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Rev	Description	By	Date
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

DEVELOPMENT APPLICATION FOR:

EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,

2174 NSW AUSTRALIA

221123.00

DRAWING LIST

SHEET No.	SHEET NAME	Current Revision
01 Cover Sheets		
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11 Site Plans		
DA-11-00	SITE ANALYSIS PLAN	B
DA-11-01	SITE PLAN	B
DA-11-02	TERRACE TYPE LOCATION PLAN	B
DA-11-03	PROPOSED PLAN OF SUBDIVISION (COMMUNITY TITLE)	B
21 Floor Plans		
DA-21-10	GROUND FLOOR PLAN - ZONE A	B
DA-21-11	LEVEL 1 FLOOR PLAN - ZONE A	B
DA-21-12	LEVEL 2 FLOOR PLAN - ZONE A	B
DA-21-13	LEVEL 3 FLOOR PLAN - ZONE A	B
DA-21-14	ROOF PLAN - ZONE A	B
DA-21-20	GROUND FLOOR PLAN - ZONE B	B
DA-21-21	LEVEL 1 FLOOR PLAN - ZONE B	B
DA-21-22	LEVEL 2 FLOOR PLAN - ZONE B	B
DA-21-23	LEVEL 3 FLOOR PLAN - ZONE B	B
DA-21-24	ROOF PLAN - ZONE B	B
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DA-30-01	ELEVATIONS SITE 1-2	B
DA-30-02	ELEVATIONS SITE 1-2	B
DA-30-03	ELEVATIONS SITE 1-2	B
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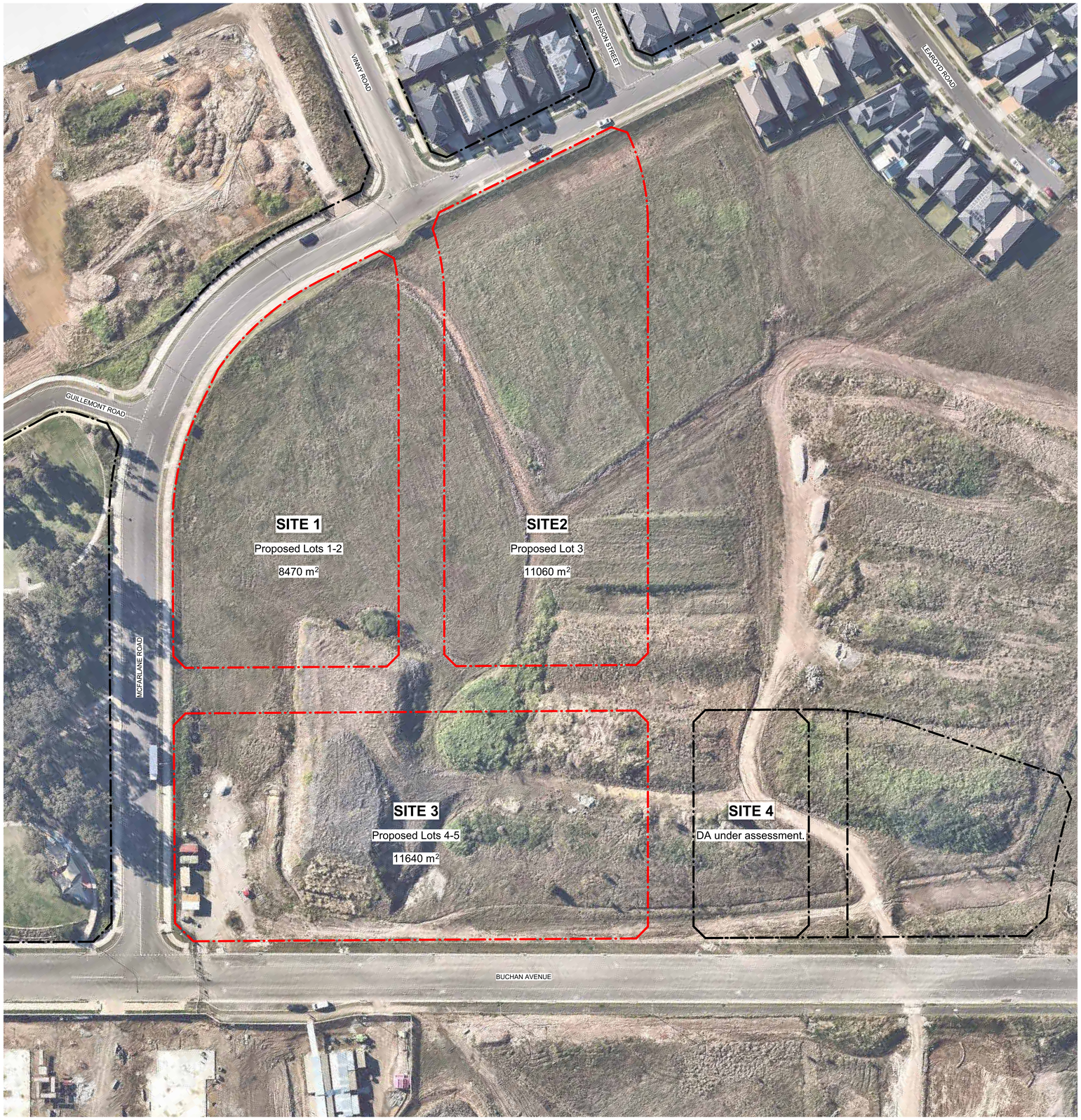
50 Typical Plans		
DA-50-00	TYPICAL TERRACE PLANS	B
DA-50-01	TYPICAL TERRACE PLANS	B
DA-50-02	TYPICAL TERRACE PLANS	B
80 Analysis		
DA-84-00	WINTER SHADOW DIAGRAMS	B
DA-84-01	SUMMER SHADOW DIAGRAMS	B
DA-84-02	EQUINOX SHADOW DIAGRAMS	B
DA-84-03	SOLAR CALCULATIONS	B
DA-84-04	SILVER LYABLE CALCULATIONS	B
DA-85-00	3D VISUALISATION	B
DA-85-01	3D VISUALISATION	B
DA-90-00	DEVELOPMENT CALCULATIONS GFA - ZONE A	B
DA-90-01	DEVELOPMENT CALCULATIONS GFA - ZONE B	B



1 SITE AERIAL
SCALE 1 : 500

Planning	**Ethos Urban**
173 Sussex Street, Sydney NSW 2000	
02 9956 6962	
Traffic	**Ason Group**
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000	
02 9083 8601	
Landscape	**Environmental Partnership**
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007	
02 9281 7097	
Civil Engineering	**Enscape Studio**
0411.567.151	
Waste	**Elephants Foot**
112/116 Canterbury Road, Bankstown NSW 2200	
1300 435 374	
Access	**Access Link Consulting**
L10, 11-13 Deane Street, Burwood NSW 2134	
02 8319 4616	

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Nominated Architects
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Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
COVER SHEET - DRAWING INDEX

Document Control Status:

NOT FOR CONSTRUCTION -
DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** 1 : 500 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-01-00	**Revision:** B

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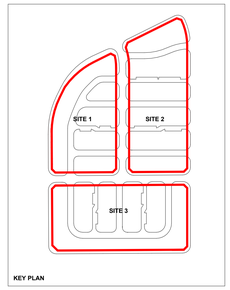

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Nominated Architects
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Russell Lee no. 6367

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URBAN PROPERTY GROUP

Project No.
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Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
SITE ANALYSIS PLAN

Document Control Status:
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Co-ordinated: RJ	**Drawn:** MB
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1 SITE ANALYSIS PLAN
SCALE 1 : 1000

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Civil Engineering Enscape Studio
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02 8319 4616

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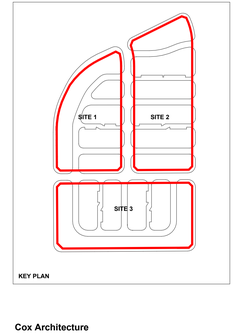

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EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
SITE PLAN

Document Control Status:
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1 TERRACE TYPE IDENTIFICATION PLAN
SCALE 1 : 500

Terrace Type A
6.4m Wide Lot
16 x Terraces

Terrace Type B
Corner Lot
5 x Terraces

Terrace Type C
Garage Side Entry
2 x Terraces

Terrace Type D
6.4m Wide Lot
16 x Terraces

Terrace Type E
Corner Lot
6 x Terraces

Terrace Type F
Corner Lot
4 x Terraces

Terrace Type G
6.4m Wide Lot
12 x Terraces

Terrace Type H
6.4m Wide Lot
7 x Terraces

Terrace Type I
Corner Lot
14 x Terraces

Terrace Type J
Corner Lot
4 x Terraces

Terrace Type K
Garage Extended
5 x Terraces

Terrace Type L
4.4m Wide Lot
73 x Terraces

Terrace Type M
7.4m Wide Lot
10 x Terraces

Terrace Type N
Corner Lot
2 x Terraces

Terrace Type O
Corner Lot, Side
Garage Entry
2 x Terraces

TOTAL TERRACES: 178

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02 9281 7097

Civil Engineering — Enscape Studio
0411.567.151

Waste — Elephants Foot
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1300 435 374

Access — Access Link Consulting
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Client
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Project No.
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Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
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Drawing Title
TERRACE TYPE LOCATION PLAN

Document Control Status:

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FOR DEVELOPMENT
APPLICATION ONLY

Co-ordinated: RJ	**Drawn:** MB
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Drawing Number: DA-11-02	**Revision:** B

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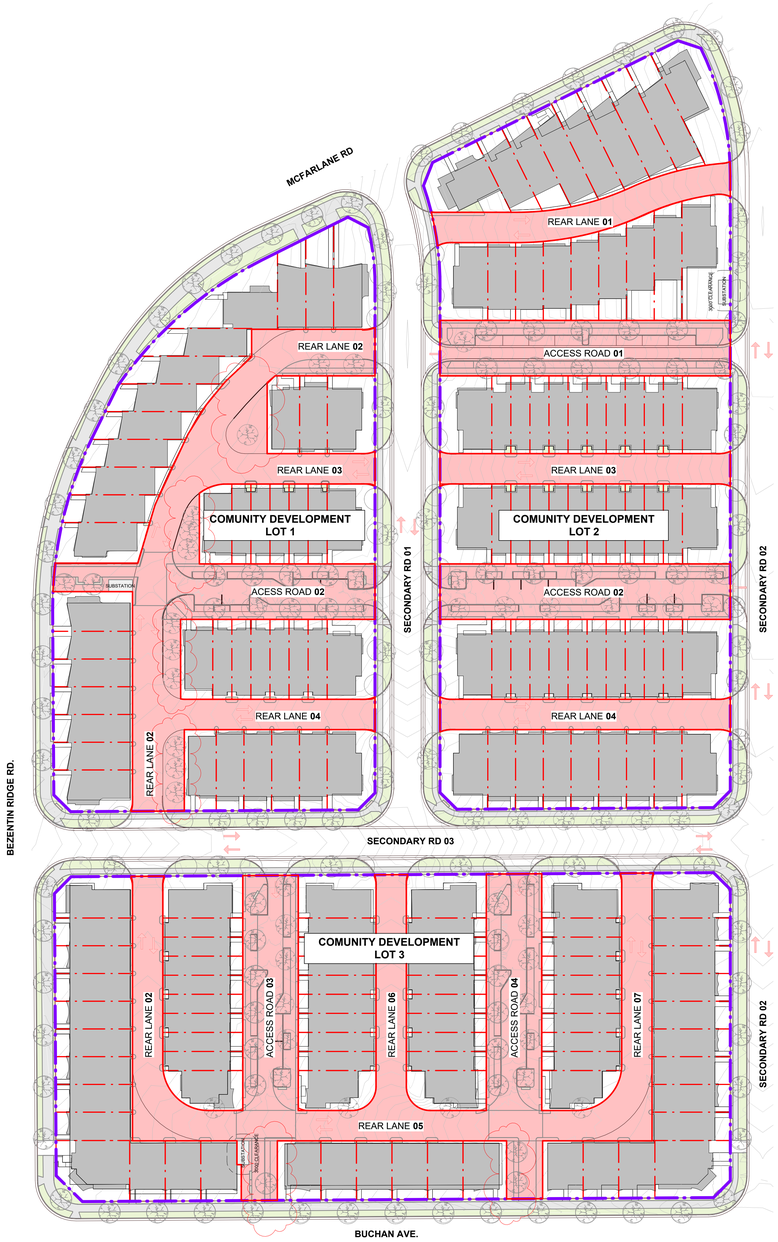

LOT SUBDIVISION LEGEND

COMMUNITY DEVELOPMENT LOT 1, 2, 3

COMMUNITY PROPERTY

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Traffic	**Ason Group**
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000 02 9083 8601	
Landscape	**Environmental Partnership**
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007 02 9281 7057	
Civil Engineering	**Enscape Studio**
0411.567.151	
Waste	**Elephants Foot**
112/116 Canterbury Road, Bankstown NSW 2200 1300 435 374	
Access	**Access Link Consulting**
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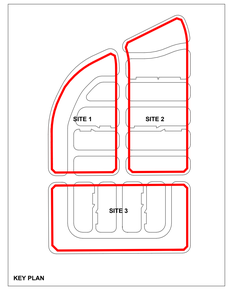

KEY PLAN

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Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title:
PROPOSED PLAN OF SUBDIVISION (COMMUNITY TITLE)

Document Control Status:

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Co-ordinated: RJ	**Drawn:** MB
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Planning 173 Sussex Street, Sydney NSW 2000 02 9956 6962	**Ethos Urban**
Traffic Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000 02 9083 8601	**Axon Group**
Landscape Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007 02 9281 7057	**Environmental Partnership**
Civil Engineering 0411.567.151	**Enscape Studio**
Waste 112/116 Canterbury Road, Bankstown NSW 2200 1300 435 374	**Elephants Foot**
Access L10, 11-15 Deane Street, Burwood NSW 2134 02 8319 4616	**Access Link Consulting**

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LEGEND

- SILVER — SILVER LEVEL TERRACES = 36/178 (20%)
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH

ST FRANCIS CATHOLIC COLLEGE

MCFARLANE RD

REAR LANE **01**

REAR LANE **02**

REAR LANE **03**

ACCESS ROAD **01**

ACESS ROAD **02**

SECONDARY RD 01

SECONDARY RD 02

SITE 1

SITE 2

REFER DA-21-20

REFER DA-21-20

1 GROUND FLOOR PLAN - ZONE A
SCALE 1 : 200

ZONE A

SITE 1 | SITE 2 | SITE 3

KEY PLAN

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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
GROUND FLOOR PLAN - ZONE A

Document Control Status:
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Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-21-10	**Revision:** B

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Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7057

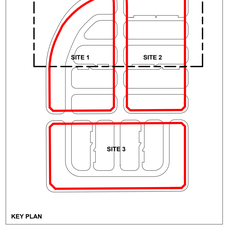
Civil Engineering — Enscape Studio
0411.567.151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
1/10, 11-15 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

- SILVER — SILVER LEVEL TERRACES = 36/178 (20%)
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Client	URBAN PROPERTY GROUP
Project No.	221123.00
Project	EDMONDSON PARK SITES 1-3 BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA
Drawing Title	LEVEL 1 FLOOR PLAN - ZONE A
Document Control Status:	NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
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1 LEVEL 1 FLOOR PLAN - ZONE A
SCALE 1 : 200

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LEGEND

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- LANDSCAPE
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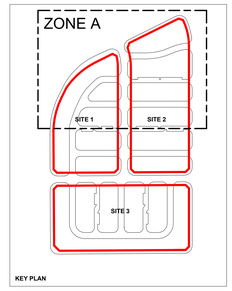
- FOOTPATH



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Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
LEVEL 2 FLOOR PLAN - ZONE A

Document Control Status:
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Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-21-12	Revision: B

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1 LEVEL 2 FLOOR PLAN - ZONE A
SCALE 1 : 200

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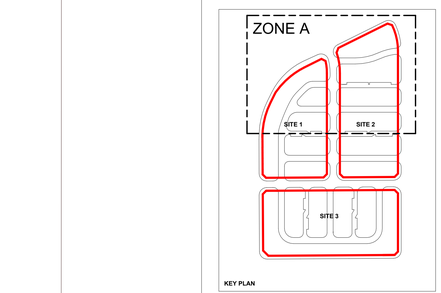
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Russell Lee no. 6367

Client: URBAN PROPERTY GROUP

Project No.: 221123.00

Project: EDMONDSON PARK SITES 1-3
BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title: LEVEL 3 FLOOR PLAN - ZONE A

Document Control Status: NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

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1 LEVEL 3 FLOOR PLAN - ZONE A
SCALE 1 : 200

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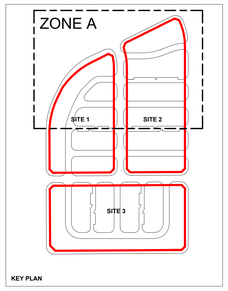
0411.567.151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
1/6,15-19 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

- SILVER — SILVER LEVEL TERRACES = 36/178 (20%)
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH



Cox Architecture
70 George Street, The Rocks (Tallawoladah)
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
ROOF PLAN - ZONE A

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-21-14	**Revision:** B

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1 ROOF PLAN - ZONE 1
SCALE 1 : 200

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Rev	Description	By	Date
1	FOR COORDINATION	MB	29.11.22
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

Planning — Ethos Urban
173 Sussex Street, Sydney NSW 2000
02 9956 6962

Traffic — Axon Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 8601

Landscape — Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7057

Civil Engineering — Enscape Studio
0411.567.151

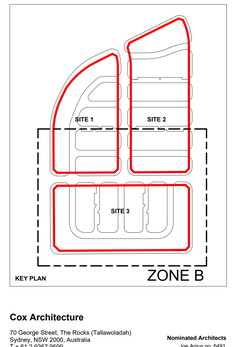
Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
L10, 11-13 Deane Street, Burwood NSW 2134
02 8319 4616

NOTE: REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR ALL LANDSCAPING INFORMATION.

