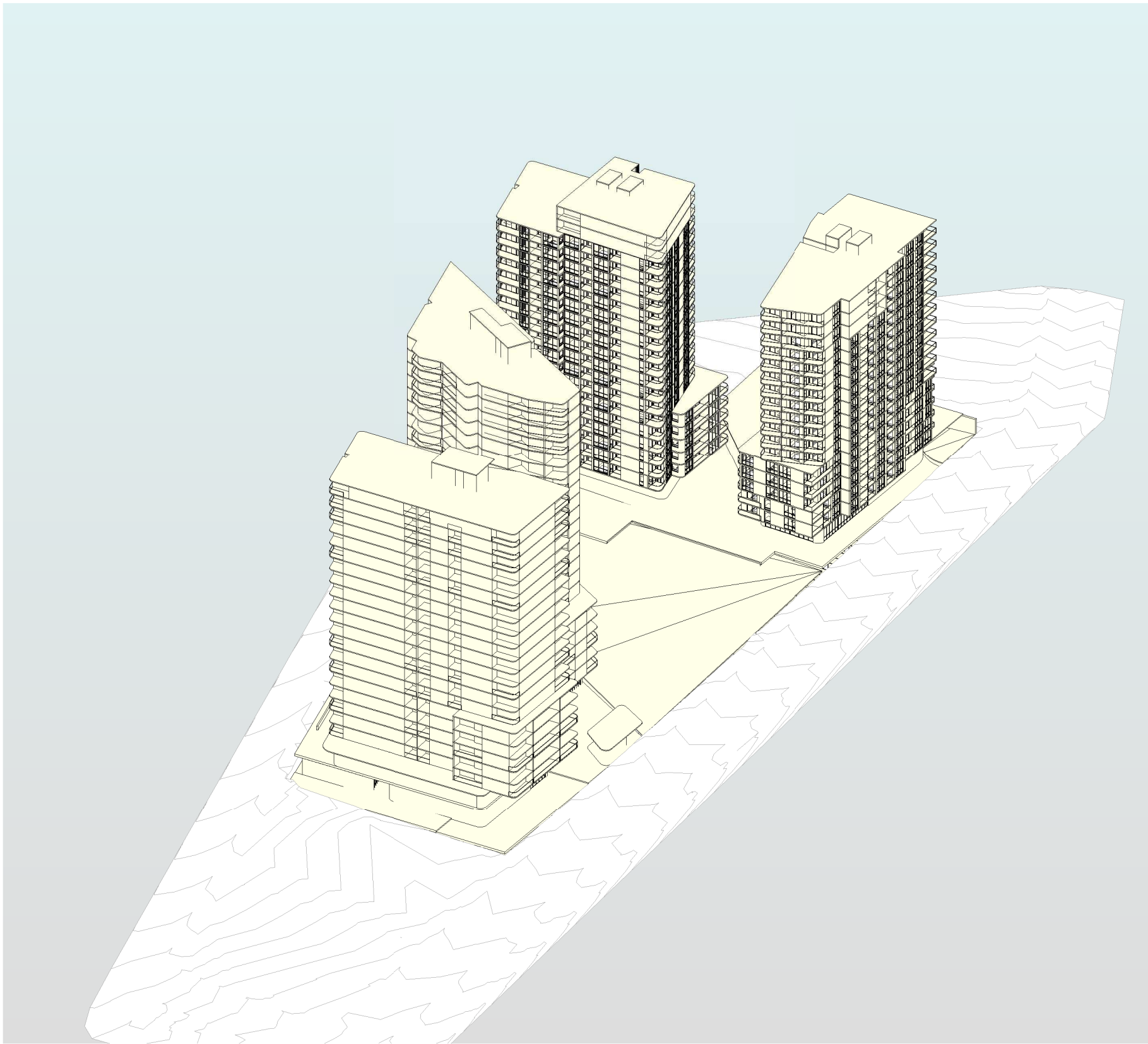
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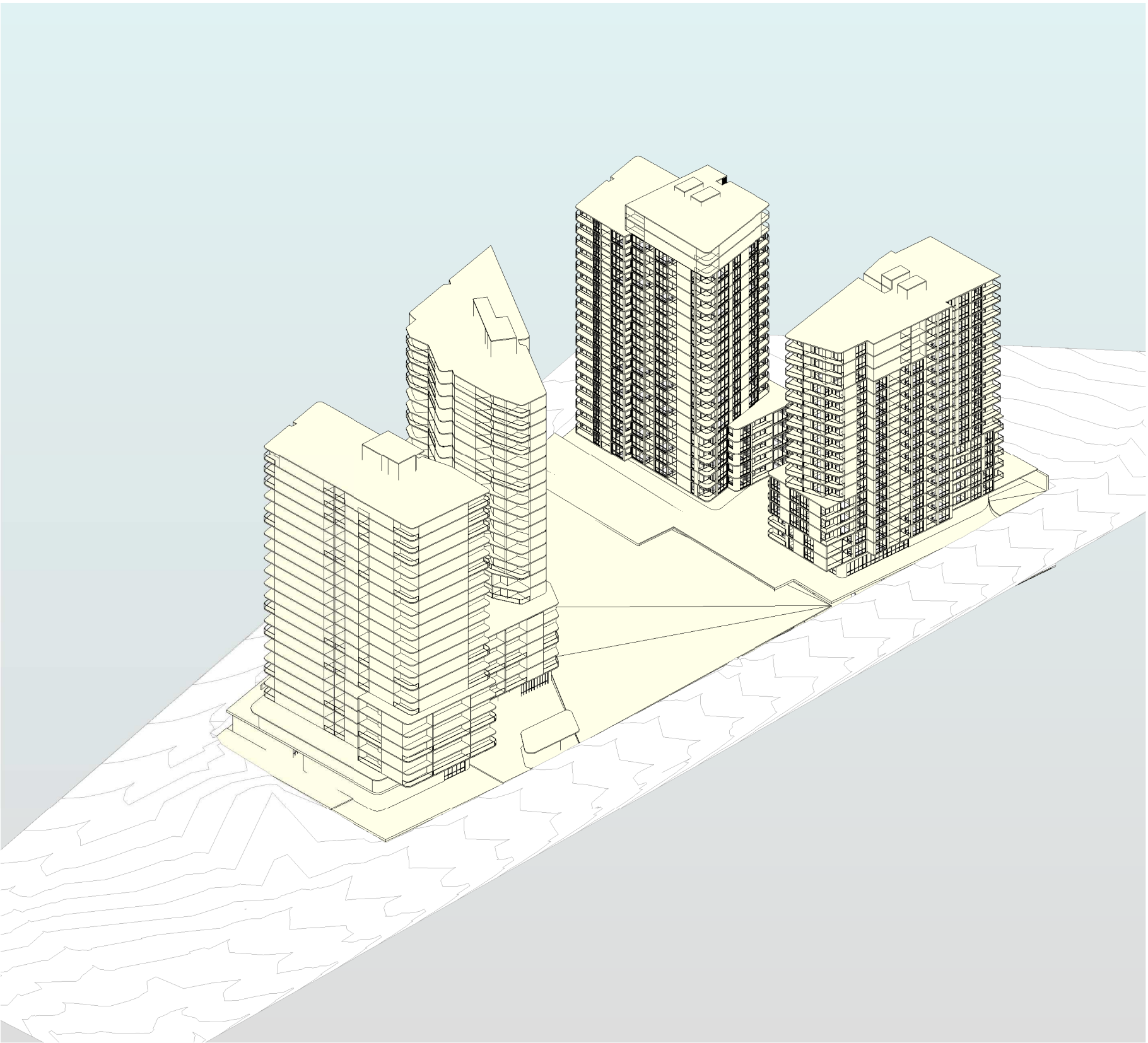
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2 21 JUNE 10AM



3 21 JUNE 11AM



4 21 JUNE 12PM

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1	ISSUED FOR PRE DA	29/10/2020

Amendments		
Issue	Description	Date

Consultant	
Consultant	Company ^{jails}
Consultant	Company ^{jails}
Consultant	Company ^{jails}

Client	
BillBergia	Client Details



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Australia 2011
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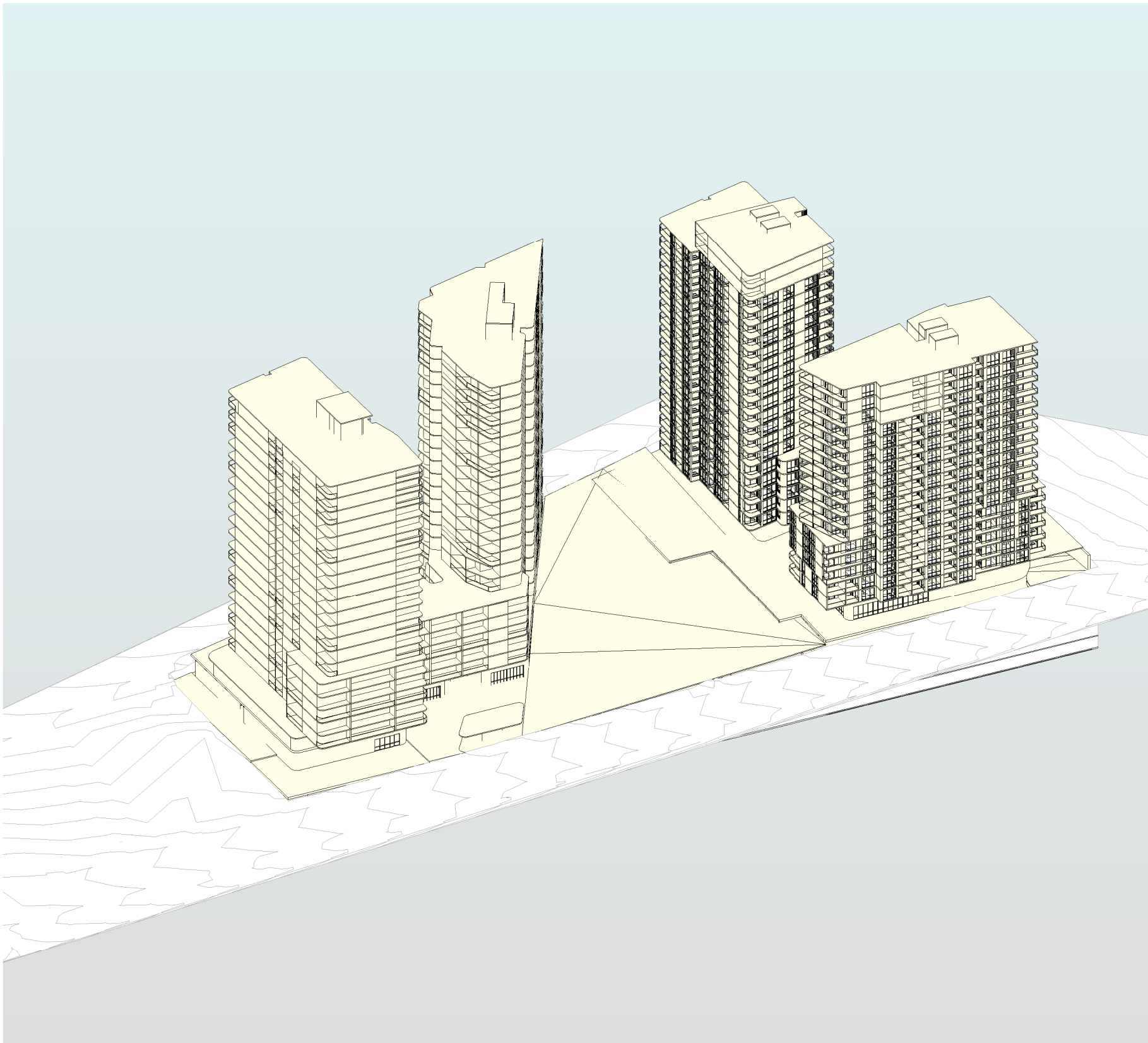
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Drawing Title	
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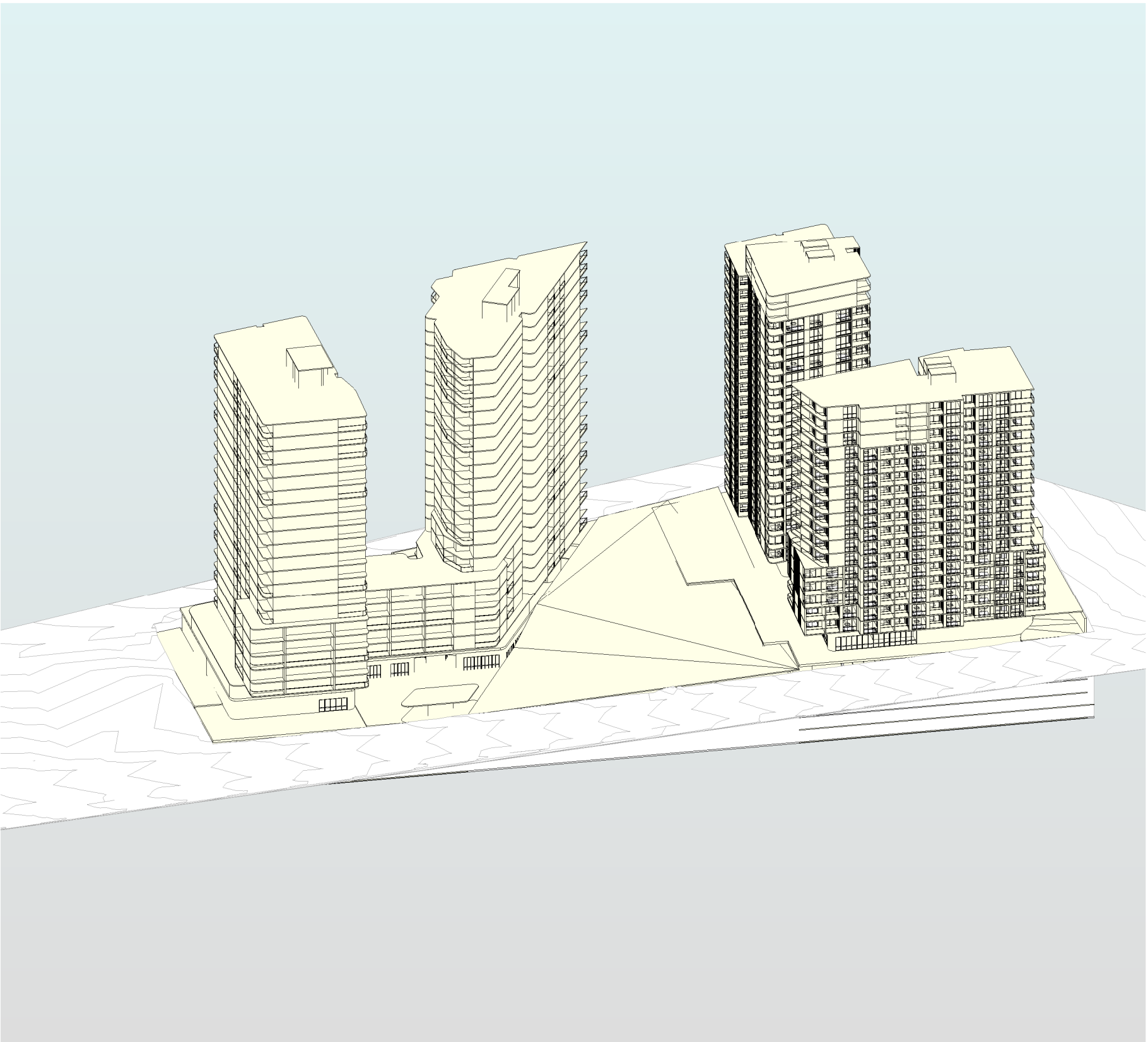
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Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker	
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Scale	Project No	Drawing No	Issue
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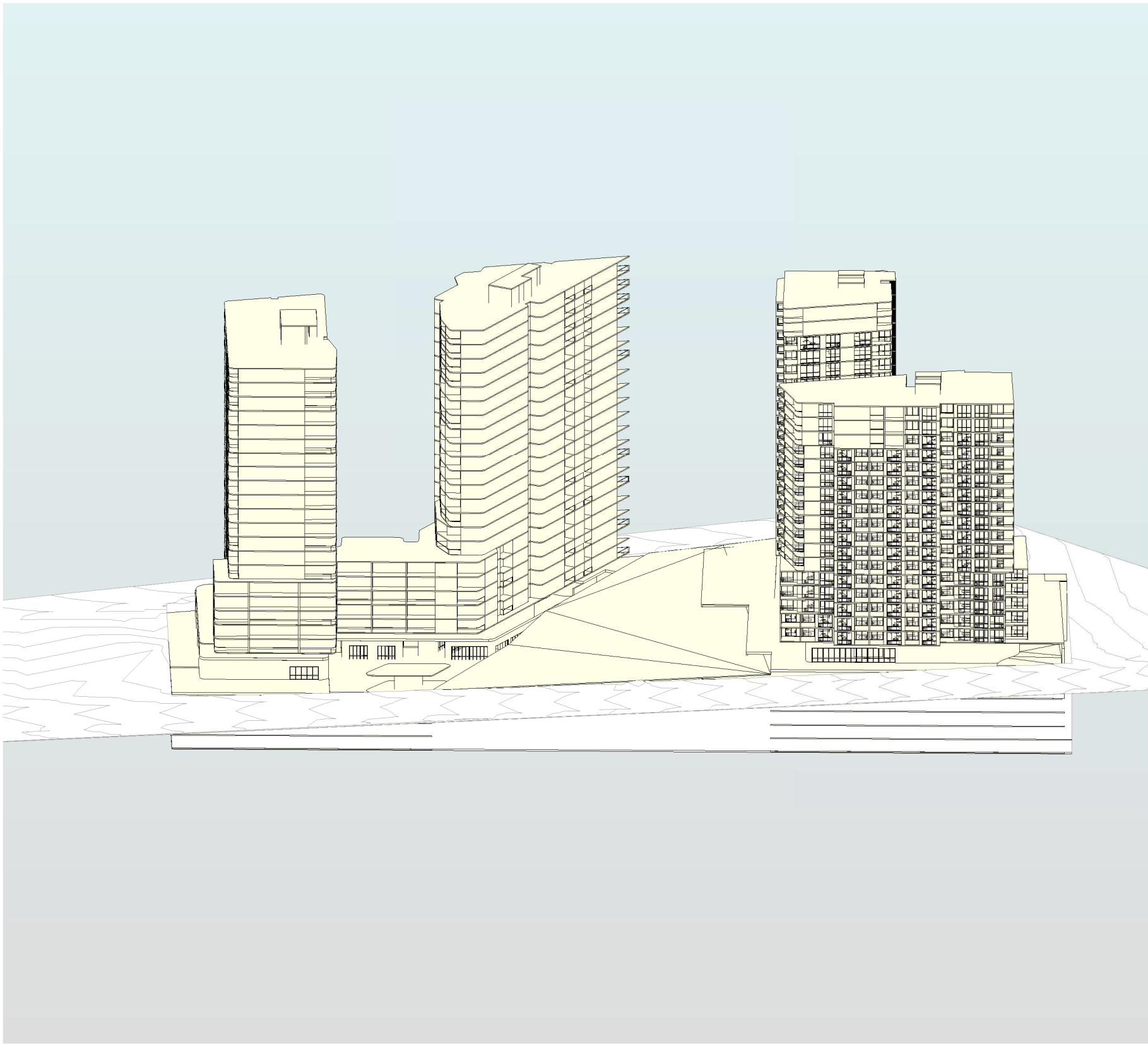
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1 21 JUNE 1PM



