



RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK NSW

AMENDING DEVELOPMENT APPLICATION

DRAWING NO.	DRAWING NAME	REVISION	DATE
0000 SERIES: CONTEXT, SITE + DEVELOPMENT DATA			
DA 0001	DRAWING LIST + LOCATION PLAN	D	18.09.24
DA 0002	ACCOMMODATION SCHEDULE	C	29.02.24
DA 0003	DEVELOPMENT DATA	C	29.02.24
DA 0004	CONTEXT ANALYSIS PLAN	B	29.02.24
DA 0005	SITE ANALYSIS PLAN	B	29.02.24
DA 0006	SITE PLAN	C	29.02.24
DA 0007	SITE PLAN BUILDING C	A	19.08.24
1000 SERIES: GENERAL ARRANGEMENT PLANS (BLD A+B)			
DA 1001	BASEMENT 2 PLAN	C	29.02.24
DA 1002	LEVEL LG (B1) PLAN - BLD A+B	D	18.09.24
DA 1003	LEVEL 1 (G) PLAN - BLD A+B	C	29.02.24
DA 1004	LEVEL 2 PLAN - BLD A+B	C	29.02.24
DA 1005	LEVEL 3 PLAN - BLD A+B	C	29.02.24
DA 1006	LEVEL 4 PLAN - BLD A+B	D	18.09.24
DA 1007	LEVEL 5 PLAN - BLD A+B	C	29.02.24
DA 1008	LEVEL 6 PLAN - BLD A+B	C	29.02.24
DA 1009	LEVEL 7 PLAN - BLD A+B	A	29.02.24
DA 1010	ROOF PLAN - BLD A+B	A	29.02.24
1100 SERIES: GENERAL ARRANGEMENT PLANS (BLD C)			
DA 1102	BASEMENT 4 PLAN - BLD C	B	29.02.24
DA 1103	BASEMENT 3 PLAN - BLD C	B	29.02.24
DA 1104	BASEMENT 2 PLAN - BLD C	B	29.02.24
DA 1105	BASEMENT 1 PLAN - BLD C	B	29.02.24
DA 1106	LEVEL 1 (G) PLAN - BLD C	B	29.02.24
DA 1107	LEVEL 2 PLAN - BLD C	C	29.02.24
DA 1108	LEVEL 3 PLAN - BLD C	C	29.02.24
DA 1109	LEVEL 4 PLAN - BLD C	C	29.02.24
DA 1110	LEVEL 5 PLAN - BLD C	C	29.02.24
DA 1111	LEVEL 6 PLAN - BLD C	B	29.02.24
DA 1112	LEVEL 7 PLAN - BLD C	B	29.02.24
DA 1113	LEVEL 8 PLAN - BLD C	A	29.02.24
DA 1114	ROOF PLAN - BLD C	A	29.02.24
2000 SERIES: ELEVATIONS + SECTIONS (BLD A+B)			
DA 2001	NORTH + SOUTH ELEVATION (BLD A+B)	C	29.02.24
DA 2002	EAST + WEST ELEVATIONS + SECTIONS (BLD A+B)	C	29.02.24
DA 2003	INTERNAL ELEVATIONS + SECTIONS (BLD A+B)	C	29.02.24
2100 SERIES: ELEVATIONS + SECTIONS (BLD C)			
DA 2101	NORTH + SOUTH ELEVATION (BLD C)	B	29.02.24
DA 2102	EAST + WEST ELEVATION + SECTIONS (BLD C)	B	29.02.24
4000 SERIES: AERIAL VIEWS			
DA 4001	AERIAL VIEW - NORTH	C	29.02.24
DA 4002	AERIAL VIEW - SOUTH	C	29.02.24
5000 SERIES: SUN EYE VIEW DIAGRAMS			
DA 5001	SUN EYE VIEWS - WINTER SOLSTICE (09.00-12.00)	B	29.02.24
DA 5002	SUN EYE VIEWS - WINTER SOLSTICE (13.00-15.00)	B	29.02.24
8000 SERIES: DIAGRAMS			
DA 8001	GFA DIAGRAMS - BLD A+B (SHEET 1)	C	29.02.24
DA 8002	GFA DIAGRAMS - BLD A+B (SHEET 2)	C	29.02.24
DA 8003	GFA DIAGRAMS - BLD C (SHEET 1)	B	29.02.24
DA 8004	GFA DIAGRAMS - BLD C (SHEET 2)	B	29.02.24
DA 8005	SOLAR ACCESS DIAGRAMS - BLD A+B (SHEET 1)	C	29.02.24
DA 8006	SOLAR ACCESS DIAGRAMS - BLD A+B (SHEET 2)	C	29.02.24
DA 8007	SOLAR ACCESS DIAGRAMS - BLD C (SHEET 1)	C	29.02.24
DA 8008	SOLAR ACCESS DIAGRAMS - BLD C (SHEET 2)	B	29.02.24
DA 8009	NATURAL CROSS VENTILATION - BLD A+B (SHEET 1)	C	29.02.24
DA 8010	NATURAL CROSS VENTILATION - BLD A+B (SHEET 2)	C	29.02.24
DA 8011	NATURAL CROSS VENTILATION - BLD C (SHEET 1)	B	29.02.24
DA 8012	NATURAL CROSS VENTILATION - BLD C (SHEET 2)	B	29.02.24
DA 8013	MAXIMUM HOB 'HEIGHT BLANKET'	C	29.02.24
DA 8014	ADAPTABLE + LIVABLE ACCOMMODATION DIAGRAMS (SHEET 1)	B	29.02.24
DA 8015	ADAPTABLE + LIVABLE ACCOMMODATION DIAGRAMS (SHEET 2)	B	29.02.24
DA 8016	AFFORDABLE HOUSING AREA DIAGRAM	A	29.02.24
DA 8017	LANDSCAPED AREA DIAGRAMS	A	29.02.24
DA 8018	DEEP SOIL AREA DIAGRAMS	A	29.02.24
DA 8019	COMMUNAL OPEN SPACE DIAGRAMS	A	29.02.24
9000 SERIES: EXTERNAL MATERIALS, FINISHES + COLOURS			
DA 9001	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD A	B	29.02.24
DA 9002	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD B	B	29.02.24
DA 9003	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD C	B	29.02.24

