

DEVELOPMENT APPLICATION

SITE 4 R22

EDMONDSON PARK, NSW

DRAWING LIST		
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RESIDENTIAL UNIT MIX SITE 4B		
UNIT TYPE	TOTAL	MIX
1 BED	48	37%
2 BED	53	40%
3 BED	30	23%
131	131	100%

TOWNHOUSES ON SITE 4A (WEST OF TOWERS A & B)	
4 BED	30
GRAND TOTAL	161



ARTIST IMPRESSION: VIEW FROM BUCHAN AVENUE

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Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Client	URBAN PROPERTY
Project No.	221123.02
Project	EDMONDSON PARK SITE 4-B Buchan Avenue, Edmondson Park

Drawing Title
COVER SHEET - DRAWING INDEX

Document Control Status:

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NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	@ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-01-00	Revision:	3

DA ISSUE



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- LEGEND SITE PLAN
- SITE BOUNDARY
 - PROPOSED LANDSCAPING
REFER TO LANDSCAPE REPORT
 - RAIL CORRIDOR
 - MAXWELL CREEK
 - FUTURE DEVELOPMENT
 - REPARIAN CORRIDOR & FUTURE
REGIONAL PARK
 - EXISTING INDICATIVE
CONTEXT TREES
 - PROPOSED TREE PLANTING
REFER TO LANDSCAPE REPORT
 - SUMMER SUN
21 DECEMBER
 - EQUINOX SUN
21 MARCH
 - WINTER SUN
21 JUNE

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Client **URBAN**
PROPERTY

Project No. 221123.02

Project **EDMONDSON PARK SITE 4-B**
Buchan Avenue, Edmondson Park

Drawing Title **SITE PLAN**

Document Control Status:

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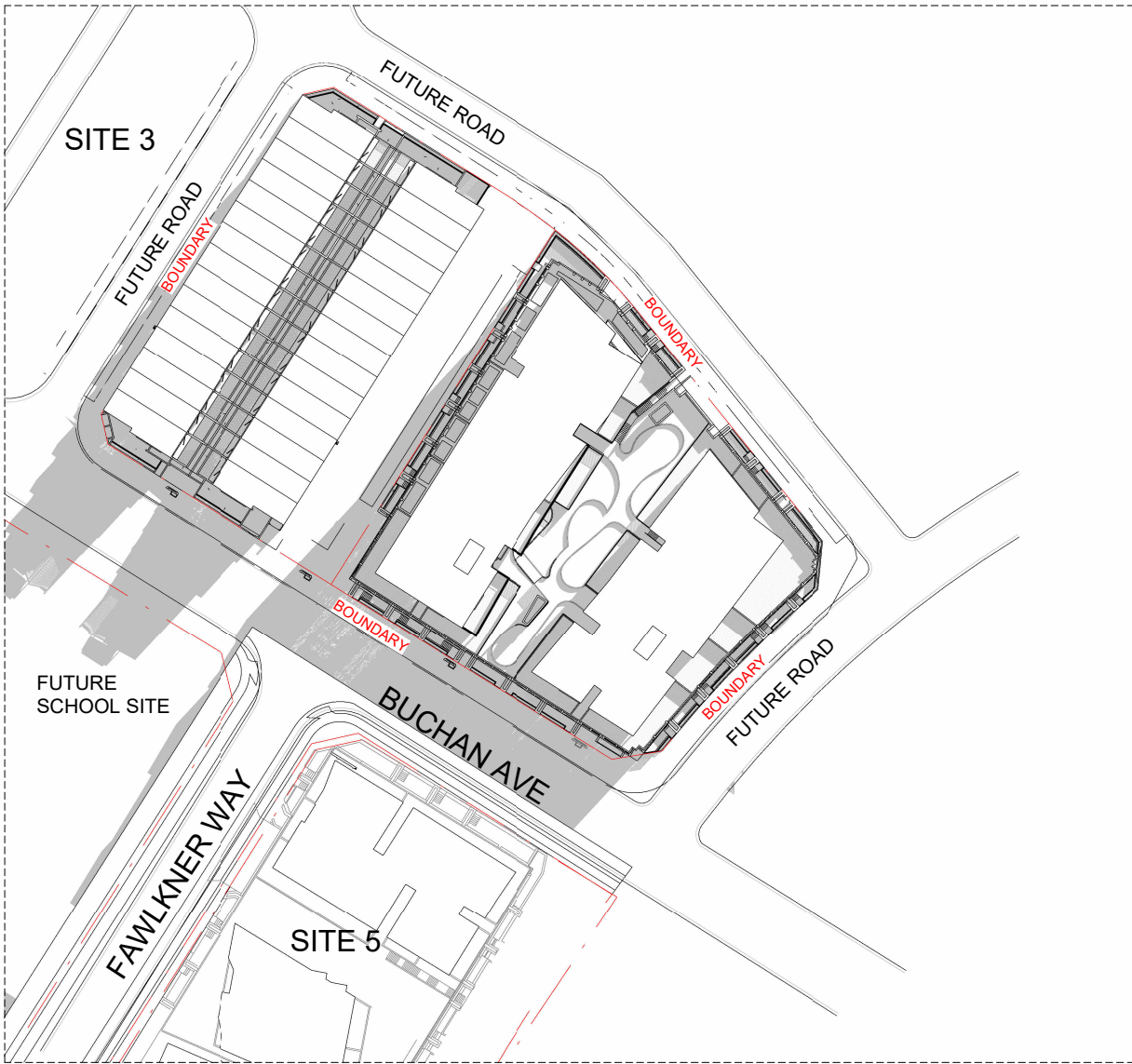
Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-11-00	Revision:	

Scale 1:1000

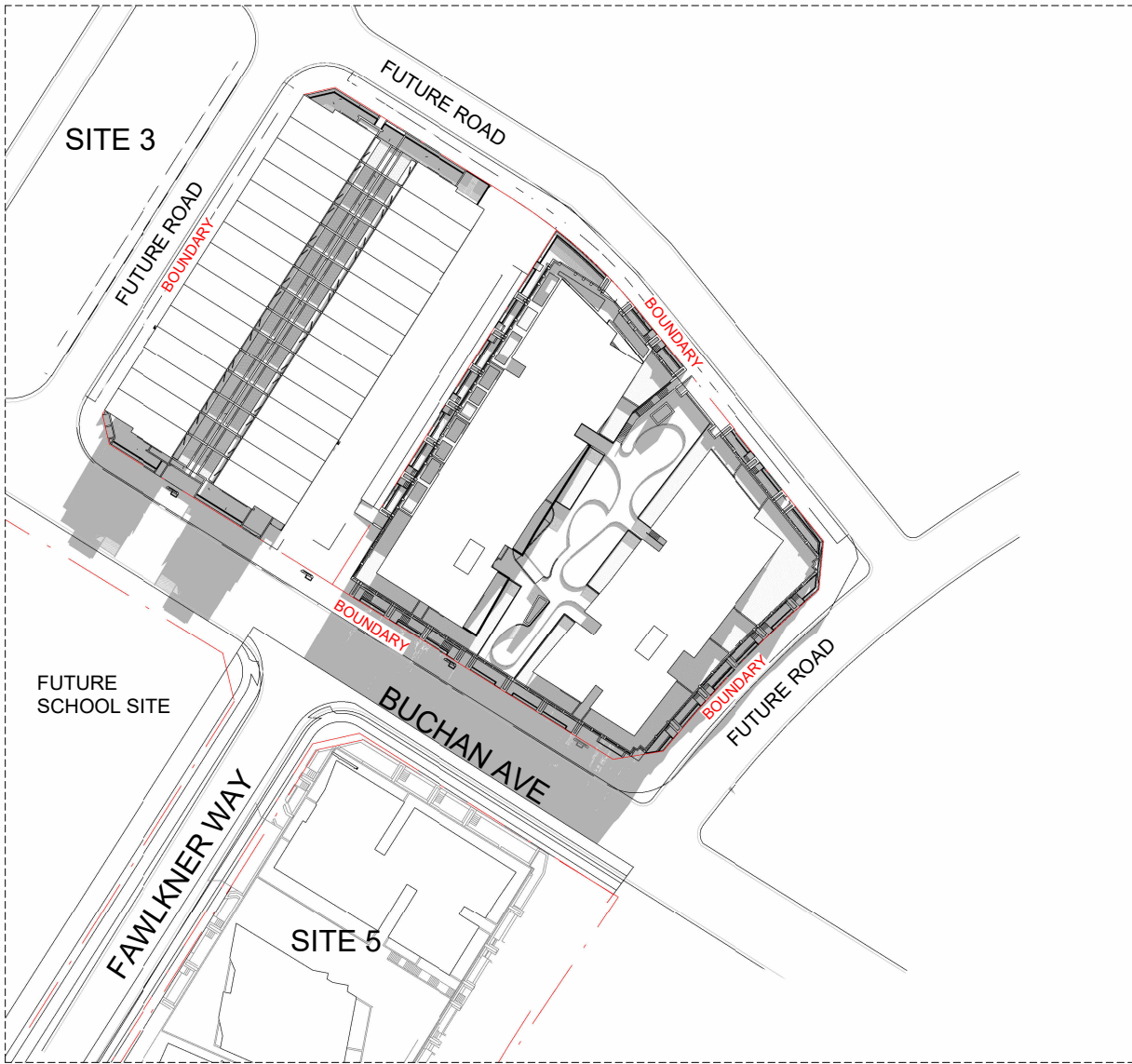
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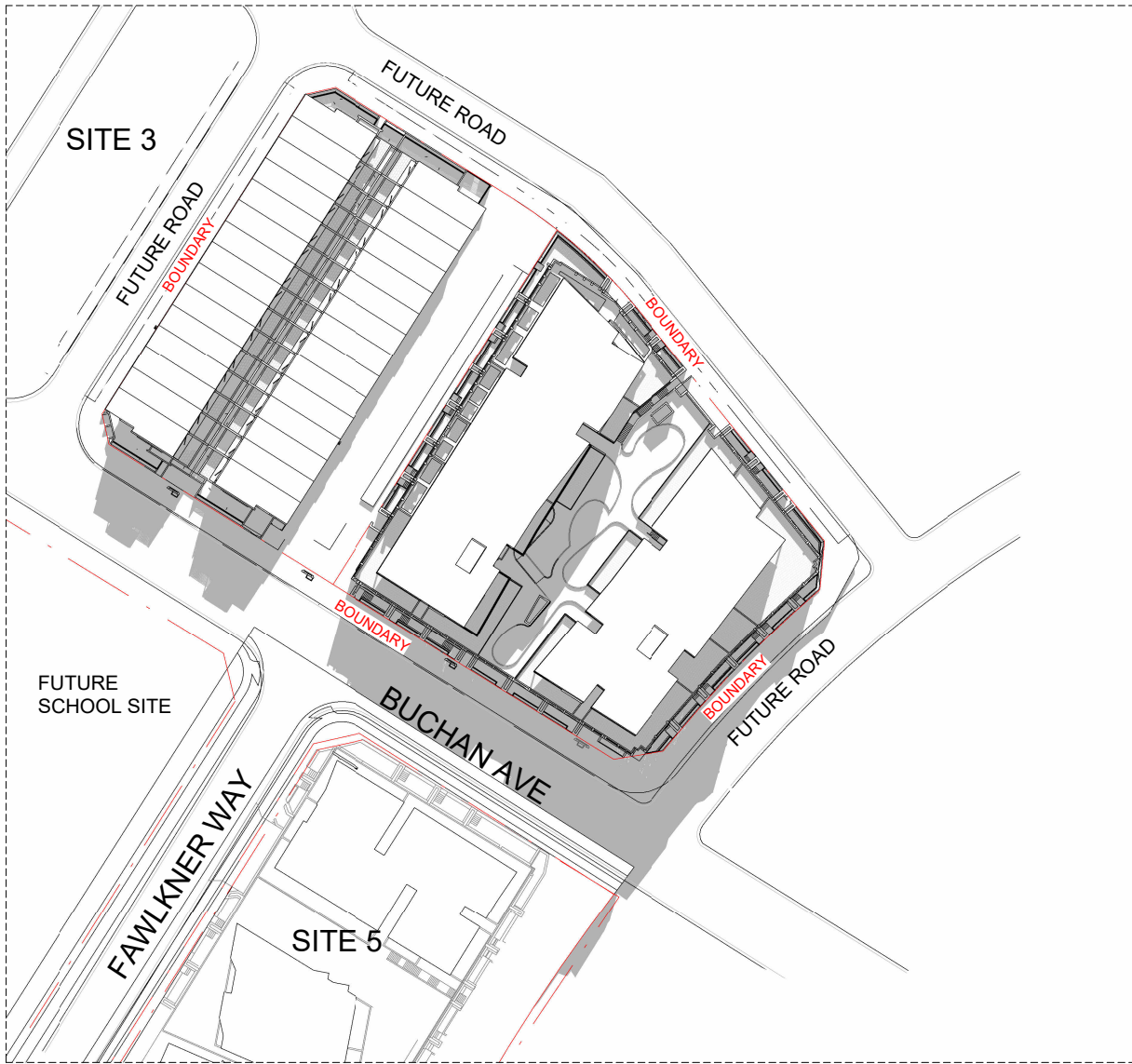
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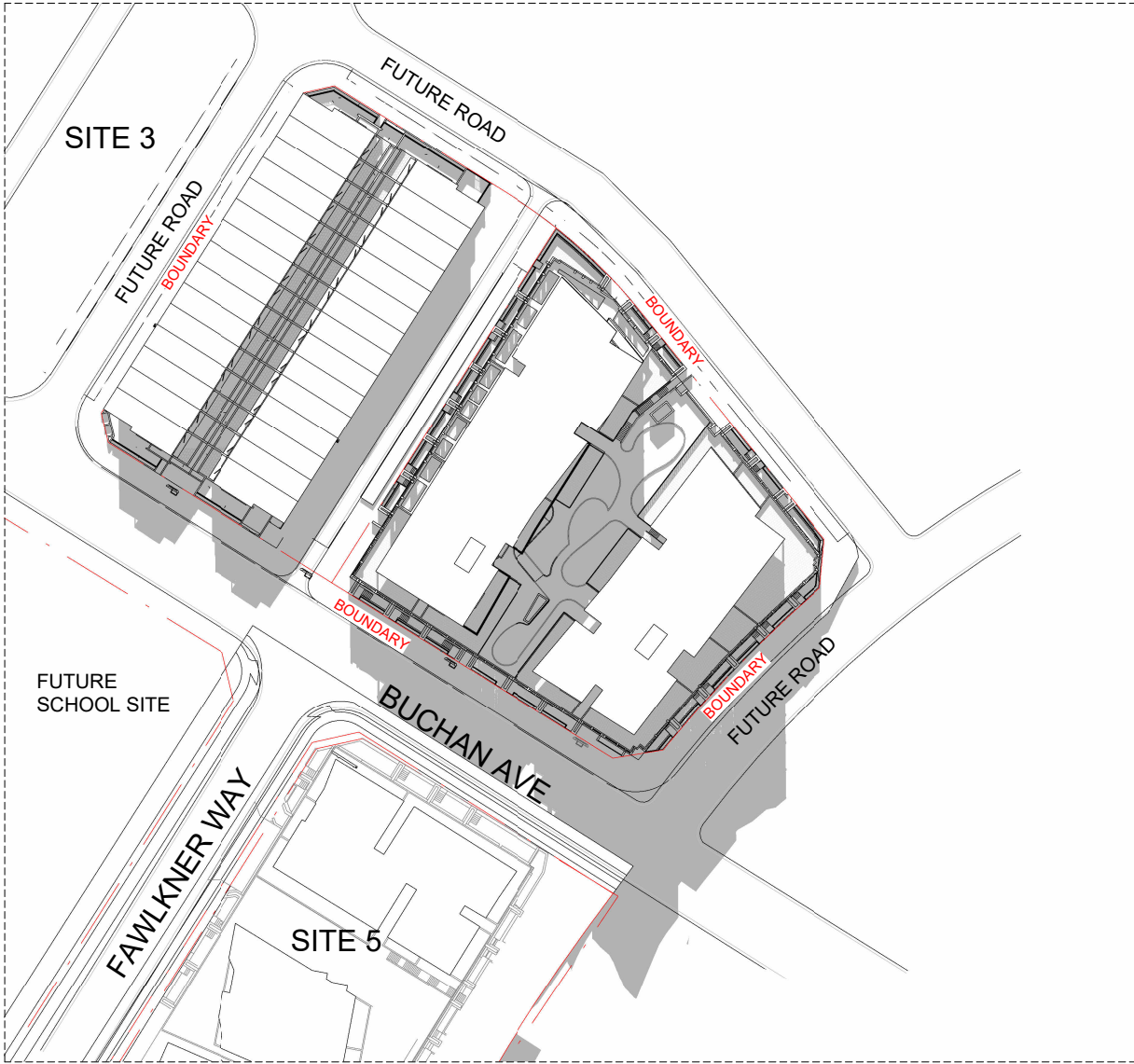
JUNE 21 - 9am



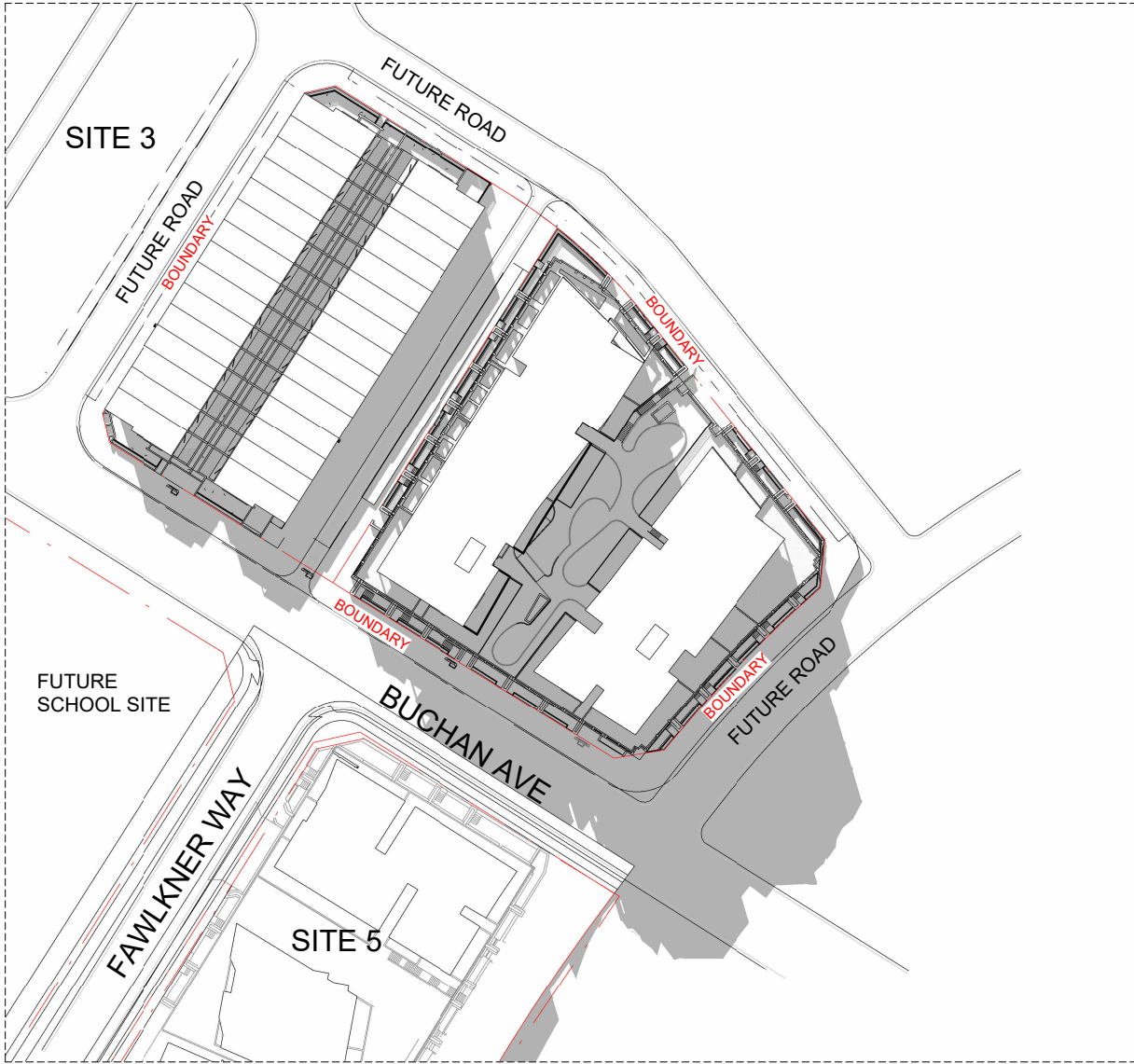
JUNE 21 - 10am



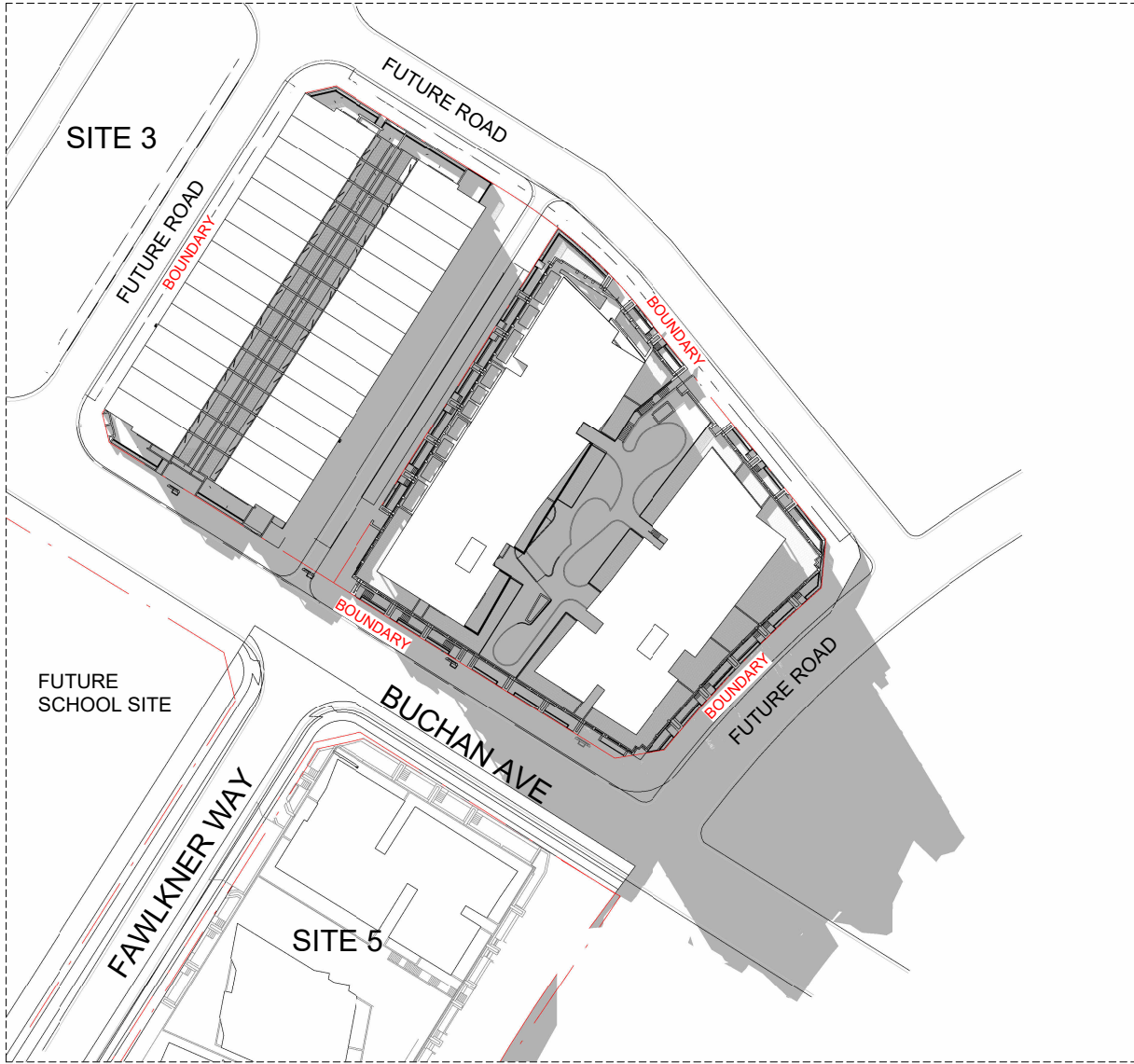
JUNE 21 - 11am



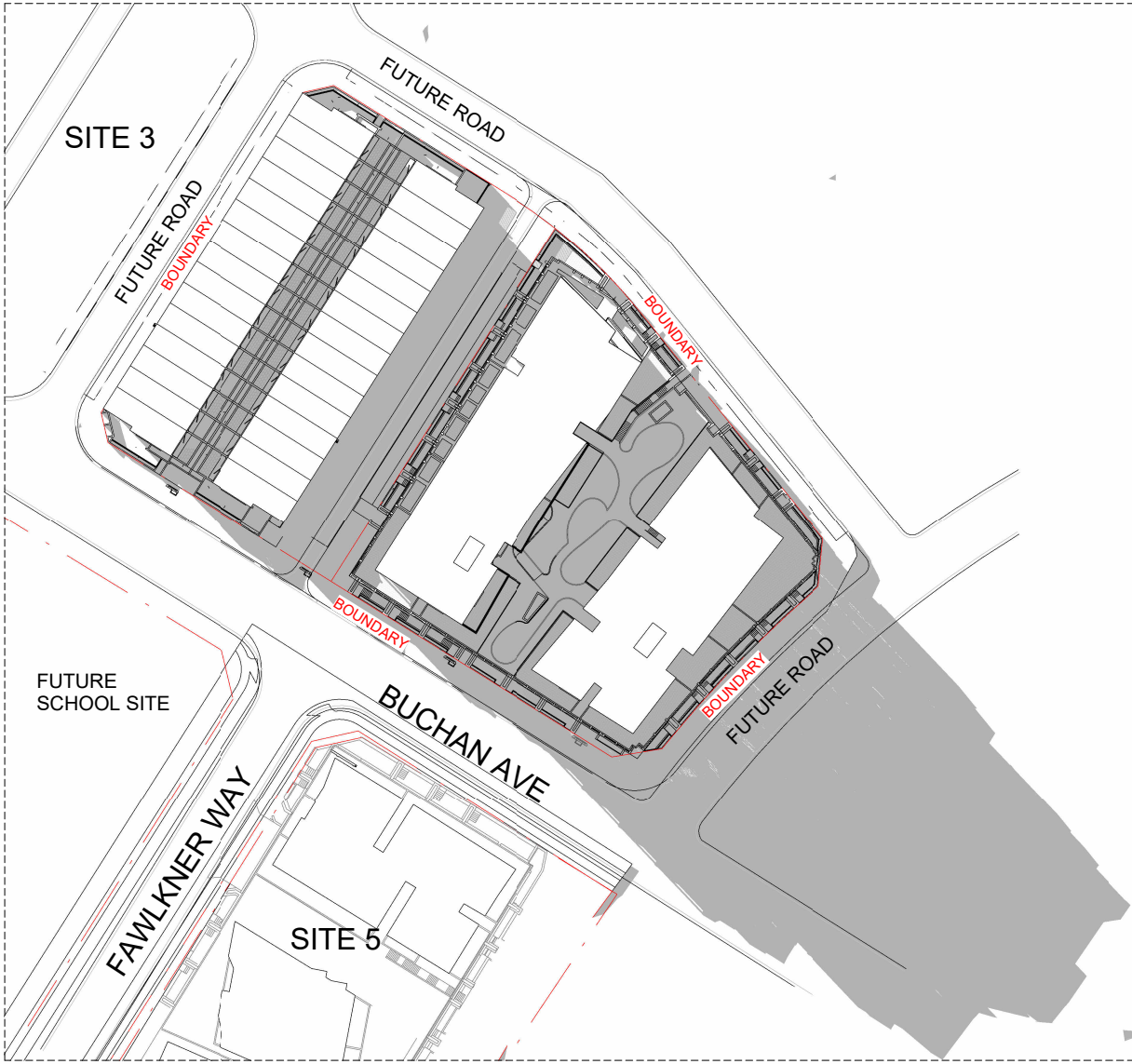
JUNE 21 - 12pm



JUNE 21 - 1pm



JUNE 21 - 2pm



JUNE 21 - 3pm

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Project No.

