

Rail Impact Assessment Report

Lots 4-5, 6-7, and 8 Buchan Avenue,
Edmondson Park

PREPARED FOR URBAN PROPERTY GROUP

March 2026



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Introduction

This part of the report provides background information to the project and the need for this report to be submitted with the State Significant Development Application.

Background

This Rail Impact Assessment Report (RIAR) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd (UPG) (the Applicant), to support a State Significant Development Application (SSDA) and Concurrent Rezoning Report for the construction of a new multi stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprising a mix of shop-top housing, residential flat buildings (RFB), co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6–7 and 8 Buchan Avenue, Edmondson Park), as outlined in EOI application 232588 dated 17 January 2025, be declared State Significant Development (SSD) under section 4.36(3) of the Environmental Planning and Assessment Act 1979, followed by a similar recommendation on 2 June 2025 for Site 3 (4–5 Buchan Avenue, Edmondson Park) as described in EOI application 246574 dated 14 March 2025. These recommendations were formalised through the Minister's issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by UPG Edmondson Parkland Pty Ltd.

The site is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). The site is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped presenting a significant opportunity for coordinated and well-integrated urban development.

It is noted that earthworks, subdivision, and the construction of the major and minor roads surrounding the site has been undertaken under previous development consents.

Please note that only Site 5 directly adjoins the rail corridor and as such this RIAR only deals with the rail related requirements applicable to Site 5 only.

Figure 1 below provides an aerial image for the site. Figure 2 shows the local plan.



Figure 1 Aerial view of the site

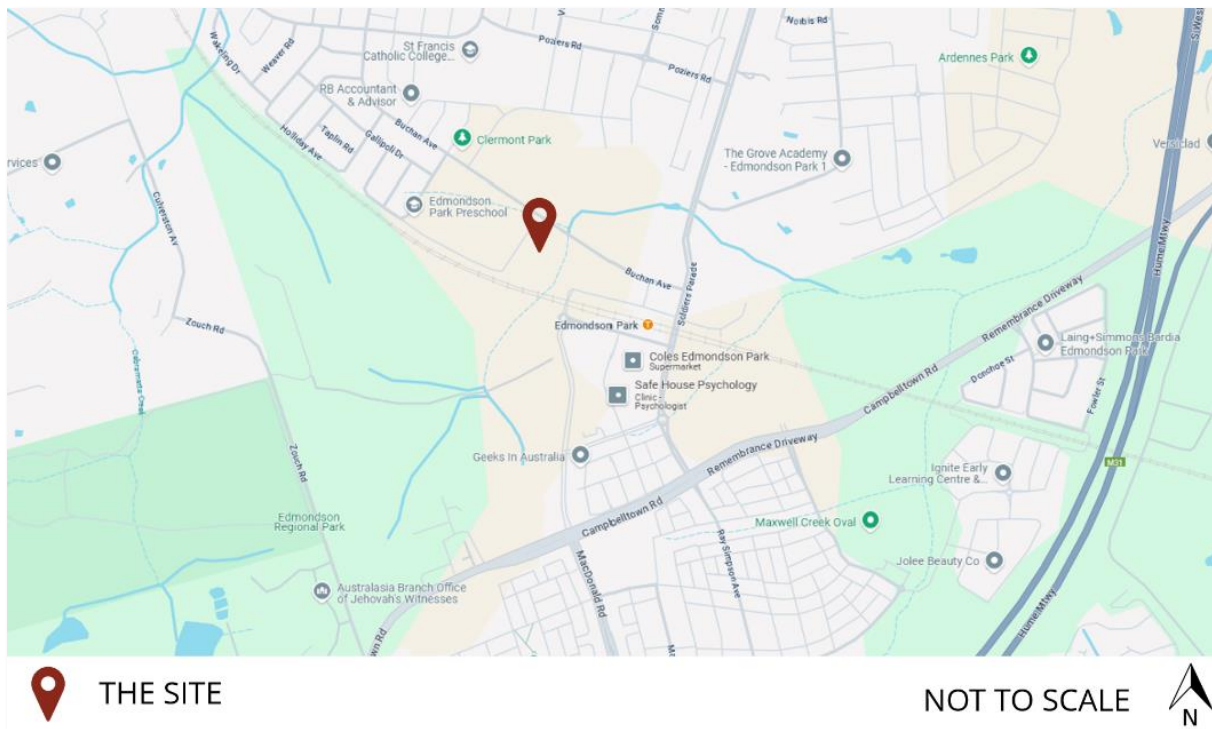


Figure 2 Location plan

Relevant SEARs/Rezoning Requirements

This RIAR addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the table below. **Please note that only Site 5 directly adjoins the rail corridor and as such this RIAR only deals with the rail related requirements applicable to Site 5 only.**

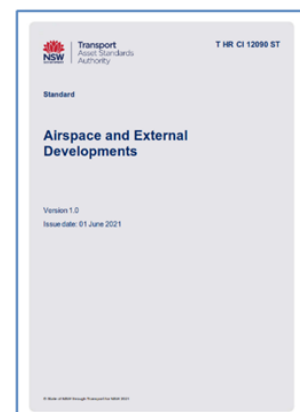
Requirement	Response/ Location in Report
SEARs Requirement	
Additional Assessment Requirements (TfNSW)	
a) A Rail Impact Assessment Report, endorsed by a TfNSW Asset Management Branch Technically Assured Organisation (TAO).	This Report
b) This report must specifically address how the development will comply with TfNSW AMB Standard 'Airspace and External Developments' and be accompanied by supporting documents as required under the standard.	Chapters 1-16 of this Report
c) Evidence of adherence to TfNSW Asset Management Branch standard 'Airspace and External Developments' (T HR CI 12090 ST)	Chapters 1-16 of this Report

In relation to item a) above which requires the RIAR to be endorsed by TfNSW Asset Management Branch Technically Assured Organisation (TAO), DPHI is advised that this requirement is both unreasonable and unachievable, for the following reasons:

- The purpose of the TfNSW TAO program is to support the delivery of heavy rail projects for TfNSW with the primary purpose of enhancing engineering governance in delivering and maintaining NSW rail network assets with greater efficiency and safety. That this, TAOs are only authorised/accredited for works within rail corridor and/or rail assets. As this proposal does not involve any works within the rail corridor or on rail assets then the requirement for the Applicant to engage a TAO is unreasonable.
- A search on the TfNSW website "Find a TAO" was conducted on 26/02/2026 found that currently there are no TAOs accredited/approved by TfNSW to provide the required service of endorsing a RIAR. Therefore, as there are no TAOs accredited to provide this service then compliance with this requirement is unachievable.

Guidelines and Standards

The purpose of the RIAR is to address the applicable technical requirements contained in the TfNSW Standard T HR CI 12090 ST - *Airspace and External Developments* (the Standard) as required by items b) and c) above. The current Standard used for the purposes of this RIAR is Version 1.0 dated 01/06/2021. The RIAR's assessment of the proposed development against the Standard is based on the drawing provided in Appendix A of this Report.



Chapter 1: Safety Requirements

This Chapter of the report addresses the safety requirements, as applicable to this proposed development, outlined in **Section 5** of the Standard.

1.1 Safety in Design

Section 5.1 of the Standard applies to airspace developments, and those external developments nominated by TfNSW during the review process. Safety considerations, and compliance with applicable standards have been considered during the design of the proposed development.

1.2 Fire and life safety objectives

Section 5.2 of the Standard requires consideration of any fire and life safety risks created by this development. It is considered that the developed will comply with all fire and life safety requirements..

1.3 Risk Assessment

Section 5.3 of the Standard requires the undertaking of risk assessment where required in the standard or by TfNSW. As the supports for the development are located beyond 20m of the centreline of the nearest rail track Section 11 therefore does not apply.

1.4 Protection of the rail corridor

Section 5.4 of the Standard requires the installation of measures to prevent the throwing or falling of objects onto the rail corridor or rail facilities from balconies, windows and roof top terraces. The proposed development will contain an internal road separating the development from the rail corridor and is considered that this is adequate setback for the protection of the rail corridor.

1.5 Security

The site will be fenced during construction works and on completion with a compliant fence in order to meet the requirements of Section 5.5 of the Standard.

1.6 Dangerous Goods

The proposed development is predominantly a residential development with retail at lower levels. As such no dangerous goods are envisaged to be stored on this site and hence it is considered that Section 5.6 of the Standard does not apply.

Chapter 2: Environmental Requirements

This Chapter of the report addresses the environment requirements, as applicable to this proposed development, outlined in **Section 6** of the Standard.

2.1 Green Infrastructure

Plant species used in landscaping between the proposed building and the rail corridor have been carefully selected to ensure that they do not impact on rail operations. Detailed landscape drawing **MS-0007 Rev 3** prepared by Moir Studio is provided with the SSDA submission.

2.2 Noise and Vibration

A Noise and Vibration Impact Assessment prepared by Pulse White Noise Acoustics (PWNA) and provided with the SSDA. The Report has assessed the noise and vibration from the adjoining rail corridor and provided recommendations to mitigate any impacts.

2.3 Heritage

A Heritage Assessment of the site was undertaken by GML Heritage which did not identify any heritage items within the rail corridor.



Chapter 3: Configuration

This Chapter of the report addresses the configuration requirements, as applicable to this proposed development, outlined in **Section 7** of the Standard

3.1 Airspace developments

Section 7.1 of the Standard applies to airspace developments, and such is not applicable to this proposed development.

3.2 External developments

Section 7.2 of the Standard applies to external developments that trigger either a referral to or concurrence from the prescribed rail authority. This proposed development falls within the definition of an external development and will trigger a referral to the prescribed rail authority. The Standard requires that proposed developments ensure that the safety or structural integrity, and the safe and effective operation of existing rail infrastructure facilities in the rail corridor are protected during undertaking of the development works, and on completion of the development. This RIAR is provided to address the TfNSW requirements contained in the Standard.

3.3 Prohibited configurations

Section 7.3 of the Standard provides requirements for ground anchors and frangible supports. As will be detailed later in this Report, the proposed development does not propose either ground anchors or frangible supports to be placed into the rail corridor.

Chapter 4: Services

This Chapter of the report addresses the requirements for services, as applicable to this proposed development, outlined in **Section 8** of the Standard.

The subject site is not encumbered by any easement for rail services and as such is not applicable. However, should TfNSW deem that a *Dial before you Dig* or rail specific service search is required it is considered that this is best dealt with as a condition of consent to be dealt as a post consent matter.

Chapter 5: Clearances

This Chapter of the report addresses the requirements for track clearances, as applicable to this proposed development, outlined in **Section 9** of the Standard.

5.1 Track clearances

The distance of the nearest track to the property boundary has been surveyed by SDS Pty Ltd to range from 17.22m to 18.68 with the building being a further 11.7m away from the property boundary.

5.2 Viaduct clearance

The development site is not located near any viaduct.

5.3 Electrical clearances

The development will meet any mandatory HV aerial line clearances.

Chapter 6: Temporary components and works

This Chapter of the report addresses the requirements for temporary components, such as shoring systems, as applicable to this proposed development, outlined in **Section 10** of the Standard.

A shoring system has not been developed at this stage for the proposed development. It is considered that given the distance of the development, including basement being some 26m away from the nearest track, that the submittal of structural shoring/piling design be submitted as a Construction Certificate (CC) item post the issuing of development consent. The Geotechnical Investigation Report (GIR) prepared by EI Australia provides recommendations for further geotechnical investigations and modelling which is best undertaken following the approval of the proposed development and prior to the issuing of the CC. The GIR provides excavation and shoring methodology which can be assessed by TfNSW at this stage with the more detailed documentation submitted for their assessment and endorsement prior to CC.

Chapter 7: Supports and collision protection

This Chapter of the report addresses the collision protection requirements, as applicable to this proposed development, outlined in **Section 11** of the Standard.