18/09/2024 2:57:55 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

architect

stanisic architects

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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

CROATIA 88 PTY LTD

north

tn

project

checked

FS

drawn

JN

project no

20 117

scale bar

0 20 40 60 80 100 m

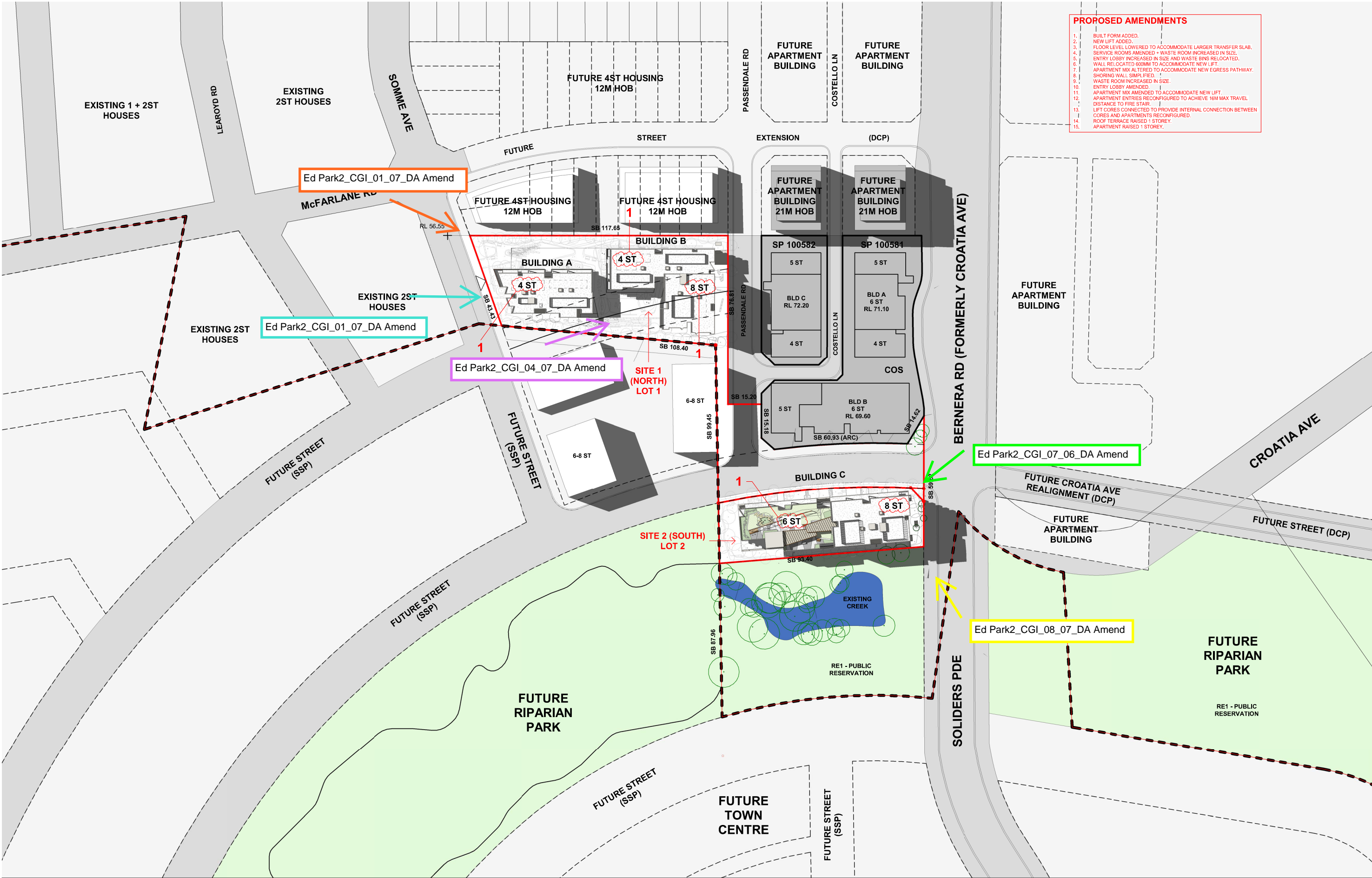
drawing no

DA 0001

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

DRAWING LIST + LOCATION PLAN

D



issue	amendment	date	legend	architect	client	scale	project	checked	drawing	drawn	issue	project no	drawing no
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21		stanisic architects	CROATIA 88 PTY LTD	1:800@A1	RESIDENTIAL APARTMENT DEVELOPMENT						
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22		Level 10 257 Clarence Street, Sydney NSW 2000		1:1600@A3	LOT 101 DP 1267563 SOMME AVENUE						
P1	ISSUE PRELIMINARY SKETCH DESIGN	11.01.24		T (61 2) 9358 2588			EDMONDSON PARK						
P2	ISSUE FOR FINAL SKETCH DESIGN	18.01.24		www.stanisic.com.au ABN 11002633481									
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24		NSW ARB Frank Stanislac 4480									