221123.02

Project

EDMONDSON PARK SITE 4-B

Buchan Avenue, Edmondson Park

Drawing Title

SHADOW STUDIES

Document Control Status:

D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	Drawn:
CR	CR
Project Architect:	Scale:
CR	1 : 1250 @ A1
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RJ	18/04/2024
Drawing Number:	Revision:
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1	FOR DEVELOPMENT APPLICATION		09/09/2022
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CAR PARK SCHEDULE	
Type Mark	NUMBER OF SPACES
A. BASEMENT	
RESIDENTIAL ACCESSIBLE	84
RESIDENTIAL TANDEM	17
VISITOR	32
	9
B. GROUND LEVEL	
VISITOR	142
VISITOR ACCESSIBLE	3
	1
A. LEVEL 1	
RESIDENTIAL TANDEM	31
RESIDENTIAL TANDEM	4
	35
Grand total	181

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Client **URBAN**
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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B

Buchan Avenue, Edmondson Park

Drawing Title **BASEMENT PLAN**

Document Control Status:

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Co-ordinated: CR Drawn: CR

Project Architect: CR Scale: As indicated @ A1

Project Director: RJ Date: 18/04/2024

Drawing Number: A-DA-20-B1 Revision: 3



1 BASEMENT PLAN
SCALE 1:200

LEGEND: PLANS	
---	LINE OF BOUNDARY
1	1 BEDROOM
2	2 BEDROOM
3	3 BEDROOM
4	4 BEDROOM
S	SLIDING DOOR DIRECTION
ADG	ADG STORAGE ALLOCATIONS
ADG	ADG STORAGE CAGE ALLOCATIONS
FJ	FIXED JOINERY

FFL X.XXX	PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
FSL X.XXX	PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
+ RL X.XXX	PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
Name 150 SF Space/Unit Type	ROOM TAG WITH NAME, NUMBER & AREA
00.00	ELEVATION REFERENCE
X	SECTION REFERENCE

COMMS	COMMUNICATIONS CUPBOARD
ELEC	ELECTRIC CUPBOARD
EWIS	EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
FIP	FIRE INDICATOR PANEL
FH	FIRE HYDRANT
GC	GARBAGE CHUTE
GE	GARBAGE EXHAUST
HYD	HYDRAULICS METER
HL W.	HIGHLIGHT WINDOW
MECH.	MECHANICAL RISER
MIMC	MIMIC PANEL
BO	BOLLARD
TGSI	TACTILE GROUND SURFACE INDICATORS
T	TANDEM PARKING
A	ADAPTABLE
S	SILVER
A+S	ADAPTABLE + SILVER
FR	FROSTED GLAZING

	PORTABLE FIRE EXTINGUISHER
	FIRE HYDRANT
	STORMWATER PIT
ACU	AIR CONDITIONER UNIT

Scale 1:200

0 2m 4m 10m 20m



DA ISSUE

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3	FOR DEVELOPMENT APPLICATION		18/04/2024

CAR PARK SCHEDULE	
Type Mark	NUMBER OF SPACES
A. BASEMENT	
RESIDENTIAL ACCESSIBLE	84
RESIDENTIAL TANDEM	17
VISITOR	32
B. GROUND LEVEL	
VISITOR	142
VISITOR ACCESSIBLE	3
A. LEVEL 1	
RESIDENTIAL TANDEM	31
RESIDENTIAL TANDEM	4
Grand total	181

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Project No.
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Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
GROUND FLOOR PLAN

Document Control Status:
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Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-21-00	Revision:	3



1 GROUND LEVEL
SCALE 1:200

- LEGEND: PLANS
- LINE OF BOUNDARY
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - SLIDING DOOR DIRECTION
 - ADG STORAGE ALLOCATIONS
 - ADG STORAGE CAGE ALLOCATIONS
 - FIXED JOINERY
- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
+ RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
Name 150 SF Space/Unit Type 101
ELEVATION REFERENCE
SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
ELEC ELECTRIC CUPBOARD
EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
FIP FIRE INDICATOR PANEL
FH FIRE HYDRANT
GC GARBAGE CHUTE
- GE GARBAGE EXHAUST
HYD HYDRAULICS METER
HL W. HIGHLIGHT WINDOW
MECH. MECHANICAL RISER
MIMC MIMIC PANEL
BO BOLLARD
- TGSI TACTILE GROUND SURFACE INDICATORS
T TANDEM PARKING
A ADAPTABLE
S SILVER
A+S ADAPTABLE + SILVER
FR FROSTED GLAZING
- PORTABLE FIRE EXTINGUISHER
FH FIRE HYDRANT
ACU AIR CONDITIONER UNIT

Scale 1:200
0 2m 4m 10m 20m

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CAR PARK SCHEDULE	
Type Mark	NUMBER OF SPACES
A. BASEMENT	
RESIDENTIAL ACCESSIBLE	84
RESIDENTIAL TANDEM	17
VISITOR	32
B. GROUND LEVEL	
VISITOR	9
VISITOR ACCESSIBLE	142
A. LEVEL 1	
RESIDENTIAL	3
RESIDENTIAL TANDEM	4
Grand total	35

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Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
LEVEL 1 PLAN

Document Control Status:
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Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:
A-DA-21-01	3



1 LEVEL 1 PLAN
SCALE 1:200

- LEGEND: PLANS
- LINE OF BOUNDARY
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - SLIDING DOOR DIRECTION
 - ADG STORAGE ALLOCATIONS
 - ADG STORAGE CAGE ALLOCATIONS
 - FIXED JOINERY
- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
+ RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
Room Tag with Name, Number & Area
ELEVATION REFERENCE
SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
ELEC ELECTRIC CUPBOARD
EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
FIP FIRE INDICATOR PANEL
FH FIRE HYDRANT
GC GARBAGE CHUTE
- GE GARBAGE EXHAUST
HYD HYDRAULICS METER
HL W. HIGHLIGHT WINDOW
MECH. MECHANICAL RISER
MIMC MIMIC PANEL
BO BOLLARD
- TGSI TACTILE GROUND SURFACE INDICATORS
T TANDEM PARKING
A ADAPTABLE
S SILVER
A+S ADAPTABLE + SILVER
FR FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
FH FIRE HYDRANT
STORMWATER PIT
ACU AIR CONDITIONER UNIT
- Scale 1:200
0 2m 4m 10m 20m

DA ISSUE



1 LEVEL 2 PLAN
SCALE 1 : 200

-
- The diagram illustrates the layout of a 4-bedroom unit. At the top, a red dashed line indicates the 'LINE OF BOUNDARY'. Below this, four rectangular rooms are stacked vertically, labeled '1 BEDROOM', '2 BEDROOM', '3 BEDROOM', and '4 BEDROOM'. The rooms are shaded in increasing intensity of blue from top to bottom. To the left of these rooms is a large arrow pointing left, labeled 'SLIDING DOOR DIRECTION'. Below the arrow is the letter 'S'. Further down, a hatched rectangular area is labeled 'ADG STORAGE ALLOCATIONS', and below that, a grey rectangular area is labeled 'FJ' and 'FIXED JOINERY'.

- | | |
|---|--|
|  | PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM |
|  | PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM |
|  | PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM |
|  | ROOM TAG WITH NAME, NUMBER & AREA |
|  | ELEVATION REFERENCE |
|  | SECTION REFERENCE |

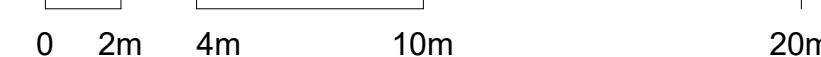
- | | |
|--------------|---|
| COMMS | COMMUNICATIONS CUPBOARD |
| ELEC | ELECTRIC CUPBOARD |
| EWIS | EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM |
| FIP | FIRE INDICATOR PANEL |
| FH | FIRE HYDRANT |
| GC | GARBAGE CHUTE |

- | | |
|--------------|------------------|
| GE | GARBAGE EXHAUST |
| HYD | HYDRAULICS METER |
| HL W. | HIGHLIGHT WINDOW |
| MECH. | MECHANICAL RISER |
| MIMC | MIMIC PANEL |
| BO | BOLLARD |

- | | |
|-------------|-----------------------------------|
| TGSI | TACTILE GROUND SURFACE INDICATORS |
| T | TANDEM PARKING |
| A | ADAPTABLE |
| S | SILVER |
| A+S | ADAPTABLE + SILVER |
| FR | FROSTED GLAZING |

- | | |
|---|----------------------------|
|  | PORTABLE FIRE EXTINGUISHER |
|  | FIRE HYDRANT |
|  | STORMWATER PIT |
| ACU | AIR CONDITIONER UNIT |

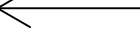
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DAISSUE



1 **LEVEL 3 PLAN**
SCALE 1 : 200

- LEGEND: PLANS**
-  LINE OF BOUNDARY
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM
-  SLIDING DOOR DIRECTION
-  S
-  ADG STORAGE ALLOCATIONS
-  ADG STORAGE CAGE ALLOCATIONS
-  FIXED JOINERY

- | | |
|---|---|
|  | PROPOSED FINISHED FLOOR
LEVEL (METRES) ABOVE DATUM |
|  | PROPOSED FINISHED SLAB
LEVEL (METRES) ABOVE DATUM |
|  | PROPOSED REDUCED SPOT
LEVEL (METRES) ABOVE DATUM |
|  | ROOM TAG WITH NAME,
NUMBER & AREA |
|  | ELEVATION REFERENCE |
|  | SECTION REFERENCE |

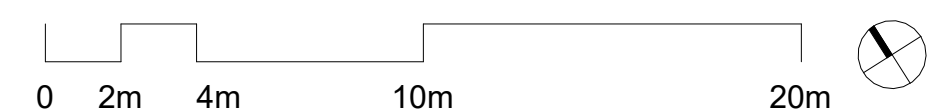
- | | |
|--------------|---|
| COMMS | COMMUNICATIONS CUPBOARD |
| ELEC | ELECTRIC CUPBOARD |
| EWIS | EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM |
| FIP | FIRE INDICATOR PANEL |
| FH | FIRE HYDRANT |
| GC | GARBAGE CHUTE |

- | | |
|--------------|------------------|
| GE | GARBAGE EXHAUST |
| HYD | HYDRAULICS METER |
| HL W. | HIGHLIGHT WINDOW |
| MECH. | MECHANICAL RISER |
| MIMC | MIMIC PANEL |
| BO | BOLLARD |

- | | |
|-------------|-----------------------------------|
| TGSI | TACTILE GROUND SURFACE INDICATORS |
| T | TANDEM PARKING |
| A | ADAPTABLE |
| S | SILVER |
| A+S | ADAPTABLE + SILVER |
| FR | FROSTED GLAZING |

- | | |
|---|----------------------------|
|  | PORTABLE FIRE EXTINGUISHER |
|  | FIRE HYDRANT |
|  | STORMWATER PIT |
| ACU | AIR CONDITIONER UNIT |

Scale 1:200



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COX

Client **URBAN**
PROPERTY

Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

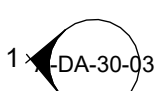
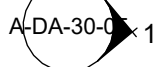
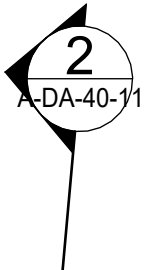
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Co-ordinated:	Drawn:
Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-DA-21-04 3

DA ISSUE



1 LEVEL 4 PLAN

SCALE 1 : 200

LEGEND: PLANS

- LINE OF BOUNDARY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- SLIDING DOOR DIRECTION
- ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FIXED JOINERY

- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- Room Tag with Name, Number & Area
- ELEVATION REFERENCE
- SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
- ELEC ELECTRIC CUPBOARD
- EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
- FIP FIRE INDICATOR PANEL
- FH FIRE HYDRANT
- GC GARBAGE CHUTE

- GE GARBAGE EXHAUST
- HYD HYDRAULICS METER
- HL W. HIGHLIGHT WINDOW
- MECH. MECHANICAL RISER
- MIMC MIMIC PANEL
- BO BOLLARD

- TGSI TACTILE GROUND SURFACE INDICATORS
- T TANDEM PARKING
- A ADAPTABLE
- S SILVER
- A+S ADAPTABLE + SILVER
- FR FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
- FH FIRE HYDRANT
- STORMWATER PIT
- ACU AIR CONDITIONER UNIT

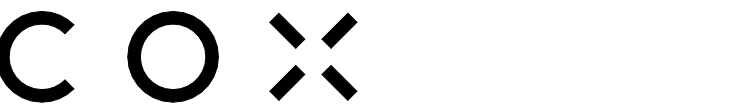
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0 2m 4m 10m 20m



Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Client **URBAN**
PROPERTY

Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title LEVEL 5 PLAN

Document Control Status:
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Co-ordinated:	Drawn:
Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-DA-21-05 3

1 LEVEL 5 PLAN

SCALE 1 : 200

LEGEND: PLANS

- LINE OF BOUNDARY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- SLIDING DOOR DIRECTION
- ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FIXED JOINERY

- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- Room Tag with Name, Number & Area
- ELEVATION REFERENCE
- SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
- ELEC ELECTRIC CUPBOARD
- EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
- FIP FIRE INDICATOR PANEL
- FH FIRE HYDRANT
- GC GARBAGE CHUTE

- GE GARBAGE EXHAUST
- HYD HYDRAULICS METER
- HL W. HIGHLIGHT WINDOW
- MECH. MECHANICAL RISER
- MIMC MIMIC PANEL
- BO BOLLARD

- TGSI TACTILE GROUND SURFACE INDICATORS
- T TANDEM PARKING
- A ADAPTABLE
- S SILVER
- A+S ADAPTABLE + SILVER
- FR FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
- FH FIRE HYDRANT
- STORMWATER PIT
- ACU AIR CONDITIONER UNIT

Scale 1:200

0 2m 4m 10m 20m

DA ISSUE

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Client **URBAN**
PROPERTY

Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title LEVEL 6 PLAN

Document Control Status:
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-21-06	Revision:	3

PLOT STAMP DATE: 2025/02/04 11:04:57 AM

1 LEVEL 6 PLAN
SCALE 1:200

LEGEND: PLANS

- LINE OF BOUNDARY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- SLIDING DOOR DIRECTION
- ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FIXED JOINERY

- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- Room Tag with Name, Number & Area
- ELEVATION REFERENCE
- SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
- ELEC ELECTRIC CUPBOARD
- EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
- FIP FIRE INDICATOR PANEL
- FH FIRE HYDRANT
- GC GARBAGE CHUTE

- GE GARBAGE EXHAUST
- HYD HYDRAULICS METER
- HL W. HIGHLIGHT WINDOW
- MECH. MECHANICAL RISER
- MIMC MIMIC PANEL
- BO BOLLARD

- TGSI TACTILE GROUND SURFACE INDICATORS
- T TANDEM PARKING
- A ADAPTABLE
- S SILVER
- A+S ADAPTABLE + SILVER
- FR FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
- FH FIRE HYDRANT
- STORMWATER PIT
- ACU AIR CONDITIONER UNIT

Scale 1:200

0 2m 4m 10m 20m

DA ISSUE

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
LEVEL 7 PLAN

Document Control Status:
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-21-07	Revision:	3

PLOT STAMP DATE: 20250204 11:05:10 AM

1 LEVEL 7 PLAN

SCALE 1:200

LEGEND: PLANS

- LINE OF BOUNDARY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- SLIDING DOOR DIRECTION
- ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FIXED JOINERY

- FFL X.XXX
- FSL X.XXX
- RL X.XXX
- Room Tag with Name, Number & Area
- ELEVATION REFERENCE
- SECTION REFERENCE

- COMMS COMMUNICATIONS CUPBOARD
- ELEC ELECTRIC CUPBOARD
- EWIS EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
- FIP FIRE INDICATOR PANEL
- FH FIRE HYDRANT
- GC GARBAGE CHUTE

- GE GARBAGE EXHAUST
- HYD HYDRAULICS METER
- HL W. HIGHLIGHT WINDOW
- MECH. MECHANICAL RISER
- MIMC MIMIC PANEL
- BO BOLLARD

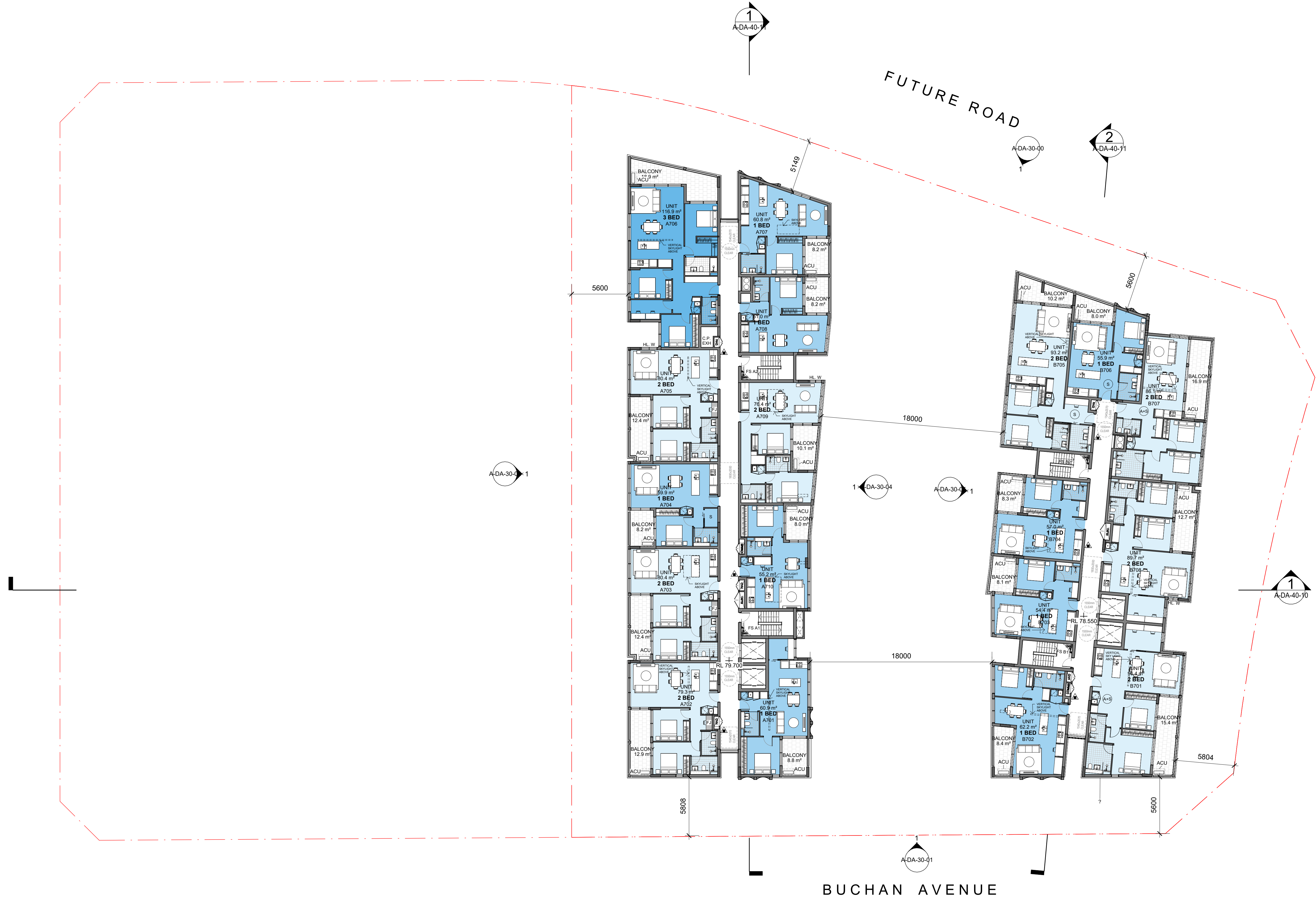
- TGSI TACTILE GROUND SURFACE INDICATORS
- T TANDEM PARKING
- A ADAPTABLE
- S SILVER
- A+S ADAPTABLE + SILVER
- FR FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
- FH FIRE HYDRANT
- STORMWATER PIT
- ACU AIR CONDITIONER UNIT

Scale 1:200

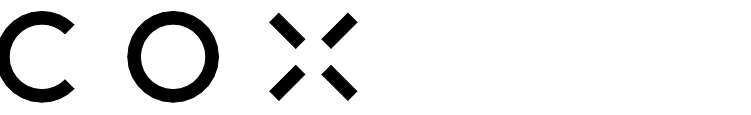
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DA ISSUE



Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ROOF PLAN

Document Control Status:
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	Drawn:
	CR
Project Architect:	Scale:
	As indicated @ A1
Project Director:	Date:
	18/04/2024
Drawing Number:	Revision:
A-DA-21-08	3

1 ROOF PLAN
SCALE 1 : 200

LEGEND: PLANS

- LINE OF BOUNDARY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- SLIDING DOOR DIRECTION
- S

ADG STORAGE ALLOCATIONS
- FJ

ADG STORAGE CAGE ALLOCATIONS
- FJ

FIXED JOINERY

- FFL X.XXX

PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX

PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- + RL X.XXX

PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- Name
150 SF
Space/Unit Type
101

ROOM TAG WITH NAME, NUMBER & AREA
- 101

ELEVATION REFERENCE
- X

SECTION REFERENCE

- COMMS

COMMUNICATIONS CUPBOARD
- ELEC

ELECTRIC CUPBOARD
- EWIS

EMERGENCY WARNING & INTERCOMMUNICATION SYSTEM
- FIP

FIRE INDICATOR PANEL
- FH

FIRE HYDRANT
- GC

GARBAGE CHUTE

- GE

GARBAGE EXHAUST
- HYD

HYDRAULICS METER
- HL W.

HIGHLIGHT WINDOW
- MECH.

MECHANICAL RISER
- MIMC

MIMIC PANEL
- BO

BOLLARD

- TGSI

TACTILE GROUND SURFACE INDICATORS
- T

TANDEM PARKING
- A

ADAPTABLE
- S

SILVER
- A+S

ADAPTABLE + SILVER
- FR

FROSTED GLAZING

- PORTABLE FIRE EXTINGUISHER
- FH

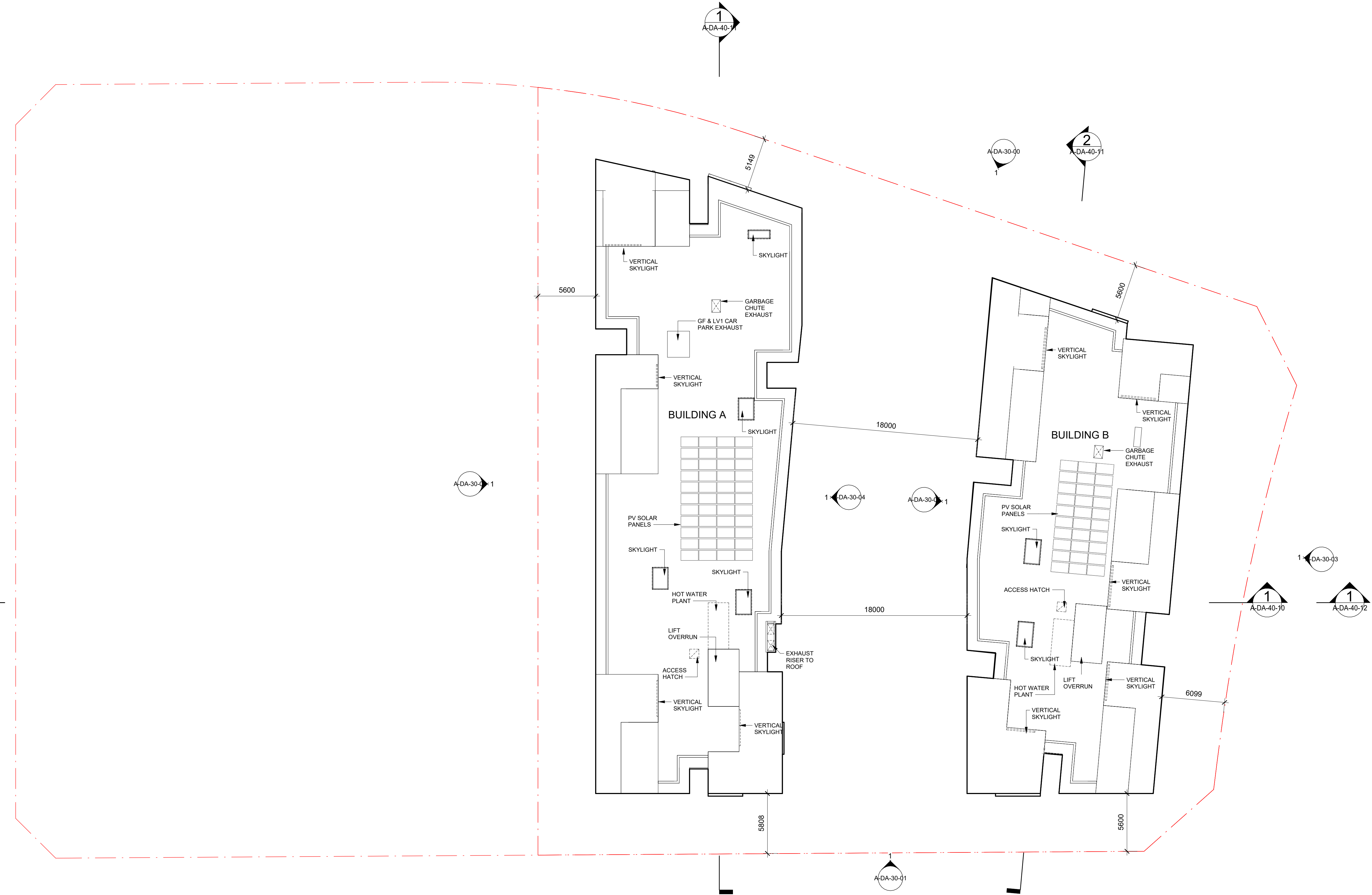
FIRE HYDRANT
- STORMWATER PIT
- ACU

AIR CONDITIONER UNIT

Scale 1:200

0 2m 4m 10m 20m

DA ISSUE





COX

Project No. 221123.02

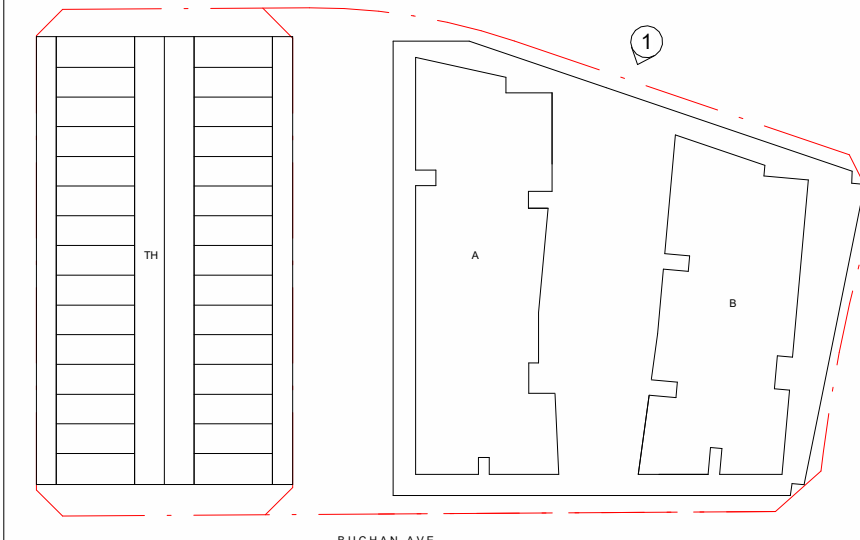
Drawing Title

TYPICAL TOWNHOUSE PLANS

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:		Revision:	