2 21 JUNE 2PM



3 21 JUNE 3PM

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-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020

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

Consultant
Consultant Companyjalls
Consultant
Consultant Companyjalls
Consultant
Consultant Companyjalls

Client
BillBergia Client Details



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Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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nom architect M. Sheldon 3990

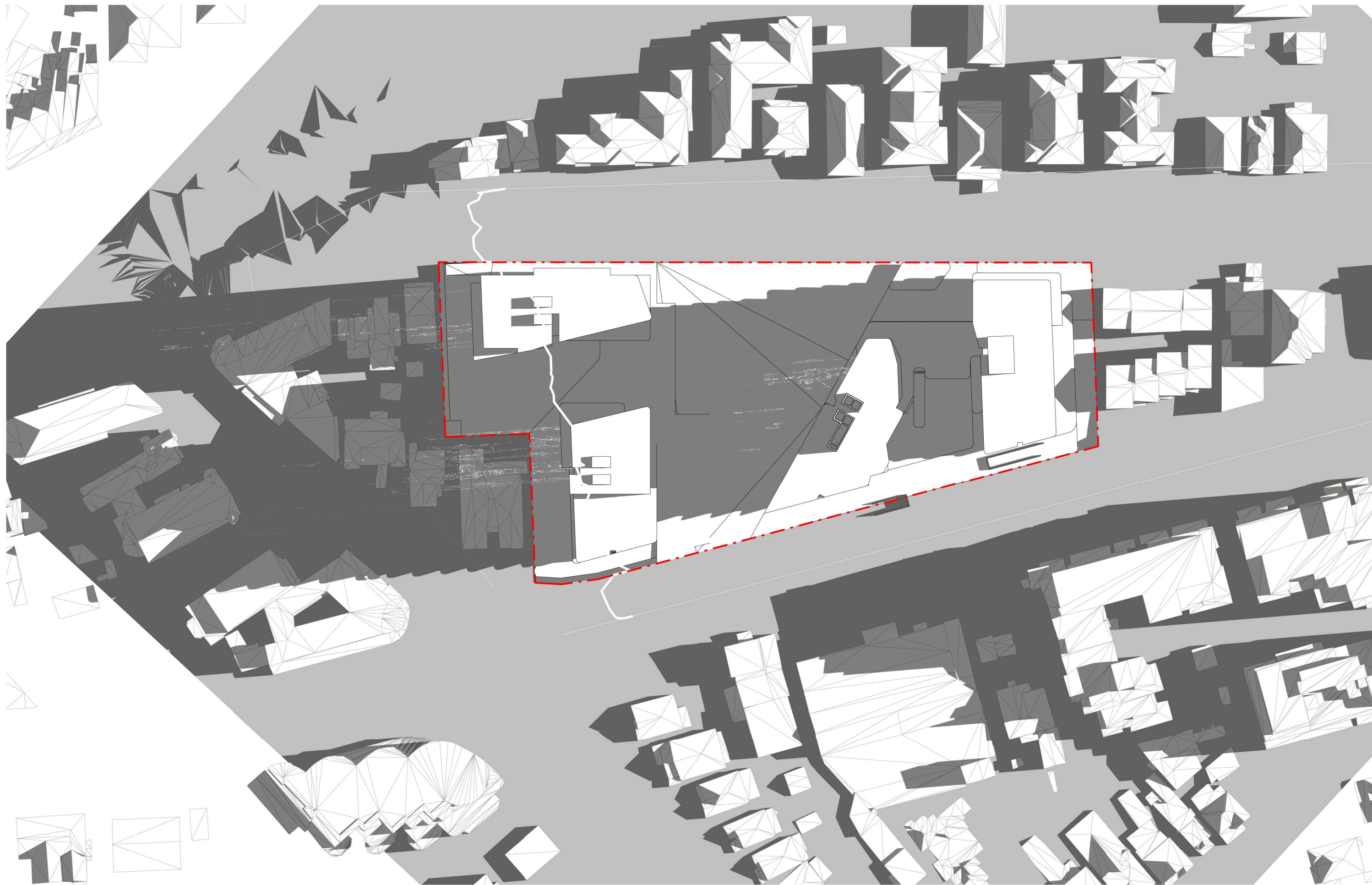
Project Title
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Drawing Title
SUN EYE DIAGRAM -2

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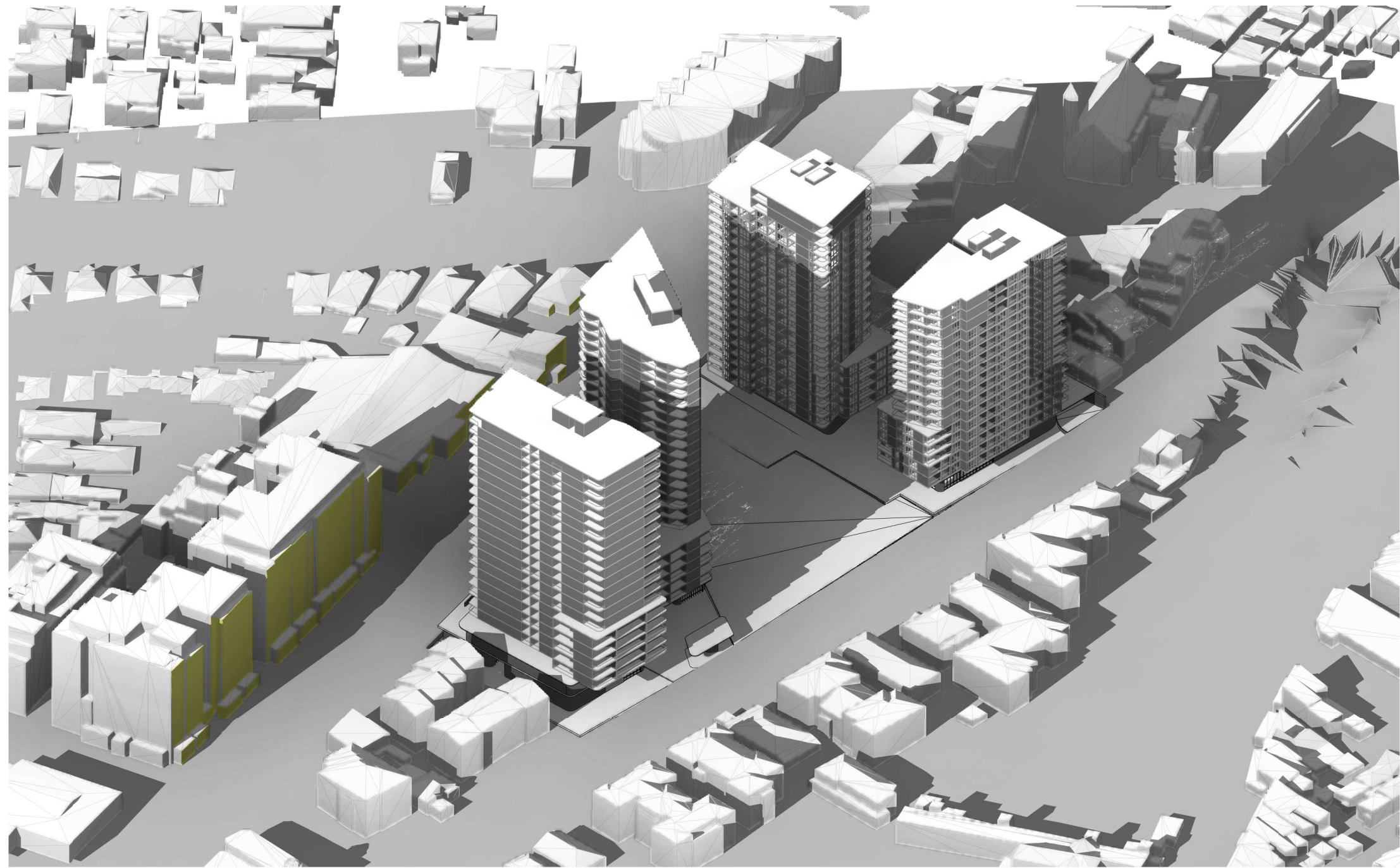
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Verified	Designer	Approved	Approver
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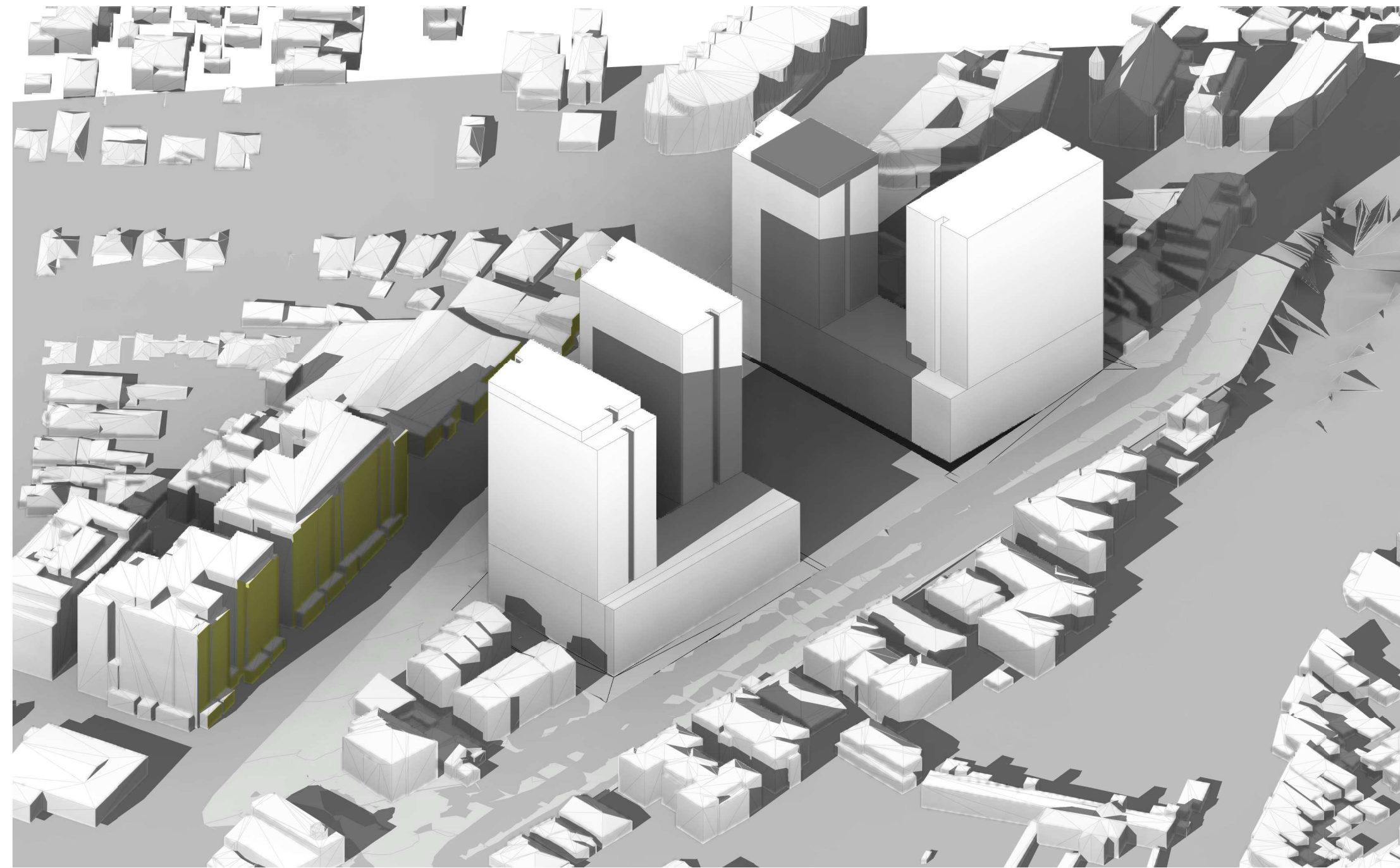
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3 21 JUNE 9AM - PROPOSED



2 21 JUNE 9AM - DCP SCHEME
1:1000



4 21 JUNE 10AM - DCP SCHEME

Amendments		
Issue	Description	Date
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Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Consultant
Consultant Companyjalls
Consultant
Consultant Companyjalls
Consultant
Consultant Companyjalls

Client
BillBergia
Client Details



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 60 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
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Project Title
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North Point

PRELIMINARY

Plotted and checked by

Author

Verified

Designer

Approved

Approver

Drawing Created (date)

Drawing Created (by)