Section 11 of the Standard requires supports for developments to comply with the Australian Standard AS 5100 - Bridge design. Based on the detailed survey of the nearest track and the location of the proposed building, supports for the development will be located beyond the 20m zone as required by AS 5100 - Bridge design. Therefore compliance with this requirement is not required.

Chapter 8: Electrical Requirements

This Chapter of the report addresses the electrical requirements, as applicable to this proposed development, outlined in **Section 12** of the Standard.

8.1 General electrical requirements

The proposed development will comply with the minimum clearance requirements.

8.2 Electrolysis

An Electrolysis Report has been prepared by Corrosion Control Engineering (CCE) and is provided with the SSDA Submission. The Applicant will comply with the recommendation of the Report as part of the development's construction specifications.

8.3 Lighting and reflective materials

The proposed development will be located 27m from the nearest track and unlikely to impact on rail operations from a lighting and/or reflectivity perspective.

Chapter 9: Geotechnical

This Chapter of the report addresses the geotechnical requirements, as applicable to this proposed development, outlined in **Section 14** of the Standard.

9.1 Geotechnical investigation

Geotechnical Investigations Report prepared by EI Australia has been prepared and will be submitted with the SSDA for review by TfNSW.

9.2 Engineering analysis and impact assessment

Section 14.2 of the Standard requires the undertaking of an engineering analysis and impact assessment for development involving ground penetration deeper than 2m and within 25m of the rail corridor. It is considered that given the distance of the development, including basement being some 26m away from the nearest track, that the submittal of structural shoring/piling design be submitted as a Construction Certificate (CC) item post the issuing of development consent.

9.3 Engineering assessment report

Section 9.3 of the Standard requires the preparation of an engineering assessment report comprising the following:

- geotechnical investigation report
- impact assessment report
- risk assessment report

These are discussed below:

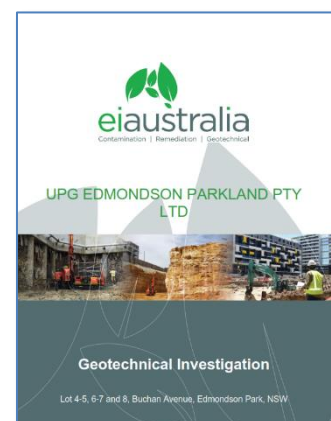
9.3.1 Geotechnical Investigation report

As mentioned in Item 9.1 above, Geotechnical Investigations Report prepared by EI Australia has been prepared and will be submitted with the SSDA for review by TfNSW

The geotechnical report provides details of the rock formation encountered in the bore holes, recommended excavation and shoring, further analysis and for monitoring.

9.3.2 Impact assessment report

An impact assessment report has not been provided for this SSDA. Given that there may be the likelihood of design changes during the merit assessment of the proposal which may require the revision of location of building support structures, footings and basements, Macroplan recommends that this report be undertaken as part of the CC stage once the final design of the proposal has been approved and any additional studies are undertaken following issuing of consent.



9.3.3 Risk assessment report

A risk assessment report has not been provided at this stage. Given that there may be the likelihood of design changes during the merit assessment of the proposal which may require the revision of location of building support structures, footings and basements, Macroplan recommends that this report be undertaken as part of the CC stage once the final design of the proposal has been approved and any additional studies are undertaken following issuing of consent.

9.3.4 Independent verification

As the proposed development is not located on TfNSW property the proposed development does not require independent verification under Section 14.3.4 of the Standard.

9.4 Ground penetrations

The proposed development involves the construction of piles/footings for the building structure and as discussed earlier above, this item is best addressed at the CC stage following the undertaking of further geotechnical investigation and analysis is undertaken post approval as recommended by GIR.

9.5 Approved ground anchors

No ground anchors are proposed with the rail corridor land or electrical easement area and as such Section 14.5 of the Standard does not apply.

Chapter 10: Footings and basement

This Chapter of the report addresses the requirements for footings and basements, as applicable to this proposed development, outlined in **Section 15** of the Standard.

10.1 Footings

A footing design has not prepared for this SSDA. Should this be required it is considered that this should be imposed a condition of consent to be complied with at the CC stage following the undertaking of further geotechnical investigation and analysis is undertaken post approval as recommended by GIR.

10.2 Basements

A structural design for the basement has not prepared for this SSDA. Given that there may be the likelihood of design changes during the merit assessment of the proposal which may require the revision of location of building support structures, footings and basements, Macroplan recommends that this report be undertaken as part of the CC stage once the final design of the proposal has been approved and any additional studies are undertaken following issuing of consent.

Chapter 11: Water and drainage

This Chapter of the report addresses the requirements for water and drainage, as applicable to this proposed development, outlined in **Section 16** of the Standard.

Stormwater Water Management drawings prepared by ADW Johnson have been prepared and are provided as part of the SSDA submission.

All stormwater will be collected on site and discharged into the Council drainage system with no drainage entering the rail corridor, or requiring any piping across the rail corridor. As a result there will be no drainage discharge or overflow into the rail corridor.

Chapter 12: Survey

This Chapter of the report addresses the survey requirements, as applicable to this proposed development, outlined in **Section 17** of the Standard.

A detailed survey plan has been prepared by a Registered Surveyors from SDS Pty Ltd and included as part of the SSDA. These survey plans provide the applicable details as prescribed in Section 17 of the Standard.

12.1 Boundary definition

The location of the proposed development with respect to the railway corridor boundary, has been identified on the above-mentioned survey plan prepared by SDS Pty Ltd. These details have been included in all architectural and engineering drawings

12.2 Boundary fencing

The site will be fenced with compliant fencing in order to meet the requirements of Section 5.5 of the Standard.

Chapter 13: Access

This Chapter of the report addresses the access requirements, as applicable to this proposed development, outlined in **Section 18** of the Standard.

Section 18 provides a list of access requirements that are required to be met and these are provided in the table below. The table also contains commentary as to how this development meets each requirement.

Requirement	Response
Entry to the rail corridor shall be subject to the approval of the RIM.	The proposed development does not require access to the rail corridor
The developer shall obtain written approval from TfNSW for the suitability and capacity of passageways, steps, escalators, and so on, when it is proposed to change existing access between the station precinct and the adjacent public streets. The developer's submission shall identify the impact on TfNSW and the public due to the proposed changes to access.	The proposed development does not propose any change to existing access between the station precinct and the adjacent public streets.
Approved arrangements shall be made for access for TfNSW customers and workers to platforms, and for workers' areas between tracks.	The proposed development does impact on access to platforms or areas between tracks
The development shall ensure that access to rail infrastructure facilities does not disrupt train operations	The proposed development does not propose to impact on or change any legal access to existing rail infrastructure facilities [Sydney Trains rail corridor access is discussed further below]
The development shall not restrict existing easements for maintenance and emergency access to any rail infrastructure facility.	The development site does not contain any existing easements or rights-of-way that benefit TfNSW [Sydney Trains rail corridor access is discussed further below]
Stations concourses and airspace developments shall be designed to ensure that all pathways required for maintenance access for the airspace development are located within the airspace development lot or lots and are independent of the station concourse lot or lots, and vice versa.	The proposed development is not an airspace development

Access to Rail Corridor

Macroplan understands that applicant has engaged with Sydney Trains as part of the community consultation and engagement process for the proposed development. Sydney Trains raised the issue of ongoing 24/7 access to the rail corridor from Buchan Avenue through Site 5, requesting that documentation be provided detailing the relationship of the proposed development to the rail corridor access gates, as well as swept paths and road design.

After consideration of the current site conditions, it has been determined that granting access over Site 5 is not feasible. Macroplan understands that there is no registered existing easement, license, or legal right of access in place for Sydney Trains to access the rail corridor from or through Site 5. Furthermore, Macroplan has been advised that since the applicant's acquisition of the site, they have not observed the use of the previously asserted access route, and no formal request to utilise it was made prior to the lodgement of the request for SEARs for this SSDA.

Liverpool City Council approved development consent for the retaining wall on Site 5 in 2024 under DA1398/2021, with Landcom as the applicant. This retaining wall has altered the site's levels and the

practicality of access to the path previously used by Sydney Trains. Importantly, this DA was referred to Sydney Trains during the assessment process. Notwithstanding this referral, consent was granted, indicating that the current access concern was either not identified as a constraint at that time or was not considered to warrant refusal or redesign of the approved works, nor was there a requirements to create an easement or other legal right to benefit Sydney Trains.

Since that approval, substantial physical changes have occurred to the site and its surrounds, which materially affect any potential access arrangement. In particular, the retaining wall constructed by Landcom has changed site levels and removed the practicality of the path previously asserted as an access route. In addition, the construction of the bridge on Buchan Avenue now provides a new connection across the rail line. This infrastructure was not available when reliance on the proposed access route was first raised and now provides an alternative means of connection to the rail corridor.

Environmental changes have also affected any potential access from Site 5. The access gate is now located within a flood-affected area and also intersects with a biodiversity-sensitive area, further demonstrating that operational access through this part of Site 5 is inappropriate and impractical.

Further, Sydney Trains has access to the rail corridor via two alternative entry points and the proposed development does not affect or interfere with these existing access arrangements. These alternative means of access via Horrie Road were discussed during a meeting with UPG and Sydney Trains in November 2025.

Given these significant changes, the absence of any legal entitlement to access, and the availability of alternative access points for Sydney Trains, the applicant is not in a position to grant access over Site 5. Macroplan has reviewed the Applicant's reasoning as to why it is unable to provide access to the rail corridor through Site 5, along with the design and site documentation, and history of the site, and considers that the Applicant's position is justified and supported.

Chapter 14: Construction

This Chapter of the report addresses the construction requirements, as applicable to this proposed development, outlined in **Section 22** of the Standard.

14.1 General construction requirements

The proposed development will comply with any conditions of consent imposed on the development approval at the CC stage which are required to manage construction and any impacts on the rail corridor.

Given the location of the proposed development and the current retaining wall it is considered that construction will not disrupt train driver sighting of existing signals.

14.2 Airspace developments

Section 22.2 of the Standard does not apply as the proposed development is not an airspace development.

14.3 Dilapidation surveys

The preparation and submittal of dilapidation surveys is by practice imposed as a condition of consent to be undertaken at Construction Certificate (CC) stage. The Applicant will comply with this requirement should TfNSW impose this requirement as a condition of consent.

14.4 Crane and other aerial operations

If required by Sydney Trains a plan showing all crane and aerial movements can be provided at the CC stage.

14.5 Track possessions and power outages

It is considered unlikely that track possessions or power outages would be required by the development given that no works are proposed within the rail corridor.

14.6 Demolition and earthworks

The site is currently vacant and as such there will be no demolition works proposed. Earthworks will be undertaken in accordance with the recommendations of the geotechnical engineer and will not adversely affect the rail corridor or rail operations.

14.7 Drainage and pollution control

Stormwater Water Management drawings prepared by ADW Johnson have been prepared and are provided as part of the SSDA submission.

All stormwater will be collected on site and discharged into the Council drainage system with no drainage entering the rail corridor, or requiring any piping across the rail corridor. As a result there will be no drainage discharge or overflow into the rail corridor.

14.8 Electrical restrictions

The minimum safe work distances to electrical power will be adhered to during the excavation and construction period.

Chapter 15: Maintenance and operation

This Chapter of the report addresses the requirements for maintenance and operations, as applicable to this proposed development, outlined in **Section 23** of the Standard.

15.1 General maintenance and operation

The maintenance of the proposed development will not impact on the rail corridor or rail operations as there is adequate setback between the finished development and the rail corridor boundary to enable maintenance activity to be undertaken solely within the development site.

