

REV	Issue Date	DESCRIPTION	BY	CHK
A	27/02/2026	SSDA SUBMISSION	LS	JW

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PLANNING	BCA
BEAM beam@beamplanning.com.au	PHILIP CHUN (02) 9412 2322

STRUCTURE	DDA
EI AUSTRALIA (02) 9516 0722	PDM - Projected Design Management 0400 009 210

SERVICES	TRAFFIC
IGS - Integrated Group Services (02) 8488 4600	TTPP - Transport Planning (02) 8437 7800

LANDSCAPE	ESD
LAND + FORM hello@land-form.com.au	EFFICIENT LIVING (02) 9970 6181

**CLIENT**  
**DPG PROJECT 37**  
**PTY LTD**



**ARCHITECT**  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dugue 1622  
 Arch. Julia 10002  
 Flido Pin 11286  
 Plus Architecture Pty Ltd  
 ABN 40 091990 336  
 plusstudio.co  
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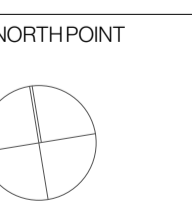
**PROJECT TITLE**  
**DPG 37**  
 79-81 QUEENS ROAD & 2-8 SPENCER STREET  
 FIVE DOCK, NSW 2046

**CLIENT**  
 DPG PROJECT 37 PTY LTD

APPROVED	CHECKED	DRAWN
JW	JW	LS

**DRAWING TITLE**  
**SITE ANALYSIS**

**SCALE**  
 NTS @ A1 Size



**PROJECT NUMBER**  
**20830**

**STAGE**  
**SSDA**

**DRAWING NUMBER**  
**DA-0002**

**REVISION**  
**A**

DATE: 28/10/2025

THE SUBJECT TITLE NOTES : AS AT 17/8/2023  
LOT 17 SEC.3 DP 1117  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA  
3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

LOT 18 DP 651570  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

LOT 1 DP 540151  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA  
3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

LOT 20 SEC.3 DP 1117  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AG353348 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA  
3 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

THE SUBJECT TITLE NOTES : AS AT 22/8/2023  
LOT 21 SEC.3 DP 1117  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

LOT 22 SEC.3 DP 1117  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2 D330999 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN WITH D330999  
3 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Y) AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647179  
4 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Z) AFFECTING THE PART(S) SHOWN SO BURDENED IN DP647179  
5 DP647179 EASEMENT FOR SUPPORT VARIABLE WIDTH (Z) APPURTENANT TO THE LAND ABOVE DESCRIBED  
6 E910508 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES AFFECTING THE PART SHOWN SO BURDENED IN PLAN WITH E910508  
7 AT234158 CAVEAT BY DPG PROJECT 37 PTY LTD

**NOTES:**

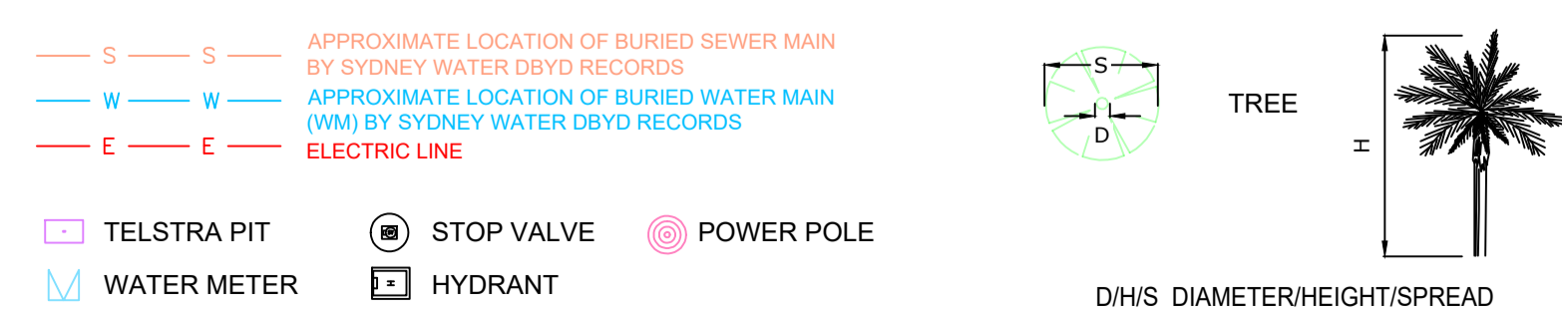
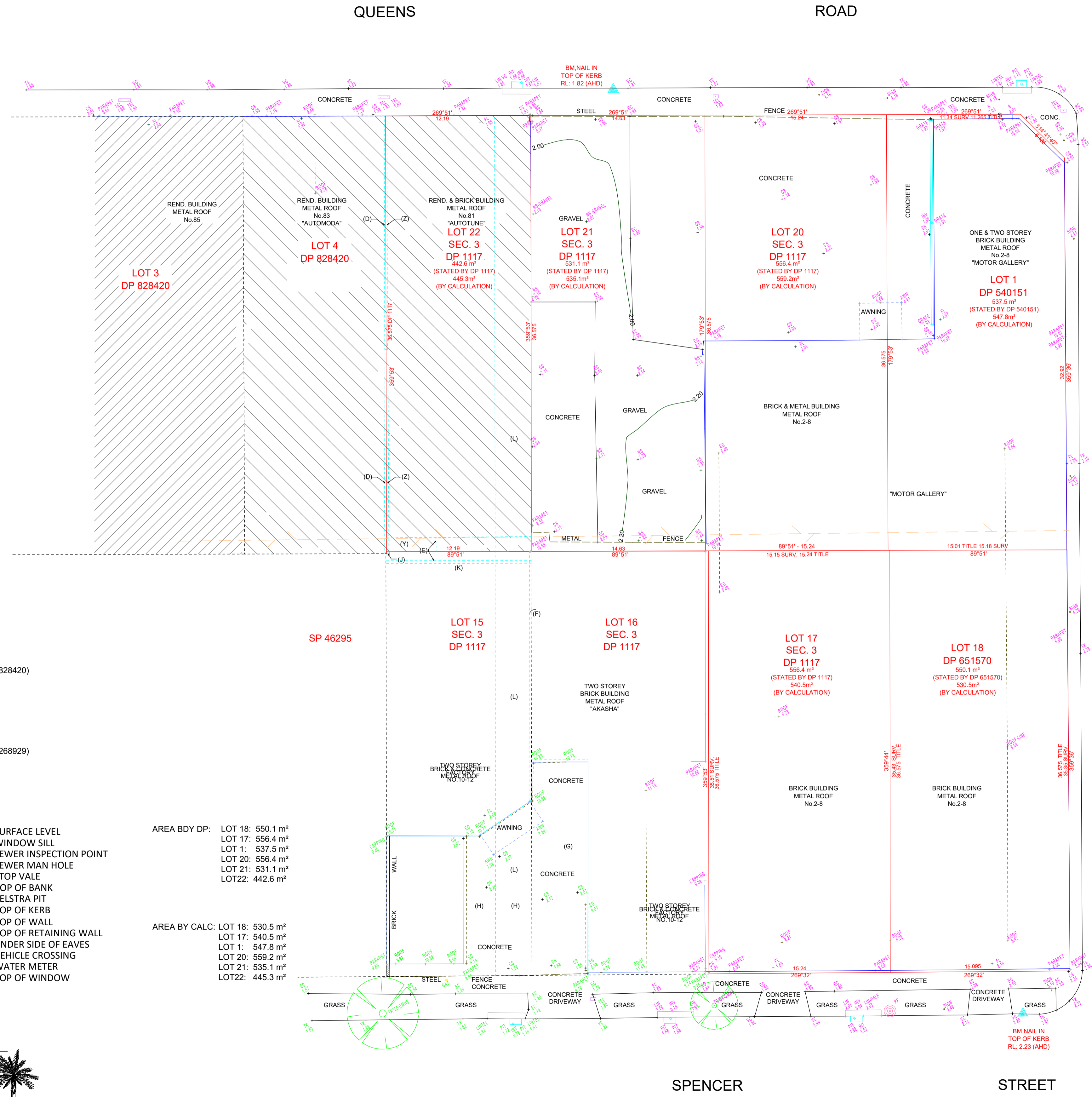
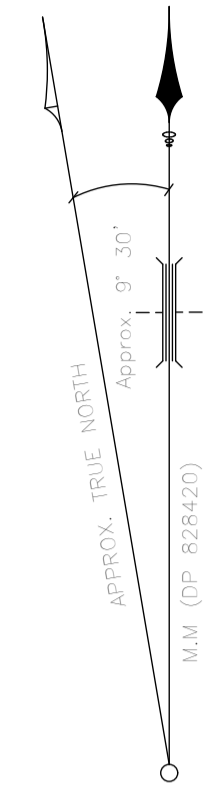
- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED BY US AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- D) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
- E) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- F) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- G) ORIGIN OF LEVELS : PM 31113, RL 1.803 (AHD), CLASS LB.
- G) USE STATED DIMENSIONS. DO NOT SCALE.
- H) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- I) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

- (C) - EASEMENT FOR SUPPORT 0.27 - DP647179 (VIDE DP828420)
- (D) - EASEMENT FOR SUPPORT VARIABLE WIDTH - (DP647179)
- (E) - EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION-E910508) (VIDE DP828420)
- (F) - EASEMENT FOR SUPPORT 0.15 WIDE (DP 268929)
- (G) - RIGHT OF CARRIAGEWAY 4.73 WIDE (DP268929)
- (H) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP268929)
- (L) - EASEMENT OF STORMWATER CHANNEL 3.048 WIDE (VIDE D330999)
- (J) - EASEMENT FOR SUPPORT 0.27 WIDE (VIDE D647179)
- (K) - EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION-E910510) (VIDE DP268929)
- (Y) - EASEMENT FOR SUPPORT VARIABLE WIDTH (DP647179)
- (Z) - EASEMENT FOR SUPPORT VARIABLE WIDTH (DP647179)

**LEGEND:**

AHD	AUSTRALIAN HEIGHT DATUM	EXR	EXPOSED ROCK	SL	SURFACE LEVEL
AWN	AWNING	FL	FLOOR LEVEL	SILL	WINDOW SILL
BB	BOTTOM OF BANK	GDN	GARDEN	SIP	SEWER INSPECTION POINT
BM	BENCH MARK	HYD	HYDRANT	SMH	SEWER MAN HOLE
BOW	BOTTOM OF WALL	IC	INSPECTION COVER	SV	STOP VALE
BRW	BOTTOM OF RETAINING WALL	INV	INVERT LEVEL	TB	TOP OF BANK
CL	CENTRE LINE	KO	KERB OUTLET	TEL	TELSTRA PIT
CONC	CONCRETE	LH	LAMP HOLE	TK	TOP OF KERB
CS	CONCRETE SURFACE	LIP	LIP OF KERB	TOW/TW	TOP OF WALL
D/H/S	DIAMETER/HEIGHT/SPREAD	NS	NATURAL SURFACE	TRW	TOP OF RETAINING WALL
D	DOOR	PAV	PAVERS	UC	UNDER SIDE OF EAVES
EB	EDGE OF BITUMEN	PP	POWER POLE	VC	VEHICLE CROSSING
EC	EDGE OF CONCRETE	RL	REDUCED LEVEL	WM	WATER METER
EG	EAVE & GUTTER	RTK	ROLLING TOP OF KERB	WTOP	TOP OF WINDOW
EP	ELECTRICAL BOX	S	STEPS		

