

EDEN STREET, ARNCLIFFE
DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION

DEVELOPMENT SUMMARY																
Building	GFA(m ²)			NSA(m ²)			Apartments				ADG					Building Height
	Retail	Residential	Winter Garden	Residential	studio	1bed	2bed	3bed	Total	Secur	Cr Vent	0-19% Sun	% sun	% green		
Site Wide Retail	3355															
A Market		1741	402			46	68	72	186	132	50	/	34	71.0%	63.3%	20 Floors (Plus Lower and Upper Ground)
B Market		17503	889			73	98	31	202	146	62	/	12	72.3%	72.9%	21 Floors (Plus Lower and Upper Ground)
C SOCIAL		11999			9	100	63	8	180	126	58	/	26	70.0%	72.5%	18 Floors (Plus Upper Ground)
D Market		1424	482			104	33	39	176	123	62	/	36	70.0%	77.5%	20 floors (Plus Upper Ground)
Totals:	3555	1160	1773	0	9	323	262	150	744	527	232		108			
		66286		0	1.2%	43.4%	35.2%	20.2%		71%	72%		14.5%			
FSR		4.93 :1														

RFI RESPONSE:

Site Area: 13440.3 m2



LOCATION PLAN NOT TO SCALE

Amendments		
Issue	Description	Date
A	ISSUED FOR CONSULTANTS	10/05/2021
-	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	08/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR NO. 1	25/03/2022
E	ISSUED FOR RFI NO. 3	04/04/2022
F	ISSUED FOR RFI REVIEW	16/05/2022
G	ISSUED FOR DPIE	25/05/2022
H	ISSUED FOR INFORMATION	30/05/2022
I	ISSUED FOR DPIE	31/05/2022



Department of Planning
and Environment

Consultant

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

Consultant

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

Consultant

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

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW

Sheet No: 1 of 238

SITE AREA 13,440 m² DEEP SOIL REQ 7% OF THE SITE AREA = 941 m²

TOTAL PARKING PROVIDED

CARPARK SCHEDULE	
LEVEL	CARPARK
BASEMENT 3	255
BASEMENT 2	257
BASEMENT 1	210
LG CARPARK	91
TOTAL: 813	(INCL ACCESSIBLE)

ACCESSIBLE	MOTORCYCLE
CAR PARK	RETAIL : 5
26	BICYCLE
26	RESI : 509
25	RETAIL STAFF : 4
4	CHILDCARE
TOTAL: 81	STAFF : 4

DA - DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
DA 0000	DRAWINGS LIST AND LOCATION PLAN	J
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	F
DA 2002	BASEMENT LEVEL 2	E
DA 2003	BASEMENT LEVEL 1	F
DA 2004	LOWER GROUND LEVEL	E
DA 2005	UPPER GROUND LEVEL	H
DA 2006	LEVEL 1	G
DA 2007	LEVEL 2	G
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 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 - DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
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	F
DA 3005	TOWER A AND B - PARK ELEVATION	B
DA 3006	TOWER C AND D - PARK ELEVATION	B
DA 3010	TOWER A - NORTH EAST ELEVATION	E
DA 3011	TOWER A - NORTH WEST ELEVATION	E
DA 3012	TOWER A - SOUTH EAST ELEVATION	E
DA 3013	TOWER A - SOUTH WEST ELEVATION	D
DA 3020	TOWER B - NORTH EAST ELEVATION	D
DA 3021	TOWER B - NORTH WEST ELEVATION	D
DA 3022	TOWER B - SOUTH EAST ELEVATION	D
DA 3023	TOWER B - WEST ELEVATION	D
DA 3030	TOWER C - NORTH EAST ELEVATION	F
DA 3031	TOWER C - NORTH WEST ELEVATION	G
DA 3032	TOWER C - SOUTH EAST ELEVATION	E
DA 3033	TOWER C - SOUTH WEST ELEVATION	G
DA 3040	TOWER D - NORTH EAST ELEVATION	E
DA 3041	TOWER D - NORTH WEST ELEVATION	D
DA 3042	TOWER D - SOUTH EAST ELEVATION	E
DA 3043	TOWER D - SOUTH WEST ELEVATION	D
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	C
DA 4102	PRIVATE OPEN SPACE - TOWER C	B
DA 4103	PRIVATE OPEN SPACE - TOWER D	C
DA 4120	BUILDING SEPARATION - LEVEL 1	C
DA 4121	BUILDING SEPARATION - TYPICAL LOWER ROAD-1	C
DA 4122	BUILDING SEPARATION - LEVEL 6	C
DA 4123	BUILDING SEPARATION - TYPICAL UPPER ROAD-1	C
DA 4150	ADAPTABLE UNIT - 1	B
DA 4151	ADAPTABLE UNIT - 2	B
DA 4152	ADAPTABLE UNIT - 3	B
DA 4153	ADAPTABLE UNIT - 4	B
DA 4154	ADAPTABLE UNIT - 5	B
DA 4155	ADAPTABLE UNIT - 6	B
DA 4156	ADAPTABLE UNIT - 7	B
DA 4157	ADAPTABLE UNIT - 8	B
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 4400	NATURAL VENTILATION	C
DA 4401	NATURAL VENTILATION	B
DA 4410	NATURAL VENTILATION BUILDING A	B
DA 4411	NATURAL VENTILATION BUILDING A	B
DA 4420	NATURAL VENTILATION BUILDING B	B
DA 4421	NATURAL VENTILATION BUILDING B	B
DA 4430	NATURAL VENTILATION BUILDING C	B
DA 4431	NATURAL VENTILATION BUILDING C	B

DPIE REVIEW RESPONSE:
ADDITIONAL HOB DIAGRAM INCLUDED (DA 4660)

