



URBAN PROPERTY GROUP PTY LTD



Limited Salinity Assessment and Salinity Management Plan

4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW

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4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW

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TABLE OF CONTENTS

	Page Number
1. INTRODUCTION	1
1.1 Background	1
1.2 Proposed Development	1
Associated landscaping and public domain improvements,	2
1.3 Relevant SEAR for this Report	2
1.4 Objective	2
1.5 Scope of Works	2
1.6 Regulatory Framework	3
2. DESKTOP REVIEW	4
2.1 Property Identification	4
2.2 Regional Setting	4
2.3 Salinity Potential	6
2.4 Salinity Indicators	7
2.5 Site Walkover Inspection	7
2.6 Previous Investigations	8
2.7 Likelihood of Saline Soil Occurrence	9
3. SALINITY AND EROSION MANAGEMENT	11
3.1 Level of Management Response	11
3.2 Preliminary Management Considerations	11
3.3 Management During Excavation and Building Construction	12
3.4 Management of Stormwater and Drainage	14
3.5 Management of Vegetation and Landscaping	14
3.6 Dewatering Considerations	15
4. CONSULTATION AND RECORDS	17
5. STATEMENT OF LIMITATIONS	18
REFERENCES	19

Schedule of Tables

Table 1-1	Secretary's Environmental Assessment Requirements	2
Table 2-1	Site Identification, Location and Zoning	4
Table 2-2	Regional Setting Information	4
Table 2-3	Salinity Indicators	7
Table 2-4	Summary of Soil Salinity and Aggressivity Results (EI, 2026)	10
Table 3-1	WSROC Salinity Response Levels	11

Schedule of Figures (in-text)

Figure 2-1	Geological Setting (DPIRD, 2025)	6
Figure 2-2	Overall Salinity Hazard (DECCW, 2011)	6

Appendices

APPENDIX A – FIGURES

APPENDIX B –PROPOSED DEVELOPMENT PLANS

1. INTRODUCTION

1.1 Background

EI Australia (EI) was engaged by Urban Property Group Pty Ltd to prepare a Limited Salinity Assessment and Salinity Management Plan (SMP) for 4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW (known as Sites 3, 4 and 5).

The sites are located within the local government area (LGA) of Liverpool City Council (**Figure A1, Appendix A**) and cover a combined area of approximately 3.1 hectares (ha), comprising cadastral allotments Lot 4-8 in Deposited Plan (DP) 1275478 (**Figure A2**). At the time of this investigation, the sites were vacant and/or used as a site office and storage area for adjacent construction sites.

This SMP 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, ref. SSD-88953706) and Concurrent Rezoning Report for the construction of a new multi stage residential project.

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 (Ref. 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 (Ref. 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*.

1.2 Proposed Development

1.2.1 Rezoning Proposal

To facilitate the proposed development described in **Section 1.2.2**, a Rezoning Proposal is sought to seek the following amendments to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP):

- Amend the Height of Buildings Map to apply a suite of maximum building heights across the site, ranging from 52m – 135m;
- Amend the Floor Space Ratio (FSR) Map to apply maximum FSRs of 3.7:1 - 5.4:1 across the site;
- Remove the requirement for a Development Control Plan for the site; and
- Permit development for the purposes of 'commercial premises' on Site 5.

1.2.2 State Significant Development Application

Based on the provided plans (**Appendix B**), the proposed development comprises a mix of shop-top housing, residential flat buildings (RFB), co-living housing, affordable housing,

together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links. Specifically, the proposed development will comprise the following:

- Construction of fourteen residential towers (ranging in height between 6-40 storeys) over five podiums (ranging in height between 2-5 storeys), comprising:
 - › Mixed use podiums in Site 5.
 - › Public library in Site 3.
 - › A total of 1,805 residential apartments located above in a combination of build to sell, affordable and co-living formats.
- Basement car parking.

1.3 Associated landscaping and public domain improvements, Relevant SEAR for this Report

This report has been prepared in response to the Secretary’s Environmental Assessment Requirements (SEARs, ref. SSD-88953706, dated 25 August 2025) for the proposed development. Specifically, this report has been prepared to respond to the SEAR outlined in **Table 1-1** below.

Table 1-1 Secretary’s Environmental Assessment Requirements

SEAR	SEAR description	Report name and section
12. Ground and Groundwater Conditions	<i>‘If the proposed development is on land identified as having high salinity potential in an EPO provide a Salinity Management Plan that includes appropriate management measures and strategies.’</i>	Salinity Management Plan

1.4 Objective

The objective of this assessment is to evaluate the potential for salinity on the basis of desktop review, including review of previous investigations and appraisal of relevant hydrogeological and soil landscape maps for the project area. A further objective is to provide procedures for the management of saline soils during the bulk excavation and construction phases of the proposed development.

1.5 Scope of Works

In order to achieve the project objective, the scope of works is as follows:

- Review of relevant geological and soil landscape/salinity maps for the project area, to determine the characteristics of the site landform and regional setting;
- A site walkover inspection, to observe landscape characteristics and check for indicators of salinity conditions.
- Review of the previous investigations to determine the site specific soil (salinity) characteristics;
- Identify the on-site activities that may expose and/or generate saline soils and adversely affect the environment; and
- Detail the management measures to be implemented during excavation and construction works, in accordance with government-endorsed guidelines.

1.6 Regulatory Framework

The following regulatory framework was considered during the preparation of this SMP:

- DIPNR (2003a) *Salinity Potential in Western Sydney 2002*;
- DPINR (2003b) *Building in a Saline Environment*;
- DLWC (2002) *Site Investigations for Urban Salinity*;
- DPI (2014) *Salinity Training Manual*;
- *Edmondson Park South Development Control Plan 2012*;
- *Liverpool Local Environmental Plan 2008*;
- *Liverpool Growth Centre Precincts Development Control Plan 2021*;
- WSROC (2004) *Western Sydney Salinity Code of Practice*.

2. DESKTOP REVIEW

2.1 Property Identification

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are shown in **Figures A1** and **A2**.

Table 2-1 Site Identification, Location and Zoning

Information	Detail
Street Address	4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW
Lot and DP	Lot 4-8 in Deposited Plan (DP) 1275478
Site Area	3.1 ha (Figure A2) (Source: Beam, 2025)
Geographical Coordinates	North-eastern corner of site (GDA2020-MGA56): <ul style="list-style-type: none"> ▪ Easting: 301944.198 ▪ Northing: 6239506.836 (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
LGA	Liverpool City Council
Current Zoning	R1: General Residential (<i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>)
Land Use	Site 3 was in use as a site office for nearby construction sites. Site 4 was predominately vacant and was used as a stockpiling area for adjacent sites. Site 5 was vacant and bounded by temporary fencing.
Location and Surroundings	The site was bound by: <ul style="list-style-type: none"> ▪ Jericho Road, followed by construction and vacant sites to the north; ▪ Maxwell's creek, followed by vacant land, Buchan Avenue and Edmondson Park train station to the east; ▪ Railway line, followed by vacant woodland to the south; and ▪ Edmondson High School construction site and Bezentin Ridge Road, followed by Clermont Park and low-density residential properties to the west.

2.2 Regional Setting

Local topography, geology and soil landscape information is summarised in **Table 2-2**.

Table 2-2 Regional Setting Information

Attribute	Description
Topography	Site 3 is sloping to the south-east from an elevation of approximately 65 mAHD on the north-west boundary to 57 mAHD on the south-east boundary. Site 4 is sloping to the east from an elevation of approximately 58 mAHD on the north-west boundary to 54 mAHD on the east boundary. Site 5 is sloping to the north-east from an elevation of approximately 59 mAHD on the south-west boundary to 56 mAHD on the north boundary.
Drainage	Site drainage is likely to consist of mostly surface infiltration. Any run off would flow in an easterly direction, following topography, into the creek system adjacent (east) to the site.

Attribute	Description
Geology	The Geological Survey of NSW Penrith1:100,000 Geological Series Sheet 9030 (DMR, 1991) indicates the site is underlain by Wianamatta Group shale, carbonaceous claystone, claystone, laminate, lithic sandstone, rare coal and tuff. Similarly, the seamless geological map (DPIRD, 2025) indicates that the site overlies Bringelly Shale (Twib) described by fine to medium-grained quartz-lithic sandstone (see Figure 2-1 below).
Soil Landscape	<p>The New South Wales Department of Climate Change, Energy, the Environment and Water <i>eSPADE v2.2 Portal</i> (DCCEEW, 2025) indicates that the site overlies the <i>Blacktown – Residual Landscape (bt)</i>. This landscape is characterised by gently undulating rises on Wianamatta Group shales, including local relief to 30m, slopes >5%, broad rounded crests and ridges with gently inclined slopes.</p> <p>Soils are described as shallow to moderately deep hard setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.</p>
Acid Sulfate Soil (ASS) Risk	<p>The site is not classified within the <i>Liverpool Local Environmental Plan 2008 - Acid Sulfate Soil Planning Map</i>.</p> <p>The New South Wales Department of Climate Change, Energy, the Environment and Water <i>eSPADE v2.2 Portal</i> (DCCEEW, 2025) website indicates that the site lies within an area of <i>No Known Occurrence</i>.</p> <p>Given the information above and the high elevation of the site, the potential presence of ASS can be considered to be low. A separate desktop Acid Sulfate Soil Assessment (ASSA) is being completed concurrently to this assessment.</p>
Typical Soil Profile	Based on relevant soil landscape information and previous investigations completed by EI within close proximity to the site, the inferred subsurface profile is expected to be a layer of topsoil filling, overlying residual clays and shale bedrock. Filling was observed on the eastern portion of Site 4 which is understood to be 'site won' from adjacent sites to the north.
Hydrogeological Landscape	The New South Wales Department of Climate Change, Energy, the Environment and Water <i>eSPADE v2.2 Portal</i> (DCCEEW, 2025) indicates that the site overlies the Upper South Creek Hydrogeological Landscape, which is characterised by low undulating landscape above broad foot slopes and large incised drainage lines running in easterly flowing channel. Land salinity is generally more prevalent in the lower landscape elements. Water moves laterally through the shale layers and vertically through interbedded sandstone. Water is likely to move slowly through this landscape due to the low gradient is therefore likely to accumulate more salt out of the soils and bedrock.
Groundwater	<p>An online search for groundwater bores registered with WaterNSW was conducted by EI on 28 October 2025 (Ref. https://realtimedata.waternsw.com.au/water.stm). The search identified no registered bores within a 500m radius of the site.</p> <p>No beneficial use of groundwater was identified for the area; however, groundwater migrating from site is predicted to discharge into the adjacent creek system to the east and then ultimately into Georges River, which would then be exposed to recreational users of the water body.</p>
Nearest Surface Water Feature	Maxwell's creek within the riparian zone adjacent east of the site.

Figure 2-1 Geological Setting (DPIRD, 2025)

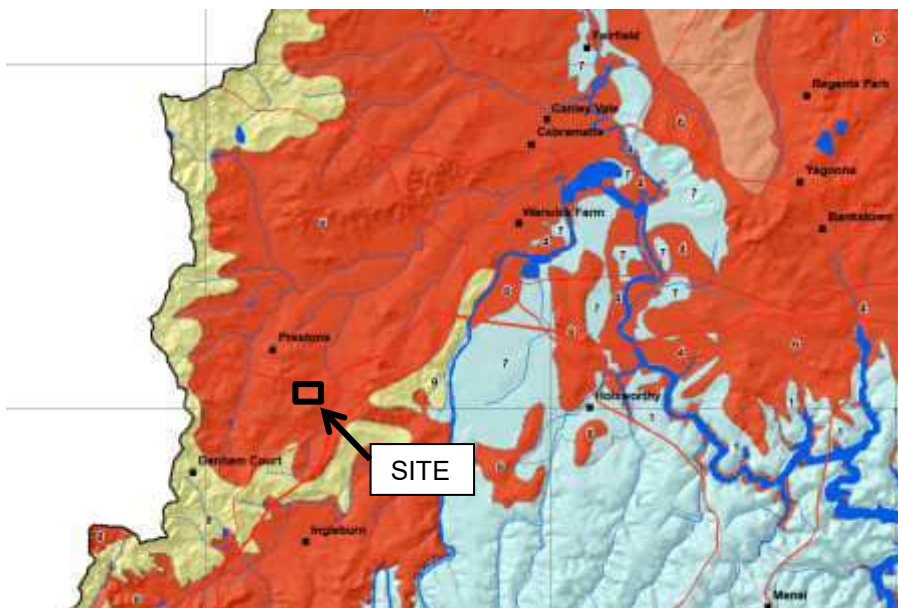


2.3 Salinity Potential

The DECCW (2011) *Hydrogeological landscapes for the Sydney Metropolitan Catchment Authority (Western Study Area)* depicts the distribution and severity of dryland salinity in the corresponding area, based on related biophysical factors. According to this map, the site is within an area of very high salinity potential, as shown in **Figure 2-2** (below) and **Figure A3**.

The site lies within the Upper South Creek Hydrogeological Landscape, which is more likely to accumulate salt as a result of low undulating hills causing water to move slower through the landscape.

Figure 2-2 Overall Salinity Hazard (DECCW, 2011)



Legend:

Very High Salinity Potential		Areas where there is a known occurrence of saline soil, or where air photo interpretation and field observations have confirmed saline soil characteristics.
Moderate Salinity Potential		Areas on Wianamatta Group Shales and Tertiary Alluvial Terraces. Scattered areas of scalding and indicator vegetation have been noted but no concentrations have been mapped. Saline areas may occur in this zone.
Low Salinity Potential		Areas where salinity processes do not operate or are of minor significance. No salinity has been observed in these areas and is not expected to occur.

2.4 Salinity Indicators

Salinity is either a naturally occurring process or a result of human changes to ecosystems, resulting in increased salt content. An excess amount of salt and water can damage ecosystems (particularly flora) and urban infrastructure. Typical indicators of dryland salinity are presented in **Table 2-3** below.

Table 2-3 Salinity Indicators

Building Indicators (DIPNR, 2003)	Ecological Indicators (DIPNR, 2005)
Crumbling of bricks and mortar (brick fretting)	Accumulation of water in an area (waterlogging)
An accumulation of white salt crystals	High soil erosion and increased runoff
Damp walls (rising or falling; tide marks)	“Puffiness” of dry soils
Bleaching of sandstone	Black iron staining
Breakdown of render or cement/concrete	Bare soil patches (with or without salt crystals)
	Efflorescence (of soil or building materials)
	Excessively clear water
	Plants (include spiny rush and sea barley grass)
	Yellow, stunted, wilting or dead vegetation
	Distinct changes in vegetation

2.5 Site Walkover Inspection

Observations were recorded during a site walkover on the 6 November 2025. These observations are summarised below:

Site 3 – Lot 4-5 in DP 1275478

- The site was observed to slope to the east.
- The site was in use as a construction site office and equipment storage area for the adjacent construction site to the north at Lots 1-2 in DP 1275478. The sites immediately to the north were undergoing redevelopment into a multi-storey residential building and a cut-and-fill operation was occurring.
- Grass and exposed soils (comprised of silty sand with shale fragments) covered the ground surfaces across the majority of the site. Some imported fill comprising concrete, aggregate and road base material was observed throughout the site.
- Grass and vegetation surfaces showed signs of deterioration (e.g. yellow/grey colour, wilting). Soil patches were observed throughout the site. These are potential indicators of saline environments.

Site 4 – Lot 6-7 in DP 1275478

- The site was observed to slope to the east.
- Lots 6-7 were vacant land with no structures evident.
- The site was being used by the client to store stockpiles sourced from adjacent sites.

- A large stockpile area (approximately 15m x 15m x 1.5m high) was observed within the central portion of the site. It is understood that this material was imported from the adjacent site to the north-west (Lot 1-2 in DP 1275478). The stockpiles were described as a combination of:
 - Silty sand topsoil, with grass and roots, angular shale gravels, trace timber, tiles and concrete, no odour;
 - Gravelly clay, with shale cobbles and gravels, no odour;
 - Shale gravels, cobbles and boulders.
- A creek was observed within the riparian zone to the east of the site. Water was observed within the creek which was not flowing.
- Drainage lines were observed adjacent to the southern boundary of the site. No water was observed.
- Grass and vegetation surfaces showed signs of deterioration (e.g. yellow/grey colour, wilting). Soil patches were observed throughout the site.
- Minor soil erosion was observed on the south-eastern corner.

Site 5 – Lot 8 in DP 1275478

- The site was observed to have no discernible slope.
- The site was vacant land with no structures evident.
- A sandstone block retaining wall was observed adjacent to the southern and eastern boundaries. The height of the wall ranged between 0.5 and 2.5 m above ground level.
- Grass and exposed soils (comprised of silty sand with shale fragments) covered the ground surfaces across the majority of the site. Some fill comprising gravels was observed throughout the site.
 - Minor anthropogenic material (e.g. plastic, concrete) were observed on the ground surfaces however there were no other visual indicators of contamination.
- Grass and vegetation surfaces showed signs of deterioration (e.g. yellow colour, wilting). Soil patches were observed throughout the site.
- A creek was observed within the riparian zone to the east of the site. Water was not observed.
- Grass and vegetation surfaces showed signs of deterioration (e.g. yellow/grey colour, wilting). Soil patches were observed throughout the site.