LEGEND

- SILVER — SILVER LEVEL TERRACES = 36/178 (20%)
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Russell Lee no. 6367

Client: URBAN PROPERTY GROUP

Project No.: 221123.00

Project: EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title: GROUND FLOOR PLAN - ZONE B

Document Control Status:

NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-21-20	Revision: B

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A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

Planning — Ethos Urban
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02 9956 6962

Traffic — Axon Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 8601

Landscape — Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7097

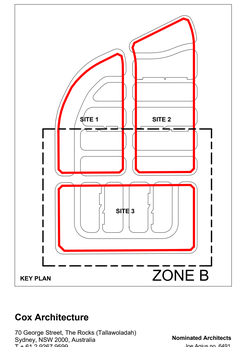
Civil Engineering — Enscape Studio
0411.567.151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
1/10, 11-15 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

- SILVER — SILVER LEVEL TERRACES = 36/178 (20%)
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Client
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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
LEVEL 1 FLOOR PLAN - ZONE B

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-21-21	**Revision:** B

1 LEVEL 1 FLOOR PLAN - ZONE B
SCALE 1 : 200

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A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

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02 9281 7057

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0411.567.151

Waste — Elephants Foot
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Access — Access Link Consulting
L10, 11-13 Deane Street, Burwood NSW 2134
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LEGEND

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- LANDSCAPE
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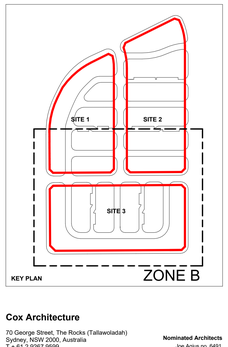

KEY PLAN — ZONE B

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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
LEVEL 2 FLOOR PLAN - ZONE B

Document Control Status:
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Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-21-22	Revision: B

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1 LEVEL 2 FLOOR PLAN - ZONE B
SCALE 1 : 200

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02 9281 7057

Civil Engineering — Enscape Studio
0411.567.151

Waste — Elephants Foot
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1300 435 374

Access — Access Link Consulting
L10, 11-13 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

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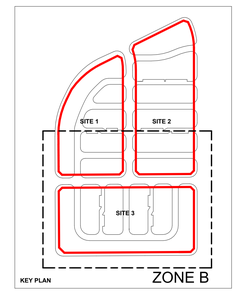
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Client
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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
LEVEL 3 FLOOR PLAN - ZONE B

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-21-23	Revision: B

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1 LEVEL 3 FLOOR PLAN - ZONE B
SCALE 1 : 200

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Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7357

Civil Engineering — Enscape Studio
0411.567.151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
L10, 11-13 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

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- PROPERTY BOUNDARY
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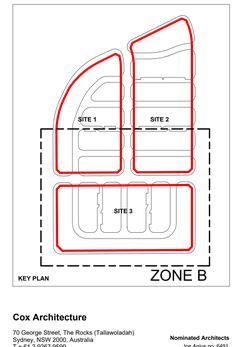
- ARTICULATION ZONE
- LANDSCAPE
- SHAREWAY
- FOOTPATH



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Client
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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
ROOF PLAN - ZONE B

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-21-24	**Revision:** B

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1 ROOF PLAN - ZONE B
SCALE 1 : 200

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Rev	Description	By	Date
1	FOR REVIEW	MB	30.08.22
2	FOR REVIEW	MB	06.09.22
3	FOR COORDINATION	MB	24.11.22
4	FOR COORDINATION	MB	29.11.22
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

Planning — Ethos Urban
173 Sussex Street, Sydney NSW 2000
02 9956 6962

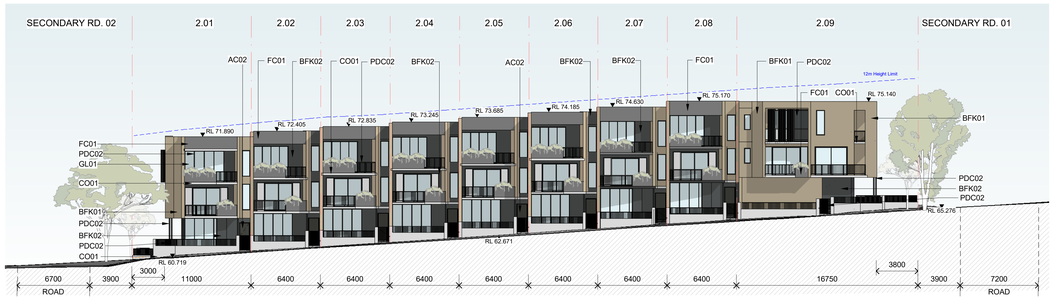
Traffic — Ason Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 6601

Landscape — Environmental Partnership
Suite 3.01, 22-38 Mountain Street, Ultimo NSW 2007
02 9281 7007

Civil Engineering — Enscape Studio
0411 367 151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

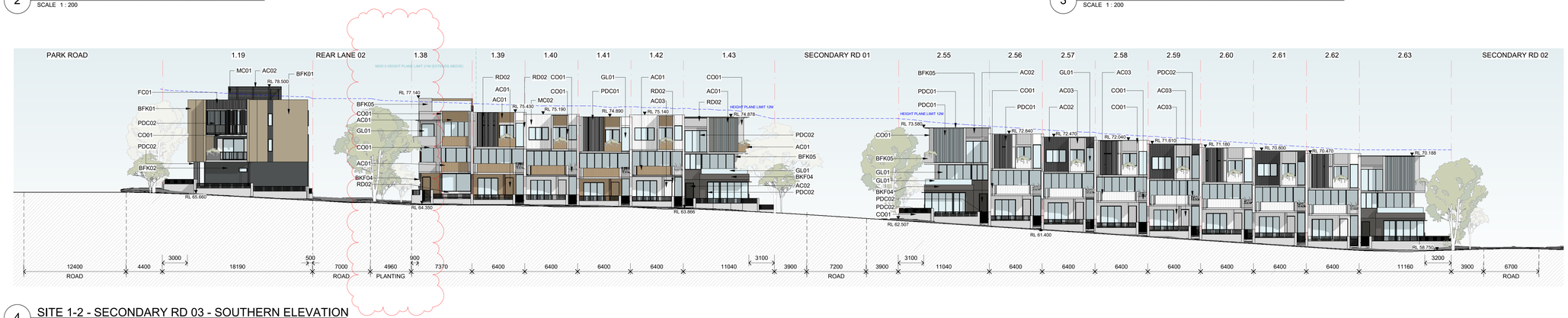
Access — Access Link Consulting
L19, 10-16 Deane Street, Burwood NSW 2134
02 8319 4616



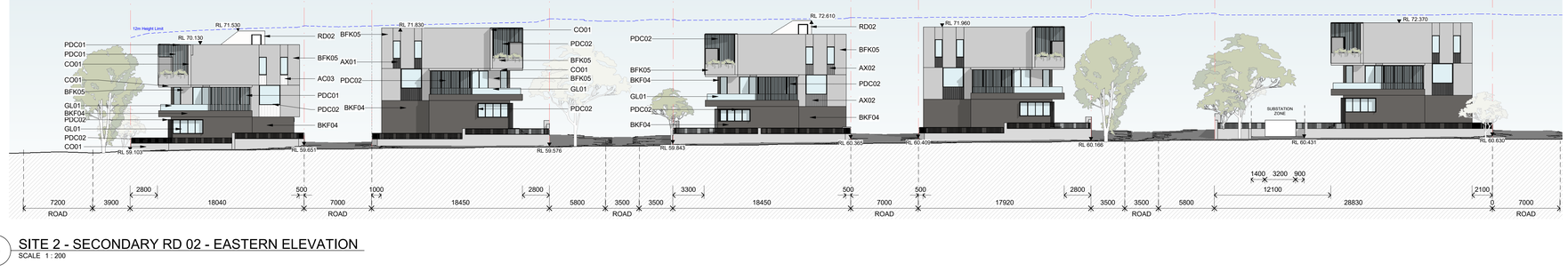
1 SITE 1-2 - MCFARLANE ROAD - NORTHERN ELEVATION
SCALE 1 : 200

2 SITE 1 - MCFARLANE ROAD ELEVATION
SCALE 1 : 200

3 SITE 1 - PARK ROAD - WESTERN ELEVATION
SCALE 1 : 200



4 SITE 1-2 - SECONDARY RD 03 - SOUTHERN ELEVATION
SCALE 1 : 200



5 SITE 2 - SECONDARY RD 02 - EASTERN ELEVATION
SCALE 1 : 200

AC01 Timber-look aluminium cladding 01 — Colour: Natural Timber

AC02 Timber-look aluminium cladding 02 — Colour: Charcoal Timber

AC03 Timber-look aluminium cladding 03 — Colour: White-wash Timber

AX01 CFC Cladding system — Colour: Charcoal

AX02 CFC Cladding system — Colour: Grey

AX03 CFC Cladding system — Colour: White

BFK01 Horizontal stretcher bond brick 01 — Colour: Cream

BFK02 Horizontal stretcher bond brick 02 — Colour: Charcoal

BFK03 Horizontal stretcher bond brick 03 — Colour: White

BFK04 Horizontal stretcher bond brick 04 — Colour: Brown

BFK05 Vertical stretcher bond brick 05 — Colour: White

CO01 Concrete 01 — Colour: Grey

FC01 Painted FC — Colour: Black

GL01 Glass 01 — Colour: Clear

MC01 Standing seam metal cladding 01 — Clear: Charcoal

MC02 Standing seam metal cladding 02 — Colour: White

MC03 Standing seam metal cladding 03 — Colour: Grey

MP01 Perforated Metal 01 — Colour: White

PDC01 Metal powdercoat 01 — Colour: White

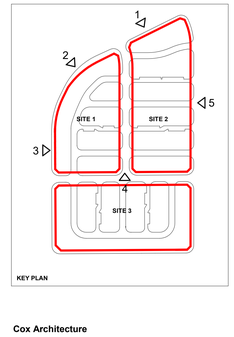
PDC02 Metal powdercoat 02 — Colour: Charcoal

PDC03 Metal powdercoat 03 — Colour: Grey

RD01 Render Finish 01 — Colour: Grey

RD02 Render Finish 02 — Colour: White

RD03 Render Finish 03 — Colour: Cream



KEY PLAN

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70 George Street, The Rocks (Tallawoladah)
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 1-2

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-00	**Revision:** B

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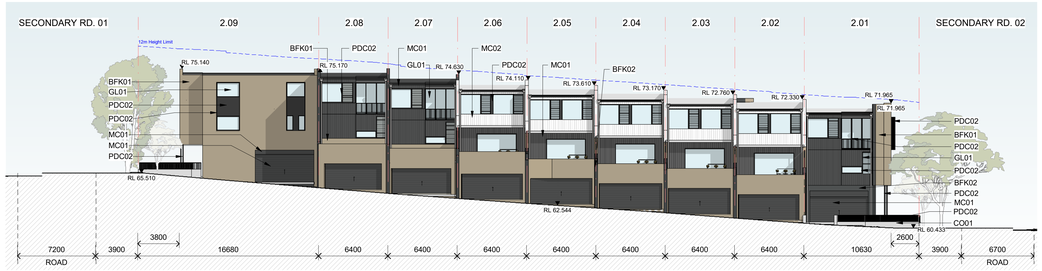
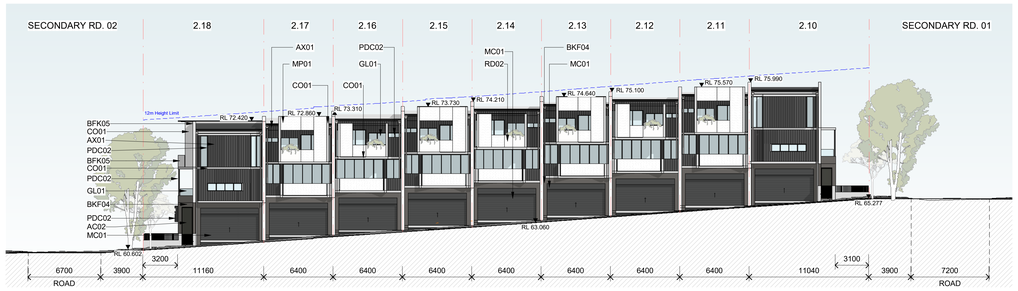
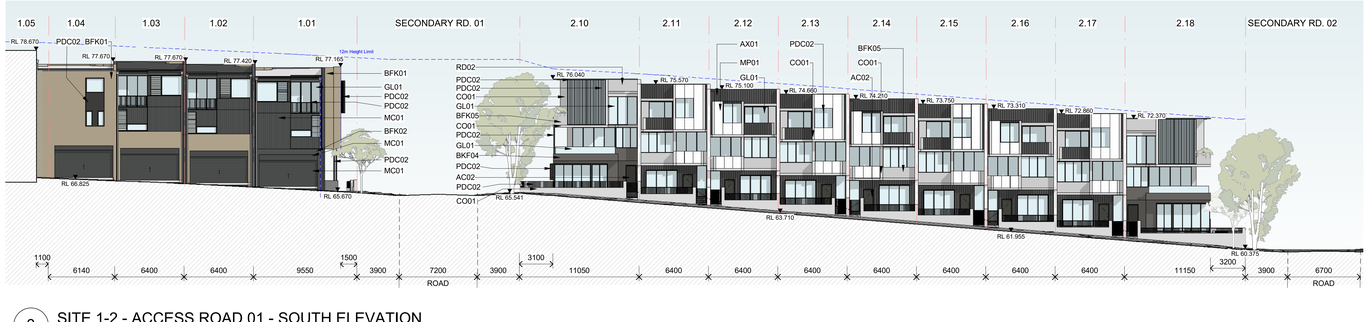


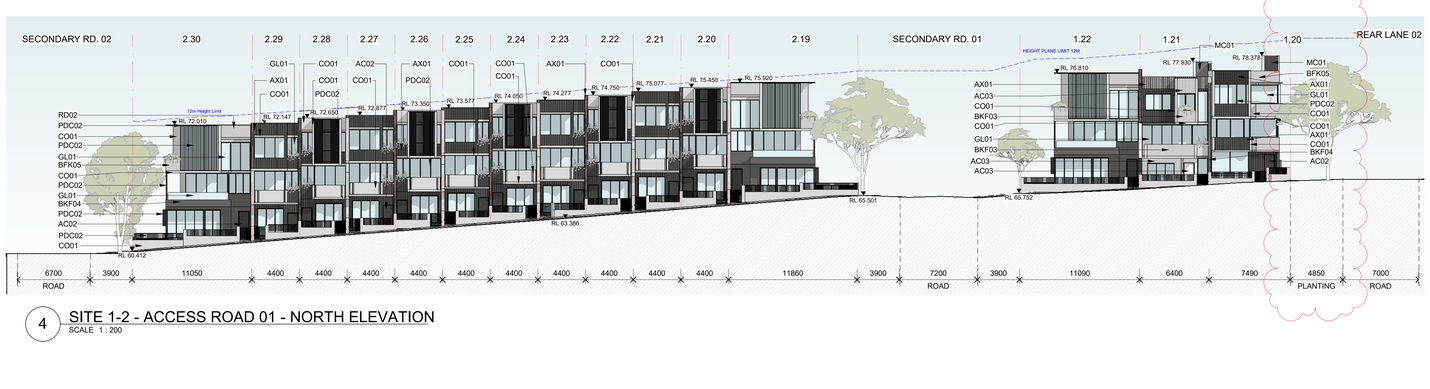
1 SITE 2 - REAR LANE 01 - SOUTHERN ELEVATION
SCALE 1 : 200



2 SITE 2 - REAR LANE 01 - NORTH ELEVATION
SCALE 1 : 200



3 SITE 1-2 - ACCESS ROAD 01 - SOUTH ELEVATION
SCALE 1 : 200



4 SITE 1-2 - ACCESS ROAD 01 - NORTH ELEVATION
SCALE 1 : 200

AC01
Timber-look aluminium cladding 01
Colour: Natural Timber

AC02
Timber-look aluminium cladding 02
Colour: Charcoal Timber

AC03
Timber-look aluminium cladding 03
Colour: White-wash Timber

AX01
CFC Cladding system
Colour: Charcoal

AX02
CFC Cladding system
Colour: Grey

AX03
CFC Cladding system
Colour: White

BFK01
Horizontal stretcher bond brick 01
Colour: Cream

BFK02
Horizontal stretcher bond brick 02
Colour: Charcoal

BFK03
Horizontal stretcher bond brick 03
Colour: White

BFK04
Horizontal stretcher bond brick 04
Colour: Brown

BFK05
Vertical stretcher bond brick 05
Colour: White

CO01
Concrete 01
Colour: Grey

FC01
Painted FC
Colour: Black

GL01
Glass 01
Colour: Clear

MC01
Standing seam metal cladding 01
Clear: Charcoal

MC02
Standing seam metal cladding 02
Colour: White

MC03
Standing seam metal cladding 03
Colour: Grey

MP01
Perforated Metal 01
Colour: White

PDC01
Metal powdercoat 01
Colour: White

PDC02
Metal powdercoat 02
Colour: Charcoal

PDC03
Metal powdercoat 03
Colour: Grey

RD01
Render Finish 01
Colour: Grey

RD02
Render Finish 02
Colour: White

RD03
Render Finish 03
Colour: Cream

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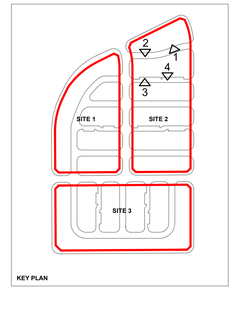