Project Title
Eden Street Arncliffe

DRAWINGS LIST AND LOCATION PLAN

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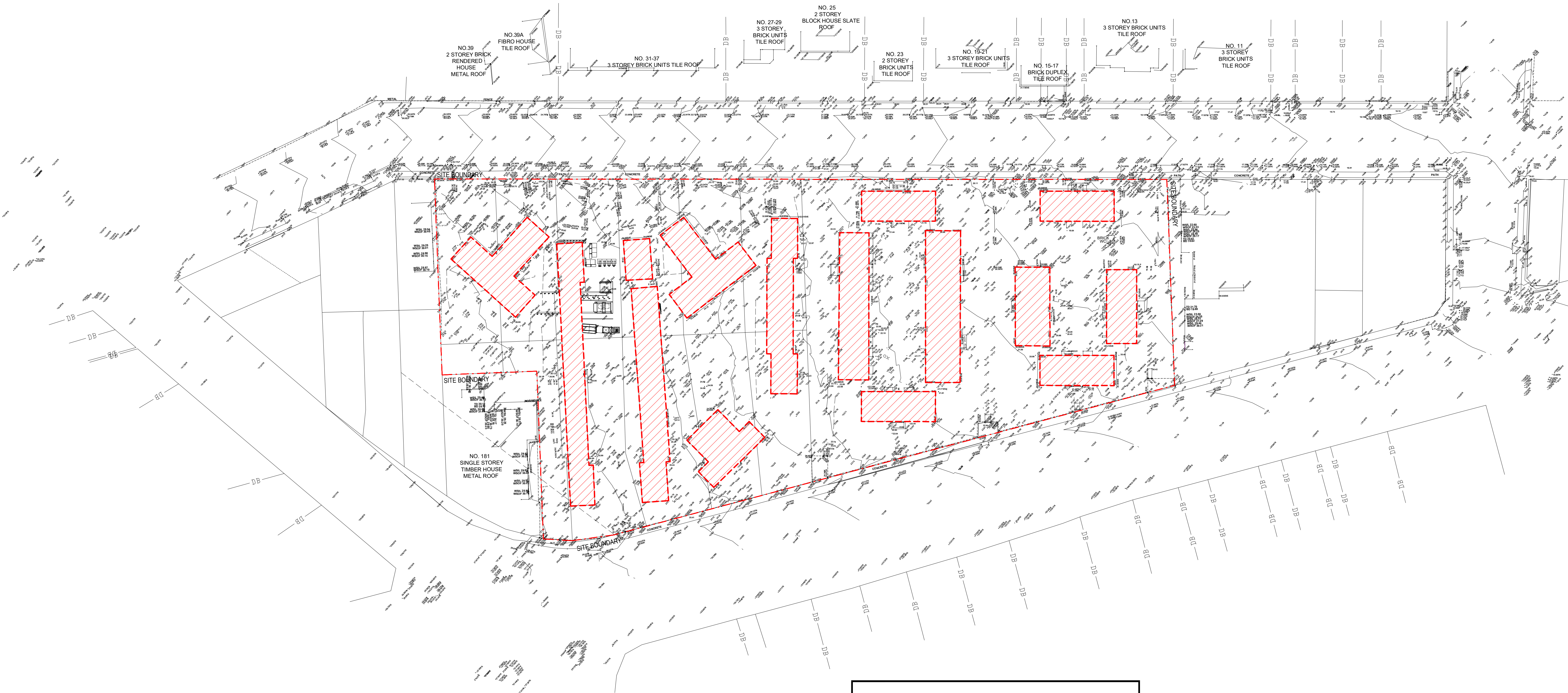
DA - DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
DA 4440	NATURAL VENTILATION BUILDING D	B
DA 4441	NATURAL VENTILATION BUILDING D	B
DA 4450	SOLAR COMPLIANCE	B
DA 4451	SOLAR COMPLIANCE	B
DA 4452	SOLAR COMPLIANCE	B
DA 4453	SOLAR COMPLIANCE	B
DA 4460	SOLAR COMPLIANCE TOWER A	B
DA 4461	SOLAR COMPLIANCE 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 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 4584	CONTEXT STUDY - PODIUM - 52 EDEN ST	B
DA 4585	SHADOW IMPACT - WINTER - 52 EDEN STREET	B
DA 4586	SHADOW IMPACT - EQUINOX - 52 EDEN STREET	B
DA 4587	SHADOW IMPACT - WINTER - 7 FOREST ROAD-1	B
DA 4588	SHADOW IMPACT - WINTER - 7 FOREST ROAD-2	B
DA 4589	SHADOW IMPACT - WINTER - 7 FOREST ROAD-3	B
DA 4590	SHADOW IMPACT - EQUINOX - 7 FOREST ROAD-1	B
DA 4591	SHADOW IMPACT - EQUINOX - 7 FOREST ROAD-2	B
DA 4592	SHADOW IMPACT - EQUINOX - 7 FOREST ROAD-3	B
DA 4593	SHADOW IMPACT - SUMMER - 7 FOREST ROAD-1	B
DA 4594	SHADOW IMPACT - SUMMER - 7 FOREST ROAD-2	B
DA 4595	SHADOW IMPACT - SUMMER - 7 FOREST ROAD-3	B
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
DA 4660	HOB BLANKET DIAGRAMS	A
GRAND TOTAL: 262		

DA SUBMISSION

2022-2-24 09 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 : 500	180319	DA 0000	I

DB DB DB DCDB BOUNDARIES



1 DEMOLITION PLAN

1 : 500

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

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 Angus St,
	Meadowbank, NSW, 2114



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Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW

Sheet No: 2 of 238



North Point

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC

03/04/21

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

Project Title
Eden Street Arncliffe

Drawing Title
DEMOLITION PLAN

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BASIX INFORMATION

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

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

Amendments		
Issue	Description	Date
A	ISSUED FOR DA	29/05/2021
B	ISSUED FOR DA	22/12/2021

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 Angus St,	
Meadowbank, NSW, 2114	
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Department of Planning
and Environment

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Signed: AW Sheet No: 3 of 238



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

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		03/04/21	
Scale	Project No	Drawing No	Issue

180319 DA 0002 B

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 4 of 238

NO. 39
2 STOREY
HOUSE

NO. 39A
HOUSE

NO. 31-37
3 STOREY

NO. 27-29
3 STOREY

NO. 25
2 STOREY

NO.23
2 STOREY

NO.19-21
3 STOREY

NO.15-17
DUPLEX
BUILDING

THE ARCADE

NO.13
3 STOREY

NO.11
3 STOREY

13

A

B

EDEN STREET

BURROWS

FOREST ROAD

PRINCES HWY

COMMUNAL
OPEN SPACE
(LEVEL 18)

TOWER C
18 STOREY

COMMUNAL
OPEN SPACE
(LEVEL 2)

TOWER D
20 STOREY

COMMUNAL
OPEN SPACE
(LEVEL 1)