15.2 Maintenance of Airspace developments

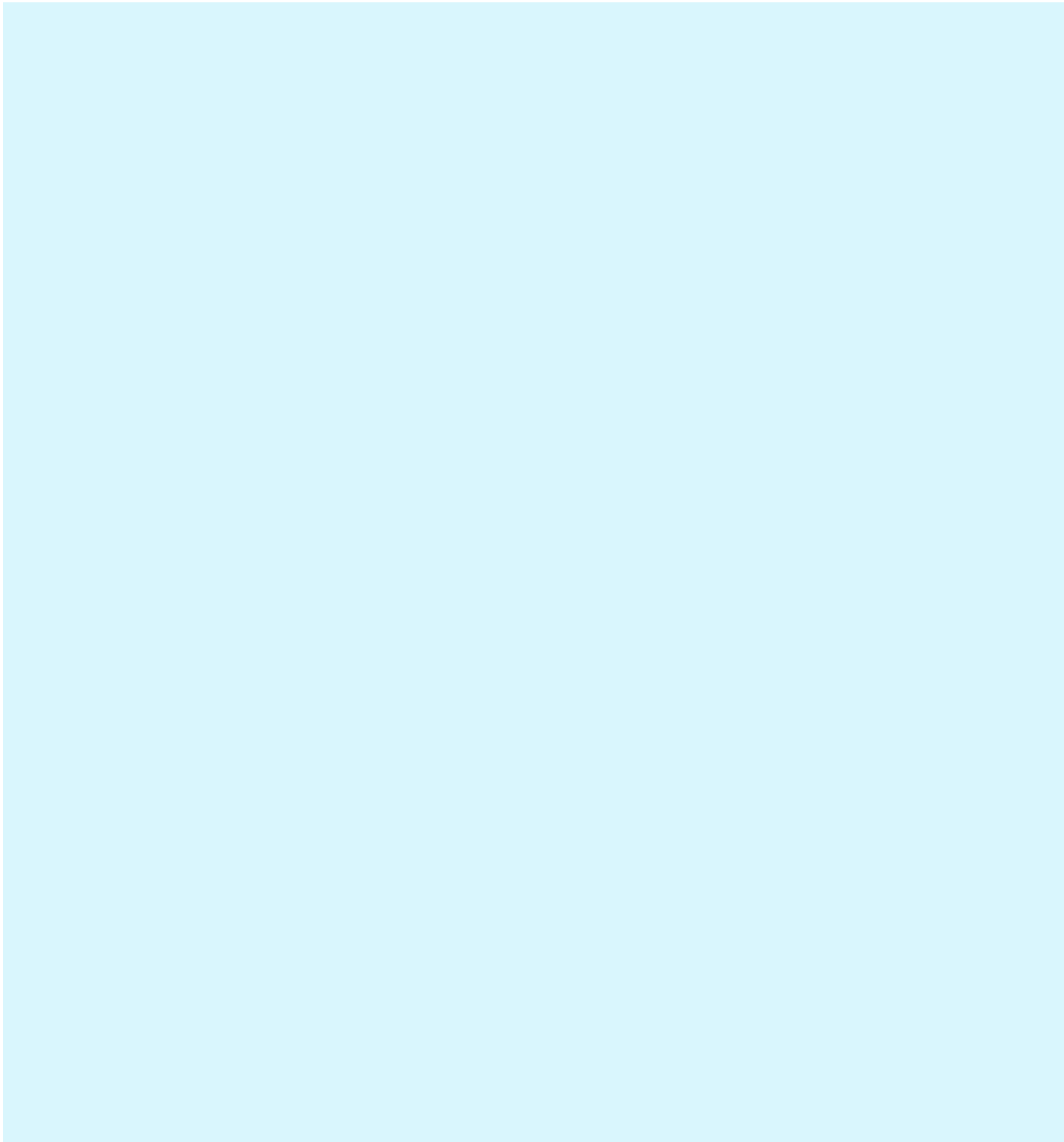
Section 23.2 of the Standard does not apply as the proposed development is not an airspace development.

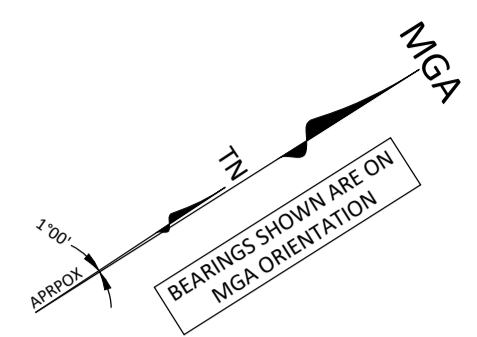
Chapter 16: Decommissioning and disposal

This Chapter of the report addresses the requirements for decommissioning and disposal, as applicable to this proposed development, outlined in **Section 24** of the Standard.

The future decommissioning of the proposed development is unlikely to impact on the rail corridor and rail operations given the distance of the development from the rail corridor.

Appendix A: Drawings





GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION. LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM191920 E301595.443 N6239666.381 CLASS D POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 24/01/2025.

THE ORIGIN OF LEVELS COMES FROM SSM197618 RL64.7 CLASS E POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 24/01/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM191920 AND SSM197618.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 3 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (AU83955)
- LOT 4 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (AU83955)
- LOT 5 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (AU83955)
- LOT 6 IN DP1275478 (CT EDITION 4 DATED 11/06/2024 SEARCH DATE 16/06/2025)
 - AFFECTED BY:
 - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE SHOWN (A) (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (AU83955)
- LOT 7 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP127550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (AU83955)
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 - AFFECTED BY:
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 - RESTRICTIONS ON THE USE OF LAND (DP191360)
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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOTS 3-8 IN DP1275478

BUCHAN AVENUE
EDMONDSON PARK

CLIENT: URBAN PROPERTY GROUP
FILE: 9306 DETAIL SURVEY ISSUE A LOTS 3-8 BUCHAN AVENUE EDMONDSON PARK

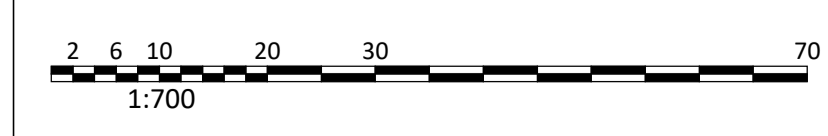
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REF: 9306 CONTOURS: 0.5m
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SURVEY DATE: 02/03/2026 AZIMUTH: MGA2020
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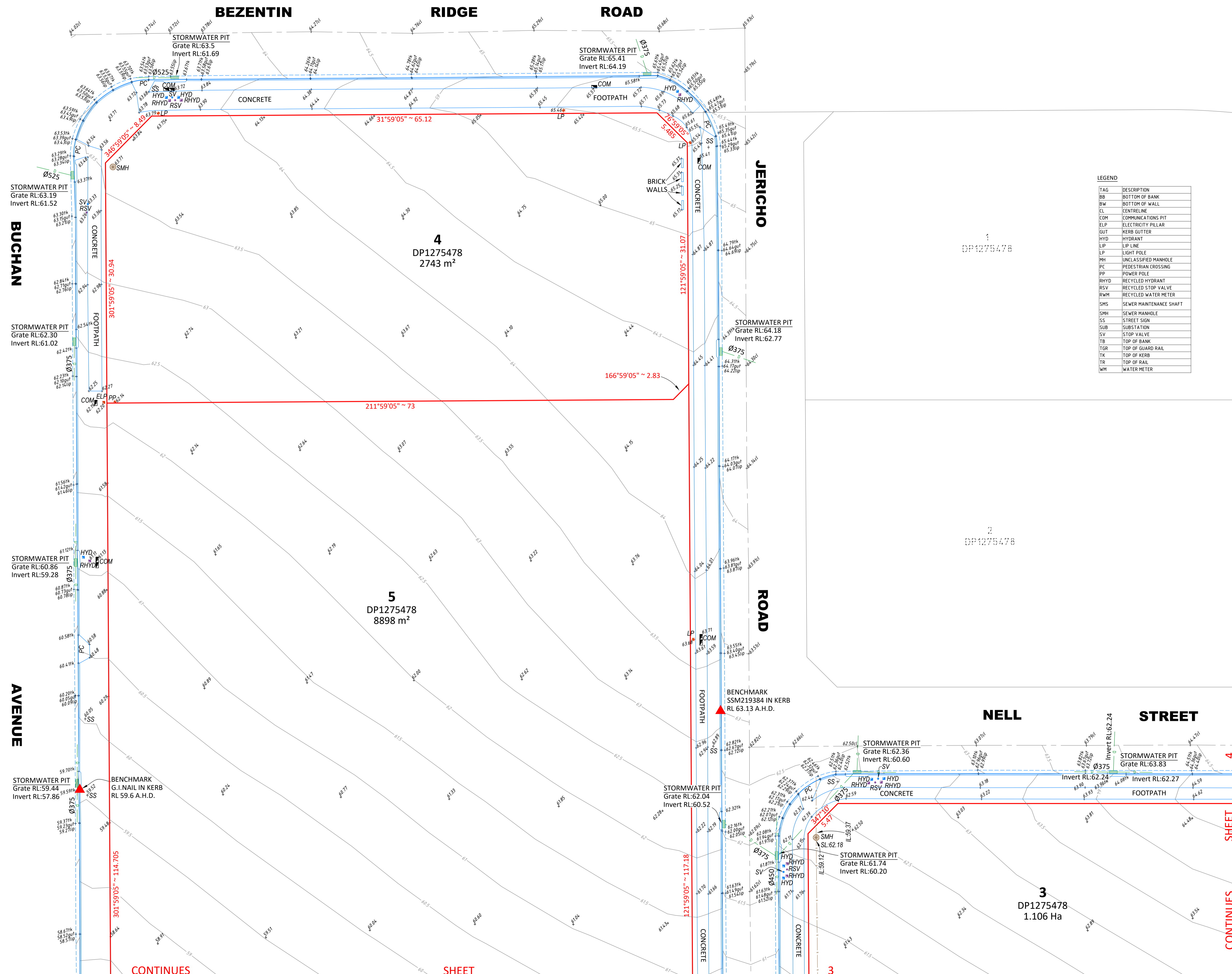
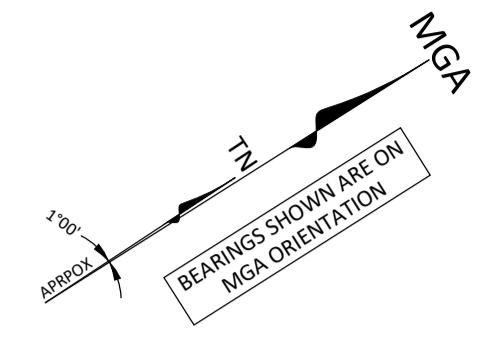
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ISSUE	DATE	AMENDMENT	SURV	CHK
A	05/06/25	ORIGINAL ISSUE	DG	NN
B	05/09/25	UNDERGROUND SERVICES ADDED	BE	BE
C	19/11/25	ADD EXTRA DETAIL LOT 8	DG	NN
D	02/03/26	RAILWAY TRACKS ADDED	DG	NN



NAJIB NICHOLAS ID: SU009009
REGISTERED LAND SURVEYOR





LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
BW	BOTTOM OF WALL
CL	CENTRELINE
COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
GUT	KERB GUTTER
HYD	HYDRANT
LIP	L.P. LINE
LP	LIGHT POLE
NH	UNCLASSIFIED MANHOLE
PC	PEDESTRIAN CROSSING
PP	POWER POLE
RHYD	RECYCLED HYDRANT
RSV	RECYCLED STOP VALVE
RWM	RECYCLED WATER METER
SMH	SEWER MAINTENANCE SHAFT
SMH	SEWER MANHOLE
SS	STREET SIGN
SUB	SUBSTATION
SV	STOP VALVE
TB	TOP OF BANK
TGR	TOP OF GUARD RAIL
TK	TOP OF KERB
TR	TOP OF RAIL
WM	WATER METER

