EDEN STREET, ARNCLIFFE

DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION

DEVELOPMENT SUMMARY

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

Site Area: 13440.3 m2

SITE AREA
13,440 m²

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

TOTAL PARKING PROVIDED

PARKING SCHEDULE	
LEVEL	**CARPARK**
BASEMENT 3	303
BASEMENT 2	272
BASEMENT 1	259
LG CARPARK	92
TOTAL: 926	

ACCESSIBLE
CAR PARK
26
26
25
3
TOTAL: 80

MOTORCYCLE
RESI : 62
RETAIL : 5

BICYCLE
RESI : 509
RETAIL : 4
RETAIL STAFF: 26
CHILDCARE STAFF : 4



LOCATION PLAN NOT TO SCALE

DA - DRAWING LIST

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

DA - DRAWING LIST

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

DA - DRAWING LIST

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

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
DRAWINGS LIST AND LOCATION PLAN

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Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

29/03/2022 11:30:45 AM

Plotted and checked by PDS

Verified PDS Approved LMC

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

08/20/20

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



1 BASEMENT 3
1 : 250

SITE AREA
13,440 m²

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

TOTAL PARKING PROVIDED

PARKING SCHEDULE	
LEVEL	CARPARK
BASEMENT 3	303
BASEMENT 2	272
BASEMENT 1	259
LG CARPARK	92
TOTAL: 926	(INCL. ACCESSIBLE)

ACCESSIBLE
CAR PARK
26
26
25
3
TOTAL: 80

MOTORCYCLE
RESI : 62
RETAIL : 5

BICYCLE
RESI : 509
RETAIL : 4
RETAIL STAFF: 26
CHILDCARE STAFF : 4

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

North Point

DA SUBMISSION

29/03/2022 3:34:48 PM

Amendments

Issue	Description	Date
6	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
7	ISSUED FOR INFORMATION	07/04/2021
8	ISSUED FOR CONSULTANTS	16/04/2021
9	ISSUED TO BASIX	28/04/2021
10	ISSUED FOR CONSULTANTS	10/05/2021
11	ISSUED FOR INFORMATION	25/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

Client
Billbergia Group Pty Ltd
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 3

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Do not scale drawings. Use figured Dimensions.

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

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



1 BASEMENT 2
1 : 250

KEY

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

North Point

DA SUBMISSION

29/03/2022 12:07:00 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

22/10/2020

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

Amendments

Issue	Description	Date
7	ISSUED FOR GANSW 03	24/03/2021
8	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
9	ISSUED FOR INFORMATION	07/04/2021
10	ISSUED FOR CONSULTANTS	16/04/2021
11	ISSUED TO BASIX	28/04/2021
12	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

Client
Billbergia Group Pty Ltd
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 2

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RFI RESPONSE:
BIKE CAGE CHANGED TO STANDARD,
RELOCATED STORAGE CAGES

RFI RESPONSE:
COMMUNAL BIKE STORAGE
ADDITION, RELOCATED
STORAGE CAGES

25m SET BACK FROM
EASTERN SUBURBS &
ILLAWARRA RAILWAY LINE

SITE BOUNDARY

SHORING ZONE

DEEP SOIL ZONE
941 m²

RFI RESPONSE:
CARE SHARE SPACES RELOCATED TO
LOWER GROUND, CHANGED TO 84 RETAIL
PARKING

BULKY GOODS 31 m²

RETAIL COMMS AND SWITCH 48 m²

GREASE ARRESTOR

WASTE ROOM 57 m²

STORAGE 15 m²

STORAGE 10 m²

RESI BICYCLE PARKING (55)

TROLLEY

SECURITY SHUTTER

BOOMGATE

TOWER C ABOVE
SHOWN DASHED

RETAIL PARKING (84)

TOWER A & B ABOVE
SHOWN DASHED

EXHAUST SHAFT
TO ABOVE

INTAKE SHAFT
FROM ABOVE

BASEMENT CHAMBER 135 m²

MAIN SWITCH ROOM 27 m²

LOW CEILING ZONE
PLANTER OVER

LOW CEILING ZONE
EXTENT DASHED
(OSD TANK 2 OVER)

RWT 2 (OVER)

WATER FEATURE PLANT
Redundant Room

LIFT LOBBY
Redundant Room

DEEP SOIL

RL 15.200

RL 15.000

RL 14.75

RL 15.25

VAN LOADING AREA A

VAN LOADING AREA B

VAN LOADING A

VAN LOADING B

CAR PARK SUPPLY

RESI BICYCLE PARKING (30)

CARPARK EXH

CARPARK EX. CHAMBER 39 m²

LOT 1
DP102268

LOT 1
DP952266

LOT 1
DP412310

RFI RESPONSE:
COMMUNAL BIKE STORAGE
ADDITION, RELOCATED STORAGE
CAGES

RFI RESPONSE:
RELOCATED STORAGE
CAGES

RESI LOADING

LIFT LOBBY 13 m²

FIRE PUMP ROOM 43 m²

FS 14

GREASE ARRESTORS

LIFT PIT ABOVE

RESIDENTIAL PARKING (128) +
VAN PARKING (4)

MAIN COMMS ROOM 39 m²

TOWER D ABOVE
SHOWN DASHED

GREASE ARRESTOR

1 BASEMENT 1
1 : 250

KEY

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

North Point

DA SUBMISSION

29/03/2022 3:27:19 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

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

Amendments

Issue	Description	Date
9	ISSUED FOR GANSW 03	24/03/2021
10	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
11	ISSUED FOR INFORMATION	07/04/2021
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
BASEMENT LEVEL 1

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RFI RESPONSE:
RELOCATED 6 CAR SHARE,
INCLUSION OF 2 VISITOR SPACES FOR CHILD CARE (1 ACCESSIBLE),
4 CHILD CARE STAFF PARKING

25m SET BACK FROM
EASTERN SUBURBS &
ILLAWARRA RAILWAY LINE

RFI RESPONSE:
RELOCATED BIKE PARKING

RFI RESPONSE:
RELOCATED 12 BIKE PARKING,
INCLUSION OF TWO ADDITIONAL DOUBLE
SIDED BIKE PARKING FOR CHILD CARE
CENTRE

THE ARCADE

THROUGH SITE LINK

SITE BOUNDARY

DEEP SOIL ZONE
941 m²

CHILDCARE STAFF (4)
CARE SHARE (6) +
PARENT / VISITOR (2)

RESIDENTIAL (79)

RETAIL CARPARK
1063 m²

RETAIL STORE

RW TANK 1
(HEIGHT 3m)

OSD TANK 1

RW TANK 3
(HEIGHT 3m)

OSD TANK 2 (UNDER)

RWT 2 (UNDER)

MEETING PLACE

RETAIL LANEWAY

RETAIL HIGH LEVEL RISER

STORAGE/ PLANT
496 m²

ENTRY

EXIT

RAMP @ 1:5

RAMP @ 1:8

BOOMGATE

CARPARK EX. CHAMBER
39 m²

GAS METER ROOM
27 m²

RES/ LOADING LIFT

ENTRY TO RETAIL

VOID OVER

LIFT

CPK SUPPLY
11 m²

CPK SUPPLY
47 m²

CPK INTAKE

CAR PARK INTAKE

CENTRE MGMT
36 m²

MALE AMENITIES
30 m²

FEM AMENITIES
25 m²

DDA AMENITIES
6 m²

CLN STORAGE
21 m²

TREE PLANTER
ABOVE

PROPOSED
BUS STOP

LG01 RETAIL 500 m² — SELF CHECKOUT — ASSISTED CHECKOUT

LG02 RETAIL 199 m²

LG03 RETAIL 148 m²

LG04 RETAIL 121 m²

LG05 RETAIL 75 m²

LG06 RETAIL 45 m²

LG07 RETAIL 18 m²

LG08 RETAIL 83 m²

LG09 RETAIL 116 m²

LG10 RETAIL 34 m²

LG11 RETAIL 66 m²

LG12 RETAIL 55 m²

LG13 RETAIL 53 m²

LG14 RETAIL 53 m²

LG15 RETAIL 73 m²

LG16 RETAIL 292 m²

LG17 RETAIL 214 m²

KIOSK RETAIL 7 m²

PLANT

LIFT

FS 1

FS 7

FS 8

FS 10

FS 11

E/C

SR

PLANT

RL 18.45

RL 18.700

RL 19.000

RL 19.250

RL 19.500

RL 20.860

RL 21.500

RL 17.820

RL 19.070

RL 21.600

RL 21.750

RL 21.250

RL 20.750

RL 20.000

RL 19.500

RL 19.000

RL 18.500

RL 18.000

1 LOWER GROUND
1 : 250

North Point

DA SUBMISSION

29/03/2022 3:27:42 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

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

Amendments

Issue	Description	Date
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
15	ISSUED FOR INFORMATION	18/05/2021
16	ISSUED FOR INFORMATION	21/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA	04/02/2022
F	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
LOWER GROUND LEVEL

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1 UPPER GROUND
1 : 250

KEY:

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

North Point

DA SUBMISSION

29/03/2022 3:28:24 PM

Amendments

Issue	Description	Date
9	ISSUED FOR INFORMATION	19/03/2021
10	ISSUED FOR GANSW 03	24/03/2021
11	ISSUED FOR INFORMATION	07/04/2021
12	ISSUED FOR CONSULTANTS	16/04/2021
13	ISSUED TO BASIX	28/04/2021
14	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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

Project Title
Eden Street Arncliffe

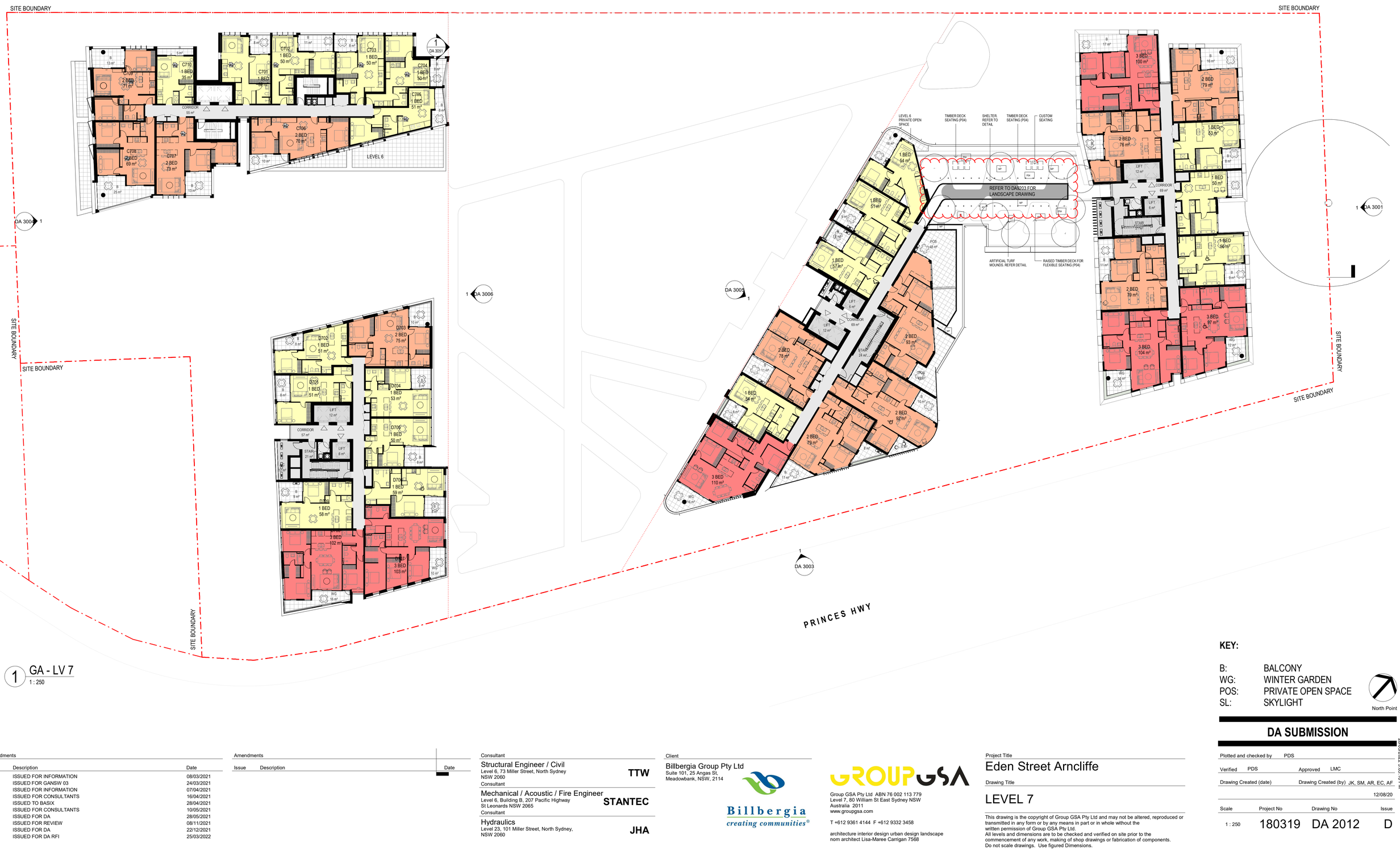
Drawing Title
UPPER GROUND LEVEL

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

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

EDEN STREET



1 GA - LV 7
1 : 250

KEY:

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

North Point

DA SUBMISSION

28/03/2022 3:05:10 PM

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	08/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
2	ISSUED FOR INFORMATION	07/04/2021
3	ISSUED FOR CONSULTANTS	16/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
LEVEL 7

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

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



1 TOWER A - GROUND
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - GROUND

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

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



1 TOWER A - LEVEL 1
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 1

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28/03/2022 3:05:52 PM

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

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



1 TOWER A - LEVEL 2
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	04/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER A - LEVEL 2

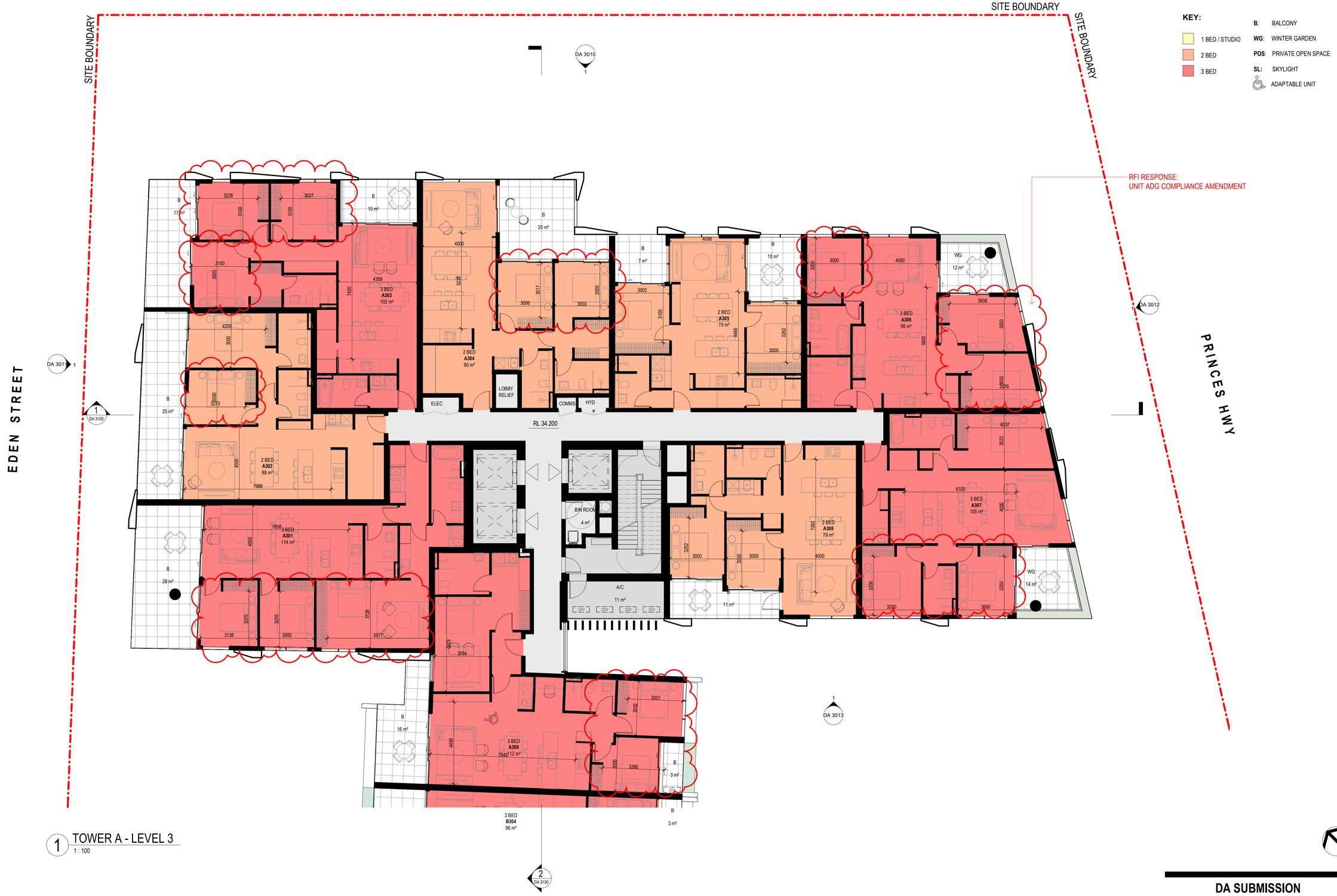
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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			08/20/20

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



1 TOWER A - LEVEL 3
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

Consultant
Mechanical / Acoustic / Fire Engineer — STANTEC
Level 6, Building B, 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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 3

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DA SUBMISSION

28/03/2022 3:06:33 PM

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

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



1 TOWER A - LEVEL 4
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 4

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28/03/2022 3:05:55 PM

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

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

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

DA 3010 1

DA 3011 1

1 DA 3100

DA 3012 1

1 DA 3013

2 DA 3100

RFI RESPONSE:
UNIT ADG COMPLIANCE AMENDMENT

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

3 BED **A303** 102 m²
2 BED **A304** 90 m²
2 BED **A305** 75 m²
3 BED **A306** 96 m²
2 BED **A302** 88 m²
3 BED **A301** 114 m²
2 BED **A308** 79 m²
3 BED **A307** 105 m²
3 BED **A309** 79 m²
3 BED **B304** 96 m²

STUDY
LOBBY RELIEF
ELEC
COMMS
HYD
RL 34.200
BIN ROOM 4 m²
A/C 11 m²
11 m²

1 TOWER A - LEVEL 5
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 5

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

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



1 TOWER A - LEVEL 6
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 6

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29/03/2022 3:07:35 PM

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

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



1 TOWER A - LEVEL 7
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 7

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DA SUBMISSION

28/03/2022 3:07:53 PM

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

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

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

KEY:

1 BED / STUDIO
2 BED
3 BED

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

DA 3010 1

DA 3011 1

DA 3012 1

1 DA 3100

1 DA 3013

2 DA 3100

1 TOWER A - LEVEL 8
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 8

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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 : 100	180319	DA 2109	D

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

DA 3010 1

DA 3011 1

DA 3012 1

1 DA 3100

2 DA 3100

1 DA 3013

RL 52.800

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

1 TOWER A - LEVEL 9
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 9

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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 : 100	180319	DA 2110	D



1 TOWER A - LEVEL 10
1 : 100

KEY:

1 BED / STUDIO
2 BED
3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 10

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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 : 100	180319	DA 2111	D



1 TOWER A - LEVEL 11

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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 Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 11

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25/03/2022 3:09:07 PM

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

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

SITE BOUNDARY

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SITE BOUNDARY

EDEN STREET

PRINCES HWY

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA 3010 / 1

DA 3011 / 1

DA 3012 / 1

1 / DA 3100

2 / DA 3100

1 / DA 3013

RL 62.100

2 BED A1203 79 m²
2 BED A1204 53 m²
1 BED A1205 50 m²
1 BED A1206 56 m²
3 BED A1207 97 m²
3 BED A1208 104 m²
2 BED A1201 76 m²
3 BED A1202 101 m²
2 BED A1209 73 m²

ELEC
LOBBY RELIEF
COMMS
HYD
HYD
BIN ROOM 4 m²
A/C 11 m²
DRY DRY DRY DRY
B 16 m²
B 8 m²
B 8 m²
B 9 m²
B 17 m²
B 10 m²
B 11 m²
WG 12 m²
WG 14 m²

1 TOWER A - LEVEL 12

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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 Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 12

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Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2113	D

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

DA 3010 1

DA 3011 1

DA 3012 1

1 DA 3100

1 DA 3013

2 DA 3100

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

KEY:

1 BED / STUDIO
2 BED
3 BED

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

2 BED A1303 79 m²
1 BED A1304 53 m²
1 BED A1305 50 m²
1 BED A1306 56 m²
3 BED A1307 97 m²
2 BED A1302 75 m²
2 BED A1301 76 m²
2 BED A1309 73 m²
3 BED A1308 104 m²

RL 65.200

LOBBY RELIEF
ELEC
COMMS
HYD
HYD
BIN ROOM 4 m²
A/C 11 m²

1 TOWER A - LEVEL 13

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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 Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 13

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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 : 100	180319	DA 2114	D

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

EDEN STREET

PRINCES HWY

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

DA 3010 1

DA 3011 1

DA 3012 1

1 DA 3100

2 DA 3100

1 DA 3013

RL 68.300

LOBBY RELIEF

COMMS

ELEC

HYD

HYD

BIN ROOM 4 m²

A/C 11 m²

1 BED A1404 53 m²

1 BED A1405 50 m²

1 BED A1406 56 m²

2 BED A1401 76 m²

2 BED A1403 79 m²

2 BED A1409 73 m²

3 BED A1402 101 m²

3 BED A1407 97 m²

3 BED A1408 104 m²

1 TOWER A - LEVEL 14

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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 Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 14

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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 : 100	180319	DA 2115	D



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

1 TOWER A - LEVEL 15

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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 Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - LEVEL 15

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

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



1 TOWER A - LEVEL 16
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 16

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28/03/2022 3:10:36 PM

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

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



1 TOWER A - LEVEL 17

1 : 100

DA SUBMISSION

28/03/2022 3:10:54 PM

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 17

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

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



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

1 TOWER A - LEVEL 18

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 18

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DA SUBMISSION

28/03/2022 3:11:13 PM

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

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



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

1 TOWER A - LEVEL 19
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 19

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28/03/2022 3:11:32 PM

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

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



KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

1 TOWER A - LEVEL 20

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER A - LEVEL 20

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29/03/2022 3:11:50 PM

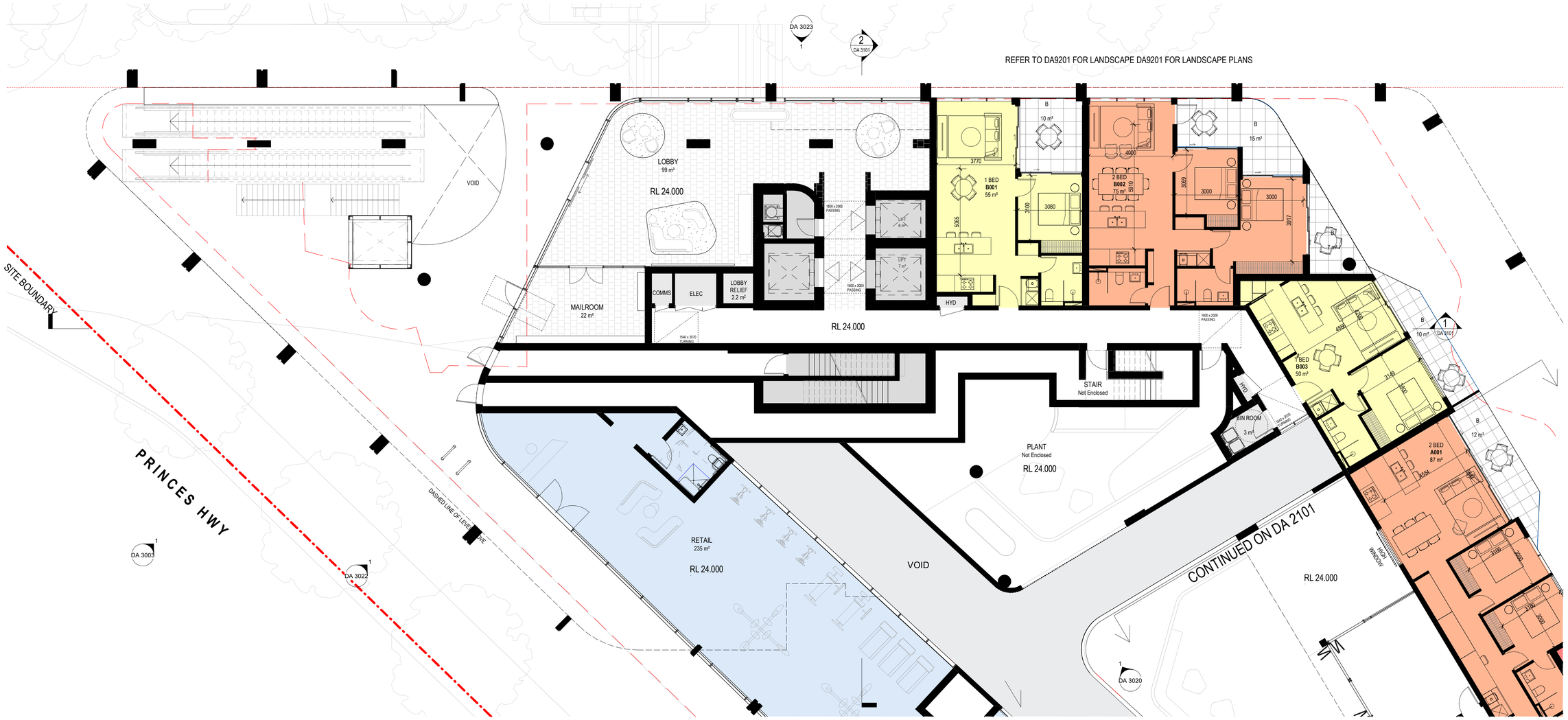
Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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



1 TOWER B - GROUND
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - GROUND

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28/03/2022 3:12:36 PM

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

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



1 TOWER B - LEVEL 1
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 1

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DA SUBMISSION

28/03/2022 3:12:56 PM

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

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY

CONTINUED ON DA 2103

1 TOWER B - LEVEL 2
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	25/03/2021
3	ISSUED FOR INFORMATION	31/03/2021
4	ISSUED FOR CLIENTS SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 2

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DA SUBMISSION

28/03/2022 3:13:19 PM

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

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



1 TOWER B - LEVEL 3
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 3

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DA SUBMISSION

28/03/2022 3:13:39 PM

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

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



Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 4

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28/03/2022 3:13:58 PM

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

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

KEY:

1 BED / STUDIO	**B:**	BALCONY
2 BED	**WG:**	WINTER GARDEN
3 BED	**POS:**	PRIVATE OPEN SPACE
	SL:	SKYLIGHT
		ADAPTABLE UNIT

RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

DA 3023 1

2 DA 3101

4000 SQM PUBLIC PARK

DASHED LINE OF LEVEL ABOVE

DA 3021 1

SITE BOUNDARY

PRINCES HWY

DA 3003 1

DA 3022 1

1 DA 3101

2 DA 3100

DA 3020 1

CONTINUED ON DA 2106

RL 40.400

1 TOWER B - LEVEL 5
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 5

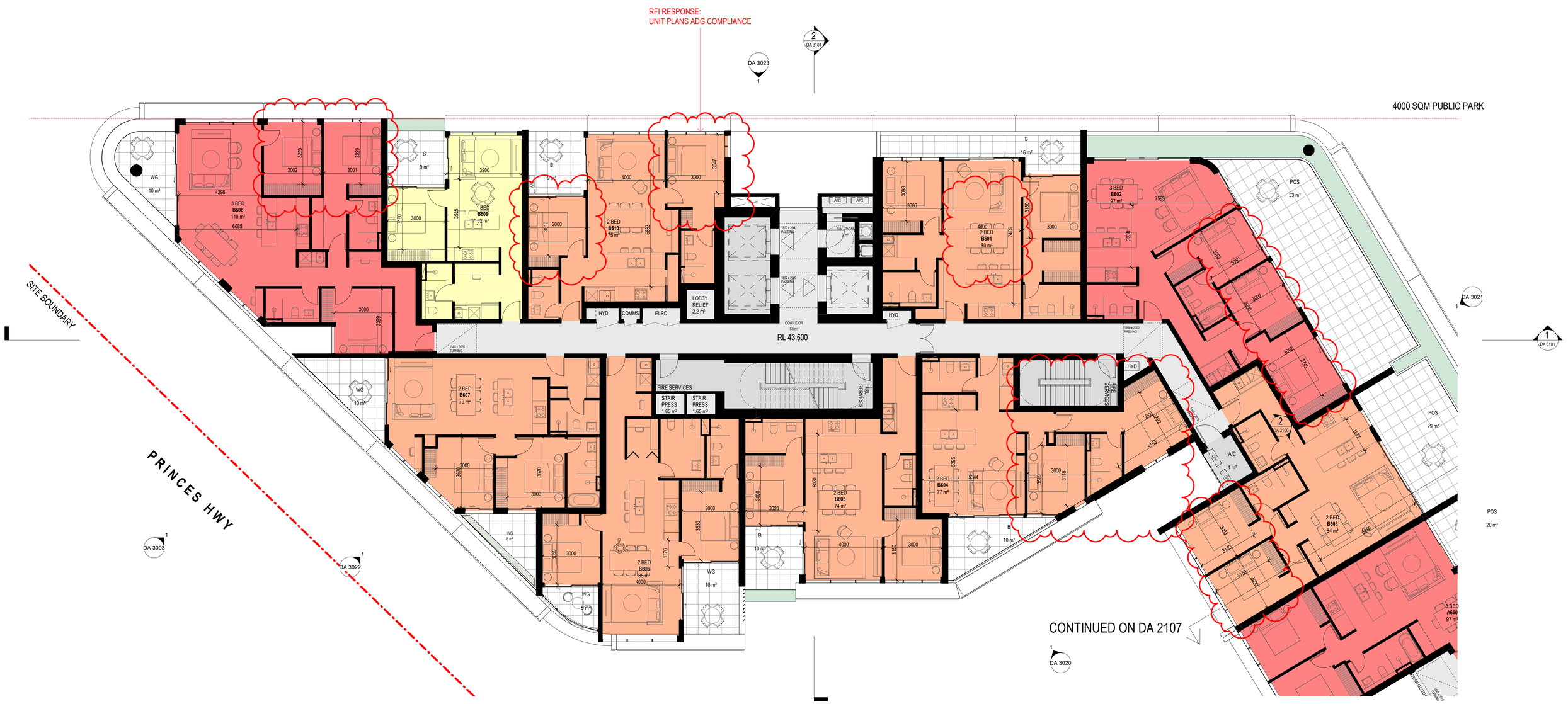
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28/03/2022 3:14:17 PM

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

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



1 TOWER B - LEVEL 6
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 6

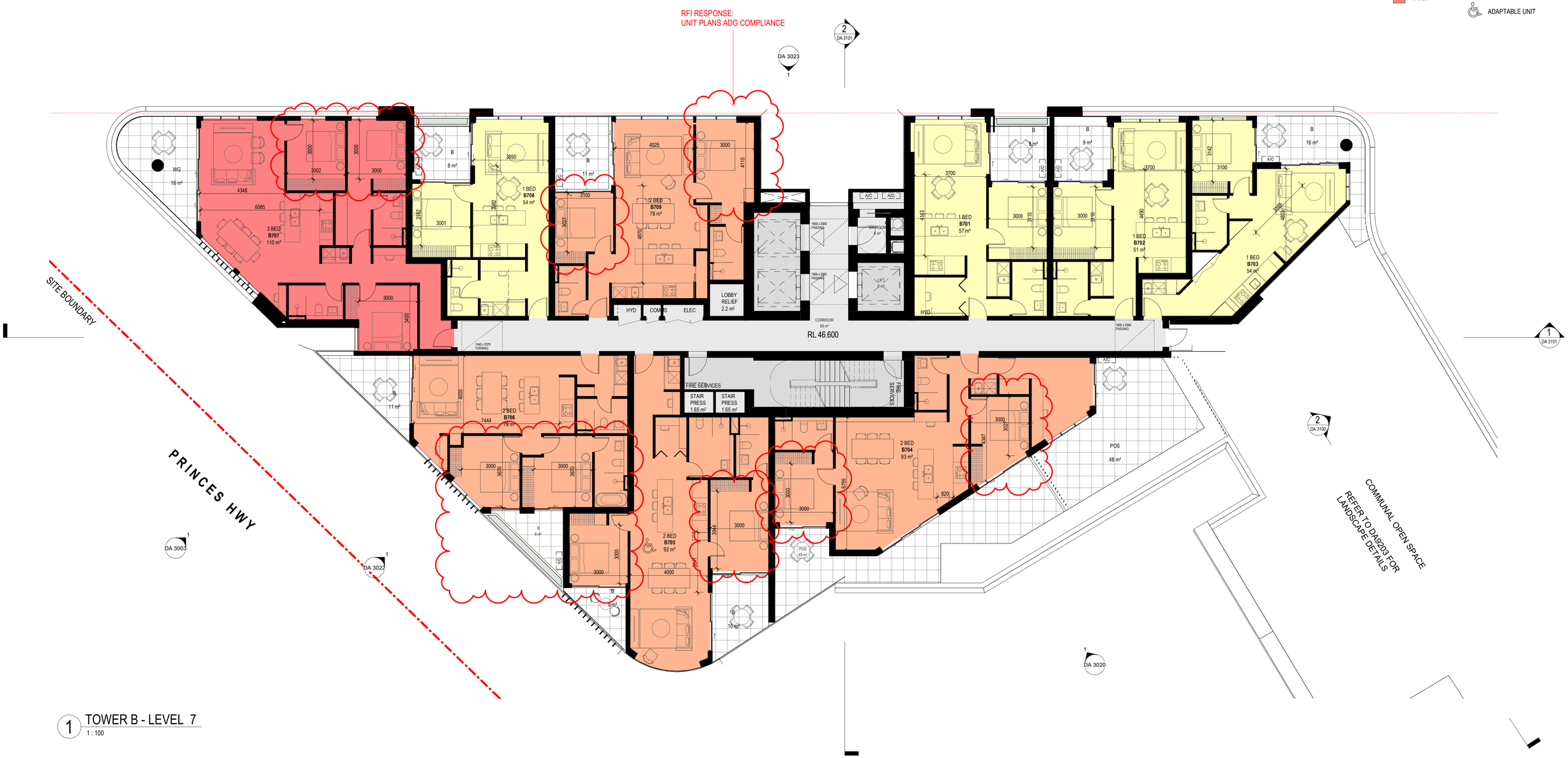
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28/03/2022 3:14:36 PM

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

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



1 TOWER B - LEVEL 7

1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	26/03/2021
3	ISSUED FOR INFORMATION	31/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title

Eden Street Arncliffe

Drawing Title

TOWER B - LEVEL 7

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28/03/2022 3:14:33 PM

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

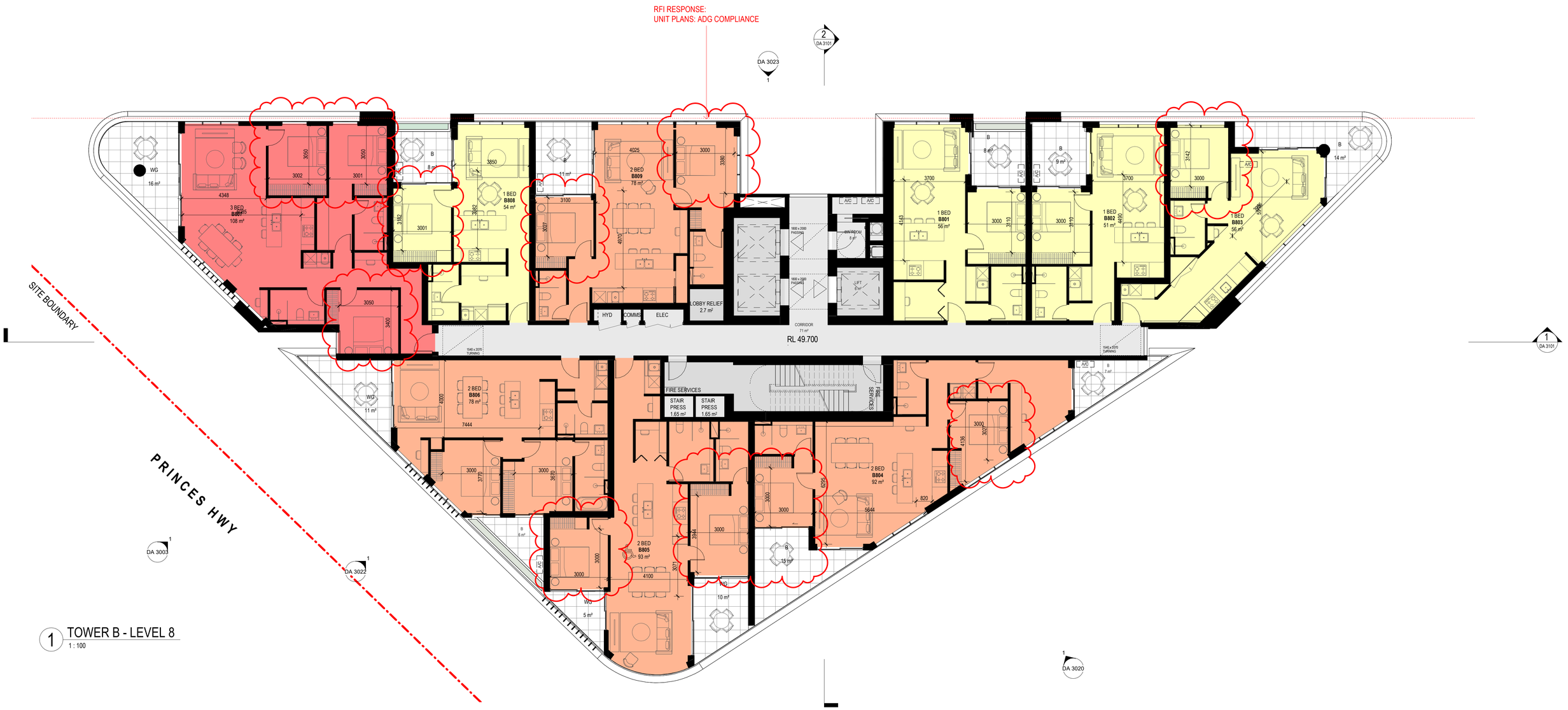
Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2208	D

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



1 TOWER B - LEVEL 8
1 : 100

1 DA 3101

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 8

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DA SUBMISSION

28/03/2022 3:15:09 PM

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

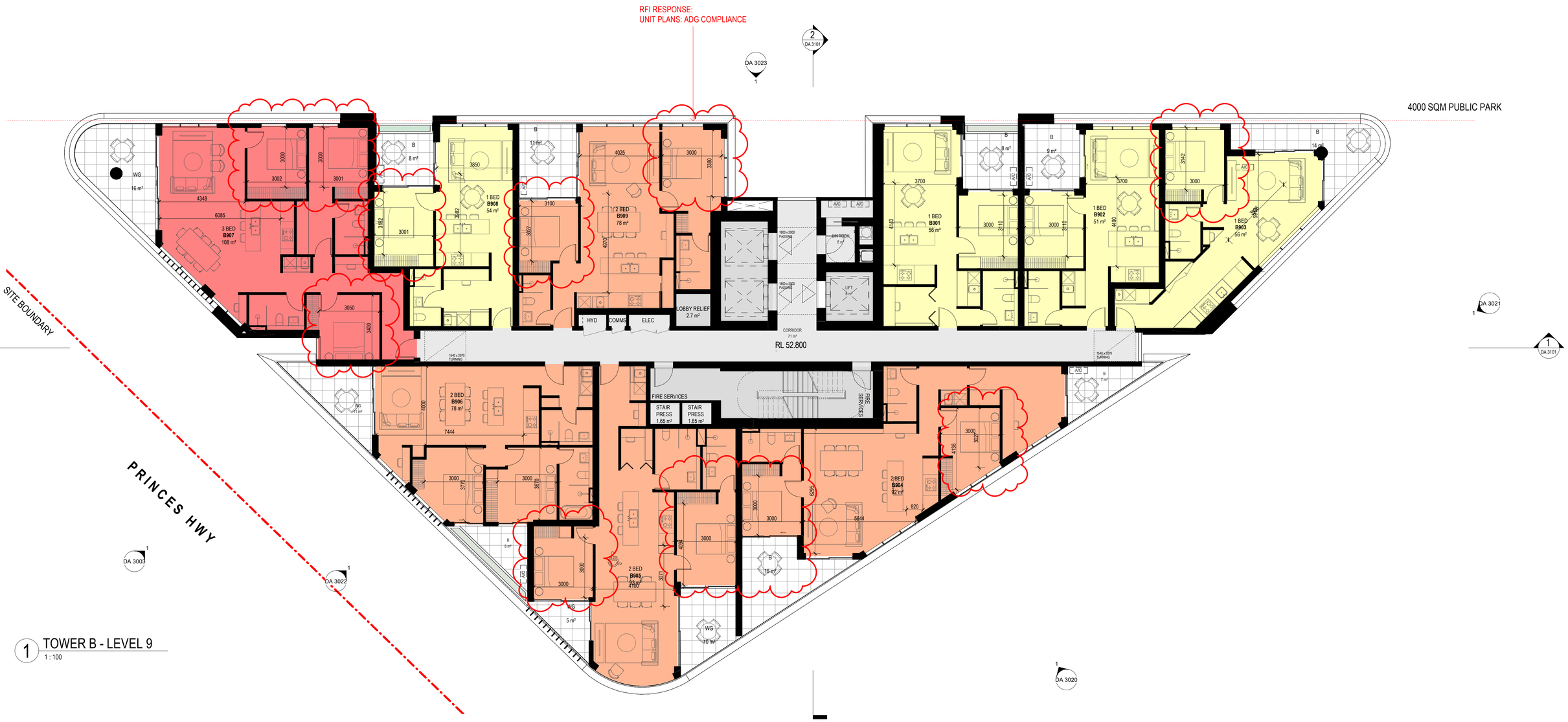
Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2209	D

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



1 TOWER B - LEVEL 9
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER B - LEVEL 9

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DA SUBMISSION

28/03/2022 3:15:26 PM

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

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

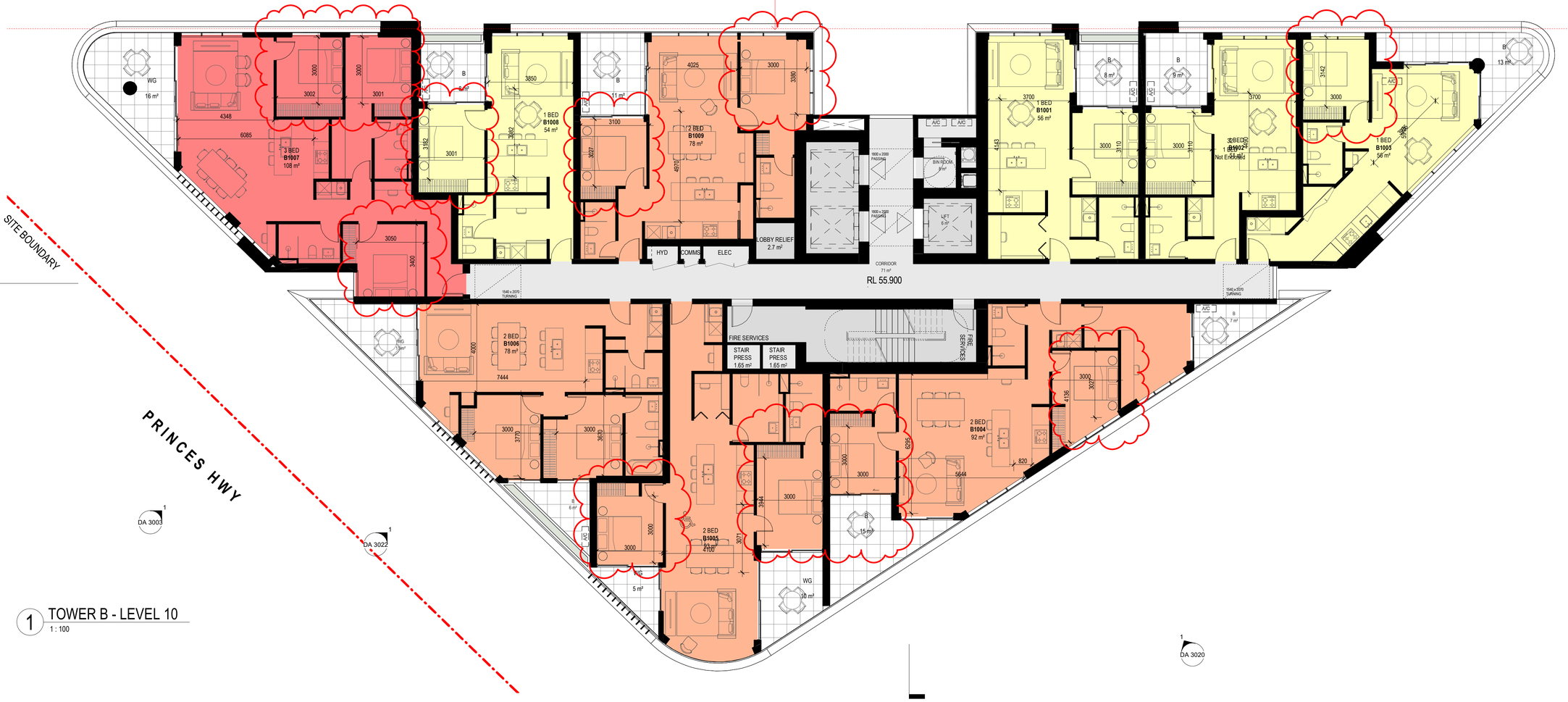
B: BALCONY
WG: WINTER GARDEN
POS: PRIVATE OPEN SPACE
SL: SKYLIGHT
ADAPTABLE UNIT

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY



DA 3023 1

2 DA 3101

DA 3021 1

1 DA 3101

DA 3003 1

DA 3022 1

1 DA 3020

1 TOWER B - LEVEL 10
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 10

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

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

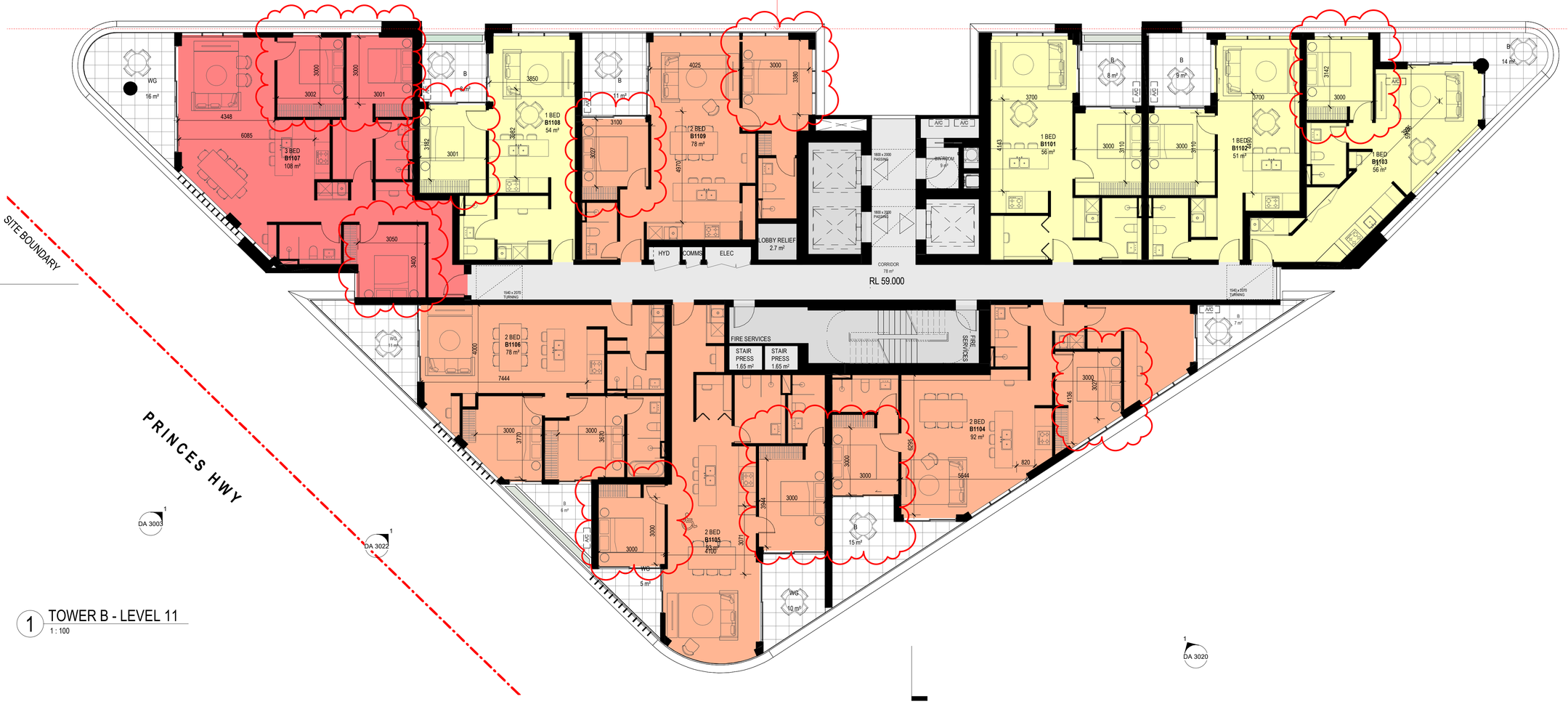
RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY

RL 59.000



1 TOWER B - LEVEL 11
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 11

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

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



1 TOWER B - LEVEL 12
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 12

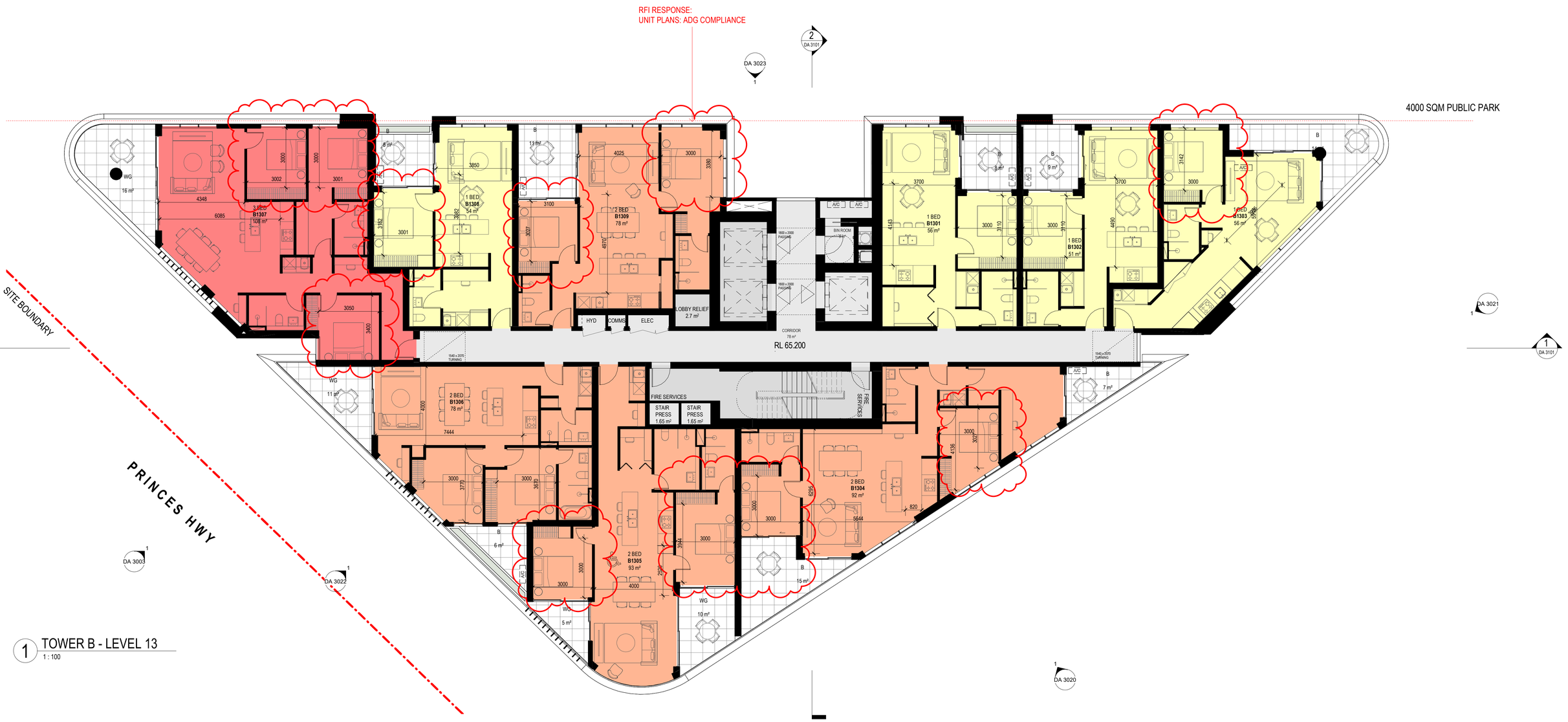
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29/03/2022 3:16:16 PM

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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 : 100	180319	DA 2213	D



1 TOWER B - LEVEL 13
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 13

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

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

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY

RL 68.300

1 BED B1408 54 m²
2 BED B1409 78 m²
1 BED B1401 56 m²
BED B1402 1 m²
1 BED B1403 56 m²
2 BED B1406 78 m²
2 BED B1405 93 m²
2 BED B1404 92 m²
LOBBY RELIEF 2.7 m²
BIN ROOM 9 m²
CORRIDOR 78 m²
1 HYD
COMMS
ELEC
FIRE SERVICES
STAIR PRESS 1.65 m²
STAIR PRESS 1.65 m²
FIRE SERVICES
1540 x 2070 TURNING
1800 x 2000 PASSING
A/C
WG 16 m²
WG 11 m²
WG 5 m²
WG 10 m²
B 8 m²
B 11 m²
B 9 m²
B 14 m²
B 7 m²
B 6 m²
B 15 m²

