

Lot 303 Croatia Avenue, Edmondson Park

STATE SIGNIFICANT DEVELOPMENT APPLICATION - SSD-77211717

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- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adopted Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
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Layout ID	Layout Name	Revision
DA000	Cover Page	B
DA001	Development Summary	A
DA100	Site Analysis and Photos	A
DA101	Existing Plan	B
DA102	Demolition Plan	A
DA103	Site Plan	B
DA200	Lower Ground Plan	B
DA201	Upper Ground Plan	B
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DA203	Level 2 - Level 3 Plan	A
DA204	Level 4 Plan	A
DA205	Level 5 - Level 7 Plan	A
DA206	Level 8 Plan	A
DA207	Roof Plan	A
DA208	Adaptable Units	A
DA300	Elevations	B
DA301	Elevations	B
DA302	Elevations	B
DA303	Elevations	B
DA304	Street Elevations	B
DA305	Street Elevations	B
DA306	Sections	B
DA307	Sections	B
DA308	Interface Sections	B
DA400	Apartment Amenity	A
DA401	Mix	A
DA402	GFA	A
DA403	Landscape	B
DA404	Eye of the Sun	A
DA405	Proposed Shadows	A
DA500	Rendered Perspectives	B
DA601	Notification Plans	B
DA602	Notification Plans	B
DA603	Notification Plans	B

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
B	26/03/2025	NT	SO	Updated Issue for Submission

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Project Name
Project Number
Project Address

Soldiers Parade, Edmondson Park
00013629
Block 24, Soldiers Parade
Edmondson Park NSW 2174

Country
#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Cover Page

Drawing Scale
Drawing No.
DA000

1:0.53 @ A1
Revision
B

Development Summary

Site Area:	2043 m ²	
Max GFA	4,564 m ²	*Site specific GFA (due to modification 5)
Proposed GFA:	4,564 m ²	
Allowable FSR:	N/A :1	

Building A								TOTAL	GFA	NLA	Cross Vent	Solar	No Solar	COS
ST	1B	2B	3B	Sub	GBA	GFA	NLA							
					m ²	m ²	m ²							

Lower Ground	0	0	0	0	0	1281	83	0	0	83	0	-	-	-	56
Upper Ground	0	4	3	0	7	1308	517	446	7	517	446	6	6	0	590
Level 1	0	4	2	1	7	773	531	466	7	531	466	6	6	0	
Level 2	0	4	2	1	7	773	531	466	7	531	466	6	6	0	
Level 3	0	4	2	1	7	773	531	466	7	531	466	6	6	0	
Level 4	0	2	3	1	6	761	482	420	6	482	420	5	5	0	
Level 5	0	2	3	1	6	688	482	420	6	482	420	5	5	0	
Level 6	0	2	3	1	6	688	482	420	6	482	420	5	5	0	
Level 7	0	2	3	1	6	688	482	420	6	482	420	5	5	0	
Level 8	0	3	3	0	6	688	445	383	6	445	383	5	5	0	
					0	647			0	0	0				

Subtotal	0	27	24	7	58	9,068	4,564	3,907	58	4,564	3,907	49	49	0	646
Achieved Mix	0%	47%	41%	12%	100%	m ²	m ²	m ²				84%	84%	0%	32%

ADG REQUIREMENT

60%Min

70%Min

15%Max

25%Min

Carparking Schedule								
	REQUIREMENT	NO. DWELLINGS	RATE (MINIMUM)		REQUIRED		PROPOSED	
Housing SEPP 2021	1 bed	27	0.4	/1 dwelling	11	30	1	
	2 bed	24	0.5	/1 dwelling	12		7	
	3 bed	7	1.0	/1 dwelling	7		7	
	Car Share Space				NIL		0	2
	Total Car Parking Spaces						30	17
	DDA Space	6	1.0 /1 adaptable unit		6		6	
Modification 5	Motorcycle		1.0 /20 car spaces		1		1	
	Bicycle	58	1.0 /1 dwelling		58		58	

Apartment ADG Compliance Matrix

LEVEL	Unit Number	Adaptable	Liveable	Unit Type	Internal Area	Balcony Area	Internal Storage	Solar Access	Cross Ventilation
UPPER GROUND LEVEL	00.01	YES	YES	2 B	79	36	4.2	Less than 2hrs	YES
UPPER GROUND LEVEL	00.02	NO	YES	2 B	71	13	8.6	2hrs or more	YES
UPPER GROUND LEVEL	00.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
UPPER GROUND LEVEL	00.04	NO	YES	2 B	71	13	9.0	2hrs or more	YES
UPPER GROUND LEVEL	00.05	NO	YES	1 B	55	23	6.5	2hrs or more	YES
UPPER GROUND LEVEL	00.06	NO	YES	1 B	59	8	6.5	2hrs or more	YES
UPPER GROUND LEVEL	00.07	NO	YES	1 B	58	11	8.6	2hrs or more	YES
LEVEL 01	01.01	YES	YES	3 B	99	12	10.5	Less than 2hrs	YES
LEVEL 01	01.02	NO	YES	2 B	71	13	8.6	2hrs or more	YES
LEVEL 01	01.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 01	01.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 01	01.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 01	01.06	NO	YES	1 B	59	8	6.5	2hrs or more	YES
LEVEL 01	01.07	NO	YES	1 B	58	11	8.6	2hrs or more	YES
LEVEL 02	02.01	YES	YES	3 B	99	12	10.5	Less than 2hrs	YES
LEVEL 02	02.02	NO	YES	2 B	71	13	8.6	2hrs or more	YES
LEVEL 02	02.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 02	02.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 02	02.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 02	02.06	NO	YES	1 B	59	8	6.5	2hrs or more	YES
LEVEL 02	02.07	NO	YES	1 B	58	11	8.6	2hrs or more	YES
LEVEL 03	03.01	YES	YES	3 B	99	12	10.5	Less than 2hrs	YES
LEVEL 03	03.02	NO	YES	2 B	71	13	8.6	2hrs or more	YES
LEVEL 03	03.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 03	03.04	NO	YES	2 B	71	13	9.0	2hrs or more	YES
LEVEL 03	03.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 03	03.06	NO	YES	1 B	59	8	6.5	2hrs or more	YES
LEVEL 03	03.07	NO	YES	1 B	58	11	8.6	2hrs or more	YES
LEVEL 04	04.01	YES	YES	3 B	99	12	10.5	Less than 2hrs	YES
LEVEL 04	04.02	NO	YES	2 B	71	14	8.6	2hrs or more	YES
LEVEL 04	04.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 04	04.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 04	04.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 04	05.06	NO	YES	2 B	71	11	8.2	2hrs or more	YES
LEVEL 05	05.01	NO	YES	3 B	99	12	9.9	Less than 2hrs	YES
LEVEL 05	05.02	NO	YES	2 B	71	14	8.6	2hrs or more	YES
LEVEL 05	05.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 05	05.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 05	05.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 05	05.06	NO	YES	2 B	71	11	8.2	2hrs or more	YES
LEVEL 06	06.01	NO	YES	3 B	99	12	9.9	Less than 2hrs	YES
LEVEL 06	06.02	NO	YES	2 B	71	14	8.6	2hrs or more	YES
LEVEL 06	06.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 06	06.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 06	06.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 06	06.06	NO	YES	2 B	71	10	8.2	2hrs or more	YES
LEVEL 07	07.01	NO	YES	3 B	99	12	9.9	Less than 2hrs	YES
LEVEL 07	07.02	NO	YES	2 B	71	14	8.6	2hrs or more	YES
LEVEL 07	07.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 07	07.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 07	07.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 07	07.06	NO	YES	2 B	71	11	8.2	2hrs or more	YES
LEVEL 08	08.01	YES	YES	1 B	62	11	9.2	Less than 2hrs	YES
LEVEL 08	08.02	NO	YES	2 B	71	14	8.6	2hrs or more	YES
LEVEL 08	08.03	NO	YES	1 B	53	8	6.0	2hrs or more	NO
LEVEL 08	08.04	NO	YES	2 B	71	14	9.0	2hrs or more	YES
LEVEL 08	08.05	NO	YES	1 B	55	9	6.5	2hrs or more	YES
LEVEL 08	08.06	NO	YES	2 B	71	11	16.4	2hrs or more	YES

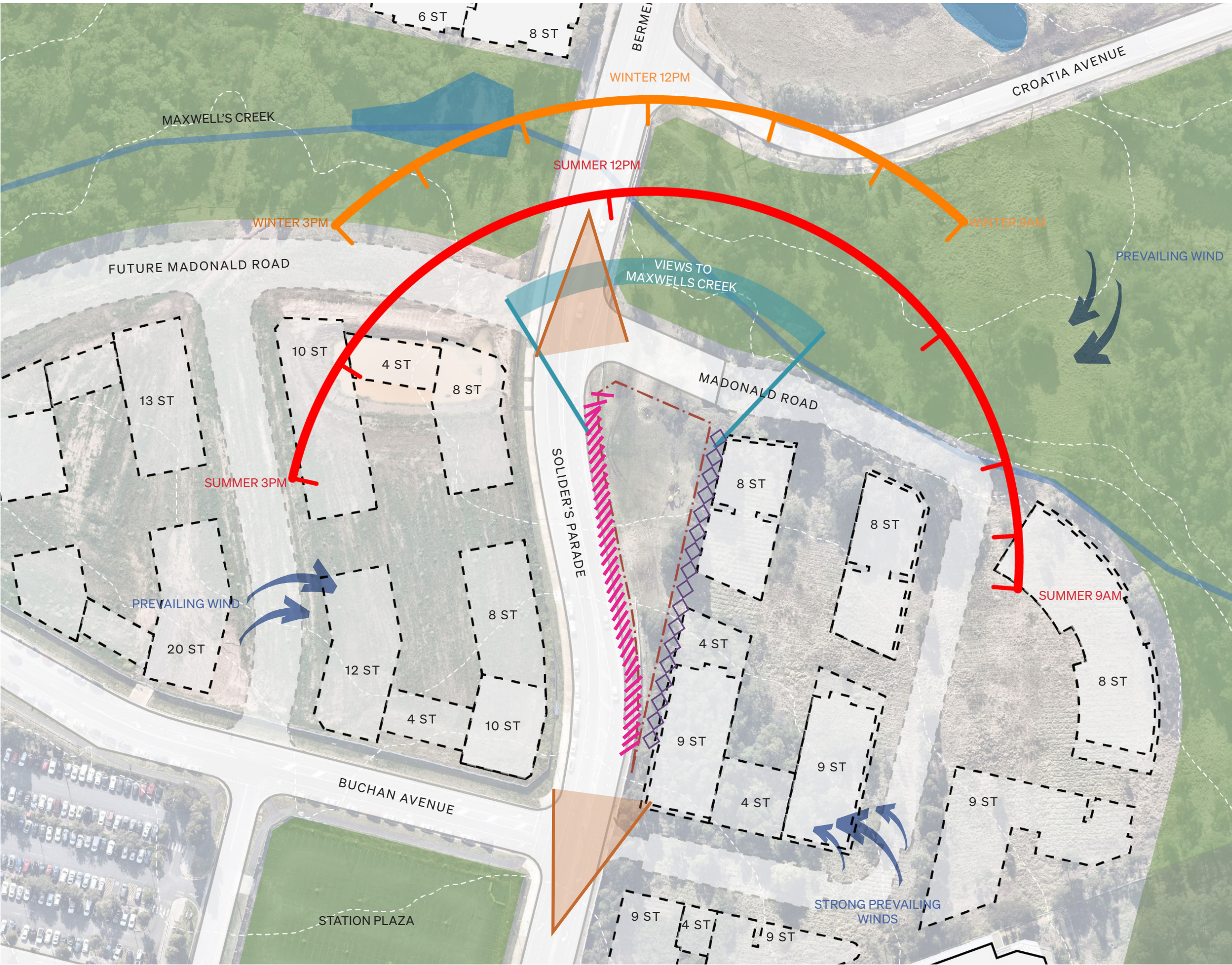
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Site & Contextual Analysis



Urban Context

- SUBJECT SITE
- 01 ED SQUARE SHOPPING CENTRE & TOWN CENTRE
- 02 COMMUTER CAR PARKS
- 03 FUTURE STATION PLAZA
- 04 EDMONDSON PARK PUBLIC SCHOOL
- 05 ST FRANCIS CATHOLIC COLLEGE
- 06 CLERMONT PARK
- 07 LILIAN BRATKOVIC PARK
- SHARED CYCLE PATH
- BUS ROUTE
- PUBLIC RECREATION AREA
- PRIVATE RECREATION AREA
- NATIONAL PARKS & RESERVES



Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission

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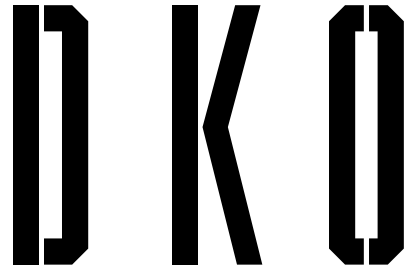
Site Photos