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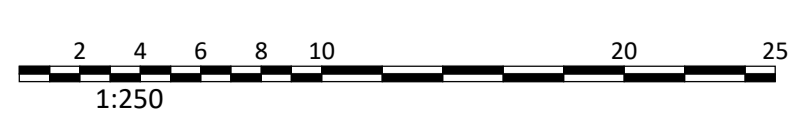
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NAIB NICHOLAS ID: SU009009
REGISTERED LAND SURVEYOR

PROJECT:
DETAIL AND LEVEL SURVEY OF LOTS 3-8 IN DP1275478

BUCHAN AVENUE EDMONDSON PARK

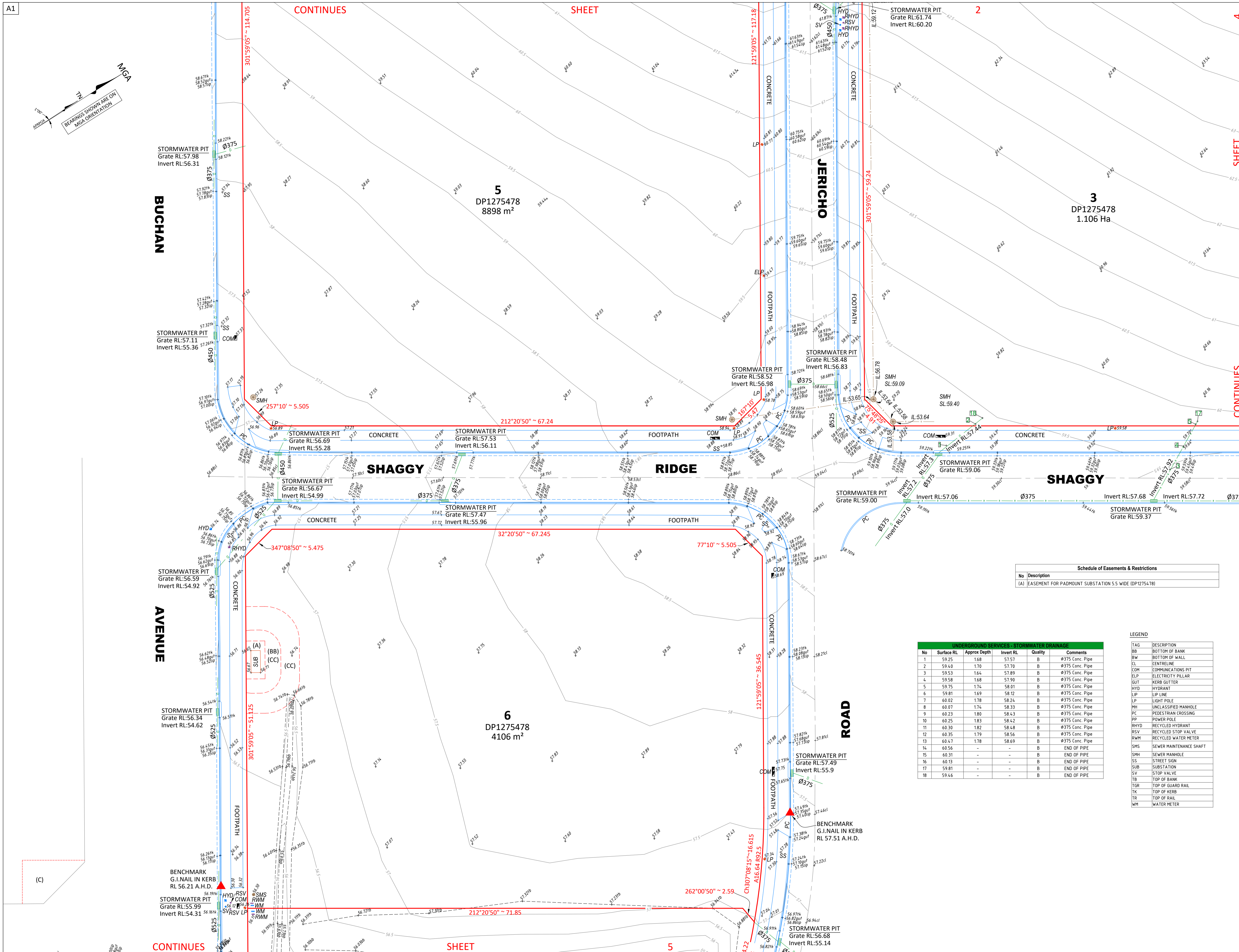
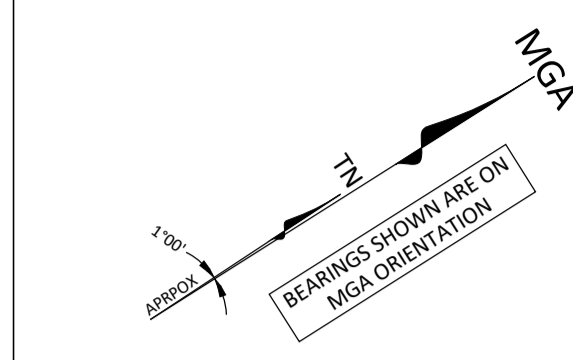
CLIENT: URBAN PROPERTY GROUP
FILE: 9306 DETAIL SURVEY ISSUE A LOTS 3-8 BUCHAN AVENUE EDMONDSON PARK

LGA: LIVERPOOL

REF: 9306	CONTOURS: 0.5m
ISSUE: D	DATUM: AHD
SURVEY DATE: 02/03/2026	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 2 OF 6 SHEETS

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Schedule of Easements & Restrictions

No	Description
(A)	EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (DP1275478)

UNDERGROUND SERVICES - STORMWATER DRAINAGE

No	Surface RL	Approx Depth	Invert RL	Quality	Comments
1	59.25	1.68	57.57	B	Ø375 Conc. Pipe
2	59.40	1.70	57.70	B	Ø375 Conc. Pipe
3	59.53	1.64	57.89	B	Ø375 Conc. Pipe
4	59.58	1.68	57.90	B	Ø375 Conc. Pipe
5	59.75	1.74	58.01	B	Ø375 Conc. Pipe
6	59.81	1.69	58.12	B	Ø375 Conc. Pipe
7	60.02	1.78	58.24	B	Ø375 Conc. Pipe
8	60.07	1.74	58.33	B	Ø375 Conc. Pipe
9	60.23	1.80	58.43	B	Ø375 Conc. Pipe
10	60.25	1.83	58.42	B	Ø375 Conc. Pipe
11	60.30	1.82	58.48	B	Ø375 Conc. Pipe
12	60.35	1.79	58.56	B	Ø375 Conc. Pipe
13	60.47	1.78	58.69	B	Ø375 Conc. Pipe
14	60.56	-	-	B	END OF PIPE
15	60.31	-	-	B	END OF PIPE
16	60.13	-	-	B	END OF PIPE
17	59.81	-	-	B	END OF PIPE
18	59.46	-	-	B	END OF PIPE

LEGEND

TAG	DESCRIPTION
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BW	BOTTOM OF WALL
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COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
GUT	KERB GUTTER
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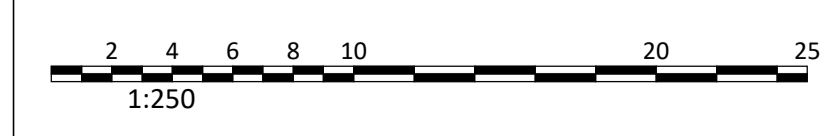
DETAIL AND LEVEL SURVEY OF LOTS 3-8 IN DP1275478

BUCHAN AVENUE EDMONDSON PARK

CLIENT: URBAN PROPERTY GROUP
FILE: 9306 DETAIL SURVEY ISSUE A LOTS 3-8 BUCHAN AVENUE EDMONDSON PARK

LGA: LIVERPOOL

REF: 9306 **CONTOURS:** 0.5m
ISSUE: D **DATUM:** AHD
SURVEY DATE: 02/03/26 **AZIMUTH:** MGA2020
SCALE: 1:250 **SHEET 3 OF 6 SHEETS**



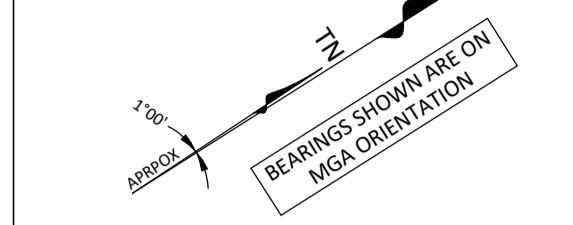
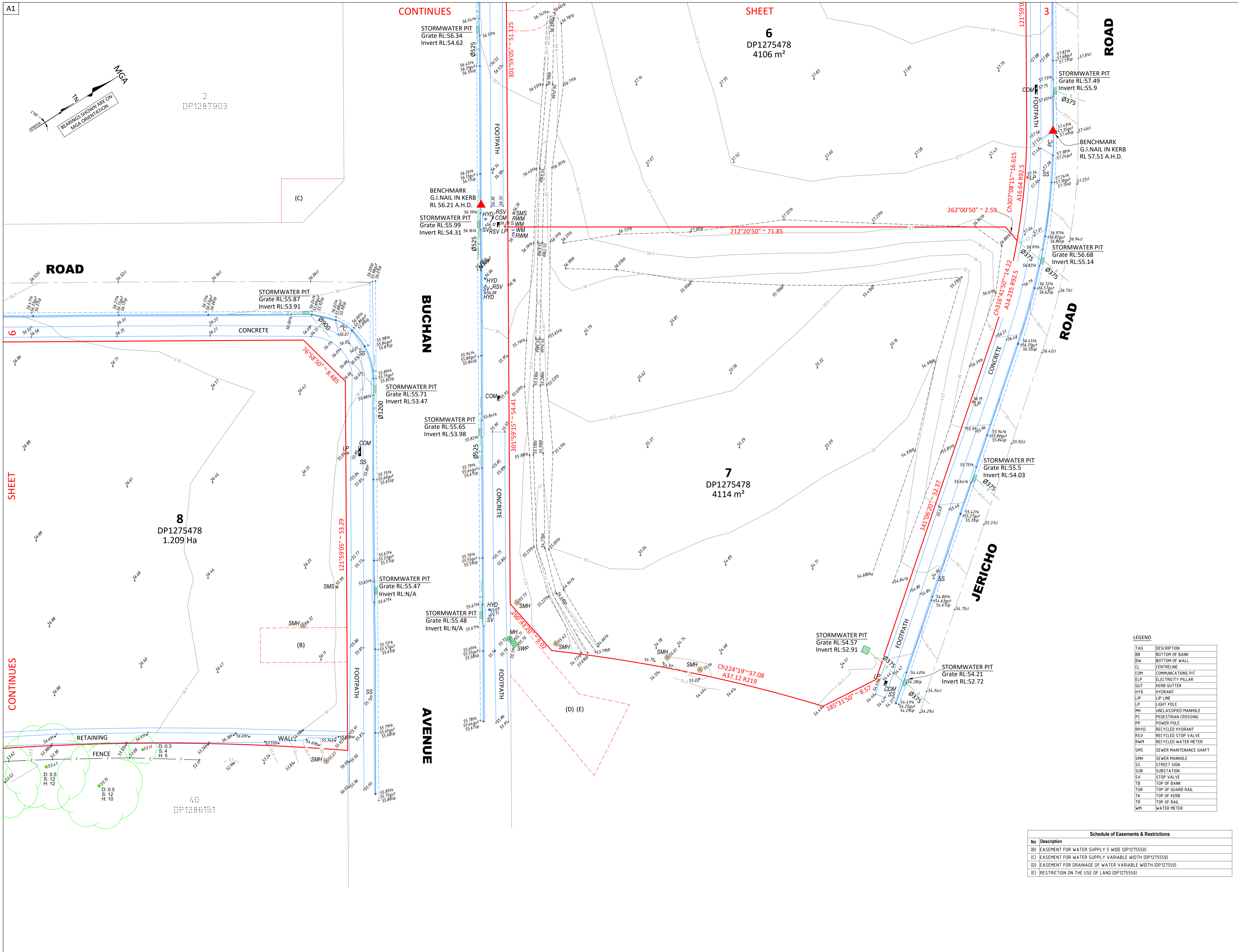
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A1