DAISSUE

0 1m 2m 5m 10m



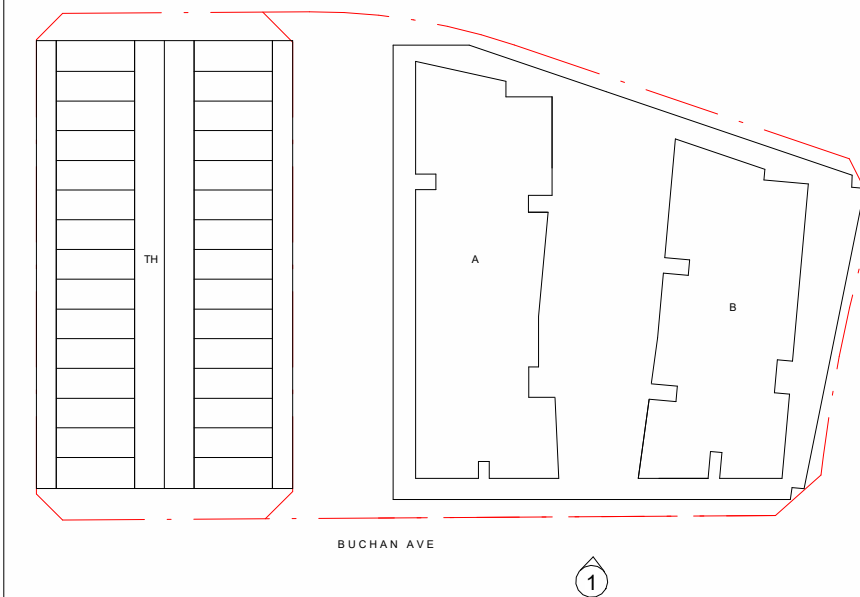
C O X

GL01 CLEAR GLASS WINDOW	GL02 CLEAR GLASS LOUVRE OPERABLE	BAL1 BALUSTRADE - ALUMINIUM PALISADE (DARK GREY)	BAL2 FENCES - ALUMINIUM PALISADE (DARK GREY)	BRK1 FACE BRICKS (RED)	BRK2 FACE BRICKS (BRONZE)	BRK3 FACE BRICKS (DARK BROWN)	BRK4 FACE BRICK (WHITE)	BRK5 BRICK SCREEN - BREEZE BLOCK (LINEAR - WHITE)	P01 EXTERIOR WHITE PAINT	PT01 WINDOW/DOOR FRAMES (BLACK FINISH)

Scale 1:200

0 2m 4m 10m 20m

Co-ordinated:	CR	Drawn:	CF
Project Architect:	CR	Scale:	1 : 200 @ A
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-30-00		3



C O X

GL01 CLEAR GLASS WINDOW	GL02 CLEAR GLASS LOUVRE OPERABLE	BAL1 BALUSTRADE - ALUMINIUM PALISADE (DARK GREY)	BAL2 FENCES - ALUMINIUM PALISADE (DARK GREY)	BRK1 FACE BRICKS (RED)	BRK2 FACE BRICKS (BRONZE)	BRK3 FACE BRICKS (DARK BROWN)	BRK4 FACE BRICK (WHITE)	BRK5 BRICK SCREEN - BREEZE BLOCK (LINEAR - WHITE)	P01 EXTERIOR WHITE PAINT	PT01 WINDOW/DOOR FRAMES (BLACK FINISH)	
FCF1 FIBRE CEMENT CLADDING (BLACK - FLAT)	FCF2 FIBRE CEMENT CLADDING (WHITE - LINEAR)	FCF3 FIBRE CEMENT CLADDING (WHITE - FLAT)	COF1 EXPRESSED CONCRETE SLABS (OFF FORM CONCRETE)	COF2 EXPRESSED CONCRETE COLUMNS (OFF FORM CONCRETE)	COF3 EXPRESSED OFF FORM CONCRETE	COF4 CONCRETE BALUSTRADE (OFF FORM CONCRETE)	COF5 CONCAVE EXPRESSED CONCRETE WALL	MCL1 3mm SOLID ALUMINIUM WINDOW PANEL (WHITE)	RSD1 GARAGE DOOR - ALUMINIUM PERFORATED (DARK GREY)	LVR1 ALUMINIUM LOUVER PANELS (DARK GREY)	MS01 METAL SCREEN (BLACK)

DAISSUE

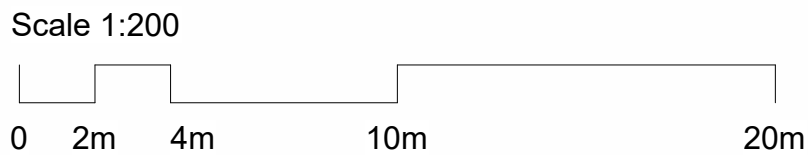
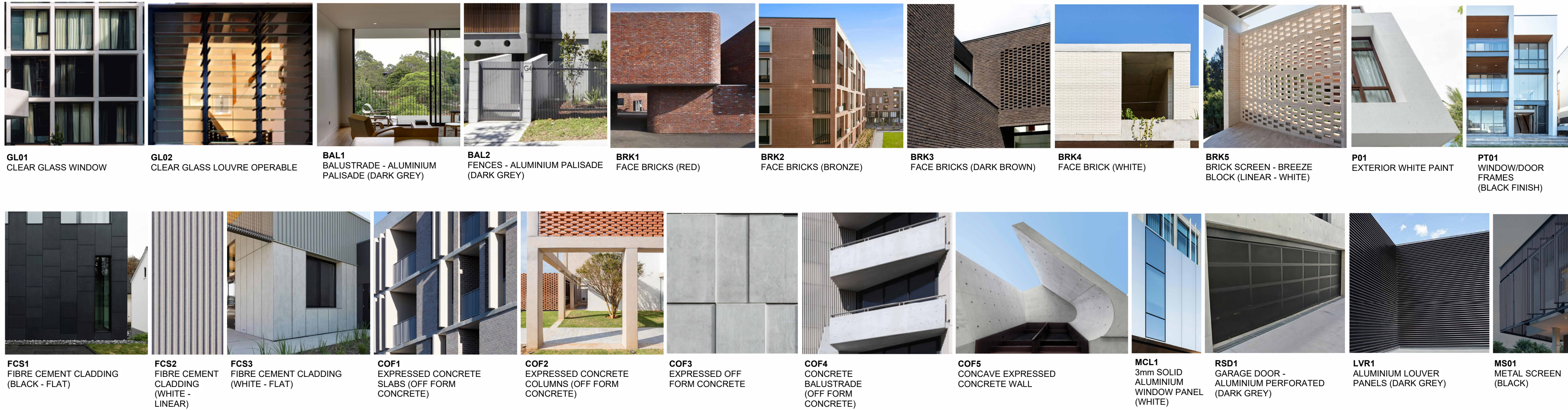
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Project Architect:	CR
Project Director:	RJ
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Drawn:	CF
Scale:	1 : 200 @ A
Date:	18/04/2024
Revision:	

NOT CATALOGED. 03050004 44-6004 AM

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024



1 WEST ELEVATION TOWER A
SCALE 1 : 200



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Client **URBAN**
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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title ELEVATION WEST TOWER A

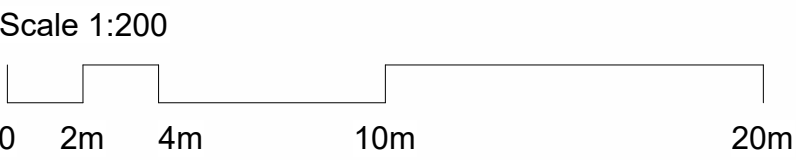
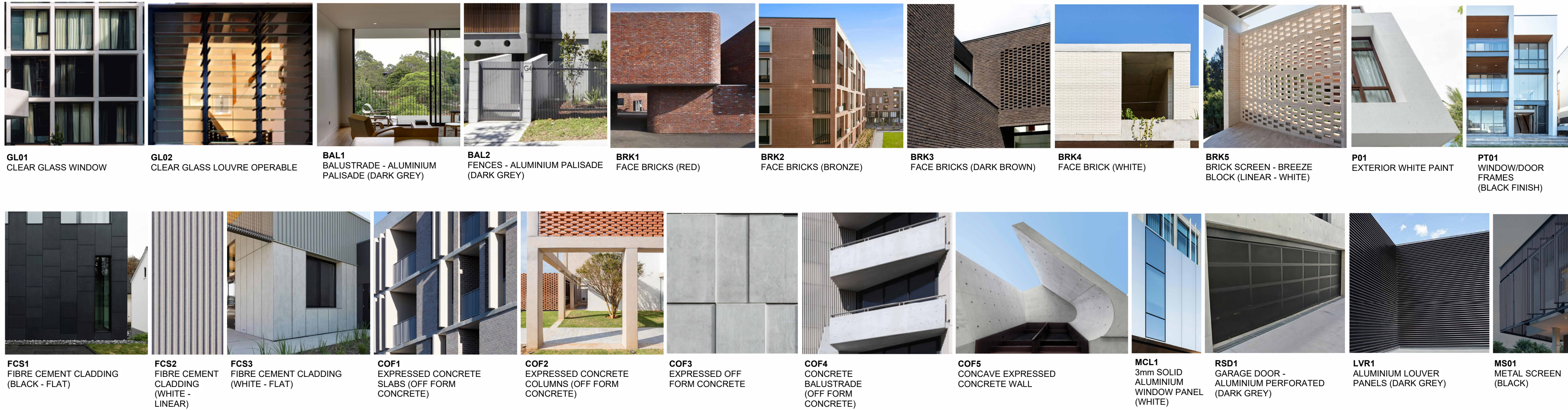
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D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-30-02	Revision:	3

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024



1 EAST ELEVATION TOWER B
SCALE 1 : 200



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Project No.

221123.02

Project

EDMONDSON PARK SITE 4-B

Buchan Avenue, Edmondson Park

Drawing Title

ELEVATION EAST TOWER B

Document Control Status:

D.A. ISSUE

NOT FOR CONSTRUCTION

Co-ordinated:

CR

Project Architect:

CR

Project Director:

RJ

Drawing Number:

A-DA-30-03

Drawn:

CR

Scale:

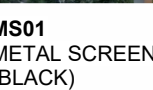
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Date:

18/04/2024

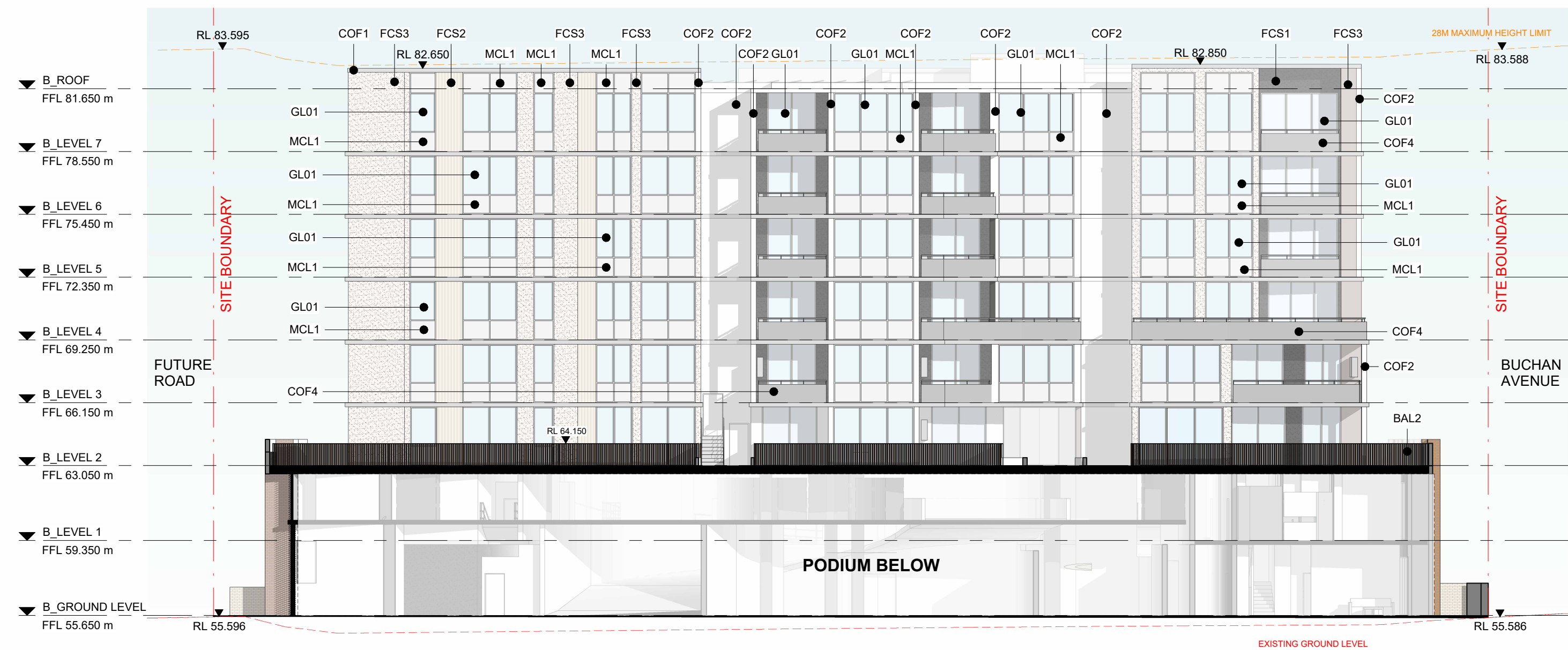
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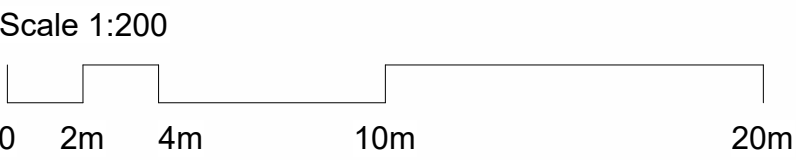
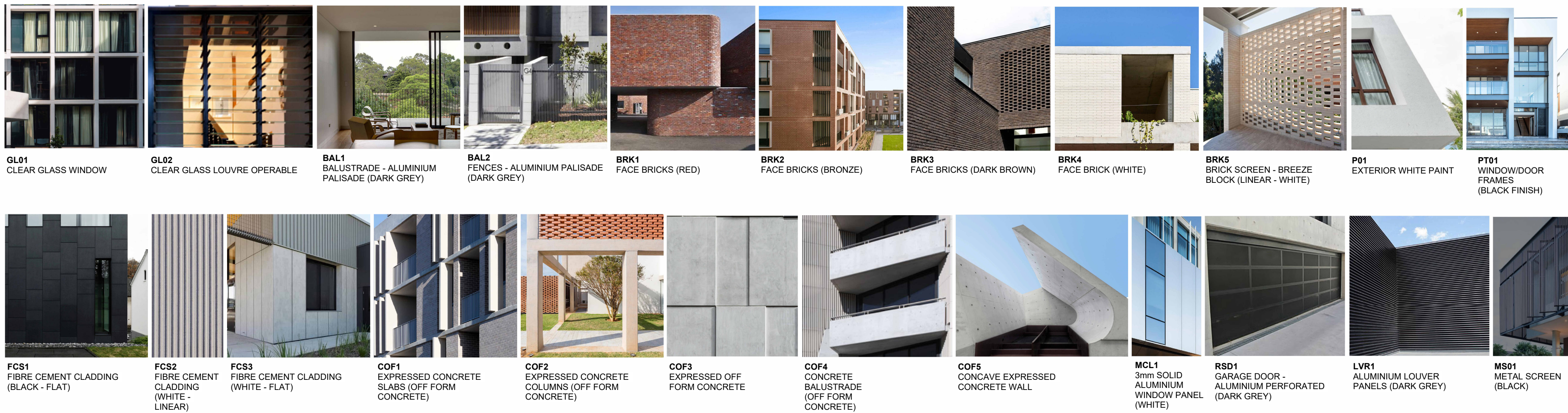


A step function graph on a horizontal axis from 0 to 20m. The function is 0 from 0 to 2m, 1 from 2m to 4m, 0 from 4m to 10m, and 1 from 10m to 20m.

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024



1 WEST ELEVATION TOWER B
SCALE 1 : 200



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Client **URBAN**
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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title ELEVATION WEST TOWER B

Document Control Status:
**D.A. ISSUE
NOT FOR CONSTRUCTION**

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-30-05	Revision:	3



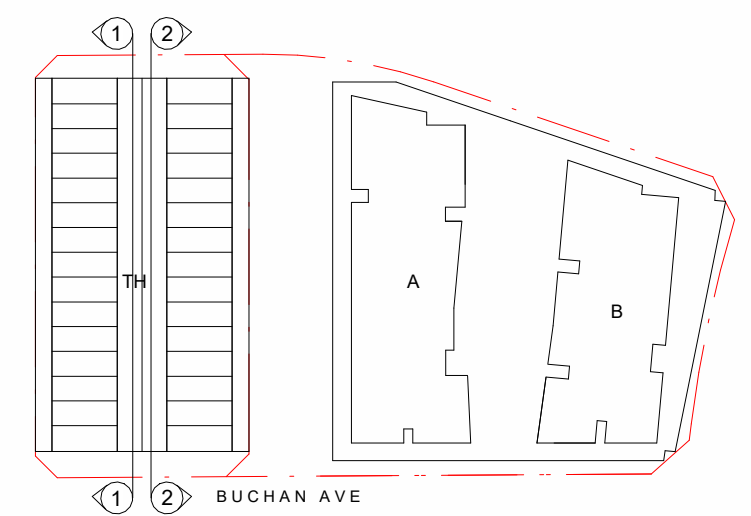
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1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024



1 ELEVATION E (Section through Basement)
SCALE 1 : 200



2 ELEVATION W (Section through Basement)
SCALE 1 : 200



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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B

Buchan Avenue, Edmondson Park

Drawing Title ELEVATION EAST & WEST
TOWNHOUSES REAR

Document Control Status:

D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated: CR Drawn: CR

Project Architect: CR Scale: As indicated @ A1

Project Director: RJ Date: 18/04/2024

Drawing Number: A-DA-30-07 Revision: 3

DA ISSUE

Scale 1:200
0 2m 4m 10m 20m

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

LEGEND: TOWNHOUSE MATERIAL FINISHES

AWN	METAL AWNING
BAL1	BLACK PALISADE BALUSTRADE
BRK1	BRICKWORK DARK STRETCHER BOND
BRK2	BRICKWORK LIGHT STRETCHER BOND
CONC	CONCRETE CLASS 1 FINISH (TO STRUCTURAL ENG. DETAILS)
GL1	CLEAR GLAZING
MC1	METAL CLADDING BLACK
MC2	METAL CLADDING BRONZE
MC3	PFC CHANNEL BLACK
MS1	METAL SCREEN BLACK
PG	CANOPY WITH METAL STRUCTURE
PT	BLACK PAINT FINISH TO WINDOW AND DOOR FRAMES

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URBAN
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Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

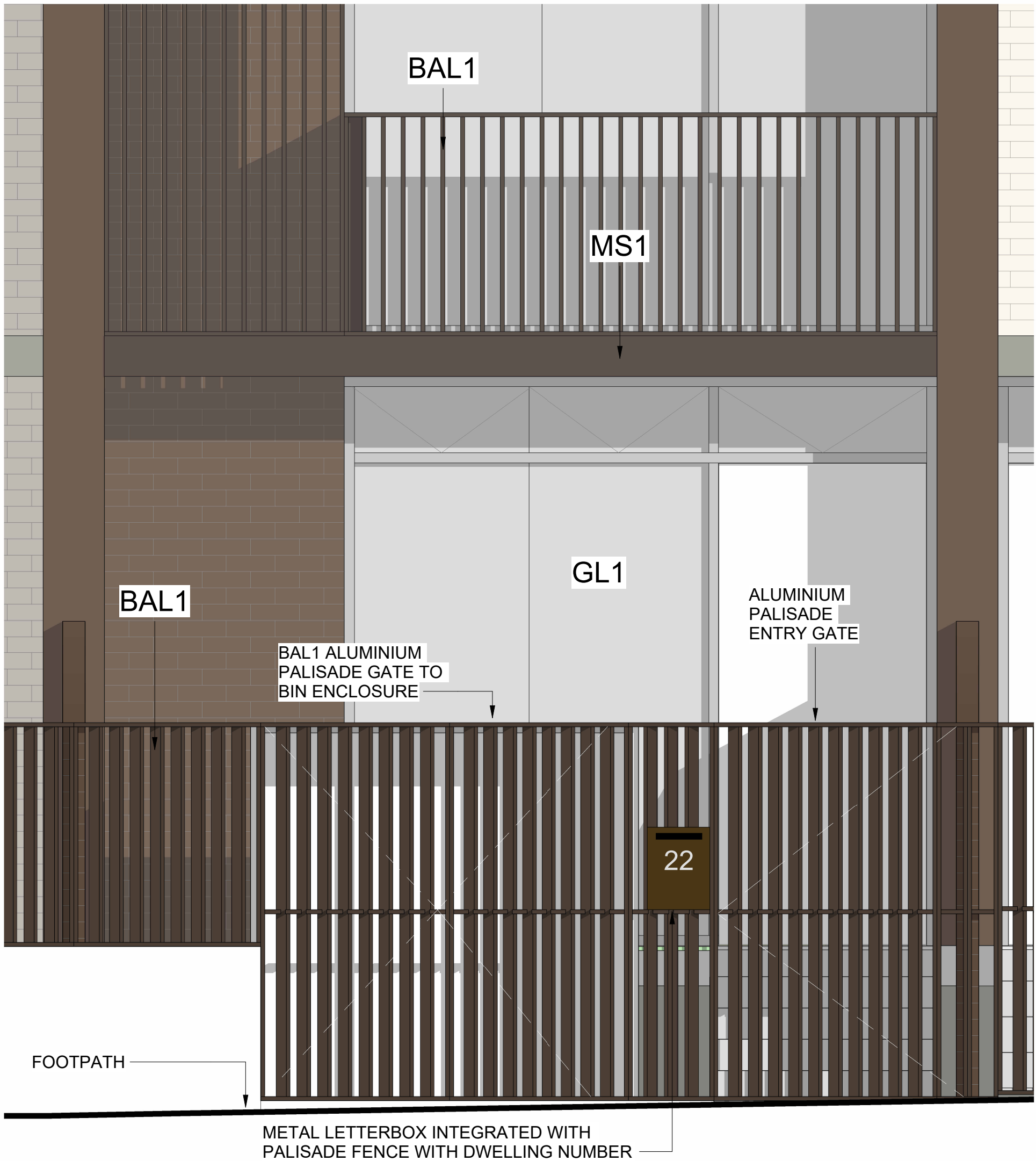
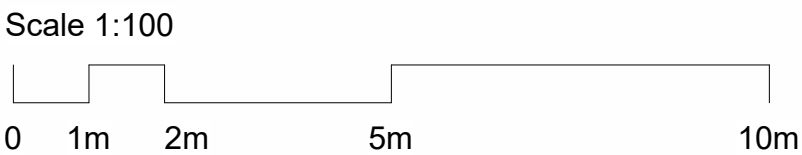
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ELEVATION TOWNHOUSE TYPES -
SHEET 1

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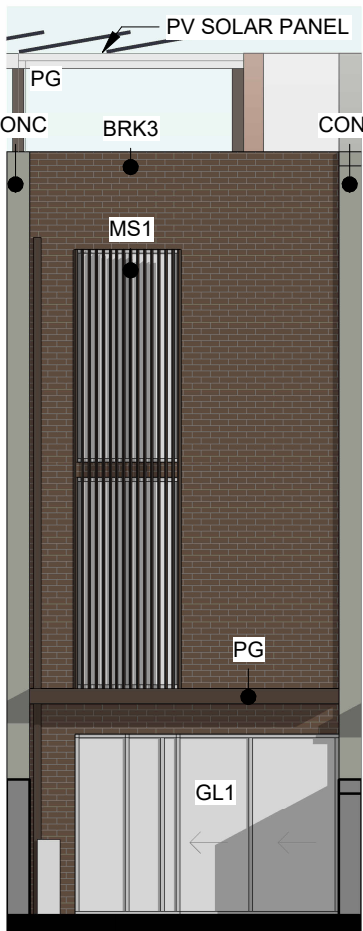
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Co-ordinated:	CR	Drawn:	CR
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Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-30-08	Revision:	3

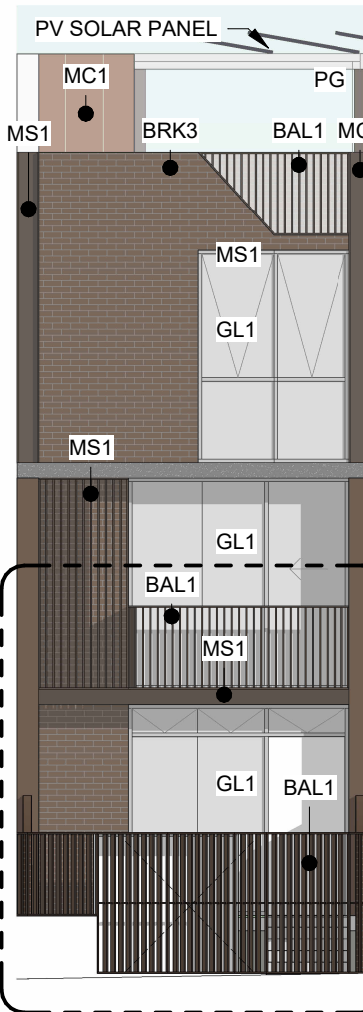
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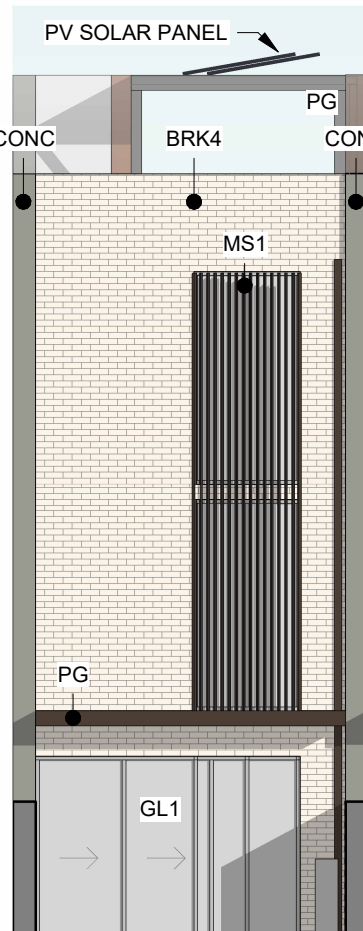
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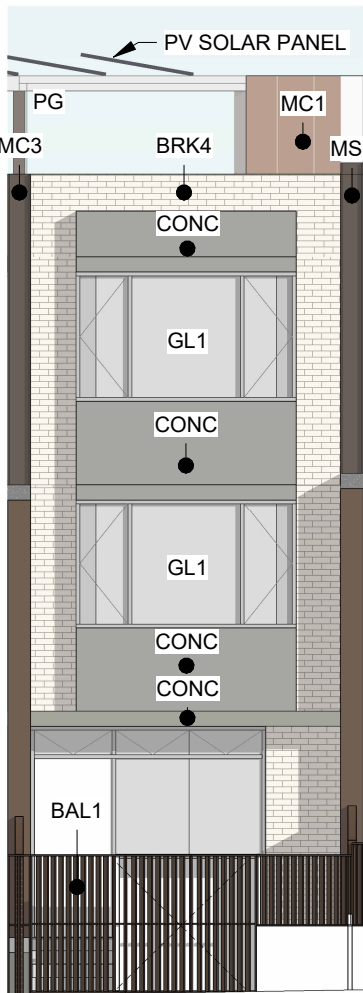
4 FAÇADE TYPE 2 REAR
SCALE 1 : 100