DA 3023 1
2 DA 3101
DA 3021 1
1 DA 3101
DA 3003 1
DA 3022 1
DA 3020 1

1 TOWER B - LEVEL 14
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER B - LEVEL 14

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

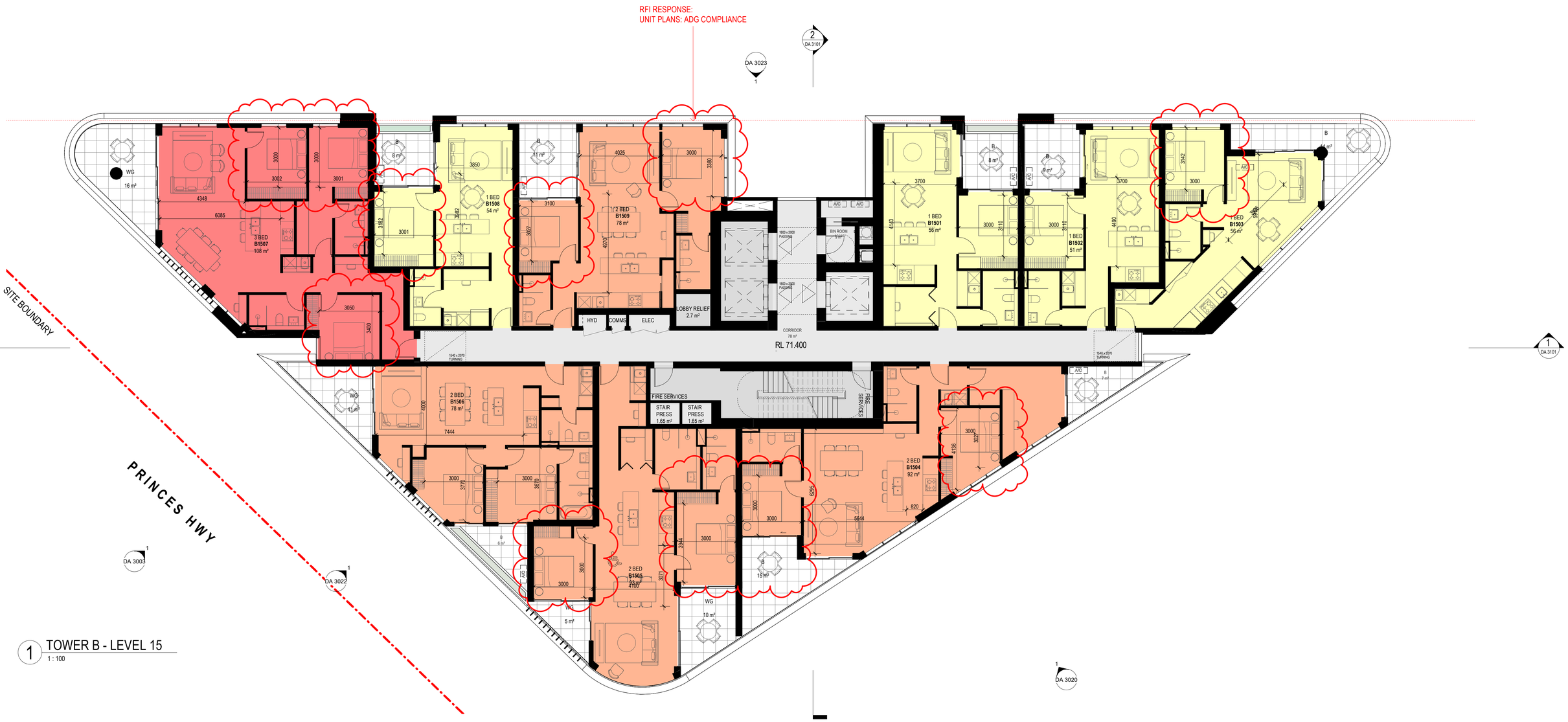
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1 : 100	180319	DA 2215	D

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

Client
Billbergia Group Pty Ltd
Suite 101, 25 Angas St,
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 15

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

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

KEY:

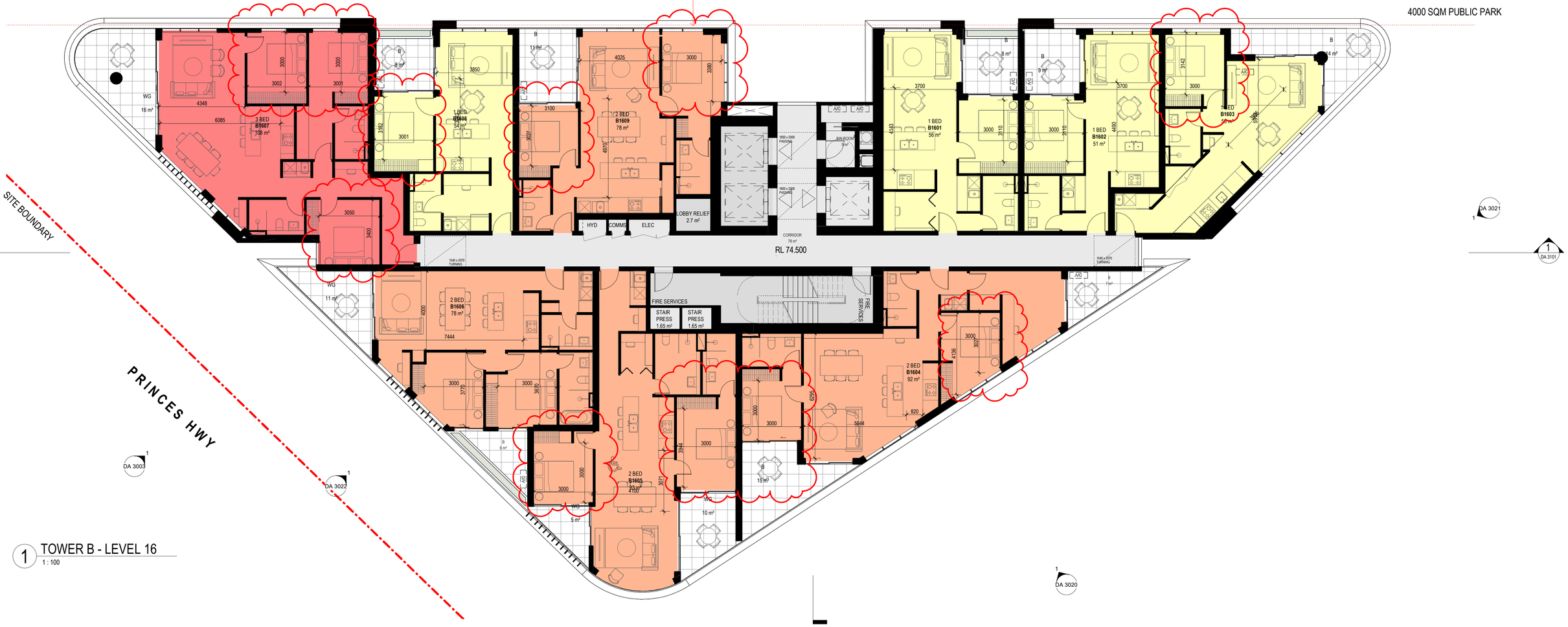
1 BED / STUDIO
2 BED
3 BED

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

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY



1 TOWER B - LEVEL 16
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 16

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Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

4000 SQM PUBLIC PARK

SITE BOUNDARY

PRINCES HWY

RL 77.600

1 BED **B1708** 54 m²
2 BED **B1709** 78 m²
3 BED **B1707** 108 m²
1 BED **B1701** 56 m²
1 BED **B1702** 5 m²
1 BED **B1703** 56 m²
2 BED **B1706** 78 m²
2 BED **B1705** 93 m²
2 BED **B1704** 92 m²

1 HYD | COMMS | ELEC | LOBBY RELIEF 2.7 m² | CORRIDOR 78 m² | BIN ROOM | FIRE SERVICES | STAIR PRESS 1.65 m² | STAIR PRESS 1.65 m²

DA 3023 1 | DA 3101 2 | DA 3021 1 | DA 3003 1 | DA 3022 1 | DA 3020 1

1 TOWER B - LEVEL 17
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 17

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DA SUBMISSION

28/03/2022 3:17:52 PM

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

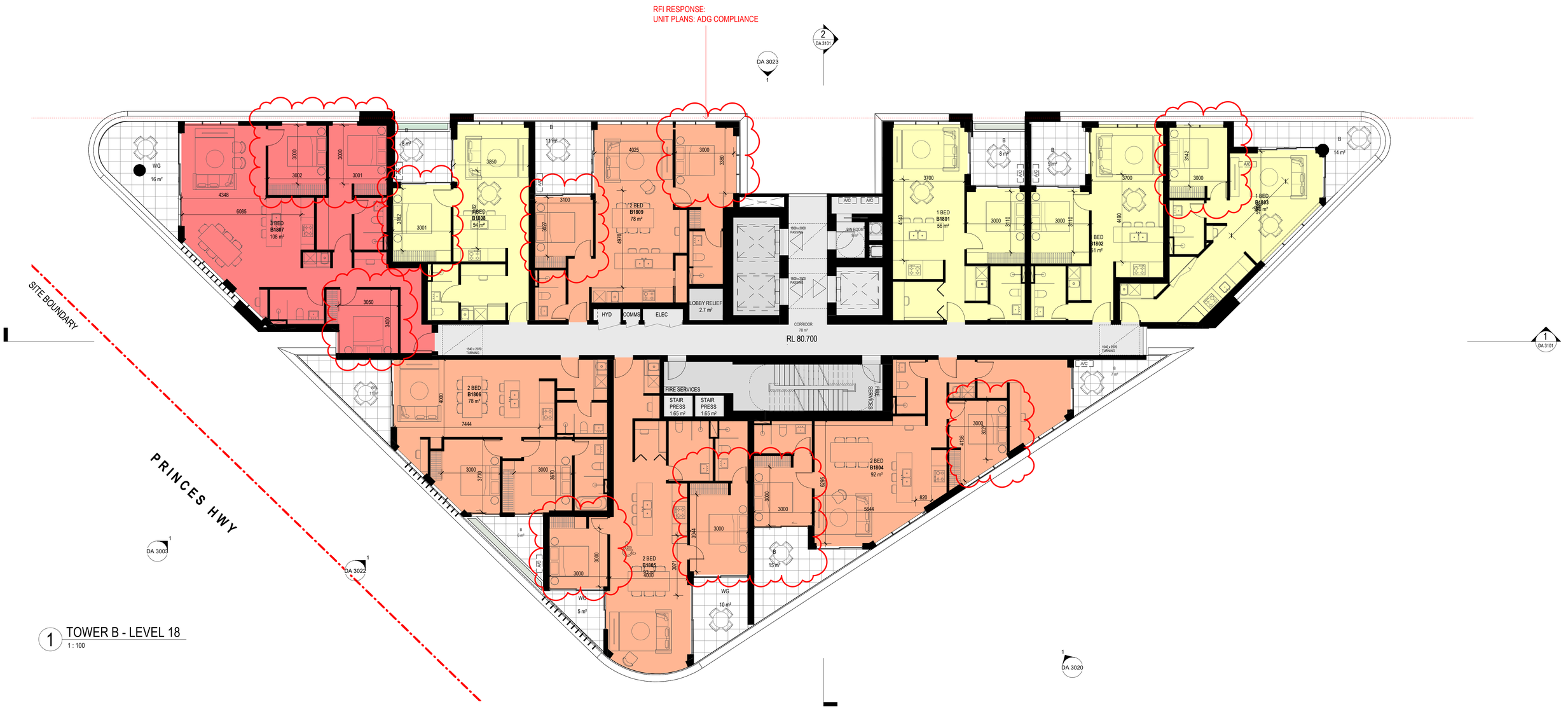
Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2218	D

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



1 TOWER B - LEVEL 18
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 18

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28/03/2022 3:18:09 PM

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2219	D

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE



1 TOWER B - LEVEL 19
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 19

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DA SUBMISSION

28/03/2022 3:18:26 PM

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

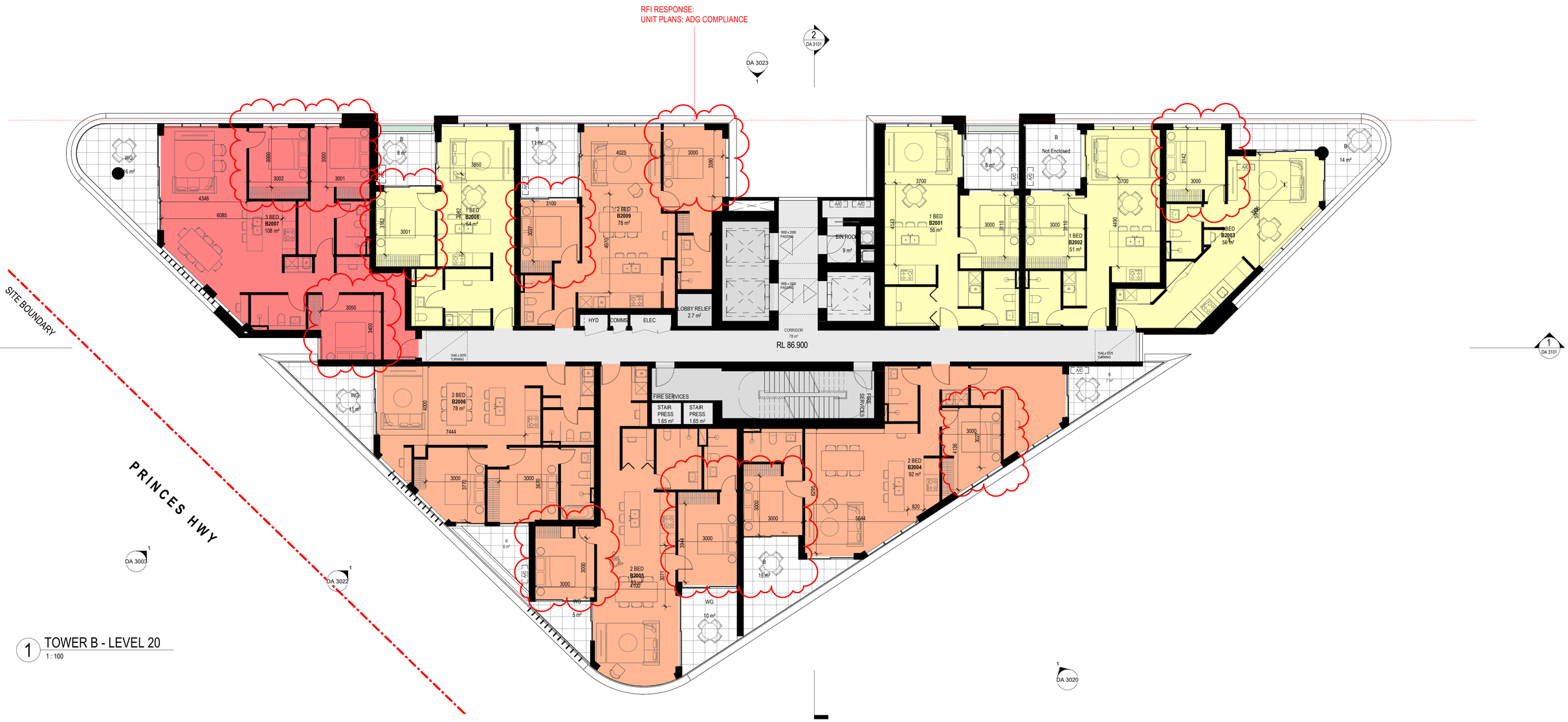
Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2220	D

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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



1 TOWER B - LEVEL 20
1 : 100

Amendments		
Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments		
Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 20

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DA SUBMISSION

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

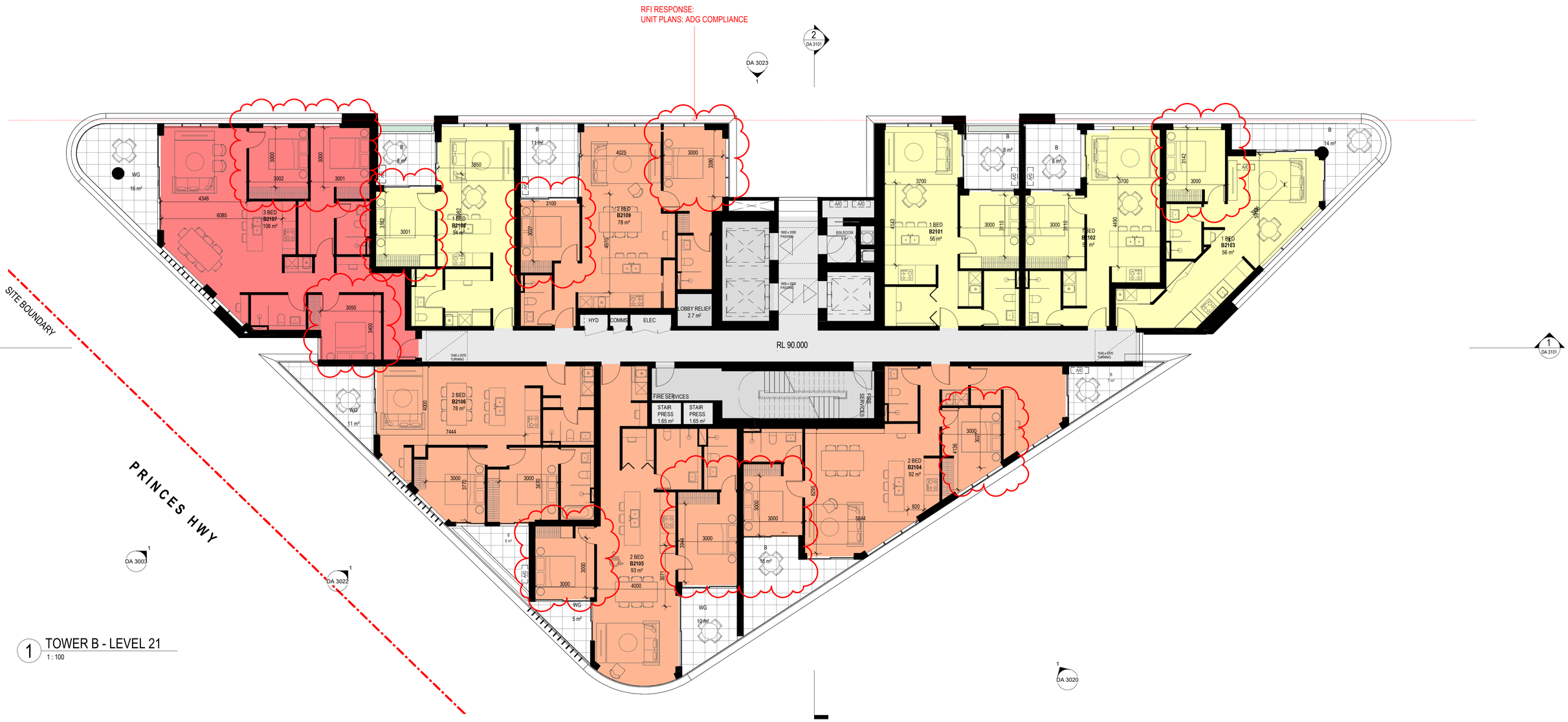
Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2221	D

RFI RESPONSE:
UNIT PLANS: ADG COMPLIANCE

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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



1 TOWER B - LEVEL 21
1 : 100

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER B - LEVEL 21

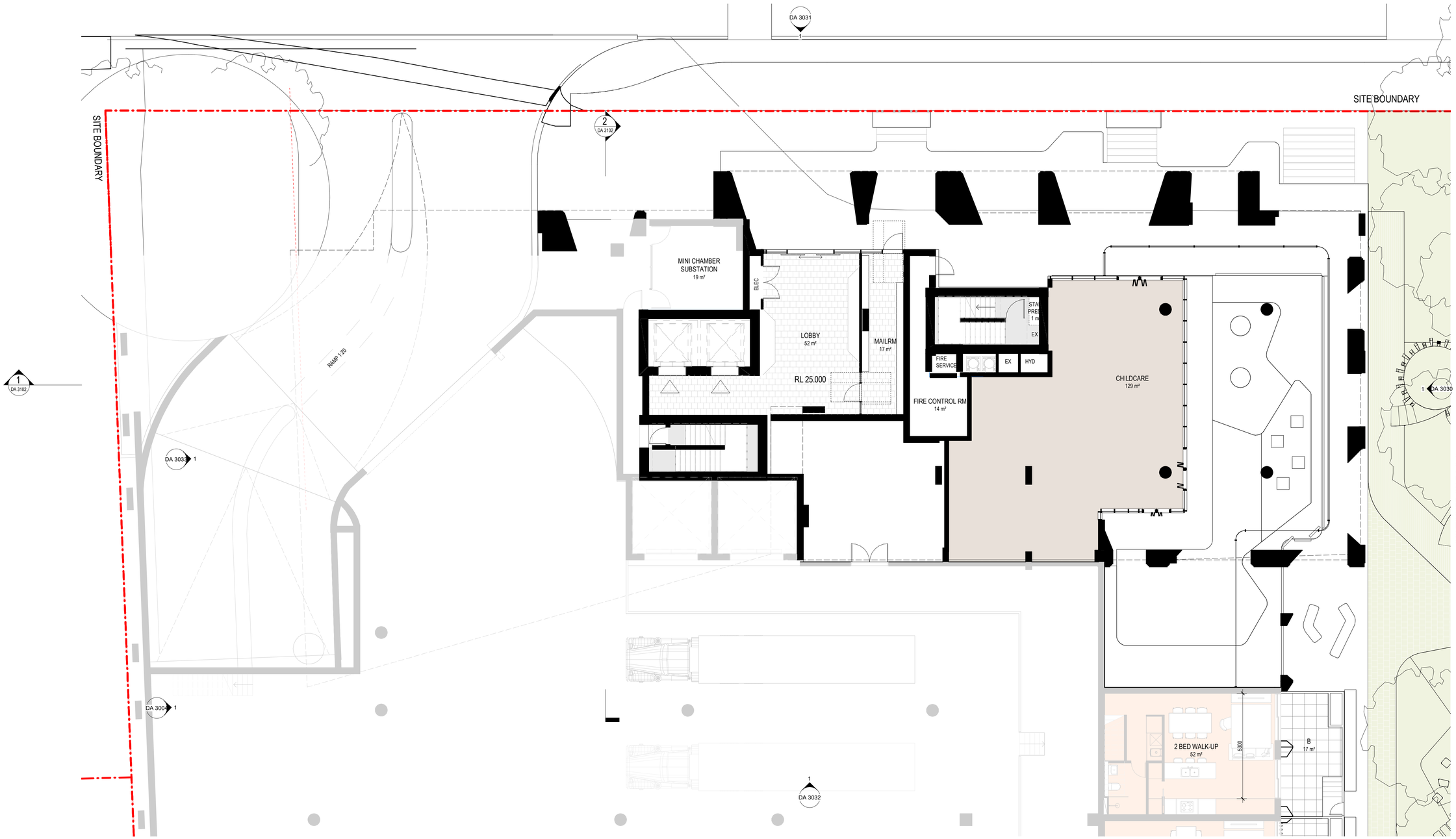
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			09/02/20

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



1 TOWER C - GROUND
1 : 100

North Point

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	23/03/2021
3	ISSUED FOR INFORMATION	30/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - GROUND

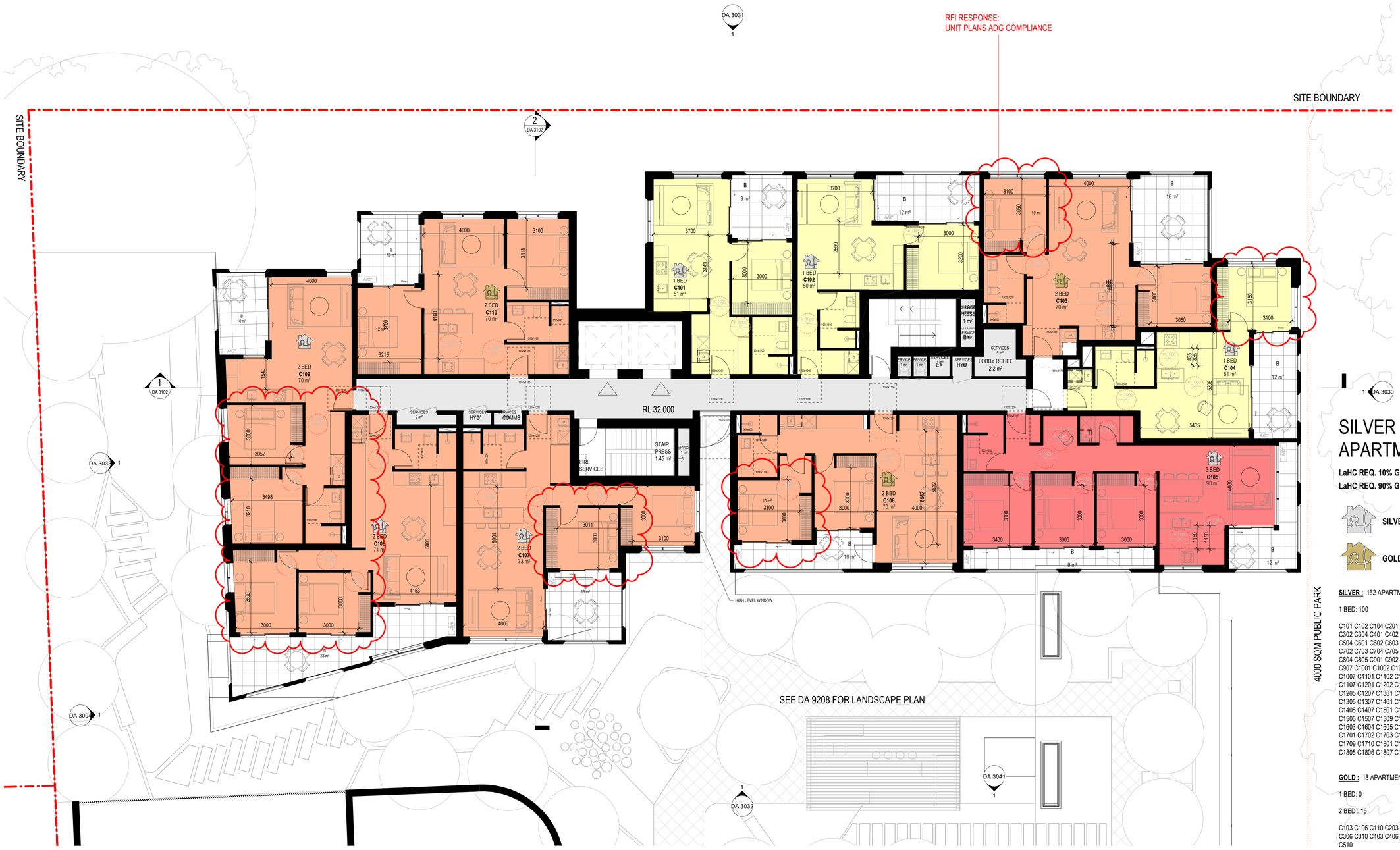
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DA SUBMISSION

29/03/2022 3:19:49 PM

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

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



1 TOWER C - LEVEL 1
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

3 BED: 3

C1508 C1608 C1708

2 BED : 15

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

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 1

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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
As indicated	180319	DA 2301	E



1 TOWER C - LEVEL 2

1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

29/03/2022 3:30:32 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2302	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 2

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1 TOWER C - LEVEL 3
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:20:55 PM

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2303	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

