

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

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



1 TOWER B - LEVEL 6  
1 : 250



2 TOWER B - LEVEL 7-21  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m <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

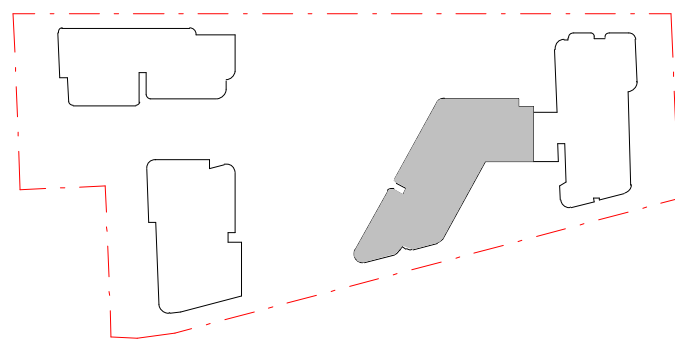
### COMPLIANT

## 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	
05/20/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4003	B

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

**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: 148 of 238**

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

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**Billbergia**  
creating communities®

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nom architect Lisa-Maree Carrigan 7568

**Project Title**  
Eden Street Arncliffe

**Unit Mix & Area - Tower B - 2**

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Do not scale drawings. Use figured Dimensions.



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

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

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

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

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

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

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

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

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

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

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



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: 149 of 238



1 TOWER C - LEVEL 1  
1 : 250



2 TOWER C - LEVEL 2  
1 : 250



3 TOWER C - LEVEL 3  
1 : 250



4 TOWER C - LEVEL 4-5  
1 : 250



5 TOWER C - LEVEL 6-8  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m <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

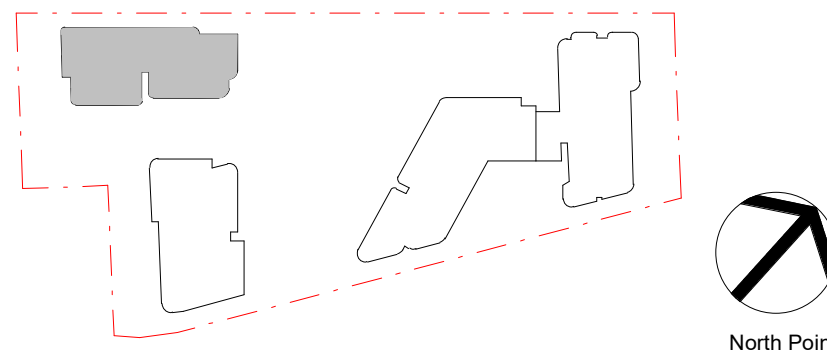
### COMPLIANT

## TOWER C

STUDIO	9
1 BED	100
2 BED	63
3 BED	8

**TOTAL 180**

## KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, AO, AF	
09/02/20			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4004	B

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

Consultant

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

TTW

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

Client

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

Billbergia  
creating communities®

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

Project Title

Eden Street Arncliffe

Unit Mix & Area - Tower C - 1

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UNIT NUMBER	NAME	PERFORMANCE LEVEL	INTERNAL AREA	BALCONY AREA
C - LEVEL 12				
C1201	1 BED	SILVER	52 m²	8 m²
C1202	1 BED	SILVER	50 m²	11 m²
C1203	1 BED	SILVER	50 m²	8 m²
C1204	1 BED	SILVER	50 m²	8 m²
C1205	1 BED	SILVER	51 m²	8 m²
C1206	2 BED	SILVER	70 m²	10 m²
C1207	1 BED	SILVER	50 m²	36 m²
C1208	2 BED	SILVER	70 m²	25 m²
C1209	2 BED	SILVER	72 m²	13 m²
C1210	1 BED	SILVER	35 m²	5 m²

C - LEVEL 13				
C1301	1 BED	SILVER	52 m²	8 m²
C1302	1 BED	SILVER	50 m²	11 m²
C1303	1 BED	SILVER	50 m²	8 m²
C1304	1 BED	SILVER	50 m²	8 m²
C1305	1 BED	SILVER	51 m²	8 m²
C1306	2 BED	SILVER	70 m²	10 m²
C1307	1 BED	SILVER	50 m²	36 m²
C1308	2 BED	SILVER	70 m²	25 m²
C1309	2 BED	SILVER	72 m²	13 m²
C1310	1 BED	SILVER	35 m²	5 m²

C - LEVEL 14				
C1401	1 BED	SILVER	52 m²	8 m²
C1402	1 BED	SILVER	50 m²	11 m²
C1403	1 BED	SILVER	50 m²	8 m²
C1404	1 BED	SILVER	50 m²	8 m²
C1405	1 BED	SILVER	51 m²	8 m²
C1406	2 BED	SILVER	70 m²	10 m²
C1407	1 BED	SILVER	50 m²	36 m²
C1408	2 BED	SILVER	70 m²	25 m²
C1409	2 BED	SILVER	72 m²	13 m²
C1410	1 BED	SILVER	35 m²	5 m²

C - LEVEL 15				
C1501	1 BED	SILVER	52 m²	8 m²
C1502	1 BED	SILVER	50 m²	11 m²
C1503	1 BED	SILVER	50 m²	8 m²
C1504	1 BED	SILVER	50 m²	8 m²
C1505	1 BED	SILVER	51 m²	8 m²
C1506	2 BED	SILVER	70 m²	10 m²
C1507	1 BED	SILVER	50 m²	36 m²
C1508	3 BED	GOLD	90 m²	13 m²
C1509	1 BED	SILVER	50 m²	9 m²
C1510	1 BED	SILVER	51 m²	8 m²

C - LEVEL 16				
C1601	1 BED	SILVER	52 m²	8 m²
C1602	1 BED	SILVER	50 m²	11 m²
C1603	1 BED	SILVER	50 m²	8 m²
C1604	1 BED	SILVER	50 m²	8 m²
C1605	1 BED	SILVER	51 m²	8 m²
C1606	2 BED	SILVER	70 m²	10 m²
C1607	1 BED	SILVER	50 m²	36 m²
C1608	3 BED	GOLD	90 m²	13 m²
C1609	1 BED	SILVER	50 m²	9 m²
C1610	1 BED	SILVER	51 m²	8 m²

C - LEVEL 17				
C1701	1 BED	SILVER	52 m²	8 m²
C1702	1 BED	SILVER	50 m²	11 m²
C1703	1 BED	SILVER	50 m²	8 m²
C1704	1 BED	SILVER	50 m²	8 m²
C1705	1 BED	SILVER	51 m²	8 m²
C1706	2 BED	SILVER	70 m²	10 m²
C1707	1 BED	SILVER	50 m²	36 m²
C1708	3 BED	GOLD	90 m²	13 m²
C1709	1 BED	SILVER	50 m²	9 m²
C1710	1 BED	SILVER	51 m²	8 m²

C - LEVEL 18				
C1801	1 BED	SILVER	51 m²	9 m²
C1802	1 BED	SILVER	50 m²	11 m²
C1803	1 BED	SILVER	50 m²	8 m²
C1804	1 BED	SILVER	50 m²	8 m²
C1805	1 BED	SILVER	51 m²	8 m²
C1806	1 BED	SILVER	52 m²	28 m²
C1807	1 BED	SILVER	50 m²	25 m²
C1808	1 BED	SILVER	53 m²	49 m²
C1809	1 BED	SILVER	50 m²	8 m²
C1810	1 BED	SILVER	51 m²	8 m²

TOTAL AREA: 10545 m² 2324 m²

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

Amendments		
Issue	Description	Date

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

## UNIT MIX & AREA - TOWER C - 2

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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: 150 of 238



1 TOWER C - LEVEL 9-14  
1 : 250



3 TOWER C - LEVEL 18  
1 : 250



2 TOWER C - LEVEL 15-17  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 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

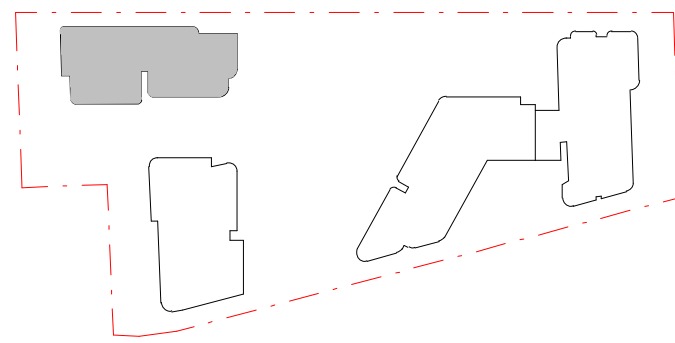
### COMPLIANT

## TOWER C

STUDIO	9
1 BED	100
2 BED	63
3 BED	8

TOTAL 180

## KEY PLAN



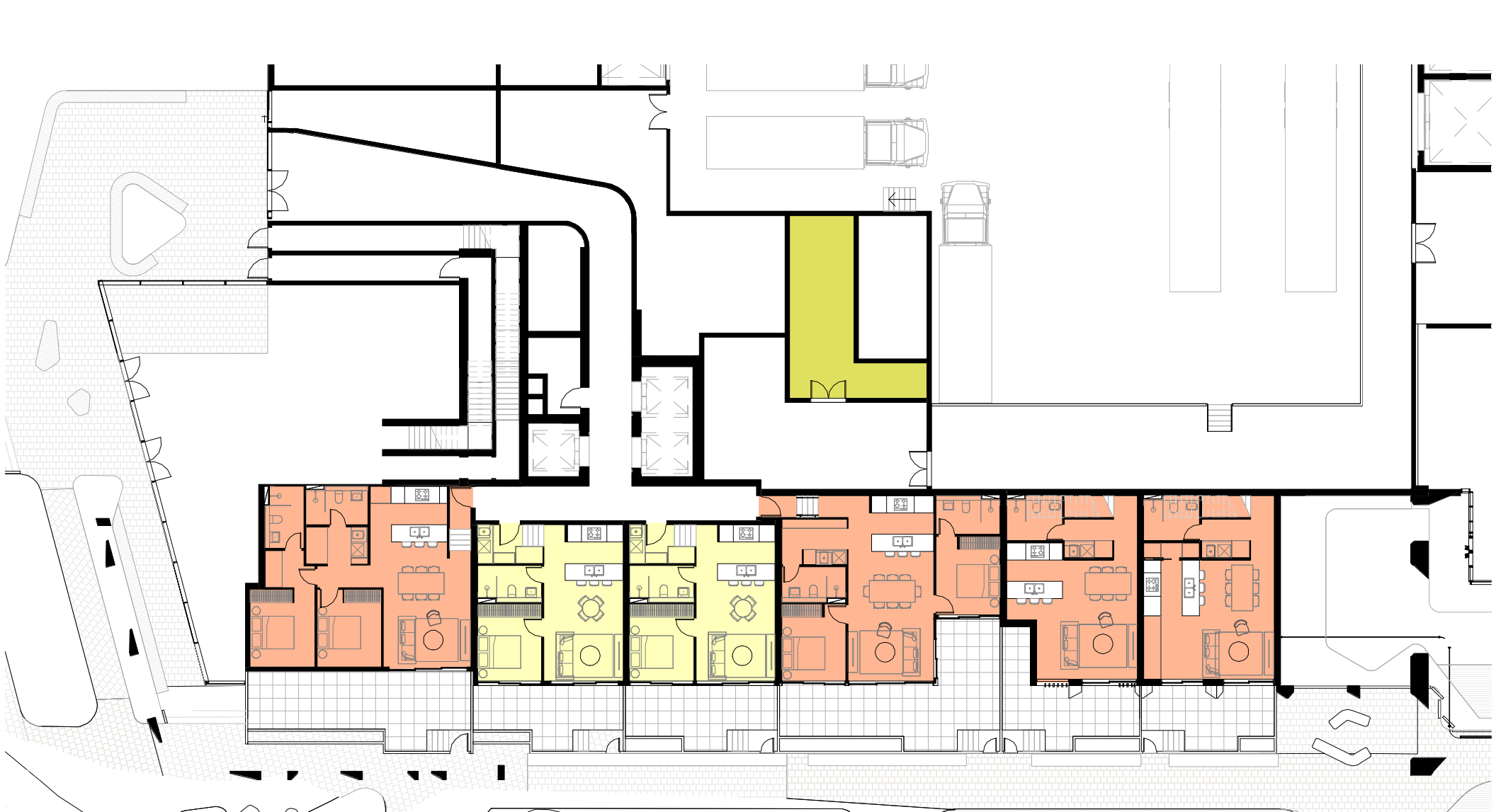
### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, AO, AF	
09/02/20			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4005	B



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

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



1 TOWER D - GROUND PLAN  
1 : 250



2 TOWER D - LEVEL 1  
1 : 250



3 TOWER D - LEVEL 2  
1 : 250



4 TOWER D - LEVEL 3-5  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 m <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

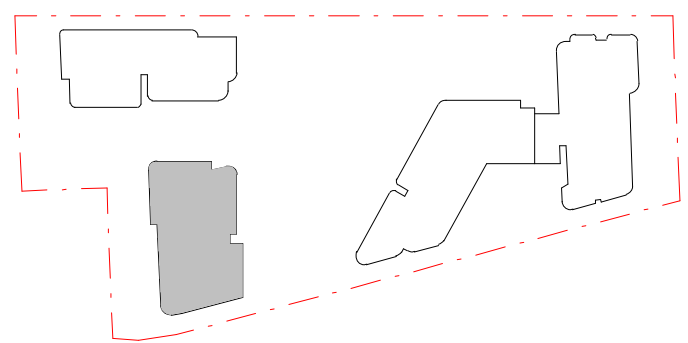
### COMPLIANT

## TOWER D

1 BED	104
2 BED	33
3 BED	39

**TOTAL 175**

## KEY PLAN



## DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, AO, AF	
03/23/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4006	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: 151 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	TTW
	Level 6, Building B, 207 Pacific Highway 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  
nom architect Lisa-Maree Carrigan 7568

Project Title	Eden Street Arncliffe
Drawing Title	

## UNIT MIX & AREA - TOWER D - 1

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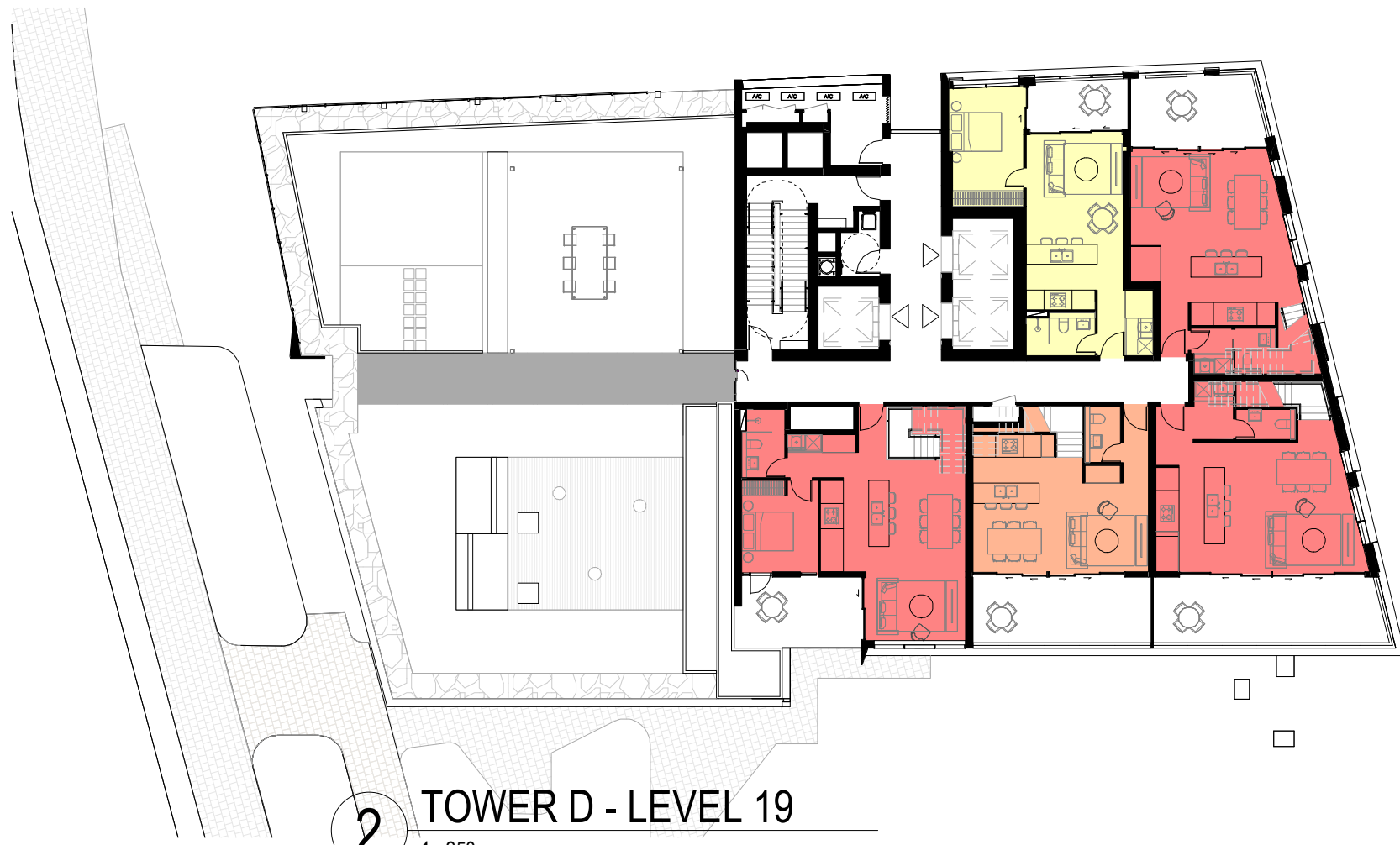


UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
LEVEL 6				
D601	1 BED		50 m²	23 m²
D602	1 BED		51 m²	77 m²
D603	2 BED		75 m²	19 m²
D604	1 BED		53 m²	8 m²
D605	1 BED		50 m²	8 m²
D606	1 BED	ADAPTABLE	59 m²	8 m²
D607	3 BED		103 m²	10 m²
D608	3 BED		102 m²	32 m²
D609	1 BED		57 m²	21 m²
LEVEL 7				
D701	1 BED		50 m²	8 m²
D702	1 BED		51 m²	8 m²
D703	2 BED		75 m²	10 m²
D704	1 BED		53 m²	8 m²
D705	1 BED		50 m²	8 m²
D706	1 BED	ADAPTABLE	59 m²	8 m²
D707	3 BED		103 m²	10 m²
D708	3 BED		102 m²	14 m²
D709	1 BED		57 m²	10 m²
LEVEL 8				
D801	1 BED		50 m²	7 m²
D802	1 BED		51 m²	7 m²
D803	2 BED		75 m²	9 m²
D804	1 BED		53 m²	8 m²
D805	1 BED		50 m²	8 m²
D806	1 BED	ADAPTABLE	59 m²	8 m²
D807	3 BED		103 m²	10 m²
D808	3 BED		102 m²	14 m²
D809	1 BED		57 m²	10 m²
LEVEL 9				
D901	1 BED		50 m²	7 m²
D902	1 BED		51 m²	7 m²
D903	2 BED		75 m²	9 m²
D904	1 BED		53 m²	8 m²
D905	1 BED		50 m²	8 m²
D906	1 BED	ADAPTABLE	59 m²	8 m²
D907	3 BED		103 m²	10 m²
D908	3 BED		102 m²	14 m²
D909	1 BED		57 m²	10 m²
LEVEL 10				
D1001	1 BED		50 m²	7 m²
D1002	1 BED		51 m²	7 m²
D1003	2 BED		75 m²	9 m²
D1004	1 BED		53 m²	8 m²
D1005	1 BED		50 m²	8 m²
D1006	1 BED	ADAPTABLE	59 m²	8 m²
D1007	3 BED		103 m²	10 m²
D1008	3 BED		102 m²	14 m²
D1009	1 BED		57 m²	10 m²
LEVEL 11				
D1101	1 BED		50 m²	7 m²
D1102	1 BED		51 m²	7 m²
D1103	2 BED		75 m²	9 m²
D1104	1 BED		53 m²	8 m²
D1105	1 BED		50 m²	8 m²
D1106	1 BED	ADAPTABLE	59 m²	8 m²
D1107	3 BED		103 m²	10 m²
D1108	3 BED		102 m²	14 m²
D1109	1 BED		57 m²	10 m²
LEVEL 12				
D1201	1 BED		50 m²	7 m²
D1202	1 BED		51 m²	7 m²
D1203	2 BED		75 m²	9 m²
D1204	1 BED		53 m²	8 m²
D1205	1 BED		50 m²	8 m²
D1206	1 BED	ADAPTABLE	59 m²	8 m²
D1207	3 BED		103 m²	10 m²
D1208	3 BED		102 m²	14 m²
D1209	1 BED		57 m²	10 m²

UNIT NUMBER	NAME	ADAPTABLE	INTERNAL AREA	BALCONY AREA
LEVEL 13				
D1301	1 BED		50 m²	7 m²
D1302	1 BED		51 m²	7 m²
D1303	2 BED		75 m²	9 m²
D1304	1 BED		53 m²	8 m²
D1305	1 BED		50 m²	8 m²
D1306	1 BED	ADAPTABLE	59 m²	8 m²
D1307	3 BED		103 m²	10 m²
D1308	3 BED		102 m²	14 m²
D1309	1 BED		57 m²	10 m²
LEVEL 14				
D1401	1 BED		50 m²	7 m²
D1402	1 BED		51 m²	7 m²
D1403	2 BED		75 m²	9 m²
D1404	1 BED		53 m²	8 m²
D1405	1 BED		50 m²	8 m²
D1406	1 BED	ADAPTABLE	59 m²	8 m²
D1407	3 BED		103 m²	10 m²
D1408	3 BED		102 m²	14 m²
D1409	1 BED		57 m²	10 m²
LEVEL 15				
D1501	1 BED		50 m²	7 m²
D1502	1 BED		51 m²	7 m²
D1503	2 BED		75 m²	9 m²
D1504	1 BED		53 m²	8 m²
D1505	1 BED		50 m²	8 m²
D1506	1 BED	ADAPTABLE	59 m²	8 m²
D1507	3 BED		103 m²	10 m²
D1508	3 BED		102 m²	14 m²
D1509	1 BED		57 m²	10 m²
LEVEL 16				
D1601	1 BED		50 m²	7 m²
D1602	1 BED		51 m²	7 m²
D1603	2 BED		75 m²	9 m²
D1604	1 BED		53 m²	8 m²
D1605	1 BED		50 m²	8 m²
D1606	1 BED	ADAPTABLE	59 m²	8 m²
D1607	3 BED		103 m²	10 m²
D1608	3 BED		102 m²	14 m²
D1609	1 BED		57 m²	10 m²
LEVEL 17				
D1701	1 BED		50 m²	7 m²
D1702	1 BED		51 m²	7 m²
D1703	2 BED		75 m²	9 m²
D1704	1 BED		53 m²	8 m²
D1705	1 BED		50 m²	8 m²
D1706	1 BED	ADAPTABLE	59 m²	8 m²
D1707	3 BED		103 m²	10 m²
D1708	3 BED		102 m²	14 m²
D1709	1 BED		57 m²	10 m²
LEVEL 18				
D1801	1 BED		50 m²	7 m²
D1802	1 BED		51 m²	7 m²
D1803	2 BED		75 m²	9 m²
D1804	1 BED		53 m²	8 m²
D1805	1 BED		47 m²	8 m²
D1806	1 BED	ADAPTABLE	60 m²	8 m²
D1807	3 BED		102 m²	10 m²
D1808	3 BED		102 m²	14 m²
D1809	1 BED		57 m²	10 m²
LEVEL 19				
D1901	1 BED		50 m²	7 m²
D1902	3 BED WALK-UP		51 m²	14 m²
D1903	3 BED WALK-UP		55 m²	23 m²
D1904	2 BED WALK-UP		43 m²	18 m²
D1905	3 BED WALK-UP		64 m²	14 m²
LEVEL 20				
D1902	3 BED WALK-UP		58 m²	
D1903	3 BED WALK-UP		62 m²	
D1904	2 BED WALK-UP		43 m²	
D1905	3 BED WALK-UP		51 m²	



1 TOWER D - LEVEL 6-18  
1 : 250



2 TOWER D - LEVEL 19  
1 : 250

## 4D APARTMENT SIZE AND LAYOUT

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

### DESIGN CRITERIA

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

APARTMENT TYPE	MINIMUM INTERNAL AREA
STUDIO	35 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

Project Title  
Elden Street Arncliffe

Drawing Title

## UNIT MIX & AREA - TOWER D - 2

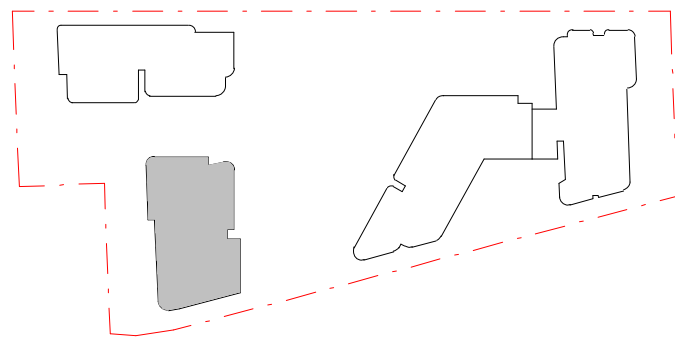
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## TOWER D

1 BED	104
2 BED	33
3 BED	39

**TOTAL 175**

## KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, AO, AF	
05/20/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4007	B

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



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: 152 of 238

Consultant

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

TTW

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

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®

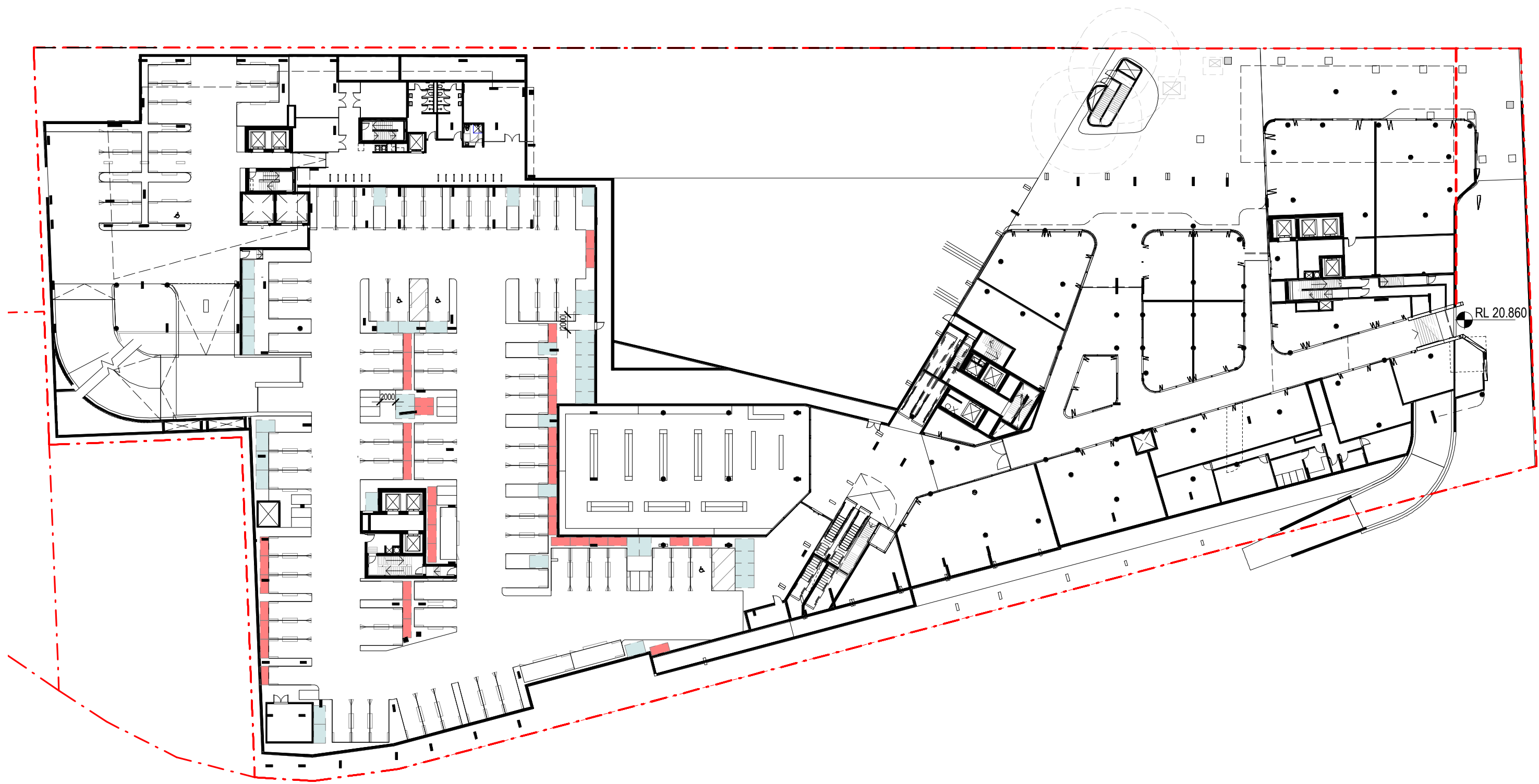


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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568





1 LOWER GROUND  
1:500

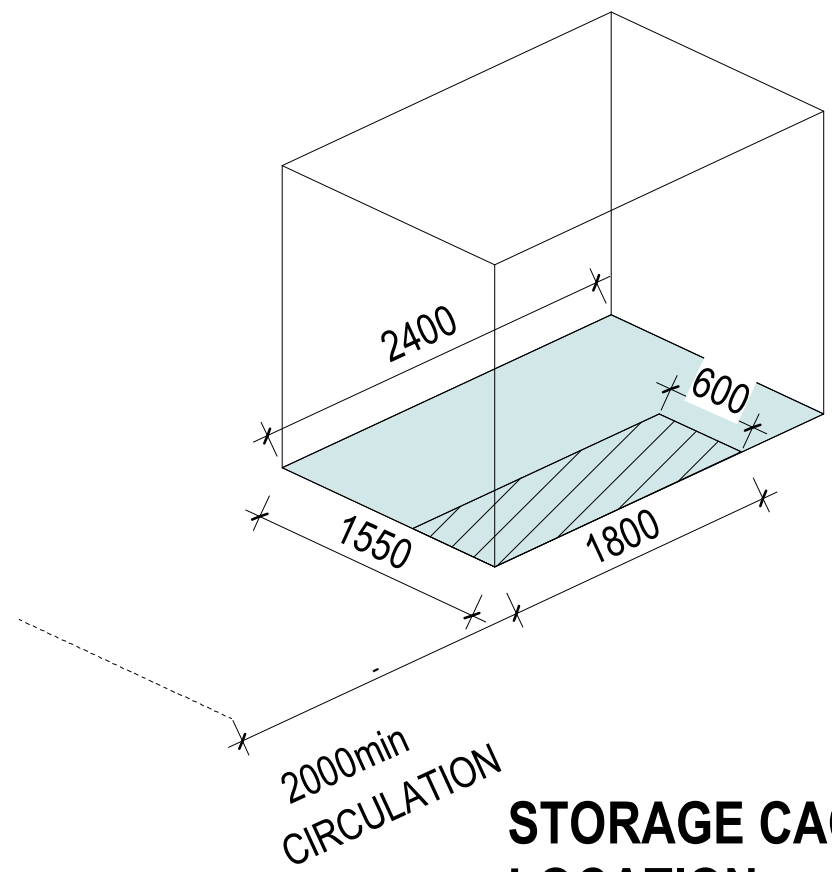
## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

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



### STORAGE CAGE LOCATION:

LOWER GROUND: 79  
BIKE CAGE: 39  
STANDARD CAGE: 40

BASEMENT 1: 155  
BIKE CAGE: 47  
STANDARD CAGE: 108

BASEMENT 2: 237  
BIKE CAGE: 114  
STANDARD CAGE: 123

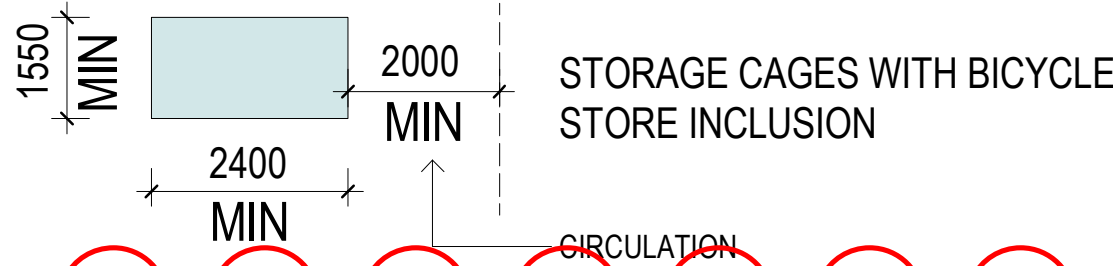
BASEMENT 3: 273  
BIKE CAGE: 105  
STANDARD CAGE: 168