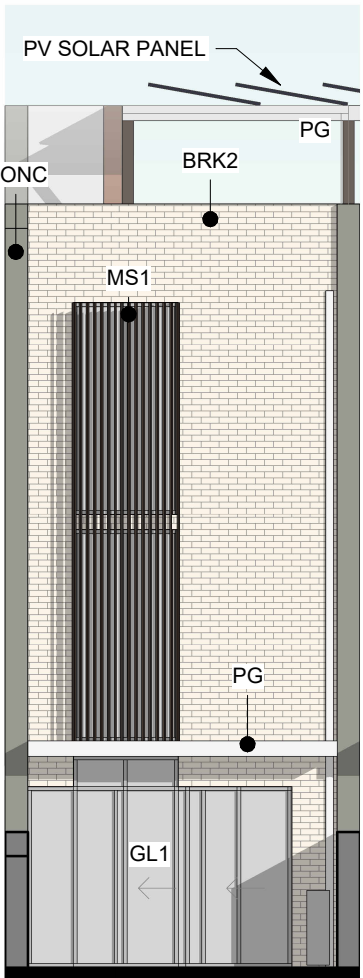
3 FAÇADE TYPE 2 FRONT
SCALE 1 : 100



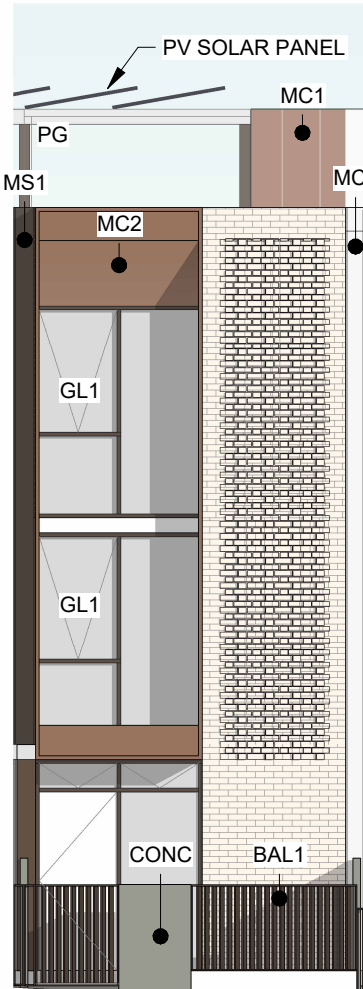
2 FAÇADE TYPE 1 REAR
SCALE 1 : 100



1 FAÇADE TYPE 1 FRONT
SCALE 1 : 100



8 FAÇADE TYPE 4 REAR
SCALE 1 : 100



7 FAÇADE TYPE 4 FRONT
SCALE 1 : 100



6 FAÇADE TYPE 3 REAR
SCALE 1 : 100



5 FAÇADE TYPE 3 FRONT
SCALE 1 : 100



Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

LEGEND: TOWNHOUSE MATERIAL FINISHES

AWN	METAL AWNING
BAL1	BLACK PALISADE BALUSTRADE
BRK1	BRICKWORK DARK STRETCHER BOND
BRK2	BRICKWORK LIGHT STRETCHER BOND
CONC	CONCRETE CLASS 1 FINISH (TO STRUCTURAL ENG. DETAILS)
GL1	CLEAR GLAZING
MC1	METAL CLADDING BLACK
MC2	METAL CLADDING BRONZE
MC3	PFC CHANNEL BLACK
MS1	METAL SCREEN BLACK
PG	CANOPY WITH METAL STRUCTURE
PT	BLACK PAINT FINISH TO WINDOW AND DOOR FRAMES

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Client
URBAN
PROPERTY

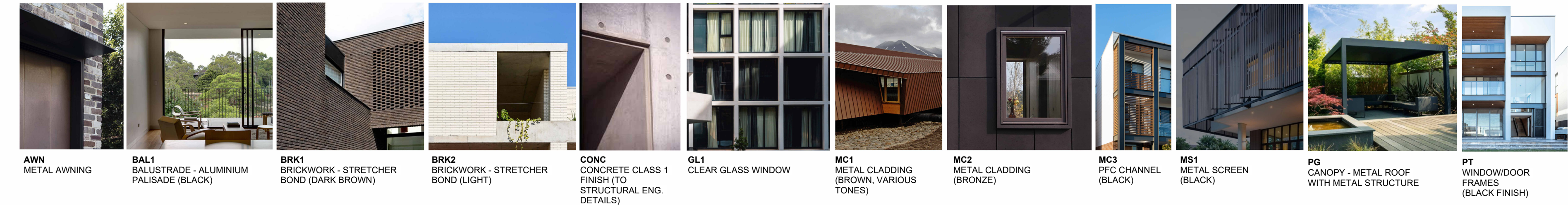
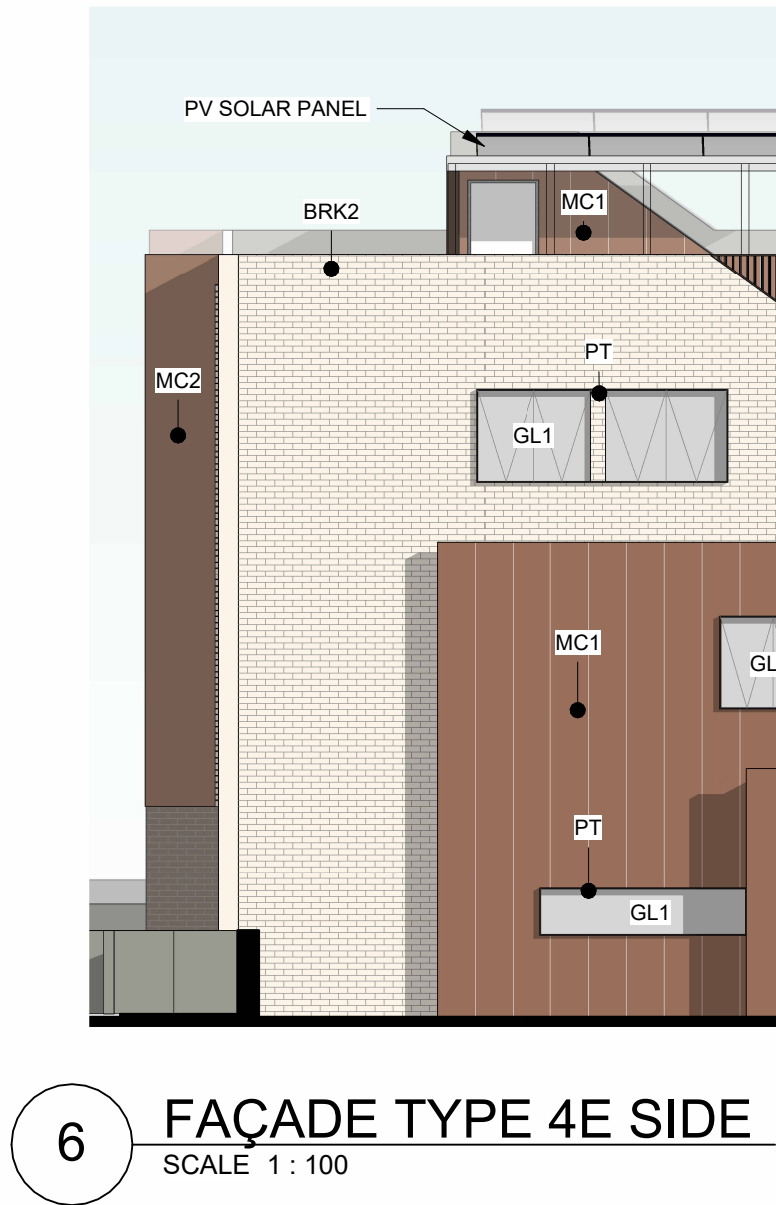
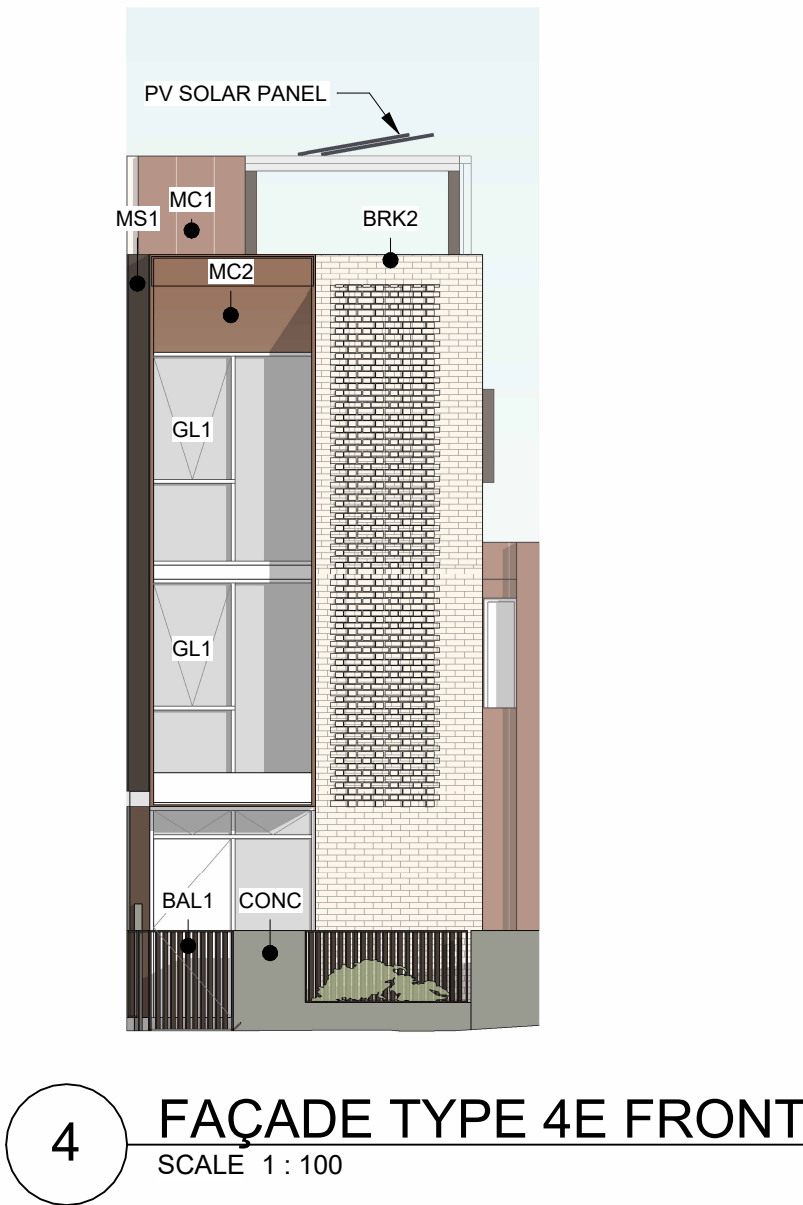
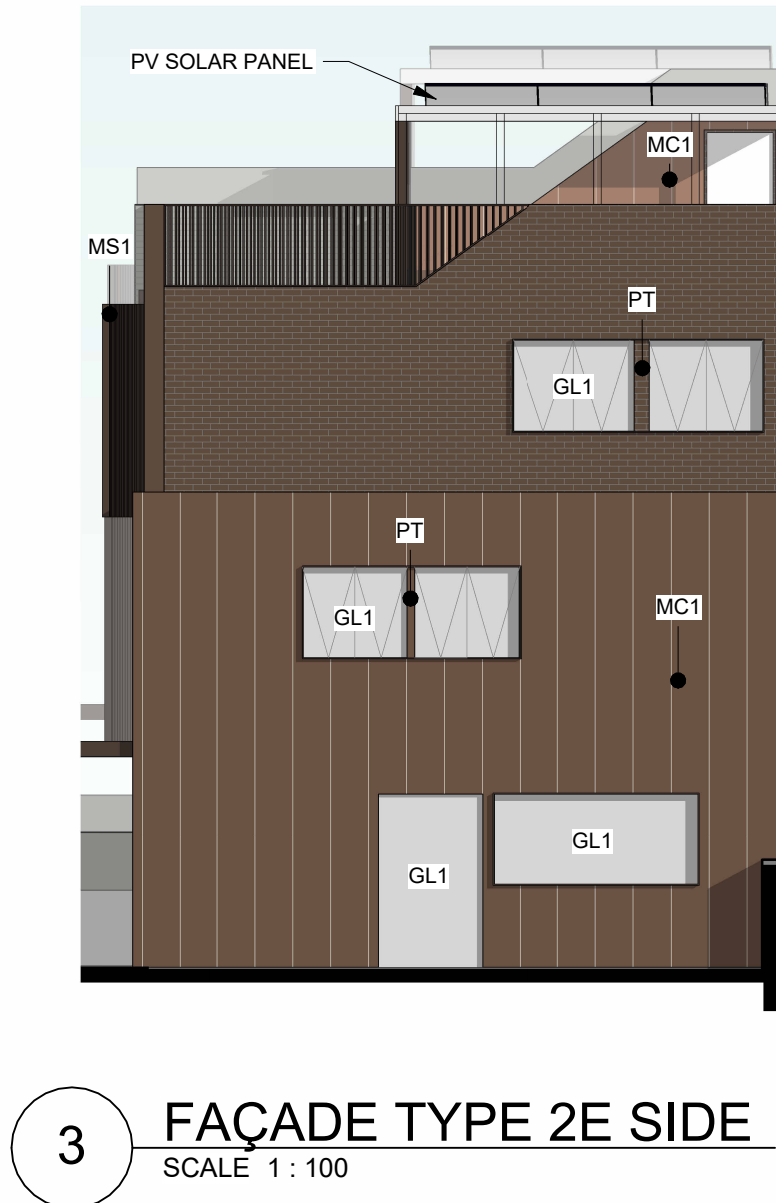
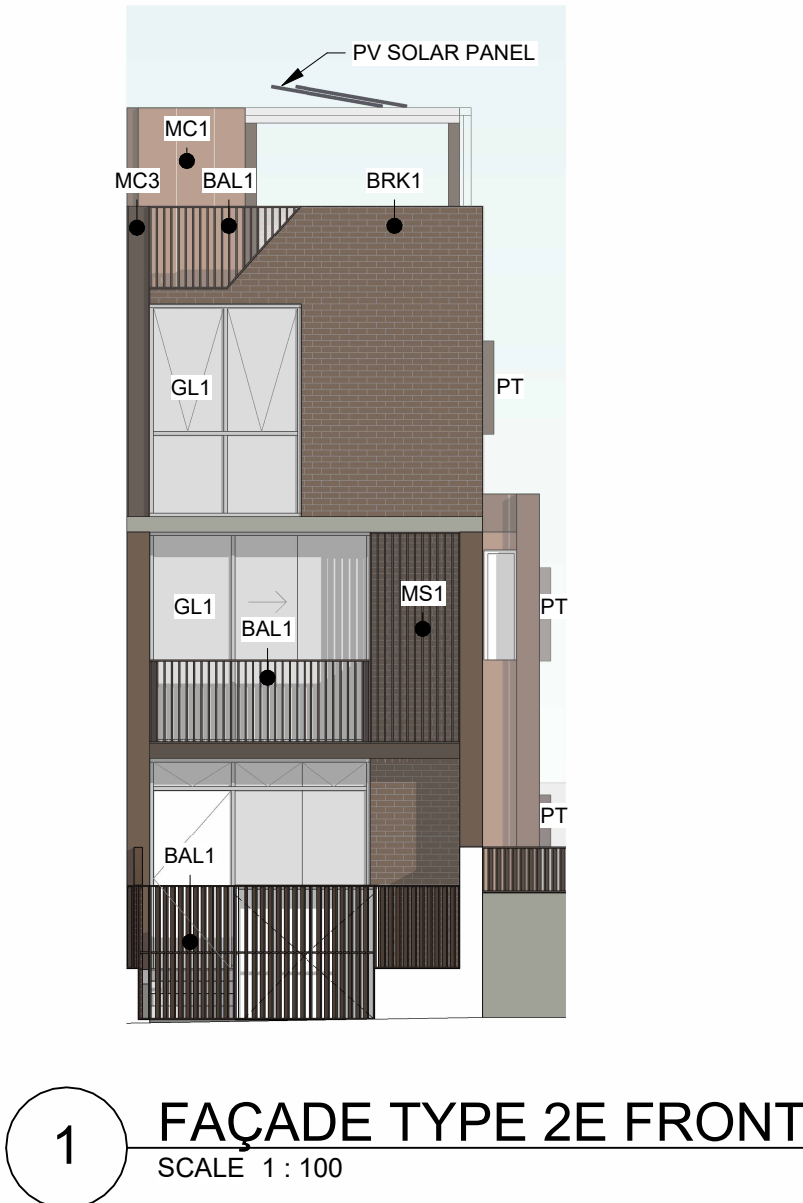
Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ELEVATION TOWNHOUSE TYPES -
SHEET 2

Document Control Status:
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NOT FOR CONSTRUCTION

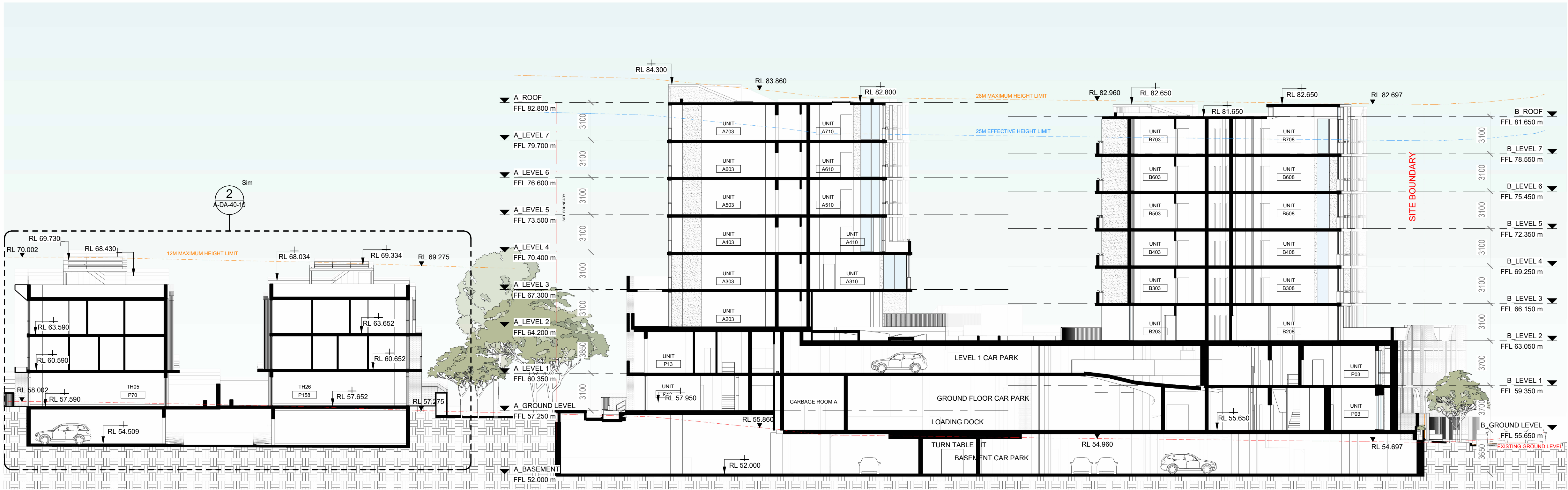
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Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-30-09	Revision:	3



Scale 1:100
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DA ISSUE

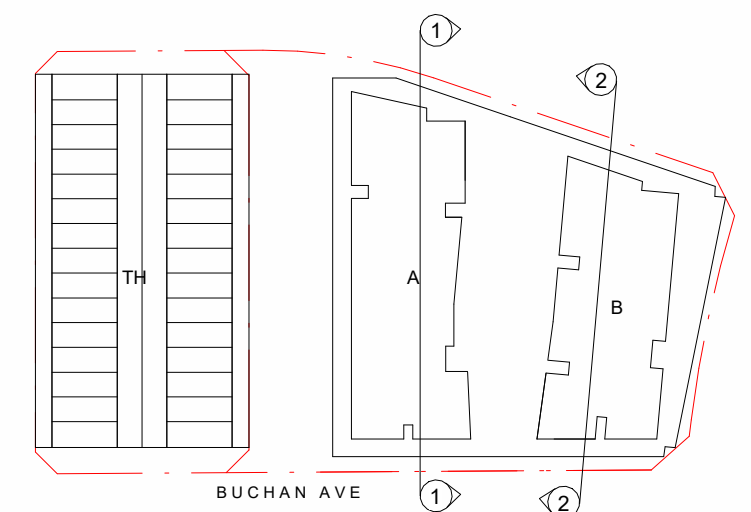
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1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024



Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

FUTURE ROAD, FOOTPATH AND LANDSCAPING TO CIVIL ENGINEER'S AND LANDSCAPE ARCHITECT'S DESIGN
RL TBC - SUBJECT TO CIVIL DESIGN

EXISTING GROUND LEVEL



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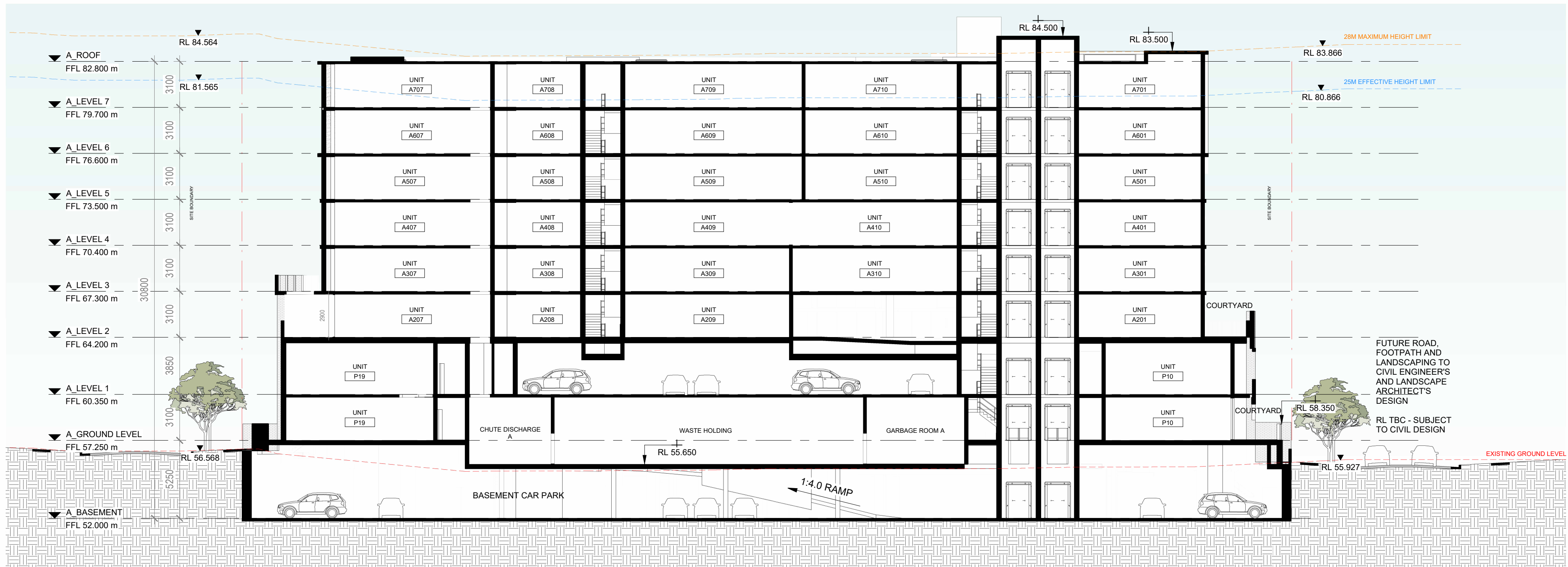
Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
SECTIONS - SHEET 2

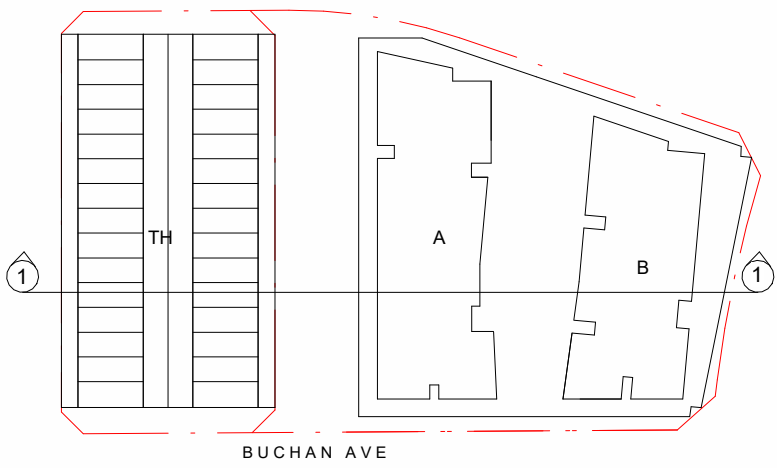
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D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-40-11	Revision:	3

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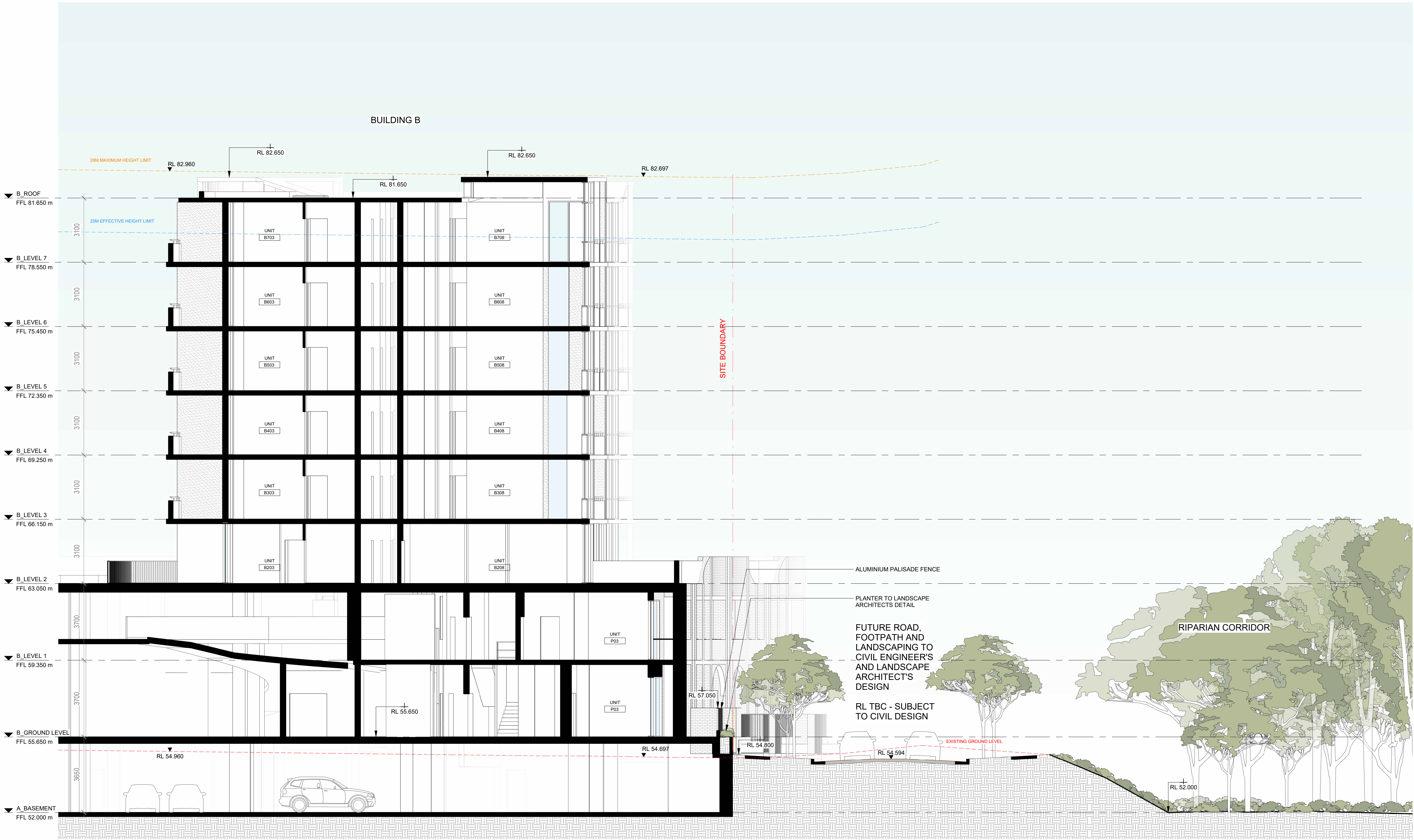
Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title SECTIONS - SHEET 3

Document Control Status:
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	Checker	Drawn:	Author
Project Architect:	Designer	Scale:	As indicated @ A1
Project Director:	Approver	Date:	18/04/2024
Drawing Number:	A-DA-40-12		Revision:

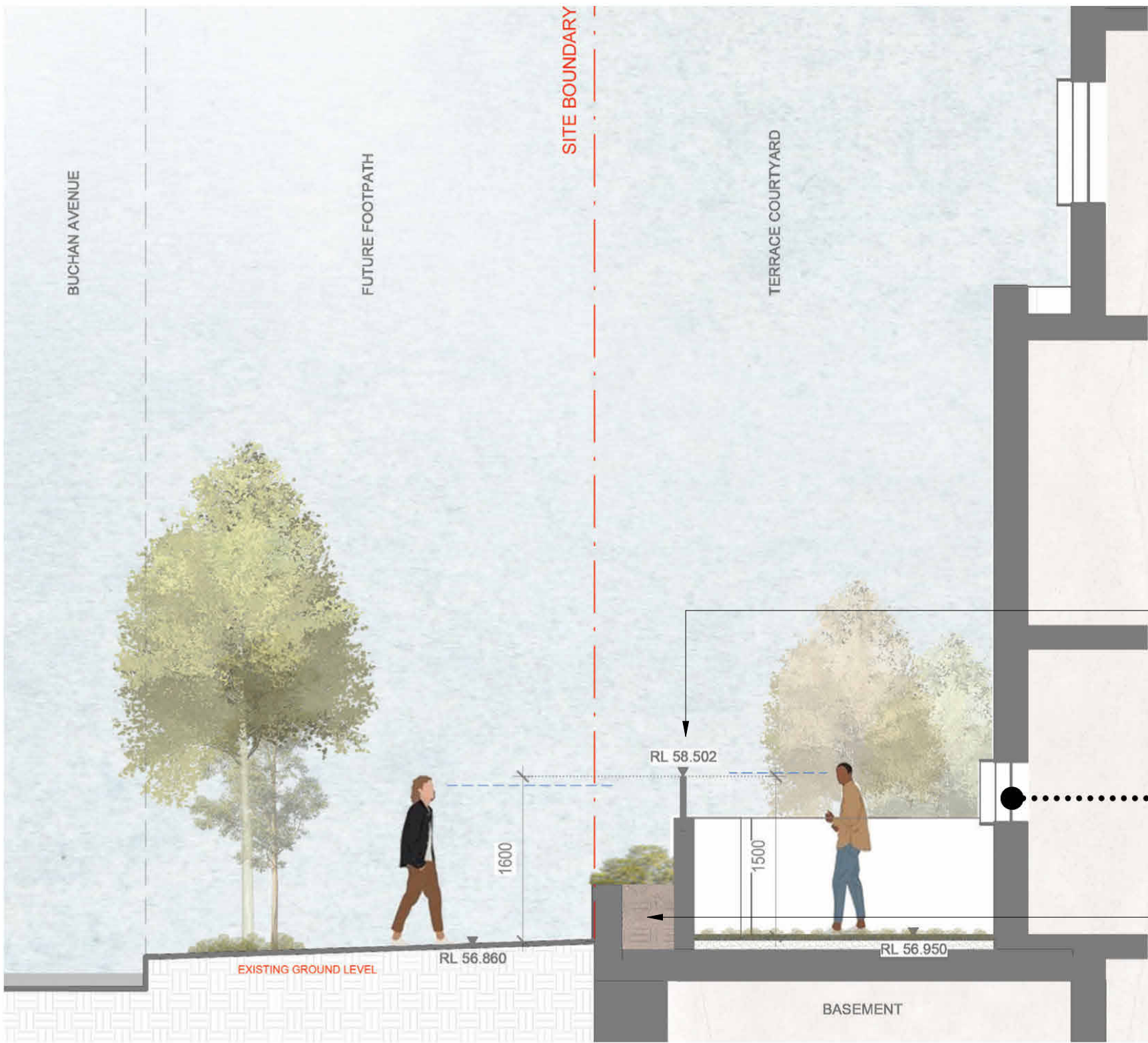
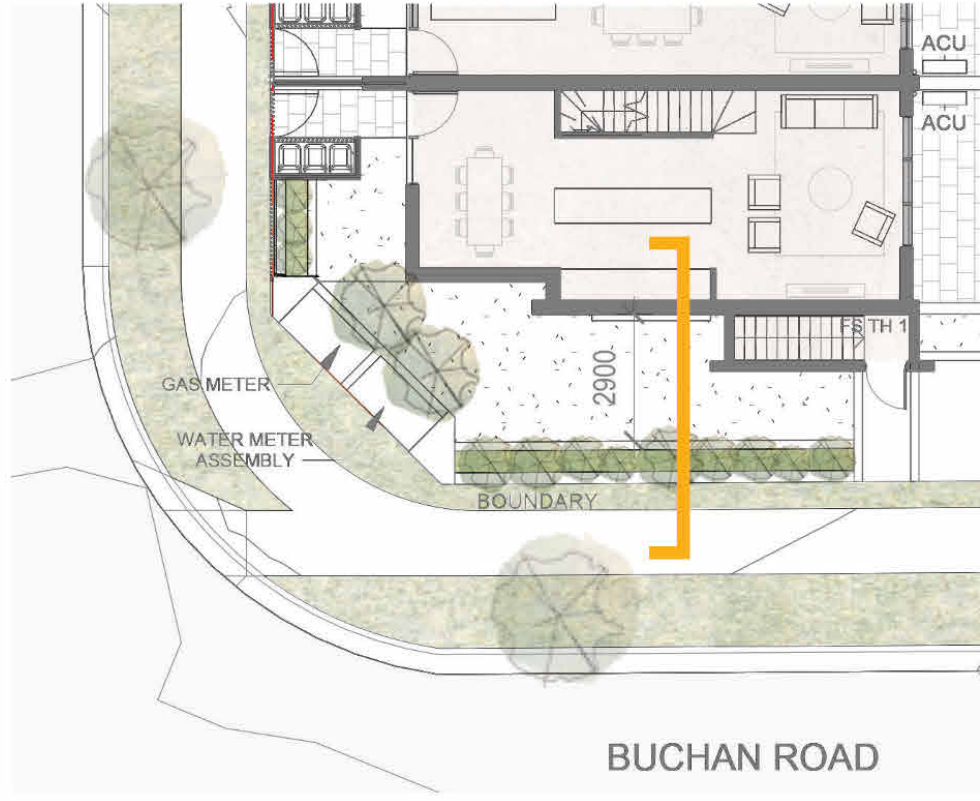
DA ISSUE



1 SECTION E-W 4B - Riparian Corridor
SCALE 1 : 100

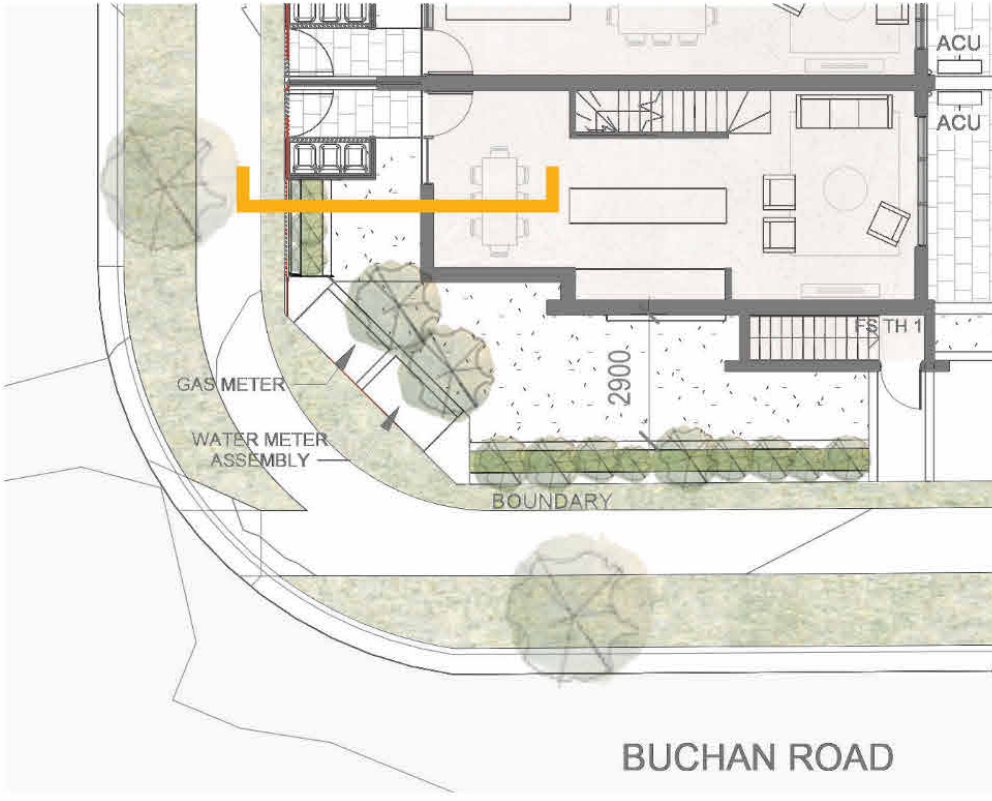
Noise Impact & Privacy

Interface Scenario A
Applied to Sections 1, 3 & 7

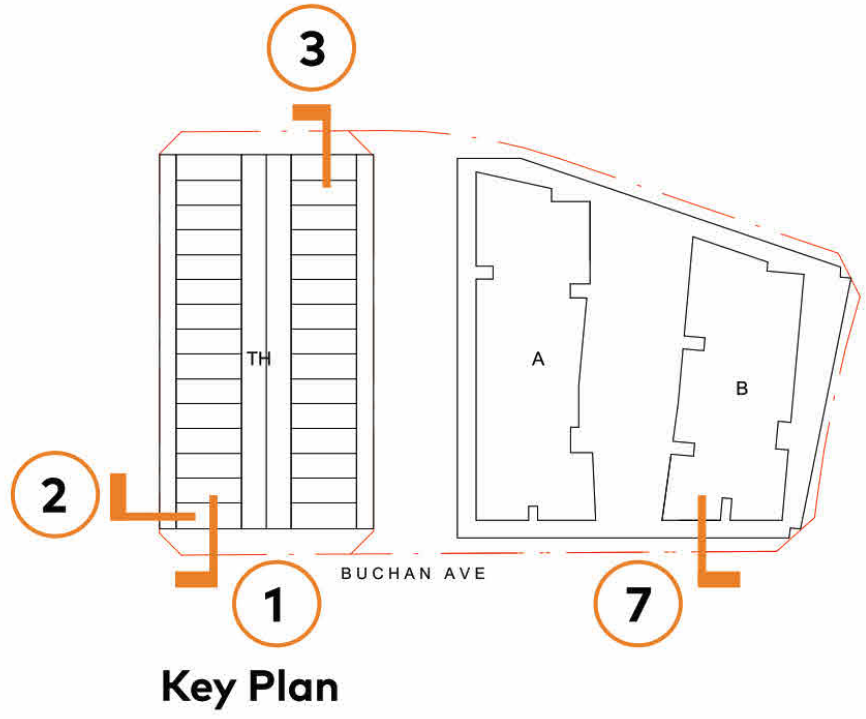


SECTION 1:50

Interface Scenario B
Applied to Section 2

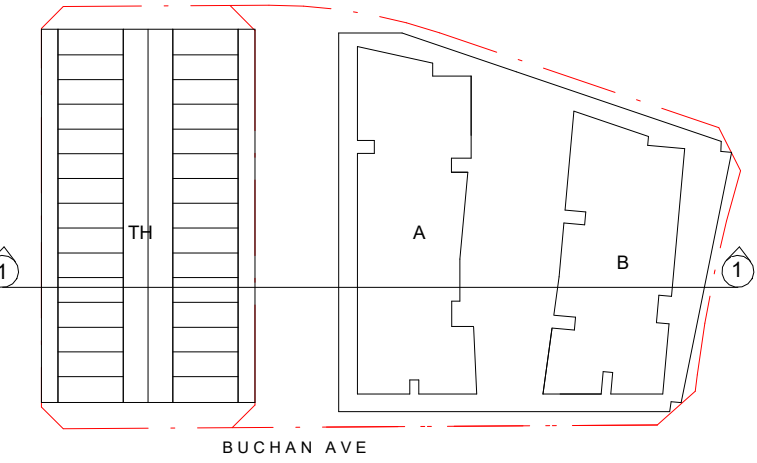


SECTION 1:50

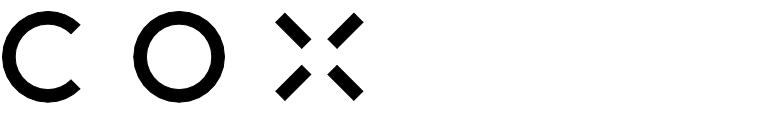


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Drawing Title
INTERFACE SECTIONS - SHEET 4

Document Control Status:

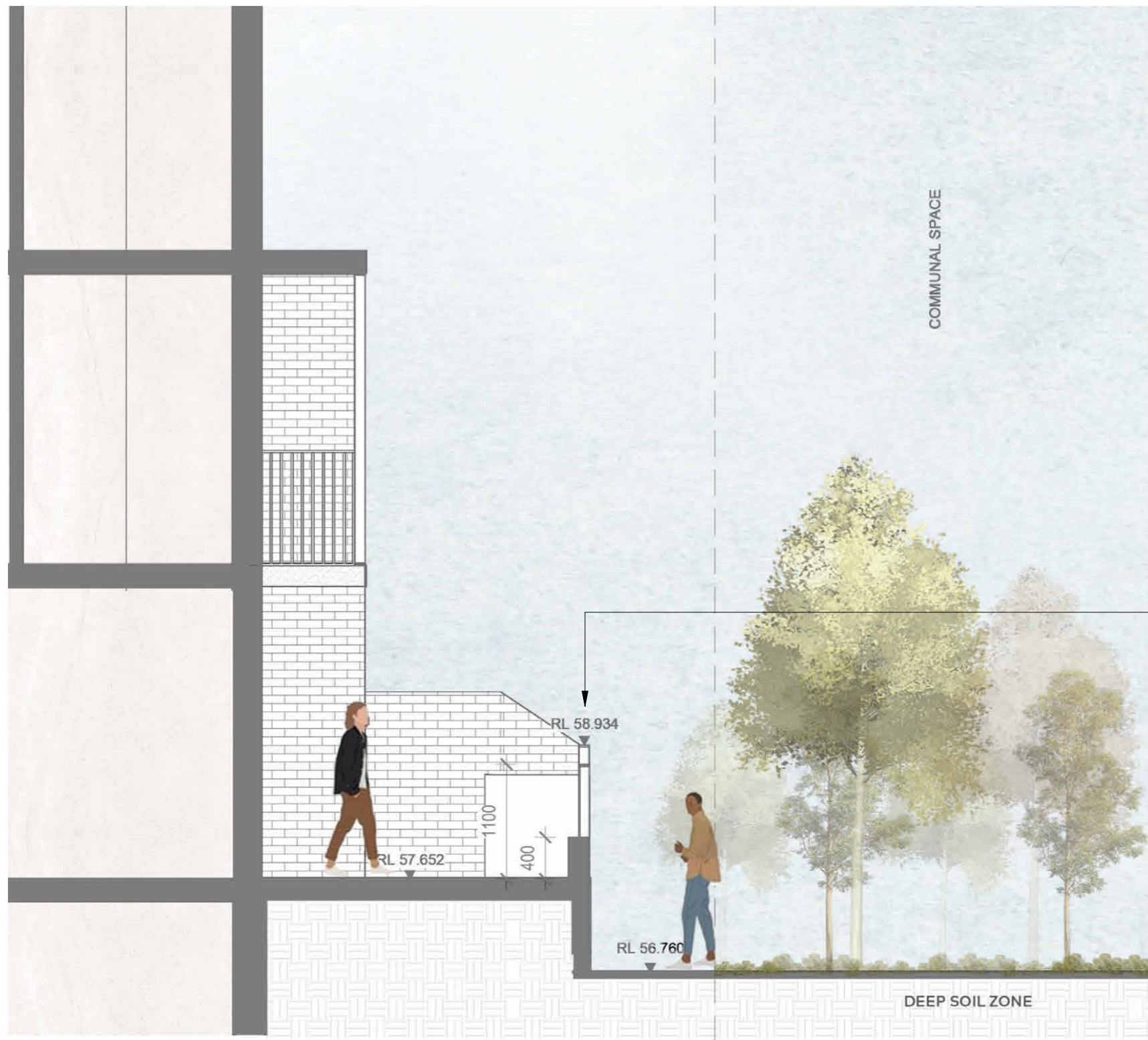
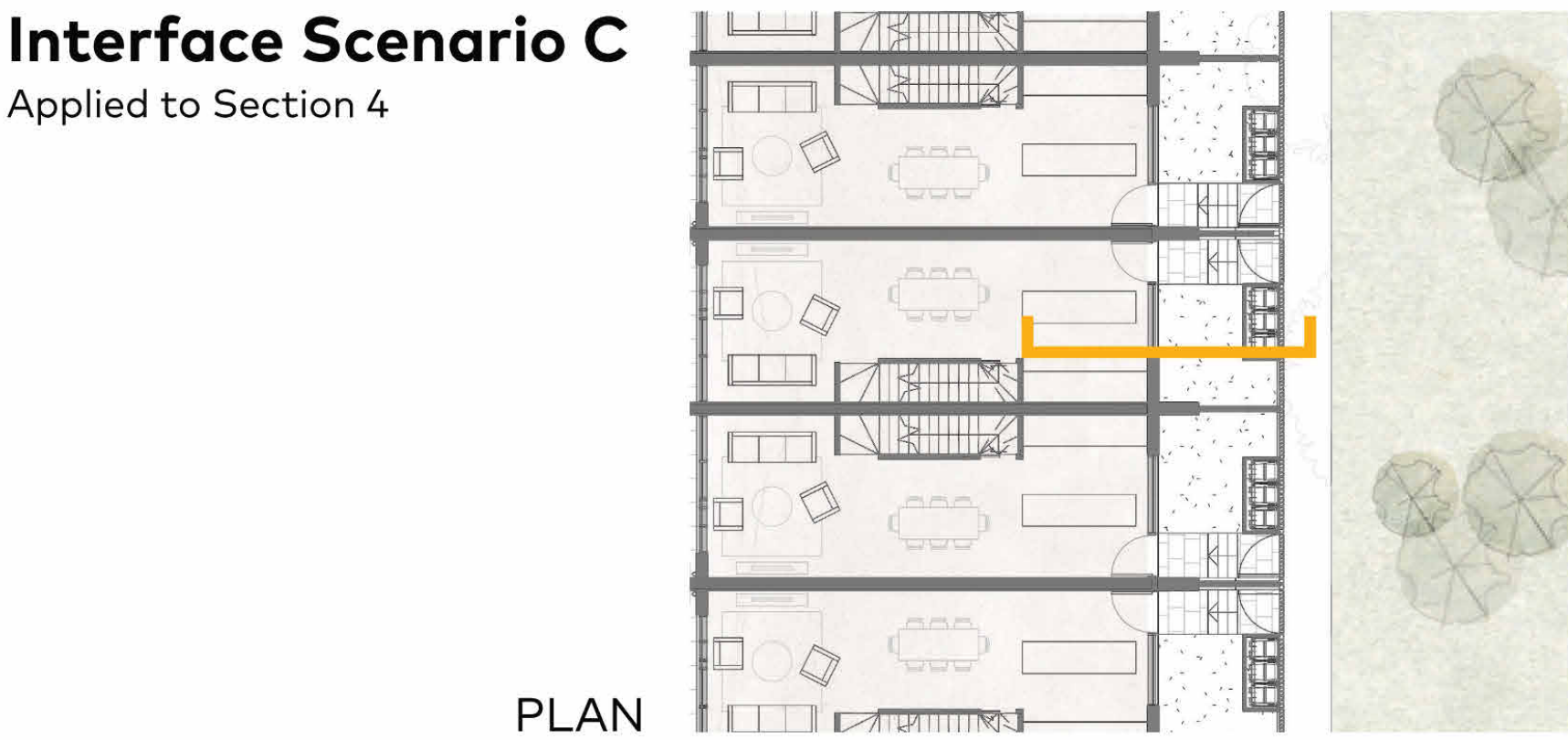
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Project Architect:	Designer	Scale:	1 : 3000 @ A1
Project Director:	Approver	Date:	18/04/2024
Drawing Number:	A-DA-40-13		Revision:
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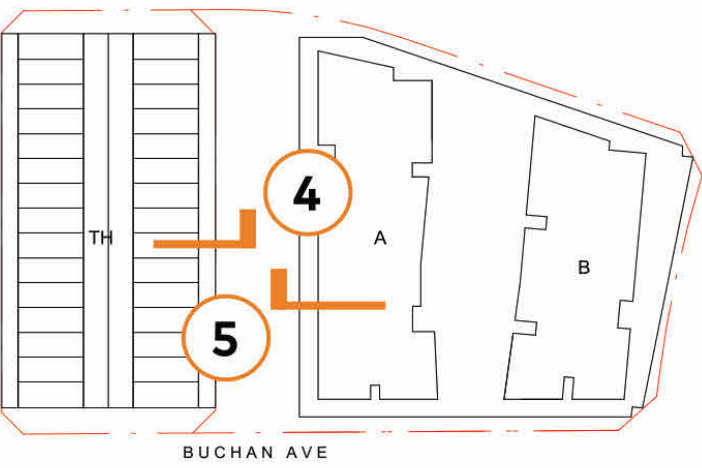
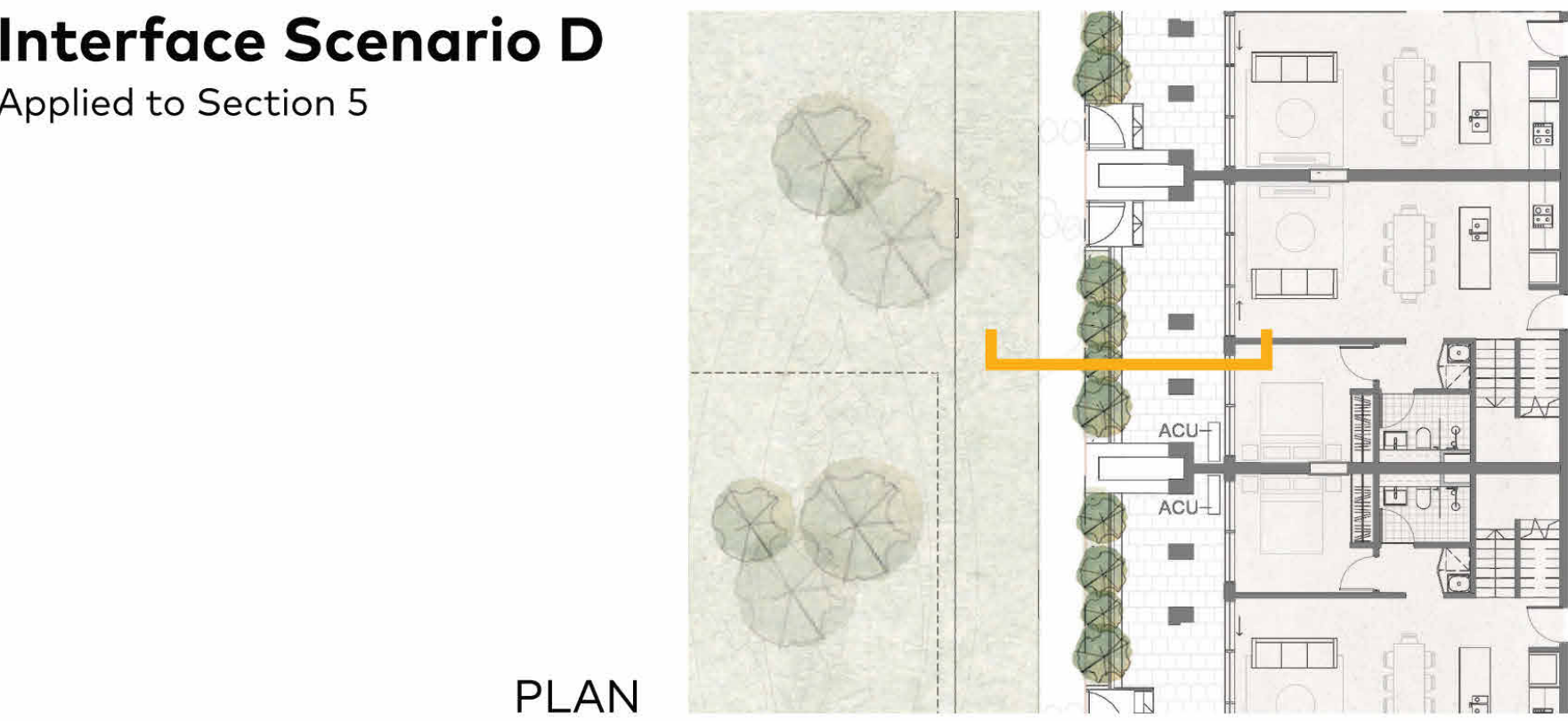
DA ISSUE

Noise Impact & Privacy

Interface Scenario C
Applied to Section 4

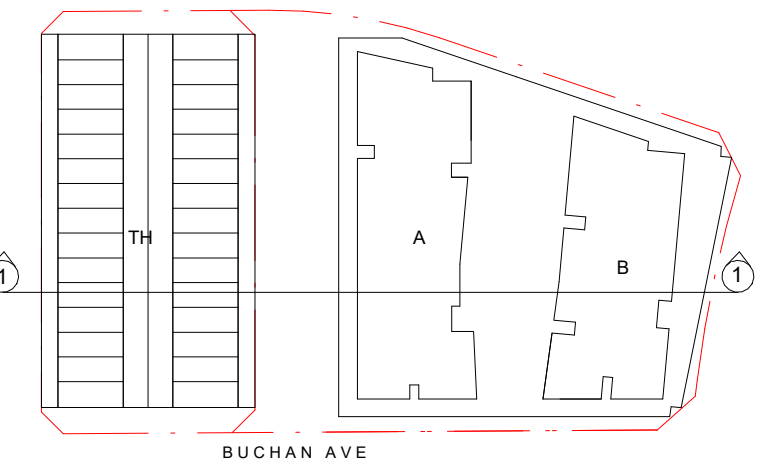


Interface Scenario D
Applied to Section 5

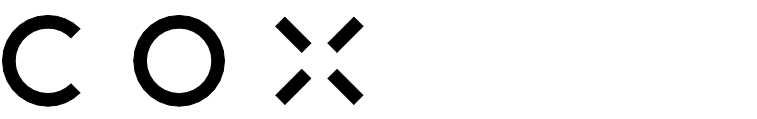


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Project EDMONDSON PARK SITE 4-B
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Drawing Title
INTERFACE SECTIONS - SHEET 5

Document Control Status:

