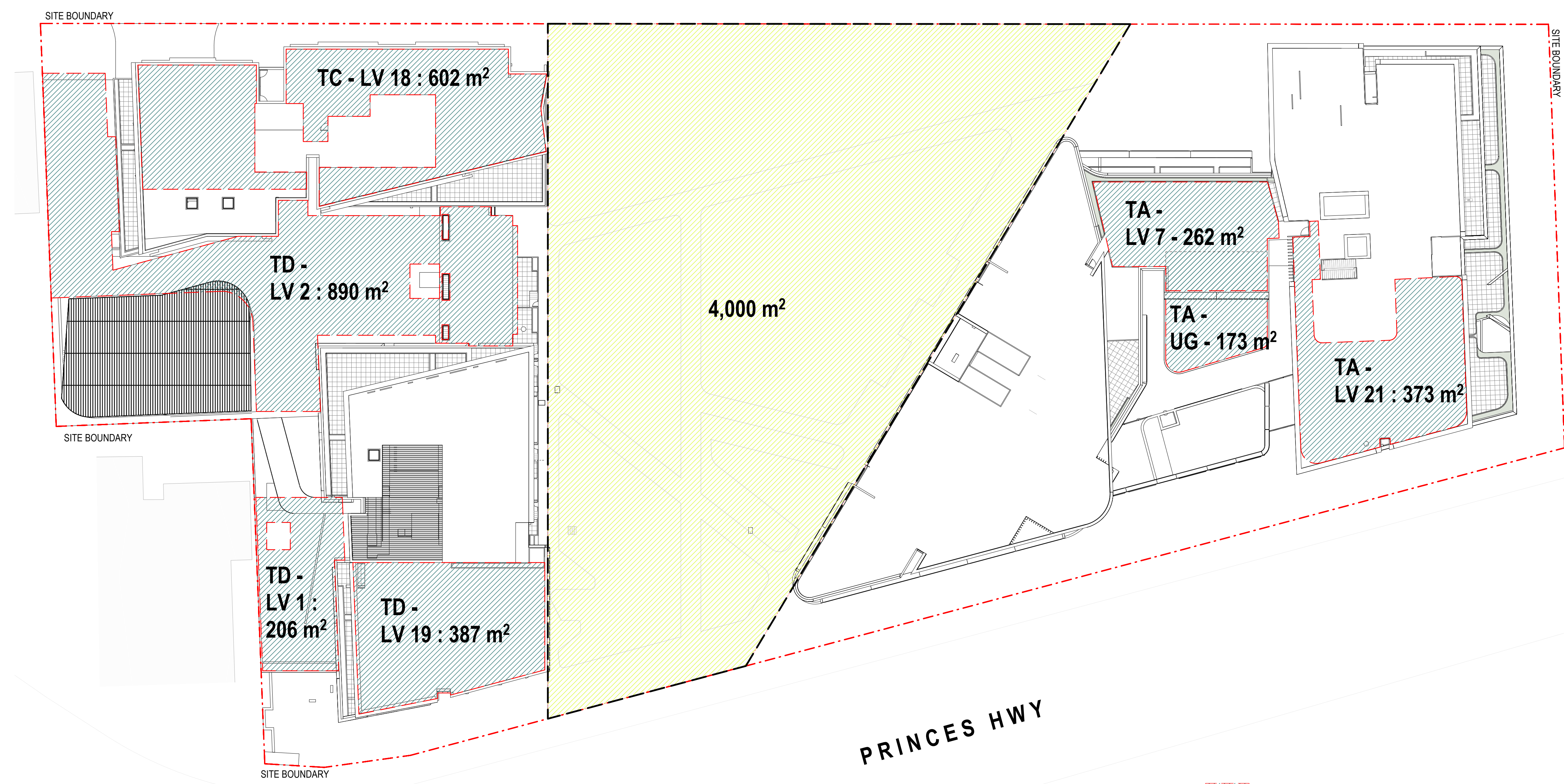



EDEN STREET





Department of Planning
and Environment

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

Granted on: 1 August 2022

Signed: AW Sheet No: 175 of 238

 COMMUNAL OPEN SPACE

ADG REQ. 25% OF SITE AREA
Site area: 13,440 m²
Adjusted Site Area to accommodating 4000m² Public Park: 9,440m²
25% of adjusted Site Area: 2,360m²

REVISED COS : 2,893 sqm (31% of adjusted site area)
PROPOSED COS is in exceedance of required 25% of site area.



Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR INFORMATION	13/11/2020
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR INFORMATION	13/11/2020
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

Consultant

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

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

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

TTW

STANTEC

JHA

Client

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

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GROUP GSA

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

Project Title

Eden Street Arncliffe

Drawing Title

COMMUNAL OPEN SPACE

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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	
As indicated	180319	DA 4200	B	



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3D-1 SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

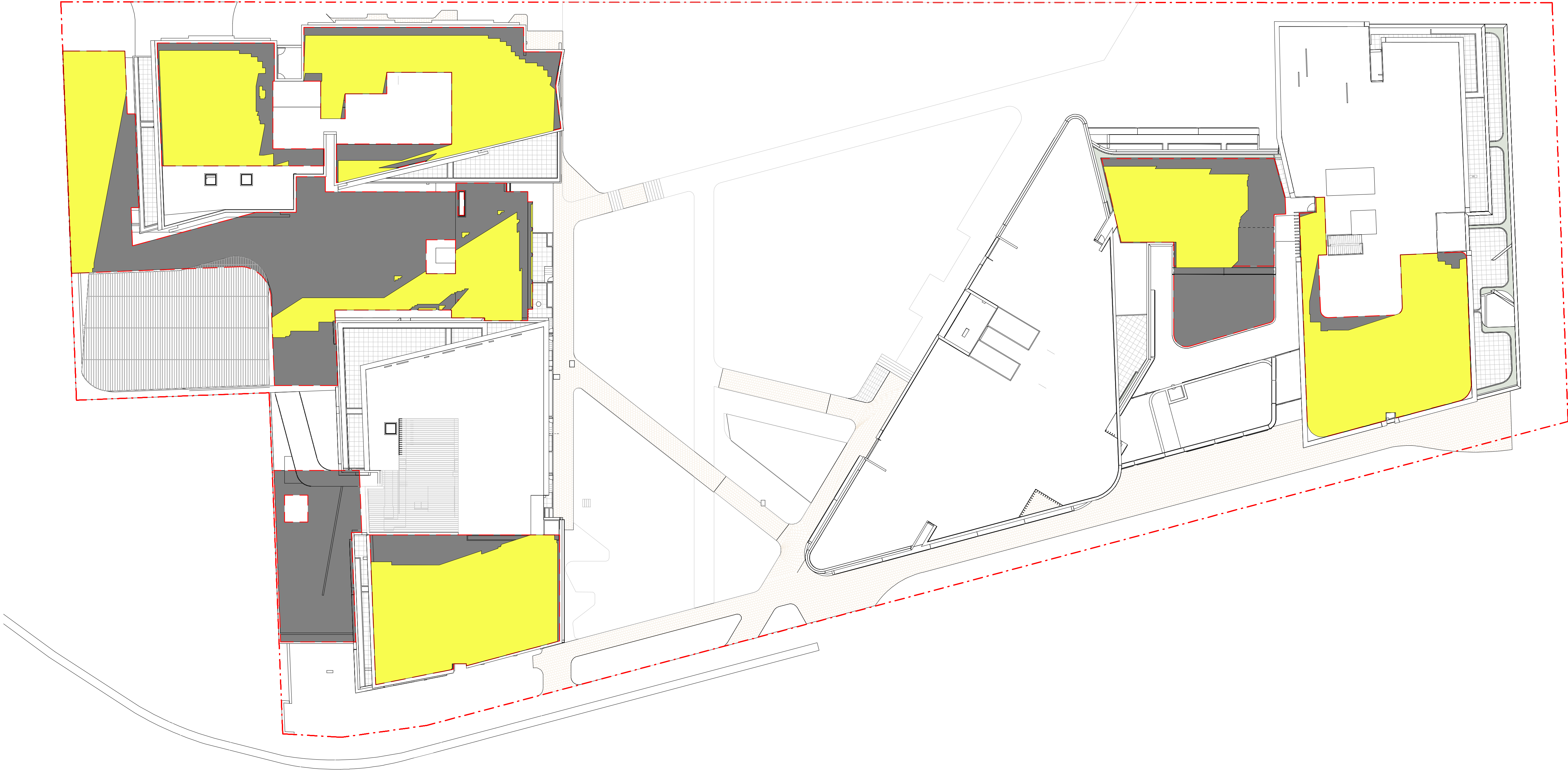
- ADG DESIGN CRITERIA :
- 1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE
 - 2. DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM JUNE (MID-WINTER)

SITE AREA : 13,440 m²
COS REQUIRED : 3,360 m² (25%)
REVISED COS : 2,893 sqm
21.53% of 13,440 sqm
30.65% of 9,440 sqm

2 HOURS MINIMUM DIRECT SUNLIGHT
REQUIRED : 1,447 m² (50%)
PROPOSED : **1,655 m² (57%)**

COMPLIANT

 MIN 2 HOURS DIRECT SUNLIGHT : 1655 m² (57%)



Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	GANSW 2	19/10/2020			
1	ISSUED FOR PRE DA	29/10/2020			
2	ISSUED FOR GANSW 03	24/03/2021			
A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			

Consultant

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Consultant

TTW

Mechanical / Acoustic / Fire Engineer
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St Leonards NSW 2065
Consultant

STANTEC

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

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


Project Title

Eden Street Arncliffe

Drawing Title

**COMMUNAL OPEN SPACE -
SOLAR**

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North Point

DA SUBMISSION

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Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			09/02/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4201	B

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Granted on: 1 August 2022

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SOLAR COMPLIANCE FOR COMMUNAL OPEN SPACE