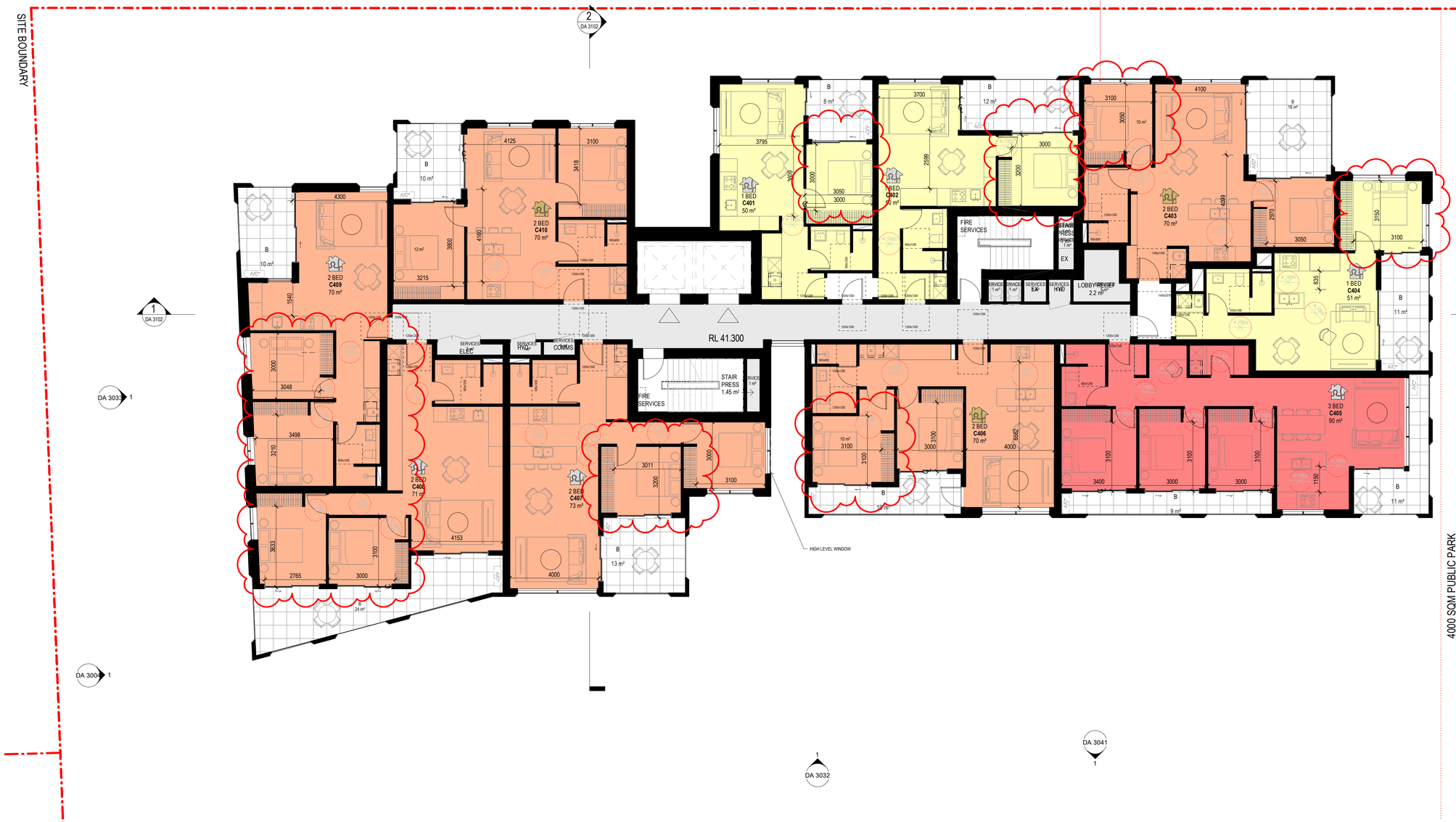
Drawing Title
TOWER C - LEVEL 3

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RFI RESPONSE:
UNIT PLANS ADG COMPLIANCE

SITE BOUNDARY

SITE BOUNDARY



1 TOWER C - LEVEL 4
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:21:10 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2304	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 4

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1 TOWER C - LEVEL 5
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

29/03/2022 3:21:26 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2305	D

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 5

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1 TOWER C - LEVEL 6
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

1 BED / STUDIO
2 BED
3 BED

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

North Point

DA SUBMISSION

29/03/2022 3:21:42 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 6

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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 2306	D



SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

1 BED / STUDIO
2 BED
3 BED

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

North Point

1 TOWER C - LEVEL 7

1 : 100

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 7

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28/03/2022 3:21:59 PM

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2307	E



1 TOWER C - LEVEL 8
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:22:15 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2308	E

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia creating communities®

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 8

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DA 3031
1

RFI RESPONSE:
UUNI PLANS ADG COMPLIANCE

2
DA 3102

SITE BOUNDARY

SITE BOUNDARY



1
DA 3102

DA 3031
1

DA 3030
1

DA 3032
1

DA 3041
1

DA 3001
1

1 TOWER C - LEVEL 9
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210
C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:22:39 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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

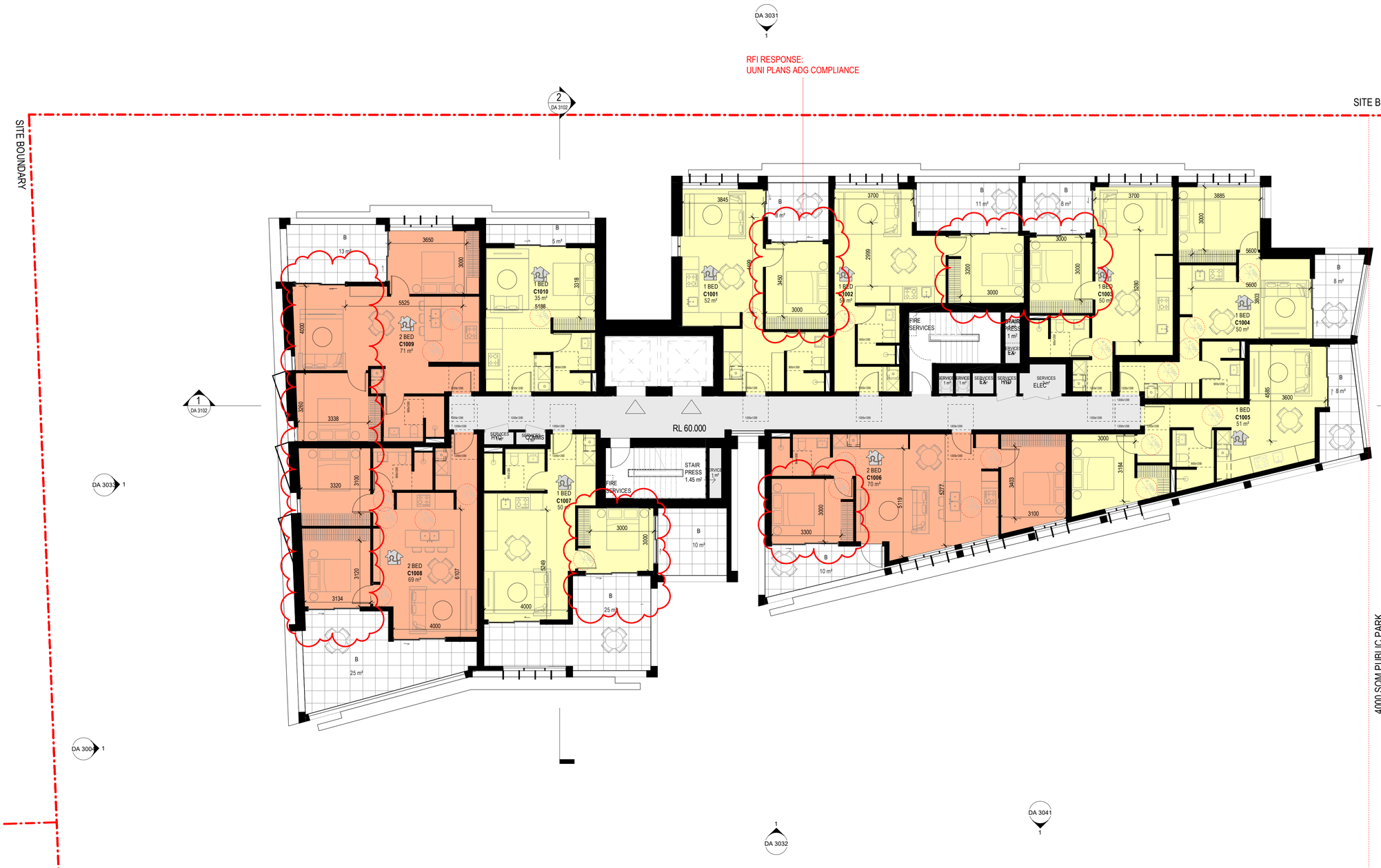
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 9

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Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2309	E



1 TOWER C - LEVEL 10
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

1 BED / STUDIO
2 BED
3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:22:46 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 10

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2310	E

RFI RESPONSE:
UUNI PLANS ADG COMPLIANCE

SITE BOUNDARY

SITE BOUNDARY

4000 SQM PUBLIC PARK



DA 3031 1

DA 3102 2

DA 3102 1

DA 3030 1

DA 3033 1

DA 3041 1

DA 3032 1

DA 3001 1

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

1 TOWER C - LEVEL 11

1 : 100

DA SUBMISSION

28/03/2022 3:23:03 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	09/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 - LEVEL 11

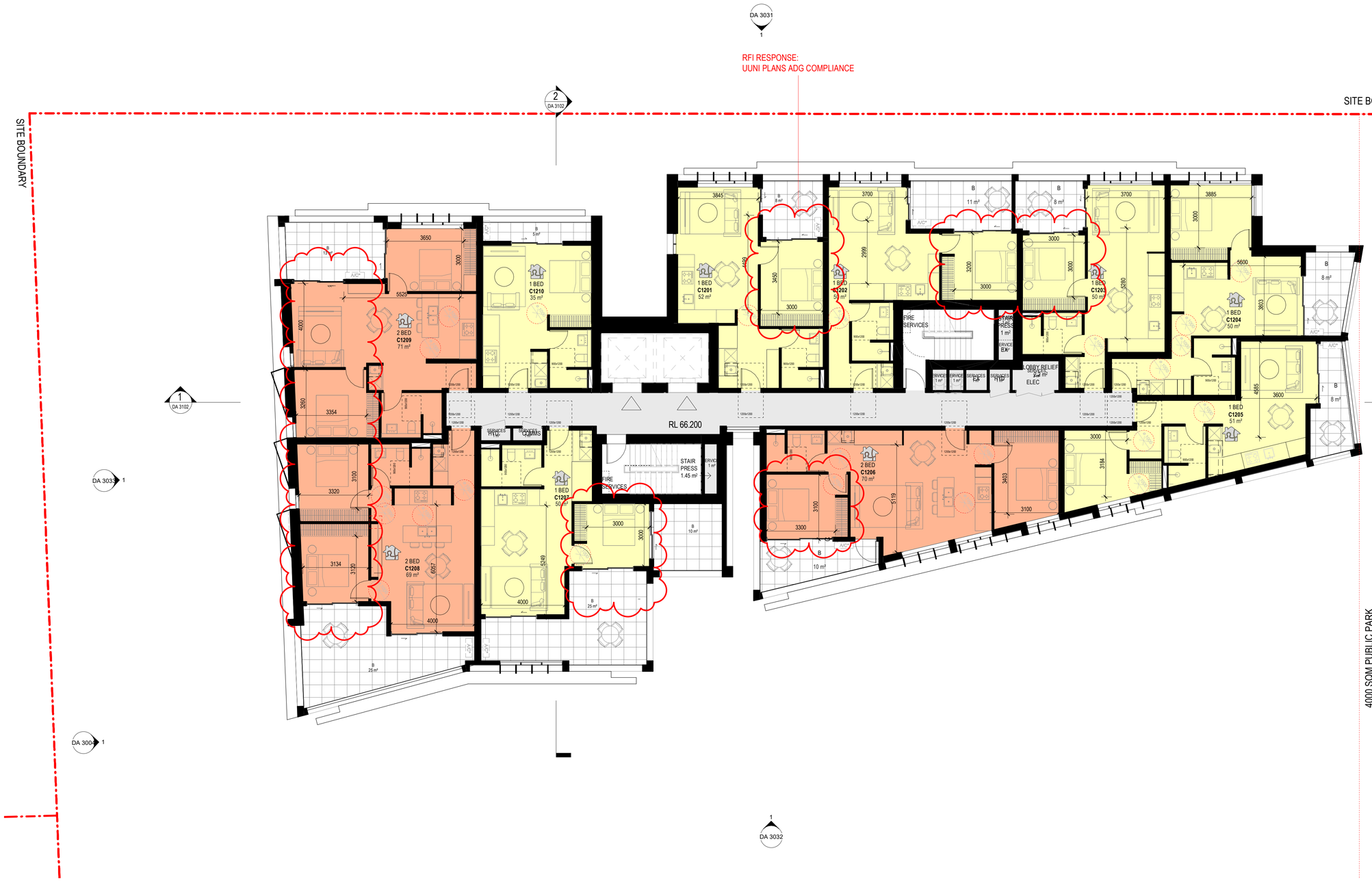
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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2311	E



SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

4000 SQM PUBLIC PARK

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210
C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

1 TOWER C - LEVEL 12

1 : 100

DA SUBMISSION

28/03/2022 3:23:18 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR INFORMATION	23/03/2021
4	ISSUED FOR INFORMATION	30/03/2021
5	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
6	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

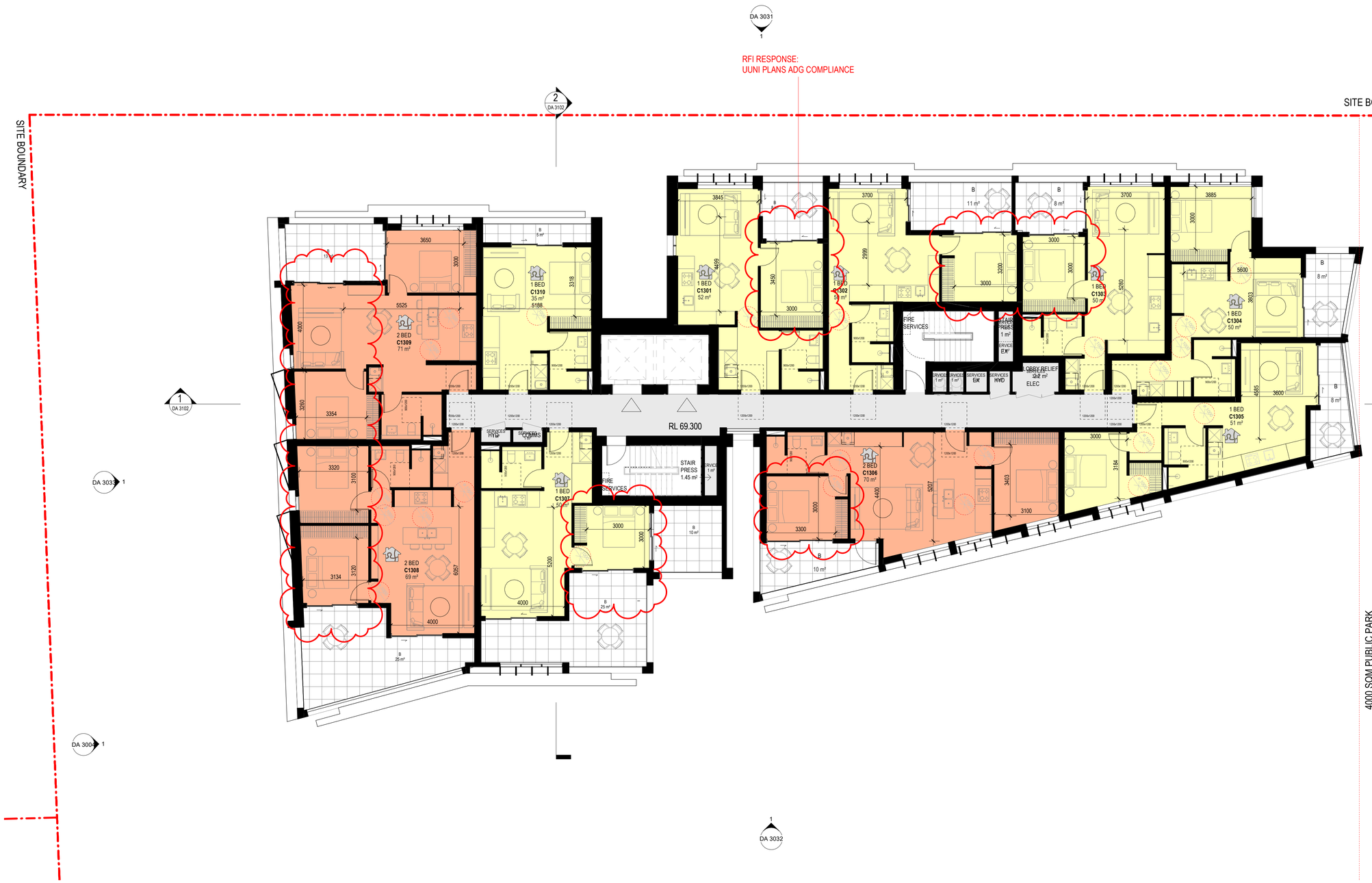
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 12

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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 2312	E



1 TOWER C - LEVEL 13
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:23:34 PM

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2313	E

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	09/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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Australia 2011
www.groupgsa.com

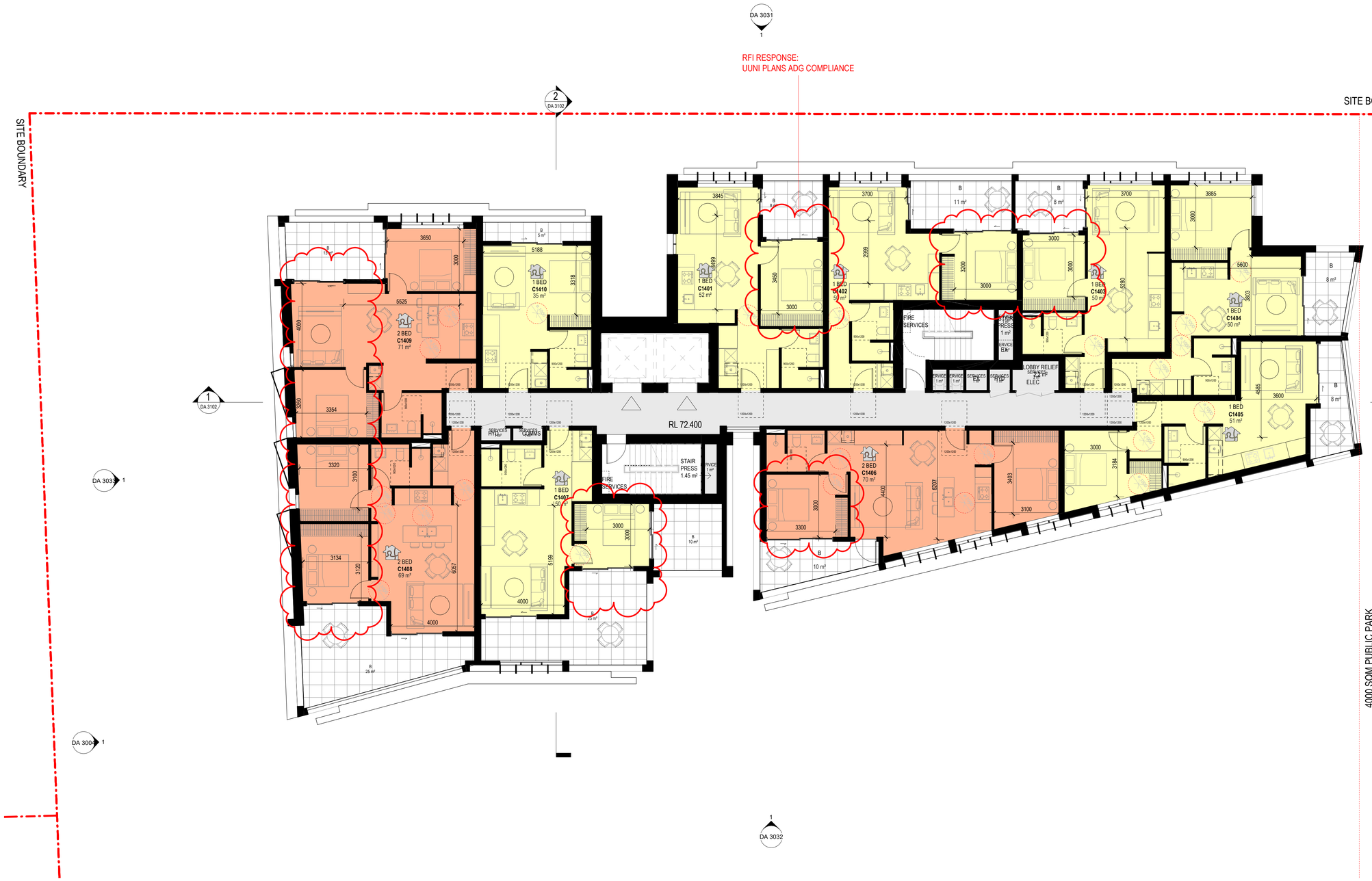
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 13

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1 TOWER C - LEVEL 14
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:23:59 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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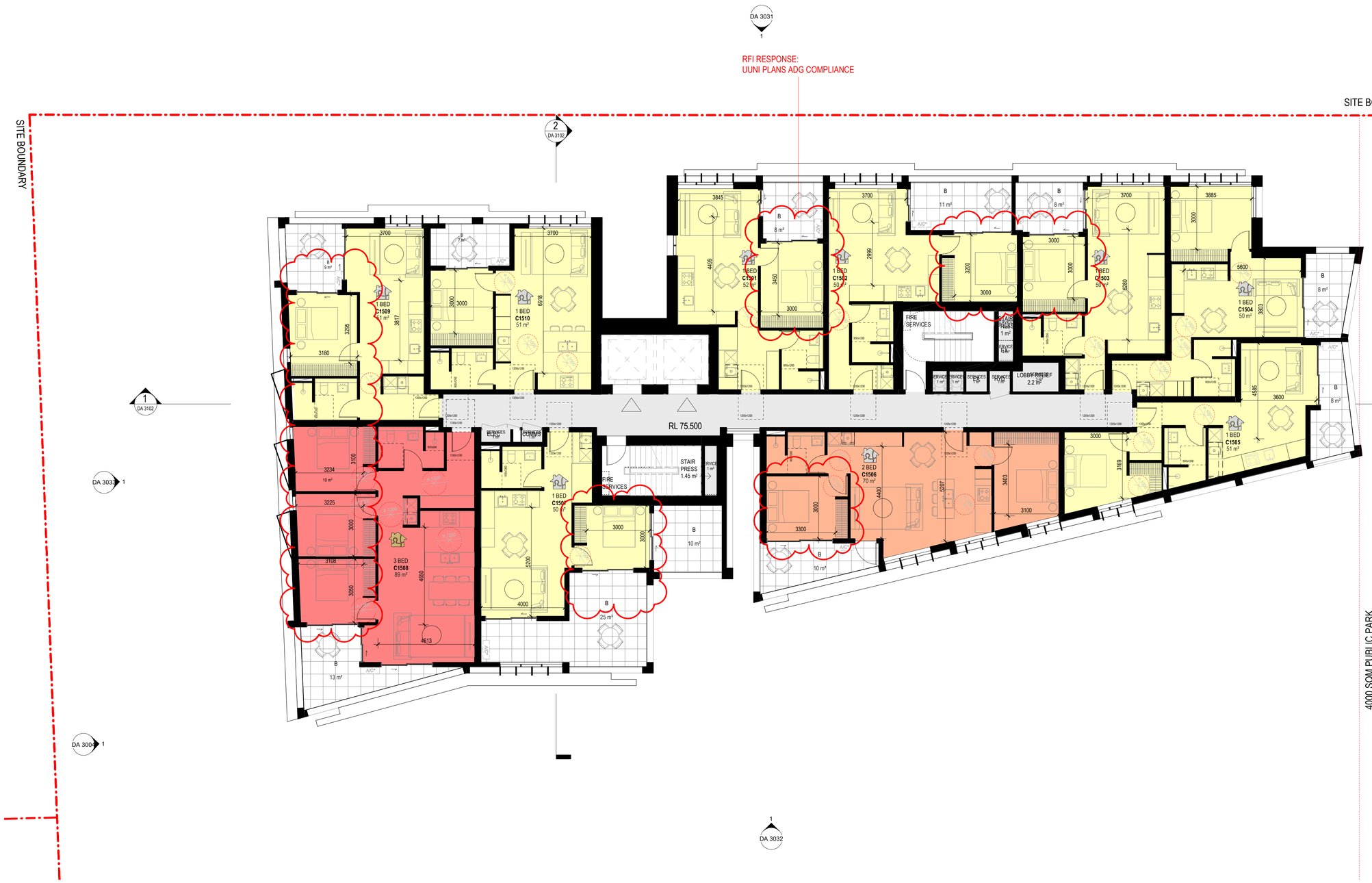
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 14

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2314	E


DA 3031
1
RFI RESPONSE:
UUNI PLANS ADG COMPLIANCE
SITE BOUNDARY
SITE BOUNDARY
2
DA 3102
1
DA 3102
DA 3033
1
DA 3030
DA 3001
1
1
DA 3032
RL 75.500
1 BED
C1509
51 m²
1 BED
C1510
51 m²
1 BED
C1501
52 m²
1 BED
C1502
50 m²
1 BED
C1503
50 m²
1 BED
C1504
50 m²
1 BED
C1505
51 m²
1 BED
C1507
50 m²
2 BED
C1506
70 m²
3 BED
C1508
89 m²
FIRE SERVICES
STAIR PRESS
1.45 m²
LOBBY RELIEF
2.2 m²
SERVICES
1 m²
SERVICES
1 m²
SERVICES
1

RFI RESPONSE:
UUNI PLANS ADG COMPLIANCE

SITE BOUNDARY

SITE BOUNDARY



DA 3031 1

2 DA 3100

1 DA 3102

DA 3033 1

DA 3004 1

1 DA 3030

DA 3032 1

4000 SQM PUBLIC PARK

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

1 TOWER C - LEVEL 16
1 : 100

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

GROUPGSA

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

T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 16

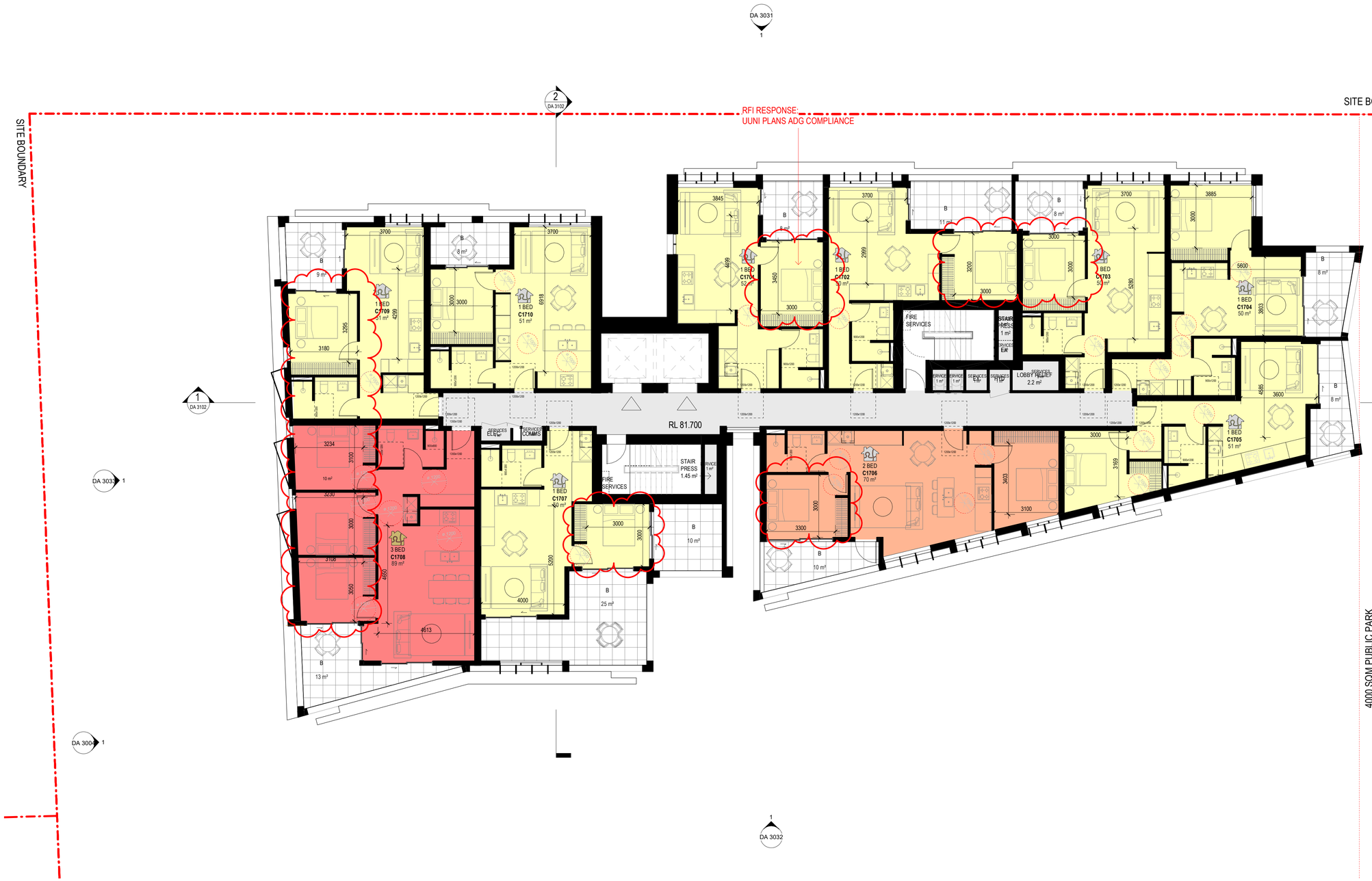
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29/03/2022 3:24:26 PM