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only, layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar

0 8 16 24 32 40 m

scale

1:800@A1

1:1600@A3

project no

20 117

drawing no

DA 0006

checked

FS

drawn

JN

issue

C

project

RESIDENTIAL APARTMENT DEVELOPMENT

drawing

LOT 101 DP 1267563 SOMME AVENUE

issue

EDMONDSON PARK

project no

20 117

drawing no

DA 0006

2. BUILD FORM ADDED
3. NEW LIFT ADDED
4. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB
5. SERVICE ELEVATOR ADDED + WASTE ROOM INCREASED IN SIZE
6. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED
7. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT
8. APARTMENT MAINTAINED TO ACCOMMODATE NEW EGRESS PATHWAY.
9. SMOKING WALL SIMPLIFIED
10. WASTE ROOM INCREASED IN SIZE
11. ENTRY LOBBY AMENDED.
12. APARTMENT MAINTAINED TO ACCOMMODATE NEW LIFT.
13. APARTMENT METRES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO STAIRS
14. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN BUSES AND APARTMENTS RECONFIGURED.
15. ROOF TERRACE RAISED 1 STOREY.
16. APARTMENT RAISED 1 STOREY
17. PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS



issue	amendment
A	ISSUE FOR DEVELOPMENT APPLICATION
B	AMENDMENTS INCORPORATING DEP COMMENTS
P1	ISSUE FINAL SKETCH DESIGN
P2	ISSUE FOR FINAL SKETCH DESIGN
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION
D	ADDITIONAL INFORMATION REQUEST AMENDMENTS

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RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

drawing LEVEL LG (B1) PLAN - BLD A+B

checked		drawing	LEVEL LG (B1) PLAN - BLD A+B
	FS		
drawn	IN SV	issue	D

CROATIA 88 PTY LTD

scale	1:200@A1 1:400@A3	drawn	JN, SV	issue	D
scale bar		project no	20 117	drawing no	DA 1002

DA 1002

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

- BUILT FORM ADDED.
- NEW LIFT ADDED.
- FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
- SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
- ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
- WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
- APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
- SHORING WALL SIMPLIFIED.
- WASTE ROOM INCREASED IN SIZE.
- ENTRY LOBBY AMENDED.
- APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
- APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
- LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
- ROOF TERRACE RAISED 1 STOREY.
- APARTMENT RAISED 1 STOREY.
- PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS.
- AMENDMENT TO BUILDING C ENTRIES, AND ADDITION OF AWNINGS(S).



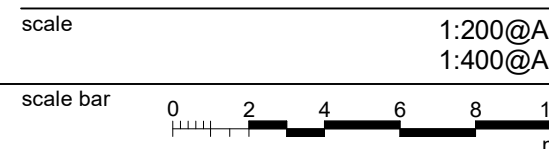
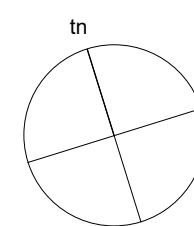
B&B Building Fabric Requirements: Somme Avenue, Edmondson Park		
Element	Material Type	Details
External Walls	Insulated Concrete Formwork (ICF) or equivalent	Refer to drawings
Internal Walls	Brick Veneer / Plasterboard on studs / equivalent	Refer to drawings
Windows	Double Glazed High Solar Gain Low-E Glass	Refer to drawings
Roofs	Asph/Flt or equivalent	Refer to drawings
Floors	Concrete Slab	Refer to drawings
Doors	Timber or equivalent	Refer to drawings
Stairs	Concrete	Refer to drawings
Basement	Concrete	Refer to drawings
Attic	Concrete	Refer to drawings
Roof Terrace	Concrete	Refer to drawings
Garage	Concrete	Refer to drawings
Driveway	Concrete	Refer to drawings
Carport	Concrete	Refer to drawings
Awning	Aluminum	Refer to drawings

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21	
P1	ISSUE FINAL SKETCH DESIGN	16.01.24	
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24	
C	AMENDMENTS	24.09.24	

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client
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project		drawing	
RESIDENTIAL APARTMENT DEVELOPMENT		LEVEL 1 (G) PLAN - BLD C	
LOT 101 DP 1267563 SOMME AVENUE			
EDMONDSON PARK			
checked	FS	drawn	issue
project no	JN, SV	drawing no	
20 117			

DA 1106

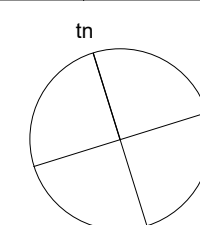
1. BUILT FORM ADDED
2. NEW LIFT ADDED
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB
4. SERVICE ROOMS AMENDED - WASTE ROOM INCREASED IN SIZE
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT
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13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED
14. ROOF TERRACE RAISED 1 STOREY
15. APARTMENT BASED 1 STOREY
16. PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS
17. AMENDMENT TO BUILDING C ENTRIES, AND ADDITION OF AWNING(S)

[illegible]

date	legend
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stanisic architects