ROAD

SHEET

CONTINUES

CONTINUES

SHEET

ROAD

BUCHAN AVENUE

JERICO ROAD

LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
BW	BOTTOM OF WALL
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TR	TOP OF RAIL
WM	WATER METER

Schedule of Easements & Restrictions

No	Description
(B)	EASEMENT FOR WATER SUPPLY 5 WIDE (DP1275550)
(C)	EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (DP1275550)
(D)	EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP1275550)
(E)	RESTRICTION ON THE USE OF LAND (DP1275550)

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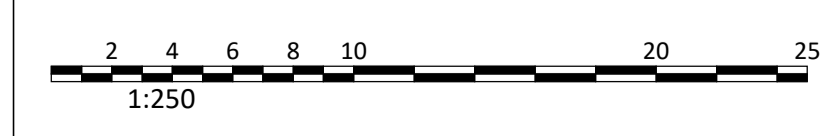
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CLIENT: URBAN PROPERTY GROUP
 FILE: 9306 DETAIL SURVEY ISSUE A LOTS 3-8 BUCHAN AVENUE EDMONDSON PARK

LGA: LIVERPOOL
 REF: 9306 CONTOURS: 0.5m
 ISSUE: D DATUM: AHD
 SURVEY DATE: 02/03/2026 AZIMUTH: MGA2020
 SCALE: 1:250 SHEET 5 OF 6 SHEETS

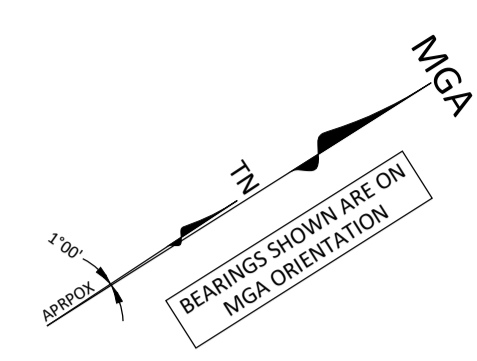


ISSUE	DATE	AMENDMENT	SURV	CHK
A	05/06/25	ORIGINAL ISSUE	DG	NN
B	05/09/25	UNDERGROUND SERVICES ADDED	BE	BE
C	19/11/25	ADD EXTRA DETAIL LOT 8	DG	NN
D	02/03/26	RAILWAY TRACKS ADDED	DG	NN

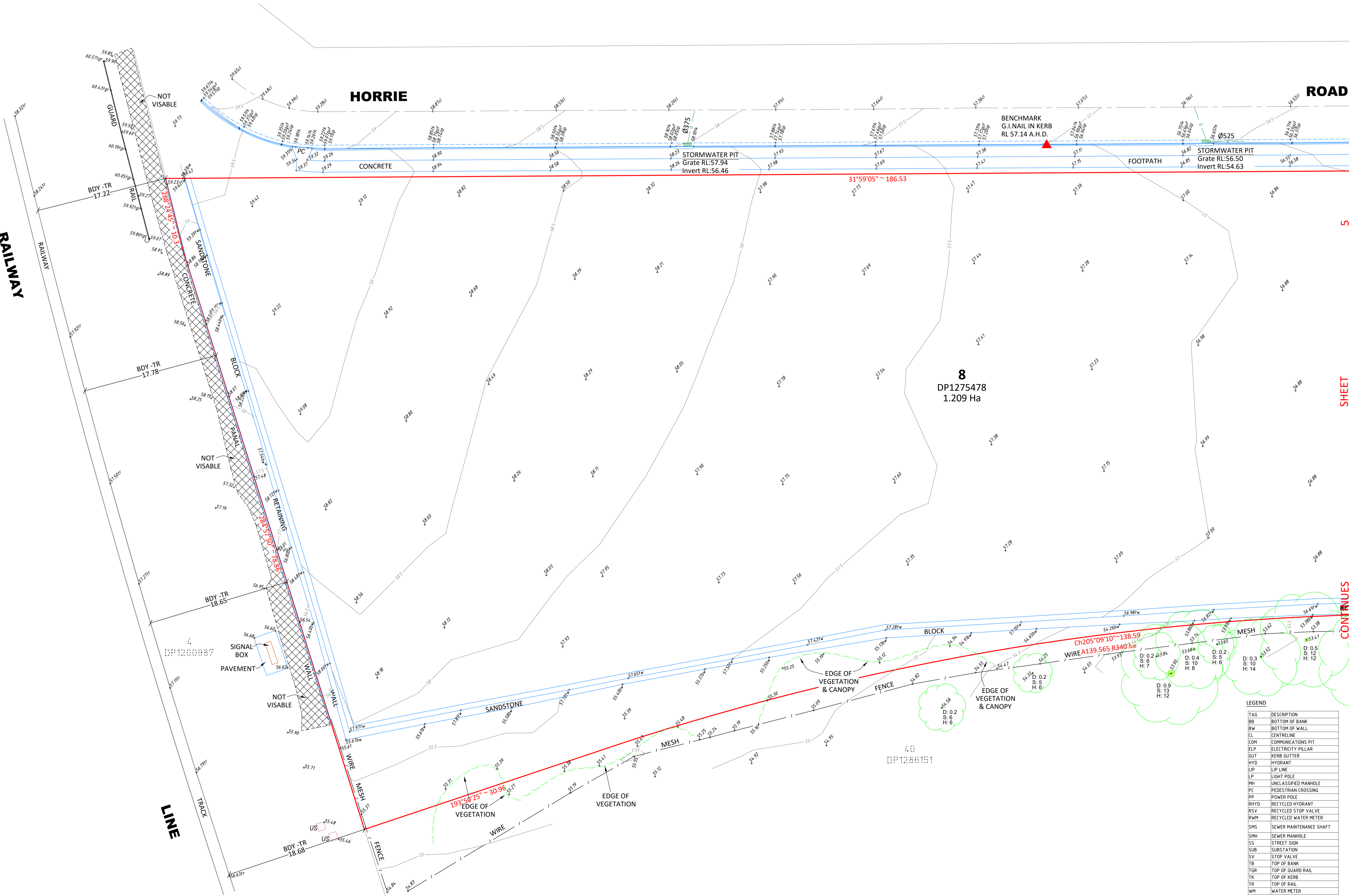


NAIB NICHOLAS ID: SU009009
 REGISTERED LAND SURVEYOR

SDG Pty Ltd
 abn 85 213 523 621
 Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
 t: (02) 9630 7955 w: sdg.net.au
 Liability limited by a scheme approved under Professional Standards Legislation



2
DP1287903



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM191920 E301595.443 N6239666.381 CLASS D POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 24/01/2025.

THE ORIGIN OF LEVELS COMES FROM SSM197618 RL64.7 CLASS E POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 24/01/2025.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM191920 AND SSM197618.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 3 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)
- LOT 4 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)
- LOT 5 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)
- LOT 6 IN DP1275478 (CT EDITION 4 DATED 11/06/2024 SEARCH DATE 16/06/2025)
 - AFFECTED BY:
 - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE SHOWN (A) (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)
- LOT 7 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)
- LOT 8 IN DP1275478 (CT EDITION 3 DATED 11/06/2024 SEARCH DATE 03/02/2025)
 - AFFECTED BY:
 - EASEMENT FOR WATER SUPPLY 5 WIDE SHOWN (B) (DP1275550)
 - RESTRICTIONS ON THE USE OF LAND (DP191360)
 - RESTRICTIONS ON THE USE OF LAND (DP1275478)
 - RESTRICTIONS ON THE USE OF LAND (A839955)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM "DIAL-BEFORE-YOU-DIG" PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

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ROAD

5

CONCRETE

MESH

BUCHAN AVENUE

EDMONDSON PARK

CLIENT: URBAN PROPERTY GROUP

FILE: 9306 DETAIL SURVEY ISSUE A LOTS 3-8 BUCHAN AVENUE EDMONDSON PARK

LGA: LIVERPOOL

REF: 9306

ISSUE: D

SCALE: 1:250

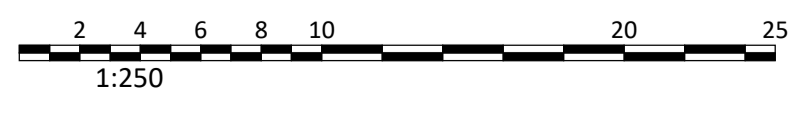
CONTOURS: 0.5m

DATUM: AHD

SURVEY DATE: 02/03/2026

AZIMUTH: MGA2020

SHEET 6 OF 6 SHEETS



ISSUE	DATE	AMENDMENT	SURV	CHK
A	05/06/25	ORIGINAL ISSUE	DG	NN
B	05/09/25	UNDERGROUND SERVICES ADDED	BE	BE
C	19/11/25	ADD EXTRA DETAIL LOT 8	DG	NN
D	02/03/26	RAILWAY TRACKS ADDED	DG	NN



SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
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DEVELOPMENT APPLICATION

SITE 05 EDMONDSON PARK

EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY
TOTAL SITE AREA: 12,450 sqm