Checker

09/11/20

Scale

Project No

Drawing No

Issue

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180319

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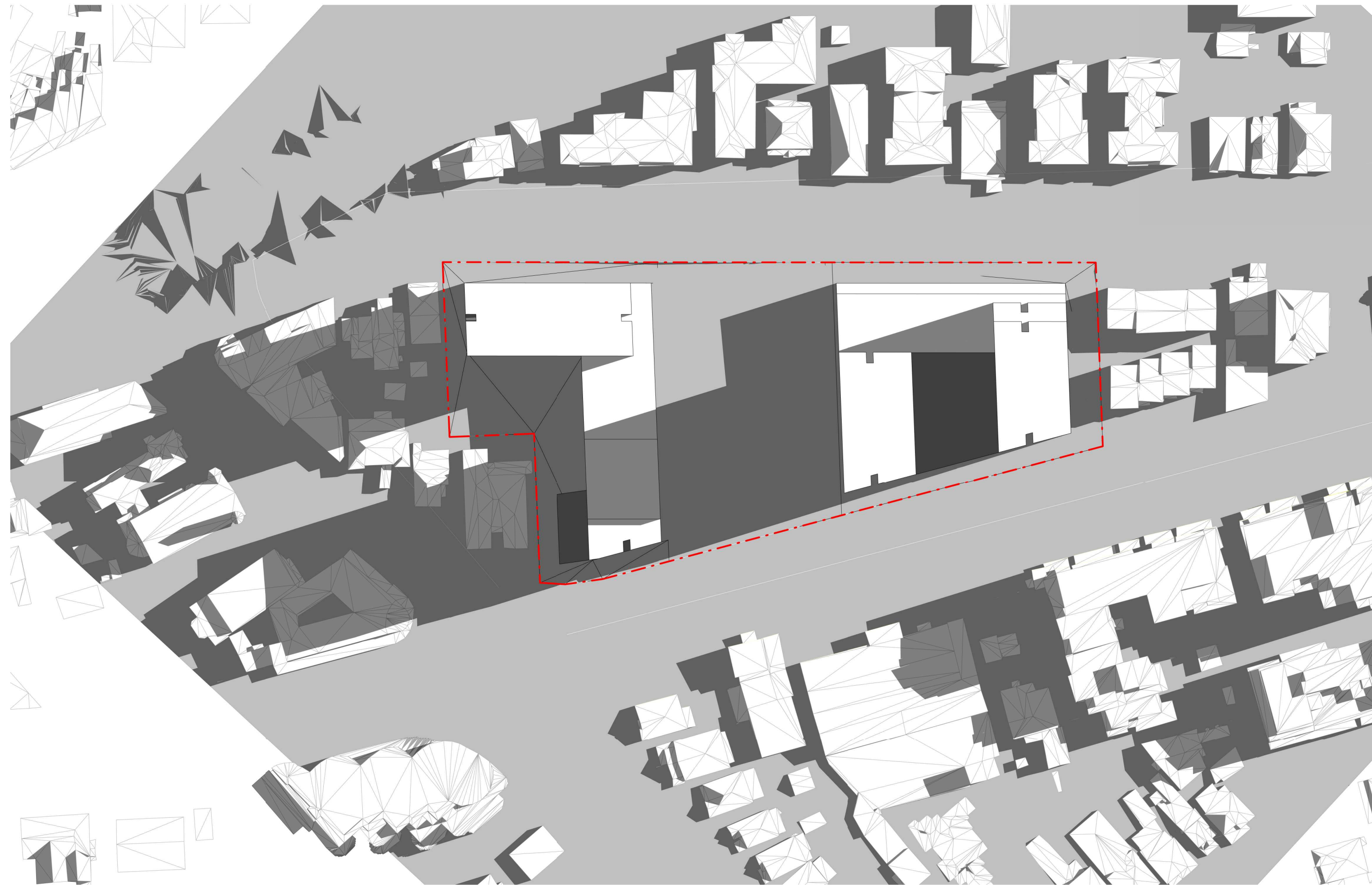
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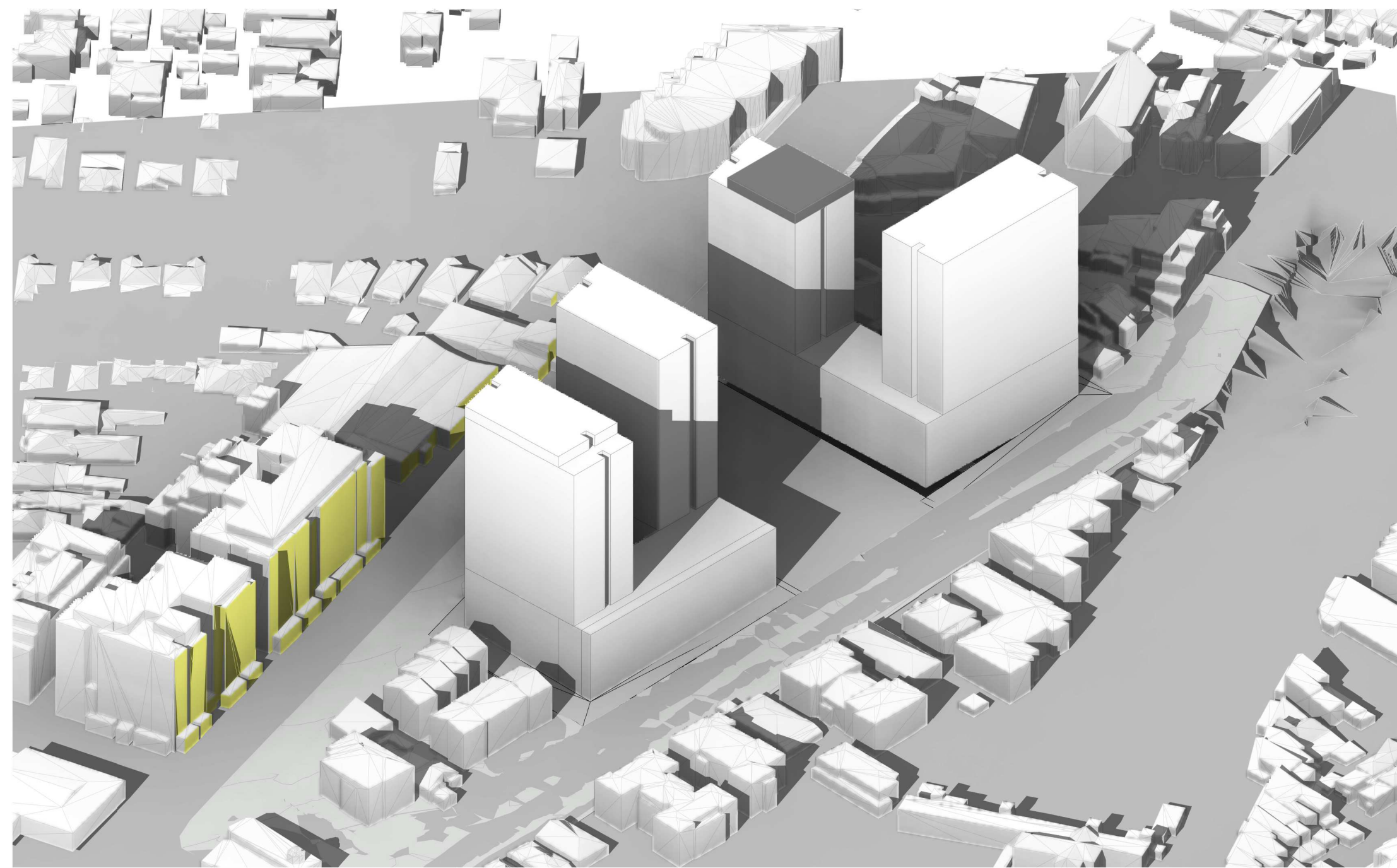
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3 21 JUNE 10AM - PROPOSED



2 21 JUNE 10AM - DCP SCHEME
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4 21 JUNE 10AM - DCP SCHEME

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Amendments		
Issue	Description	Date
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Consultant	
Consultant	Company
Consultant	Company
Consultant	Company
Consultant	Company

Client	
Billbergia	Client Details



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Level 7, 80 William St East Sydney NSW
Australia 2011
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SHADOW DIAGRAM - 10AM (with EXISTING)	
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North Point

PRELIMINARY

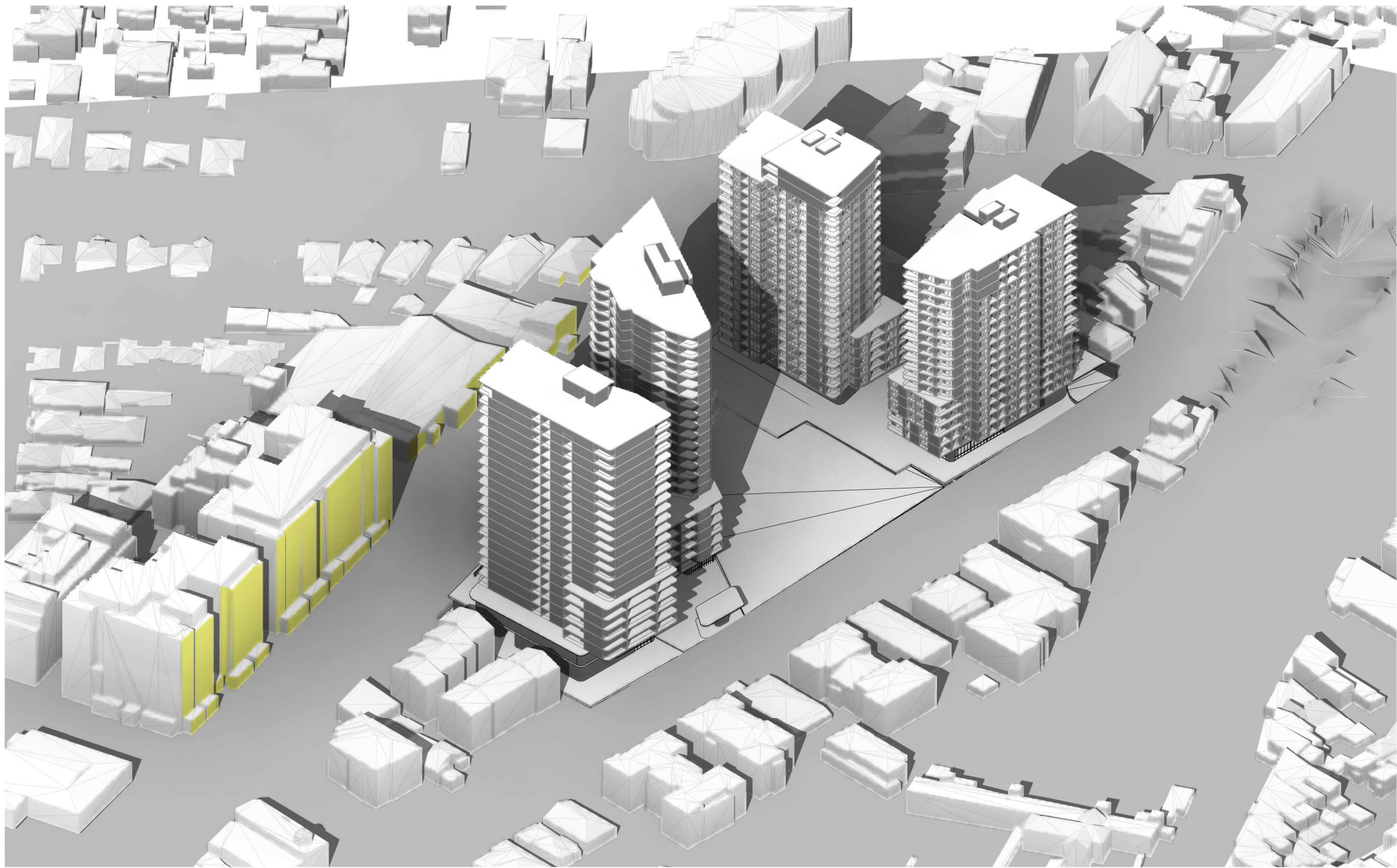
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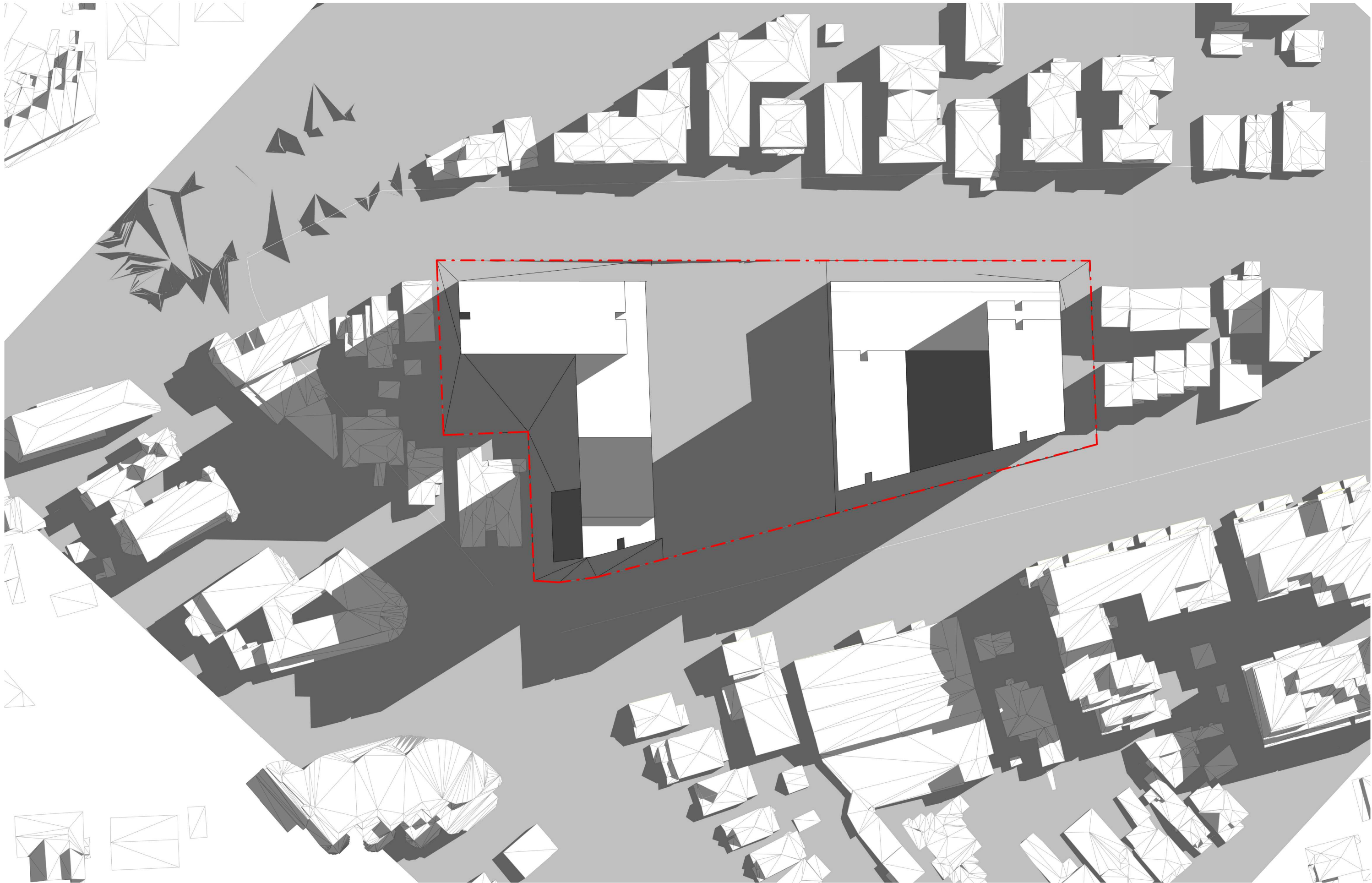
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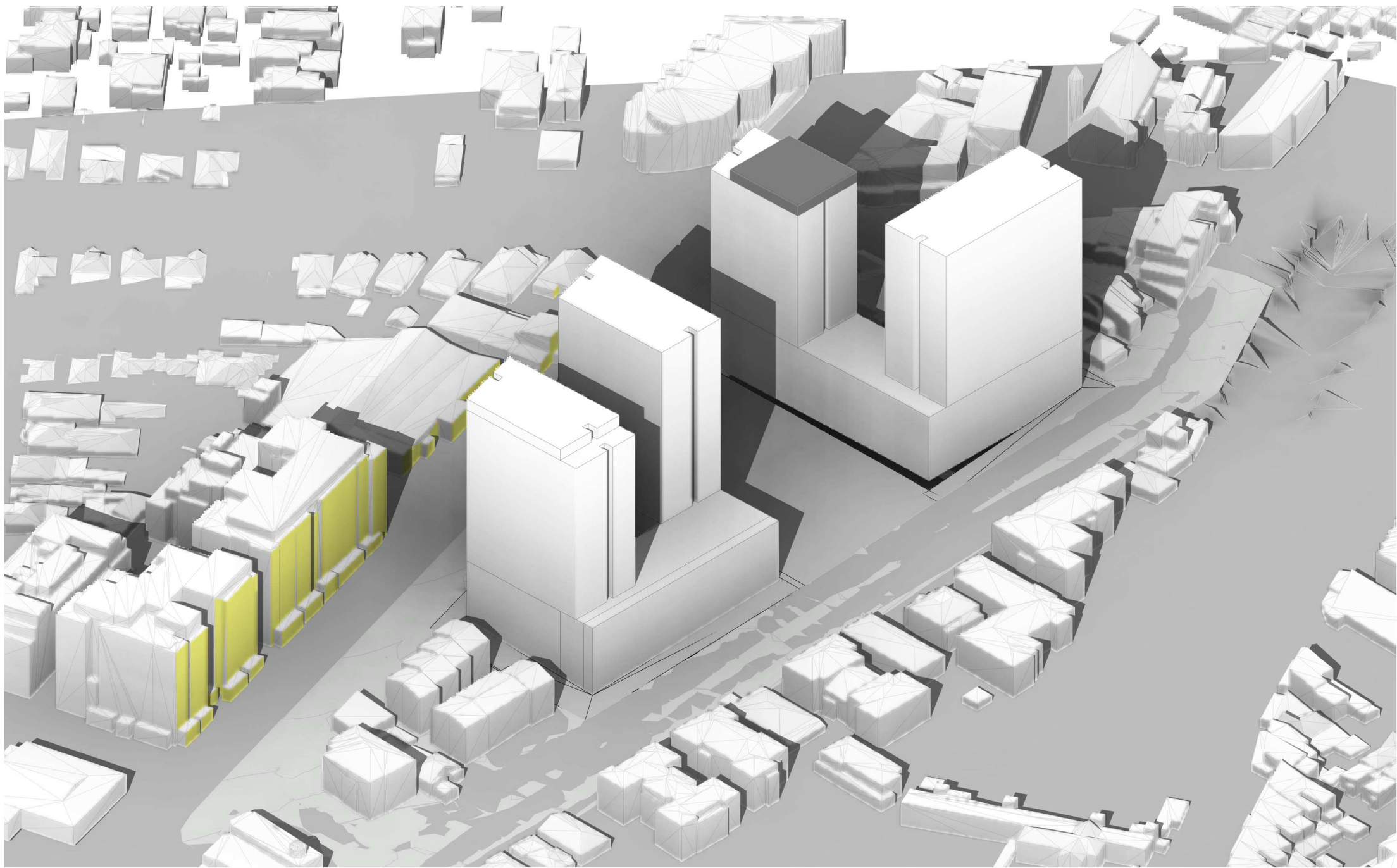
3 21 JUNE 11AM - PROPOSED

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020			

Consultant		Client	
Consultant	Companyjalls	Client	Billbergia Client Details
Consultant	Companyjalls		
Consultant	Companyjalls		



2 21 JUNE 11AM - DCP
1:1000



4 21 JUNE 11AM - DCP SCHEME




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nom architect M. Sheldon 3990

