DEVELOPMENT APPLICATION

SITE 04 EDMONDSON PARK
EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 8,219 sqm

ACHIEVED GFA: 43,536 sqm
NO. OF APARTMENTS: 447
CAR PARKING: 471

DRAWING LIST

LAYOUT NUMBER	DRAWING NAME	REVISION
DA-0000 PRELIMINARIES		
DA-S4-0000	COVER SHEET	B
DA-S4-0001	EXISTING SITE PLAN	B
DA-S4-0002	SITE ANALYSIS	B
DA-S4-0003	PROPOSED SITE PLAN	B
DA-1000 GENERAL FLOOR PLANS		
DA-S4-0099	GENERAL FLOOR PLAN - LOWER GROUND	B
DA-S4-1000	GENERAL FLOOR PLAN - UPPER GROUND	B
DA-S4-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S4-1002	GENERAL FLOOR PLAN - LEVEL 02-04	B
DA-S4-1005	GENERAL FLOOR PLAN - LEVEL 05	B
DA-S4-1006	GENERAL FLOOR PLAN - LEVEL 06-14	B
DA-S4-1015	GENERAL FLOOR PLAN - LEVEL 15-25	B
DA-S4-1026	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-S4-2004	INTERNAL EAST ELEVATION	A
DA-S4-2005	INTERNAL WEST ELEVATION	A
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	TYPOLOGIES DIAGRAM - SHEET 01	B
DA-S4-6001	TYPOLOGIES 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

NatHERS Thermal Comfort Inclusions

External Walls

External wall – Brick veneer and metal stud wall with R2.5 insulation (insulation only value)

External wall – Lightweight cladding on metal framed walls with R2.5 insulation (insulation only value)

External wall – Concrete and metal stud wall with R2.5 insulation (insulation only value)

Any concrete columns within the external wall envelope are assumed to have the same R2.5 insulation

Thermal break applied as per NCC 2022 requirements.

Upgrades applied as per Thermal Comfort Upgrades table

External Colour

Default Medium (0.475 < SA < 0.7)

Inter-tenancy walls

Walls adjacent to neighbours – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to hallways – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to lift shafts and fire stairs – Minimum 150mm concrete with furring channel and plasterboard lining, with no insulation required

Walls adjacent to carpark – Minimum 150mm concrete with furring channel and plasterboard lining, with a minimum R2.50 insulation (insulation only value)

Walls within dwellings

Plasterboard on metal studs – no insulation

Floors

Floors with carpark, plant or unconditioned areas below – Concrete with a minimum R2.50 subfloor insulation (insulation only value)

Floors with part open subfloor is below – Concrete with a minimum R2.50 subfloor insulation (insulation only value)

Floors between residential levels – Concrete between levels, no insulation required

Thermal break applied as per NCC 2022 requirements.

Floor coverings

Tiles to bathrooms and laundry, timber elsewhere

Roof and ceilings

Roof – Concrete roof, no insulation above

Ceiling where roof is over – Plasterboard ceiling with R4.0 insulation (insulation only value)

Upgrade: R6.0 insulation (insulation only value) applied as per thermal comfort upgrades table

Ceiling where balconies are over – Plasterboard ceiling with R2.5 insulation (insulation only value)

Ceiling where neighbouring units are above – Plasterboard ceiling, no insulation

Thermal break applied as per NCC 2022 requirements.

External Colour

Default Medium (0.475 < SA < 0.7)

Glazing – doors and windows

Glazed windows and doors:

Base inclusion	Awning windows U-value: 3.09 (equal to or lower than) Fixed windows U-value: 2.95 (equal to or lower than) Sliding Doors U-value: 2.98 (equal to or lower than)	SHGC: 0.41 (±5%) SHGC: 0.48 (±5%) SHGC: 0.46 (±5%)
Upgrade 1 Upgrade applied as per Thermal Comfort Upgrades table:	Awning windows U-value: 2.50 (equal to or lower than) Fixed windows U-value: 2.07 (equal to or lower than) Sliding Doors U-value: 2.38 (equal to or lower than)	SHGC: 0.43 (±5%) SHGC: 0.48 (±5%) SHGC: 0.47 (±5%)
Upgrade 2 Upgrade applied as per Thermal Comfort Upgrades table:	Awning windows U-value: 3.1 (equal to or lower than) Fixed windows U-value: 3.1 (equal to or lower than) Sliding Doors U-value: 3.1 (equal to or lower than)	SHGC: 0.27 (±5%) SHGC: 0.27 (±5%) SHGC: 0.27 (±5%)

Given values are AFRC total window system values (glass and frame)

Note: BASIX Thermal Comfort Protocol Table 1 SHGC value of the unit should be within the range specified on the Assessor Certificate.