CROATIA 88 PTY LTD



checked

FS

N, SV

drawing

N, SV

drawing no

D

DA 1107

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

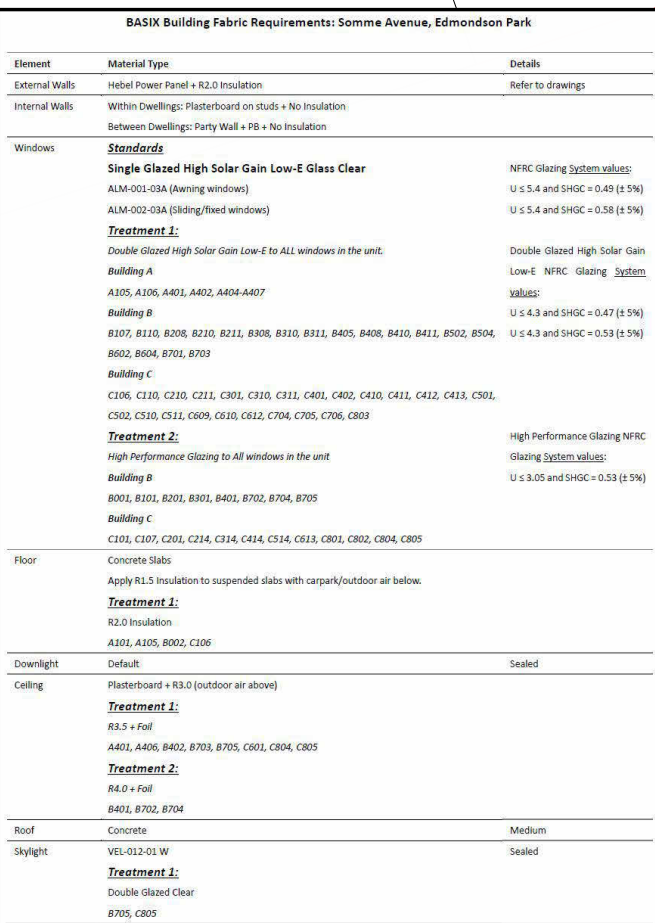
scale 1:200@A
1:400@A

scale bar 0 2 4 6 8 10



project no

20 117

2. BUILD FORM ADDED.
3. NEW LIFT ADDED.
4. FLOOR LEVEL LOWERED TO ACCOMMODATE RANGER TRANSFER SLAB.
5. STAIRS AMENDED + WASTE ROOM INCREASED IN SIZE.
6. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
7. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
8. APPOINTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
9. SHOWING WALL SIMPLIFIED.
10. WASTE ROOM INCREASED IN SIZE.
11. ENTRY LOBBY AMENDED.
12. APPOINTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
13. APPOINTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
14. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
15. FIRE TERRACE RAISED 1 STOREY.
16. APPOINTMENT RAISED 1 STOREY.
17. PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS.



date	legend
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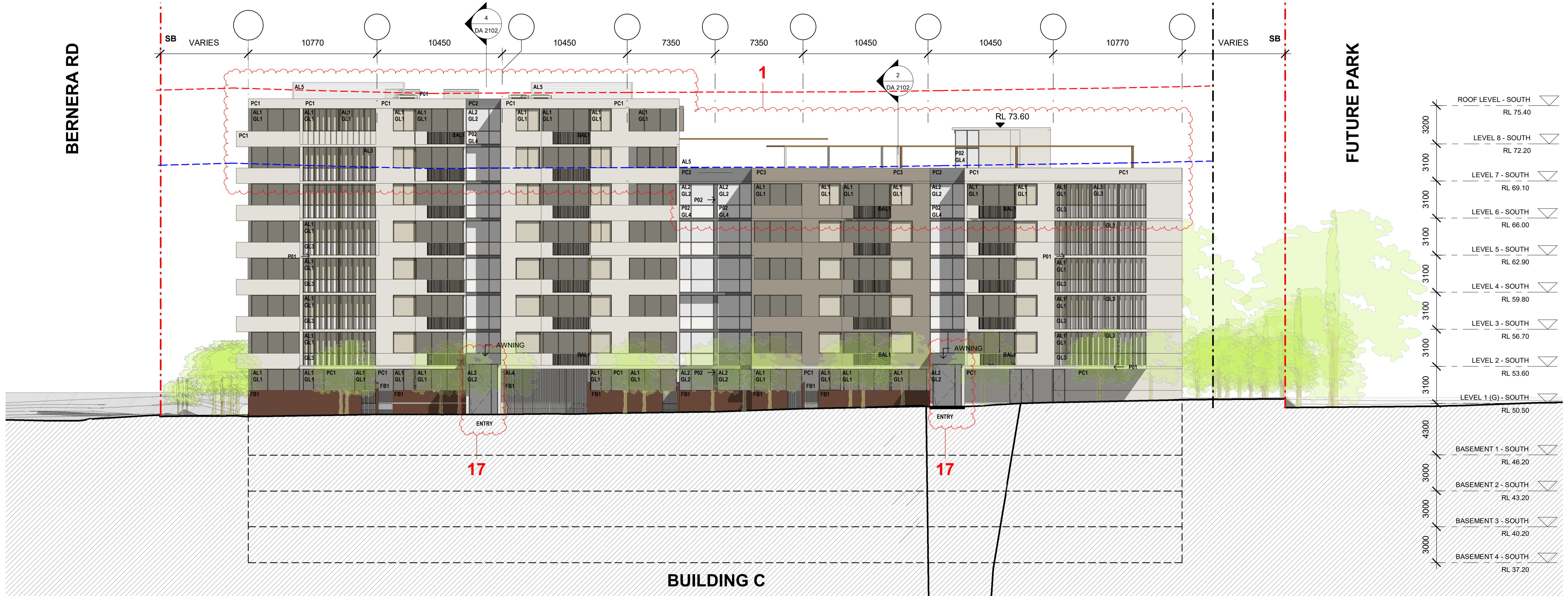
north		project
		check
scale	1:200@A1 1:400@A3	drawn
scale bar		project

checked		drawing	LEVEL 4 PLAN - BLD A+B
	FS		
drawn	JN, SV	issue	D
project no	20 117	drawing no	DA 1006