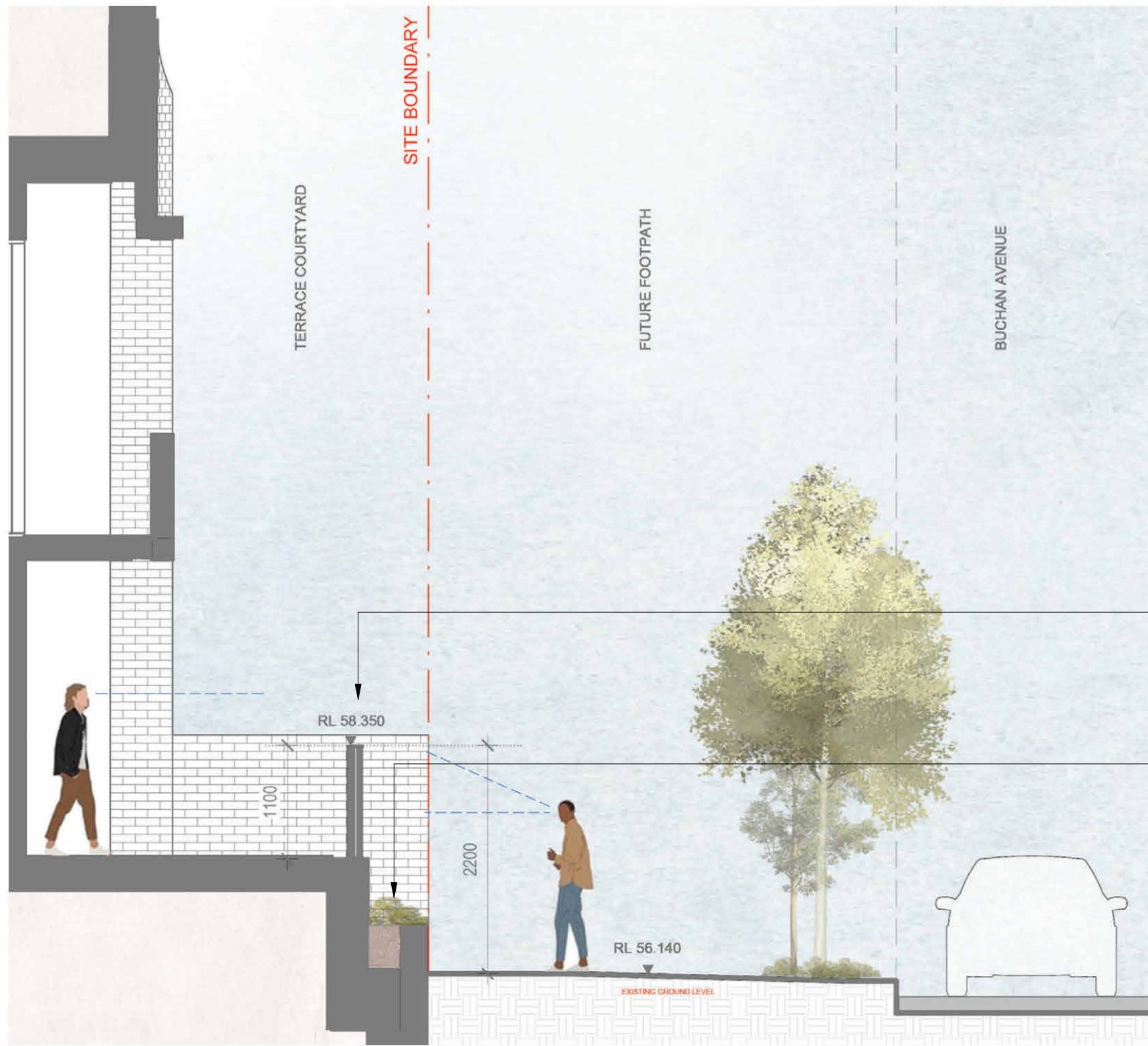
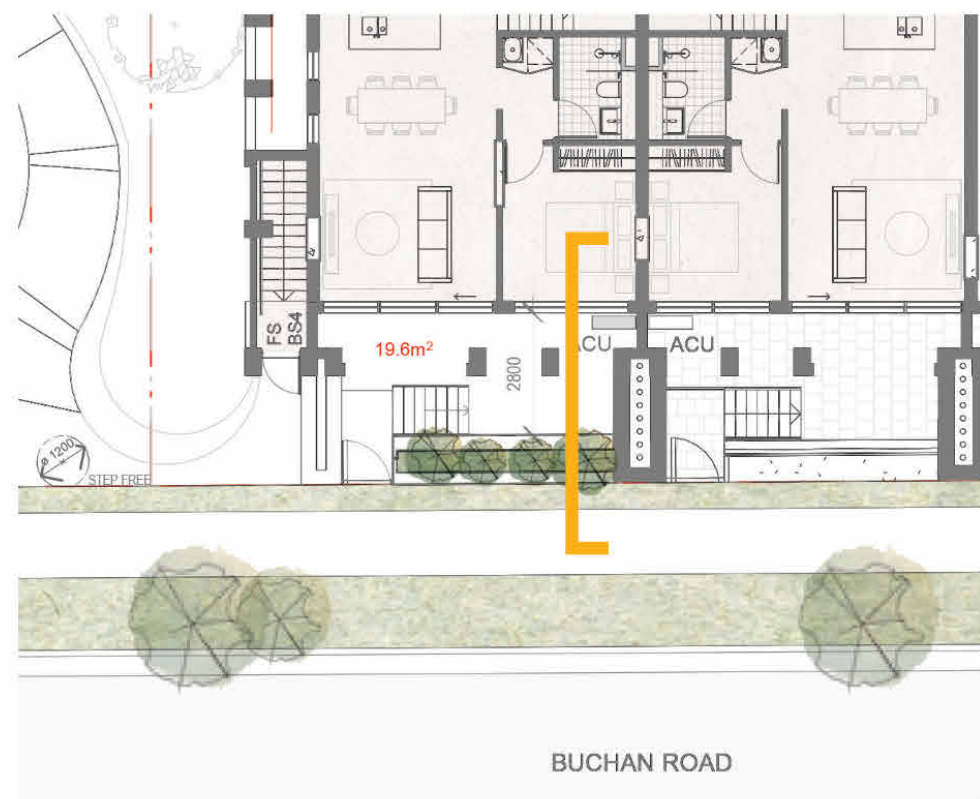
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	Checker	Drawn:	Author
Project Architect:	Designer	Scale:	1 : 3000 @ A1
Project Director:	Approver	Date:	18/04/2024
Drawing Number:	A-DA-40-14		Revision:

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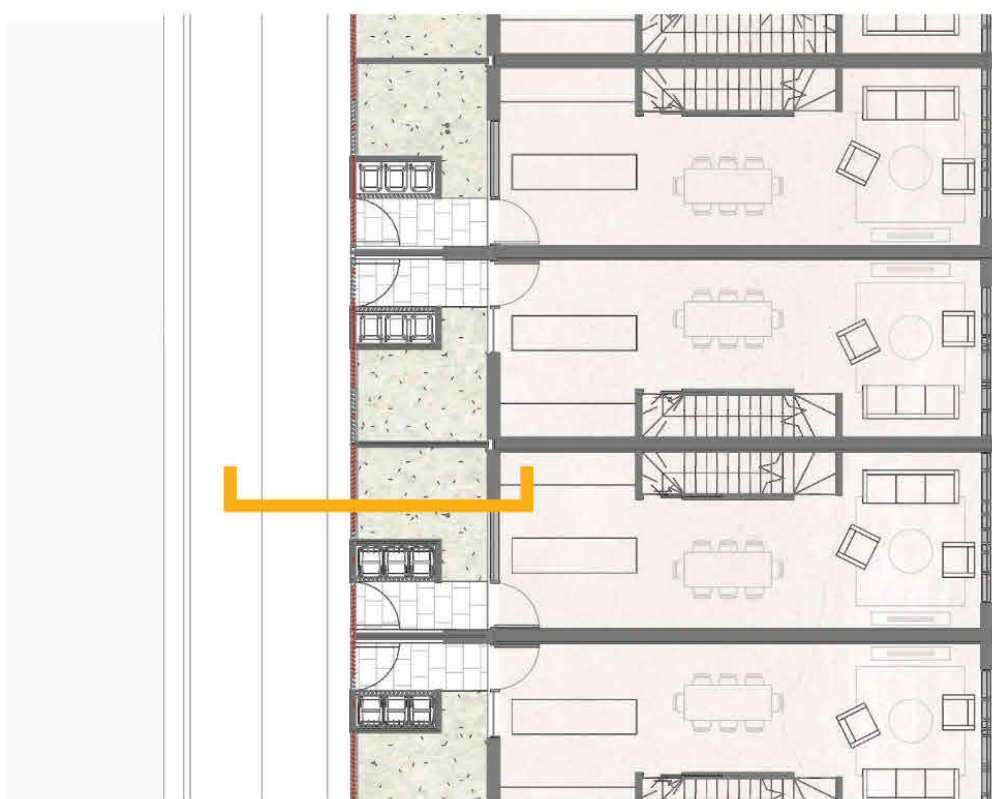
Noise Impact & Privacy

Interface Scenario E
Applied to Sections 5A, 6, 8 & 9

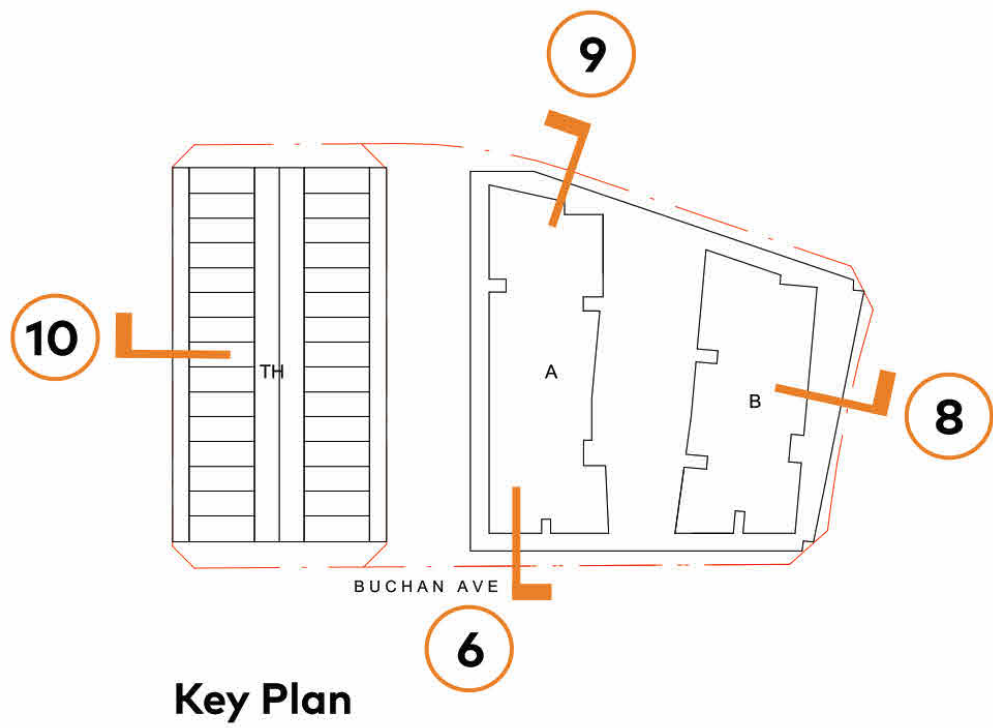


SECTION 1:50

Interface Scenario F
Applied to Section 10



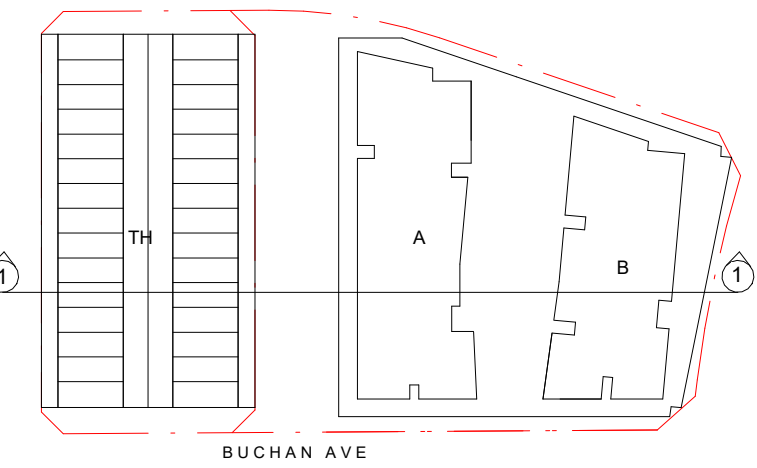
SECTION 1:50



Key Plan

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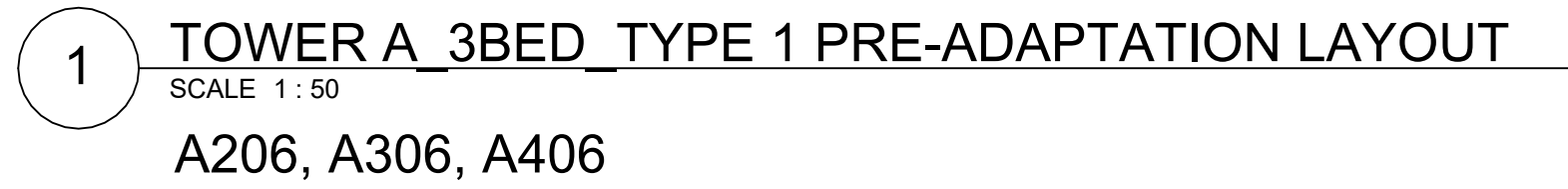
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Drawing Title
INTERFACE SECTIONS - SHEET 6

Document Control Status:
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Project Director:	Approver	Date:	18/04/2024
Drawing Number:	A-DA-40-15		Revision:

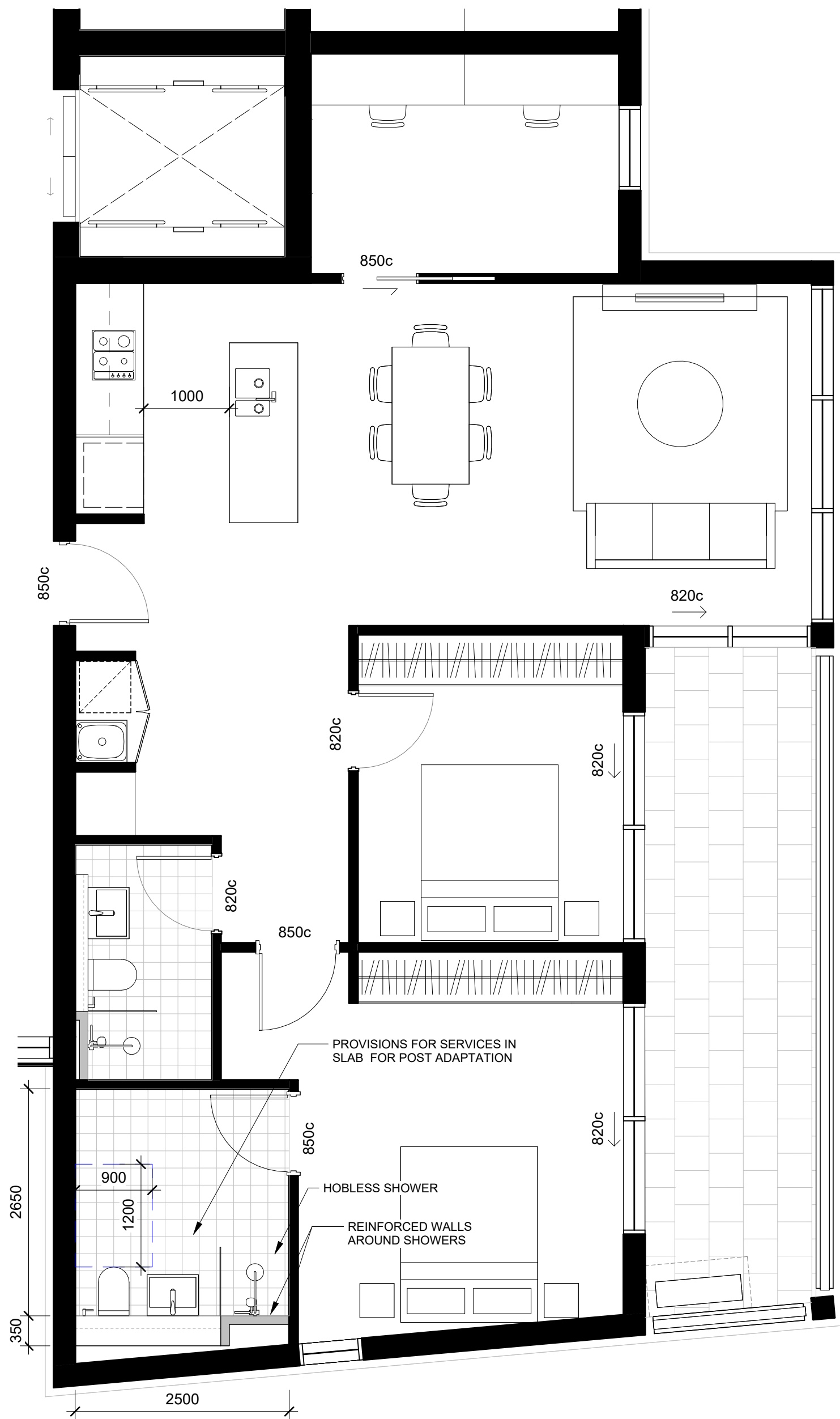
DA ISSUE

17

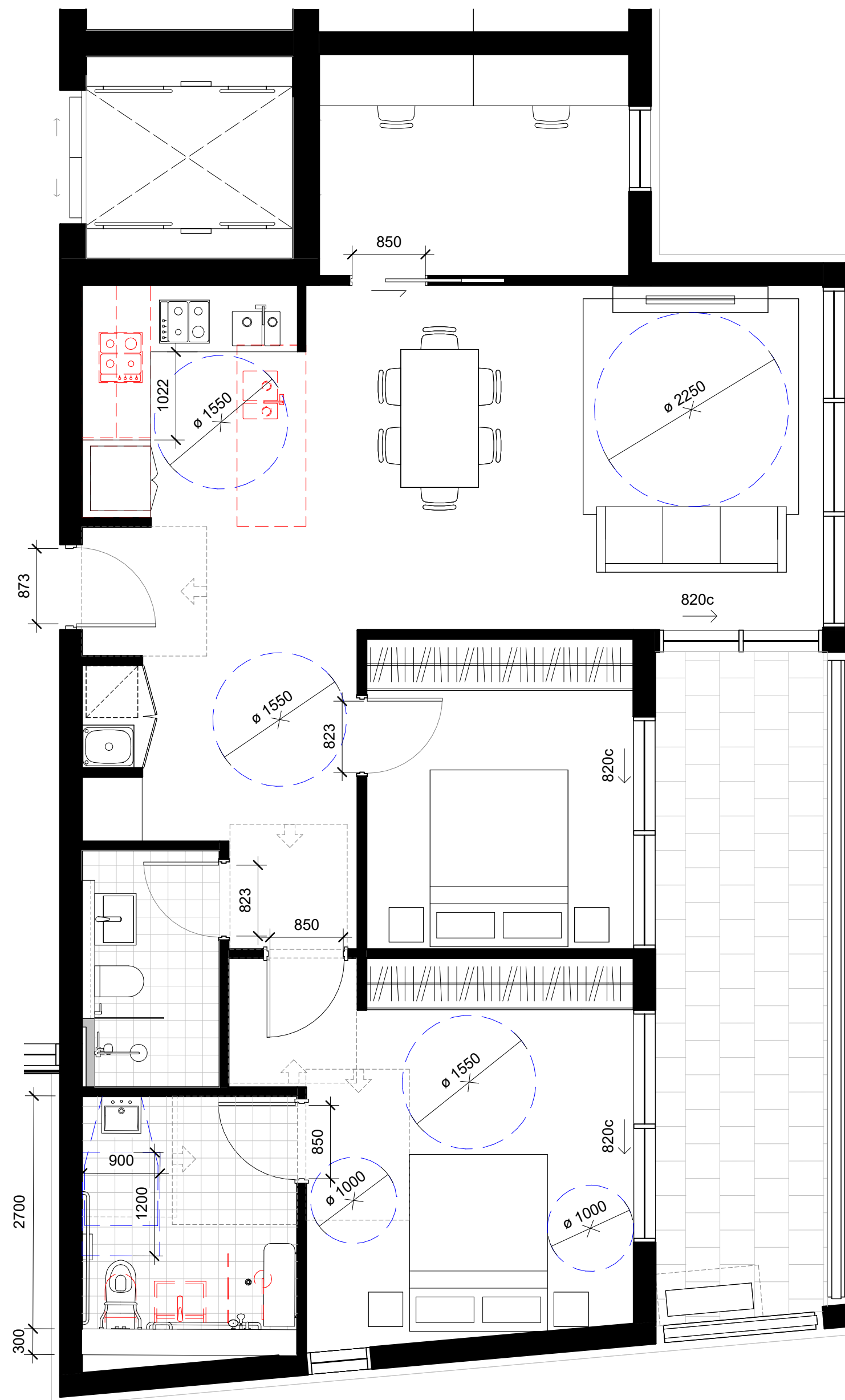
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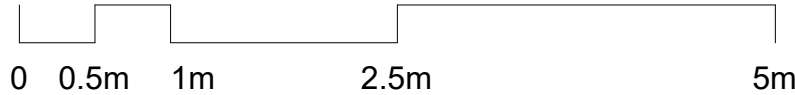
3 TOWER B_2BED_TYPE 3 PRE-ADAPTATION LAYOUT
SCALE 1 : 50
B301, B401, B501, B601, B701



4 TOWER B_2BED_TYPE 3 POST-ADAPTATION LAYOUT
SCALE 1 : 50
B301, B401, B501, B601, B701

ADAPTABLE			
Unit	Adaptable	Silver	Unit Type
A201	Yes	Yes	2 BED
A206	Yes	Yes	3 BED
A301	Yes	Yes	2 BED
A306	Yes	Yes	3 BED
A406	Yes	Yes	3 BED
B201	Yes	Yes	2 BED
B206	Yes	Yes	2 BED
B301	Yes	Yes	2 BED
B307	Yes	Yes	2 BED
B401	Yes	Yes	2 BED
B407	Yes	Yes	2 BED
B501	Yes	Yes	2 BED
B507	Yes	Yes	2 BED
B601	Yes	Yes	2 BED
B607	Yes	Yes	2 BED
B701	Yes	Yes	2 BED
B707	Yes	Yes	2 BED

Scale 1:50



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Rev	Description	By	Date
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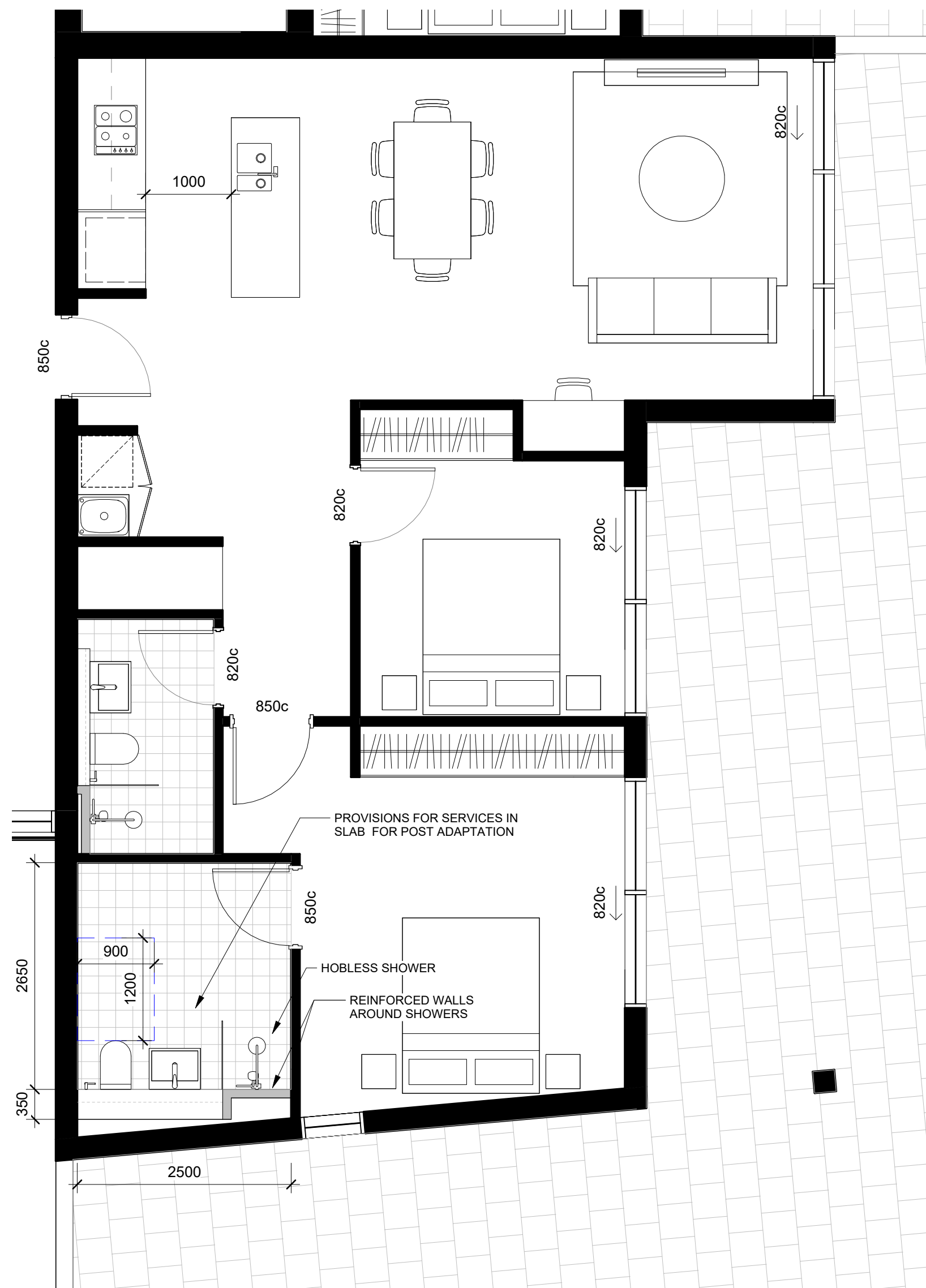
Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

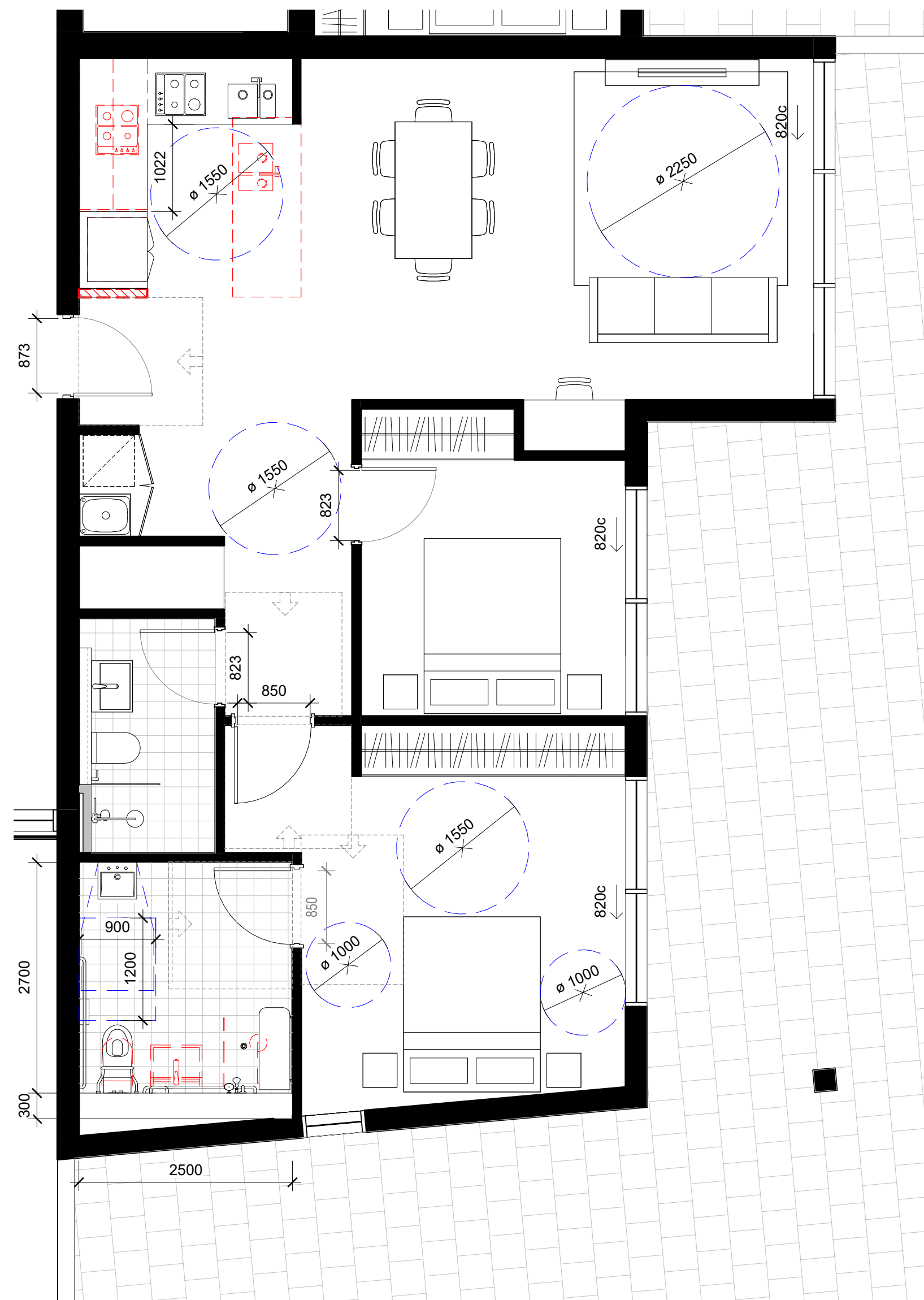
Drawing Title
ADAPTABLE APARTMENT LAYOUTS
- SHEET 2