Window frame colour

Dark (SA > 0.7)

Window restrictors

Window restrictors are modelled in bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Roof windows / skylights

Skylights are operable

U-value: 2.53 (equal to or lower than) and SHGC: 0.21 (±5%)

Given values are AFRC total window system values (glass and frame)

All skylights to have internal blind

External Shading

Shading as per stamped documentation

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5.0m² (one fitting per 5m² as an upgrade option with a note required on a the plan). Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

BASIX Water Commitments

Fixtures

Install showerheads minimum rating of 4 stars- mid flow (>6L but ≤7.5L/min)

Install toilet flushing system with a minimum rating of 4 stars in each toilet

Install tap with minimum rating of 5 stars in the kitchen

Install taps with minimum rating of 5 stars in each bathroom

Clothes washers: not specified

Install dishwashers with a minimum WELS rating of 5.0 stars

Alternative Water

Connect irrigation system and all toilets to off site recycled water supply.

BASIX Energy Commitments

Hot water system

Central electric heat pump – air sourced with unit efficiency of 3.0 < COP ≤ 3.5 and R1.0 (~38mm) insulation to ring main and supply risers

Cooling System

1-phase air conditioning to living areas and bedrooms: EER 3.0-3.5

Heating System

1-phase air conditioning to living areas and bedrooms: EER 3.5-4.0

Ventilation

Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch

Bathrooms – Individual fan, not ducted, interlocked to light, timer off

Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch

Other

Induction cooktop & electric oven

Install dishwashers with a minimum energy rating of 4.0 star

Install clothes dryer with a minimum energy rating of 7.0 star

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

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

DRAWING TITLE
COVER SHEET

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20794

STAGE
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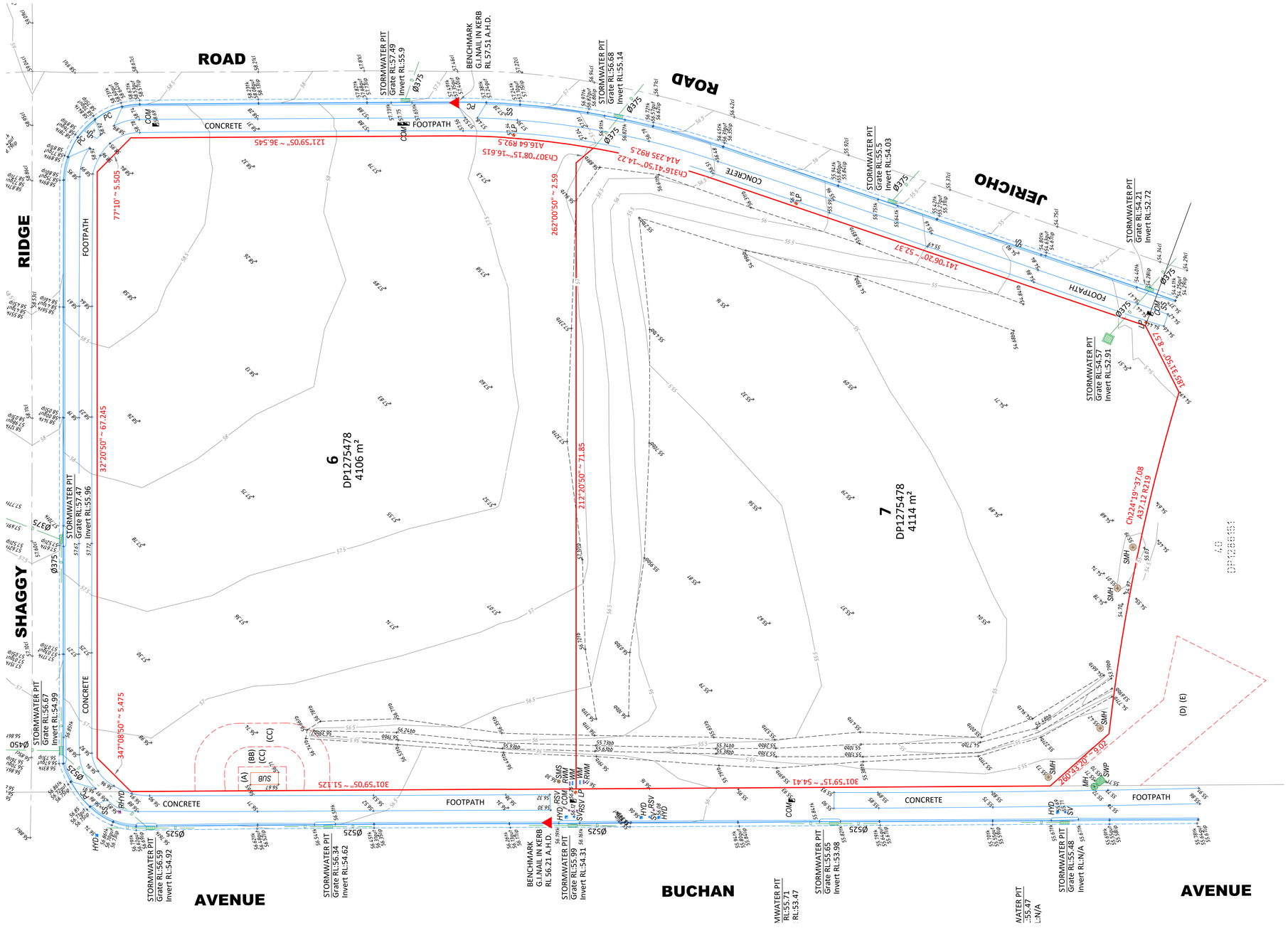