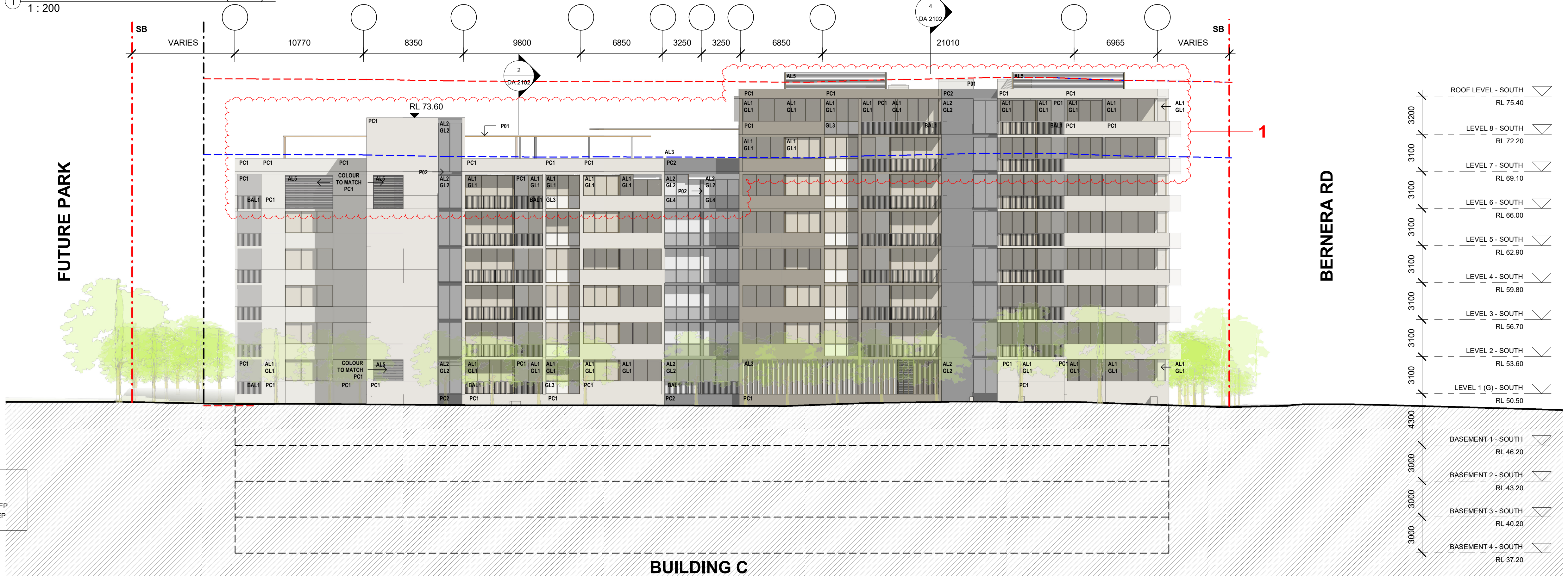
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PROPOSED AMENDMENTS

- BUILT FORM ADDED.
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- APARTMENT RAISED 1 STOREY.
- PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS.
- AMENDMENT TO BUILDING C ENTRIES, AND ADDITION OF AWNING(S).



1 NORTH ELEVATION - FUTURE STREET (BLD C)
1 : 200



2 SOUTH ELEVATION - CREEK (BLD C)
1 : 200

- 12M HEIGHT FROM NATURAL GROUND LINE - LEP
- 21M HEIGHT FROM NATURAL GROUND LINE - LEP
- 15.6M HEIGHT FROM NATURAL GROUND LINE - SEPP (HOUSING) 2021 - 130% LEP
- 27.3M HEIGHT FROM NATURAL GROUND LINE - SEPP (HOUSING) 2021 - 130% LEP

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21	AL1 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE
A	ISSUE PRELIMINARY SKETCH DESIGN	11.01.24	AL2 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE
P1	ISSUE FOR FINAL SKETCH DESIGN	18.01.24	AL3 ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE
P2	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24	AL4 ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE
B	AMENDMENTS	24.09.24	AL5 ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE
C			BAL1 ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE
			FB1 FACEBRICK, DRY PRESSED, BOWRAL BLUE
			GL1 CLEAR GLASS, VIRIDIAN, BRONZE
			GL2 CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY
			GL3 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE
			GL4 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY

P01	MASONRY, PAINT FINISH, COLOUR TO MATCH PC1
P02	MASONRY, PAINT FINISH, COLOUR TO MATCH PC2
PC1	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR
PC2	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
PC3	MASONRY, PAINT FINISH, MUD PACK OR SIMILAR
PC4	MASONRY, GROOVES, PAINT FINISH, GREY PEBBLE OR SIMILAR
PCF	FC SHEET WITH PRECAST APPEARANCE