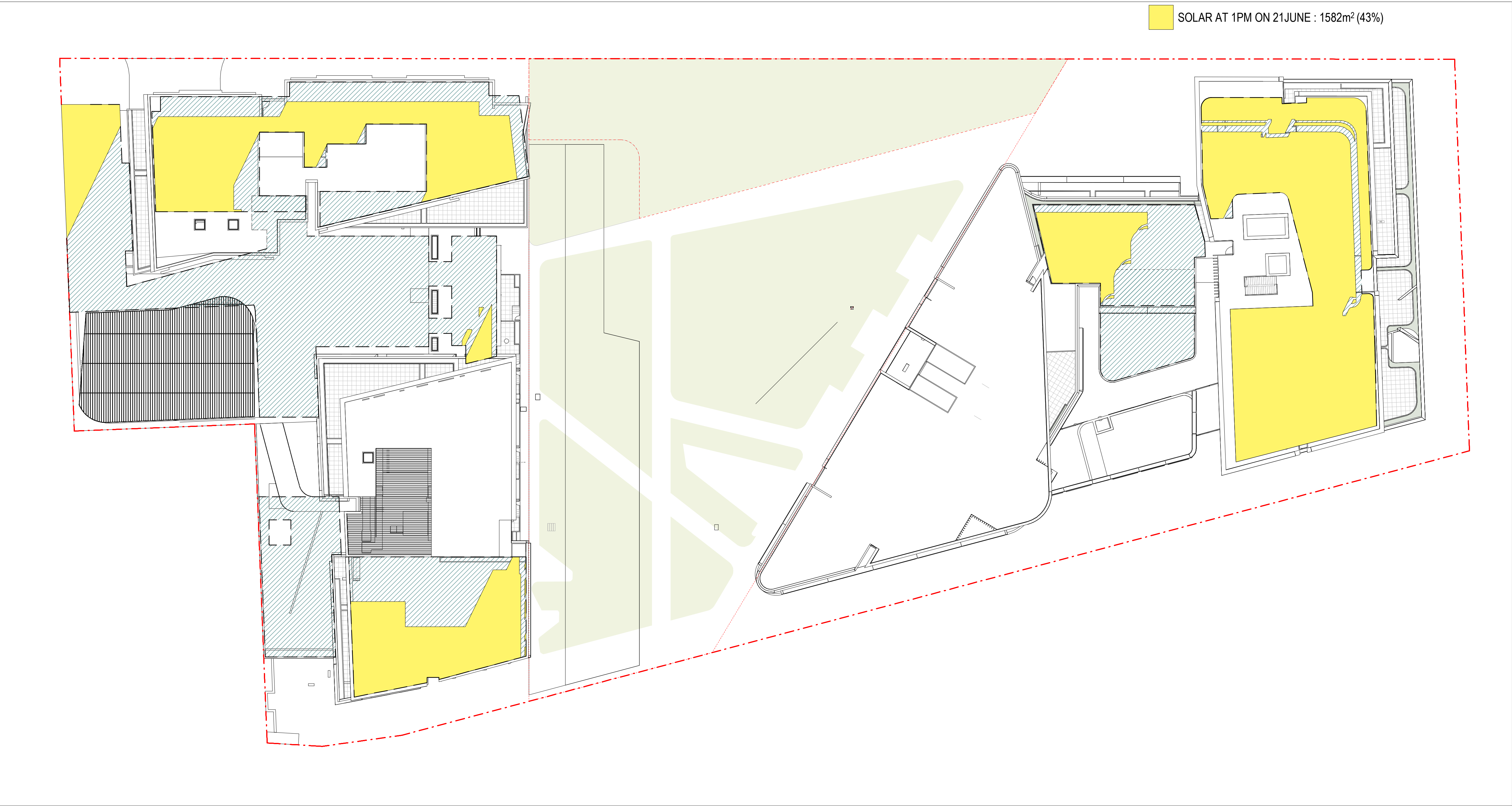
RDCP 2011 CRITERIA :
4.3.3 COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE SHOULD HAVE A MIN AREA OF 40% THAT HAS SUNLIGHT AT 1PM ON 21 JUNE.

DIRECT SUNLIGHT REQUIRED AT 1PM : 1,482m² (40%)
PROPOSED : 1,582m² (43%)

COMPLIANT

- COMMUNAL OPEN SPACE
- SOLAR AT 1PM ON 21JUNE : 1582m² (43%)



Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
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A	ISSUED FOR DA	28/05/2021

Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021

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

Consultant

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

JHA

Client

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Meadowbank, NSW, 2114



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Project Title

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Drawing Title

COMMUNAL OPEN SPACE -
SOLAR DCP

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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	J.K, S.M, A.R, E.C, A.F	
				10/12/20
Scale	Project No	Drawing No	Issue	
As indicated	180319	DA 4202	A	

23/12/2021 11:02:11 PM



1 4000 SQM PARK PLAN
1:300



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Approved Application No: SSD 11429726

Granted on: 1 August 2022

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- PUBLIC PARK SPACE
- MEETING PLACE

RDCP 2011
PART 7 SPECIAL PRECINCTS
EDEN STREET DEVELOPMENT SITE, ARNCLIFFE TOWN
CENTRE

1. b : PROVIDE A MINIMUM WIDTH OF 50m ALONG THE EDEN
STREET FRONTAGE WITH A SITE AREA OF 4000 m²

COMPLIANT

Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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

Project Title	
Eden Street Arncliffe	
Drawing Title	
4000 sqm PARK AREA	
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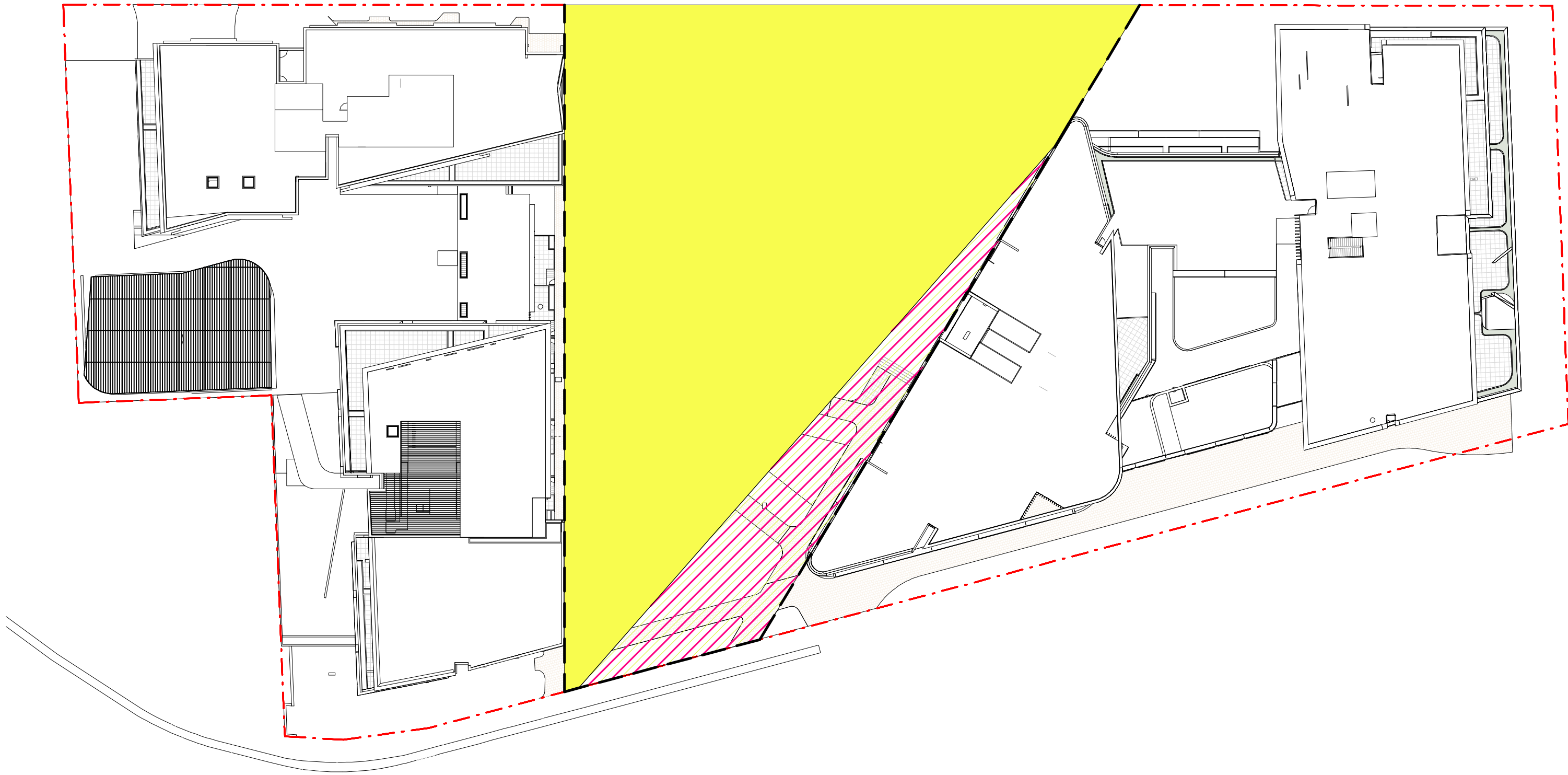
DA SUBMISSION			
Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			10/08/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4203	B



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1 PARK AREA SOLAR - OVERALL
1 : 500



2 PARK AREA SOLAR - LUNCH HOURS
1 : 500

SOLAR COMPLIANCE FOR 4000 m² PUBLIC PARK

RDCP 2011 PART 7 SPECIAL PRECINCTS

2.b THE CONFIGURATION OF BUILDINGS AND STRUCTURES MUST ENSURE THAT A MINIMUM OF 50% OF THE AREA OF PARKS AND GREEN SPACES RECEIVE A MINIMUM OF 3 HOURS DURING LUNCH HOURS 12PM - 2PM* (3PM) ON 21 JUNE (MID WINTER)


REQUIRED : 2000 m² (50%)
PROPOSED : 3,378m² (84%)

COMPLIANT

- 4000 m² PUBLIC PARK
- MIN 2 HOURS DIRECT SUNLIGHT (0900 - 1500): 4,000 m² (100%)
- MIN 3 HOURS DIRECT SUNLIGHT (0900 - 1500): 4,000 m² (100%)
- MIN 4 HOURS DIRECT SUNLIGHT (0900 - 1500) : 3,500 m² (87.5%)

- 2 - 3 HOURS DIRECT SUNLIGHT DURING LUNCH HOURS : 1240 m² (31%)
- MIN 3 HOURS DIRECT SUNLIGHT DURING LUNCH HOURS : 3,360 m² (84%)

*NOTE TOTAL PARK AREA 4000 m²



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Granted on: 1 August 2022

Signed: AW **Sheet No: 179 of 238**

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
-	GANSW 2	19/10/2020			
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A	ISSUED FOR DA	28/05/2021			
B	ISSUED FOR DA	22/12/2021			

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



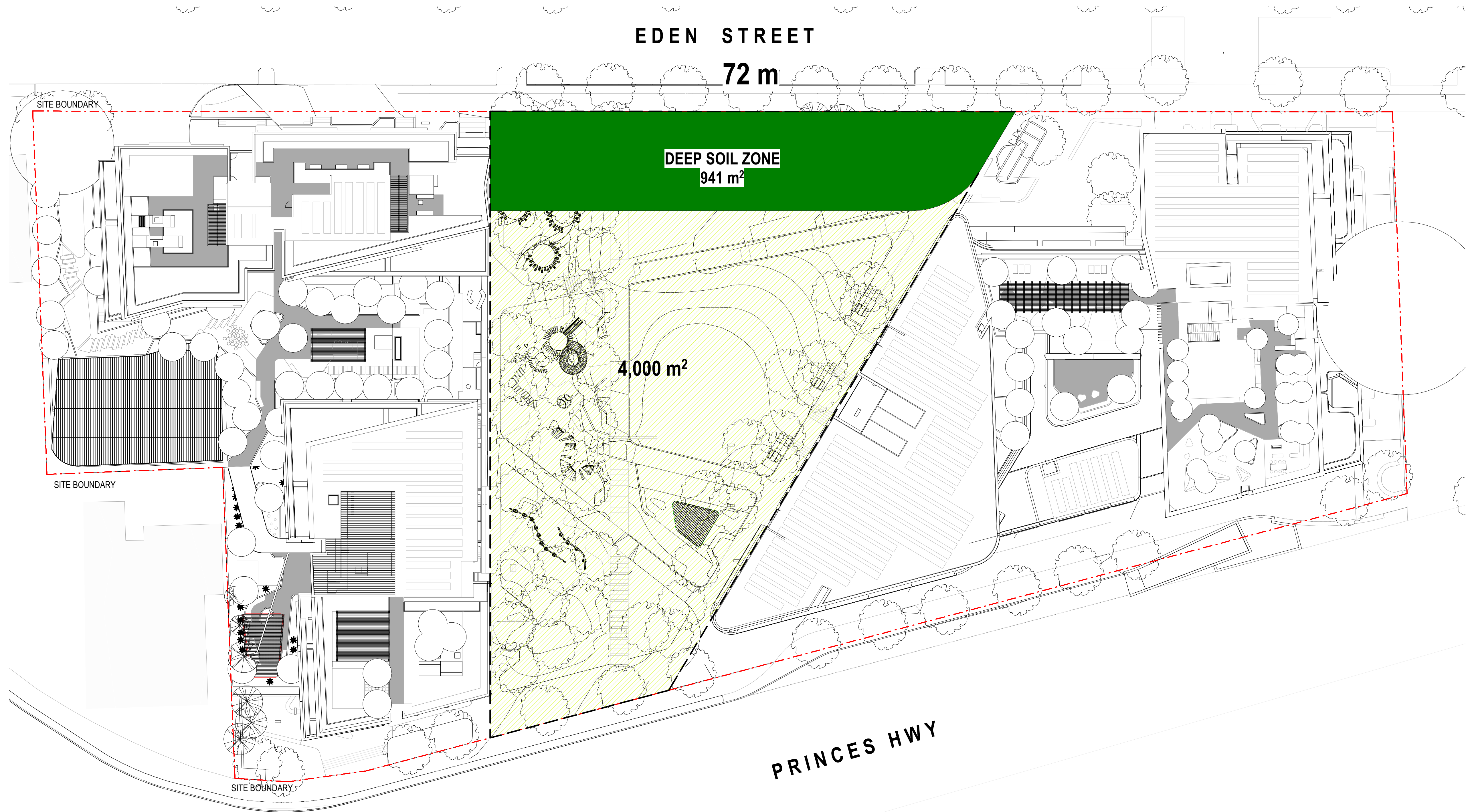
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Level 7, 60 William St East Sydney NSW
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title	
Eden Street Arncliffe	
Drawing Title	
4000 sqm PARK AREA - SOLAR	
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Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF
			10/09/20
Scale	Project No	Drawing No	Issue
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Approved Application No: SSD 11429726
Granted on: 1 August 2022
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 DEEP SOIL AREA