AREA BDY DP:	LOT 18: 550.1 m <sup>2</sup>
	LOT 17: 556.4 m <sup>2</sup>
	LOT 1: 537.5 m <sup>2</sup>
	LOT 20: 556.4 m <sup>2</sup>
	LOT 21: 531.1 m <sup>2</sup>
	LOT22: 442.6 m <sup>2</sup>
AREA BY CALC:	LOT 18: 530.5 m <sup>2</sup>
	LOT 17: 540.5 m <sup>2</sup>
	LOT 1: 547.8 m <sup>2</sup>
	LOT 20: 559.2 m <sup>2</sup>
	LOT 21: 535.1 m <sup>2</sup>
	LOT22: 445.3 m <sup>2</sup>

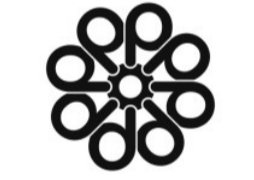


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<b>PLANNING</b> BEAM beam@beampanning.com.au	<b>BCA</b> PHILIP CHUN (02) 9412 2322
<b>STRUCTURE</b> EI AUSTRALIA (02) 9516 0722	<b>DDA</b> PDM - Projected Design Management 0400 009 210
<b>SERVICES</b> IGS - Integrated Group Services (02) 8488 4600	<b>TRAFFIC</b> TTPP - Transport Planning (02) 8437 7800
<b>LANDSCAPE</b> LAND + FORM hello@land-form.com.au	<b>ESD</b> EFFICIENT LIVING (02) 9970 6181

**CLIENT**  
DPG PROJECT 37  
PTY LTD



**ARCHITECT**  
**EORA / SYDNEY**  
Gadgil Country  
Level 4, 222 Clarence Street  
Sydney NSW 2000  
Australia  
+61 2 9823 7000  
sydney@eora.com.au  
Nominated Architects:  
Gabriel Dugue 1622  
Amis Julia 1002  
Rido Pin 1126  
Plus Architecture Pty Ltd  
ABN 40 091690 336  
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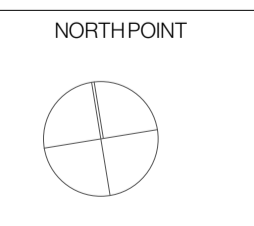


**PROJECT TITLE**  
DPG 37  
79-81 QUEENS ROAD & 2-8 SPENCER STREET  
FIVE DOCK, NSW 2046

<b>CLIENT</b> DPG PROJECT 37 PTY LTD		
APPROVED JW	CHECKED JW	DRAWN LS

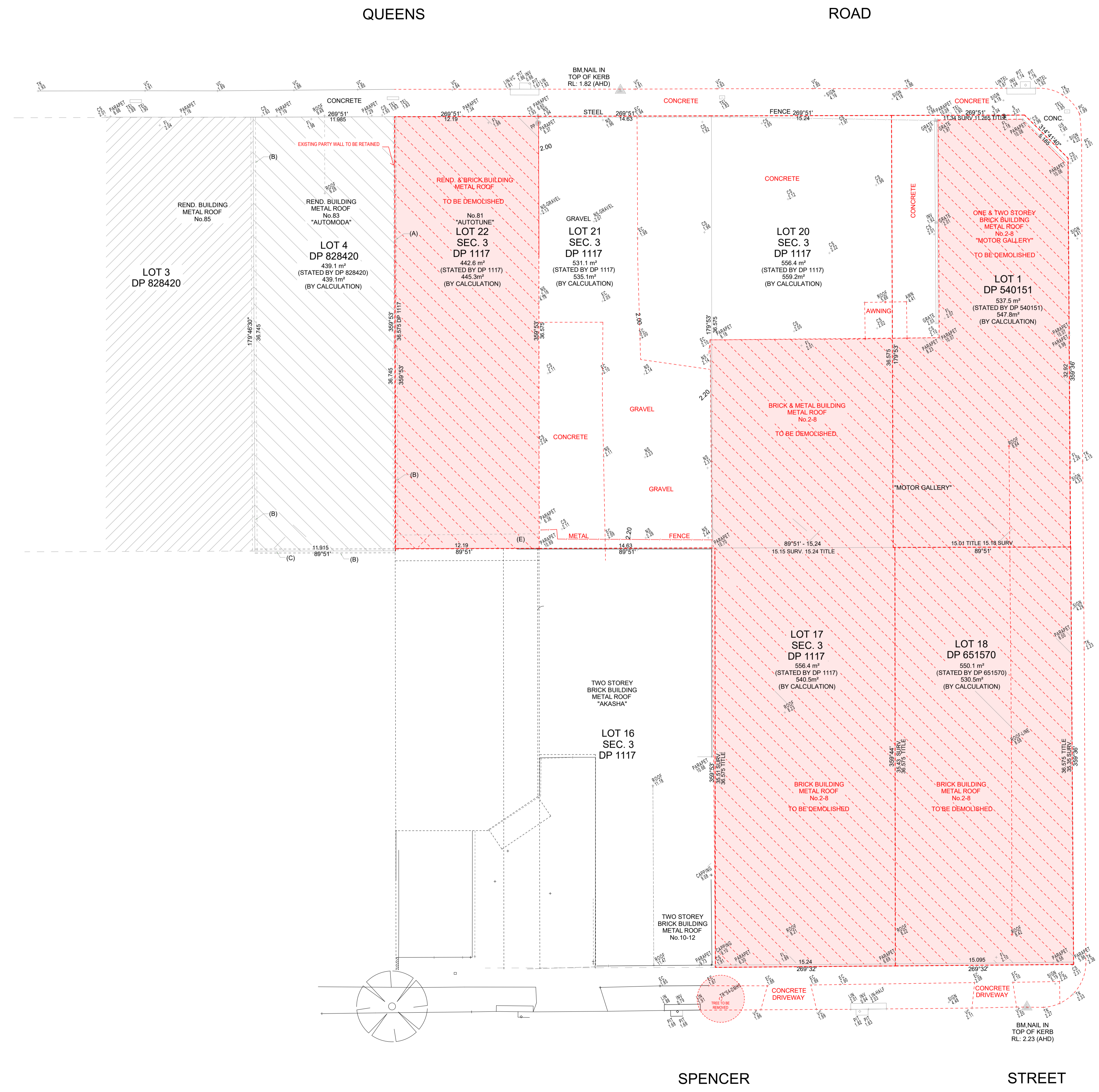
**DRAWING TITLE**  
EXISTING SITE PLAN

**SCALE**  
1:200 @ A1 Size



<b>PROJECT NUMBER</b> 20830	<b>STAGE</b> SSDA
<b>DRAWING NUMBER</b> DA-0003	<b>REVISION</b> A

REV	Issue Date	DESCRIPTION	BY	CHK
A	3/03/2026	SSDA SUBMISSION	LS	JW



- BUILDING TO BE DEMOLISHED
- ELEMENT TO BE DEMOLISHED
- EXISTING BUILDING (UNCHANGED)

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EI AUSTRALIA (02) 9516 0722	PDM - Projected Design Management 0400 009 210
SERVICES	TRAFFIC
IGS - Integrated Group Services (02) 8488 4600	TTPP - Transport Planning (02) 8437 7800
LANDSCAPE	ESD
LAND + FORM hello@land-form.com.au	EFFICIENT LIVING (02) 9970 6181

**CLIENT**  
**DPG PROJECT 37**  
**PTY LTD**



**ARCHITECT**  
**EORA / SYDNEY**  
Gadgil Country  
Level 4, 222 Clarence Street  
Sydney NSW 2000  
Australia  
+61 2 9823 7000  
sydney@plusstudio.co  
Nominated Architects  
Gabriel Dugue 1622  
Aml Jaha 1002  
Flido Pin 1026  
Plus Architecture Pty Ltd  
ABN 40 091690 336  
plusstudio.co  
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DPG PROJECT 37 PTY LTD		
APPROVED JW	CHECKED JW	DRAWN LS

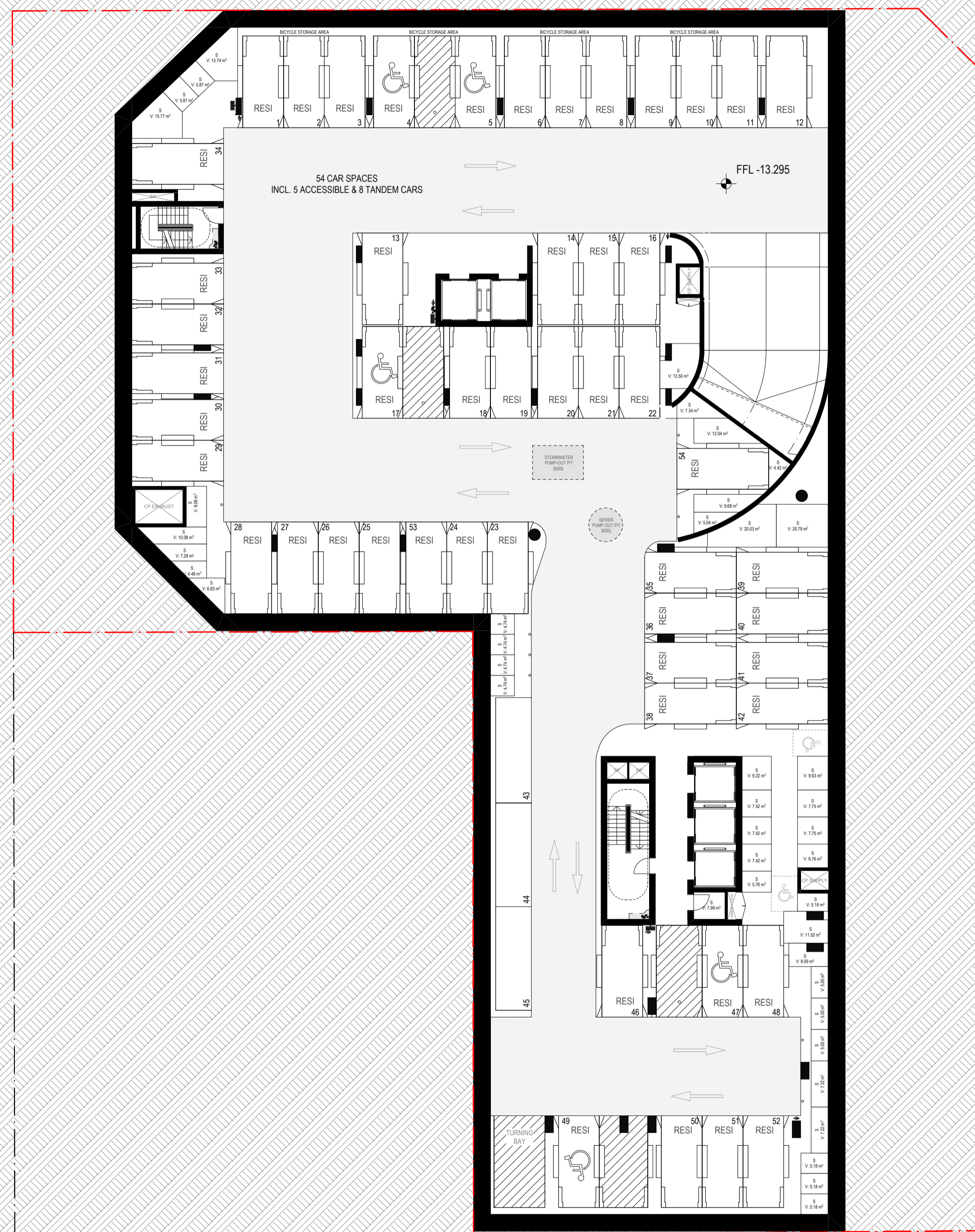
**DRAWING TITLE**  
**DEMOLITION PLAN**

**SCALE**  
1:250 @ A1 Size

**NORTH POINT**

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>
DRAWING NUMBER	REVISION
<b>DA-0004</b>	<b>A</b>