Prior to Commencement of Approved DA-1098/2022 Civil Works

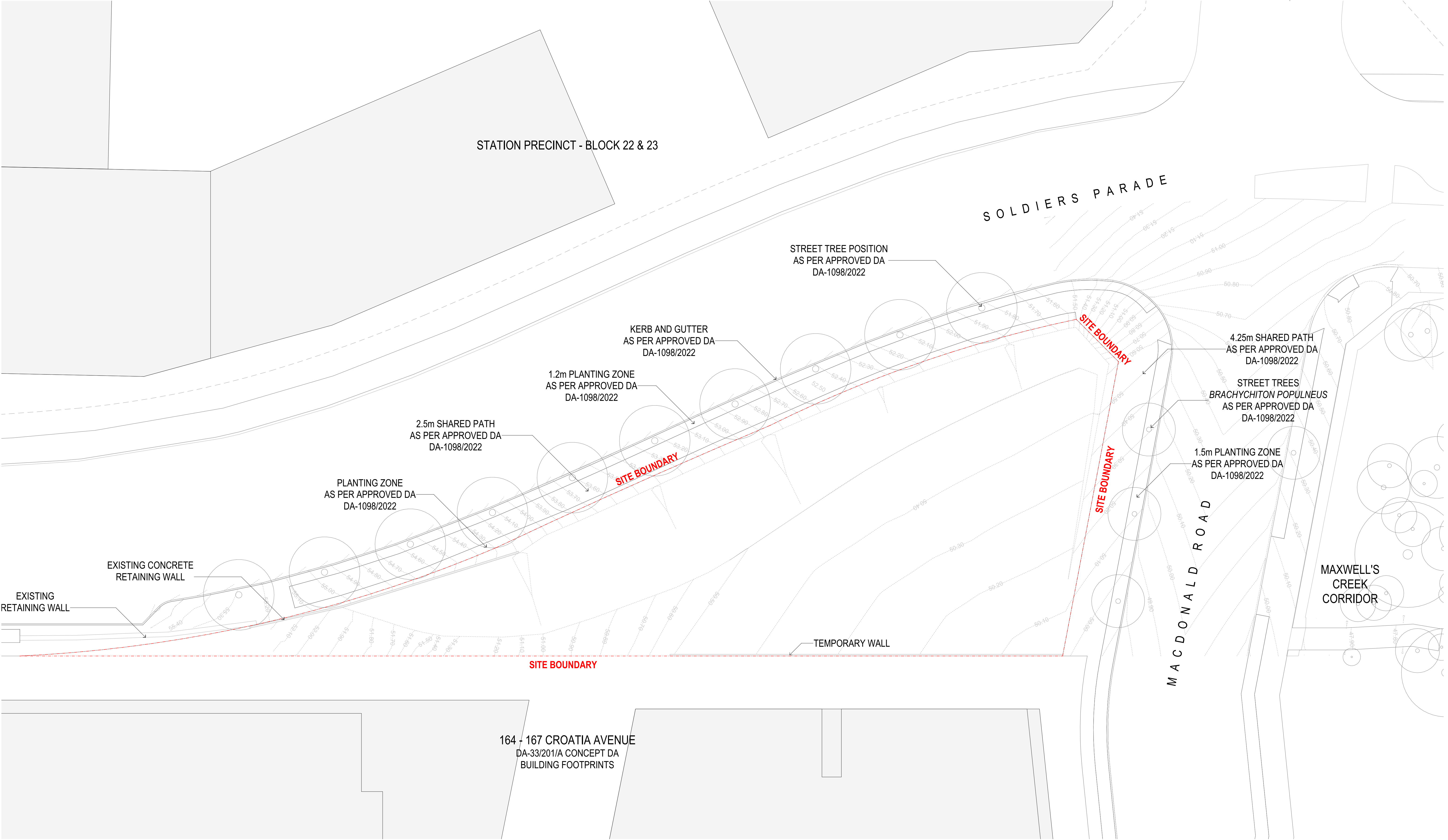


DEVELOPMENT APPLICATION



Project Name
Project Number
Project Address
Country
#Site Country

Drawing Name
Site Analysis and Photos
Drawing Scale
DA100



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DS1
-
EXISTING PLAN
Scale 1:200

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A	19/02/2025	NT	SO	Issue for Submission
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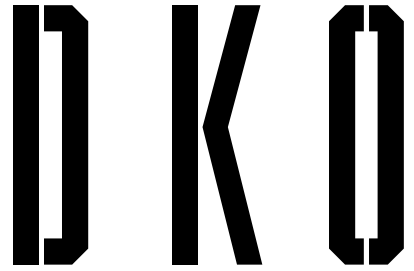


Scale 1:200 @ A1



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Project Name
Project Number
Project Address

Soldiers Parade, Edmondson Park
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Block 24, Soldiers Parade
Edmondson Park NSW 2174

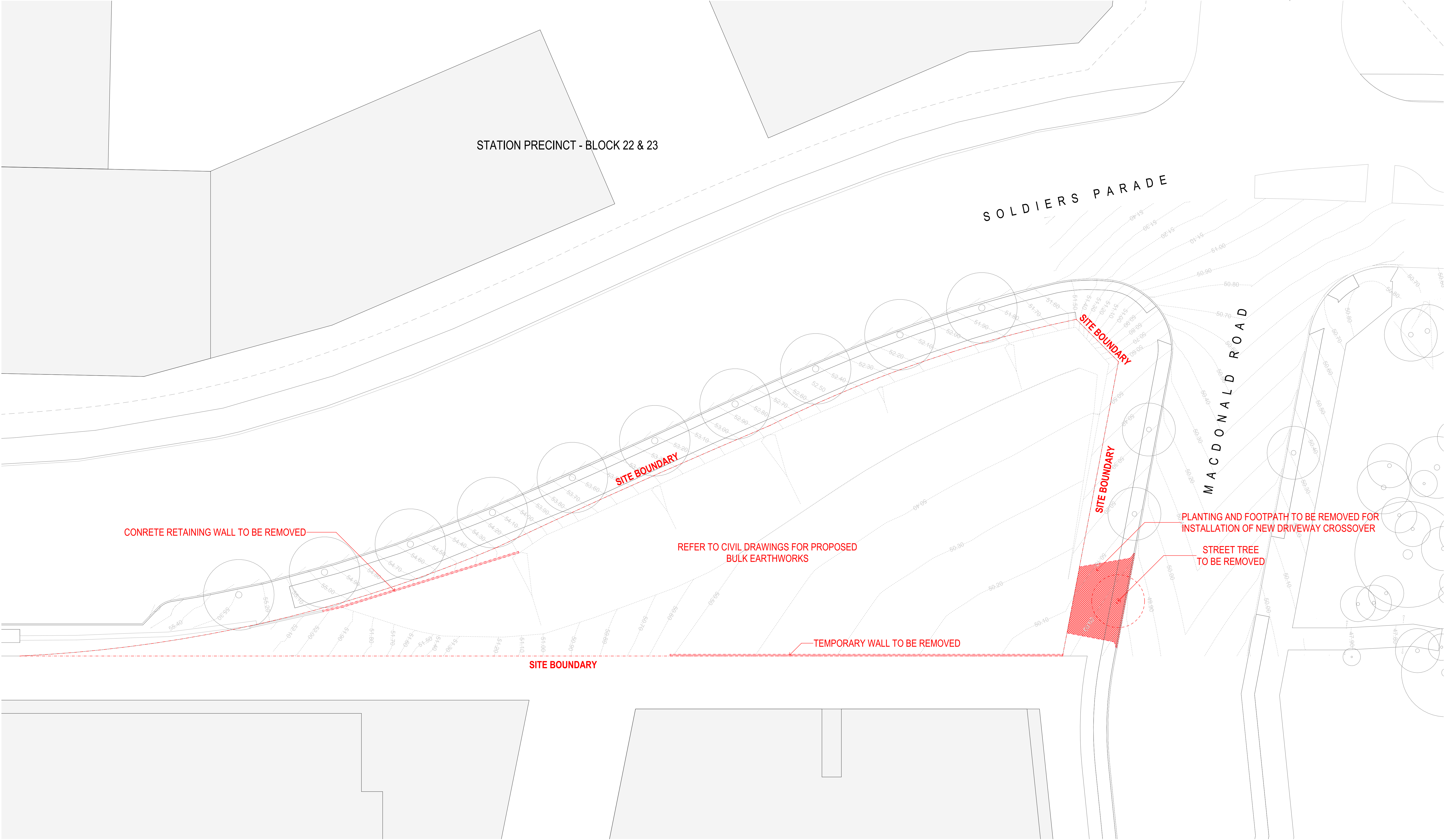
Country
#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Existing Plan

Drawing Scale
Drawing No.
DA101

1:200 @ A1
Revision
B



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DS1 DEMOLITION PLAN
Scale 1:200

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission

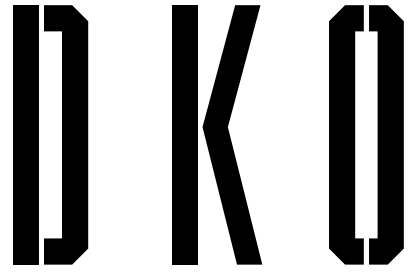
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0 1 2 4 10m

Scale 1:200 @ A1

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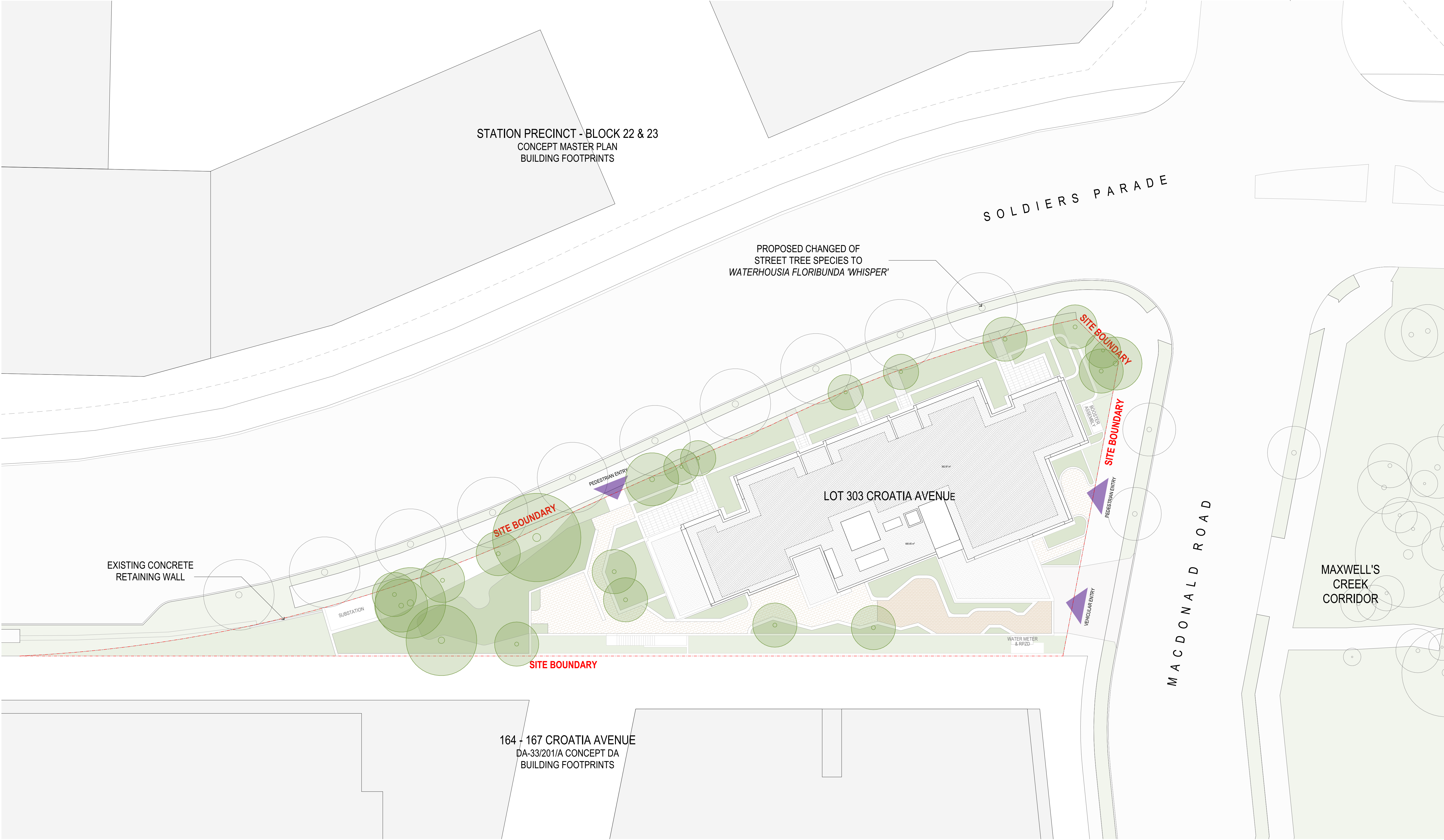
Project Name
Project Number
Project Address
Country
#Site Country

Soldiers Parade, Edmondson Park
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DEVELOPMENT APPLICATION

Drawing Name
Drawing No.
Drawing Scale
Revision

Demolition Plan
DA102
1:200 @ A1
A



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9. SITE PLAN
Scale 1:200

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
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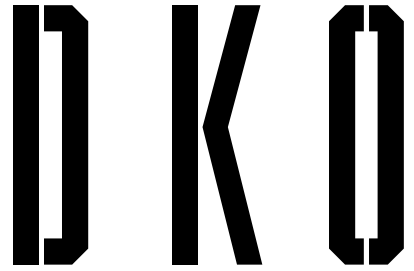
0 1 2 4 10m