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Russell Lee no. 6367

Client
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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 1-2

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-01	**Revision:** B

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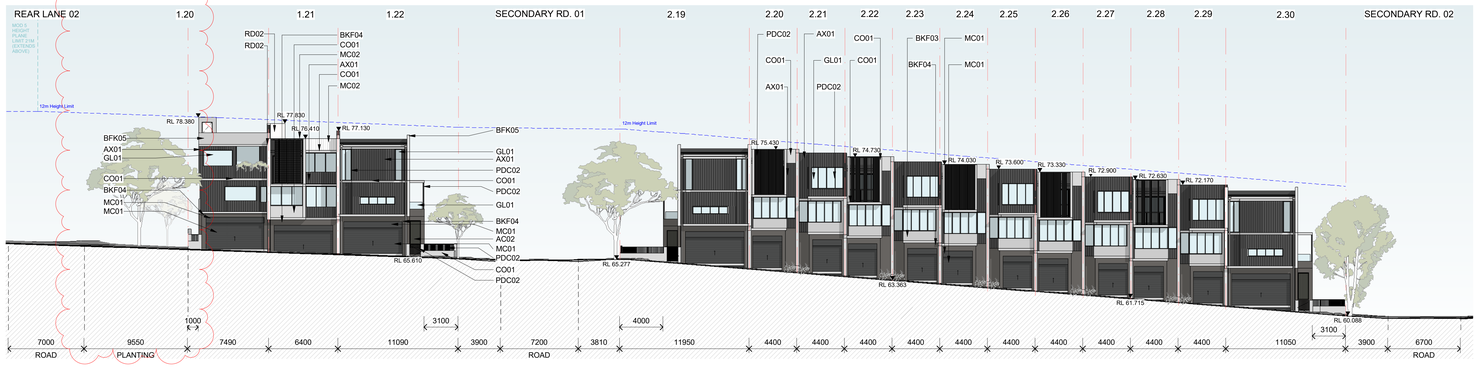
02 9083 6601

Landscape — Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7007

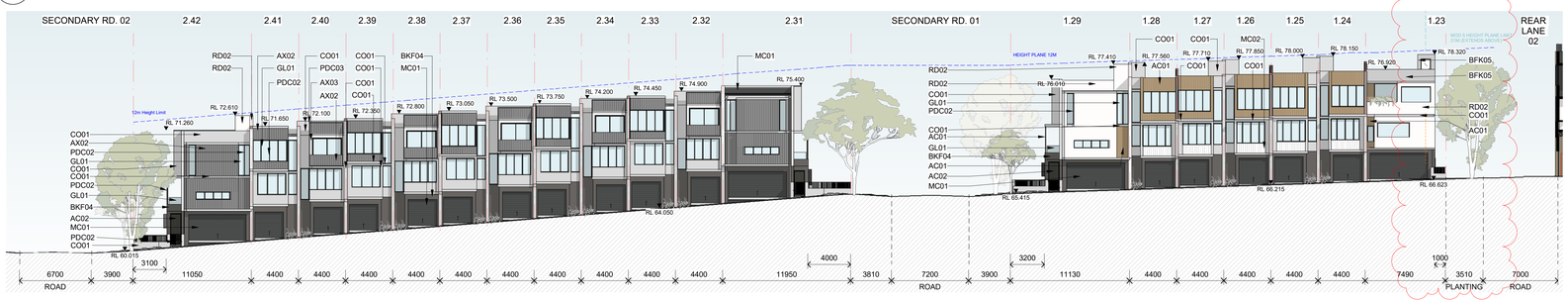
Civil Engineering — Enscape Studio
0411 367 151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

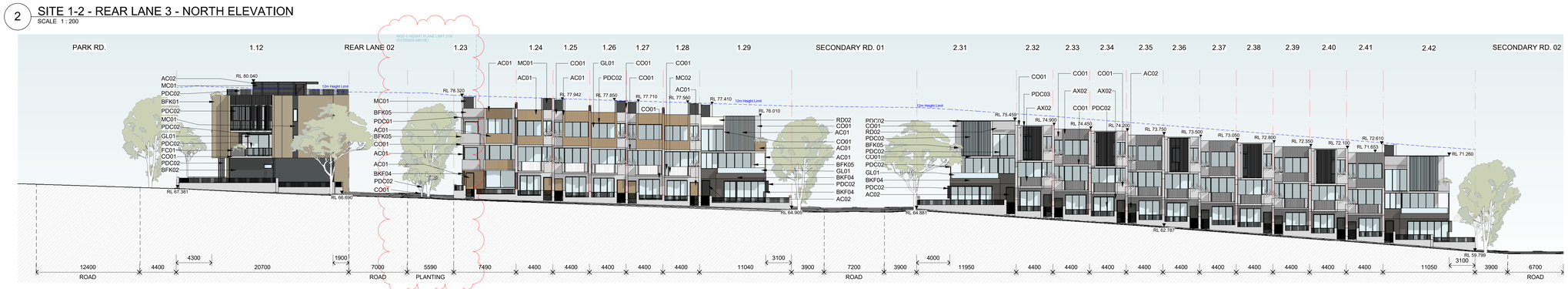
Access — Access Link Consulting
1/9,10-15 Deane Street, Burwood NSW 2134
02 8319 4616



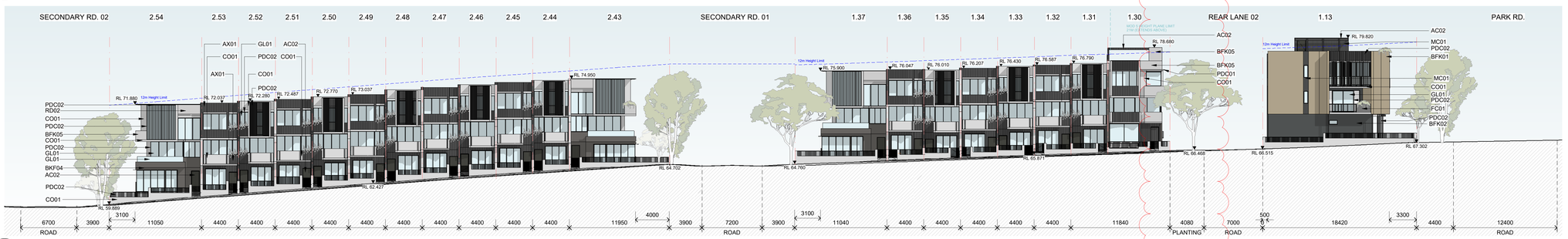
1 SITE 1-2 - REAR LANE 3 - SOUTH ELEVATION
SCALE 1 : 200



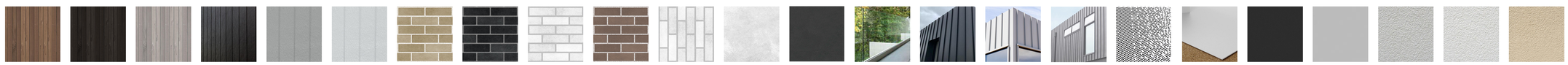
2 SITE 1-2 - REAR LANE 3 - NORTH ELEVATION
SCALE 1 : 200



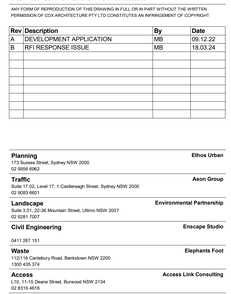
3 SITE 1-2 - ACCESS ROAD 02 - SOUTHERN ELEVATION
SCALE 1 : 200



4 SITE 1-2 - ACCESS ROAD 02 - NORTHERN ELEVATION
SCALE 1 : 200



AC01 Timber-look aluminium cladding 01 — Colour: Natural Timber
AC02 Timber-look aluminium cladding 02 — Colour: Charcoal Timber
AC03 Timber-look aluminium cladding 03 — Colour: White-wash Timber
AX01 CFC Cladding system — Colour: Charcoal
AX02 CFC Cladding system — Colour: Grey
AX03 CFC Cladding system — Colour: White
BFK01 Horizontal stretcher bond brick 01 — Colour: Cream
BFK02 Horizontal stretcher bond brick 02 — Colour: Charcoal
BFK03 Horizontal stretcher bond brick 03 — Colour: White
BFK04 Horizontal stretcher bond brick 04 — Colour: Brown
BFK05 Vertical stretcher bond brick 05 — Colour: White
CO01 Concrete 01 — Colour: Grey
FC01 Painted FC — Colour: Black
GL01 Glass 01 — Colour: Clear
MC01 Standing seam metal cladding 01 — Clear: Charcoal
MC02 Standing seam metal cladding 02 — Colour: White
MC03 Standing seam metal cladding 03 — Colour: Grey
MP01 Perforated Metal 01 — Colour: White
PDC01 Metal powdercoat 01 — Colour: White
PDC02 Metal powdercoat 02 — Colour: Charcoal
PDC03 Metal powdercoat 03 — Colour: Grey
RD01 Render Finish 01 — Colour: Grey
RD02 Render Finish 02 — Colour: White
RD03 Render Finish 03 — Colour: Cream



KEY PLAN

Cox Architecture
70 George Street, The Rocks (Tallawoladah)
Sydney, NSW 2000, Australia
T + 61 2 9267 9599
F + 61 2 9264 5844
www.coxarchitecture.com.au

Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 1-2

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-02	**Revision:** B

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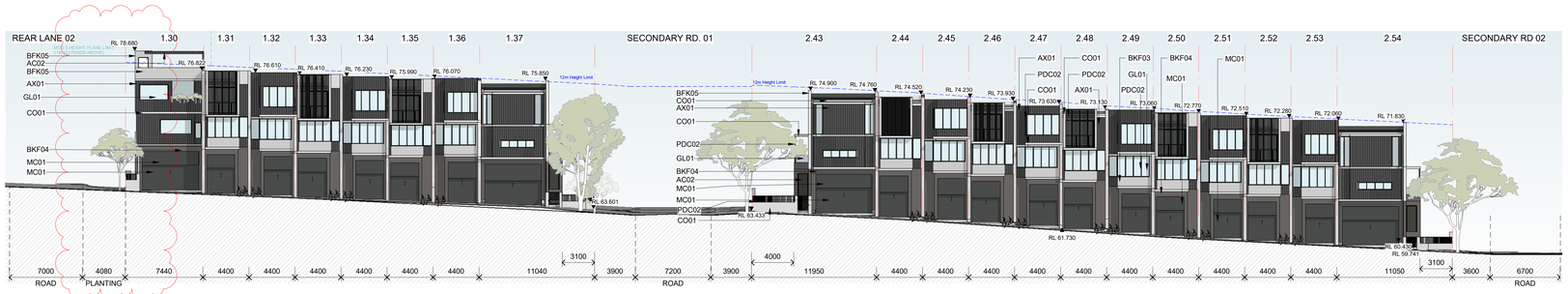

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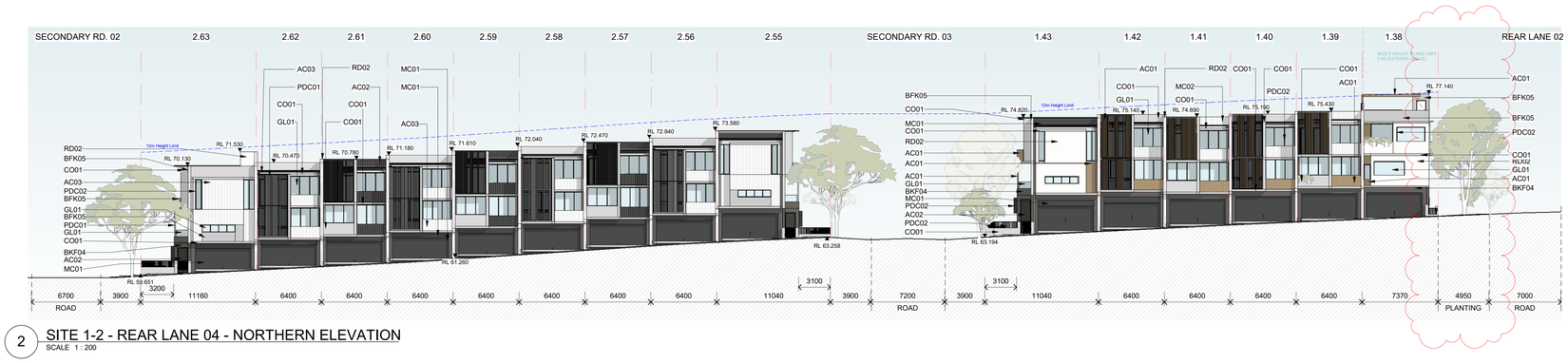
SCALE 1 : 200



2 SITE 1-2 - REAR LANE 04 - NORTHERN ELEVATION
SCALE 1 : 200

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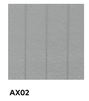
Timber-look aluminium cladding 01
Colour: Natural Timber

AC02
Timber-look aluminium cladding 02
Colour: Charcoal Timber

AC03
Timber-look aluminium cladding 03
Colour: White-wash Timber

AX01
CFC Cladding system
Colour: Charcoal



AX02
CFC Cladding system
Colour: Grey

AX03
CFC Cladding system
Colour: White

BFK01
Horizontal stretcher bond brick 01
Colour: Cream

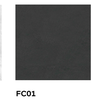
BFK02
Horizontal stretcher bond brick 02
Colour: Charcoal

BFK03
Horizontal stretcher bond brick 03
Colour: White

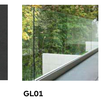
BFK04
Horizontal stretcher bond brick 04
Colour: Brown

BFK05
Vertical stretcher bond brick 05
Colour: White

CO01
Concrete 01
Colour: Grey



FC01
Painted FC
Colour: Black

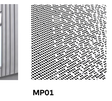


GL01
Glass 01
Colour: Clear

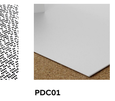
MC01
Standing seam metal cladding 01
Clear: Charcoal

MC02
Standing seam metal cladding 02
Colour: White

MC03
Standing seam metal cladding 03
Colour: Grey

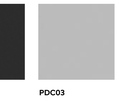


MP01
Perforated Metal 01
Colour: White



PDC01
Metal powdercoat 01
Colour: White

PDC02
Metal powdercoat 02
Colour: Charcoal



PDC03
Metal powdercoat 03
Colour: Grey

RD01
Render Finish 01
Colour: Grey

RD02
Render Finish 02
Colour: White

RD03
Render Finish 03
Colour: Cream

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Rev	Description	By	Date
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

Planning Ethos Urban
173 Sussex Street, Sydney NSW 2000
02 9956 6962

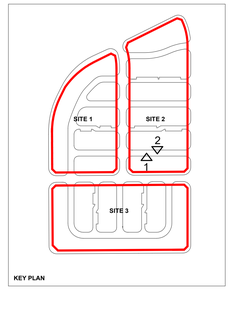
Traffic Ason Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 6601

Landscape Environmental Partnership
Suite 3.01, 22-38 Mountain Street, Ultimo NSW 2007
02 9281 7007

Civil Engineering Enscape Studio
0411 367 151

Waste Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access Access Link Consulting
L19, 10-16 Deane Street, Burwood NSW 2134
02 8319 4816



KEY PLAN

Cox Architecture

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 1-2

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

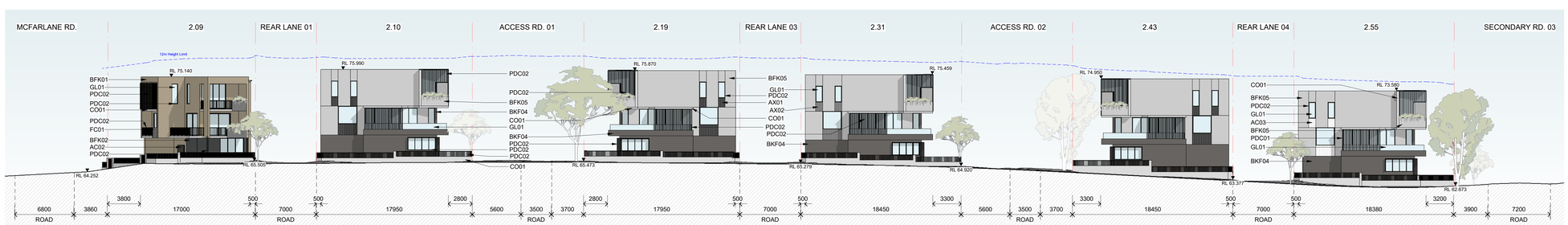
Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-03	**Revision:** B

PLOT STAMP DATE: 20/03/2024 9:49:37 PM

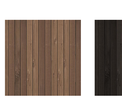
1 SITE 1 - REAR LANE 02 - EASTERN ELEVATION
SCALE 1 : 200

2 SITE 1 - REAR LANE 02 - WESTERN ELEVATION
SCALE 1 : 200

3 SITE 1 - SECONDARY RD 01 - EASTERN ELEVATION
SCALE 1 : 200



4 SITE 2 - SECONDARY RD 01 - WESTERN ELEVATION
SCALE 1 : 200

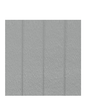


AC01
Timber-look aluminium cladding 01
Colour: Natural Timber

AC02
Timber-look aluminium cladding 02
Colour: Charcoal Timber

AC03
Timber-look aluminium cladding 03
Colour: White-wash Timber

AX01
CFC Cladding system
Colour: Charcoal



AX02
CFC Cladding system
Colour: Grey

AX03
CFC Cladding system
Colour: White

BFK01
Horizontal stretcher bond brick 01
Colour: Cream

BFK02
Horizontal stretcher bond brick 02
Colour: Charcoal

BFK03
Horizontal stretcher bond brick 03
Colour: White

BFK04
Horizontal stretcher bond brick 04
Colour: Brown

BFK05
Vertical stretcher bond brick 05
Colour: White

CO01
Concrete 01
Colour: Grey

FC01
Painted FC
Colour: Black

GL01
Glass 01
Colour: Clear

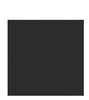
MC01
Standing seam metal cladding 01
Clear: Charcoal