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

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 2316	E



1 TOWER C - LEVEL 17
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:24:43 PM

Amendments

Issue	Description	Date
-	ISSUED FOR CONSULANTS	16/11/2020
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	16/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

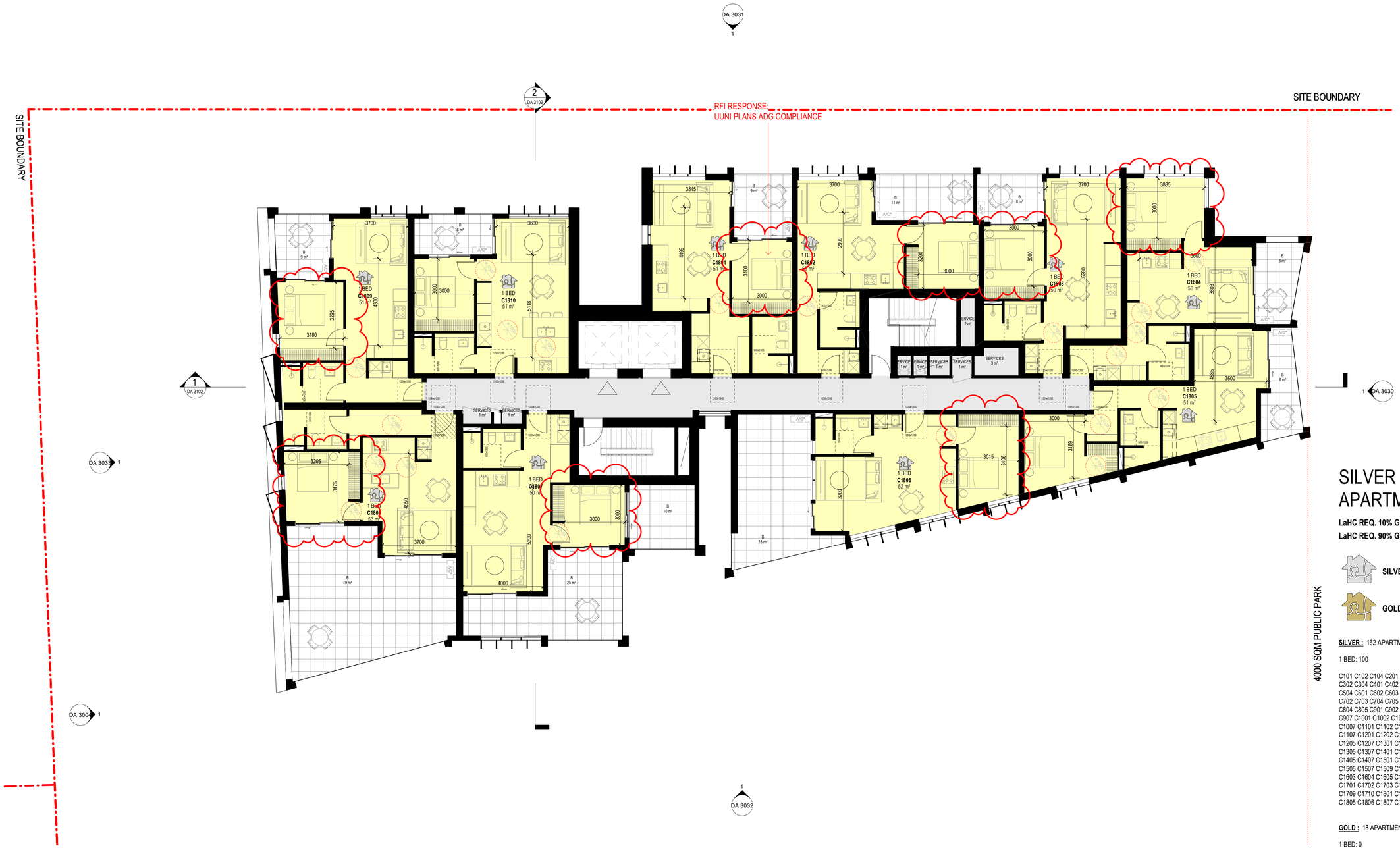
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 17

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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 2317	D



1 TOWER C - LEVEL 18
1 : 100

SILVER AND GOLD LEVEL APARTMENTS

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

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

TOTAL GFA ALLOCATED TO GOLD LEVEL APARTMENT = 1191.5 m²

SILVER LEVEL PERFORMANCE

GOLD LEVEL PERFORMANCE

SILVER : 162 APARTMENTS

1 BED: 100

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

2 BED: 48

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

3 BED: 5

C105 C205 C305 C405 C505

STUDIO: 9

C610 C710 C810 C910 C1010 C1110 C1210 C1310 C1410

GOLD : 18 APARTMENTS

1 BED: 0

2 BED : 15

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

3 BED: 3

C1508 C1608 C1708

TOTAL : 180 APARTMENTS

KEY:

1 BED / STUDIO
2 BED
3 BED

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

North Point

DA SUBMISSION

28/03/2022 3:24:59 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	23/03/2021
3	ISSUED FOR INFORMATION	30/03/2021
4	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
5	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

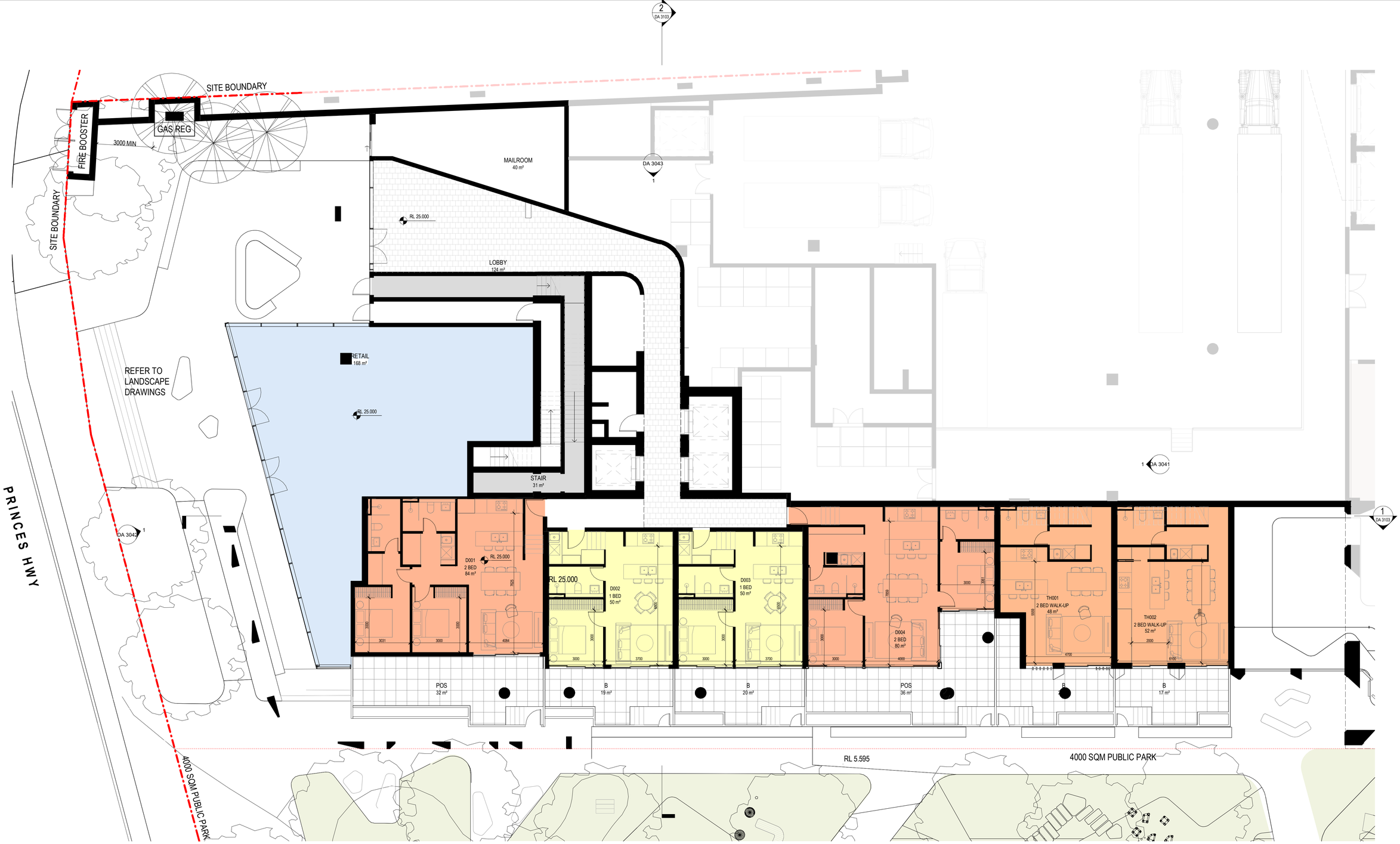
Project Title
Eden Street Arncliffe

Drawing Title
TOWER C - LEVEL 18

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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 2318	D



1 TOWER D - GROUND

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER D - GROUND

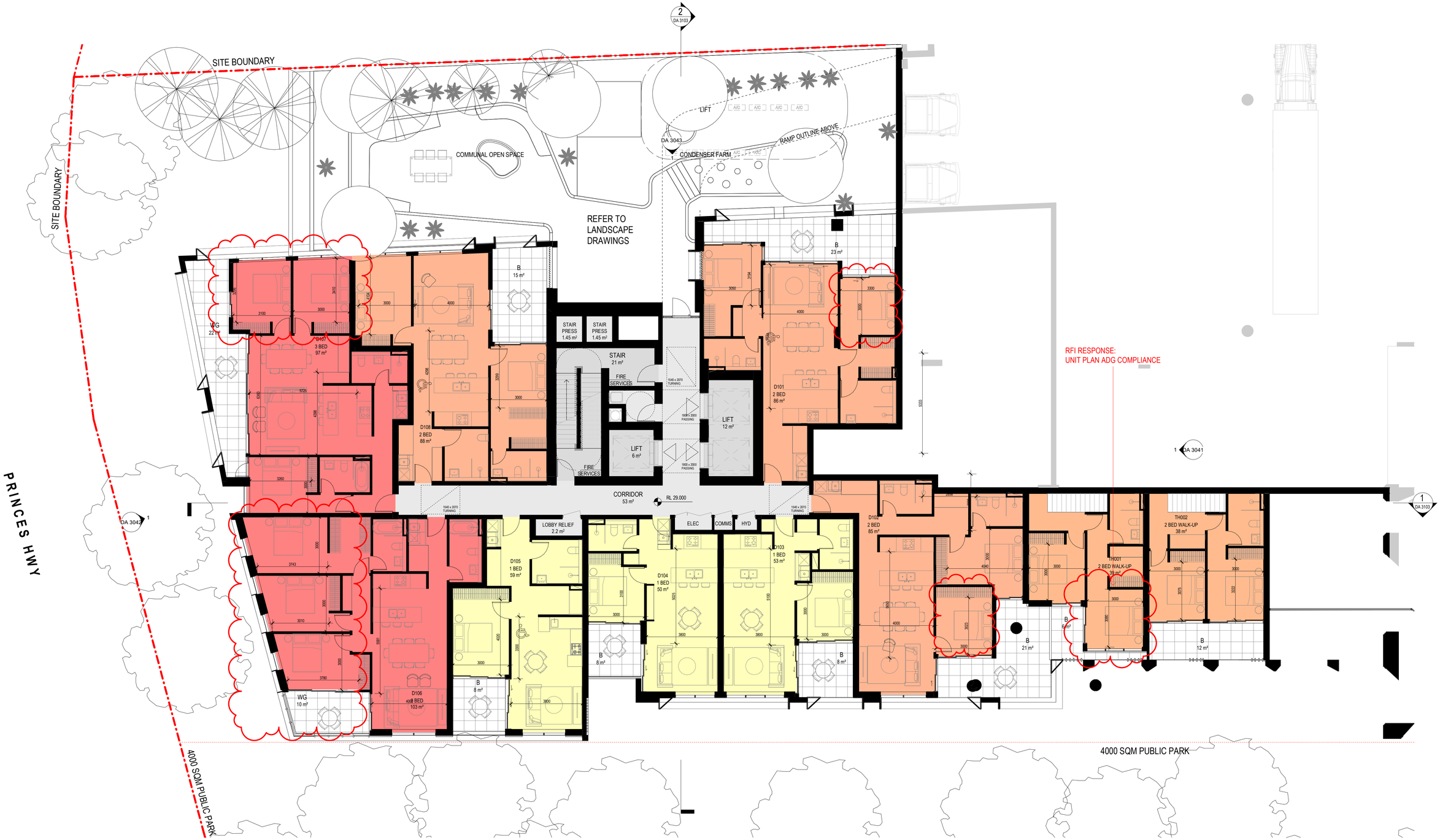
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28/03/2022 3:26:44 PM

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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 : 100	180319	DA 2400	E



1 TOWER D - LEVEL 1
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

29/03/2022 3:27:21 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 1

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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2401	D



1 TOWER D - LEVEL 2
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER D - LEVEL 2

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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2402	D



1 TOWER D - LEVEL 3

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:29:30 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

09/02/20

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2403	D

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR INFORMATION	31/03/2021
3	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
4	ISSUED TO BASIX	28/04/2021
5	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 3

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1 TOWER D - LEVEL 4
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER D - LEVEL 4

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28/03/2022 3:28:47 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2404	D



1 TOWER D - LEVEL 5

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 5

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28/03/2022 3:29:06 PM

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2405	D



1 TOWER D - LEVEL 6
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 2:32:36 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

Consultant

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

Consultant

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

Consultant

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

Client

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

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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

TOWER D - LEVEL 6

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Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2406	D



1 TOWER D - LEVEL 7
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:29:47 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 7

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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 : 100	180319	DA 2407	D



1 TOWER D - LEVEL 8

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:30:06 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 8

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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2408	D



1 TOWER D - LEVEL 9

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

29/03/2022 3:30:24 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 9

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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 : 100	180319	DA 2409	D



1 TOWER D - LEVEL 10
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:30:42 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 10

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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 : 100	180319	DA 2410	D



1 TOWER D - LEVEL 11
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:31:02 PM

Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2411	D

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 - LEVEL 11

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1 TOWER D - LEVEL 12
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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Level 7, 80 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

Drawing Title
TOWER D - LEVEL 12

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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2412	D



1 TOWER D - LEVEL 13

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:31:44 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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
TOWER D - LEVEL 13

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2413	D



1 TOWER D - LEVEL 14

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

29/03/2022 3:32:01 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

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

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 14

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2414	D



1 TOWER D - LEVEL 15

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:32:20 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 15

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2415	D



1 TOWER D - LEVEL 16
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:32:37 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 16

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Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2416	D



1 TOWER D - LEVEL 17
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:32:56 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 17

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2417	E



1 TOWER D - LEVEL 18
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:33:19 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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

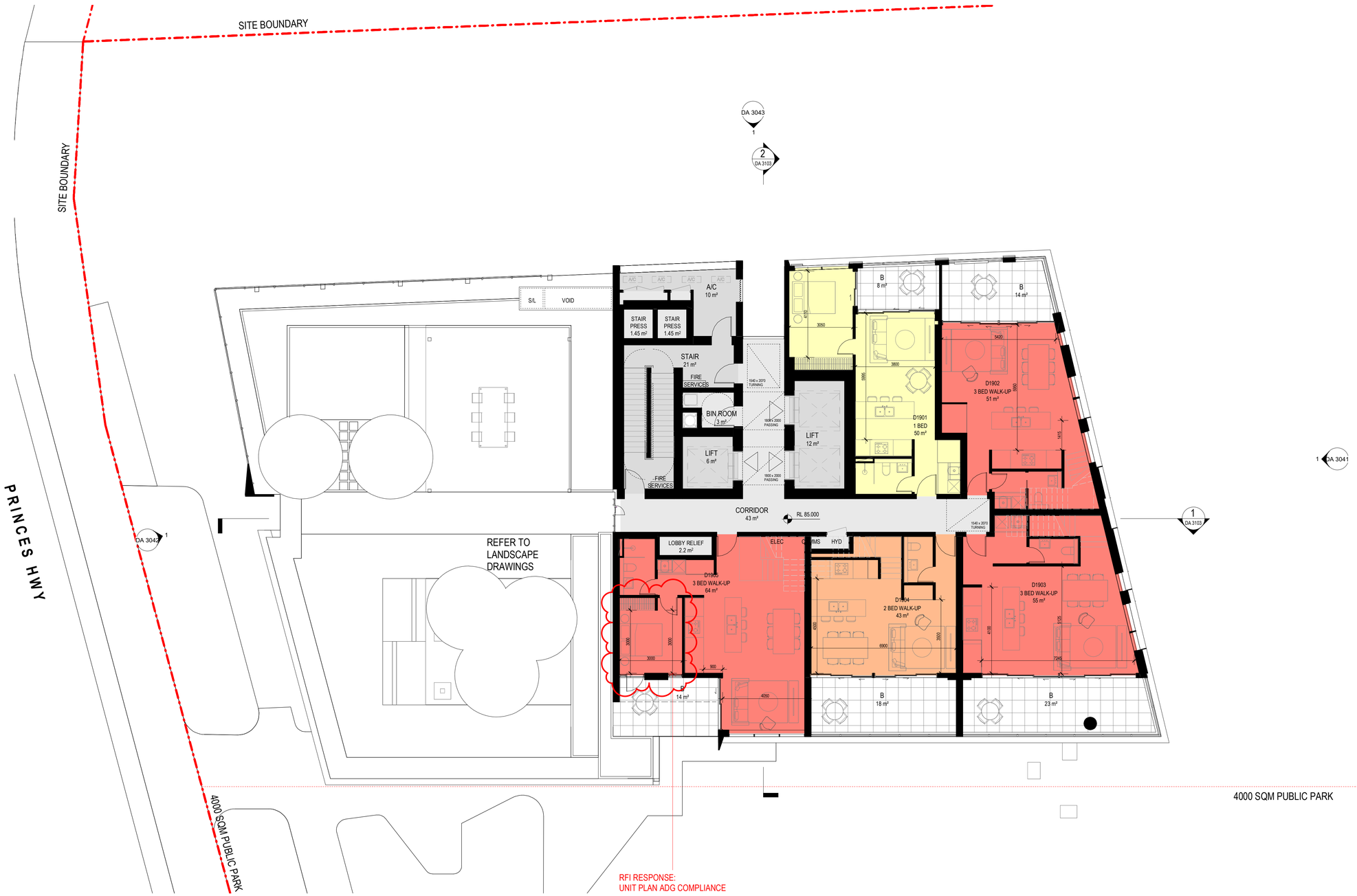
Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 18

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

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2418	D



1 LEVEL 19
1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:33:45 PM

Amendments

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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Meadowbank, NSW, 2114

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 19

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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 : 100	180319	DA 2419	D



1 TOWER D - LEVEL 20

1 : 100

KEY:

- 1 BED / STUDIO
- 2 BED
- 3 BED

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

DA SUBMISSION

28/03/2022 3:34:01 PM

Amendments

Issue	Description	Date
1	ISSUED FOR CLIENT'S SIGN OFF	06/04/2021
2	ISSUED TO BASIX	28/04/2021
3	ISSUED FOR INFORMATION	11/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
TOWER D - LEVEL 20

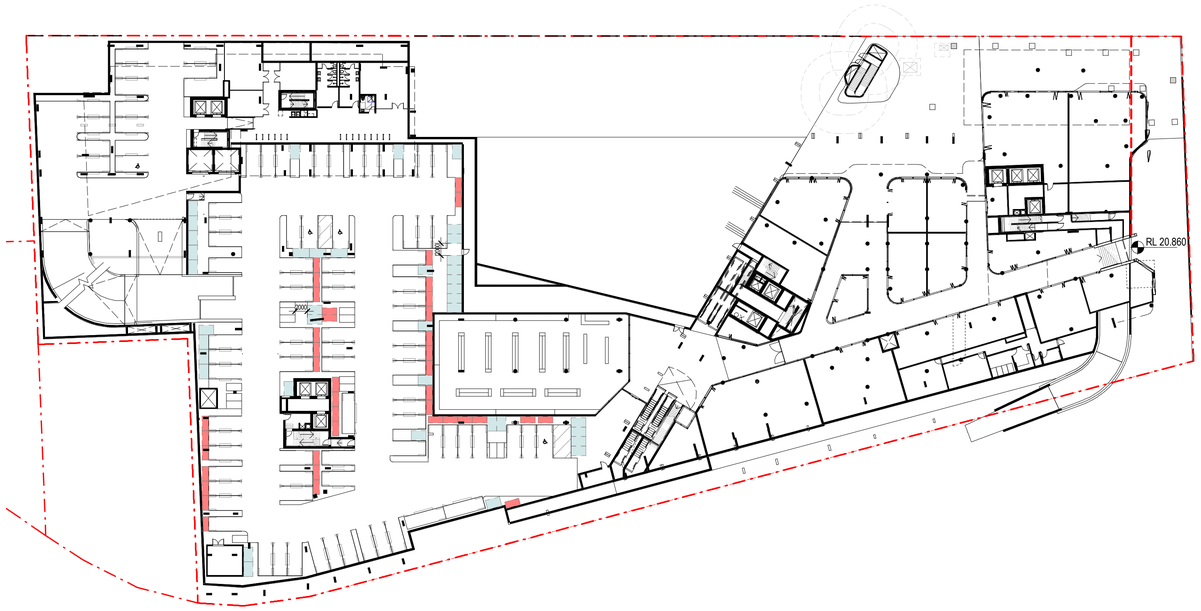
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Verified PDS Approved LMC

Drawing Created (date) 09/02/20 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 100	180319	DA 2420	D



1 LOWER GROUND
1 : 500

4G STORAGE

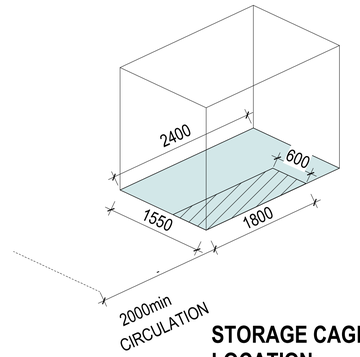
ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

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

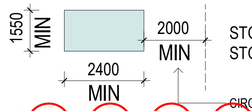
AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT



LEGEND

STORAGE CAGE TO COMPLY WITH ADG FOR STUDIO, 1BED, 2BED & 3BED

MIN 1.1m x 2.4m x 2m H = $5m^3$



STORAGE CAGES WITH BICYCLE STORE INCLUSION

TOTAL NO. OF APARTMENT : 744

NO. OF STORAGE PROVIDED : 744

ADG COMPLIANT

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS 1:2 (EXCL. VISITORS AND RETAIL) : 372

NO. OF BICYCLE STORAGE PROVIDED : 509
COMMUNAL BIKE STORAGE : 204
BIKE STORAGE CAGES : 305

STORAGE CAGE LOCATION:

LOWER GROUND: 79
BIKE CAGE: 39
STANDARD CAGE: 40

BASEMENT 1: 155
BIKE CAGE: 47
STANDARD CAGE: 108

BASEMENT 2: 237
BIKE CAGE: 114
STANDARD CAGE: 123

BASEMENT 3: 273
BIKE CAGE: 105
STANDARD CAGE: 168

TOTAL: 744

RFI RESPONSE:
COMMUNAL BIKE STORAGE ADDITION,
BIKE STORAGE REQUIREMENTS

North Point

DA SUBMISSION

28/03/2022 11:30:56 AM

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
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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

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

Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - LOWER GROUND

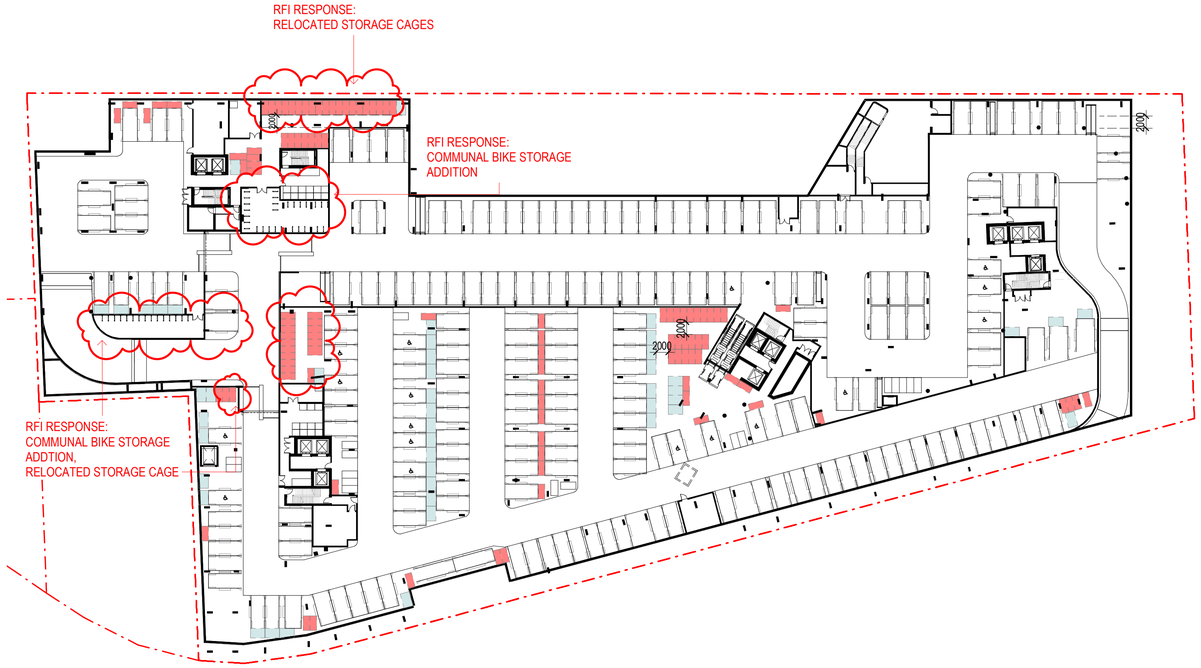
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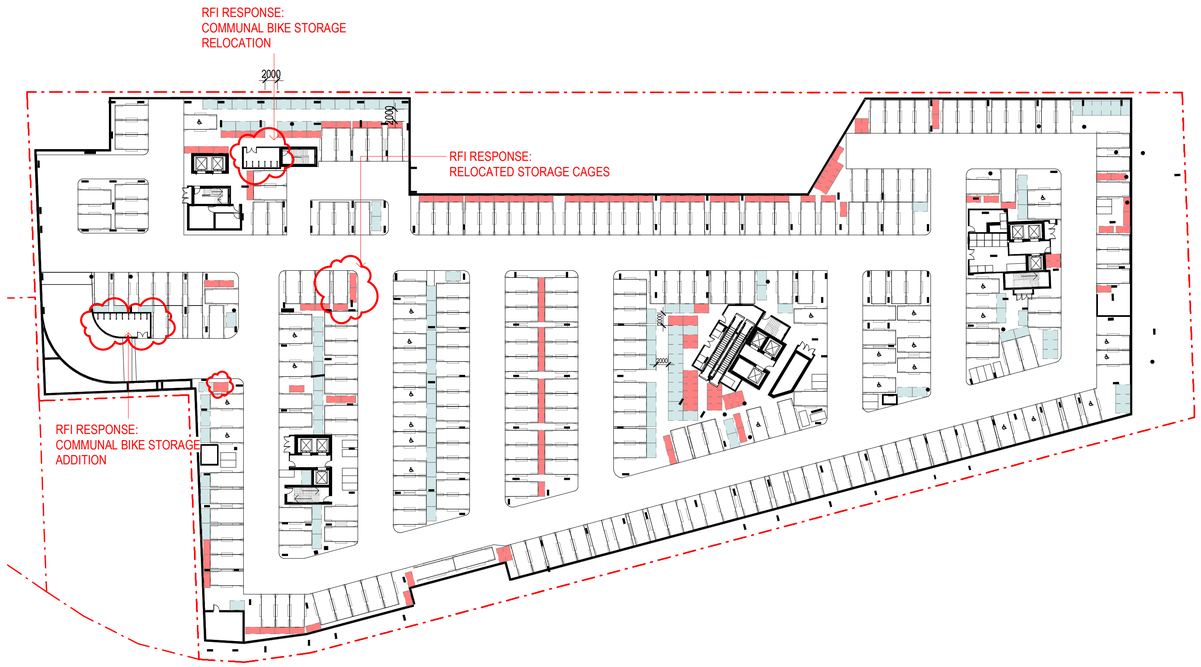
Verified PDS Approved LMC