ADG REQ. 7% OF THE SITE AREA

SITE AREA : 13,440 m²

DEEP SOIL PROVIDED : 941 m²

COMPLIANT

Amendments		
Issue	Description	Date
-	GANSW 2	19/10/2020
1	ISSUED FOR PRE DA	29/10/2020
2	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021

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-	GANSW 2	19/10/2020
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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	
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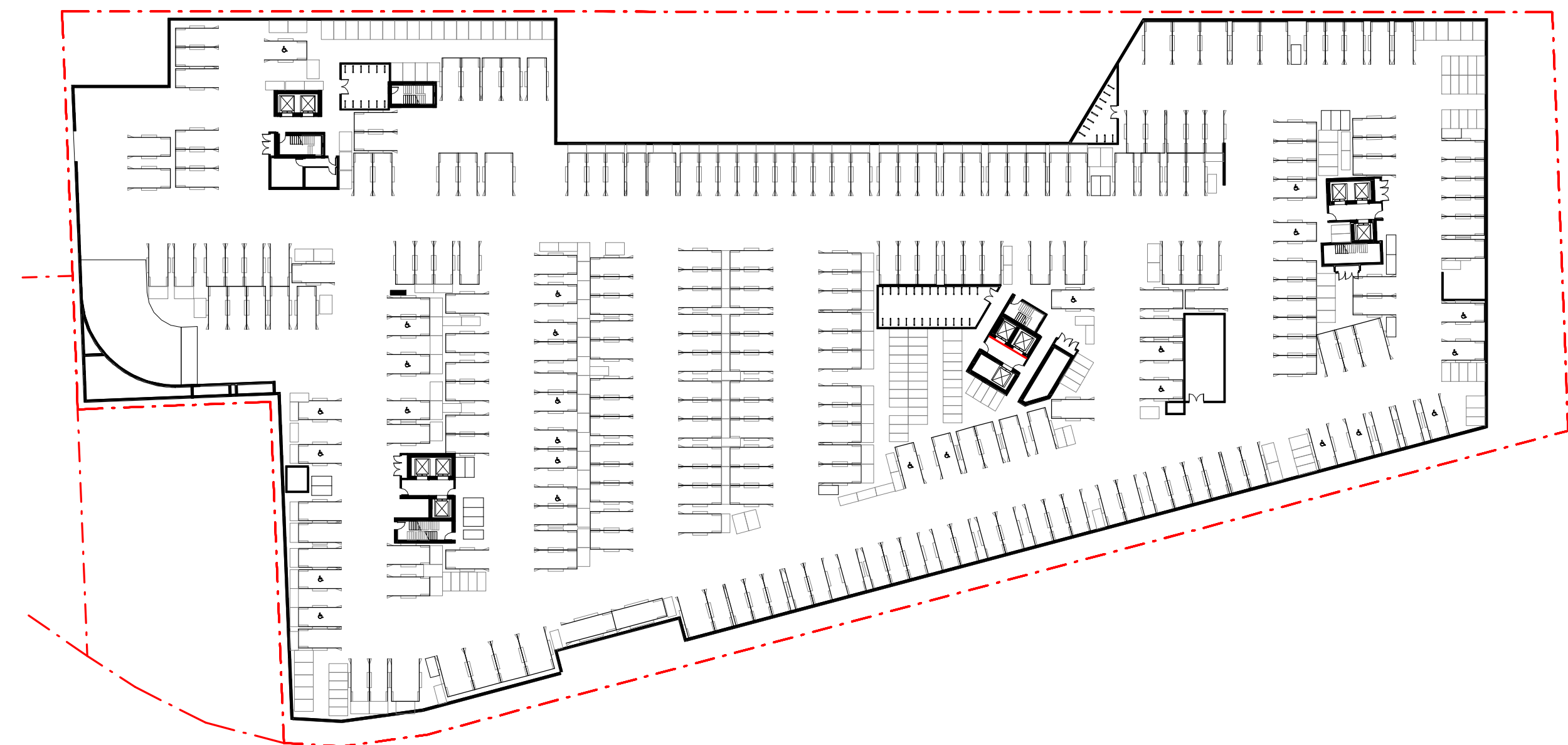
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Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title	
Eden Street Arncliffe	
Drawing Title	
DEEP SOIL DIAGRAM	
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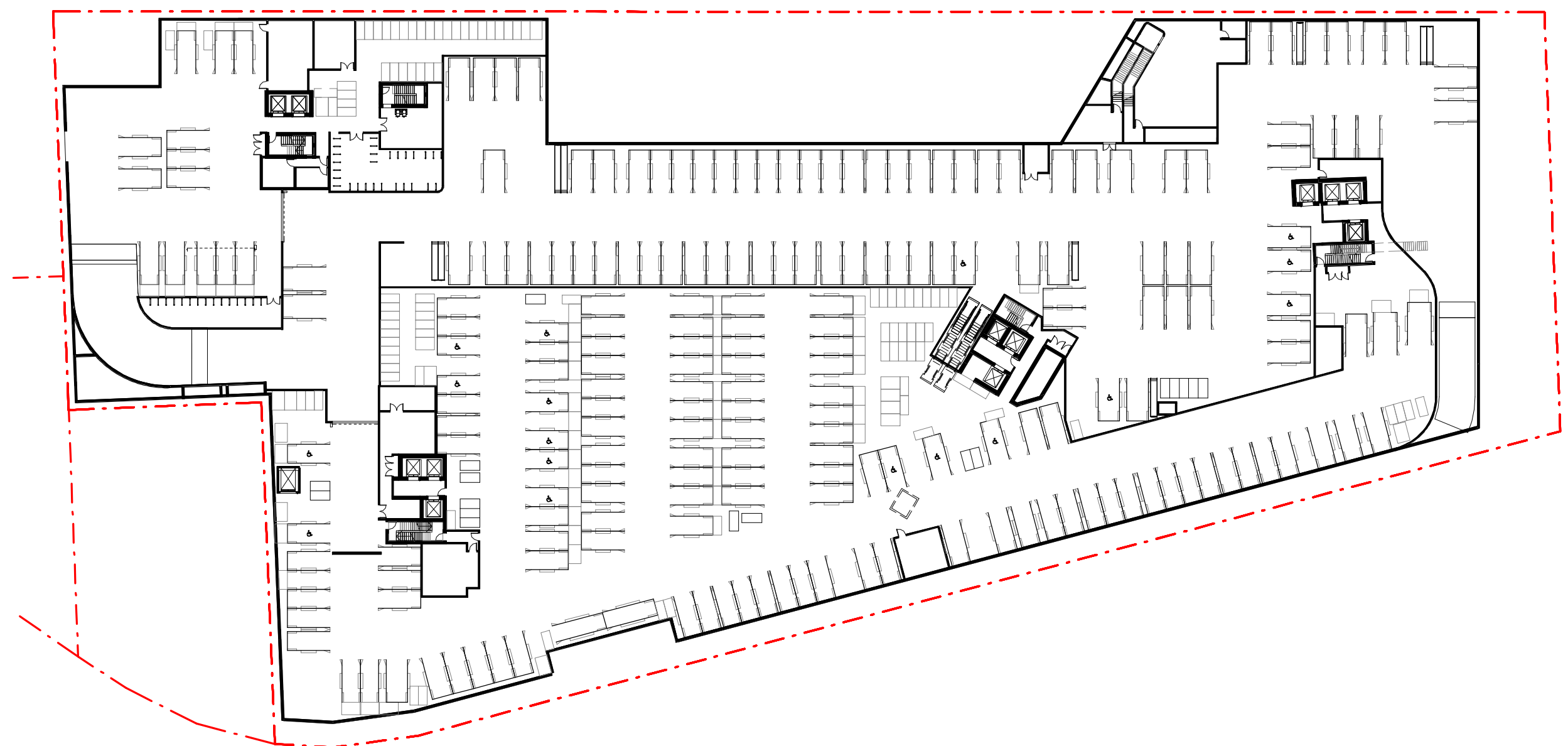
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Plotted and checked by	PDS		
Verified	PDS	Approved	LMC
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			09/02/20
Scale	Project No	Drawing No	Issue
As indicated	180319	DA 4300	B



22/12/2021 7:46:13 PM



1 BASEMENT 3
1:600



3 BASEMENT 1
1:600



2 BASEMENT 2
1:600



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Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	18/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	18/03/2021
1	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022


Consultant	
Structural Engineer / Civil	TTW
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Consultant	
Mechanical / Acoustic / Fire Engineer	STANTEC
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Consultant	
Hydraulics	JHA
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Drawing Title	
GFA DIAGRAMS	
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North Point

DA SUBMISSION

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Verified	PDS	Approved	LMC
Drawing Created (date)	Drawing Created (by)	JK, SM, AR, EC, AF	
			03/18/21
Scale	Project No	Drawing No	Issue
1 : 600	180319	DA 4350	C

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Consultant	
Structural Engineer / Civil Level 6, 73 Miller Street, North Sydney NSW 2060	TTW
Consultant	
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Consultant	
Hydraulics Level 23, 101 Miller Street, North Sydney, NSW 2060	JHA

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4 GFA DIAGRAM - LEVEL 2
1 : 600