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client
CROATIA 88 PTY LTD

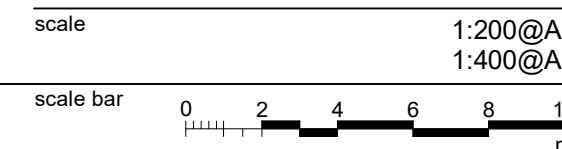
project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

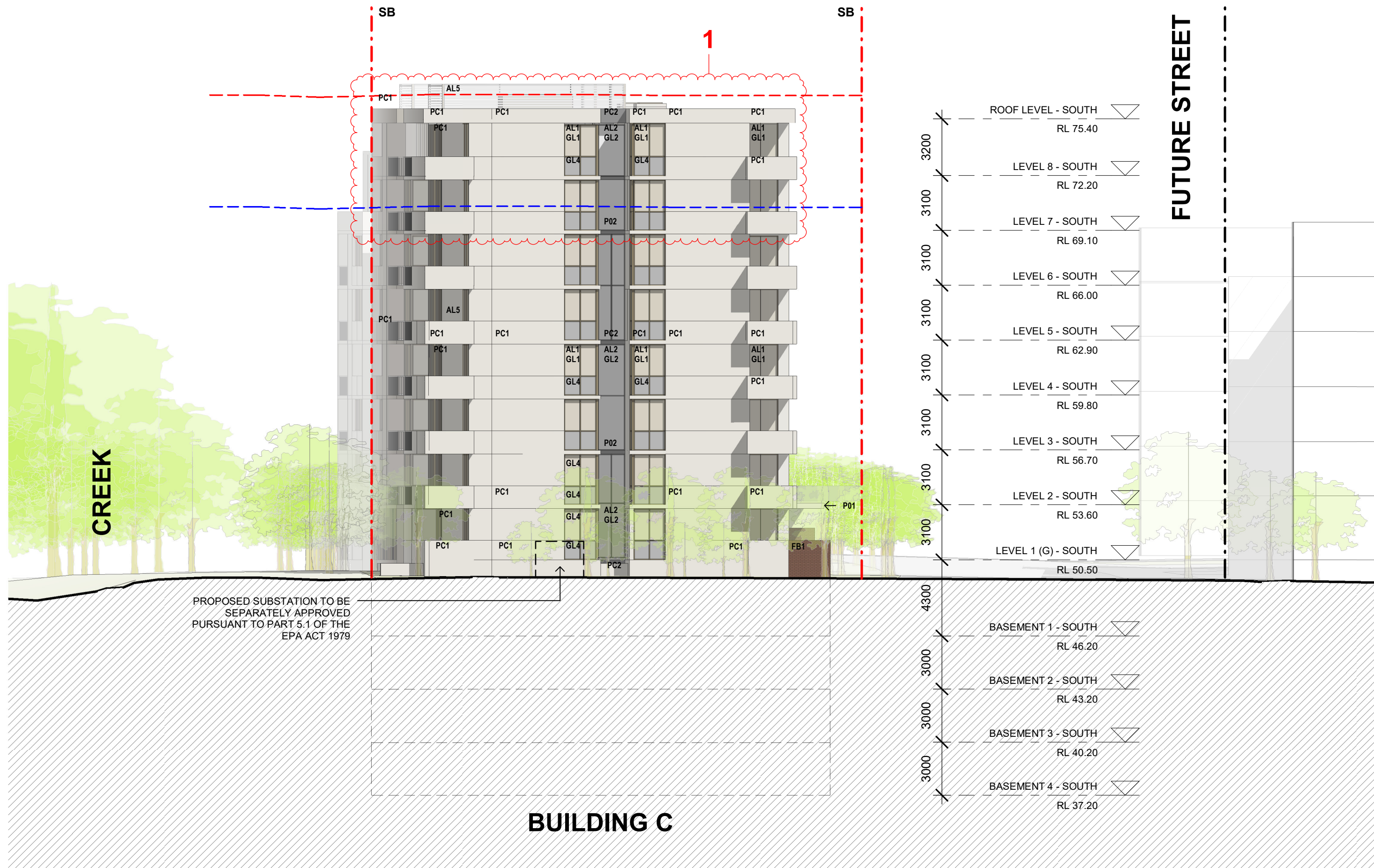
checked FS drawing NORTH + SOUTH ELEVATION (BLD C)