Scale 1:200 @ A1



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Country

#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Site Plan

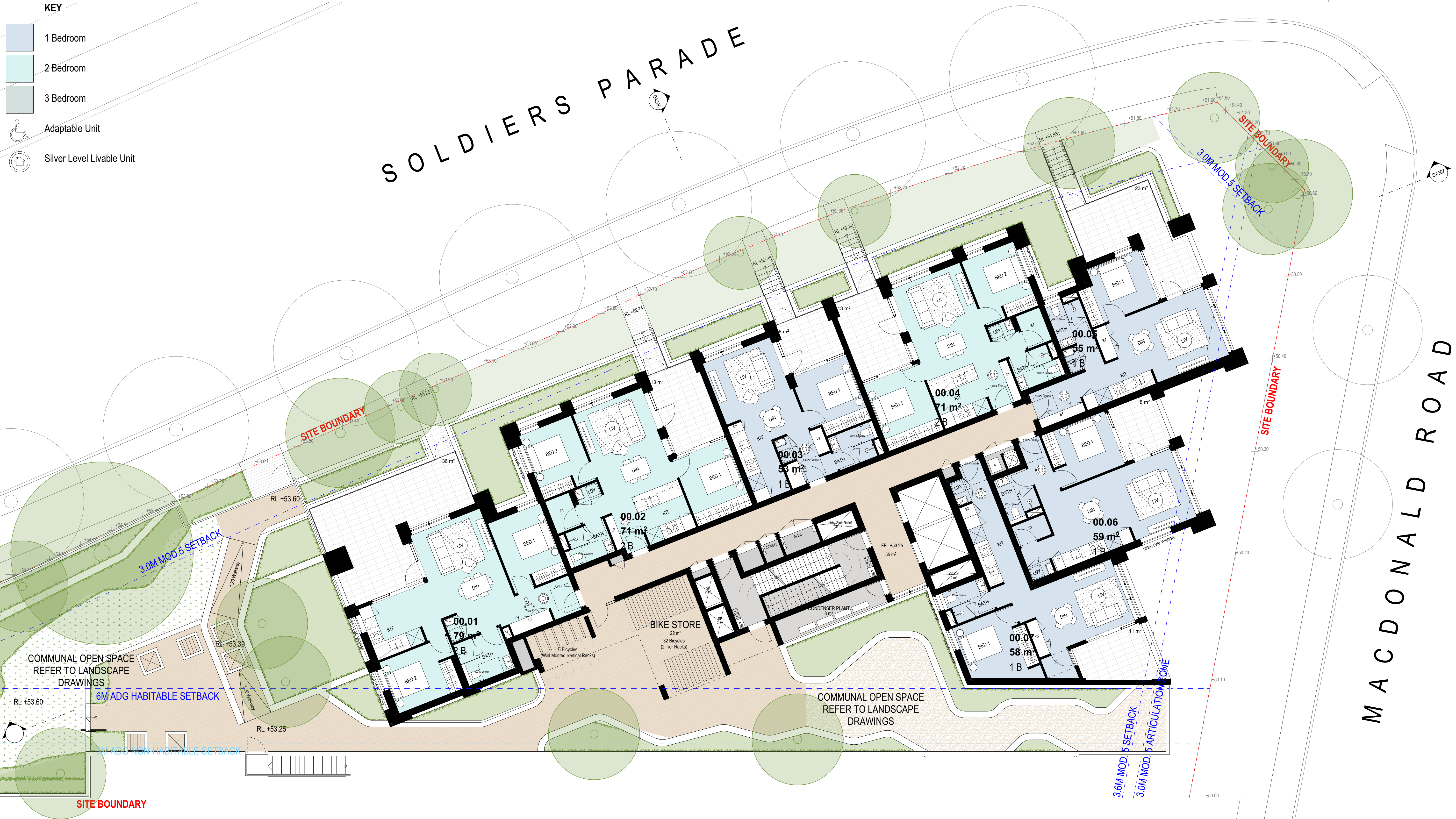
Drawing Scale
Drawing No.
DA103

1:200 @ A1
Revision
B

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- KEY
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - Adaptable Unit
 - Silver Level Livable Unit



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UPPER GROUND LEVEL				
Scale 1:100				
Rev	Date	By	Chk	Description
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Project Name
Project Number
Project Address

Soldiers Parade, Edmondson Park
00013629
Block 24, Soldiers Parade
Edmondson Park NSW 2174

Country #Site Country

DEVELOPMENT APPLICATION

Drawing Name
Upper Ground Plan

Drawing Scale
Drawing No.
DA201

1:100 @ A1
Revision
B

- KEY**
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - Adaptable Unit
 - Silver Level Livable Unit



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Scale 1:100 @ A1

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Project Name	Soldiers Parade, Edmondson Park
Project Number	00013629
Project Address	Block 24, Soldiers Parade Edmondson Park NSW 2174
Country	#Site Country

DEVELOPMENT APPLICATION	
Drawing Name Level 1 Plan	
Drawing Scale 1:100 @ A1	Revision B

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Adaptable Unit
- Silver Level Livable Unit



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2
-
LEVEL 02
Scale 1:100

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission

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Block 24, Soldiers Parade
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Country
#Site Country

1:100 @ A1
Revision
A

Drawing Name
Level 2 - Level 3 Plan

Drawing Scale
Drawing No.
DA203

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Adaptable Unit
- Silver Level Livable Unit



LEVEL 04
Scale 1:100

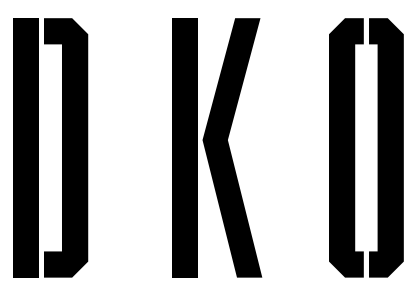
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Country
#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Level 4 Plan

Drawing Scale
Drawing No.
DA204

1:100 @ A1
Revision
A

- KEY
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - Adaptable Unit
 - Silver Level Livable Unit



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LEVEL 05-07				
Scale 1:100				
Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission

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Project Name
Project Number
Project Address

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00013629
Block 24, Soldiers Parade
Edmondson Park NSW 2174

Country

#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Level 5 - Level 7 Plan

Drawing Scale
Drawing No.
DA205

1:100 @ A1
Revision
A

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Adaptable Unit
- Silver Level Livable Unit



LEVEL 08
Scale 1:100

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0 1 2 4 10m

Scale 1:100 @ A1

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Project Number
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Country

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Edmondson Park NSW 2174

#Site Country

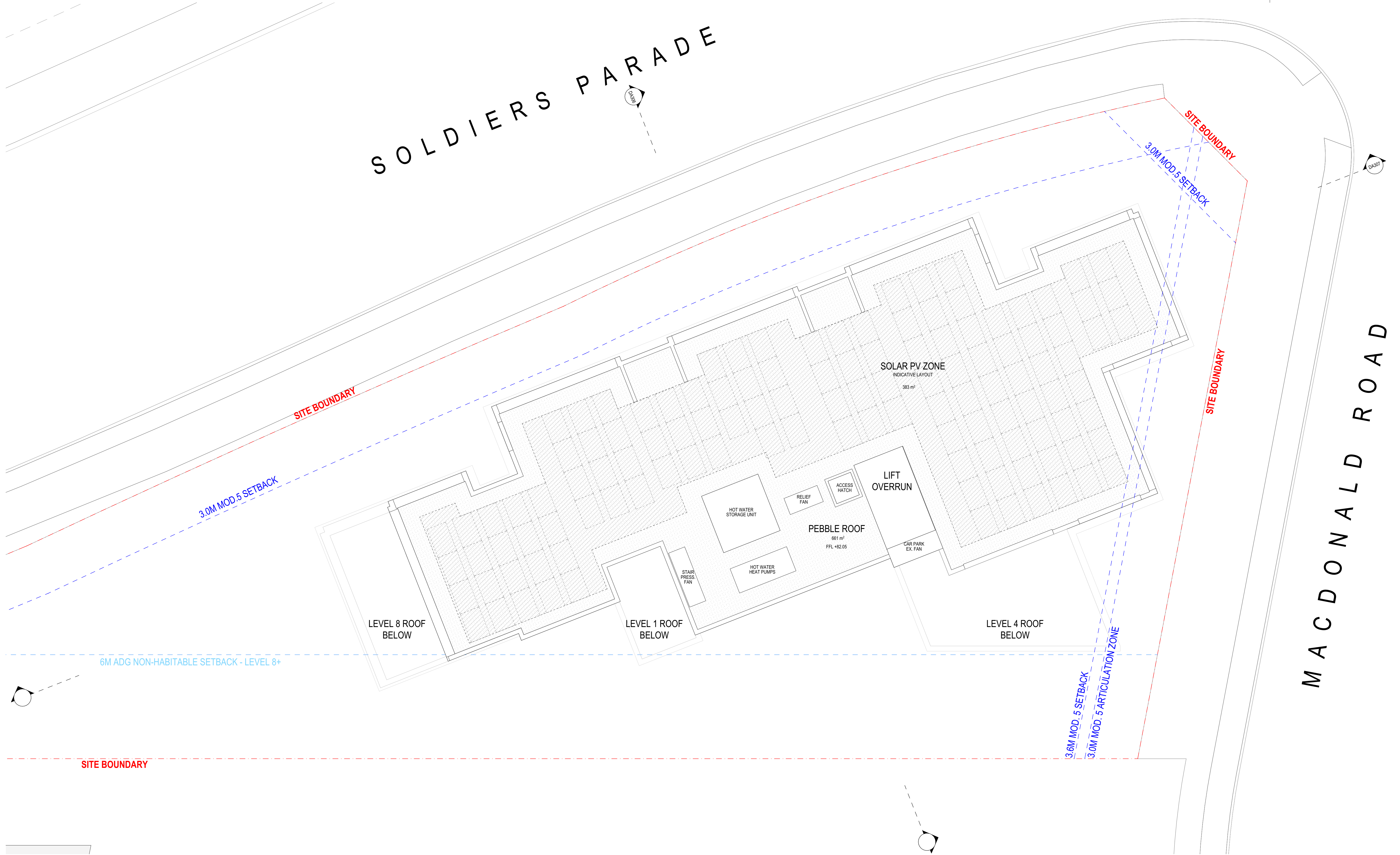
DEVELOPMENT APPLICATION

Drawing Name
Level 8 Plan

Drawing Scale
Drawing No.
DA206

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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9. ROOF LEVEL
Scale 1:100

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Project Number
Project Address