01 9306 Detail Survey Issue A Lots 3-8 Buchan Ave Edmondson Park
- SCALE: 1:250@A1

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PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
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01 - SITE 04 ANALYSIS DIAGRAM
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URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

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01 SITE PLAN
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PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
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SITE 03,04&05
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DRAWING TITLE
PROPOSED SITE PLAN

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01 LOWER GROUND
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A	DC	MB	FOR SUBMISSION	19/12/2025
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PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

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01 GROUND
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PROJECT

URBAN PROPERTY

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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Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
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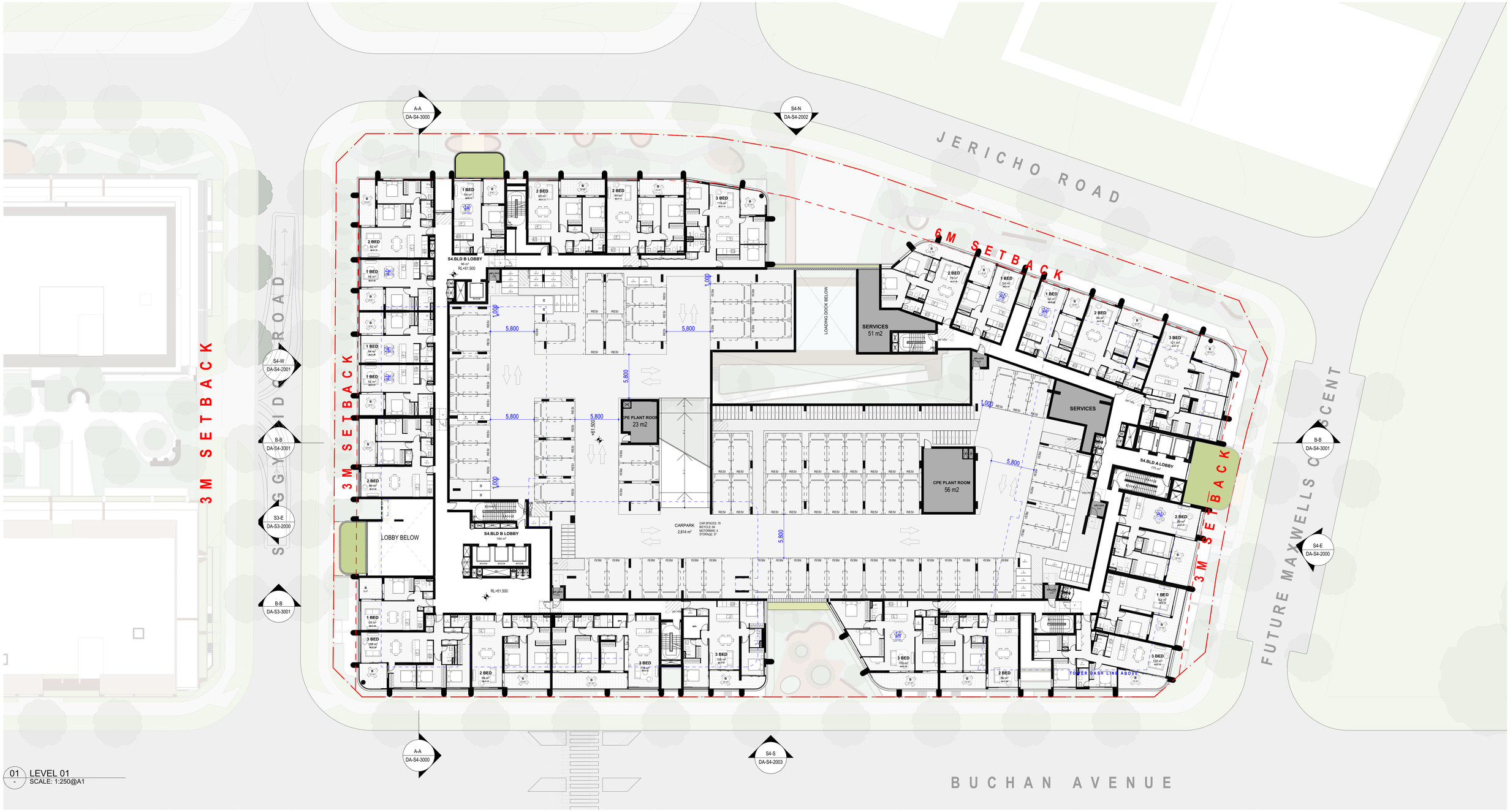