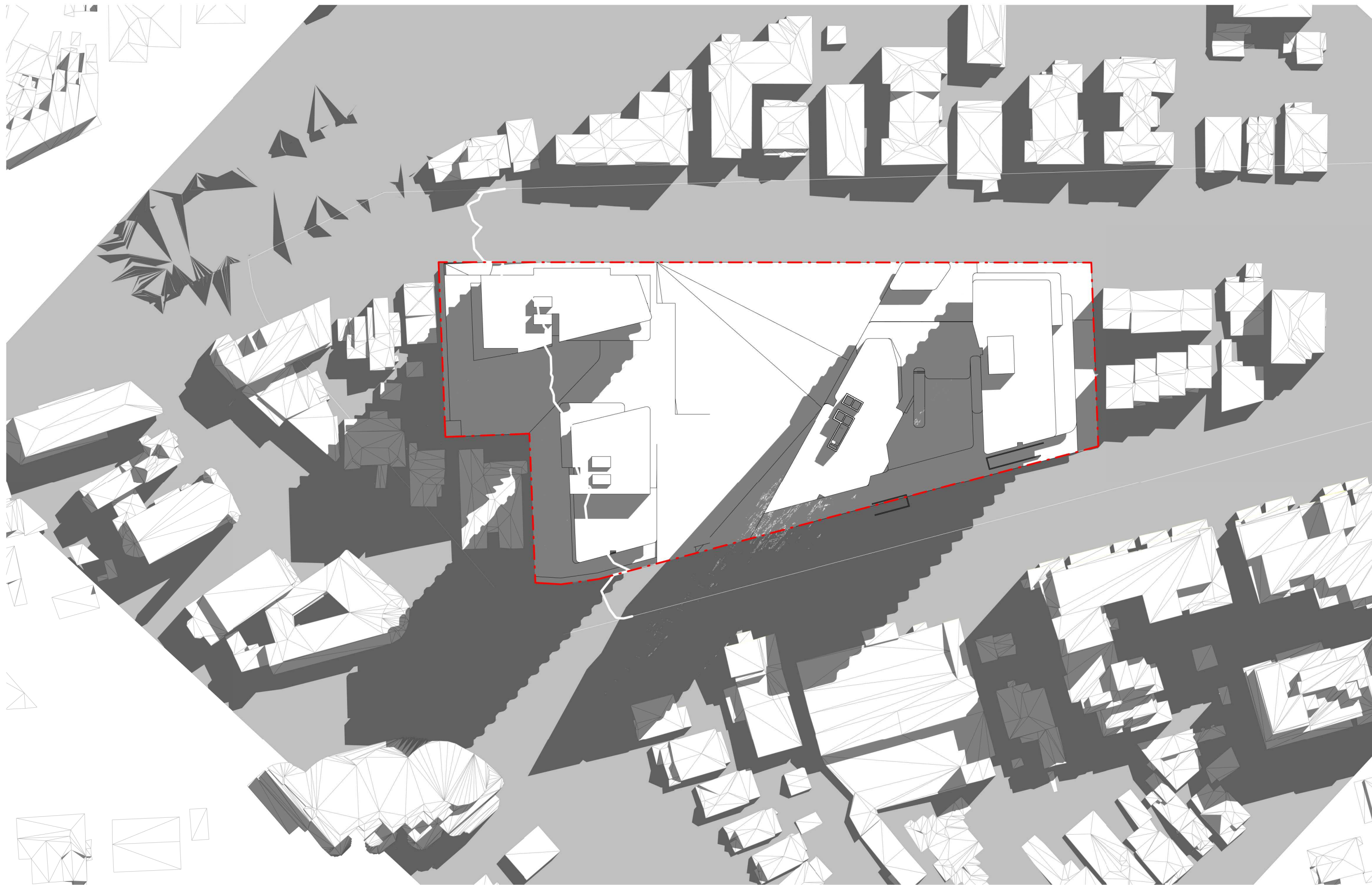
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North Point

PRELIMINARY

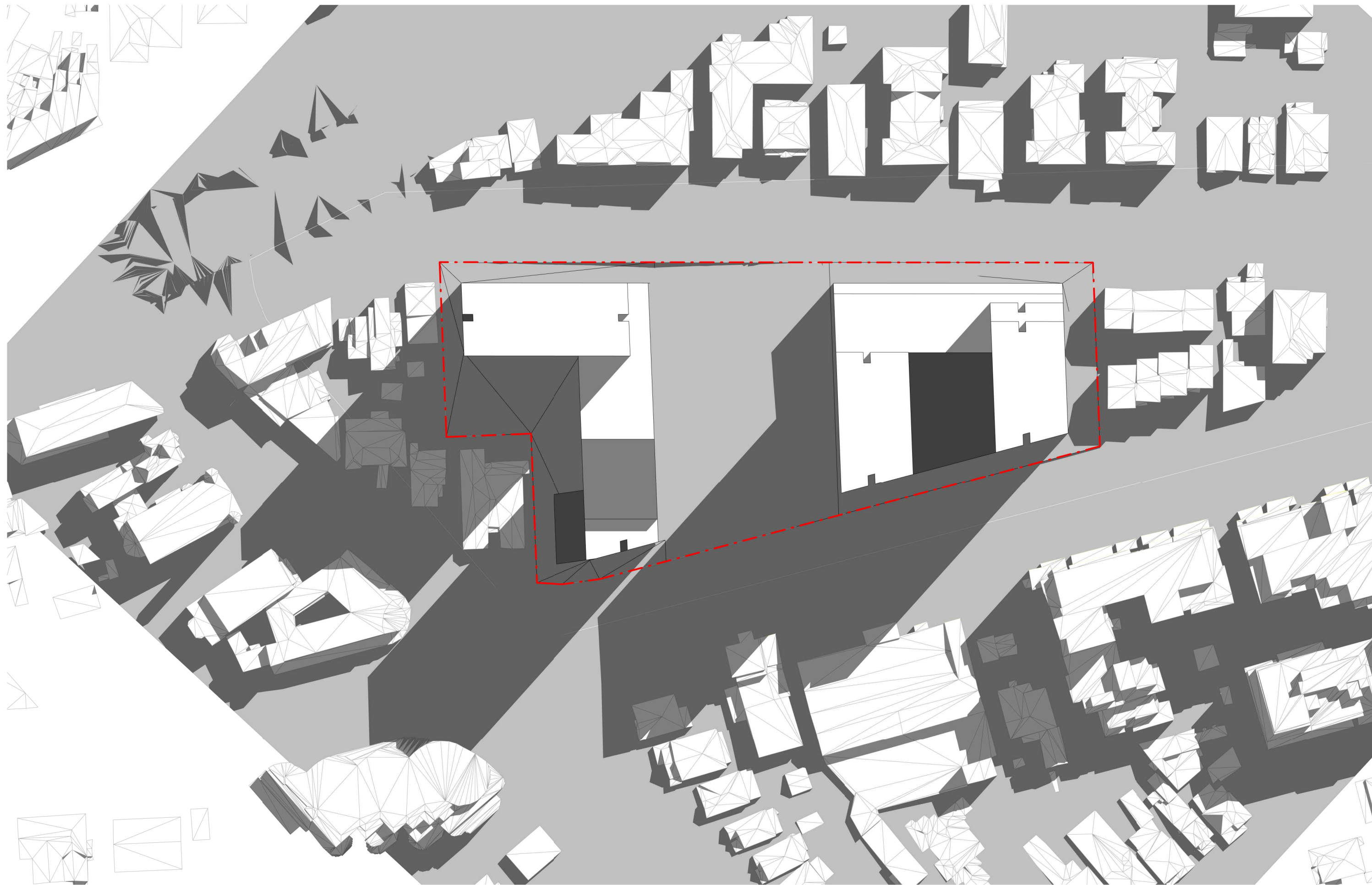
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Verified	Designer
Approved	Approver
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Checker	09/11/20
Scale	Project No
Drawing No	Issue
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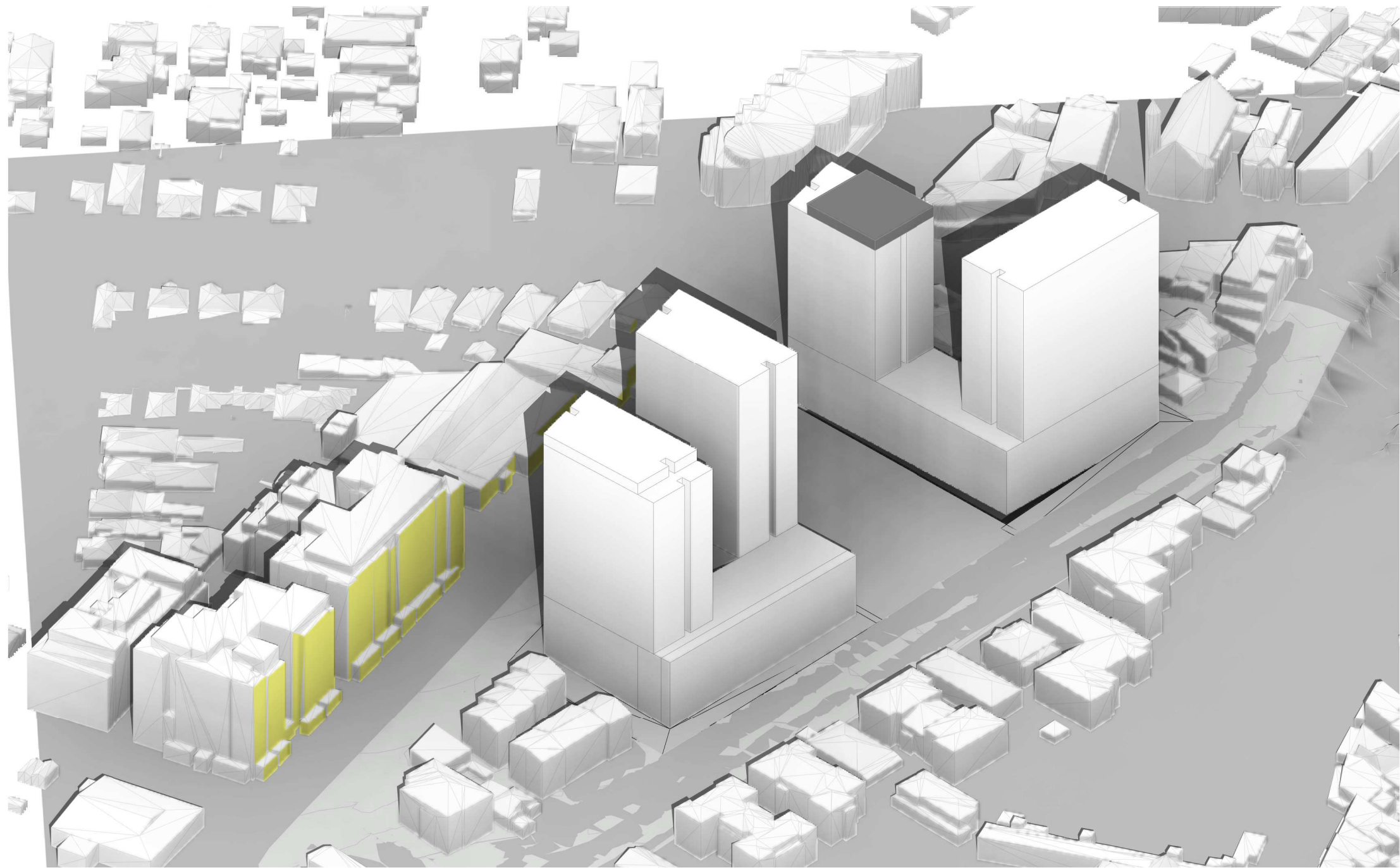
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2 21 JUNE 12PM - DCP SCHEME
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4 21 JUNE 12PM - DCP SCHEME

Amendments		
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Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Consultant
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Consultant
Consultant Companyjalls
Consultant
Consultant Companyjalls

Client
Billbergia Client Details



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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
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Project Title
SHADOW DIAGRAM - 12PM (with EXISTING)