REV	Issue Date	DESCRIPTION	BY	CHK
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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
 TTPP - Transport Planning  
 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
 EFFICIENT LIVING  
 (02) 9970 6181

**CLIENT**  
**DPG PROJECT 37**  
**PTY LTD**



**ARCHITECT**  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dugue 1622  
 Arch Julia 1002  
 Flodo Pin 1026  
 Plus Architecture Pty Ltd  
 ABN 40 091690 336  
 plusstudio.co  
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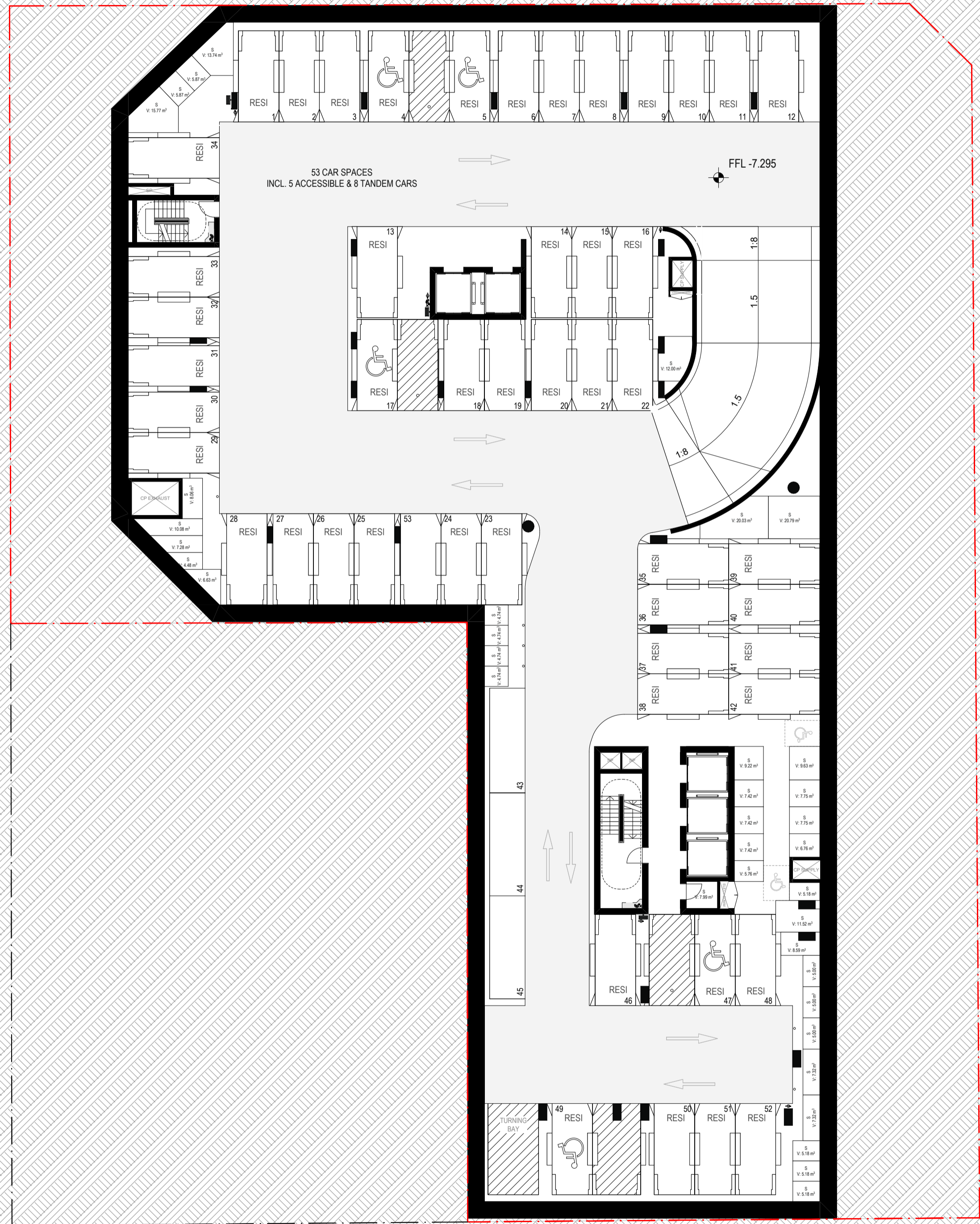
APPROVED	CHECKED	DRAWN
JW	JW	LS

**DRAWING TITLE**  
**BASEMENT 5**

**SCALE**  
 1:200 @ A1 Size

**NORTH POINT**

<b>PROJECT NUMBER</b> 20830	<b>STAGE</b> SSDA
<b>DRAWING NUMBER</b> DA-0101	<b>REVISION</b> A



REV	Issue Date	DESCRIPTION	BY	CHK
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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
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 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
 TTPP - Transport Planning  
 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
 EFFICIENT LIVING  
 (02) 9970 6181

**CLIENT**  
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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dugue 1622  
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 Plus Architecture Pty Ltd  
 ABN 40 091690 336  
 plusstudio.co  
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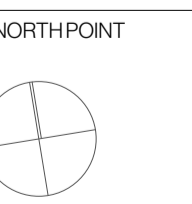
**PROJECT TITLE**  
**DPG 37**  
 79-81 QUEENS ROAD & 2-8 SPENCER STREET  
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**CLIENT**  
 DPG PROJECT 37 PTY LTD

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JW	JW	LS

**DRAWING TITLE**  
**BASEMENT 4-3**

**SCALE**  
 1:200 @ A1 Size



**PROJECT NUMBER**  
**20830**

**STAGE**  
**SSDA**

**DRAWING NUMBER**  
**DA-0102**

**REVISION**  
**A**

REV	Issue Date	DESCRIPTION	BY	CHK
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 BEAM  
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 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
 TTPP - Transport Planning  
 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
 EFFICIENT LIVING  
 (02) 9970 6181

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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +612 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dugue 1622  
 Arch Julia 1002  
 Flodo Pin 1126  
 Plus Architecture Pty Ltd  
 ABN 40 091690 336  
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**PROJECT TITLE**  
**DPG 37**  
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 FIVE DOCK, NSW 2046