01 LEVEL 01
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A	DC	MB	FOR SUBMISSION	19/12/2025
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PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01

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20794

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DRAWING NUMBER
DA-S4-1001

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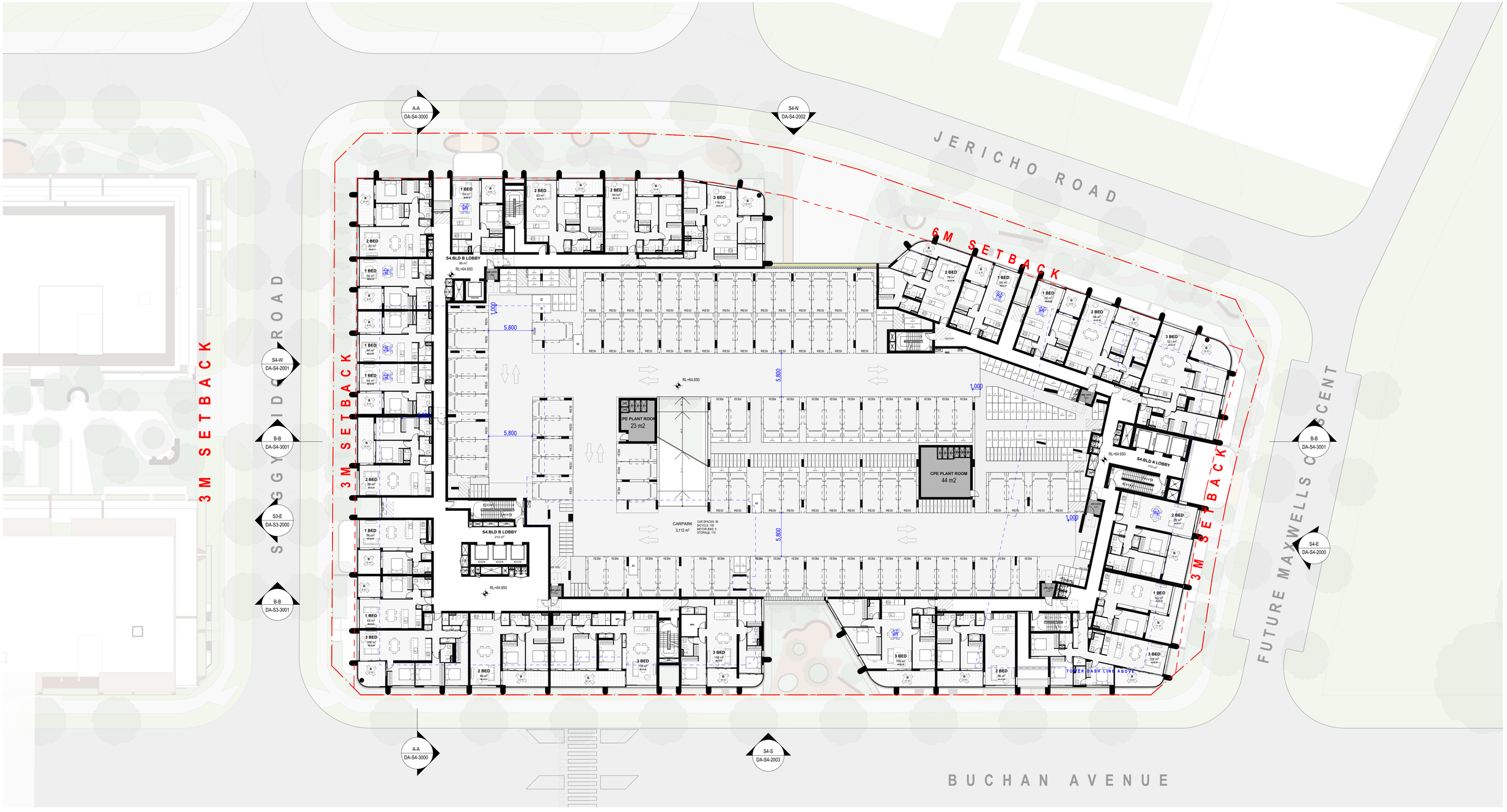