TOTAL: 744

### LEGEND

STORAGE CAGE TO COMPLY WITH  
ADG FOR STUDIO, 1BED, 2BED & 3BED

MIN 1.1m x 2.4m x 2m H = 5m<sup>3</sup>



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

### ADG COMPLIANT

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS  
1:2 (EXCL. VISITORS AND RETAIL) : 372

NO. OF BICYCLE STORAGE PROVIDED : 509  
COMMUNAL BIKE STORAGE : 204  
BIKE STORAGE CAGES : 305

RFI RESPONSE:  
COMMUNAL BIKE STORAGE ADDITION,  
BIKE STORAGE REQUIREMENTS



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: 153 of 238

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Consultant	Client
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	Billbergia Group Pty Ltd Suite 101, 25 Angus St, Meadowbank, NSW, 2114
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant	TTW
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	STANTEC
	JHA

Consultant	Client
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	Billbergia Group Pty Ltd Suite 101, 25 Angus St, Meadowbank, NSW, 2114
Mechanical / Acoustic / Fire Engineer Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant	TTW
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	STANTEC
	JHA



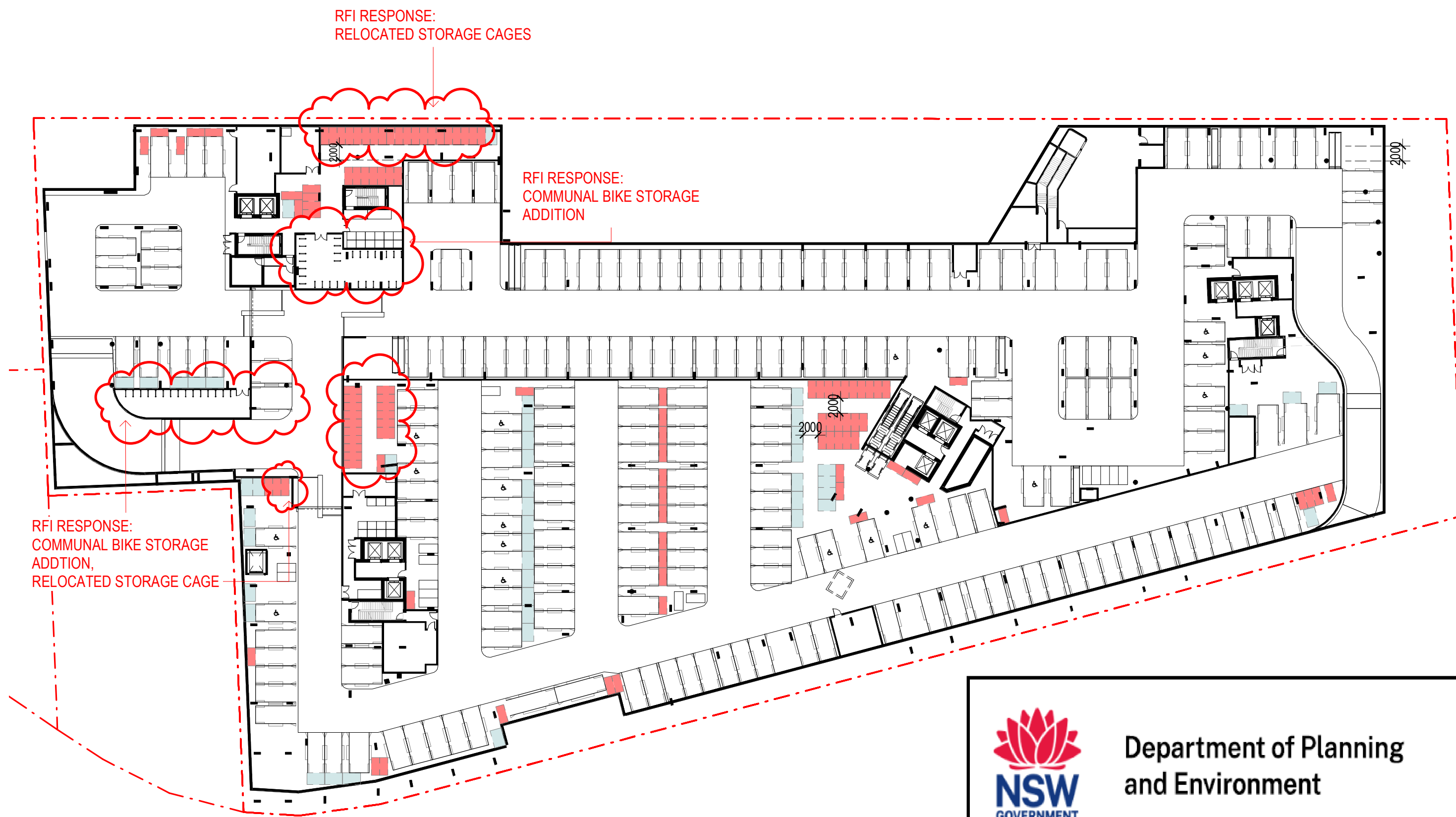
Group GSA Pty Ltd ABN 76 002 113 779  
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Australia 2011  
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T +612 9361 4144 F +612 9332 3458  
architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

Project Title	Client
Eden Street Arncliffe	Billbergia Group Pty Ltd
Drawing Title	Client
STORAGE DIAGRAM - LOWER GROUND	Billbergia Group Pty Ltd
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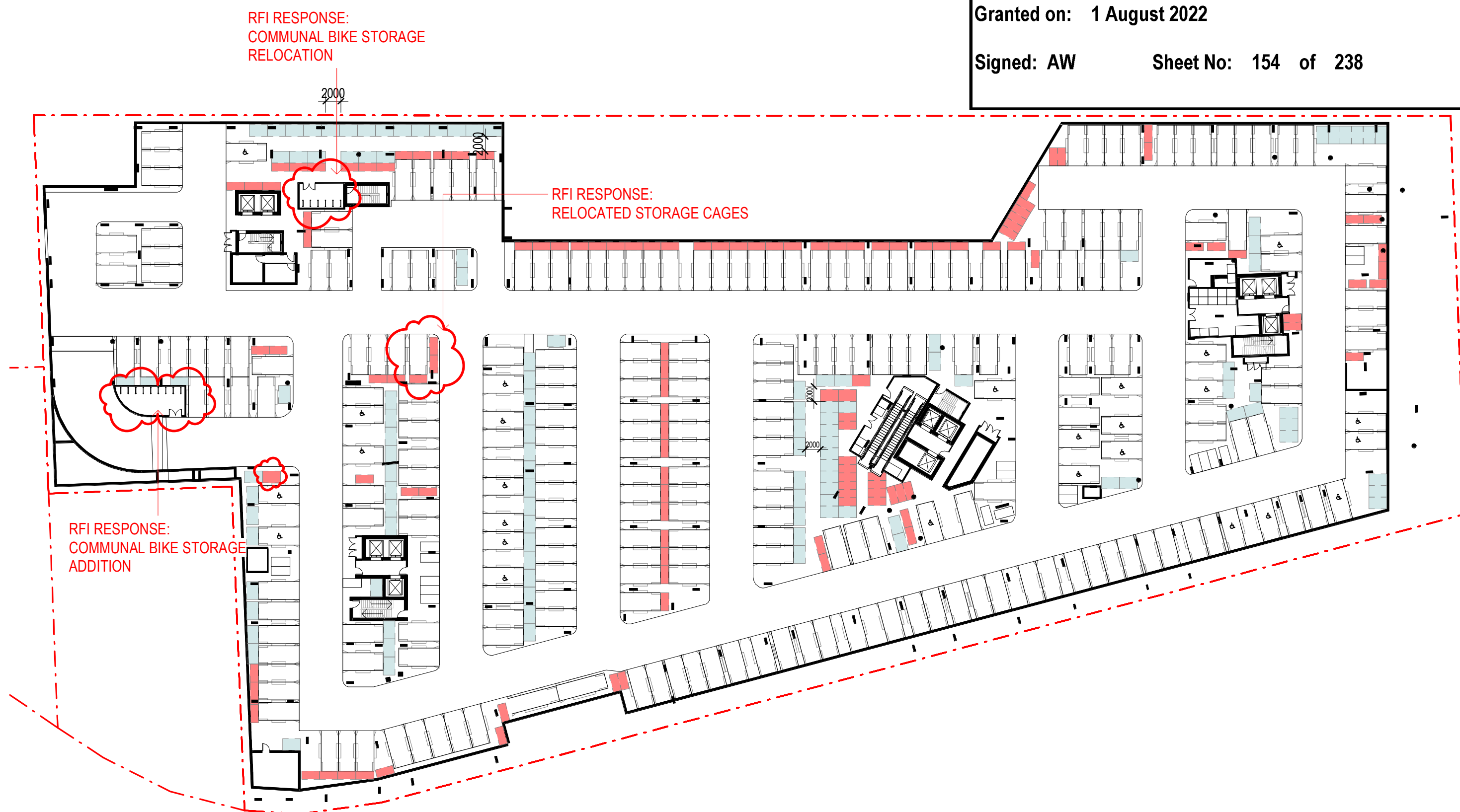


DA SUBMISSION			
Plotted and checked by	PDS	Approved	LMC
Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by)	JK, SM, AR, EC, AF	12/13/21
Scale	Project No	Drawing No	Issue
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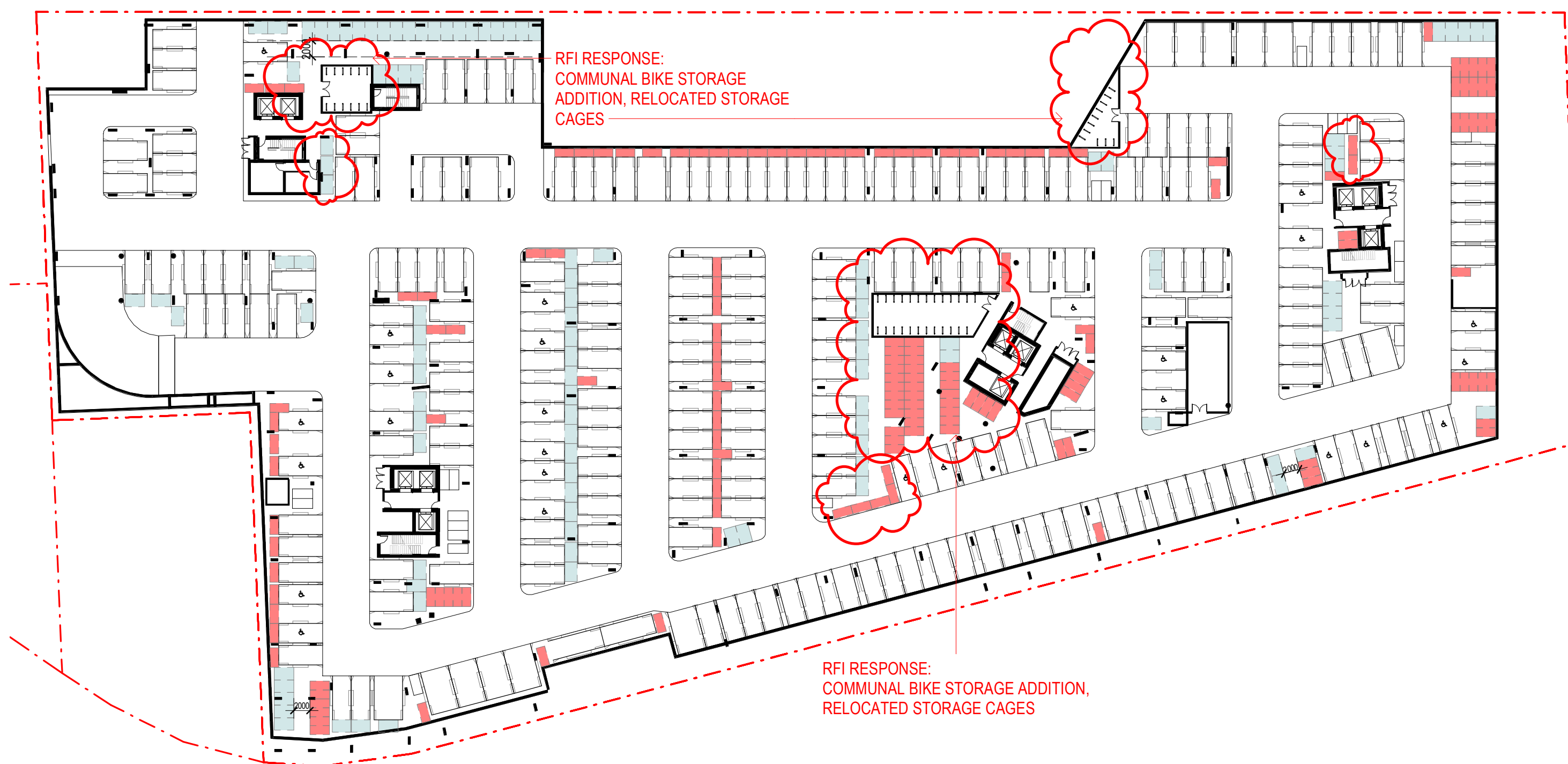




1 BASEMENT 1 - STORAGE  
1:500



2 BASEMENT 2 - STORAGE  
1:500



3 BASEMENT 3 - STORAGE  
1:500

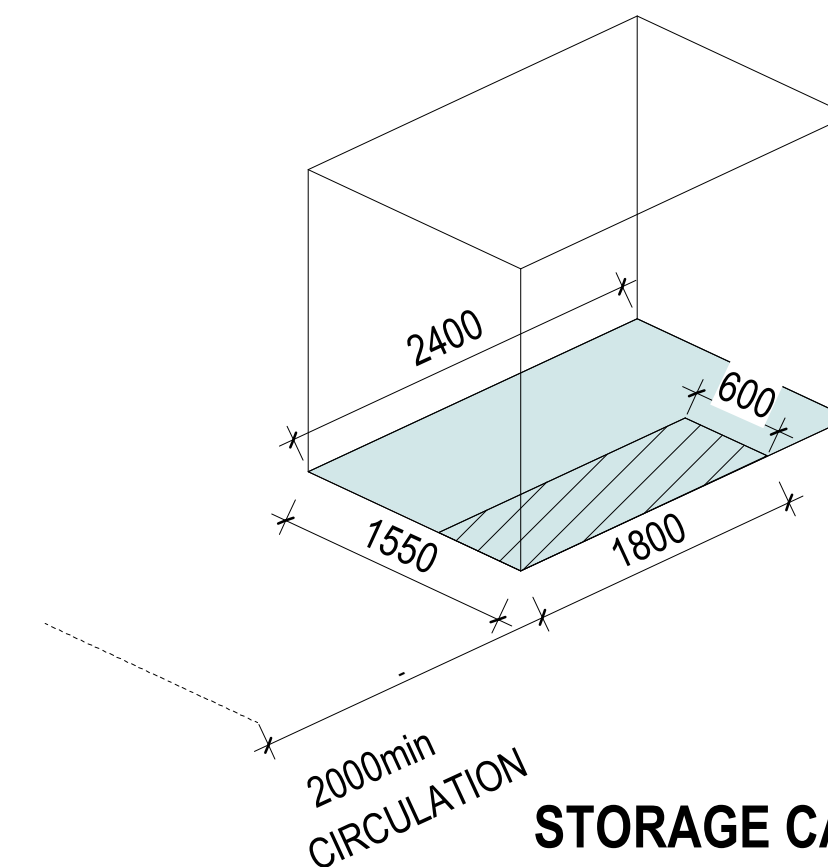
## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

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



### STORAGE CAGE LOCATION:

LOWER GROUND: 79  
BIKE CAGE: 39  
STANDARD CAGE: 40

BASEMENT 1: 155  
BIKE CAGE: 47  
STANDARD CAGE: 108

BASEMENT 2: 237  
BIKE CAGE: 114  
STANDARD CAGE: 123

BASEMENT 3: 273  
BIKE CAGE: 105  
STANDARD CAGE: 168

TOTAL: 744

### LEGEND

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

STORAGE CAGES WITH BICYCLE  
STORE INCLUSION  
CIRCULATION

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

TOTAL NO. OF BICYCLE PARKING REQ FOR RESIDENTS  
1:2 (EXCL. VISITORS AND RETAIL) : 372

### ADG COMPLIANT

NO. OF BICYCLE STORAGE PROVIDED : 509  
COMMUNAL BIKE STORAGE : 204  
BIKE STORAGE CAGES : 305



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: 154 of 238

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	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

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

Project Title  
Eden Street Arncliffe

Drawing Title

### STORAGE DIAGRAM - BASEMENT

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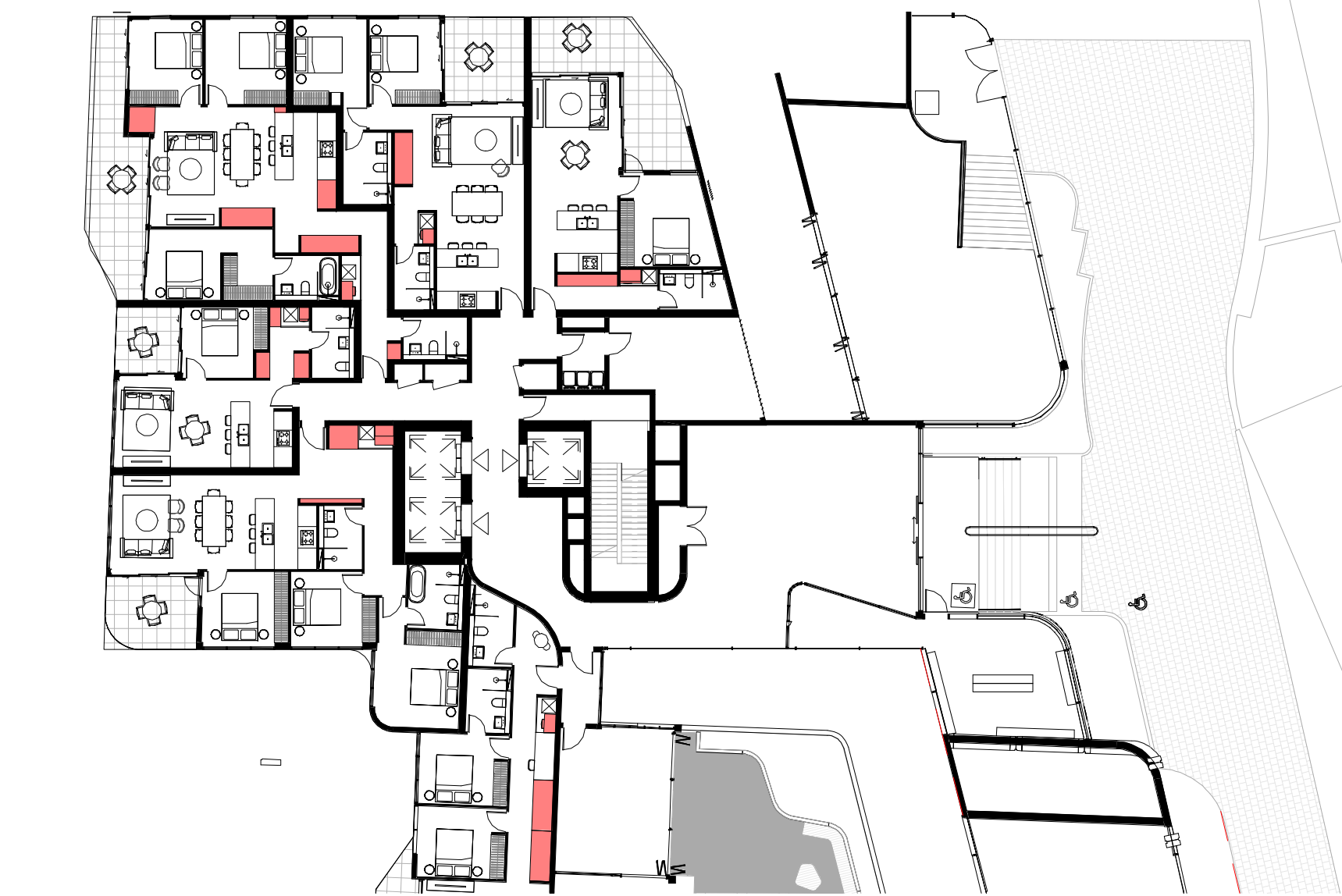
### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
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21/04/2021			
Scale	Project No	Drawing No	Issue
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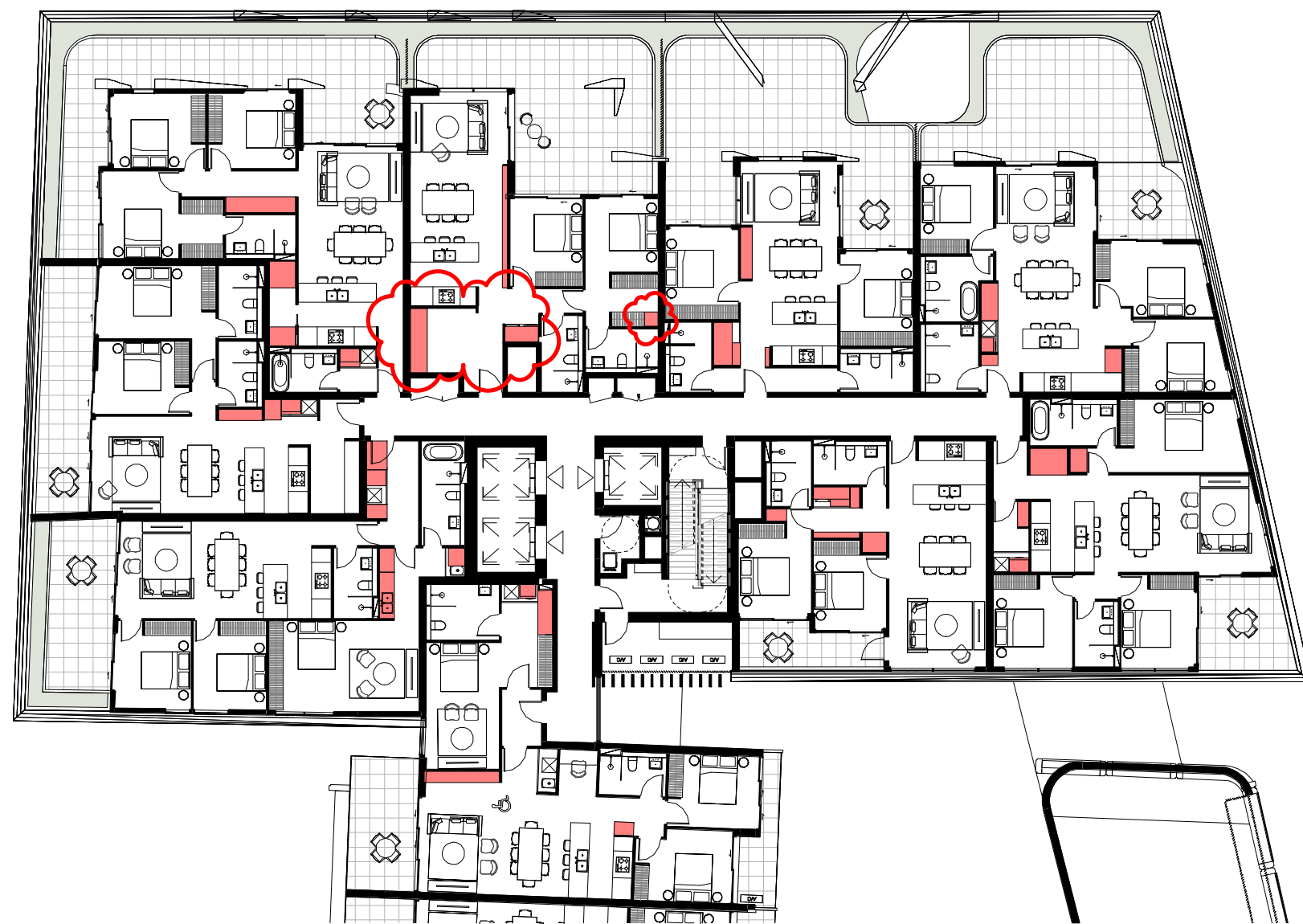


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1 TA - UPPER GROUND - STORAGE DIAGRAM  
1:250



2 TA - LEVEL 01 - STORAGE DIAGRAM  
1:250



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



4 TA - LEVEL 06 - STORAGE DIAGRAM  
1:250



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



6 TA - LEVEL 20 - STORAGE DIAGRAM  
1:250

STORAGE SCHEDULE - TOWER A		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE

1AB - UPPER GROUND		
A001	2B	9.3 m³
A002	3B	5.0 m³
A003	1B	4.5 m³
A004	3B	16.1 m³
A005	2B	4.6 m³
A006	1B	3.8 m³

AB - LEVEL 1		
A101	3B	6.5 m³
A102	2B	4.3 m³
A103	3B	5.4 m³
A104	2B	8.8 m³
A105	2B	4.7 m³
A106	3B	5.9 m³
A107	3B	5.9 m³
A108	2B	5.1 m³
A109	3B	8.0 m³

AB - LEVEL 2		
A201	3B	6.0 m³
A202	2B	4.3 m³
A203	3B	9.8 m³
A204	2B	8.8 m³
A205	2B	4.7 m³
A206	3B	5.9 m³
A207	3B	5.9 m³
A208	2B	5.1 m³
A209	3B	8.0 m³

AB - LEVEL 3		
A301	3B	6.0 m³
A302	2B	4.3 m³
A303	3B	9.8 m³
A304	2B	8.8 m³
A305	2B	4.7 m³
A306	3B	5.9 m³
A307	3B	5.9 m³
A308	2B	5.1 m³
A309	3B	8.0 m³

AB - LEVEL 4		
A401	3B	6.0 m³
A402	2B	4.3 m³
A403	3B	9.8 m³
A404	2B	8.5 m³
A405	2B	4.3 m³
A406	3B	5.9 m³
A407	3B	5.9 m³
A408	2B	5.1 m³
A409	3B	8.0 m³

AB - LEVEL 5		
A501	3B	6.0 m³
A502	2B	4.3 m³
A503	3B	9.8 m³
A504	2B	8.3 m³
A505	2B	4.7 m³
A506	3B	5.9 m³
A507	3B	5.9 m³
A508	2B	4.7 m³
A509	3B	8.0 m³

AB - LEVEL 6		
A601	1B	3.6 m³
A602	2B	4.6 m³
A603	2B	4.5 m³
A604	2B	5.2 m³
A605	1B	3.3 m³
A606	1B	8.3 m³
A607	3B	5.9 m³
A608	3B	5.9 m³
A609	2B	4.7 m³
A610	3B	6.5 m³

AB - LEVEL 7		
A701	2B	4.4 m³
A702	3B	6.4 m³
A703	2B	6.1 m³
A704	1B	3.5 m³
A705	1B	3.4 m³
A706	1B	4.7 m³
A707	3B	5.9 m³

STORAGE SCHEDULE - TOWER A		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE

A708 3B 5.9 m³		
A709 2B 5.1 m³		
AB - LEVEL 8		
A801	2B	5.6 m³
A802	3B	6.4 m³
A803	2B	4.8 m³
A804	1B	3.5 m³
A805	1B	3.3 m³
A806	1B	3.5 m³
A807	3B	5.9 m³
A808	3B	5.9 m³
A809	2B	5.1 m³

AB - LEVEL 9		
A901	2B	5.6 m³
A902	3B	6.4 m³
A903	2B	6.1 m³
A904	1B	3.5 m³
A905	1B	3.4 m³
A906	1B	3.5 m³
A907	3B	5.9 m³
A908	3B	5.9 m³
A909	2B	5.1 m³

AB - LEVEL 10		
A1001	2B	5.6 m³
A1002	3B	6.4 m³
A1003	2B	4.8 m³
A1004	1B	3.5 m³
A1005	1B	3.4 m³
A1006	1B	3.5 m³
A1007	3B	5.9 m³
A1008	3B	5.9 m³
A1009	2B	5.1 m³

AB - LEVEL 11		
A1101	2B	5.6 m³
A1102	3B	6.4 m³
A1103	2B	4.8 m³
A1104	1B	3.5 m³
A1105	1B	3.3 m³
A1106	1B	3.5 m³
A1107	3B	5.9 m³
A1108	3B	5.9 m³
A1109	2B	5.1 m³

AB - LEVEL 12		
A1201	2B	5.6 m³
A1202	3B	6.4 m³
A1203	2B	4.8 m³
A1204	1B	3.5 m³
A1205	1B	3.4 m³
A1206	1B	3.5 m³
A1207	3B	5.9 m³
A1208	3B	5.9 m³
A1209	2B	5.1 m³

AB - LEVEL 13		
A1301	2B	5.6 m³
A1302	3B	6.4 m³
A1303	2B	6.1 m³
A1304	1B	3.5 m³
A1305	1B	4.0 m³
A1306	1B	3.5 m³
A1307	3B	5.9 m³
A1308	3B	5.9 m³
A1309	2B	5.1 m³

AB - LEVEL 14		
A1401	2B	4.4 m³
A1402	3B	6.4 m³
A1403	2B	6.1 m³
A1404	1B	3.5 m³
A1405	1B	4.0 m³
A1406	1B	3.5 m³
A1407	3B	5.9 m³
A1408	3B	5.9 m³
A1409	2B	5.1 m³

AB - LEVEL 15		
A1501	2B	4.4 m³
A1502	3B	6.4 m³
A1503	2B	6.1 m³

STORAGE SCHEDULE - TOWER A		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE

A1504	1B	3.5 m³
A1505	1B	4.0 m³
A1506	1B	3.5 m³
A1507	3B	5.9 m³
A1508	3B	5.9 m³
A1509	2B	5.1 m³

AB - LEVEL 16		
A1601	2B	4.4 m³
A1602	3B	6.4 m³
A1603	2B	6.1 m³
A1604	1B	3.5 m³
A1605	1B	4.0 m³
A1606	1B	3.5 m³
A1607	3B	5.9 m³
A1608	3B	5.9 m³
A1609	2B	5.1 m³

AB - LEVEL 17		
A1701	2B	4.4 m³
A1702	3B	6.4 m³
A1703	2B	6.1 m³
A1704	1B	3.5 m³
A1705	1B	4.0 m³
A1706	1B	3.5 m³
A1707	3B	5.9 m³
A1708	3B	5.9 m³
A1709	2B	5.1 m³

AB - LEVEL 18		
A1801	2B	4.4 m³
A1802	3B	6.4 m³
A1803	2B	6.1 m³
A1804	1B	3.5 m³
A1805	1B	4.0 m³
A1806	1B	3.5 m³
A1807	3B	5.9 m³
A1808	3B	5.9 m³
A1809	2B	5.1 m³

AB - LEVEL 19		
A1901	2B	4.4 m³
A1902	3B	6.4 m³
A1903	2B	6.1 m³
A1904	1B	3.5 m³
A1905	1B	4.0 m³
A1906	1B	3.5 m³
A1907	3B	5.9 m³
A1908	3B	5.9 m³
A1909	2B	5.1 m³

AB - LEVEL 20		
A2001	2B	4.4 m³
A2002	3B	6.4 m³
A2003	2B	6.1 m³
A2004	1B	3.5 m³
A2005	1B	4.0 m³
A2006	3B	5.7 m³
A2007	3B	9.5 m³
A2008	2B	6.1 m³

## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m³	2 m³
1 BEDROOM APARTMENTS	6 m³	3 m³
2 BEDROOM APARTMENTS	8 m³	4 m³
3+ BEDROOM APARTMENTS	10 m³	5 m³