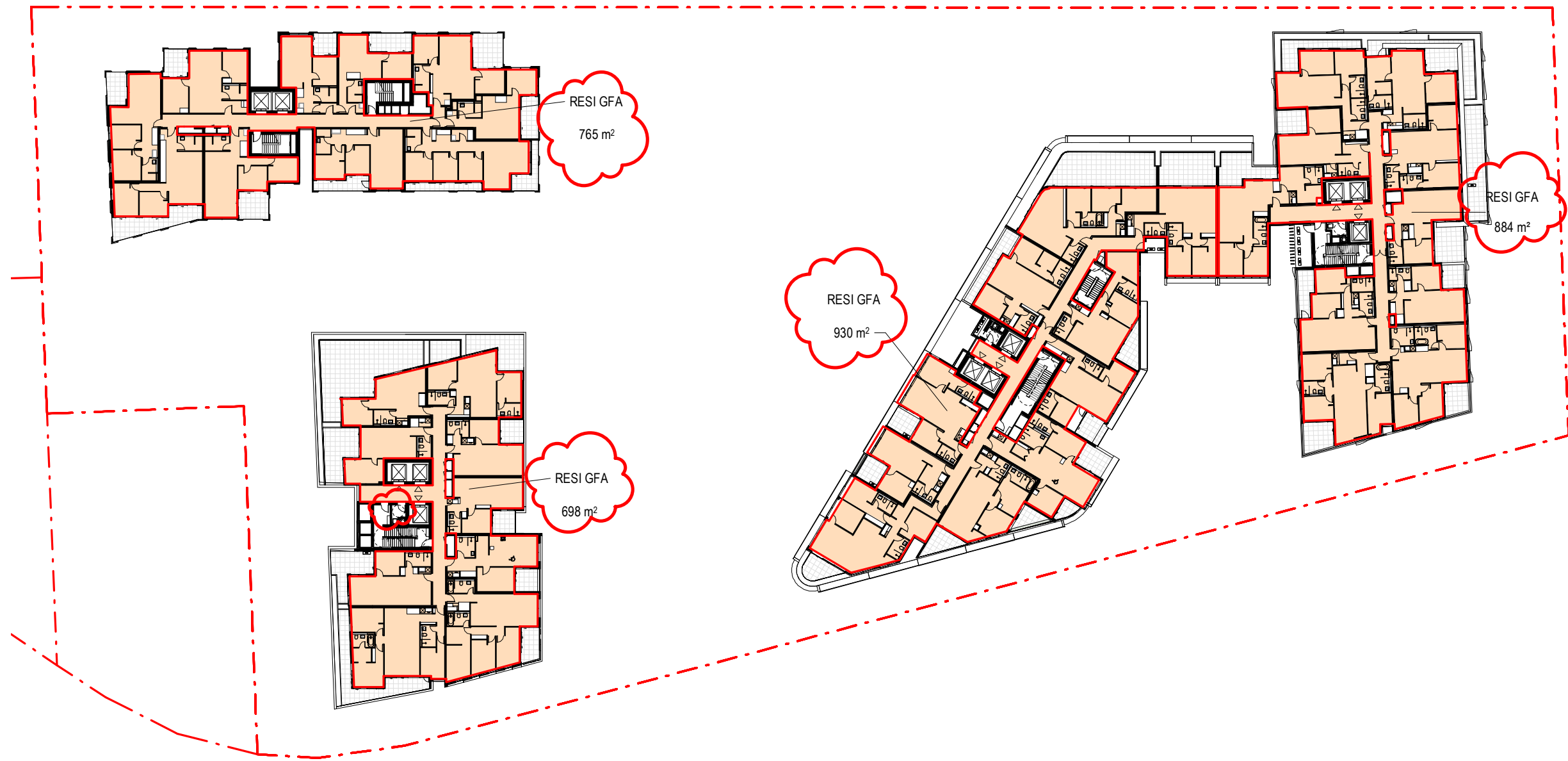


North Point

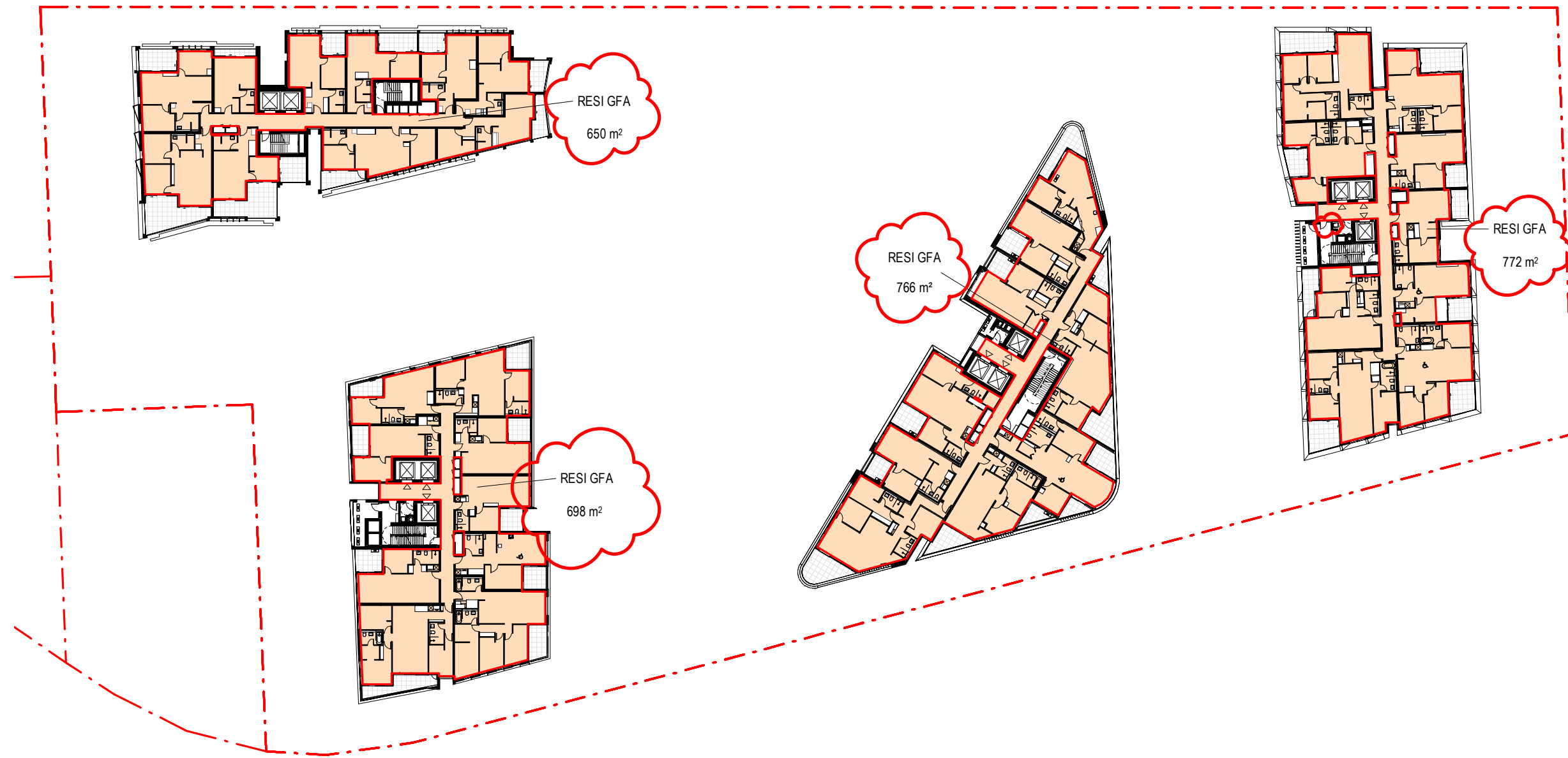
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Verified	PDS	Approved	LMC
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14/10/2020			
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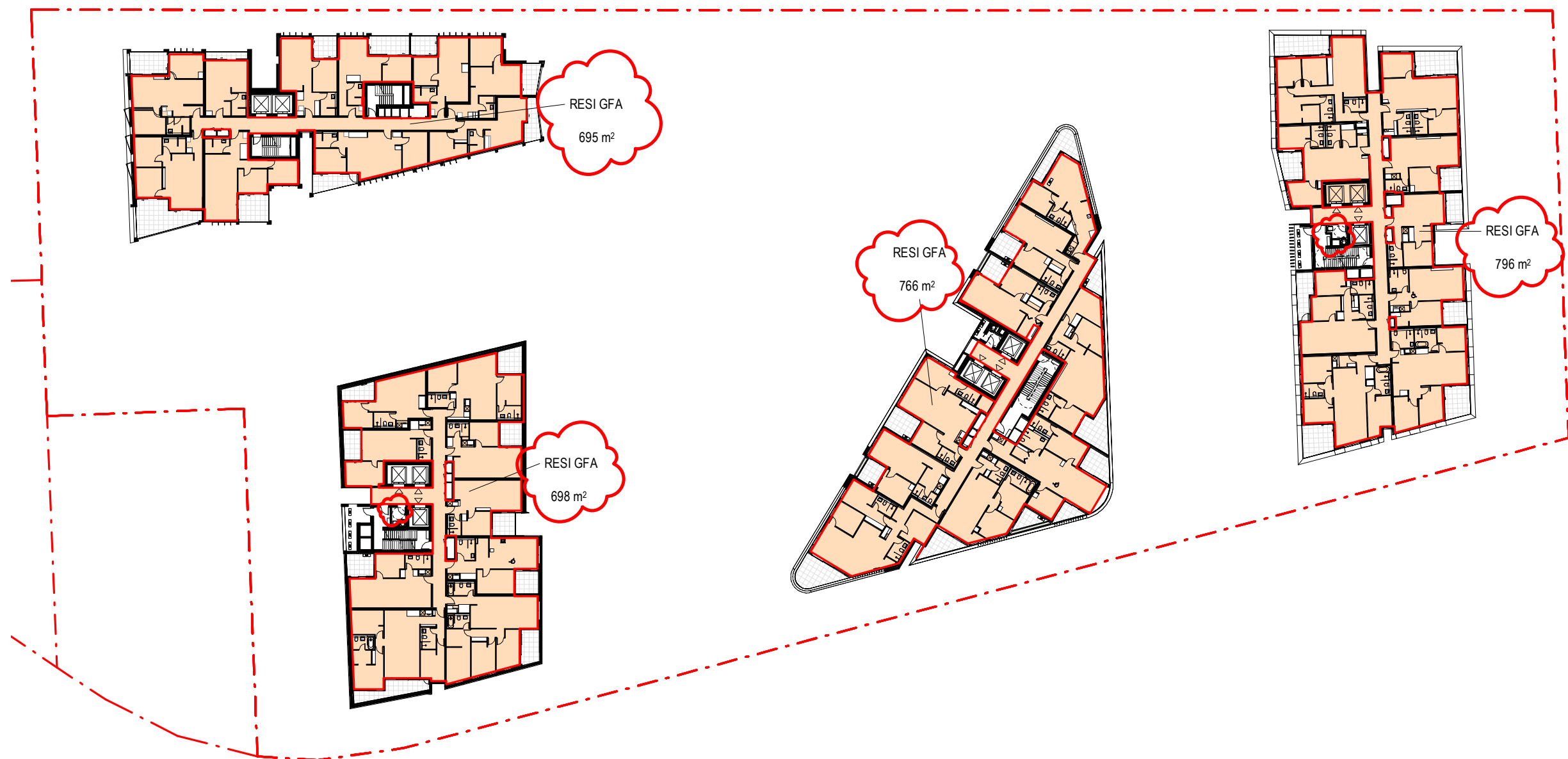
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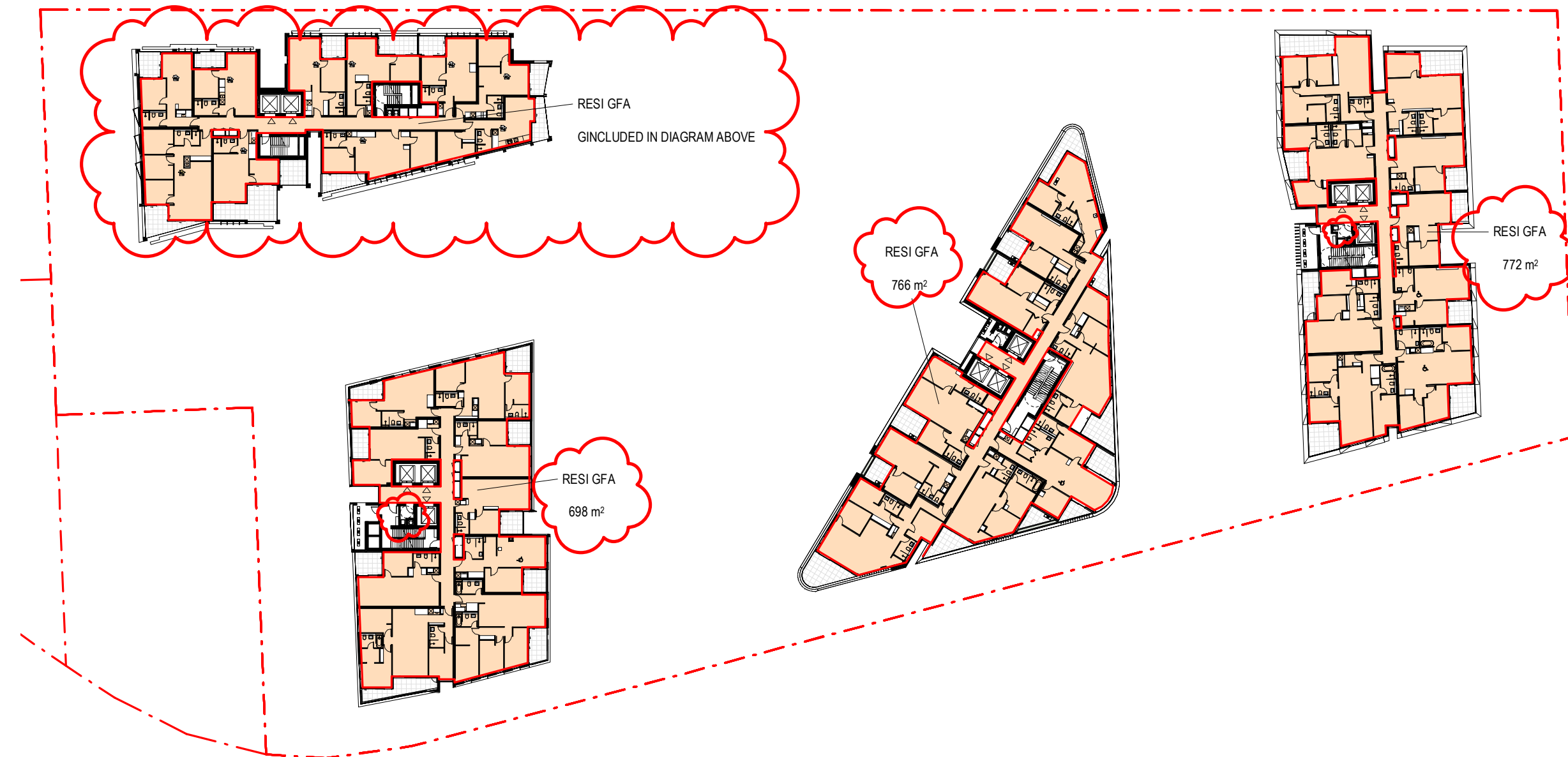
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1 : 600