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Edmondson Park NSW 2174

Country
#Site Country

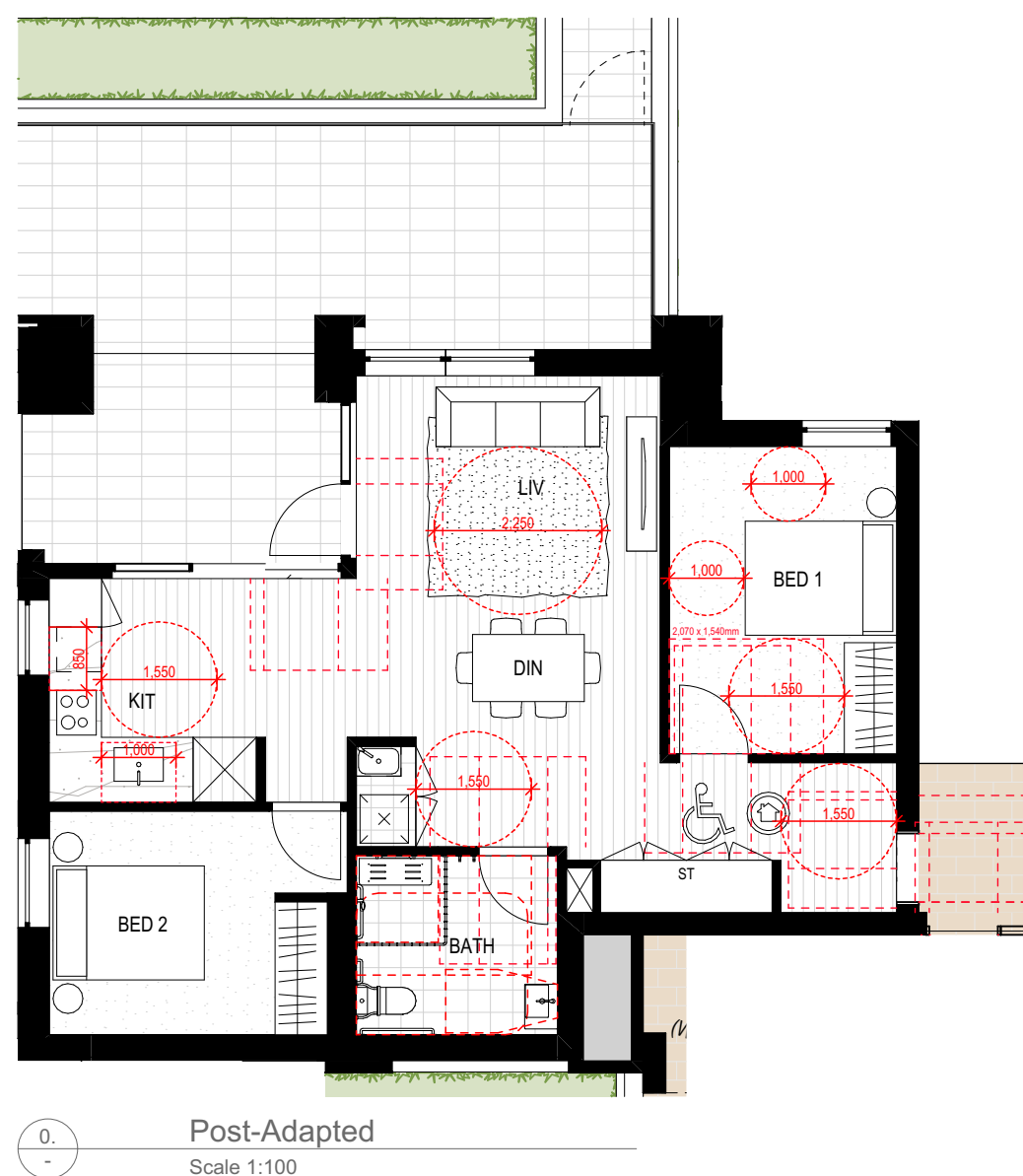
DEVELOPMENT APPLICATION

Drawing Name
Roof Plan

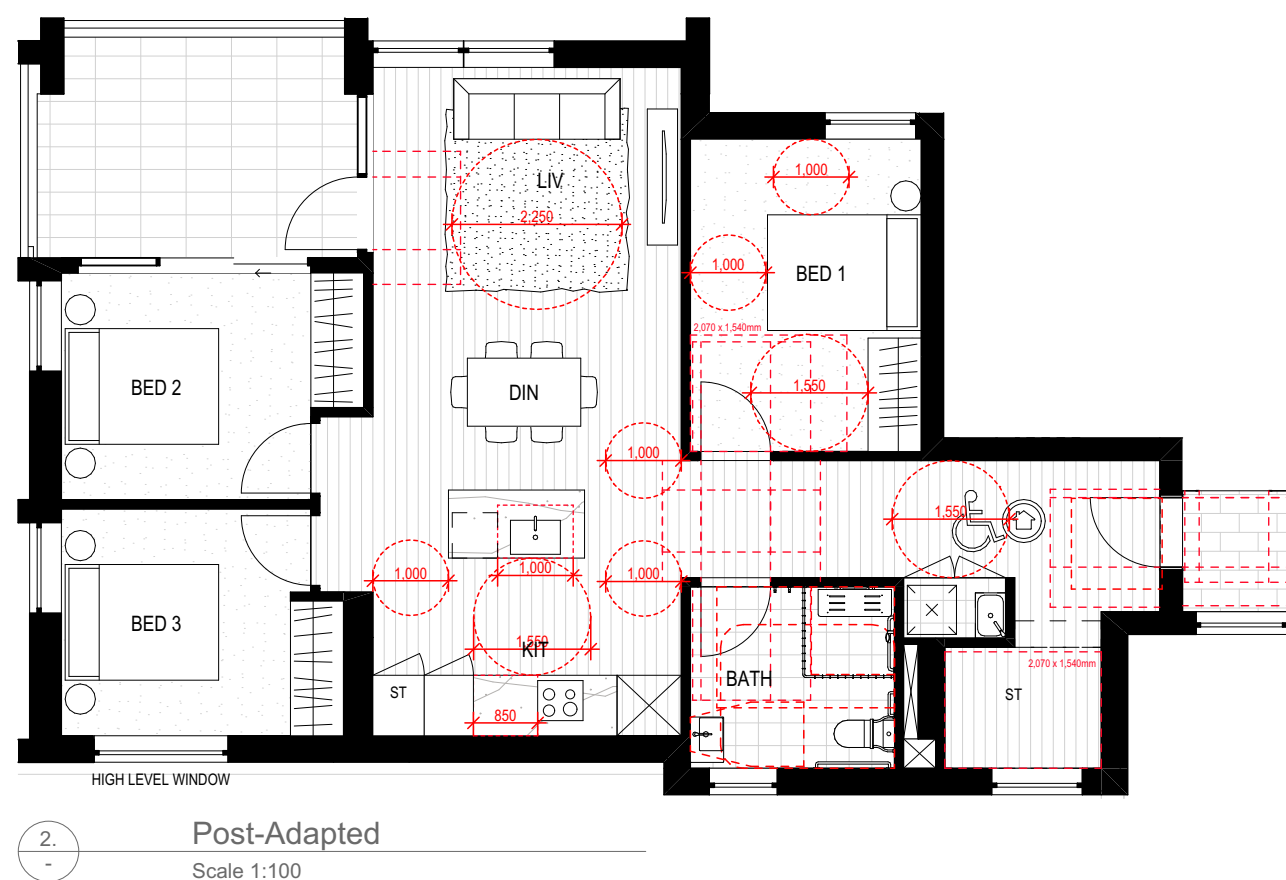
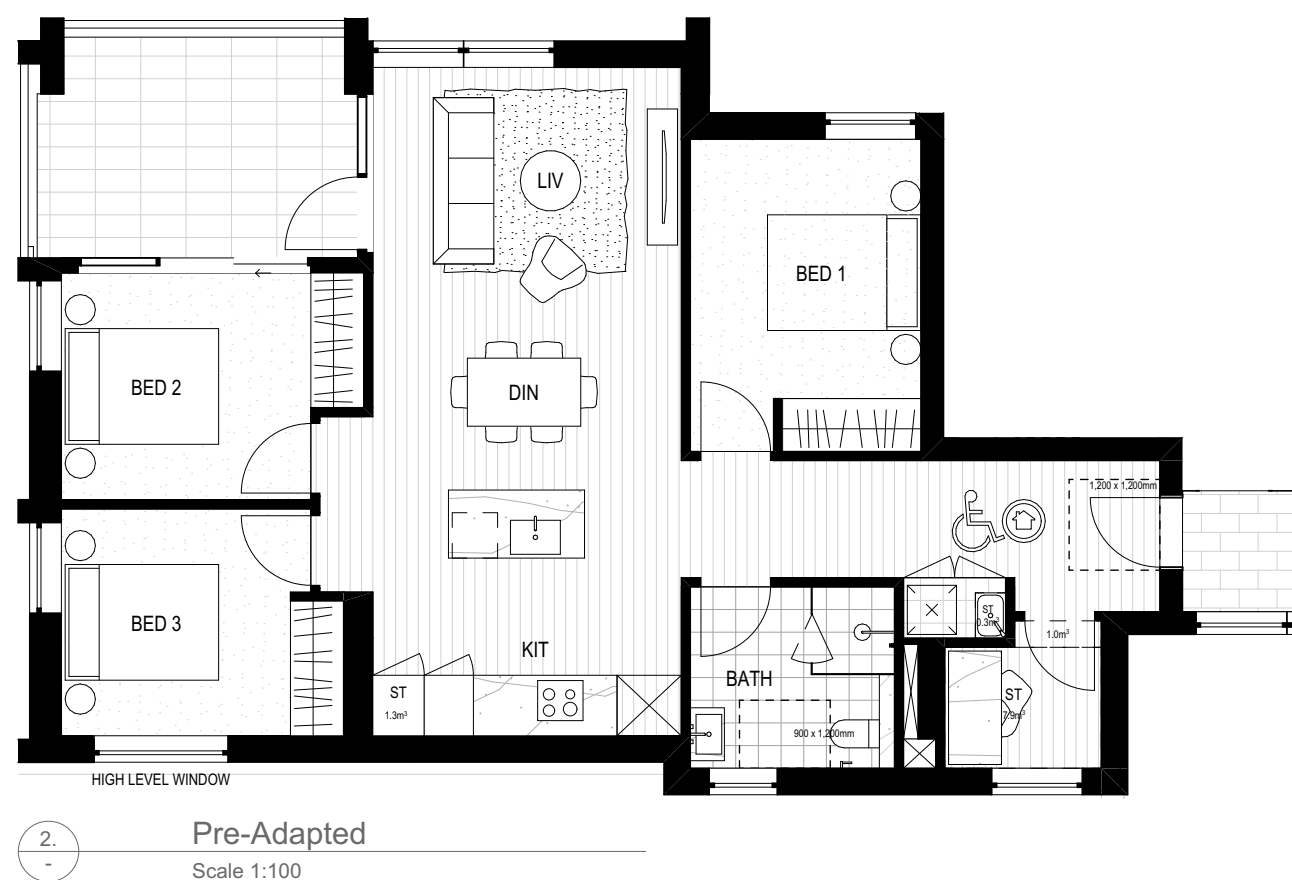
Drawing Scale
Drawing No.
DA207

1:100 @ A1
Revision
A

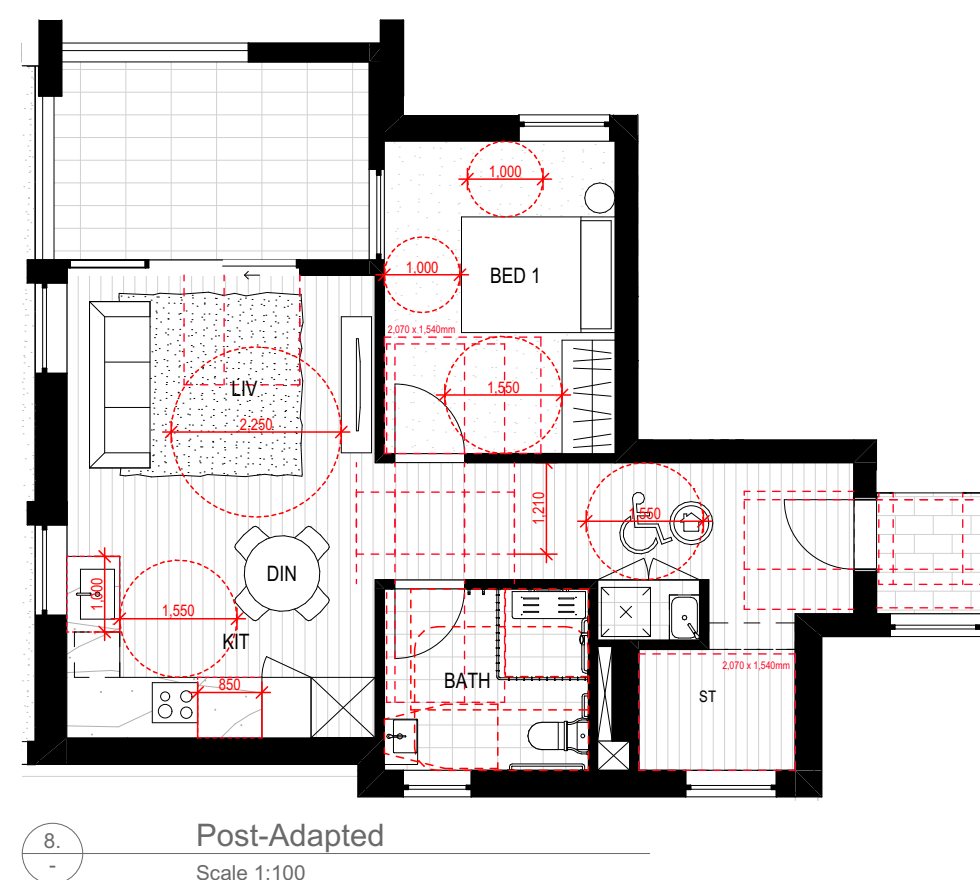
Type 2C
2 Bedroom
Units - 00.01



Unit Type 3A
3 Bedroom
Units - 01.01, 02.01, 03.01, 04.01



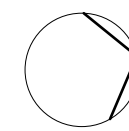
Unit Type 1E
1 Bedroom
Units - 08.01



- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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A	19/02/2025	NT	SO	Issue for Submission

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Project Number
Project Address

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Edmondson Park NSW 2174

#Site Country

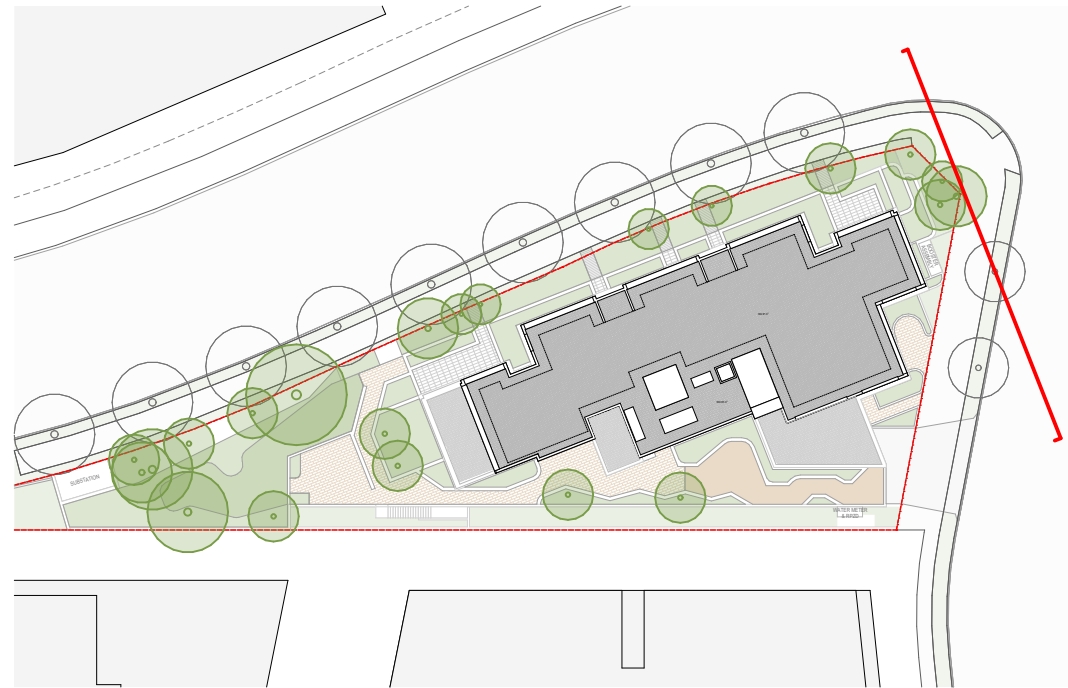
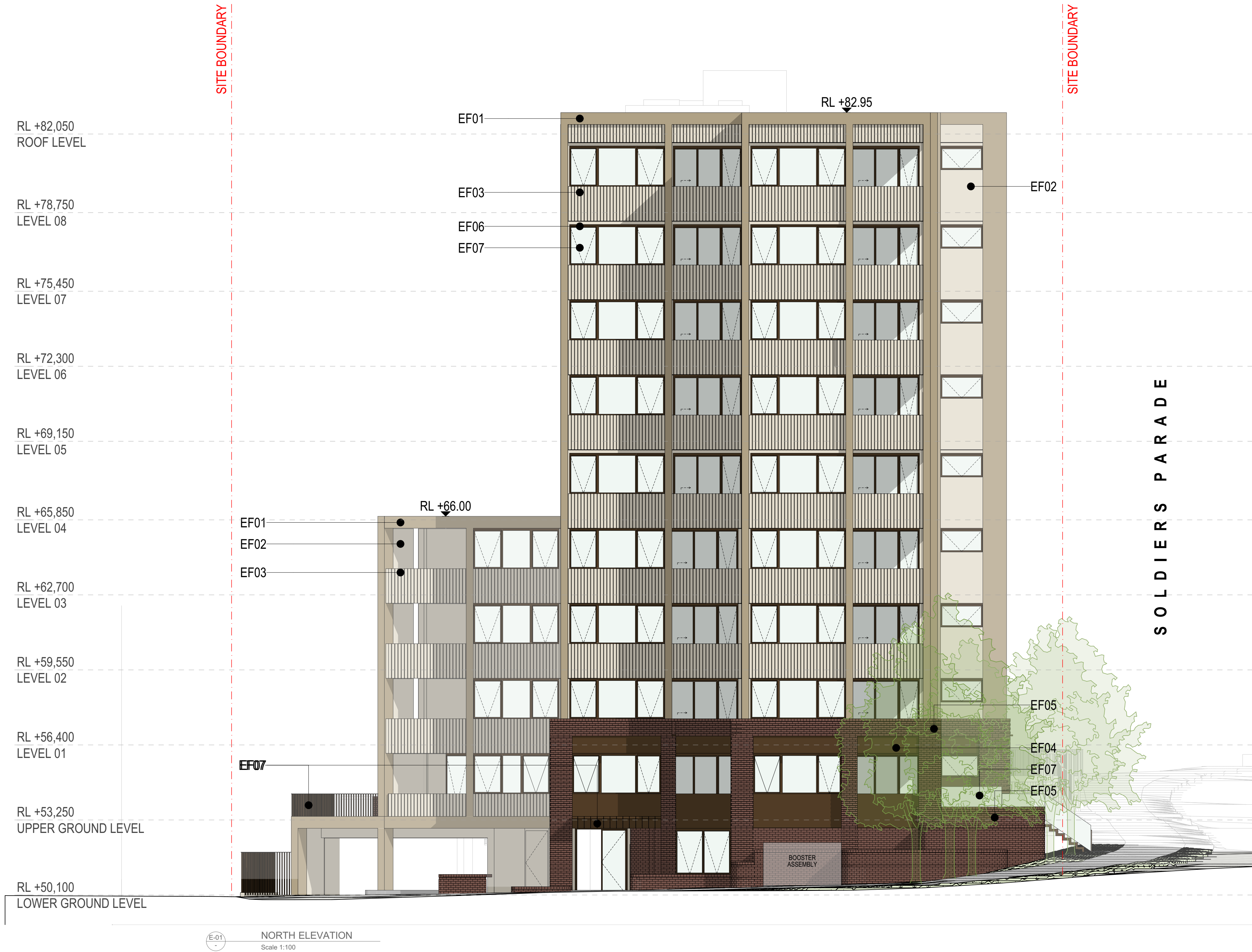
DEVELOPMENT APPLICATION