COMMUNAL
OPEN SPACE
(LEVEL 19)

NO. 181
SINGLE STOREY
HOUSE

COMMUNAL
OPEN SPACE
(LEVEL 7)

TOWER B
21 STOREY

COMMUNAL
OPEN SPACE
(LEVEL 22)

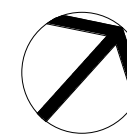
COMMUNAL
OPEN SPACE
(LEVEL 21)

TOWER A
20 STOREY

SITE BOUNDARY

1 SITE PLAN

1:500



North Point

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

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 Angus St,	
Meadowbank, NSW, 2114	



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Level 7, 60 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

SITE PLAN

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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		14/10/2020	
Scale	Project No	Drawing No	Issue
1 : 500	180319	DA 1100	A



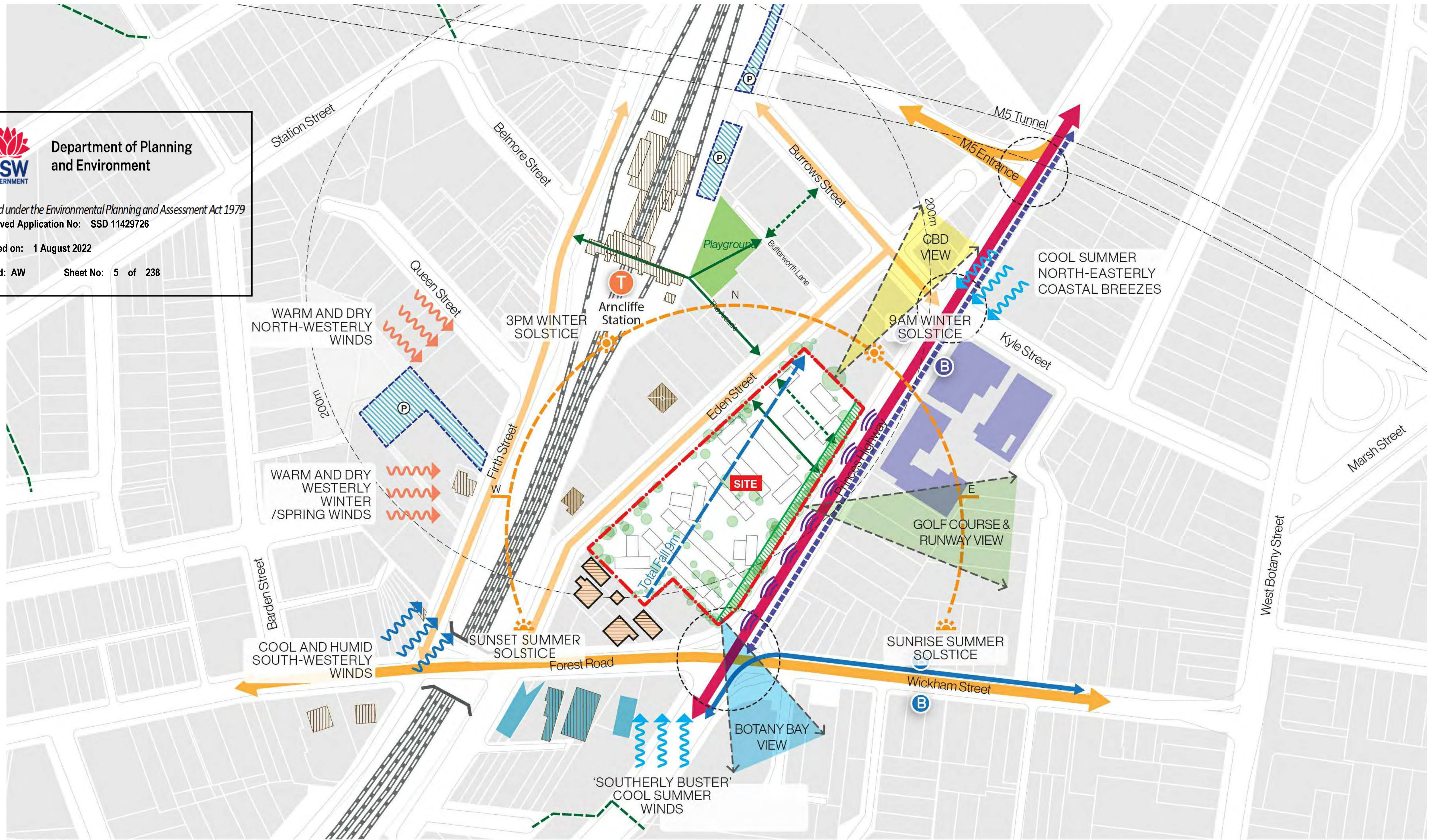
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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW

Sheet No: 5 of 238



LEGEND

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

Scale 1:3,000 @ A3
0m 20 40 80 160m

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

Amendments		
Issue	Description	Date

Consultant	TTW
Structural Engineer / Civil	
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
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	