3 GFA DIAGRAM - LEVEL 15-17
1 : 600



2 GFA DIAGRAM - LEVEL 7-14
1 : 600



4 GFA DIAGRAM - LEVEL 18 (TOWER C LEVEL 17)
1 : 600



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Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR 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	
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title	
Eden Street Arncliffe	

Drawing Title	
GFA DIAGRAMS	

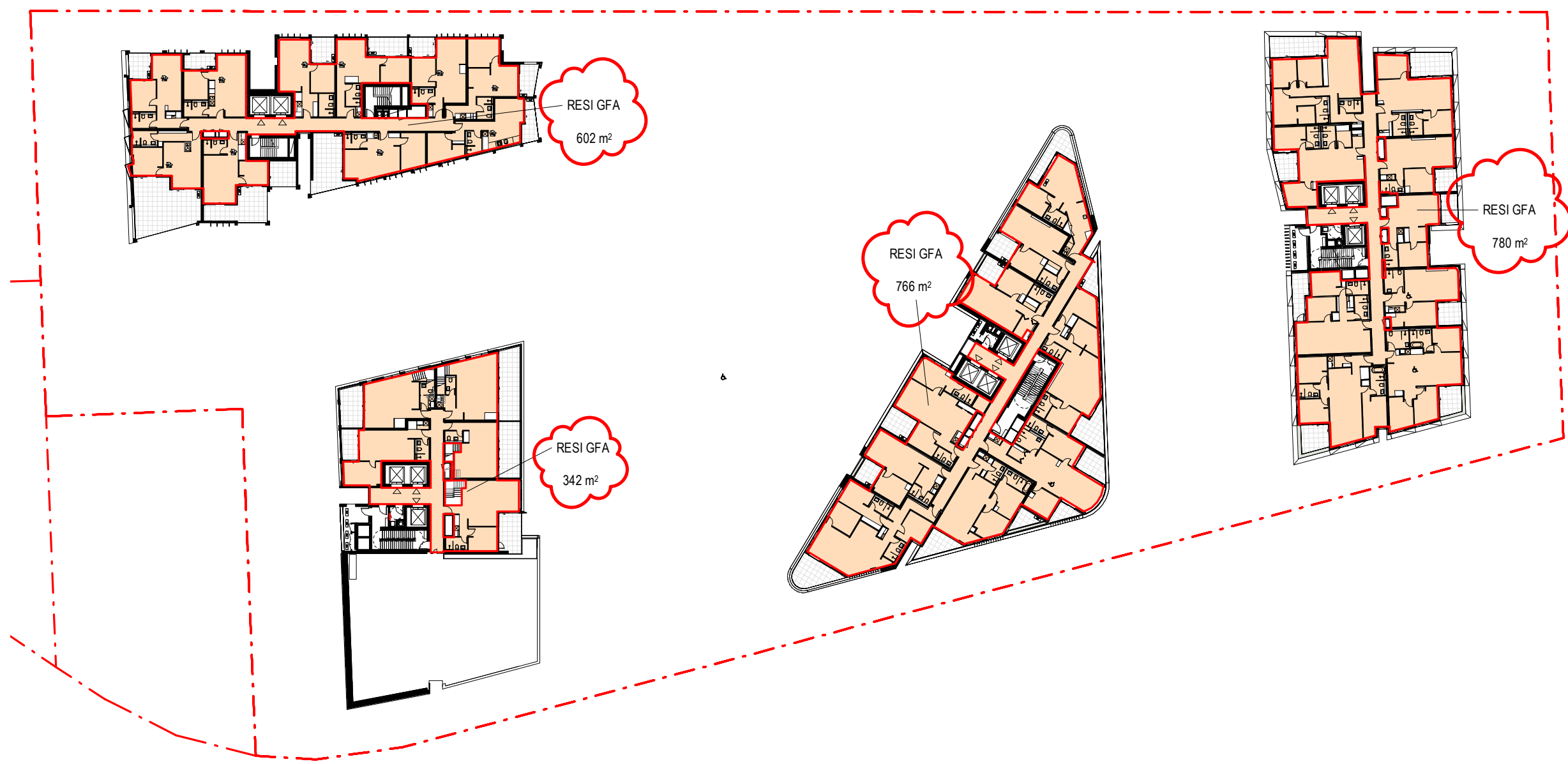
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NOTE * RFI RESPONSE:
GFA ERRORS UPDATED