ACHIEVED GFA: 66,587 sqm
NO. OF APARTMENTS: 867
CAR PARKING: 593



BASIX

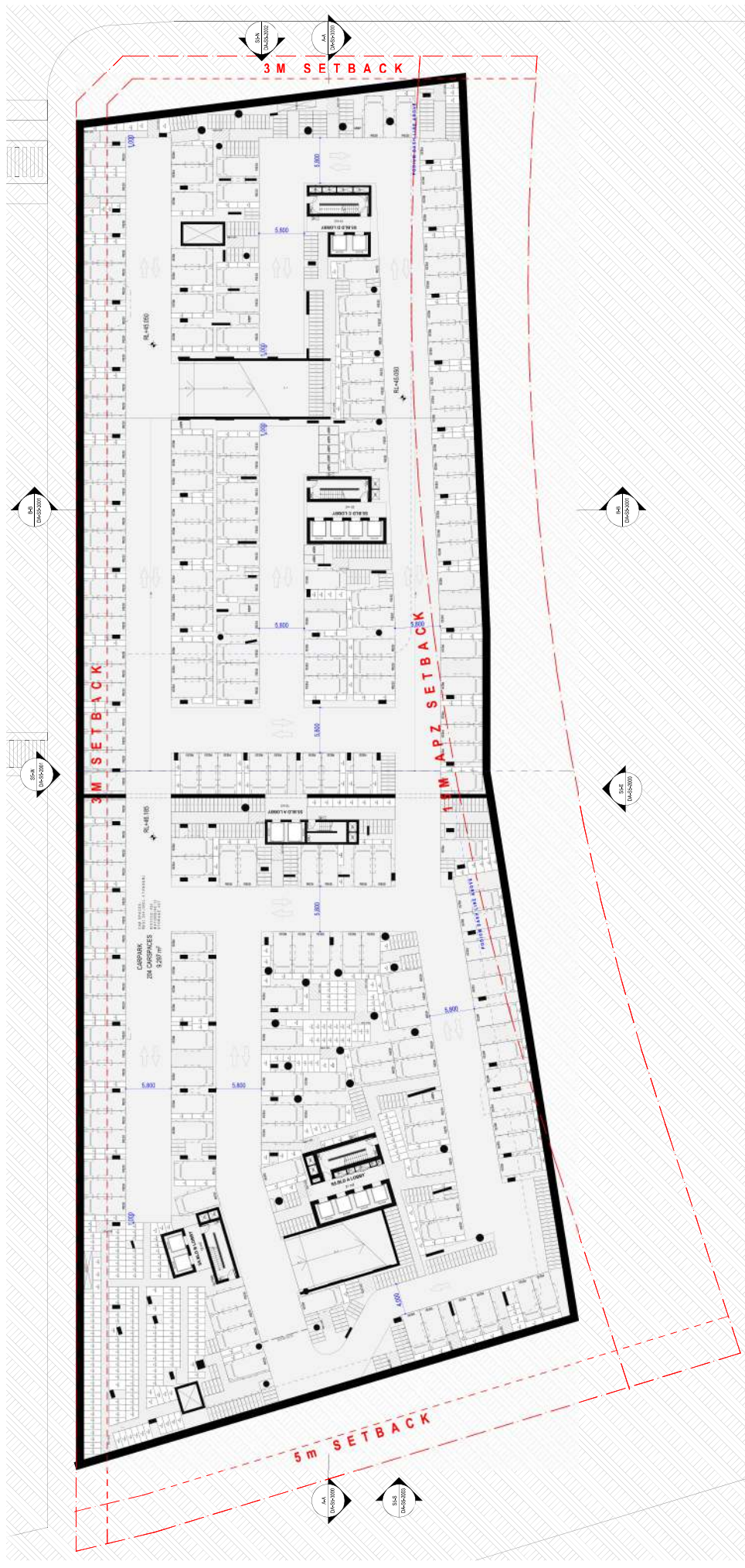
LAYOUT NUMBER	DRAWING NAME	REVISION
DA4000 PRELIMINARIES		
DA-S5-0001	COVER SHEET	B
DA-S5-0002	SITE ANALYSIS	B
DA-S5-0003	PROPOSED SITE PLAN	B
DA4000 GENERAL FLOOR PLANS		
DA-S5-0007	GENERAL FLOOR PLAN - BASEMENT 02	B
DA-S5-0008	GENERAL FLOOR PLAN - BASEMENT 01	B
DA-S5-0009	GENERAL FLOOR PLAN - GROUND	B
DA-S5-0010	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S5-0011	GENERAL FLOOR PLAN - LEVEL 02	B
DA-S5-0012	GENERAL FLOOR PLAN - LEVEL 03	B
DA-S5-0013	GENERAL FLOOR PLAN - LEVEL 04-08	B
DA-S5-0014	GENERAL FLOOR PLAN - LEVEL 05-11	B
DA-S5-0015	GENERAL FLOOR PLAN - LEVEL 12-25	B
DA-S5-0016	GENERAL FLOOR PLAN - LEVEL 26-29	B
DA-S5-0017	GENERAL FLOOR PLAN - ROOF	B
DA4000 ELEVATIONS		
DA-S5-0018	EAST ELEVATION	B
DA-S5-0019	WEST ELEVATION	B
DA-S5-0020	NORTH ELEVATION	B
DA-S5-0021	SOUTH ELEVATION	B
DA4000 SECTIONS		
DA-S5-0022	SECTIONS - SHEET 01	B
DA-S5-0023	SECTIONS - SHEET 02	B
DA4000 SUN EYE VIEWS		
DA-S5-0024	SUN EYE VIEW - SHEET 01	B
DA-S5-0025	SUN EYE VIEW - SHEET 02	B
DA4100 SHADOW DIAGRAMS		
DA-S5-0026	SHADOW DIAGRAMS - SHEET 01	B
DA-S5-0027	SHADOW DIAGRAMS - SHEET 02	B
DA4000 SOLAR AMENITY DIAGRAMS		
DA-S5-0028	SOLAR AMENITY DIAGRAMS	B
DA4000 CROSS VENTILATION DIAGRAM		
DA-S5-0029	CROSS VENTILATION DIAGRAM	B
DA4000 AREA & AMENITIES DIAGRAM		
DA-S5-0030	GFA DIAGRAM	B
DA-S5-0031	OPEN SPACE CALCULATION	B
DA-S5-0032	DEEP SOIL CALCULATION	B
DA4000 TYPOLOGIES		
DA-S5-0033	TYPOLOGIES DIAGRAM - SHEET 01	B
DA-S5-0034	TYPOLOGIES DIAGRAM - SHEET 02	B
DA4000 MATERIAL SCHEDULE		
DA-S5-0035	MATERIAL SCHEDULE - SHEET 01	B
DA4000 PERSPECTIVES		
DA-S5-0036	PERSPECTIVE - SHEET 01	B
DA-S5-0037	PERSPECTIVE - SHEET 02	B

TO BE UPDATED

FOR SUBMISSION

REV	CD	APP	STATUS	DATE	PROJECT	PROFESSIONAL CONSULTANTS	REVISIONS	SCALE	NORTH POINT	ARCHITECT	PROJECT TITLE	DRAWING TITLE	STAGE
A	DC	MB	FOR SUBMISSION	19/02/2025	SITE 03.04.805 BUCHAN AVE. EDMONDSON PARK 2174	Services Consultants HPT 2 8498 4600 Electrical Consultants HPT 2 8498 4600 Mechanical Consultants HPT 2 8498 4600 Structural Consultants HPT 2 8498 4600 Landscaping Consultants HPT 2 8498 4600 Traffic Consultants HPT 2 8498 4600 Cost Consultants HPT 2 8498 4600 Lawyers Consultants HPT 2 8498 4600	COVER SHEET 207994 DA-S5-0000	N.T.S. 1:1000		PLUS STUDIO 11/11/2023 Level 1, 222 Macquarie Street Sydney NSW 2000 Australia Ph: +61 (0)2 9250 7300 Email: info@plusstudio.com.au 111 Macquarie Street Sydney NSW 2000 Ph: +61 (0)2 9250 7300 Email: info@plusstudio.com.au	BUCHAN AVE. EDMONDSON PARK 2174	DA REVISION	
B	DC	MB	20/02/2025	URBAN PROPERTY GROUP 111 Macquarie Street Sydney NSW 2000 Ph: +61 (0)2 9250 7300 Email: info@plusstudio.com.au									URBAN PROPERTY GROUP 111 Macquarie Street Sydney NSW 2000 Ph: +61 (0)2 9250 7300 Email: info@plusstudio.com.au



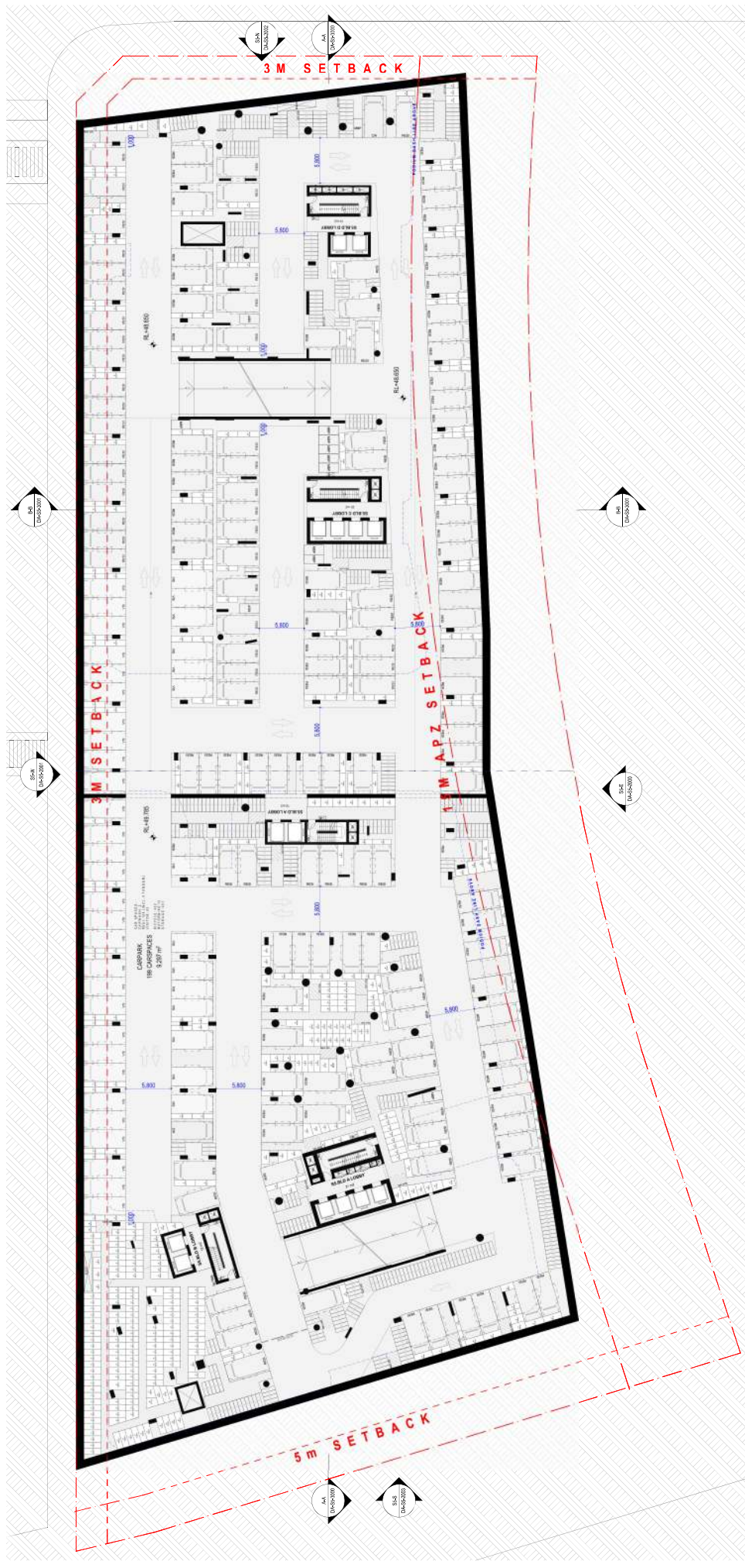


REV	DATE	BY	CHKD	PROJECT	SCALE	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	GENERAL TITLE	STAGE		
A	19/02/2025	MB	MB	FOR SUBMISSION	1:200 (A4) 1/8" = 1'-0"		1:200 (A4) 1/8" = 1'-0"	PLUS STUDIO 141-143 Dundas Street West, Toronto, ON M5G 1R8 Tel: 416-593-7339 www.plusstudio.ca 141-143 Dundas Street West, Toronto, ON M5G 1R8 Tel: 416-593-7339 www.plusstudio.ca	SITE 03.04.805 BUCHANAN AVE. EDMONDSON PARK 2174	GENERAL FLOOR PLAN - BASEMENT 03	DA		
B	20/02/2025	MB	MB	FOR SUBMISSION				URBAN PROPERTY GROUP 141-143 Dundas Street West, Toronto, ON M5G 1R8 Tel: 416-593-7339 www.urbangroup.ca	CLIENT URBAN PROPERTY GROUP 141-143 Dundas Street West, Toronto, ON M5G 1R8 Tel: 416-593-7339 www.urbangroup.ca	PROJECT NUMBER 20794	REVISION		
								URBAN PROPERTY GROUP 141-143 Dundas Street West, Toronto, ON M5G 1R8 Tel: 416-593-7339 www.urbangroup.ca	APPROVED MB	CHECKED DC	DRAWING NUMBER DA-S5-0097	DRAWN DC	REVISION B

01 BASEMENT 03
SCALE: 1:200 (A4)



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REV	DATE	BY	CHKD	PROJECT	SCALE	01 BASEMENT 02 SCALE 1:2500 A1
A	19/02/2025	MB	MB	FOR SUBMISSION		
B	20/02/2025	MB	MB	FOR SUBMISSION		