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

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

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

### STORAGE



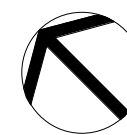
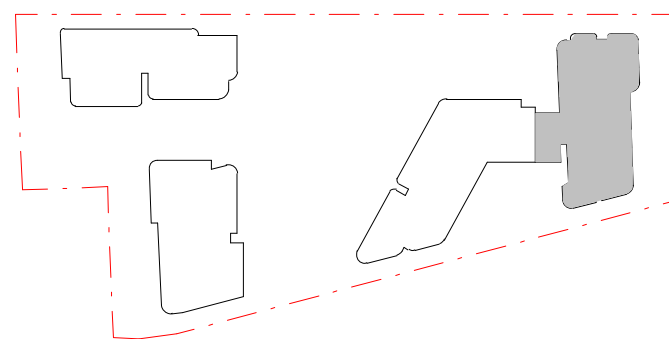
Department of Planning and Environment

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

Granted on: 1 August 2022

Signed: AW Sheet No: 155 of 238

RFI RESPONSE:  
STORAGE SCHEDULE AMENDMENT  
ADG COMPLIANCE



### 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	
As indicated	180319	DA 4051	C	

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			
C	ISSUED FOR NO.1	25/03/2022			

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



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

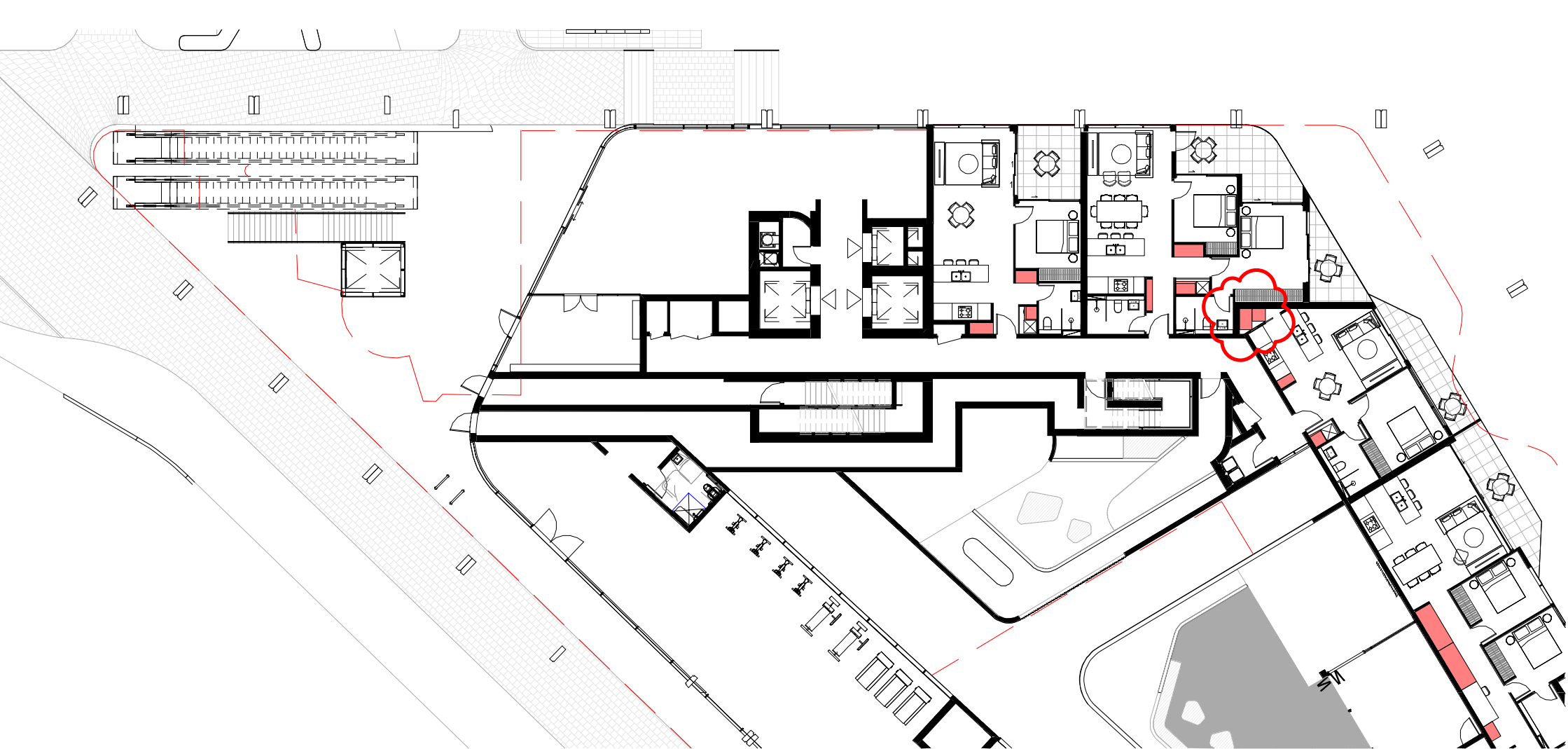
Project Title  
Eden Street Arncliffe

Drawing Title

### STORAGE DIAGRAM - TOWER A

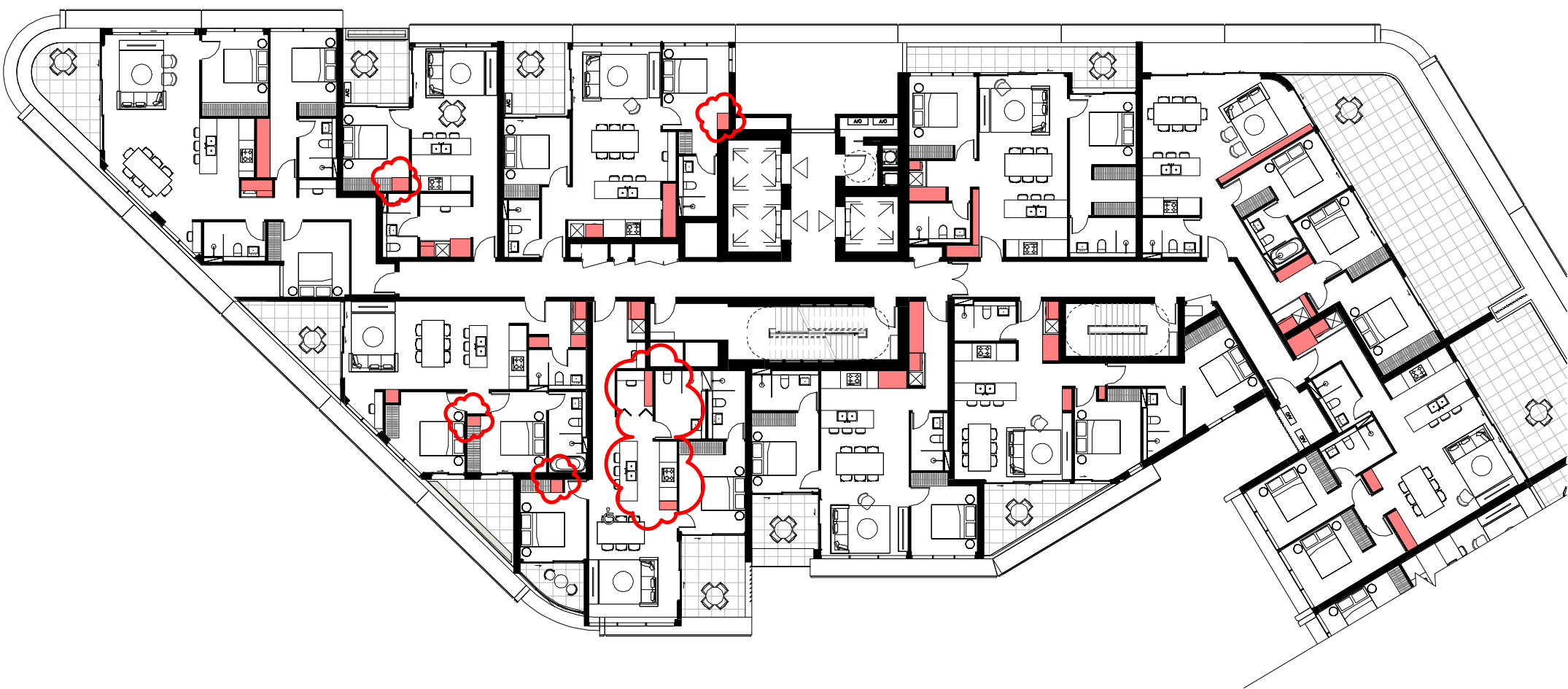
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Do not scale drawings. Use figured Dimensions.





1 TB - UPPER GROUND - STORAGE DIAGRAM

1:250



4 TB - LEVEL 06 - STORAGE DIAGRAM

1:250

## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

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

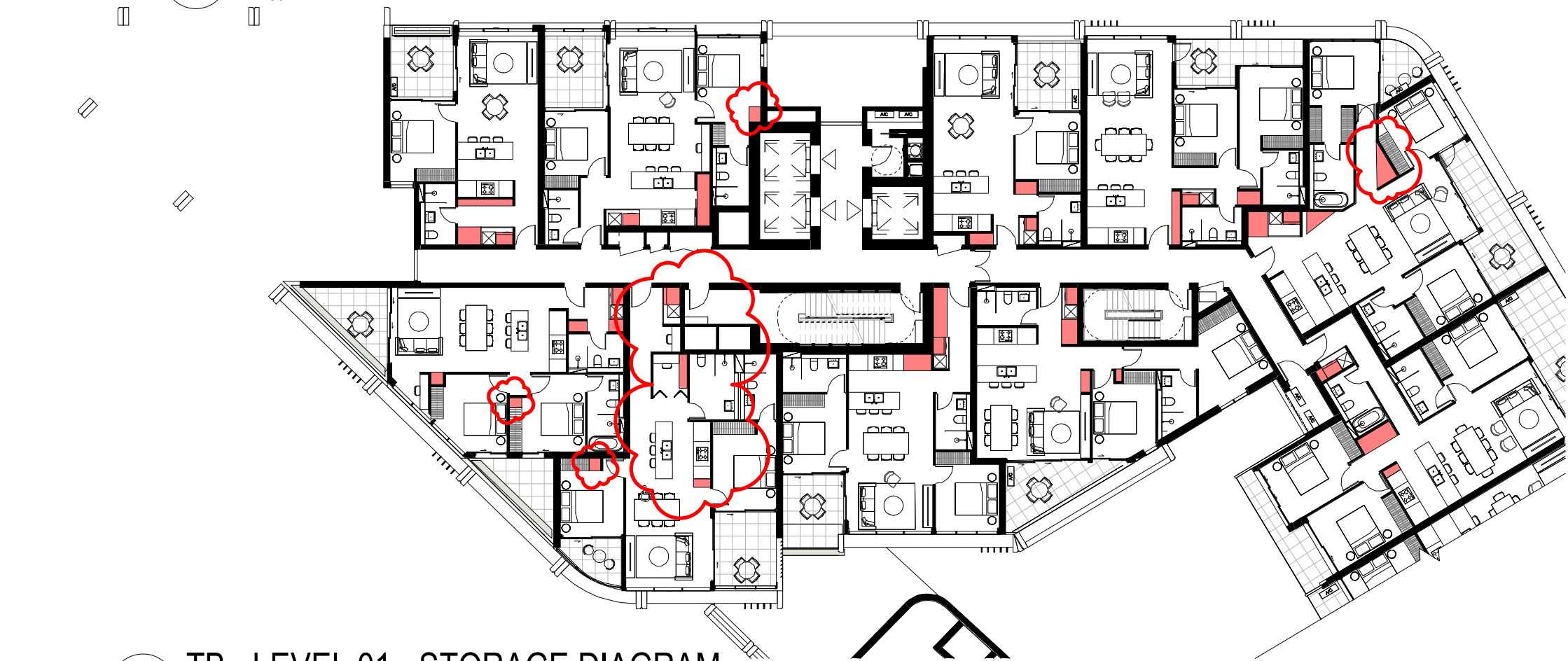
AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

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

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

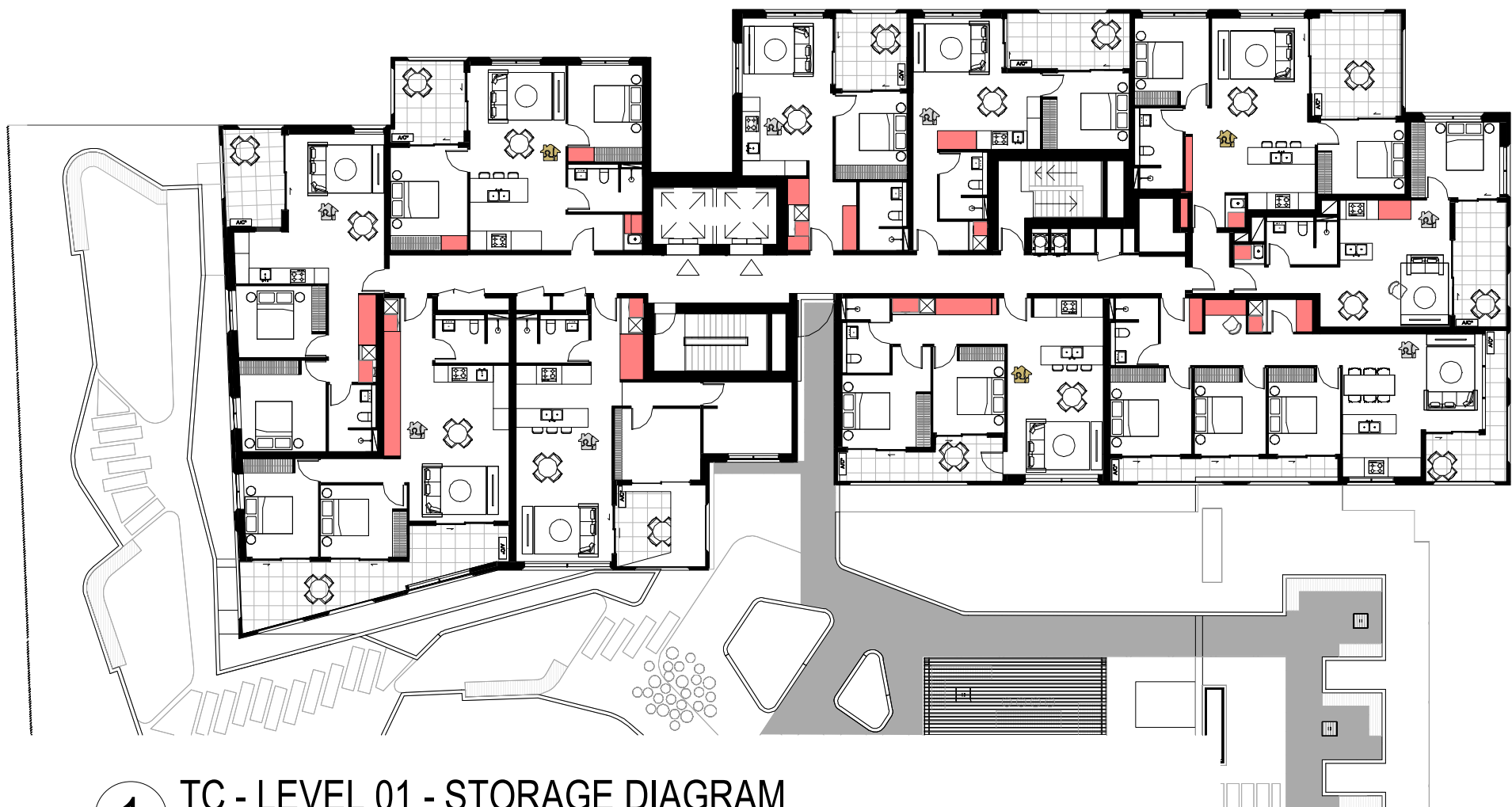
### STORAGE

RFI RESPONSE:  
STORAGE SCHEDULE AMENDMENT,  
ADG COMPLIANCE



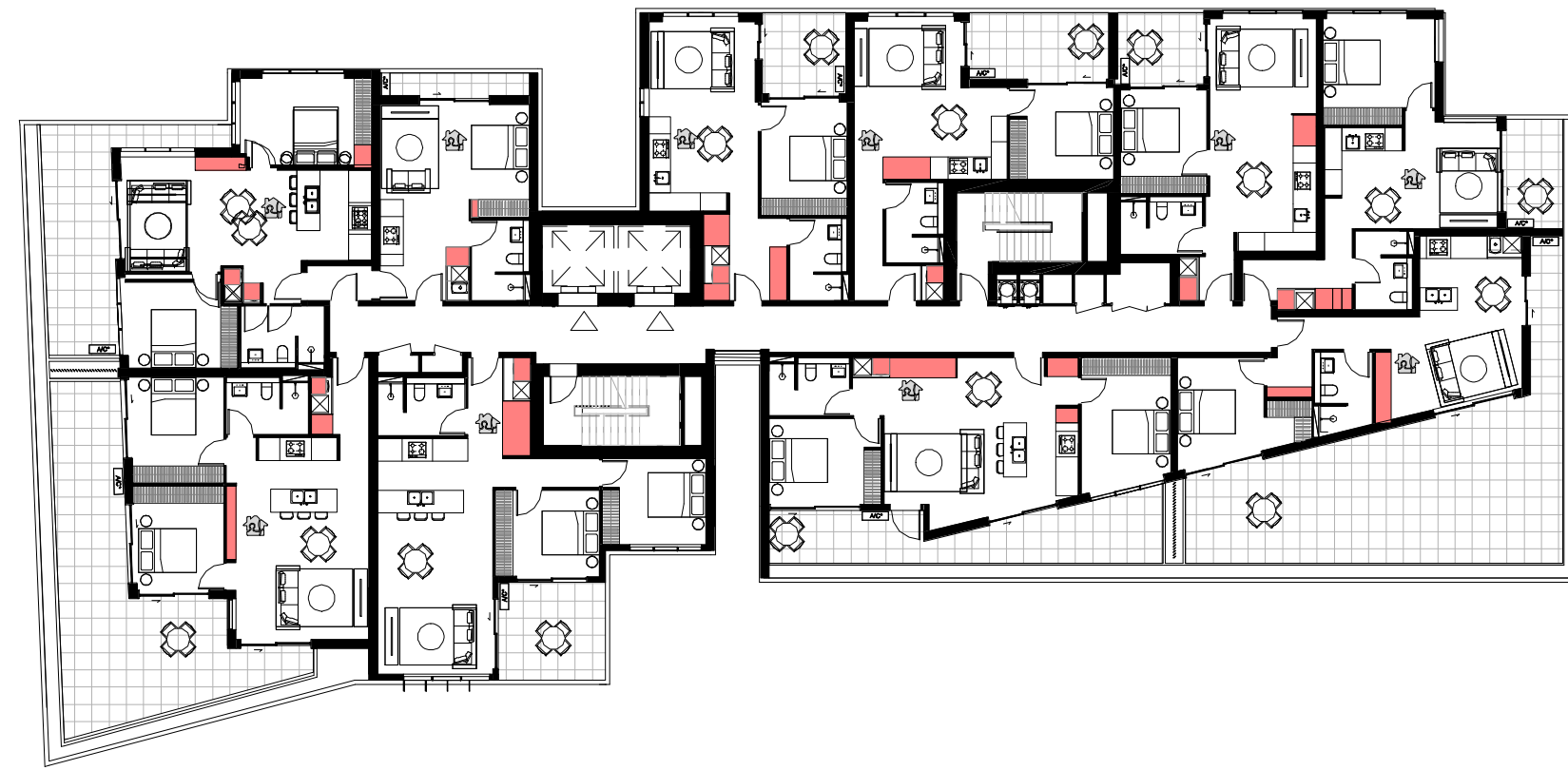
2 TB - LEVEL 01 - STORAGE DIAGRAM





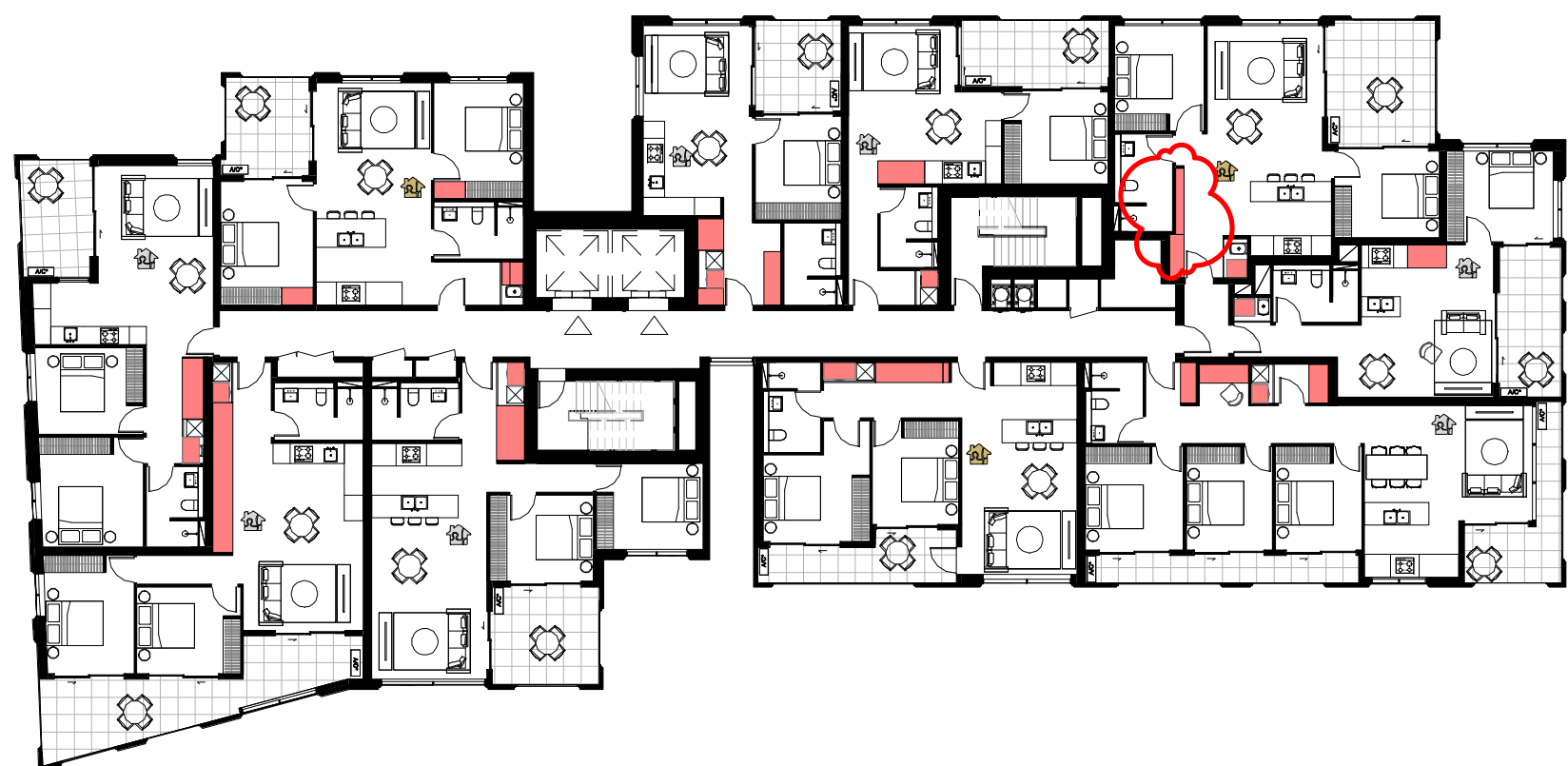
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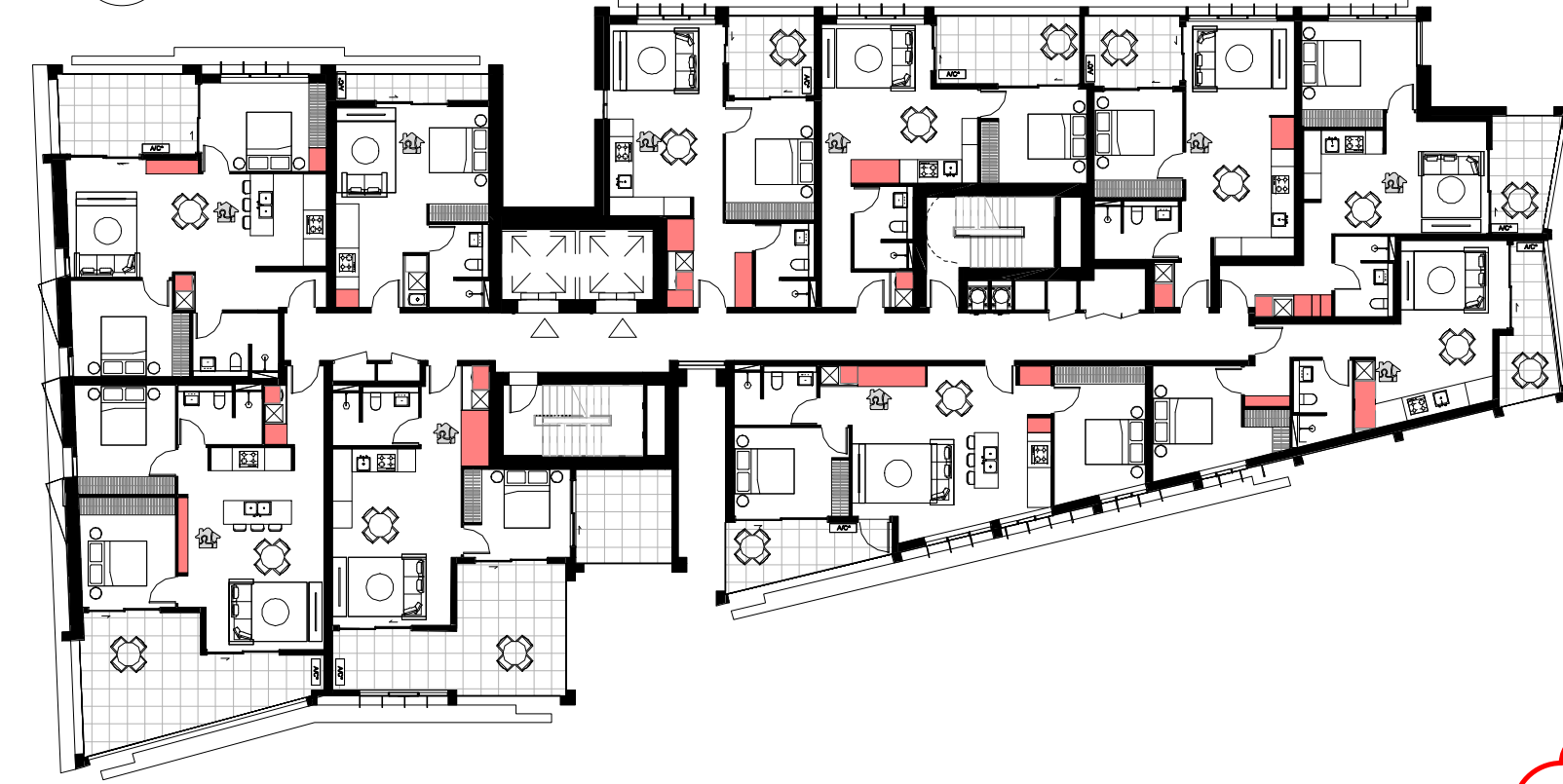
5 TC - TYPICAL LEVEL 06-11 - STORAGE DIAGRAM

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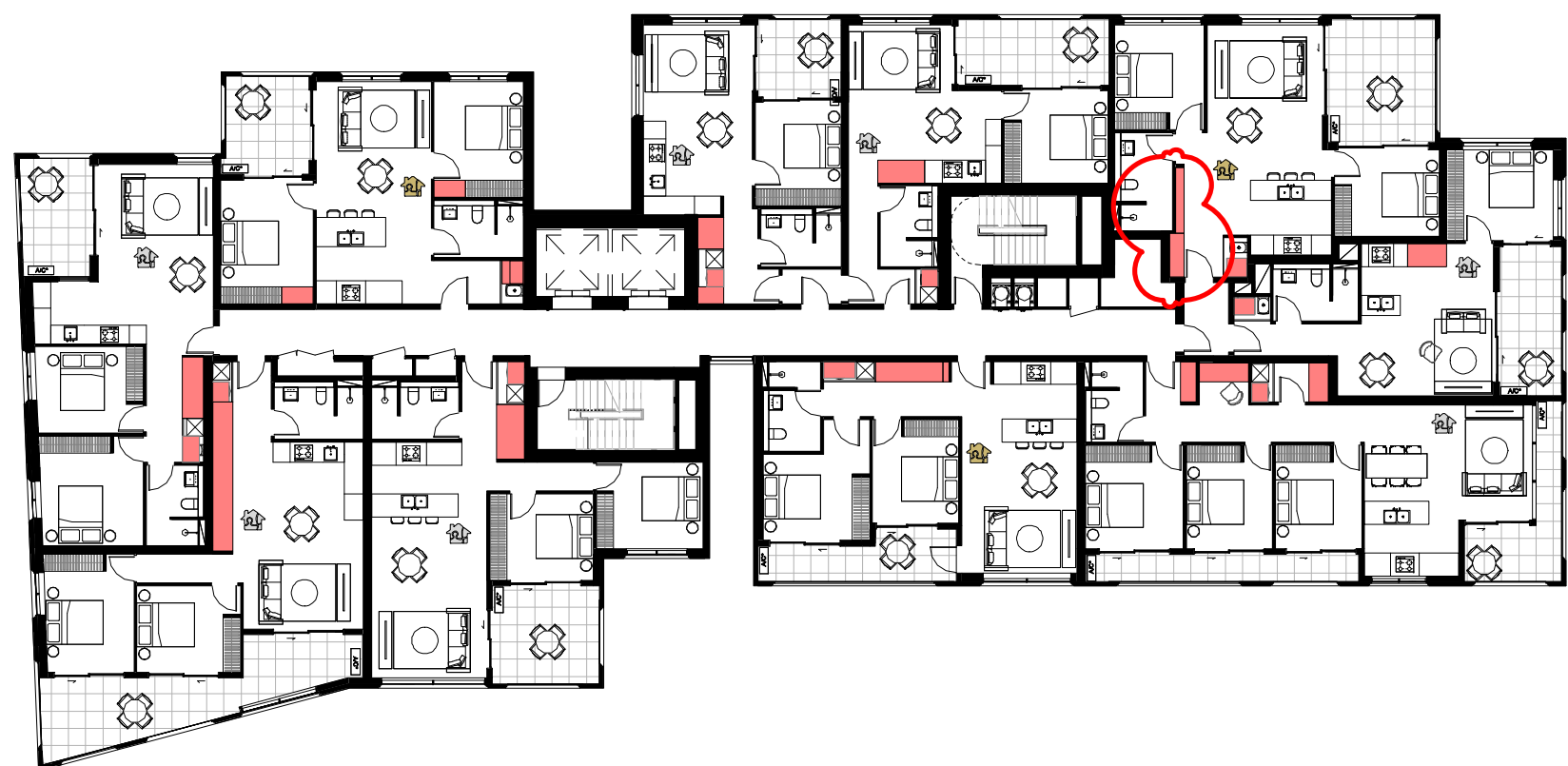
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1 : 250