2.6 Previous Investigations

A detailed intrusive salinity assessment has not yet been conducted at the site; however the following investigation was conducted by EI which included salinity and aggressivity analysis:

- EI (2026) *Geotechnical Investigation, Lot 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park NSW*, prepared by EI Australia Pty Ltd, Report Ref. E26949.G03_Rev1, dated 13 February 2026.

The EI (2026) investigation included the advancement of a series of soil boreholes and installation of groundwater monitoring wells, distributed in a systematic pattern across accessible parts of the subject site. For salinity and aggressivity assessment purposes, two soil samples from bores BH7M and BH9M located within Site 5 were analysed for relevant analytical parameters by the contracted analytical laboratory. A summary of the results is presented in **Table 2-4** and sampling locations are presented in **Figure A2**. Based on the available soil data:

- Moderately saline (clay) soils were present;
- The residual soils were either acidic (pH: 5.1) or alkaline (pH: 7.4);
- Residual soils were 'non-aggressive' to 'mild' for buried concrete structural elements; and
- 'Mild' for buried steel structural elements.

2.7 Likelihood of Saline Soil Occurrence

In summary, the desktop review revealed the following:

- The site was situated within a slightly sloping (south-east), elevated (60 to 54 mAHD), residual soil and shale environment.
- The site is located within the Upper South Creek Hydrogeological Landscape; which typically has higher soil and groundwater salinity as a result of slow moving water flowing through the low gradient landscape causing the accumulation of salt out of soils and bedrock.
- The DECCW (2011) *Likelihood of Salinity Occurrence Map in Sydney Metropolitan Western Study Area* indicated that the site was in an area of high likelihood for saline soils.
- Salinity indicators of vegetation or soils were identified, including:
 - › Bare soil patches across the majority of the site;
 - › Vegetation showing signs of deterioration; and
 - › Minor erosion on the south-eastern side of Site 4.
- Salinity indicators of vegetation or soils were identified, including:
- Soil analytical data for two samples collected from residual soils within Site 5 from a geotechnical investigation (EI, 2026) revealed:
 - › Moderately saline soils were present;
 - › Residual soils were 'non-aggressive' to 'mild' for buried concrete structural elements; and
 - › 'Mild' for buried steel structural elements.

Considering the large scale of the development, the desktop salinity review, as well as the limited EI (2026) data, site soils pose a moderate risk of salinity. Measures to manage acidic/corrosive salts, dispersion and/or erosion during the proposed bulk (basement) excavations should therefore be implemented according to an appropriate (site-specific) SMP. The SMP is outlined in the following sections.

Note: The limited salinity assessment utilised soil data from Site 5 only. Further investigations may be required and if additional salinity investigations determine the salinity risk to be lower than what has been concluded above, then management requirements outlined in the SMP may not be required.

Table 2-4 Summary of Soil Salinity and Aggressivity Results (EI, 2026)

Sample Depth	Texture	Conversion Factor ³	pH	EC (µS/cm)	EC _e (dS/m)	Salinity Class ¹	Sulfate (mg/kg)	Chloride (mg/kg)	Aggressivity To Concrete ⁴	Aggressivity To Steel ⁵
BH7M_4.5-4.95	Silty clay	8.5	5.1	590	0.59	Moderate	370	590	Mild	Mild
BH9M_3.0-3.45	Silty clay	8.5	7.4	800	0.8	Moderate	170	940	Non-Aggressive	Mild

Note 1 EC = electrical conductivity; EC_e = extract electrical conductivity; Salinity determined by multiplying the corresponding texture conversion factor.

Note 2 Both pH and EC determined on 1:5 soil water extracts.

Note 3 Conversion factors and salinity classification determined with reference to Tables 6.1 and 6.2 of DLWC (2002).

Note 4 Soil aggressivity class for concrete piles based on Table 6.4.2(C) in *AS 2159:2009 Piling – Design and Installation*. Exposure Condition B was assumed.

Note 5 Soil aggressivity class for steel piles based on Table 6.5.2(C) in *AS 2159:2009 Piling – Design and Installation*. Exposure Condition B was assumed.

3. SALINITY AND EROSION MANAGEMENT

The salinity and erosion management procedures described herein are in general accordance with the WSROC (2004) *Western Sydney Salinity Code of Practice*. They have been devised with reference to Landcom (2004) *Managing Urban Stormwater: Soils and Construction* and the requirements in Section 2.3.3 of the *Liverpool Growth Centre Precincts Development Control Plan 2021*.

3.1 Level of Management Response

WSROC (2004) *Western Sydney Salinity Code of Practice* outlines the requirements for a salinity response plan for sites / works occurring within Western Sydney. Three levels of response are identified, corresponding to increasing salinity resistance. The level applicable to a site is dependent on the identified salinity potential, the associated risk posed to receptors, and the type of works proposed. A summary of the defined levels is provided in **Table 3-1**.

Table 3-1 WSROC Salinity Response Levels

Level	Salinity / Development Requirements	Management Response
1	Sites in areas of 'moderate' salinity potential as defined by DIPNR salinity potential mapping. Specific to small scale (single lot) developments involving low risk activities.	Implement 'Level 1 Salinity Management Response Checklist', which focuses on basic building techniques and good house-keeping to manage waterlogging and rising dampness.
2	Sites in areas of 'high' salinity potential as defined by DIPNR salinity potential mapping. Specific to small scale (single lot) developments involving low risk activities.	Implement 'Level 2 Salinity Management Response Checklist' which focuses on basic building techniques and includes suggestions for varying building materials, as well as stringent water (damp) control measures.
3	Intended for large scale, multiple lot developments and/or rezoning in areas with 'moderate' to 'high' salinity potential, or for developments involving high salinity risk activities.	Requires a SMP to be developed. The plan should justify the response level, based on the type / extent of development proposed, and include controls to protect buildings, infrastructure, roads, underground services and the natural water balance. Suggestions for varying building materials, as well as water (damp) control measures, are also applicable.

Note 1 Salinity risk activities include excavation (including quarrying), intensive agriculture, high levels of irrigation, infiltration to soil and/or groundwater from large, artificial water bodies, waste water re-use and/or treatment, as well as landscaping

EI considered a Level 3 Response is applicable for this site, based on:

- The land being within a 'moderate' to 'high' salinity potential area;
- The large-scale of the proposed development (requiring significant excavations); and
- The available assessment data indicating that site soils posed risks in terms of salts (acidic / corrosive) and dispersion (erosion).

3.2 Preliminary Management Considerations

The following site activities may intercept, disturb and expose saline soils, thus creating environmental impacts via leachates:

- Excavations for crane pads, lift overrun pits, building footings and service trenches;
- Piling; and
- Dewatering for localized deeper excavations (foundations, service trenches, etc) construction (if groundwater inflow and/or heavy rains occur).

The extent of any adverse impacts associated with salinity will depend on the following factors:

- Volume of disturbed / exposed soil identified as being saline (or sodic / aggressive);
- Physical characteristics of the soil, such as grain size and clay content;
- Time that the soil is exposed to air; and
- Rate of transport of the saline products.

In order to minimise environmental impacts associated with saline, sodic and/or aggressive soils, the management options commonly adopted are:

- Avoidance, or minimisation of soil disturbance;
- Soil amelioration (typically with gypsum, lime or organic matter);
- Strategic reburial;
- Off-site disposal; and/or
- Use of salt resistant building materials (bricks and concrete).

Effective identification and monitoring, combined with a planned treatment program that includes appropriate contingencies, will ensure there is no incremental contribution of saline leachates during localized deeper excavations (foundations, service trenches, etc) and building construction.

It is understood that all excavated materials will be disposed off-site to landfill. It is recommended that all saline soils be assessed on-site immediately upon disturbance. No such soil should be used for structural or general filling above the groundwater table.

Note: Waste classification of soils and bedrock designated for off-site disposal must be conducted in accordance with the EPA (2014) Waste Classification Guidelines.

3.3 Management During Excavation and Building Construction

Bulk excavation and building construction should be undertaken in accordance with the *Edmondson Park South Development Control Plan 2012*, the *Liverpool Growth Centre Precincts Development Control Plan 2021* and the *Liverpool Local Environmental Plan 2008*. For specific requirements regarding building in saline environments, provisions described in The Building Code of Australia and relevant Australian Standards (AS) should be referred to.

For this site, the management requirements should include, though not necessarily be limited to, the measures detailed below.

3.3.1 Earthworks

The management procedures for excavated and piled saline soils are:

- 1) Prior to work commencement, the proposed excavation area will be isolated and appropriate bunding put in place.
- 2) When clearance is granted for soil disposal, the material shall be excavated to the required depth, with direct loading onto waiting trucks.
- 3) If immediate disposal is not possible, saline soil will be stockpiled on-site, with temporary bunding placed around each mound. Alternatively, it can be deposited into a skip bin.

- 4) Saline soils are to be disposed at a licenced landfill facility in accordance with the EPA (2014) *Waste Classification Guidelines*.

It is recommended that stockpile(s) containing saline soils be formed on an area where no development works are proposed. The designated area may be subject to change, depending on (modified) plans of the proposed development and access needs. If disposal cannot be performed immediately, plastic sheeting shall be placed over the stockpile.

Additional Considerations

- Areas of cut and fill should be restricted to the building envelope.
- Appropriate measures are required to control stormwater and sediment resulting from road works or utility/service installation.
- Moisture content of fill should not be increased with saline water without field or laboratory trials.
- Waterlogging through poor drainage should be avoided or rectified, with consideration to shrink / swell hazards.
- Land erosion is to be minimised, by way of good excavation practices and appropriate containment controls (Landcom, 2004). Deep (>1m) walls are to be shored. Stockpiles are to be bunded and a silt fence is to surround the disturbed area.
- Implementation of mitigation measures to address potential soil dispersal during excavation and construction (e.g. mixing of soils with gypsum; control of surface runoff).
- If extended periods of rain are forecast, bare ground should be either:
 - Covered with stable fill such as rippled sandstone; or
 - Stabilised with lime proportioned to 3% by weight.

Note: In the interests of project efficiency, approval with the designated landfill facility should be sought prior to works commencement. The designated landfill facility must be licensed for the certified waste category. Documentation (tipping docket) must be collated, accounting for each truck load of soil disposed off-site.

3.3.2 Concrete and Brick Works

- Exposure class masonry units and upgraded mortar classification should be utilised below the damp proof course.
- Consideration should be made to the use of salt resistant bricks and construction materials throughout the construction as a preventative measure for infrastructure degradation.
- Susceptible construction material, such as porous brickwork or lower quality materials should be avoided.
- Manufacturer's recommendations regarding the suitability for use in saline environments for all bricks and concrete blocks should be followed.
- Class N20 or N32 concrete or Type SR cement with water / cement ratio of 0.5 must be used, with reference to CCAA (2018) *Guide for Residential Slabs and Footings in Saline Environments*.
- Proper compaction of the concrete must be achieved.
- Proper curing procedures and duration (minimum seven days) are to be followed.
- Ensure materials including sand and aggregate are suitable for site conditions.
- Concrete cover over steel reinforcement of minimum 50mm.
- Turbulence of any water flowing over a concrete structure should be minimised.

- For on-ground slab construction, a sand seating layer of minimum 50mm thickness must be provided, in accordance with Clause 3.3.3.2 of the *Building Code of Australia*.
- Appropriate sub-soil drainage must be installed for slabs, footings, retaining walls and driveways.

3.3.3 Damp Proof Course

A damp proof course (DPC) should be installed during the initial construction of infrastructure and maintained throughout the development, including the landscaping phase. More specifically:

- A DPC should be installed beneath slabs and extend to the outside face of the external edge beam up the finished ground level, in accordance with Clause 3.2.2.6 of the *Building Code of Australia*.
- Minimum overlapping of 200mm at joints with appropriate sealing. Joint seals should be validated (i.e. via air lancing) to ensure satisfactory installation.
- Service penetrations shall be sealed with a close fitting sleeve (i.e. top hat with jubilee clip).
- The DPC material should be in accordance with AS/NZS 2904 – *Damp-Proof Courses and Flashings*.
- Once installed, the DPC must not be breached by any later works or additions such as steps, verandas, walls, rendering, bagging, pointing, paving, or landscaping. Protective boards should be utilised where follow-on trades must work in an area where the DPC has been installed. The importance of the integrity of the DPC should be included within site toolbox talks to reduce the risk of damage.

3.4 Management of Stormwater and Drainage

The following measures are to be considered during water collection, containment and disposal:

- Implement measures to avoid the infiltration of stormwater, as detailed by the stormwater management plan(s) developed for the site.
- Any permanent surface water infrastructure such as ponds and dams should be lined and regularly maintained to limit infiltration.
- Subsoil drainage is to be installed along both sides of all roads.
- Underground water carrying pipes and any on-site sewerage systems are to be properly installed and any existing pipes checked for damage or leaks. Rubber sealed pipes should be used to minimise the risk of water leakage.
- Infrastructure such as concrete slabs, foundations, and retaining walls should be designed to allow good drainage and minimise water logging. The design and layout of retaining walls, driveways, and underground services should have minimal cut, minimise impediment of natural groundwater flow, and provide good drainage. Design and construction is to be carried out in accordance with Australian Standards and Building Codes, to ensure current best practices are occurring.
- Drainage pipes are to be properly connected and maintained.

3.5 Management of Vegetation and Landscaping

The following measures are to be considered during the protection and/or development of landscaped areas with vegetation:

- Areas of established vegetation should be maintained (where possible). In areas of deep soil, mulch should be used or salt tolerant plants should be planted to use the groundwater source and reduce infiltration.
- Landscaping plans apply to 'waterwise' gardening principles. However, procedures designed to encourage excessive infiltration through the soil should be avoided. In certain landscaping situations, infiltration measures to be incorporated may include a sub-surface drain and liner when rapid infiltration to groundwater is likely to occur.
- Irrigation systems should be properly installed to avoid leakage and smart sprinkler systems should be considered.
- Watering of open space should be kept to a minimum.
- Over-watering must be avoided.

3.6 Dewatering Considerations

During the EI (2026) investigation, groundwater standing water levels (SWLs) were recorded between 3.45 and 5.94 mBGL. Based on the groundwater elevations, groundwater is expected to be encountered for Site 3 and Site 5 only. If groundwater is encountered or requires dewatering, the removal (pumping) of seepage water from the localized deeper excavations (foundations, service trenches, etc) may be necessary. Any required dewatering must be performed in accordance with council DA consent conditions.

Specific measures that must be implemented are as follows:

- 1) The civil and dewatering works program will be undertaken in a staged manner, to minimise their duration and the magnitude of water volume.
- 2) Active management of civil works and dewatering operations is required to minimise potential impacts on the environment and other groundwater users. The use of shoring to physically confine the cone of depression (in the pit), or temporarily slow down groundwater flow, should be considered. Specifications for shoring are to be determined by the appointed structural engineer.
- 3) Excavation areas will be left open for the shortest possible time.
- 4) Water to be discharged to Council's stormwater system must:
 - Be pumped to an agreed discharge point;
 - Not contain a concentration of suspended sediment exceeding 50 mg/L;
 - Have a pH of between 6-8; and
 - Comply with the ANZG (2018) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (specifically the criteria for the protection of 95% of species in freshwater ecosystems), as well as the criteria included in Landcom (2004) *Managing Urban Stormwater: Soils and Construction*.
- 5) Should acidic water (pH<6) be encountered during the works, it will be treated with lime to display a pH level of 6-8. The treatment system should include a settlement tank of suitable capacity, with dosing pump to neutralise any acidic water, prior to controlled off-site release. A flow meter is to be located on the discharge line, to record volumes of treated effluent.
- 6) Granulated lime should be added to the water by hand and/or excavator bucket, then mixed. Field pH testing on representative samples should be performed to ensure that sufficient neutralisation has occurred, prior to disposal.

- 7) Water testing shall be carried out to ensure groundwater is appropriate for discharge. This testing must be undertaken by a suitably qualified environmental consultant and results provided to Council upon request.
- 8) Results of water testing must be provided in a certification report. Water that does not comply with the above standards must not be discharged off-site. A permit may be required to discharge such water. It is recommended that consultation with Council be undertaken prior to discharge into the stormwater network.
- 9) No water containing any suspended matter or contaminants is to leave the site in a manner which could significantly pollute a receiving waterway. Sediment retention traps will be used to control any runoff water.