Drawing Created (date) 12/13/21 Drawing Created (by) JK, SM, AR, EC, AF

Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 4049	C



1 BASEMENT 1 - STORAGE
1 : 500



2 BASEMENT 2 - STORAGE
1 : 500

4G STORAGE

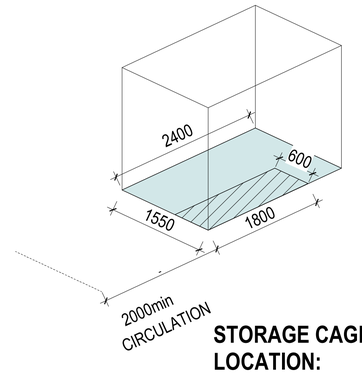
ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

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

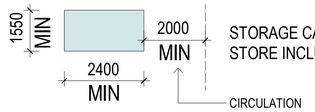
AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT



LEGEND

STORAGE CAGE TO COMPLY WITH ADG FOR STUDIO, 1BED, 2BED & 3BED

MIN 1.1m x 2.4m x 2m H = $5m^3$



STORAGE CAGES WITH BICYCLE STORE INCLUSION

TOTAL NO. OF APARTMENT : 744

NO. OF STORAGE PROVIDED : 744

ADG COMPLIANT

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS 1:2 (EXCL. VISITORS AND RETAIL) : 372

NO. OF BICYCLE STORAGE PROVIDED : 509
COMMUNAL BIKE STORAGE : 204
BIKE STORAGE CAGES : 305

STORAGE CAGE LOCATION:

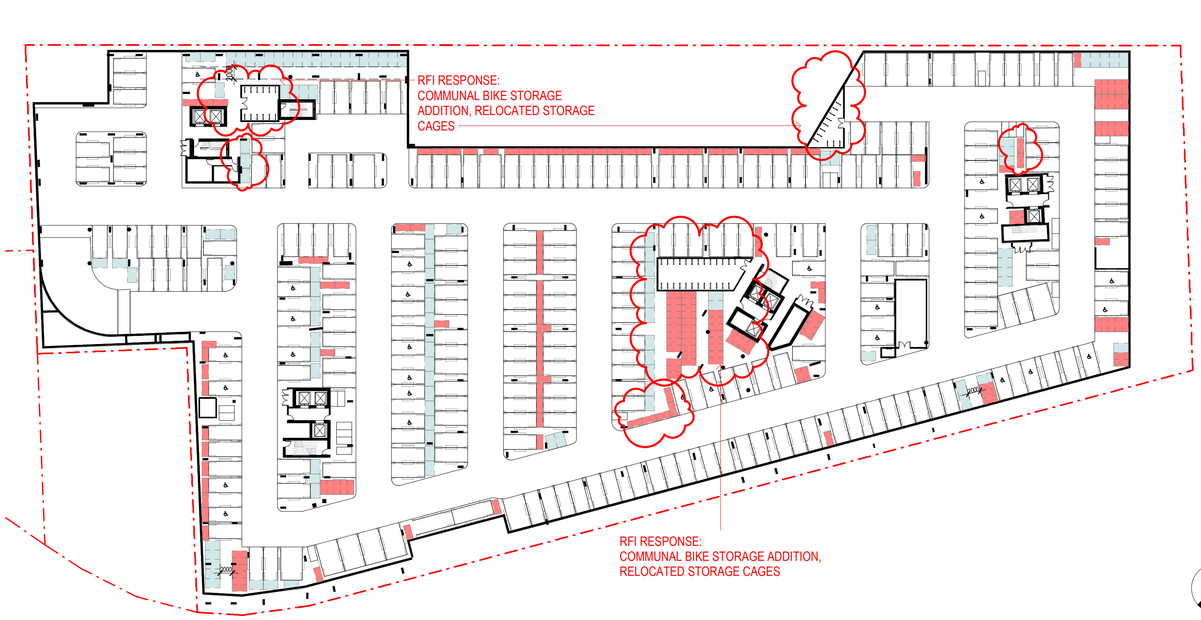
LOWER GROUND: 79
BIKE CAGE: 39
STANDARD CAGE: 40

BASEMENT 1: 155
BIKE CAGE: 47
STANDARD CAGE: 108

BASEMENT 2: 237
BIKE CAGE: 114
STANDARD CAGE: 123

BASEMENT 3: 273
BIKE CAGE: 105
STANDARD CAGE: 168

TOTAL: 744



3 BASEMENT 3 - STORAGE
1 : 500

North Point

DA SUBMISSION

29/03/2022 11:31:10 AM

Plotted and checked by PDS

Verified PDS Approved LMC

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

21/04/2021

Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 4050	C

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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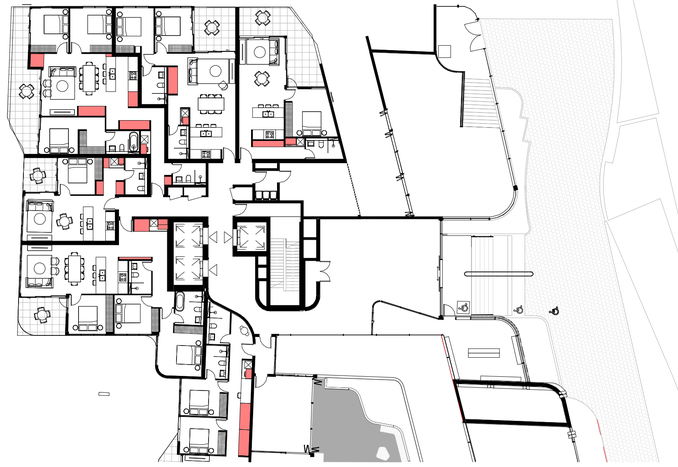
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - BASEMENT

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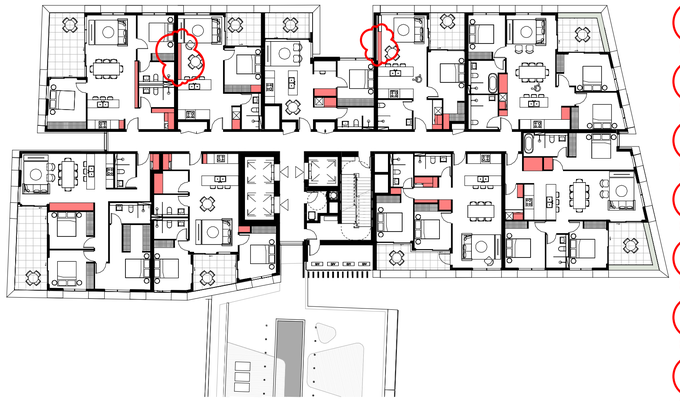
1 TA - UPPER GROUND - STORAGE DIAGRAM
1 : 250



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
1AB - UPPER GROUND		
A001	2B	9.3 m³
A002	3B	5.0 m³
A003	1B	4.5 m³
A004	3B	16.1 m³
A005	2B	4.6 m³
A006	1B	3.8 m³
AB - LEVEL 1		
A101	3B	6.5 m³
A102	2B	4.3 m³
A103	3B	5.4 m³
A104	2B	8.8 m³
A105	2B	4.7 m³
A106	3B	5.9 m³
A107	3B	5.9 m³
A108	2B	5.1 m³
A109	3B	8.0 m³
AB - LEVEL 2		
A201	3B	6.0 m³
A202	2B	4.3 m³
A203	3B	9.8 m³
A204	2B	8.8 m³
A205	2B	4.7 m³
A206	3B	5.9 m³
A207	3B	5.9 m³
A208	2B	5.1 m³
A209	3B	8.0 m³
AB - LEVEL 3		
A301	3B	6.0 m³
A302	2B	4.3 m³
A303	3B	9.8 m³
A304	2B	8.8 m³
A305	2B	4.7 m³
A306	3B	5.9 m³
A307	3B	5.9 m³
A308	2B	5.1 m³
A309	3B	8.0 m³
AB - LEVEL 4		
A401	3B	6.0 m³
A402	2B	4.3 m³
A403	3B	9.8 m³
A404	2B	8.5 m³
A405	2B	4.3 m³
A406	3B	5.9 m³
A407	3B	5.9 m³
A408	2B	5.1 m³
A409	3B	8.0 m³
AB - LEVEL 5		
A501	3B	6.0 m³
A502	2B	4.3 m³
A503	3B	9.8 m³
A504	2B	8.3 m³
A505	2B	4.7 m³
A506	3B	5.9 m³
A507	3B	5.9 m³
A508	2B	4.7 m³
A509	3B	8.0 m³
AB - LEVEL 6		
A601	1B	3.6 m³
A602	2B	4.6 m³
A603	2B	4.5 m³
A604	2B	5.2 m³
A605	1B	3.3 m³
A606	1B	8.3 m³
A607	3B	5.9 m³
A608	3B	5.9 m³
A609	2B	4.7 m³
A610	3B	6.5 m³
AB - LEVEL 7		
A701	2B	4.4 m³
A702	3B	6.4 m³
A703	2B	6.1 m³
A704	1B	3.5 m³
A705	1B	3.4 m³
A706	1B	4.7 m³
A707	3B	5.9 m³

STORAGE SCHEDULE - TOWER A		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
A708	3B	5.9 m³
A709	2B	5.1 m³
AB - LEVEL 8		
A801	2B	5.6 m³
A802	3B	6.4 m³
A803	2B	4.8 m³
A804	1B	3.5 m³
A805	1B	3.3 m³
A806	1B	3.5 m³
A807	3B	5.9 m³
A808	3B	5.9 m³
A809	2B	5.1 m³
AB - LEVEL 9		
A901	2B	5.6 m³
A902	3B	6.4 m³
A903	2B	6.1 m³
A904	1B	3.5 m³
A905	1B	3.4 m³
A906	1B	3.5 m³
A907	3B	5.9 m³
A908	3B	5.9 m³
A909	2B	5.1 m³
AB - LEVEL 10		
A1001	2B	5.6 m³
A1002	3B	6.4 m³
A1003	2B	4.8 m³
A1004	1B	3.5 m³
A1005	1B	3.4 m³
A1006	1B	3.5 m³
A1007	3B	5.9 m³
A1008	3B	5.9 m³
A1009	2B	5.1 m³
AB - LEVEL 11		
A1101	2B	5.6 m³
A1102	3B	6.4 m³
A1103	2B	4.8 m³
A1104	1B	3.5 m³
A1105	1B	3.3 m³
A1106	1B	3.5 m³
A1107	3B	5.9 m³
A1108	3B	5.9 m³
A1109	2B	5.1 m³
AB - LEVEL 12		
A1201	2B	5.6 m³
A1202	3B	6.4 m³
A1203	2B	4.8 m³
A1204	1B	3.5 m³
A1205	1B	3.4 m³
A1206	1B	3.5 m³
A1207	3B	5.9 m³
A1208	3B	5.9 m³
A1209	2B	5.1 m³
AB - LEVEL 13		
A1301	2B	5.6 m³
A1302	3B	6.4 m³
A1303	2B	6.1 m³
A1304	1B	3.5 m³
A1305	1B	4.0 m³
A1306	1B	3.5 m³
A1307	3B	5.9 m³
A1308	3B	5.9 m³
A1309	2B	5.1 m³
AB - LEVEL 14		
A1401	2B	4.4 m³
A1402	3B	6.4 m³
A1403	2B	6.1 m³
A1404	1B	3.5 m³
A1405	1B	4.0 m³
A1406	1B	3.5 m³
A1407	3B	5.9 m³
A1408	3B	5.9 m³
A1409	2B	5.1 m³
AB - LEVEL 15		
A1501	2B	4.4 m³
A1502	3B	6.4 m³
A1503	2B	6.1 m³

STORAGE SCHEDULE - TOWER A		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
A1504	1B	3.5 m³
A1505	1B	4.0 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 m³
A1602	3B	6.4 m³
A1603	2B	6.1 m³
A1604	1B	3.5 m³
A1605	1B	4.0 m³
A1606	1B	3.5 m³
A1607	3B	5.9 m³
A1608	3B	5.9 m³
A1609	2B	5.1 m³
AB - LEVEL 17		
A1701	2B	4.4 m³
A1702	3B	6.4 m³
A1703	2B	6.1 m³
A1704	1B	3.5 m³
A1705	1B	4.0 m³
A1706	1B	3.5 m³
A1707	3B	5.9 m³
A1708	3B	5.9 m³
A1709	2B	5.1 m³
AB - LEVEL 18		
A1801	2B	4.4 m³
A1802	3B	6.4 m³
A1803	2B	6.1 m³
A1804	1B	3.5 m³
A1805	1B	4.0 m³
A1806	1B	3.5 m³
A1807	3B	5.9 m³
A1808	3B	5.9 m³
A1809	2B	5.1 m³
AB - LEVEL 19		
A1901	2B	4.4 m³
A1902	3B	6.4 m³
A1903	2B	6.1 m³
A1904	1B	3.5 m³
A1905	1B	4.0 m³
A1906	1B	3.5 m³
A1907	3B	5.9 m³
A1908	3B	6.9 m³
A1909	2B	6.1 m³
AB - LEVEL 20		
A2001	2B	4.4 m³
A2002	3B	6.4 m³
A2003	2B	6.1 m³
A2004	1B	3.5 m³
A2005	1B	4.0 m³
A2006	3B	5.7 m³
A2007	3B	9.5 m³
A2008	2B	6.1 m³

RFI RESPONSE:
STORAGE SCHEDULE AMENDMENT
ADG COMPLIANCE

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

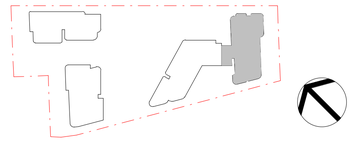
DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m³	2 m³
1 BEDROOM APARTMENTS	6 m³	3 m³
2 BEDROOM APARTMENTS	8 m³	4 m³
3+ BEDROOM APARTMENTS	10 m³	5 m³

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



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28/03/2022 3:35:55 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

03/23/21

Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4051	C

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

Billbergia
creating communities®

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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

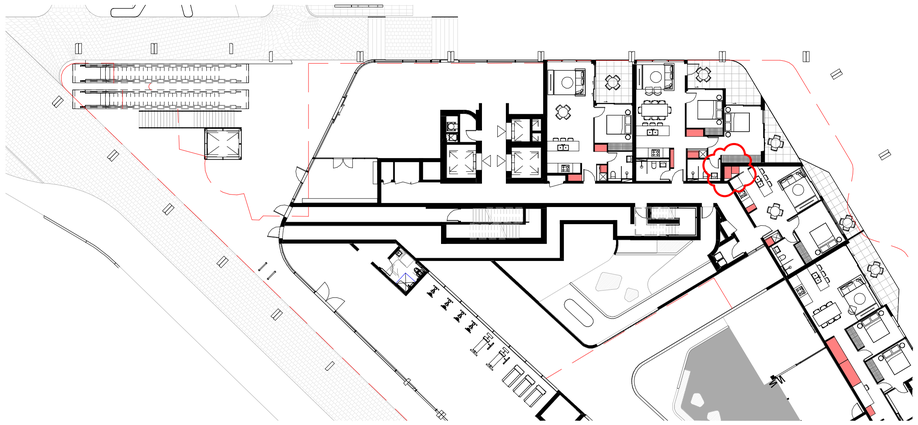
T +612 9361 4144 F +612 9332 3458

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

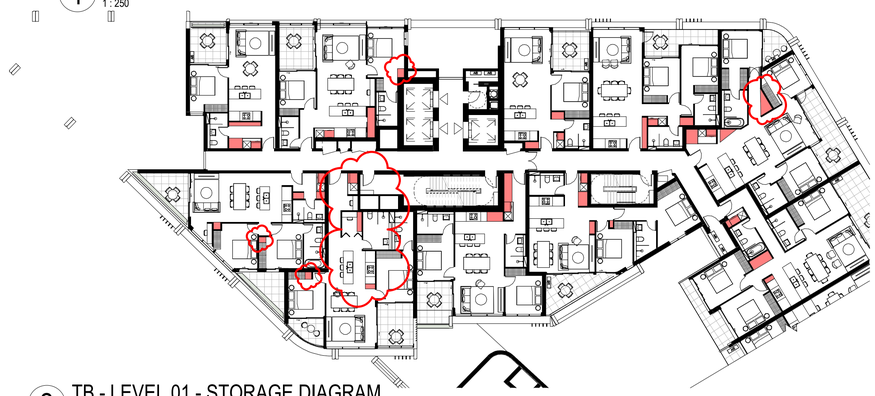
Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - TOWER A

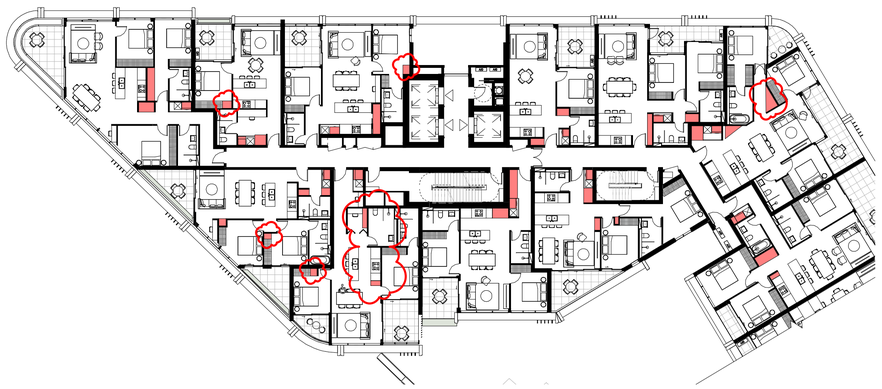
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Do not scale drawings. Use figured Dimensions.



1 TB - UPPER GROUND - STORAGE DIAGRAM
1 : 250



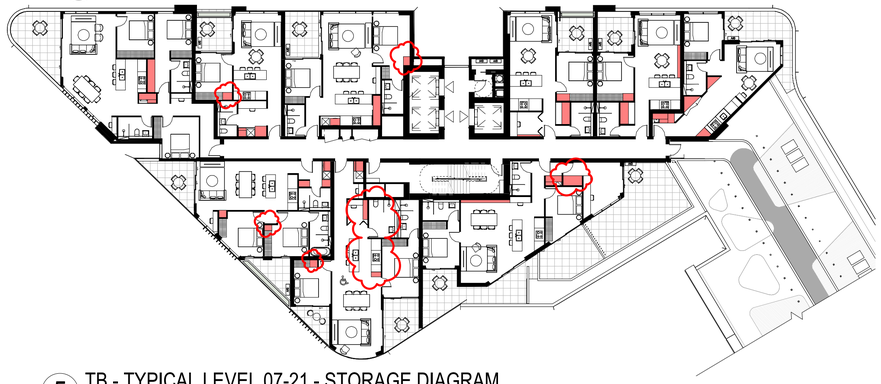
2 TB - LEVEL 01 - STORAGE DIAGRAM
1 : 250



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



4 TB - LEVEL 06 - STORAGE DIAGRAM
1 : 250



5 TB - TYPICAL LEVEL 07-21 - 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

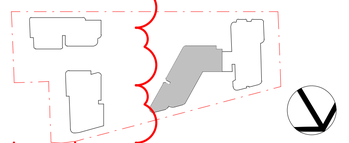
STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE

RFI RESPONSE:
STORAGE SCHEDULE AMENDMENT,
ADG COMPLIANCE

STORAGE SCHEDULE - TOWER B

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
1AB - UPPER GROUND		
B001	1B	3.4 m^3
B002	2B	4.0 m^3
B003	1B	3.8 m^3
AB - LEVEL 1		
B101	1B	3.4 m^3
B102	2B	4.9 m^3
B103	3B	5.2 m^3
B104	3B	5.3 m^3
B105	2B	4.5 m^3
B106	2B	6.9 m^3
B107	2B	4.1 m^3
B108	2B	4.1 m^3
B109	1B	5.1 m^3
B110	2B	4.9 m^3
AB - LEVEL 2		
B201	1B	3.4 m^3
B202	2B	4.9 m^3
B203	3B	5.2 m^3
B204	3B	5.3 m^3
B205	2B	4.5 m^3
B206	2B	6.9 m^3
B207	2B	4.1 m^3
B208	2B	4.5 m^3
B209	3B	7.2 m^3
B210	1B	3.6 m^3
B211	2B	4.9 m^3
AB - LEVEL 3		
B301	1B	3.4 m^3
B302	2B	4.9 m^3
B303	3B	5.2 m^3
B304	3B	5.3 m^3
B305	2B	4.5 m^3
B306	2B	6.9 m^3
B307	2B	4.1 m^3
B308	2B	4.5 m^3
B309	3B	7.2 m^3
B310	1B	3.6 m^3
B311	2B	4.9 m^3
AB - LEVEL 4		
B401	1B	3.4 m^3
B402	2B	4.9 m^3
B403	3B	5.2 m^3
B404	3B	5.3 m^3
B405	2B	4.5 m^3
B406	2B	6.9 m^3
B407	2B	4.1 m^3
B408	2B	4.5 m^3
B409	3B	7.2 m^3
B410	1B	3.6 m^3
B411	2B	4.9 m^3
AB - LEVEL 5		
B501	1B	3.4 m^3
B502	2B	4.9 m^3
B503	3B	5.2 m^3
B504	3B	5.2 m^3
B505	2B	4.5 m^3
B506	2B	6.9 m^3
B507	2B	4.1 m^3
B508	2B	4.5 m^3
B509	3B	7.2 m^3
B510	1B	3.6 m^3
B511	2B	4.9 m^3
AB - LEVEL 6		
B601	2B	6.7 m^3
B602	3B	7.5 m^3
B603	2B	6.9 m^3
B604	2B	4.5 m^3
B605	2B	6.9 m^3
B606	2B	4.1 m^3
B607	2B	4.5 m^3
B608	3B	5.3 m^3
B609	1B	3.6 m^3
B610	2B	4.9 m^3
AB - LEVEL 7		
B701	1B	3.4 m^3
B702	1B	3.9 m^3
B703	1B	6.7 m^3
B704	2B	6.5 m^3
B705	2B	4.4 m^3
B706	2B	4.5 m^3
B707	3B	5.3 m^3
B708	1B	3.6 m^3
B709	2B	4.9 m^3
AB - LEVEL 8		
B801	1B	3.4 m^3
B802	1B	3.9 m^3
B803	1B	3.7 m^3
B804	2B	6.5 m^3
B805	2B	4.4 m^3
B806	2B	4.5 m^3
B807	3B	5.3 m^3
B808	1B	3.6 m^3
B809	2B	4.9 m^3
AB - LEVEL 9		
B901	1B	3.4 m^3
B902	1B	3.9 m^3
B903	1B	3.7 m^3
B904	2B	6.0 m^3
B905	2B	4.0 m^3
B906	2B	4.5 m^3
B907	3B	5.3 m^3
B908	1B	3.6 m^3
B909	2B	4.9 m^3
AB - LEVEL 10		
B1001	1B	3.4 m^3
B1002	1B	3.9 m^3
B1003	1B	3.7 m^3
B1004	2B	6.5 m^3
B1005	2B	4.4 m^3
B1006	2B	4.5 m^3
B1007	3B	5.3 m^3
B1008	1B	3.6 m^3
B1009	2B	4.9 m^3
AB - LEVEL 11		
B1101	1B	3.4 m^3
B1102	1B	3.9 m^3
B1103	1B	3.7 m^3
B1104	2B	6.5 m^3
B1105	2B	4.4 m^3
B1106	2B	4.5 m^3
B1107	3B	5.3 m^3
B1108	1B	3.6 m^3
B1109	2B	4.9 m^3
AB - LEVEL 12		
B1201	1B	3.4 m^3
B1202	1B	3.9 m^3
B1203	1B	3.7 m^3
B1204	2B	6.5 m^3
B1205	2B	4.4 m^3
B1206	2B	4.5 m^3
B1207	3B	5.3 m^3
B1208	1B	3.6 m^3
B1209	2B	4.9 m^3
AB - LEVEL 13		
B1203	1B	3.7 m^3
B1301	1B	3.4 m^3
B1302	1B	3.9 m^3
B1304	2B	6.0 m^3
B1305	2B	4.4 m^3
B1306	2B	4.5 m^3
B1307	3B	5.3 m^3
B1308	1B	3.6 m^3
B1309	2B	4.9 m^3
AB - LEVEL 14		
B1401	1B	3.4 m^3
B1402	1B	3.9 m^3
B1403	1B	3.7 m^3
B1404	2B	6.5 m^3
B1405	2B	4.4 m^3
B1406	2B	4.5 m^3
B1407	3B	5.3 m^3
B1408	1B	3.6 m^3
B1409	2B	4.9 m^3
AB - LEVEL 15		
B1501	1B	3.4 m^3
B1502	1B	3.9 m^3
B1503	1B	3.7 m^3
B1504	2B	6.5 m^3
B1505	2B	4.4 m^3
B1506	2B	4.5 m^3
B1507	3B	5.3 m^3
B1508	1B	3.6 m^3
B1509	2B	4.9 m^3
AB - LEVEL 16		
B1601	1B	3.4 m^3
B1602	1B	3.9 m^3
B1603	1B	3.7 m^3
B1604	2B	6.5 m^3
B1605	2B	4.4 m^3
B1606	2B	4.5 m^3
B1607	3B	5.3 m^3
B1608	1B	3.6 m^3
B1609	2B	4.9 m^3
AB - LEVEL 17		
B1701	1B	3.4 m^3
B1702	1B	3.9 m^3
B1703	1B	3.7 m^3
B1704	2B	6.5 m^3
B1705	2B	4.4 m^3
B1706	2B	4.5 m^3
B1707	3B	5.3 m^3
B1708	1B	3.6 m^3
B1709	2B	4.9 m^3
AB - LEVEL 18		
B1801	1B	3.4 m^3
B1802	1B	3.9 m^3
B1803	1B	3.7 m^3
B1804	2B	6.5 m^3
B1805	2B	4.4 m^3
B1806	2B	4.5 m^3
B1807	3B	5.3 m^3
B1808	1B	3.6 m^3
B1809	2B	4.9 m^3
AB - LEVEL 19		
B1901	1B	3.4 m^3
B1902	1B	3.9 m^3
B1903	1B	3.7 m^3
B1904	2B	6.5 m^3
B1905	2B	4.4 m^3
B1906	2B	4.5 m^3
B1907	3B	5.3 m^3
B1908	1B	3.6 m^3
B1909	2B	4.9 m^3
AB - LEVEL 20		
B2001	1B	3.4 m^3
B2002	1B	3.9 m^3
B2003	1B	3.7 m^3
B2004	2B	6.5 m^3
B2005	2B	4.4 m^3
B2006	2B	4.5 m^3
B2007	3B	5.3 m^3
B2008	1B	3.6 m^3
B2009	2B	4.9 m^3
AB - LEVEL 21		
B2101	1B	3.4 m^3
B2102	1B	3.9 m^3
B2103	1B	3.7 m^3
B2104	2B	6.5 m^3
B2105	2B	4.4 m^3
B2106	2B	4.5 m^3
B2107	3B	5.3 m^3
B2108	1B	3.6 m^3
B2109	2B	4.9 m^3



DA SUBMISSION

28/03/2022 3:36:59 PM

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

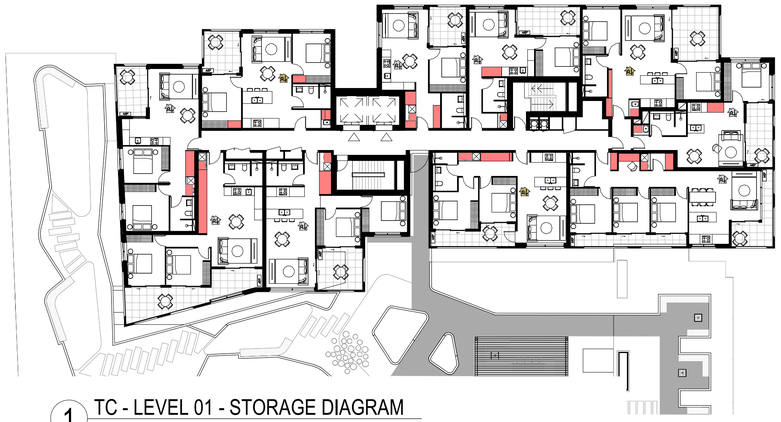
Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - TOWER B

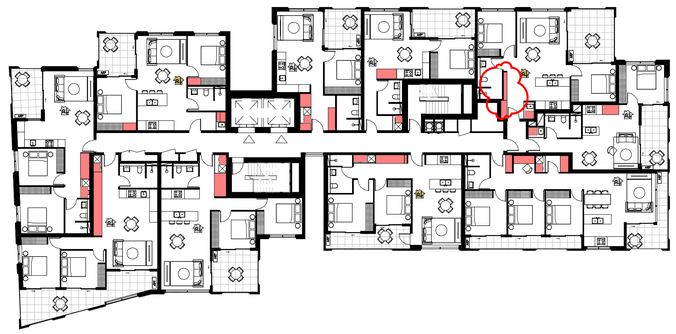
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Do not scale drawings. Use figured Dimensions.

Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			03/23/21

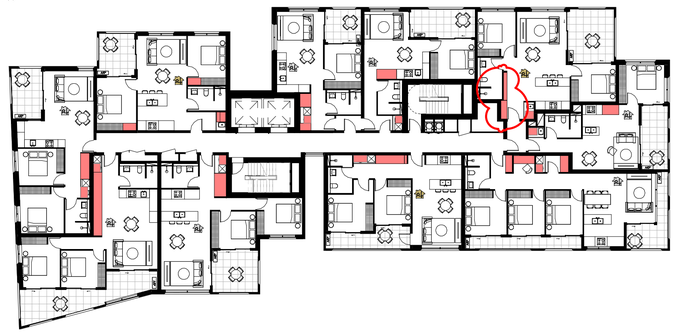
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4052	C



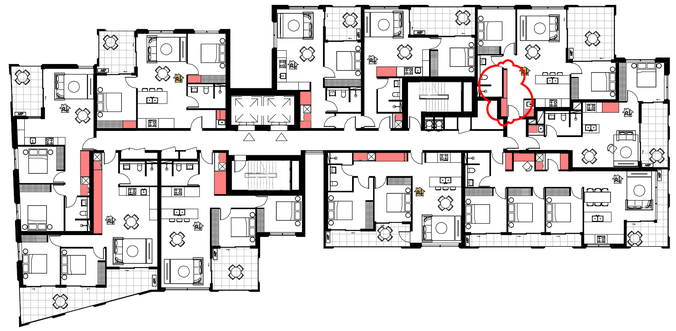
1 TC - LEVEL 01 - STORAGE DIAGRAM
1 : 250



2 TC - LEVEL 02 - STORAGE DIAGRAM
1 : 250



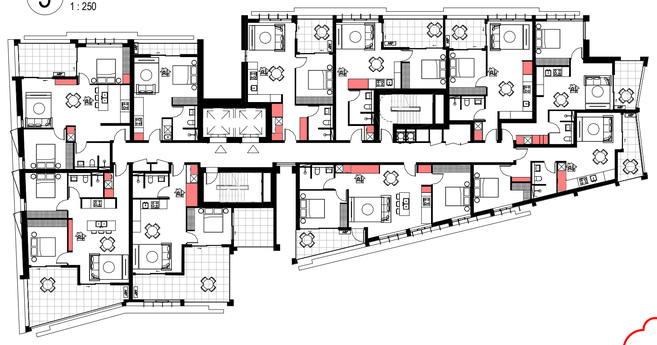
3 TC - LEVEL 03 - STORAGE DIAGRAM
1 : 250



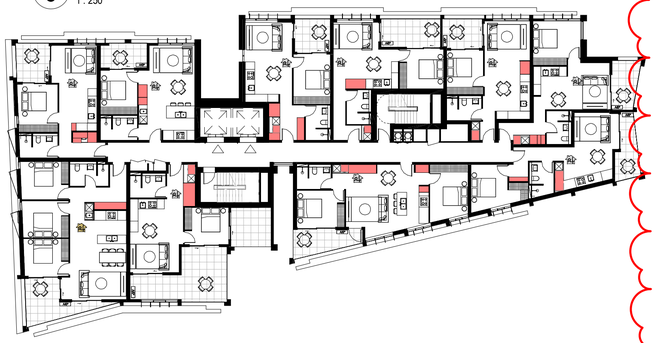
4 TC - TYPICAL LEVEL 04-05 - STORAGE DIAGRAM
1 : 250



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



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



7 TC - TYPICAL LEVEL 15-17 - 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

RFI RESPONSE:
STORAGE SCHEDULE AMENDMENT,
ADG COMPLIANCE

STORAGE

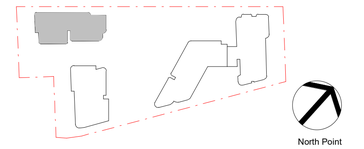
STORAGE SCHEDULE - TOWER C		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
C - LEVEL 1		
C101	1BED	7.5 m³
C102	1BED	4.1 m³
C103	2BED	4.1 m³
C104	1BED	3.3 m³
C105	3BED	5.6 m³
C106	2BED	4.9 m³
C107	2BED	4.8 m³
C108	2BED	9.3 m³
C109	2BED	4.5 m³
C110	2BED	4.3 m³
C - LEVEL 2		
C201	1BED	7.5 m³
C202	1BED	4.1 m³
C203	2BED	4.4 m³
C204	1BED	3.3 m³
C205	3BED	5.6 m³
C206	2BED	4.9 m³
C207	2BED	4.8 m³
C208	2BED	9.0 m³
C209	2BED	4.1 m³
C210	2BED	4.3 m³
C - LEVEL 3		
C301	1BED	4.2 m³
C302	1BED	4.1 m³
C303	2BED	4.1 m³
C304	1BED	3.6 m³
C305	3BED	5.6 m³
C306	2BED	4.9 m³
C307	2BED	5.1 m³
C308	2BED	9.3 m³
C309	2BED	4.5 m³
C310	2BED	4.3 m³
C - LEVEL 4		
C401	1BED	4.5 m³
C402	1BED	4.1 m³
C403	2BED	4.0 m³
C404	1BED	3.6 m³
C405	3BED	5.6 m³
C406	2BED	4.9 m³
C407	2BED	5.1 m³
C408	2BED	9.3 m³
C409	2BED	4.5 m³
C410	2BED	4.3 m³
C - LEVEL 5		
C501	1BED	4.5 m³
C502	1BED	4.1 m³

STORAGE SCHEDULE - TOWER C		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
C503	2BED	4.1 m³
C504	1BED	3.6 m³
C505	3BED	5.6 m³
C506	2BED	4.9 m³
C507	2BED	5.1 m³
C508	2BED	9.3 m³
C509	2BED	4.5 m³
C510	2BED	4.3 m³
C - LEVEL 6		
C601	1BED	7.5 m³
C602	1BED	4.1 m³
C603	1BED	3.0 m³
C604	1BED	3.0 m³
C605	1BED	4.7 m³
C606	2BED	7.0 m³
C607	2BED	5.1 m³
C608	2BED	4.1 m³
C609	2BED	4.3 m³
C610	STUDIO	2.3 m³
C - LEVEL 7		
C701	1BED	7.5 m³
C702	1BED	4.1 m³
C703	1BED	3.0 m³
C704	1BED	3.0 m³
C705	1BED	3.0 m³
C706	2BED	7.0 m³
C708	2BED	4.1 m³
C709	2BED	4.1 m³
C710	STUDIO	2.0 m³
C - LEVEL 8		
C801	1BED	7.5 m³
C802	1BED	4.1 m³
C803	1BED	3.0 m³
C804	1BED	3.0 m³
C805	1BED	3.0 m³
C806	2BED	7.0 m³
C807	2BED	5.1 m³
C808	2BED	4.1 m³
C809	2BED	4.1 m³
C810	STUDIO	2.0 m³
C - LEVEL 9		
C901	1BED	7.5 m³
C902	1BED	4.1 m³
C903	1BED	3.0 m³
C904	1BED	3.0 m³
C905	1BED	3.0 m³
C906	2BED	7.0 m³

STORAGE SCHEDULE - TOWER C		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
C907	1BED	5.1 m³
C908	2BED	4.1 m³
C909	2BED	4.1 m³
C910	STUDIO	2.0 m³
C - LEVEL 10		
C1001	1BED	7.5 m³
C1002	1BED	4.1 m³
C1003	1BED	3.0 m³
C1004	1BED	3.0 m³
C1005	1BED	3.0 m³
C1006	2BED	7.0 m³
C1007	1BED	5.1 m³
C1008	2BED	4.1 m³
C1009	2BED	4.1 m³
C1010	STUDIO	2.0 m³
C - LEVEL 11		
C1101	1BED	7.5 m³
C1102	1BED	4.1 m³
C1103	1BED	3.0 m³
C1104	1BED	3.0 m³
C1105	1BED	3.0 m³
C1106	2BED	7.0 m³
C1107	1BED	5.1 m³
C1108	2BED	4.1 m³
C1109	2BED	4.1 m³
C1110	STUDIO	2.0 m³
C - LEVEL 12		
C1201	1BED	7.5 m³
C1202	1BED	4.1 m³
C1203	1BED	3.0 m³
C1204	1BED	3.0 m³
C1205	1BED	3.0 m³
C1206	2BED	7.0 m³
C1207	1BED	5.1 m³
C1208	2BED	4.1 m³
C1209	2BED	4.1 m³
C1210	STUDIO	2.0 m³
C - LEVEL 13		
C1301	1BED	7.5 m³
C1302	1BED	4.1 m³
C1303	1BED	3.0 m³
C1304	1BED	3.0 m³
C1305	1BED	3.0 m³
C1306	2BED	7.0 m³
C1307	1BED	5.1 m³
C1308	2BED	4.1 m³
C1309	2BED	4.1 m³

STORAGE SCHEDULE - TOWER C		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
C1310	STUDIO	2.0 m³
C - LEVEL 14		
C1401	1BED	7.5 m³
C1402	1BED	4.1 m³
C1403	1BED	3.0 m³
C1404	1BED	3.0 m³
C1405	1BED	3.0 m³
C1406	2BED	7.0 m³
C1407	1BED	5.1 m³
C1408	2BED	4.1 m³
C1409	2BED	4.1 m³
C1410	STUDIO	2.0 m³
C - LEVEL 15		
C1501	1BED	7.5 m³
C1502	1BED	4.1 m³
C1503	1BED	3.0 m³
C1504	1BED	3.0 m³
C1505	1BED	3.0 m³
C1506	2BED	7.0 m³
C1507	1BED	5.1 m³
C1508	3BED	5.1 m³
C1509	1BED	3.6 m³
C1510	1BED	3.0 m³
C - LEVEL 16		
C1601	1BED	7.5 m³
C1602	1BED	4.1 m³
C1603	1BED	3.0 m³
C1604	1BED	3.0 m³
C1605	1BED	3.0 m³
C1606	2BED	7.0 m³

STORAGE SCHEDULE - TOWER C		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE
C1607	1BED	5.1 m³
C1608	3BED	5.1 m³
C1609	1BED	3.6 m³
C1610	1BED	3.0 m³
C - LEVEL 17		
C1701	1BED	7.5 m³
C1702	1BED	4.1 m³
C1703	1BED	3.0 m³
C1704	1BED	3.0 m³
C1705	1BED	3.0 m³
C1706	2BED	7.0 m³
C1707	1BED	5.1 m³
C1708	3BED	5.1 m³
C1709	1BED	3.6 m³
C1710	1BED	3.0 m³
C - LEVEL 18		
C1801	1BED	7.5 m³
C1802	1BED	4.1 m³
C1803	1BED	3.0 m³
C1804	1BED	3.0 m³
C1805	1BED	3.0 m³
C1806	1BED	3.3 m³
C1807	1BED	5.1 m³
C1808	1BED	4.4 m³
C1809	1BED	3.6 m³
C1810	1BED	3.0 m³



DA SUBMISSION

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Plotted and checked by PDS

Verified PDS Approved LMC

Drawing Created (date) 03/23/21 Drawing Created (by) JK, SM, AR, EC, AF

Scale: As indicated | Project No: 180319 | Drawing No: DA 4053 | Issue: C

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

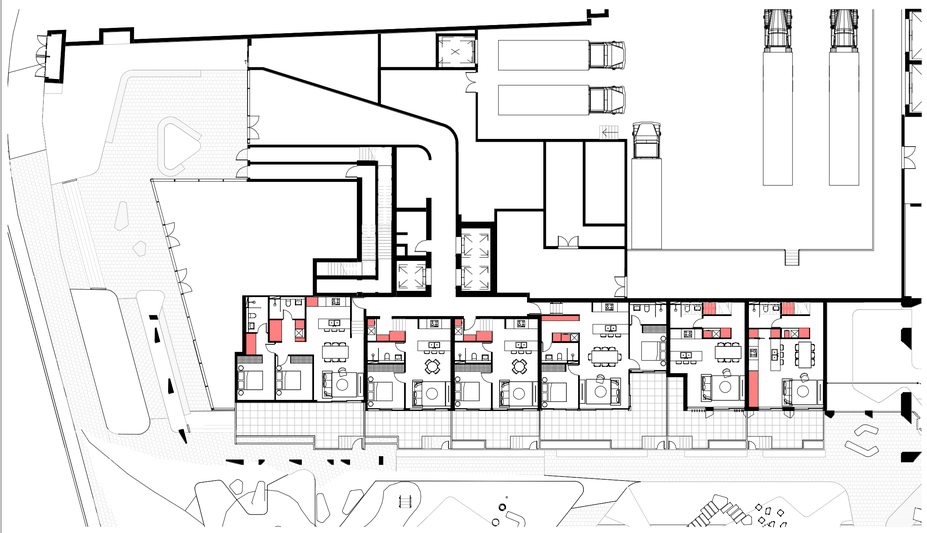
T +612 9361 4144 F +612 9332 3458

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

Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - TOWER C

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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 TOWNHOSES

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
TH001	2B	5.2 m³
TH002	2B	11.4 m³

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
LEVEL 1		
D101	2B	5.4 m³
D102	2B	7.4 m³
D103	1B	3.7 m³
D104	1B	3.1 m³
D105	1B	4.2 m³
D106	3B	7.1 m³
D107	3B	6.7 m³
D108	2B	6.1 m³
LEVEL 2		
D201	1B	3.7 m³
D202	2B	4.9 m³
D203	2B	4.0 m³
D204	1B	3.6 m³
D205	1B	3.7 m³
D206	1B	4.6 m³
D207	1B	4.2 m³
D208	3B	7.1 m³
D209	3B	6.7 m³
D210	2B	6.1 m³
LEVEL 3		
D301	1B	3.7 m³
D302	2B	4.9 m³
D303	2B	4.0 m³
D304	1B	3.6 m³
D305	1B	3.7 m³
D306	1B	4.6 m³
D307	1B	4.2 m³
D308	3B	7.1 m³
D309	3B	6.7 m³
D310	2B	6.1 m³
LEVEL 4		
D401	1B	3.7 m³
D402	2B	4.9 m³
D403	2B	4.0 m³
D404	1B	3.6 m³
D405	1B	3.7 m³
D406	1B	4.6 m³
D407	1B	4.2 m³
D408	3B	7.1 m³
D409	3B	6.7 m³
D410	2B	6.1 m³
LEVEL 5		
D501	1B	3.7 m³
D502	2B	4.9 m³
D503	2B	4.0 m³
D504	1B	3.6 m³
D505	1B	3.7 m³
D506	1B	4.6 m³
D507	1B	4.2 m³
D508	3B	7.1 m³
D509	3B	6.7 m³
D510	2B	6.1 m³
LEVEL 6		
D601	1B	3.6 m³
D602	1B	3.6 m³
D603	2B	8.7 m³
D604	1B	4.6 m³
D605	1B	4.2 m³
D607	3B	7.1 m³
D608	3B	6.7 m³
D609	1B	3.3 m³
LEVEL 7		
D701	1B	3.6 m³
D702	1B	3.6 m³
D703	2B	5.0 m³
D704	1B	3.7 m³
D705	1B	4.6 m³
D706	1B	4.2 m³
D707	3B	7.1 m³
D708	3B	6.5 m³
D709	1B	3.3 m³
LEVEL 8		
D801	1B	3.6 m³
D802	1B	3.6 m³
D803	2B	5.0 m³
D804	1B	3.7 m³
D805	1B	4.6 m³
D806	1B	4.2 m³
D807	3B	7.1 m³
D808	3B	6.7 m³
D809	1B	3.3 m³
LEVEL 9		
D901	1B	3.6 m³
D902	1B	3.6 m³
D903	2B	5.0 m³
D904	1B	3.7 m³
D905	1B	4.6 m³
D906	1B	4.2 m³
D907	3B	7.1 m³
D908	3B	6.7 m³
D909	1B	3.3 m³

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
LEVEL 10		
D1001	1B	3.6 m³
D1002	1B	3.6 m³
D1003	2B	5.0 m³
D1004	1B	3.7 m³
D1005	1B	4.6 m³
D1006	1B	4.2 m³
D1007	3B	7.1 m³
D1008	3B	6.7 m³
D1009	1B	3.3 m³
LEVEL 11		
D1101	1B	3.6 m³
D1102	1B	3.6 m³
D1103	2B	5.0 m³
D1104	1B	3.7 m³
D1105	1B	4.6 m³
D1106	1B	4.2 m³
D1107	3B	7.1 m³
D1108	3B	6.7 m³
D1109	1B	3.3 m³
LEVEL 12		
D1201	1B	3.6 m³
D1202	1B	3.6 m³
D1203	2B	5.0 m³
D1204	1B	3.7 m³
D1205	1B	4.6 m³
D1206	1B	4.2 m³
D1207	3B	7.1 m³
D1208	3B	6.7 m³
D1209	1B	3.3 m³
LEVEL 13		
D1301	1B	3.6 m³
D1302	1B	3.6 m³
D1303	2B	5.0 m³
D1304	1B	3.7 m³
D1305	1B	4.6 m³
D1306	1B	4.2 m³
D1307	3B	7.1 m³
D1308	3B	6.7 m³
D1309	1B	3.3 m³
LEVEL 14		
D1401	1B	3.6 m³
D1402	1B	3.6 m³
D1403	2B	5.0 m³
D1404	1B	3.7 m³
D1405	1B	4.6 m³
D1406	1B	4.2 m³
D1407	3B	7.1 m³
D1408	3B	6.7 m³
D1409	1B	3.3 m³
LEVEL 15		
D1501	1B	3.6 m³
D1502	1B	3.6 m³
D1503	2B	5.0 m³
D1504	1B	3.7 m³
D1505	1B	3.1 m³
D1506	1B	4.2 m³
D1507	3B	7.1 m³
D1508	3B	6.7 m³
D1509	1B	3.3 m³
LEVEL 16		
D1601	1B	3.6 m³
D1602	1B	3.6 m³
D1603	2B	5.0 m³
D1604	1B	3.7 m³
D1605	1B	4.6 m³
D1606	1B	4.2 m³
D1607	3B	7.1 m³
D1608	3B	6.7 m³
D1609	1B	3.3 m³
LEVEL 17		
D1701	1B	3.6 m³
D1702	1B	3.6 m³
D1703	2B	5.0 m³
D1704	1B	3.7 m³
D1705	1B	4.6 m³
D1706	1B	4.2 m³
D1707	3B	7.1 m³
D1708	3B	6.7 m³
D1709	1B	3.3 m³
LEVEL 18		
D1801	1B	3.6 m³
D1802	1B	3.6 m³
D1803	2B	5.0 m³
D1804	1B	3.7 m³
D1805	1B	4.6 m³
D1806	1B	4.2 m³
D1807	3B	7.1 m³
D1808	3B	6.7 m³
D1809	1B	3.3 m³
UPPER GROUND LEVEL		
D001	2B	9.9 m³
D002	1B	4.3 m³
D003	1B	4.0 m³
D004	2B	5.1 m³

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 m³	2 m³
1 BEDROOM APARTMENTS	6 m³	3 m³
2 BEDROOM APARTMENTS	8 m³	4 m³
3+ BEDROOM APARTMENTS	10 m³	5 m³

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

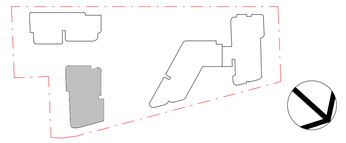
STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE

STORAGE SCHEDULE - TOWER D LEVEL 19 & 20

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
D1901	1B	3.6 m³
D1902	3B	5.2 m³
D1903	3B	7.3 m³
D1904	2B	4.6 m³
D1905	3B	7.1 m³

RFI RESPONSE:
STORAGE SCHEDULE AMENDMENTS,
ADG COMPLIANCE



DA SUBMISSION

28/03/2022 3:38:32 PM

Plotted and checked by PDS

Verified PDS Approved LMC

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

03/23/21

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

Amendments

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

Amendments

Issue	Description	Date

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

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

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

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

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

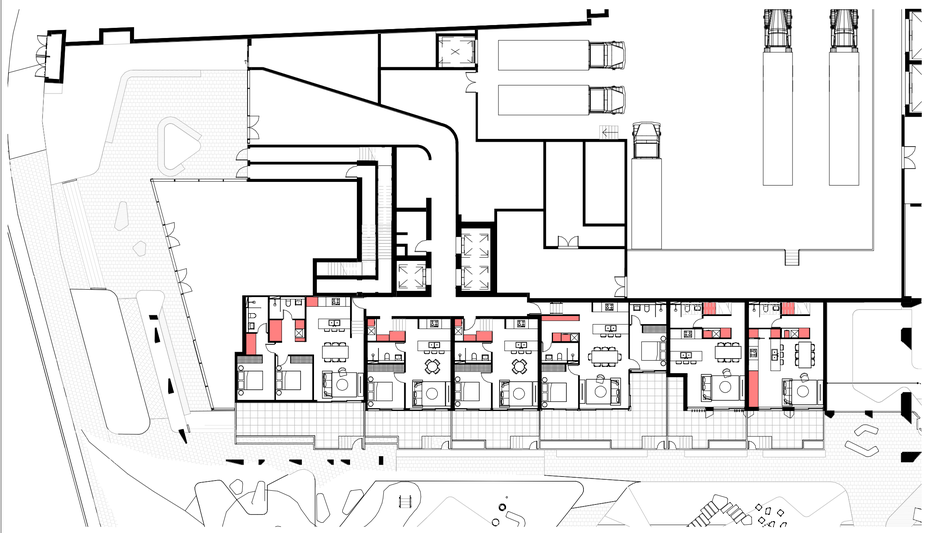
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - TOWER D

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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 TOWNHOSES

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
TH001	2B	5.2 m³
TH002	2B	11.4 m³

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
LEVEL 1		
D101	2B	5.4 m³
D102	2B	7.4 m³
D103	1B	3.7 m³
D104	1B	3.1 m³
D105	1B	4.2 m³
D106	3B	7.1 m³
D107	3B	6.7 m³
D108	2B	6.1 m³
LEVEL 2		
D201	1B	3.7 m³
D202	2B	4.9 m³
D203	2B	4.0 m³
D204	1B	3.6 m³
D205	1B	3.7 m³
D206	1B	4.6 m³
D207	1B	4.2 m³
D208	3B	7.1 m³
D209	3B	6.7 m³
D210	2B	6.1 m³
LEVEL 3		
D301	1B	3.7 m³
D302	2B	4.9 m³
D303	2B	4.0 m³
D304	1B	3.6 m³
D305	1B	3.7 m³
D306	1B	4.6 m³
D307	1B	4.2 m³
D308	3B	7.1 m³
D309	3B	6.7 m³
D310	2B	6.1 m³
LEVEL 4		
D401	1B	3.7 m³
D402	2B	4.9 m³
D403	2B	4.0 m³
D404	1B	3.6 m³
D405	1B	3.7 m³
D406	1B	4.6 m³
D407	1B	4.2 m³
D408	3B	7.1 m³
D409	3B	6.7 m³
D410	2B	6.1 m³
LEVEL 5		
D501	1B	3.7 m³
D502	2B	4.9 m³
D503	2B	4.0 m³
D504	1B	3.6 m³
D505	1B	3.7 m³
D506	1B	4.6 m³
D507	1B	4.2 m³
D508	3B	7.1 m³
D509	3B	6.7 m³
D510	2B	6.1 m³
LEVEL 6		
D601	1B	3.6 m³
D602	1B	3.6 m³
D603	2B	8.7 m³
D604	1B	4.6 m³
D605	1B	4.2 m³
D607	3B	7.1 m³
D608	3B	6.7 m³
D609	1B	3.3 m³
LEVEL 7		
D701	1B	3.6 m³
D702	1B	3.6 m³
D703	2B	5.0 m³
D704	1B	3.7 m³
D705	1B	4.6 m³
D706	1B	4.2 m³
D707	3B	7.1 m³
D708	3B	6.5 m³
D709	1B	3.3 m³
LEVEL 8		
D801	1B	3.6 m³
D802	1B	3.6 m³
D803	2B	5.0 m³
D804	1B	3.7 m³
D805	1B	4.6 m³
D806	1B	4.2 m³
D807	3B	7.1 m³
D808	3B	6.7 m³
D809	1B	3.3 m³
LEVEL 9		
D901	1B	3.6 m³
D902	1B	3.6 m³
D903	2B	5.0 m³
D904	1B	3.7 m³
D905	1B	4.6 m³
D906	1B	4.2 m³
D907	3B	7.1 m³
D908	3B	6.7 m³
D909	1B	3.3 m³