drawn JN, SV issue

project no 20 117 drawing no

DA 2101





1 EAST ELEVATION - BERNERA RD (BLD C)
1 : 200

PROPOSED AMENDMENTS

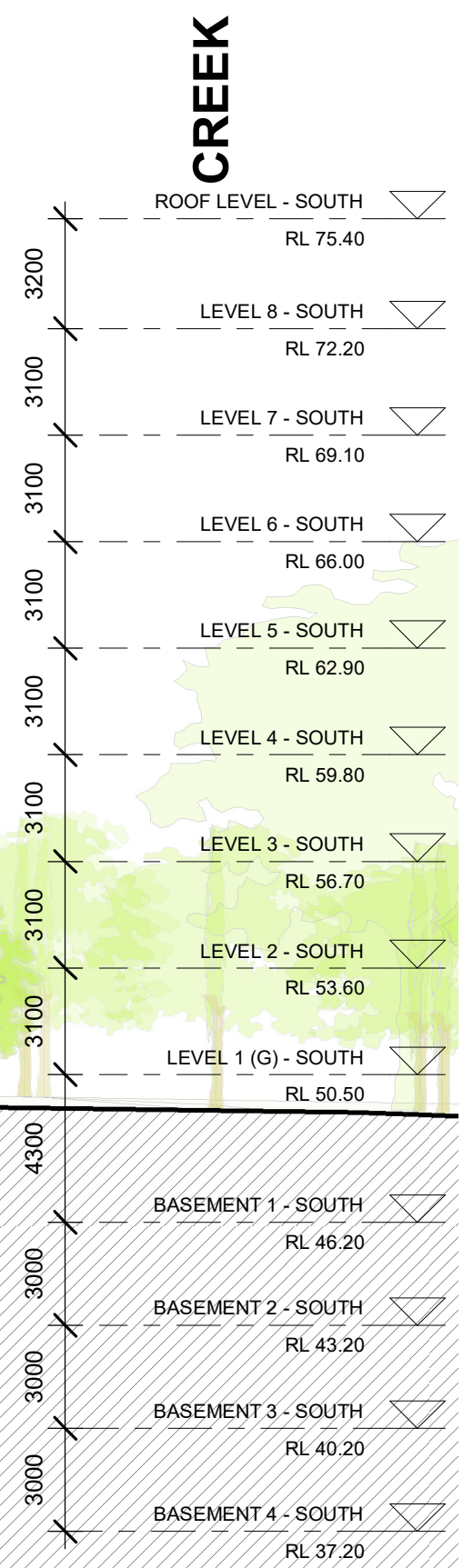
- BUILT FORM ADDED.
- NEW LIFT ADDED.
- FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
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- WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
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- LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
- ROOF TERRACE RAISED 1 STOREY.
- APARTMENT RAISED 1 STOREY.
- PARKING SPACES REALLOCATED IN RESPONSE TO COUNCIL COMMENTS.
- AMENDMENT TO BUILDING C ENTRIES, AND ADDITION OF AWNING(S).

12M HEIGHT FROM NATURAL GROUND LINE - LEP
21M HEIGHT FROM NATURAL GROUND LINE - LEP
15.6M HEIGHT FROM NATURAL GROUND LINE - SEPP (HOUSING) 2021 - 130% LEP
27.3M HEIGHT FROM NATURAL GROUND LINE - SEPP (HOUSING) 2021 - 130% LEP

2 SECTION A (BLD C)
1 : 200

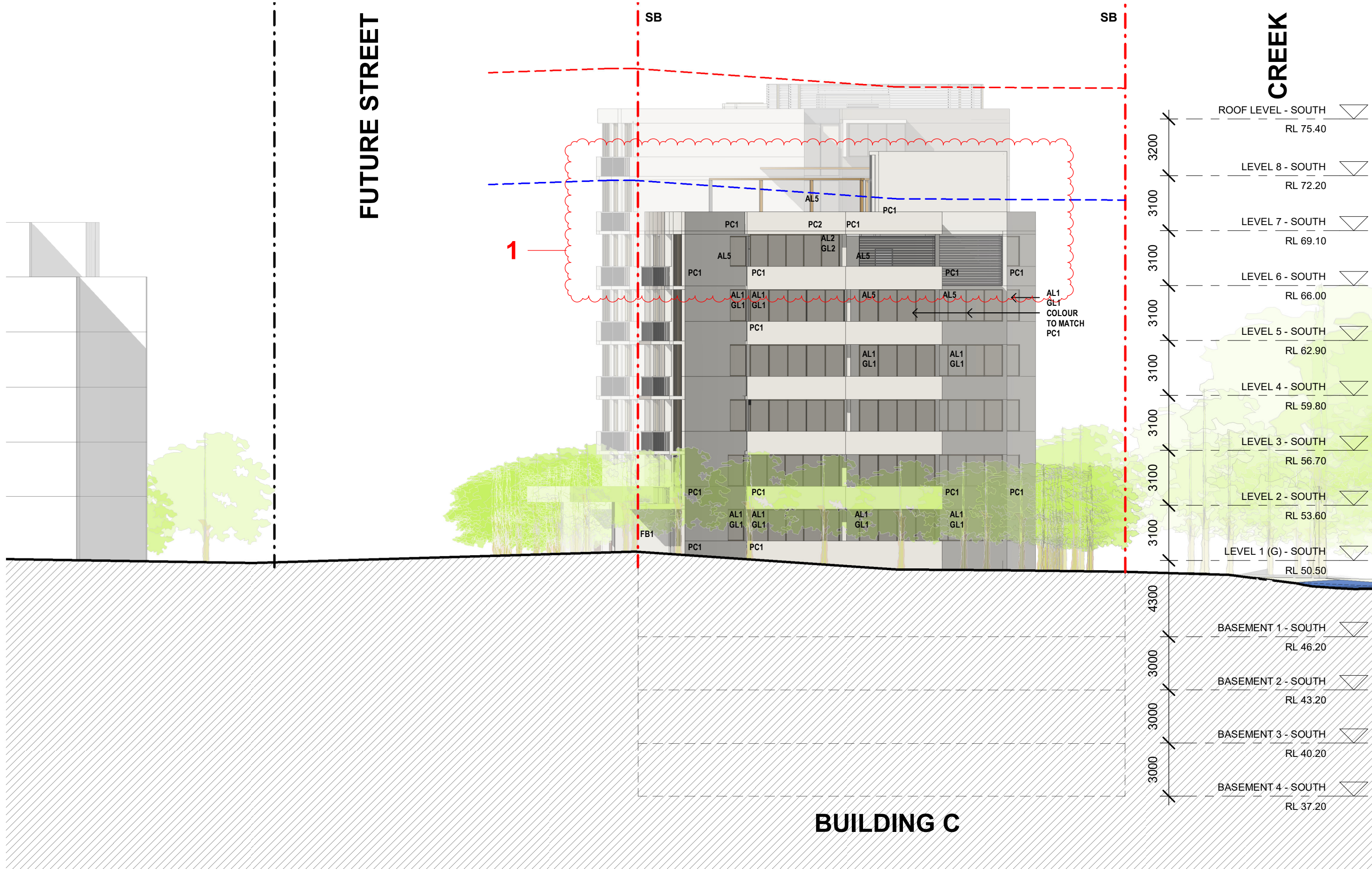
issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21	AL1 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE
P1	ISSUE PRELIMINARY SKETCH DESIGN	11.01.24	AL2 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE
P2	ISSUE FOR FINAL SKETCH DESIGN	18.01.24	AL3 ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24	AL4 ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE
C	AMENDMENTS	24.09.24	AL5 ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE
			BAL1 ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE
			FB1 FACEBRICK, DRY PRESSED, BOWRAL BLUE
			GL1 CLEAR GLASS, VIRIDIAN, BRONZE
			GL2 CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY
			GL3 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE
			GL4 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY

BUILDING C

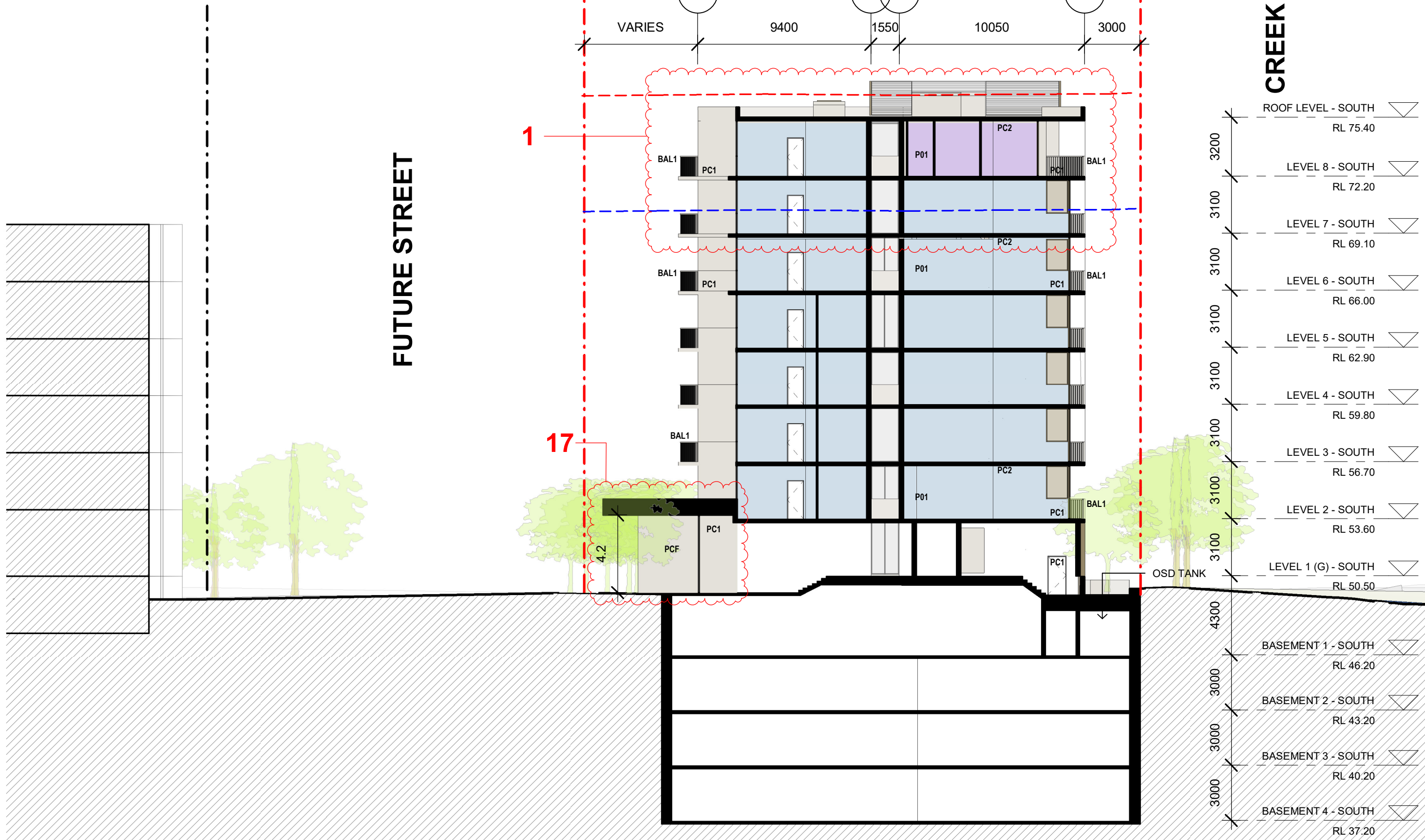


stanisic architects

CROATIA 88 PTY LTD



3 WEST ELEVATION - FUTURE PARK (BLD C)
1 : 200



4 SECTION B (BLD C)
1 : 200

BUILDING C

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

EAST + WEST ELEVATION + SECTIONS (BLD C)

checked

FS

drawn

JN, SV

issue

C

project no

20 117

drawing no

DA 2102

scale

1:200@A1

1:400@A3

scale bar

0

2

4

6

8

10

m