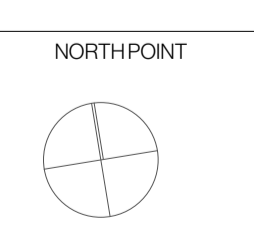
**CLIENT**

DPG PROJECT 37 PTY LTD

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JW	JW	LS

**DRAWING TITLE**  
**BASEMENT 2**

**SCALE**  
 1:200 @ A1 Size

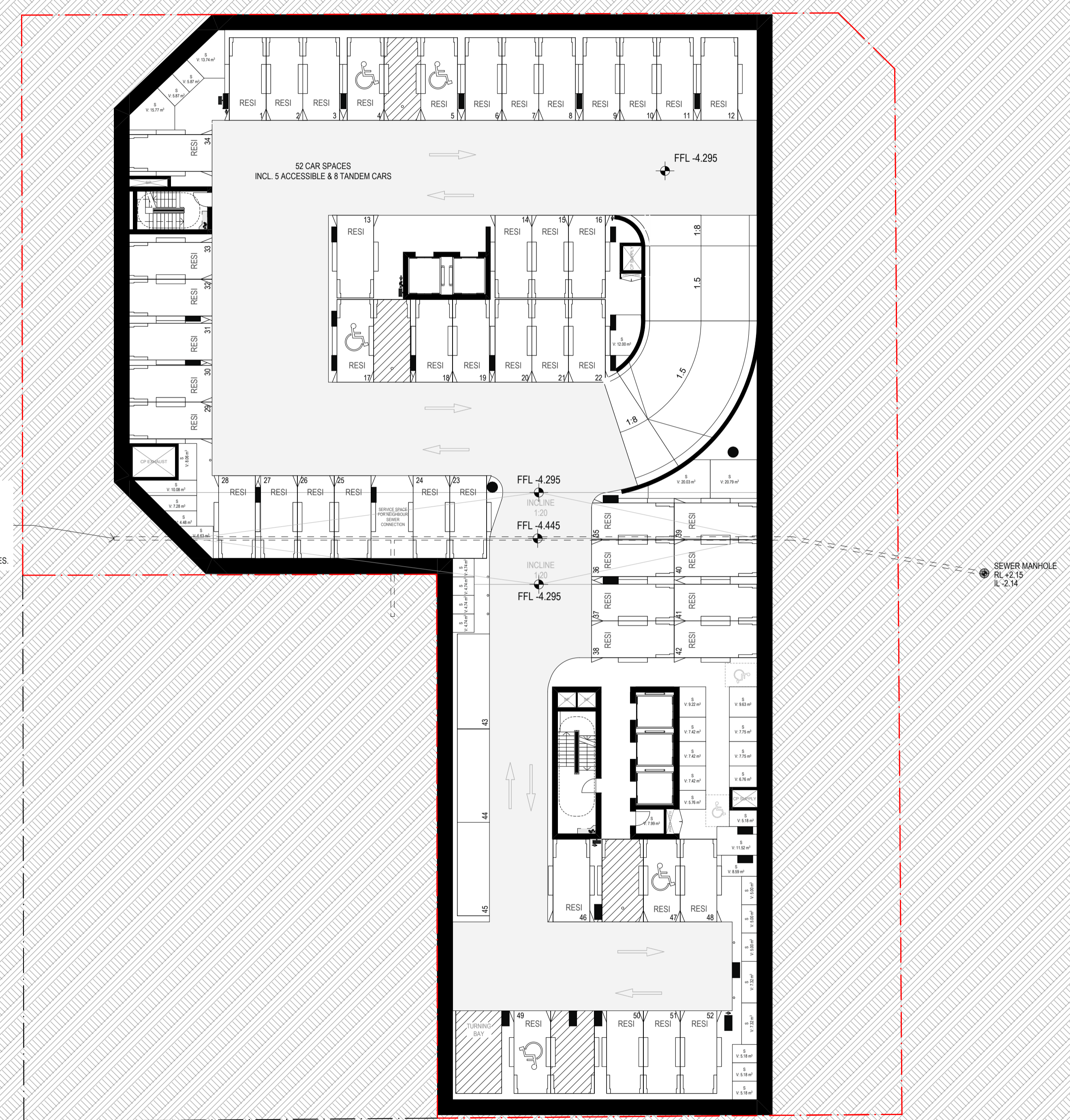


**PROJECT NUMBER**  
**20830**

**STAGE**  
**SSDA**

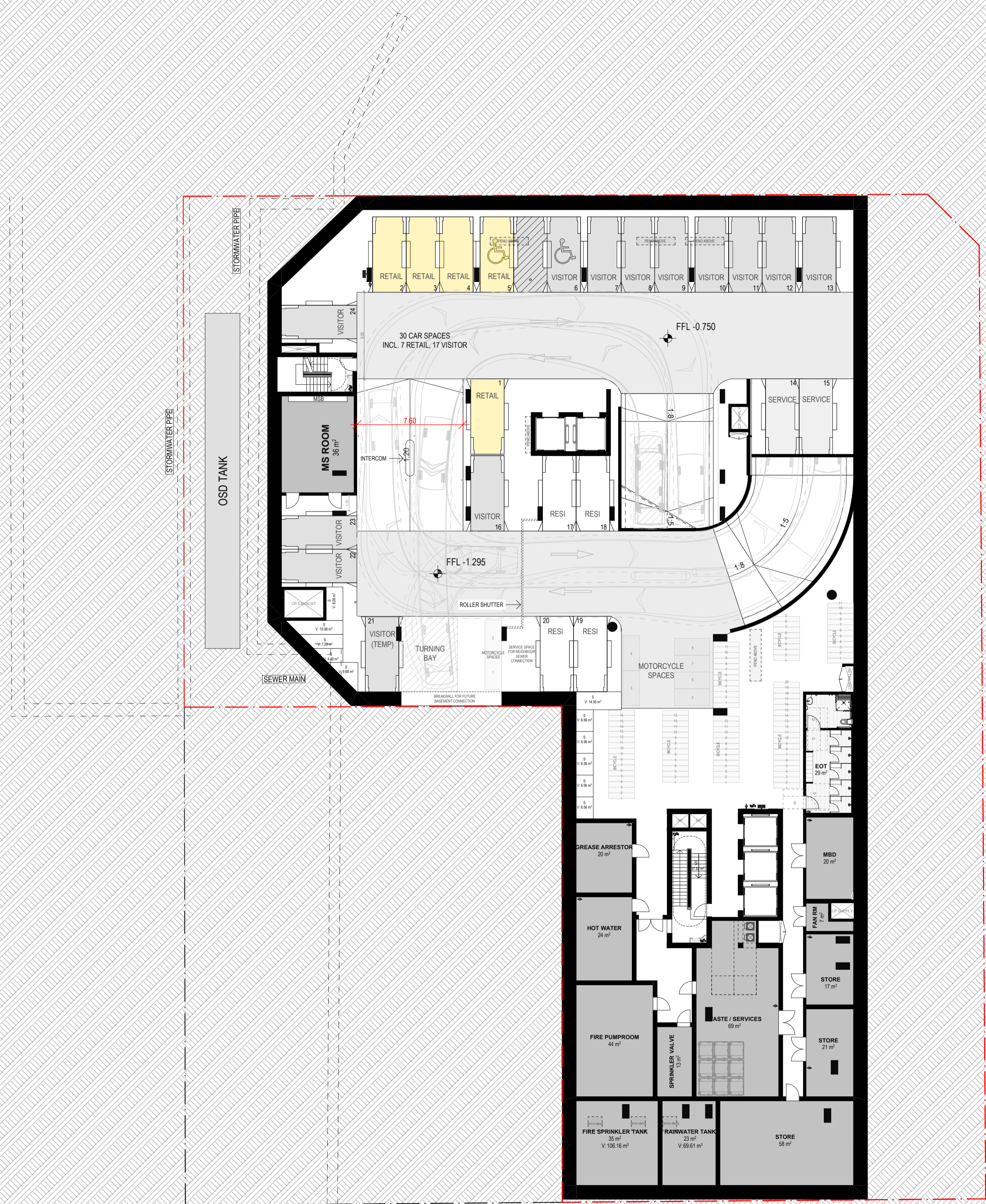
**DRAWING NUMBER**  
**DA-0103**

**REVISION**  
**A**



EXISTING 225 SYDNEY WATER SEWER MAIN APPROXIMATE LOCATION SUBJECT TO POTHOLING INVESTIGATIONS. TEMPORARILY DIVERT SEWER MAIN DURING CONSTRUCTION AND RECONSTRUCT WITHIN PROPOSED BASEMENT SUBJECT TO SYDNEY WATER REQUIREMENTS. SEWER MAIN MUST REMAIN ACTIVE AT ALL TIMES.

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 LAND + FORM  
 hello@land-form.com.au

**ESD**  
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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
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JW	JW	LS

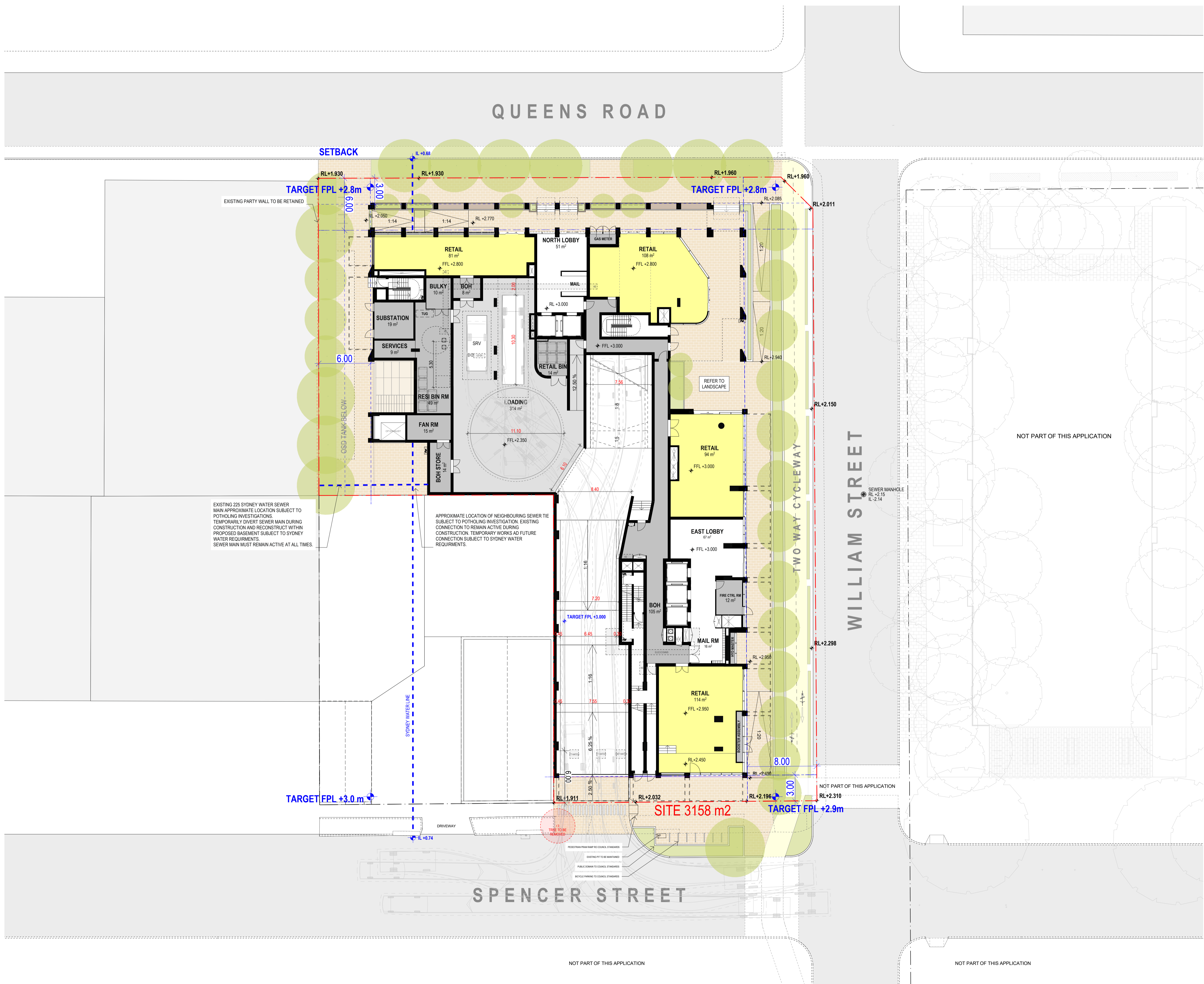
**DRAWING TITLE**  
**BASEMENT 1**

**SCALE**  
 1:200 @ A1 Size

**NORTHPOINT**

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>
DRAWING NUMBER	REVISION
<b>DA-0104</b>	<b>A</b>

REV	Issue Date	DESCRIPTION	BY	CHK
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PLANNING	BCA
BEAM beam@beamplanning.com.au	PHILIP CHUN (02) 9412 2322
STRUCTURE	DDA
EI AUSTRALIA (02) 9516 0722	PDM - Projected Design Management 0400 009 210
SERVICES	TRAFFIC
IGS - Integrated Group Services (02) 8488 4600	TTPP - Transport Planning (02) 8437 7800
LANDSCAPE	ESD
LAND + FORM hello@land-form.com.au	EFFICIENT LIVING (02) 9970 6181

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ARCHITECT  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dugue 1622  
 Arch. Julia 1002  
 Flodo Pin 11286  
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JW	JW	LS

DRAWING TITLE  
**GROUND FLOOR**

SCALE  
 1:200 @ A1 Size

NORTHPOINT

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>
DRAWING NUMBER	REVISION
<b>DA-0105</b>	<b>A</b>

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<b>STRUCTURE</b> EI AUSTRALIA (02) 9516 0722	<b>DDA</b> PDM - Projected Design Management 0400 009 210
<b>SERVICES</b> IGS - Integrated Group Services (02) 8488 4600	<b>TRAFFIC</b> TTPP - Transport Planning (02) 8437 7800
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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +612 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dugue 1622  
 Arch Julia 1002  
 Flodo Pin 11286  
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**DRAWING TITLE**  
**LEVEL 1**

<b>SCALE</b> 1:200 @ A1 Size	<b>NORTHPOINT</b> 
---------------------------------	-----------------------

<b>PROJECT NUMBER</b> <b>20830</b>	<b>STAGE</b> <b>SSDA</b>
<b>DRAWING NUMBER</b> <b>DA-0106</b>	<b>REVISION</b> <b>A</b>

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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
 TTPP - Transport Planning  
 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
 EFFICIENT LIVING  
 (02) 9970 6181

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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dugue 1622  
 Arch. Julia 1002  
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**DRAWING TITLE**  
**LEVEL 2**

**SCALE**  
 1:200 @ A1 Size

**NORTHPOINT**

**PROJECT NUMBER**  
**20830**

**STAGE**  
**SSDA**

**DRAWING NUMBER**  
**DA-0107**

**REVISION**  
**A**

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<b>STRUCTURE</b> EI AUSTRALIA (02) 9516 0722	<b>DDA</b> PDM - Projected Design Management 0400 009 210
<b>SERVICES</b> IGS - Integrated Group Services (02) 8488 4600	<b>TRAFFIC</b> TTPP - Transport Planning (02) 8437 7800
<b>LANDSCAPE</b> LAND + FORM hello@land-form.com.au	<b>ESD</b> EFFICIENT LIVING (02) 9970 6181

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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dupuis 1622  
 Arch. Julia 1002  
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**DRAWING TITLE**  
**LEVEL 3**

SCALE	NORTHPOINT
1:200 @ A1 Size	

<b>PROJECT NUMBER</b> <b>20830</b>	<b>STAGE</b> <b>SSDA</b>
<b>DRAWING NUMBER</b> <b>DA-0108</b>	<b>REVISION</b> <b>A</b>