Drawing Name
Adaptable Units

Drawing Scale
Drawing No.
DA208

1:100 © A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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Material Palette



EF01
Tan Colour
Wall Panels



EF02
Light Cream Colour
Wall Panels



EF03
Light Cream Colour
Ribbed Wall Panels



EF04
Dark Red-Brown Colour
Wall Panels



EF05
Red-Brown Colour
Brick



EF06
Red-Brown Colour
Metal Frames & Fencing



EF07
Clear Glass

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
B	26/03/2025	NT	SO	Updated Issue for Submission

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Edmondson Park NSW 2174

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#Site Country

DEVELOPMENT APPLICATION

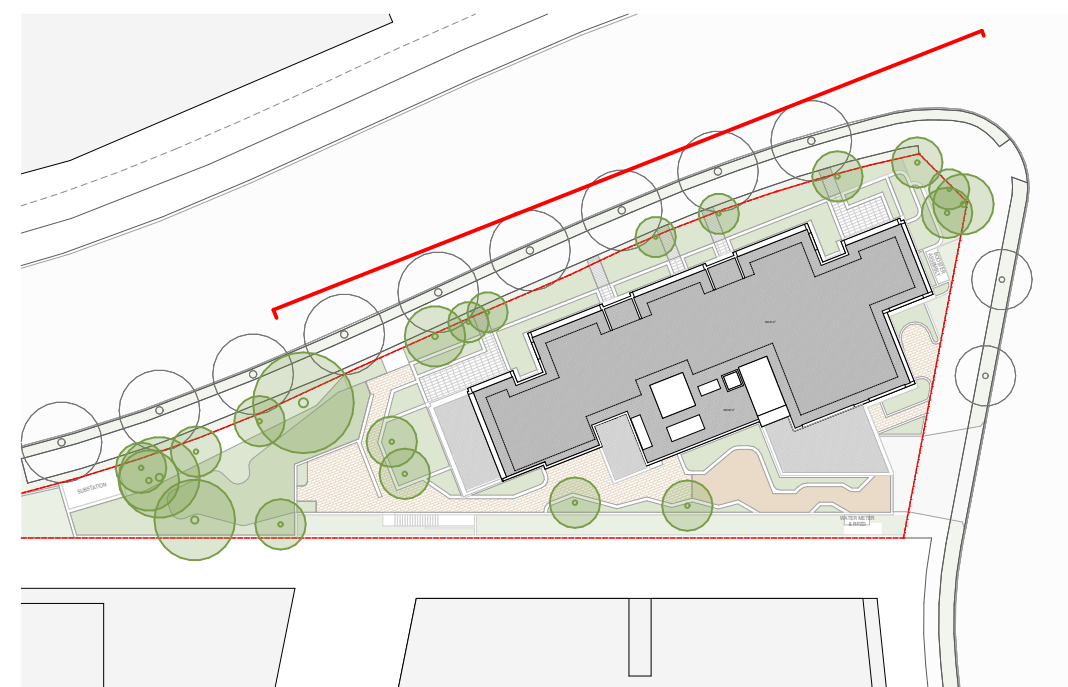
Drawing Name
Elevations

Drawing Scale
Drawing No.
DA300

1:100 @ A1
Revision
B



E-04 WEST ELEVATION
Scale 1:100



Material Palette



EF01
Tan Colour
Wall Panels



EF02
Light Cream Colour
Wall Panels



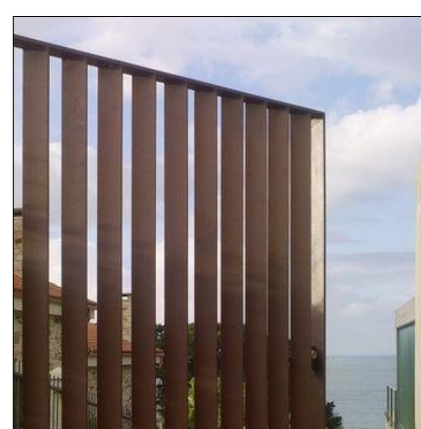
EF03
Light Cream Colour
Ribbed Wall Panels



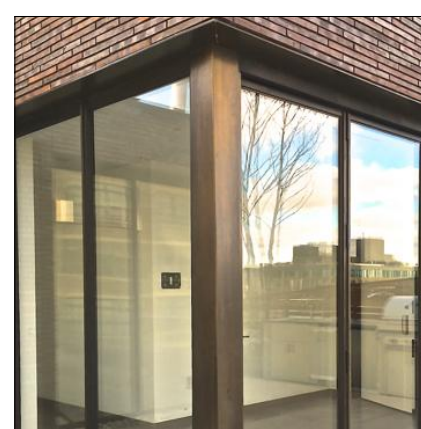
EF04
Dark Red-Brown Colour
Wall Panels



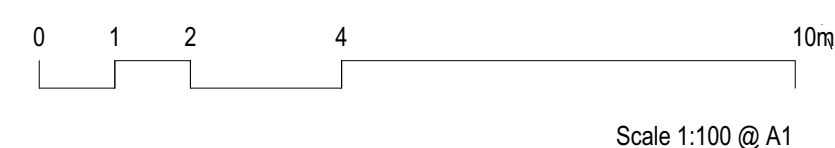
EF05
Red-Brown Colour
Brick



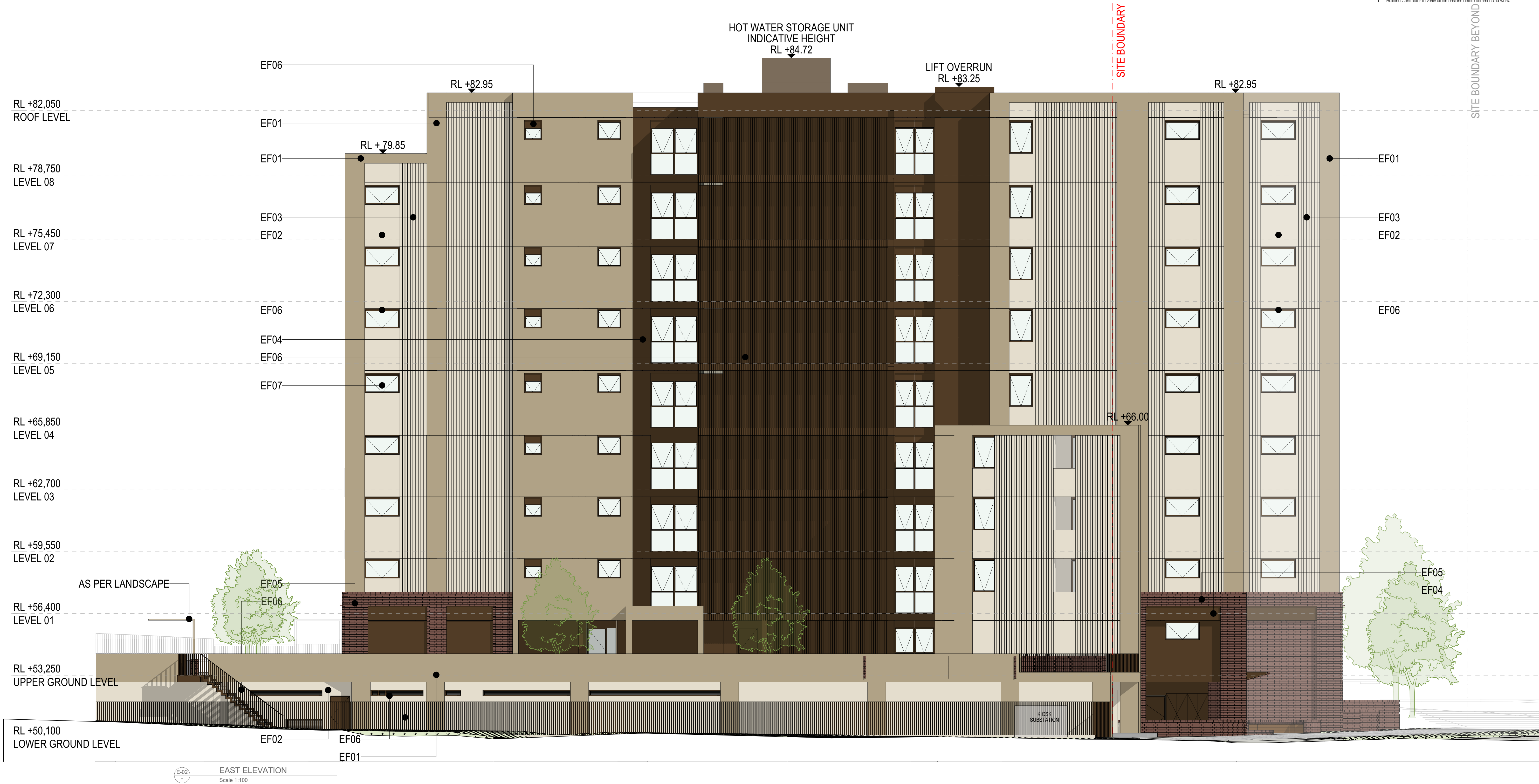
EF06
Red-Brown Colour
Metal Frames & Fencing



EF07
Clear Glass



- All works to be in accordance with authority & statutory approvals.
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Material Palette



EF01
Tan Colour
Wall Panels



EF02
Light Cream Colour
Wall Panels



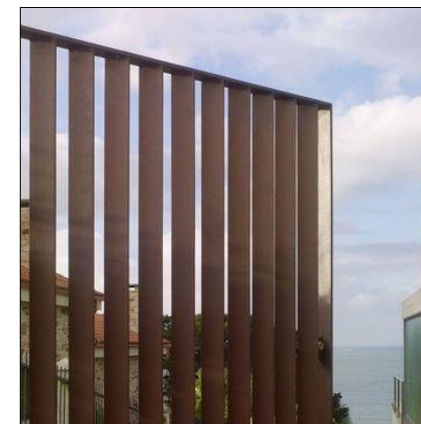
EF03
Light Cream Colour
Ribbed Wall Panels



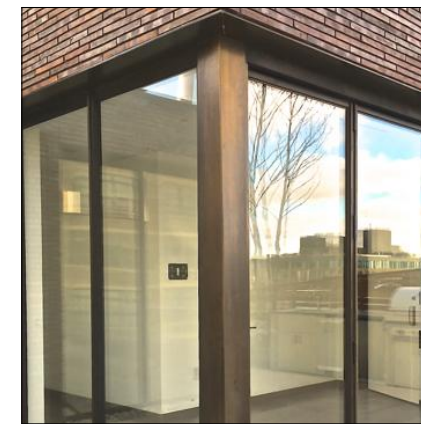
EF04
Dark Red-Brown Colour
Wall Panels



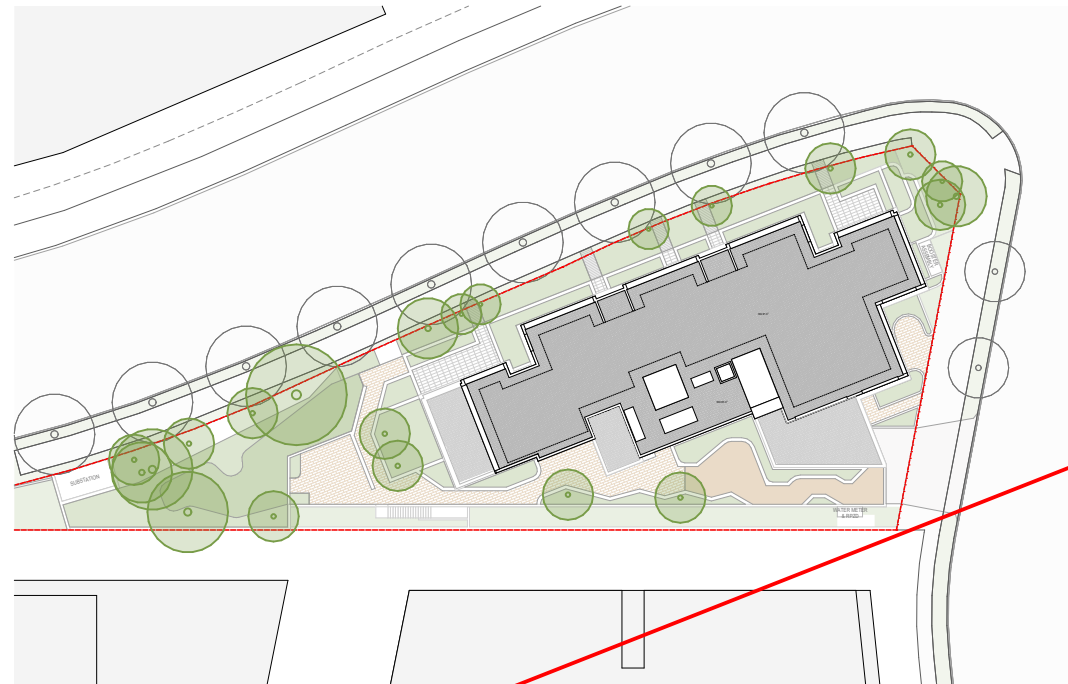
EF05
Red-Brown Colour
Brick



EF06
Red-Brown Colour
Metal Frames & Fencing



EF07
Clear Glass



Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
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#Site Country