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architecture interior design urban design landscape
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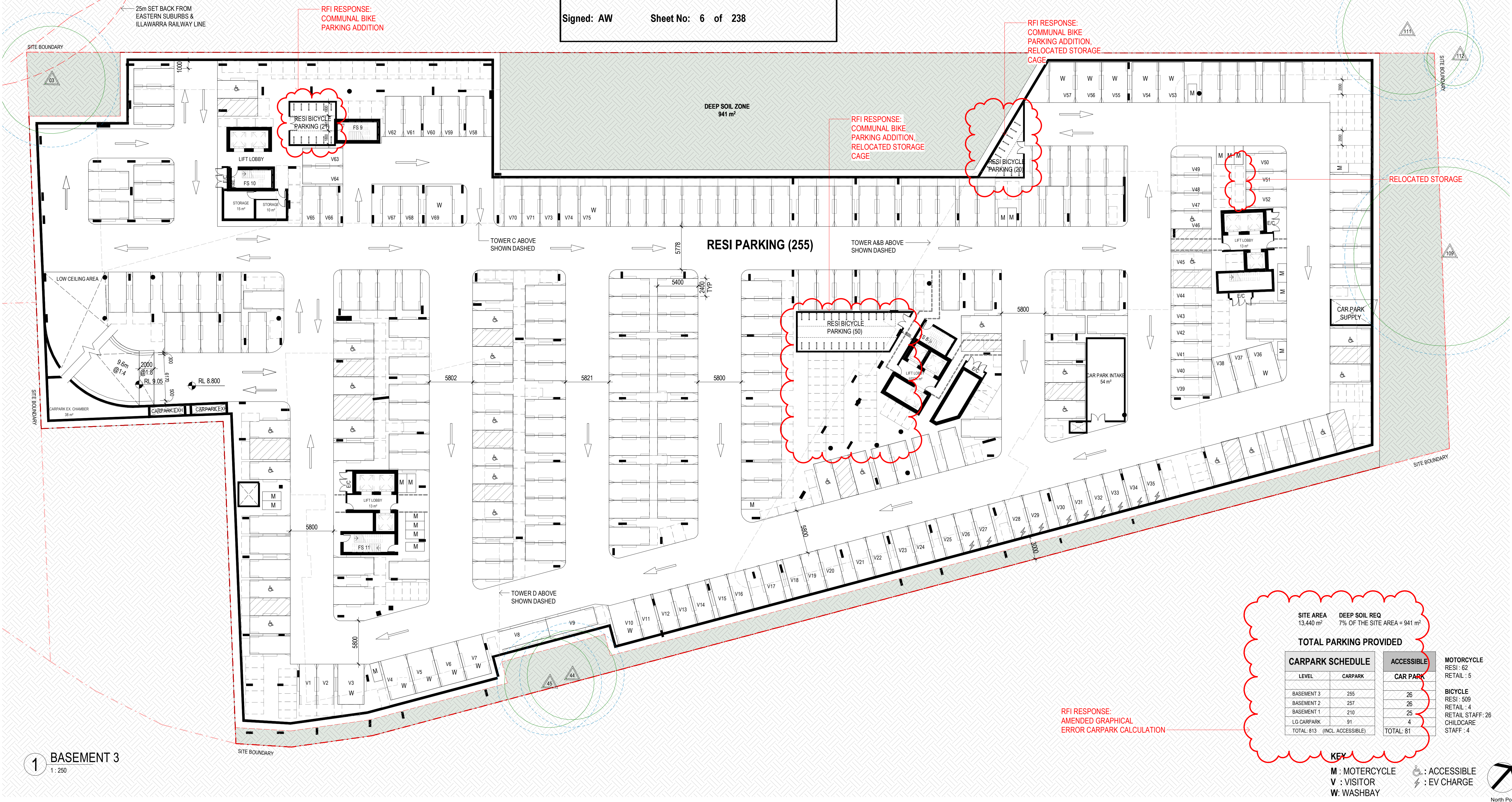
Project Title	Eden Street Arncliffe
Drawing Title	SITE ANALYSIS
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2021-4-30 PM

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Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		09/02/20	
Scale	Project No	Drawing No	Issue
180319	DA 1101	A	

20/12/2021 4:58:26 PM



1 BASEMENT 3
1:250

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
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 NO.1	25/03/2022			
F	ISSUED FOR DPIE	25/05/2022			

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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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

BASEMENT LEVEL 3

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TOTAL PARKING PROVIDED

CARPARK SCHEDULE	
LEVEL	CARPARK
BASEMENT 3	255
BASEMENT 2	257
BASEMENT 1	210
LG CARPARK	91
TOTAL: 813	(INCL ACCESSIBLE)

ACCESSIBLE
CAR PARK
26
26
25
4
TOTAL: 81

MOTORCYCLE
RESI : 62
RETAIL : 15

BICYCLE
RESI : 509
RETAIL : 4

CHILD CARE
RETAIL STAFF : 26
STAFF : 4

KEY

M : MOTORCYCLE

V : VISITOR

W: WASHBAY

: ACCESSIBLE

: EV CHARGE

KEY

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

 North Point

DA SUBMISSION

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	F



Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 7 of 238



1 : 250

1 : 250

KEY

M : MOTERCYCLE
V : VISITOR
W: WASHBAY

 : ACCESSIBLE
 : EV CHARGE



North Point

DA SUBMISSION

Plotted and checked by PDS

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

22/10/2020

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

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

Client

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nom architect Lisa-Maree Carrigan 7568