4. CONSULTATION AND RECORDS

During the development and any saline soil management, the following authorities may require consultation:

- New South Wales Environment Protection Authority (NSW EPA), concerning pollution incident and response issues, including off-site migration of leachates;
- WaterNSW, for a dewatering permit and associated conditions; and
- Liverpool City Council, regarding development compliance and environmental issues.

The party responsible for the implementation of this SMP should maintain a portfolio documenting all records associated with on-site soil management. Such records will comprise, though not necessarily be limited to:

- Soil investigation results;
- Field records of salinity monitoring, such as daily field screening results on stockpiled materials, excavation surfaces, application of gypsum / lime, groundwater level and pH level monitoring;
- Records of saline soil transportation, including truck registers and waste (tipping) dockets issued by the receiving land fill facility; and
- Environmental incident reports, in cases of non-conformance and subsequent mitigation measures adopted.

All analysis and monitoring information will be stored electronically to permit ease of access and data interpretation.

5. STATEMENT OF LIMITATIONS

This plan has been prepared for the exclusive use of Urban Property Group Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of this plan was limited to that agreed with the client.

No warranties are made as to the information provided in this plan. All recommendations and procedures are of the professional opinions of EI personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to EI personnel and which may impact on those opinions are not the responsibilities of EI.

This plan was prepared for the above named client and no responsibility is accepted for use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

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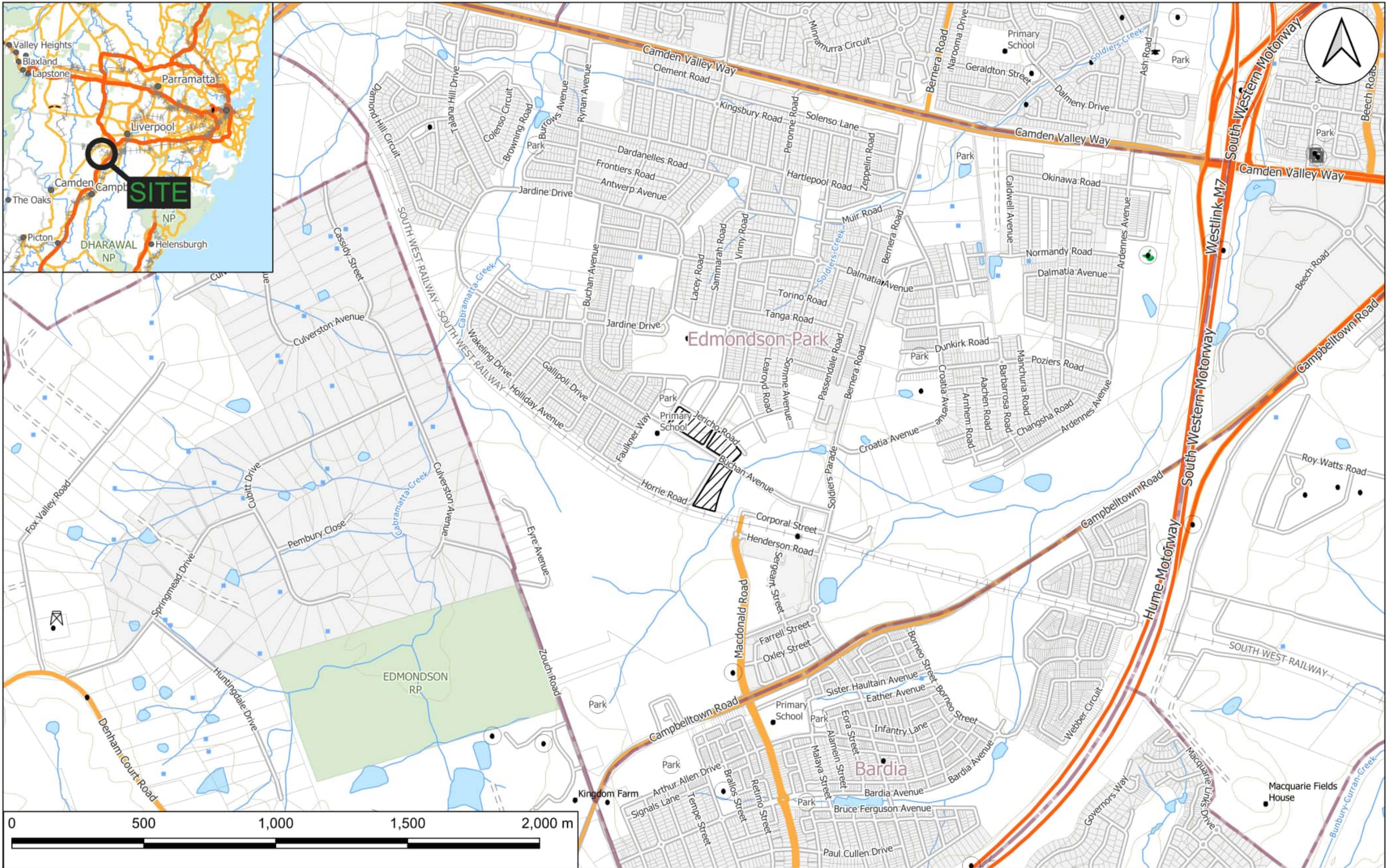
Plus Studio (2026c) *Development Application, Site 04, Edmondson Park NSW 2174*, prepared by Plus Architecture Sydney Pty Ltd, Project No. 20794, Drawing No. DA-S4-0000 to DA-S4-8001, dated 30 January 2026.

Plus Studio (2026d) *Development Application, Site 05, Edmondson Park NSW 2174*, prepared by Plus Architecture Sydney Pty Ltd, Project No. 20794, Drawing No. DA-S5-0000 to DA-S5-8001, dated 30 January 2026.

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Appendix A – Figures



LEGEND Note: All locations are approximate

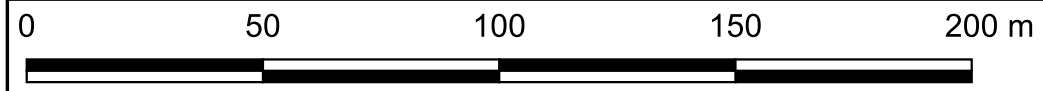
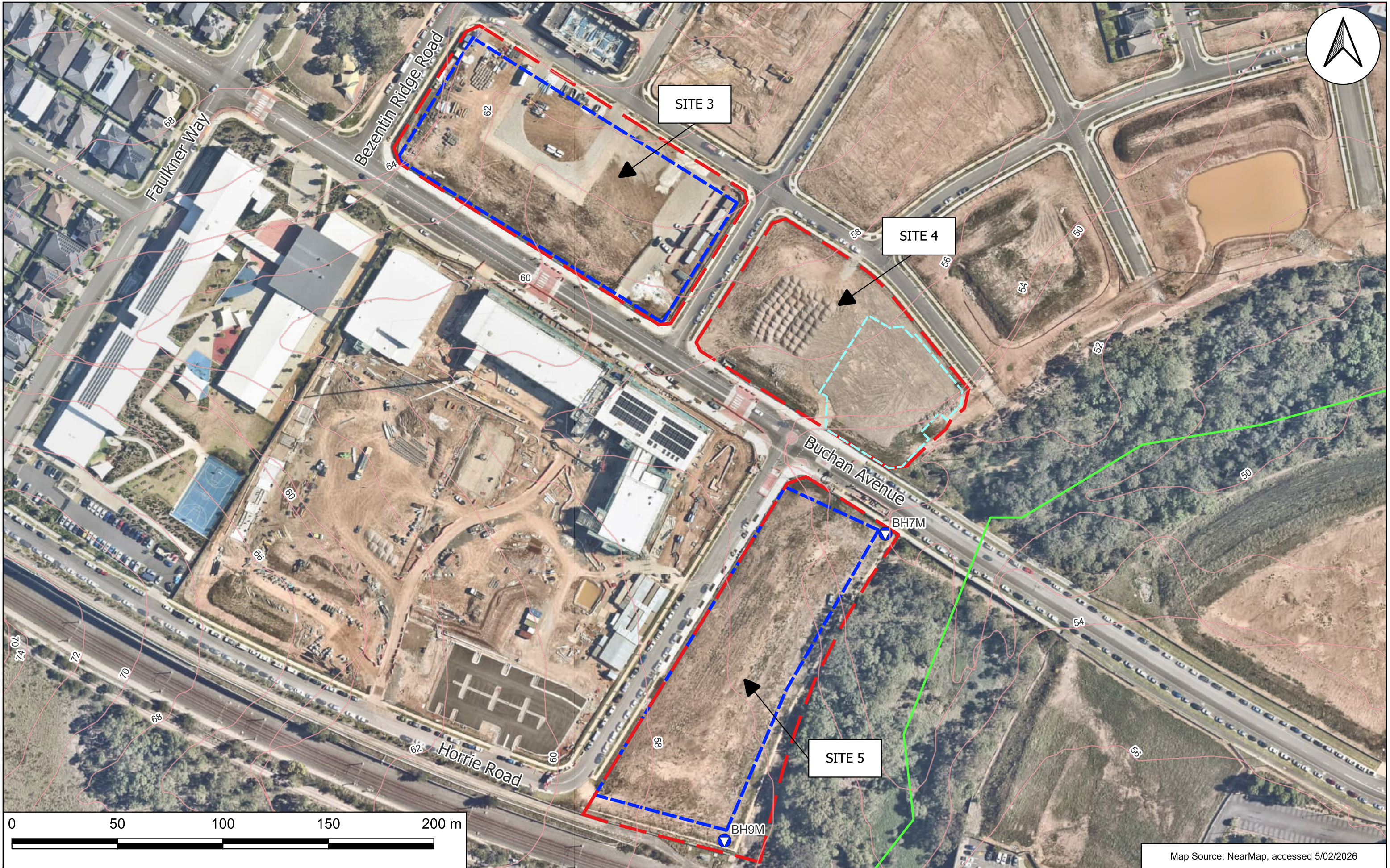
Site Location

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Drawn:	S.N.
Approved:	J.H.
Date:	09/02/2026

Urban Property Group Pty Ltd
 Salinity Management Plan
 4-5, 5-7 and 8 Buchan Avenue, Edmondson Park NSW
 Site Locality Plan

Figure:
A1
 Project: E26949.G17



Map Source: NearMap, accessed 5/02/2026

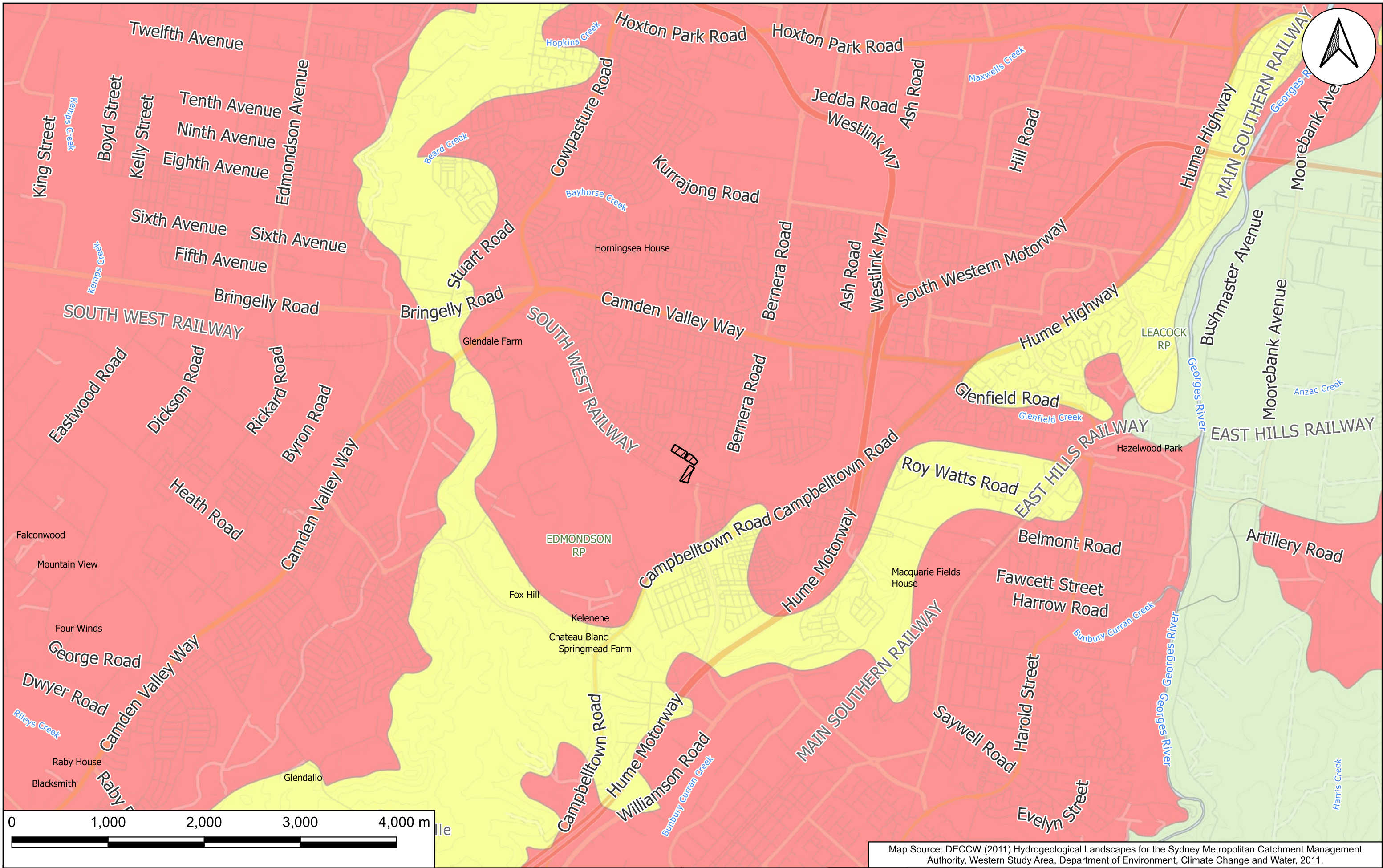
LEGEND Note: Areas are approximate	
Site Boundary	GI borehole / well locations (EI, 2026)
Proposed basement boundary	Ground surface elevation contour (mAHD)
Proposed lower ground floor boundary	Creek

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Urban Property Group Pty Ltd
 Salinity Management Plan
 4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW
 Site Location and Feature Plan

Figure:
A2
 Project: E26949.G17



Map Source: DECCW (2011) Hydrogeological Landscapes for the Sydney Metropolitan Catchment Management Authority, Western Study Area, Department of Environment, Climate Change and Water, 2011.