MC02
Standing seam metal cladding 02
Colour: White

MC03
Standing seam metal cladding 03
Colour: Grey

MP01
Perforated Metal 01
Colour: White

PDC01
Metal powdercoat 01
Colour: White



PDC02
Metal powdercoat 02
Colour: Charcoal

PDC03
Metal powdercoat 03
Colour: Grey

RD01
Render Finish 01
Colour: Grey

RD02
Render Finish 02
Colour: White

RD03
Render Finish 03
Colour: Cream

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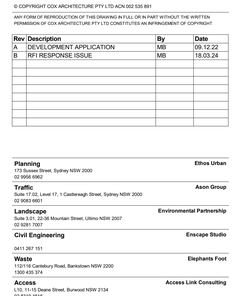

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Nominated Architects
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Russell Lee no. 6367

COX

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 1-2

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ
Drawn: MB
Project Architect: MB
Scale: As indicated @ A0
Project Director: RJ
Date: 18.03.24
Drawing Number: DA-30-04
Revision: B

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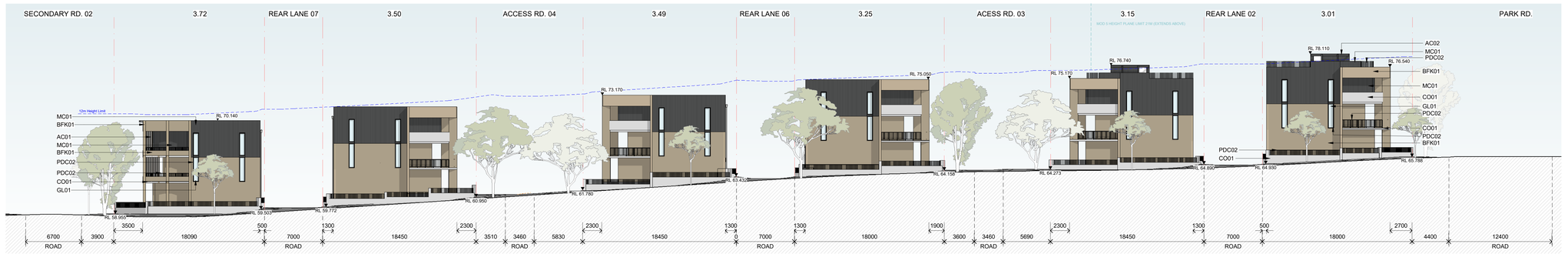
Rev	Description	By	Date
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

1 SITE 3 - PARK ROAD - WESTERN ELEVATION

SCALE 1 : 200



2 SITE 3 - SECONDARY RD 03 - NORTHERN ELEVATION

SCALE 1 : 200

3 SITE 3 - SECONDARY RD 02 - EASTERN ELEVATION

SCALE 1 : 200

4 SITE 3 - BUCHAN AVE - SOUTHERN ELEVATION

SCALE 1 : 200

AC01 Timber-look aluminium cladding 01 — Colour: Natural Timber

AC02 Timber-look aluminium cladding 02 — Colour: Charcoal Timber

AC03 Timber-look aluminium cladding 03 — Colour: White-wash Timber

AX01 CFC Cladding system — Colour: Charcoal

AX02 CFC Cladding system — Colour: Grey

AX03 CFC Cladding system — Colour: White

BFK01 Horizontal stretcher bond brick 01 — Colour: Cream

BFK02 Horizontal stretcher bond brick 02 — Colour: Charcoal

BFK03 Horizontal stretcher bond brick 03 — Colour: White

BFK04 Horizontal stretcher bond brick 04 — Colour: Brown

BFK05 Vertical stretcher bond brick 05 — Colour: White

CO01 Concrete 01 — Colour: Grey

FC01 Painted FC — Colour: Black

GL01 Glass 01 — Colour: Clear

MC01 Standing seam metal cladding 01 — Clear: Charcoal

MC02 Standing seam metal cladding 02 — Colour: White

MC03 Standing seam metal cladding 03 — Colour: Grey

MP01 Perforated Metal 01 — Colour: White

PDC01 Metal powdercoat 01 — Colour: White

PDC02 Metal powdercoat 02 — Colour: Charcoal

PDC03 Metal powdercoat 03 — Colour: Grey

RD01 Render Finish 01 — Colour: Grey

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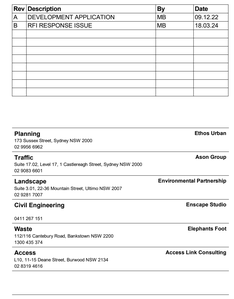
RD03 Render Finish 03 — Colour: Cream



Planning — Ethos Urban
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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 3

Document Control Status:
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Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-05	**Revision:** B

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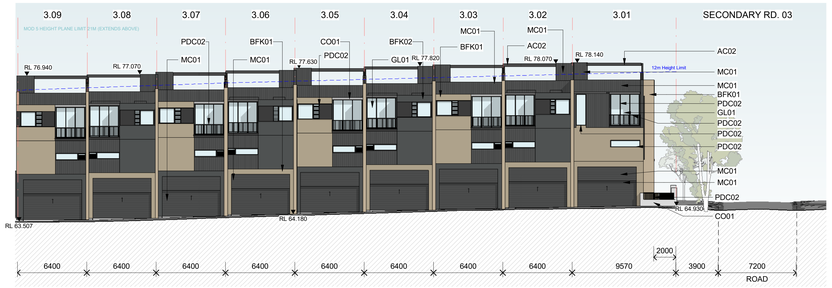
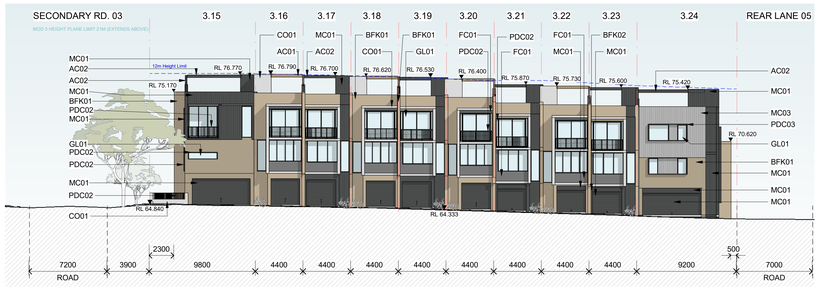
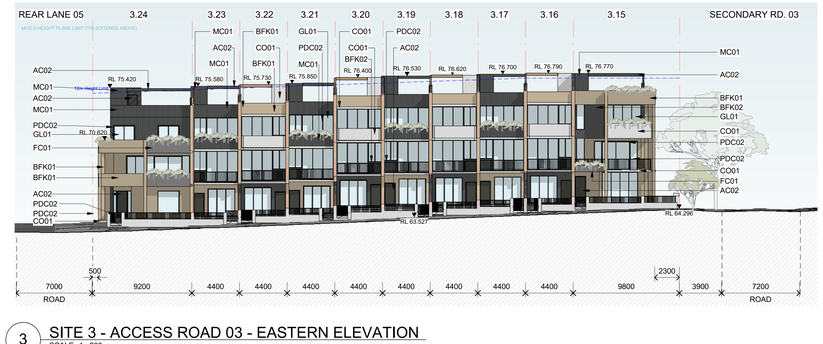


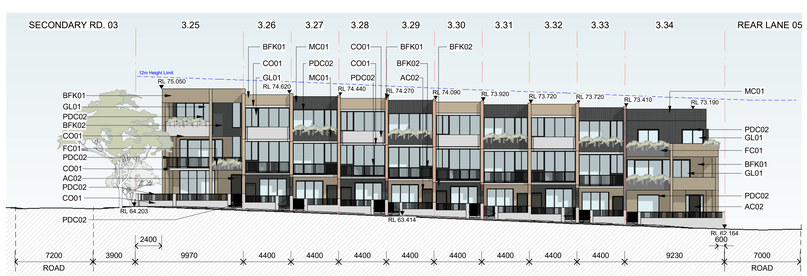
1 SITE 3 - REAR LANE 02 - EASTERN ELEVATION
SCALE 1 : 200



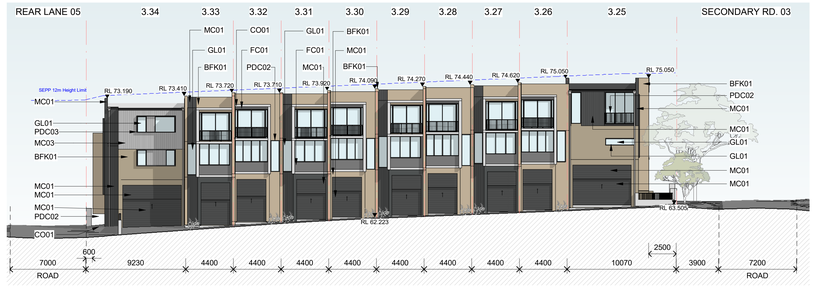
2 SITE 3 - REAR LANE 02 - WESTERN ELEVATION
SCALE 1 : 200



3 SITE 3 - ACCESS ROAD 03 - EASTERN ELEVATION
SCALE 1 : 200



4 SITE 3 - ACCESS ROAD 03 - WESTERN ELEVATION
SCALE 1 : 200



5 SITE 3 - REAR LANE 06 - EASTERN ELEVATION
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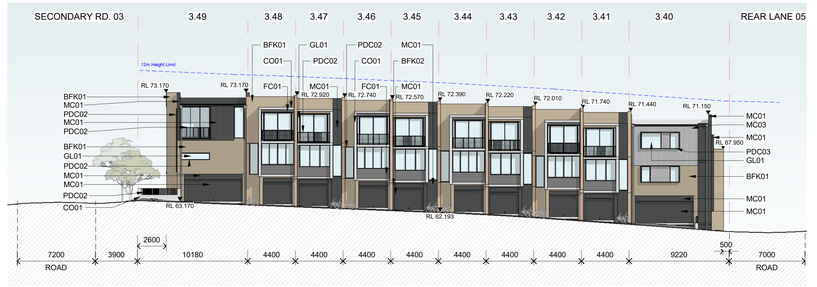

6 SITE 3 - REAR LANE 06 - WESTERN ELEVATION
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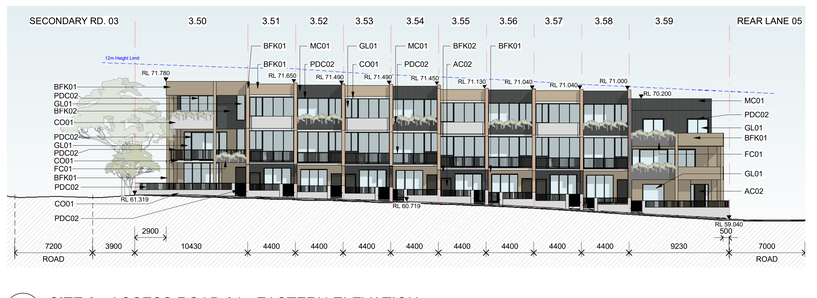
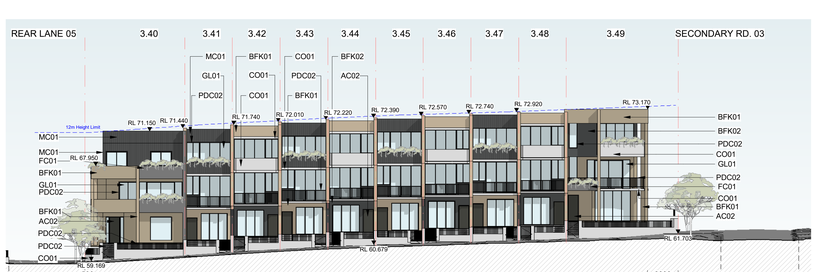


7 SITE 3 - ACCESS ROAD 04 - EASTERN ELEVATION
SCALE 1 : 200



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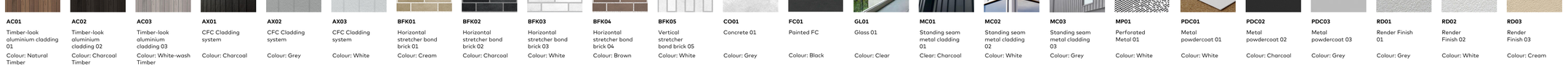

AC01 Timber-look aluminium cladding 01 — Colour: Natural Timber
AC02 Timber-look aluminium cladding 02 — Colour: Charcoal Timber
AC03 Timber-look aluminium cladding 03 — Colour: White-wash Timber
AX01 CFC Cladding system — Colour: Charcoal
AX02 CFC Cladding system — Colour: Grey
AX03 CFC Cladding system — Colour: White
BFK01 Horizontal stretcher bond brick 01 — Colour: Cream
BFK02 Horizontal stretcher bond brick 02 — Colour: Charcoal
BFK03 Horizontal stretcher bond brick 03 — Colour: White
BFK04 Horizontal stretcher bond brick 04 — Colour: Brown
BFK05 Vertical stretcher bond brick 05 — Colour: White
CO01 Concrete 01 — Colour: Grey
FC01 Painted FC — Colour: Black
GL01 Glass 01 — Colour: Clear
MC01 Standing seam metal cladding 01 — Clear: Charcoal
MC02 Standing seam metal cladding 02 — Colour: White
MC03 Standing seam metal cladding 03 — Colour: Grey
MP01 Perforated Metal 01 — Colour: White
PDC01 Metal powdercoat 01 — Colour: White
PDC02 Metal powdercoat 02 — Colour: Charcoal
PDC03 Metal powdercoat 03 — Colour: Grey
RD01 Render Finish 01 — Colour: Grey
RD02 Render Finish 02 — Colour: White
RD03 Render Finish 03 — Colour: Cream

Planning Ethos Urban
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Traffic Ason Group
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02 9083 6601

Landscape Environmental Partnership
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Civil Engineering Enscape Studio
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Waste Elephants Foot
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1300 435 374

Access Access Link Consulting
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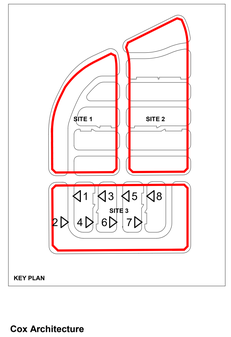
02 8319 4616



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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 3

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-06	**Revision:** B

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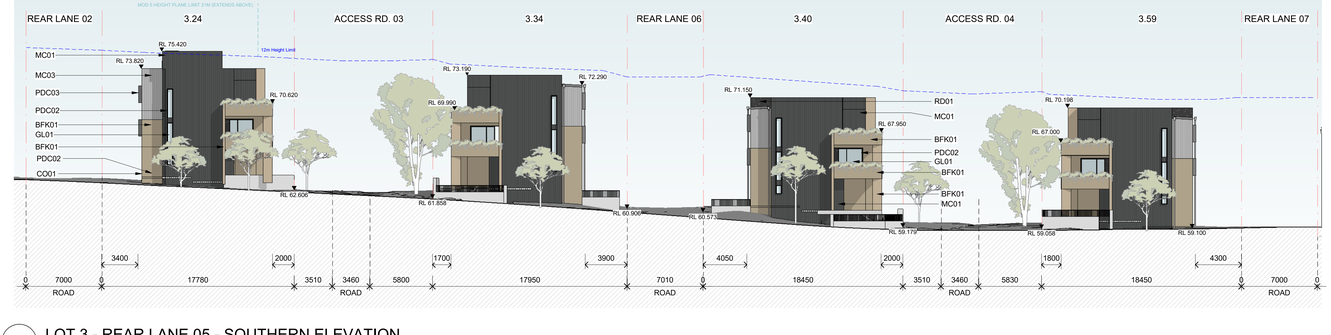
Rev	Description	By	Date
A	DEVELOPMENT APPLICATION	MB	09.12.22
B	RFI RESPONSE ISSUE	MB	18.03.24

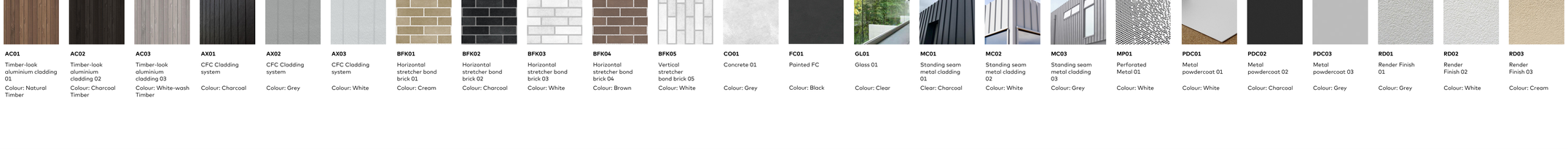
1 LOT 3 - REAR LANE 07 - EASTERN ELEVATION
SCALE 1 : 200