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Verified	PDS	Approved	LMC	
Drawing Created (date)		Drawing Created (by)	JK, SM, AR, EC, AF	
				14/10/2020
Scale	Project No	Drawing No	Issue	
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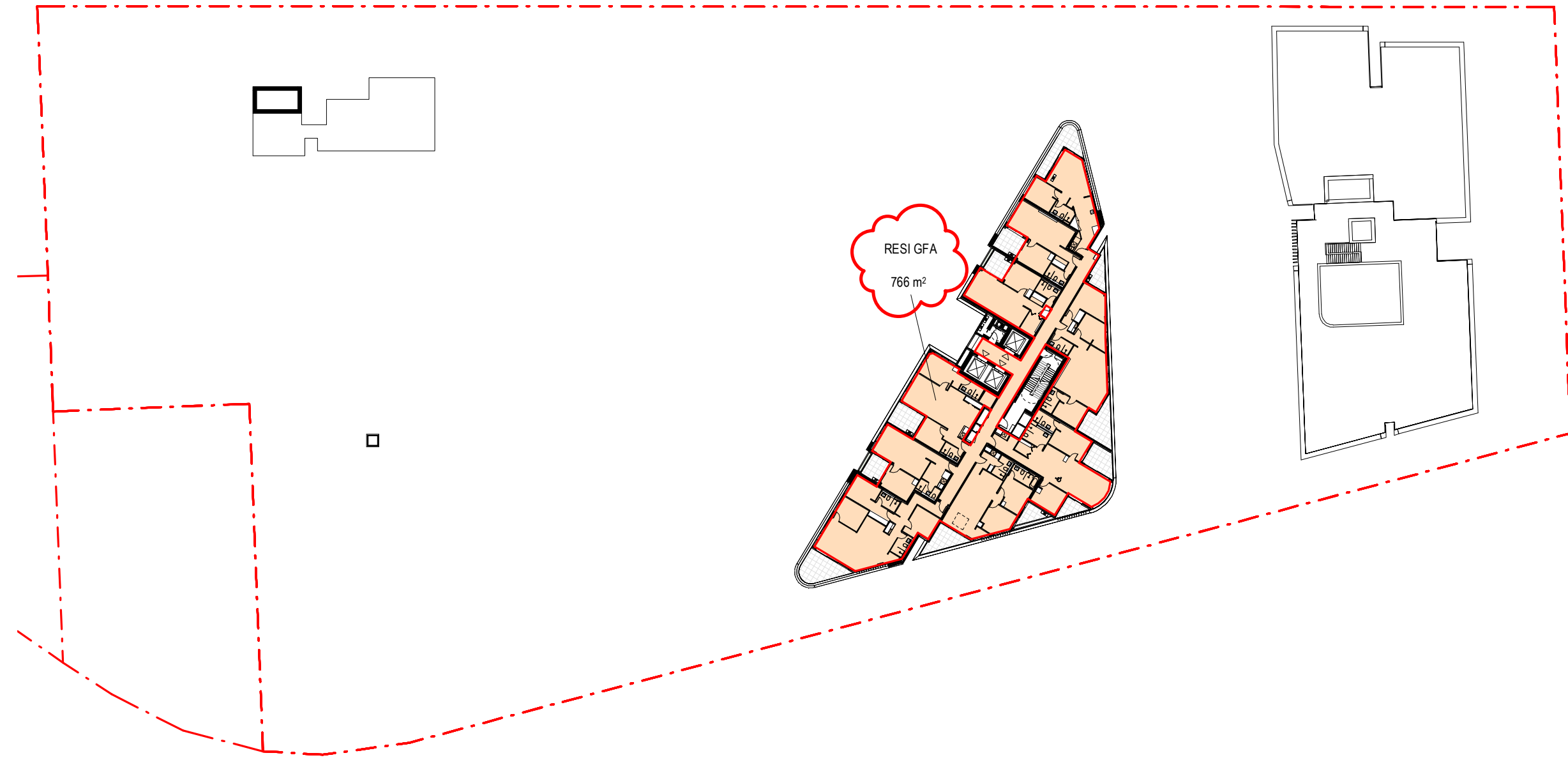
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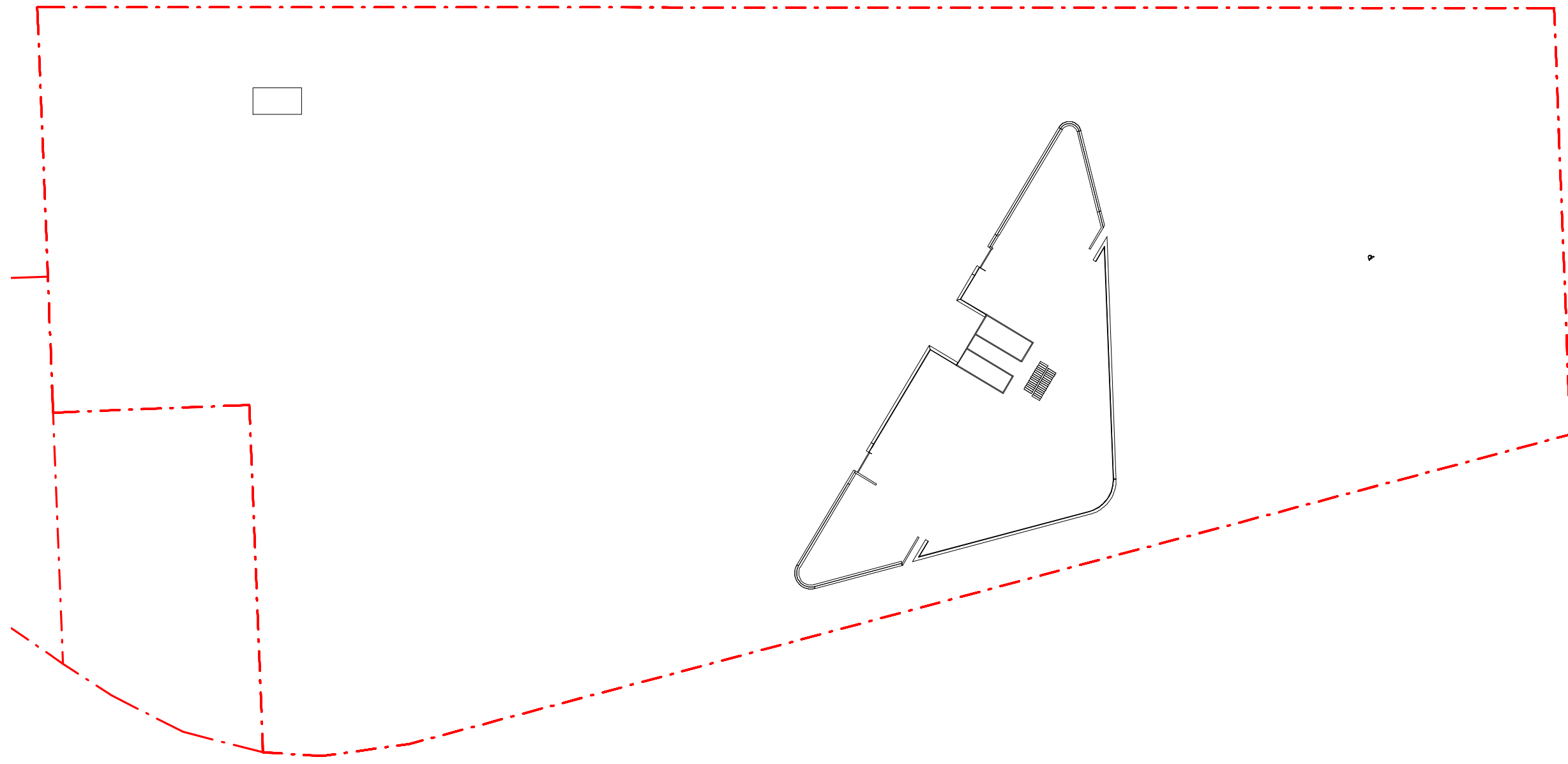
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1 : 600



2 GFA DIAGRAM - LEVEL 20
1 : 600



3 GFA DIAGRAM - LEVEL 21
1 : 600



4 GFA DIAGRAM - LEVEL 22
1 : 600

TOTAL GFA COUNT: 61160 M²

TOWER A: 17411 M²
TOWER B: 17503 M²
TOWER C: 11999 M²
TOWER D: 14247 M²

TOTAL RETAIL GFA COUNT: 3353 M²

*NOTE RETAIL GFA INCLUSIVE OF CHILDCARE CENTRE



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: 184 of 238

NOTE * RFI RESPONSE:
GFA ERRORS UPDATED

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR NO.1	25/03/2022

Amendments		
Issue	Description	Date
-	ISSUED FOR INFORMATION	05/11/2020
1	ISSUED FOR INFORMATION	12/11/2020
2	ISSUED FOR INFORMATION	18/03/2021
3	ISSUED FOR GANSW 03	24/03/2021
A	ISSUED FOR DA	28/05/2021
B	ISSUED FOR DA	22/12/2021
C	ISSUED FOR 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	

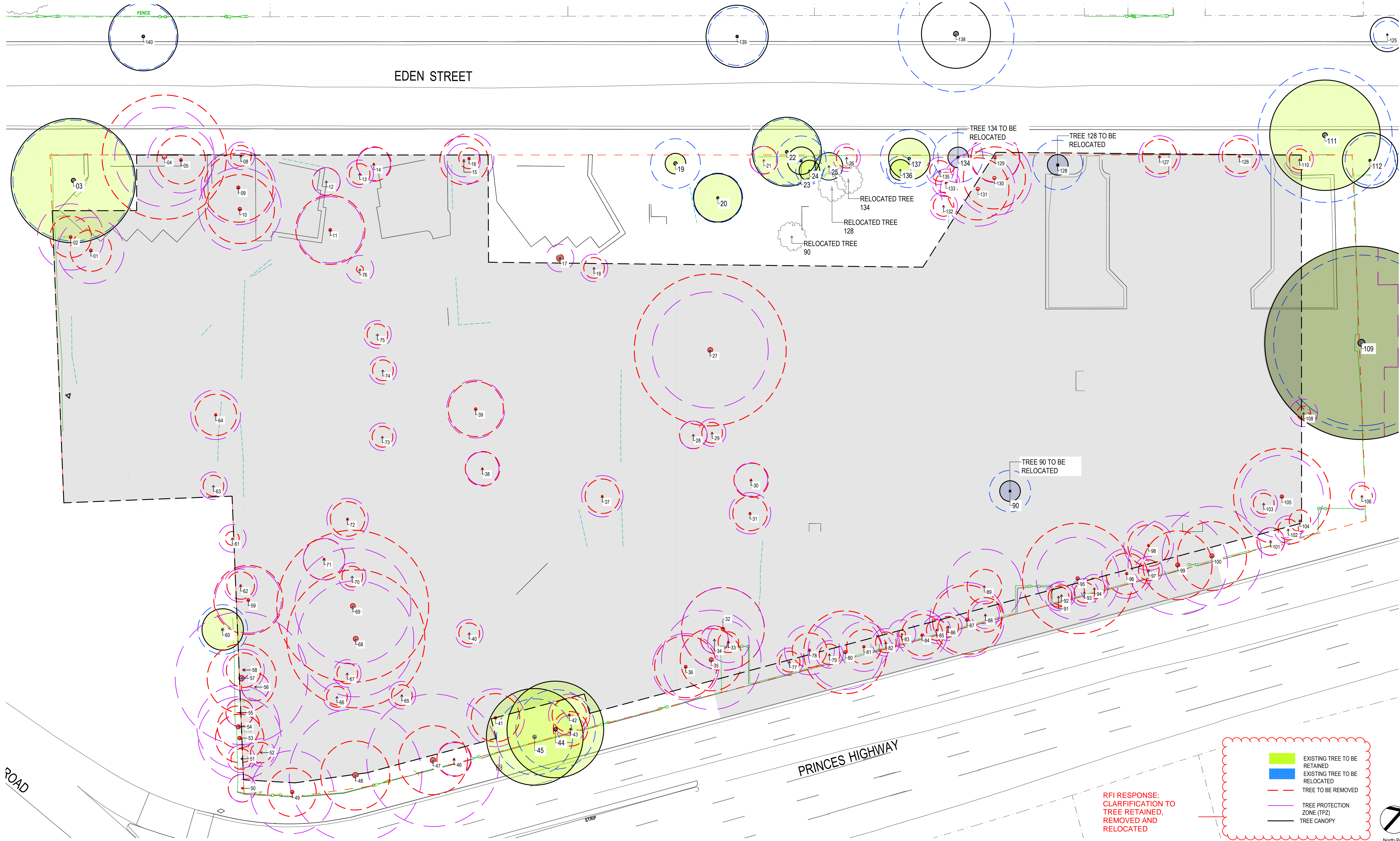
GFA DIAGRAMS

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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	
				14/10/2020
Scale	Project No	Drawing No	Issue	
1 : 600	180319	DA 4353	C	



4/05/2022 11:22:57 PM



RFI RESPONSE:
CLARIFICATION TO
TREE RETAINED,
REMOVED AND
RELOCATED

EXISTING TREE TO BE
RETAINED

EXISTING TREE TO BE
RELOCATED


TREE TO BE REMOVED

TREE PROTECTION
ZONE (TPZ)

TREE CANOPY

Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020
1	ISSUED FOR GANSW 3	24/03/2021
2	ISSUED FOR INFORMATION	11/10/2021
3	ISSUED FOR INFORMATION	18/10/2021
4	ISSUED FOR INFORMATION	17/11/2021
5	REVISED SSDA	08/12/2021
6	ISSUED FOR INFORMATION	25/03/2022

Amendments	
Issue	Description



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: 185 of 238

Client
Billbergia
Client Details





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

Project Title
Eden Street Arncliffe

Drawing Title
Landscape Plan
Tree Removal Plan

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Plotted and checked by		FZ	
Verified	FZ	Approved	SH
Drawing Created (28/10/2020)		Drawing Created (by) BP	
22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 250	180913	DA 9100	6