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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
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 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co

Nominated Architects:  
 Gabriel Dupuis 1622  
 Arts & Architecture  
 Pido Pin 11286

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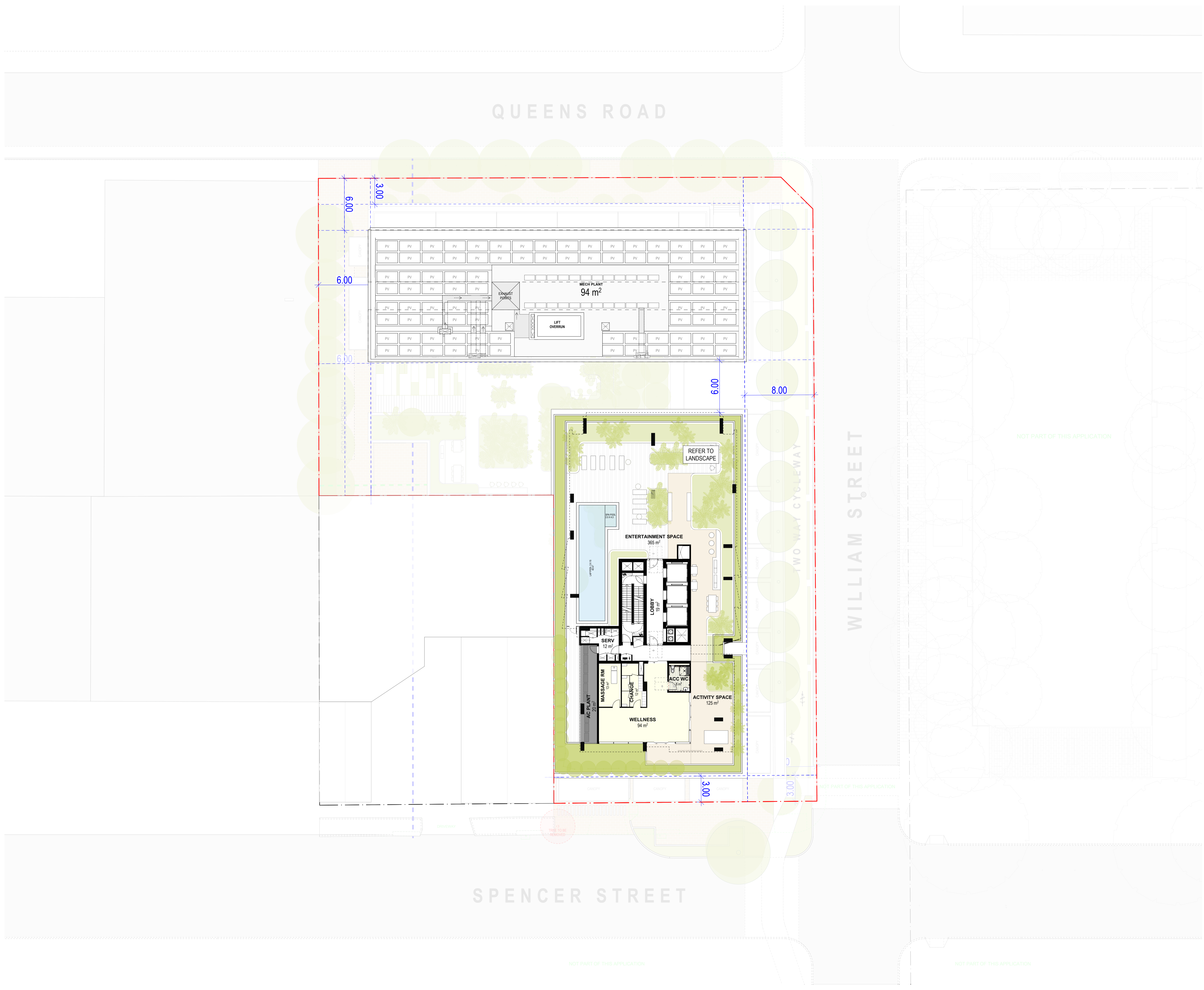
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**LEVEL 4**

**SCALE**  
 1:200 @ A1 Size

**NORTHPOINT**

<b>PROJECT NUMBER</b> <b>20830</b>	<b>STAGE</b> <b>SSDA</b>
<b>DRAWING NUMBER</b> <b>DA-0109</b>	<b>REVISION</b> <b>A</b>

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<b>STRUCTURE</b> EI AUSTRALIA (02) 9516 0722	<b>DDA</b> PDM - Projected Design Management 0400 009 210
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<b>LANDSCAPE</b> LAND + FORM hello@land-form.com.au	<b>ESD</b> EFFICIENT LIVING (02) 9970 6181

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ARCHITECT  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 1622  
 Arnt Julia 1002  
 Flodo Pin 1026  
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DRAWING TITLE  
**LEVEL 5**

SCALE	NORTHPOINT
1:200 @ A1 Size	

PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0110</b>	REVISION <b>A</b>

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<b>STRUCTURE</b> EI AUSTRALIA (02) 9516 0722	<b>DDA</b> PDM - Projected Design Management 0400 009 210
<b>SERVICES</b> IGS - Integrated Group Services (02) 8488 4600	<b>TRAFFIC</b> TTPP - Transport Planning (02) 8437 7800
<b>LANDSCAPE</b> LAND + FORM hello@land-form.com.au	<b>ESD</b> EFFICIENT LIVING (02) 9970 6181

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ARCHITECT  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Duppe 1622  
 Arch Julia 1002  
 Flodo Pin 11286  
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DRAWING TITLE  
**LEVEL 6-22**

SCALE 1:200 @ A1 Size	NORTHPOINT 
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PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0111</b>	REVISION <b>A</b>

REV	Issue Date	DESCRIPTION	BY	CHK
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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
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**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

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 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
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ARCHITECT  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Duppe 1622  
 Arndt Julia 10002  
 Flodo Pin 11286  
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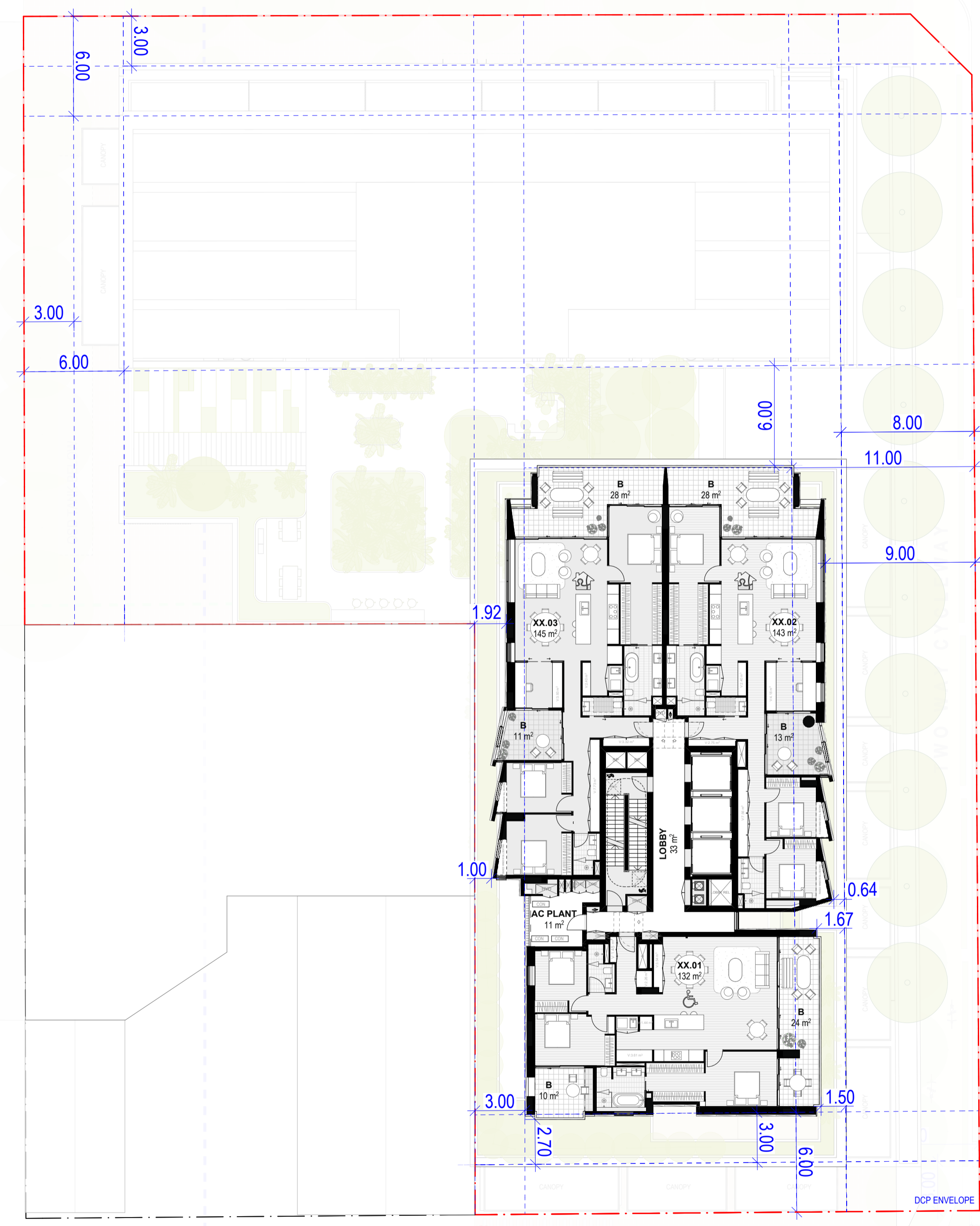
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JW	JW	LS

DRAWING TITLE  
**LEVEL 23-25**

SCALE  
 1:200 @ A1 Size

NORTHPOINT

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>
DRAWING NUMBER	REVISION
<b>DA-0111</b>	<b>A</b>



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**PLANNING**  
 BEAM  
 beam@beamplanning.com.au

**BCA**  
 PHILIP CHUN  
 (02) 9412 2322

**STRUCTURE**  
 EI AUSTRALIA  
 (02) 9516 0722

**DDA**  
 PDM - Projected Design Management  
 0400 009 210

**SERVICES**  
 IGS - Integrated Group Services  
 (02) 8488 4600

**TRAFFIC**  
 TTPP - Transport Planning  
 (02) 8437 7800

**LANDSCAPE**  
 LAND + FORM  
 hello@land-form.com.au

**ESD**  
 EFFICIENT LIVING  
 (02) 9970 6181

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**ARCHITECT**  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Duppe 1622  
 Arch Julia 10002  
 Flido Pin 11286  
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 JW                      JW                      LS