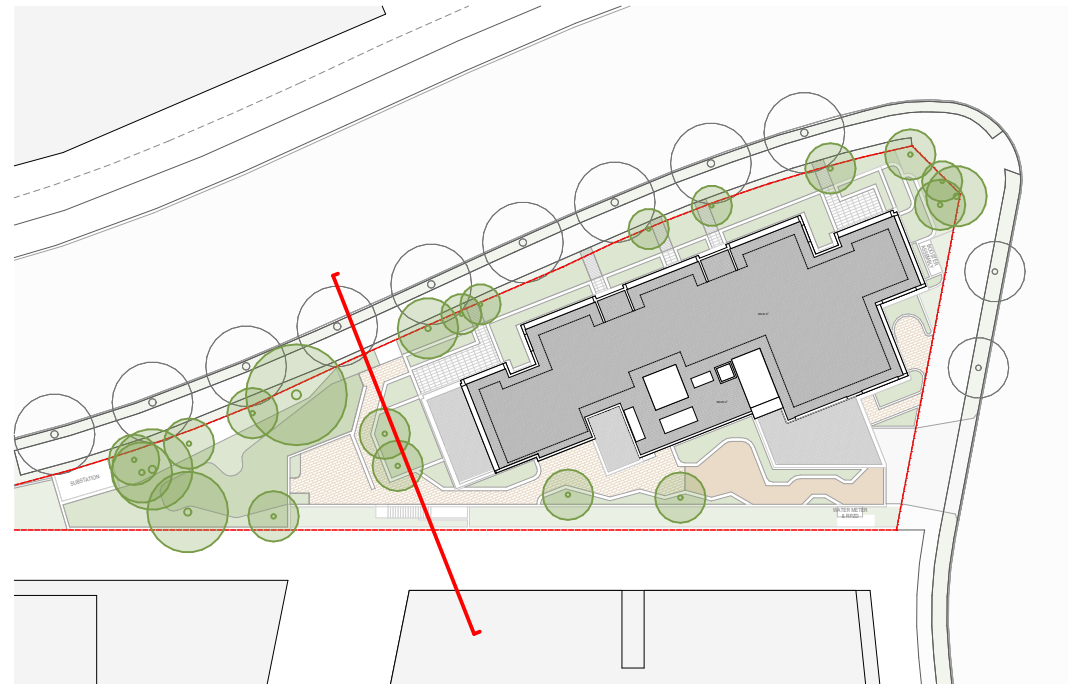
DEVELOPMENT APPLICATION

Drawing Name
Elevations

Drawing Scale
Drawing No.
DA302

1:100 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
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- Building Contractor to verify all dimensions before commencing work.



Material Palette



EF01
Tan Colour
Wall Panels



EF02
Light Cream Colour
Wall Panels



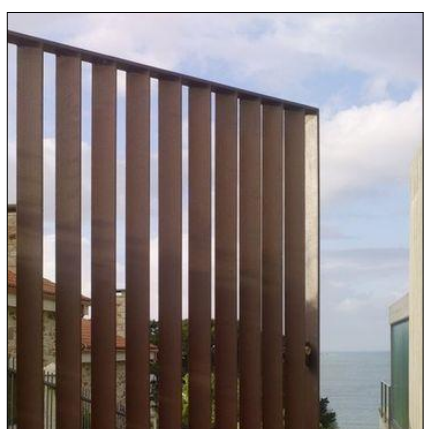
EF03
Light Cream Colour
Ribbed Wall Panels



EF04
Dark Red-Brown Colour
Wall Panels



EF05
Red-Brown Colour
Brick



EF06
Red-Brown Colour
Metal Frames & Fencing



EF07
Clear Glass

Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
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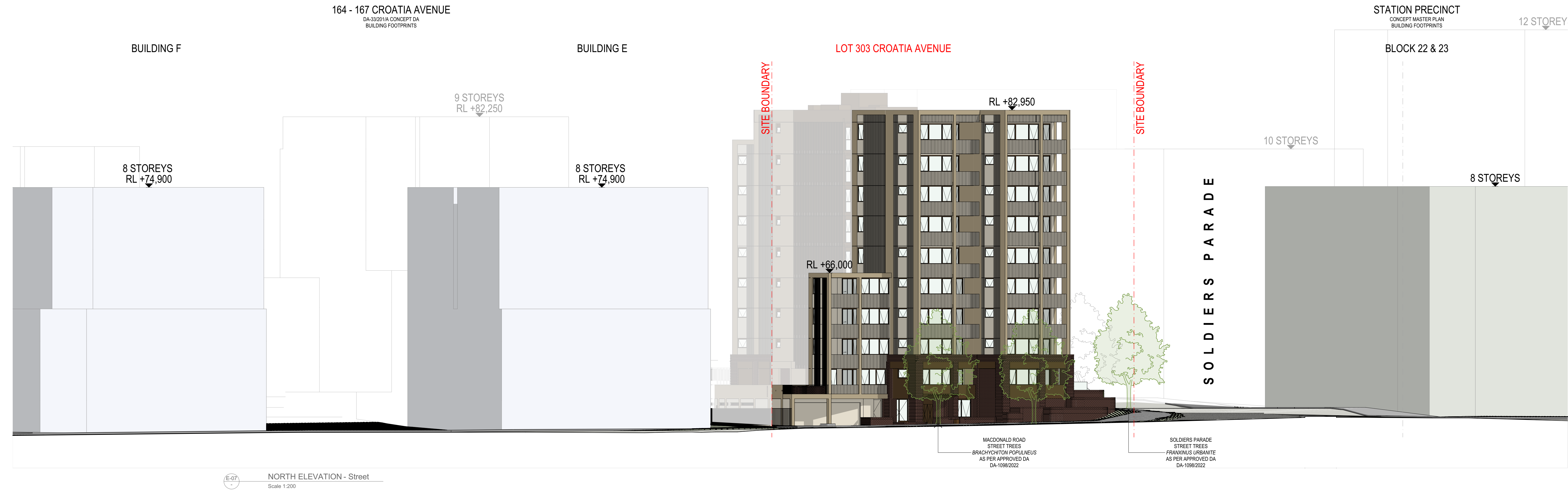
DEVELOPMENT APPLICATION

Drawing Name
Elevations

Drawing Scale
Drawing No.
DA303

1:100 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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Rev	Date	By	Chk	Description
A	19/02/2025	NT	SO	Issue for Submission
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Project Number
Project Address
Country

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Edmondson Park NSW 2174
#Site Country

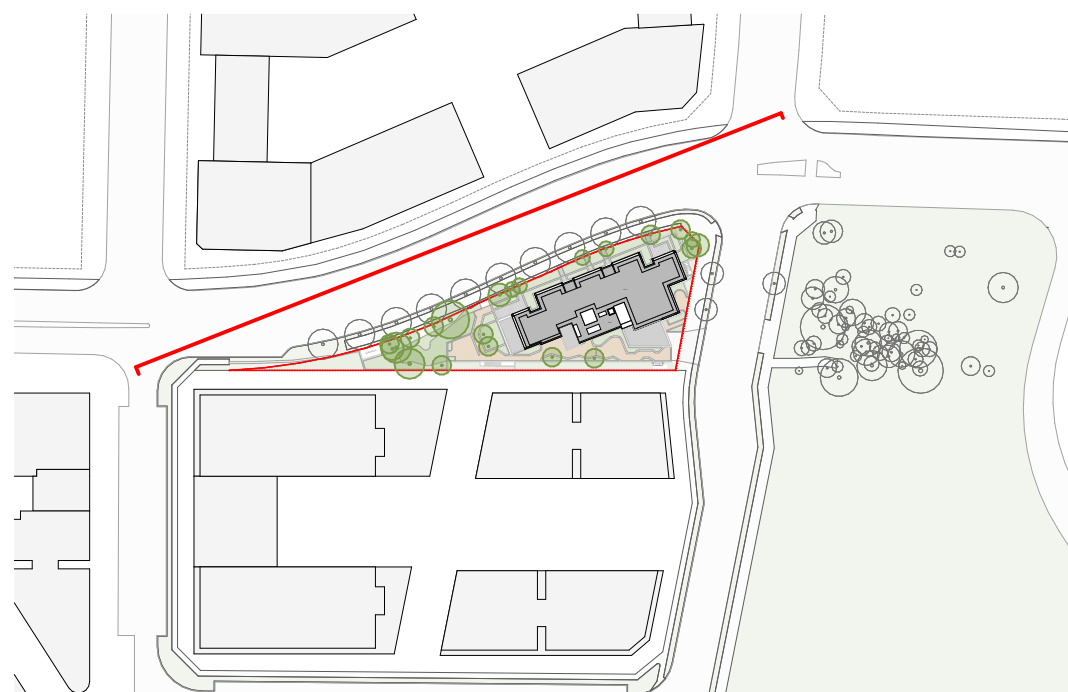
DEVELOPMENT APPLICATION

Drawing Name
Street Elevations

Drawing Scale
Drawing No.
DA304

1:200 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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#Site Country

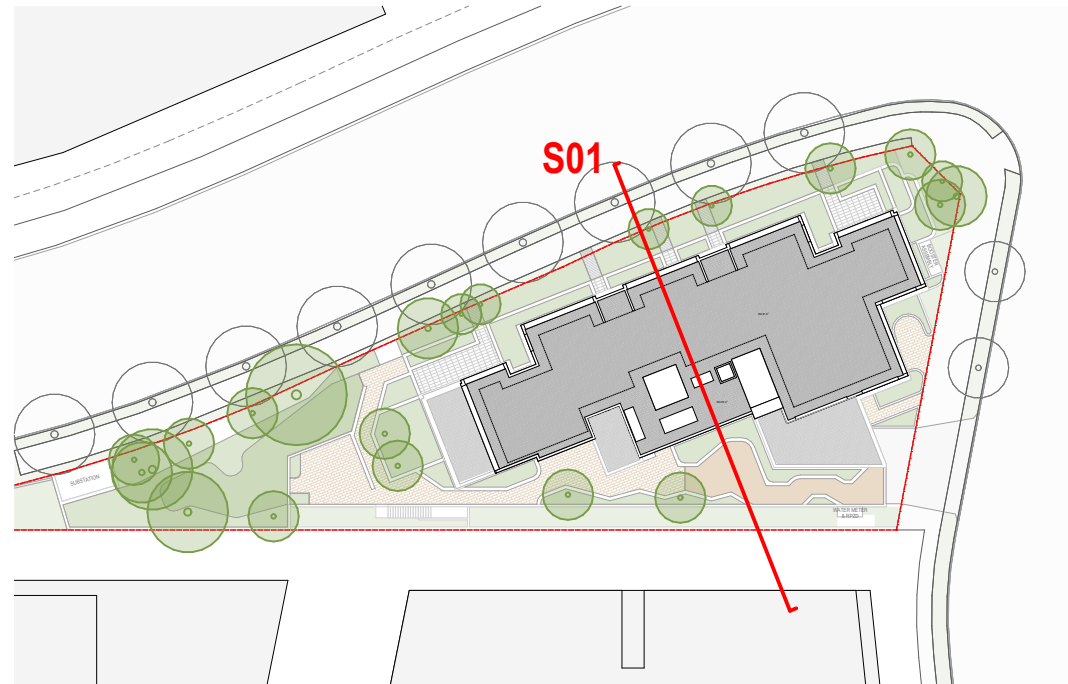
DEVELOPMENT APPLICATION

Drawing Name
Street Elevations

Drawing Scale
Drawing No.
DA305

1:200 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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Edmondson Park NSW 2174

Country

#Site Country

DEVELOPMENT APPLICATION

Drawing Name
Sections

Drawing Scale

Drawing No.