TREE REMOVAL SCHEDULE FOR EDEN STREET - ARNCLIFFE						
Note:	The following list of trees to be retained, removed and relocated takes precedence over the trees identified in the Naturally Trees report dated 16.11.20.					
**	Refer to the tree assessment report undertaken by Naturally Trees 16.11.2020 for review of the tree quality and Protection Zones.					
xx BTC	Refer to the tree assessment report undertaken by Birds Tree Consultancy 22.12.2021 for review of the tree quality and Protection Zones. Note that this report was undertaken on specific trees to further assess the retention in the current DA.					
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	STATUS	TREE ASSESSMENT
1	<i>Syncarpia glomulifera</i>	Turpentine	12m	6m	REMOVE	**
2	<i>Syncarpia glomulifera</i>	Turpentine	12m	6m	REMOVE	**
3	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	18m	18m	RETAINED	xx BTC
4	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	18m	18m	REMOVE	**
5	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	12m	7m	REMOVE	**
6	<i>Tristaniaopsis Laurina</i>	Water Gum	3m	2m	REMOVE	**
7	<i>Tristaniaopsis Laurina</i>	Water Gum	3m	2m	REMOVE	**
8	<i>Radermachera Sinica</i>	Serpent Tree	5m	3m	REMOVE	**
9	<i>Cinnamomum Camphora</i>	Camphor Laurel	9m	10m	REMOVE	**
10	<i>Lophostemon Confertus</i>	Brush Box	14m	10m	REMOVE	**
11	<i>Toona Ciliata</i>	Red Cedar	14m	10m	REMOVE	**
12	<i>Cotoneaster sp.</i>	Cotoneaster	4m	4m	REMOVE	**
13	<i>Murraya Paniculata</i>	Murraya	3m	3m	REMOVE	**
14	<i>Melia Azedarach</i>	Chinaberry	5m	5m	REMOVE	**
15	<i>Cinnamomum Camphora</i>	Camphor Laurel	7m	7m	REMOVE	**
16	<i>Washingtonia Robusta</i>	Mexican Fan Palm	7m	3m	REMOVE	**
17	<i>Schefflera Actinophylla</i>	Umbrella Tree	9m	1m	REMOVE	**
18	<i>Radermachera Sinica</i>	Serpent Tree	3m	3m	REMOVE	**
19	<i>Washingtonia Robusta</i>	Mexican Fan Palm	7m	3m	RETAINED	**
20	<i>Toona Ciliata</i>	Red Cedar	9m	7m	RETAINED	**
21	<i>Murraya Paniculata</i>	Murraya	3m	4m	REMOVED	**
22	<i>Melia Azedarach</i>	Chinaberry	14m	10m	RETAINED	**
23	<i>Livistona Australis</i>	Cabbage Palm	7m	4m	RETAINED	**
24	<i>Howea Forsteriana</i>	Kentia Palm	9m	3m	RETAINED	**
25	<i>Melia Azedarach</i>	Chinaberry	5m	4m	RETAINED	**
26	<i>Hibiscus sp.</i>	Hibiscus	3m	3m	REMOVED	**
27	<i>Cinnamomum Camphora</i>	Camphor Laurel	9m	5m	REMOVED	**
28	<i>Toona Ciliata</i>	Red Cedar	8m	4m	REMOVED	**
29	<i>Prunus sp.</i>	Stone Fruit Tree	3m	3m	REMOVED	**
30	<i>Acer Negundo</i>	Boxelder Maple	8m	5m	REMOVED	**
31	<i>Cinnamomum Camphora</i>	Camphor Laurel	9m	5m	REMOVED	**
32	<i>Melia Azedarach</i>	Chinaberry	10m	12m	REMOVED	**
33	<i>Phoenix Canariensis</i>	Canary Island Date Palm	4m	3m	REMOVED	**
34	<i>Morus sp.</i>	Mulberry	6m	4m	REMOVED	**
35	<i>Lophostemon Confertus</i>	Brush Box	12m	9m	REMOVED	**
36	<i>Melia Azedarach</i>	Chinaberry	8m	9m	REMOVED	**
37	<i>Plumeria Rubra</i>	Frangipani	5m	5m	REMOVED	**
38	<i>Acer Negundo</i>	Boxelder Maple	8m	5m	REMOVED	**
39	<i>Acer Negundo</i>	Boxelder Maple	9m	8m	REMOVED	**
40	<i>Carica Papaya</i>	Papaya Tree	6m	3m	REMOVED	**
41	<i>Brachychiton Acerifolius</i>	Flame Bottle tree	10m	7m	REMOVED	**
42	<i>Plumeria Rubra</i>	Frangipani	5m	5m	REMOVED	**
43	<i>Glochidion Ferdinandii</i>	Cheese Tree	5m	5m	REMOVED	**
44	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	18m	14m	RETAINED	xx BTC
45	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	18m	14m	RETAINED	xx BTC
46	<i>Acer Negundo</i>	Boxelder Maple	8m	5m	REMOVED	**
47	<i>Populus Nigra Var. Italica</i>	Black Poplar	22m	10m	REMOVED	**
48	<i>Populus Nigra Var. Italica</i>	Black Poplar	22m	10m	REMOVED	**
49	<i>Populus Nigra Var. Italica</i>	Black Poplar	18m	7m	REMOVED	**
50	<i>Ligustrum sp.</i>	Privet	5m	4m	REMOVED	**
51	<i>Musa sp.</i>	Banana Tree	3m	3m	REMOVED	**
52	<i>Prunus sp.</i>	Stone Fruit Tree	3m	3m	REMOVED	**
53	<i>Populus Nigra Var. Italica</i>	Black Poplar	18m	7m	REMOVED	**
54	<i>Populus Nigra Var. Italica</i>	Black Poplar	18m	7m	REMOVED	**
55	<i>Viburnum tinus</i>	Laurustinus	5m	4m	REMOVED	**
56	<i>Schefflera Actinophylla</i>	Umbrella Tree	8m	4m	REMOVED	**
57	<i>Populus Nigra Var. Italica</i>	Black Poplar	22m	10m	REMOVED	**
58	<i>Cinnamomum camphora</i>	Camphor Laurel	9m	5m	REMOVED	**
59	<i>Ficus benjamina</i>	Weeping Fig	14m	10m	REMOVED	**
60	<i>Grevillea robusta</i>	Southern Silky Oak	14m	6m	RETAINED	**
61	<i>Acer Negundo</i>	Boxelder Maple	4m	2m	REMOVED	**
62	<i>Archotophoenix alexandrae</i>	Northern Bangalow Palm	12m	4m	REMOVED	**
63	<i>Cestrum nocturnum</i>	Night-Blooming Jasmine	3m	3m	REMOVED	**
64	<i>Cupressus sp.</i>	Mediterranean Cypress	7m	6m	REMOVED	**
65	<i>Schefflera Actinophylla</i>	Umbrella Tree	6m	3m	REMOVED	**
66	<i>Plumeria rubra</i>	Frangipani	3m	3m	REMOVED	**
67	<i>Acer negundo</i>	Black Poplar	4m	3m	REMOVED	**
68	<i>Grevillea robusta</i>	Southern Silky Oak	26m	20m	REMOVED	**
69	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	26m	22m	REMOVED	**
70	<i>Cotoneaster sp.</i>	Cotoneaster	3m	3m	REMOVED	**

RFI RESPONSE:
CLARIFICATION ON
TREE ASSESSMENT

TREE REMOVAL SCHEDULE FOR EDEN STREET - ARNCLIFFE						
Note:	The following list of trees to be retained, removed and relocated takes precedence over the trees identified in the Naturally Trees report dated 16.11.20.					
**	Refer to the tree assessment report undertaken by Naturally Trees 16.11.2020 for review of the tree quality and Protection Zones.					
xx BTC	Refer to the tree assessment report undertaken by Birds Tree Consultancy 22.12.2021 for review of the tree quality and Protection Zones. Note that this report was undertaken on specific trees to further assess the retention in the current DA.					
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	STATUS	TREE ASSESSMENT
71	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	12m	6m	REMOVED	**
72	<i>Plumeria rubra</i>	Frangipani	5m	5m	REMOVED	**
73	<i>Plumeria rubra</i>	Frangipani	4m	3m	REMOVED	**
74	<i>Cotoneaster sp.</i>	Cotoneaster	3m	3m	REMOVED	**
75	<i>Citrus x limon</i>	Lemon Tree	3m	3m	REMOVED	**
76	<i>Archotophoenix alexandrae</i>	Northern Bangalow Palm	2m	1m	REMOVED	**
77	<i>Schefflera Actinophylla</i>	Umbrella Tree	3m	3m	REMOVED	**
78	<i>Populus Nigra Var. Italica</i>	Black Poplar	12m	5m	REMOVED	**
79	<i>Murraya Paniculata</i>	Murraya	3m	3m	REMOVED	**
80	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	16m	12m	REMOVED	**
81	<i>Populus Nigra Var. Italica</i>	Black Poplar	12m	5m	REMOVED	**
82	<i>Toona Ciliata</i>	Red Cedar	5m	3m	REMOVED	**
83	<i>Toona Ciliata</i>	Red Cedar	2m	1m	REMOVED	**
84	<i>Melia Azedarach</i>	Chinaberry	8m	6m	REMOVED	**
85	<i>Syncarpia glomulifera</i>	Turpentine	5m	3m	REMOVED	**
86	<i>Syncarpia glomulifera</i>	Turpentine	5m	3m	REMOVED	**
87	<i>Cinnamomum camphora</i>	Camphor Laurel	14m	10m	REMOVED	**
88	<i>Toona cilata</i>	Red Cedar	8m	5m	REMOVED	**
89	<i>Syncarpia glomulifera</i>	Turpentine	9m	5m	REMOVED	**
90	<i>Araucaria cunninghamii</i>	Hoop Pine	8m	3m	RELOCATE	**
91	<i>Bauhinia sp.</i>	Orchid Tree	5m	3m	REMOVED	**
92	<i>Bauhinia sp.</i>	Orchid Tree	5m	3m	REMOVED	**
93	<i>Celtis sinensis</i>	Hackberry	5m	3m	REMOVED	**
94	<i>Celtis sinensis</i>	Hackberry	5m	3m	REMOVED	**
95	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	18m	16m	REMOVED	**
96	<i>Toona ciliata</i>	Red Cedar	10m	6m	REMOVED	**
97	<i>Bauhinia sp.</i>	Orchid Tree	7m	3m	REMOVED	**
98	<i>Toona ciliata</i>	Red Cedar	10m	6m	REMOVED	**
99	<i>Podocarpus elatus</i>	Illawarra Plum	20m	10m	REMOVED	**
100	<i>Podocarpus elatus</i>	Illawarra Plum	20m	10m	REMOVED	**
101	<i>Podocarpus elatus</i>	Illawarra Plum	7m	4m	REMOVED	**
102	<i>Carica Papaya</i>	Papaya Tree	4m	3m	REMOVED	**
103	<i>Carica Papaya</i>	Papaya Tree	4m	3m	REMOVED	**
104	<i>Toona ciliata</i>	Red Cedar	5m	3m	REMOVED	**
105	<i>Corymbia Citriodora</i>	Lemon-Scented Gum	20m	14m	REMOVED	**
106	<i>Hibiscus sp.</i>	Hibiscus	3m	3m	REMOVED	**
107	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	7m	3m	Tree outside the site	**
108	<i>Yucca sp.</i>	Yucca	4m	2m	REMOVED	**
109	<i>Eucalyptus pilularis</i>	Blackbutt	28m	28m	RETAINED	xx BTC
110	<i>Lillex aquifolium</i>	Common Holly	3m	3m	REMOVED	**
111	<i>Lophostemon confertus</i>	Brush Box	16m	16m	RETAINED	xx BTC
112	<i>Jacaranda mimosifolia</i>	Jacaranda	8m	8m	Tree outside the site	**
113	<i>Brachychiton acerifolius</i>	Flame Bottle tree	6m	3m	Tree outside the site	**
114	<i>Grevillea sp.</i>	Grevillea	3m	3m	Tree outside the site	**
115	<i>Grevillea sp.</i>	Grevillea	3m	3m	Tree outside the site	**
116	<i>Robinia pseudoacacia</i>	Black Locust	16m	14m	Tree outside the site	**
117	<i>Lophostemon confertus</i>	Brush Box	12m	12m	Tree outside the site	**
118	<i>Jacaranda mimosifolia</i>	Jacaranda	9m	10m	Tree outside the site	**
119	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
120	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
121	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
122	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
123	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
124	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
125	<i>Callistemon sp.</i>	Callistemon	8m	5m	Tree outside the site	**
126	<i>Plumeria Rubra</i>	Frangipani	5m	5m	REMOVED	**
127	<i>Plumeria Rubra</i>	Frangipani	5m	5m	REMOVED	**
128	<i>Livistona australis</i>	Cabbage Palm	6m	3m	RELOCATE	**
129	<i>Toona ciliata</i>	Red Cedar	14m	7m	REMOVED	**
130	<i>Syncarpia glomulifera</i>	Turpentine	16m	9m	REMOVED	**
131	<i>Syncarpia glomulifera</i>	Turpentine	16m	9m	REMOVED	**
132	<i>Plumeria rubra</i>	Frangipani	4m	3m	REMOVED	**
133	<i>Cupressus sp.</i>	Mediterranean Cypress	8m	3m	REMOVED	**
134	<i>Livistona australis</i>	Cabbage Palm	9m	3m	RELOCATE	**
135	<i>Lagerstroemia indica</i>	Crepe-myrtle	5m	3m	REMOVED	**
136	<i>Lagerstroemia indica</i>	Crepe-myrtle	5m	3m	RETAINED	**
137	<i>Grevillea robusta</i>	Grevillea	12m	6m	RETAINED	**
138	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	12m	10m	Tree outside the site	**
139	<i>Lophostemon confertus</i>	Brush Box	10m	9m	Tree outside the site	**
140	<i>Lophostemon confertus</i>	Brush Box	14m	10m	Tree outside the site	**