ARCHITECT	ARCHITECT TITLE	PROJECT TITLE	STAGE
Plus Studio Level 10, 222, Market Street Auckland PH: 09 220 33 00 www.plusstudio.co.nz 18-Aurora Road, Auckland PH: 09 220 33 00 www.plusstudio.co.nz	SITE 03.04.805	BUCHANAN AVE. EDMONDSON PARK 2174	DA
CLIENT	URBAN PROPERTY GROUP	PROJECT NUMBER	REVISION
URBAN PROPERTY GROUP 18-Aurora Road, Auckland PH: 09 220 33 00 www.plusstudio.co.nz	BUCHANAN AVE. EDMONDSON PARK 2174	20794	B
APPROVED	APPROVED	DRAWING NUMBER	
MB	DC	DA-S5-0098	

SERVICES CONSULTANTS	ELECTRICAL CONSULTANTS	MECHANICAL CONSULTANTS	STRUCTURAL CONSULTANTS	LANDSCAPE CONSULTANTS
MB 2 2488 4600	MB 2 2488 4600	MB 2 2488 4600	MB 2 2488 4600	MB 2 2488 4600
BCA CONSULTANTS	TRAFFIC CONSULTANTS	CIVIL CONSULTANTS		
MB 2 2488 4600	MB 1 811 776	MB 1 811 776		

ARCHITECT	ARCHITECT TITLE	PROJECT TITLE	STAGE
Plus Studio Level 10, 222, Market Street Auckland PH: 09 220 33 00 www.plusstudio.co.nz	SITE 03.04.805	BUCHANAN AVE. EDMONDSON PARK 2174	DA
CLIENT	URBAN PROPERTY GROUP	PROJECT NUMBER	REVISION
URBAN PROPERTY GROUP 18-Aurora Road, Auckland PH: 09 220 33 00 www.plusstudio.co.nz	BUCHANAN AVE. EDMONDSON PARK 2174	20794	B
APPROVED	APPROVED	DRAWING NUMBER	
MB	DC	DA-S5-0098	

URBAN PROPERTY GROUP



01 BASEMENT 01
SCALE: 1:250 (A1)

REV	DATE	BY	CHKD	APP	STPLS
A	19/02/2025	MB	MB	MB	FOR SUBMISSION
B	20/02/2025	MB	MB	MB	FOR SUBMISSION

PROJECT	BUCHANAN AVE. EDMONDSON PARK 2174
DATE	19/02/2025
STAGE	DA
REVISION	B

Structural Consultants	MBE CONSULTANTS MBE1023137
Mechanical Consultants	MBE CONSULTANTS MBE1023137
Electrical Consultants	MBE CONSULTANTS MBE1023137
Services Consultants	MBE CONSULTANTS MBE1023137

Chill Consultants	MBE CONSULTANTS MBE1023137
Landscaping Consultants	MBE CONSULTANTS MBE1023137
Traffic Consultants	MBE CONSULTANTS MBE1023137
Architectural Consultants	MBE CONSULTANTS MBE1023137

Scale	1:250 (A1) Size
North Point	North

Architect	PLUS STUDIO 111-113 Broadway Street Auckland New Zealand
Client	URBAN PROPERTY GROUP 2174 BUCHANAN AVE EDMONDSON PARK

Project Title	GENERAL FLOOR PLAN - BASEMENT 01
Project Number	20794
Drawing Number	DA-S5-0099

FOR SUBMISSION



01 BASEMENT 01
SCALE: 1:250 (A1)

PROJECT TITLE: GENERAL FLOOR PLAN - BASEMENT 01
PROJECT NUMBER: 20794
DRAWING NUMBER: DA-S5-0099

ARCHITECT: PLUS STUDIO
111-113 Broadway Street
Auckland
New Zealand

CLIENT: URBAN PROPERTY GROUP
2174 BUCHANAN AVE EDMONDSON PARK

STAGE: DA
REVISION: B

STRUCTURAL CONSULTANTS: MBE CONSULTANTS (MBE1023137)
MECHANICAL CONSULTANTS: MBE CONSULTANTS (MBE1023137)
ELECTRICAL CONSULTANTS: MBE CONSULTANTS (MBE1023137)
SERVICES CONSULTANTS: MBE CONSULTANTS (MBE1023137)
CHILL CONSULTANTS: MBE CONSULTANTS (MBE1023137)
LANDSCAPING CONSULTANTS: MBE CONSULTANTS (MBE1023137)
TRAFFIC CONSULTANTS: MBE CONSULTANTS (MBE1023137)

APPROVED: MB
CHECKED: DC
DRAWN: MB

URBAN PROPERTY GROUP
111-113 Broadway Street
Auckland
New Zealand



REV	DATE	BY	CHKD	STATUS	PROJECT	PROJ. NO.	PROJ. NAME	PROJ. TITLE	CLIENT	ARCHITECT	SCALE	NORTH POINT	REVISIONS	APPROVED	CHECKED	DRAWN	PROJECT NUMBER	DRAWING NUMBER	STAGE	REVISION
A	19/02/2025	MB	MB	FOR SUBMISSION	BUCHAN AVENUE, EDMONDSON PARK	03/04/805	BUCHAN AVENUE, EDMONDSON PARK	SITE 03/04/805	URBAN PROPERTY GROUP	Plus Studio Level 0, 207, 208, 209, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	MB	DC	MB	DA	DA-S5-1001	20794	DA	REVISION		
B	20/02/2025	MB	MB	FOR SUBMISSION																

01 LEVEL 01
SCALE 1:2500



FOR SUBMISSION

GENERAL FLOOR PLAN - LEVEL 01

PROJECT TITLE
SITE 03/04/805
BUCHAN AVENUE, EDMONDSON PARK
2174

CLIENT
URBAN PROPERTY GROUP
20794

ARCHITECT
Plus Studio
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01 LEVEL 03
SCALE 1:200 (A1)

FOR SUBMISSION

PROJECT TITLE
SITE 03.04.805
BUCHAN AVE. EDMONDSON PARK
 2174

CLIENT
 URBAN PROPERTY GROUP
 100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

ARCHITECT
 PLUS STUDIO
 100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S5-1003

STAGE
DA

REVISION
B

REVISIONS

NO.	DATE	DESCRIPTION
1	19/03/2025	FOR SUBMISSION
2	20/03/2025	FOR SUBMISSION

STRUCTURAL CONSULTANTS
 MPT 2 8498 8000

ELECTRICAL CONSULTANTS
 MPT 2 8498 8000

MECHANICAL CONSULTANTS
 MPT 2 8498 8000

LANDSCAPE CONSULTANTS
 MPT 2 8498 8000

TRAFFIC CONSULTANTS
 MPT 2 8498 8000

SOIL CONSULTANTS
 MPT 2 8498 8000

ENVIRONMENTAL CONSULTANTS
 MPT 2 8498 8000

ARCHITECTURAL CONSULTANTS
 MPT 2 8498 8000

URBAN PROPERTY

PROJECT
 BUCHAN AVE. EDMONDSON PARK

DATE
 19/03/2025

REV
 A: FOR SUBMISSION
 B: FOR SUBMISSION



01 LEVEL 04-08
SCALE 1:2000

FOR SUBMISSION

REV	DATE	BY	CHKD
A	19/03/2025	MB	MB
B	20/03/2025	MB	MB

PROJECT TITLE	SITE 03.04.805
CLIENT	BUCHAN AVE. EDMONDSON PARK 2174
ARCHITECT	URBAN PROPERTY GROUP
PROJECT NUMBER	20794
DRAWING NUMBER	DA-S5-1004
STAGE	DA
REVISION	B

PLUS STUDIO
 ARCHITECT
 1/200 BUCHAN STREET
 SYDNEY NSW 2000
 AUSTRALIA
 PH: +61 (0)2 9232 2000
 WWW.PLUSSTUDIO.COM.AU
 URBAN PROPERTY GROUP
 1/200 BUCHAN STREET
 SYDNEY NSW 2000
 AUSTRALIA
 PH: +61 (0)2 9232 2000
 WWW.URBANPROPERTY.COM.AU

Scale	1:200 (B1) Size
North Point	
Services Consultants	MB 2 8488 4600
Electrical Consultants	MB 2 8488 4600
Mechanical Consultants	MB 2 8488 4600
Structural Consultants	MB 2 8488 4600
Landscaping Consultants	MB 2 8488 4600
Soil Consultants	MB 2 8488 4600
Traffic Consultants	MB 2 8488 4600

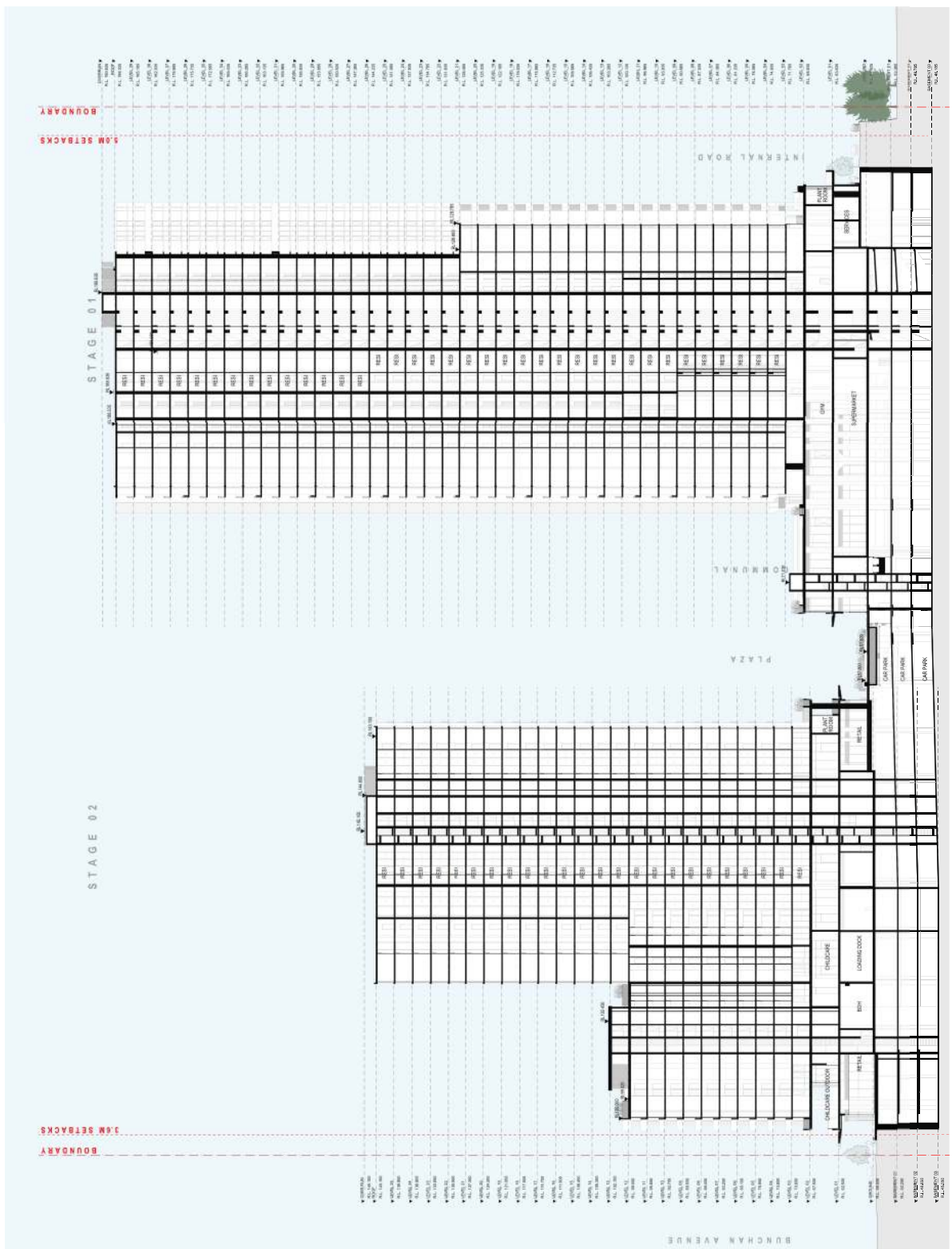
DISCLAIMER: All drawings are prepared in accordance with the contract documents and the Building Code of Australia. The drawings are prepared for the purpose of obtaining a Development Application. The drawings are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