2 LOT 3 - REAR LANE 07 - WESTERN ELEVATION
SCALE 1 : 200

3 LOT 3 - REAR LANE 05 - NORTHERN ELEVATION
SCALE 1 : 200



4 LOT 3 - REAR LANE 05 - SOUTHERN ELEVATION
SCALE 1 : 200



AC01
Timber-look aluminium cladding 01
Colour: Natural Timber

AC02
Timber-look aluminium cladding 02
Colour: Charcoal Timber

AC03
Timber-look aluminium cladding 03
Colour: White-wash Timber

AX01
CFC Cladding system
Colour: Charcoal

AX02
CFC Cladding system
Colour: Grey

AX03
CFC Cladding system
Colour: White

BFK01
Horizontal stretcher bond brick 01
Colour: Cream

BFK02
Horizontal stretcher bond brick 02
Colour: Charcoal

BFK03
Horizontal stretcher bond brick 03
Colour: White

BFK04
Horizontal stretcher bond brick 04
Colour: Brown

BFK05
Vertical stretcher bond brick 05
Colour: White

CO01
Concrete 01
Colour: Grey

FC01
Painted FC
Colour: Black

GL01
Glass 01
Colour: Clear

MC01
Standing seam metal cladding 01
Clear: Charcoal

MC02
Standing seam metal cladding 02
Colour: White

MC03
Standing seam metal cladding 03
Colour: Grey

MP01
Perforated Metal 01
Colour: White

PDC01
Metal powdercoat 01
Colour: White

PDC02
Metal powdercoat 02
Colour: Charcoal

PDC03
Metal powdercoat 03
Colour: Grey

RD01
Render Finish 01
Colour: Grey

RD02
Render Finish 02
Colour: White

RD03
Render Finish 03
Colour: Cream

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Access — Access Link Consulting
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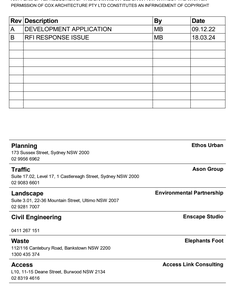
02 8319 4616



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Nominated Architects
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Russell Lee no. 6367

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Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
ELEVATIONS SITE 3

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-30-07	**Revision:** B

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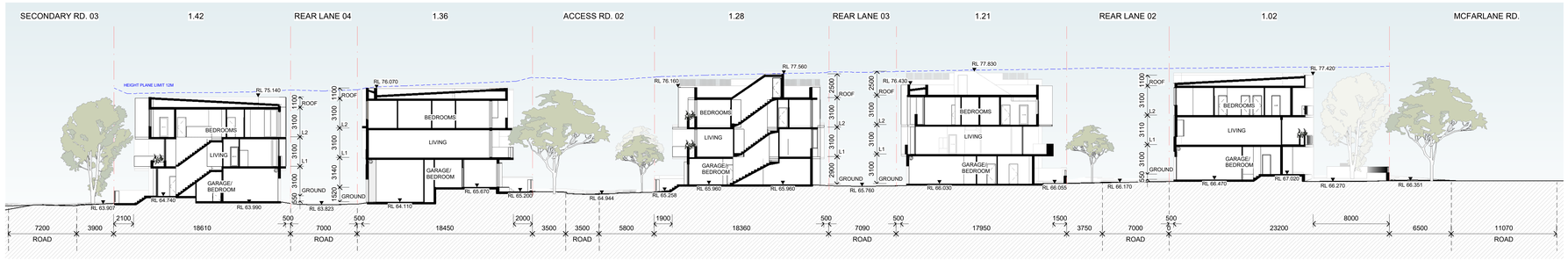

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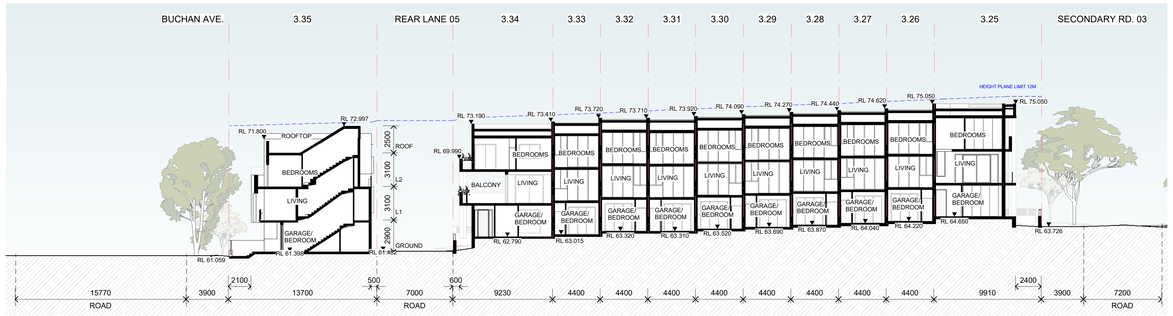

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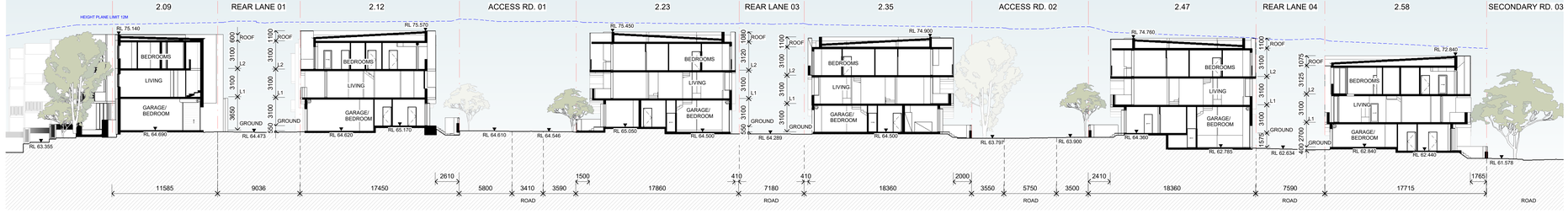

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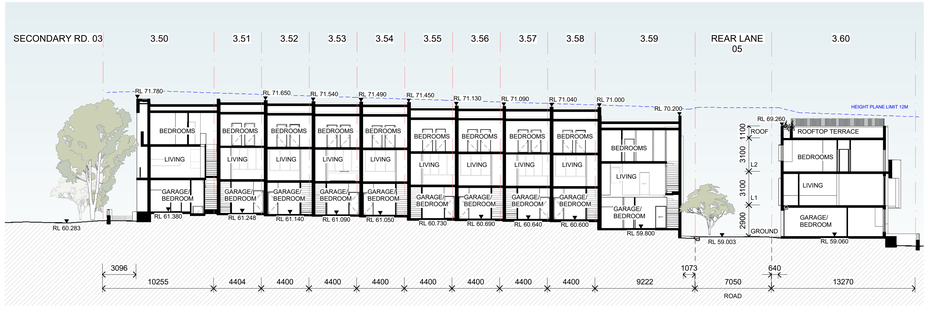

4 SITE 3 - SECTION NS 2
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A	DEVELOPMENT APPLICATION	MB	09.12.22
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Drawing Title
SECTIONS

Document Control Status:
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DEVELOPMENT APPLICATION

Co-ordinated: RJ	**Drawn:** MB
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Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-40-00	**Revision:** B

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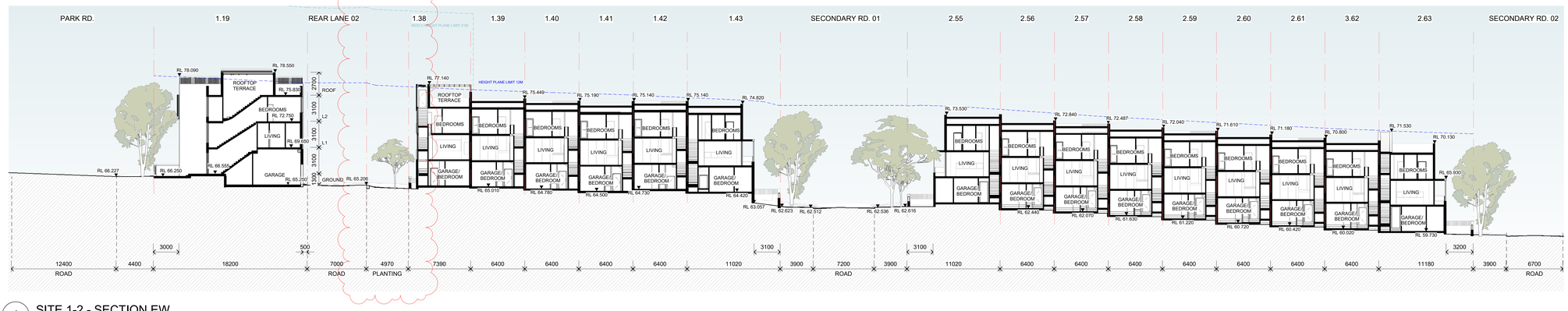

1 SITE 1-2 - SECTION EW
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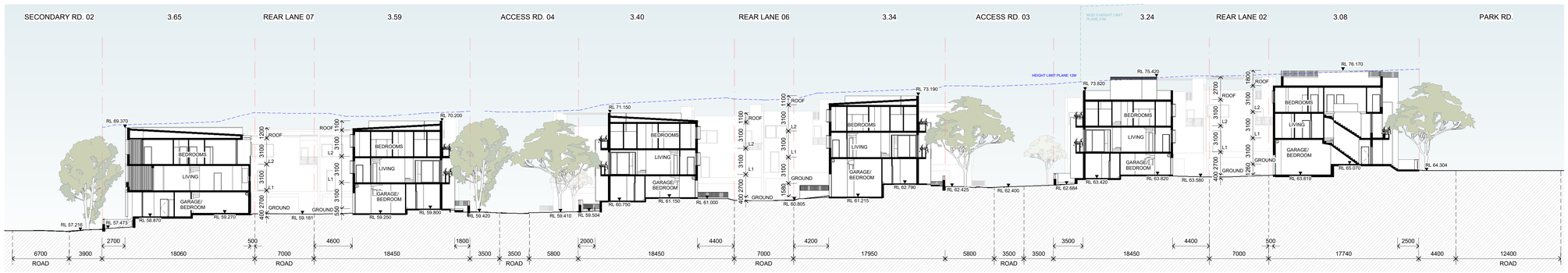

2 SITE 3 - SECTION EW
SCALE 1 : 200

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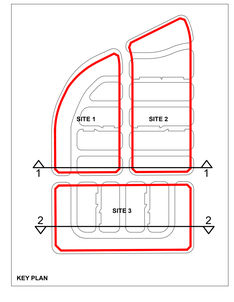

KEY PLAN

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
SECTIONS 1

Document Control Status:
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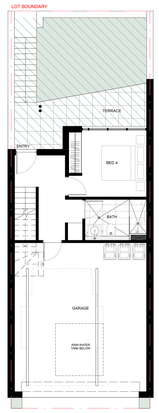
Co-ordinated: RJ	Drawn: MB
Project Architect: MB	Scale: As indicated @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-40-01	Revision: B

PLOT STAMP DATE: 20/03/2024 14:54:47 PM

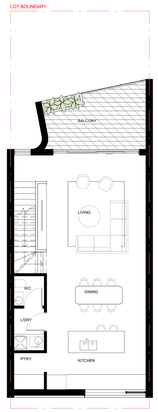
TERRACE TYPE A

PRIVATE OPEN SPACE: 120m2
LANDSCAPED AREA: 18m2



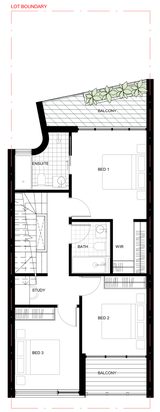
PRIVATE OPEN SPACE - 33m²
LANDSCAPED AREA - 18m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



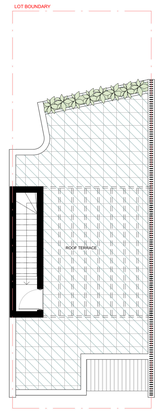
PRIVATE OPEN SPACE - 12.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 7.5m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

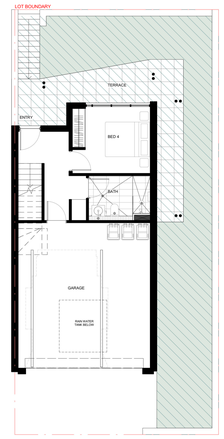


PRIVATE OPEN SPACE - 67m²

4 ROOF PLAN
SCALE 1 : 100

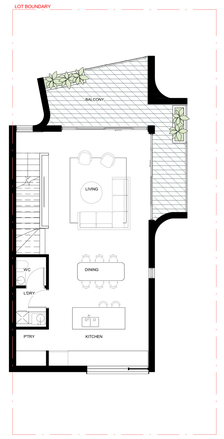
TERRACE TYPE B

PRIVATE OPEN SPACE: 173.5m2
LANDSCAPED AREA: 52m2



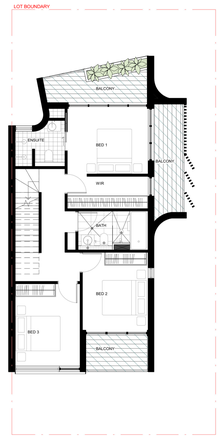
PRIVATE OPEN SPACE - 76.5m²
LANDSCAPED AREA - 52m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 18m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 18m²

4 LEVEL 2 FLOOR PLAN
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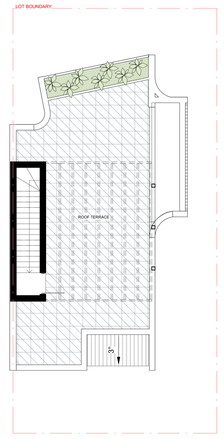
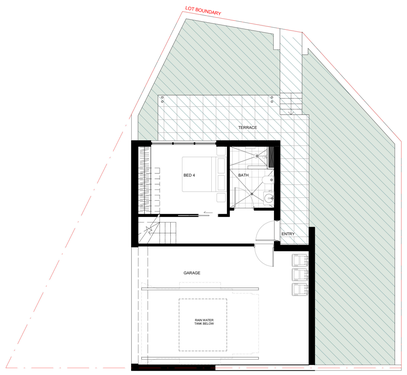


PRIVATE OPEN SPACE - 61m²

1 ROOF PLAN
SCALE 1 : 100

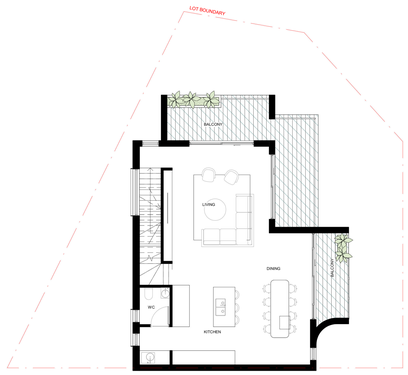
TERRACE TYPE C

PRIVATE OPEN SPACE: 129m2
LANDSCAPED AREA: 66.5m2



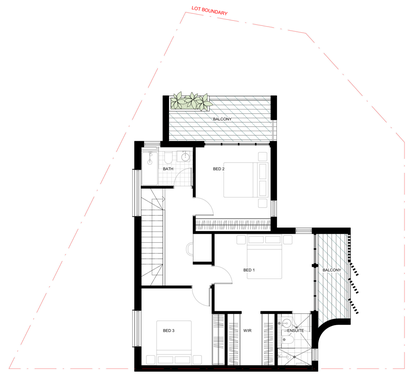
PRIVATE OPEN SPACE - 90m²
LANDSCAPED AREA - 66.5m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



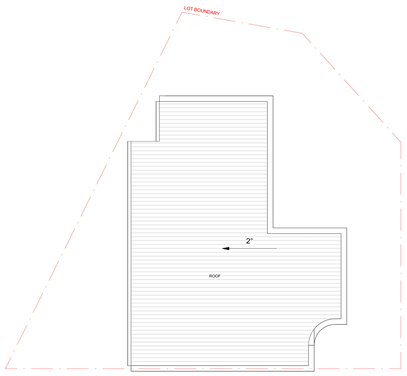
PRIVATE OPEN SPACE - 25m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 14m²

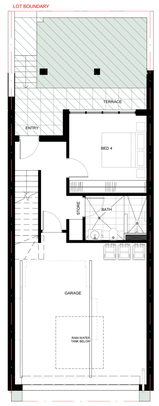
3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100



4 ROOF PLAN
SCALE 1 : 100

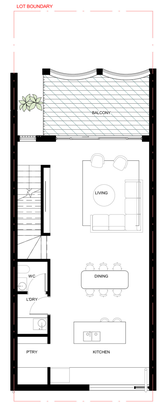
TERRACE TYPE D

PRIVATE OPEN SPACE: 54m2
LANDSCAPED AREA: 17m2



PRIVATE OPEN SPACE - 28.5m²
LANDSCAPED AREA - 17m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 14m²

2 LEVEL 1 FLOOR PLAN
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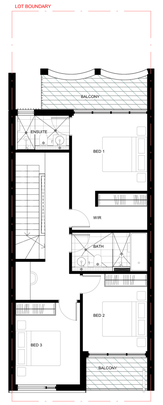

PRIVATE OPEN SPACE - 11.5m²

3 LEVEL 2 FLOOR PLAN
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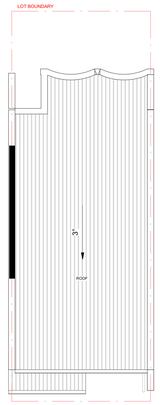
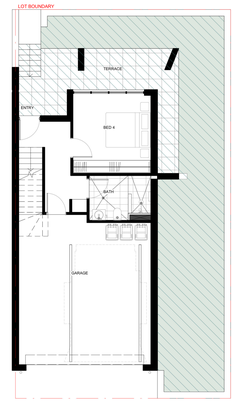