STORAGE SCHEDULE - TOWER D

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
LEVEL 10		
D1001	1B	3.6 m³
D1002	1B	3.6 m³
D1003	2B	5.0 m³
D1004	1B	3.7 m³
D1005	1B	4.6 m³
D1006	1B	4.2 m³
D1007	3B	7.1 m³
D1008	3B	6.7 m³
D1009	1B	3.3 m³
LEVEL 11		
D1101	1B	3.6 m³
D1102	1B	3.6 m³
D1103	2B	5.0 m³
D1104	1B	3.7 m³
D1105	1B	4.6 m³
D1106	1B	4.2 m³
D1107	3B	7.1 m³
D1108	3B	6.7 m³
D1109	1B	3.3 m³
LEVEL 12		
D1201	1B	3.6 m³
D1202	1B	3.6 m³
D1203	2B	5.0 m³
D1204	1B	3.7 m³
D1205	1B	4.6 m³
D1206	1B	4.2 m³
D1207	3B	7.1 m³
D1208	3B	6.7 m³
D1209	1B	3.3 m³
LEVEL 13		
D1301	1B	3.6 m³
D1302	1B	3.6 m³
D1303	2B	5.0 m³
D1304	1B	3.7 m³
D1305	1B	4.6 m³
D1306	1B	4.2 m³
D1307	3B	7.1 m³
D1308	3B	6.7 m³
D1309	1B	3.3 m³
LEVEL 14		
D1401	1B	3.6 m³
D1402	1B	3.6 m³
D1403	2B	5.0 m³
D1404	1B	3.7 m³
D1405	1B	4.6 m³
D1406	1B	4.2 m³
D1407	3B	7.1 m³
D1408	3B	6.7 m³
D1409	1B	3.3 m³
LEVEL 15		
D1501	1B	3.6 m³
D1502	1B	3.6 m³
D1503	2B	5.0 m³
D1504	1B	3.7 m³
D1505	1B	3.1 m³
D1506	1B	4.2 m³
D1507	3B	7.1 m³
D1508	3B	6.7 m³
D1509	1B	3.3 m³
LEVEL 16		
D1601	1B	3.6 m³
D1602	1B	3.6 m³
D1603	2B	5.0 m³
D1604	1B	3.7 m³
D1605	1B	4.6 m³
D1606	1B	4.2 m³
D1607	3B	7.1 m³
D1608	3B	6.7 m³
D1609	1B	3.3 m³
LEVEL 17		
D1701	1B	3.6 m³
D1702	1B	3.6 m³
D1703	2B	5.0 m³
D1704	1B	3.7 m³
D1705	1B	4.6 m³
D1706	1B	4.2 m³
D1707	3B	7.1 m³
D1708	3B	6.7 m³
D1709	1B	3.3 m³
LEVEL 18		
D1801	1B	3.6 m³
D1802	1B	3.6 m³
D1803	2B	5.0 m³
D1804	1B	3.7 m³
D1805	1B	4.6 m³
D1806	1B	4.2 m³
D1807	3B	7.1 m³
D1808	3B	6.7 m³
D1809	1B	3.3 m³
UPPER GROUND LEVEL		
D001	2B	9.9 m³
D002	1B	4.3 m³
D003	1B	4.0 m³
D004	2B	5.1 m³

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 m³	2 m³
1 BEDROOM APARTMENTS	6 m³	3 m³
2 BEDROOM APARTMENTS	8 m³	4 m³
3+ BEDROOM APARTMENTS	10 m³	5 m³

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

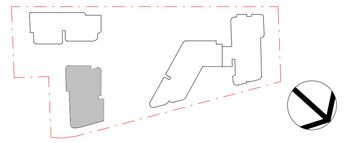
STORAGE ABOVE LAUNDRY FROM 1500MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 700 MM

STORAGE

STORAGE SCHEDULE - TOWER D LEVEL 19 & 20

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
D1901	1B	3.6 m³
D1902	3B	5.2 m³
D1903	3B	7.3 m³
D1904	2B	4.6 m³
D1905	3B	7.1 m³

RFI RESPONSE:
STORAGE SCHEDULE AMENDMENTS,
ADG COMPLIANCE



DA SUBMISSION

29/03/2022 10:22:12 AM

Plotted and checked by PDS

Verified PDS Approved LMC

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

03/23/21

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

Amendments

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

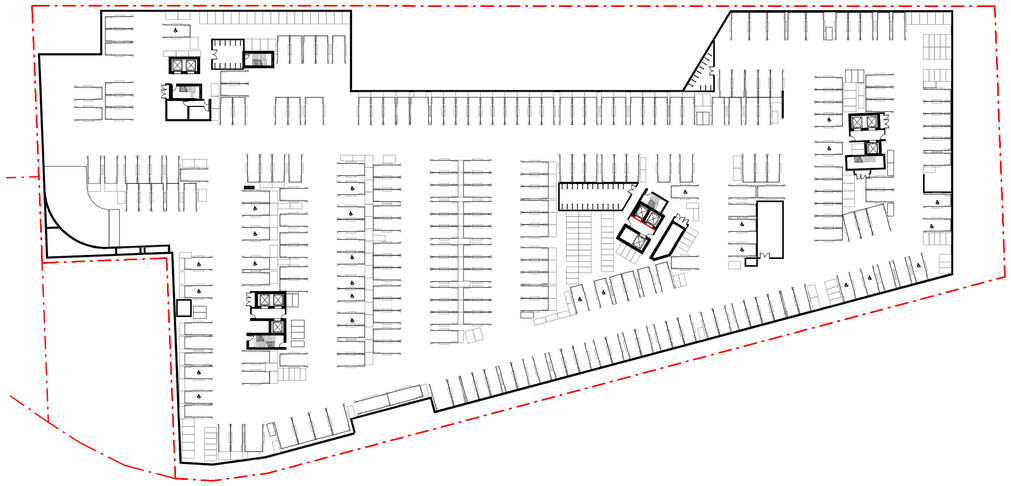
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nom architect Lisa-Maree Carrigan 7568

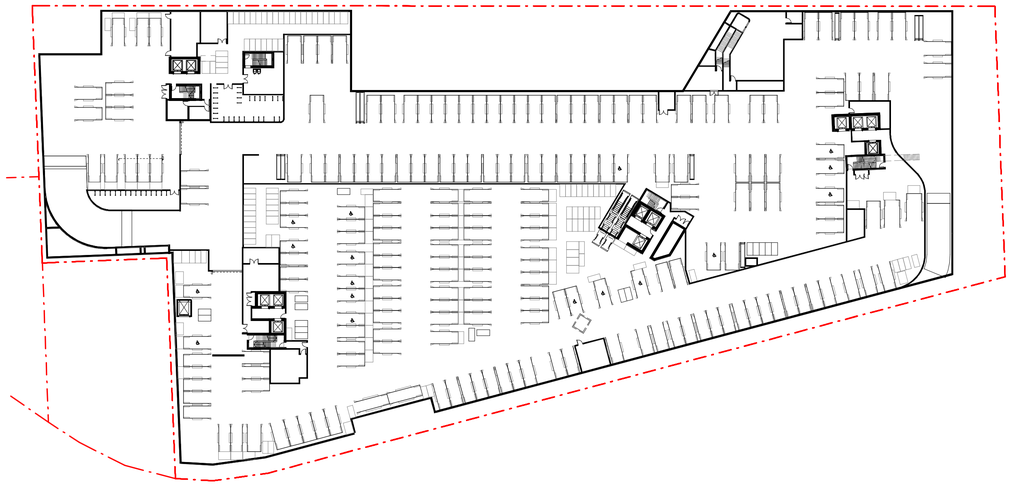
Project Title
Eden Street Arncliffe

Drawing Title
STORAGE DIAGRAM - TOWER D

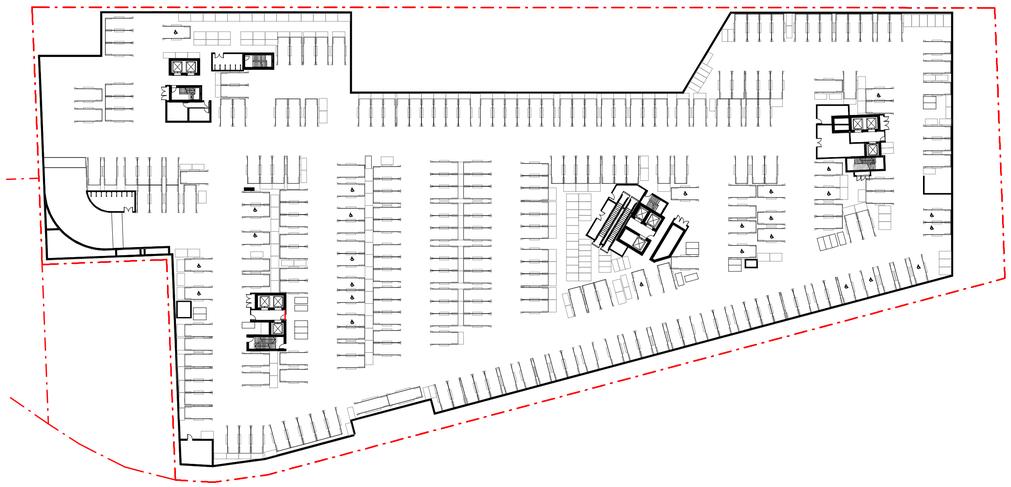
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1 BASEMENT 3
1 : 600



3 BASEMENT 1
1 : 600



2 BASEMENT 2
1 : 600

North Point

Amendments

Issue	Description	Date
-	ISSUED FOR INFORMATION	18/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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

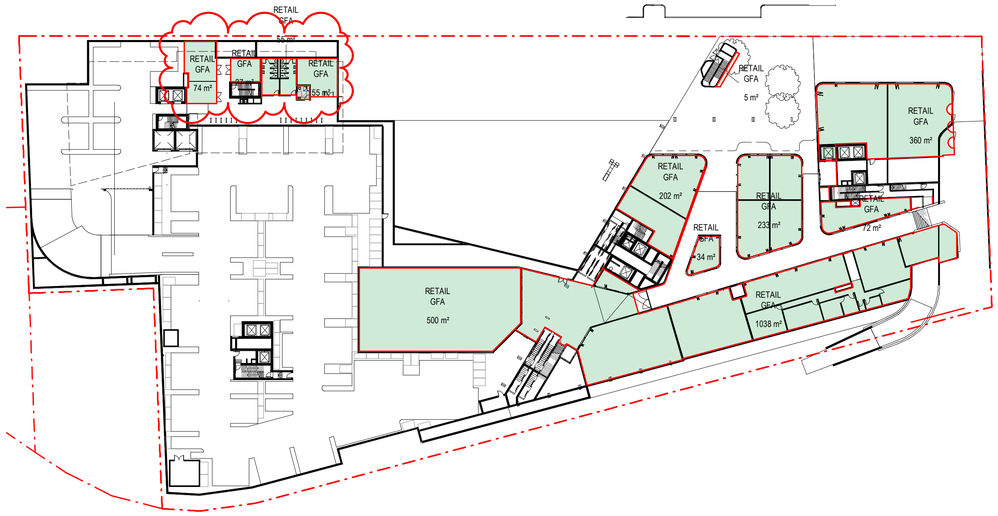
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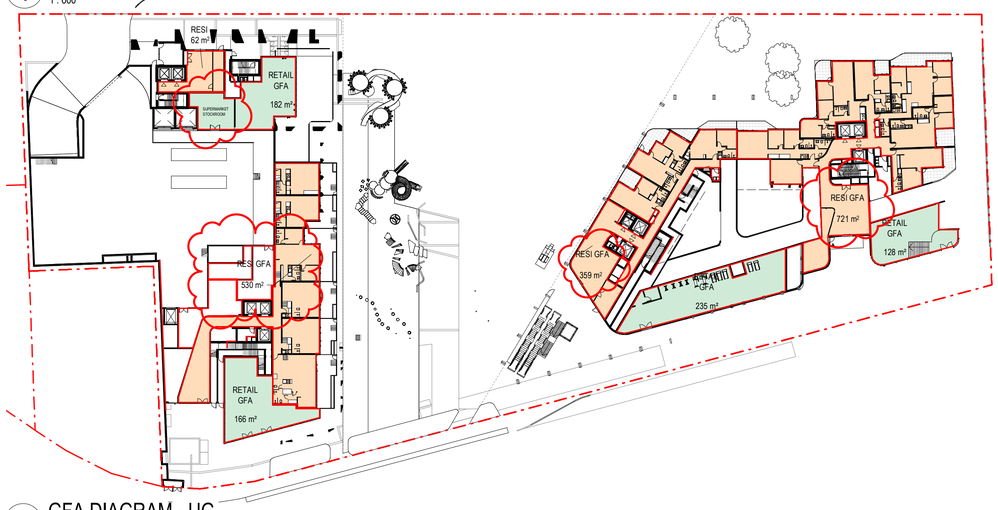
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Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			03/18/21

Scale	Project No	Drawing No	Issue
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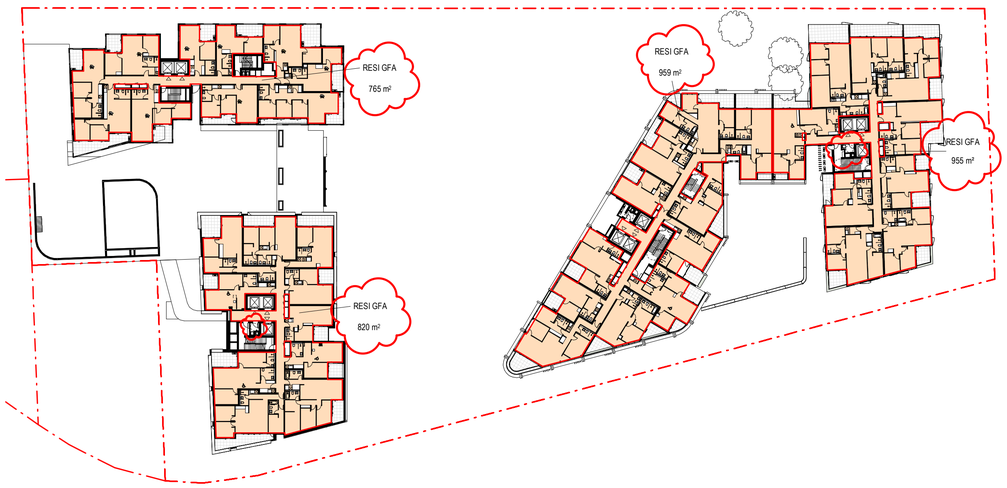
1 GFA DIAGRAM - LG
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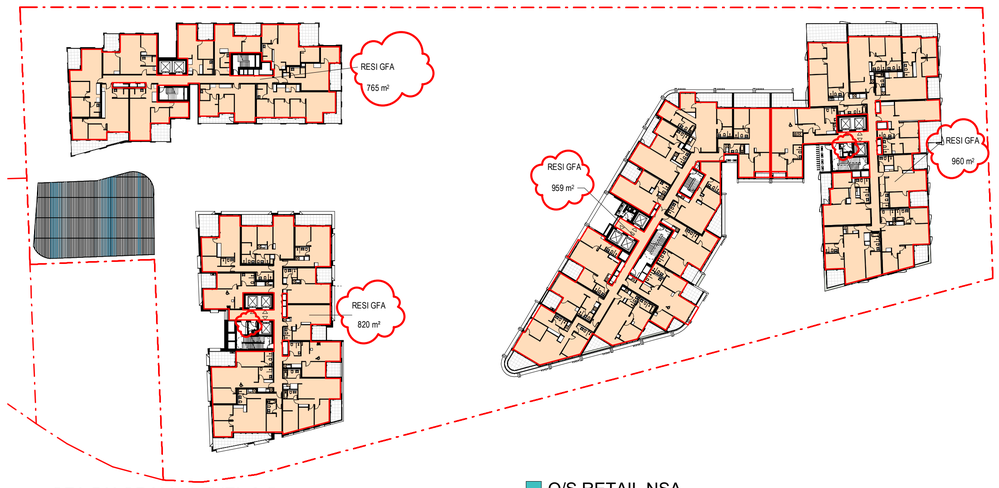
2 GFA DIAGRAM - UG
1 : 600



3 GFA DIAGRAM - LEVEL 01
1 : 600



4 GFA DIAGRAM - 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.

NOTE * RFI RESPONSE:
GFA ERRORS UPDATED

North Point

Amendments

Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR INFORMATION	05/11/2020
2	ISSUED FOR INFORMATION	06/11/2020
3	ISSUED FOR INFORMATION	12/11/2020
4	ISSUED FOR INFORMATION	18/03/2021
5	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

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

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

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

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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 Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

Drawing Title
GFA DIAGRAMS

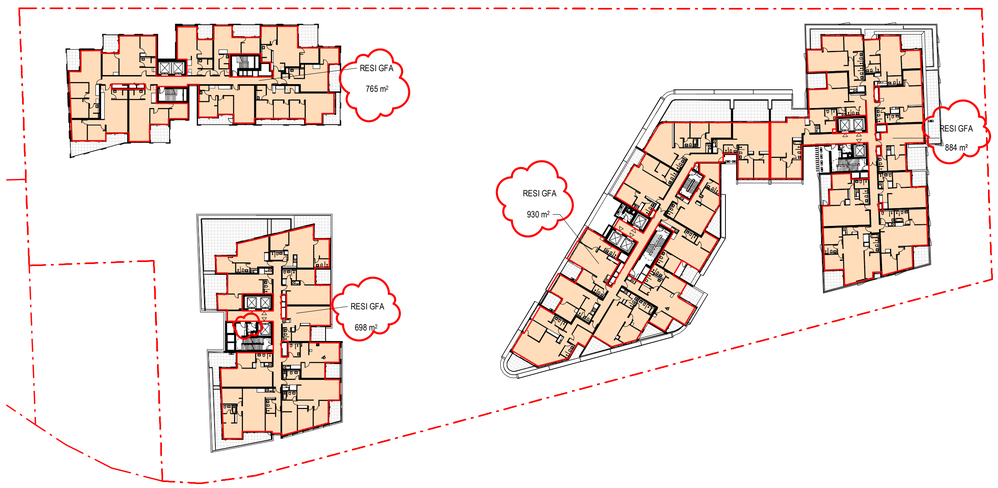
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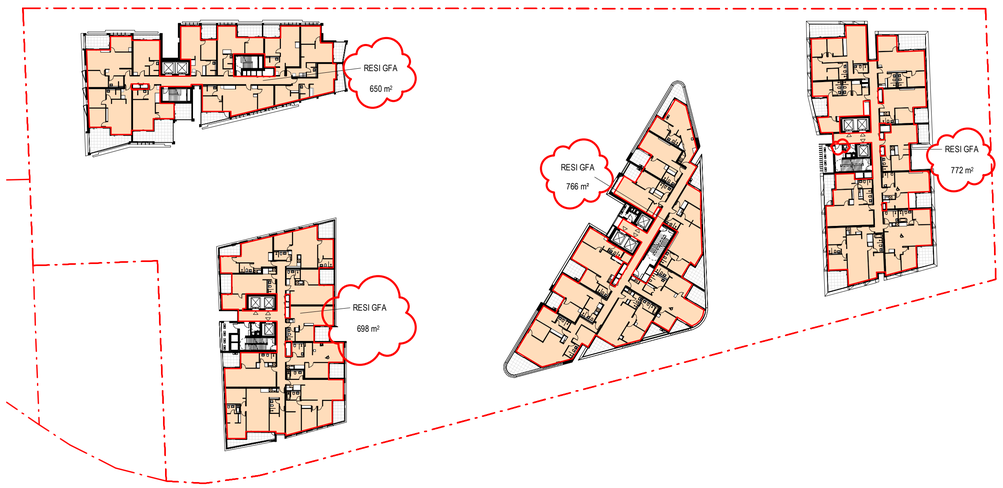
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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			14/10/2020

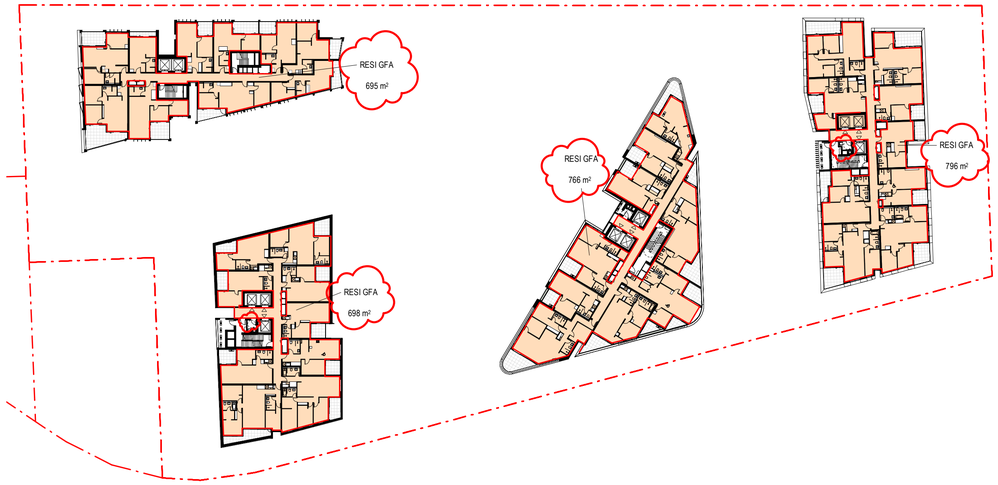
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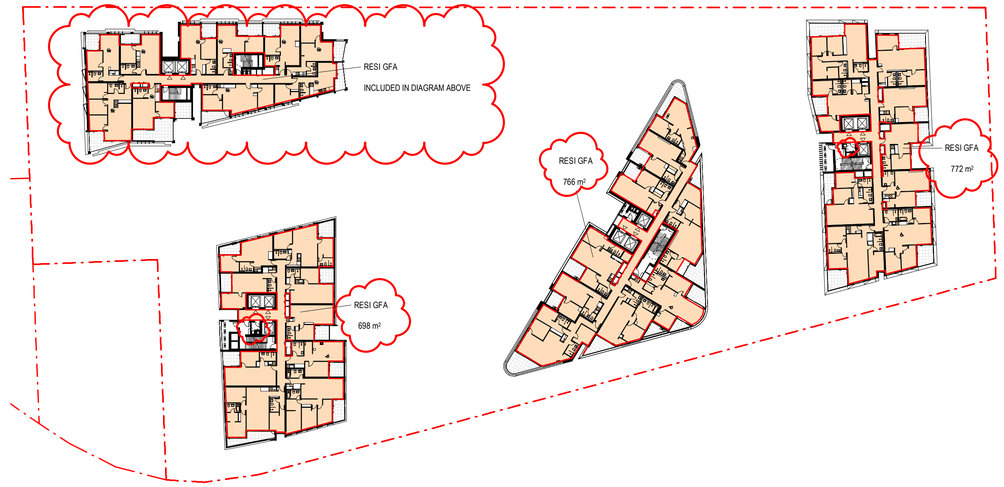
1 GFA DIAGRAM - LEVEL 6
1 : 600



3 GFA DIAGRAM - LEVEL 15-17
1 : 600



2 GFA DIAGRAM - LEVEL 7-14
1 : 600



4 GFA DIAGRAM - LEVEL 18 (TOWER C LEVEL 17)
1 : 600

NOTE * RFI RESPONSE:
GFA ERRORS UPDATED

North Point

DA SUBMISSION

30/03/2022 6:03:36 PM

Amendments

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
C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

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

Consultant
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Level 6, Building B, 207 Pacific Highway
St Leonards NSW 2065
STANTEC

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

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Billbergia Group Pty Ltd
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www.groupgsa.com

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Project Title
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Drawing Title
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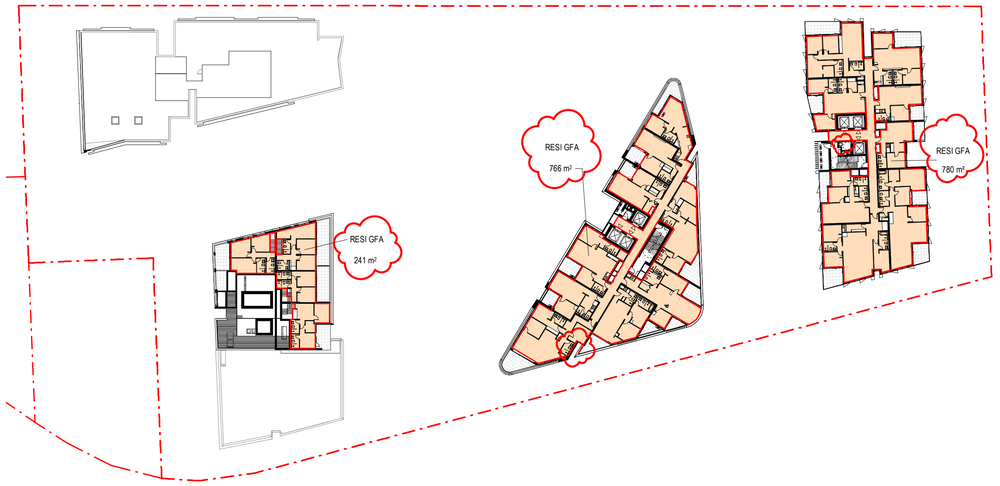
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Drawing Created (date) 14/10/2020 Drawing Created (by) JK, SM, AR, EC, AF

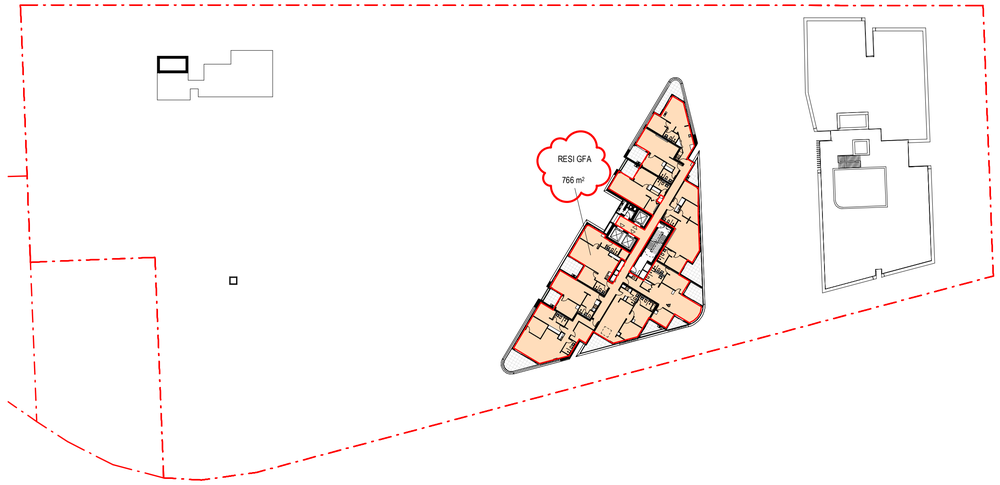
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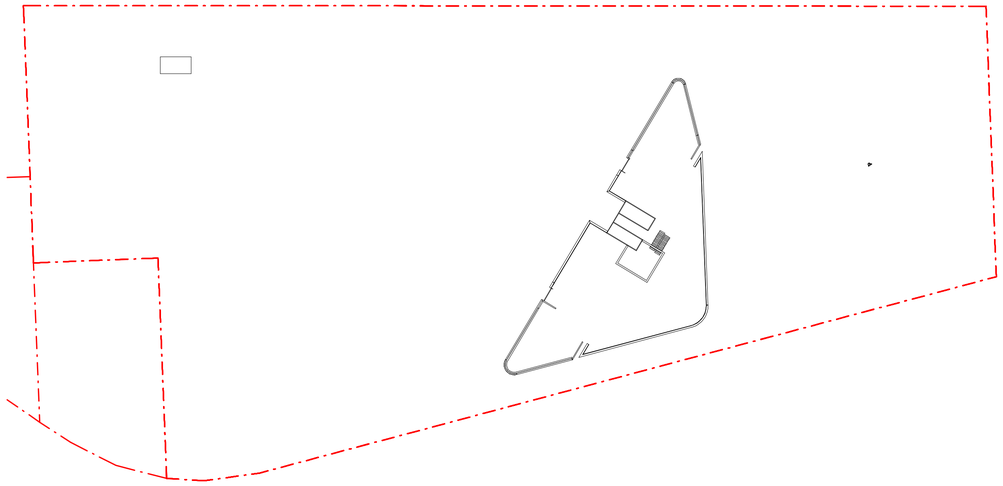
1 GFA DIAGRAM - LEVEL 19 (TOWER C LEVEL 18)
1 : 600



2 GFA DIAGRAM - LEVEL 20
1 : 600



3 GFA DIAGRAM - LEVEL 21
1 : 600



4 GFA DIAGRAM - LEVEL22
1 : 600

TOTAL GFA COUNT: 61160 M²

TOWER A: 17411 M²
TOWER B: 17503 M²
TOWER C: 11999 M²
TOWER D: 14247 M²

TOTAL RETAIL GFA COUNT: 3353 M²

*NOTE RETAIL GFA INCLUSIVE OF CHILDCARE CENTRE

NOTE * RFI RESPONSE:
GFA ERRORS UPDATED

North Point

Amendments

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
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C	ISSUED FOR DA RFI	25/03/2022

Amendments

Issue	Description	Date

-

Consultant
Structural Engineer / Civil
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Project Title
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Drawing Title
GFA DIAGRAMS

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			14/10/2020

Scale	Project No	Drawing No	Issue
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