Project Title _____

Eden Street Arncliffe

Drawing Title

BASEMENT LEVEL 2

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Granted on: 1 August 2022

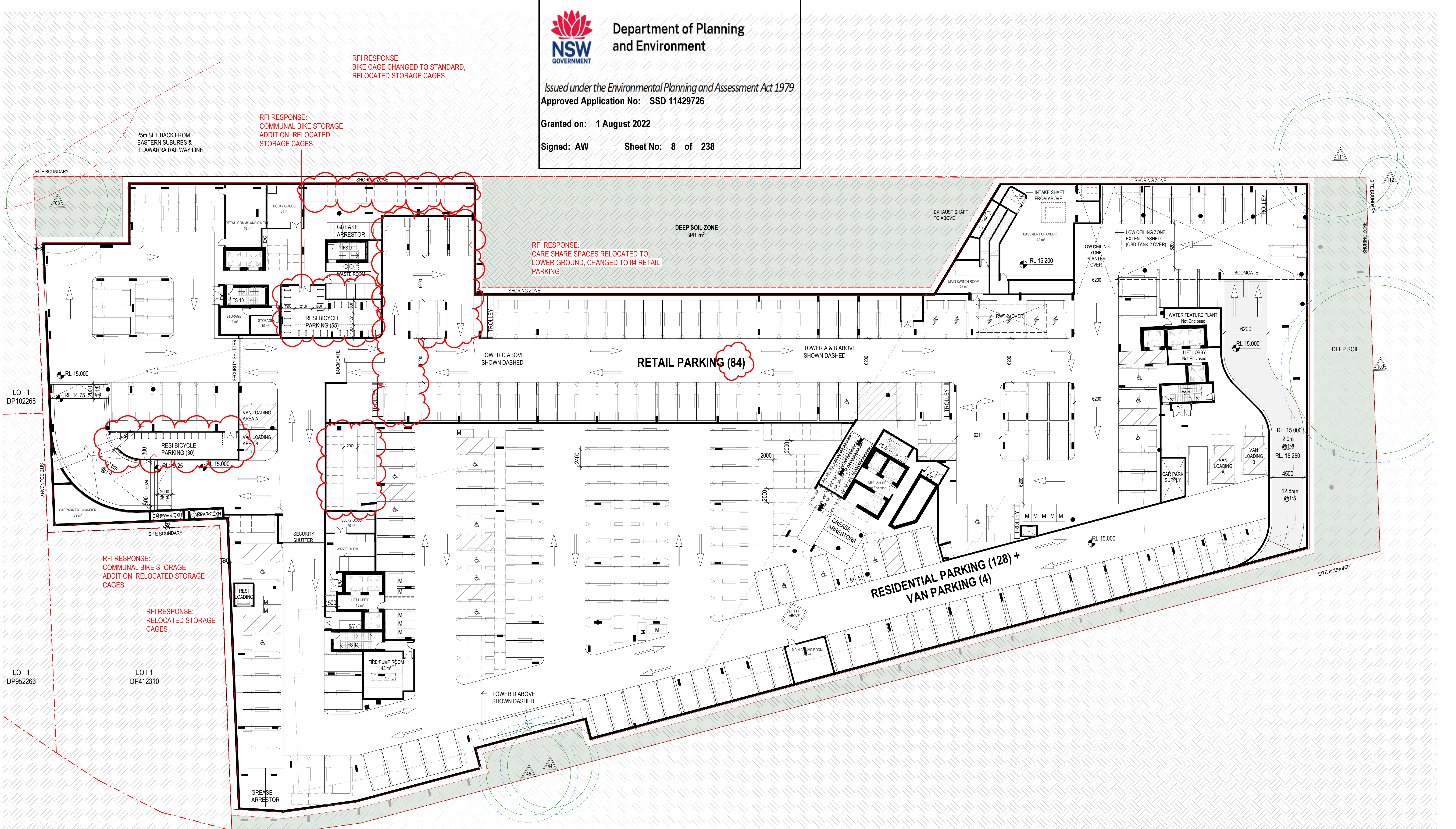
Signed: AW

Sheet No: 8 of 238

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

RFI RESPONSE:
COMMUNAL BIKE STORAGE
ADDITION, RELOCATED
STORAGE CAGES

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



1 BASEMENT 1
1: 250

KEY
M : MOTORCYCLE
V : VISITOR
W : WASHBAY
ACCESSIBLE
EV CHARGE
North Point

DA SUBMISSION

Amendments			Amendments		
Issue	Description	Date	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			

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

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

Project Title
Eden Street Arncliffe

Drawing Title

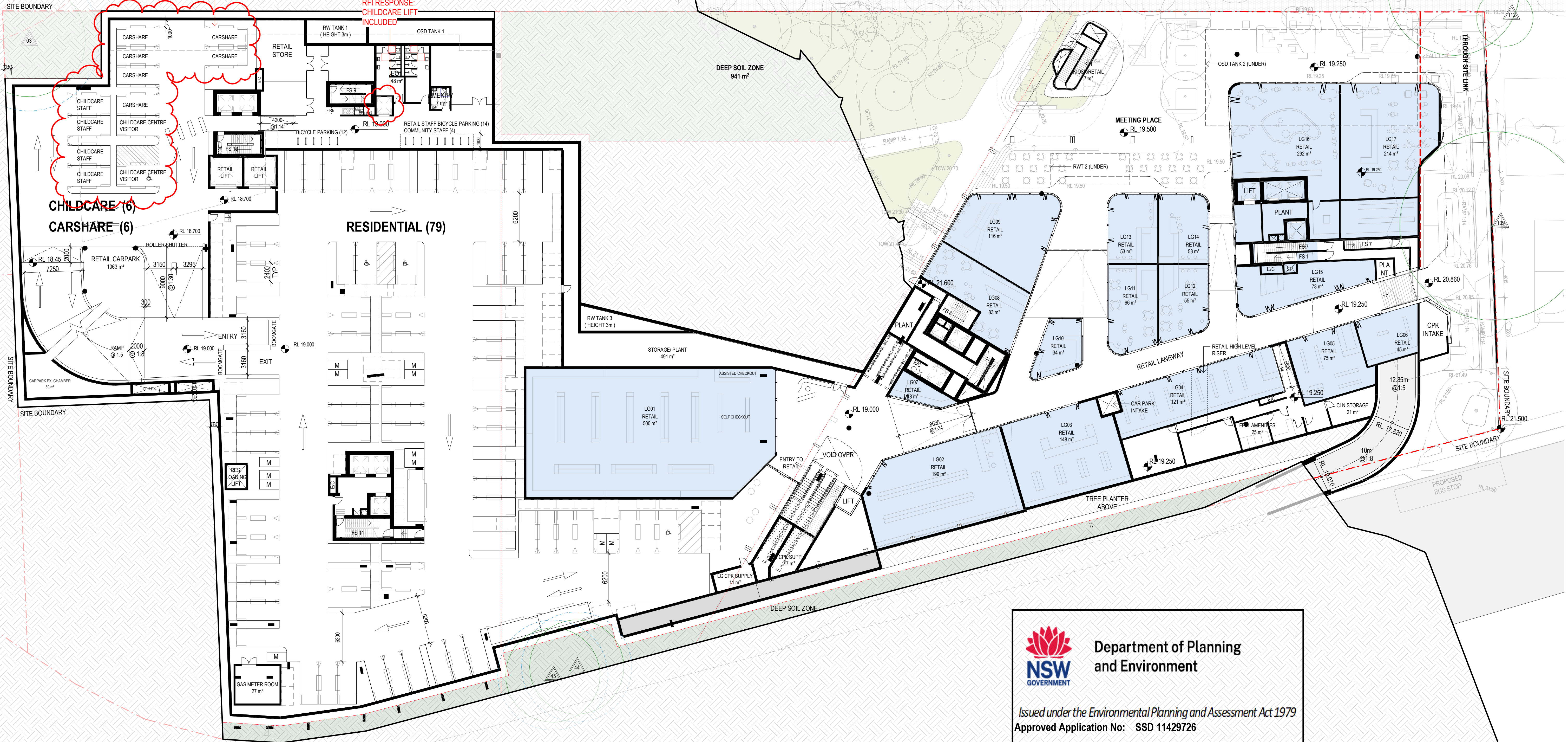
BASEMENT LEVEL 1

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

RFI RESPONSE:
RELOCATED 6 CARSHARE FROM BASEMENT 1

INCLUSION OF 2 VISITOR SPACES FOR CHILD CARE (1 ACCESSIBLE)
4 CHILD CARE STAFF PARKING



1 LOWER GROUND
1: 250

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW **Sheet No: 9 of 238**

Amendments			Amendments		
Issue	Description	Date	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	22/12/2021			
C	ISSUED FOR REVIEW	31/01/2022			
D	ISSUED FOR NO.1	25/03/2022			
E	ISSUED FOR RFI NO.2	14/04/2022			
F	ISSUED FOR DPIE	25/05/2022			