4 ROOF PLAN
SCALE 1 : 100

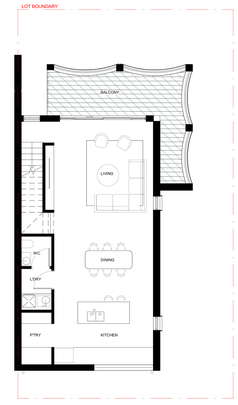
TERRACE TYPE E

PRIVATE OPEN SPACE: 106m2
LANDSCAPED AREA: 55m2



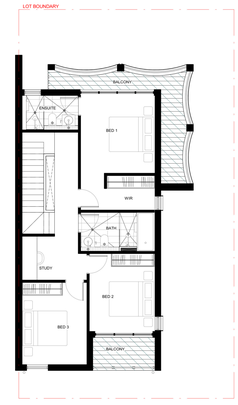
PRIVATE OPEN SPACE - 77m²
LANDSCAPED AREA - 55m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



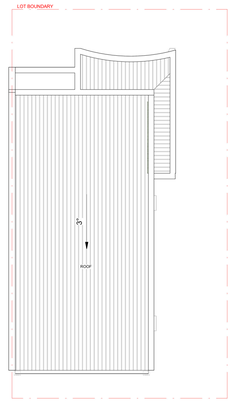
PRIVATE OPEN SPACE - 15.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 13.5m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100



4 ROOF PLAN
SCALE 1 : 100

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Civil Engineering Enscape Studio
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Waste Elephants Foot
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Access Access Link Consulting
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LEGEND

- LANDSCAPED AREA
- PRIVATE OPEN SPACE
- LOT BOUNDARY

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
TYPICAL TERRACE PLANS

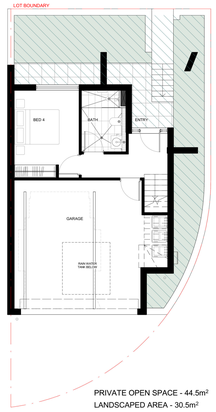
Document Control Status:

Co-ordinated: RJ	**Drawn:** ZZ
Project Architect: MB	**Scale:** 1 : 1000 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-50.00	**Revision:** B

PLOT STAMP DATE: 18/03/2024 4:28:44 PM

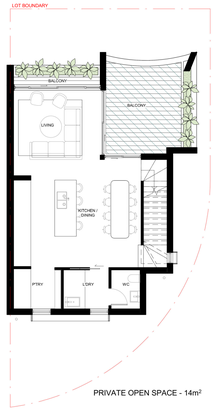
TERRACE TYPE F

PRIVATE OPEN SPACE: 58.5m2
LANDSCAPED AREA: 30.5m2



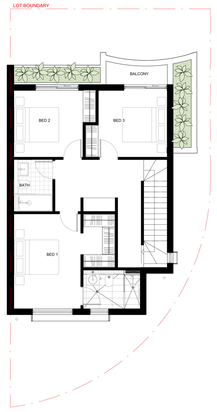
PRIVATE OPEN SPACE - 44.5m²
LANDSCAPED AREA - 30.5m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

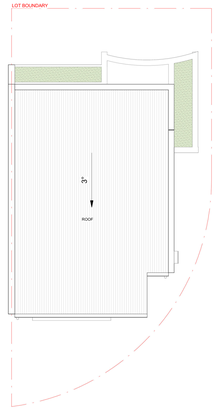


PRIVATE OPEN SPACE - 14m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



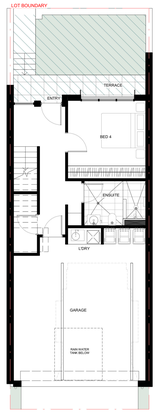
3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100



4 ROOF PLAN
SCALE 1 : 100

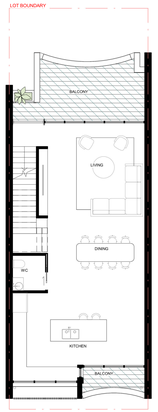
TERRACE TYPE G

PRIVATE OPEN SPACE: 49.5m2
LANDSCAPED AREA: 15m2



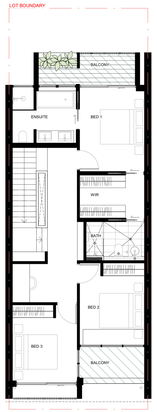
PRIVATE OPEN SPACE - 23m²
LANDSCAPED AREA - 15m²

1 GROUND FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 16.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100



PRIVATE OPEN SPACE - 10m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE H

PRIVATE OPEN SPACE: 41.5m2
LANDSCAPED AREA: 11m2

PRIVATE OPEN SPACE - 19.5m²
LANDSCAPED AREA - 11m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 19m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 3m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE I

PRIVATE OPEN SPACE: 110.5m2
LANDSCAPED AREA: 68m2

PRIVATE OPEN SPACE - 87m²
LANDSCAPED AREA - 68m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 19.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 4m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE J

PRIVATE OPEN SPACE: 174.5m2
LANDSCAPED AREA: 89m2

PRIVATE OPEN SPACE - 100m²
LANDSCAPED AREA - 89m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 4.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 4m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 66m²

4 ROOF PLAN
SCALE 1 : 100

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Waste — Elephants Foot
1/2/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
L10, 11-15 Deane Street, Burwood NSW 2134
02 8218 4616

LEGEND

- LANDSCAPED AREA
- PRIVATE OPEN SPACE
- LOT BOUNDARY

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
TYPICAL TERRACE PLANS

Document Control Status:

Co-ordinated: RJ	**Drawn:** ZZ
Project Architect: MB	**Scale:** 1 : 1000 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-50.01	**Revision:** B

PLOT STAMP DATE: 18/03/2024 4:03:32 PM

TERRACE TYPE K

PRIVATE OPEN SPACE: 101m2
LANDSCAPED AREA: 25m2

PRIVATE OPEN SPACE - 46m²
LANDSCAPED AREA - 25m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 44m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 11m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE L1

PRIVATE OPEN SPACE: 21m2
LANDSCAPED AREA: 7m2

PRIVATE OPEN SPACE - 11m²
LANDSCAPED AREA - 7m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 4.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

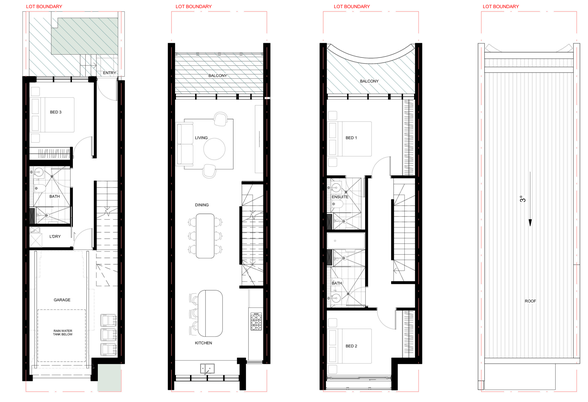
PRIVATE OPEN SPACE - 5.5m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE L2

PRIVATE OPEN SPACE: 25m2
LANDSCAPED AREA: 6.5m2



PRIVATE OPEN SPACE - 11m²
LANDSCAPED AREA - 6.5m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 7.5m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

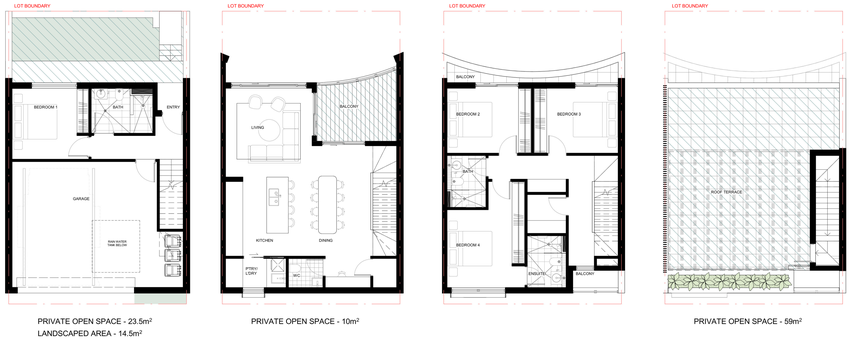
PRIVATE OPEN SPACE - 6.5m²

3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE M

PRIVATE OPEN SPACE: 92.5m2
LANDSCAPED AREA: 14.5m2



PRIVATE OPEN SPACE - 23.5m²
LANDSCAPED AREA - 14.5m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 10m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

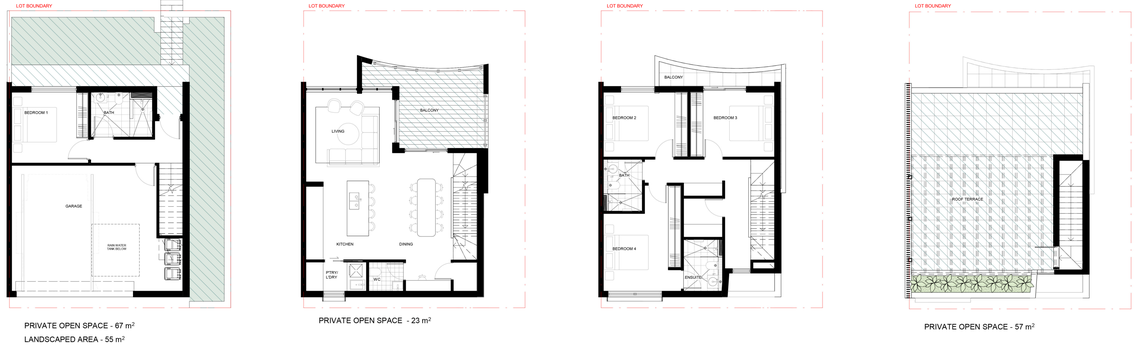
3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 59m²

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE N

PRIVATE OPEN SPACE: 147m2
LANDSCAPED AREA: 55m2



PRIVATE OPEN SPACE - 67 m²
LANDSCAPED AREA - 55 m²

1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 23 m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

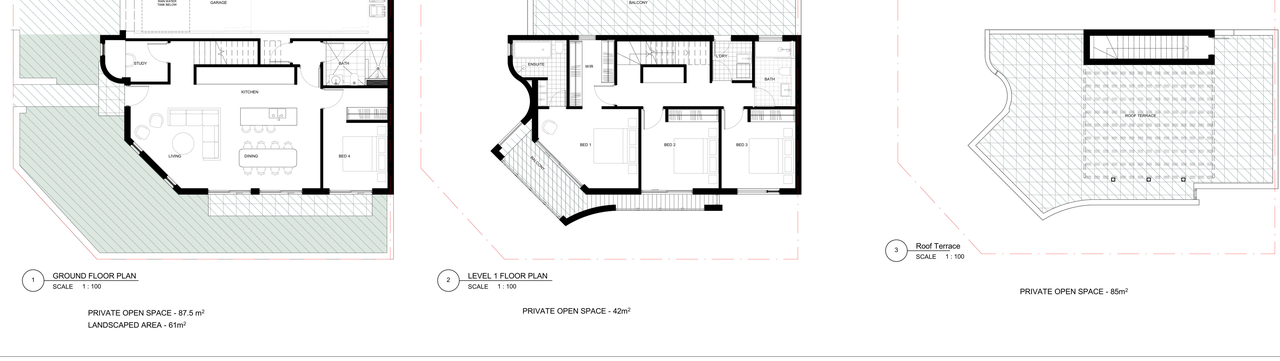
3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 57 m²

4 ROOF PLAN
SCALE 1 : 100

TERRACE TYPE O

PRIVATE OPEN SPACE: 214.5m2
LANDSCAPED AREA: 61m2



1 GROUND FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 87.5 m²
LANDSCAPED AREA - 61m²

2 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

PRIVATE OPEN SPACE - 42m²

3 Roof Terrace
SCALE 1 : 100

PRIVATE OPEN SPACE - 85m²

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Waste — Elephants Foot
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Access — Access Link Consulting
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02 8319 4616

LEGEND

- LANDSCAPED AREA
- PRIVATE OPEN SPACE
- LOT BOUNDARY

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Nominated Architects
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Russell Lee no. 6367

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Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
TYPICAL TERRACE PLANS

Document Control Status:

Co-ordinated: RJ
Drawn: ZZ
Project Architect: MB
Scale: 1 : 1000 @ A0
Project Director: RJ
Date: 18.03.24
Drawing Number: DA-50.02
Revision: B

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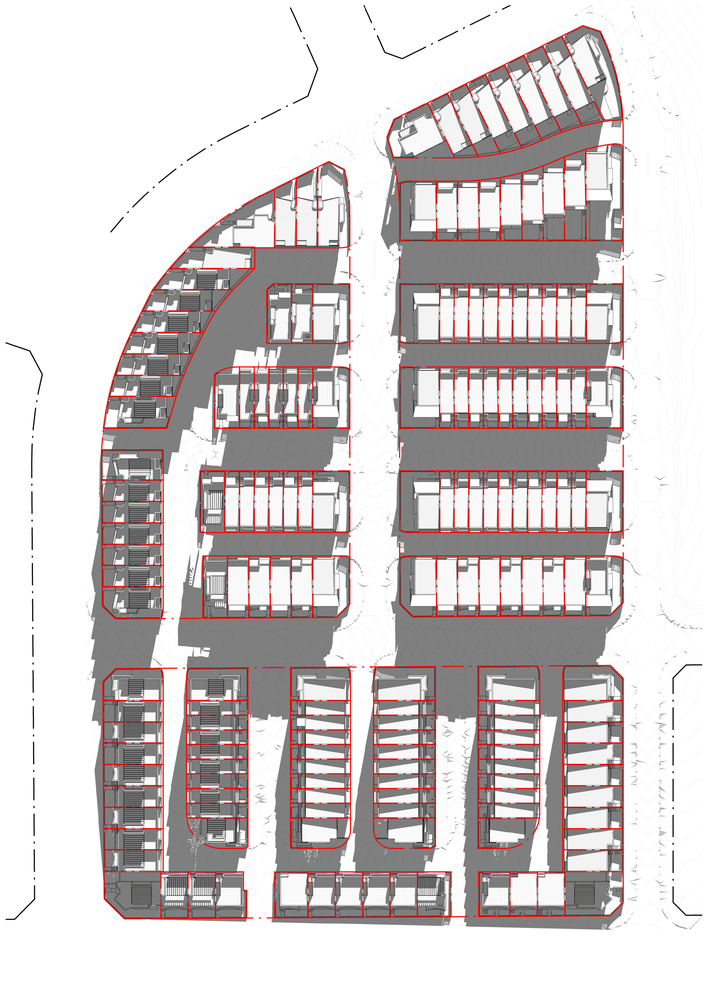

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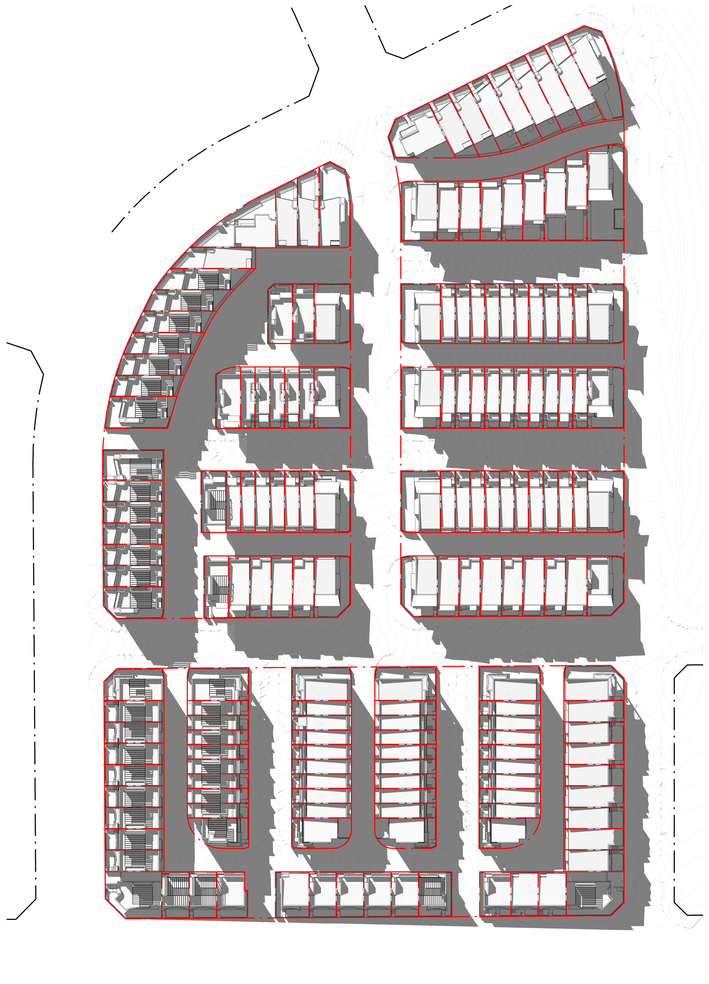