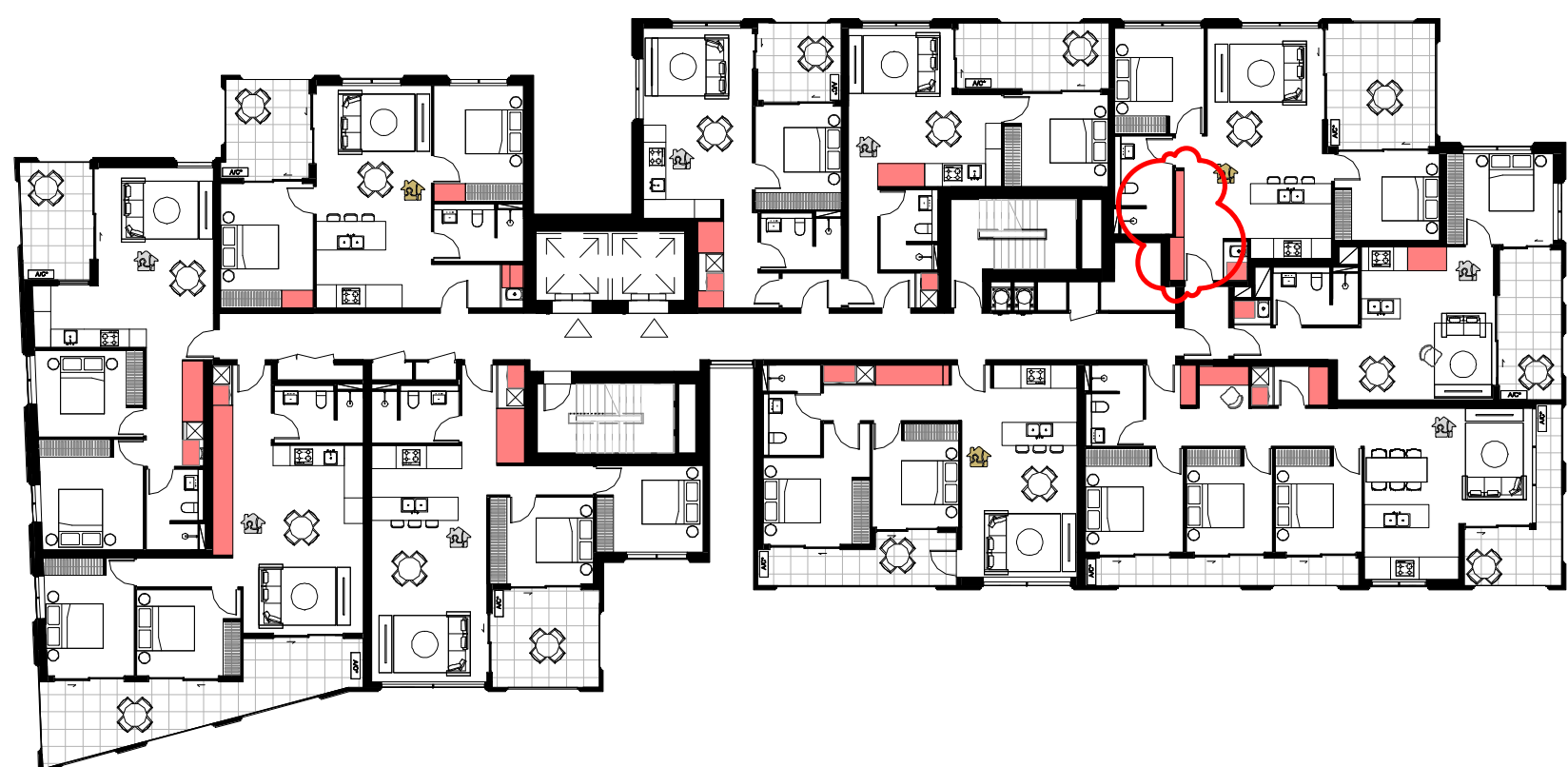
6 TC - TYPICAL LEVEL 12-14 - STORAGE DIAGRAM

1 : 250



3 TC - LEVEL 03 - STORAGE DIAGRAM

1 : 250



4 TC - TYPICAL LEVEL 04-05 - STORAGE DIAGRAM

1 : 250

RFI RESPONSE:  
STORAGE SCHEDULE AMENDMENT,  
ADG COMPLIANCE

## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

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

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

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

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

### STORAGE

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

C - LEVEL 1		
C101	1BED	7.5 m <sup>3</sup>
C102	1BED	4.1 m <sup>3</sup>
C103	2BED	4.1 m <sup>3</sup>
C104	1BED	3.3 m <sup>3</sup>
C105	3BED	5.6 m <sup>3</sup>
C106	2BED	4.9 m <sup>3</sup>
C107	2BED	4.8 m <sup>3</sup>
C108	2BED	9.3 m <sup>3</sup>
C109	2BED	4.5 m <sup>3</sup>
C110	2BED	4.3 m <sup>3</sup>

C - LEVEL 2		
C201	1BED	7.5 m <sup>3</sup>
C202	1BED	4.1 m <sup>3</sup>
C203	2BED	4.4 m <sup>3</sup>
C204	1BED	3.3 m <sup>3</sup>
C205	3BED	5.6 m <sup>3</sup>
C206	2BED	4.9 m <sup>3</sup>
C207	2BED	4.0 m <sup>3</sup>
C208	2BED	9.0 m <sup>3</sup>
C209	2BED	4.1 m <sup>3</sup>
C210	2BED	4.3 m <sup>3</sup>

C - LEVEL 3		
C301	1BED	4.2 m <sup>3</sup>
C302	1BED	4.1 m <sup>3</sup>
C303	2BED	4.1 m <sup>3</sup>
C304	1BED	3.6 m <sup>3</sup>
C305	3BED	5.6 m <sup>3</sup>
C306	2BED	4.9 m <sup>3</sup>
C307	2BED	5.1 m <sup>3</sup>
C308	2BED	9.3 m <sup>3</sup>
C309	2BED	4.5 m <sup>3</sup>
C310	2BED	4.3 m <sup>3</sup>

C - LEVEL 4		
C401	1BED	4.5 m <sup>3</sup>
C402	1BED	4.1 m <sup>3</sup>
C403	2BED	4.0 m <sup>3</sup>
C404	1BED	3.6 m <sup>3</sup>
C405	3BED	5.6 m <sup>3</sup>
C406	2BED	4.9 m <sup>3</sup>
C407	2BED	5.1 m <sup>3</sup>
C408	2BED	9.3 m <sup>3</sup>
C409	2BED	4.5 m <sup>3</sup>
C410	2BED	4.3 m <sup>3</sup>

C - LEVEL 5		
C501	1BED	4.5 m <sup>3</sup>
C502	1BED	4.1 m <sup>3</sup>

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

C503	2BED	4.1 m <sup>3</sup>
C504	1BED	3.6 m <sup>3</sup>
C505	3BED	5.6 m <sup>3</sup>
C506	2BED	4.9 m <sup>3</sup>
C507	2BED	5.1 m <sup>3</sup>
C508	2BED	9.3 m <sup>3</sup>
C509	2BED	4.5 m <sup>3</sup>
C510	2BED	4.3 m <sup>3</sup>

C - LEVEL 6		
C601	1BED	7.5 m <sup>3</sup>
C602	1BED	4.1 m <sup>3</sup>
C603	1BED	3.0 m <sup>3</sup>
C604	1BED	3.0 m <sup>3</sup>
C605	1BED	4.7 m <sup>3</sup>
C606	2BED	7.0 m <sup>3</sup>
C607	2BED	5.1 m <sup>3</sup>
C608	2BED	4.1 m <sup>3</sup>
C609	2BED	4.3 m <sup>3</sup>
C610	STUDIO	2.3 m <sup>3</sup>

C - LEVEL 7		
C701	1BED	7.5 m <sup>3</sup>
C702	1BED	4.1 m <sup>3</sup>
C703	1BED	3.0 m <sup>3</sup>
C704	1BED	3.0 m <sup>3</sup>
C705	1BED	3.0 m <sup>3</sup>
C706	2BED	7.0 m <sup>3</sup>
C708	2BED	4.1 m <sup>3</sup>
C709	2BED	4.1 m <sup>3</sup>
C710	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 8		
C801	1BED	7.5 m <sup>3</sup>
C802	1BED	4.1 m <sup>3</sup>
C803	1BED	3.0 m <sup>3</sup>
C804	1BED	3.0 m <sup>3</sup>
C805	1BED	3.0 m <sup>3</sup>
C806	2BED	7.0 m <sup>3</sup>
C807	2BED	5.1 m <sup>3</sup>
C808	2BED	4.1 m <sup>3</sup>
C809	2BED	4.1 m <sup>3</sup>
C810	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 9		
C901	1BED	7.5 m <sup>3</sup>
C902	1BED	4.1 m <sup>3</sup>
C903	1BED	3.0 m <sup>3</sup>
C904	1BED	3.0 m <sup>3</sup>
C905	1BED	3.0 m <sup>3</sup>
C906	2BED	7.0 m <sup>3</sup>

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

C907	1BED	5.1 m <sup>3</sup>
C908	2BED	4.1 m <sup>3</sup>
C909	2BED	4.1 m <sup>3</sup>
C910	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 10		
C1001	1BED	7.5 m <sup>3</sup>
C1002	1BED	4.1 m <sup>3</sup>
C1003	1BED	3.0 m <sup>3</sup>
C1004	1BED	3.0 m <sup>3</sup>
C1005	1BED	3.0 m <sup>3</sup>
C1006	2BED	7.0 m <sup>3</sup>
C1007	1BED	5.1 m <sup>3</sup>
C1008	2BED	4.1 m <sup>3</sup>
C1009	2BED	4.1 m <sup>3</sup>
C1010	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 11		
C1101	1BED	7.5 m <sup>3</sup>
C1102	1BED	4.1 m <sup>3</sup>
C1103	1BED	3.0 m <sup>3</sup>
C1104	1BED	3.0 m <sup>3</sup>
C1105	1BED	3.0 m <sup>3</sup>
C1106	2BED	7.0 m <sup>3</sup>
C1107	1BED	5.1 m <sup>3</sup>
C1108	2BED	4.1 m <sup>3</sup>
C1109	2BED	4.1 m <sup>3</sup>
C1110	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 12		
C1201	1BED	7.5 m <sup>3</sup>
C1202	1BED	4.1 m <sup>3</sup>
C1203	1BED	3.0 m <sup>3</sup>
C1204	1BED	3.0 m <sup>3</sup>
C1205	1BED	3.0 m <sup>3</sup>
C1206	2BED	7.0 m <sup>3</sup>
C1207	1BED	5.1 m <sup>3</sup>
C1208	2BED	4.1 m <sup>3</sup>
C1209	2BED	4.1 m <sup>3</sup>
C1210	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 13		
C1301	1BED	7.5 m <sup>3</sup>
C1302	1BED	4.1 m <sup>3</sup>
C1303	1BED	3.0 m <sup>3</sup>
C1304	1BED	3.0 m <sup>3</sup>
C1305	1BED	3.0 m <sup>3</sup>
C1306	2BED	7.0 m <sup>3</sup>
C1307	1BED	5.1 m <sup>3</sup>
C1308	2BED	4.1 m <sup>3</sup>
C1309	2BED	4.1 m <sup>3</sup>

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

C1310	STUDIO	2.0 m <sup>3</sup>
-------	--------	--------------------

C - LEVEL 14		
C1401	1BED	7.5 m <sup>3</sup>
C1402	1BED	4.1 m <sup>3</sup>
C1403	1BED	3.0 m <sup>3</sup>
C1404	1BED	3.0 m <sup>3</sup>
C1405	1BED	3.0 m <sup>3</sup>
C1406	2BED	7.0 m <sup>3</sup>
C1407	1BED	5.1 m <sup>3</sup>
C1408	2BED	4.1 m <sup>3</sup>
C1409	2BED	4.1 m <sup>3</sup>
C1410	STUDIO	2.0 m <sup>3</sup>

C - LEVEL 15		
C1501	1BED	7.5 m <sup>3</sup>
C1502	1BED	4.1 m <sup>3</sup>
C1503	1BED	3.0 m <sup>3</sup>
C1504	1BED	3.0 m <sup>3</sup>
C1505	1BED	3.0 m <sup>3</sup>
C1506	2BED	7.0 m <sup>3</sup>
C1507	1BED	5.1 m <sup>3</sup>
C1508	3BED	5.1 m <sup>3</sup>
C1509	1BED	3.6 m <sup>3</sup>
C1510	1BED	3.0 m <sup>3</sup>

C - LEVEL 16		
C1601	1BED	7.5 m <sup>3</sup>
C1602	1BED	4.1 m <sup>3</sup>
C1603	1BED	3.0 m <sup>3</sup>
C1604	1BED	3.0 m <sup>3</sup>
C1605	1BED	3.0 m <sup>3</sup>
C1606	2BED	7.0 m <sup>3</sup>

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

C1607	1BED	5.1 m <sup>3</sup>
C1608	3BED	5.1 m <sup>3</sup>
C1609	1BED	3.6 m <sup>3</sup>
C1610	1BED	3.0 m <sup>3</sup>

C - LEVEL 17		
C1701	1BED	7.5 m <sup>3</sup>
C1702	1BED	4.1 m <sup>3</sup>
C1703	1BED	3.0 m <sup>3</sup>
C1704	1BED	3.0 m <sup>3</sup>
C1705	1BED	3.0 m <sup>3</sup>
C1706	2BED	7.0 m <sup>3</sup>
C1707	1BED	5.1 m <sup>3</sup>
C1708	3BED	5.1 m <sup>3</sup>
C1709	1BED	3.6 m <sup>3</sup>
C1710	1BED	3.0 m <sup>3</sup>

C - LEVEL 18		
C1801	1BED	7.5 m <sup>3</sup>
C1802	1BED	4.1 m <sup>3</sup>
C1803	1BED	3.0 m <sup>3</sup>
C1804	1BED	3.0 m <sup>3</sup>
C1805	1BED	3.0 m <sup>3</sup>
C1806	1BED	3.0 m <sup>3</sup>
C1807	1BED	5.1 m <sup>3</sup>
C1808	1BED	4.4 m <sup>3</sup>
C1809	1BED	3.6 m <sup>3</sup>
C1810	1BED	3.0 m <sup>3</sup>



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: 157 of 238

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	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

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Meadowbank, NSW, 2114



Billbergia  
creating communities



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Level 7, 80 William St East Sydney NSW  
Australia 2011  
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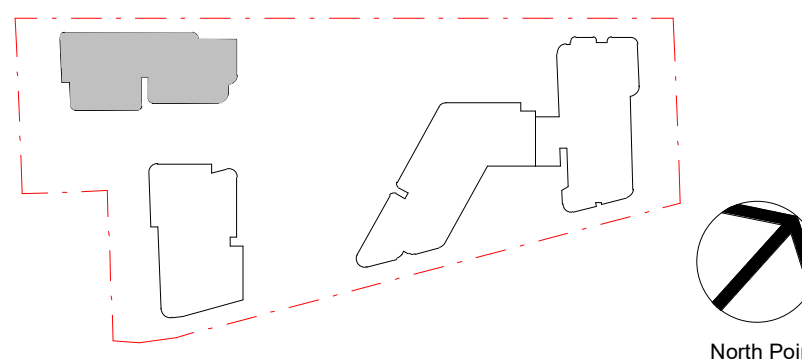
architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

Project Title  
Eden Street Arncliffe

Drawing Title

### STORAGE DIAGRAM - TOWER C

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Do not scale drawings. Use figured Dimensions.

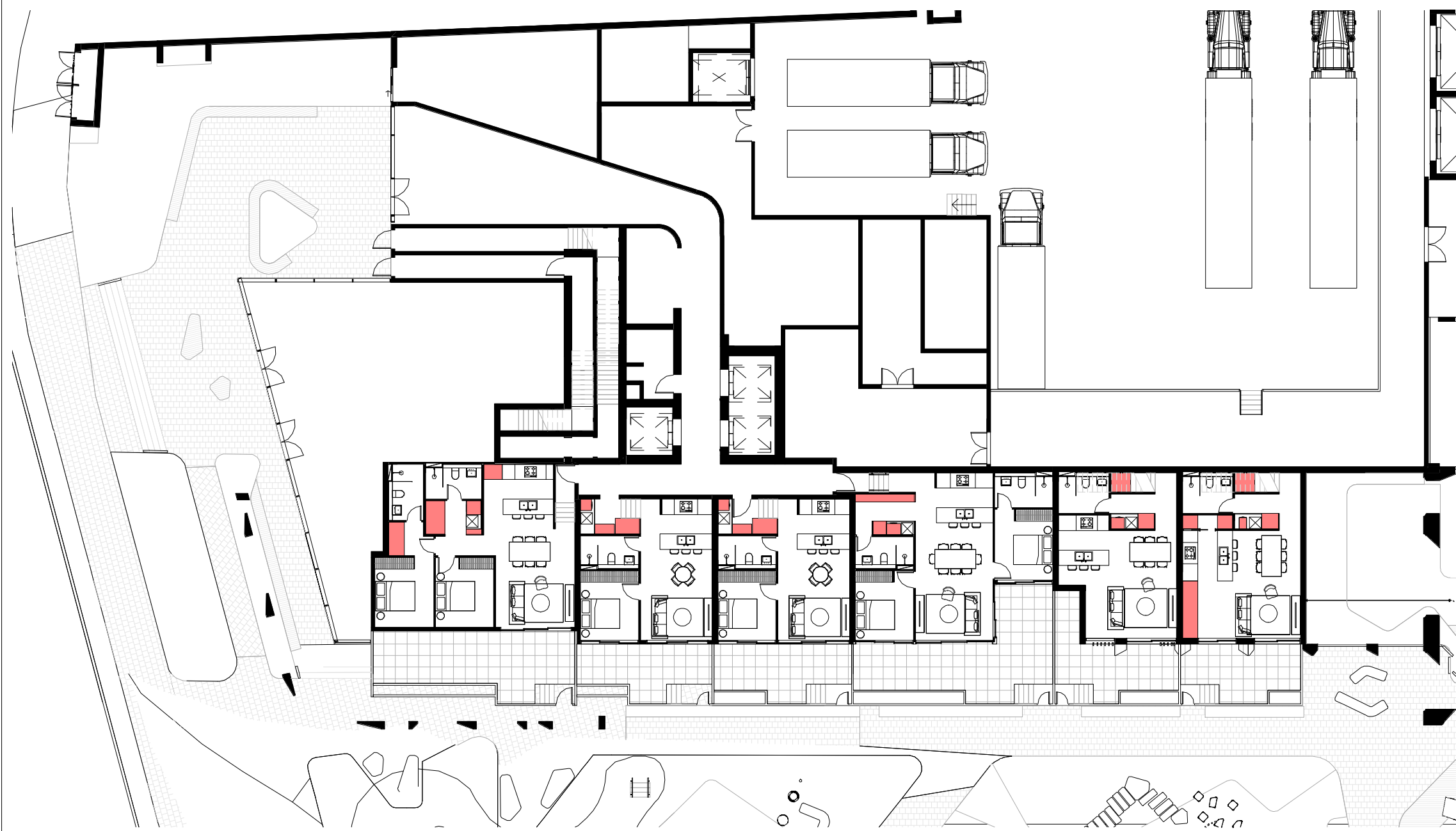


### DA SUBMISSION

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
As indicated	180319	DA 4053	C

4/8/2022 11:19:49 PM





1 TD - UPPER GROUND - STORAGE DIAGRAM  
1:250



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



2 TD - LEVEL 01 - STORAGE DIAGRAM  
1:250



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



5 TD - LEVEL 19 - STORAGE DIAGRAM  
1:250



6 TD - LEVEL 20 - STORAGE DIAGRAM  
1:250

#### STORAGE SCHEDULE - TOWER D TOWNHOUSES

UNIT NUMBER	UNIT TYPE	UNIT STORAGE
TH001	2B	5.2 m³
TH002	2B	11.4 m³

#### STORAGE SCHEDULE - TOWER D

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

#### LEVEL 1

D101	2B	5.4 m³
D102	2B	7.4 m³
D103	1B	3.7 m³
D104	1B	3.1 m³
D105	1B	4.2 m³
D106	3B	7.1 m³
D107	3B	6.7 m³
D108	2B	6.1 m³

#### LEVEL 2

D201	1B	3.7 m³
D202	2B	4.9 m³
D203	2B	4.0 m³
D204	1B	3.6 m³
D205	1B	3.7 m³
D206	1B	4.6 m³
D207	1B	4.2 m³
D208	3B	7.1 m³
D209	3B	6.7 m³
D210	2B	6.1 m³

#### LEVEL 3

D301	1B	3.7 m³
D302	2B	4.9 m³
D303	2B	4.0 m³
D304	1B	3.6 m³
D305	1B	3.7 m³
D306	1B	4.6 m³
D307	1B	4.2 m³
D308	3B	7.1 m³
D309	3B	6.7 m³
D310	2B	6.1 m³

#### LEVEL 4

D401	1B	3.7 m³
D402	2B	4.9 m³
D403	2B	4.0 m³
D404	1B	3.6 m³
D405	1B	3.7 m³
D406	1B	4.6 m³
D407	1B	4.2 m³
D408	3B	7.1 m³
D409	3B	6.7 m³
D410	2B	6.1 m³

#### LEVEL 5

D501	1B	3.7 m³
D502	2B	4.9 m³
D503	2B	4.0 m³
D504	1B	3.6 m³
D505	1B	3.7 m³
D506	1B	4.6 m³
D507	1B	4.2 m³
D508	3B	7.1 m³
D509	3B	6.7 m³
D510	2B	6.1 m³

#### LEVEL 6

D601	1B	3.6 m³
D602	1B	3.6 m³
D603	2B	8.7 m³
D604	1B	4.6 m³
D605	1B	4.2 m³
D607	3B	7.1 m³
D608	3B	6.7 m³
D609	1B	3.3 m³

#### LEVEL 7

D701	1B	3.6 m³
D702	1B	3.6 m³
D703	2B	5.0 m³
D704	1B	3.7 m³
D705	1B	4.6 m³
D706	1B	4.2 m³
D707	3B	7.1 m³
D708	3B	6.5 m³
D709	1B	3.3 m³

#### LEVEL 8

D801	1B	3.6 m³
D802	1B	3.6 m³
D803	2B	5.0 m³
D804	1B	3.7 m³
D805	1B	4.6 m³
D806	1B	4.2 m³
D807	3B	7.1 m³
D808	3B	6.7 m³
D809	1B	3.3 m³

#### LEVEL 9

D901	1B	3.6 m³
D902	1B	3.6 m³
D903	2B	5.0 m³
D904	1B	3.7 m³
D905	1B	4.6 m³
D906	1B	4.2 m³
D907	3B	7.1 m³
D908	3B	6.7 m³
D909	1B	3.3 m³

#### STORAGE SCHEDULE - TOWER D

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

#### LEVEL 10

D1001	1B	3.6 m³
D1002	1B	3.6 m³
D1003	2B	5.0 m³
D1004	1B	3.7 m³
D1005	1B	4.6 m³
D1006	1B	4.2 m³
D1007	3B	7.1 m³
D1008	3B	6.7 m³
D1009	1B	3.3 m³

#### LEVEL 11

D1101	1B	3.6 m³
D1102	1B	3.6 m³
D1103	2B	5.0 m³
D1104	1B	3.7 m³
D1105	1B	4.6 m³
D1106	1B	4.2 m³
D1107	3B	7.1 m³
D1108	3B	6.7 m³
D1109	1B	3.3 m³

#### LEVEL 12

D1201	1B	3.6 m³
D1202	1B	3.6 m³
D1203	2B	5.0 m³
D1204	1B	3.7 m³
D1205	1B	4.6 m³
D1206	1B	4.2 m³
D1207	3B	7.1 m³
D1208	3B	6.7 m³
D1209	1B	3.3 m³

#### LEVEL 13

D1301	1B	3.6 m³
D1302	1B	3.6 m³
D1303	2B	5.0 m³
D1304	1B	3.7 m³
D1305	1B	4.6 m³
D1306	1B	4.2 m³
D1307	3B	7.1 m³
D1308	3B	6.7 m³
D1309	1B	3.3 m³

#### LEVEL 14

D1401	1B	3.6 m³
D1402	1B	3.6 m³
D1403	2B	5.0 m³
D1404	1B	3.7 m³
D1405	1B	4.6 m³
D1406	1B	4.2 m³
D1407	3B	7.1 m³
D1408	3B	6.7 m³
D1409	1B	3.3 m³

#### LEVEL 15

D1501	1B	3.6 m³
D1502	1B	3.6 m³
D1503	2B	5.0 m³
D1504	1B	3.7 m³
D1505	1B	4.6 m³
D1506	1B	4.2 m³
D1507	3B	7.1 m³
D1508	3B	6.7 m³
D1509	1B	3.3 m³

#### LEVEL 16

D1601	1B	3.6 m³
D1602	1B	3.6 m³
D1603	2B	5.0 m³
D1604	1B	3.7 m³
D1605	1B	4.6 m³
D1606	1B	4.2 m³
D1607	3B	7.1 m³
D1608	3B	6.7 m³
D1609	1B	3.3 m³

#### LEVEL 17

D1701	1B	3.6 m³
D1702	1B	3.6 m³
D1703	2B	5.0 m³
D1704	1B	3.7 m³
D1705	1B	4.6 m³
D1706	1B	4.2 m³
D1707	3B	7.1 m³
D1708	3B	6.7 m³
D1709	1B	3.3 m³

#### LEVEL 18

D1801	1B	3.6 m³
D1802	1B	3.6 m³
D1803	2B	5.0 m³
D1804	1B	3.7 m³
D1805	1B	4.6 m³
D1806	1B	4.2 m³
D1807	3B	7.1 m³
D1808	3B	6.7 m³
D1809	1B	3.3 m³

#### UPPER GROUND LEVEL

D001	2B	9.9 m³
D002	1B	4.3 m³
D003	1B	4.0 m³
D004	2B	5.1 m³

## 4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

### DESIGN CRITERIA

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

DWELLING TYPE	STORAGE SIZE VOLUME	MIN STORAGE WITHIN THE APARTMENT
STUDIO APARTMENTS	4 m³	2 m³
1 BEDROOM APARTMENTS	6 m³	3 m³
2 BEDROOM APARTMENTS	8 m³	4 m³
3+ BEDROOM APARTMENTS	10 m³	5 m³

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

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

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

## STORAGE

STORAGE SCHEDULE - TOWER D LEVEL 19 & 20		
UNIT NUMBER	UNIT TYPE	UNIT STORAGE

D1901	1B	3.6 m³
D1902	3B	5.2 m³
D1903	3B	7.3 m³
D1904	2B	4.6 m³
D1905	3B	7.1 m³

RFI RESPONSE:  
STORAGE SCHEDULE AMENDMENTS,  
ADG COMPLIANCE



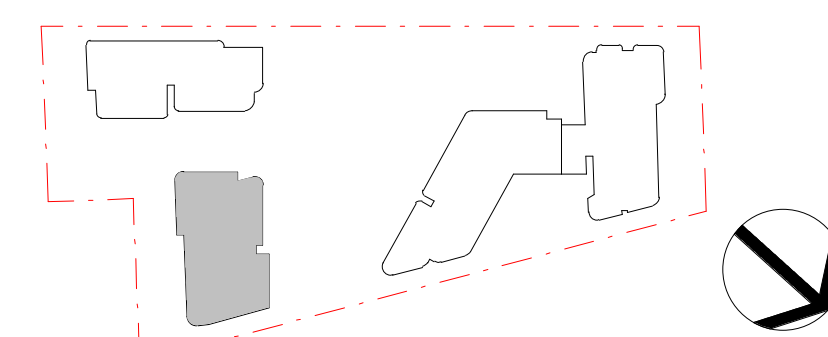
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Approved Application No: SSD 11429726

Granted on: 1 August 2022

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Sheet No: 158 of 238



## 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	Issues
As indicated	180319	DA 4054	C

Amendments		
Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Amendments		
Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

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

Client	Billbergia Group Pty Ltd
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Suite 101, 25 Angus St,	
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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  
nom architect Lisa-Maree Carrigan 7568

Project Title  
Eden Street Arncliffe

Drawing Title

## STORAGE DIAGRAM - TOWER D

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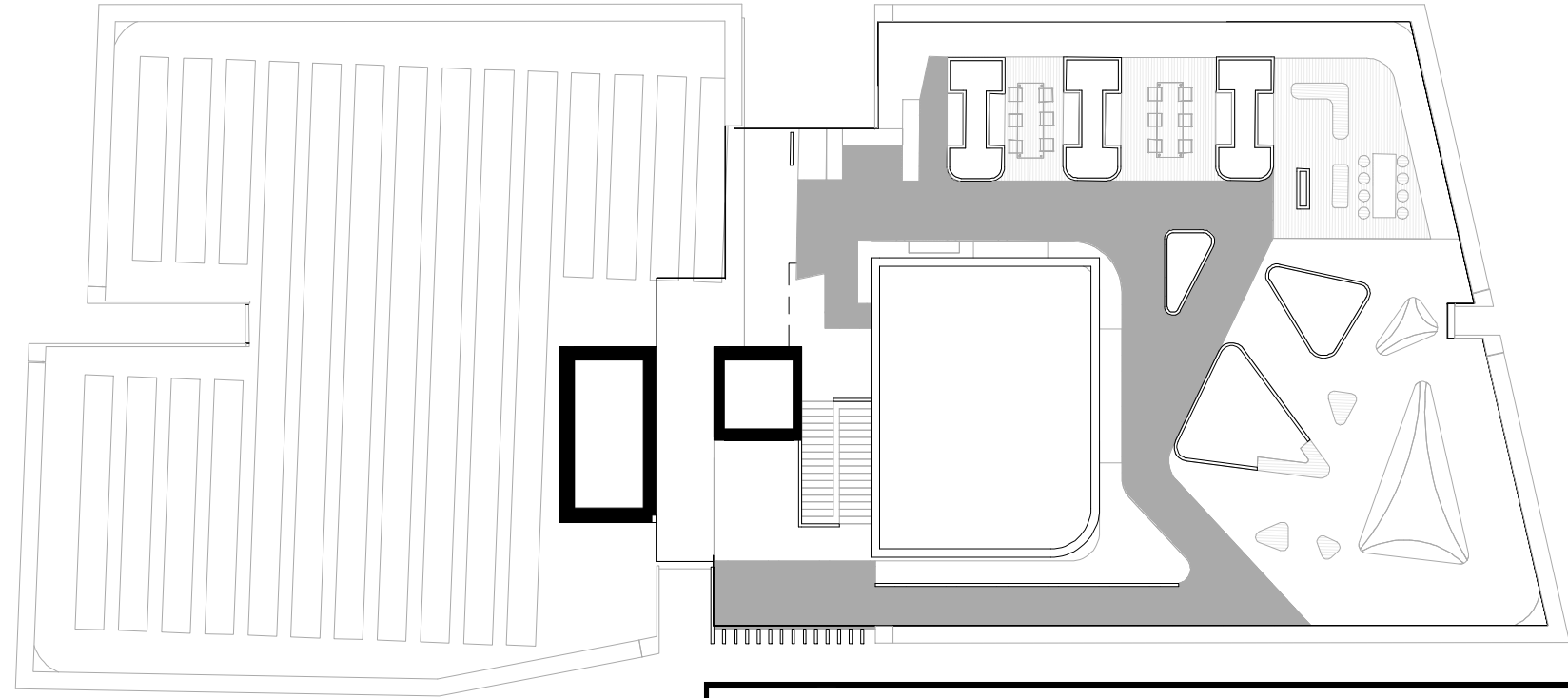
1 TOWER A - GROUND  
1: 250



4 TOWER A - LEVEL 6  
1: 250



7 TOWER A - LEVEL 21  
1: 250



2 TOWER A - LEVEL 1  
1: 250



5 TOWER A - LEVEL 7-19  
1: 250




3 TOWER A - LEVEL 2-5  
1: 250



6 TOWER A - LEVEL 20  
1: 250



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**Approved Application No: SSD 11429726**

**Granted on: 1 August 2022**

**Signed: AW**      **Sheet No: 159 of 238**

## 4E PRIVATE OPEN SPACE AND BALCONIES

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

### DESIGN CRITERIA

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

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

### ADG COMPLIANT

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

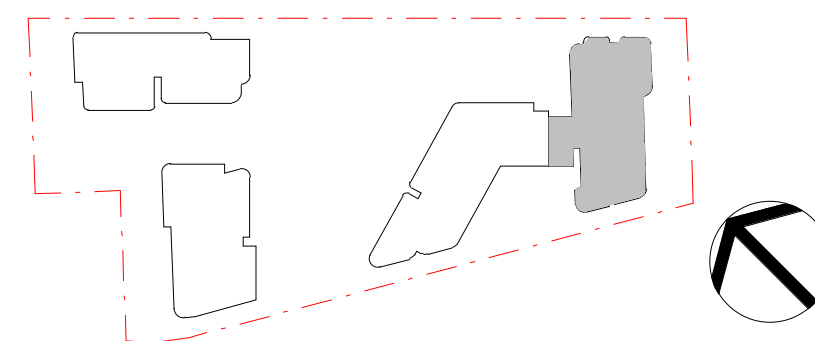
### ADG COMPLIANT

**TOTAL WINTER GARDEN AREA: 402 M<sup>2</sup>**

### LEGEND

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

### KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/24/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4100	B