**DRAWING TITLE**  
**ROOF**

**SCALE**  
 1:200 @ A1 Size

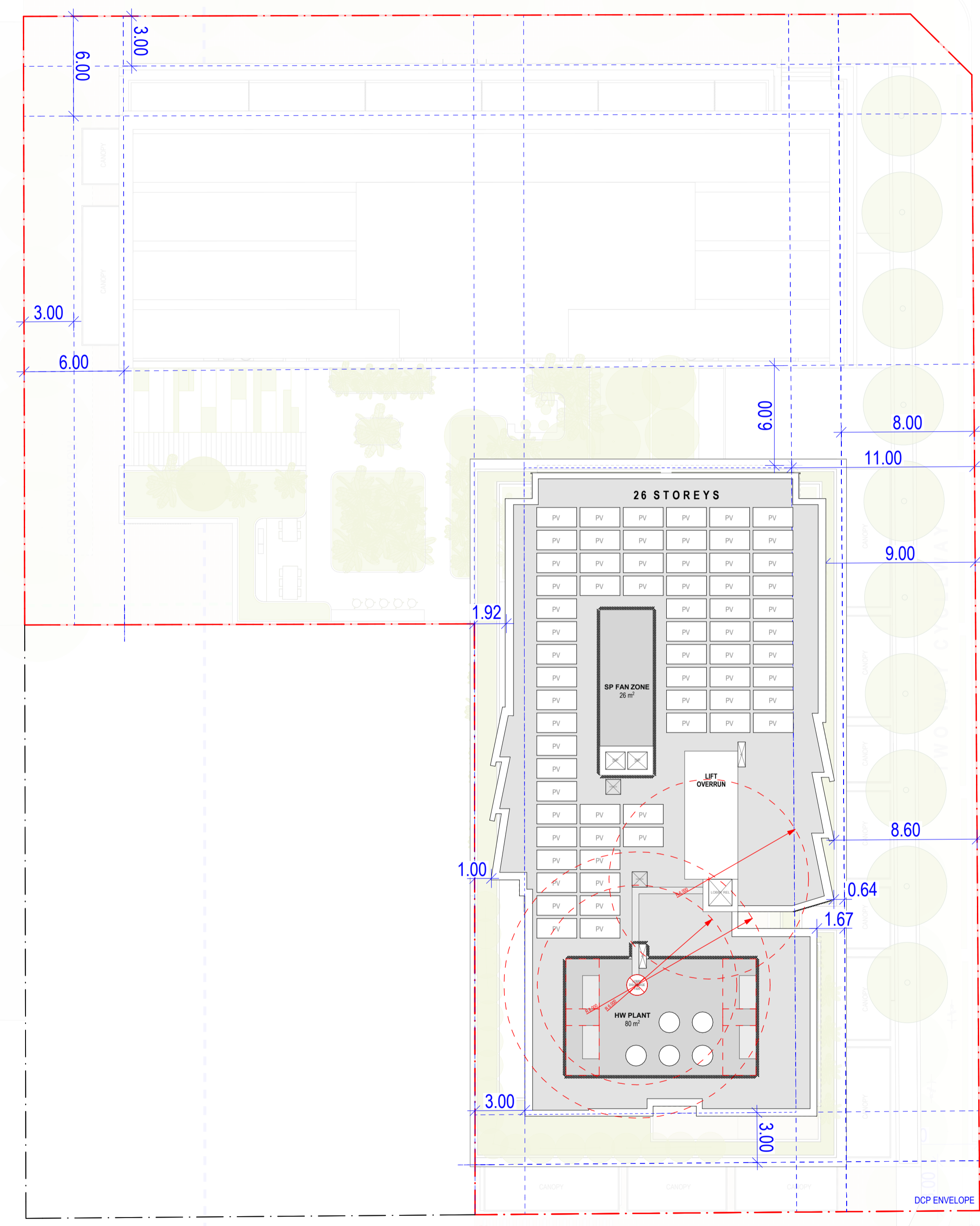
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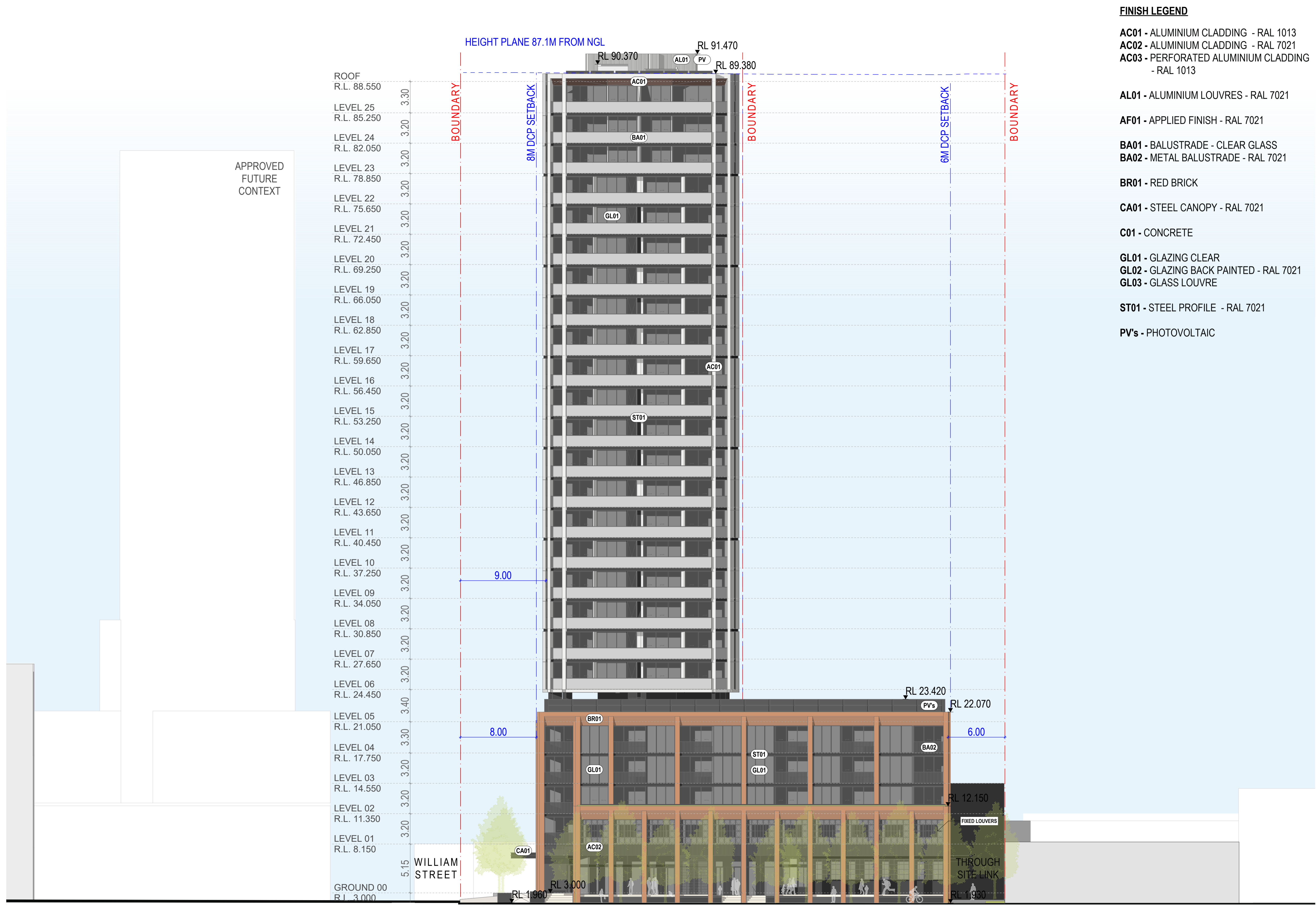
**PROJECT NUMBER**  
**20830**

**STAGE**  
**SSDA**

**DRAWING NUMBER**  
**DA-0111**

**REVISION**  
**A**





**FINISH LEGEND**

- AC01 - ALUMINIUM CLADDING - RAL 1013
- AC02 - ALUMINIUM CLADDING - RAL 7021
- AC03 - PERFORATED ALUMINIUM CLADDING - RAL 1013
  
- AL01 - ALUMINIUM LOUVRES - RAL 7021
  
- AF01 - APPLIED FINISH - RAL 7021
  
- BA01 - BALUSTRADE - CLEAR GLASS
- BA02 - METAL BALUSTRADE - RAL 7021
  
- BR01 - RED BRICK
  
- CA01 - STEEL CANOPY - RAL 7021
  
- C01 - CONCRETE
  
- GL01 - GLAZING CLEAR
- GL02 - GLAZING BACK PAINTED - RAL 7021
- GL03 - GLASS LOUVRE
  
- ST01 - STEEL PROFILE - RAL 7021
  
- PV's - PHOTOVOLTAIC

REV	Issue Date	DESCRIPTION	BY	CHK
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PLANNING	BCA
BEAM 0403 043 345	ALLRISE (02) 4631 0271

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STRUCTURE	DDA
EI AUSTRALIA (02) 9516 0722	PDM 0400 009 210

SERVICES	TRAFFIC
IGS 0466 676 666	TTPP (02) 8437 7800

LANDSCAPE	ESD
LAND AND FORM 0432 281 544	EFFICIENT LIVING 0452 532 955

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ARCHITECT  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 1622  
 Arnt Julia 10002  
 Flodo Pin 11286  
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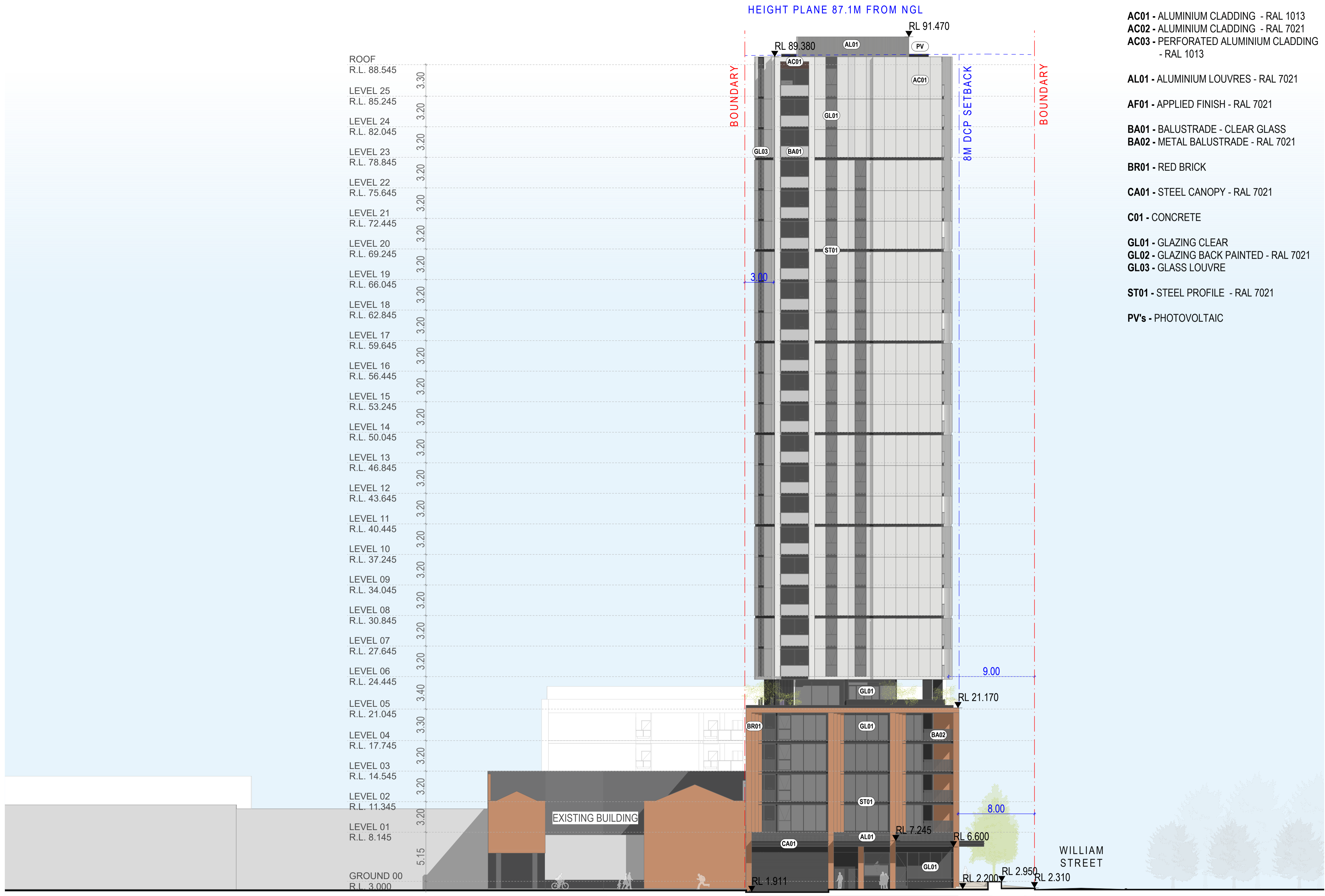
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JW	JW	LS