LEGEND	Note: Areas are approximate
Site Boundary	Salinity Hazard Risk
	Very High
	High
	Moderate
	Low

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Drawn:	S.N.
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Urban Property Group Pty Ltd
Salinity Management Plan
4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW
Overall Salinity Hazard

Figure:
A3
Project: E26949.G17

Appendix B –Proposed Development Plans

DEVELOPMENT APPLICATION

SITE 03 EDMONDSON PARK
EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY
TOTAL SITE AREA: 11,641 sqm
ACHIEVED GFA: 42,928 sqm
NO. OF APARTMENTS: 491
CAR PARKING: 434



LAYOUT NUMBER	DRAWING NAME	REVISION
DA-0000 PRELIMINARIES		
DA-S3-0000	COVER SHEET	B
DA-S3-0001	EXISTING SITE PLAN	B
DA-S3-0002	SITE ANALYSIS	B
DA-S3-0003	PROPOSED SITE PLAN	B
DA-1000 GENERAL FLOOR PLANS		
DA-S3-0098	GENERAL FLOOR PLAN - BASEMENT 01	B
DA-S3-0099	GENERAL FLOOR PLAN - LOWER GROUND	B
DA-S3-1000	GENERAL FLOOR PLAN - UPPER GROUND	B
DA-S3-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S3-1002	GENERAL FLOOR PLAN - LEVEL 02	B
DA-S3-1003	GENERAL FLOOR PLAN - LEVEL 03	B
DA-S3-1004	GENERAL FLOOR PLAN - LEVEL 04-06	B
DA-S3-1007	GENERAL FLOOR PLAN - LEVEL 07	B
DA-S3-1008	GENERAL FLOOR PLAN - LEVEL 08	B
DA-S3-1009	GENERAL FLOOR PLAN - LEVEL 09	B
DA-S3-1010	GENERAL FLOOR PLAN - LEVEL 10	B
DA-S3-1011	GENERAL FLOOR PLAN - LEVEL 11	B
DA-S3-1012	GENERAL FLOOR PLAN - LEVEL 12-13	B
DA-S3-1015	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S3-2000	EAST ELEVATION	B
DA-S3-2001	WEST ELEVATION	B
DA-S3-2002	NORTH ELEVATION	B
DA-S3-2003	SOUTH ELEVATION	B
DA-S3-2004	INTERNAL NORTH ELEVATION	A
DA-S3-2005	INTERNAL SOUTH ELEVATION	A
DA-3000 SECTIONS		
DA-S3-3000	SECTIONS - SHEET 01	B
DA-S3-3001	SECTIONS - SHEET 02	B
DA-4000 SUN EYE VIEWS		
DA-S3-4000	SUN EYE VIEW - SHEET 01	B
DA-S3-4001	SUN EYE VIEW - SHEET 02	B
DA-4100 SHADOW DIAGRAMS		
DA-S3-4100	SHADOW DIAGRAMS - SHEET 01	B
DA-S3-4101	SHADOW DIAGRAMS - SHEET 02	B
DA-4200 SOLAR AMENITY DIAGRAMS		
DA-S3-4200	SOLAR AMENITY DIAGRAMS - SHEET 01	B
DA-S3-4201	SOLAR AMENITY DIAGRAMS - SHEET 02	B
DA-4300 CROSS VENTILATION DIAGRAM		
DA-S3-4300	CROSS VENTILATION DIAGRAM	B
DA-5000 AREA & AMENITIES DIAGRAM		
DA-S3-5000	GFA DIAGRAM - SHEET 01	B
DA-S3-5001	GFA DIAGRAM - SHEET 02	B
DA-S3-5002	OPEN SPACE CALCULATION	B
DA-S3-5003	DEEP SOIL CALCULATION	B
DA-6000 TYPOLOGIES		
DA-S3-6000	TYPLOGIES DIAGRAM - SHEET 01	B
DA-S3-6001	TYPLOGIES DIAGRAM - SHEET 02	B
DA-7000 MATERIAL SCHEDULE		
DA-S3-7000	MATERIAL SCHEDULE - SHEET 01	B
DA-S3-7001	MATERIAL SCHEDULE - SHEET 02	B
DA-8000 PERSPECTIVES		
DA-S3-8000	PERSPECTIVE - SHEET 01	B
DA-S3-8001	PERSPECTIVE - SHEET 02	B

BASIX

TO BE UPDATED

REV	CKD	APP	STATUS	DATE
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B	DC	MB	FORSUBMISSION	30/1/2026



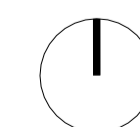
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NORTH POINT
SCALE
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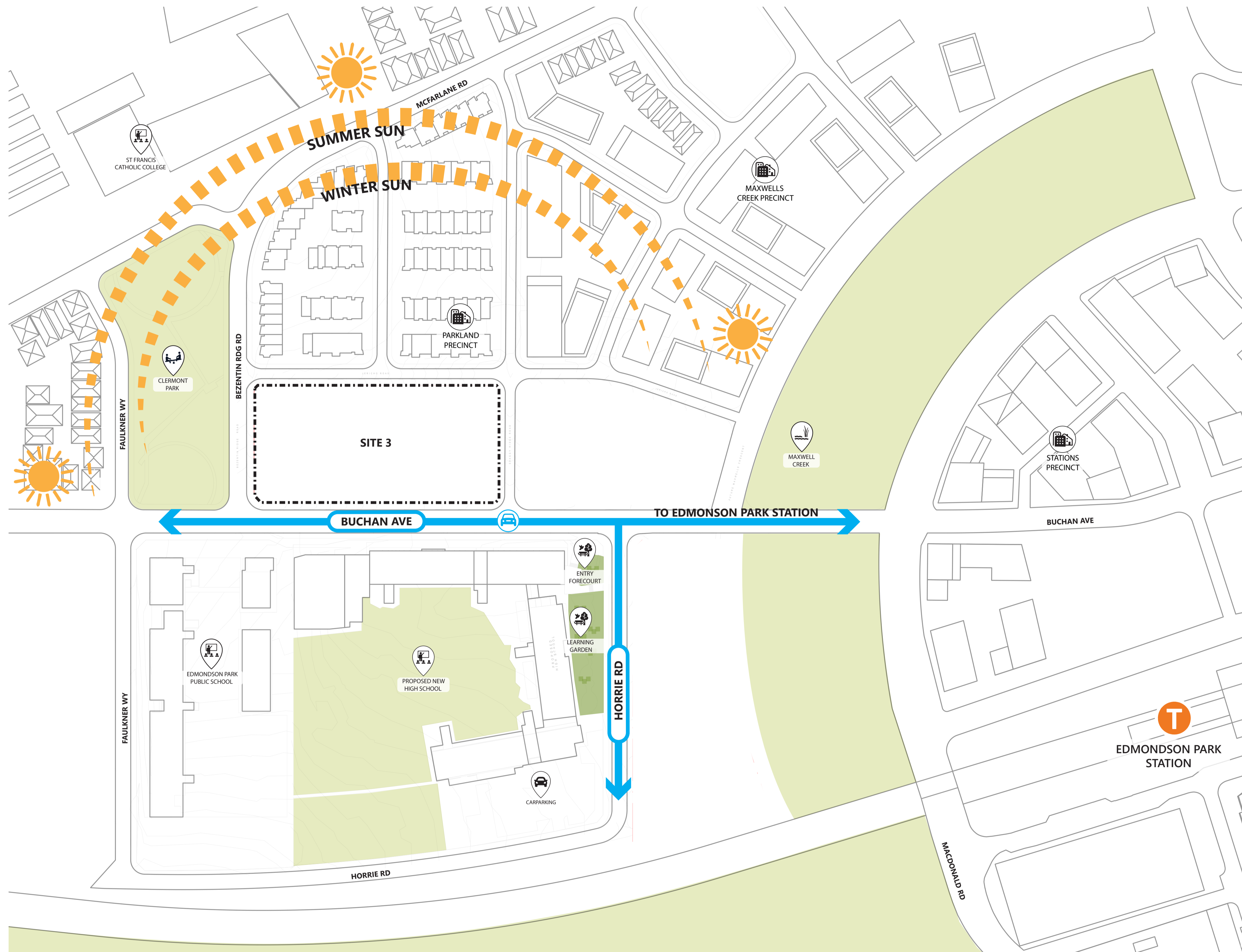
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COVER SHEET

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S3-0000

STAGE
DA

REVISION
B



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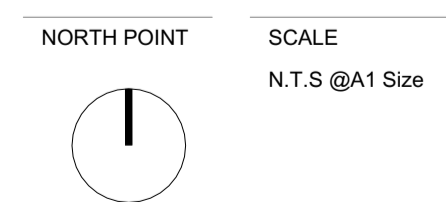
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01 SITE PLAN
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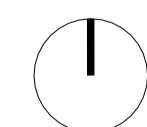
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GENERAL FLOOR PLAN - BASEMENT 01
PROJECT NUMBER
20794
DRAWING NUMBER
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STAGE
DA
REVISION
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01 LOWER GROUND
SCALE: 1:250@A1

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

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www.urbanpropertygroup.com.au

APPROVED MB
CHECKED DC
DRAWN

FOR SUBMISSION

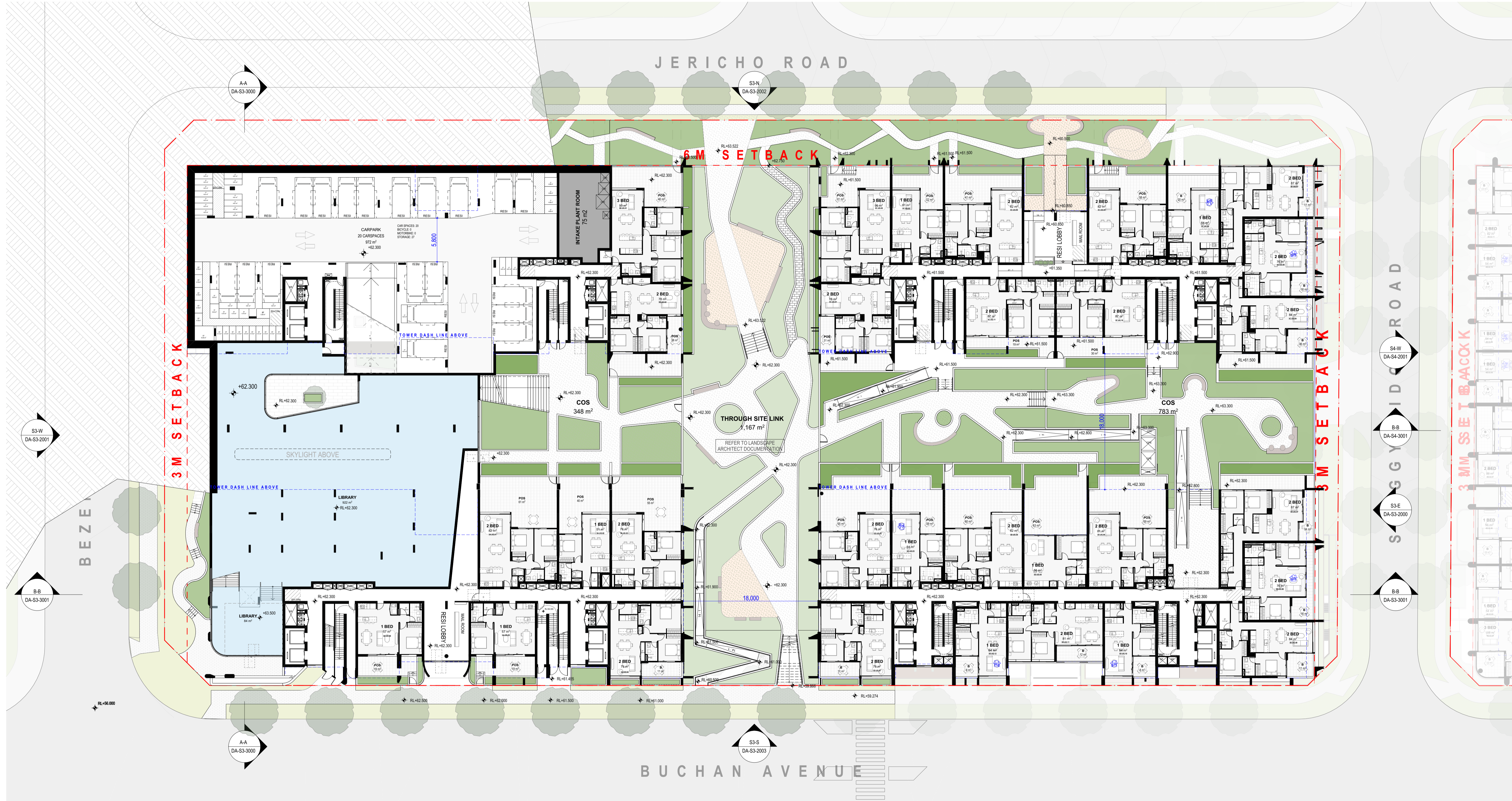
DRAWING TITLE
GENERAL FLOOR PLAN - LOWER GROU

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S3-0099

STAGE
DA

REVISION
B



01 UPPER GROUND
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	30/1/2026



Structural Consultants	Mechanical Consultants	Electrical Consultants	Services Consultants
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Landscape Consultants	Civil Consultants	Traffic Consultants	BCA Consultants
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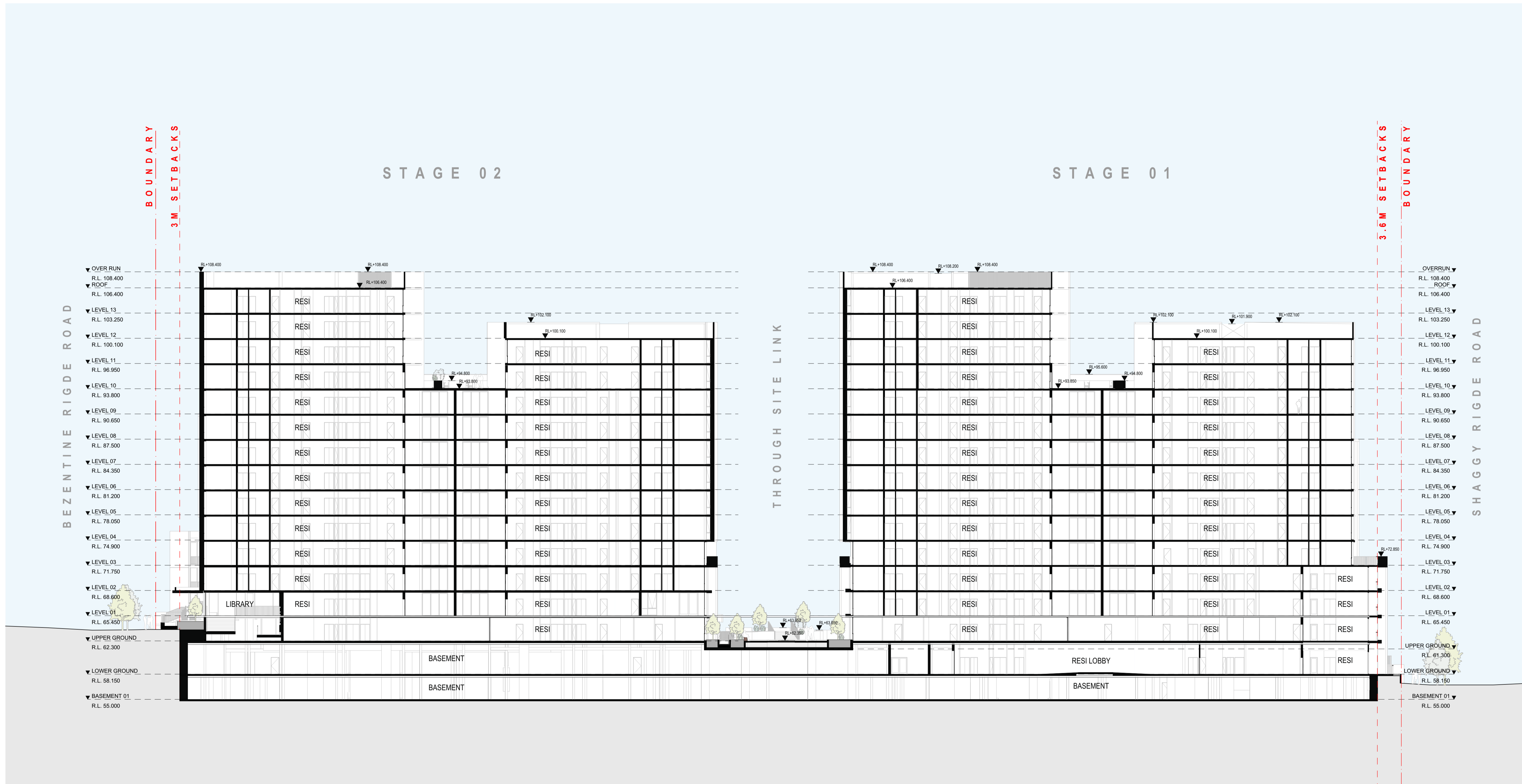
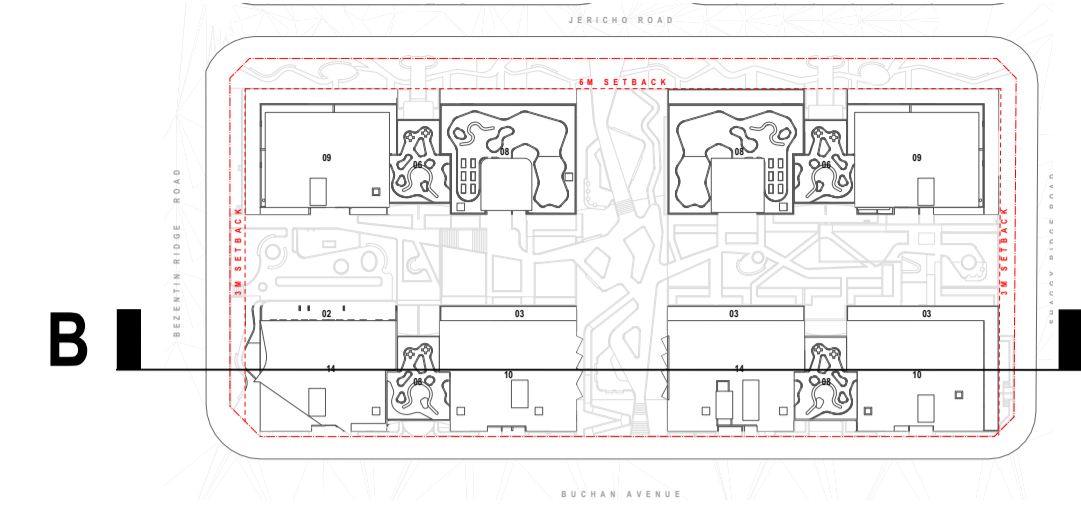
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DRAWING TITLE
GENERAL FLOOR PLAN - UPPER GROUND

PROJECT NUMBER	STAGE
20794	DA
DRAWING NUMBER	REVISION
DA-S3-1000	B



B-B S3-SECTION B
SCALE: 1:250@A1

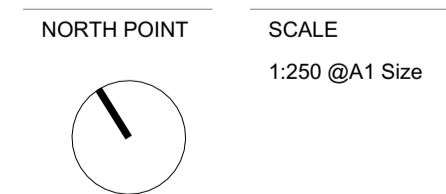
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DRAWING TITLE
SECTIONS - SHEET 02