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

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

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	

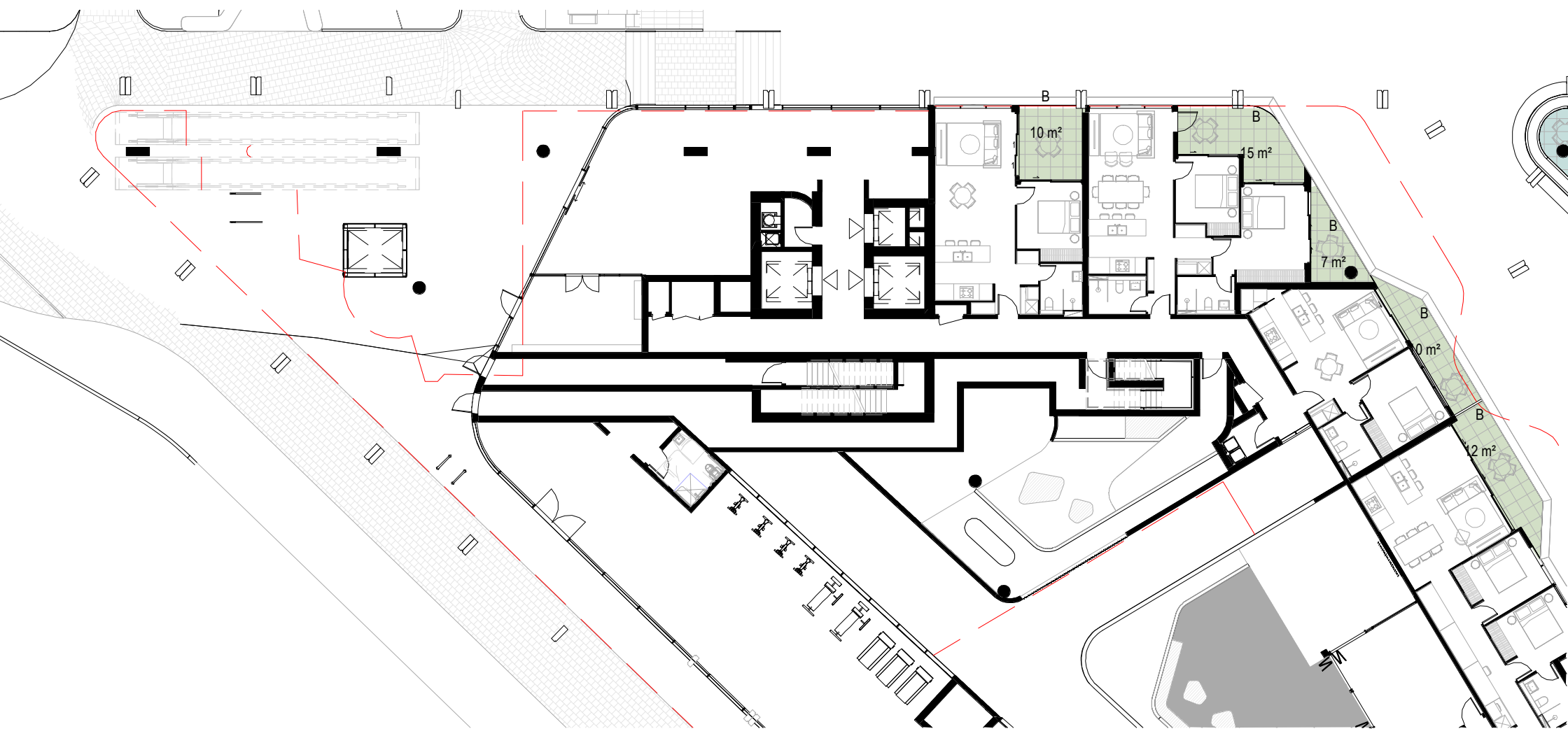
Client	Billbergia Group Pty Ltd
	Suite 101, 25 Angus St,
	Meadowbank, NSW, 2114
	
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Project Title	Eden Street Arncliffe
Drawing Title	PRIVATE OPEN SPACE - TOWER A
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7/10/2022 3:27:11 PM





1 TOWER B - GROUND  
1: 250



4 TOWER B - LEVEL 3&5  
1: 250



7 TOWER B - LEVEL 8-21  
1: 250



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Approved Application No: SSD 11429726

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2 TOWER B - LEVEL 1  
1: 250



5 TOWER B - LEVEL 6  
1: 250



3 TOWER B - LEVEL 2&4  
1: 250



6 TOWER B - LEVEL 7  
1: 250

## 4E PRIVATE OPEN SPACE AND BALCONIES

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

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STUDIO APARTMENTS	4 m <sup>2</sup>	-
1 BEDROOM APARTMENTS	8 m <sup>2</sup>	2 m
2 BEDROOM APARTMENTS	10 m <sup>2</sup>	2 m
3+ BEDROOM APARTMENTS	12 m <sup>2</sup>	2.4 m

### ADG COMPLIANT

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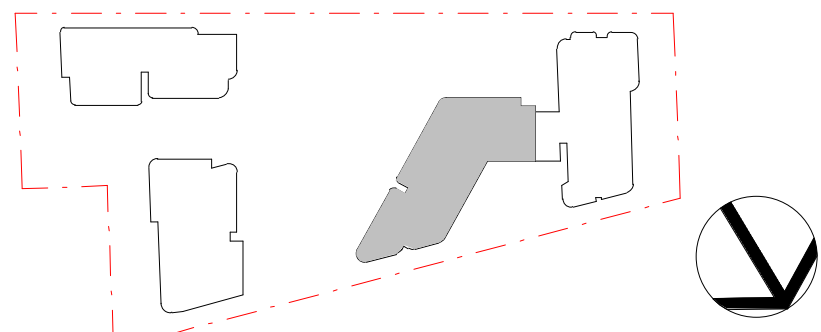
### ADG COMPLIANT

TOTAL WINTER GARDEN AREA: 889 M<sup>2</sup> — DPIE RESPONSE: AMENDED WINTERGARDEN CALCULATION

### LEGEND

POS	PRIVATE OPEN SPACE
B	BALCONY
WG	WINTER GARDEN
PLANTER	

### KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/24/21			
Scale	Project No	Drawing No	Issue
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Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DPIE	25/05/2022

Issue	Description	Date
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR DPIE	25/05/2022

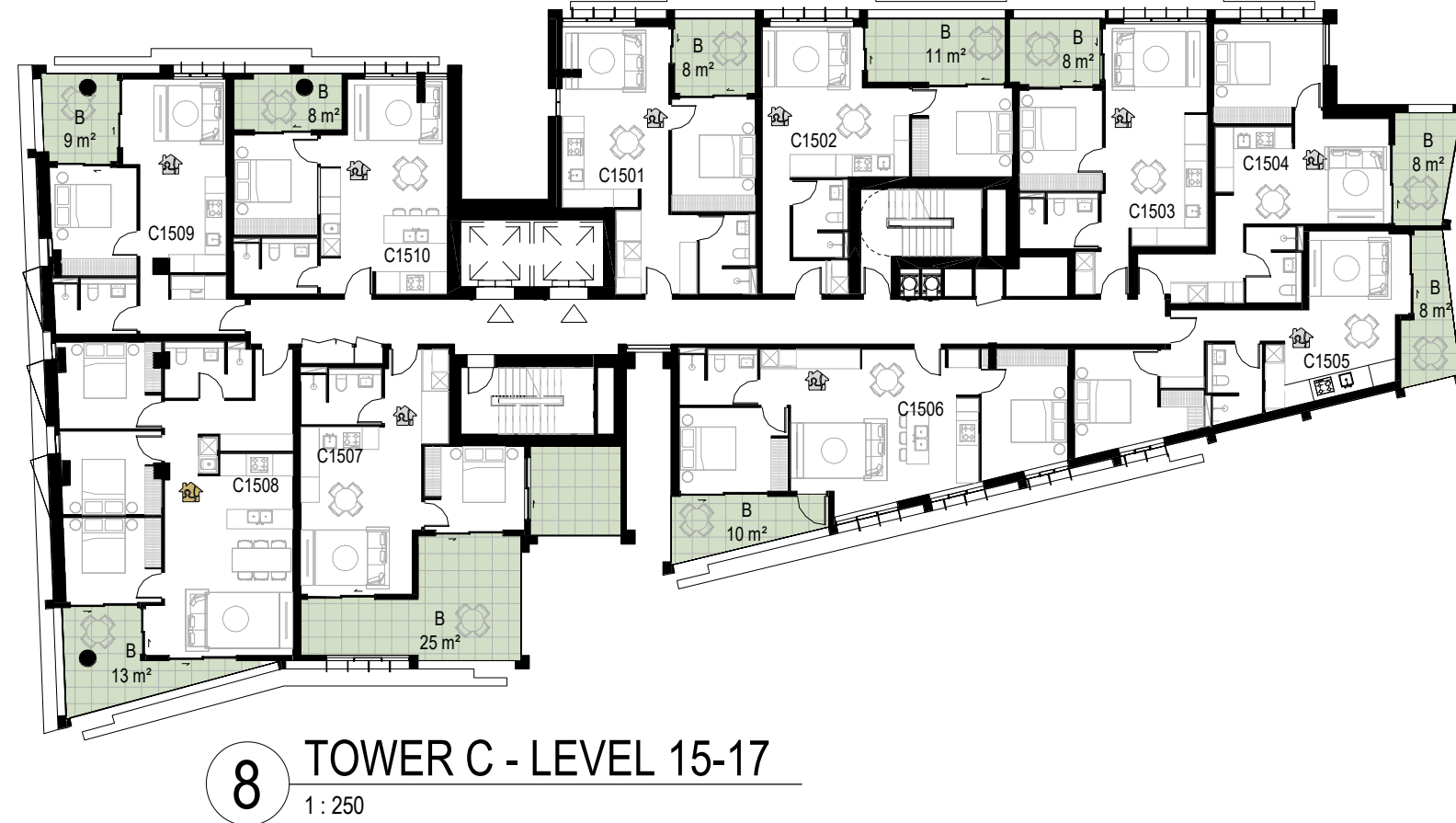
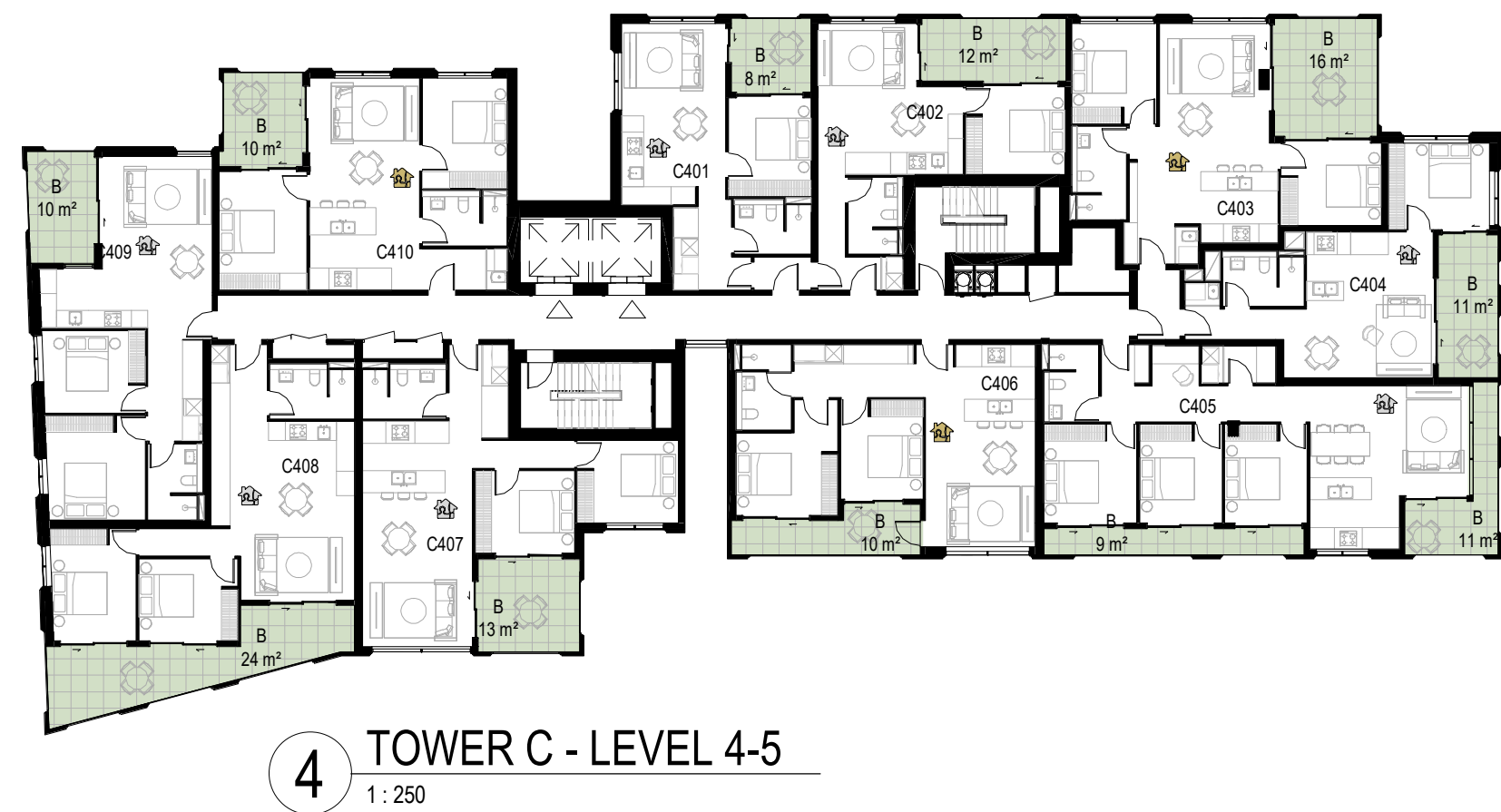
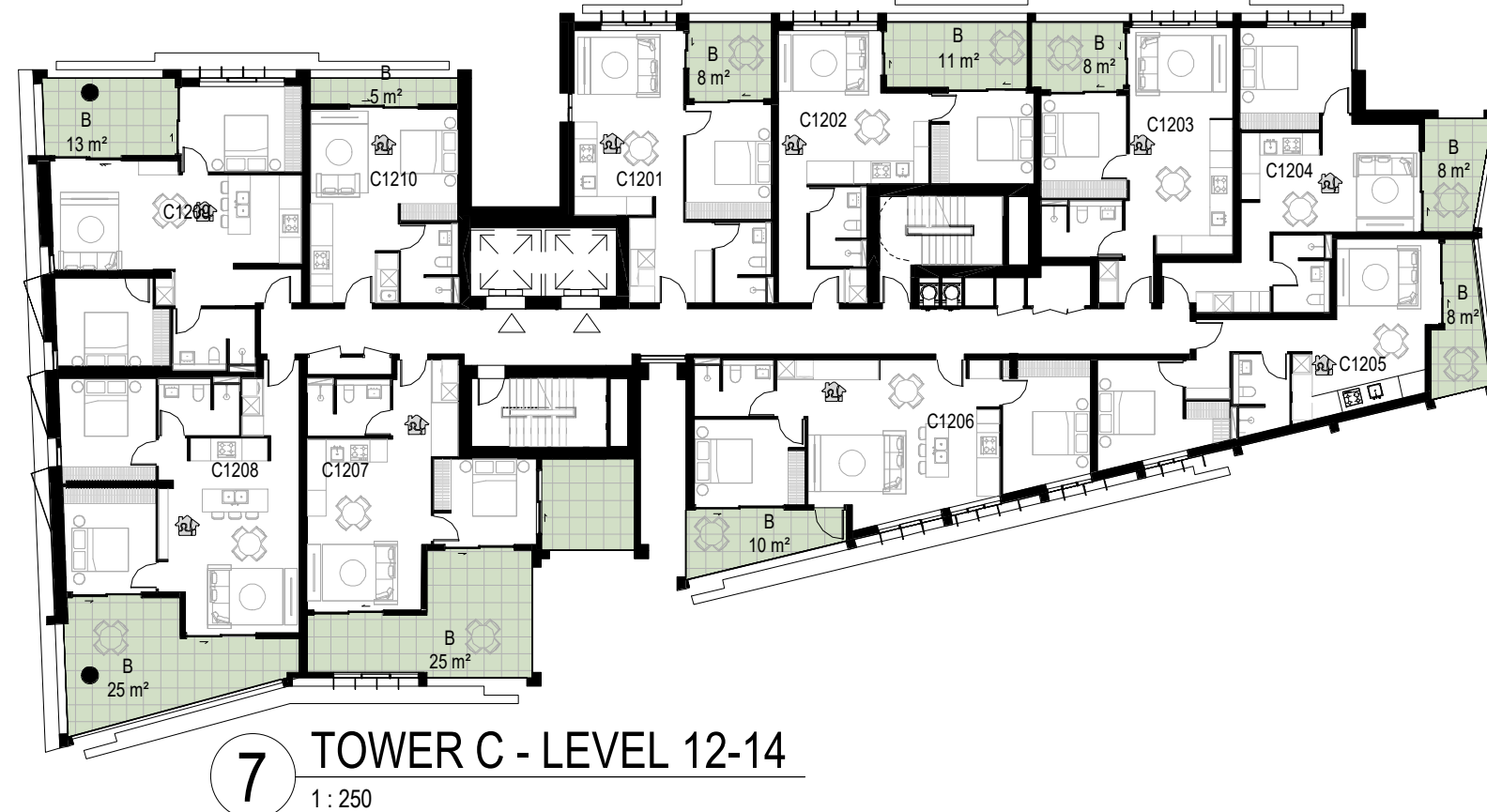
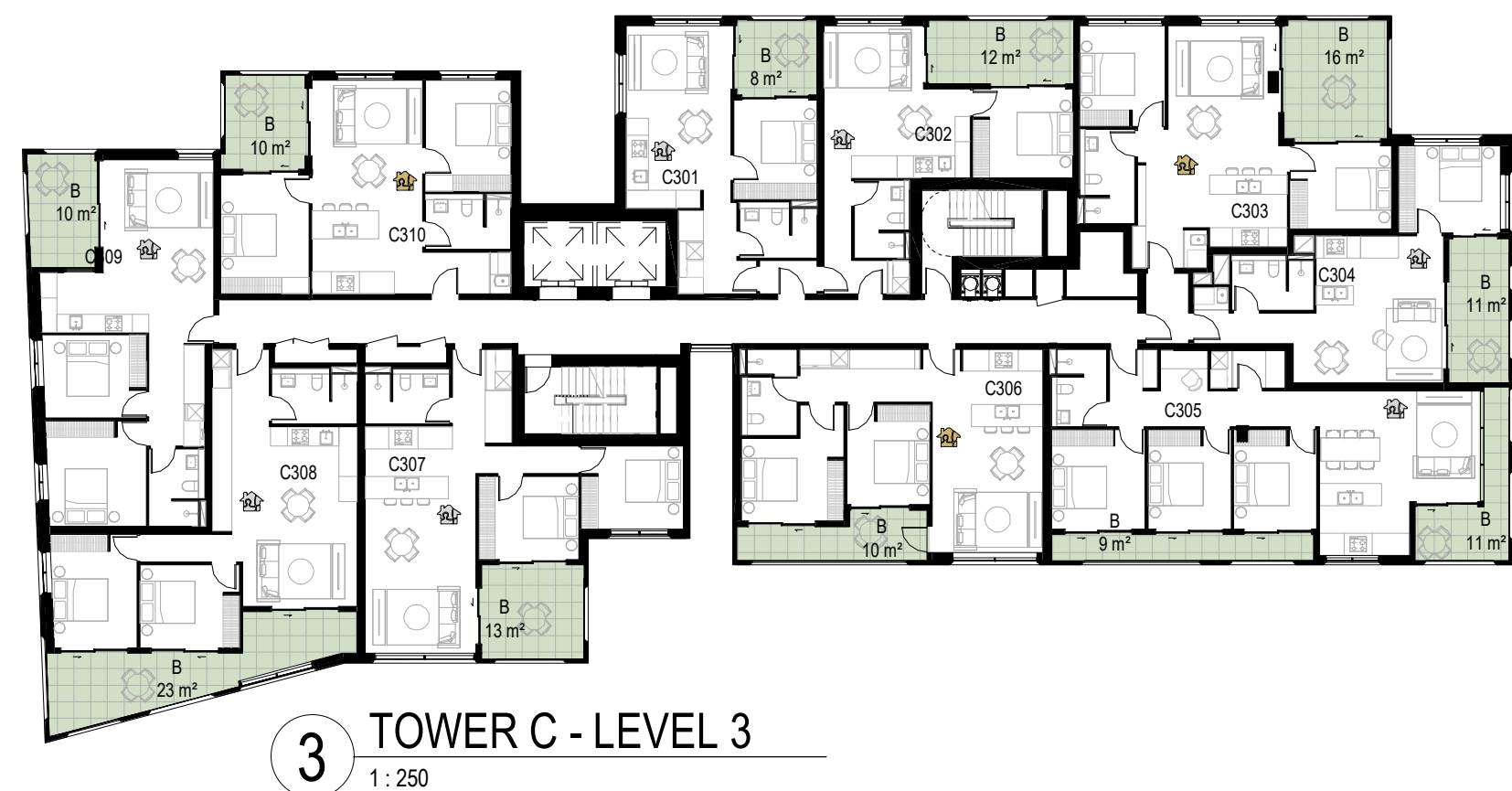
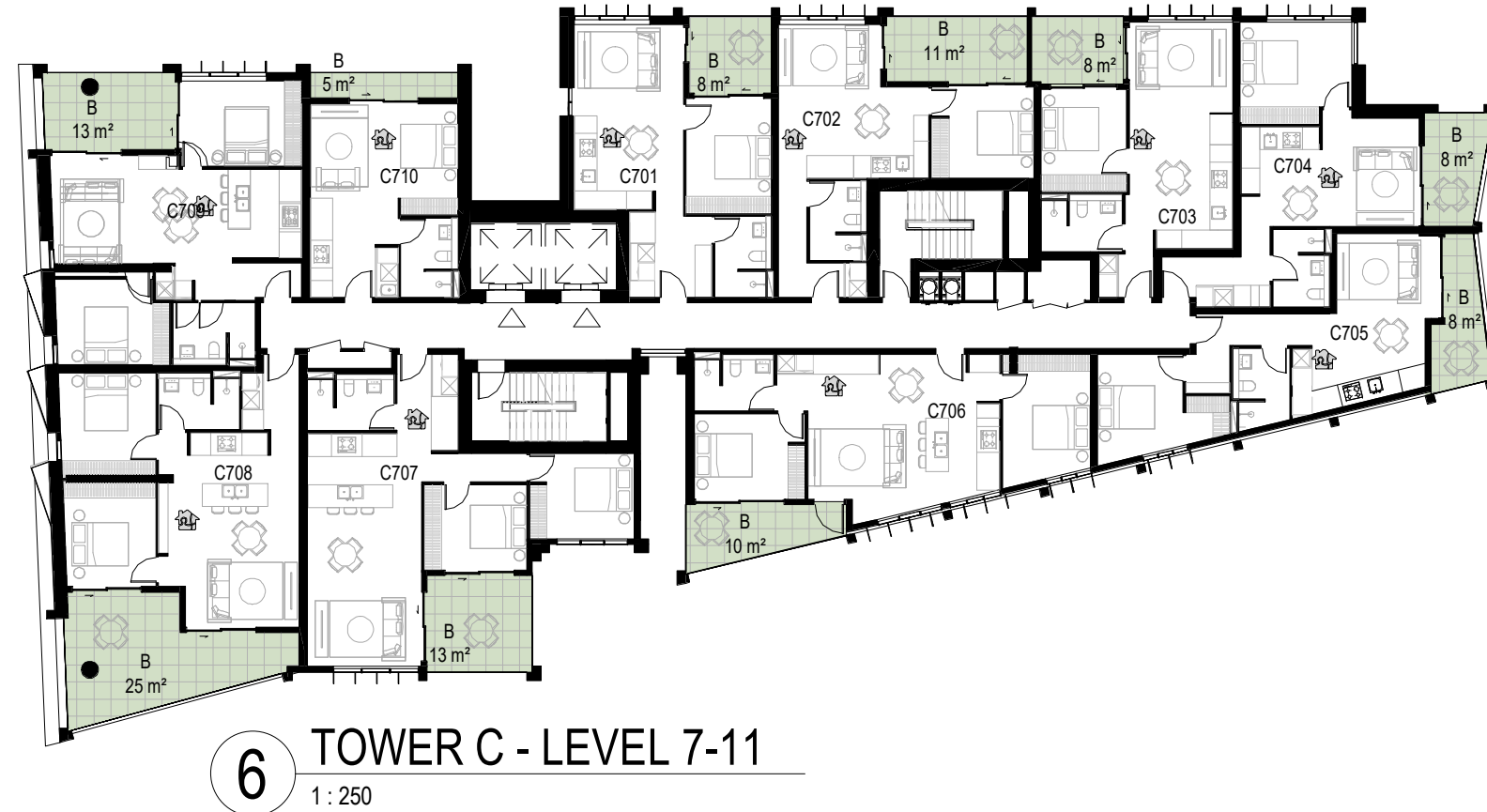
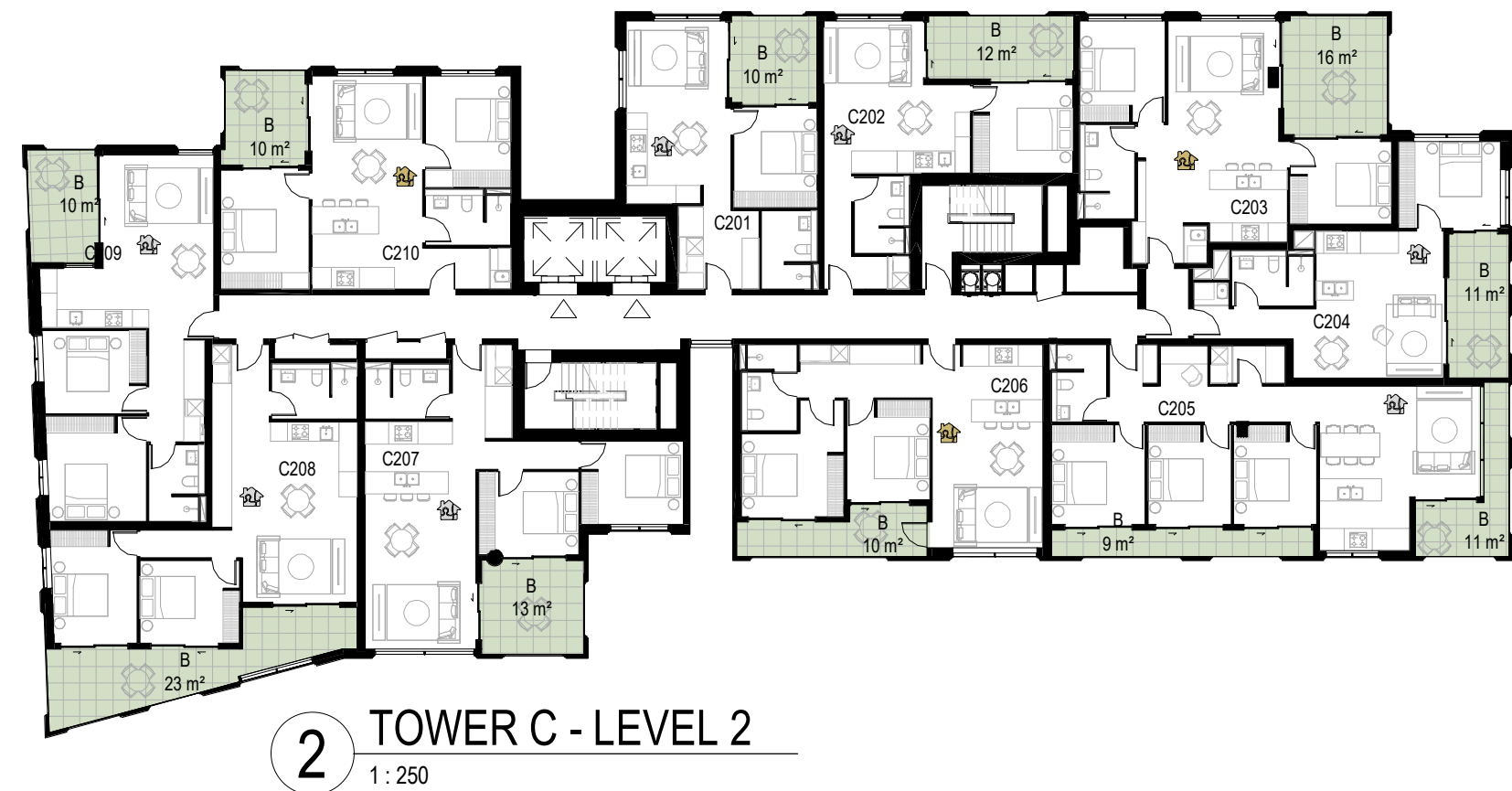
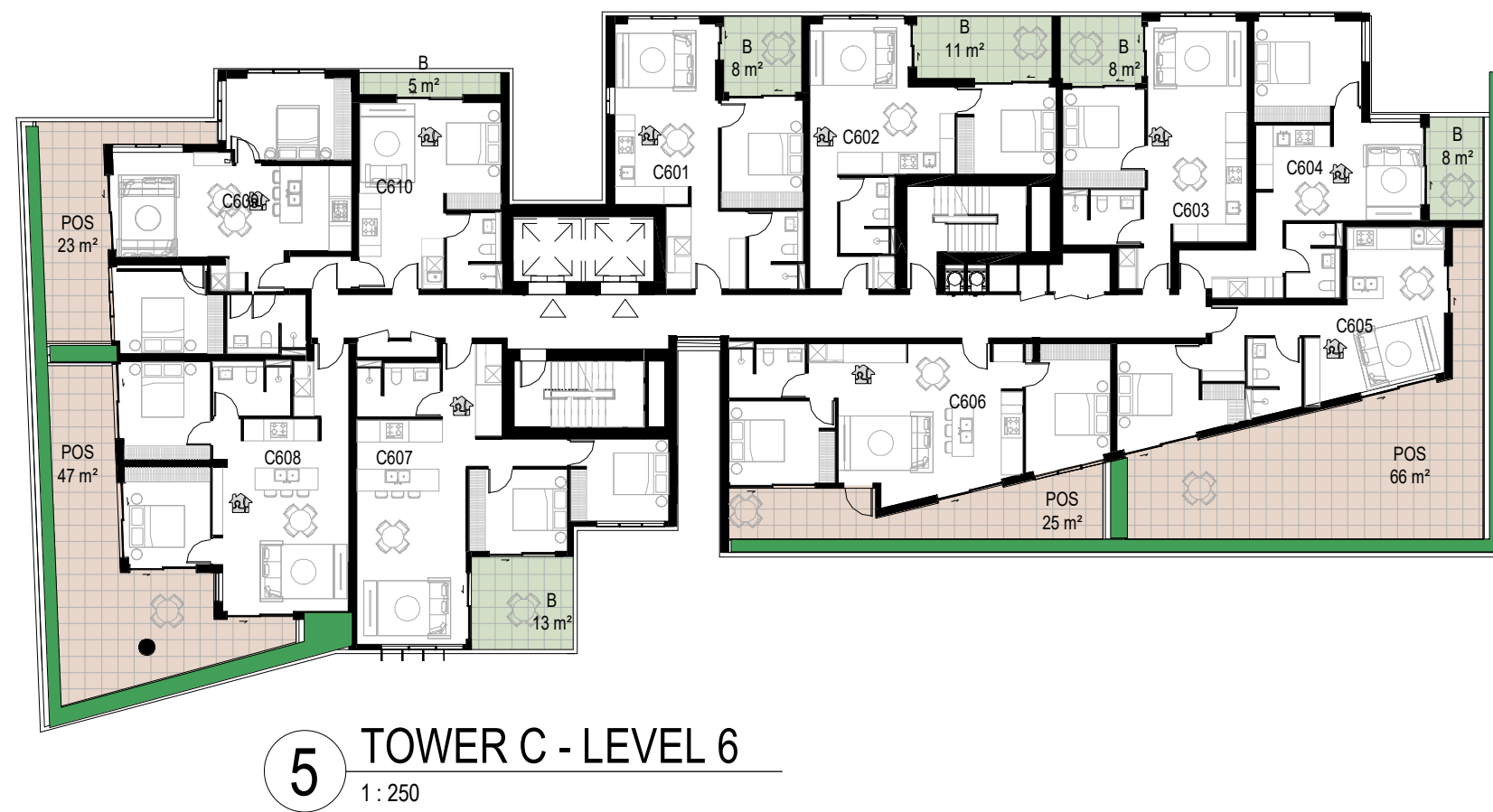
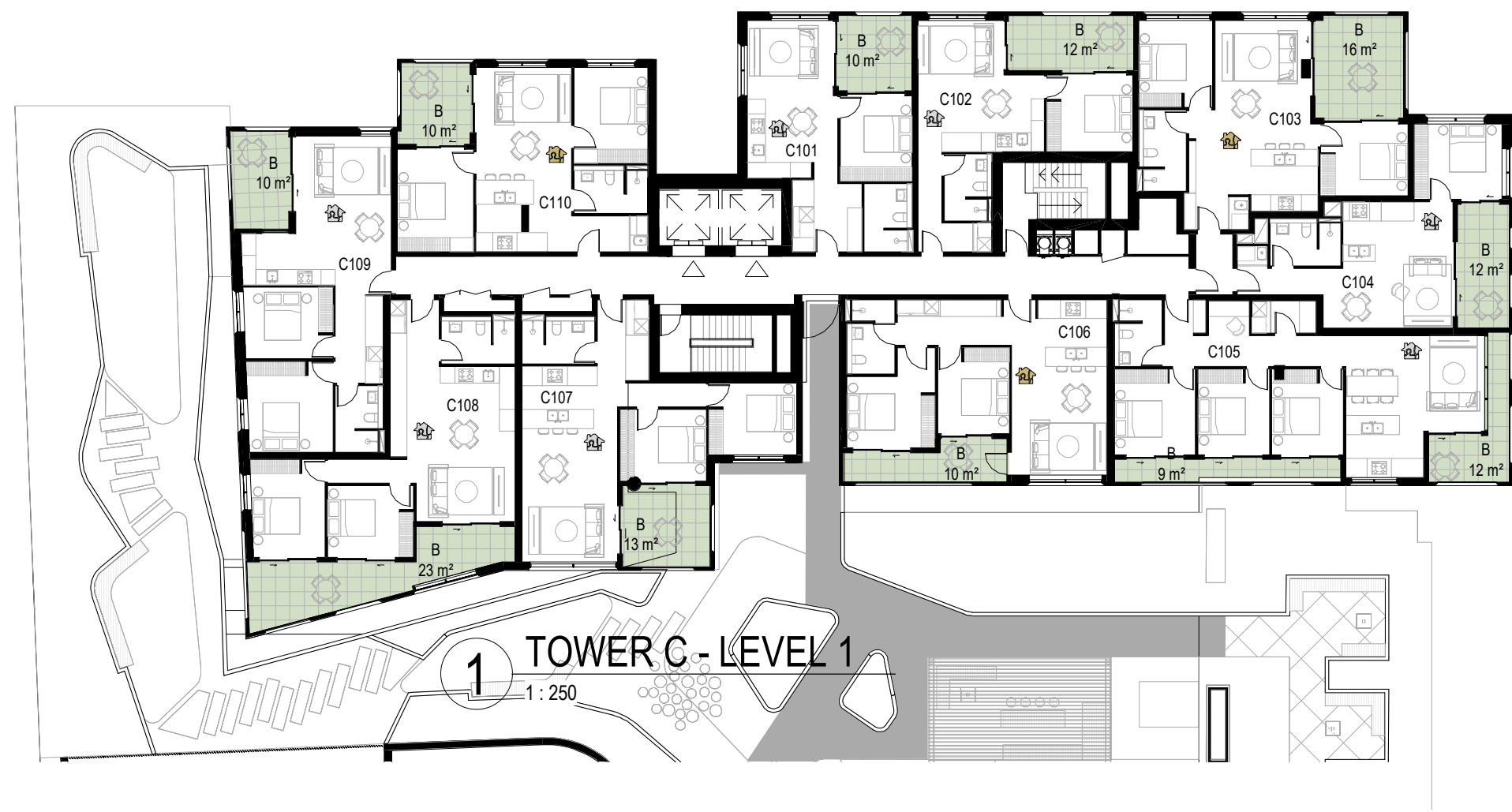
Consultant	Structural Engineer / Civil	TTW
Level 6, 73 Miller Street, North Sydney	NSW 2060	
Consultant	Mechanical / Acoustic / Fire Engineer	STANTEC
Level 6, Building B, 207 Pacific Highway	St Leonards NSW 2065	
Consultant	Hydraulics	JHA
Level 23, 101 Miller Street, North Sydney,	NSW 2060	