URBAN PROPERTY

PROJECT	DATE
PROJECT	DATE

PROJECT	DATE
PROJECT	DATE

PROJECT	DATE
PROJECT	DATE



FOR SUBMISSION

SECTIONS - SHEET 01

PROJECT NUMBER: 20794
DRAWING NUMBER: DA-S5-3000

STAGE: DA
REVISION: B

PROJECT TITLE: SITE 03.04.805
BUCHAN AVE. EDMONDSON PARK
2174

CLIENT: URBAN PROPERTY GROUP
20794

APPROVED: [Signature]
DC

PLUS STUDIO

ARCHITECT: Plus Studio
1000 10th Street
Aurora, CO 80010

SCALE: 1:300 (A1 Size)

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Structural Consultants: HOK | 412.448.4600

Electrical Consultants: HOK | 412.448.4600

Services Consultants: HOK | 412.448.4600

North Point: [North Arrow]

Neighborhood Consultants: HOK | 412.448.4600

Traffic Consultants: HOK | 412.448.4600

Soil Consultants: HOK | 412.448.4600

City Consultants: HOK | 412.448.4600

Landscaping Consultants: HOK | 412.448.4600

AA SECTION A SCALE 1/8"=1'-0"

DATE: 09/20/2025

REV: 01: MB FORSLERSEN
02: DC FORSLERSEN

URBAN PROPERTY

FOR SUBMISSION

SECTIONS - SHEET 02
 PROJECT NUMBER: 20794
 DRAWING NUMBER: DA-S5-3001

PROJECT TITLE: SITE 03.04805
 BUCHAN AVE. EDMONDSON PARK
 2174

CLIENT: URBAN PROPERTY GROUP
 APPROVED: [Signature]

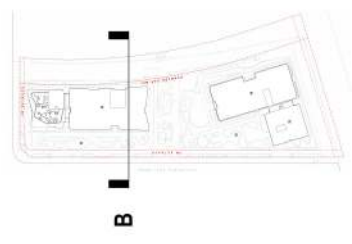
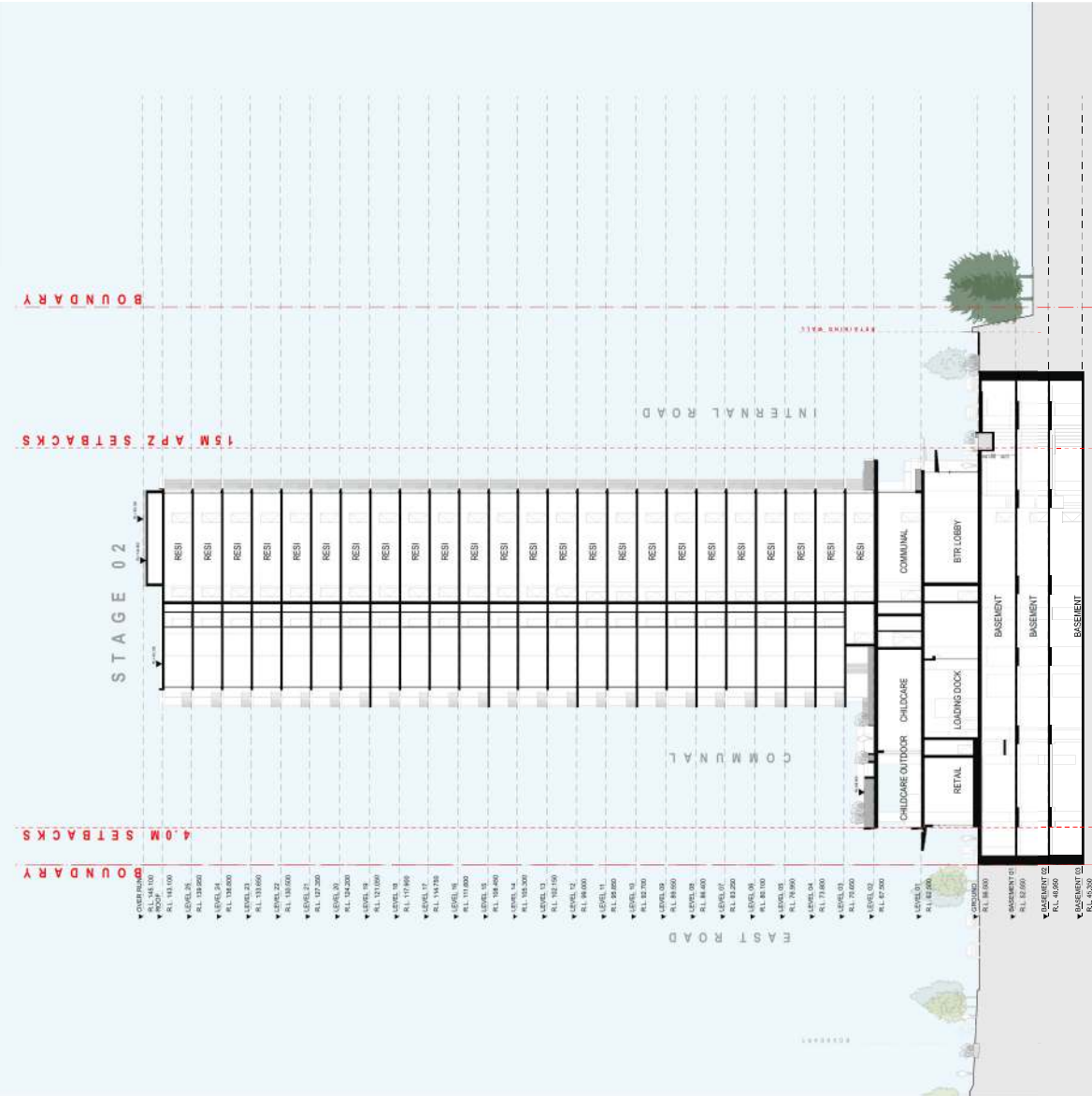
ARCHITECT: PLUS STUDIO
 1200 8th Ave
 NORTH POINT

Scale: 1/200
 Services: Structural, Electrical, Mechanical, Civil, Traffic, Landscape, etc.

Structural Consultants: [Firm Name]
 Electrical Consultants: [Firm Name]
 Mechanical Consultants: [Firm Name]
 Civil Consultants: [Firm Name]
 Traffic Consultants: [Firm Name]
 Landscape Consultants: [Firm Name]

PROJECT: [Project Name]
 DATE: [Date]

REV: [Revision Table]
 A: [Description]
 B: [Description]



STAGE 02
 BOUNDARY
 4.0M SETBACKS
 15M APZ SETBACKS
 BOUNDARY

REVISIONS
 NO. DATE BY DESCRIPTION

REV	DATE	BY	CHKD	STATUS
A	19/02/2025	MB	DC	FOR SUBMISSION
B	20/02/2025	MB	DC	FOR SUBMISSION

PROJECT	DATE
BUCHAN AVE, EDMONDSON PARK	19/02/2025

Structural Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	Electrical Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	Services Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	Architect PLUS STUDIO Level 1, 222, Riverside Street Sydney, NSW 2000 Australia 02 9223 7333 www.plusstudio.com.au 18-Architect Sydney Pty Ltd ABN 63 000 000 000 1/222 Riverside Street Sydney NSW 2000 Australia 02 9223 7333 www.plusstudio.com.au
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Landscaping Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	Chill Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	Traffic Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600	BCA Consultants MWH CONSULTANTS MWH CONSULTANTS 02 9438 4600
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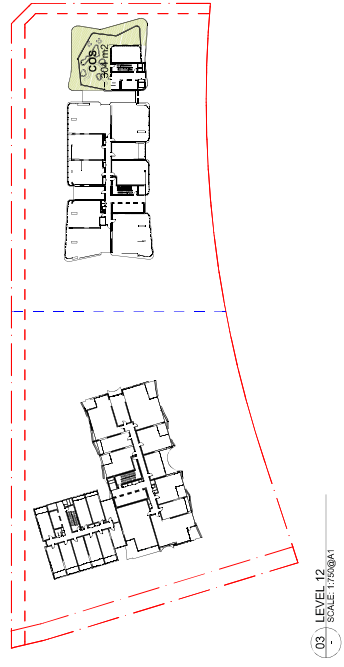
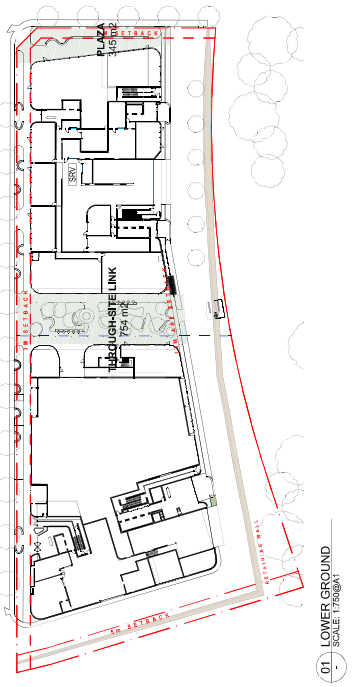
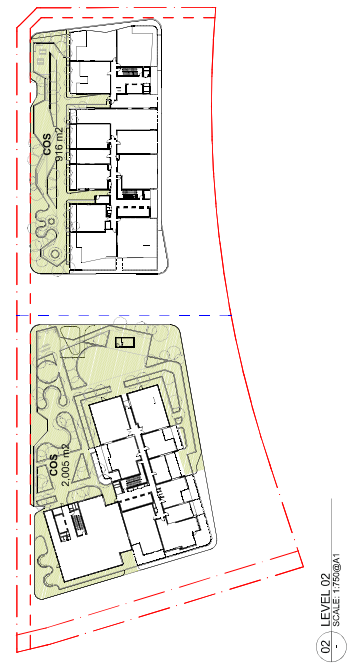
North Point North Arrow	Scale 1:750 (BA1) 1/8" = 1'-0"
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Project Title SITE 03.04.805 BUCHAN AVE, EDMONDSON PARK 2174	Client URBAN PROPERTY GROUP 18-Architect Sydney Pty Ltd 1/222 Riverside Street Sydney NSW 2000 Australia 02 9223 7333 www.plusstudio.com.au
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Project Number 20794	Stage DA
Drawing Number DA-S5-5002	Revision B

Approved MB	Checked DC	Drawn DC
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FOR SUBMISSION		
OPEN SPACE CALCULATION		
Communal Open Space Required: 3,113 sqm (25.0%)	Communal Open Space: 3,225 sqm (26%)	Total Provided: 4,324 sqm (35%)
Public Space: 1,099 sqm (9%)		



URBAN PROPERTY

18-Architect Sydney Pty Ltd
Level 1, 222 Riverside Street
Sydney NSW 2000 Australia
02 9223 7333
www.plusstudio.com.au

MELBOURNE

Level 12
360 Elizabeth Street
Melbourne VIC 3000
(03) 9600 0500

www.macroplan.com.au

SYDNEY

Level 10
580 George Street
Sydney NSW 2000
(02) 9221 5211

BRISBANE

Level 54
111 Eagle Street
Brisbane QLD 4000
(07) 3221 8166