01 LEVEL 02
- SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
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B	DC	MB	FOR SUBMISSION	26/2/2026

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URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Jukia 10002 + R Pin 11286
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 02-04

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APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S4-1002

STAGE
DA

REVISION
B

01 - LEVEL 05
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

FOR SUBMISSION

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

NORTH POINT

SCALE
1:250 @A1 Size

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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

plusstudio.co

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 05

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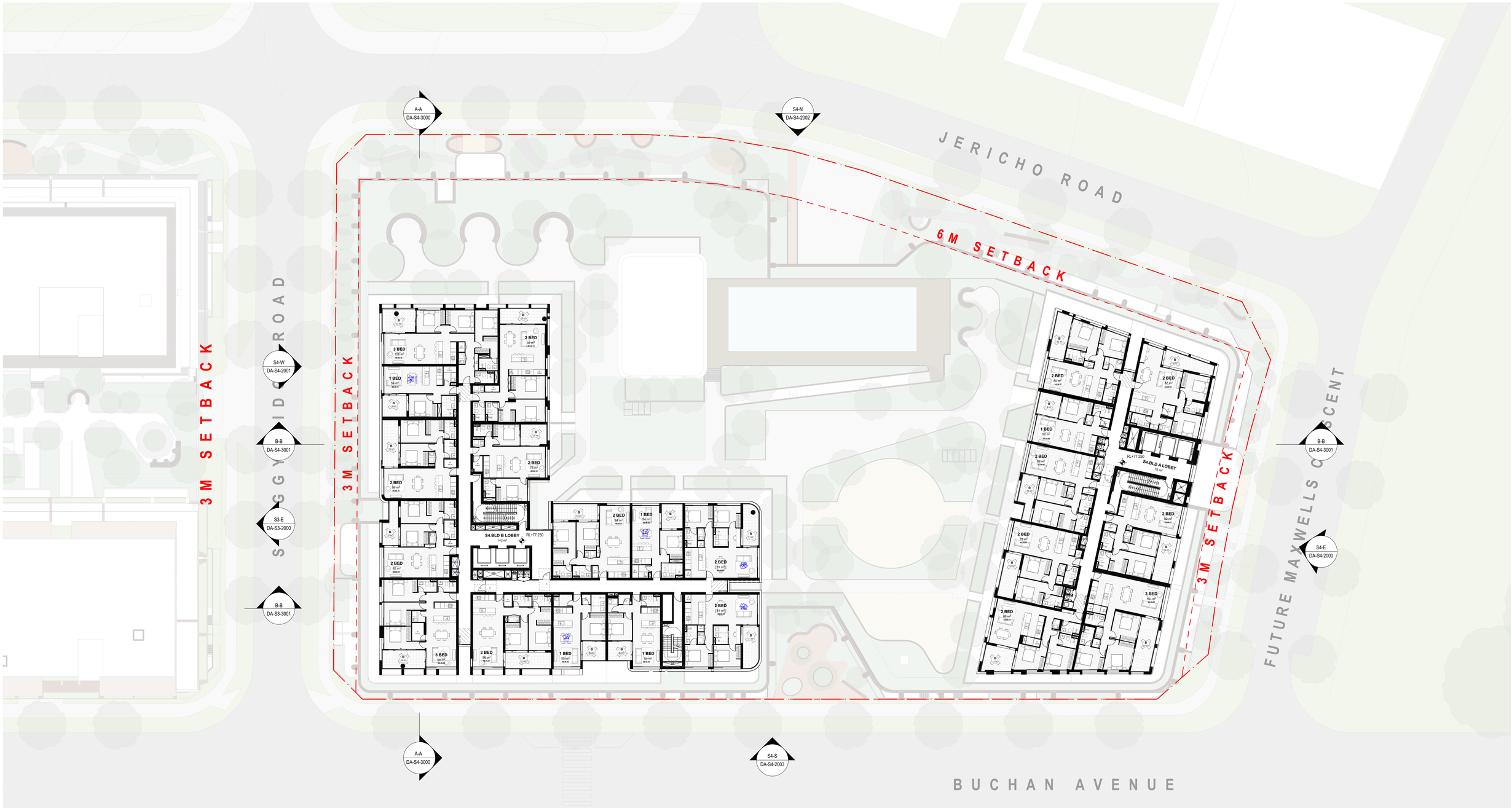
MB	DC	