DA306

1:100 @ A1

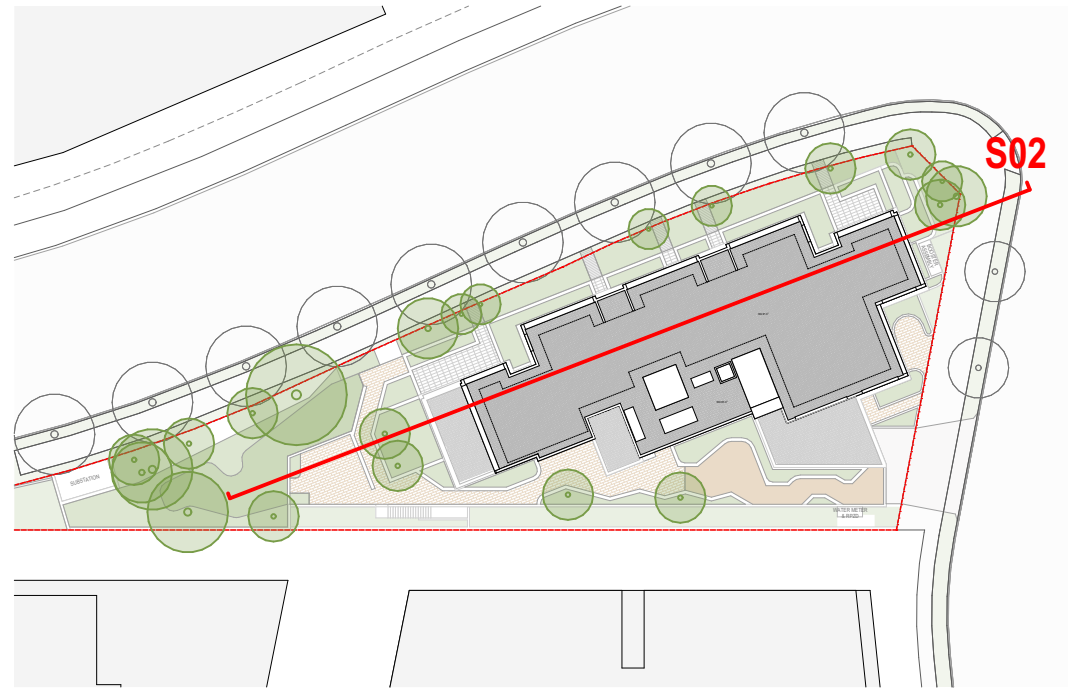
Revision

B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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S-02
Scale 1:100



Rev	Date	By	Chk	Description
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Project Name
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Soldiers Parade, Edmondson Park
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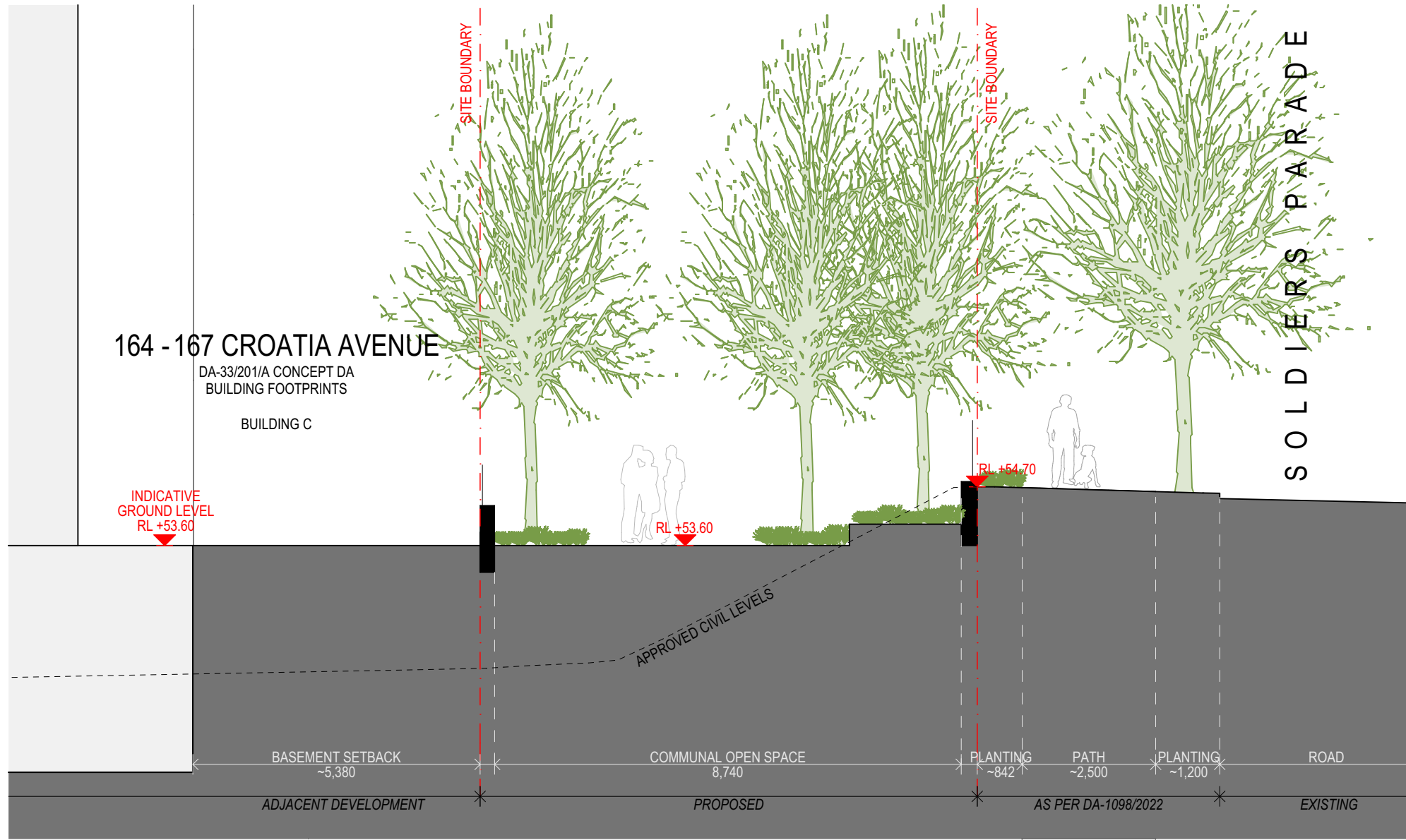
DEVELOPMENT APPLICATION

Drawing Name
Sections

Drawing Scale
Drawing No.
DA307

1:100 @ A1
Revision
B

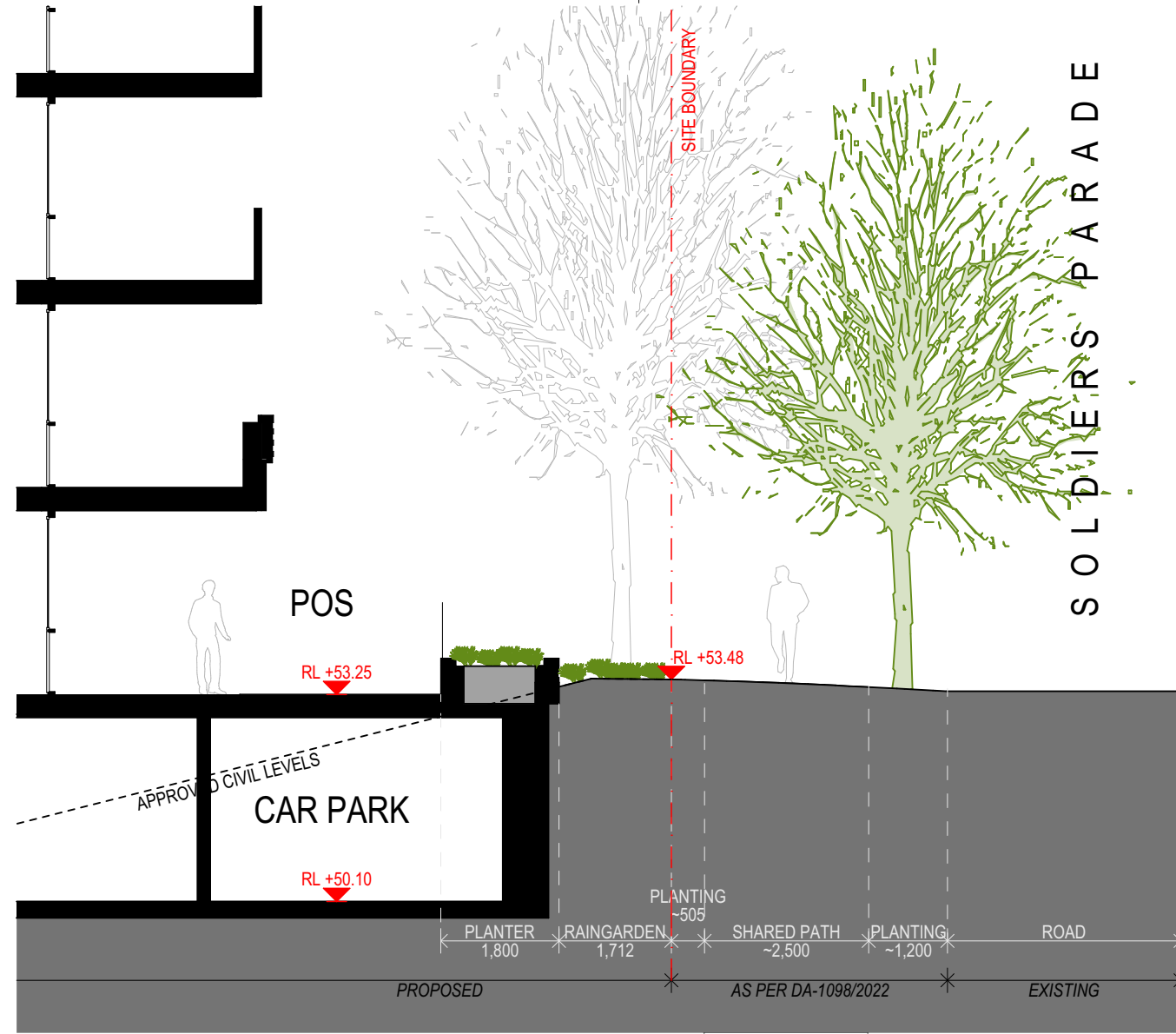
- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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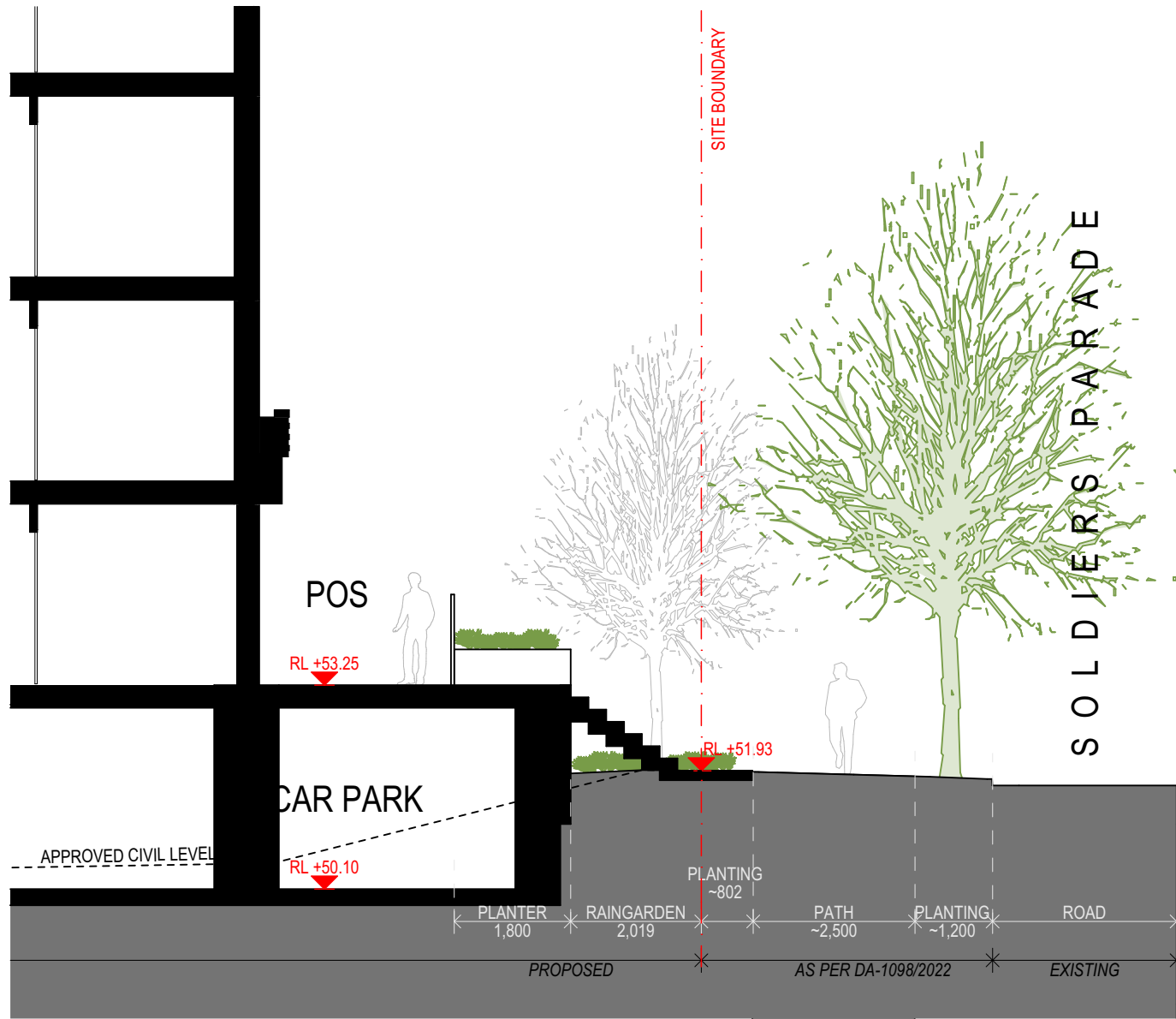
DS-01 Interface Section - COS
Scale 1:100