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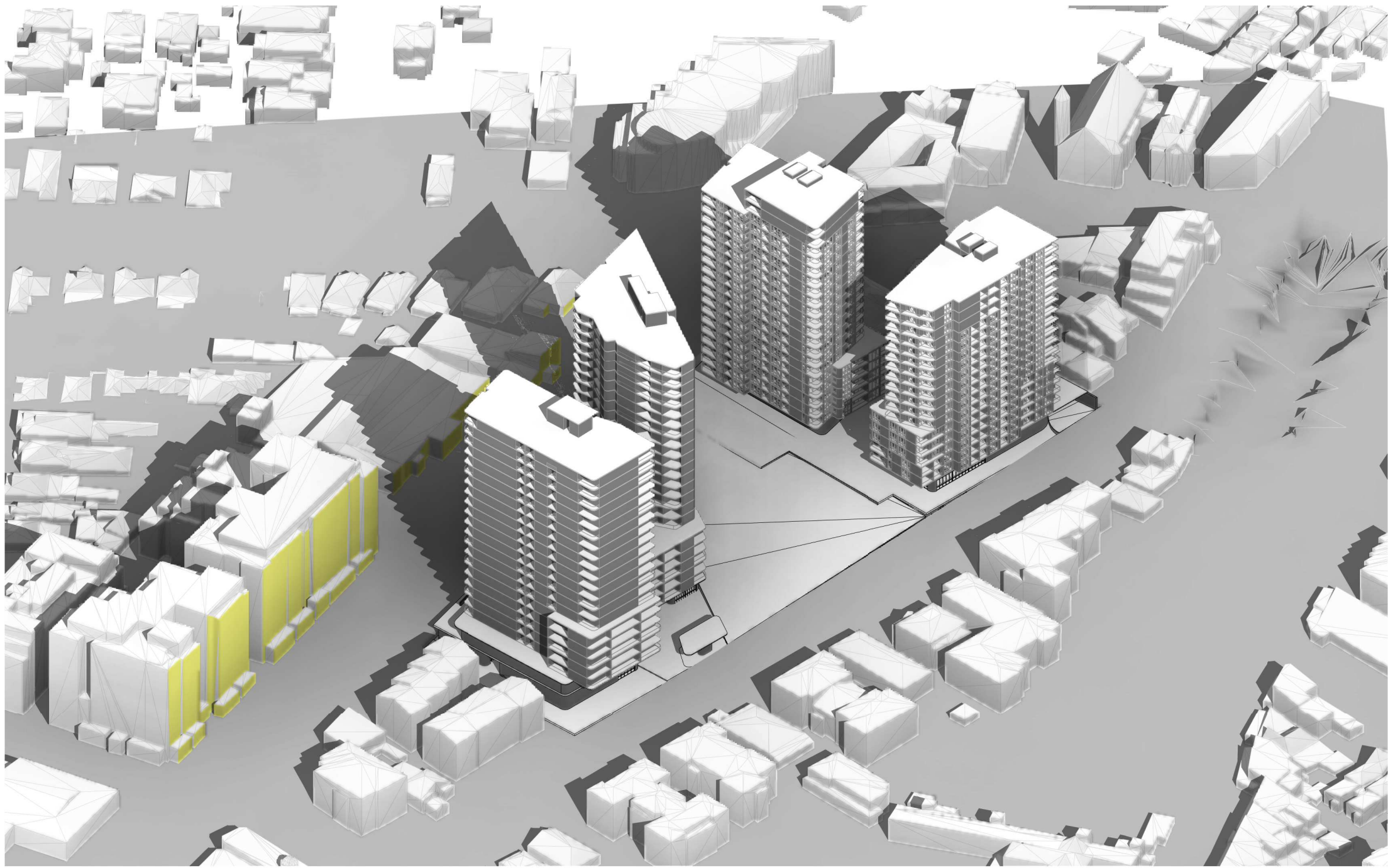
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Plotted and checked by	Author		
Verified	Designer	Approved	Approver
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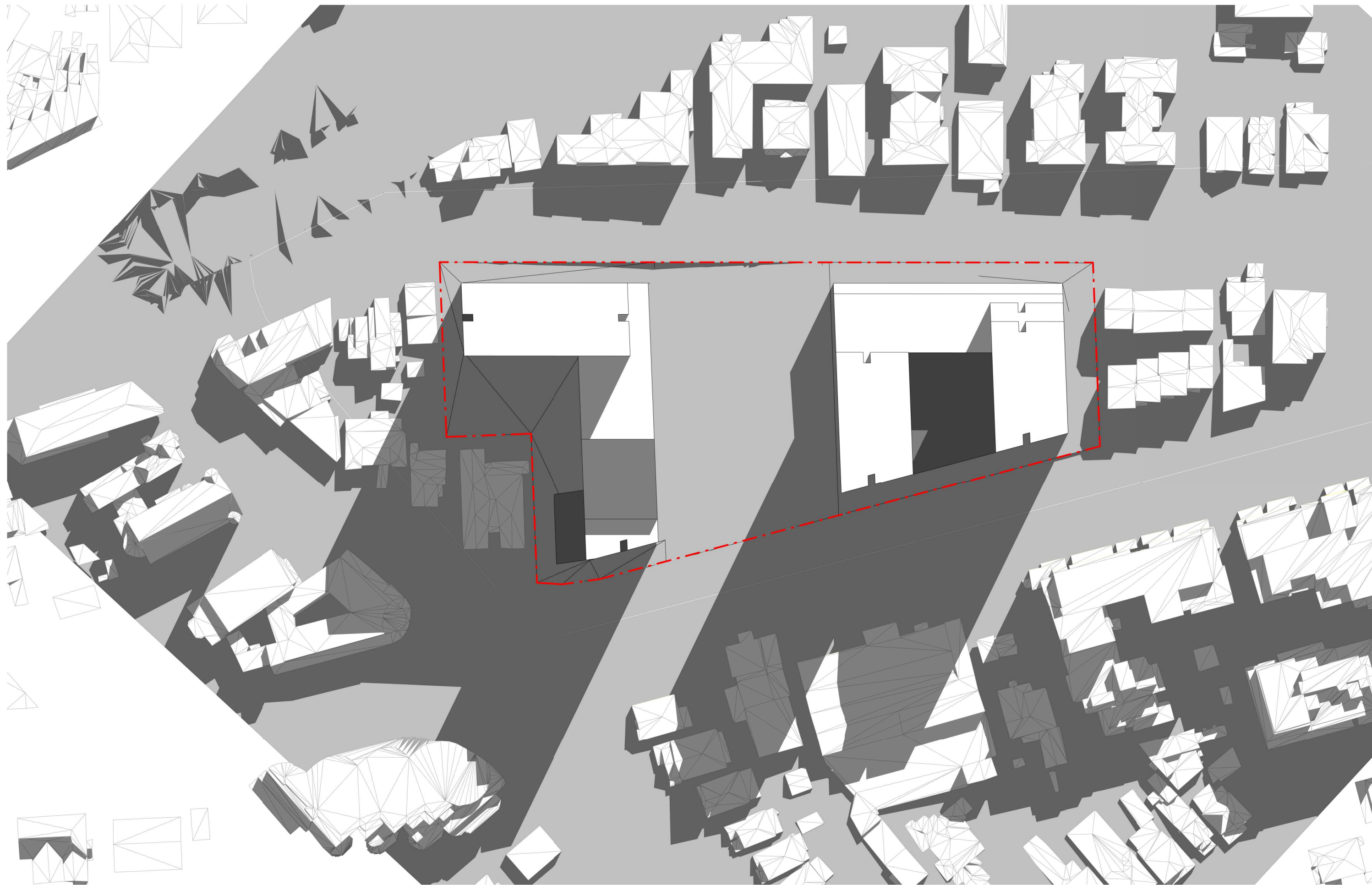
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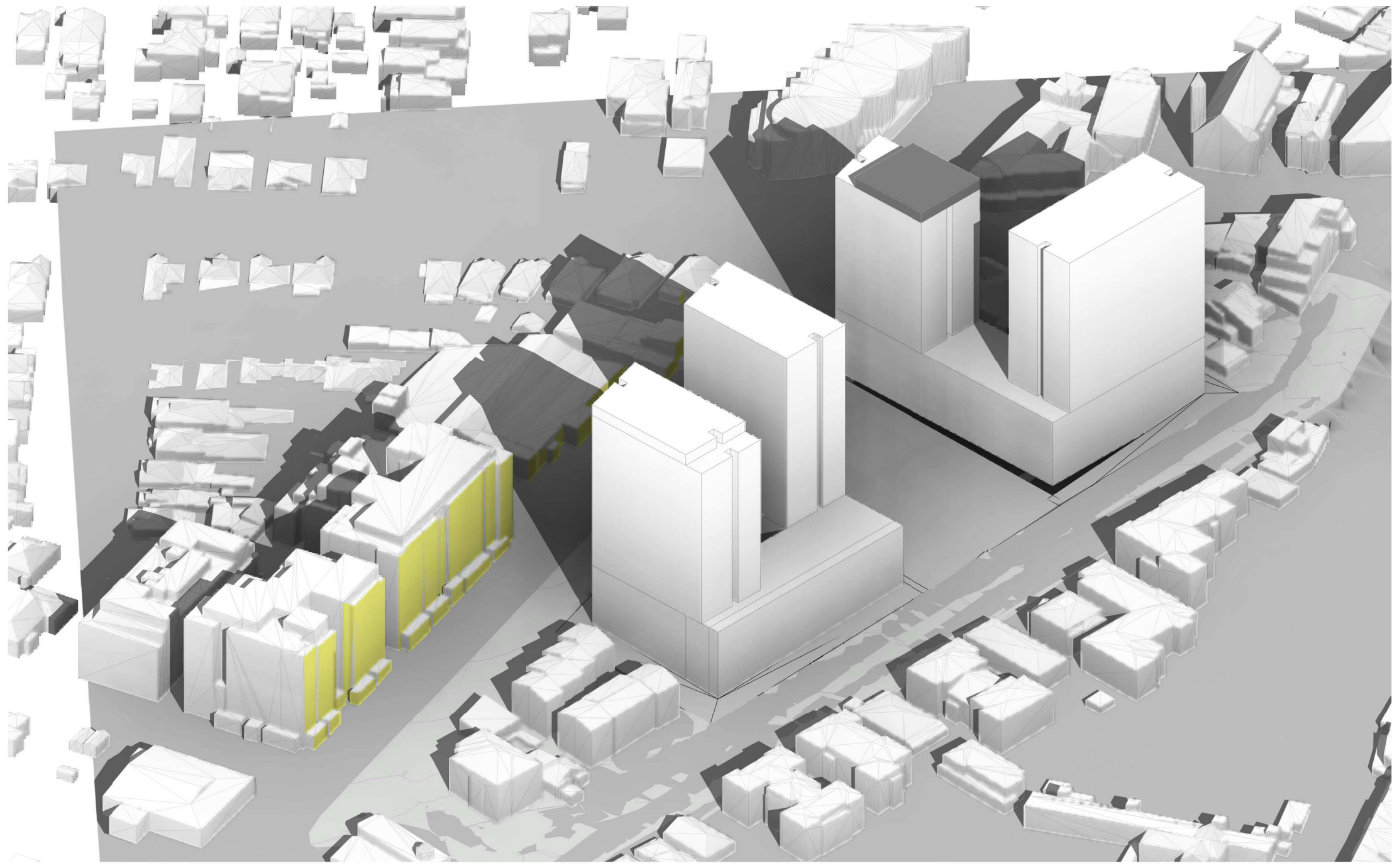
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3 21 JUNE 1PM - PROPOSED



2 21 JUNE 1PM - DCP SCHEME
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4 21 JUNE 1PM - DCP SCHEME

Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Amendments		
Issue	Description	Date
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Consultant	
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Consultant	Company

Client	
Billbergia	Client Details



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Project Title

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Project Title

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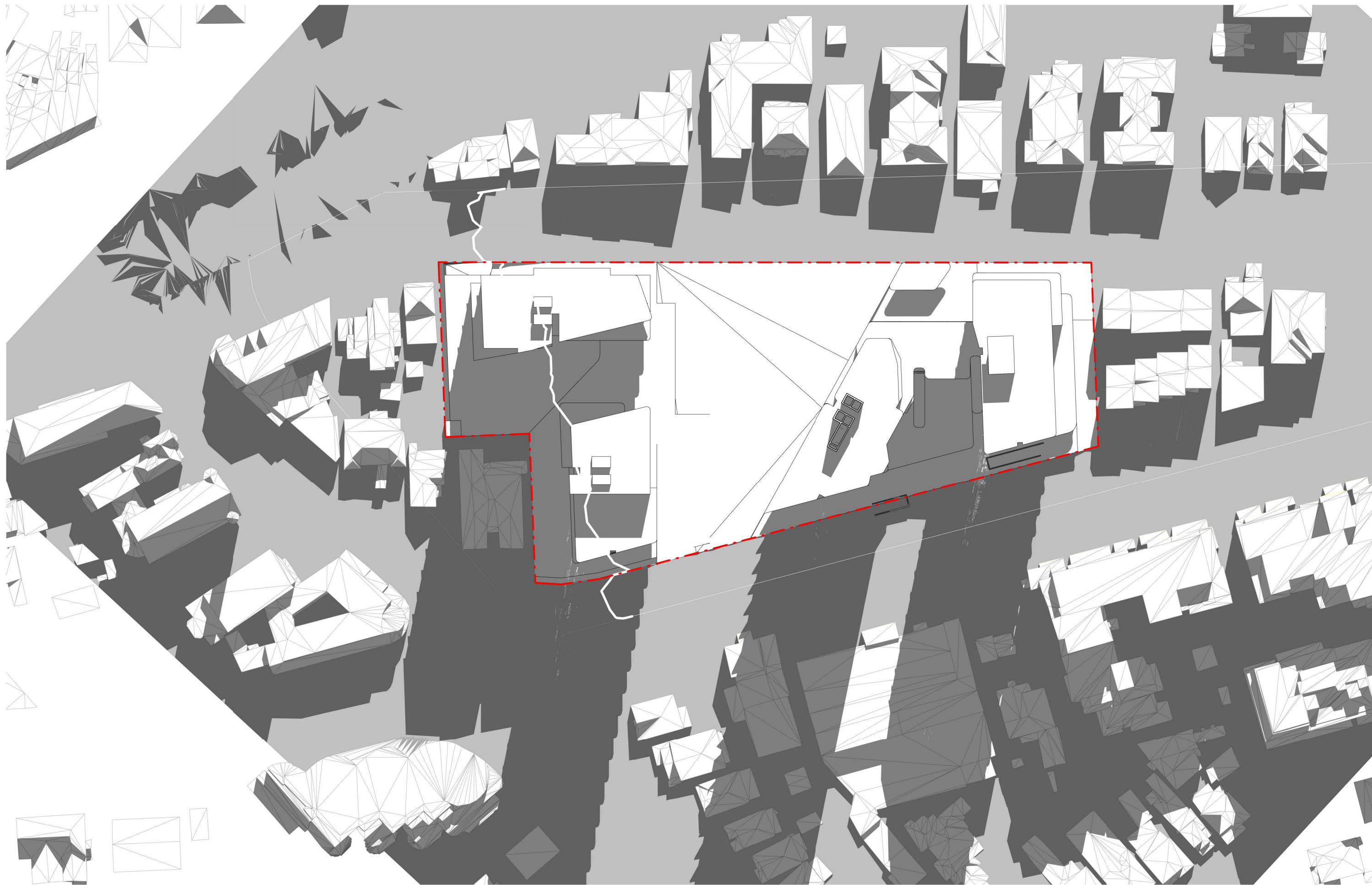


North Point

PRELIMINARY

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker	
			09/11/20
Scale	Project No	Drawing No	Issue
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3 21 JUNE 2PM - PROPOSED

Amendments		
Issue	Description	Date
1	GANSW 2 ISSUED FOR PRE DA	19/10/2020 29/10/2020

Amendments		
Issue	Description	Date

Consultant
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Consultant

Client
Billbergia
Client Details



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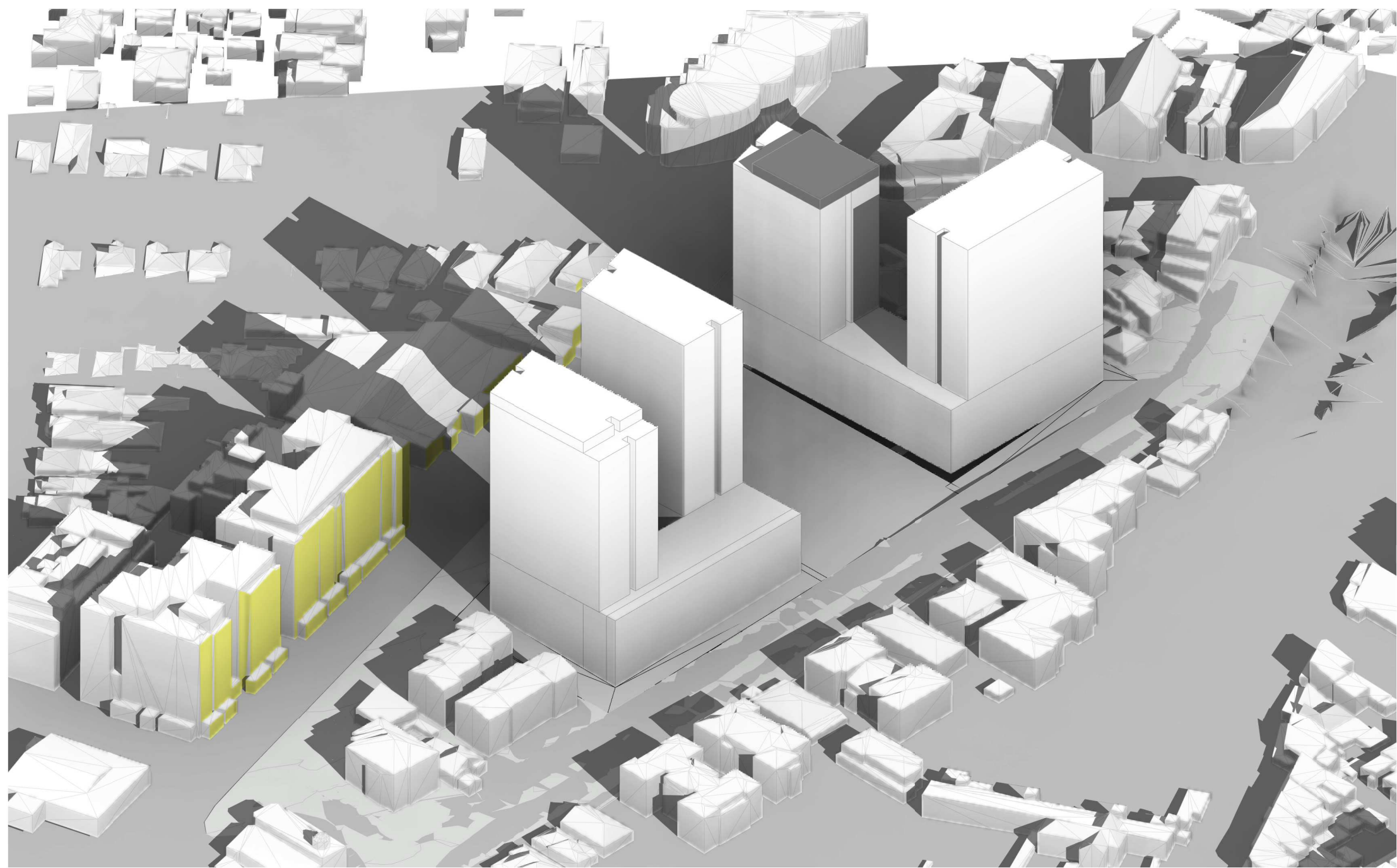
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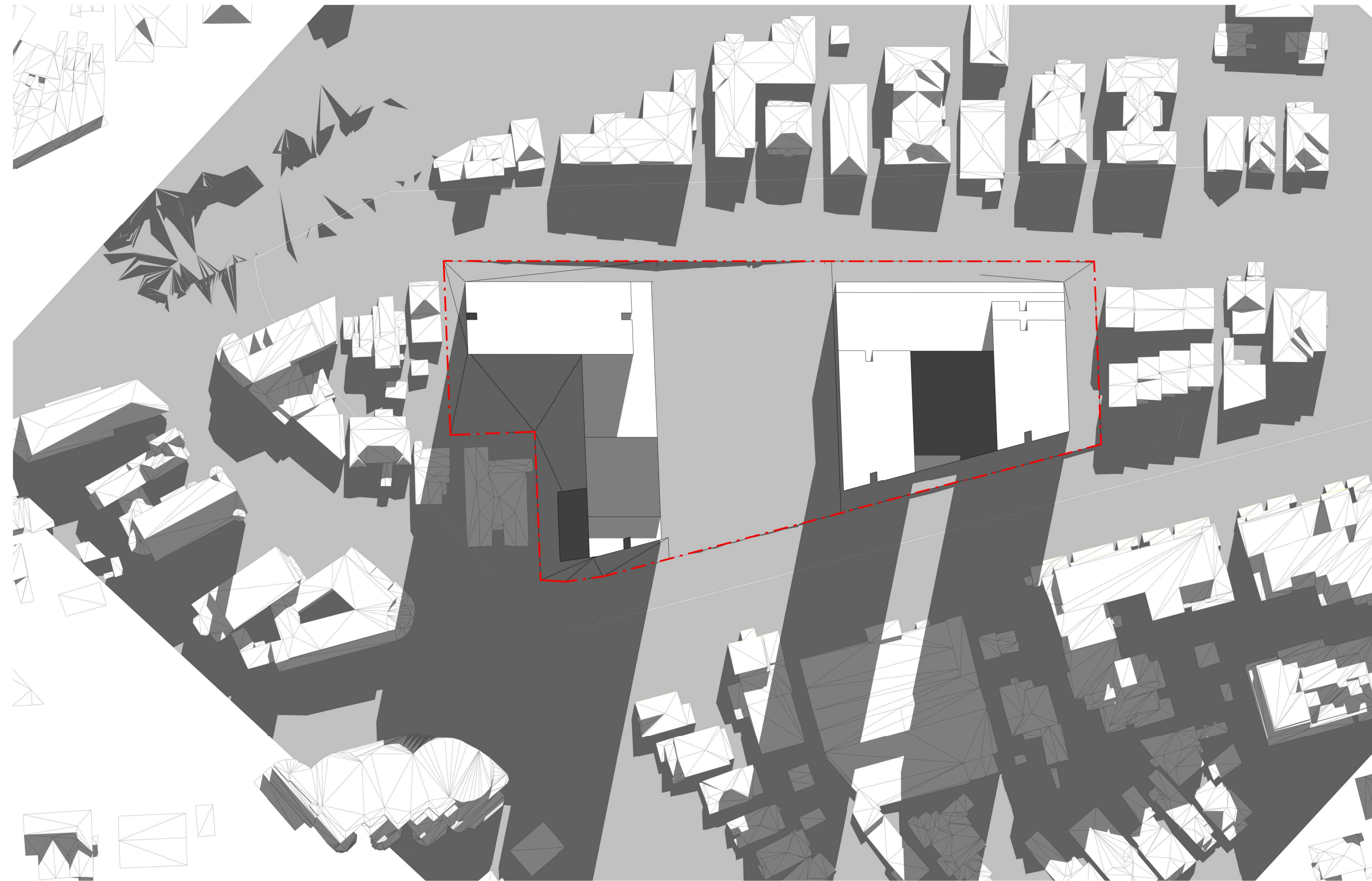
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4 21 JUNE 2PM - DCP SCHEME