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S4-1005

STAGE
DA

REVISION
B



01 LEVEL 06
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 06-14

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PROJECT NUMBER
20794

STAGE
DA

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MB

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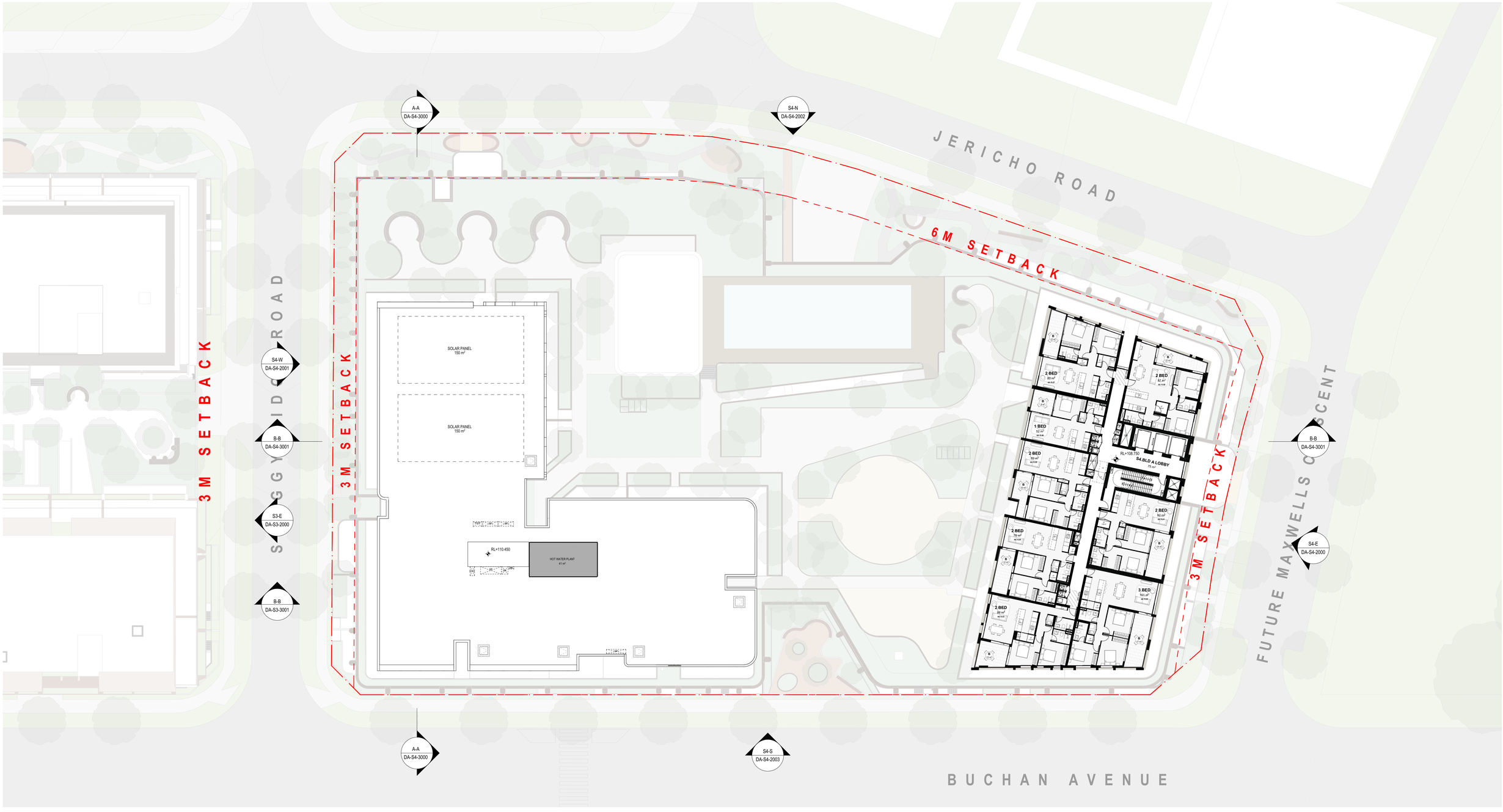
DRAWING NUMBER
DA-S4-1006

REVISION
B



01 LEVEL 15
- SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
plusstudio.co
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 15-25