Consultant

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

TTW

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

STANTEC

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

JHA

Client

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Meadowbank, NSW, 2114



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nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

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



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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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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	H

DA 3002
1



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



Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2006	G

Consultant	
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	TTW
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2055 Consultant	STANTEC
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

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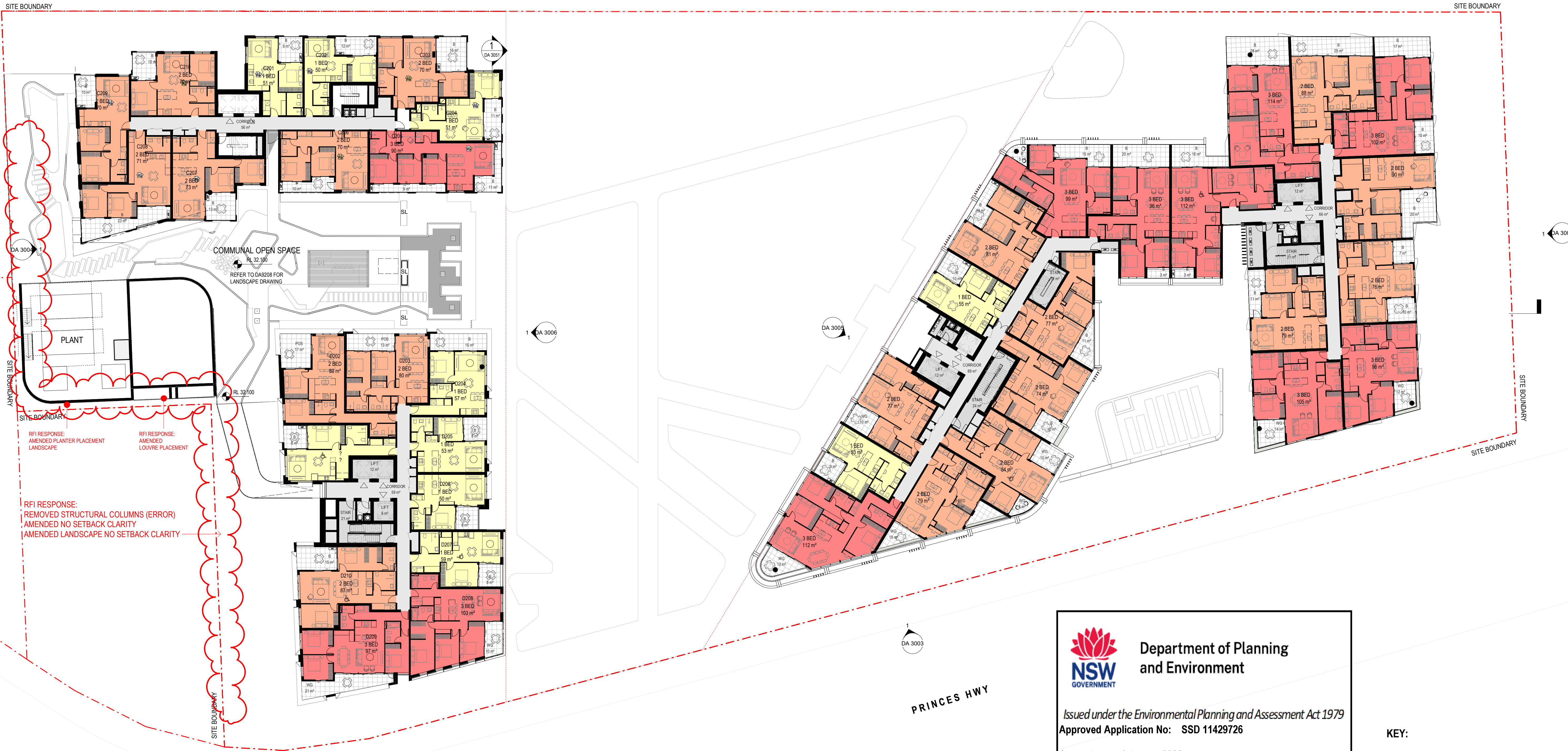
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LEVEL 1

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EDEN STREET



1 GA - LV 2
1: 250



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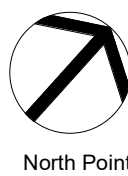
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Approved Application No: SSD 11429726

Granted on: 1 August 2022

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KEY:

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



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Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
12/02/20			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2007	G

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
3	ISSUED FOR INFORMATION	07/04/2021			
4	ISSUED FOR CONSULTANTS	16/04/2021			
5	ISSUED TO BASIX	28/04/2021			
6	ISSUED FOR CONSULTANTS	10/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	01/07/2021			
C	ISSUED FOR REVIEW	08/11/2021			
D	ISSUED FOR DA	22/12/2021			
E	ISSUED FOR NO.1	25/03/2022			
F	ISSUED FOR RFI NO.2	14/04/2022			
G	ISSUED FOR RFI NO.3	04/04/2022			

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

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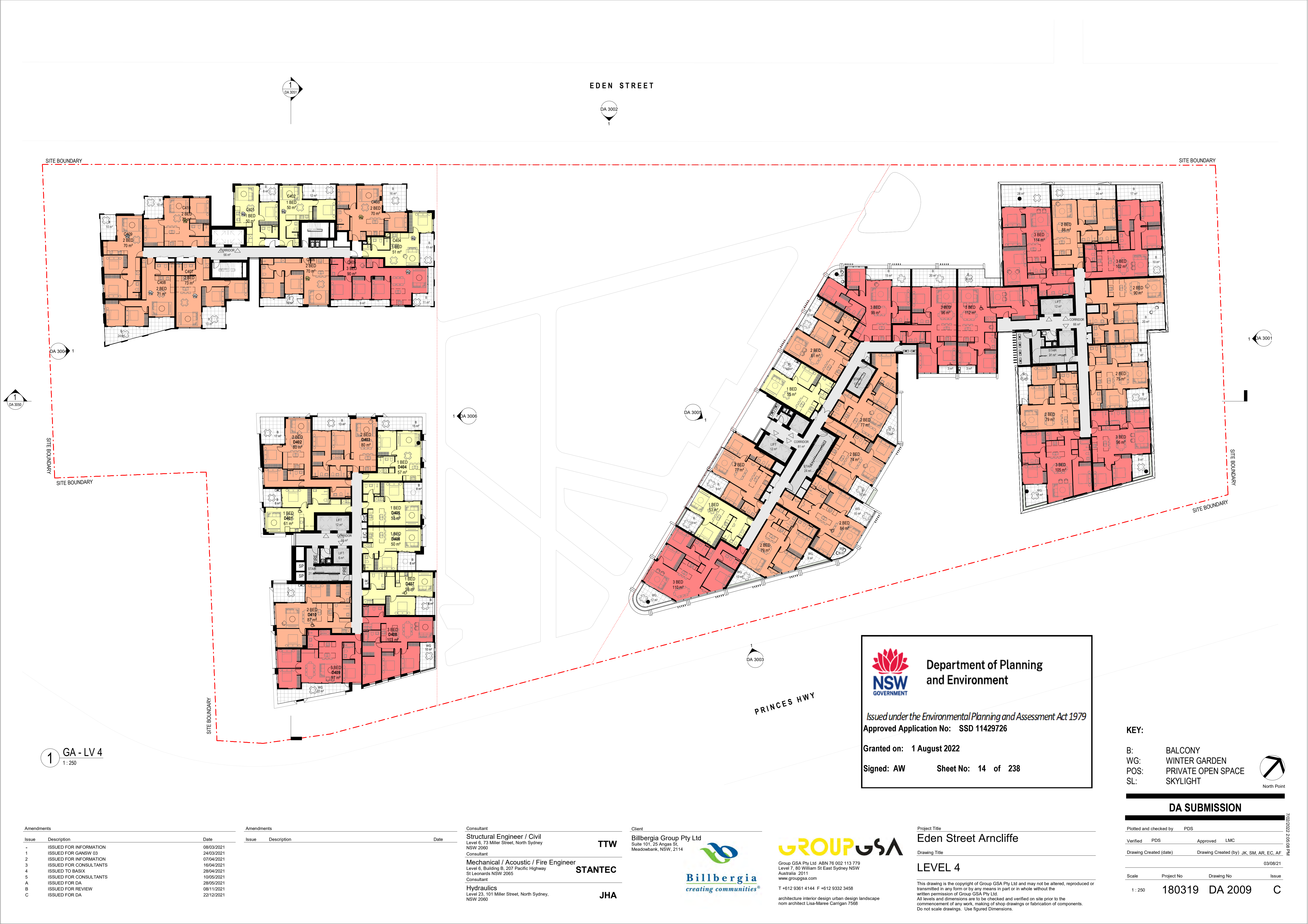
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Eden Street Arncliffe

LEVEL 2

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1 GA - LV 4
1 : 250

Amendments			Amendments		
Issue	Description	Date	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			

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

Client

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nom architect Lisa-Maree Carrigan 7568	

Project Title	
Eden Street Arncliffe	
Drawing Title	
LEVEL 4	
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Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 14 of 238

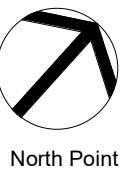
KEY:

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

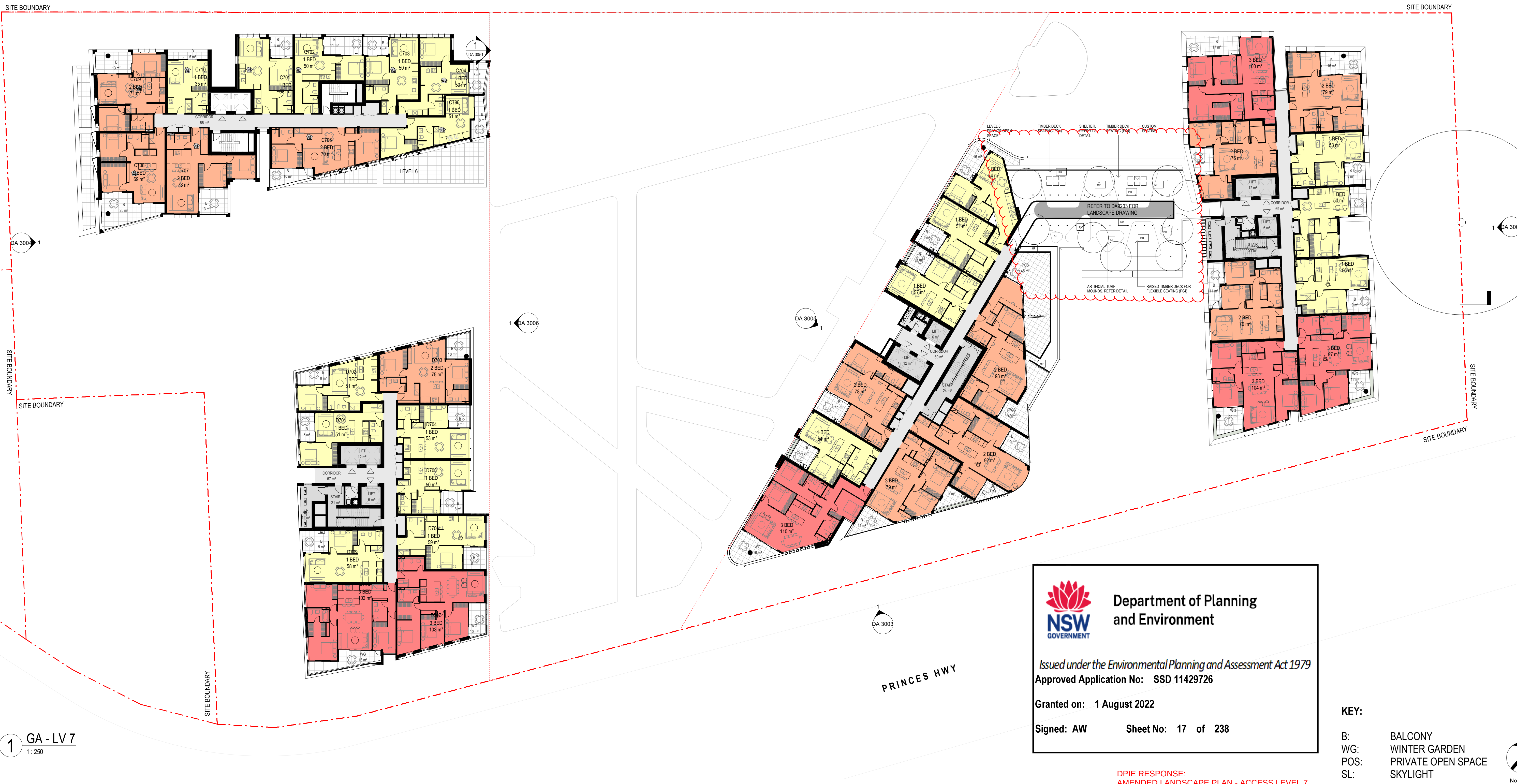


DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/08/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2009	C

[illegible]

EDEN STREET



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 11429726

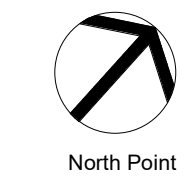
Granted on: 1 August 2022

Signed: AW Sheet No: 17 of 238

DPIE RESPONSE:
AMENDED LANDSCAPE PLAN - ACCESS LEVEL 7

KEY:

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



DA SUBMISSION

Plot and checked by PDS

Verified PDS Approved LMC

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

12/08/20

Scale Project No Drawing No Issue

1 : 250 180319 DA 2012 D

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

Issue	Description	Date
1	ISSUED FOR INFORMATION	08/03/2021
2	ISSUED FOR GANSW 03	24/03/2021
3	ISSUED FOR INFORMATION	07/04/2021
4	ISSUED FOR CONSULTANTS	16/04/2021
5	ISSUED TO BASIX	28/04/2021
6	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
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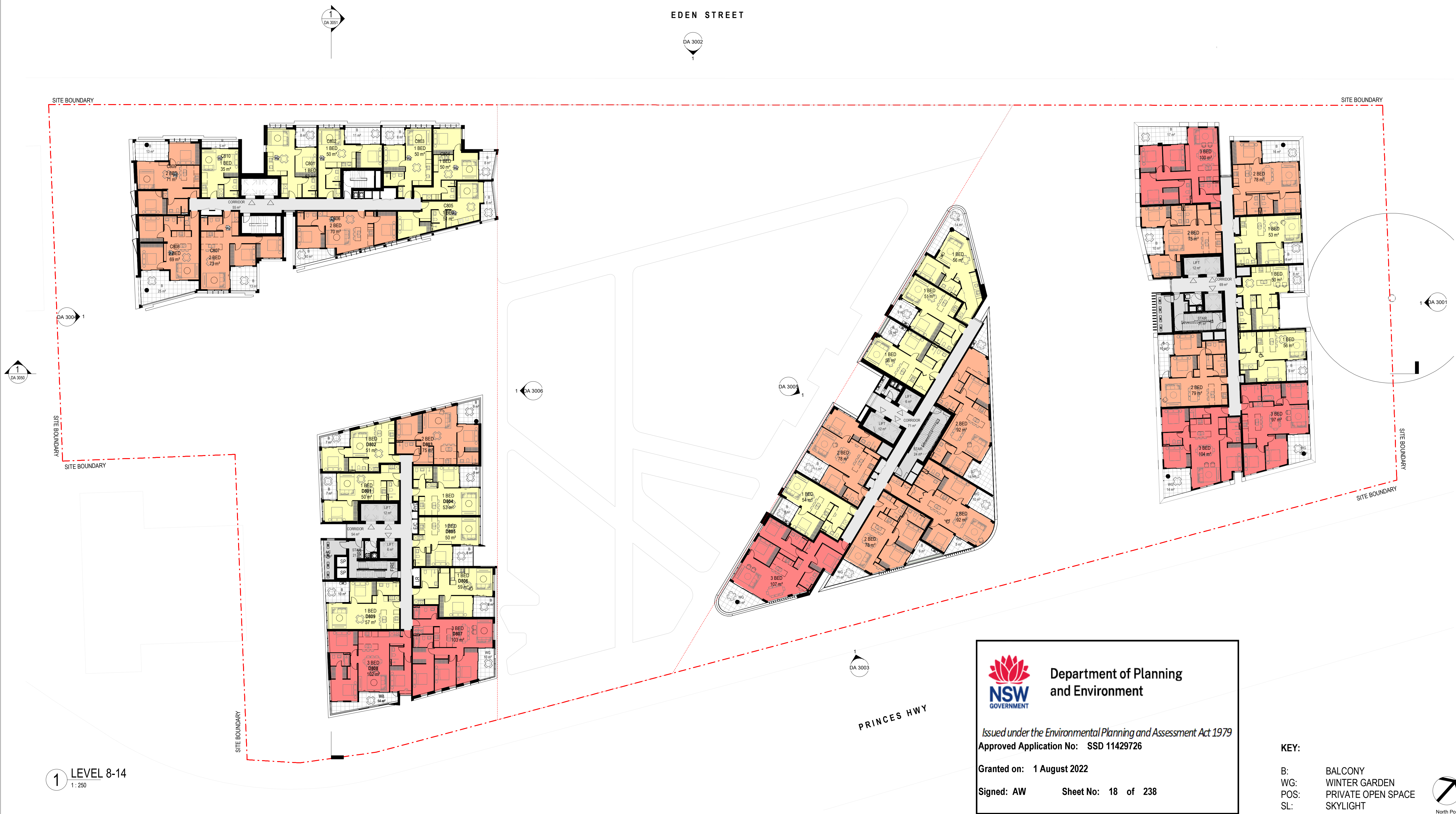
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	TTW
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant	STANTEC
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

Client Billbergia Group Pty Ltd Suite 101, 25 Angus St, Meadowbank, NSW, 2114	Billbergia creating communities®
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GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 60 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568

Project Title Eden Street Arncliffe
Drawing Title LEVEL 7
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4/05/2022 5:54:43 PM



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

Amendments		
Issue	Description	Date

Consultant	
Structural Engineer / Civil Level 5, 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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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title	Eden Street Arncliffe
Drawing Title	

LEVEL 8-12

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KEY:

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POS: PRIVATE OPEN SPACE
SL: SKYLIGHT

North Poi

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		22/10/2020	
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 2013	C