2 21 JUNE 2PM - DCP SCHEME
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PRELIMINARY

Plotted and checked by		Author	
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by) Checker	
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Scale	Project No	Drawing No	Issue
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Project Title

Eden Street Arncliffe

Drawing Title

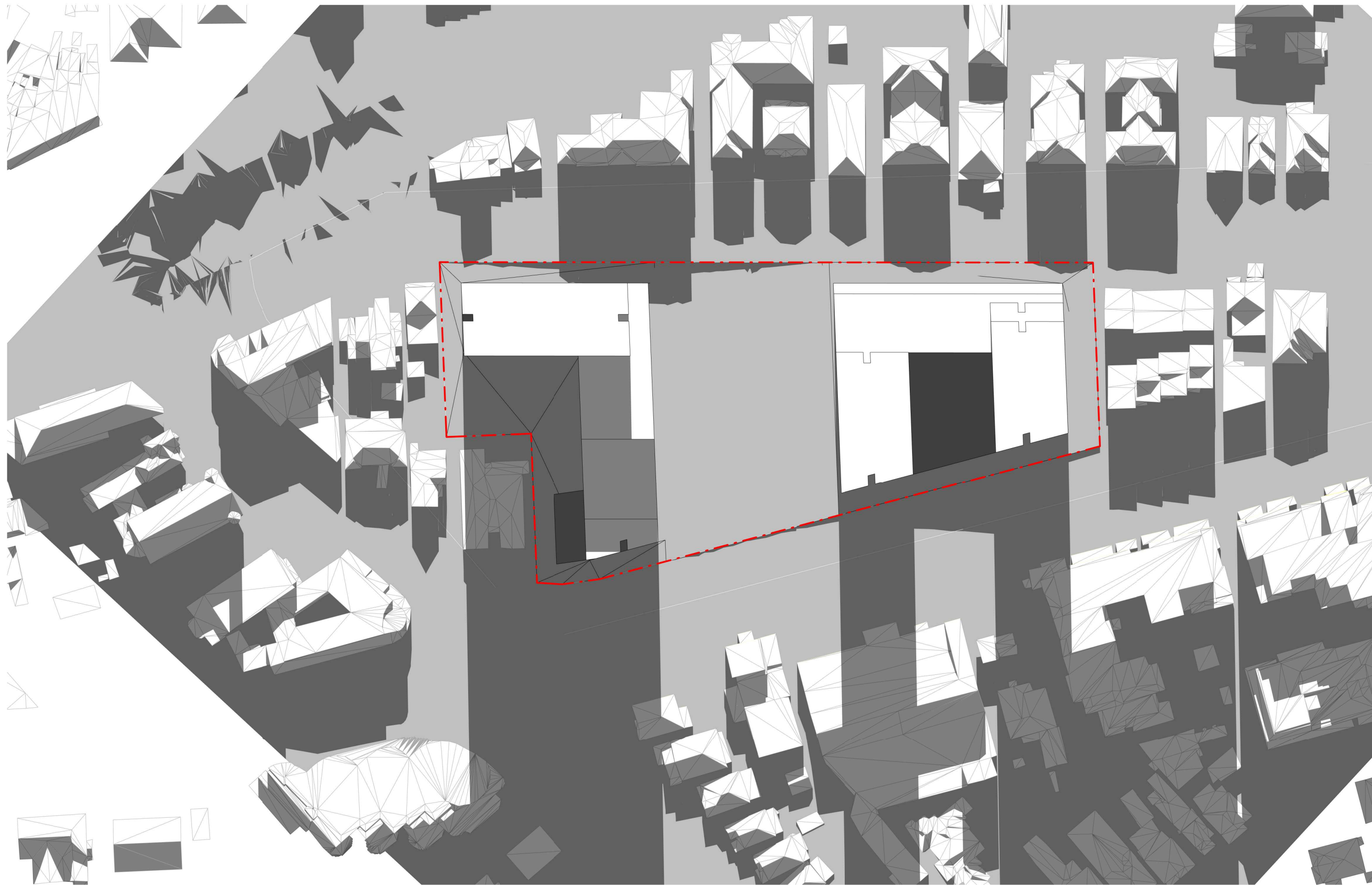
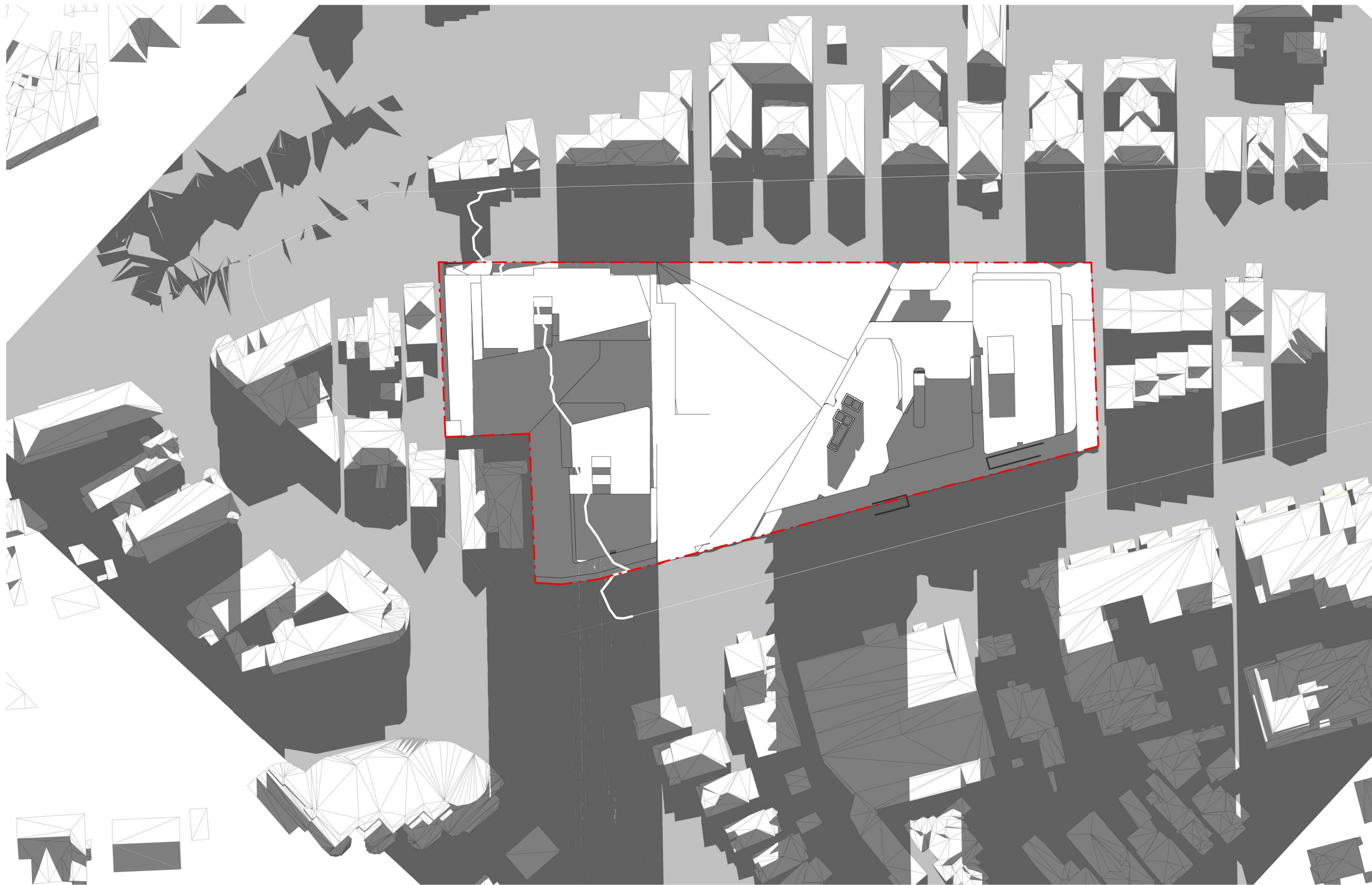
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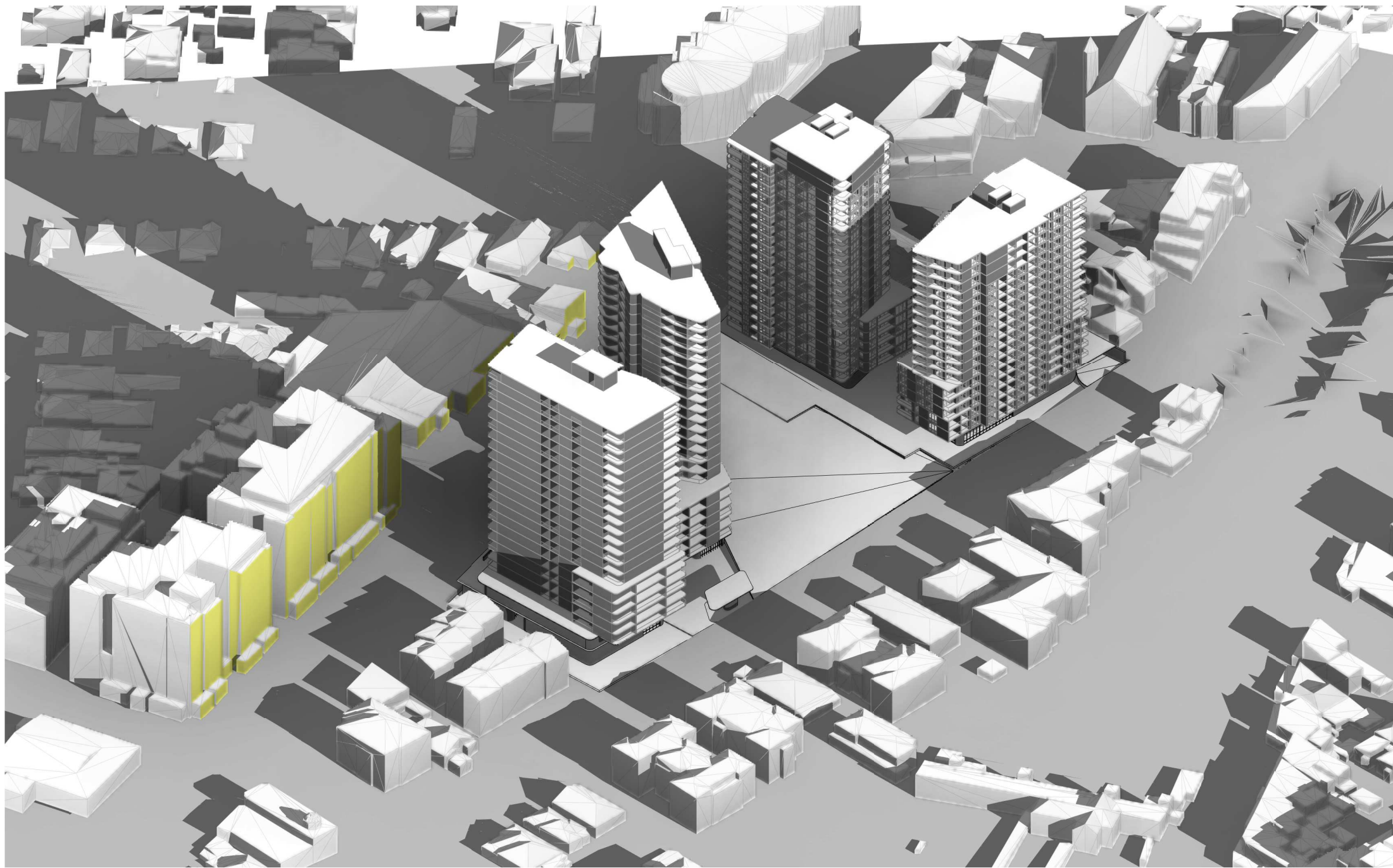
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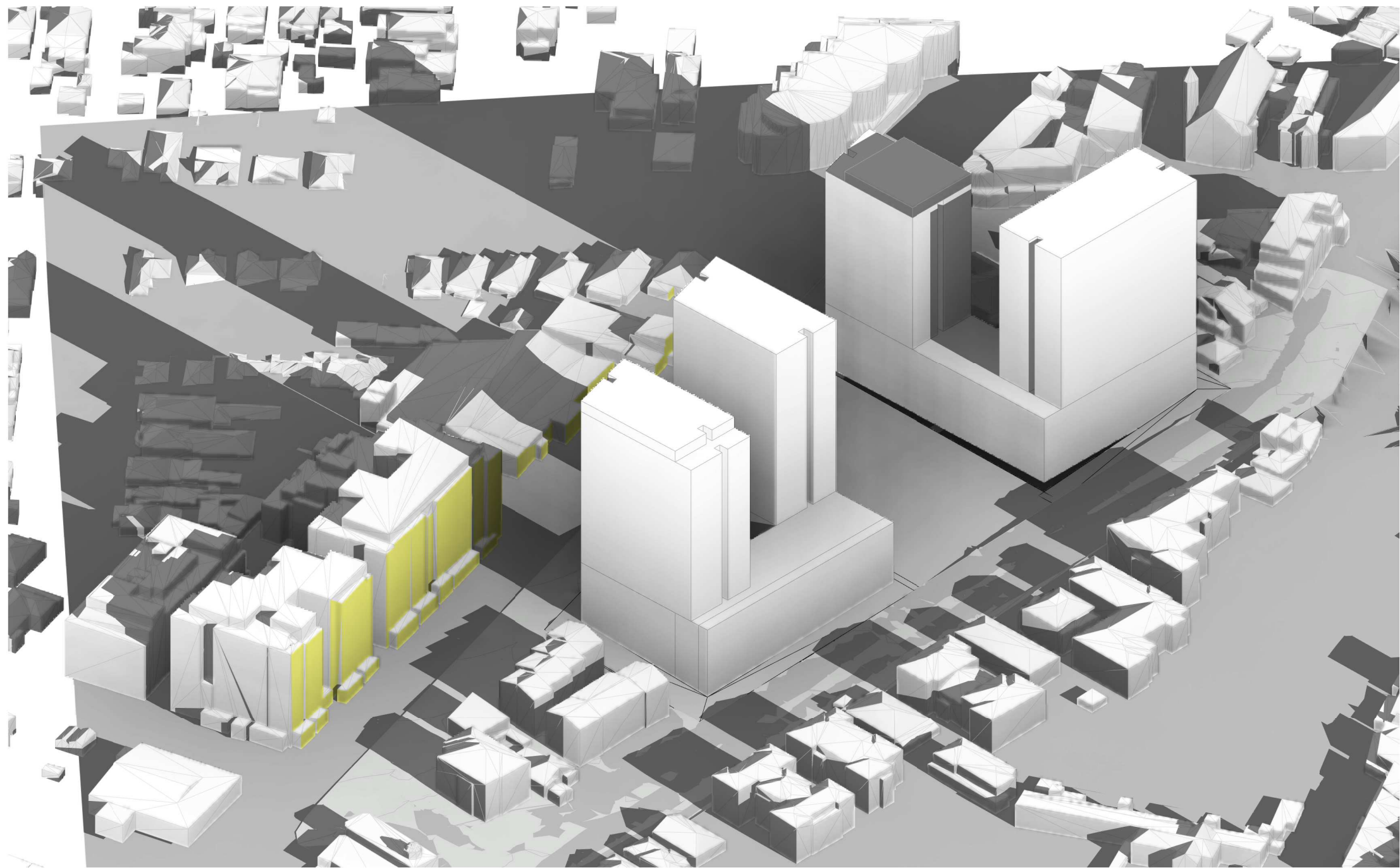
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1 21 JUNE 3PM - PROPOSED
1:1000



2 21 JUNE 3PM - DCP SCHEME
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3 21 JUNE 3PM - PROPOSED

4 21 JUNE 3PM - DCP SCHEME

Amendments		
Issue	Description	Date
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Amendments		
Issue	Description	Date

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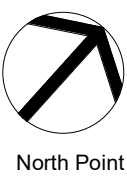
Client
BillBergia
Client Details



GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

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Drawing Title
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PRELIMINARY			
Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)		Checker
			09/11/20
Scale	Project No	Drawing No	Issue
1 : 1000	180319	DA 4565	1