Client	Billbergia Group Pty Ltd
Level 7, 60 William St East Sydney NSW	Suite 101, 25 Angus St,
Meadowbank, NSW, 2114	
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Granted on: 1 August 2022

Signed: AW Sheet No: 161 of 238

## 4E PRIVATE OPEN SPACE AND BALCONIES

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

### DESIGN CRITERIA

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

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STUDIO APARTMENTS	4 m <sup>2</sup>	-
1 BEDROOM APARTMENTS	8 m <sup>2</sup>	2 m
2 BEDROOM APARTMENTS	10 m <sup>2</sup>	2 m
3+ BEDROOM APARTMENTS	12 m <sup>2</sup>	2.4 m

### ADG COMPLIANT

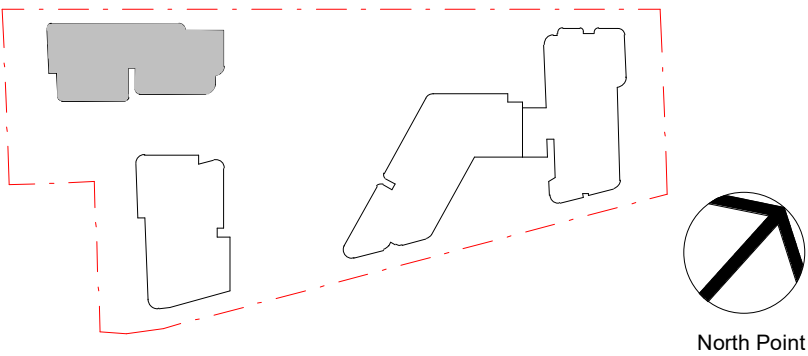
2. FOR APARTMENTS AT GROUND LEVEL OR ON A PODIUM OR SIMILAR STRUCTURE, A PRIVATE OPEN SPACE IS PROVIDED INSTEAD OF A BALCONY. IT MUST HAVE A MINIMUM AREA OF 15m<sup>2</sup> AND A MINIMUM DEPTH OF 3m

### ADG COMPLIANT

### LEGEND

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

### KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/24/21			
Scale	Project No	Drawing No	Issue
1 : 250	180319	DA 4102	B

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

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

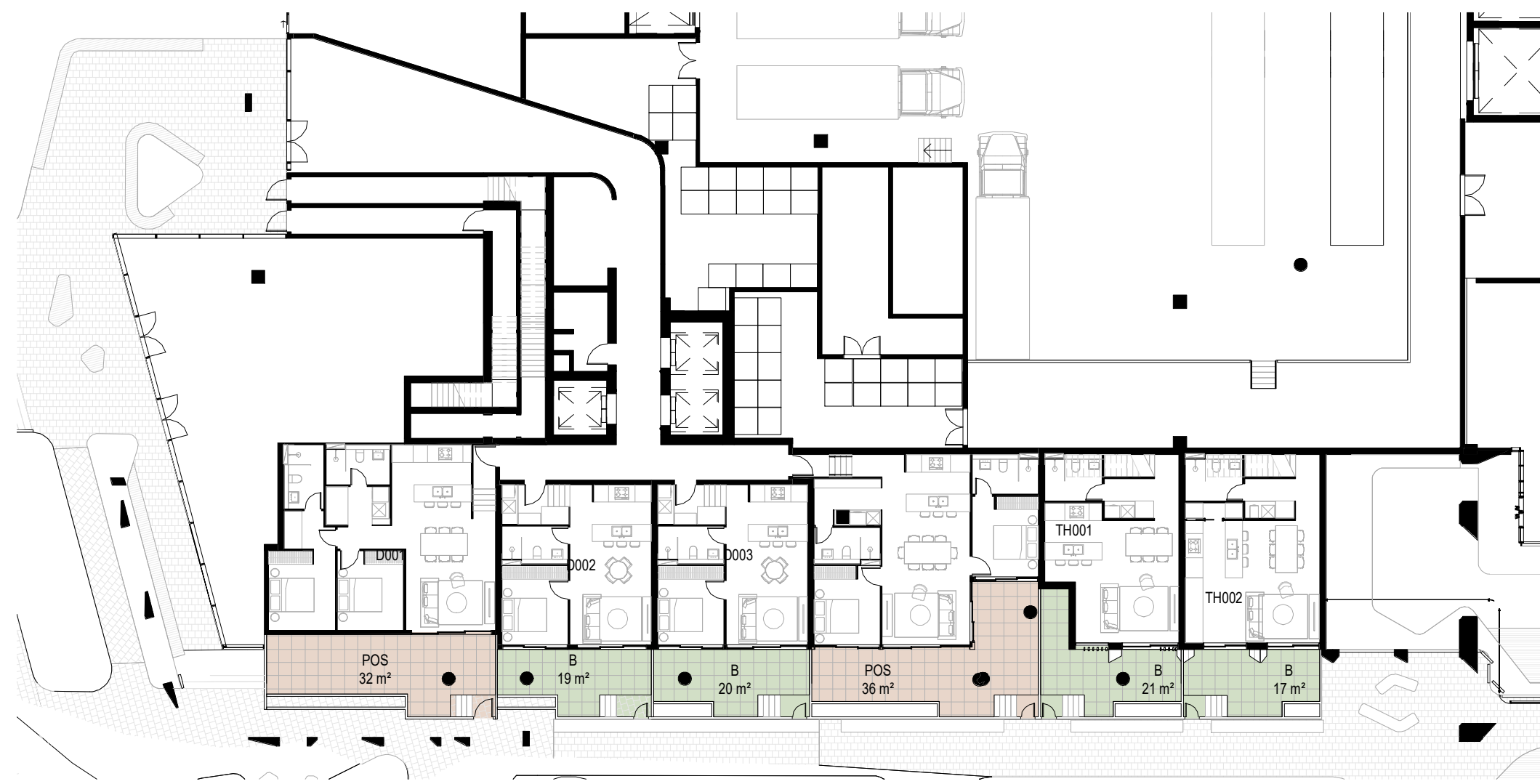
Consultant	TTW
Structural Engineer / Civil	STANTEC
Hydraulics	JHA

Client	Billbergia Group Pty Ltd
Billbergia	creating communities®

GROUP GSA	Group GSA Pty Ltd ABN 78 002 113 779 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	PRIVATE OPEN SPACE - TOWER C
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1 TOWER D - GROUND PLAN  
1 : 250



2 TOWER D - LEVEL 1  
1 : 250



3 TOWER D - LEVEL 2  
1 : 250

Amendments	
Issue	Description
A	ISSUED FOR DA
B	ISSUED FOR DA
C	ISSUED FOR DPIE



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and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

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Sheet No: 162 of 238

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



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



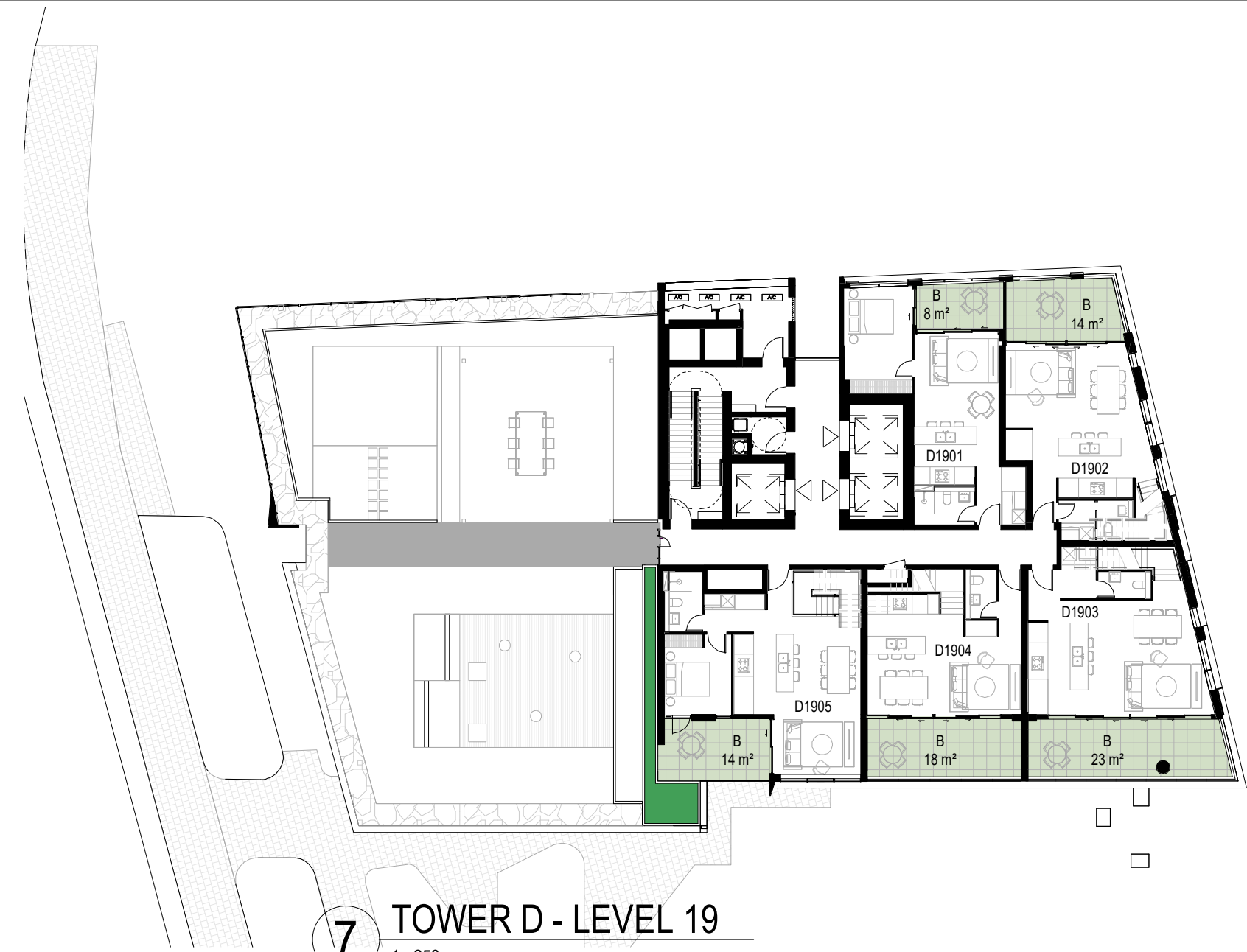
4 TOWER D - LEVEL 3-5  
1 : 250



5 TOWER D - LEVEL 6  
1 : 250



6 TOWER D - LEVEL 7-18  
1 : 250



7 TOWER D - LEVEL 19  
1 : 250

## 4E PRIVATE OPEN SPACE AND BALCONIES

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

### DESIGN CRITERIA

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

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

### ADG COMPLIANT

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

### ADG COMPLIANT

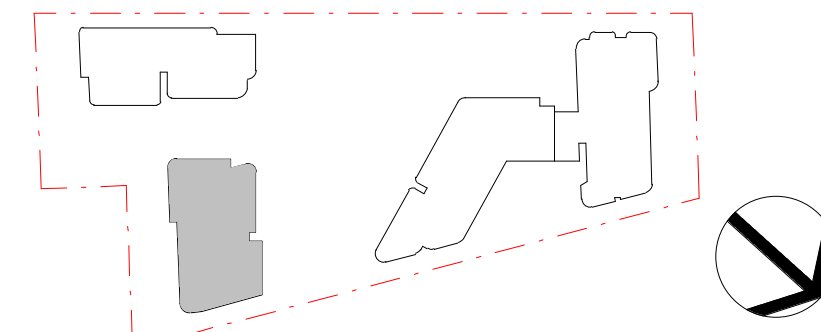
TOTAL WINTER GARDEN AREA: 482 M<sup>2</sup>

DPIE RESPONSE:  
AMENDED WINTERGARDEN CALCULATION

### LEGEND

POS	PRIVATE OPEN SPACE
B	BALCONY
WG	WINTER GARDEN
PLANTER	

### KEY PLAN



### DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
03/24/21			
Scale	Project No	Drawing No	Issue
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Project Title

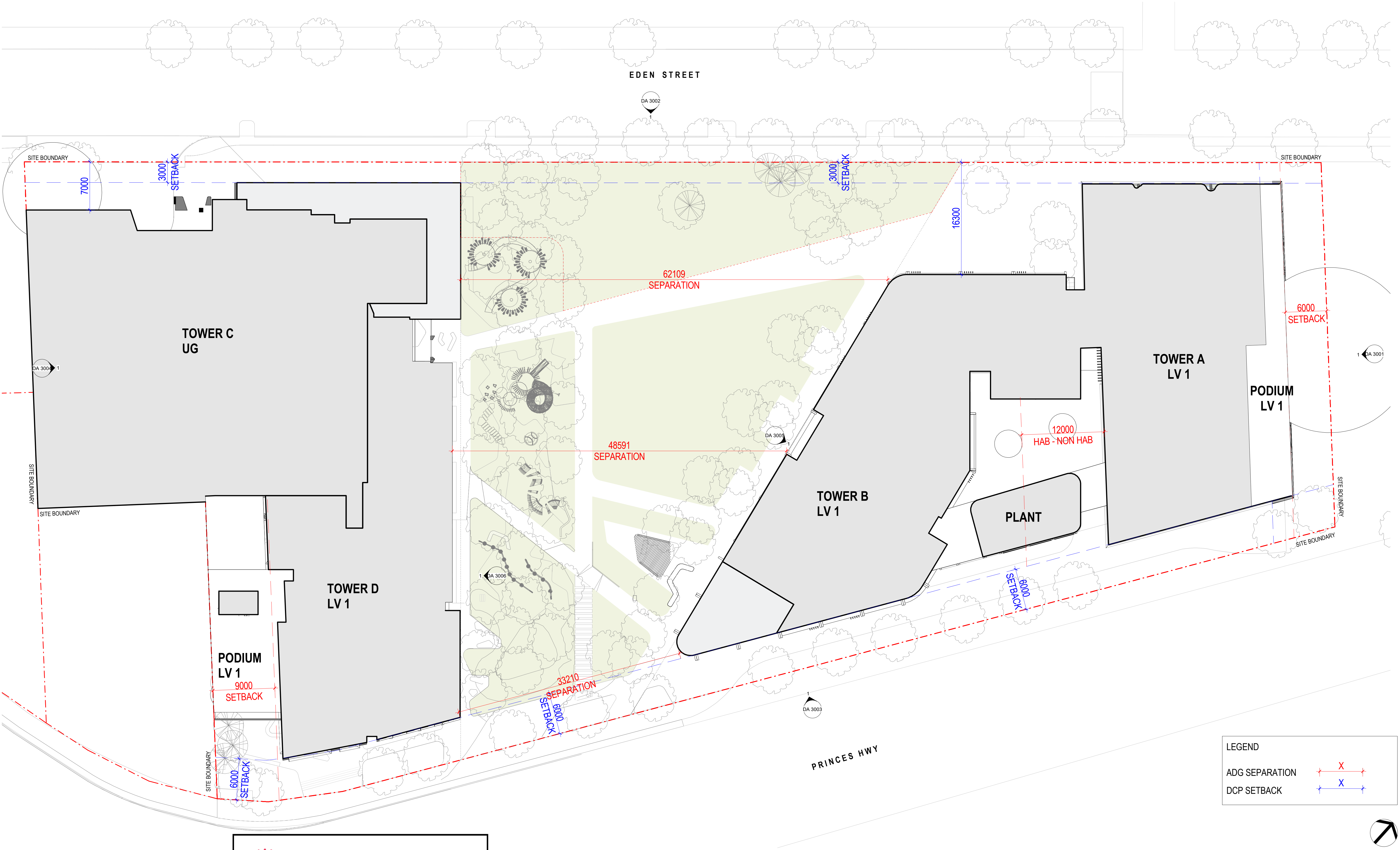
Eden Street Arncliffe

Drawing Title

PRIVATE OPEN SPACE -  
TOWER D

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Amendments	
Issue	Description
A	ISSUED FOR DA
B	ISSUED FOR DA
C	ISSUED FOR RFI REVIEW



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: 163 of 238

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

Project Title  
Eden Street Arncliffe

Drawing Title

BUILDING SEPARATION - LEVEL 1

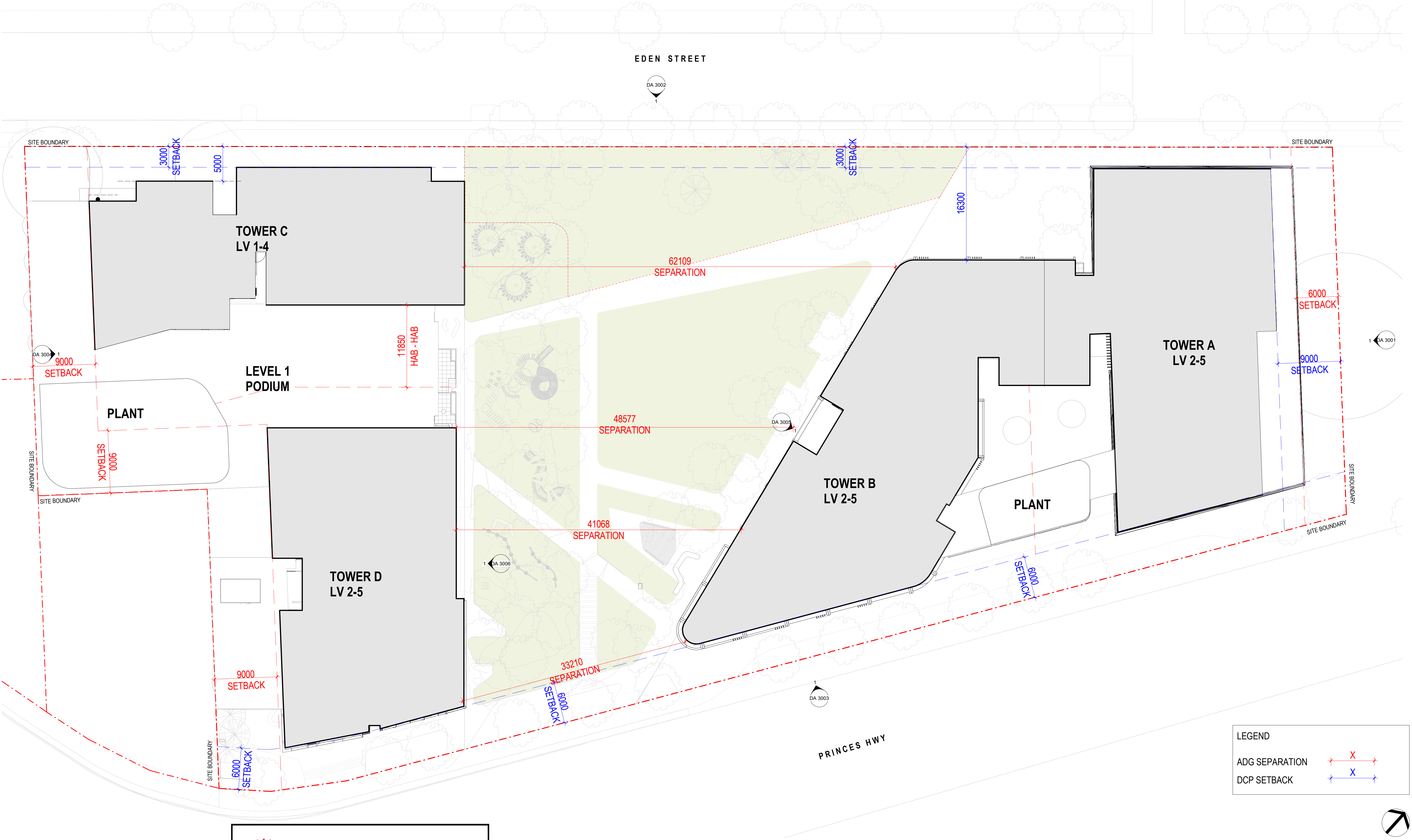
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LEGEND	
ADG SEPARATION	X
DCP SETBACK	X



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





Amendments	
Issue	Description
A	ISSUED FOR GANSW 03
B	ISSUED FOR DA
C	ISSUED FOR RFI REVIEW



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**Granted on: 1 August 2022**  
**Signed: AW**

Sheet No: 164 of 238

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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www.groupgsa.com

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nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

BUILDING SEPARATION -  
TYPICAL LOWER

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LEGEND

ADG SEPARATION

DCP SETBACK

X

X

DA SUBMISSION

Plotted and checked by PDS

Verified PDS Approved LMC

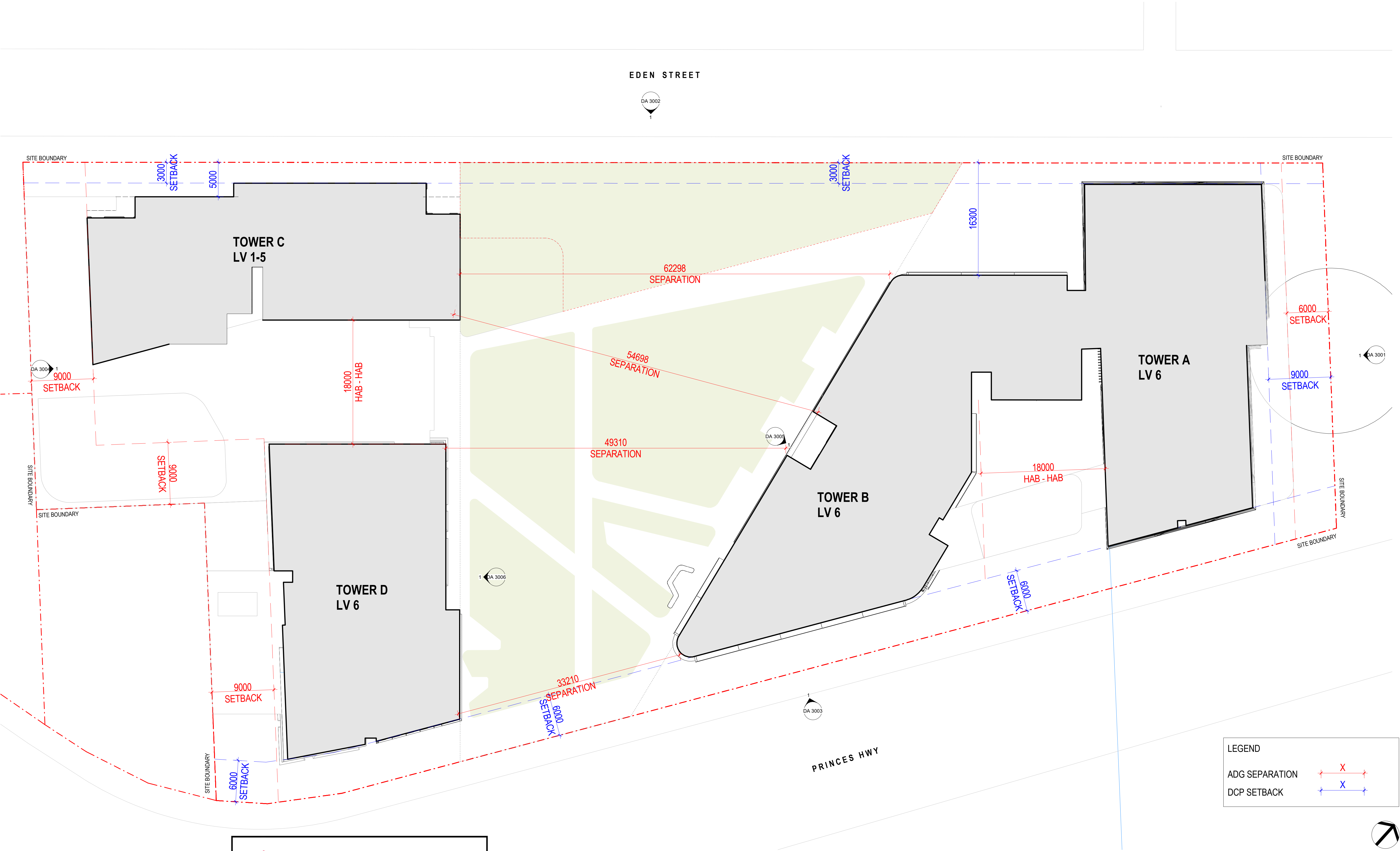
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02/18/21


Scale Project No Drawing No Issue

1 : 250 180319 DA 4121 C





Amendments	
Issue	Description
A	ISSUED FOR DA
B	ISSUED FOR DA
C	ISSUED FOR RFI REVIEW



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**Approved Application No: SSD 11429726**  
**Granted on: 1 August 2022**  
**Signed: AW**      **Sheet No: 165 of 238**

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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nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