DRAWING TITLE  
**ELEVATIONS - NORTH**

SCALE  
 1:200 @ A1 Size

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>

DRAWING NUMBER	REVISION
<b>DA-0301</b>	<b>A</b>



**FINISH LEGEND**

- AC01 - ALUMINIUM CLADDING - RAL 1013
- AC02 - ALUMINIUM CLADDING - RAL 7021
- AC03 - PERFORATED ALUMINIUM CLADDING - RAL 1013
  
- AL01 - ALUMINIUM LOUVRES - RAL 7021
  
- AF01 - APPLIED FINISH - RAL 7021
  
- BA01 - BALUSTRADE - CLEAR GLASS
- BA02 - METAL BALUSTRADE - RAL 7021
  
- BR01 - RED BRICK
  
- CA01 - STEEL CANOPY - RAL 7021
  
- C01 - CONCRETE
  
- GL01 - GLAZING CLEAR
- GL02 - GLAZING BACK PAINTED - RAL 7021
- GL03 - GLASS LOUVRE
  
- ST01 - STEEL PROFILE - RAL 7021
  
- PV's - PHOTOVOLTAIC

REV	Issue Date	DESCRIPTION	BY	CHK
A	27/02/2026	SSDA SUBMISSION	LS	JW

PLANNING	BCA
BEAM 0403 043 345	ALLRISE (02) 4631 0271

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SERVICES	TRAFFIC
IGS 0466 676 666	TTPP (02) 8437 7800

LANDSCAPE	ESD
LAND AND FORM 0432 281 544	EFFICIENT LIVING 0452 532 955

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ARCHITECT  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 1622  
 Arts Julia 1002  
 Flido Pin 11286  
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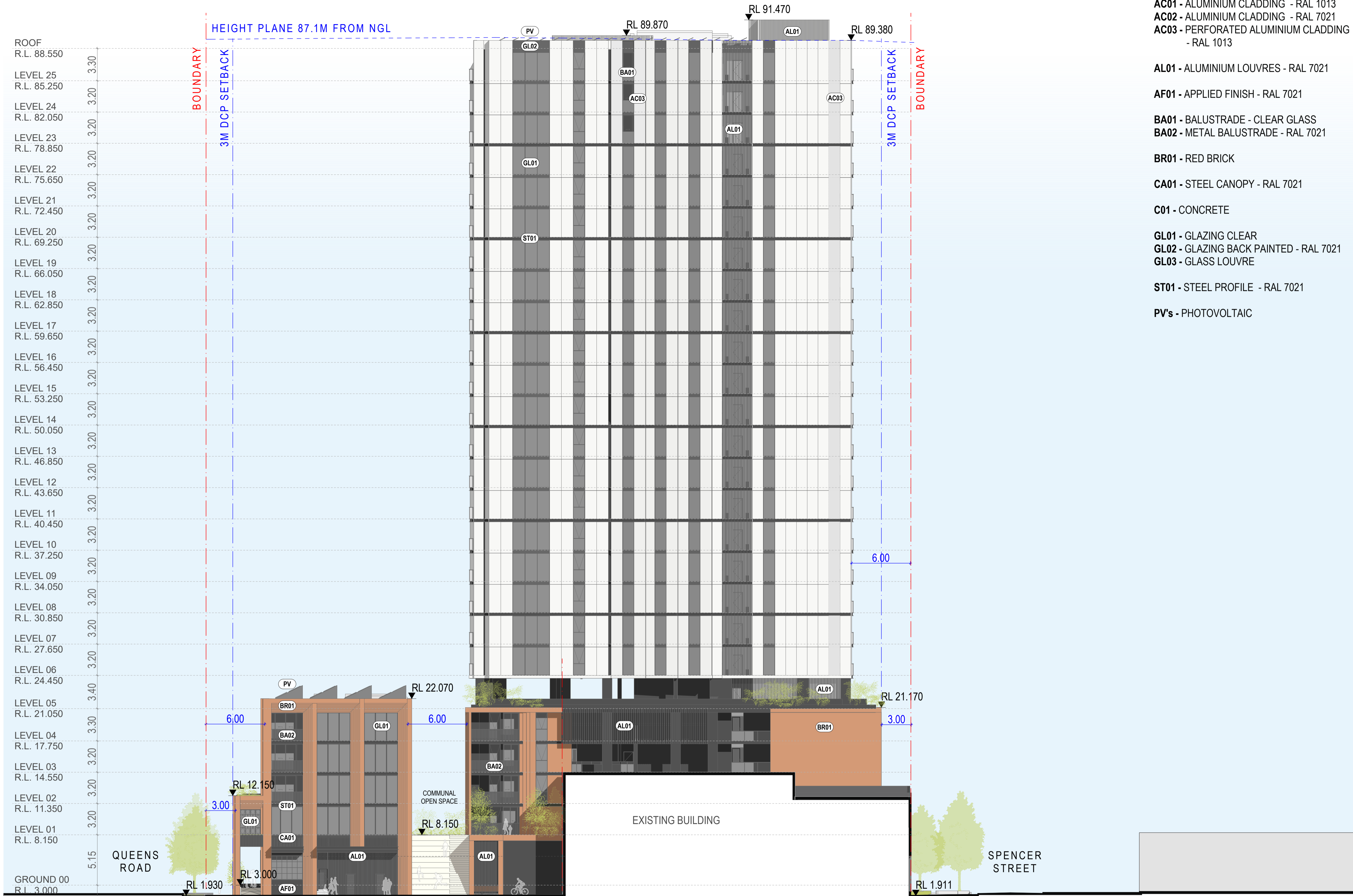
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JW	JW	LS

DRAWING TITLE  
**ELEVATIONS - SOUTH**

SCALE  
 1:200 @ A1 Size

PROJECT NUMBER	STAGE
<b>20830</b>	<b>SSDA</b>

DRAWING NUMBER	REVISION
<b>DA-0302</b>	<b>A</b>



**FINISH LEGEND**

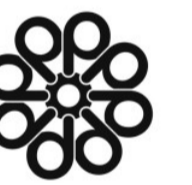
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- AF01 - APPLIED FINISH - RAL 7021
  
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- BA02 - METAL BALUSTRADE - RAL 7021
  
- BR01 - RED BRICK
  
- CA01 - STEEL CANOPY - RAL 7021
  
- C01 - CONCRETE
  
- GL01 - GLAZING CLEAR
- GL02 - GLAZING BACK PAINTED - RAL 7021
- GL03 - GLASS LOUVRE
  
- ST01 - STEEL PROFILE - RAL 7021
  
- PV's - PHOTOVOLTAIC

REV	Issue Date	DESCRIPTION	BY	CHK
A	27/02/2026	SSDA SUBMISSION	LS	JW

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STRUCTURE	DDA
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SERVICES	TRAFFIC
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LANDSCAPE	ESD
LAND AND FORM 0432 281 544	EFFICIENT LIVING 0452 532 955

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ARCHITECT  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 1622  
 Arnt Julia 1002  
 Flodo Pin 1026  
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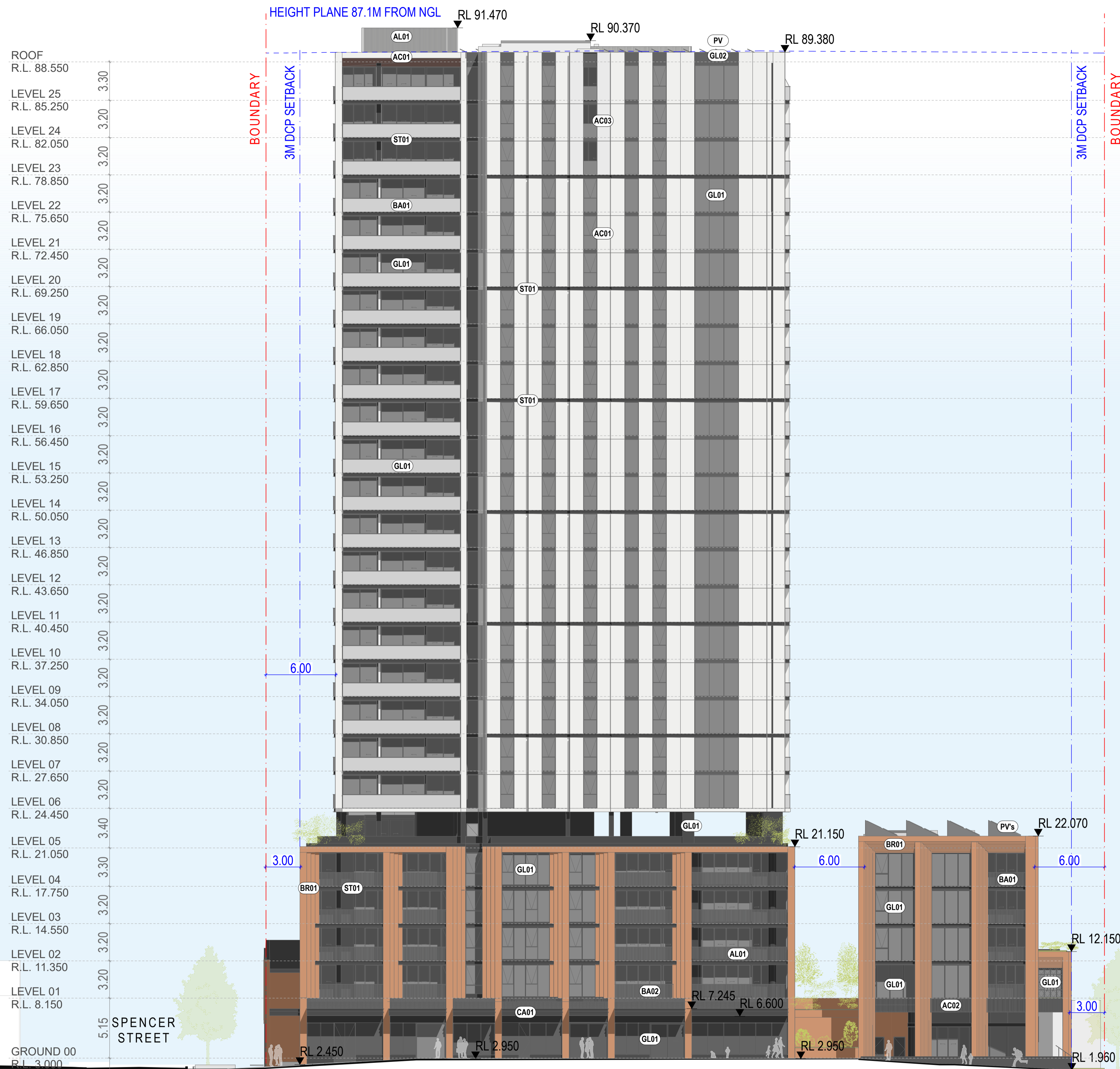
PROJECT TITLE  
**DPG 37**  
 79-81 QUEENS ROAD & 2-8 SPENCER STREET  
 FIVE DOCK