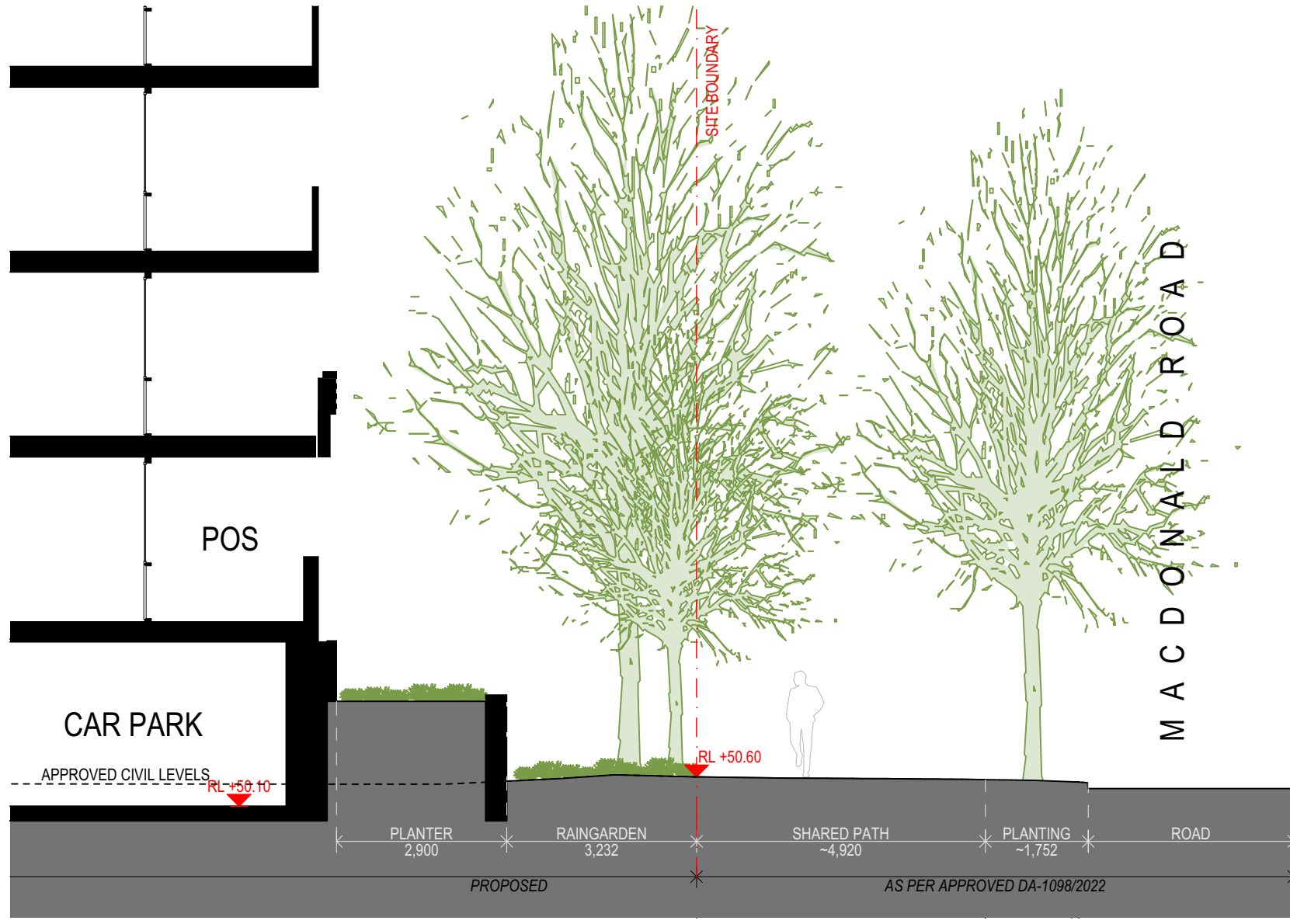
DS-02 Interface Section - COS
Scale 1:100



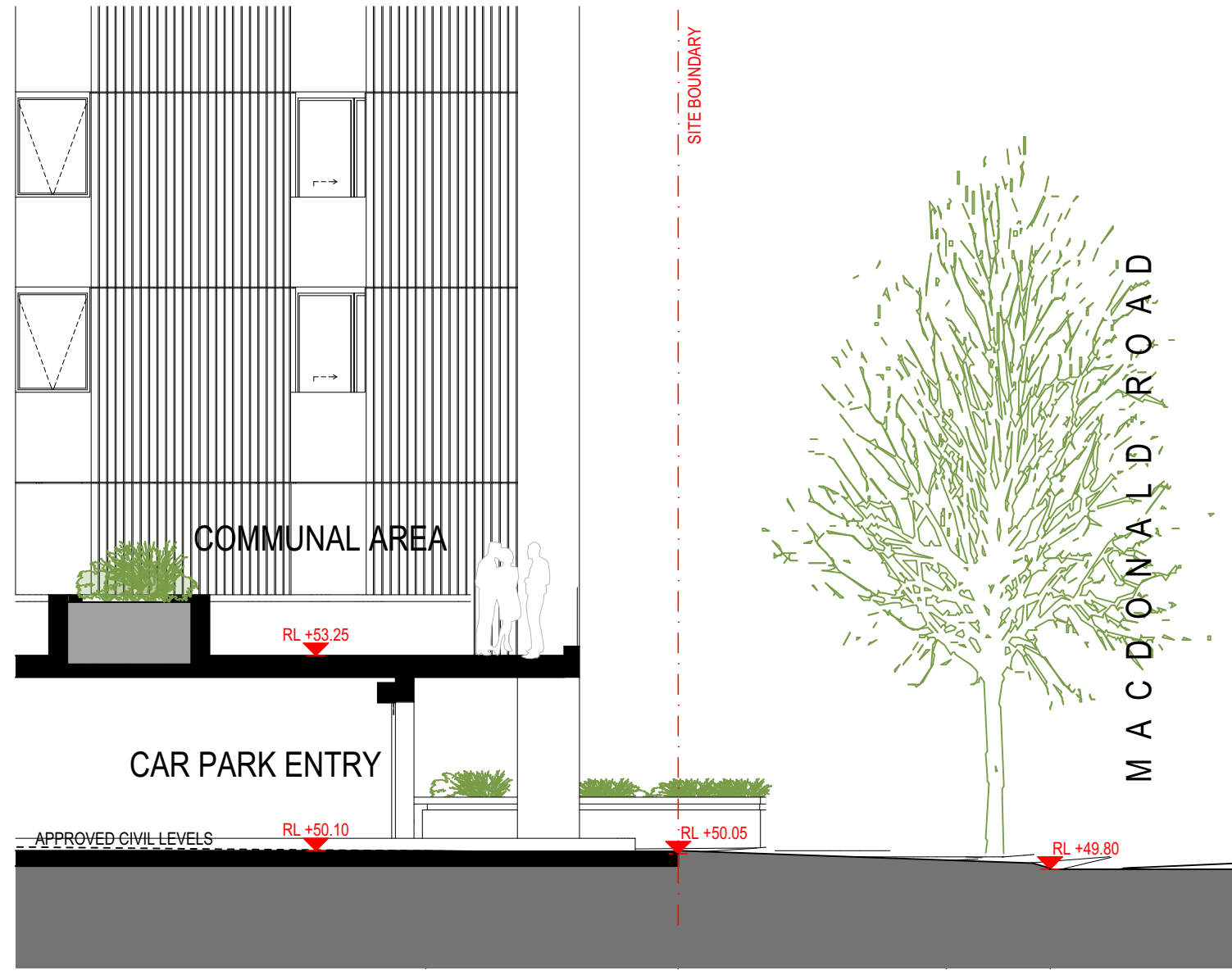
DS-03 Interface Section
Scale 1:100



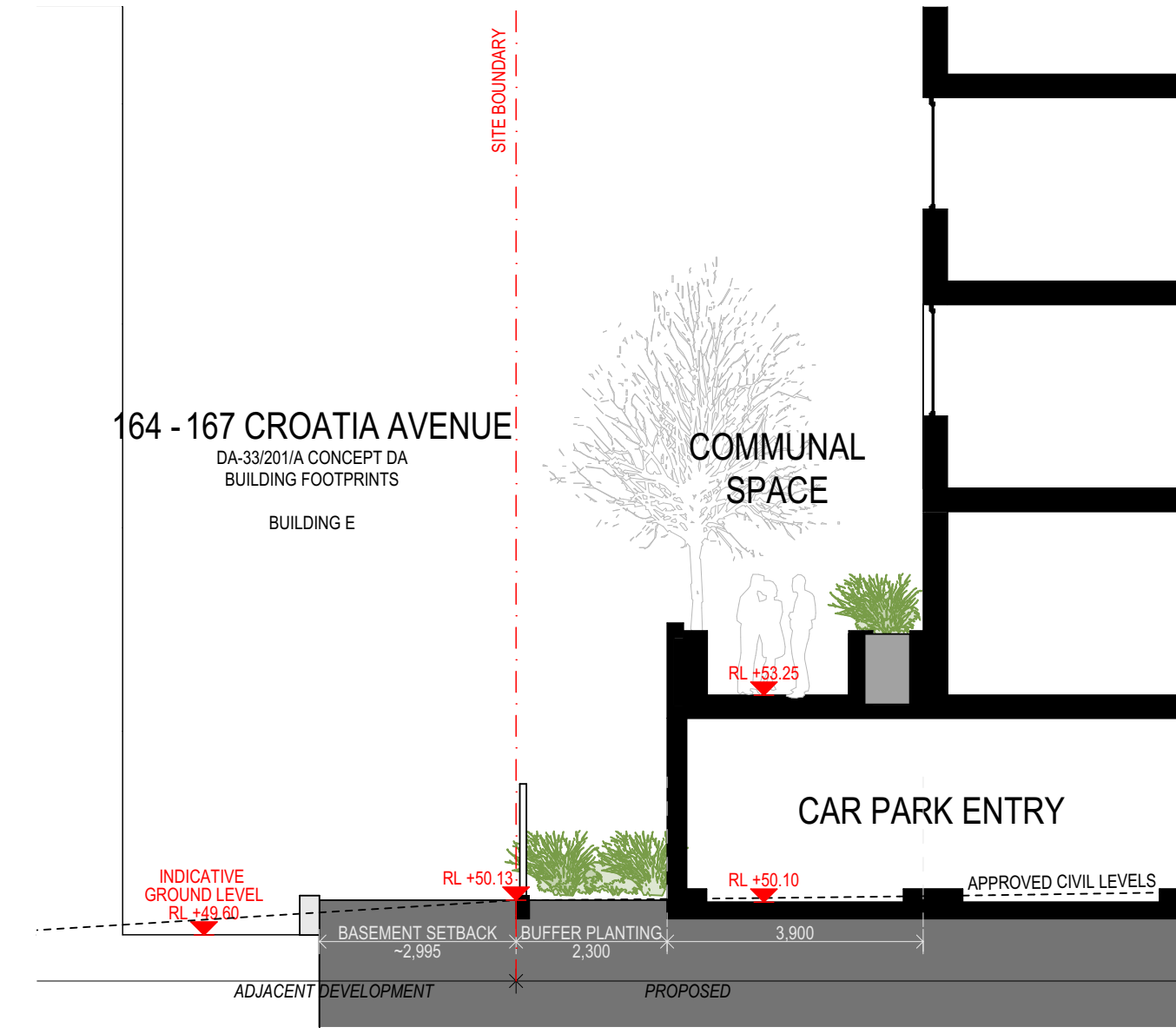
DS-04 Interface Section
Scale 1:100



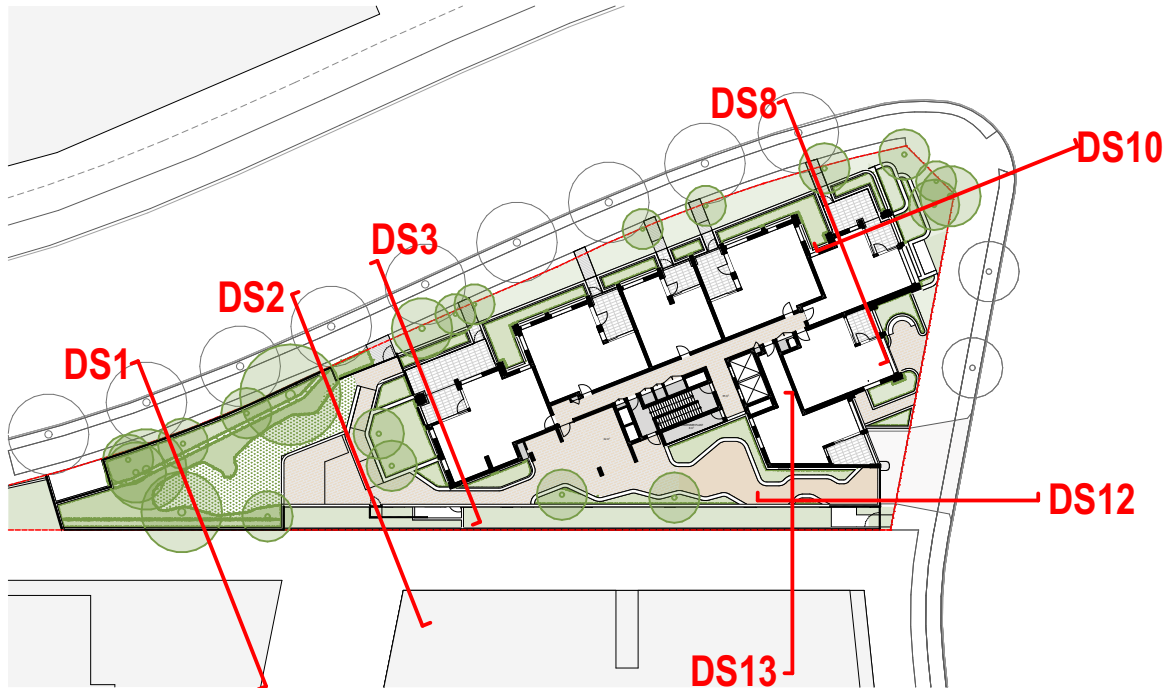
DS-10 Interface Section - Corner
Scale 1:100



DS-12 Interface Section - Driveway
Scale 1:100



DS-13 Interface Section
Scale 1:100



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Project Name
Project Number
Project Address
Country
#Site Country

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DEVELOPMENT APPLICATION

Drawing Name
Interface Sections

Drawing Scale
Drawing No.
DA308

1:100 @ A1
Revision
B