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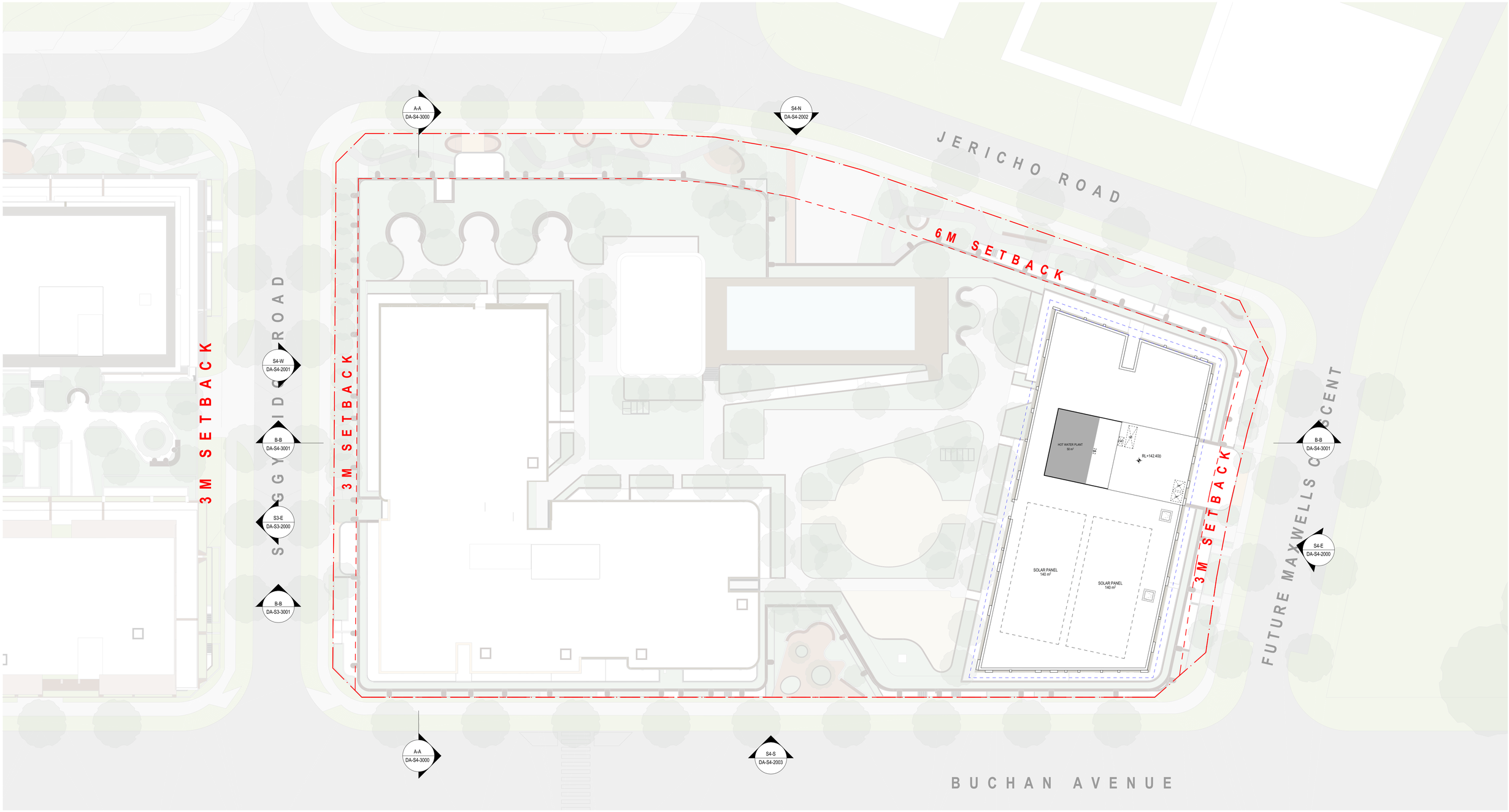
PROJECT NUMBER
20794

STAGE
DA

APPROVED	CHECKED	DRAWN	DRAWING NUMBER	REVISION
MB	DC		DA-S4-1015	B



01 - LEVEL 25
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

FOR SUBMISSION

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

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MCKENZIE GROUP
+61 2 8298 6888

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SCALE
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ARCHITECT

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:
G Dugue 11622, A Julia 10002 + R Pin 11286

plusstudio.co

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
GENERAL FLOOR PLAN - ROOF

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APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