BUILDING SEPARATION - LEVEL 6

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LEGEND

ADG SEPARATION

DGP SETBACK

X

X

DA SUBMISSION

Plotted and checked by PDS

Verified PDS Approved LMC

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

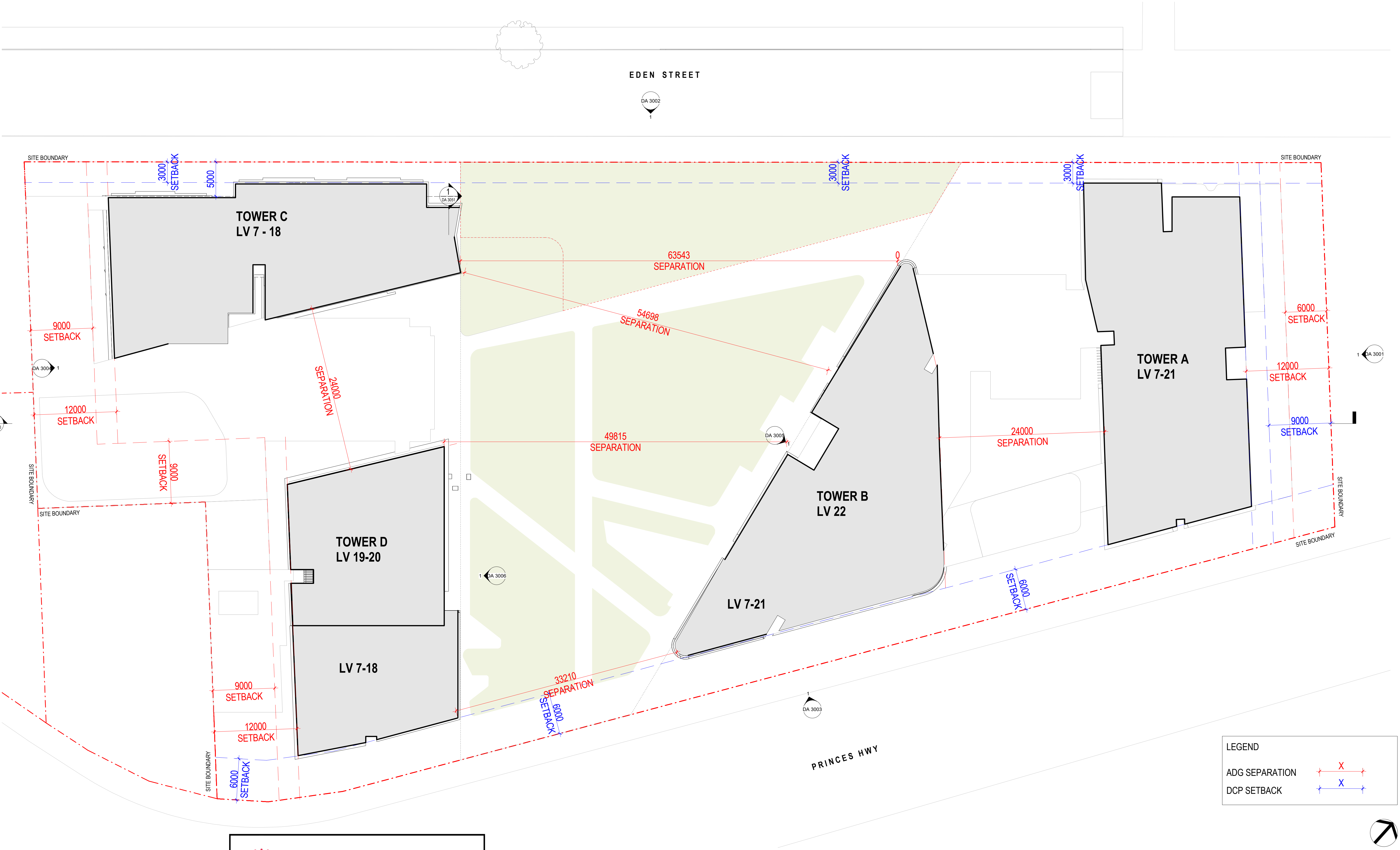
03/15/21

Scale Project No Drawing No Issue

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25/05/2022 1:27:20 PM





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



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**Signed: AW**

Sheet No: 166 of 238

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

Project Title

Eden Street Arncliffe

Drawing Title

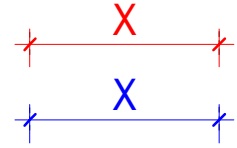
BUILDING SEPARATION -  
TYPICAL UPPER

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LEGEND

ADG SEPARATION

DCP SETBACK



DA SUBMISSION

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Verified PDS Approved LMC

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

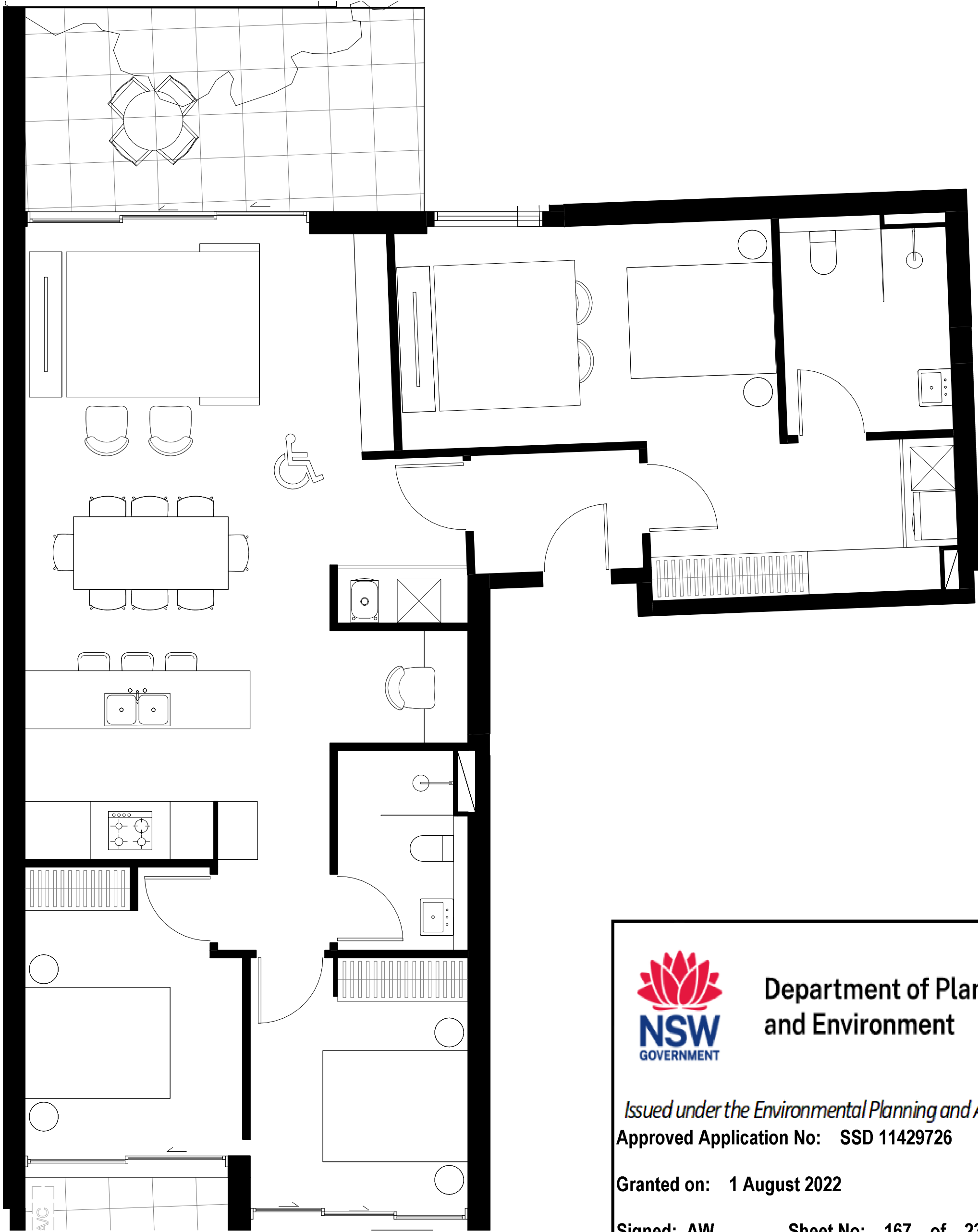
Scale Project No Drawing No Issue

1 : 250 180319 DA 4123 C

North Point

25/05/2022 1:37:52 PM



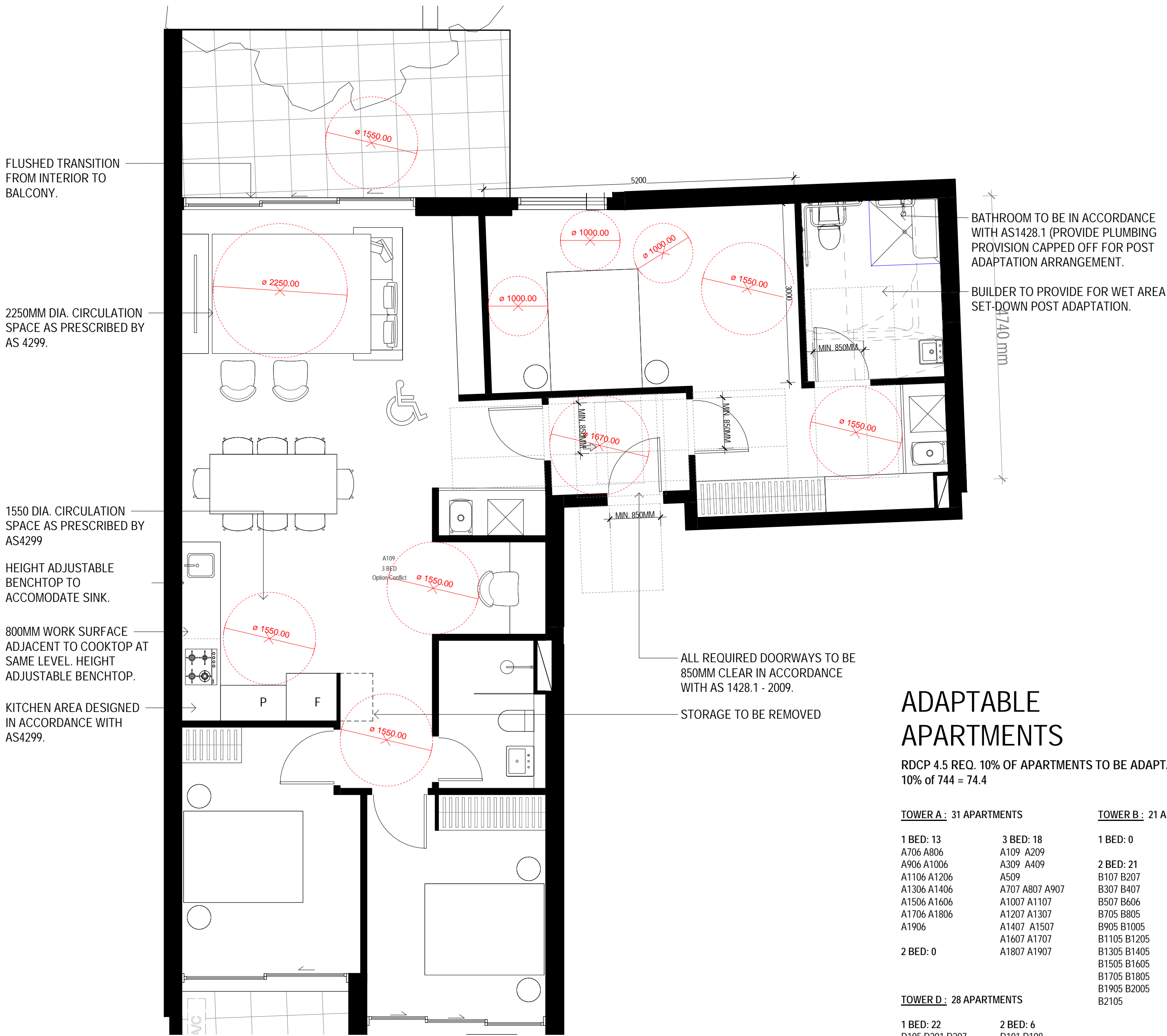


1 A109 - PRE ADAPTABLE  
1:50



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Granted on: **1 August 2022**  
  
Signed: **AW**      Sheet No: **167** of **238**



2 A109 - POST ADAPTABLE  
1:50

## ADAPTABLE APARTMENTS

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

TOWER A: 31 APARTMENTS		TOWER B: 21 APARTMENTS	
1 BED: 13	3 BED: 18	1 BED: 0	3 BED: 0
A706 A806	A109 A209		
A906 A1006	A309 A409	2 BED: 21	
A1106 A1206	A509	B107 B207	
A1306 A1406	A707 A807 A907	B307 B407	
A1506 A1606	A1007 A1107	B507 B606	
A1706 A1806	A1207 A1307	B705 B805	
A1906	A1407 A1507	B905 B1005	
	A1607 A1707	B1105 B1205	
	A1807 A1907	B1305 B1405	
		B1505 B1605	
		B1705 B1805	
		B1905 B2005	
		B2105	
TOWER D: 28 APARTMENTS			
1 BED: 22	2 BED: 6		
D105 D201 D207	D101 D108		
D301 D307 D401	D210 D310		
D407 D501 D507	D410 D510		
D606 D706 D806			
D906 D1006	3 BED: 0		
D1106 D1206			
D1306 D1406			
D1506 D1606			
D1706 D1806			

TOTAL : 80 APARTMENTS

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

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

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

Project Title	
Eden Street Arncliffe	
Drawing Title	
ADAPTABLE UNIT - 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	
09/02/20			
Scale	Project No	Drawing No	Issue
1 : 50	180319	DA 4150	B

31/01/2022 6:12:55 PM





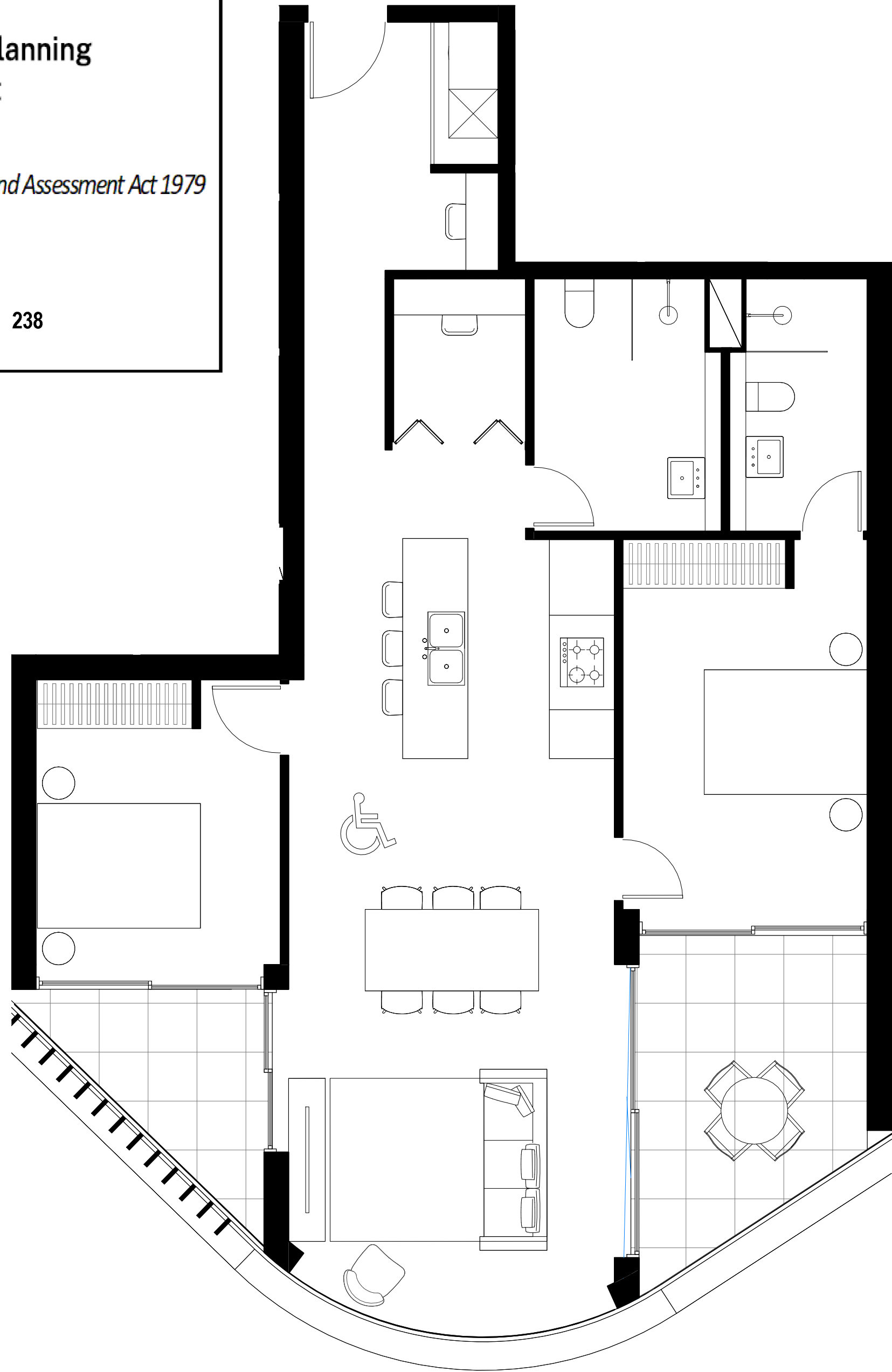
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Approved Application No: SSD 11429726

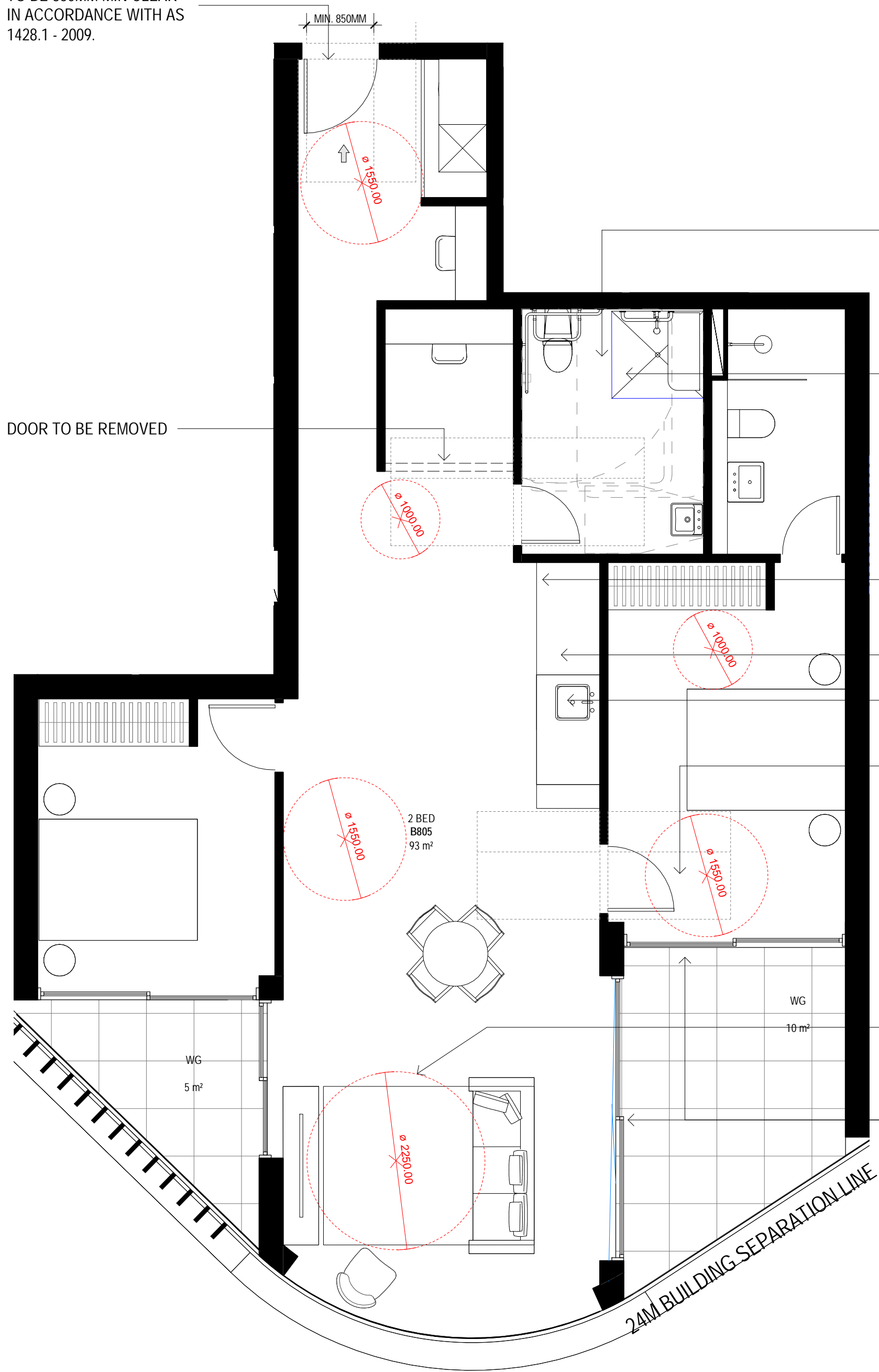
Granted on: 1 August 2022

Signed: AW Sheet No: 168 of 238



2 B805 - PRE ADAPTABLE  
1 : 50

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



1 B805 - POST ADAPTABLE  
1 : 50

## ADAPTABLE APARTMENTS

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

### TOWER A : 31 APARTMENTS

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

### 2 BED: 0

### TOWER D : 28 APARTMENTS

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

### 2 BED: 6

D101 D108  
D210 D310  
D410 D510

### 3 BED: 0

### TOWER B : 21 APARTMENTS

1 BED: 0

### 2 BED: 21

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

### 3 BED: 0

TOTAL : 80 APARTMENTS

## DA SUBMISSION

Plotted and checked by PDS

Verified PDS Approved LMC

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

01/27/21

Scale Project No Drawing No Issue

1 : 50 180319 DA 4151 B

Amendments

Issue Description Date

1 ISSUED FOR INFORMATION 16/03/2021

2 ISSUED FOR CONSULTANTS 11/05/2021

A ISSUED FOR DA 28/05/2021

B ISSUED FOR REVIEW 31/01/2022

Amendments

Issue Description Date

Consultant

Structural Engineer / Civil

Level 6, 73 Miller Street, North Sydney  
NSW 2060

Consultant

Mechanical / Acoustic / Fire Engineer

Level 6, Building B, 207 Pacific Highway  
St Leonards NSW 2065

Consultant

Hydraulics

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

TTW

STANTEC

JHA

Client

Billbergia Group Pty Ltd

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

Billbergia

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architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

Project Title

Eden Street Arncliffe

Drawing Title

ADAPTABLE UNIT - 2

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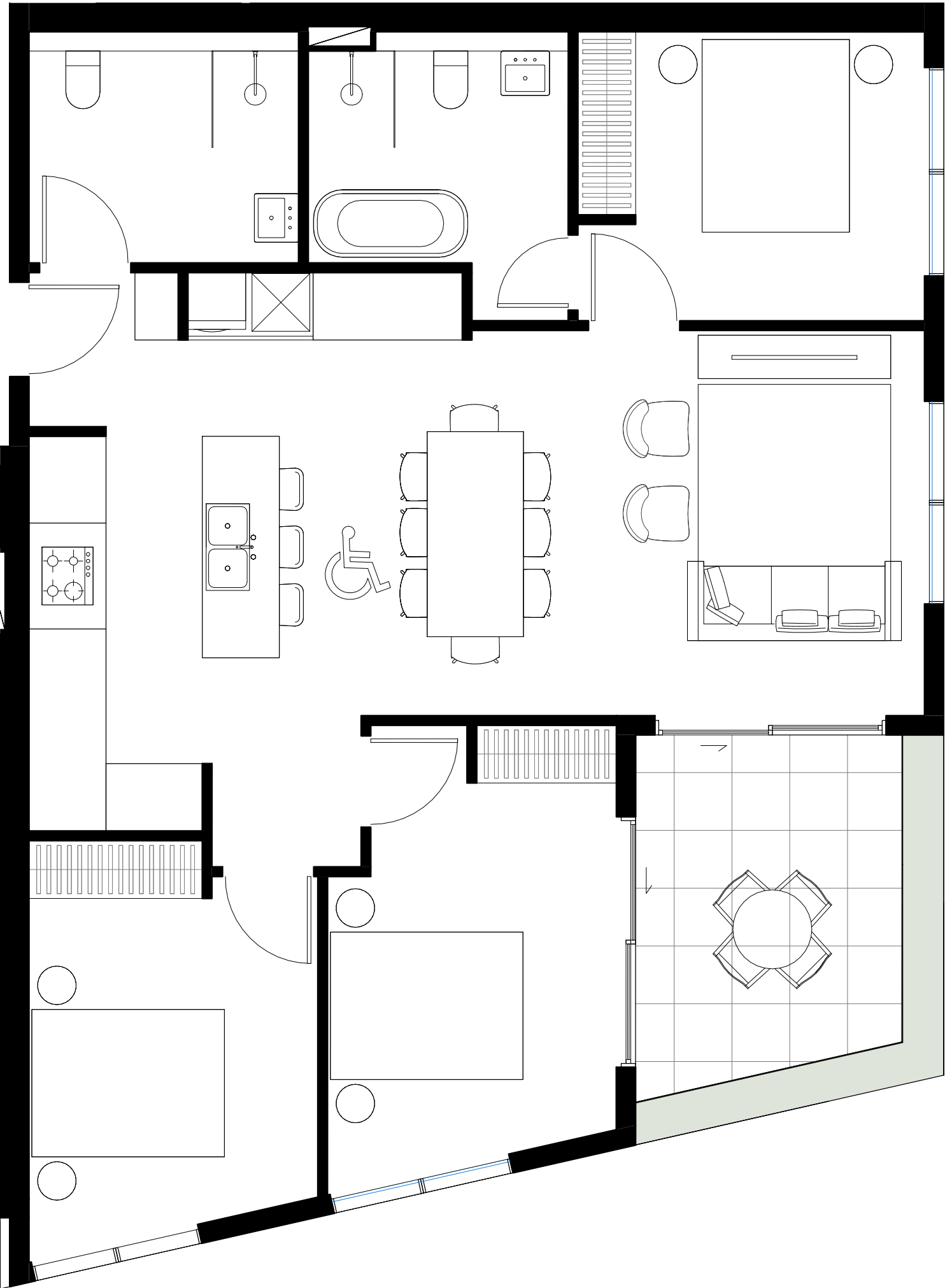


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and Environment

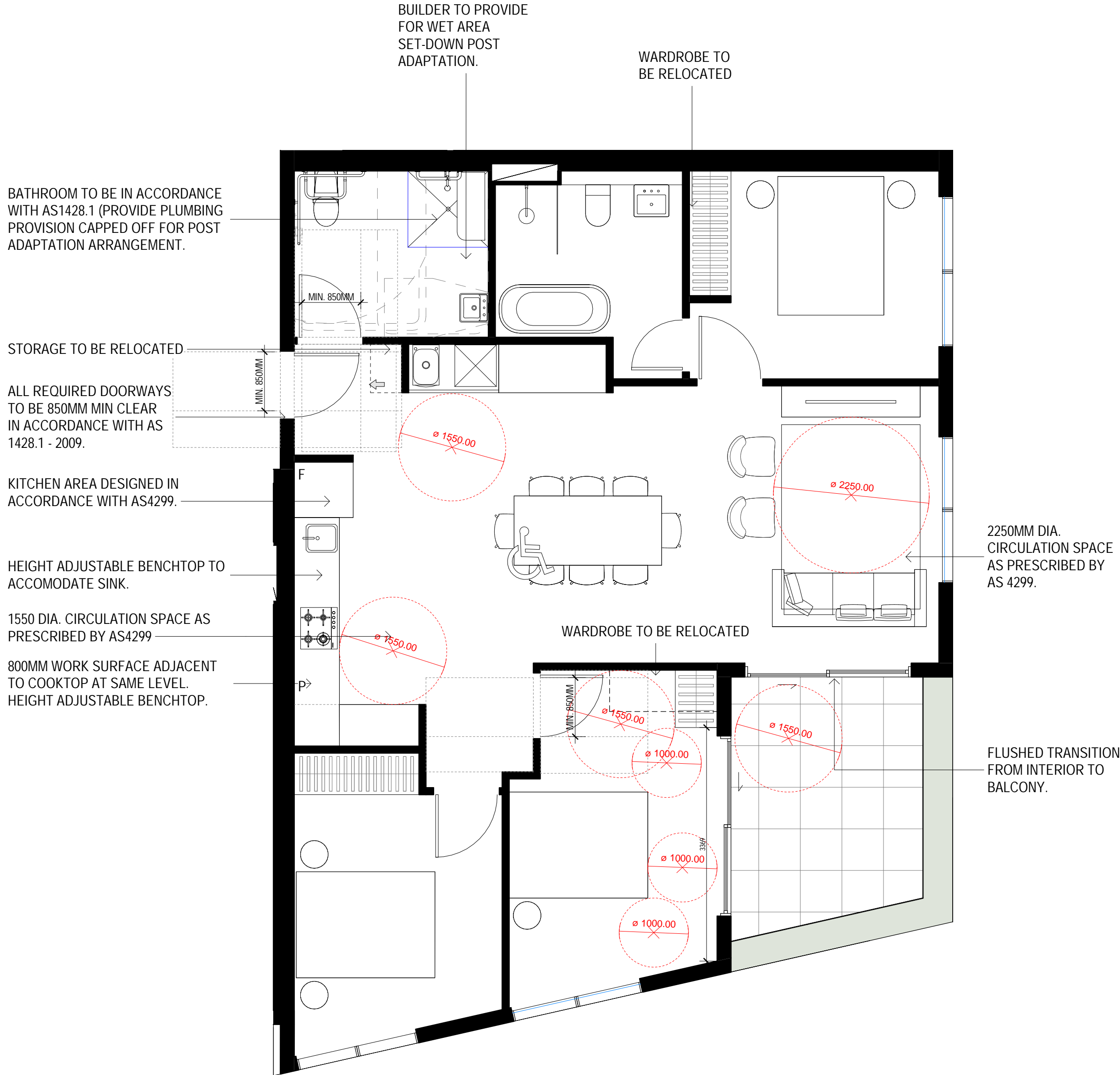
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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 169 of 238



1 A707 - PRE ADAPTABLE  
1:50



2 A707 - POST ADAPTABLE  
1:50

ADAPTABLE  
APARTMENTS

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

TOWER A: 31 APARTMENTS

1 BED: 13  
A706 A806  
A906 A1006  
A1106 A1206  
A1306 A1406  
A1506 A1606  
A1706 A1806  
A1906  
2 BED: 0

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

TOWER B: 21 APARTMENTS

1 BED: 0 3 BED: 0

2 BED: 21

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

TOWER D: 28 APARTMENTS

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

2 BED: 6

D101 D108  
D210 D310  
D410 D510

3 BED: 0

TOTAL : 80 APARTMENTS

DA SUBMISSION

Plotted and checked by		PDS	
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
01/27/21			
Scale	Project No	Drawing No	Issue
1 : 50	180319	DA 4152	B

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

Consultant	Structural Engineer / Civil	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

Project Title  
Eden Street Arncliffe

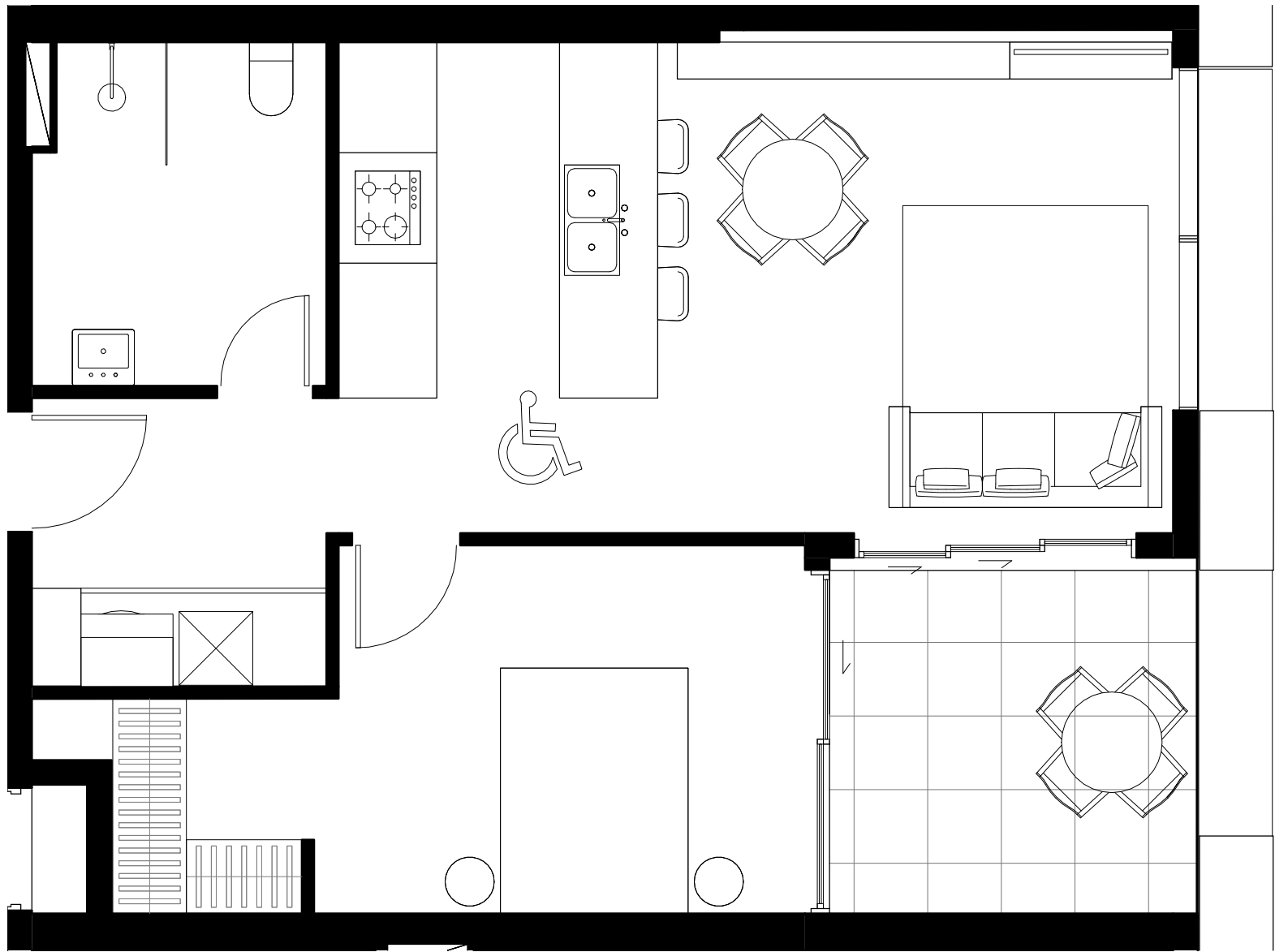
Drawing Title

ADAPTABLE UNIT - 3

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31/01/2022 5:49:59 PM





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

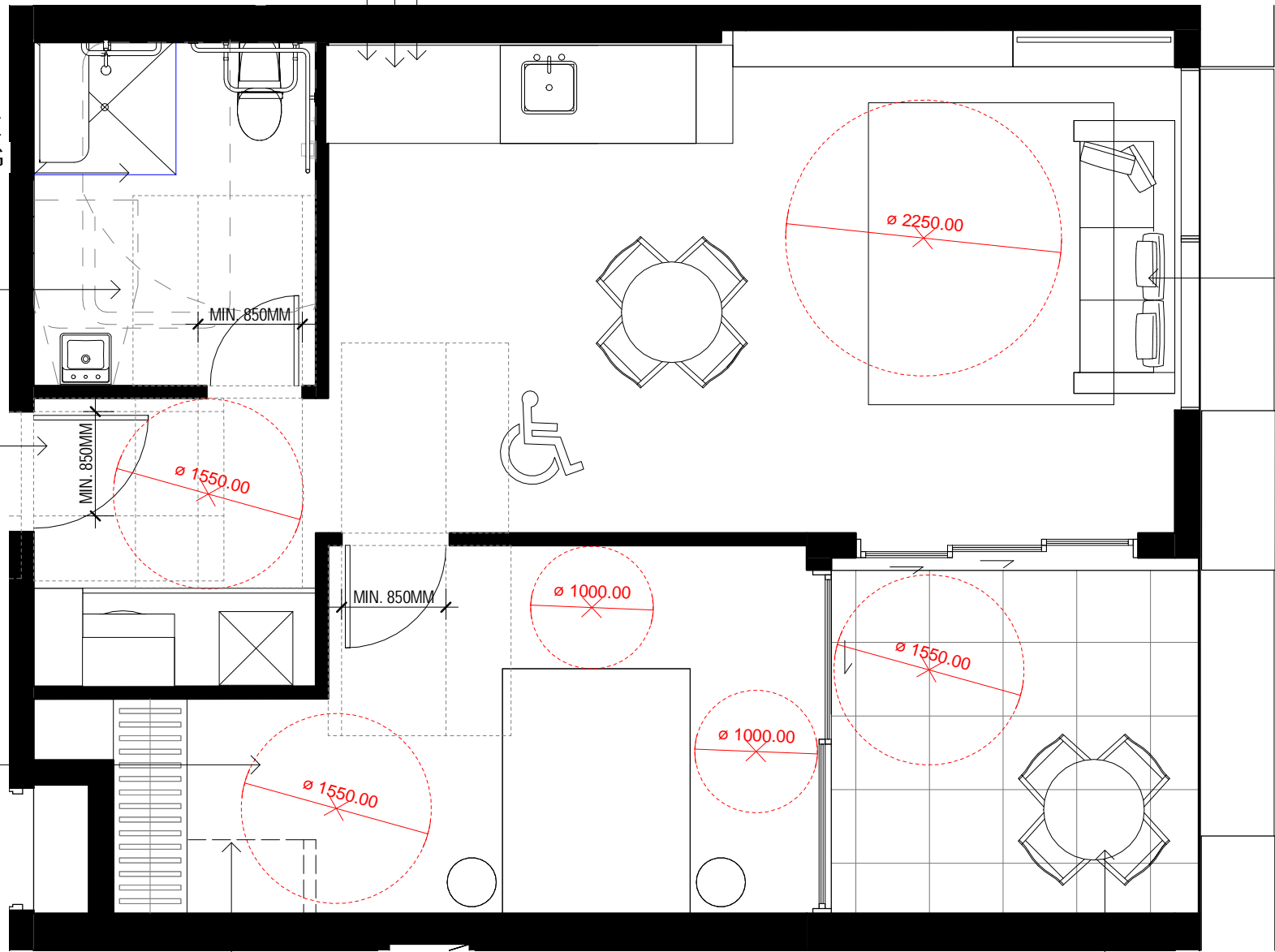
BATHROOM TO BE IN ACCORDANCE WITH AS1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT.