29/10/2020 5:00:24 PM



LANDSCAPE

02

OPEN SPACE CONTEXTUAL ANALYSIS

Open Space Hierarchy

PERFORMANCE INDICATORS

REGIONAL
Serves whole city, metropolitan districts or local government or regional centre and multiple towns and villages in non-metropolitan areas.
Users drive significant distances to access regional open spaces
They are managed by state agencies, trusts and locals

DISTRICT
Serves catchment of one or two local government and neighbourhood but can service a catchment spanning two LGAs.
Users drive up to 30min to access these spaces
Sporting facilities operate at District level

LOCAL
Serves to local neighbourhood area
Users walk or cycle to access these spaces

- LEGEND**
- District Open Space
 - Sports Ground
 - Local Park
 - Proposed Local
 - Environmental Protection Zone

TYPICAL SIZE	DISTANCE FROM MOST
> 5 ha	5-10 km
2-5 ha	2 km
0.5-2 ha	400m
0.1-0.5 ha	200m

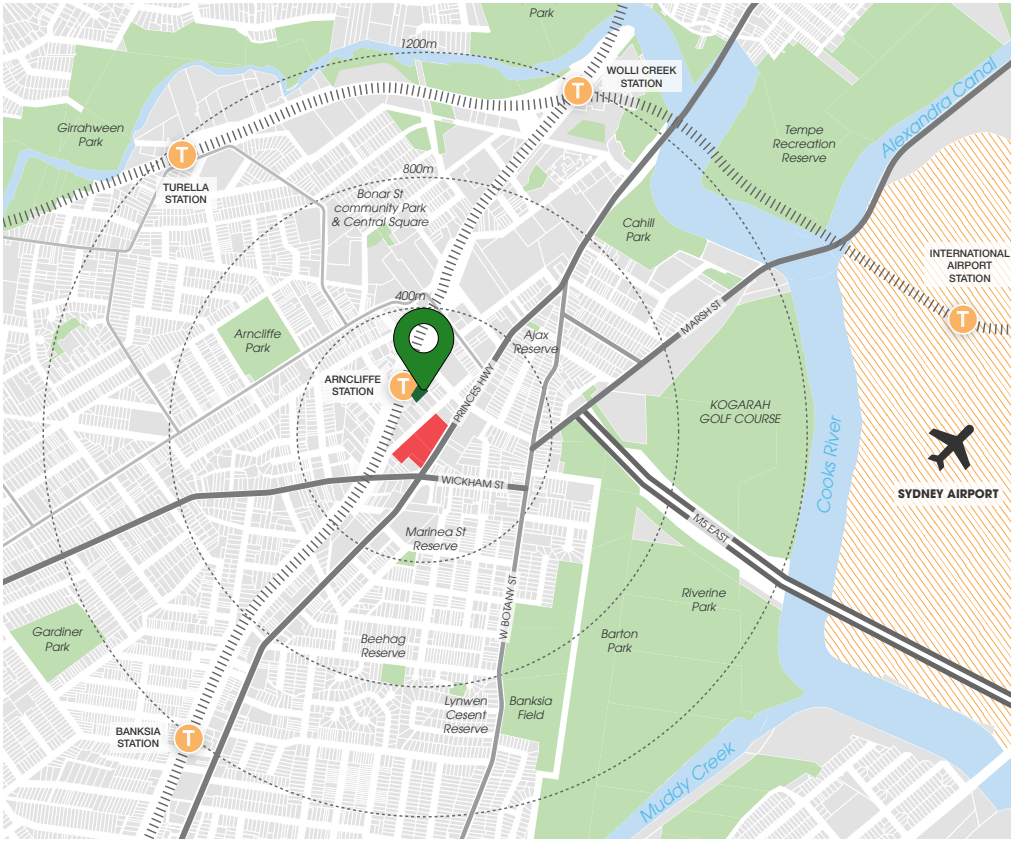


LOCAL EXISTING OPEN SPACES

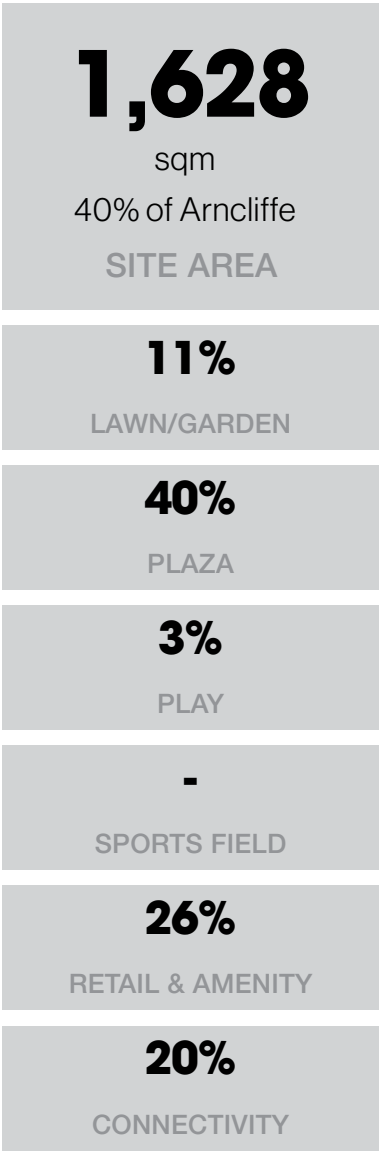
Wooroona Reserve Upgrade

KEY ELEMENT

- A. To provide a necessary and valuable open space and high quality public domain with adjoining forecourts for the neighbourhood, accommodating areas for gathering, seating, children's play and relaxation
- B. Expansion and upgrading of the existing park will occur as the surrounding area is developed



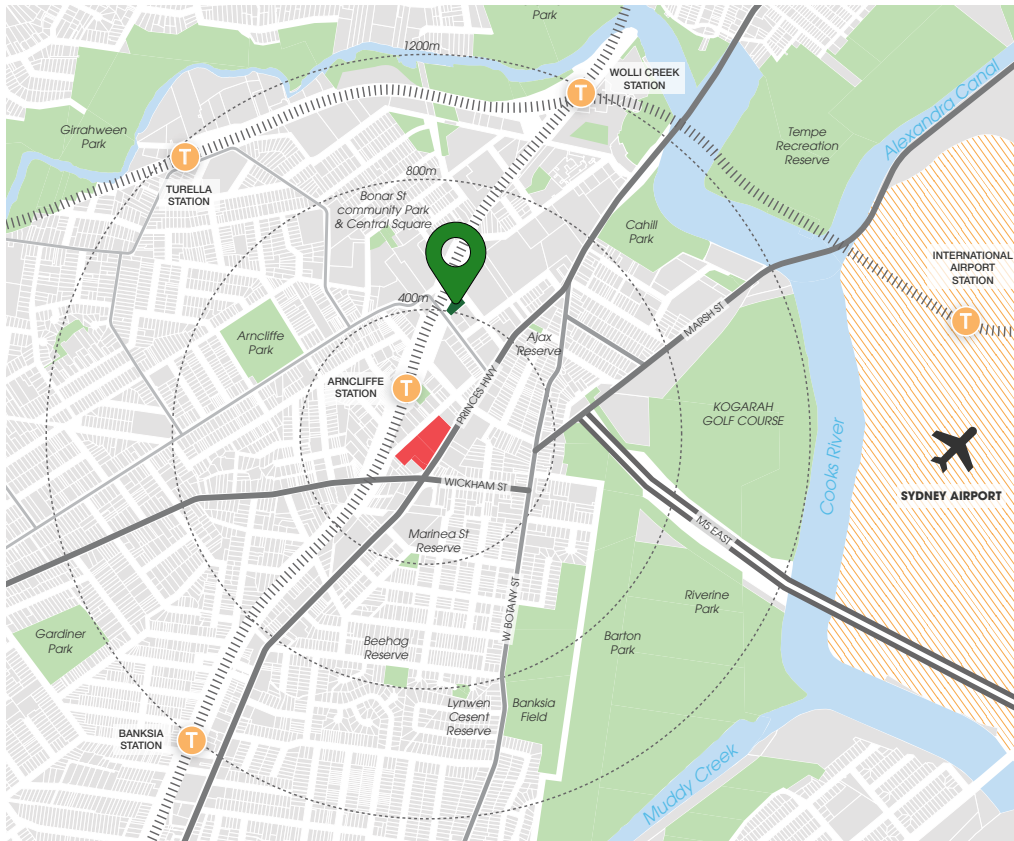
KEY PLAN - WOOROONA RESERVE
Site
Local park



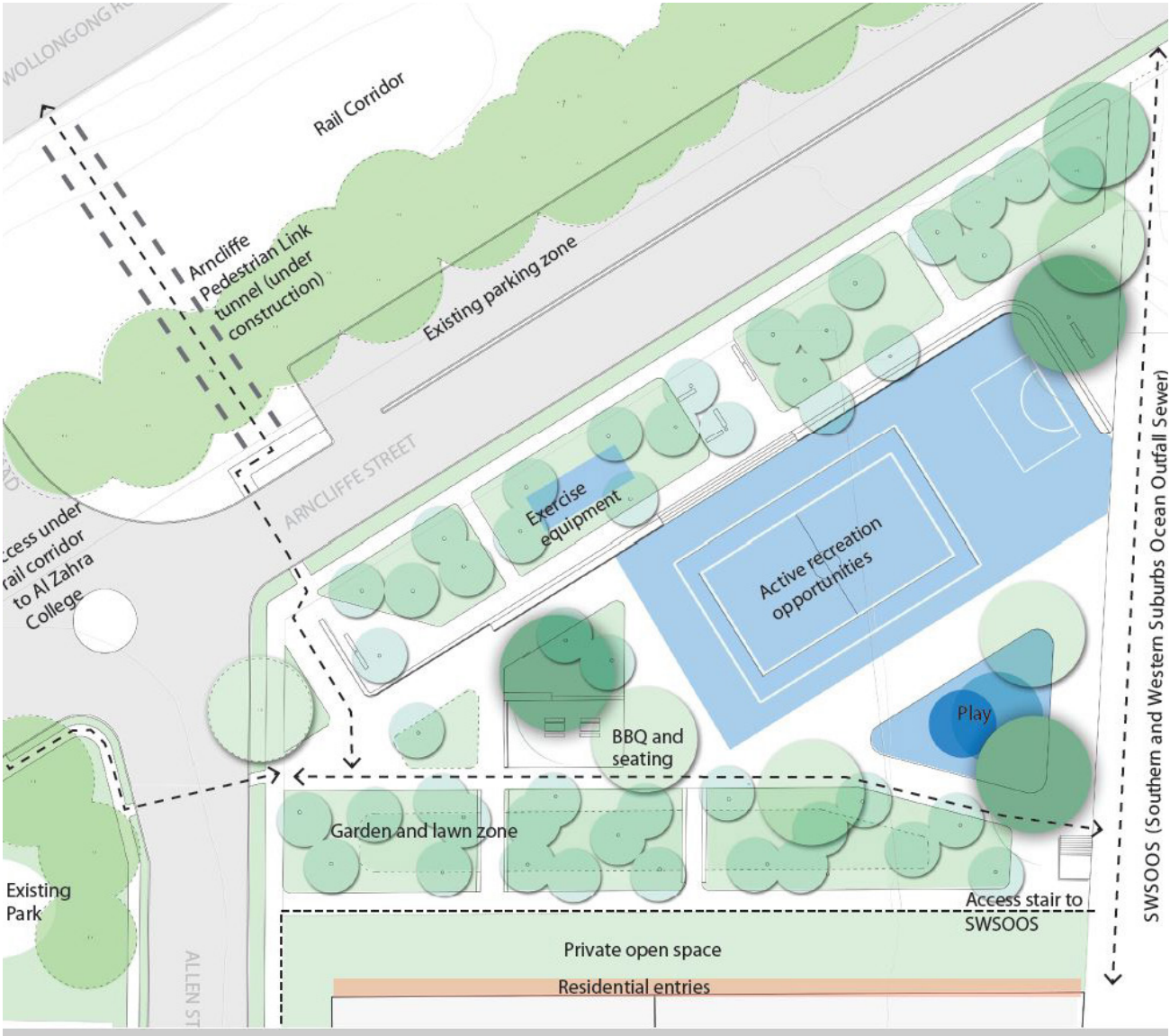
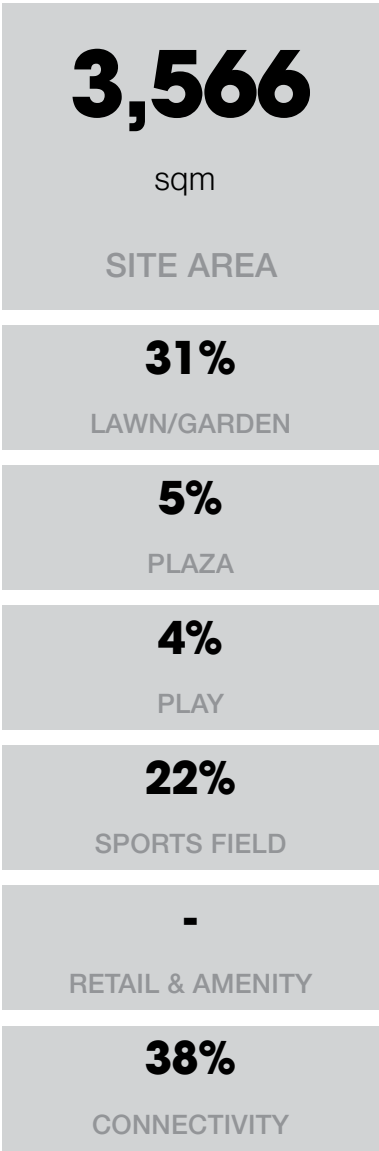
Allen Street Development Site

KEY ELEMENT

- A. To provide opportunities for the provision of public open space as part of the sites redevelopment
- B. To provide opportunities for play facilities, such as basket ball courts for the nearby high school



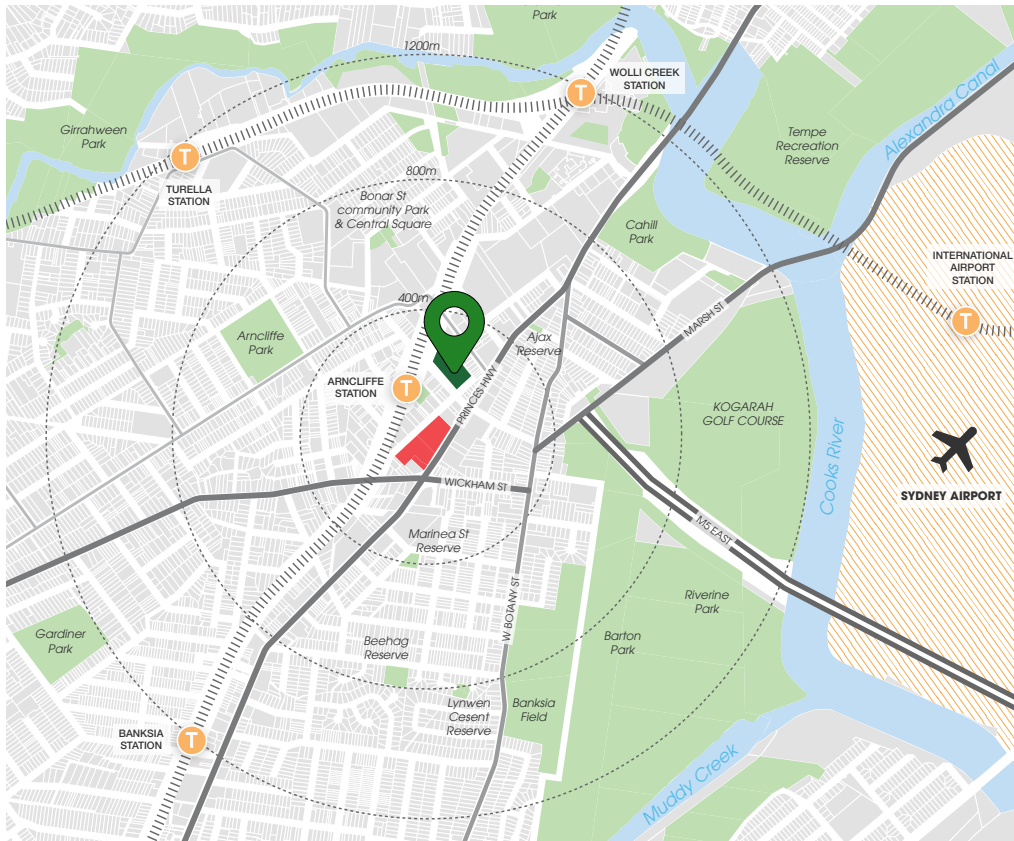
KEY PLAN - ALLEN STREET DEVELOPMENT SITE
■ Site
■ Local park