PROJECT NUMBER	STAGE
20794	DA
DRAWING NUMBER	REVISION
DA-S3-3001	B

DEVELOPMENT APPLICATION

SITE 04 EDMONDSON PARK
EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 8,219 sqm

ACHIEVED GFA: 43,842 sqm

NO. OF APARTMENTS: 447

CAR PARKING: 476



LAYOUT NUMBER	DRAWING NAME	REVISION
DA-0000 PRELIMINARIES		
DA-S4-0000	COVER SHEET	B
DA-S4-0001	SITE SURVEY (EXISTING SITE PLAN)	B
DA-S4-0002	SITE ANALYSIS	B
DA-S4-0003	PROPOSED SITE PLAN	B
DA-1000 GENERAL FLOOR PLANS		
DA-S4-0098	GENERAL FLOOR PLAN - LOWER GROUND	B
DA-S4-0099	GENERAL FLOOR PLAN - UPPER GROUND	B
DA-S4-1000	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S4-1001	GENERAL FLOOR PLAN - LEVEL 02-04	B
DA-S4-1004	GENERAL FLOOR PLAN - LEVEL 05	B
DA-S4-1005	GENERAL FLOOR PLAN - LEVEL 06-14	B
DA-S4-1015	GENERAL FLOOR PLAN - LEVEL 15-25	B
DA-S4-1025	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S4-2000	EAST ELEVATION	B
DA-S4-2001	WEST ELEVATION	B
DA-S4-2002	NORTH ELEVATION	B
DA-S4-2003	SOUTH ELEVATION	B
DA-3000 SECTIONS		
DA-S4-3000	SECTIONS - SHEET 01	B
DA-S4-3001	SECTIONS - SHEET 02	B
DA-4000 SUN EYE VIEWS		
DA-S4-4000	SUN EYE VIEW - SHEET 01	B
DA-S4-4001	SUN EYE VIEW - SHEET 02	B
DA-4100 SHADOW DIAGRAMS		
DA-S4-4100	SHADOW DIAGRAMS - SHEET 01	B
DA-S4-4101	SHADOW DIAGRAMS - SHEET 02	B
DA-4200 SOLAR AMENITY DIAGRAMS		
DA-S4-4200	SOLAR AMENITY DIAGRAMS	B
DA-4300 CROSS VENTILATION DIAGRAM		
DA-S4-4300	CROSS VENTILATION DIAGRAM	B
DA-5000 AREA & AMENITIES DIAGRAM		
DA-S4-5000	GFA DIAGRAM	B
DA-S4-5001	OPEN SPACE CALCULATION	B
DA-S4-5002	DEEP SOIL CALCULATION	B
DA-6000 TYPOLOGIES		
DA-S4-6000	TYPLOGIES DIAGRAM - SHEET 01	B
DA-S4-6001	TYPLOGIES DIAGRAM - SHEET 02	B
DA-7000 MATERIAL SCHEDULE		
DA-S4-7000	MATERIAL SCHEDULE - SHEET 01	B
DA-8000 PERSPECTIVES		
DA-S4-8000	PERSPECTIVE - SHEET 01	B
DA-S4-8001	PERSPECTIVE - SHEET 02	B

BASIX

TO BE UPDATED

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
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NORTH POINT

SCALE
N.T.S @A1 Size

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COVER SHEET

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S4-0000

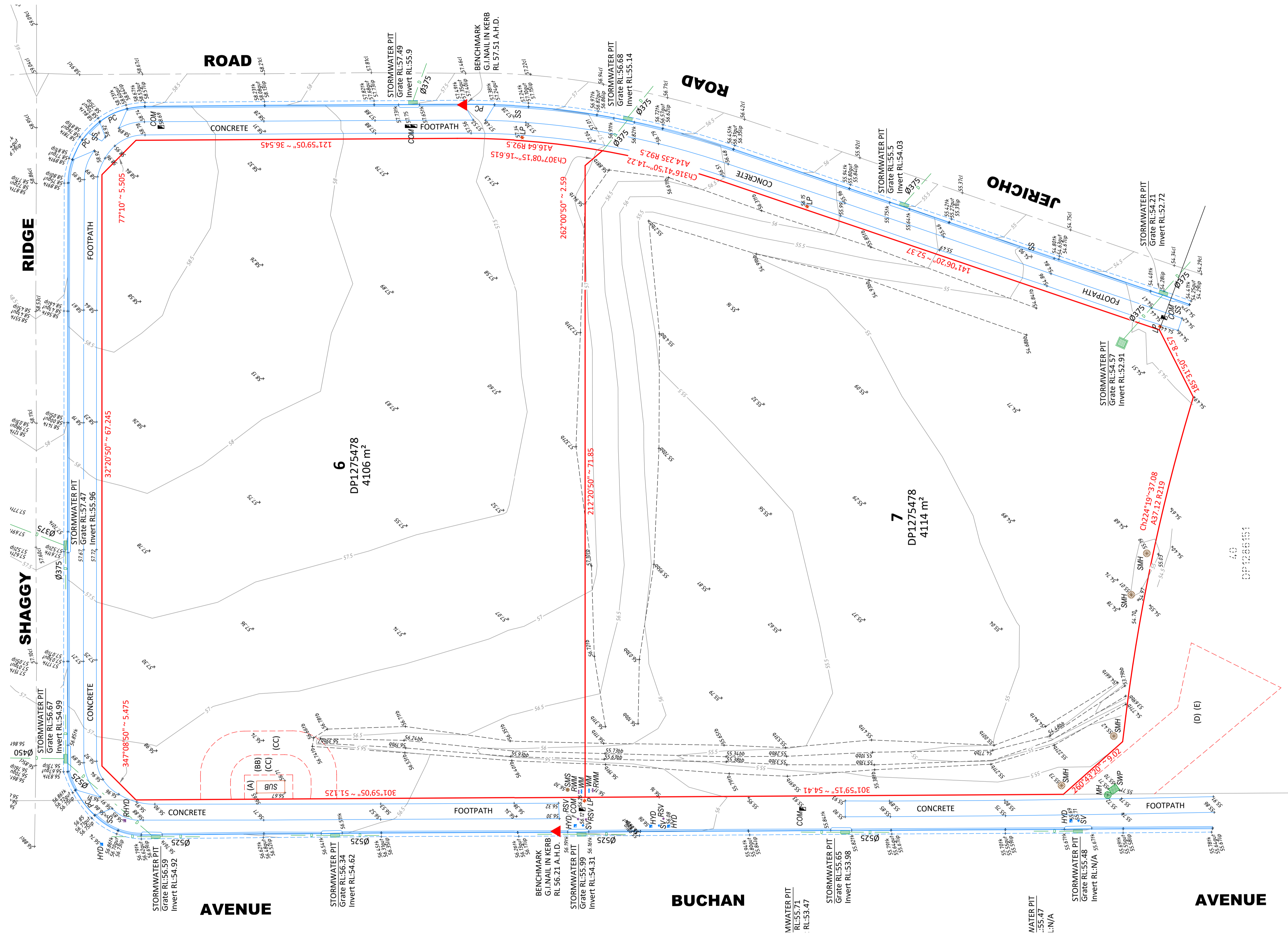
STAGE

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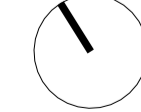
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REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	30/1/2026

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DRAWING TITLE
SITE SURVEY (EXISTING SITE PLAN)

PROJECT NUMBER
20794

STAGE
DA

DRAWING NUMBER
DA-S4-0001

REVISION
B



01 SITE 04 ANALYSIS DIAGRAM
SCALE: N.T.S.

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A	DC	MB	FORSUBMISSION	19/12/2025	
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DRAWING TITLE	PROJECT NUMBER	STAGE
SITE ANALYSIS	20794	DA
DRAWING NUMBER	REVISION	
DA-S4-0002	B	



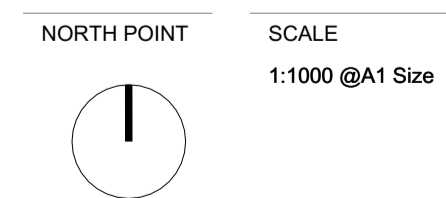
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REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026



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DRAWING TITLE	PROJECT NUMBER	STAGE
PROPOSED SITE PLAN	20794	DA
DRAWING NUMBER	REVISION	
DA-S4-0003	B	



01 LOWER GROUND
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026

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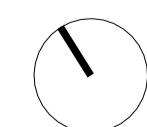
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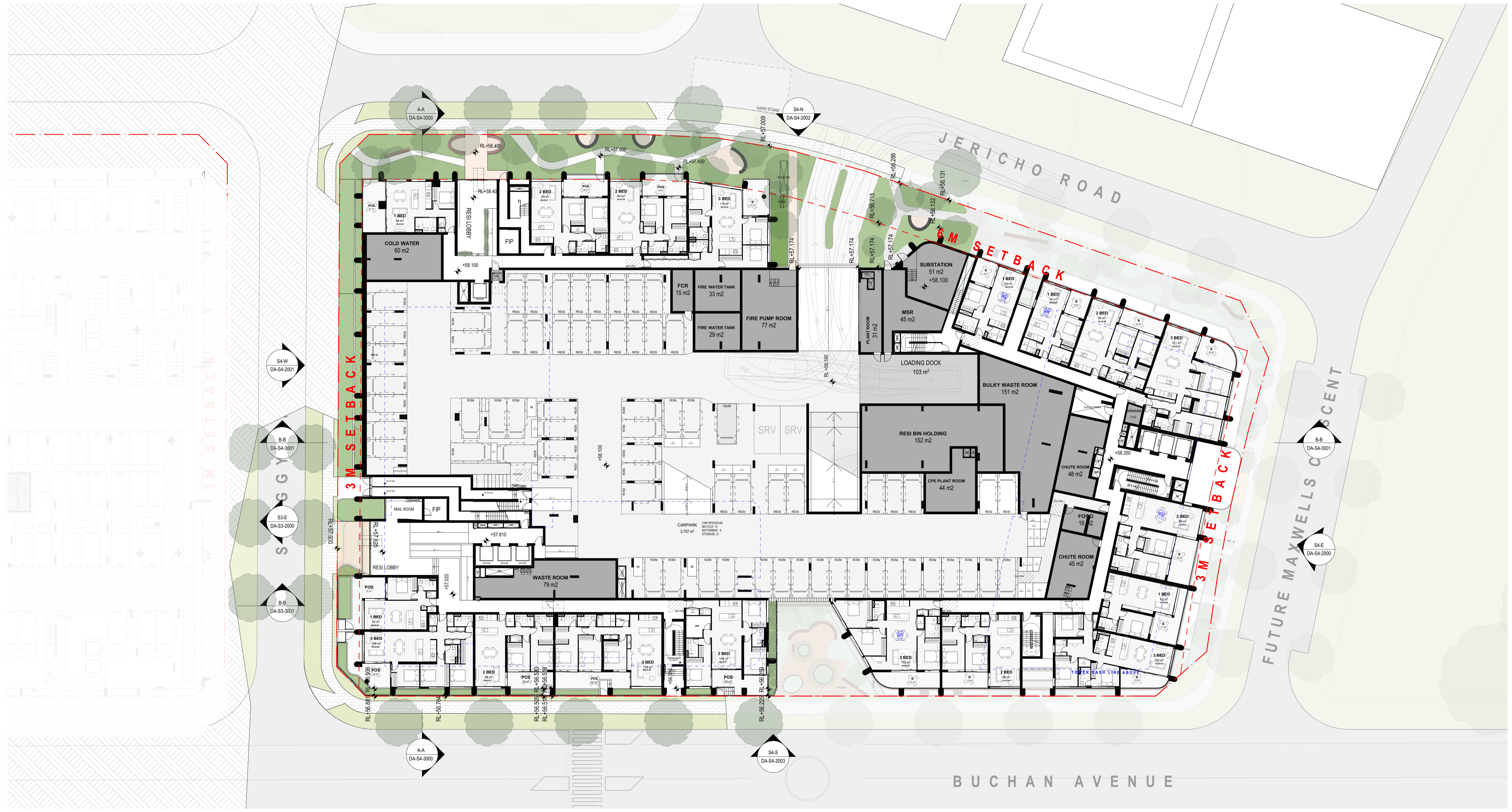
GENERAL FLOOR PLAN - LOWER GROU

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S4-0099

STAGE
DA

REVISION
B



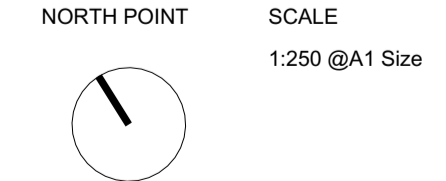
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REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	30/1/2026



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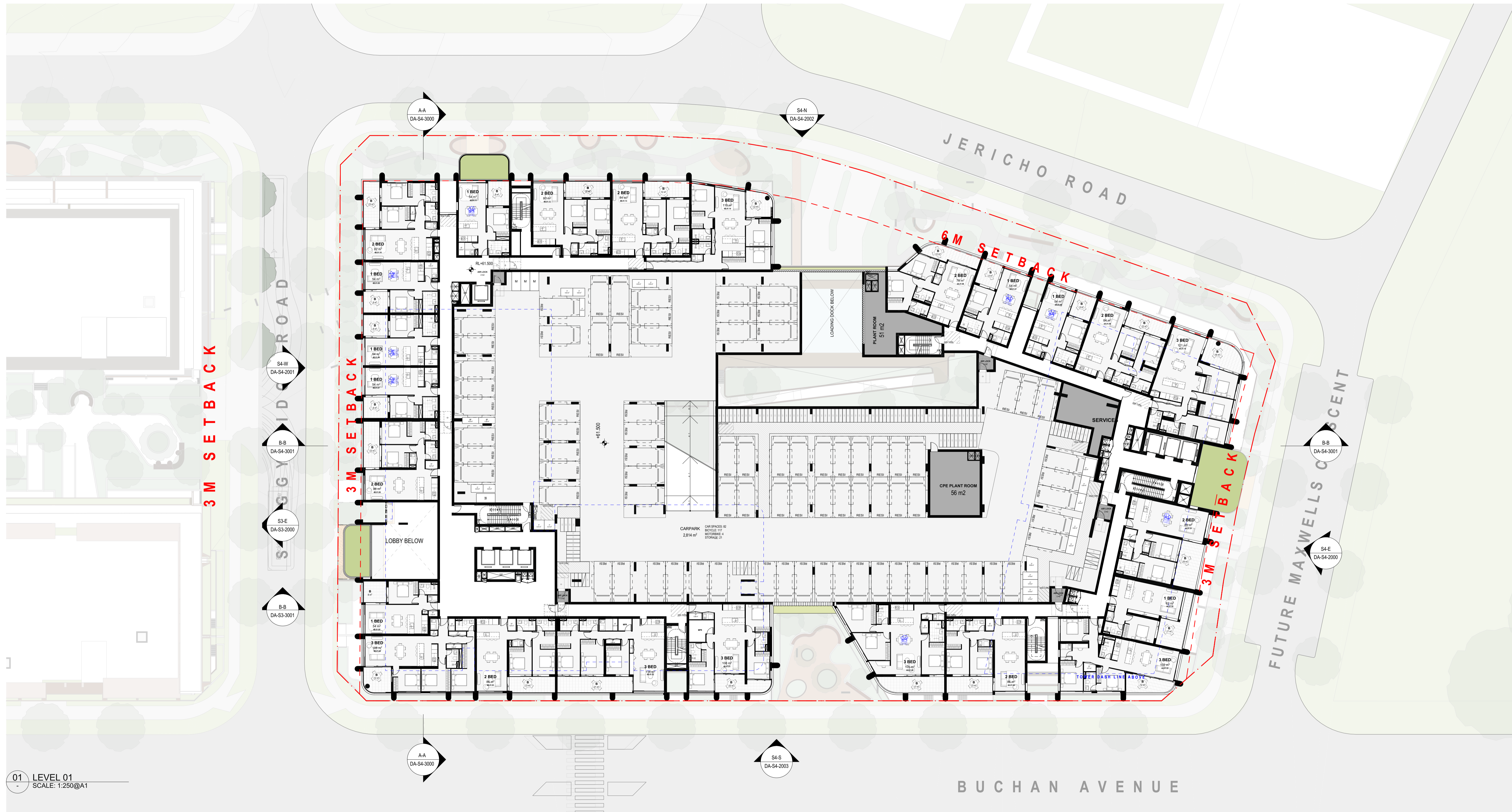
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MB	DC		

DRAWING TITLE		PROJECT NUMBER		STAGE	
GENERAL FLOOR PLAN - UPPER GROUP		20794		DA	
DRAWING NUMBER		PROJECT NUMBER		REVISION	
DA-S4-1000		20794		B	