Document Control Status:
D.A. ISSUE
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Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1 : 50 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-11	Revision:	3



1 TOWER B 2BED_TYPE 7 PRE-ADAPTATION LAYOUT
SCALE 1:50
B201

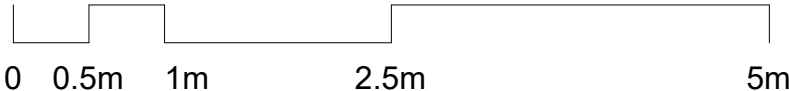


2 TOWER B 2BED_TYPE 7 POST-ADAPTATION LAYOUT
SCALE 1:50
B201

ADAPTABLE			
Unit	Adaptable	Silver	Unit Type
A201	Yes	Yes	2 BED
A206	Yes	Yes	3 BED
A301	Yes	Yes	2 BED
A306	Yes	Yes	3 BED
A406	Yes	Yes	3 BED
B201	Yes	Yes	2 BED
B206	Yes	Yes	2 BED
B301	Yes	Yes	2 BED
B307	Yes	Yes	2 BED
B401	Yes	Yes	2 BED
B407	Yes	Yes	2 BED
B501	Yes	Yes	2 BED
B507	Yes	Yes	2 BED
B601	Yes	Yes	2 BED
B607	Yes	Yes	2 BED
B701	Yes	Yes	2 BED
B707	Yes	Yes	2 BED

17

Scale 1:50



DA ISSUE

Rev	Description	By	Date
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3	FOR DEVELOPMENT APPLICATION		18/04/2024

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EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ADAPTABLE APARTMENT LAYOUTS
- SHEET 3

Document Control Status:
D.A. ISSUE
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Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1:50 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-12	Revision:	3

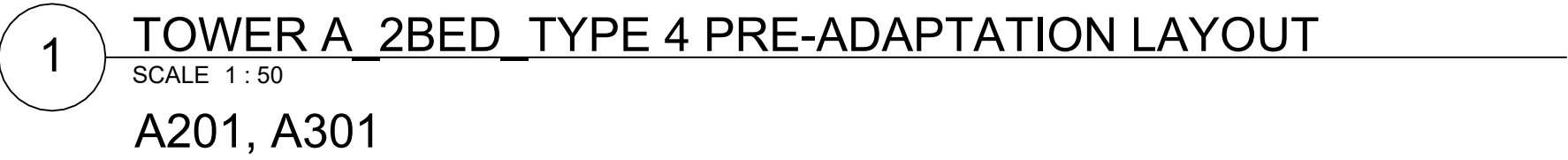


Project	EDMONDSON PARK SITE 4-B
	Buchan Avenue, Edmondson Park

Document Control Status:

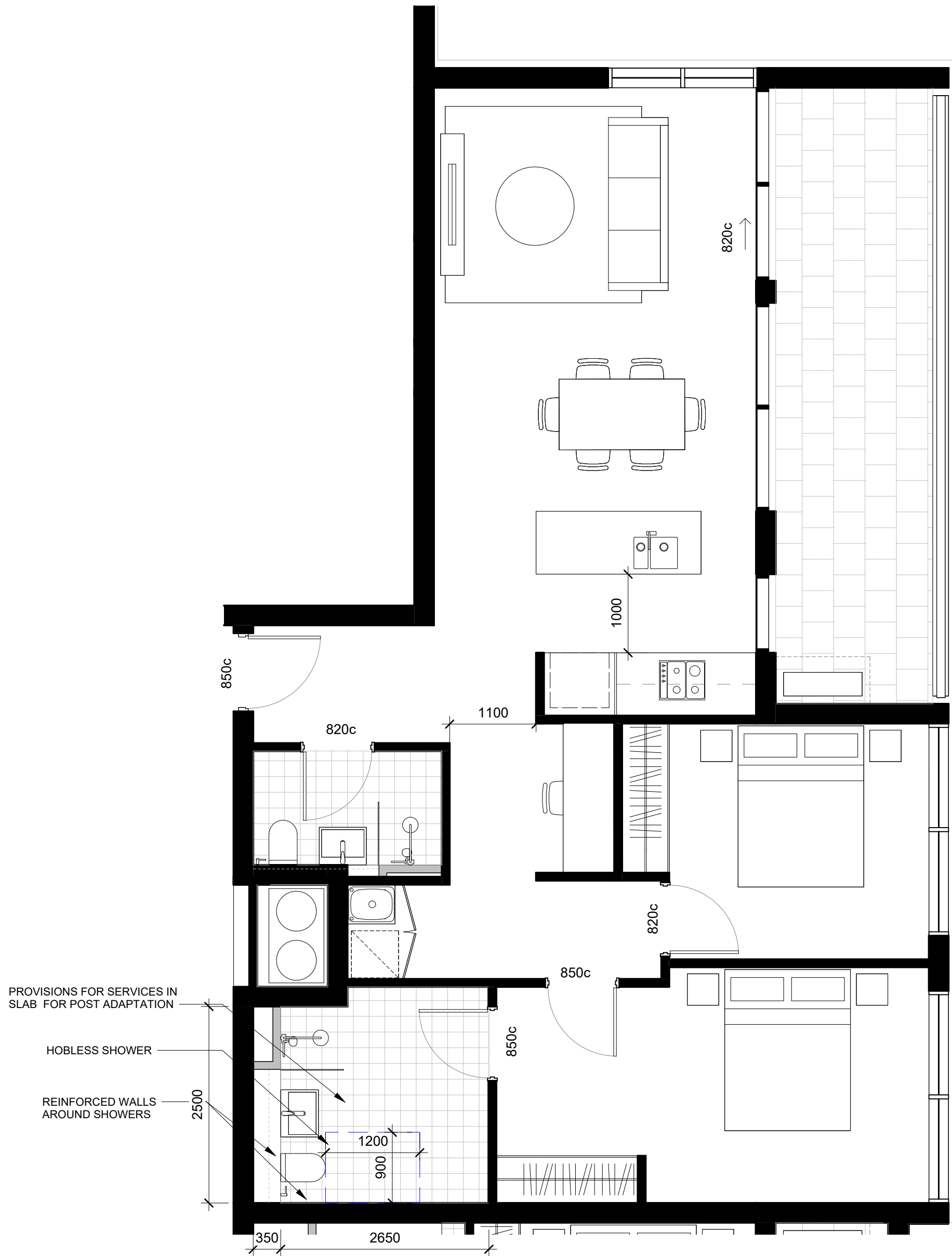
D.A. ISSUE
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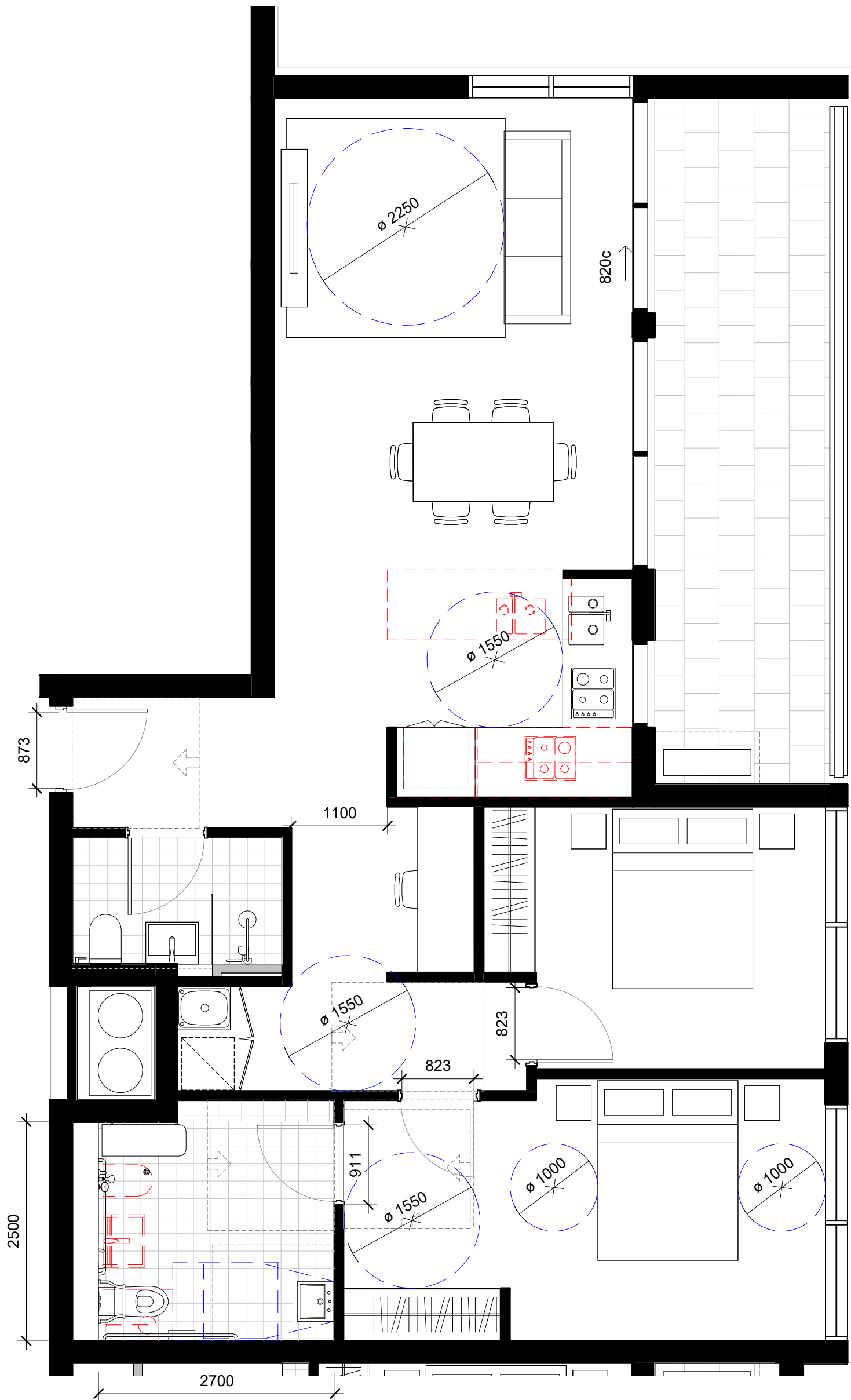
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Scale 1:50





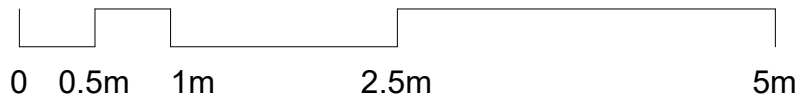
1 TOWER B_2BED_TYPE 4 PRE-ADAPTATION LAYOUT
SCALE 1 : 50
B206, B307, B407, B507, B607, B707



2 TOWER B_2BED_TYPE 4 POST-ADAPTATION LAYOUT
SCALE 1 : 50
B206, B307, B407, B507, B607, B707

ADAPTABLE			
Unit	Adaptable	Silver	Unit Type
A201	Yes	Yes	2 BED
A206	Yes	Yes	3 BED
A301	Yes	Yes	2 BED
A306	Yes	Yes	3 BED
A406	Yes	Yes	3 BED
B201	Yes	Yes	2 BED
B206	Yes	Yes	2 BED
B301	Yes	Yes	2 BED
B307	Yes	Yes	2 BED
B401	Yes	Yes	2 BED
B407	Yes	Yes	2 BED
B501	Yes	Yes	2 BED
B507	Yes	Yes	2 BED
B601	Yes	Yes	2 BED
B607	Yes	Yes	2 BED
B701	Yes	Yes	2 BED
B707	Yes	Yes	2 BED

Scale 1:50



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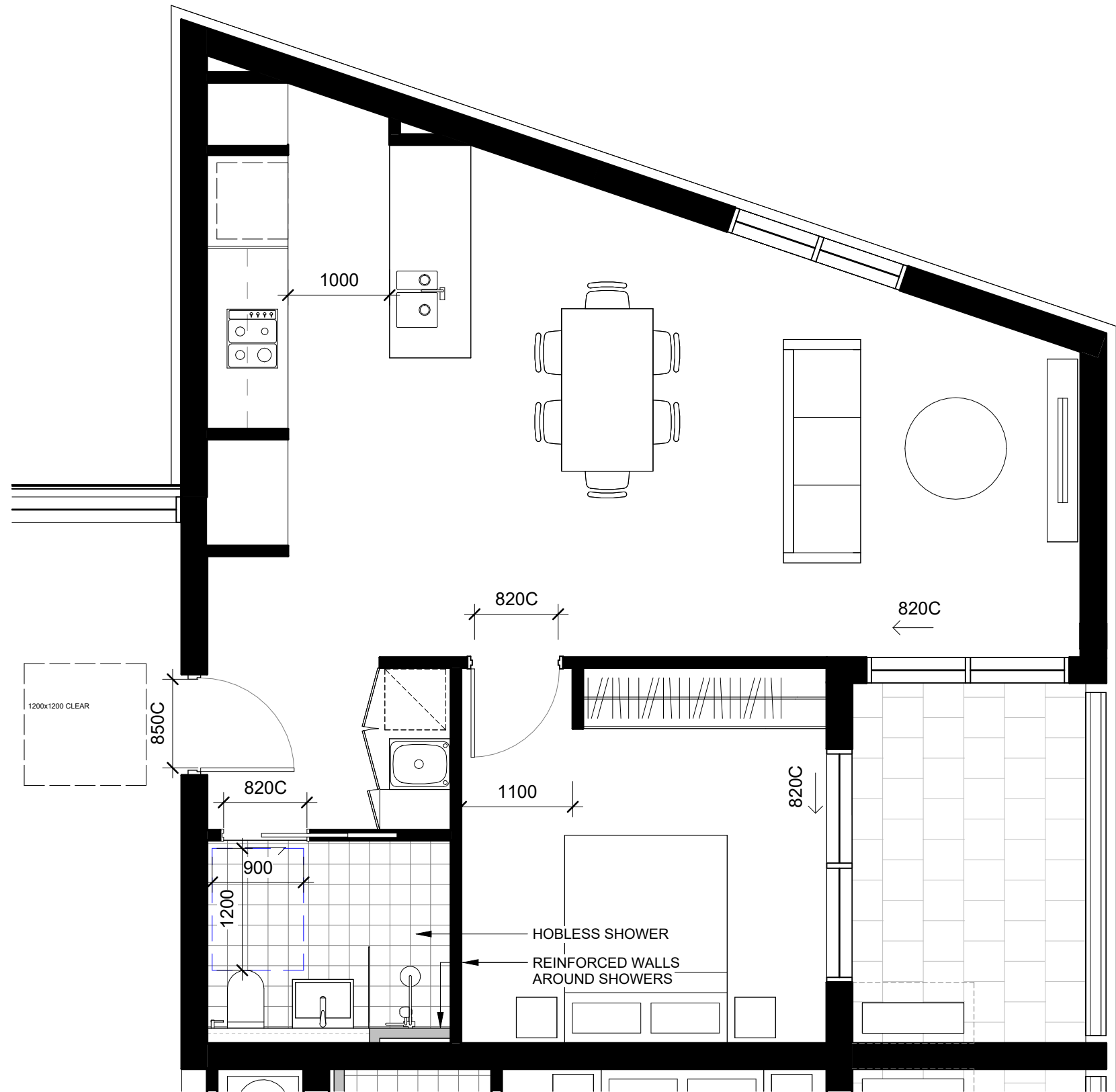
Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ADAPTABLE APARTMENT LAYOUTS
- SHEET 5

Document Control Status:
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Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	1 : 50 @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-14	Revision:	3

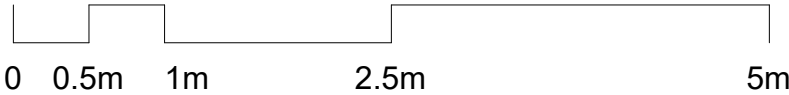


1 TOWER A_1BED_TYPE 1 SILVER
SCALE 1 : 50
A207, A307, A407, A507

SILVER		
Unit	Silver	Space/Unit Type
A207	Yes	1 BED
A307	Yes	1 BED
A407	Yes	1 BED
A507	Yes	1 BED
B204	Yes	2 BED
B205	Yes	1 BED
B305	Yes	2 BED
B306	Yes	1 BED
B405	Yes	2 BED
B406	Yes	1 BED
B505	Yes	2 BED
B506	Yes	1 BED
B605	Yes	2 BED
B606	Yes	1 BED
B705	Yes	2 BED
B706	Yes	1 BED

16

Scale 1:50



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Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
SILVER APARTMENT LAYOUTS -
SHEET 1

Document Control Status:

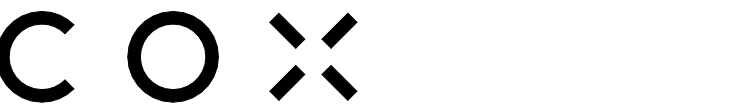
D.A. ISSUE
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Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-15	Revision:	3

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Project EDMONDSON PARK SITE 4-B
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Drawing Title
SILVER APARTMENT LAYOUTS - SHEET 2

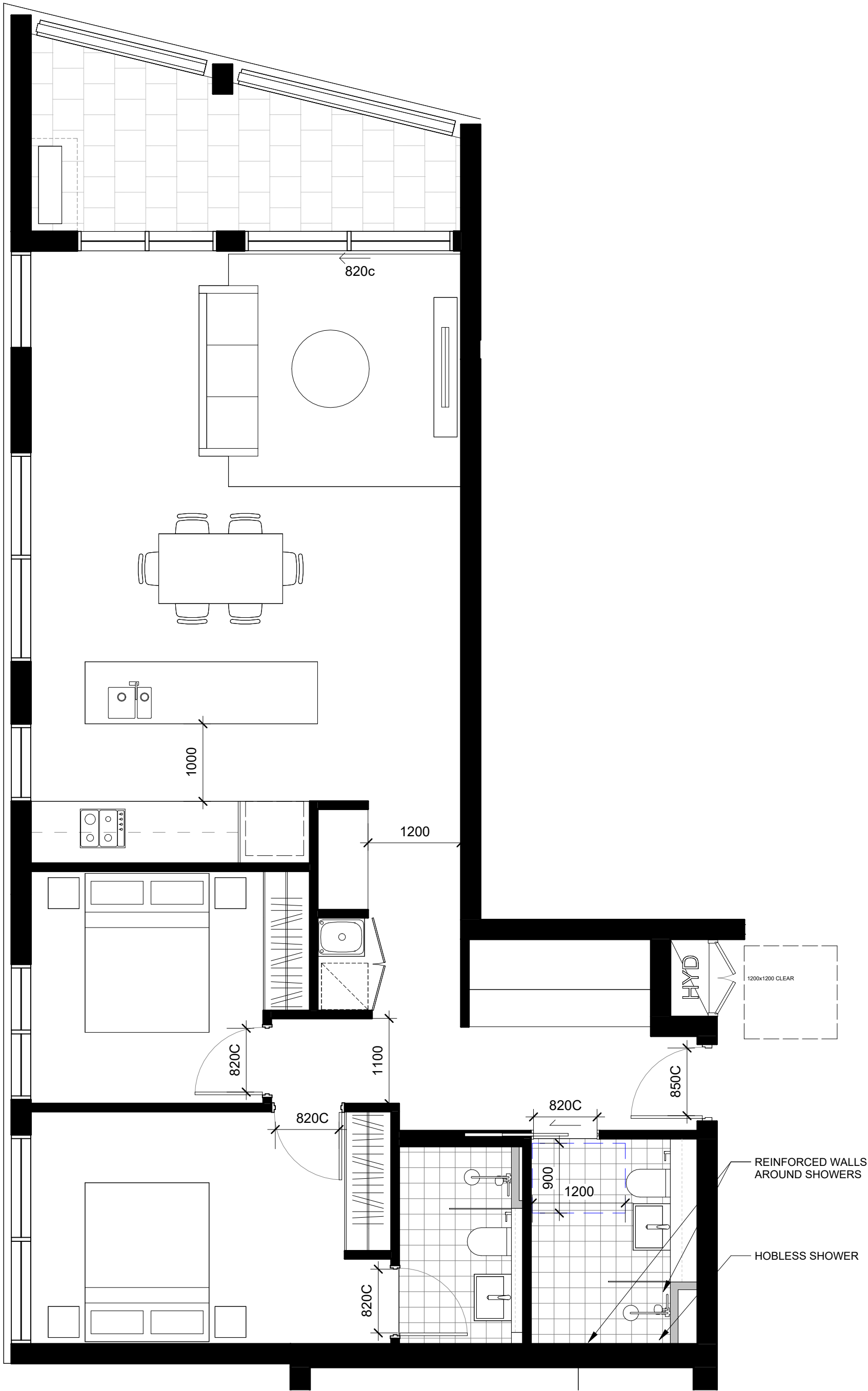
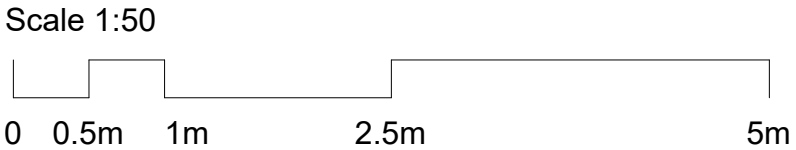
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NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
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Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-16	Revision:	3

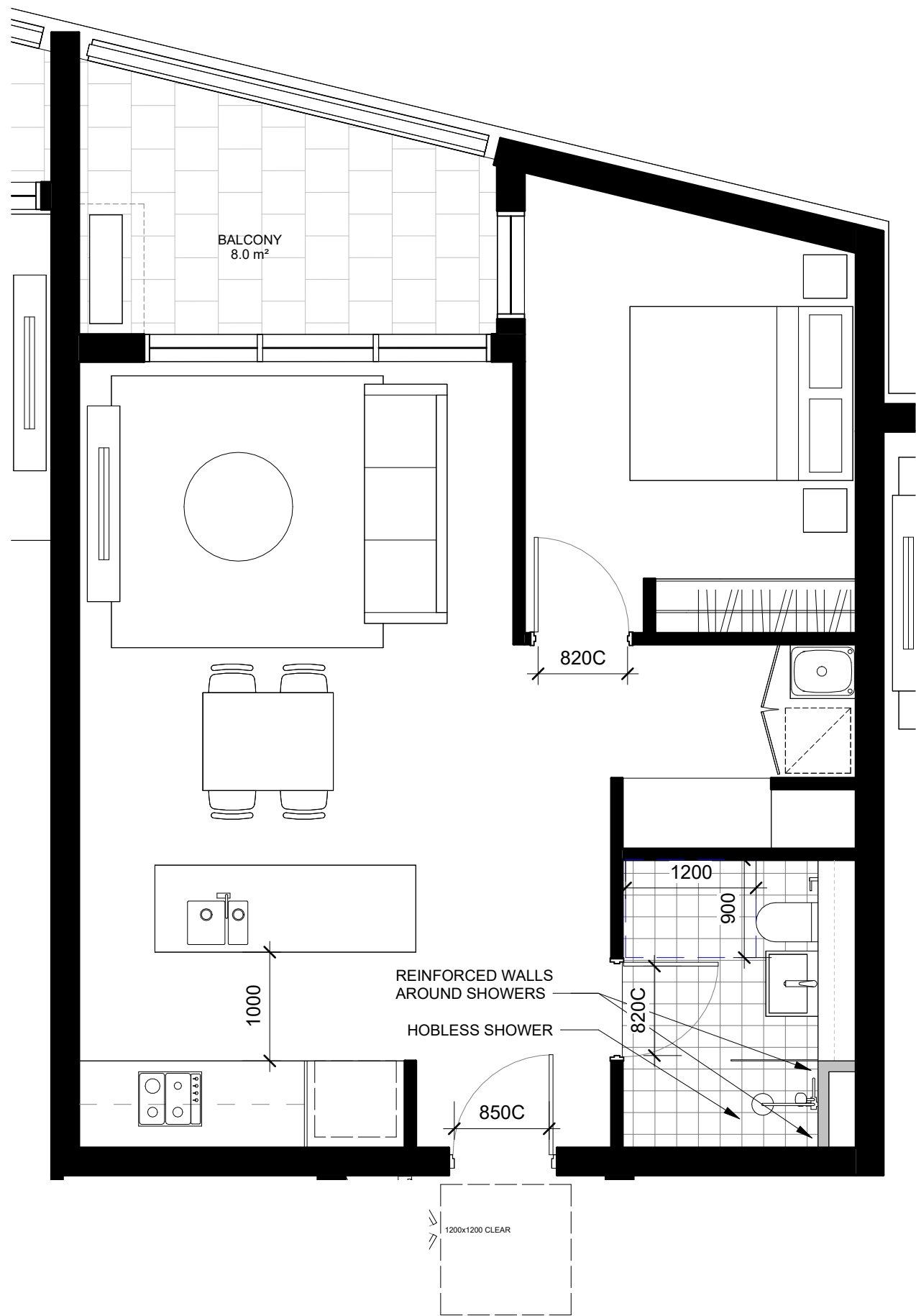
DA ISSUE

SILVER		
Unit	Silver	Space/Unit Type
A207	Yes	1 BED
A307	Yes	1 BED
A407	Yes	1 BED
A507	Yes	1 BED
B204	Yes	2 BED
B205	Yes	1 BED
B305	Yes	2 BED
B306	Yes	1 BED
B405	Yes	2 BED
B406	Yes	1 BED
B505	Yes	2 BED
B506	Yes	1 BED
B605	Yes	2 BED
B606	Yes	1 BED
B705	Yes	2 BED
B706	Yes	1 BED

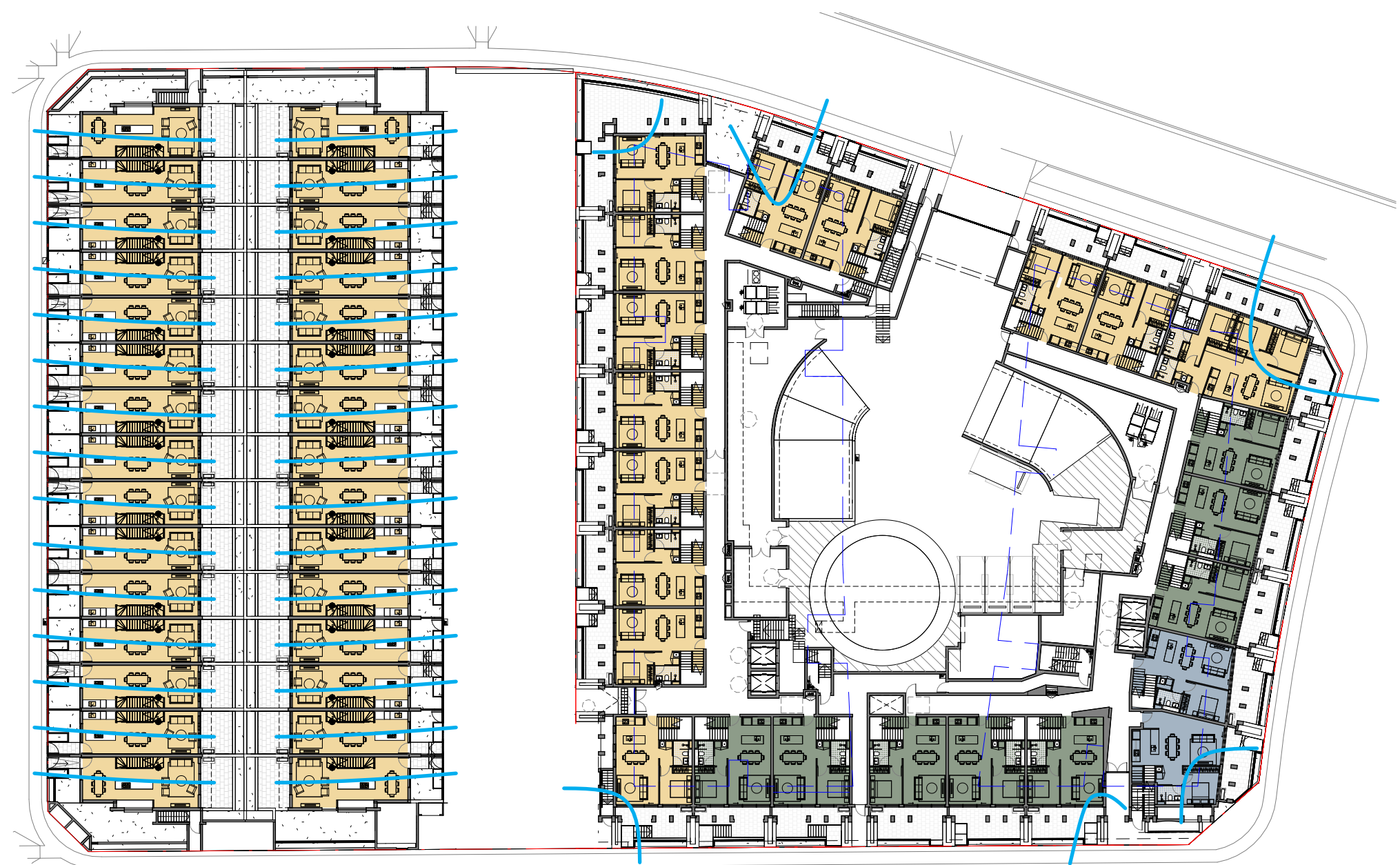
16



1 TOWER B 2BED TYPE 1 SILVER
SCALE 1 : 50
B204, B305, B405, B505, B605, B705



2 TOWER B 1BED TYPE 8 SILVER
SCALE 1 : 50
B205, B306, B406, B506, B606, B706



SOLAR & CROSS-VENTILATION - GROUND PLAN

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
MIN 2 HOURS OF DIRECT SOLAR ACCESS		13
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		2
NO DIRECT LIGHT		8
NATURAL CROSS VENTILATION		6
TOTAL NO. UNITS		23