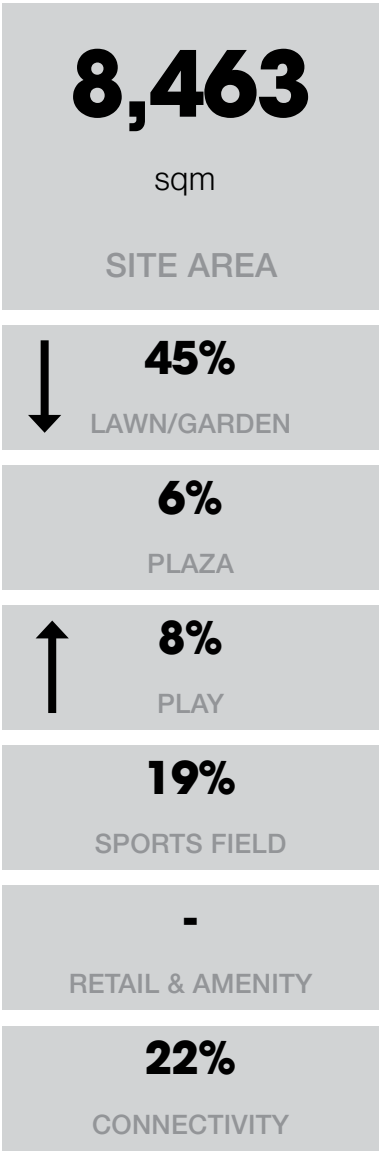
Arncliffe Station Park - Proposed Open Space

KEY ELEMENT

- A. To provide opportunities for the provision of multifunctional open space
- B. To provide opportunities for active and passive recreation
- C. To activate the surrounding public domain and streetscape



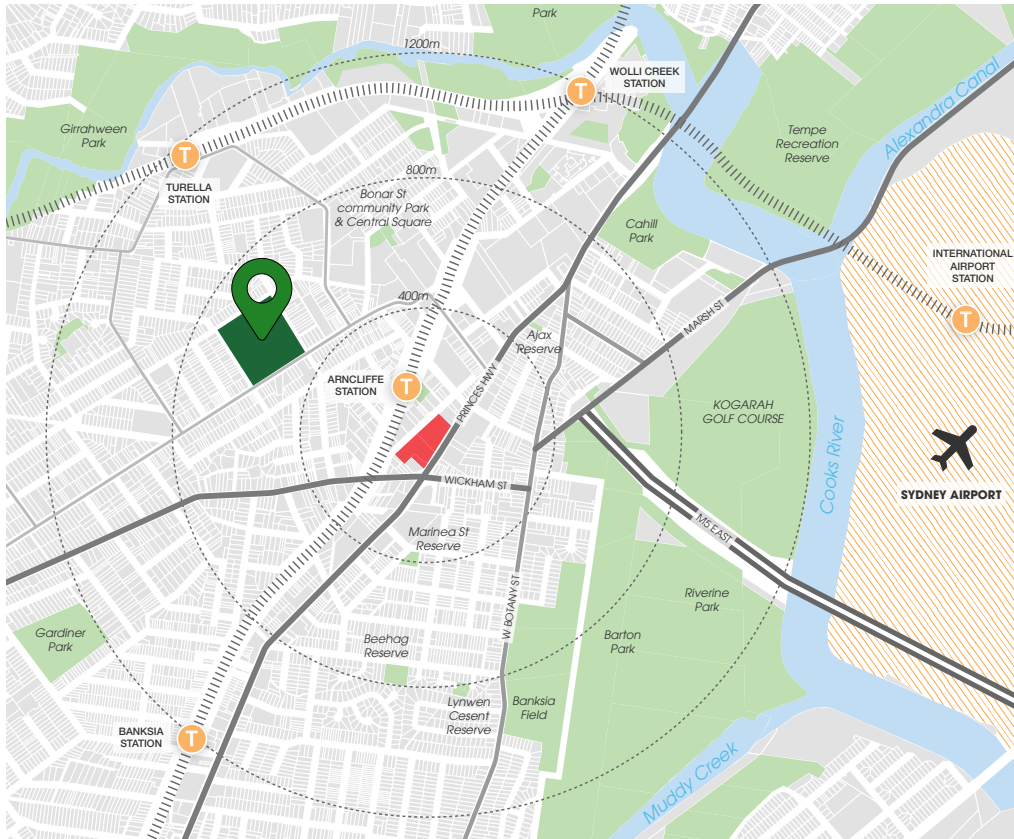
KEY PLAN - ARNCLIFFE STATION PARK
Site
Local park



Arncliffe Park

KEY ELEMENT

- A. SPORTS FIELD
- B. PLAY AREA
- C. INFORMAL OPEN SPACE
- D. PLAZA



KEY PLAN - ARNCLIFFE PARK
Site
Local park

38,200

sqm

SITE AREA

68%

LAWN

1%

PLAZA

2%

PLAY

20%

SPORTS FIELD

3%

RETAIL & AMENITY

6%

CONNECTIVITY



OPEN SPACES ON BASEMENT / ROOFTOP

GOVERNMENT MANAGED

Barangaroo Headland Park

KEY ELEMENTS

- + Large open space located on top of (carpark) rooftop
- + Multifunctional space large open space and walking trails
- + Levels to create different spaces
- + Diverse planting palette
- + Advanced tree planting at time of construction



Upper level open Grassed areas with tree planting



Diverse Planting Palette



Structure Under

Arncliffe 4,000sqm

1:200 @ A3
0m 25 50m

OPEN SPACES ON BASEMENT / ROOFTOP

GOVERNMENT MANAGED

‘The Canopy’, Lane Cove

KEY ELEMENTS

- + Mixed use open space located on top of (carpark) rooftop
- + Levels to create different spaces
- + Advanced tree planting at time of construction
- + Food and beverage activation with outdoor seating
- + Play areas + Recreational Open space areas
- + Mixed use precinct activation
- + Retail activation



Architectural Elements

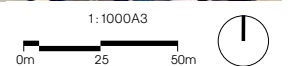


Aerial view



Structure Under

Arncliffe 4,000sqm



OPEN SPACES ON BASEMENT / ROOFTOP

GOVERNMENT MANAGED

The Coal Loader, Waverton

KEY ELEMENTS

- + Large open space located on top of (structure) rooftop
- + Multifunctional space large open space for events and gatherings
- + Diverse planting palette
- + Multifunctional / large open space
- + Connection to history and place making



Access with community gardens in foreground

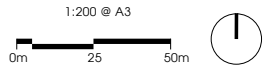


Open Lawn Area



Structure Under

Arncliffe 4,000sqm





Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020			

Consultant
Consultant Company
Consultant
Consultant Company
Consultant
Consultant Company

Client
Billbergia
Client Details



GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arnccliffe
Drawing Title
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Plotted and checked by	AB		
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Drawing Created (28/10/2020)		Drawing Created (by)	AB
			22/10/2020
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9200	



Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020			

Consultant	Consultant
Company	Company
Company	Company
Company	Company

Client

Billbergia

Client Details

Consultant

Company

Company

Company

Consultant

Company

Company

Company

Consultant

Company

Company

Company

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

Eden Street Arncliffe

Drawing Title

Landscape General Arrangement Plan
Upper Ground Level

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AB

22/10/2020

Scale

Project No

Drawing No

Issue

1 : 250

180319

DA 9201

-



EDEN STREET



Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020

Amendments		
Issue	Description	Date

Consultant	Consultant
Company	Company
Consultant	Consultant
Company	Company
Consultant	Consultant
Company	Company

Client
Billbergia
Client Details

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


T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe

Drawing Title
**Landscape General Arrangement Plan
Level 1-2**

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North Point

PRELIMINARY

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Drawing Created (28/10/2020)	Drawing Created (by)	AB	22/10/2020
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9202	-

EDEN STREET



Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020

Consultant
Consultant Company
Consultant
Consultant Company
Consultant
Consultant Company

Client
BillBergia
Client Details



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe
Drawing Title
Landscape General Arrangement Plan Level 6-7

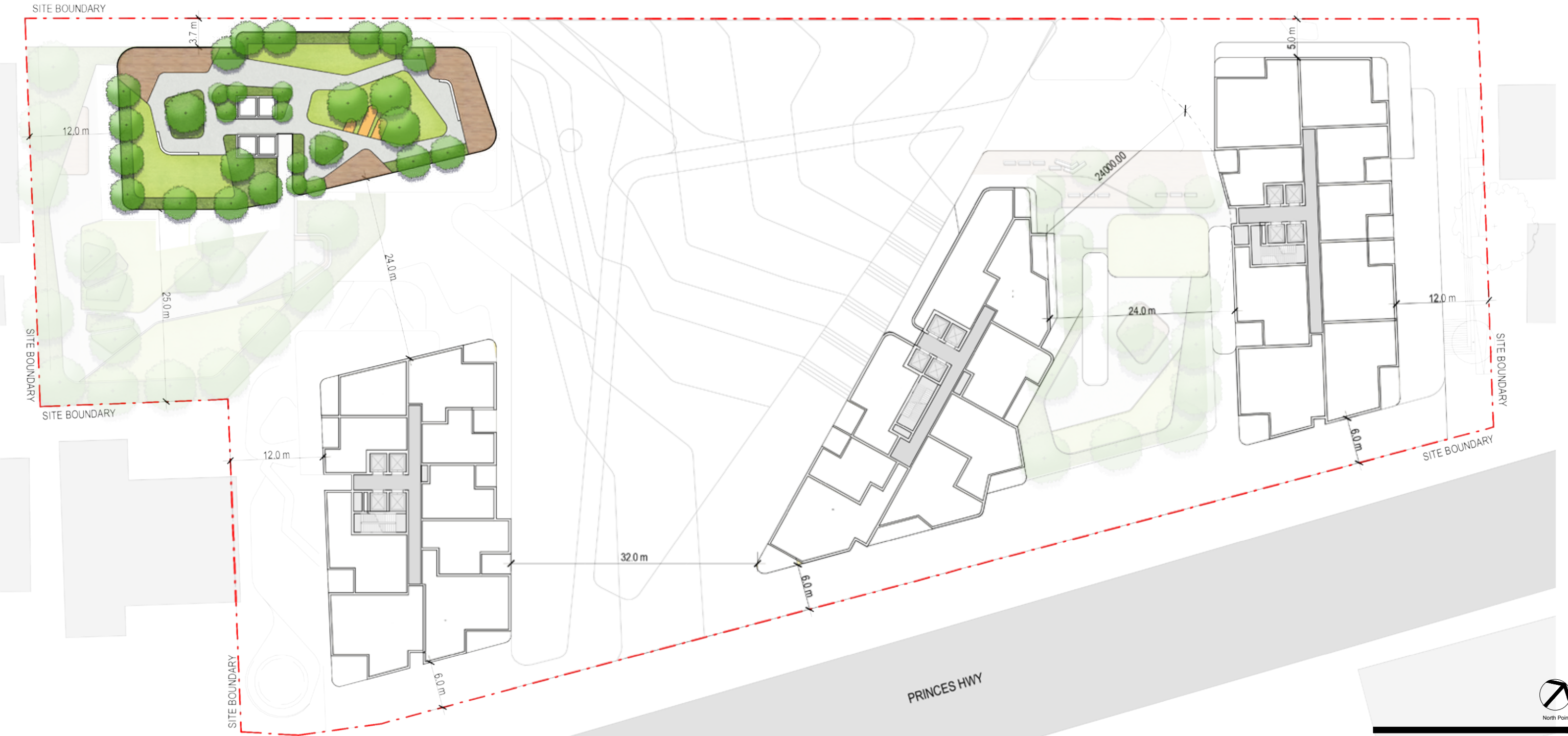
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LEGEND	
01	TURF AREA
02	PLANTING
03	COMMUNAL AREA
05	DECK



PRELIMINARY			
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Drawing Created (28/10/2020)		Drawing Created (by)	AB
			22/10/2020
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9203	-

EDEN STREET



Amendments		Amendments	
Issue	Description	Issue	Description
-	ISSUED FOR PRE-DA		

Date
30/10/2020

Consultant
Consultant
Company
Consultant
Company
Consultant
Company

Client
BillBergia
Client Details



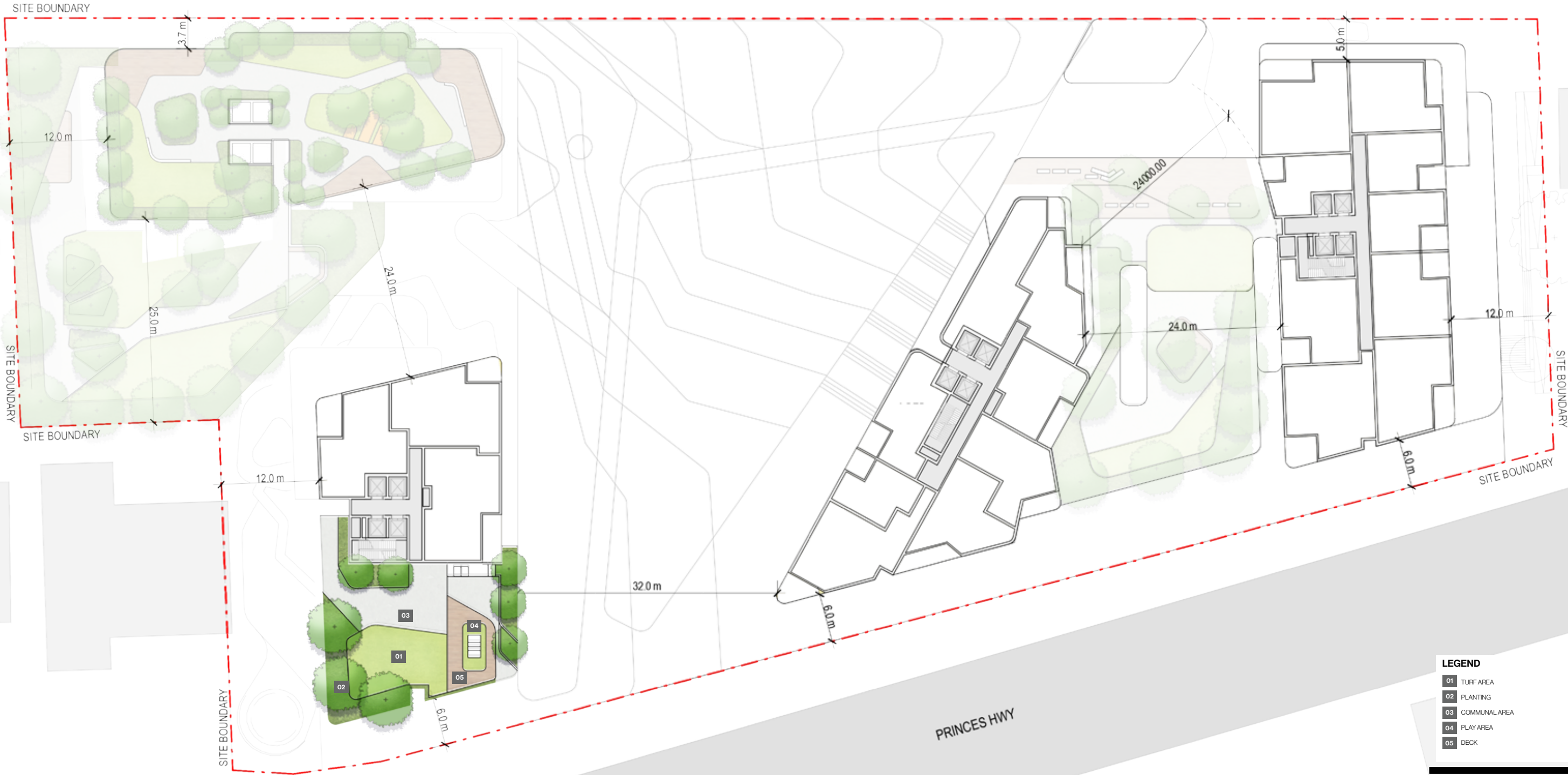
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
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Project Title
Eden Street Arncliffe
Drawing Title
Landscape General Arrangement Plan Level 18

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			22/10/2020
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9204	-

EDEN STREET



LEGEND

- 01 TURF AREA
- 02 PLANTING
- 03 COMMUNAL AREA
- 04 PLAY AREA
- 05 DECK



PRELIMINARY

Amendments		Date
Issue	Description	
-	ISSUED FOR PRE-DA	30/10/2020

Amendments		Date
Issue	Description	

Consultant	Client
Consultant Company	Billbergia
Consultant	Client Details
Consultant Company	
Consultant	
Consultant Company	



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title	Eden Street Arncliffe
Drawing Title	Landscape General Arrangement Plan Level 19

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22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9205	-



Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020

Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020

Consultant	Billbergia
Consultant Company	Client Details
Consultant	
Consultant Company	
Consultant	
Consultant Company	

Client	Billbergia
Client Details	Client Details



GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe
Drawing Title
Landscape General Arrangement Plan Level 21
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LEGEND

- 01 TURF AREA
- 02 PLANTING
- 03 COMMUNAL AREA
- 04 PLAY AREA
- 05 DECK

PRELIMINARY

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Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9206	-



Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020

Consultant		
Consultant	Company	
Consultant	Company	
Consultant	Company	

Client
Billbergia
Client Details



GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Eden Street Arncliffe
Drawing Title
**Landscape General Arrangement Plan
Rooftop Plan**
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LEGEND

- 01 TURF AREA
- 02 PLANTING
- 03 COMMUNAL AREA
- 04 PLAY AREA
- 05 DECK

North Point

PRELIMINARY			
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			22/10/2020
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 9207	-

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 1, 104 Exhibition Street
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

PERTH

Level 2, 307 Murray Street
Perth WA 6000
Australia

SHANGHAI

Room 407, No. 71, Xi Suzhou Road Jingan District
Shanghai 200041
PR China

HO CHI MINH CITY

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam