

Approved Application No: SSD 11429726

**Granted on: 1 August 2022**

Signed: AW                      Sheet No: 118 of 238



RFI RESPONSE:  
AMENDED PLANTER PLACEMENT  
AMENDED NO SETBACK CLARITY

Amendments		
Issue	Description	Date

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

**GROUP GSA**

Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
[www.groupgsa.com](http://www.groupgsa.com)

T +612 9361 4144 F +612 9332 3458

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

Drawing Title

OVERALL - SOUTH WEST  
ELEVATION

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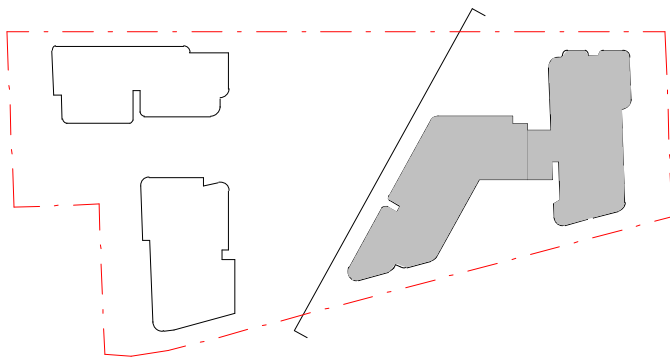
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DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		11/17/21	
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 3004	F







1 TOWER A + B - PARK ELEVATION  
1 : 250

Amendments		
Issue	Description	Date
A	ISSUED FOR RFI REVIEW	18/05/2022
B	ISSUED FOR DPIE	25/05/2022

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 Angus St, Meadowbank, NSW, 2114
	
	Billbergia
	creating communities®



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

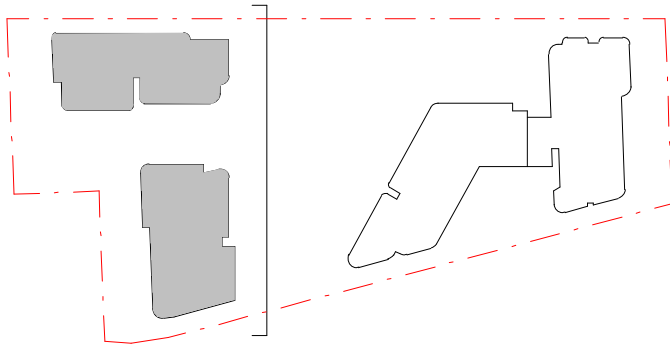
DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title	Eden Street Arncliffe
Drawing Title	TOWER A AND B - PARK ELEVATION
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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
				05/13/22
Scale	Project No	Drawing No	Issue	
1 : 250	180319	DA 3005	B	

25/05/2022 13:45 PM







Department of Planning  
and Environment

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Signed: AW      Sheet No: 120 of 238

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
A	ISSUED FOR RFI REVIEW	18/05/2022			
B	ISSUED FOR DPIE	25/05/2022			
C	ISSUED FOR DPIE	31/05/2022			

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

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



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

RFI RESPONSE -  
CLARIFY SETBACK CLARITY PODIUM

Project Title

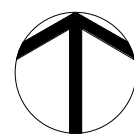
**Eden Street Arncliffe**

Drawing Title

**TOWER C AND D - PARK  
ELEVATION**

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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	05/13/22
Scale	Project No	Drawing No	Issue	
1 : 200	180319	DA 3006	C	



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Department of Planning  
and Environment

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Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED FOR CONSULTANTS	16/04/2021			
3	ISSUED TO BASIX	28/04/2021			
4	ISSUED FOR CONSULTANTS	10/05/2021			
5	ISSUED FOR INFORMATION	21/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR RFI REVIEW	16/05/2022			
E	ISSUED FOR DPIE	25/05/2022			

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

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



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architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

RFI RESPONSE -  
CLARIFY SETBACK CLARITY

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - NORTH EAST  
ELEVATION

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**METAL**

MT 01 - METAL FACADE ELEMENTS  
SILVER/GREY TITANIUM

MT 02 - METAL FACADE ELEMENTS AND  
CLADDING TEAL ZINC

MT 03 - METAL FACADE ELEMENTS AND  
CLADDING BLACK

MT 04 - FEATURE METAL TO ENTRANCES  
AND KIOSK BRUSHED  
ALUMINIUM/SIMILAR

PT-01 - PREFINISHED PANEL /  
METAL PANEL, BRONZE LOOK

**CONCRETE**

CONC 01 - PRECAST CONCRETE GLOSS  
FINISH

CONC 02 - PRECAST CONCRETE WHITE

CONC 03 - PRECAST CONCRETE BLACK

CONC 04 - CONCRETE DARK FINISH

CONC 05 - PROFILED PANEL, WITH DARK  
FINISH

CONC 06 - PROFILED PANEL, WITH LIGHT  
FINISH

**BRICK**

BR 01 - BRICK, NATURAL. STRETCHER  
BOND PATTERN

BR 02 - BRICK, GLASS. STRETCHER BOND  
PATTERN

**SCREENS**

SC 01 - PERFORATED SCREENS  
BRONZE/GOLD METAL

SC 02 - VERTICAL BATTEN SCREEN  
TO MATCH MT01

SC 03 - VERTICAL BATTEN SCREEN  
OFF WHITE

SC 04 - VERTICAL BATTEN SCREEN  
TO MATCH MT03

**ALUMINIUM FRAMED GLAZING AND BALUSTRADES**

GB 01 - GLASS BALUSTRADE WITH GREY  
GLASS

GB 02 - CLEAR GLASS

GB 03 - BRONZE GLASS

GB 04 - GLASS BALUSTRADE WITH  
FRITTED GLASS

AL 01 - ALUMINIUM FRAMED WINDOW  
GREY GLASS

AL 02 - CLEAR GLASS

AL 03 - BRONZE GLASS

WG 01 - WINTERGARDEN GREY GLASS

WG 02 - CLEAR GLASS

MB 01 - METAL BALUSTRADE TEAL ZINC  
COLOUR

MB 02 - METAL BALUSTRADE  
PERFORATED METAL

MB 03 - METAL BALUSTRADE PALISADE

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3010	E

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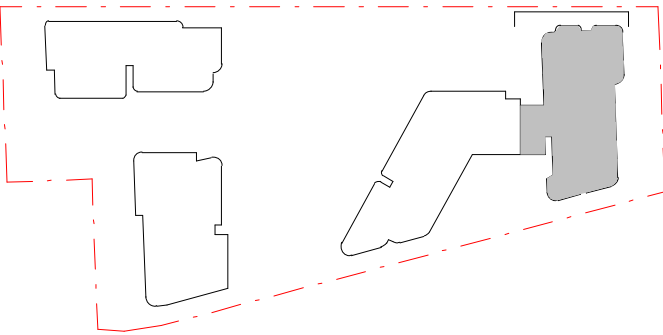
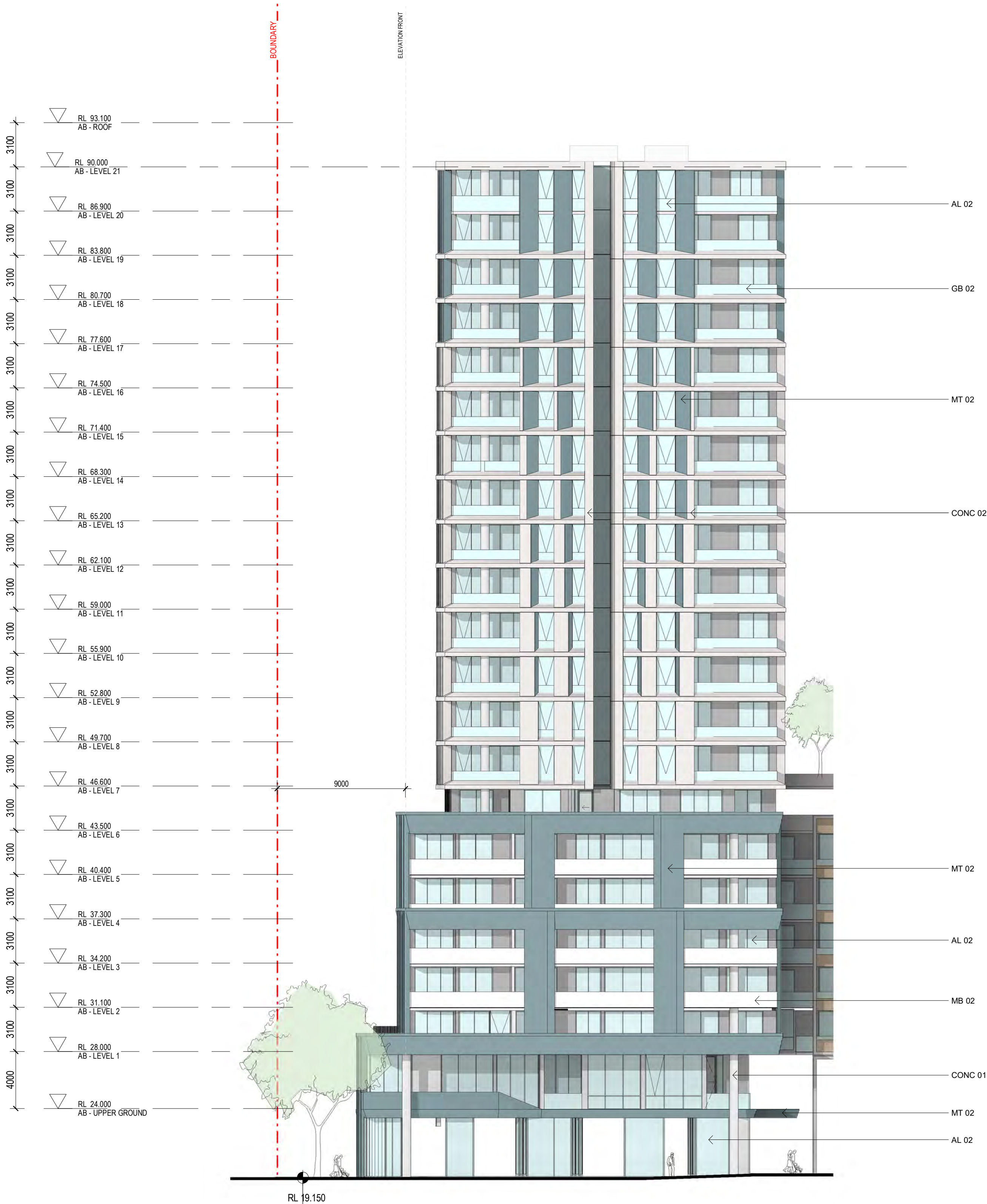


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Granted on: 1 August 2022

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- METAL**
- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
  - MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
  - MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
  - MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
  - PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK

- CONCRETE**
- CONC 01 - PRECAST CONCRETE GLOSS FINISH
  - CONC 02 - PRECAST CONCRETE WHITE
  - CONC 03 - PRECAST CONCRETE BLACK
  - CONC 04 - CONCRETE DARK FINISH
  - CONC 05 - PROFILED PANEL, WITH DARK FINISH
  - CONC 06 - PROFILED PANEL, WITH LIGHT FINISH

- BRICK**
- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
  - BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN

- SCREENS**
- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
  - SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
  - SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
  - SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03

**ALUMINIUM FRAMED GLAZING AND BALUSTRADES**

- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
- GB 02 - CLEAR GLASS
- GB 03 - BRONZE GLASS
- GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
- AL 01 - ALUMINUM FRAMED WINDOW GREY GLASS
- AL 02 - CLEAR GLASS
- AL 03 - BRONZE GLASS
- WG 01 - WINTERGARDEN GREY GLASS
- WG 02 - CLEAR GLASS
- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
- MB 02 - METAL BALUSTRADE PERFORATED METAL
- MB 03 - METAL BALUSTRADE PALISADE

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR CONSULTANTS	16/04/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR CONSULTANTS	10/05/2021
5	ISSUED FOR INFORMATION	21/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR REVIEW	09/11/2021
C	ISSUED FOR DA	22/12/2021
D	ISSUED FOR RFI REVIEW	16/05/2022
E	ISSUED FOR DPIE	25/05/2022

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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

RFI RESPONSE -  
CLARIFY SETBACK CLARITY

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - NORTH WEST  
ELEVATION

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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	J.K, S.M, A.R, E.C, A.F	
				20/12/21
Scale	Project No	Drawing No	Issue	
As indicated	180319	DA 3011	E	

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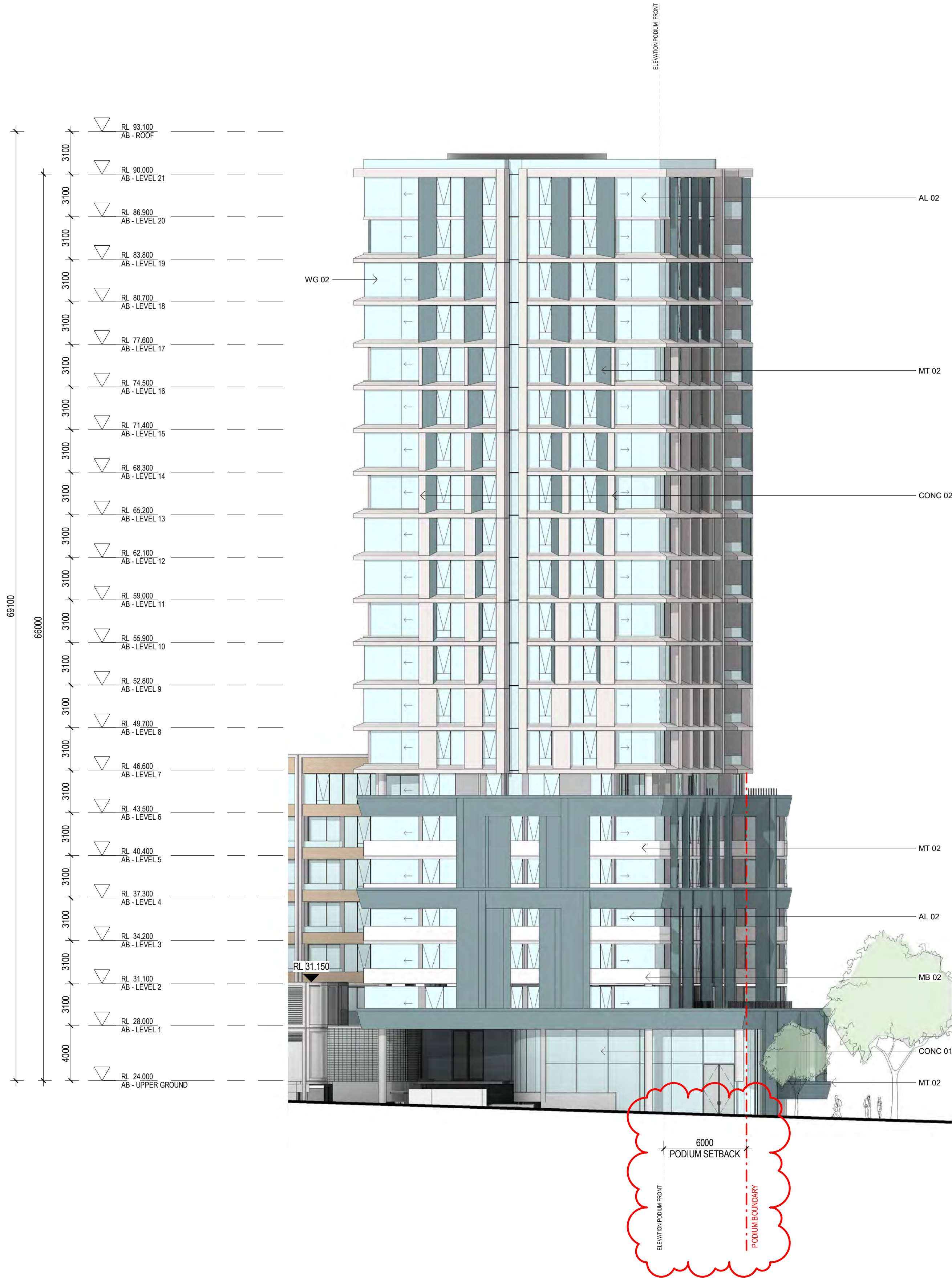


Department of Planning  
and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW      Sheet No: 123 of 238



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

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR CONSULTANTS	16/04/2021
3	ISSUED TO BASIX	28/04/2021
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A	ISSUED FOR DA	28/05/2021
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D	ISSUED FOR RFI REVIEW	16/05/2022
E	ISSUED FOR DPIE	25/05/2022
F	ISSUED FOR DPIE	31/05/2022

Amendments		
Issue	Description	Date

Consultant

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

TTW

Consultant

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

STANTEC

Consultant

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

JHA

Client

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RFI RESPONSE -  
CLARIFY SETBACK CLARITY PODIUM

Project Title

Eden Street Arncliffe

Drawing Title

TOWER A - SOUTH EAST  
ELEVATION

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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF		
20/12/21				
Scale	Project No	Drawing No		Issue
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31/05/2022 2:30:59 PM



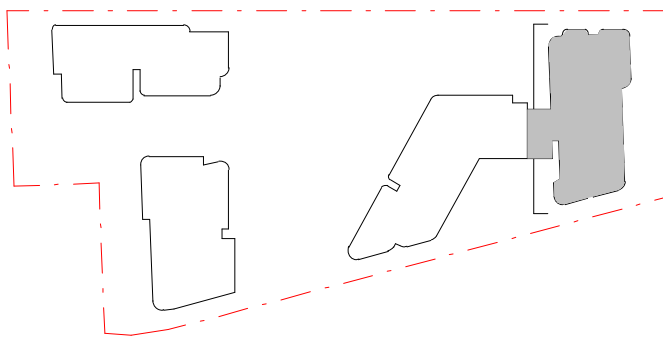
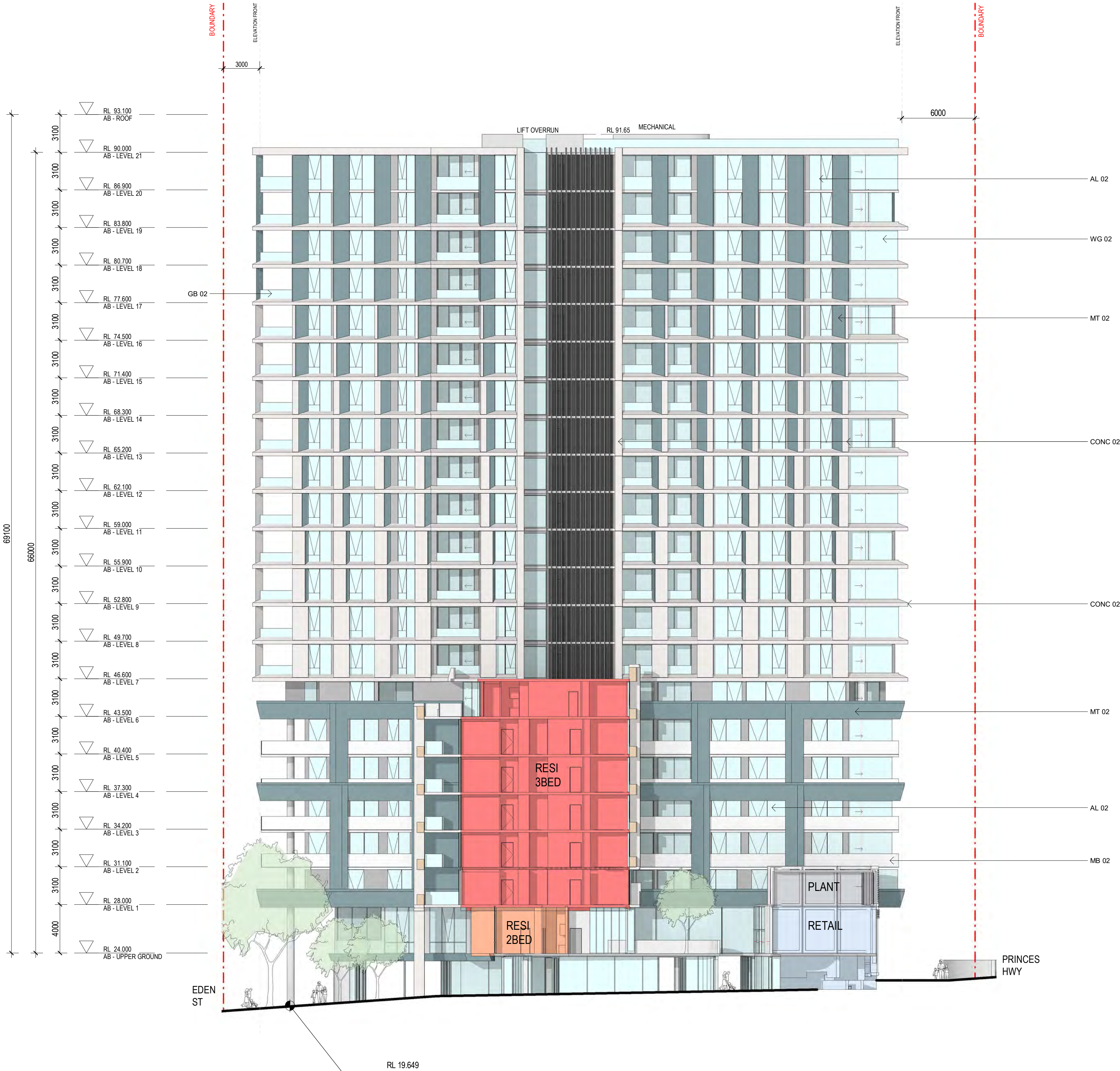


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**METAL**

- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
- MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
- PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK

**CONCRETE**

- CONC 01 - PRECAST CONCRETE GLOSS FINISH
- CONC 02 - PRECAST CONCRETE WHITE
- CONC 03 - PRECAST CONCRETE BLACK
- CONC 04 - CONCRETE DARK FINISH
- CONC 05 - PROFILED PANEL, WITH DARK FINISH
- CONC 06 - PROFILED PANEL, WITH LIGHT FINISH

**BRICK**

- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
- BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN

**SCREENS**

- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
- SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
- SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
- SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03

**ALUMINIUM FRAMED GLAZING AND BALUSTRADES**

- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
- GB 02 - CLEAR GLASS
- GB 03 - BRONZE GLASS
- GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
- AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
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- WG 01 - WINTERGARDEN GREY GLASS
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- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
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Structural Engineer / Civil	TTW
Level 6, 73 Miller Street, North Sydney	
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Consultant	
Mechanical / Acoustic / Fire Engineer	STANTEC
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Consultant	
Hydraulics	JHA
Level 23, 101 Miller Street, North Sydney,	
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Client	
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nom architect Lisa-Maree Carrigan 7568	

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

RFI RESPONSE -  
CLARIFY SETBACK CLARITY

Project Title  
Eden Street Arncliffe

Drawing Title  
TOWER A - SOUTH WEST  
ELEVATION

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20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3013	E

25/05/2022 1:18:39 PM

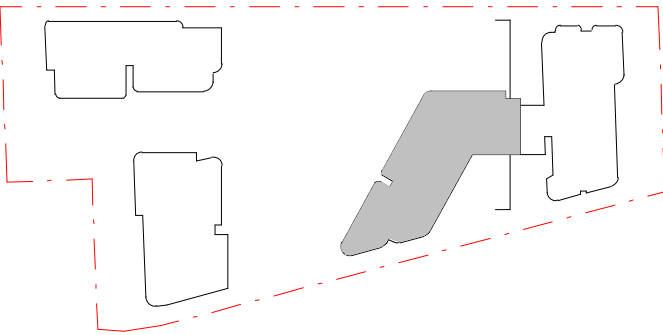
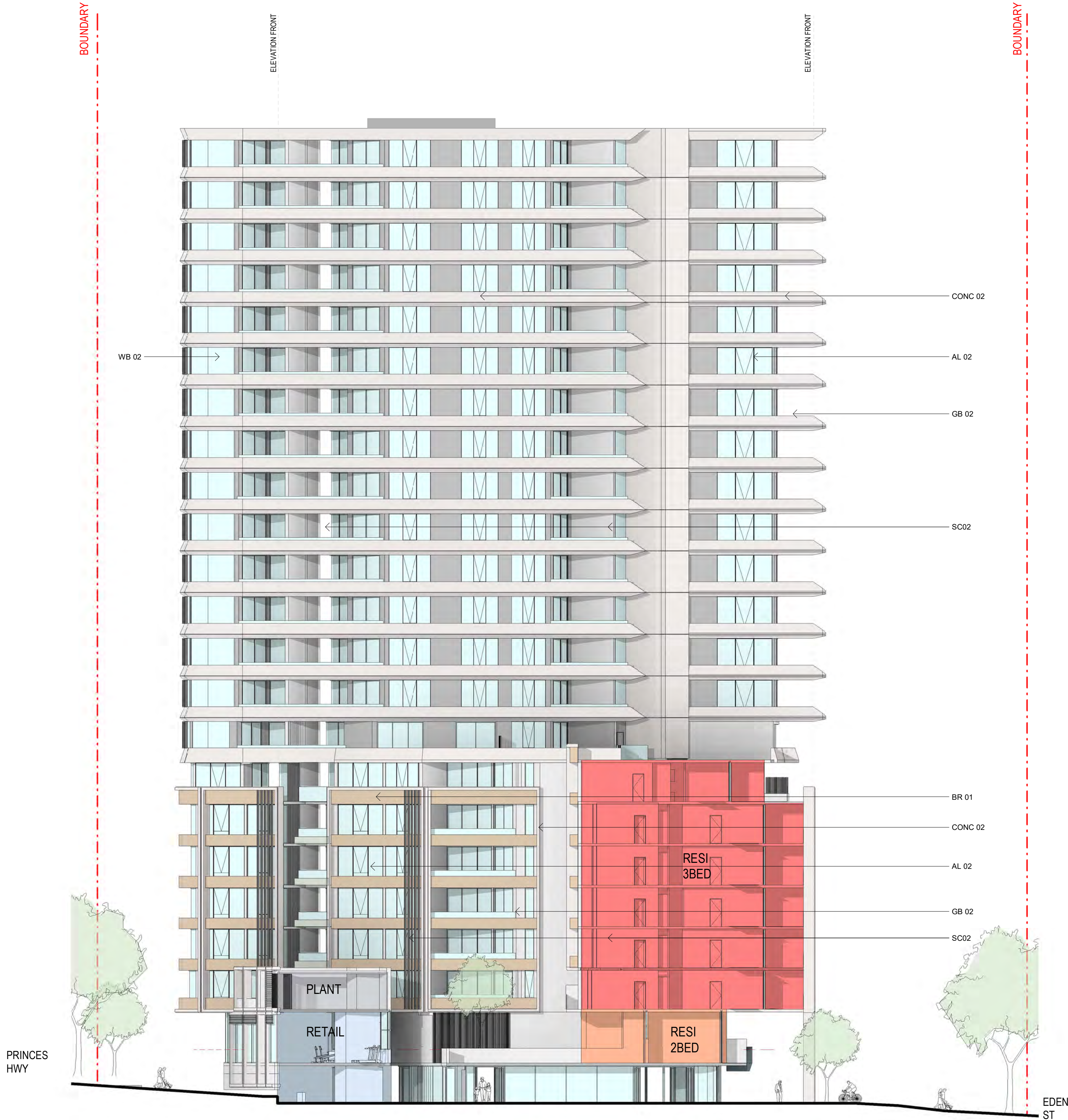
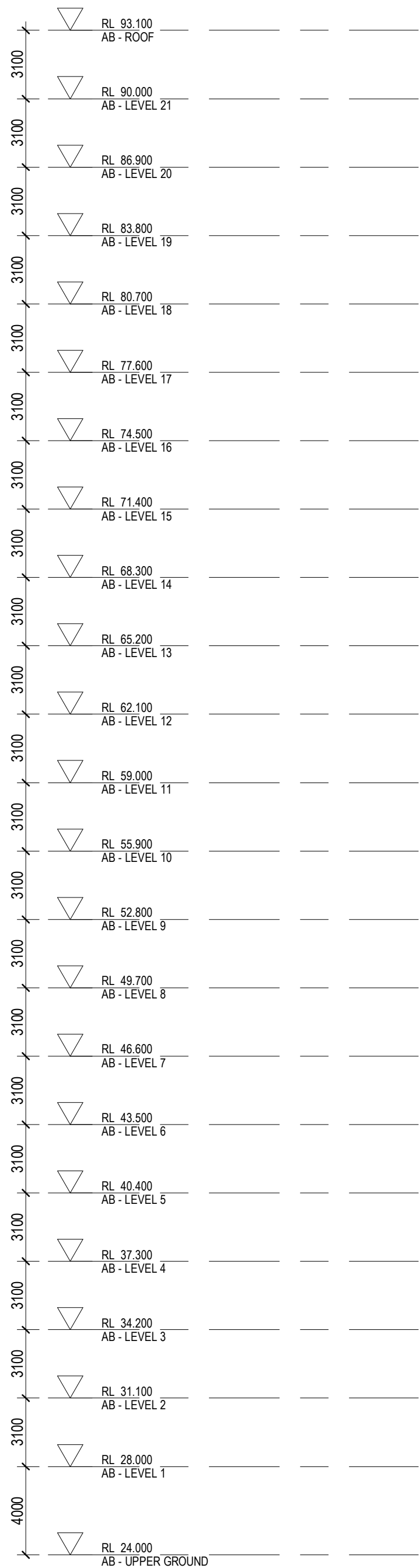




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**Granted on: 1 August 2022**

**Signed: AW**                      **Sheet No: 125 of 238**



## METAL

- |         |   |
|---------|---|
| MT 01 - | METAL FACADE ELEMENTS<br>SILVER/GREY TITANIUM                       |
| MT 02 - | METAL FACADE ELEMENTS AND<br>CLADDING TEAL ZINC                     |
| MT 03 - | METAL FACADE ELEMENTS AND<br>CLADDING BLACK                         |
| MT 04 - | FEATURE METAL TO ENTRANCES<br>AND KIOSK BRUSHED<br>ALUMINUM/SIMILAR |
| PT-01 - | PREFINISHED PANEL /<br>METAL PANEL, BRONZE LOOK                     |

## CONCRETE

- |           |                                   |
|-----------|-----------------------------------|
| CONC 01 - | PRECAST CONCRETE GLOSS FINISH     |
| CONC 02 - | PRECAST CONCRETE WHITE            |
| CONC 03 - | PRECAST CONCRETE BLACK            |
| CONC 04 - | CONCRETE DARK FINISH              |
| CONC 05 - | PROFILED PANEL, WITH DARK FINISH  |
| CONC 06 - | PROFILED PANEL, WITH LIGHT FINISH |

## BRICK

- |         |  |
|---------|--|
| BR 01 - | BRICK, NATURAL. STRETCHER BOND PATTERN |
| BR 02 - | BRICK, GLASS. STRETCHER BOND PATTERN   |

## SCREENS

- |         |   |
|---------|---|
| SC 01 - | PERFORATED SCREENS<br>BRONZE/GOLD METAL |
| SC 02 - | VERTICAL BATTEN SCREEN<br>TO MATCH MT01 |
| SC 03 - | VERTICAL BATTEN SCREEN<br>OFF WHITE     |
| SC 04 - | VERTICAL BATTEN SCREEN<br>TO MATCH MT03 |

## ALUMINIUM FRAMED GLAZING AND BALUSTRADES

- |         |                                     |
|---------|-------------------------------------|
| GB 01 - | GLASS BALUSTRADE WITH GREY GLASS    |
| GB 02 - | CLEAR GLASS                         |
| GB 03 - | BRONZE GLASS                        |
| GB 04 - | GLASS BALUSTRADE WITH FRITTED GLASS |
| AL 01 - | ALUMINUM FRAMED WINDOW GREY GLASS   |
| AL 02 - | CLEAR GLASS                         |
| AL 03 - | BRONZE GLASS                        |
| WG 01 - | WINTERGARDEN GREY GLASS             |
| WG 02 - | CLEAR GLASS                         |
| MB 01 - | METAL BALUSTRADE TEAL ZINC COLOUR   |
| MB 02 - | METAL BALUSTRADE PERFORATED METAL   |
| MB 03 - | METAL BALUSTRADE PALISADE           |

## DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3020	D

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	21/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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

Client

---

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

The logo for Billbergia Group Pty Ltd features a stylized blue bird-like shape with a green leaf-like shape integrated into its base.

**GROUP GSA**

Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
[www.groupgsa.com](http://www.groupgsa.com)

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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title

---

Eden Street Arncliffe

Drawing title

TOWER B - NORTH EAST  
ELEVATION

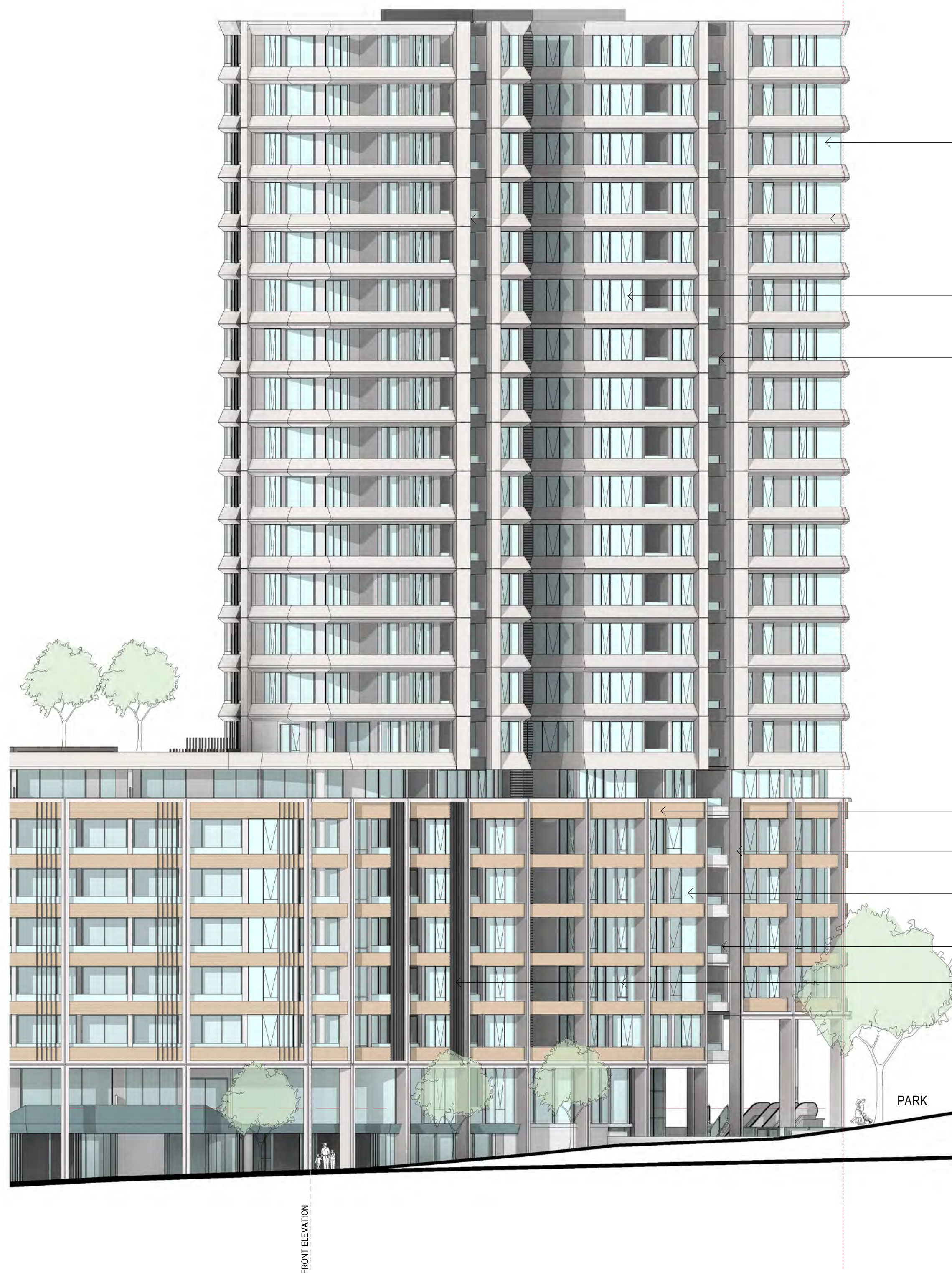
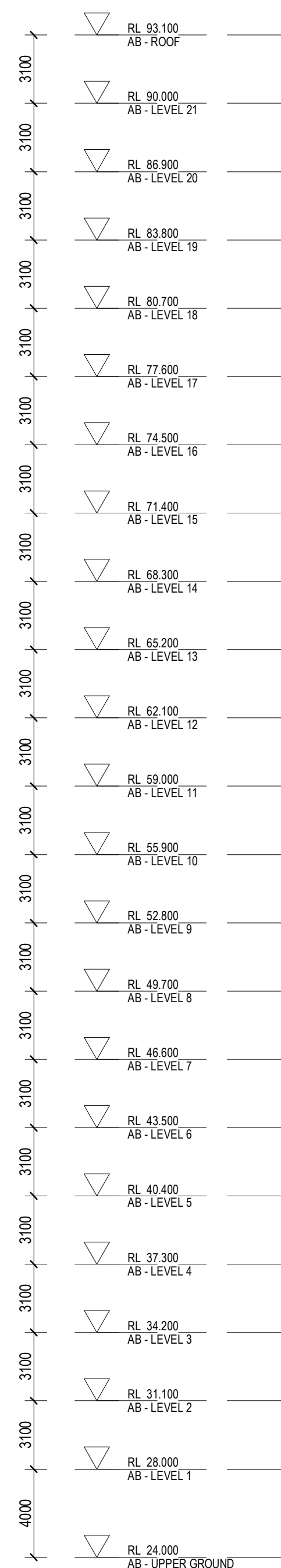
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Do not scale drawings. Use figured Dimensions.





**Granted on: 1 August 2022**

**Signed: AW**      **Sheet No: 126 of 238**



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

## DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		20/12/21	
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3021	D

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	21/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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

Client

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



**Billbergia**  
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**GROUP GSA**

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[www.groupgsa.com](http://www.groupgsa.com)

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architecture interior design urban design landscape  
pnm.architect | Lisa-Marée Carrigan 7568

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title

---

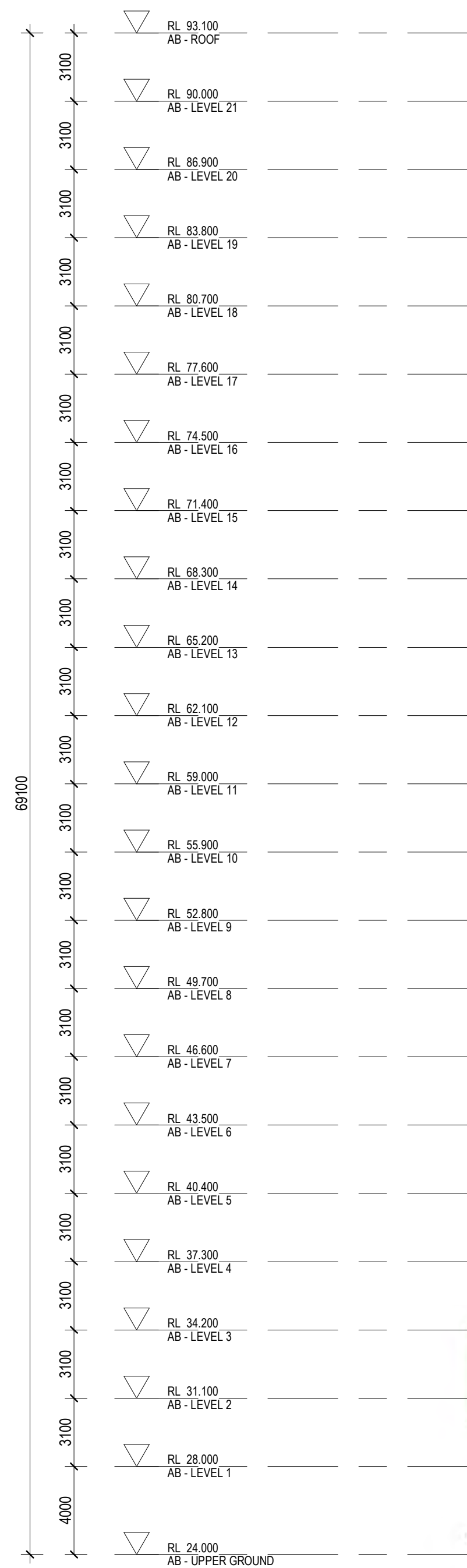
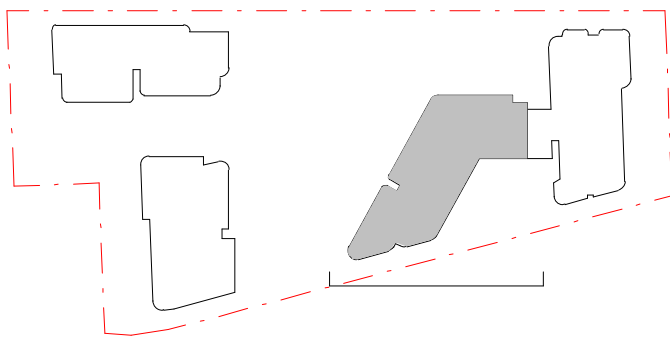
Eden Street Arncliffe

Drawing title

TOWER B - NORTH WEST  
ELEVATION

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



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

Granted on: 1 August 2022

Signed: AW Sheet No: 127 of 238

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	21/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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

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

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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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title  
**Eden Street Arncliffe**  
Drawing Title  
**TOWER B - SOUTH EAST  
ELEVATION**  
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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	J.K, S.M, A.R, E.C, A.F	
				20/12/21
Scale	Project No	Drawing No	Issue	
As indicated	180319	DA 3022	D	





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: 128 of 238

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	21/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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		
		
	Billbergia	
	creating communities®	

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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

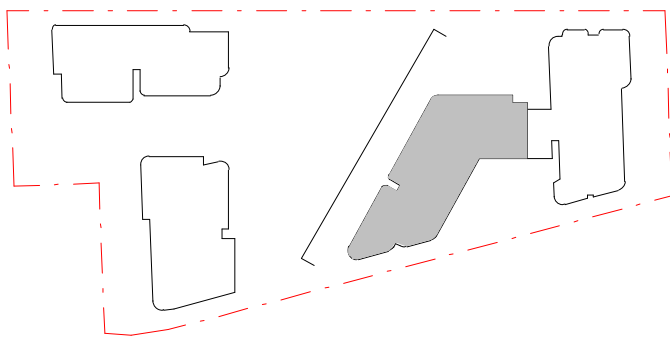
Project Title

Eden Street Arncliffe

Drawing Title

TOWER B - WEST ELEVATION

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Do not scale drawings. Use figured Dimensions.



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

## DA SUBMISSION

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

25/05/2022 1:20:29 PM





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Approved Application No: SSD 11429726

Signed: AW      Sheet No: 129 of 238



## CONCRETE

BRICK

## SCREENS

## ALUMINIUM FRAMED GLAZING AND BALUSTRADES

DA SUBMISSION

Amendments		
Issue	Description	Date

Client

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



**Billbergia**  
*creating communities®*

RFI RESPONSE -  
CLARIFY SETBACK CLARITY PODIUM

Drawing Title  
TOWER C - NORTH EAST  
ELEVATION

Project Title

Eden Street Arncliffe

Drawing Title

TOWER C - NORTH EAST 20/12/21

ELEVATION Scale      Project No      Drawing No      Issue

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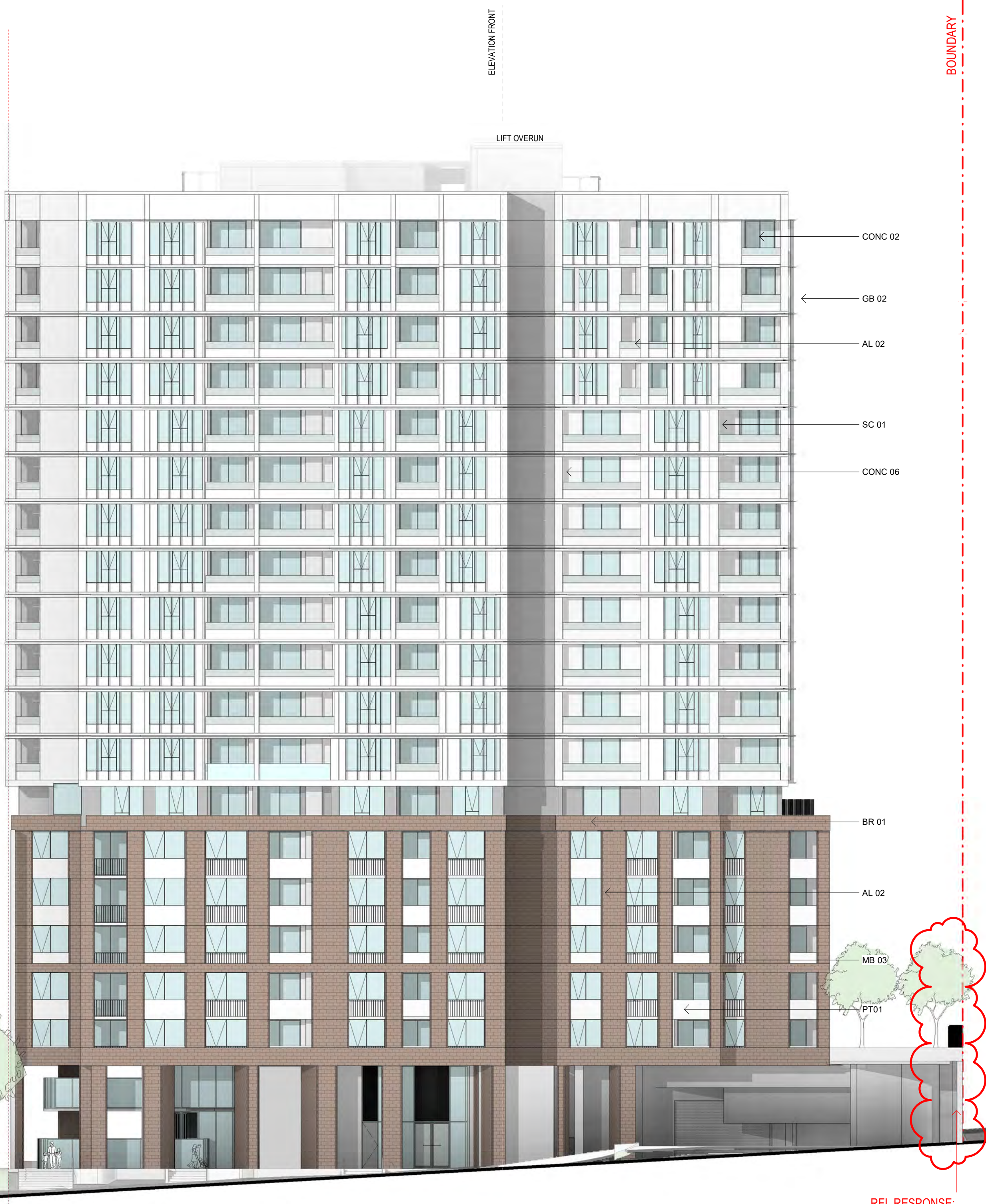
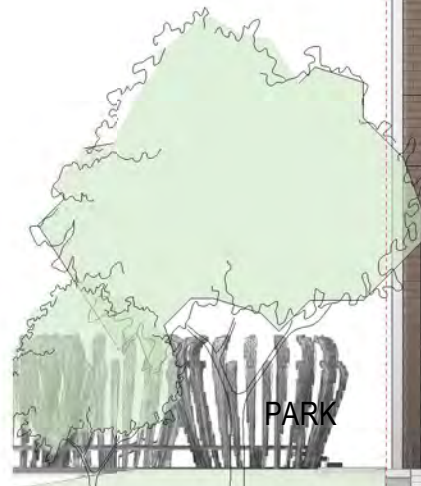
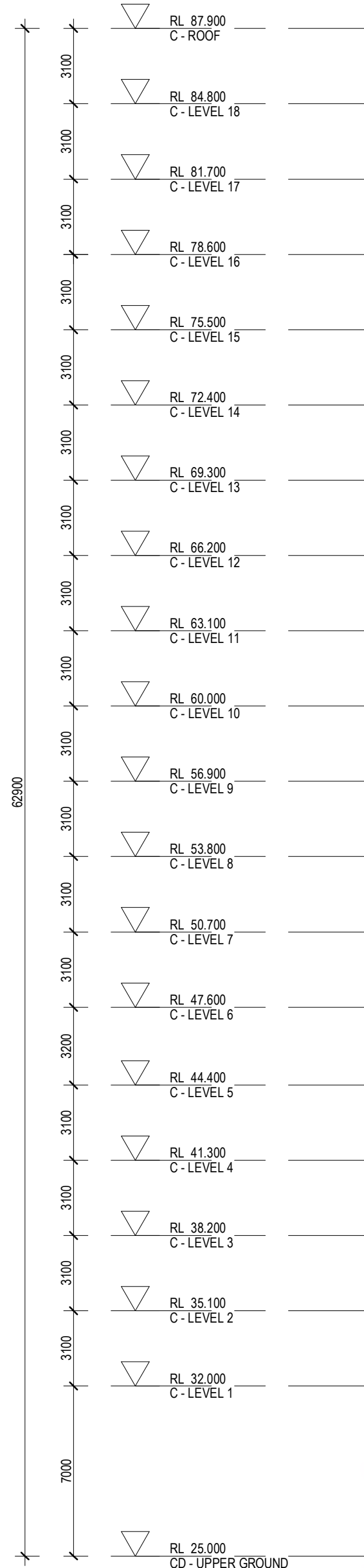
Do not scale drawings. Use figured Dimensions.



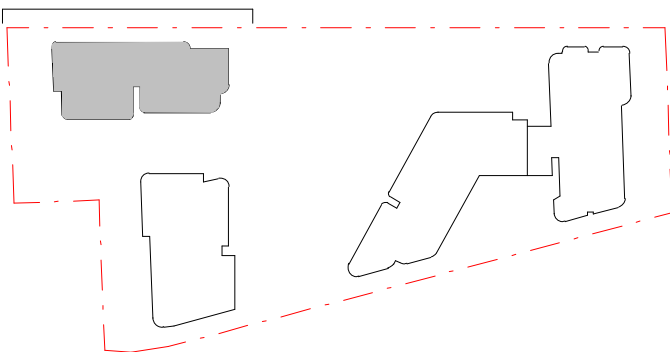


Granted on: 1 August 2022

Signed: **AW**                      Sheet No: 130 of 238



RFI RESPONSE:  
AMENDED PLANTER PLACEMENT  
AMENDED NO SETBACK CLARITY



## METAL

- |         |   |
|---------|---|
| MT 01 - | METAL FACADE ELEMENTS<br>SILVER/GREY TITANIUM                       |
| MT 02 - | METAL FACADE ELEMENTS AND<br>CLADDING TEAL ZINC                     |
| MT 03 - | METAL FACADE ELEMENTS AND<br>CLADDING BLACK                         |
| MT 04 - | FEATURE METAL TO ENTRANCES<br>AND KIOSK BRUSHED<br>ALUMINUM/SIMILAR |
| PT-01 - | PREFINISHED PANEL /<br>METAL PANEL, BRONZE LOOK                     |

## CONCRETE

- |           |                                   |
|-----------|-----------------------------------|
| CONC 01 - | PRECAST CONCRETE GLOSS FINISH     |
| CONC 02 - | PRECAST CONCRETE WHITE            |
| CONC 03 - | PRECAST CONCRETE BLACK            |
| CONC 04 - | CONCRETE DARK FINISH              |
| CONC 05 - | PROFILED PANEL, WITH DARK FINISH  |
| CONC 06 - | PROFILED PANEL, WITH LIGHT FINISH |

## BRICK

- |         |   |
|---------|---|
| BR 01 - | BRICK, NATURAL. STRETCHER<br>BOND PATTERN |
| BR 02 - | BRICK, GLASS. STRETCHER BOND<br>PATTERN   |

## SCREENS

- |         |   |
|---------|---|
| SC 01 - | PERFORATED SCREENS<br>BRONZE/GOLD METAL |
| SC 02 - | VERTICAL BATTEN SCREEN<br>TO MATCH MT01 |
| SC 03 - | VERTICAL BATTEN SCREEN<br>OFF WHITE     |
| SC 04 - | VERTICAL BATTEN SCREEN<br>TO MATCH MT03 |

## ALUMINIUM FRAMED GLAZING AND BALUSTRADES

- |         |                                     |
|---------|-------------------------------------|
| GB 01 - | GLASS BALUSTRADE WITH GREY GLASS    |
| GB 02 - | CLEAR GLASS                         |
| GB 03 - | BRONZE GLASS                        |
| GB 04 - | GLASS BALUSTRADE WITH FRITTED GLASS |
| AL 01 - | ALUMINUM FRAMED WINDOW GREY GLASS   |
| AL 02 - | CLEAR GLASS                         |
| AL 03 - | BRONZE GLASS                        |
| WG 01 - | WINTERGARDEN GREY GLASS             |
| WG 02 - | CLEAR GLASS                         |
| MB 01 - | METAL BALUSTRADE TEAL ZINC COLOUR   |
| MB 02 - | METAL BALUSTRADE PERFORATED METAL   |
| MB 03 - | METAL BALUSTRADE PALISADE           |

## DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3031	G

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR INFORMATION	30/03/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
A	ISSUED FOR RFI NO.1	09/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR RFI NO.2	14/04/2022
F	ISSUED FOR RFI NO.3	04/04/2022
G	ISSUED FOR DPIE	25/05/2022

Amendments		
Issue	Description	Date

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

Client

---

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

The logo for Billbergia Group Pty Ltd features a stylized blue bird-like shape with a green leaf-like shape below it, both composed of curved lines.

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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title

---

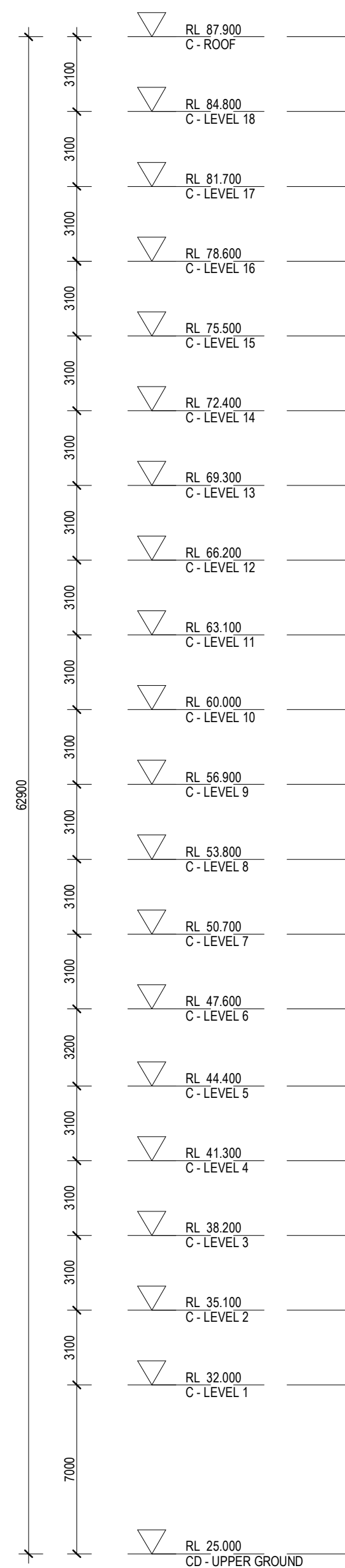
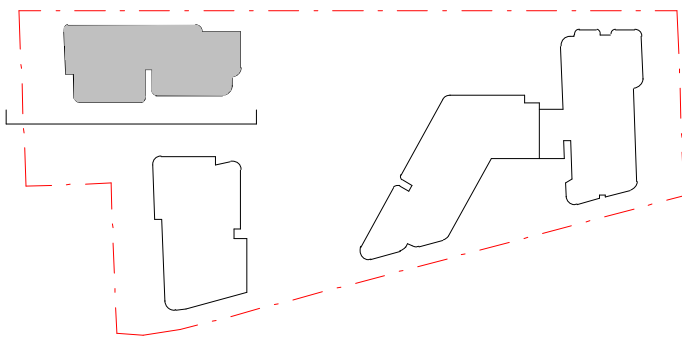
Eden Street Arncliffe

Drawing Title  
TOWER C - NORTH WEST  
ELEVATION

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All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.





#### METAL

- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
- MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
- PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK

#### CONCRETE

- CONC 01 - PRECAST CONCRETE GLOSS FINISH
- CONC 02 - PRECAST CONCRETE WHITE
- CONC 03 - PRECAST CONCRETE BLACK
- CONC 04 - CONCRETE DARK FINISH
- CONC 05 - PROFILED PANEL, WITH DARK FINISH
- CONC 06 - PROFILED PANEL, WITH LIGHT FINISH

#### BRICK

- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
- BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN

#### SCREENS

- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
- SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
- SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
- SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03

#### ALUMINIUM FRAMED GLAZING AND BALUSTRADES

- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
- GB 02 - CLEAR GLASS
- GB 03 - BRONZE GLASS
- GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
- AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
- AL 02 - CLEAR GLASS
- AL 03 - BRONZE GLASS
- WG 01 - WINTERGARDEN GREY GLASS
- WG 02 - CLEAR GLASS
- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
- MB 02 - METAL BALUSTRADE PERFORATED METAL
- MB 03 - METAL BALUSTRADE PALISADE



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: 131 of 238

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED FOR INFORMATION	30/03/2021
3	ISSUED TO BASIX	28/04/2021
4	ISSUED FOR CONSULTANTS	10/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DPIE	25/05/2022

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, 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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title  
Eden Street Arncliffe  
Drawing Title  
TOWER C - SOUTH EAST  
ELEVATION

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#### DA SUBMISSION


Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3032	E

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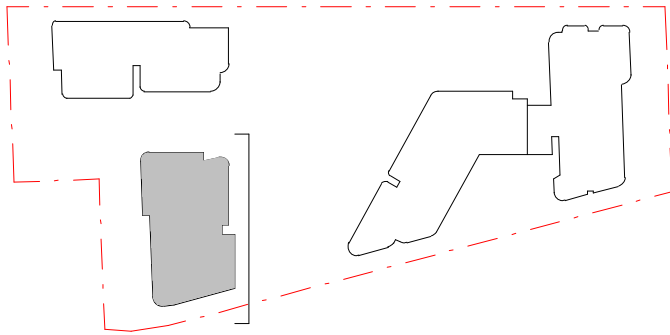
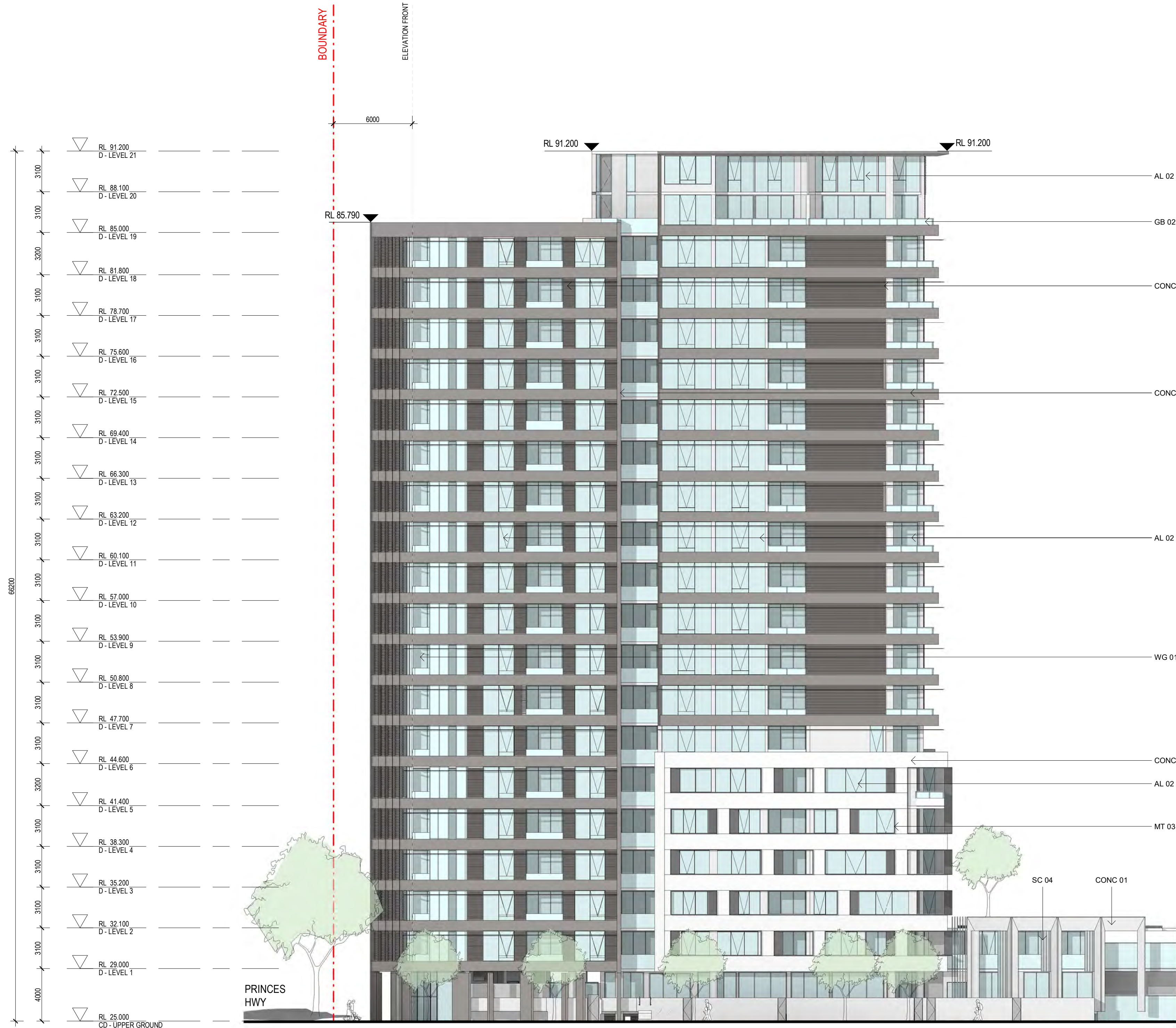


Department of Planning  
and Environment

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

Granted on: 1 August 2022

Signed: AW      Sheet No: 133 of 238



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

Amendments		
Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021
2	ISSUED TO BASIX	28/04/2021
3	ISSUED FOR CONSULTANTS	10/05/2021
4	ISSUED FOR INFORMATION	24/05/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	01/07/2021
C	ISSUED FOR REVIEW	08/11/2021
D	ISSUED FOR DA	22/12/2021
E	ISSUED FOR DPIE	25/05/2022

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 Angus St, Meadowbank, NSW, 2114	



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Level 7, 60 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com  
T +612 9361 4144 F +612 9332 3458  
architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title

Eden Street Arncliffe

Drawing Title


TOWER D - NORTH EAST  
ELEVATION

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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	J.K, S.M, A.R, E.C, A.F	
				20/12/21
Scale	Project No	Drawing No	Issue	
As indicated	180319	DA 3040	E	

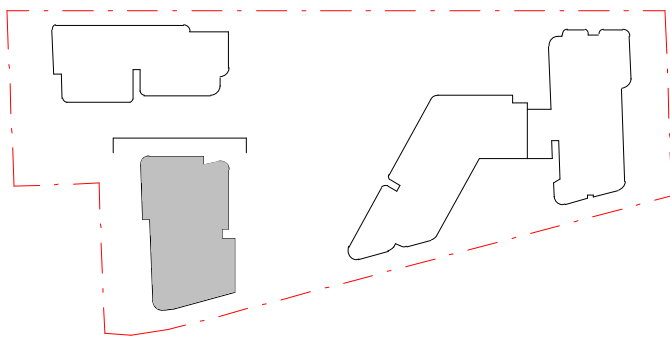
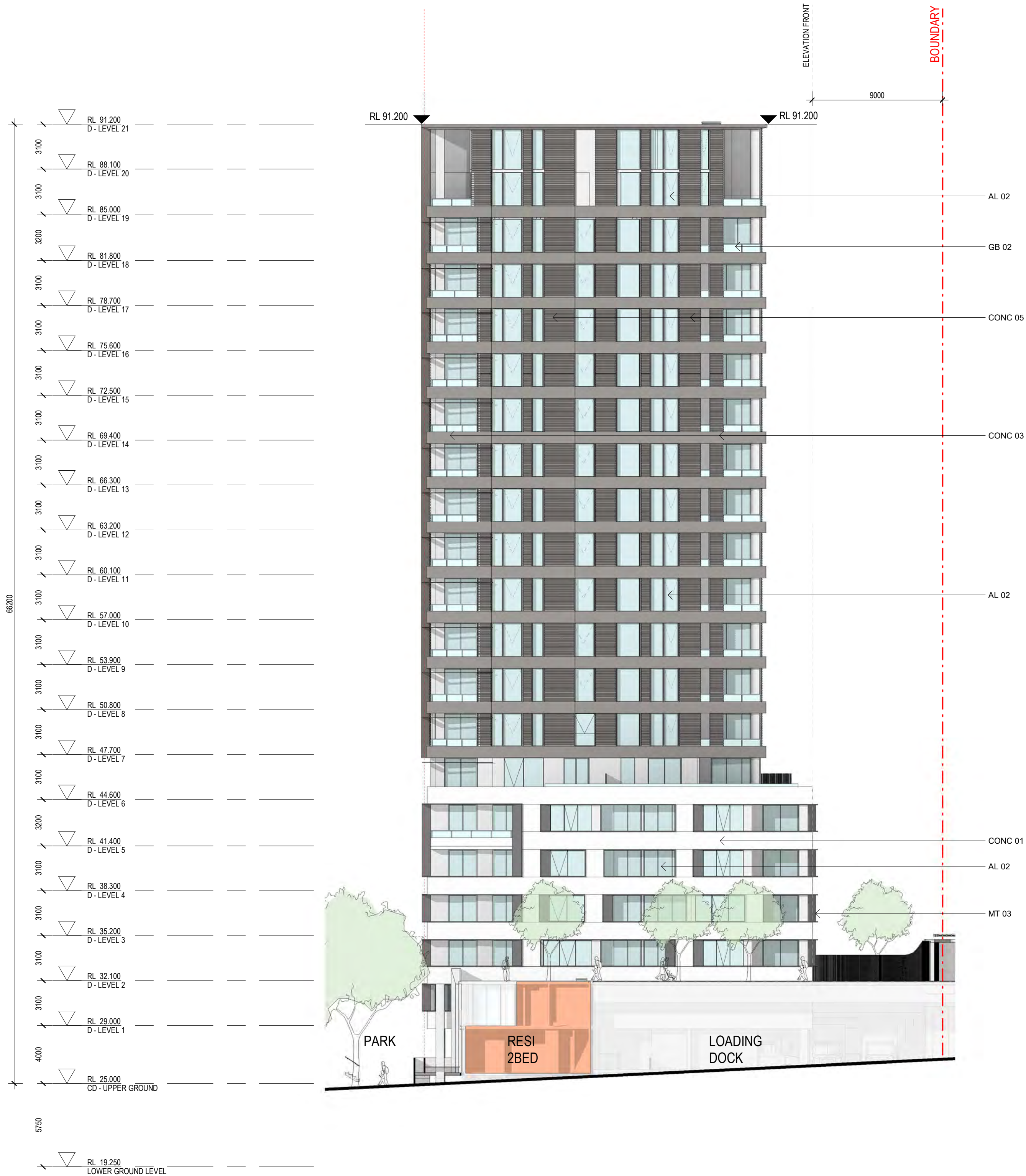
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Approved Application No: SSD 11429726  
  
Granted on: 1 August 2022  
  
Signed: AW      Sheet No: 134 of 238



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

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	24/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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

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



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Australia 2011  
www.groupgsa.com

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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title  
Eden Street Arncliffe

Drawing Title  
TOWER D - NORTH WEST  
ELEVATION

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DA SUBMISSION				
Plotted and checked by PDS				
Verified	PDS	Approved	LMC	
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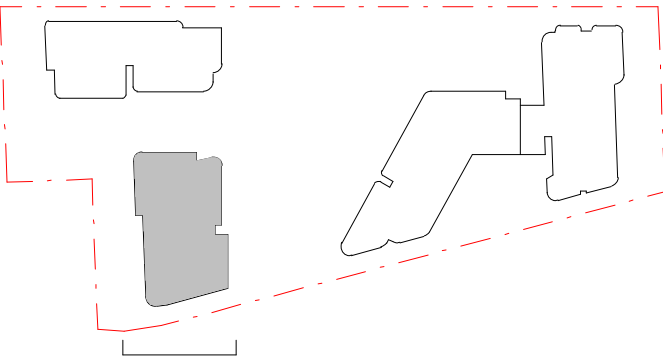
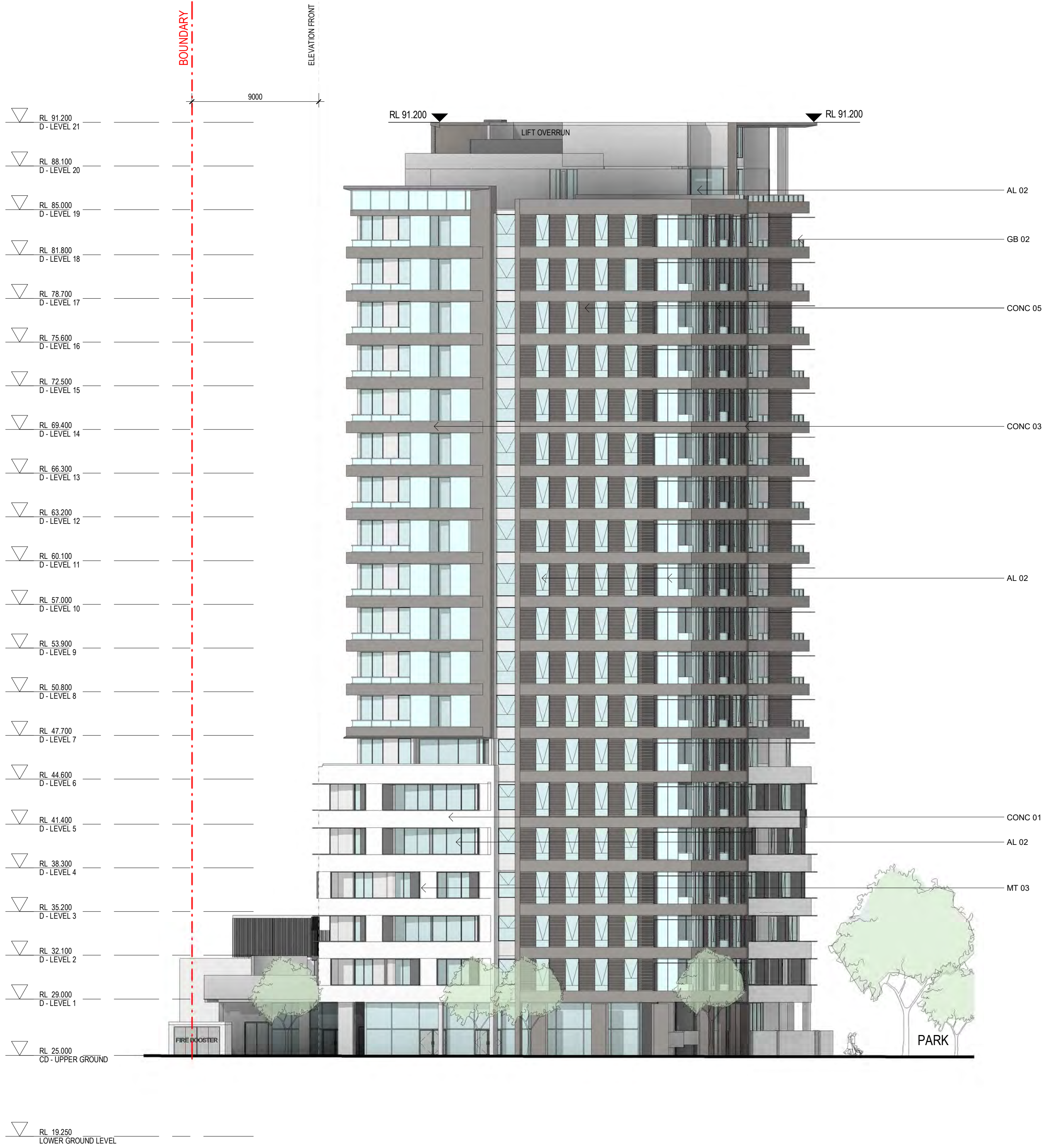
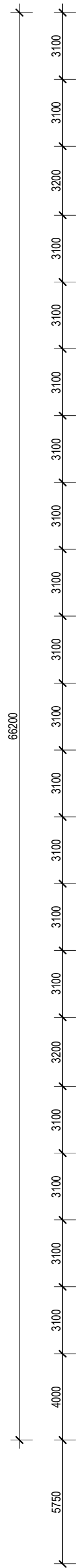


Department of Planning  
and Environment

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

Granted on: 1 August 2022

Signed: AW      Sheet No: 135 of 238



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

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) J.K, S.M, A.R, E.C, A.F	
20/12/21			
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 3042	E

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	24/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	01/07/2021			
C	ISSUED FOR REVIEW	08/11/2021			
D	ISSUED FOR DA	22/12/2021			
E	ISSUED FOR DPIE	25/05/2022			

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

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

Billbergia  
creating communities®

GROUP GSA

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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

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title

Eden Street Arncliffe

Drawing Title

TOWER D - SOUTH EAST  
ELEVATION

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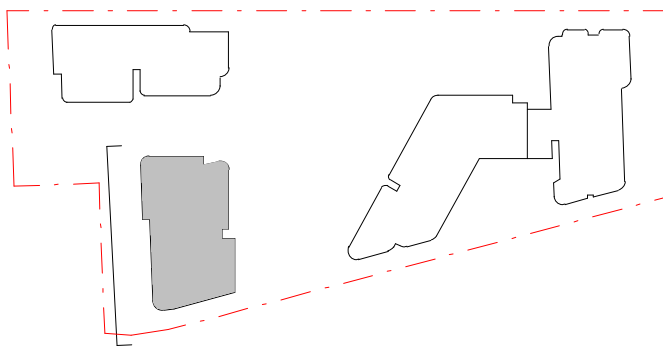
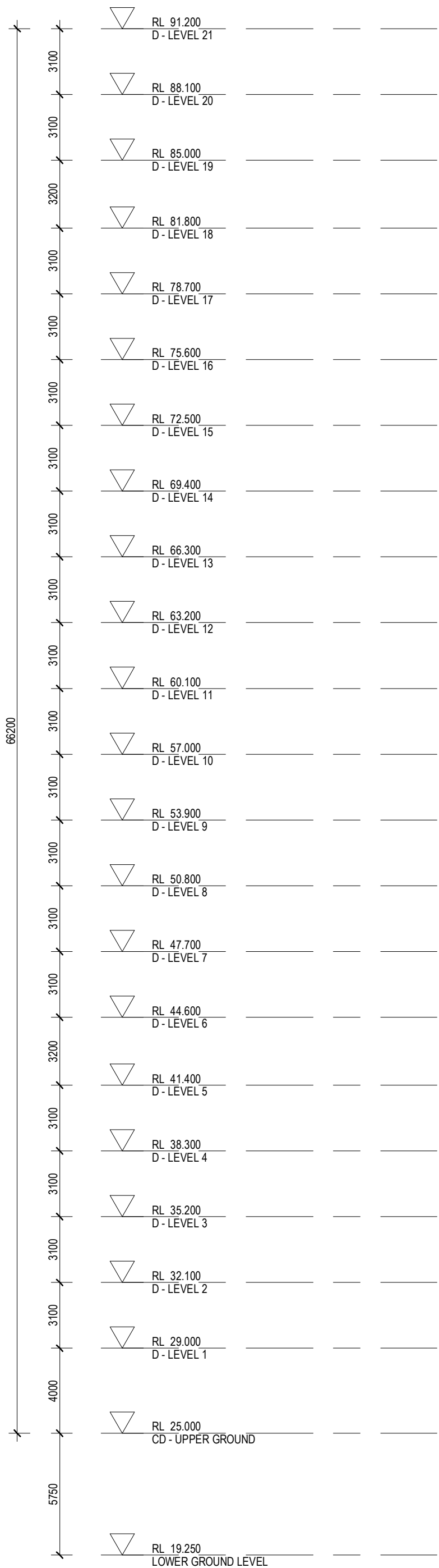


Department of Planning  
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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 136 of 238



METAL

- MT 01 - METAL FACADE ELEMENTS SILVER/GREY TITANIUM
- MT 02 - METAL FACADE ELEMENTS AND CLADDING TEAL ZINC
- MT 03 - METAL FACADE ELEMENTS AND CLADDING BLACK
- MT 04 - FEATURE METAL TO ENTRANCES AND KIOSK BRUSHED ALUMINUM/SIMILAR
- PT-01 - PREFINISHED PANEL / METAL PANEL, BRONZE LOOK

CONCRETE

- CONC 01 - PRECAST CONCRETE GLOSS FINISH
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- CONC 04 - CONCRETE DARK FINISH
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- CONC 06 - PROFILED PANEL, WITH LIGHT FINISH

BRICK

- BR 01 - BRICK, NATURAL. STRETCHER BOND PATTERN
- BR 02 - BRICK, GLASS. STRETCHER BOND PATTERN

SCREENS

- SC 01 - PERFORATED SCREENS BRONZE/GOLD METAL
- SC 02 - VERTICAL BATTEN SCREEN TO MATCH MT01
- SC 03 - VERTICAL BATTEN SCREEN OFF WHITE
- SC 04 - VERTICAL BATTEN SCREEN TO MATCH MT03

ALUMINIUM FRAMED GLAZING AND BALUSTRADES

- GB 01 - GLASS BALUSTRADE WITH GREY GLASS
- GB 02 - CLEAR GLASS
- GB 03 - BRONZE GLASS
- GB 04 - GLASS BALUSTRADE WITH FRITTED GLASS
- AL 01 - ALUMINIUM FRAMED WINDOW GREY GLASS
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- WG 01 - WINTERGARDEN GREY GLASS
- WG 02 - CLEAR GLASS
- MB 01 - METAL BALUSTRADE TEAL ZINC COLOUR
- MB 02 - METAL BALUSTRADE PERFORATED METAL
- MB 03 - METAL BALUSTRADE PALISADE

DA SUBMISSION

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

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	19/03/2021			
2	ISSUED TO BASIX	28/04/2021			
3	ISSUED FOR CONSULTANTS	10/05/2021			
4	ISSUED FOR INFORMATION	24/05/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR REVIEW	08/11/2021			
C	ISSUED FOR DA	22/12/2021			
D	ISSUED FOR DPIE	25/05/2022			

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
	Billbergia
	creating communities®



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Level 7, 80 William St East Sydney NSW  
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

DPIE RESPONSE:  
REMOVED 70M LEP HEIGHT LINE  
BOUNDARY LINE SET TO FRONT ELEVATION

Project Title  
Eden Street Arncliffe  
Drawing Title  
TOWER D - SOUTH WEST  
ELEVATION

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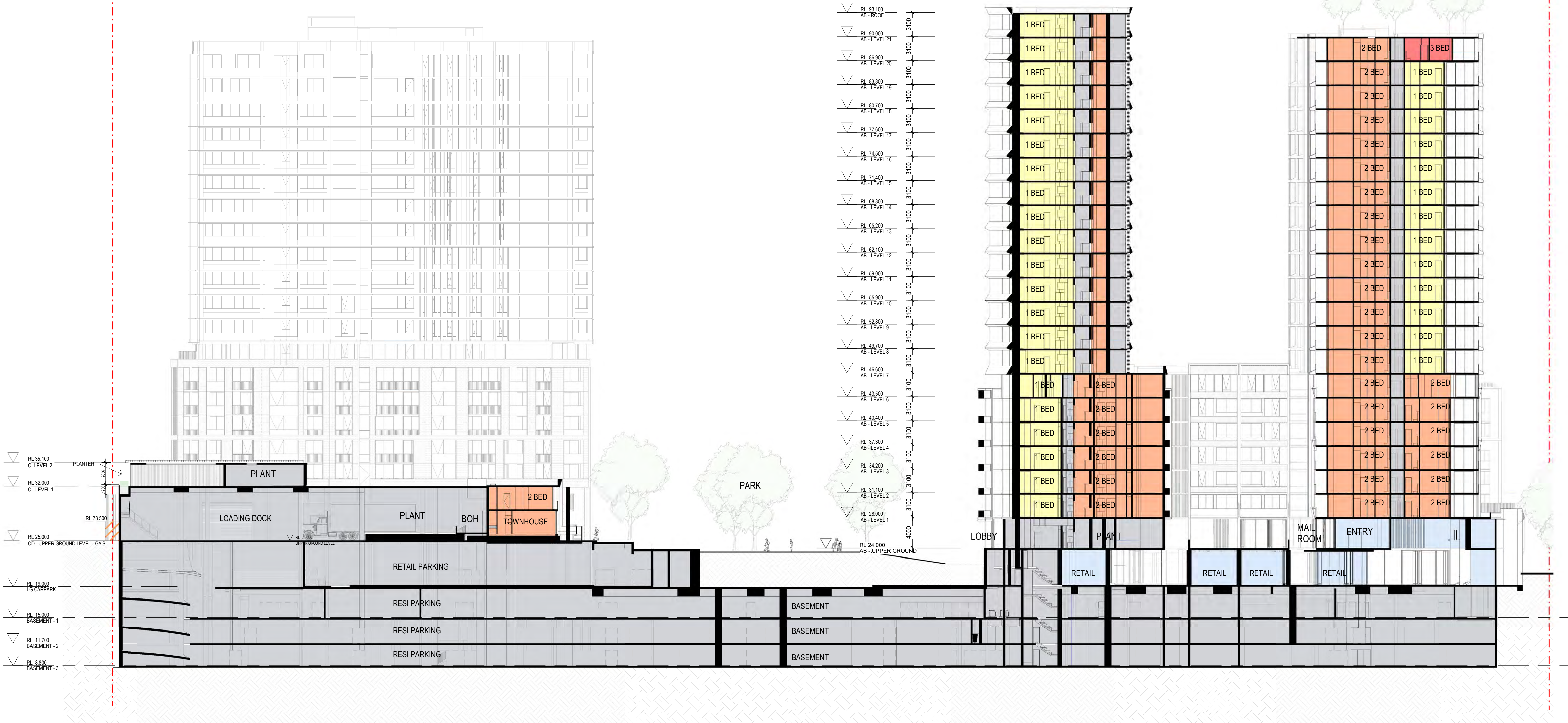
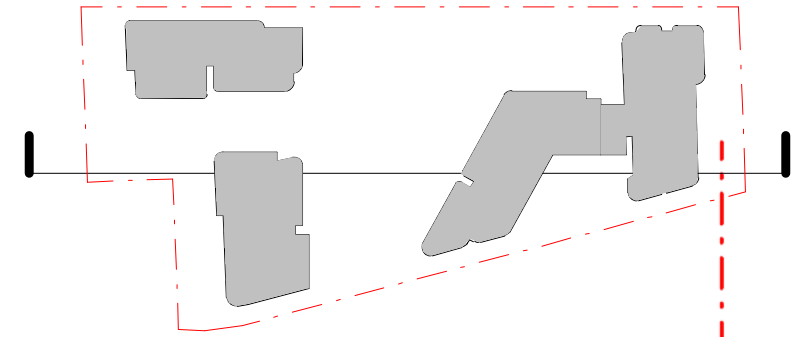


Department of Planning  
and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 137 of 238



# OVERALL SECTION 1

1:250

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

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

**TTW**  
**STANTEC**  
**JHA**

Client  
**Billbergia Group Pty Ltd**  
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Meadowbank, NSW, 2114

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architecture interior design urban design landscape  
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Project Title  
**Eden Street Arncliffe**

Drawing Title  
**OVERALL SECTION - 1**

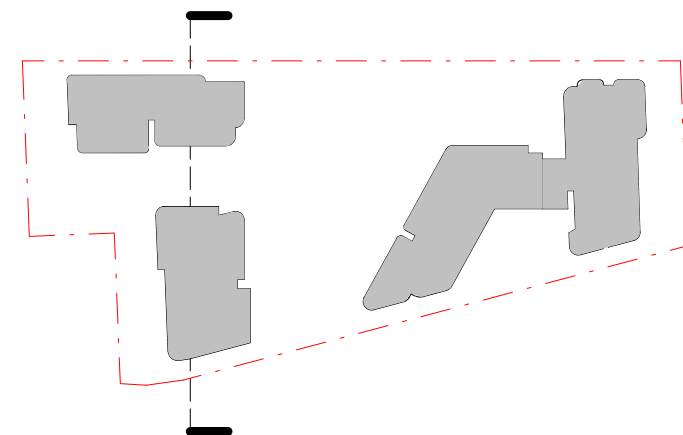
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## DA SUBMISSION

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

22/12/2021 10:23:48 PM





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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 138 of 238



1 OVERALL SECTION 2  
1 : 250

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

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

Client  
**Billbergia Group Pty Ltd**  
Suite 101, 25 Angus St,  
Meadowbank, NSW, 2114  
**Billbergia**  
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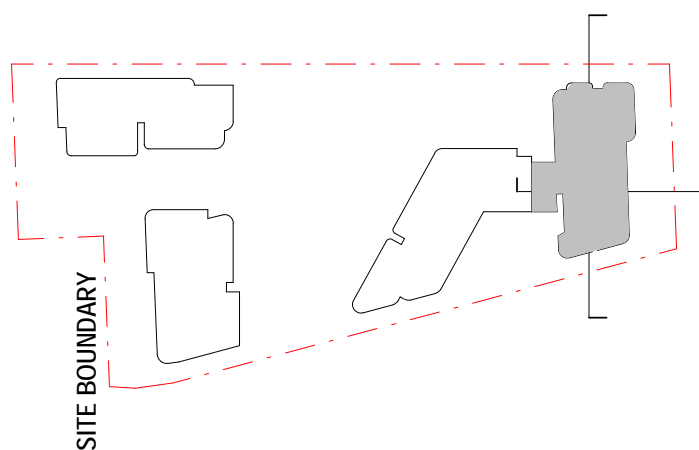
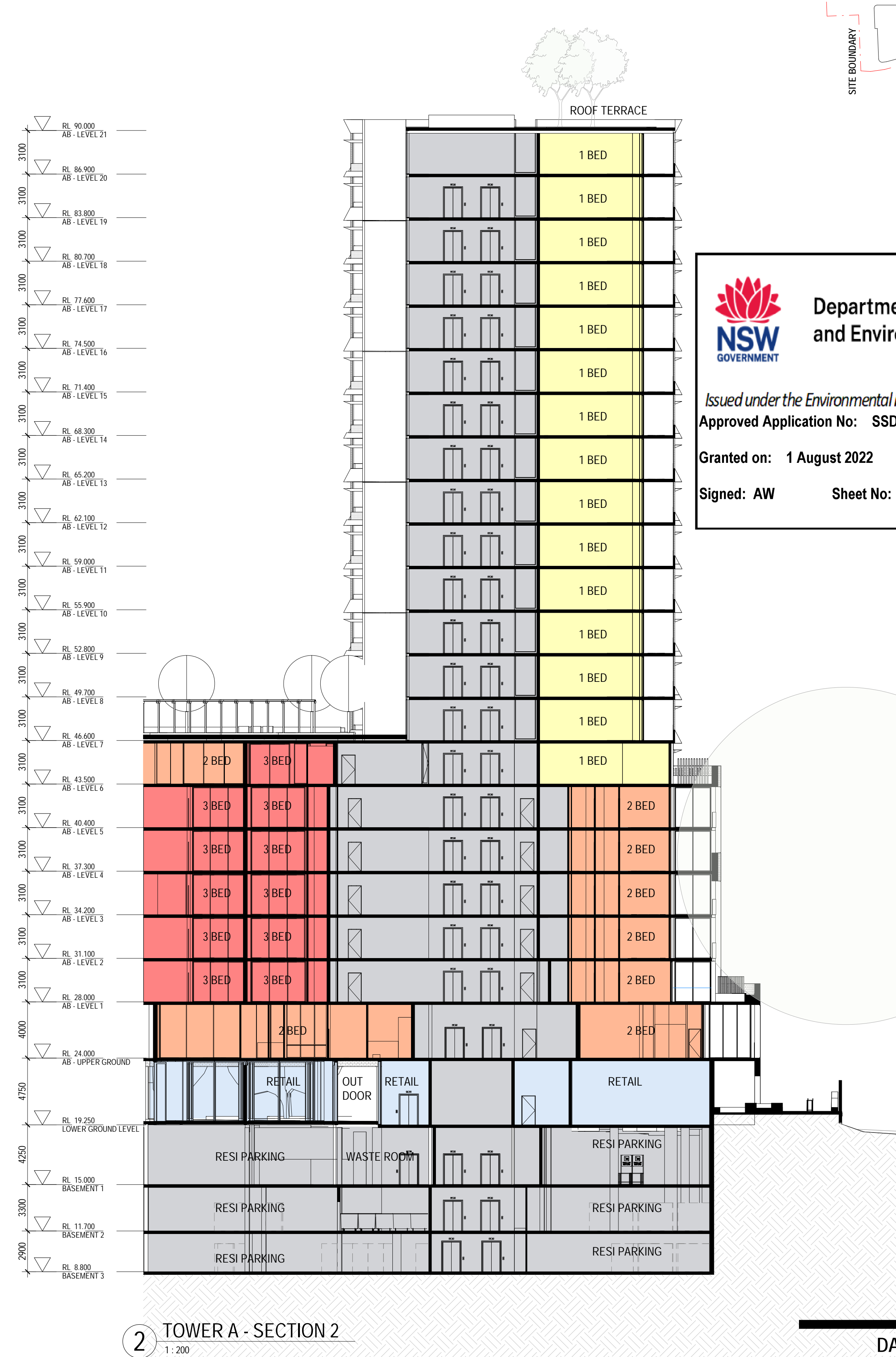
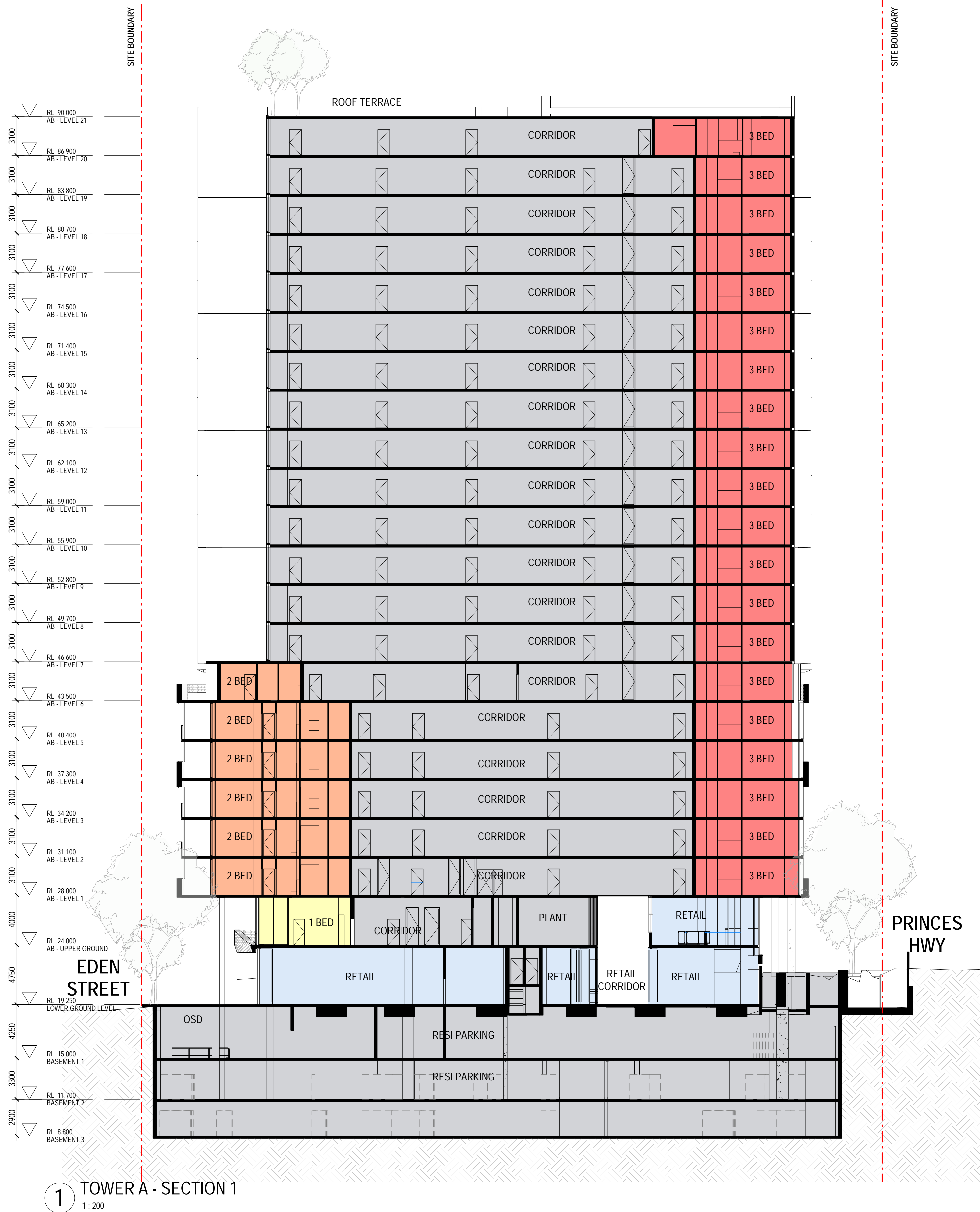
**GROUP GSA**  
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

Project Title  
**Eden Street Arncliffe**  
Drawing Title  
**OVERALL SECTION - 2**  
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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	03/15/21
Scale	Project No	Drawing No	Issue	
1 : 250	180319	DA 3051	B	

21/12/2021 11:56:47 AM







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Approved Application No: **SSD 11429726**

Granted on: **1 August 2022**

Signed: **AW**      Sheet No: **139** of **238**

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

Consultant

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

TTW

Mechanical / Acoustic / Fire Engineer  
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St Leonards NSW 2065  
Consultant

STANTEC

Hydraulics  
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NSW 2060

JHA

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

Project Title

Eden Street Arncliffe

Drawing Title

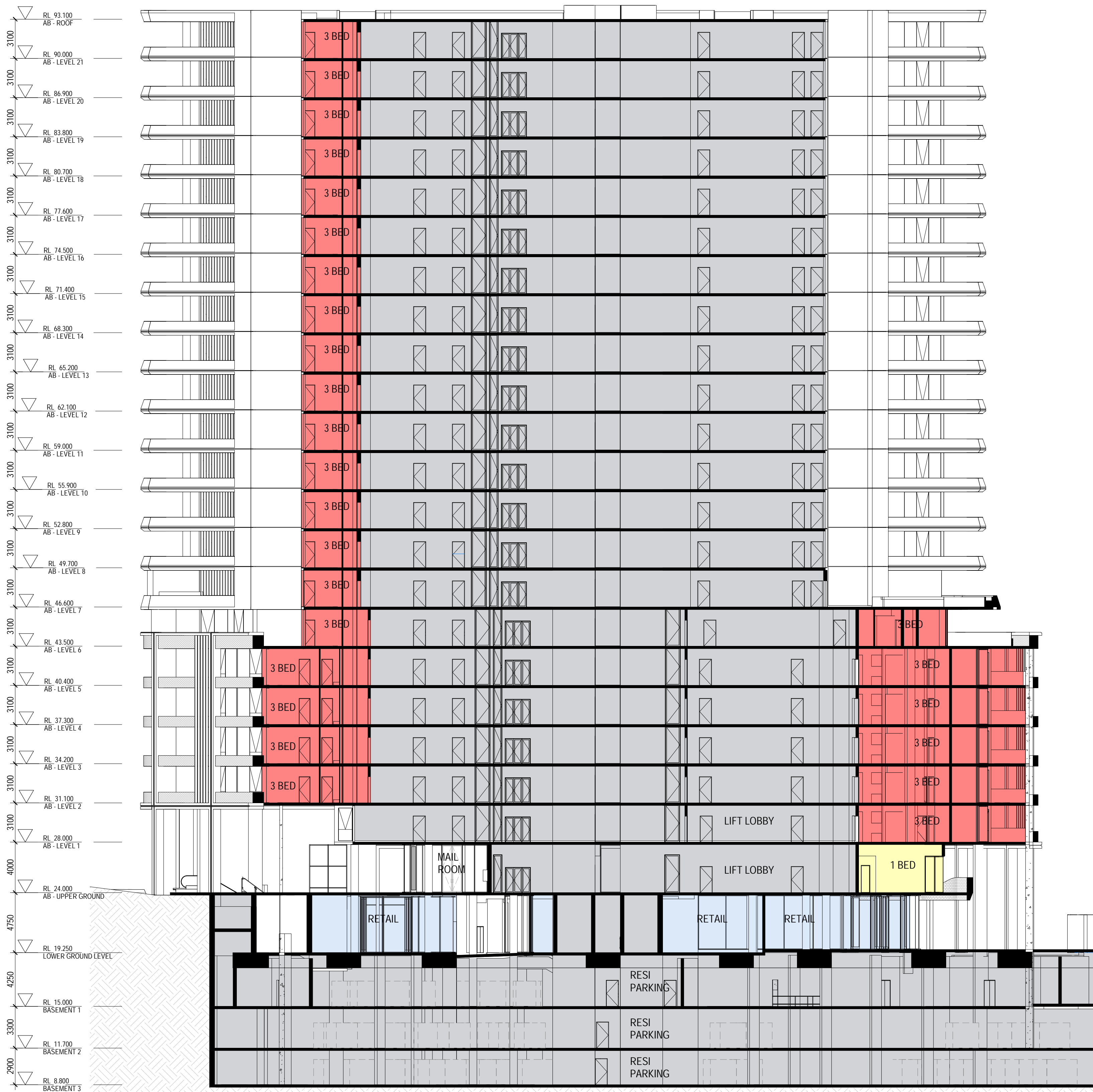
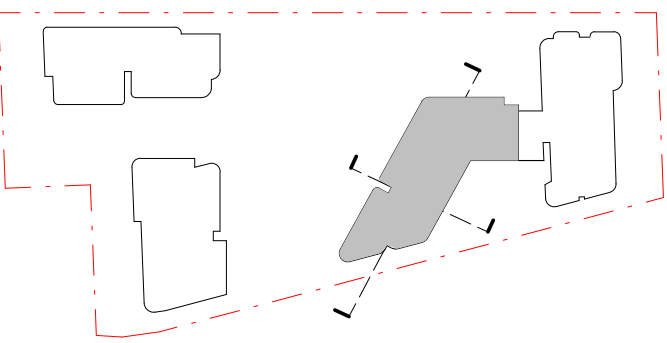
TOWER A - SECTION

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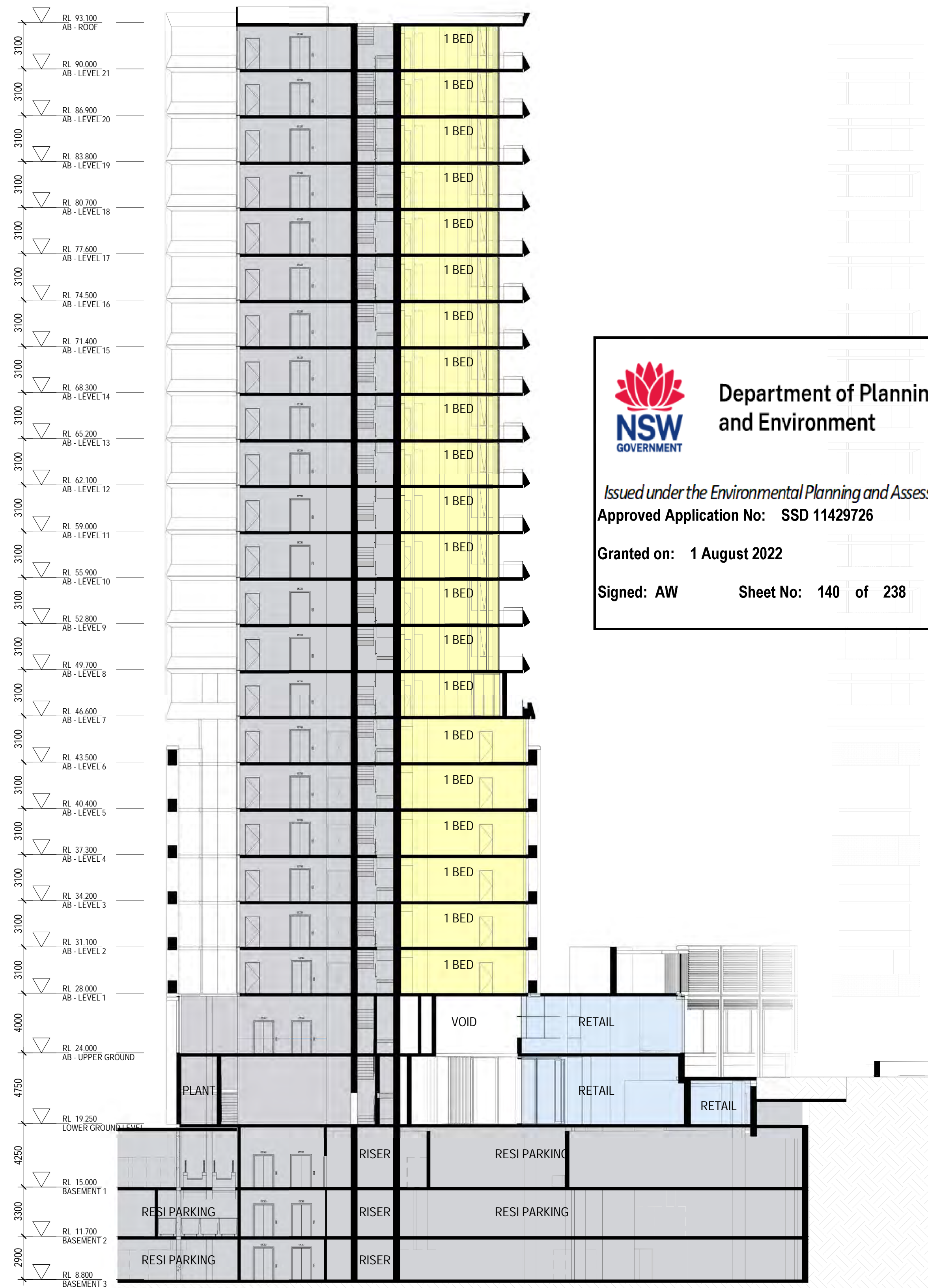
DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	09/02/20
Scale	Project No	Drawing No	Issue	
1 : 200	180319	DA 3100	B	

21/12/2021 11:56:03 AM





1 TOWER B - SECTION 1  
1 : 200



2 TOWER B - SECTION 2  
1 : 200

 **Department of Planning and Environment**

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**Approved Application No: SSD 11429726**

**Granted on: 1 August 2022**

**Signed: AW** **Sheet No: 140 of 238**

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

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

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

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

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

Project Title  
**Eden Street Arncliffe**

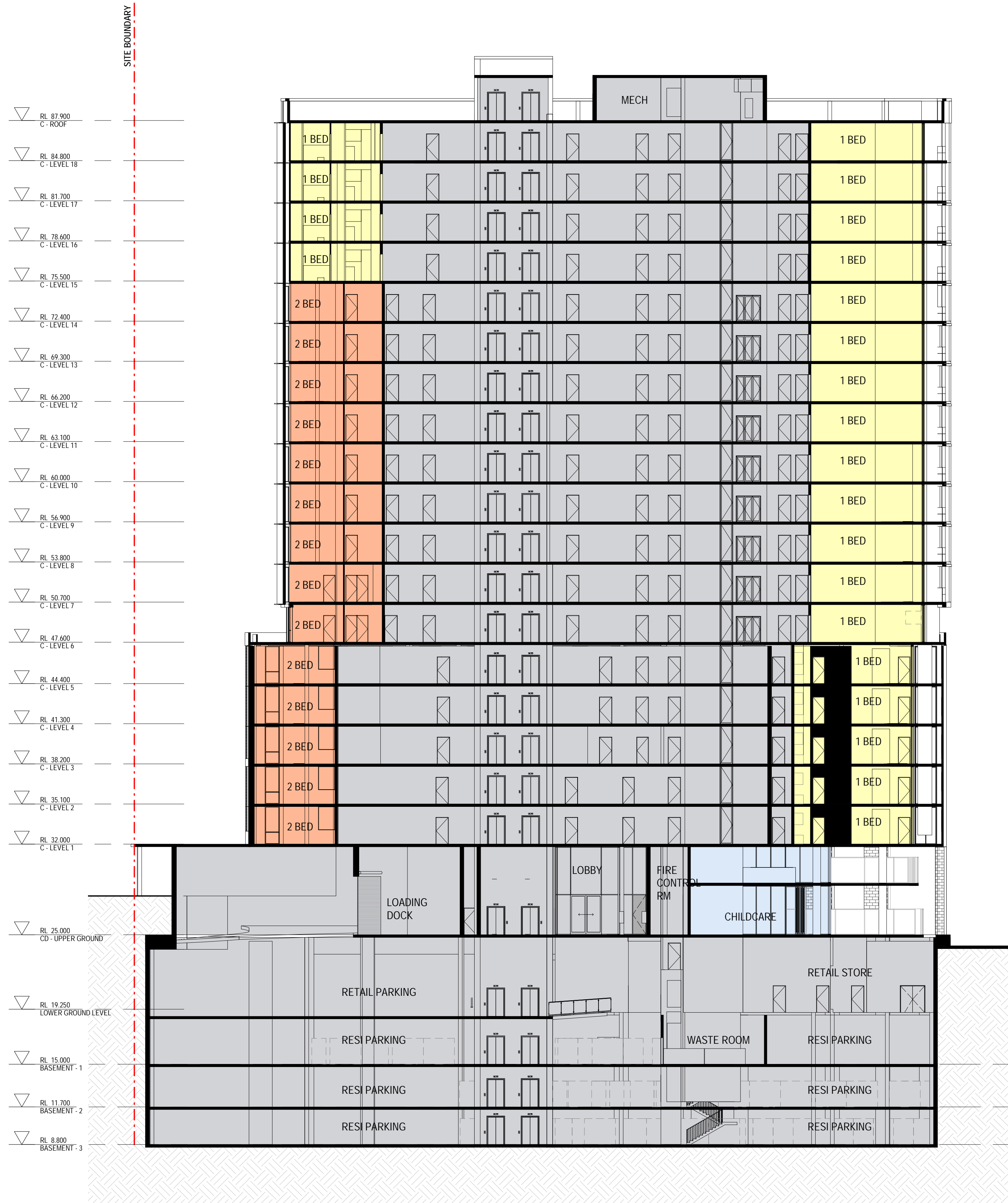
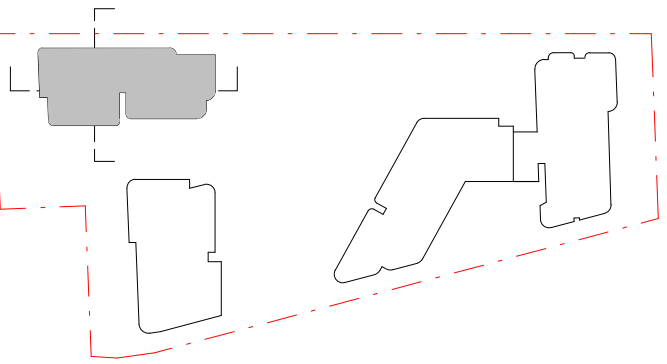
Drawing Title  
**TOWER B - SECTION**

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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
				09/02/20
Scale	Project No	Drawing No	Issue	
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21/12/2021 11:56:12 AM





1 TOWER C - SECTION 1  
1:200

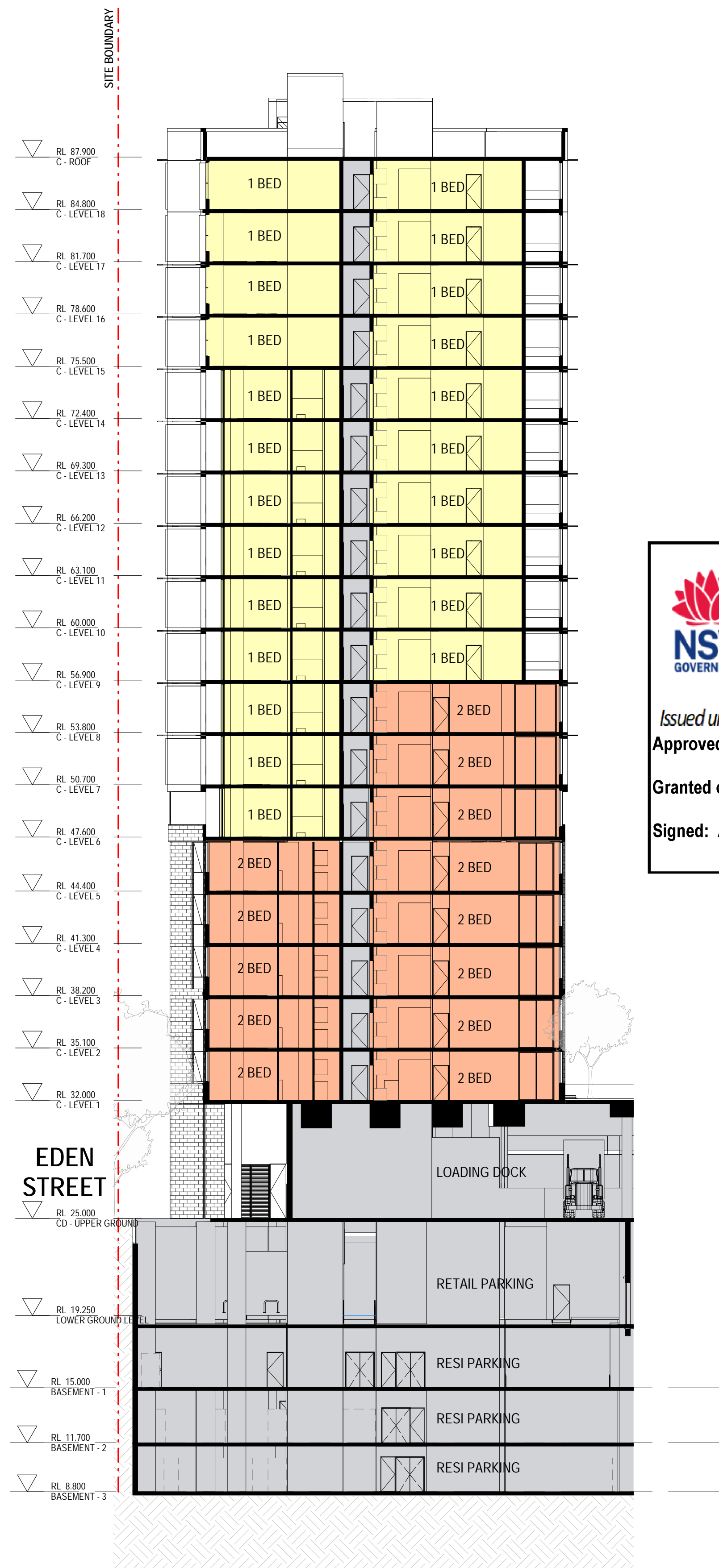
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Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR INFORMATION	30/03/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			

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

**TTW**  
**STANTEC**  
**JHA**

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2 TOWER C - SECTION 2  
1:200

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nom architect Lisa-Maree Carrigan 7568

Project Title  
**Eden Street Arncliffe**  
Drawing Title  
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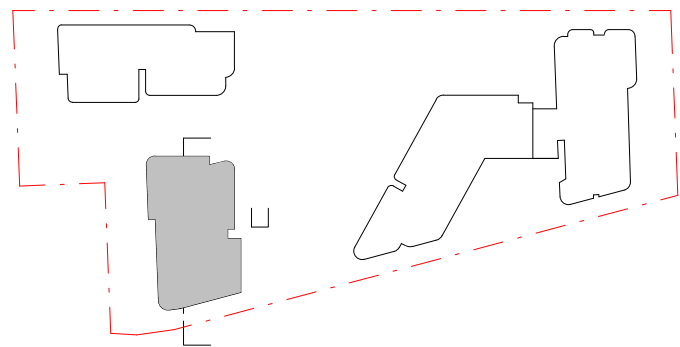
Department of Planning  
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Approved Application No: **SSD 11429726**  
  
Granted on: **1 August 2022**  
  
Signed: **AW** Sheet No: **141** of **238**

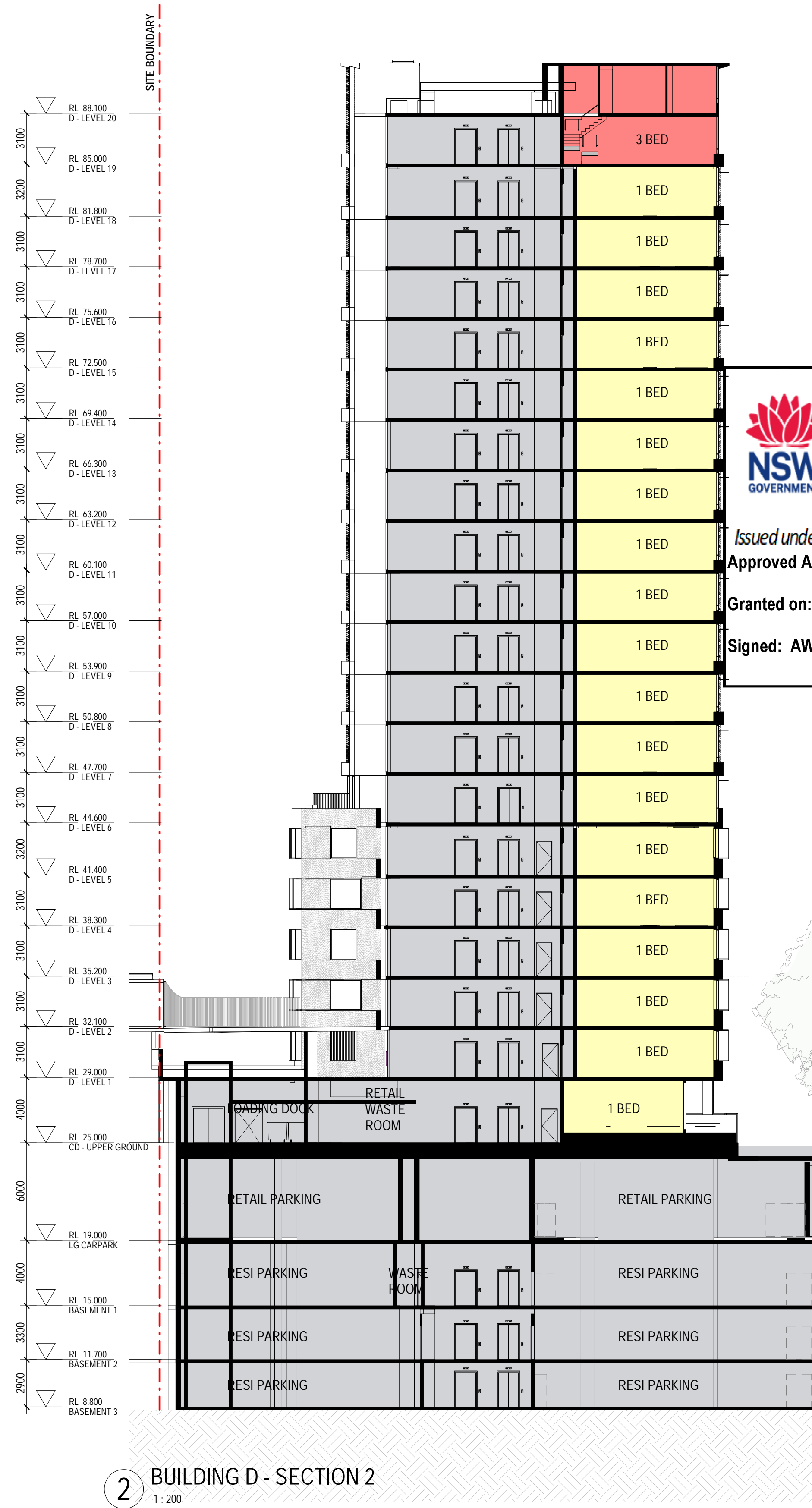
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Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
				09/02/20
Scale	Project No	Drawing No	Issue	
1 : 200	180319	DA 3102	B	

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1 BUILDING D - SECTION 1  
1 : 200



2 BUILDING D - SECTION 2  
1 : 200



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Granted on: 1 August 2022

Signed: AW

Sheet No: 142 of 238

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

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

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

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**Billbergia Group Pty Ltd**  
Suite 101, 25 Angus 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 D - SECTION**  
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DA SUBMISSION				
Plotted and checked by	PDS			
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	09/02/20
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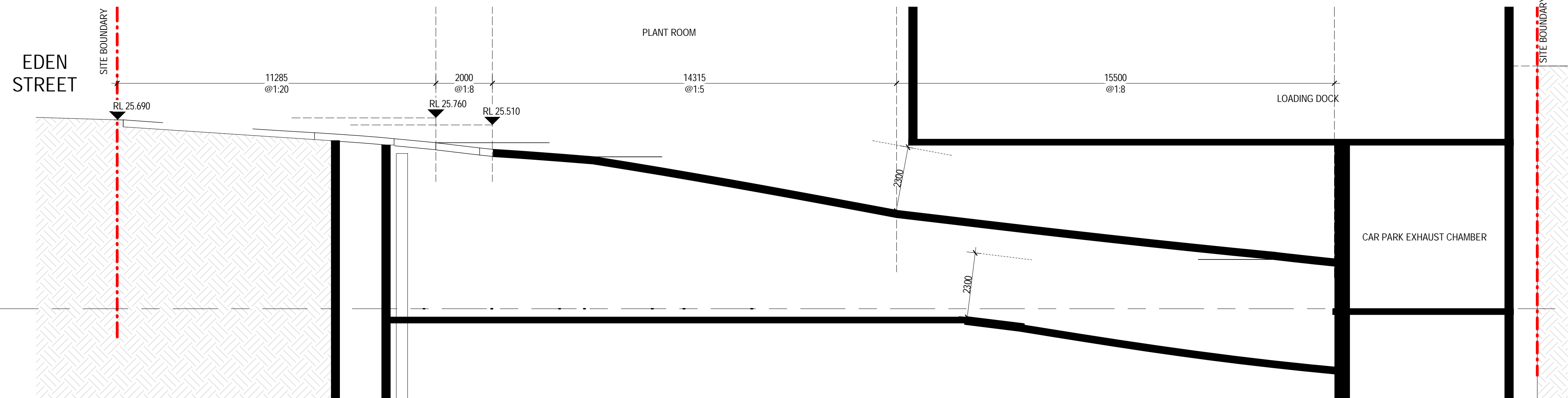


**Department of Planning  
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Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 11429726

**Granted on: 1 August 2022**

Signed: AW      Sheet No: 143 of 238



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

**GROUP GSA**

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

Project Title

# Eden Street Arncliffe

Drawing Title

## EDEN STREET RAMP

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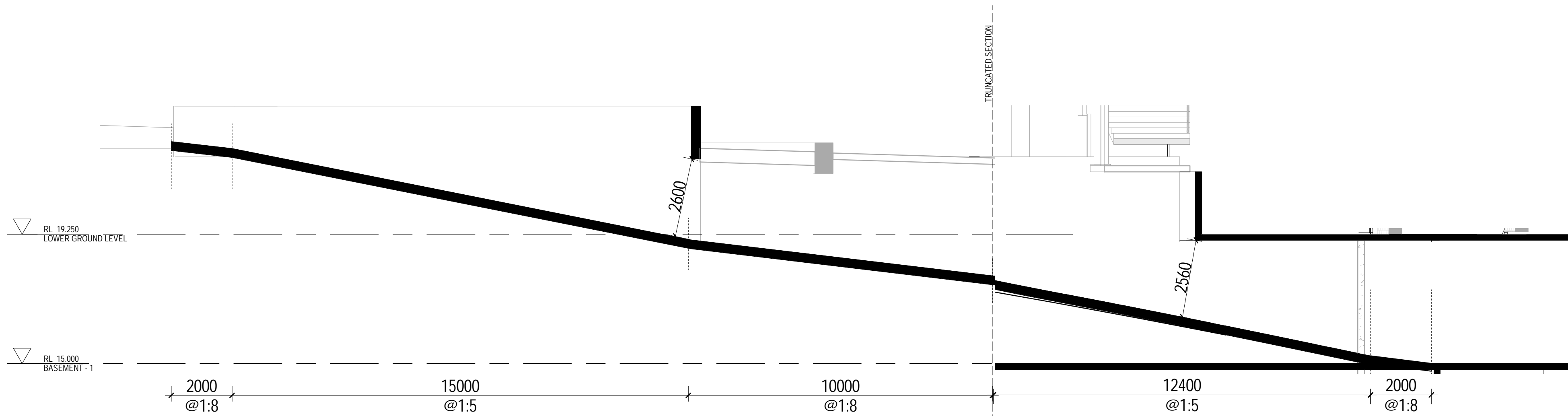
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DA SUBMISSION				
Plotted and checked by PDS				
Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF		
03/15/21				
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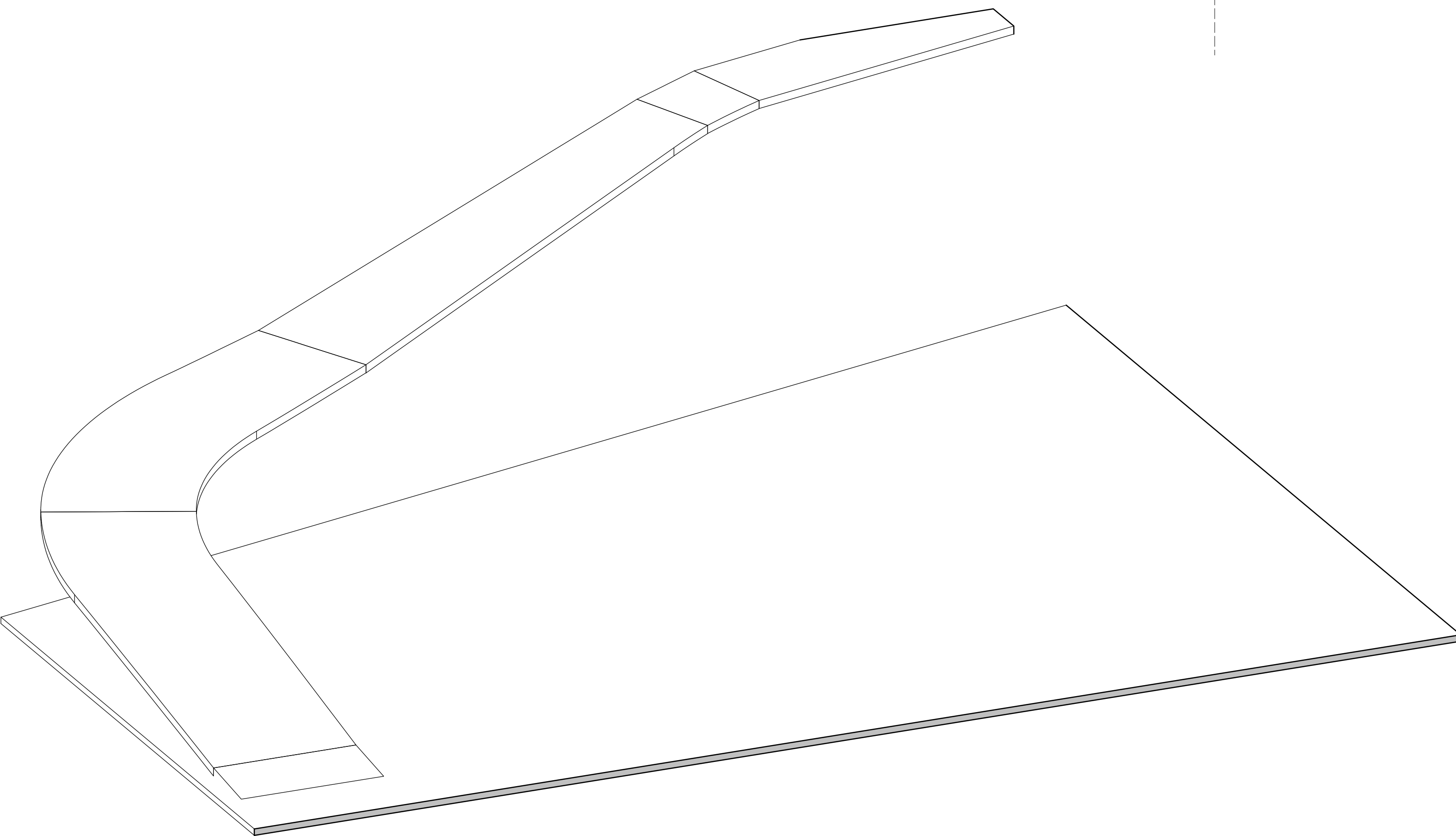
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2 PRINCES HIGHWAY RAMP - SECTION A  
1:100

3 PRINCES HIGHWAY RAMP - SECTION B  
1:100



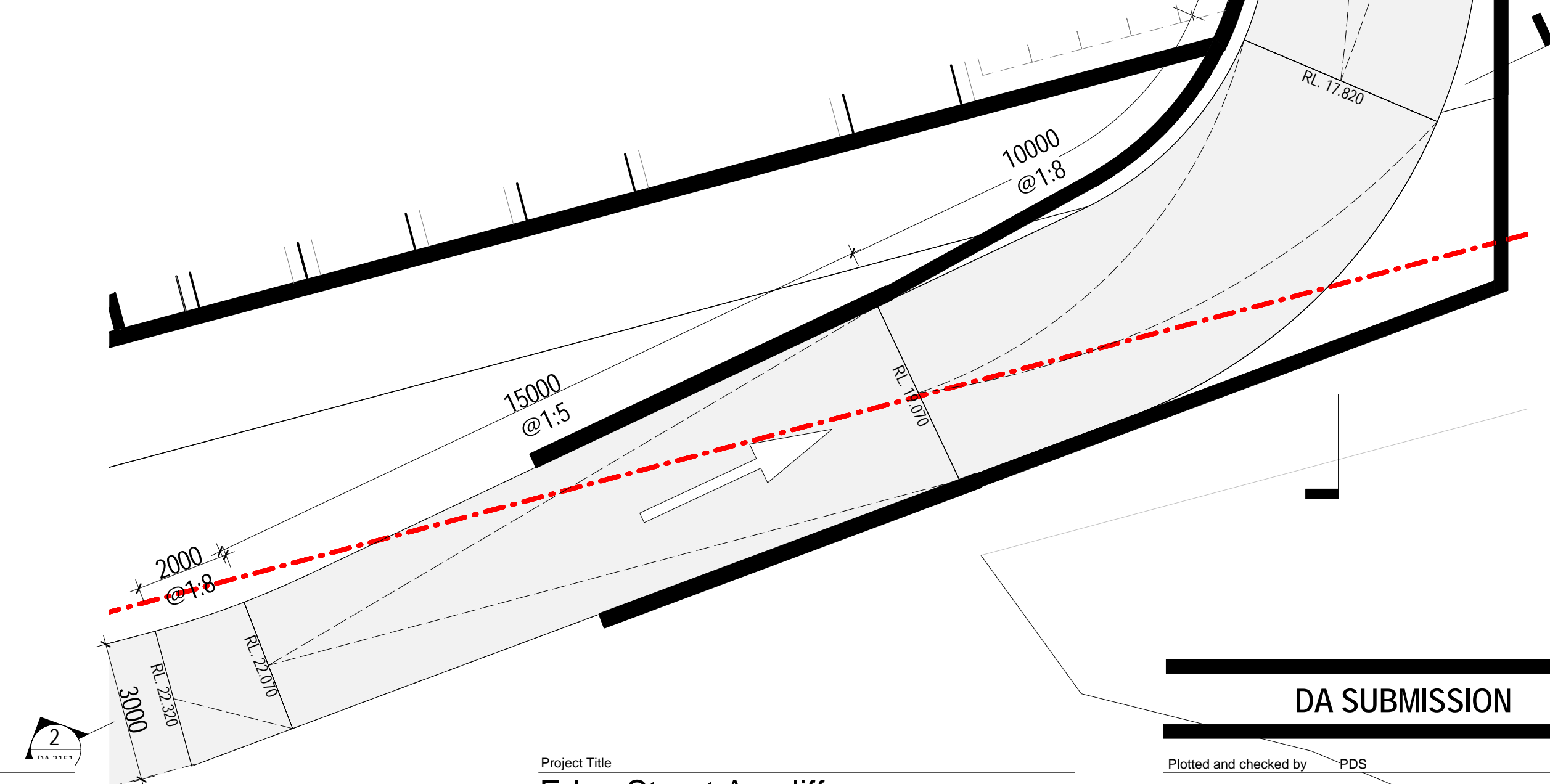
4 PRINCE HIGHWAY RAMP 3D

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**Granted on: 1 August 2022**

**Signed: AW**      **Sheet No: 144 of 238**



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

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

**TTW**  
**STANTEC**  
**JHA**

Client  
**Billbergia Group Pty Ltd**  
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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  
**PRINCES HIGHWAY RAMP**

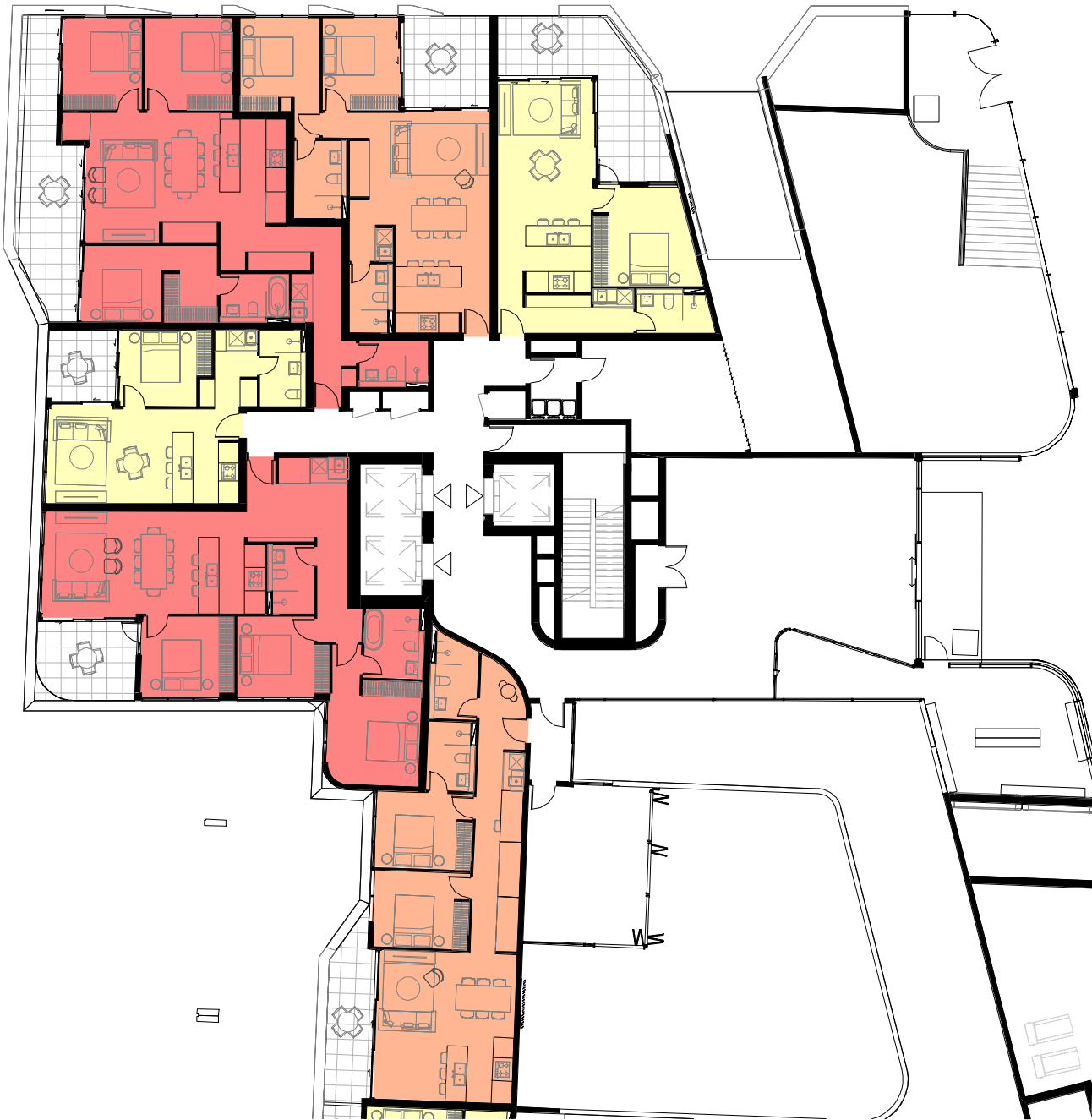
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Plotted and checked by	PDS	Verified	PDS	Approved LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
Scale	Project No	Drawing No	Issue	
1:100	180319	DA 3151	A	

21/12/2021 11:05:09 AM



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



1 TOWER A - GROUND  
1 : 250



3 TOWER A - LEVEL 2-5  
1 : 250



2 TOWER A - LEVEL 1  
1 : 250

### TOTAL UNIT MIX - TOWER A

1 BED	46
2 BED	68
3 BED	72

TOTAL 186

### 4D APARTMENT SIZE AND LAYOUT

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

#### DESIGN CRITERIA

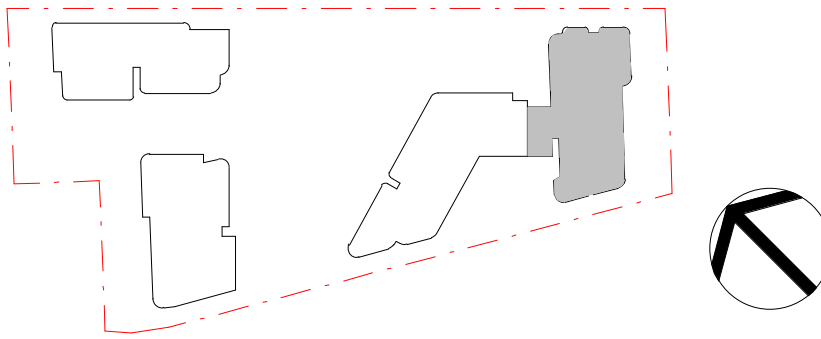
1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

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

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m<sup>2</sup> EACH


#### COMPLIANT

### KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/23/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4000	B



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: 145 of 238

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

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

Consultant

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

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

UNIT MIX & AREA - TOWER A - 1

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All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.



UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
AB - LEVEL 6				AB - LEVEL 6
A601	1 BED		60 m²	11 m²
A602	2 BED		81 m²	16 m²
A603	2 BED		77 m²	41 m²
A604	2 BED		75 m²	30 m²
A605	1 BED		59 m²	31 m²
A606	1 BED		56 m²	9 m²
A607	3 BED		96 m²	12 m²
A608	3 BED		102 m²	13 m²
A609	2 BED		79 m²	12 m²
A610	3 BED		97 m²	20 m²
AB - LEVEL 7				AB - LEVEL 7
A701	2 BED		75 m²	10 m²
A702	3 BED		100 m²	17 m²
A703	2 BED		79 m²	16 m²
A704	1 BED	ADAPTABLE	53 m²	8 m²
A705	1 BED		50 m²	8 m²
A706	1 BED		56 m²	9 m²
A707	3 BED	ADAPTABLE	97 m²	10 m²
A708	3 BED		104 m²	11 m²
A709	2 BED		79 m²	11 m²
AB - LEVEL 8				AB - LEVEL 8
A801	2 BED		75 m²	10 m²
A802	3 BED		100 m²	17 m²
A803	2 BED		78 m²	16 m²
A804	1 BED	ADAPTABLE	53 m²	8 m²
A805	1 BED		50 m²	8 m²
A806	1 BED		56 m²	9 m²
A807	3 BED	ADAPTABLE	97 m²	12 m²
A808	3 BED		104 m²	14 m²
A809	2 BED		79 m²	11 m²
AB - LEVEL 9				AB - LEVEL 9
A901	2 BED		75 m²	10 m²
A902	3 BED		100 m²	17 m²
A903	2 BED		78 m²	16 m²
A904	1 BED	ADAPTABLE	53 m²	8 m²
A905	1 BED		50 m²	8 m²
A906	1 BED		56 m²	9 m²
A907	3 BED	ADAPTABLE	97 m²	12 m²
A908	3 BED		104 m²	14 m²
A909	2 BED		79 m²	11 m²
AB - LEVEL 10				AB - LEVEL 10
A1001	2 BED		75 m²	10 m²
A1002	3 BED		100 m²	17 m²
A1003	2 BED		78 m²	16 m²
A1004	1 BED	ADAPTABLE	53 m²	8 m²
A1005	1 BED		50 m²	8 m²
A1006	1 BED		56 m²	9 m²
A1007	3 BED	ADAPTABLE	97 m²	10 m²
A1008	3 BED		104 m²	11 m²
A1009	2 BED		79 m²	11 m²
AB - LEVEL 11				AB - LEVEL 11
A1101	2 BED		75 m²	10 m²
A1102	3 BED		100 m²	17 m²
A1103	2 BED		78 m²	16 m²
A1104	1 BED	ADAPTABLE	53 m²	8 m²
A1105	1 BED		50 m²	8 m²
A1106	1 BED		56 m²	9 m²
A1107	3 BED	ADAPTABLE	97 m²	12 m²
A1108	3 BED		104 m²	14 m²
A1109	2 BED		79 m²	11 m²
AB - LEVEL 12				AB - LEVEL 12
A1201	2 BED		75 m²	10 m²
A1202	3 BED		101 m²	17 m²
A1203	2 BED		78 m²	16 m²
A1204	1 BED	ADAPTABLE	53 m²	8 m²
A1205	1 BED		50 m²	8 m²
A1206	1 BED		56 m²	9 m²
A1207	3 BED	ADAPTABLE	97 m²	12 m²
A1208	3 BED		104 m²	14 m²
A1209	2 BED		79 m²	11 m²
AB - LEVEL 13				AB - LEVEL 13
A1301	2 BED		75 m²	10 m²
A1302	3 BED		101 m²	17 m²
A1303	2 BED		78 m²	16 m²

UNIT NUMBER	TYPE	ADAPTABLE	INTERNAL AREA	BALCONY AREA
A1304	1 BED	ADAPTABLE	53 m²	8 m²
A1305	1 BED		50 m²	8 m²
A1306	1 BED		56 m²	9 m²
A1307	3 BED	ADAPTABLE	97 m²	10 m²
A1308	3 BED		104 m²	11 m²
A1309	2 BED		79 m²	11 m²
AB - LEVEL 14				AB - LEVEL 14
A1401	2 BED		75 m²	10 m²
A1402	3 BED		101 m²	17 m²
A1403	2 BED		78 m²	16 m²
A1404	1 BED	ADAPTABLE	53 m²	8 m²
A1405	1 BED		50 m²	8 m²
A1406	1 BED		56 m²	9 m²
A1407	3 BED	ADAPTABLE	97 m²	12 m²
A1408	3 BED		104 m²	14 m²
A1409	2 BED		79 m²	11 m²
AB - LEVEL 15				AB - LEVEL 15
A1501	2 BED		75 m²	10 m²
A1502	3 BED		101 m²	17 m²
A1503	2 BED		78 m²	16 m²
A1504	1 BED	ADAPTABLE	53 m²	8 m²
A1505	1 BED		50 m²	8 m²
A1506	1 BED		56 m²	9 m²
A1507	3 BED	ADAPTABLE	97 m²	12 m²
A1508	3 BED		104 m²	14 m²
A1509	2 BED		79 m²	11 m²
AB - LEVEL 16				AB - LEVEL 16
A1601	2 BED		75 m²	10 m²
A1602	3 BED		101 m²	17 m²
A1603	2 BED		78 m²	16 m²
A1604	1 BED	ADAPTABLE	53 m²	8 m²
A1605	1 BED		50 m²	8 m²
A1606	1 BED		56 m²	9 m²
A1607	3 BED	ADAPTABLE	97 m²	10 m²
A1608	3 BED		104 m²	11 m²
A1609	2 BED		79 m²	11 m²
AB - LEVEL 17				AB - LEVEL 17
A1701	2 BED		75 m²	10 m²
A1702	3 BED		101 m²	17 m²
A1703	2 BED		78 m²	16 m²
A1704	1 BED	ADAPTABLE	53 m²	8 m²
A1705	1 BED		50 m²	8 m²
A1706	1 BED		56 m²	9 m²
A1707	3 BED	ADAPTABLE	97 m²	12 m²
A1708	3 BED		104 m²	14 m²
A1709	2 BED		79 m²	11 m²
AB - LEVEL 18				AB - LEVEL 18
A1801	2 BED		75 m²	10 m²
A1802	3 BED		101 m²	17 m²
A1803	2 BED		78 m²	16 m²
A1804	1 BED	ADAPTABLE	53 m²	8 m²
A1805	1 BED		50 m²	8 m²
A1806	1 BED		56 m²	9 m²
A1807	3 BED	ADAPTABLE	97 m²	12 m²
A1808	3 BED		104 m²	14 m²
A1809	2 BED		79 m²	11 m²
AB - LEVEL 19				AB - LEVEL 19
A1901	2 BED		75 m²	10 m²
A1902	3 BED		101 m²	17 m²
A1903	2 BED		78 m²	16 m²
A1904	1 BED	ADAPTABLE	53 m²	8 m²
A1905	1 BED		50 m²	8 m²
A1906	1 BED		56 m²	9 m²
A1907	3 BED	ADAPTABLE	97 m²	10 m²
A1908	3 BED		104 m²	11 m²
A1909	2 BED		79 m²	11 m²
AB - LEVEL 20				AB - LEVEL 20
A2001	2 BED		75 m²	10 m²
A2002	3 BED		98 m²	17 m²
A2003	2 BED		76 m²	16 m²
A2004	1 BED	ADAPTABLE	52 m²	8 m²
A2005	1 BED		49 m²	8 m²
A2006	3 BED		131 m²	12 m²
A2007	3 BED		125 m²	14 m²
A2008	2 BED		79 m²	11 m²



1 TOWER A - LEVEL 6  
1 : 250



2 TOWER A - LEVEL 7-20  
1 : 250



Department of Planning  
and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 146 of 238

TOTAL UNIT MIX - TOWER A

1 BED	46
2 BED	68
3 BED	72
TOTAL	186

4D APARTMENT SIZE AND LAYOUT

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

DESIGN CRITERIA

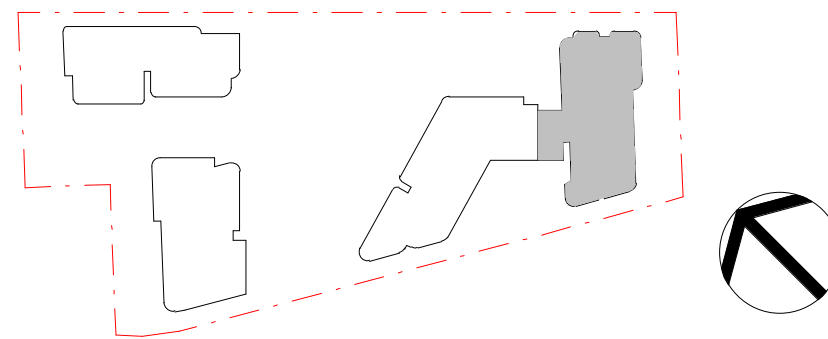
1. APARTMENTS ARE REQUIRED TO HAVE THE FOLLOWING MINIMUM INTERNAL AREAS:

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m²
1 BEDROOM	50 m²
2 BEDROOM	70 m²
3+ BEDROOM	90 m²

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

COMPLIANT

KEY PLAN



DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
05/20/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4001	B

Amendments		
Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
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Amendments		
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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  
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

UNIT MIX & AREA - TOWER A - 2

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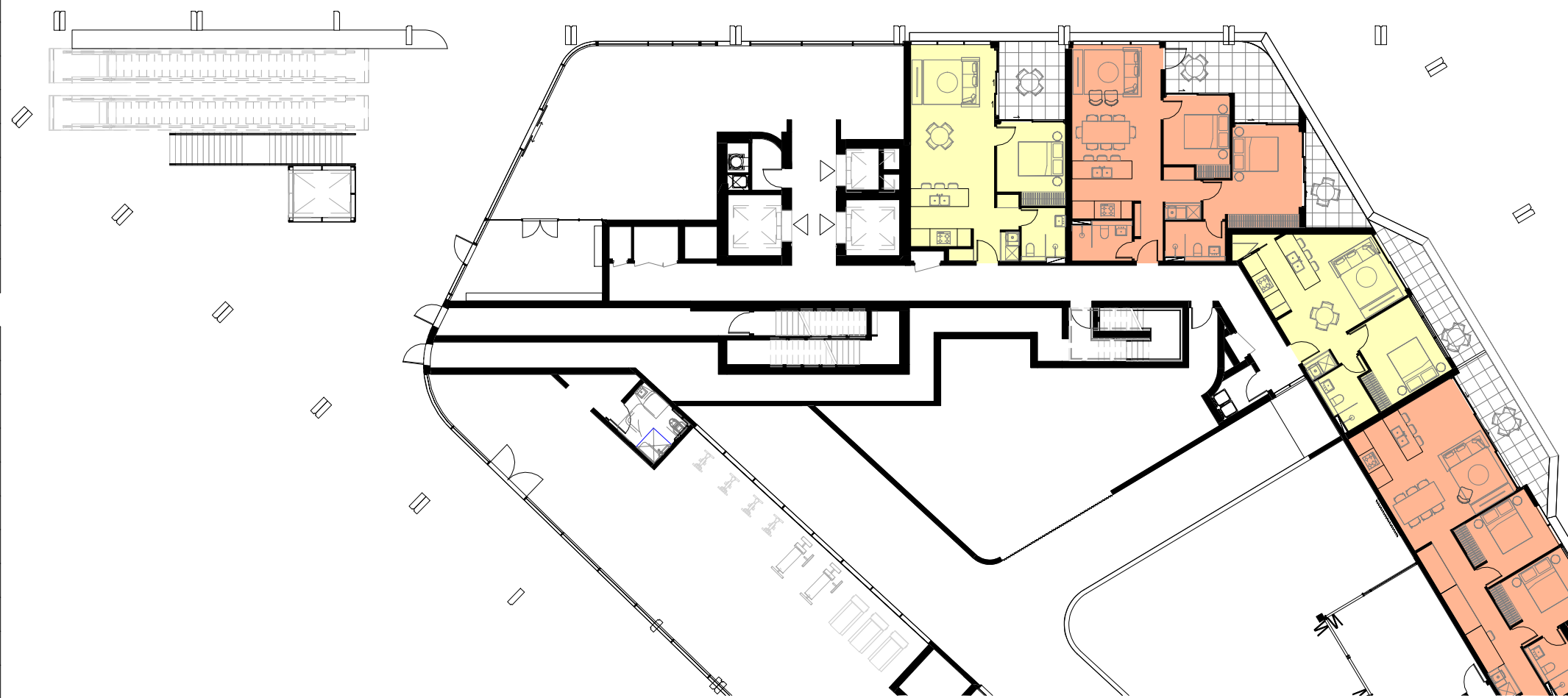
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2/20/2022 6:13:12 PM



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



1 TOWER B - GROUND  
1 : 250



3 TOWER B - LEVEL 2-5  
1 : 250



2 TOWER B - LEVEL 1  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

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

THE MINIMUM INTERNAL AREAS INCLUDE ONLY ONE BATHROOM. ADDITIONAL BATHROOMS INCREASE THE MINIMUM INTERNAL AREA BY 5m<sup>2</sup> EACH

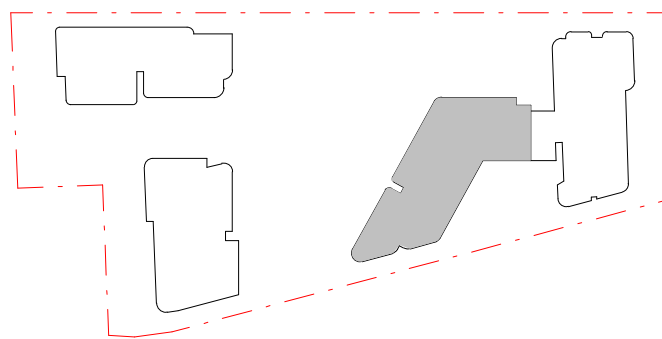
### COMPLIANT

## TOWER B

1 BED	73
2 BED	98
3 BED	31


**TOTAL 202**

## KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
		03/23/21	
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Amendments		
Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date

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

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