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

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

1550 DIA. CIRCULATION SPACE AS PRESCRIBED BY AS4299

WARDROBE TO BE DECREASED



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

FLUSHED TRANSITION FROM INTERIOR TO BALCONY.

## 1 A706 - PRE ADAPTABLE

1:50

## 2 A706 - POST ADAPTABLE

1:50



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and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 170 of 238

## ADAPTABLE APARTMENTS

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

### TOWER A: 31 APARTMENTS

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

### TOWER B: 21 APARTMENTS

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

### TOWER D: 28 APARTMENTS

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

TOTAL : 80 APARTMENTS

## 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

1:50 180319 DA 4153 B

Project Title  
Eden Street Arncliffe

Drawing Title

## ADAPTABLE UNIT - 4

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Amendments

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

Consultant

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

TTW

Mechanical / Acoustic / Fire Engineer  
Level 6, Building 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 Pty Ltd ABN 76 002 113 779  
Level 7, 90 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

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





**Granted on: 1 August 2022**

**Signed: AW                      Sheet No: 171    of    238**



Amendments		
Issue	Description	Date

Client

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



**Billbergia**  
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Group GSA Pty Ltd ABN 76 002 113 779  
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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

Project Title
Eden Street Arncliffe
Drawing Title
ADAPTABLE UNIT - 5
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# ADAPTABLE APARTMENTS

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

<u>TOWER A :</u> 31 APARTMENTS		<u>TOWER B :</u> 21 APARTMENTS	
1 BED: 13	3 BED: 18	1 BED: 0	3 BED: 0
A706 A806	A909 A209		
A906 A1006	A309 A409	2 BED: 21	
A1106 A1206	A509	B107 B207	
A1306 A1406	A707 A807 A907	B307 B407	
A1506 A1606	A1007 A1107	B507 B606	
A1706 A1806	A1207 A1307	B705 B805	
A1906	A1407 A1507	B905 B1005	
	A1607 A1707	B1105 B1205	
2 BED: 0	A1807 A1907	B1305 B1405	
		B1505 B1605	
		B1705 B1805	
		B1905 B2005	
		B2105	
<u>TOWER D :</u> 28 APARTMENTS			
1 BED: 22	2 BED: 6		
D105 D201 D207	D101 D108		
D301 D307 D401	D210 D310		
D407 D501 D507	D410 D510		
D606 D706 D806			
D906 D1006	3 BED: 0		
D1106 D1206			
D1306 D1406			
D1506 D1606			
D1706 D1806			

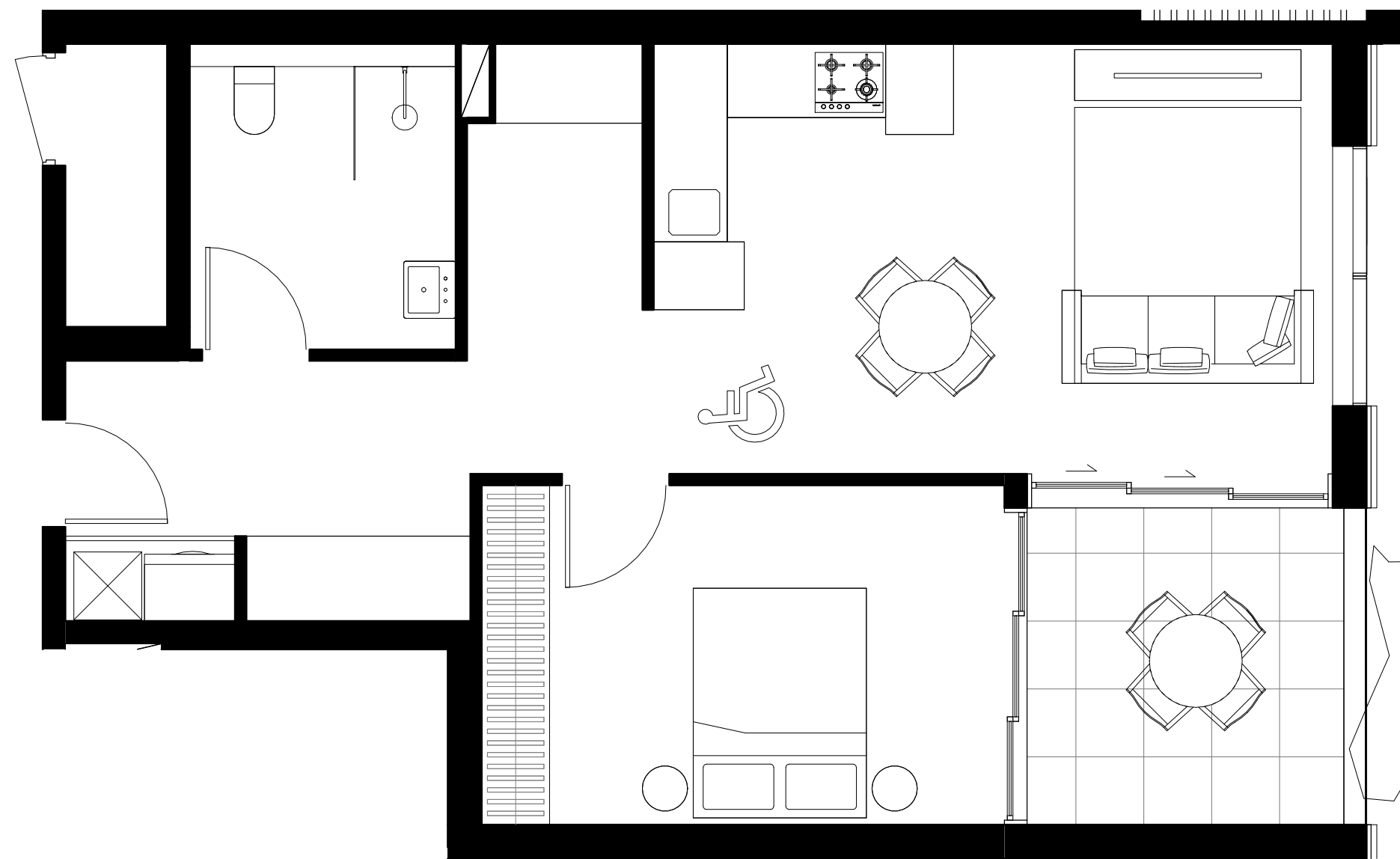
TOTAL : 80 APARTMENTS

## 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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31/01/2022 5:50:12 PM





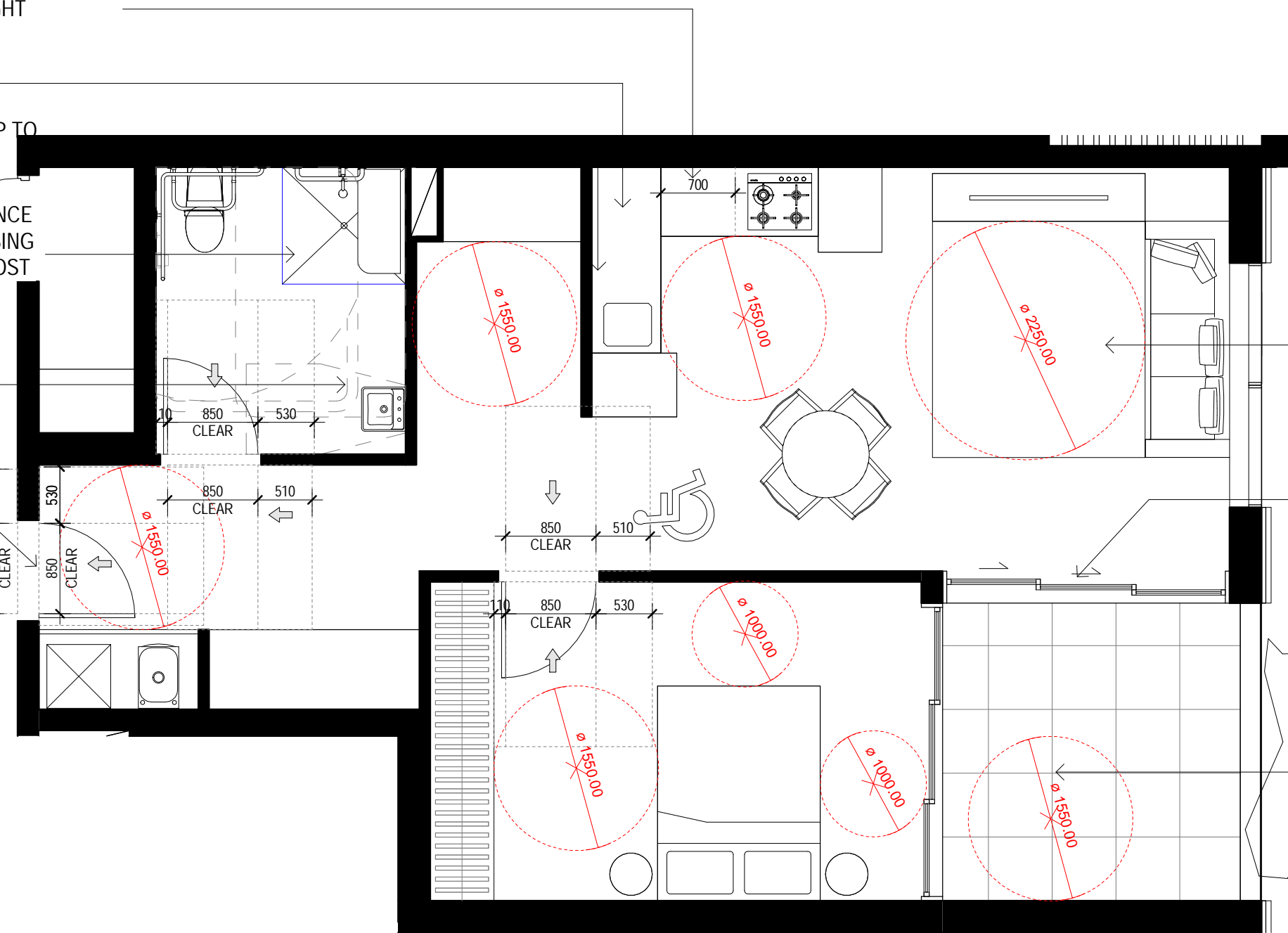
1 D105 - PRE ADAPTABLE  
1 : 50

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

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

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

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



2 D105 - POST ADAPTABLE  
1 : 50

## ADAPTABLE APARTMENTS

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

TOWER A: 31 APARTMENTS

1 BED: 13  
A706 A806  
A906 A1006  
A1106 A1206  
A1306 A1406  
A1506 A1606  
A1706 A1806  
A1906  
2 BED: 0  
A1607 A1707  
A1807 A1907

TOWER D: 28 APARTMENTS

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

TOWER B: 21 APARTMENTS

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

TOTAL : 80 APARTMENTS



**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: 172 of 238**

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

Consultant		Client	
<b>Structural Engineer / Civil</b> Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant		<b>Billbergia Group Pty Ltd</b> Suite 101, 25 Angus St, Meadowbank, NSW, 2114	
<b>Mechanical / Acoustic / Fire Engineer</b> Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant		<b>Billbergia</b> creating communities®	
<b>Hydraulics</b> Level 23, 101 Miller Street, North Sydney, NSW 2060		<b>GROUP GSA</b> Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 90 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568	

Consultant		Client	
<b>Structural Engineer / Civil</b> Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant		<b>Billbergia Group Pty Ltd</b> Suite 101, 25 Angus St, Meadowbank, NSW, 2114	
<b>Mechanical / Acoustic / Fire Engineer</b> Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant		<b>Billbergia</b> creating communities®	
<b>Hydraulics</b> Level 23, 101 Miller Street, North Sydney, NSW 2060		<b>GROUP GSA</b> Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 90 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568	

Consultant		Client	
<b>Structural Engineer / Civil</b> Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant		<b>Billbergia Group Pty Ltd</b> Suite 101, 25 Angus St, Meadowbank, NSW, 2114	
<b>Mechanical / Acoustic / Fire Engineer</b> Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065 Consultant		<b>Billbergia</b> creating communities®	
<b>Hydraulics</b> Level 23, 101 Miller Street, North Sydney, NSW 2060		<b>GROUP GSA</b> Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 90 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568	

Project Title		Drawing Title	
<b>Eden Street Arncliffe</b>		<b>ADAPTABLE UNIT - 6</b>	
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DA SUBMISSION			
Plotted and checked by PDS			
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by) JK, SM, AR, EC, AF	
09/02/20			
Scale	Project No	Drawing No	Issue
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31/01/2022 5:50:19 PM



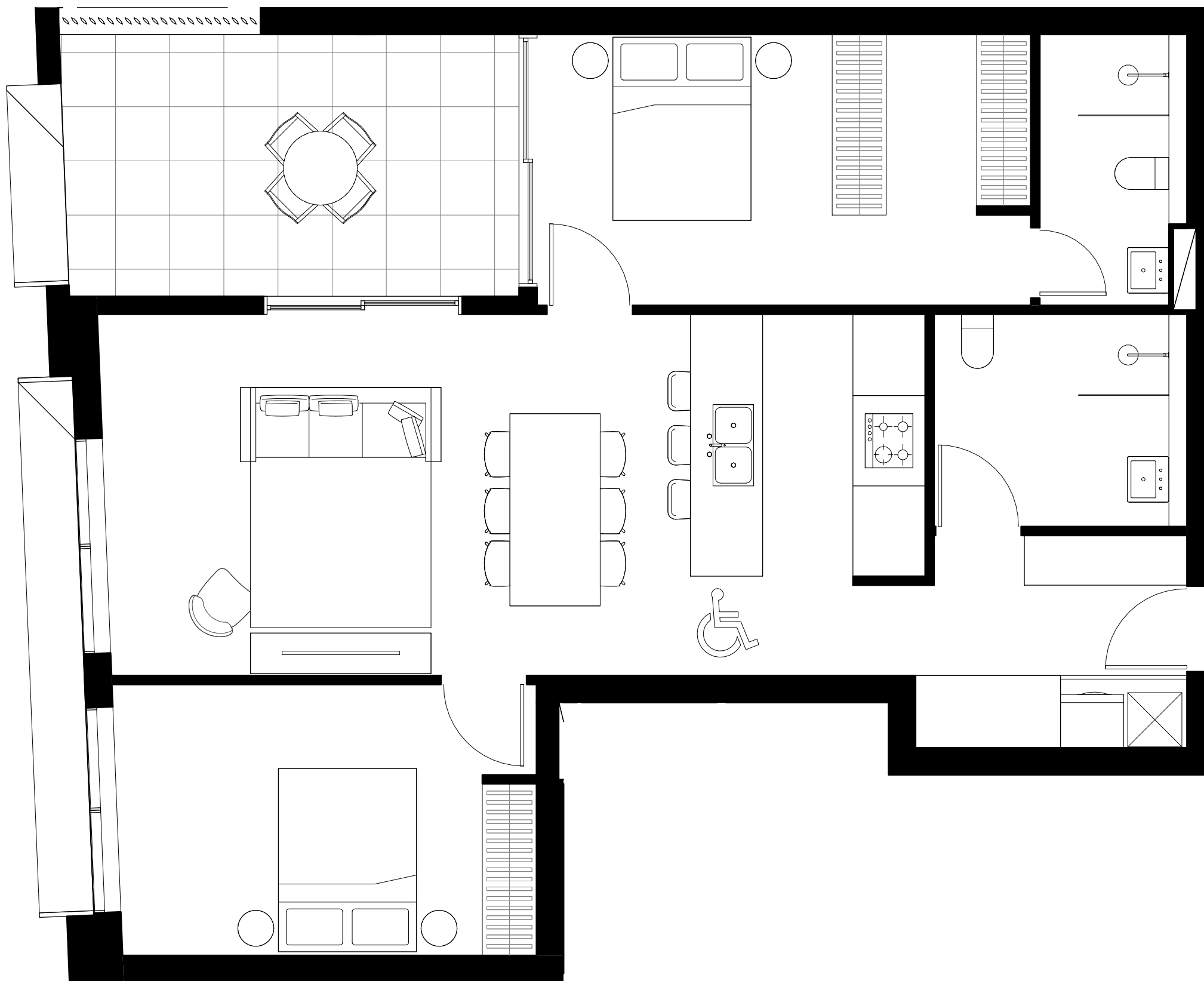


Department of Planning  
and Environment

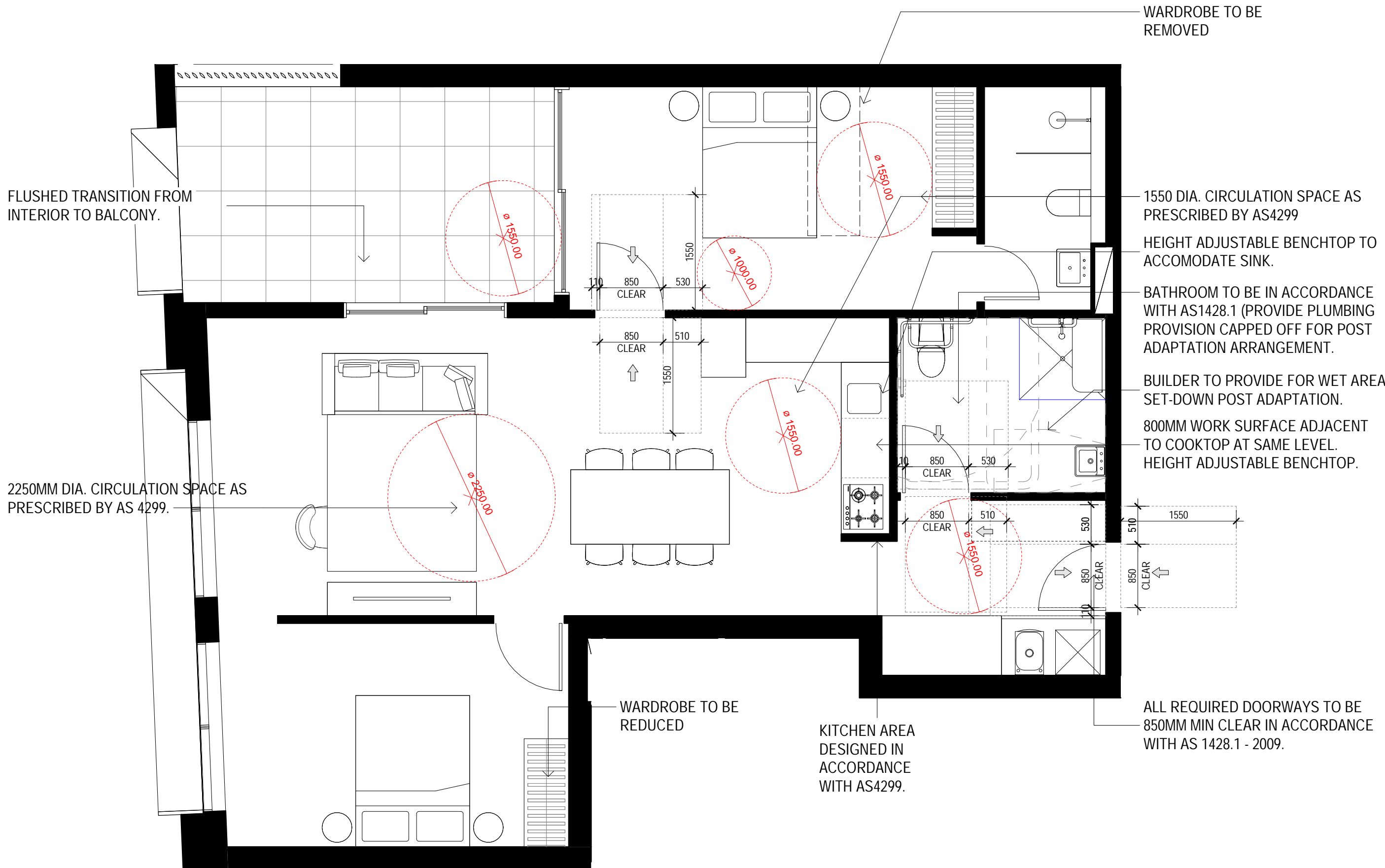
Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW Sheet No: 173 of 238



1 D108 - PRE ADAPTABLE  
1:50



2 D108 - POST ADAPTABLE  
1:50

## ADAPTABLE APARTMENTS

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

### TOWER A: 31 APARTMENTS

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

### TOWER D: 28 APARTMENTS

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

### TOWER B: 21 APARTMENTS

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

TOTAL : 80 APARTMENTS

## 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 : 50	180319	DA 4156	B

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

Consultant	Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	TTW
Mechanical / Acoustic / Fire Engineer	Level 6, Building 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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Level 7, 90 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

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

Project Title  
Eden Street Arncliffe

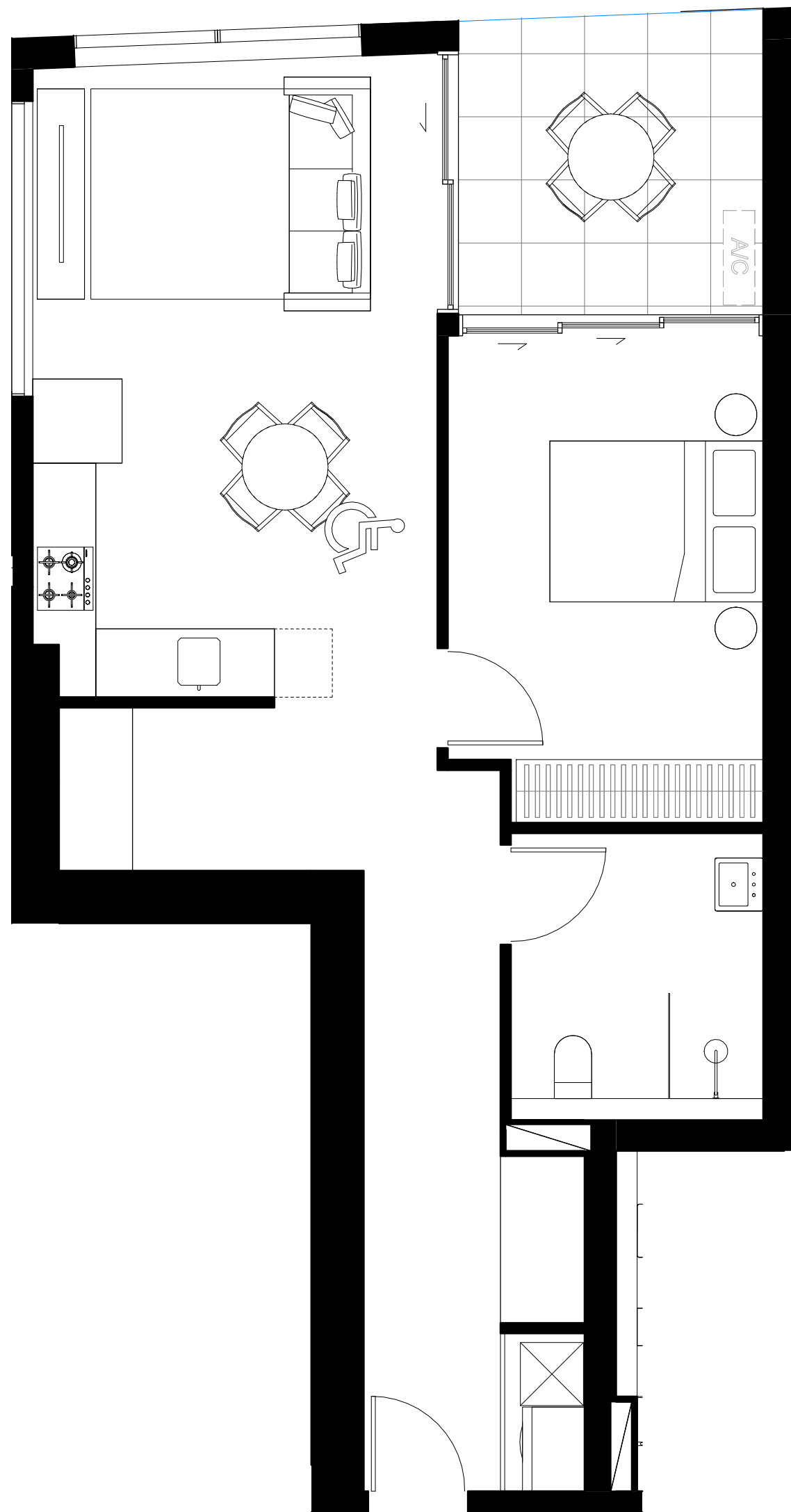
Drawing Title

## ADAPTABLE UNIT - 7

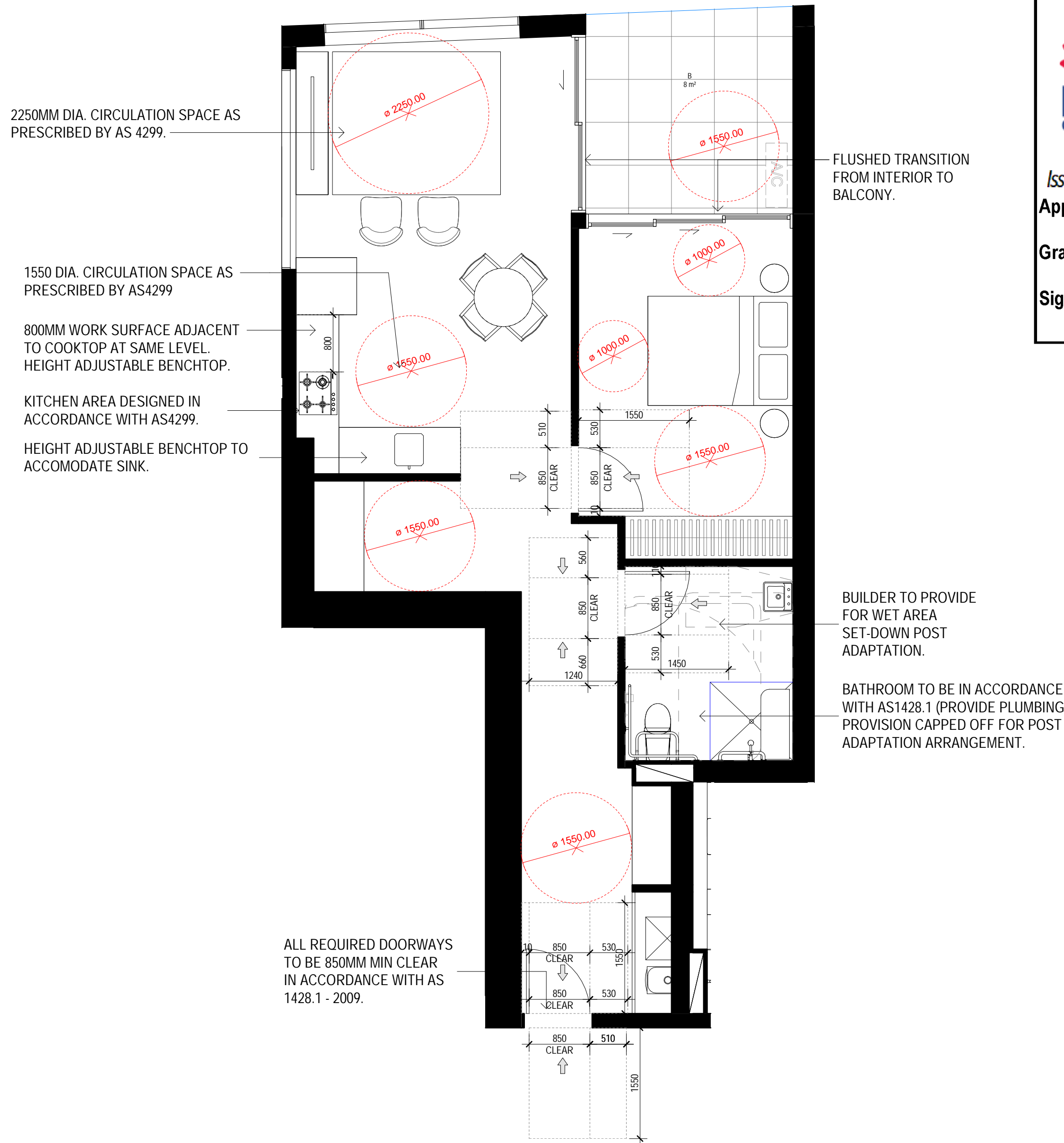
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1 D201 - PRE ADAPTABLE  
1:50



2 D201 - POST ADAPTABLE  
1:50



**Department of Planning  
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**Approved Application No: SSD 11429726**

**Granted on: 1 August 2022**

**Signed: AW**      **Sheet No: 174 of 238**

## ADAPTABLE APARTMENTS

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

TOWER A: 31 APARTMENTS		TOWER B: 21 APARTMENTS	
1 BED: 13 A706 A806 A906 A1006 A1106 A1206 A1306 A1406 A1506 A1606 A1706 A1806 A1906	3 BED: 18 A109 A209 A309 A409 A509 A707 A807 A907 A1007 A1107 A1207 A1307 A1407 A1507 A1607 A1707 A1807 A1907	1 BED: 0	3 BED: 0
2 BED: 0		2 BED: 21 B107 B207 B307 B407 B507 B606 B705 B805 B905 B1005 B1105 B1205 B1305 B1405 B1505 B1605 B1705 B1805 B1905 B2005 B2105	
TOWER D: 28 APARTMENTS			
1 BED: 22 D105 D201 D207 D301 D307 D401 D407 D501 D507 D606 D706 D806 D906 D1006 D1106 D1206 D1306 D1406 D1506 D1606 D1706 D1806	2 BED: 6 D101 D108 D210 D310 D410 D510 3 BED: 0		

TOTAL : 80 APARTMENTS

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

Consultant	Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060 Consultant	TTW
	Mechanical / Acoustic / Fire Engineer Level 6, Building 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
	 <b>Billbergia</b> creating communities®



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	

### ADAPTABLE UNIT - 8

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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 : 50	180319	DA 4157	B

31/01/2022 5:50:36 PM