FOR SUBMISSION



01 LEVEL 01
SCALE: 1:250@A1

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REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
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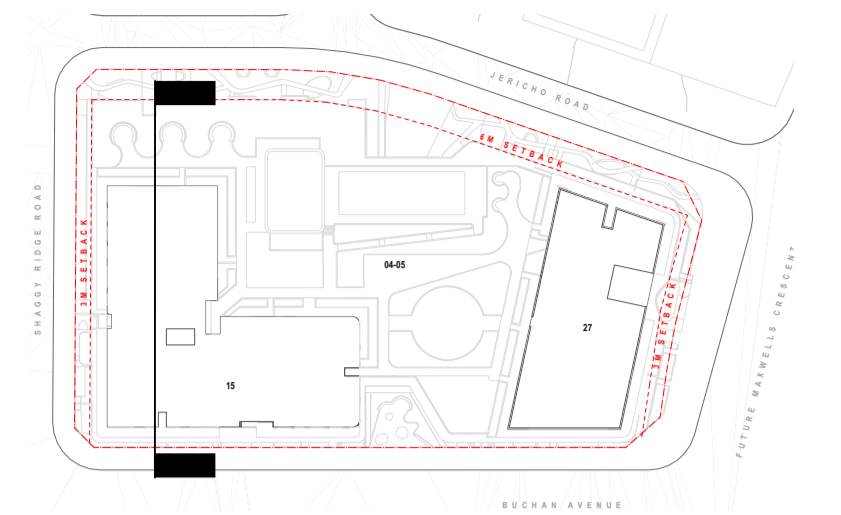
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GENERAL FLOOR PLAN - LEVEL 01

PROJECT NUMBER
20794

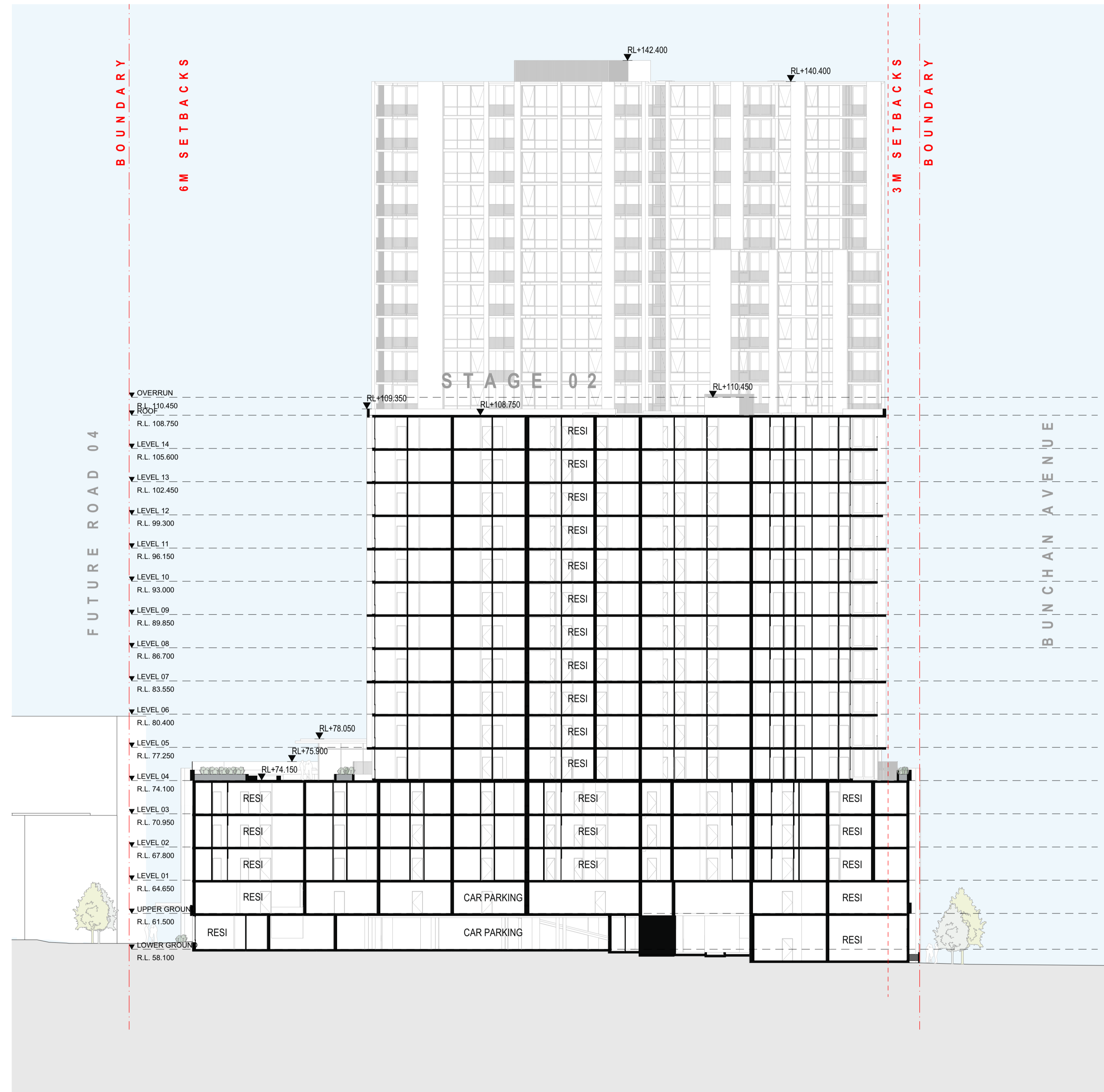
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STAGE
DA

REVISION
B



A



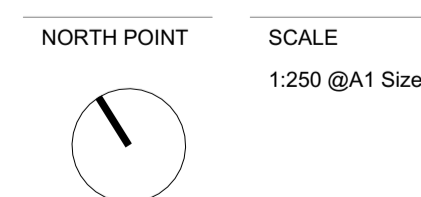
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FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026



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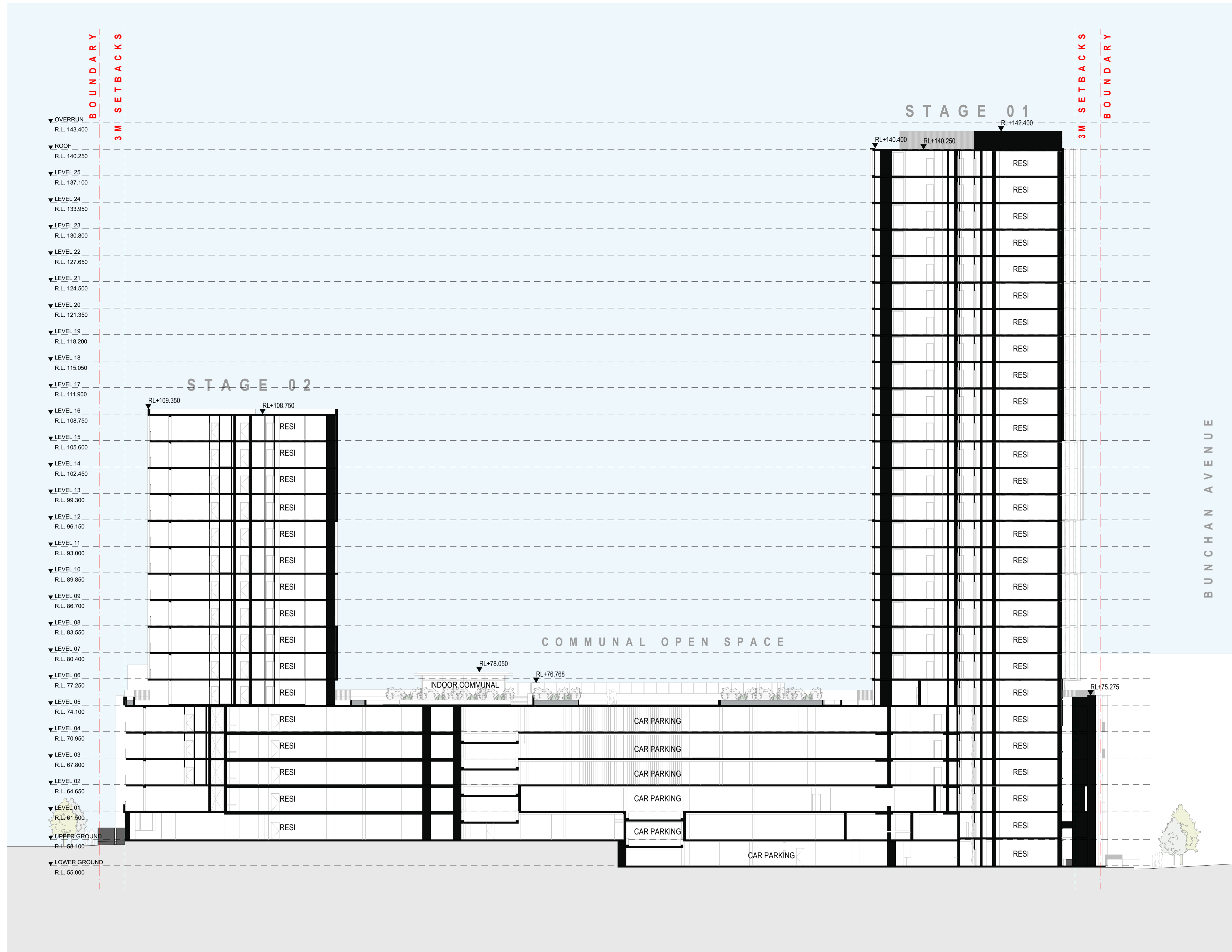
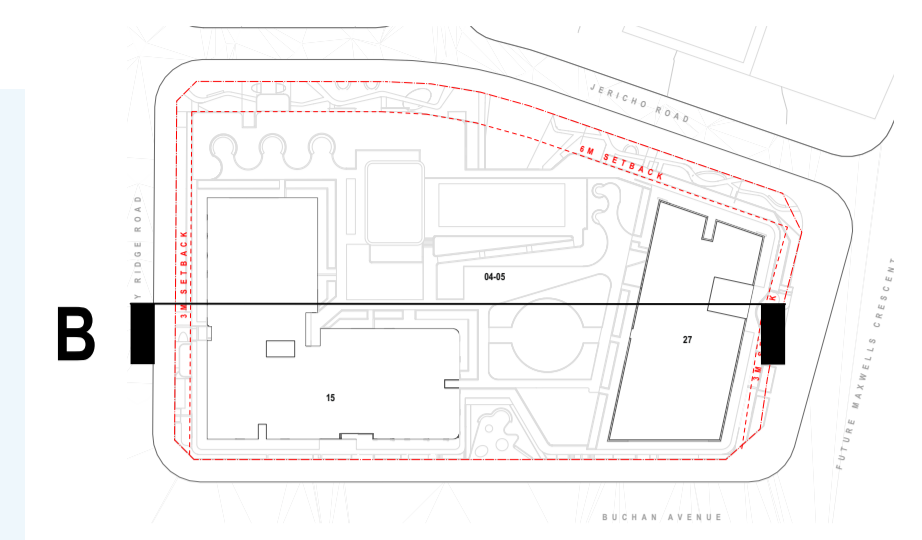
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SITE 03,04&05 BUCHAN AVE, EDMONDSON PARK 2174	URBAN PROPERTY GROUP www.urbanpropertygroup.com.au	MB	DC	

DRAWING TITLE	PROJECT NUMBER	STAGE
SECTIONS - SHEET 01	20794	DA
DRAWING NUMBER	DRAWING NUMBER	REVISION
DA-S4-3000	DA-S4-3000	B



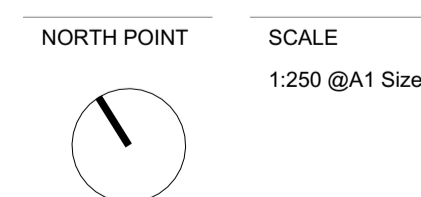
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FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026



Structural Consultants	Mechanical Consultants	Electrical Consultants	Services Consultants
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Landscape Consultants	Civil Consultants	Traffic Consultants	BCA Consultants
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DRAWN

DRAWING TITLE
SECTIONS - SHEET 02

PROJECT NUMBER
20794
DRAWING NUMBER
DA-S4-3001

STAGE
DA
REVISION
B

DEVELOPMENT APPLICATION

SITE 05 EDMONDSON PARK
EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 12,450 sqm

ACHIEVED GFA: 66,316 sqm
NO. OF APARTMENTS: 867
CAR PARKING: 488



LAYOUT NUMBER	DRAWING NAME	REVISION
DA-0000 PRELIMINARIES		
DA-S5-0000	COVER SHEET	B
DA-S5-0001	SITE SURVEY (EXISTING SITE PLAN)	B
DA-S5-0002	SITE ANALYSIS	B
DA-S5-0003	PROPOSED SITE PLAN	B
DA-1000 GENERAL FLOOR PLANS		
DA-S5-0097	GENERAL FLOOR PLAN - BASEMENT 03	B
DA-S5-0098	GENERAL FLOOR PLAN - BASEMENT 02	B
DA-S5-0099	GENERAL FLOOR PLAN - BASEMENT 01	B
DA-S5-1000	GENERAL FLOOR PLAN - GROUND	B
DA-S5-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S5-1002	GENERAL FLOOR PLAN - LEVEL 02	B
DA-S5-1003	GENERAL FLOOR PLAN - LEVEL 03	B
DA-S5-1004	GENERAL FLOOR PLAN - LEVEL 04-08	B
DA-S5-1009	GENERAL FLOOR PLAN - LEVEL 09-11	B
DA-S5-1012	GENERAL FLOOR PLAN - LEVEL 12-19	B
DA-S5-1020	GENERAL FLOOR PLAN - LEVEL 20-25	B
DA-S5-1026	GENERAL FLOOR PLAN - LEVEL 26-39	B
DA-S5-1040	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S5-2000	EAST ELEVATION	B
DA-S5-2001	WEST ELEVATION	B
DA-S5-2002	NORTH ELEVATION	B
DA-S5-2003	SOUTH ELEVATION	B
DA-3000 SECTIONS		
DA-S5-3000	SECTIONS - SHEET 01	B
DA-S5-3001	SECTIONS - SHEET 02	B
DA-4000 SUN EYE VIEWS		
DA-S5-4000	SUN EYE VIEW - SHEET 01	B
DA-S5-4001	SUN EYE VIEW - SHEET 02	B
DA-4100 SHADOW DIAGRAMS		
DA-S5-4100	SHADOW DIAGRAMS - SHEET 01	B
DA-S5-4101	SHADOW DIAGRAMS - SHEET 02	B
DA-4200 SOLAR AMENITY DIAGRAMS		
DA-S5-4200	SOLAR AMENITY DIAGRAMS	B
DA-4300 CROSS VENTILATION DIAGRAM		
DA-S5-4300	CROSS VENTILATION DIAGRAM	B
DA-5000 AREA & AMENITIES DIAGRAM		
DA-S5-5001	GFA DIAGRAM	B
DA-S5-5002	OPEN SPACE CALCULATION	B
DA-S5-5003	DEEP SOIL CALCULATION	B
DA-6000 TYPOLOGIES		
DA-S5-6000	TYPLOGIES DIAGRAM - SHEET 01	B
DA-S5-6001	TYPLOGIES DIAGRAM - SHEET 02	B
DA-S5-6002	ACCESSIBLE TYPOLOGIES	B
DA-7000 MATERIAL SCHEDULE		
DA-S5-7000	MATERIAL SCHEDULE - SHEET 01	B
DA-8000 PERSPECTIVES		
DA-S5-8000	PERSPECTIVE - SHEET 01	B
DA-S5-8001	PERSPECTIVE - SHEET 02	B

BASIX

TO BE UPDATED

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026



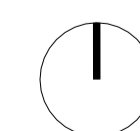
Structural Consultants
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NORTH POINT
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N.T.S @A1 Size