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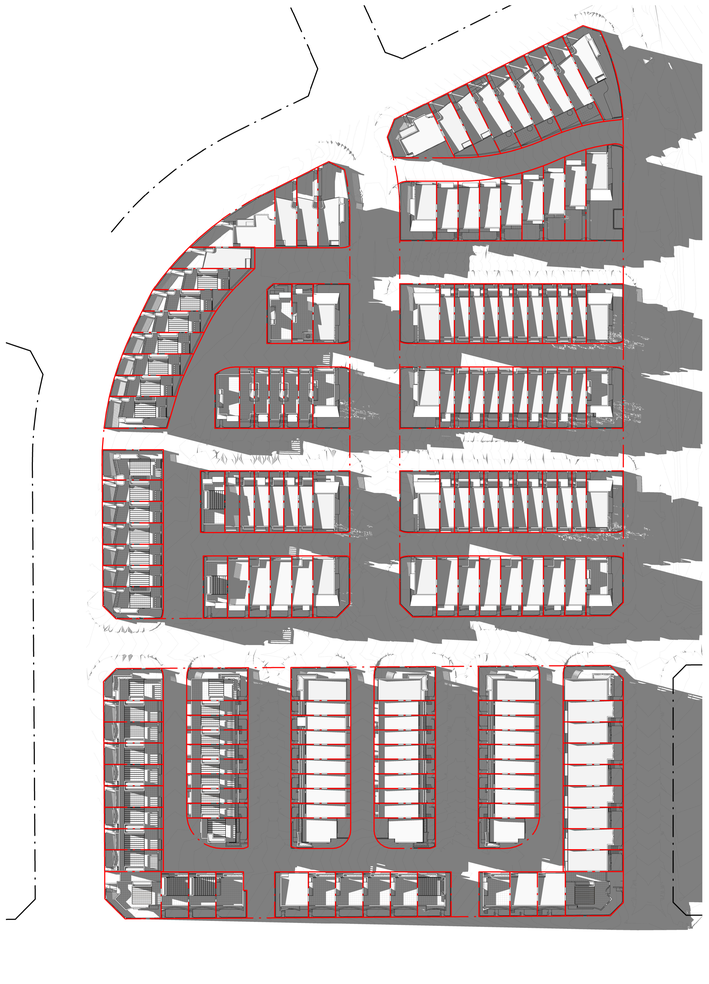

3 WINTER 3pm
SCALE 1 : 650

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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
WINTER SHADOW DIAGRAMS

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** 1 : 650 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-84-00	**Revision:** B

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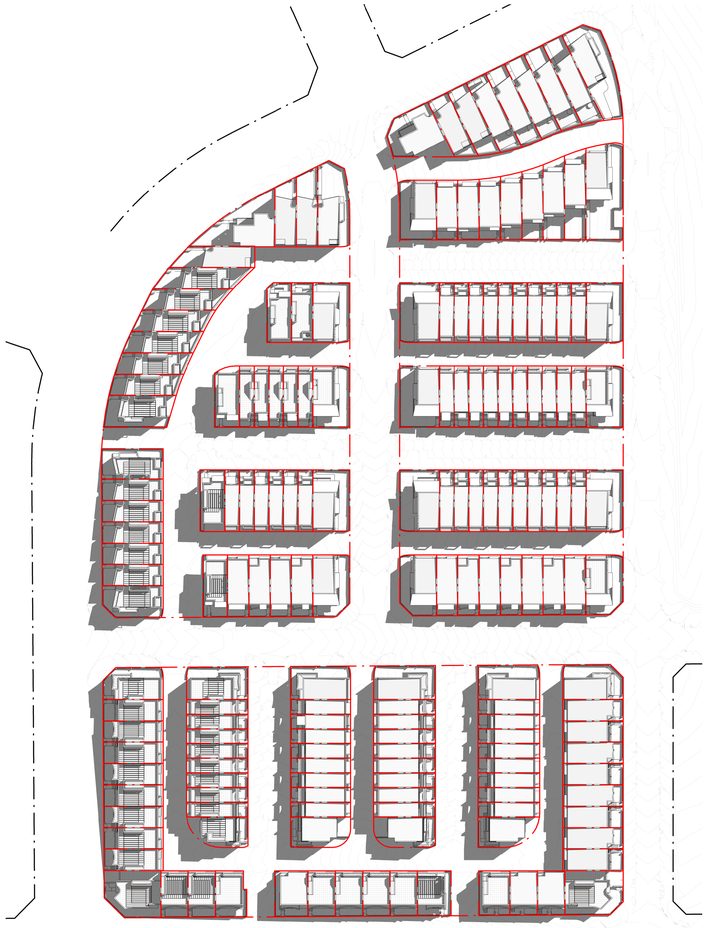

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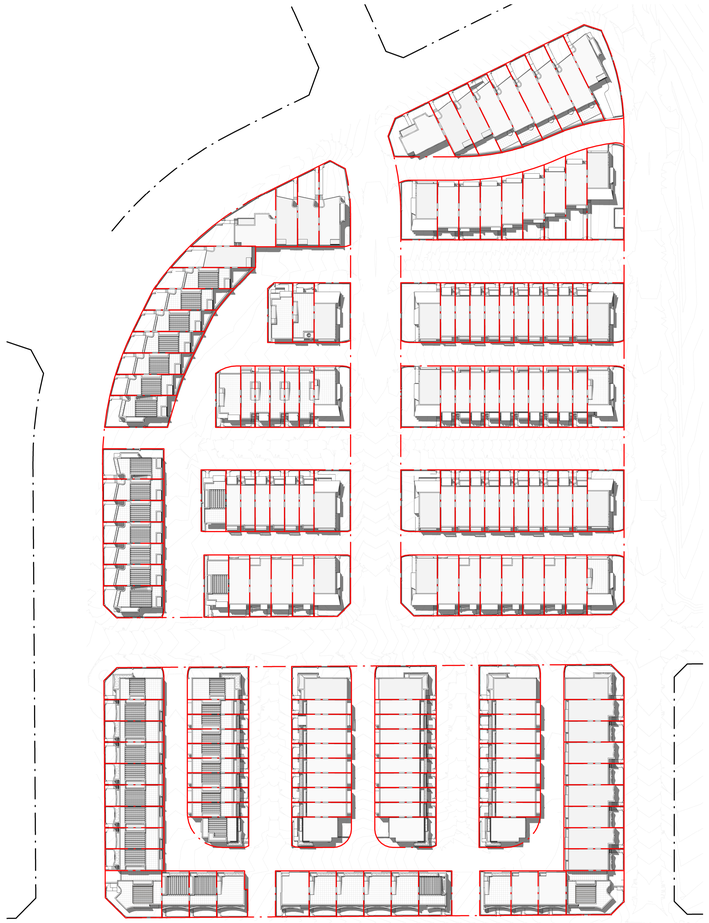

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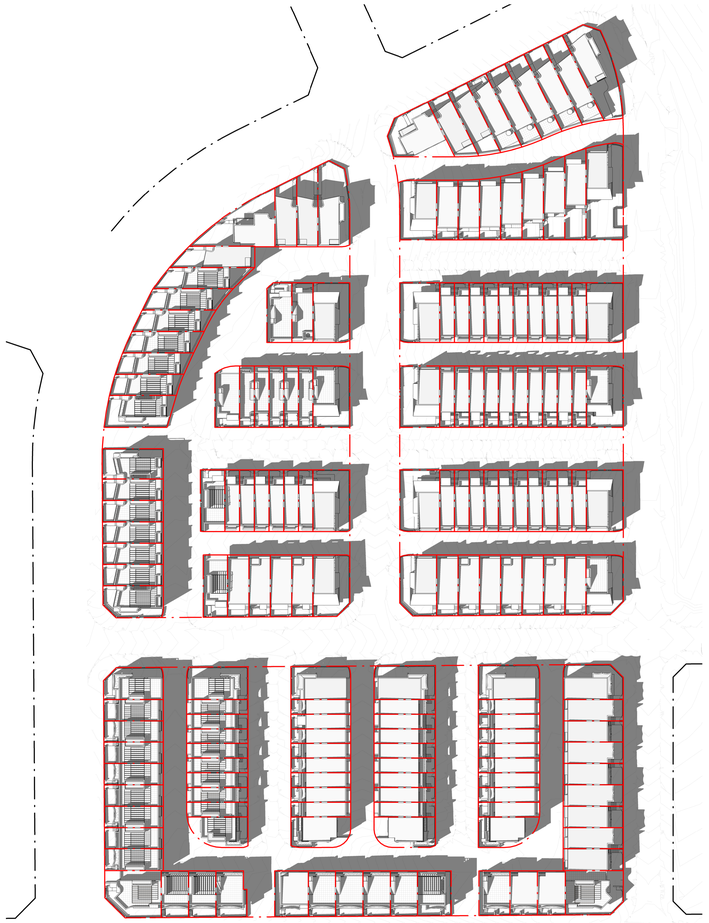

3 SUMMER 3pm
SCALE 1 : 650

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Drawing Title
SUMMER SHADOW DIAGRAMS

Document Control Status:
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Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** 1 : 650 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-84-01	**Revision:** B

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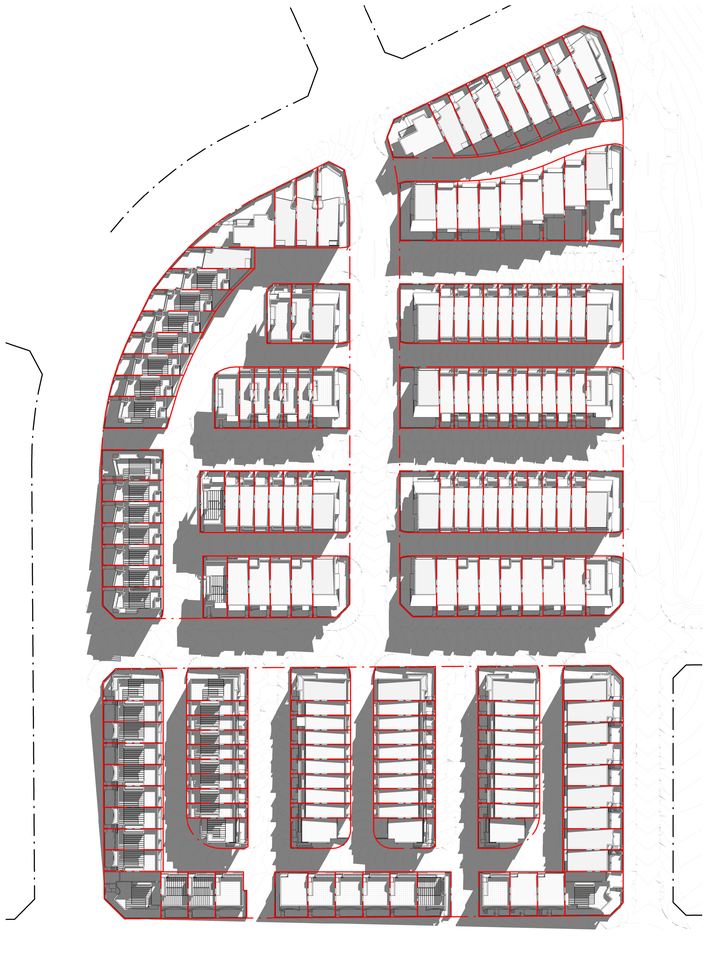
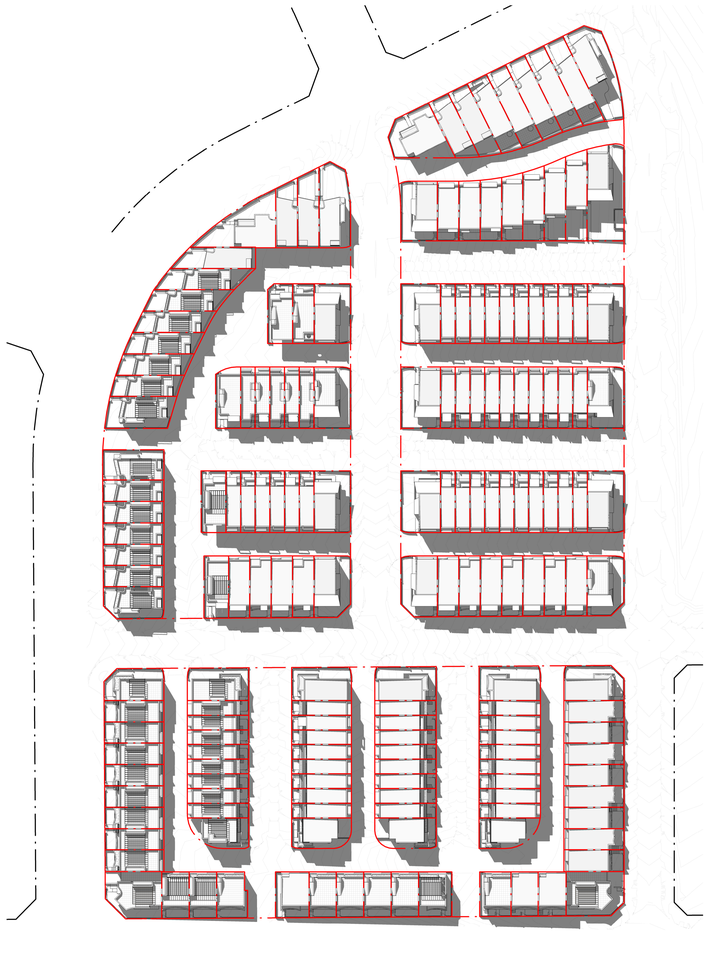
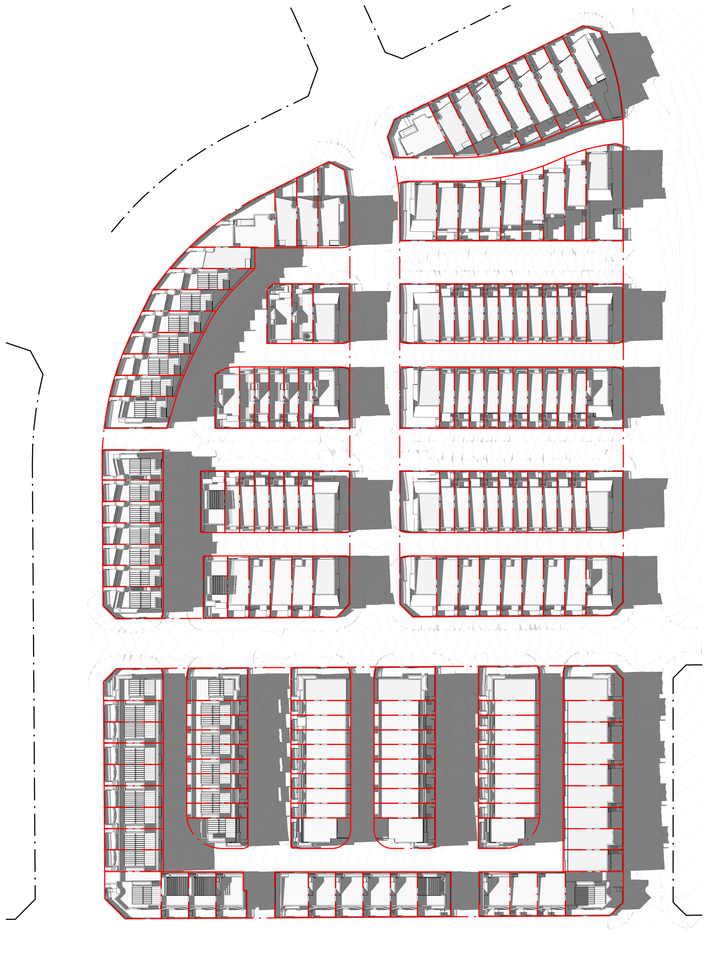


1 EQUINOX 9am
SCALE 1 : 650



2 EQUINOX 12pm
SCALE 1 : 650



3 EQUINOX 3pm
SCALE 1 : 650

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
EQUINOX SHADOW DIAGRAMS

Document Control Status:
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DEVELOPMENT APPLICATION

Co-ordinated: MB	Drawn: MB
Project Architect: MB	Scale: 1 : 650 @ A0
Project Director: RJ	Date: 18.03.24
Drawing Number: DA-84-02	Revision: B

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B	RFI RESPONSE ISSUE	MB	18.03.24

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173 Sussex Street, Sydney NSW 2000
02 9956 6962

Traffic — Ason Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 6601

Landscape — Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7007

Civil Engineering — Enscape Studio
0411 367 151

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
L10, 11-15 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

- 2+ HOURS ACCESS
- UNDER 2 HOURS ACCESS

SOLAR ACCESS TO GROUND + BALCONY: 128 OF 178

SOLAR ACCESS TO ROOF TERRACE (ONLY): 19 OF 178

TOTAL: 147 OF 178 (82.6%)

MCFARLANE RD

BEZENTIN RIDGE RD.

BUCHAN AVE.