RFI RESPONSE:
CLARIFICATION ON
TREE ASSESSMENT



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: 186 of 238

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR PRE-DA				
2	ISSUED FOR GANSW 3	24/03/2021			
3	REVISED SSDA	08/12/2021			
	ISSUED FOR INFORMATION	25/03/2022			

Client
Billbergia
Client Details



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

Project Title

Eden Street Arncliffe

Drawing Title

Landscape Plan
Tree Removal Schedule

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Plotted and checked by FZ

Verified FZ	Approved SH
Drawing Created (28/10/2020)	Drawing Created (by) BP

22/10/2020

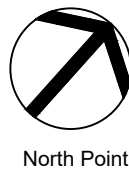
Scale	Project No	Drawing No	Issue
-------	------------	------------	-------

1 : 250

180913

DA 9101

3





LEGEND

- | | | | | | | | |
|--|---------------------|--|--------------------------------|--|----------------------|--|----------------------|
| | EXISTING BOUNDARY | | CONCRETE FOOTPATH | | ARTIFICIAL TURF | | PROPOSED SEAT TYPE 1 |
| | PROPOSED TREE | | PAVING TYPE 2 | | DEEP SOIL AREA 941m2 | | PROPOSED SEAT TYPE 2 |
| | EXISTING TREE | | PAVING TYPE 3 (ROOFS, PODIUMS) | | PROPOSED WALL | | PROPOSED SEAT TYPE 3 |
| | EXTENT OF DA | | TIMBER DECKING | | HANDRAILS | | PROPOSED SEAT TYPE 4 |
| | PEDESTRIAN LIGHTING | | MASS PLANTING | | STEEL EDGE | | CUSTOM SEATING |
| | STREET LIGHTING | | TURF | | | | TABLE |



Amendments		
Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020
2	ISSUED FOR INFORMATION	29/11/2020
3	ISSUED FOR GANSW 3	24/03/2021
4	ISSUED FOR CONSULTANTS	20/04/2021
5	ISSUED FOR CONSULTANTS	11/05/2021
6	95% DRAFT DA ISSUE	24/05/2021
7	ISSUED FOR DA	28/05/2021
	REVISED SSDA	09/12/2021

Amendments		
Issue	Description	Date



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: 187 of 238

Client
Billbergia
Client Details



GROUP GSA

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

Project Title

Eden Street Arncliffe

Drawing Title

Landscape General Arrangement Plan
Lower Ground Level

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Do not scale drawings. Use figured dimensions.

Plotted and checked by FZ

Verified FZ	Approved SH
Drawing Created (28/10/2020)	Drawing Created (by) BP
22/10/2020	

Scale	Project No	Drawing No	Issue
1 : 250	180913	DA 9200	7



LEGEND

	EXISTING BOUNDARY		CONCRETE FOOTPATH		ARTIFICIAL TURF
	PROPOSED TREE		PAVING TYPE 2		DEEP SOIL AREA 941m2
	EXISTING TREE		PAVING TYPE 3 (ROOFS, PODIUMS)		PROPOSED WALL
	PEDESTRIAN LIGHTING		TIMBER DECKING		HANDRAILS
	STREET LIGHTING		MASS PLANTING		STEEL EDGE
			TURF		

	PROPOSED SEAT TYPE 1
	PROPOSED SEAT TYPE 2
	PROPOSED SEAT TYPE 3
	PROPOSED SEAT TYPE 4
	CUSTOM SEATING
	TABLE

Client: Billbergia Client Details

Project Title: Eden Street Arncliffe

Drawing Title: Landscape General Arrangement Plan Upper Ground Level

Plotted and checked by: FZ

Scale: 1:250

Project No: 180913

Drawing No: DA 9201

Issue: 9

Amendments		
Issue	Description	Date
-	ISSUED FOR PRE-DA	30/10/2020
A	ISSUED FOR PRE-DA	12/11/2020
B	ISSUED FOR INFORMATION	13/11/2020
1	ISSUED FOR INFORMATION	29/11/2020
2	ISSUED FOR INFORMATION	02/02/2021
3	ISSUE FOR GANSW 3	24/03/2021
4	ISSUED FOR CONSULTANTS	20/04/2021
5	ISSUED FOR CONSULTANTS	11/05/2021
6	95% DRAFT DA ISSUE	21/05/2021
7	RE-ISSUED FOR DA	25/06/2021
8	ISSUED FOR INFORMATION	24/09/2021

Amendments		
Issue	Description	Date
9	REVISED SSDA	08/12/2020

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

Client: Billbergia Client Details

Project Title: Eden Street Arncliffe

Drawing Title: Landscape General Arrangement Plan Upper Ground Level

Plotted and checked by: FZ

Scale: 1:250

Project No: 180913

Drawing No: DA 9201

Issue: 9

Client: Billbergia Client Details

Project Title: Eden Street Arncliffe

Drawing Title: Landscape General Arrangement Plan Upper Ground Level

Plotted and checked by: FZ

Scale: 1:250

Project No: 180913

Drawing No: DA 9201

Issue: 9

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Plotted and checked by: FZ

Verified: FZ

Drawing Created (28/10/2020)

Scale: 1:250

Project No: 180913

Drawing No: DA 9201

Issue: 9



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

Granted on: 1 August 2022

Signed: AW Sheet No: 189 of 238



LEGEND

EXISTING BOUNDARY

PROPOSED TREE

P01

P02

P03

P04

MP

TU

CONCRETE FOOTPATH

PAVING TYPE 2

PAVING TYPE 3 (ROOFS, PODIUMS)

TIMBER DECKING

MASS PLANTING

TURF

AT

DPS

W01

HR

E01

ARTIFICIAL TURF

DEEP SOIL AREA 941m2

PROPOSED WALL

HANDRAILS

STEEL EDGE

FURNITURE

F01

F02

F03

F04

F05

F06

PROPOSED SEAT TYPE 1

PROPOSED SEAT TYPE 2

PROPOSED SEAT TYPE 3

PROPOSED SEAT TYPE 4

CUSTOM SEATING

TABLE



North Point

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020			
2	ISSUED FOR INFORMATION	25/02/2021			
3	ISSUED FOR GANSW 3	24/03/2021			
4	REVISED SSDA	08/12/2021			

Client
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Client Details



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Project Title

Eden Street Arncliffe

Drawing Title

Landscape General Arrangement Plan
Level 1 - TOWER B

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Plotted and checked by		FZ	
Verified	FZ	Approved	SH
Drawing Created (28/10/2020)		Drawing Created (by) BP	
		22/10/2020	
Scale	Project No	Drawing No	Issue
1 : 100	180913	DA 9202	4





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Approved Application No: SSD 11429726

Granted on: 1 August 2022

Signed: AW **Sheet No: 190 of 238**

Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020			
2	ISSUED FOR INFORMATION	25/02/2021			
3	ISSUED FOR GANSW 3	24/03/2021			
4	ISSUED FOR CONSULTANTS	20/04/2021			
5	ISSUED FOR CONSULTANTS	10/05/2021			
6	ISSUED REVISED DA	25/06/2021			
7	REVISED SSDA	08/12/2021			
8	ISSUED FOR INFORMATION	25/03/2022			

Client
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Client Details



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Project Title
Eden Street Arncliffe

Drawing Title
**Landscape General Arrangement Plan
Level 7**

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Plotted and checked by	FZ	Verified	FZ	Approved	SH
Drawing Created (28/10/2020)	Drawing Created (by)	BP			
22/10/2020					
Scale	Project No	Drawing No	Issue		
1 : 100	180913	DA 9203	8		

SITE BOUNDARY



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Granted on: 1 August 2022

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LEGEND

	EXISTING BOUNDARY		CONCRETE FOOTPATH		ARTIFICIAL TURF		PROPOSED SEAT TYPE 1
	PROPOSED TREE		PAVING TYPE 2		DEEP SOIL AREA 941m2		PROPOSED SEAT TYPE 2
			PAVING TYPE 3 (ROOFS, PODIUMS)		PROPOSED WALL		PROPOSED SEAT TYPE 3
			TIMBER DECKING		HANDRAILS		PROPOSED SEAT TYPE 4
			MASS PLANTING		STEEL EDGE		CUSTOM SEATING
			TURF				TABLE



Amendments		
Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020
2	ISSUED FOR INFORMATION	25/02/2021
3	ISSUED FOR GANSW 3	24/03/2021
4	95% DRAFT DA ISSUE	21/05/2021
5	ISSUED FOR DA	28/05/2021
6	RE-ISSUED FOR DA	25/06/2021
7	REVISED SSDA	08/12/2021

Amendments		
Issue	Description	Date

Client
Billbergia
Client Details



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Project Title

Eden Street Arncliffe

Drawing Title

Landscape General Arrangement Plan
Level 19 - TOWER C

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Plotted and checked by

FZ

Verified	FZ	Approved	SH
Drawing Created (28/10/2020)		Drawing Created (by)	BP

			22/10/2020
Scale	Project No	Drawing No	Issue

1 : 100 180913 DA 9204 7



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and Environment

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Approved Application No: SSD 11429726

Granted on: 1 August 2022

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LEGEND

	EXISTING BOUNDARY		CONCRETE FOOTPATH		ARTIFICIAL TURF		PROPOSED SEAT TYPE 1
	PROPOSED TREE		PAVING TYPE 2		DEEP SOIL AREA 941m2		PROPOSED SEAT TYPE 2
			PAVING TYPE 3 (ROOFS, PODIUMS)		PROPOSED WALL		PROPOSED SEAT TYPE 3
			TIMBER DECKING		HANDRAILS		PROPOSED SEAT TYPE 4
			MASS PLANTING		STEEL EDGE		CUSTOM SEATING
			TURF				TABLE



Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date
1	ISSUED FOR PRE-DA	30/10/2020			
2	ISSUED FOR INFORMATION	25/02/2021			
3	ISSUED FOR GANSW 3	24/03/2021			
4	95% DRAFT DA ISSUE	21/05/2021			
5	ISSUED FOR DA	28/05/2021			
6	REVISED SSDA	08/12/2021			

Client
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Client Details



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Project Title

Eden Street Arncliffe

Drawing Title

Landscape General Arrangement Plan
Level 19 - TOWER D

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Plotted and checked by FZ			
Verified	FZ	Approved	SH
Drawing Created (28/10/2020)		Drawing Created (by)	BP
22/10/2020			
Scale	Project No	Drawing No	Issue
1 : 100	180913	DA 9205	6