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PROJECT TITLE

SITE 03,04&05
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DRAWING TITLE

COVER SHEET

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S5-0000

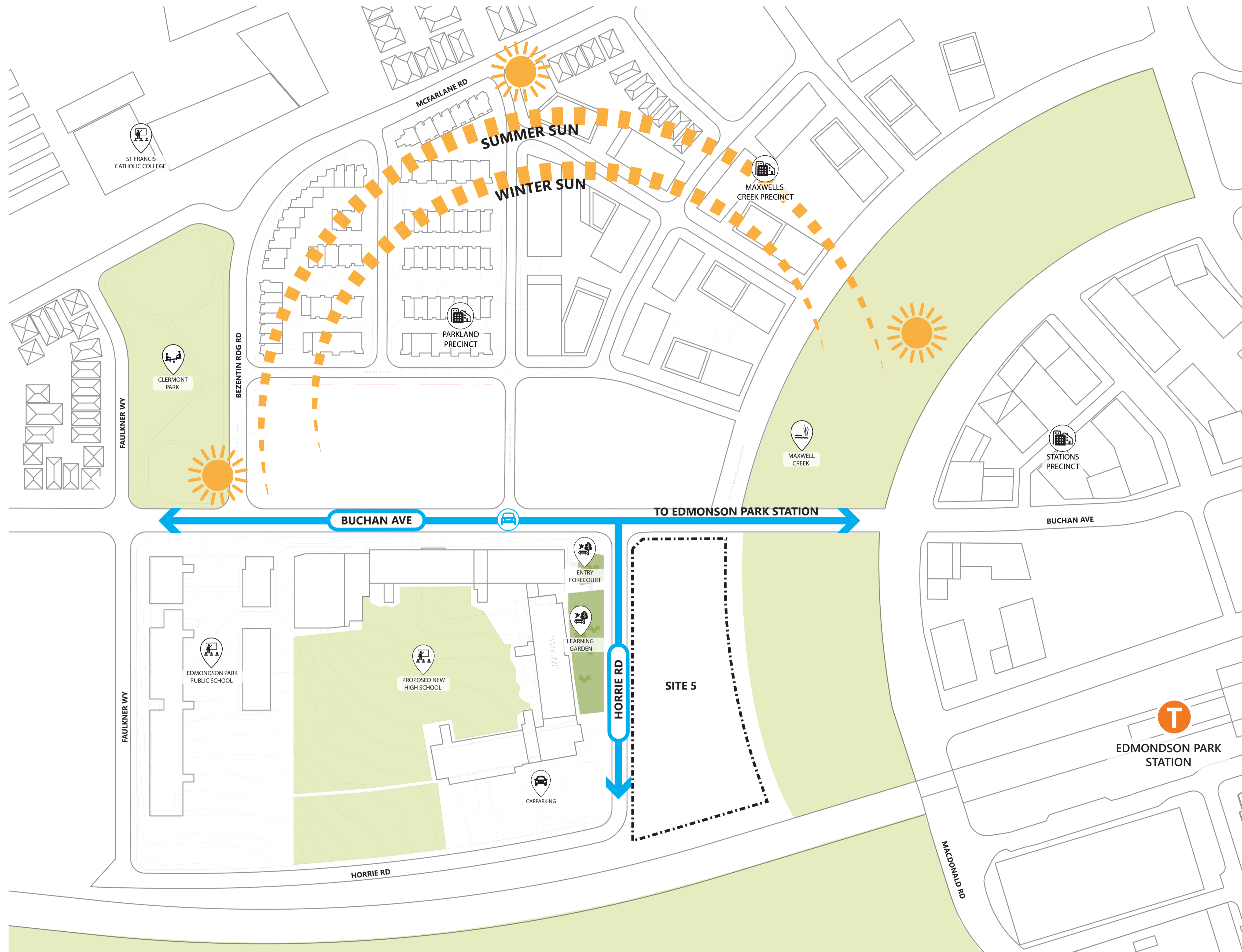
STAGE

DA

REVISION

B

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01 SITE 05 ANALYSIS DIAGRAM
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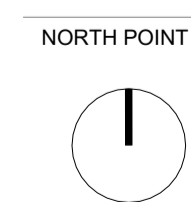
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REV	CKD	APP	STATUS	DATE	PROJECT
A	DC	MB	FORSUBMISSION	19/12/2025	
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DRAWING TITLE
SITE ANALYSIS

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S5-0002

STAGE DA	REVISION B
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01 SITE PLAN
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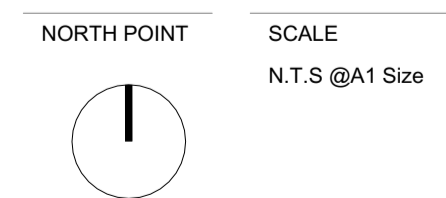
REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
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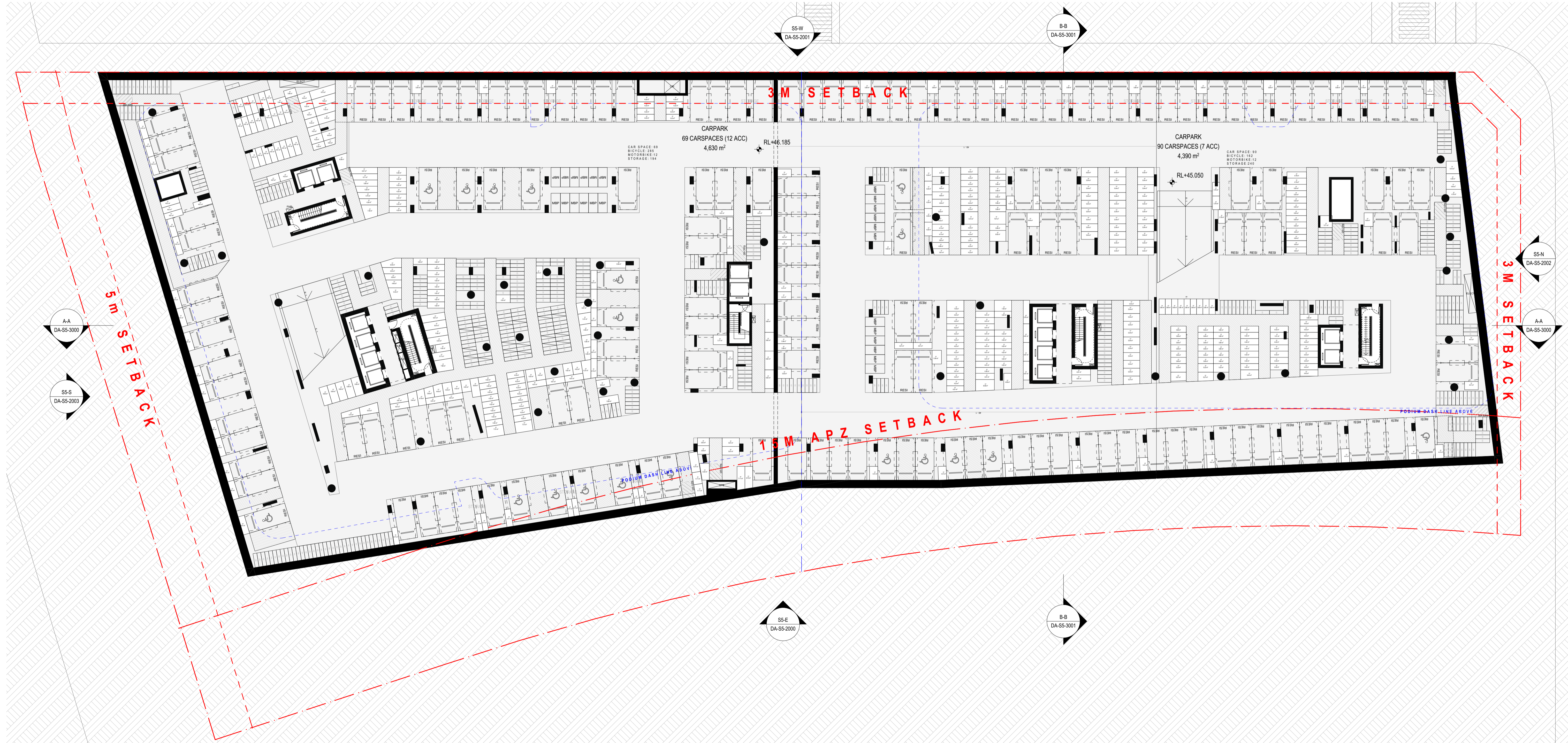
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DRAWING TITLE PROPOSED SITE PLAN	PROJECT NUMBER 20794	STAGE DA
DRAWING NUMBER DA-S5-0003	REVISION B	



01 BASEMENT 03
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
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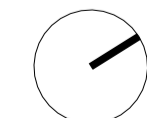
Structural Consultants
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NORTH POINT
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1:250 @A1 Size



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DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 03

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S5-0097

STAGE
DA

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B

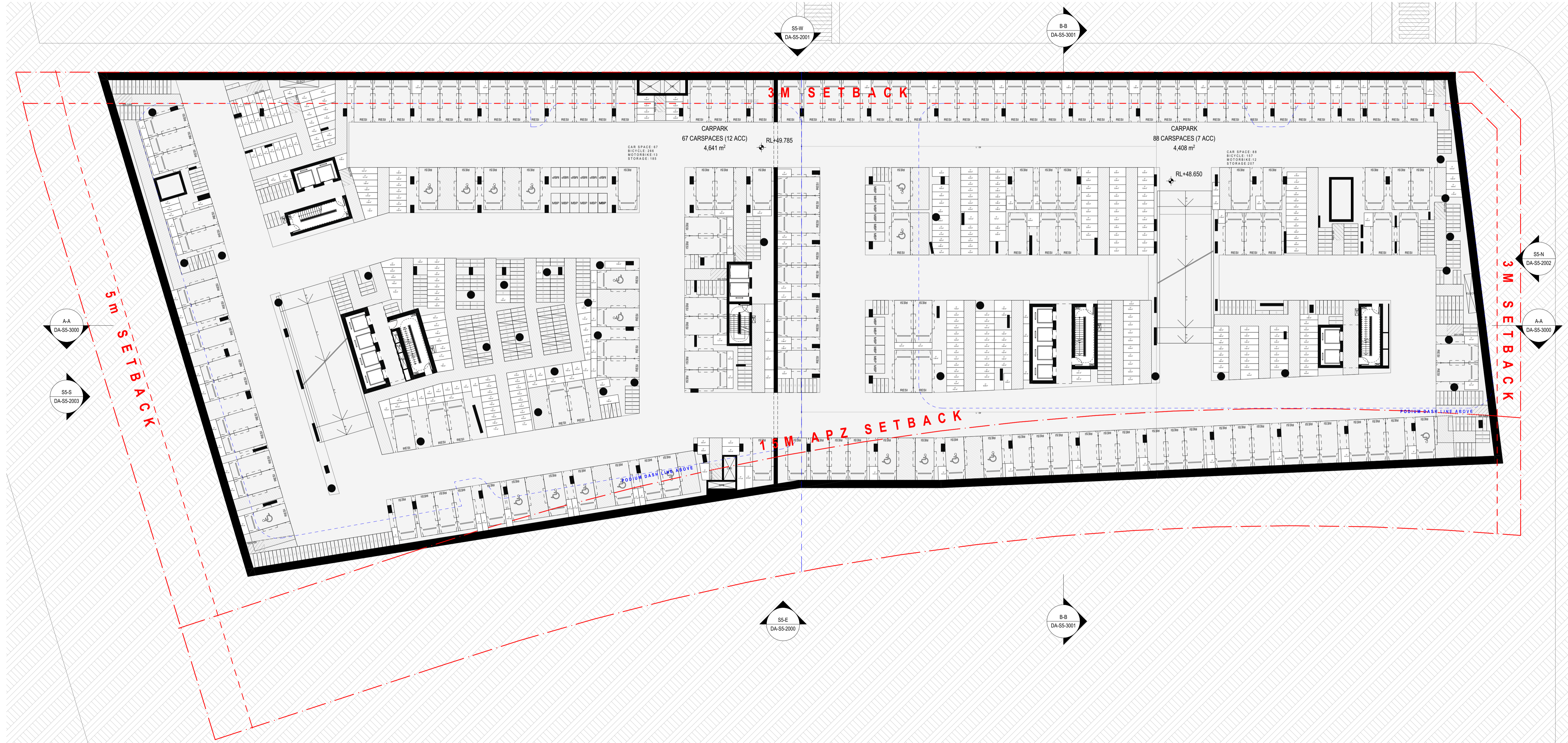
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Traffic Consultants
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01 BASEMENT 02
SCALE: 1:250@A1

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A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026

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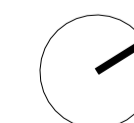
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Electrical Consultants
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NORTH POINT
SCALE
1:250 @A1 Size



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DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 02

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Traffic Consultants
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BCA Consultants
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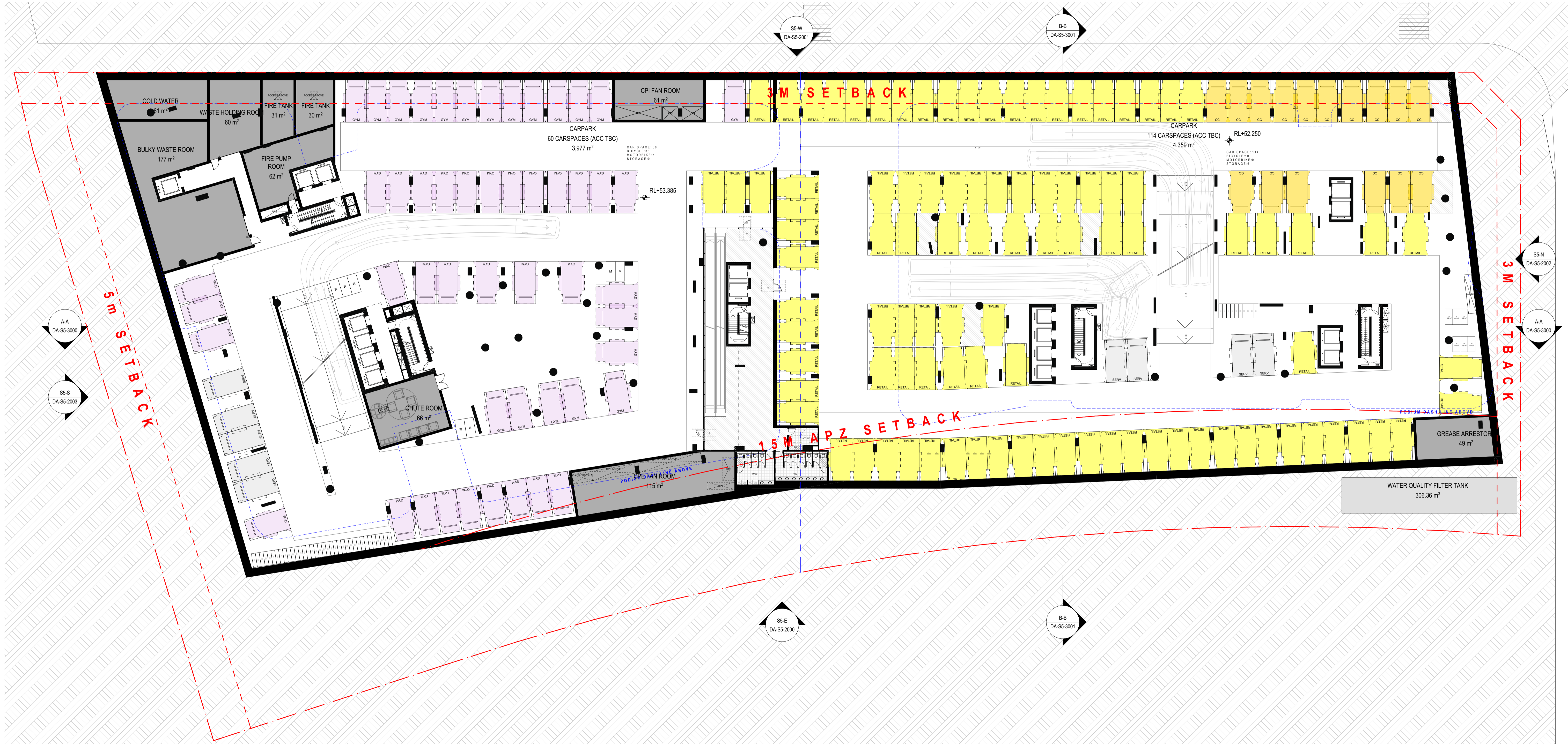
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PROJECT NUMBER	STAGE
20794	DA
DRAWING NUMBER	REVISION
DA-S5-0098	B