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JW	JW	LS

DRAWING TITLE  
**ELEVATIONS - WEST**

SCALE  
 1:200 @ A1 Size

PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0303</b>	REVISION <b>A</b>



**FINISH LEGEND**

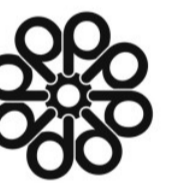
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- AC02 - ALUMINIUM CLADDING - RAL 7021
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- GL03 - GLASS LOUVRE
- ST01 - STEEL PROFILE - RAL 7021
- PV's - PHOTOVOLTAIC

REV	Issue Date	DESCRIPTION	BY	CHK
A	27/02/2026	SSDA SUBMISSION	LS	JW

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SERVICES	TRAFFIC
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LAND AND FORM 0432 281 544	EFFICIENT LIVING 0452 532 955

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ARCHITECT  
**EORA / SYDNEY**  
 Gadigal Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 1622  
 Arnie Julia 1002  
 Flodo Pin 1126  
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**DPG 37**  
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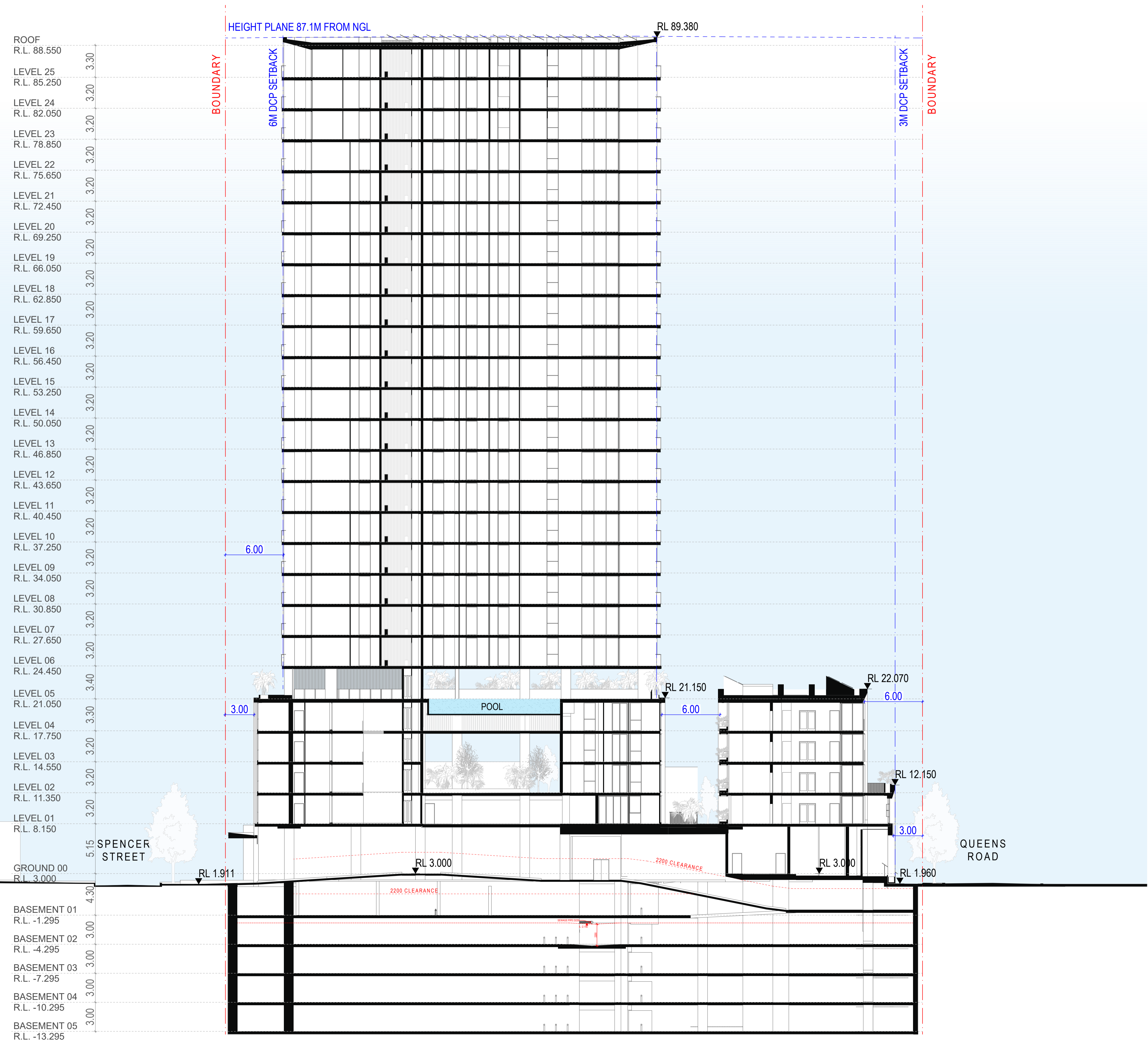
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JW	JW	LS

DRAWING TITLE  
**ELEVATIONS - EAST**

SCALE  
 1:200 @ A1 Size

PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0304</b>	REVISION <b>A</b>

REV	Issue Date	DESCRIPTION	BY	CHK
A	27/02/2026	SSDA SUBMISSION	LS	JW



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ARCHITECT  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects  
 Gabriel Dupuis 11622  
 Arch. Julia 10002  
 Pido Pin 11286  
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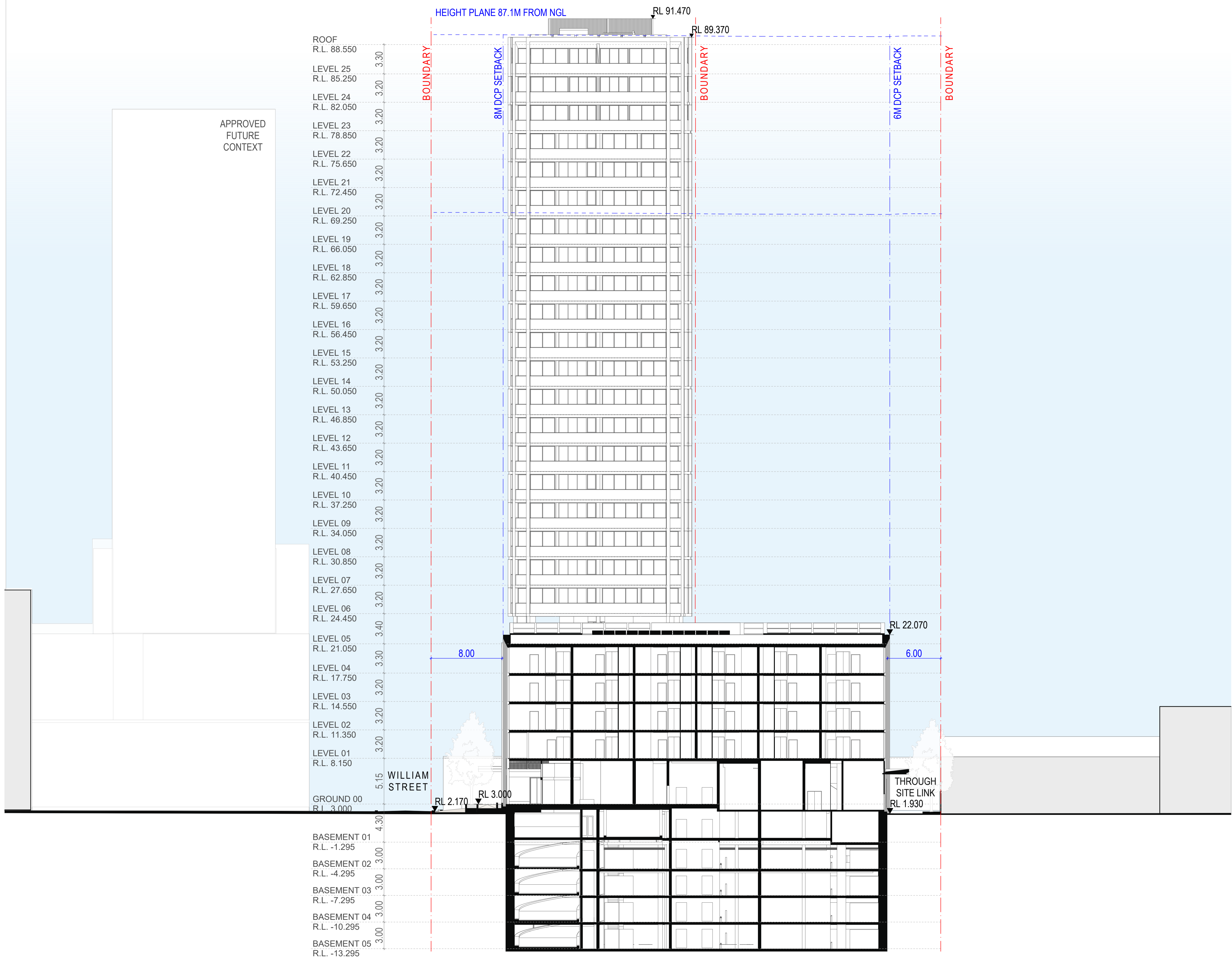
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JW	JW	LS

DRAWING TITLE  
**SECTION A**

SCALE  
 1:200 @ A1 Size

PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0401</b>	REVISION <b>A</b>

REV	Issue Date	DESCRIPTION	BY	CHK
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PLANNING	BCA
BEAM beam@beamplanning.com.au	PHILIP CHUN (02) 9412 2322

STRUCTURE	DDA
EI AUSTRALIA (02) 9516 0722	PDM - Projected Design Management 0400 009 210

SERVICES	TRAFFIC
IGS - Integrated Group Services (02) 8488 4600	TTTP - Transport Planning (02) 8437 7800

LANDSCAPE	ESD
LAND + FORM hello@land-form.com.au	EFFICIENT LIVING (02) 9970 6181

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ARCHITECT  
**EORA / SYDNEY**  
 Gadgil Country  
 Level 4, 222 Clarence Street  
 Sydney NSW 2000  
 Australia  
 +61 2 9823 7000  
 sydney@plusstudio.co  
 Nominated Architects:  
 Gabriel Dupuis 1622  
 Arch Julia 1002  
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JW	JW	LS

DRAWING TITLE  
**SECTION B**

SCALE  
 @ A1 Size

NORTHPOINT

PROJECT NUMBER <b>20830</b>	STAGE <b>SSDA</b>
DRAWING NUMBER <b>DA-0402</b>	REVISION <b>A</b>