SECONDARY RD 01

SECONDARY RD 02

SECONDARY RD 03

REAR LANE 01

REAR LANE 02

REAR LANE 03

REAR LANE 04

REAR LANE 05

REAR LANE 06

REAR LANE 07

ACCESS ROAD 01

ACCESS ROAD 02

ACCESS ROAD 03

ACCESS ROAD 04

SUBSTATION

100G CLEARANCE

SITE 4

DA UNDER ASSESSMENT

SITE 5

DA UNDER ASSESSMENT

1 ROOF PLAN - SOLAR CALCULATIONS
SCALE 1 : 500

Cox Architecture
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
SOLAR CALCULATIONS

Document Control Status:
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Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
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173 Sussex Street, Sydney NSW 2000
02 9956 6962

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02 9083 6601

Landscape — Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7007

Civil Engineering — Enscape Studio
0411 367 191

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
1/9,11-15 Deane Street, Burwood NSW 2134
02 8319 4616

LEGEND

SILVER LIVABLE TERRACE

LOT NO.	NO. BEDROOMS
1.04	4 BEDROOMS
1.20	4 BEDROOMS
1.23	4 BEDROOMS
1.29	4 BEDROOMS
1.37	4 BEDROOMS
1.38	4 BEDROOMS
1.39	4 BEDROOMS
1.40	4 BEDROOMS
1.41	4 BEDROOMS
2.01	4 BEDROOMS
2.02	4 BEDROOMS
2.03	4 BEDROOMS
2.04	4 BEDROOMS
2.05	4 BEDROOMS
2.06	4 BEDROOMS
2.31	4 BEDROOMS
2.42	4 BEDROOMS
2.43	4 BEDROOMS
2.55	4 BEDROOMS
3.10	4 BEDROOMS
3.11	4 BEDROOMS
3.12	4 BEDROOMS
3.13	4 BEDROOMS
3.14	4 BEDROOMS
3.15	4 BEDROOMS
3.34	4 BEDROOMS
3.35	4 BEDROOMS
3.36	4 BEDROOMS
3.37	4 BEDROOMS
3.39	4 BEDROOMS
3.50	4 BEDROOMS
3.59	4 BEDROOMS
3.60	4 BEDROOMS
3.70	4 BEDROOMS
3.71	4 BEDROOMS
3.72	4 BEDROOMS
TOTAL NO. SILVER LIVABLE	**36/178 20%**

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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
SILVER LIVABLE CALCULATIONS

Document Control Status:
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Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** As indicated @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-84-04	**Revision:** B

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1 ROOF PLAN - SILVER LIVABLE CALCULATIONS
SCALE 1 : 500

1. VIEW FROM BEZENTIN RIDGE ROAD

2. VIEW FROM SECONDARY ROAD 02 LOOKING DOWN ACCESS ROAD 02

1. VIEW FROM BEZENTIN RIDGE ROAD - STREET TREES REMOVED

2. VIEW FROM SECONDARY ROAD 02 LOOKING DOWN ACCESS ROAD 02 - STREET TREES REMOVED

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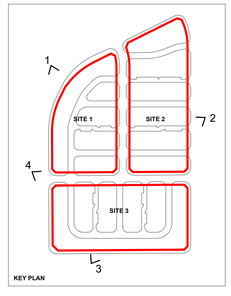
Planning 173 Sussex Street, Sydney NSW 2000 02 9956 6962	**Ethos Urban**
Traffic Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000 02 9083 6601	**Ason Group**
Landscape Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007 02 9281 7007	**Environmental Partnership**
Civil Engineering 0411 357 151	**Enscape Studio**
Waste 112/116 Canterbury Road, Bankstown NSW 2200 1300 435 374	**Elephants Foot**
Access L19, 14-16 Deane Street, Burwood NSW 2134 02 8319 4616	**Access Link Consulting**



KEY PLAN

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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK, 2174 NSW AUSTRALIA

Drawing Title
3D VISUALISATION

Document Control Status:

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Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** 1 : 2500 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-85-00	**Revision:** B

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B	RFI RESPONSE ISSUE	MB	18.03.24

Planning Ethos Urban
173 Sussex Street, Sydney NSW 2000
02 9956 6962

Traffic Ason Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9083 6601

Landscape Environmental Partnership
Suite 3.01, 22-38 Mountain Street, Ultimo NSW 2007
02 9281 7007

Civil Engineering Enscape Studio
0411 367 151

Waste Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

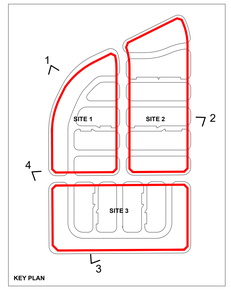
Access Access Link Consulting
L19, 1X-15 Deane Street, Burwood NSW 2134
02 8319 4616

3. VIEW FROM BUCHAN AVENUE LOOKING DOWN ACCESS ROAD 03

4. VIEW FROM CORNER OF BEZENTIN RIDGE ROAD AND SECONDARY ROAD 03

3. VIEW FROM BUCHAN AVENUE LOOKING DOWN ACCESS ROAD 03 - STREET TREES REMOVED

4. VIEW FROM CORNER OF BEZENTIN RIDGE ROAD AND SECONDARY ROAD 03 - STREET TREES REMOVED



KEY PLAN

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Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
3D VISUALISATION

Document Control Status:
NOT FOR CONSTRUCTION - DEVELOPMENT APPLICATION

Co-ordinated: MB	**Drawn:** MB
Project Architect: MB	**Scale:** 1 : 2500 @ A0
Project Director: RJ	**Date:** 18.03.24
Drawing Number: DA-85-01	**Revision:** B

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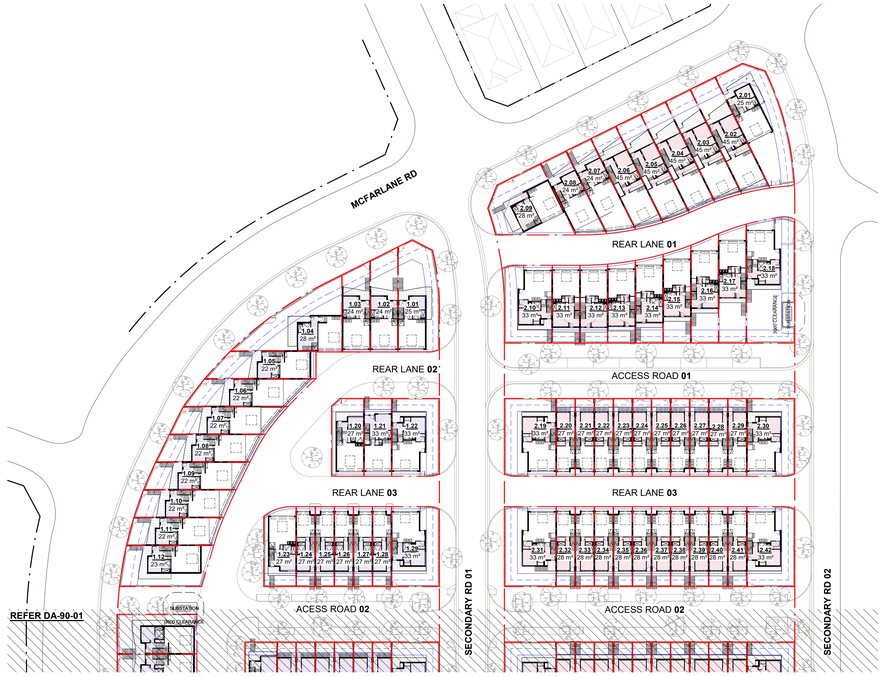

1 GROUND FLOOR - ZONE A
SCALE 1 : 500

2 LEVEL 1 - ZONE A
SCALE 1 : 500

3 LEVEL 2 - ZONE A
SCALE 1 : 500

GFA Schedule - Zone A	
LOT NUMBER	Area
1.01	146 m²
1.02	146 m²
1.03	146 m²
1.04	162 m²
1.05	145 m²
1.06	145 m²
1.07	145 m²
1.08	145 m²
1.09	145 m²
1.10	145 m²
1.11	145 m²
1.12	146 m²
1.20	154 m²
1.21	167 m²
1.22	174 m²
1.23	155 m²
1.24	121 m²
1.25	121 m²
1.26	121 m²
1.27	121 m²
1.28	121 m²
1.29	174 m²
2.01	146 m²
2.02	176 m²
2.03	176 m²
2.04	176 m²
2.05	176 m²
2.06	176 m²
2.07	146 m²
2.08	146 m²
2.09	162 m²
2.10	173 m²
2.11	155 m²
2.12	155 m²
2.13	155 m²
2.14	155 m²
2.15	155 m²
2.16	155 m²
2.17	155 m²
2.18	174 m²
2.19	173 m²
2.20	120 m²
2.21	120 m²
2.22	120 m²
2.23	120 m²
2.24	120 m²
2.25	120 m²
2.26	120 m²
2.27	120 m²
2.28	120 m²
2.29	120 m²
2.30	174 m²
2.31	173 m²
2.32	120 m²
2.33	121 m²
2.34	121 m²
2.35	121 m²
2.36	121 m²
2.37	121 m²
2.38	121 m²
2.39	121 m²
2.40	121 m²
2.41	121 m²
2.42	174 m²
ZONE 1 OVERALL GFA	9202 m²

Overall GFA's (m²)	
ZONE A	9202
ZONE B	15938
TOTAL	25140

LEGEND

- LOT 1
- LOT 2
- LOT 3

Planning Ethos Urban
173 Sussex Street, Sydney NSW 2000
02 9956 6962

Traffic Axon Group
Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000
02 9080 8801

Landscape Environmental Partnership
Suite 3.01, 22-36 Mountain Street, Ultimo NSW 2007
02 9281 7007

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Waste Elephants Foot
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
DEVELOPMENT CALCULATIONS
GFA - ZONE A

Document Control Status:
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DEVELOPMENT APPLICATION

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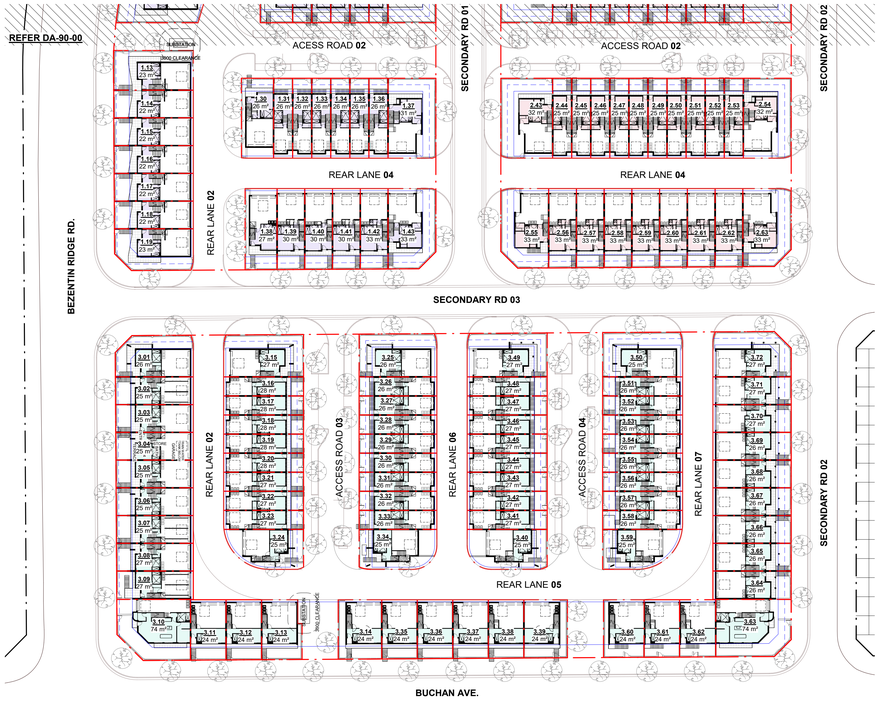
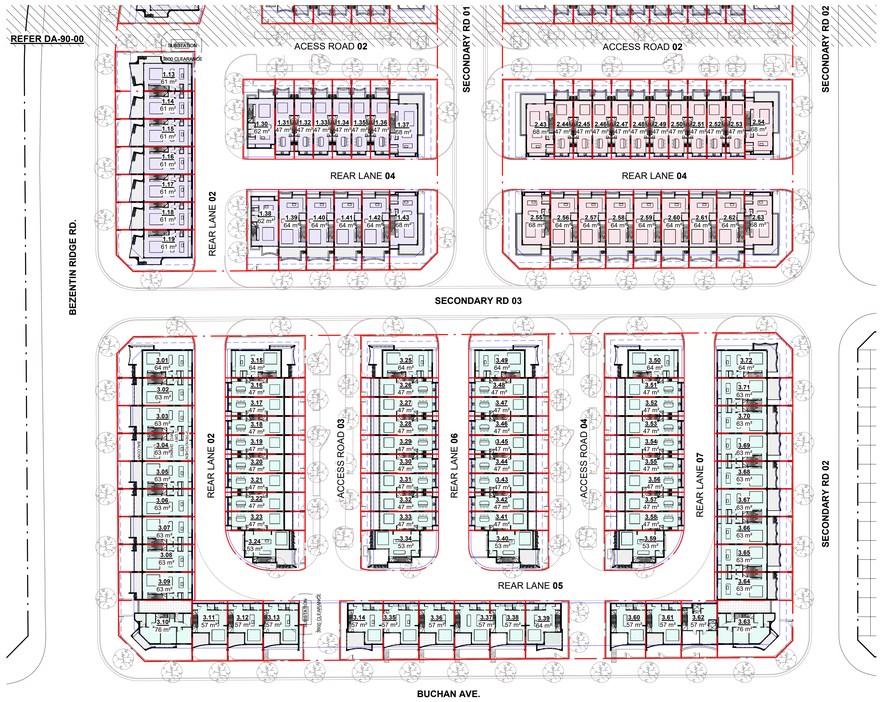
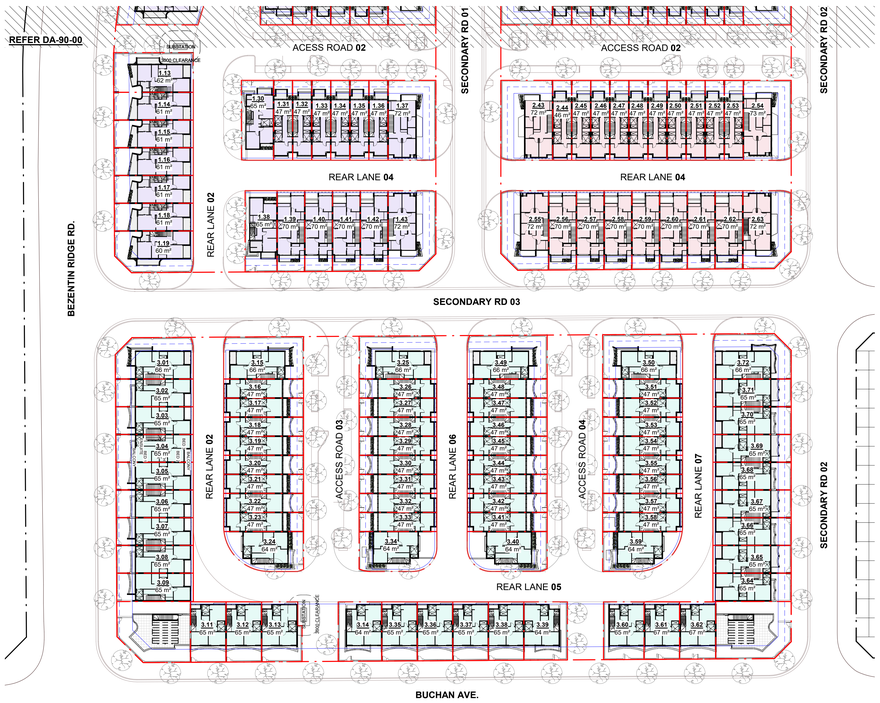


1 GROUND FLOOR - ZONE B
SCALE 1 : 500



2 LEVEL 1 - ZONE B
SCALE 1 : 500



3 LEVEL 2 - ZONE B
SCALE 1 : 500

GFA Schedule - Zone B	
LOT NUMBER	Area
1.13	146 m²
1.14	145 m²
1.15	145 m²
1.16	145 m²
1.17	145 m²
1.18	145 m²
1.19	144 m²
1.30	154 m²
1.31	119 m²
1.32	119 m²
1.33	119 m²
1.34	119 m²
1.35	119 m²
1.36	119 m²
1.37	172 m²
1.38	155 m²
1.39	165 m²
1.40	165 m²
1.41	165 m²
1.42	167 m²
1.43	173 m²
2.43	172 m²
2.44	118 m²
2.45	119 m²
2.46	119 m²
2.47	119 m²
2.48	119 m²
2.49	119 m²
2.50	119 m²
2.51	119 m²
2.52	119 m²
2.53	119 m²
2.54	173 m²
2.55	173 m²
2.56	167 m²
2.57	167 m²
2.58	167 m²
2.59	167 m²
2.60	167 m²
2.61	167 m²
2.62	167 m²
2.63	173 m²
3.01	155 m²
3.02	153 m²
3.03	153 m²
3.04	153 m²
3.05	153 m²
3.06	153 m²
3.07	153 m²
3.08	155 m²
3.09	155 m²
3.10	150 m²
3.11	145 m²
3.12	145 m²
3.13	145 m²
3.14	145 m²
3.15	157 m²
3.16	121 m²
3.17	121 m²

GFA Schedule - Zone B	
LOT NUMBER	Area
3.18	121 m²
3.19	121 m²
3.20	121 m²
3.21	120 m²
3.22	120 m²
3.23	120 m²
3.24	141 m²
3.25	155 m²
3.26	119 m²
3.27	119 m²
3.28	119 m²
3.29	119 m²
3.30	119 m²
3.31	119 m²
3.32	119 m²
3.33	119 m²
3.34	141 m²
3.35	145 m²
3.36	145 m²
3.37	145 m²
3.38	145 m²
3.39	153 m²
3.40	141 m²
3.41	120 m²
3.42	120 m²
3.43	120 m²
3.44	120 m²
3.45	120 m²
3.46	120 m²
3.47	120 m²
3.48	120 m²
3.49	157 m²
3.50	155 m²
3.51	119 m²
3.52	119 m²
3.53	119 m²
3.54	119 m²
3.55	119 m²
3.56	119 m²
3.57	119 m²
3.58	119 m²
3.59	141 m²
3.60	145 m²
3.61	148 m²
3.62	148 m²
3.63	150 m²
3.64	154 m²
3.65	154 m²
3.66	154 m²
3.67	154 m²
3.68	154 m²
3.69	154 m²
3.70	156 m²
3.71	156 m²
3.72	157 m²
ZONE 2 OVERALL GFA	15938 m²

Overall GFA's (m²)	
ZONE A	9202
ZONE B	15938
TOTAL	25140

Planning — Ethos Urban
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Civil Engineering — Enscape Studio
0411 367 191

Waste — Elephants Foot
112/116 Canterbury Road, Bankstown NSW 2200
1300 435 374

Access — Access Link Consulting
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02 8319 4616

LEGEND

LOT 1

LOT 2

LOT 3

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY GROUP

Project No.
221123.00

Project
EDMONDSON PARK SITES 1-3

BUCHAN AVE, EDMONDSON PARK,
2174 NSW AUSTRALIA

Drawing Title
DEVELOPMENT CALCULATIONS
GFA - ZONE B

Document Control Status:

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DEVELOPMENT APPLICATION

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Project Director: RJ	Date: 18.03.24
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