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MB	DC	



01 BASEMENT 01
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	30/1/2026



Structural Consultants DIMITRI HADJICHARI 0404 033 317	Mechanical Consultants IGS +61 2 8488 4600	Electrical Consultants IGS +61 2 8488 4600	Services Consultants IGS +61 2 8488 4600
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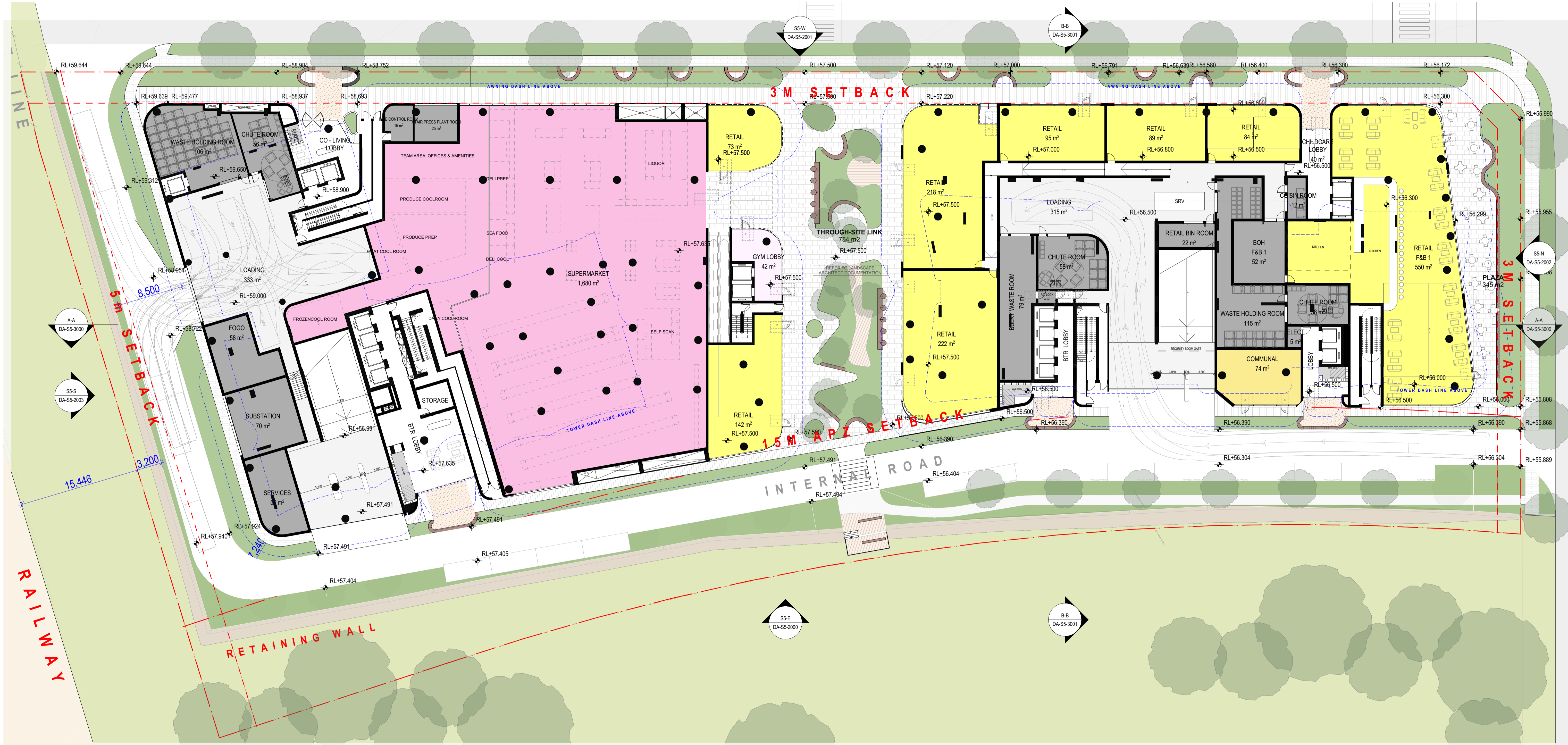
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GENERAL FLOOR PLAN - BASEMENT 01

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S5-0099

STAGE
DA

REVISION
B



01 LOWER GROUND
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE	PROJECT
A	DC	MB	FORSUBMISSION	19/12/2025	URBAN PROPERTY
B	DC	MB	FORSUBMISSION	30/1/2026	



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---	--	--	--

NORTH POINT	SCALE	ARCHITECT
	1:250 @A1 Size	Gadgil Country Level 4, 222 Clarence Street Sydney, NSW 2000 Australia +61 2 8823 7000 sydney@plusstudio.co

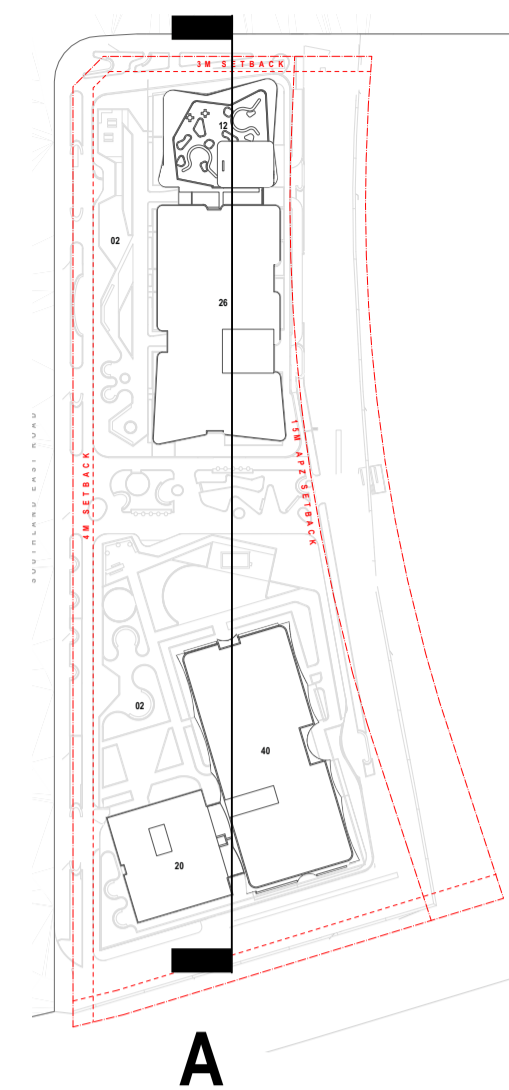
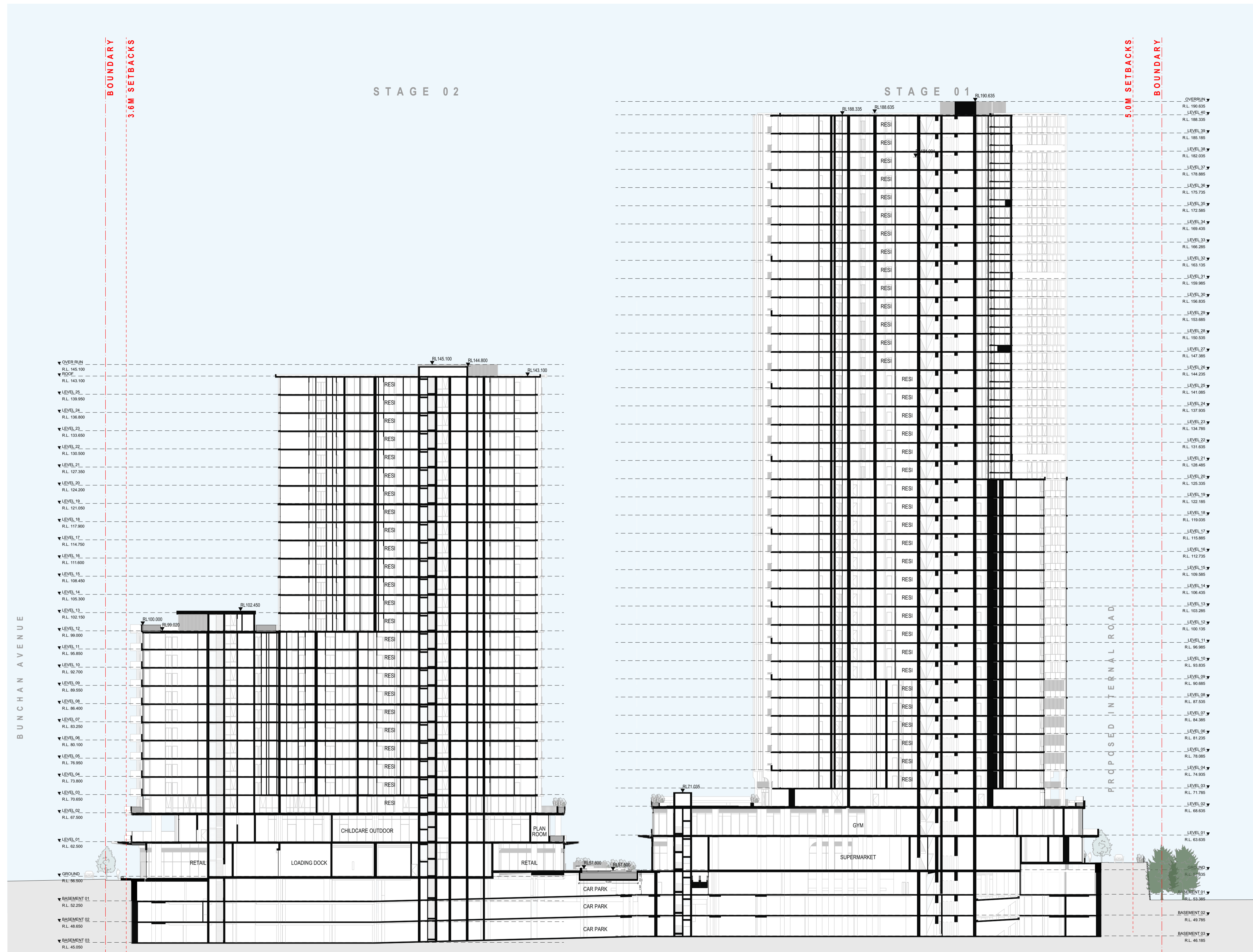
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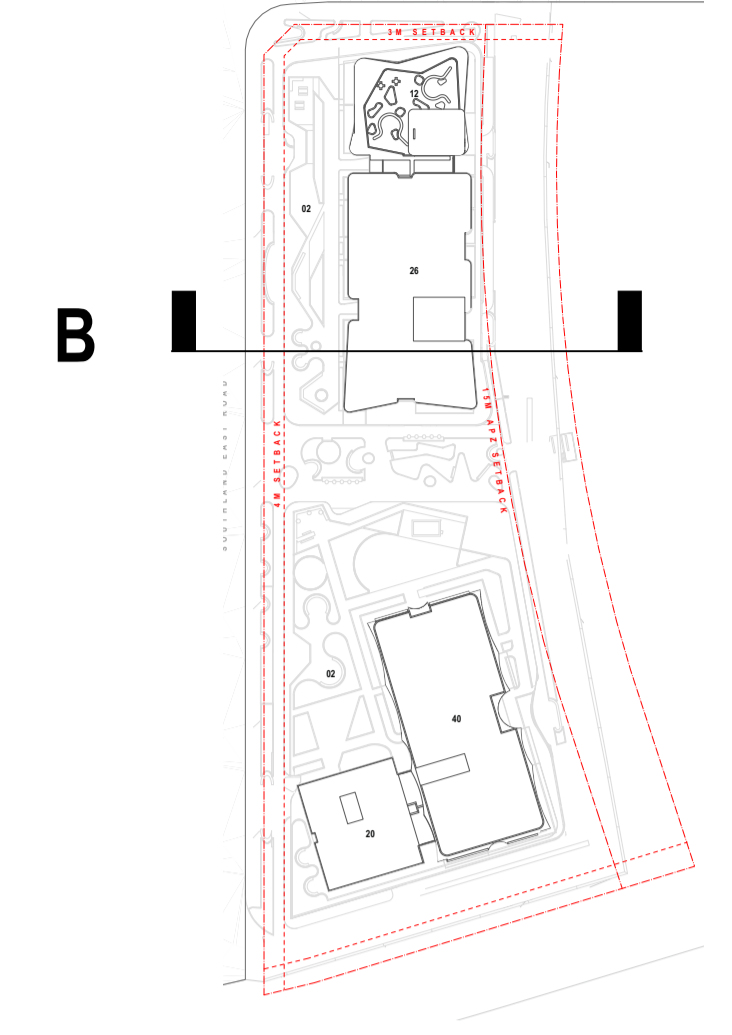
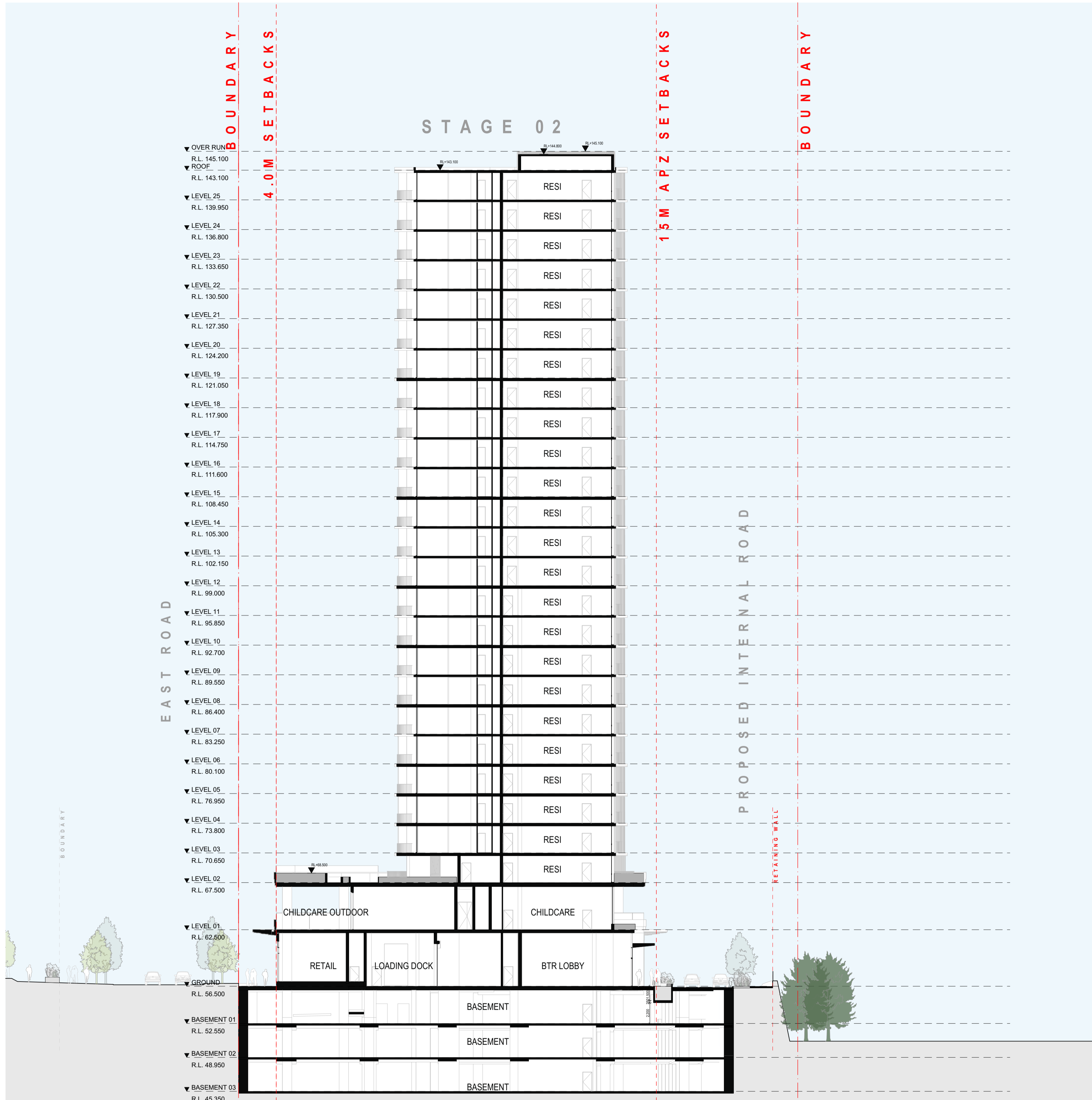
DRAWING TITLE	PROJECT NUMBER	STAGE
GENERAL FLOOR PLAN - GROUND	20794	DA
DRAWING NUMBER	REVISION	
DA-S5-1000	B	



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SCALE: 1:350@A1

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REV	CKD	APP	STATUS	DATE	PROJECT	Structural Consultants	Mechanical Consultants	Electrical Consultants	Services Consultants	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE	PROJECT NUMBER	STAGE
A	DC	MB	FORSUBMISSION	19/12/2025	URBAN PROPERTY	DIMITRI HADJICHARI 0404 033 317	IGS +61 2 8488 4600	IGS +61 2 8488 4600	IGS +61 2 8488 4600	NORTH POINT	1:350 @A1 Size	PLUS STUDIO Gadigal Country Level 4, 222 Clarence Street Sydney, NSW 2000 Australia +61 2 8823 7000 sydney@plusstudio.co Plus Architecture Sydney Pty Ltd ABN 34 600 506 303 Nominated Architects NSW: O'Duppe 11622, A Julia 10022 + R Piv 11286 plusstudio.co 2025 © Plus Architecture International Pty Ltd. All Rights Reserved. Plus Studio® is a trade mark of Plus Architecture International Pty Ltd	SITE 03,04&05 BUCHAN AVE, EDMONDSON PARK 2174	SECTIONS - SHEET 01	20794	DA
B	DC	MB	FORSUBMISSION	30/1/2026												



B-B S5-SECTION B
SCALE: 1:250@A1

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REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
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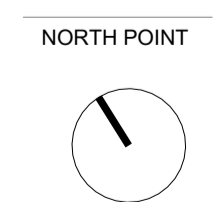
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Structural Consultants
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