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
MIN 2 HOURS OF DIRECT SOLAR ACCESS		30
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		0
NO DIRECT LIGHT		0
NATURAL CROSS VENTILATION		30
TOTAL NO. TOWNHOUSES		30



SOLAR & CROSS-VENTILATION - LEVEL 1

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
MIN 2 HOURS OF DIRECT SOLAR ACCESS		1
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		0
NO DIRECT LIGHT		0
NATURAL CROSS VENTILATION		1
TOTAL NO. UNITS		1



SOLAR & CROSS-VENTILATION - LEVEL 2

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
MIN 2 HOURS OF DIRECT SOLAR ACCESS		12
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		5
NO DIRECT LIGHT		0
NATURAL CROSS VENTILATION		10
TOTAL NO. UNITS		17



SOLAR & CROSS-VENTILATION - LEVEL 3

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
MIN 2 HOURS OF DIRECT SOLAR ACCESS		13
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		5
NO DIRECT LIGHT		0
NATURAL CROSS VENTILATION		13
TOTAL NO. UNITS		18

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RESIDENTIAL TOWER	UNITS	%	TH.	%
MIN 2 HOURS OF DIRECT SOLAR ACCESS	96	73	30	100
TOTAL NUMBER OF UNITS	131		30	
CROSS VENTILATION				
ADG MINIMUM 60% OF APP. ACHIEVING CROSS VENT	82	62	30	100
TOTAL NUMBER OF UNITS	131		30	
APP. WITH NO SUNLIGHT %				
TOTAL APARTMENT % WITH NO SUNLIGHT	8	6	0	0

SOLAR ACCESS LEGEND	
	MORE THAN 2 HRS
	LESS THAN 2 HRS
	NO SOLAR ACCESS
	NATURAL CROSS VENTILLATION

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Client
URBAN
PROPERTY

Project No.
221123.02

Project
EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS-VENTILATION - SHEET 1

Document Control Status:
D.A. ISSUE
NOT FOR CONSTRUCTION

Co-ordinated:	CR	Drawn:	CR
Project Architect:	CR	Scale:	As indicated @ A1
Project Director:	RJ	Date:	18/04/2024
Drawing Number:	A-DA-80-20	Revision:	

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PLOT STAMP DATE: 2025/02/24 11:25:25 AM



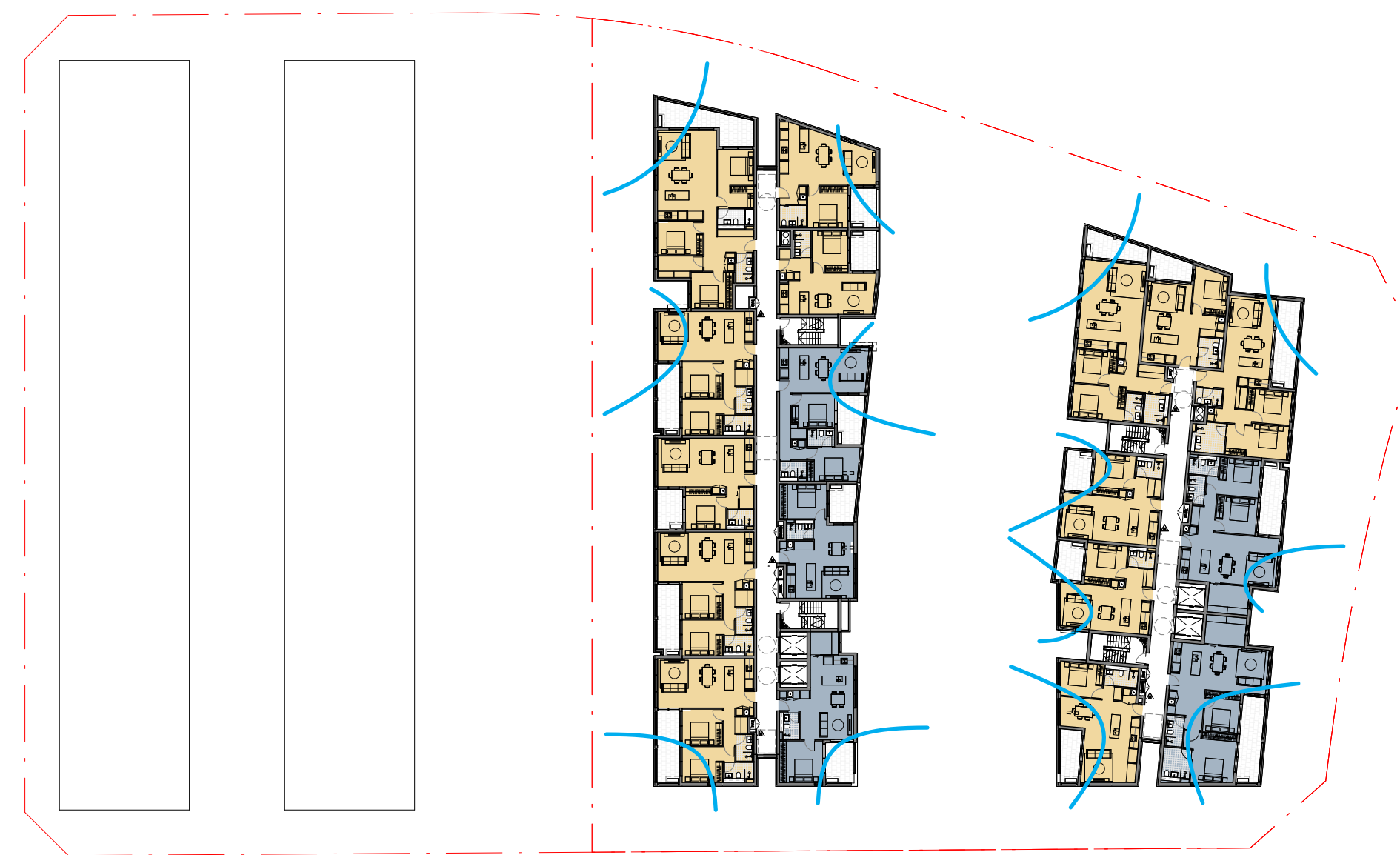
SOLAR & CROSS-VENTILATION - LEVEL 4

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
	MIN 2 HOURS OF DIRECT SOLAR ACCESS	13
	BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	5
	NO DIRECT LIGHT	0
	NATURAL CROSS VENTILATION	13
TOTAL NO. UNITS		18



SOLAR & CROSS-VENTILATION - LEVEL 6

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
	MIN 2 HOURS OF DIRECT SOLAR ACCESS	13
	BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	5
	NO DIRECT LIGHT	0
	NATURAL CROSS VENTILATION	13
TOTAL NO. UNITS		18



SOLAR & CROSS-VENTILATION - LEVEL 5

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
	MIN 2 HOURS OF DIRECT SOLAR ACCESS	13
	BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	5
	NO DIRECT LIGHT	0
	NATURAL CROSS VENTILATION	13
TOTAL NO. UNITS		18



SOLAR & CROSS-VENTILATION - LEVEL 7

CALCULATIONS FOR JUNE 21, 9am - 3pm		UNITS
	MIN 2 HOURS OF DIRECT SOLAR ACCESS	18
	BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	0
	NO DIRECT LIGHT	0
	NATURAL CROSS VENTILATION	13
TOTAL NO. UNITS		18

[illegible]

RESIDENTIAL TOWER	UNITS	%
MIN 2 HOURS OF DIRECT SOLAR ACCESS	96	73
TOTAL NUMBER OF UNITS	131	
CROSS VENTILATION		
ADG MINIMUM 60% OF APP. ACHIEVING CROSS VENT	82	62
TOTAL NUMBER OF UNITS	131	
APP. WITH NO SUNLIGHT %		
TOTAL APARTMENT % WITH NO SUNLIGHT	8	6

SOLAR ACCESS LEGEND

	MORE THAN 2 HRS
	LESS THAN 2 HRS
	NO SOLAR ACCESS
	NATURAL CROSS VENTILLATION
	SKYLIGHT

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Client **URBAN**
PROPERTY

Project No. 221123.02

Project

EDMONDSON PARK SITE 4-B

Buchan Avenue, Edmondson Park

Drawing Title

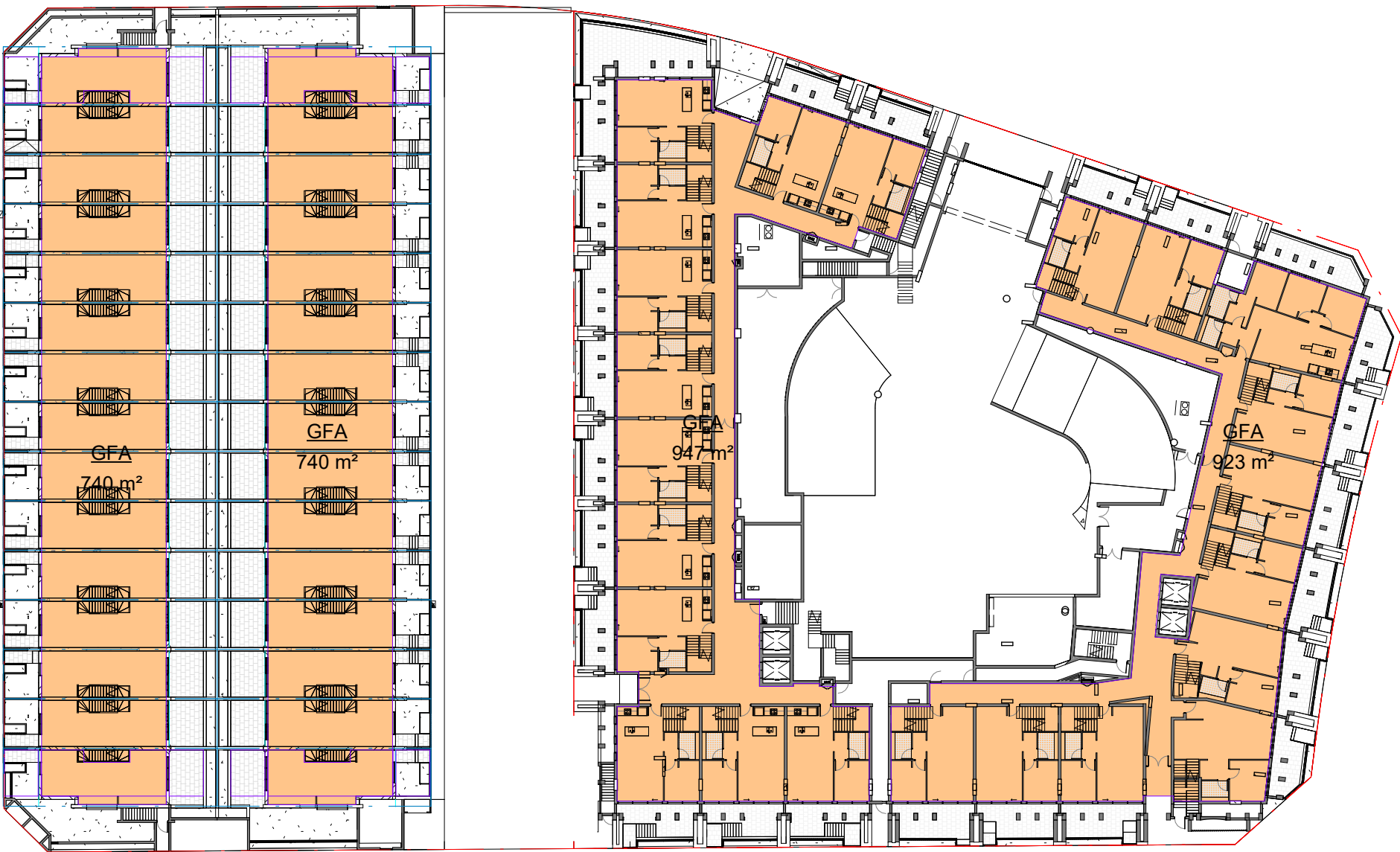
ADG COMPLIANCE - SOLAR &
CROSS-VENTILATION - SHEET 2

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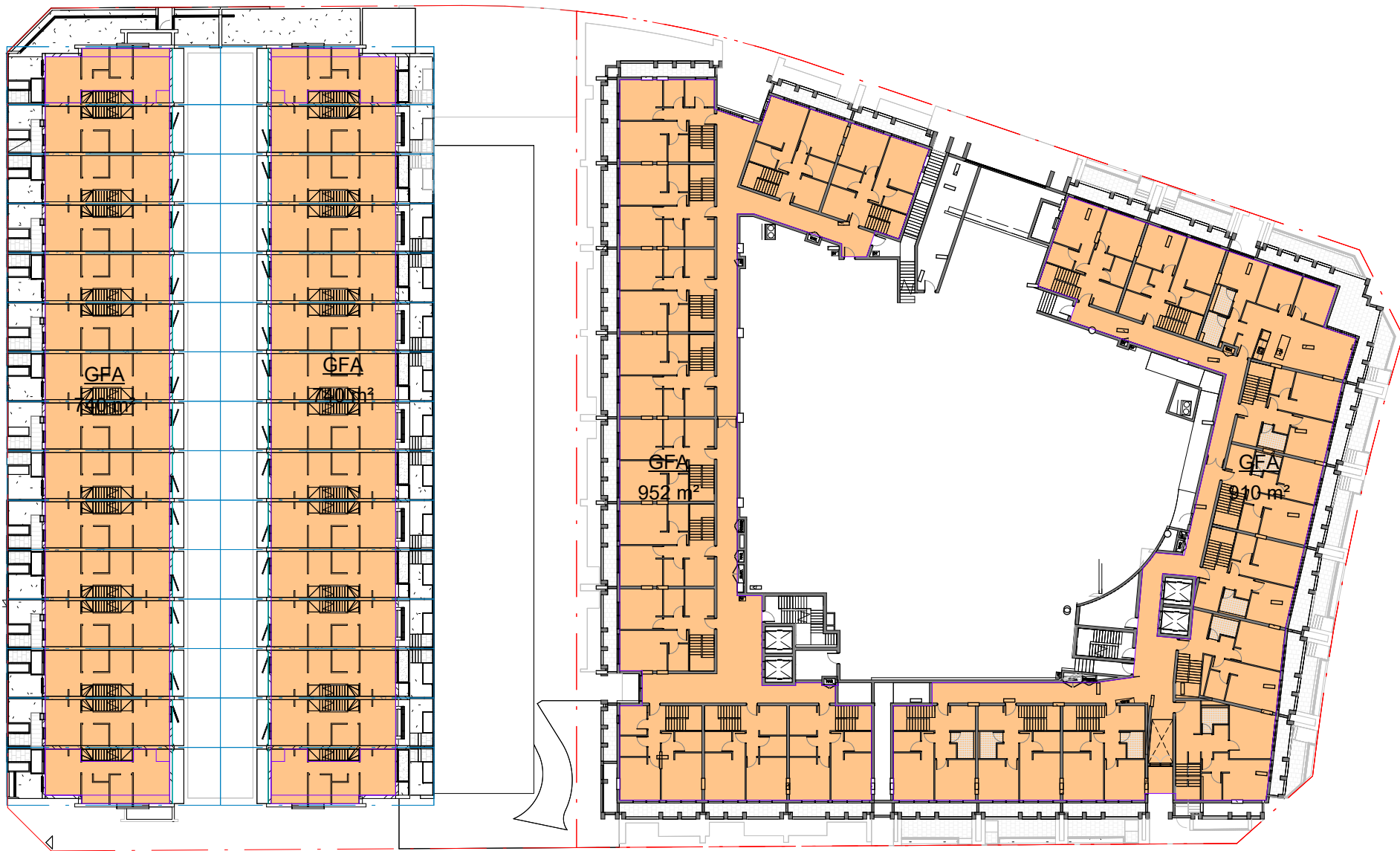
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Project Director:	RJ	Date:	18/04/2024
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GFA - GROUND LEVEL



GFA - LEVEL 1



GFA - LEVEL 2



GFA - LEVEL 3

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Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		09/09/2022
2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

APARTMENT AREA SCHEDULE - GFA

LEVEL	BUILDING A AREA	BUILDING B AREA	TOTAL
GROUND FLOOR	947m²	923m²	1870m²
LEVEL 1	952m²	910m²	1862m²
LEVEL 2	828m²	696m²	1524m²
LEVEL 3	911m²	699m²	1610m²
LEVEL 4	853m²	679m²	1532m²
LEVEL 5	853m²	679m²	1532m²
LEVEL 6	853m²	679m²	1532m²
LEVEL 7	853m²	679m²	1532m²
GRAND TOTAL	7050m²	5944m²	12994m²

TOWNHOUSE AREA SCHEDULE - GFA

LEVEL	AREA
GROUND FLOOR	1480m²
LEVEL 1	1480m²
LEVEL 2	1480m²
GRAND TOTAL	4440m²

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Project No.

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EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title

GFA CALCULATIONS - SHEET 1

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GFA - LEVEL 4



GFA - LEVEL 5



GFA - LEVEL 6



GFA - LEVEL 7

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3	FOR DEVELOPMENT APPLICATION		18/04/2024

APARTMENT AREA SCHEDULE - GFA

LEVEL	BUILDING A AREA	BUILDING B AREA	TOTAL
GROUND FLOOR	947m²	923m²	1870m²
LEVEL 1	952m²	910m²	1862m²
LEVEL 2	828m²	696m²	1524m²
LEVEL 3	911m²	699m²	1610m²
LEVEL 4	853m²	679m²	1532m²
LEVEL 5	853m²	679m²	1532m²
LEVEL 6	853m²	679m²	1532m²
LEVEL 7	853m²	679m²	1532m²
GRAND TOTAL	7050m²	5944m²	12994m²

TOWNHOUSE AREA SCHEDULE - GFA

LEVEL	AREA
GROUND FLOOR	1480m²
LEVEL 1	1480m²
LEVEL 2	1480m²
GRAND TOTAL	4440m²

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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
GFA CALCULATIONS - SHEET 2

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Co-ordinated:	CR	Drawn:	CR
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Drawing Number:	A-DA-80-31	Revision:	3

DA ISSUE





DA - STORAGE SCHEDULE - APARTMENTS				
LEVEL	UNIT NUMBER	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE
A_GROUND LEVEL	P23	3 BED	6.24 m³	5.00m³
B_LEVEL 1	P01	3 BED	15.15 m³	0m³
B_LEVEL 1	P02	3 BED	15.15 m³	0m³
B_LEVEL 1	P03	3 BED	15.15 m³	0m³
B_LEVEL 1	P04	3 BED	11.02 m³	0m³
B_LEVEL 1	P05	3 BED	10.54 m³	0m³
B_LEVEL 1	P06	3 BED	15.15 m³	0m³
B_LEVEL 1	P07	3 BED	15.15 m³	0m³
B_LEVEL 1	P08	3 BED	15.15 m³	0m³
B_LEVEL 1	P21	3 BED	15.15 m³	0m³
B_LEVEL 1	P22	3 BED	15.15 m³	0m³
B_LEVEL 1	P24	3 BED	5.82 m³	5.00m³
A_LEVEL 1	P09	3 BED	16.85 m³	0m³
A_LEVEL 1	P10	3 BED	16.85 m³	0m³
A_LEVEL 1	P11	3 BED	16.85 m³	0m³
A_LEVEL 1	P12	3 BED	16.85 m³	0m³
A_LEVEL 1	P13	3 BED	16.85 m³	0m³
A_LEVEL 1	P14	3 BED	16.85 m³	0m³
A_LEVEL 1	P15	3 BED	16.85 m³	0m³
A_LEVEL 1	P16	3 BED	16.85 m³	0m³
A_LEVEL 1	P17	3 BED	16.85 m³	0m³
A_LEVEL 1	P18	3 BED	16.85 m³	0m³
A_LEVEL 1	P19	3 BED	16.85 m³	0m³



DA - STORAGE SCHEDULE - APARTMENTS				
LEVEL	UNIT NUMBER	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE
A LEVEL 3	A304	1 BED	6.47 m³	0m³
A LEVEL 3	A305	2 BED	6.66 m³	4.00m³
A LEVEL 3	A306	3 BED	26.96 m³	0m³
A LEVEL 3	A307	1 BED	3.60 m³	3.00m³
A LEVEL 3	A308	1 BED	3.03 m³	3.00m³
A LEVEL 3	A309	2 BED	6.66 m³	4.00m³
A LEVEL 3	A310	2 BED	4.67 m³	4.00m³
A LEVEL 3	B303	1 BED	3.72 m³	3.00m³
B LEVEL 4	B401	2 BED	26.42 m³	0m³
B LEVEL 4	B402	1 BED	8.40 m³	0m³
B LEVEL 4	B404	1 BED	5.05 m³	3.00m³
B LEVEL 4	B405	2 BED	9.45 m³	0m³
B LEVEL 4	B406	1 BED	3.56 m³	3.00m3
B LEVEL 4	B407	2 BED	5.10 m³	4.00m³
B LEVEL 4	B408	2 BED	28.23 m³	0m³
A LEVEL 4	A401	1 BED	15.22 m³	0m³
A LEVEL 4	A402	2 BED	4.50 m³	4.00m³
A LEVEL 4	A403	2 BED	6.66 m³	4.00m³
A LEVEL 4	A404	1 BED	6.47 m³	0m³
A LEVEL 4	A405	2 BED	6.66 m³	4.00m³
A LEVEL 4	A406	3 BED	20.83 m³	0m³
A LEVEL 4	A407	1 BED	3.60 m³	3.00m³
A LEVEL 4	A408	1 BED	3.03 m³	3.00m³
A LEVEL 4	A409	2 BED	4.05 m³	4.00m³
A LEVEL 4	A410	1 BED	3.67 m³	3.00m³
A LEVEL 4	B403	1 BED	3.70 m³	3.00m³

Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION		18/04/2024



Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ADG COMPLIANCE - STORAGE - SHEET 3

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A-DA-80-42	1

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LEGEND

- ADG - UNIT STORAGE
- ADG - CAR PARK STORAGE



LEVEL 5 PLAN - ADG STORAGE
SCALE 1 : 500



LEVEL 6 PLAN - ADG STORAGE
SCALE 1 : 500



LEVEL 7 PLAN - ADG STORAGE
SCALE 1 : 500

DA - STORAGE SCHEDULE - APARTMENTS				
LEVEL	UNIT NUMBER	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE
B_LEVEL 5	B501	2 BED	26.42 m³	0m³
B_LEVEL 5	B502	1 BED	8.40 m³	0m³
B_LEVEL 5	B504	1 BED	5.05 m³	3.00m³
B_LEVEL 5	B505	2 BED	9.45 m³	0m³
B_LEVEL 5	B506	1 BED	3.56 m³	3.00m³
B_LEVEL 5	B507	2 BED	5.10 m³	4.00m³
B_LEVEL 5	B508	2 BED	28.23 m³	0m³
A_LEVEL 5	A501	1 BED	15.22 m³	0m³
A_LEVEL 5	A502	2 BED	4.50 m³	4.00m³
A_LEVEL 5	A503	2 BED	6.66 m³	4.00m³
A_LEVEL 5	A504	1 BED	6.47 m³	0m³
A_LEVEL 5	A505	2 BED	6.66 m³	4.00m³
A_LEVEL 5	A506	3 BED	26.96 m³	0m³
A_LEVEL 5	A507	1 BED	3.60 m³	3.00m³
A_LEVEL 5	A508	1 BED	3.03 m³	3.00m³
A_LEVEL 5	A509	2 BED	4.05 m³	4.00m³
A_LEVEL 5	A510	1 BED	3.67 m³	3.00m³
A_LEVEL 5	B503	1 BED	3.70 m³	3.00m³
B_LEVEL 6	B601	2 BED	26.42 m³	0m³
B_LEVEL 6	B602	1 BED	8.40 m³	0m³
B_LEVEL 6	B604	1 BED	5.05 m³	3.00m³
B_LEVEL 6	B605	2 BED	9.45 m³	0m³
B_LEVEL 6	B606	1 BED	3.56 m³	3.00m³
B_LEVEL 6	B607	2 BED	5.10 m³	4.00m³
B_LEVEL 6	B608	2 BED	28.23 m³	0m³
A_LEVEL 6	A601	1 BED	15.22 m³	0m³
A_LEVEL 6	A602	2 BED	4.50 m³	4.00m³

DA - STORAGE SCHEDULE - APARTMENTS				
LEVEL	UNIT NUMBER	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE
A_LEVEL 6	A603	2 BED	6.66 m³	4.00m³
A_LEVEL 6	A604	1 BED	6.47 m³	0m³
A_LEVEL 6	A605	2 BED	6.66 m³	4.00m³
A_LEVEL 6	A606	3 BED	26.96 m³	0m³
A_LEVEL 6	A607	1 BED	3.60 m³	3.00m³
A_LEVEL 6	A608	1 BED	3.03 m³	3.00m³
A_LEVEL 6	A609	2 BED	4.05 m³	4.00m³
A_LEVEL 6	A610	1 BED	3.67 m³	3.00m³
A_LEVEL 6	B603	1 BED	3.70 m³	3.00m³
B_LEVEL 7	B701	2 BED	26.42 m³	0m³
B_LEVEL 7	B702	1 BED	8.40 m³	0m³
B_LEVEL 7	B704	1 BED	5.05 m³	3.00m³
B_LEVEL 7	B705	2 BED	9.45 m³	0m³
B_LEVEL 7	B706	1 BED	3.56 m³	3.00m³
B_LEVEL 7	B707	2 BED	5.10 m³	4.00m³
B_LEVEL 7	B708	2 BED	28.23 m³	0m³
A_LEVEL 7	A701	1 BED	15.22 m³	0m³
A_LEVEL 7	A702	2 BED	4.50 m³	4.00m³
A_LEVEL 7	A703	2 BED	6.66 m³	4.00m³
A_LEVEL 7	A704	1 BED	6.47 m³	0m³
A_LEVEL 7	A705	2 BED	6.66 m³	4.00m³
A_LEVEL 7	A706	3 BED	26.96 m³	0m³
A_LEVEL 7	A707	1 BED	3.60 m³	3.00m³
A_LEVEL 7	A708	1 BED	3.03 m³	3.00m³
A_LEVEL 7	A709	2 BED	4.05 m³	4.00m³
A_LEVEL 7	A710	1 BED	3.67 m³	3.00m³
A_LEVEL 7	B703	1 BED	3.70 m³	3.00m³



1 ARTIST IMPRESSION - VIEW FROM BUCHAN AVENUE
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2	FOR DEVELOPMENT APPLICATION		14/09/2022
3	FOR DEVELOPMENT APPLICATION		18/04/2024

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Project No. 221123.02

Project EDMONDSON PARK SITE 4-B
Buchan Avenue, Edmondson Park

Drawing Title
ARTIST IMPRESSION - VIEW FROM
BUCHAN AVENUE

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