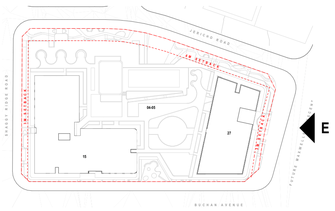
STAGE
DA

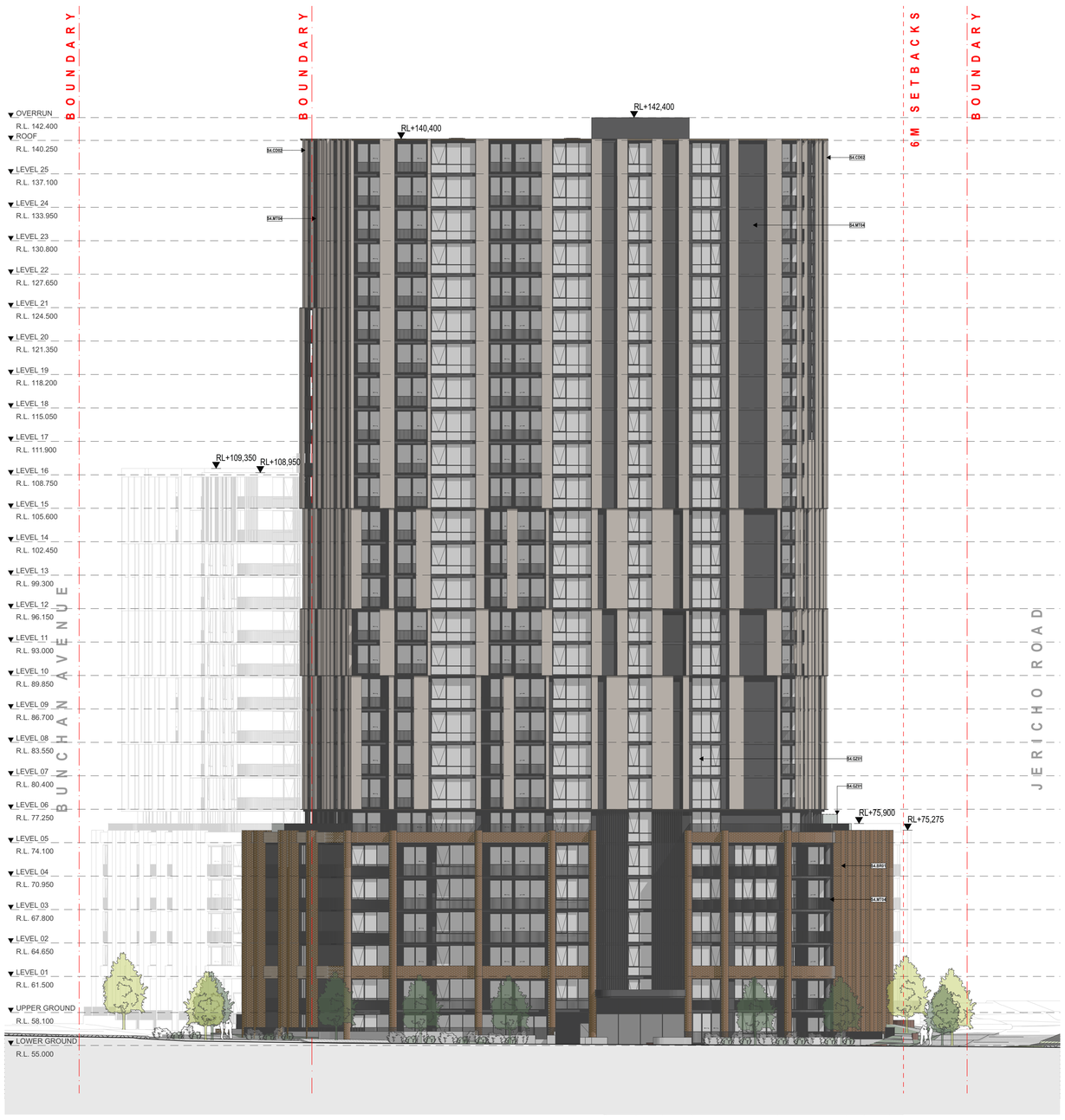
DRAWING NUMBER
DA-S4-1026

REVISION
B

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01





S4-E EAST ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Jukia 10002 + R Pin 11286

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

DRAWING TITLE
EAST ELEVATION

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

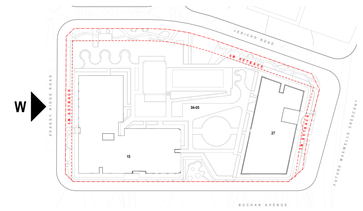
DRAWN

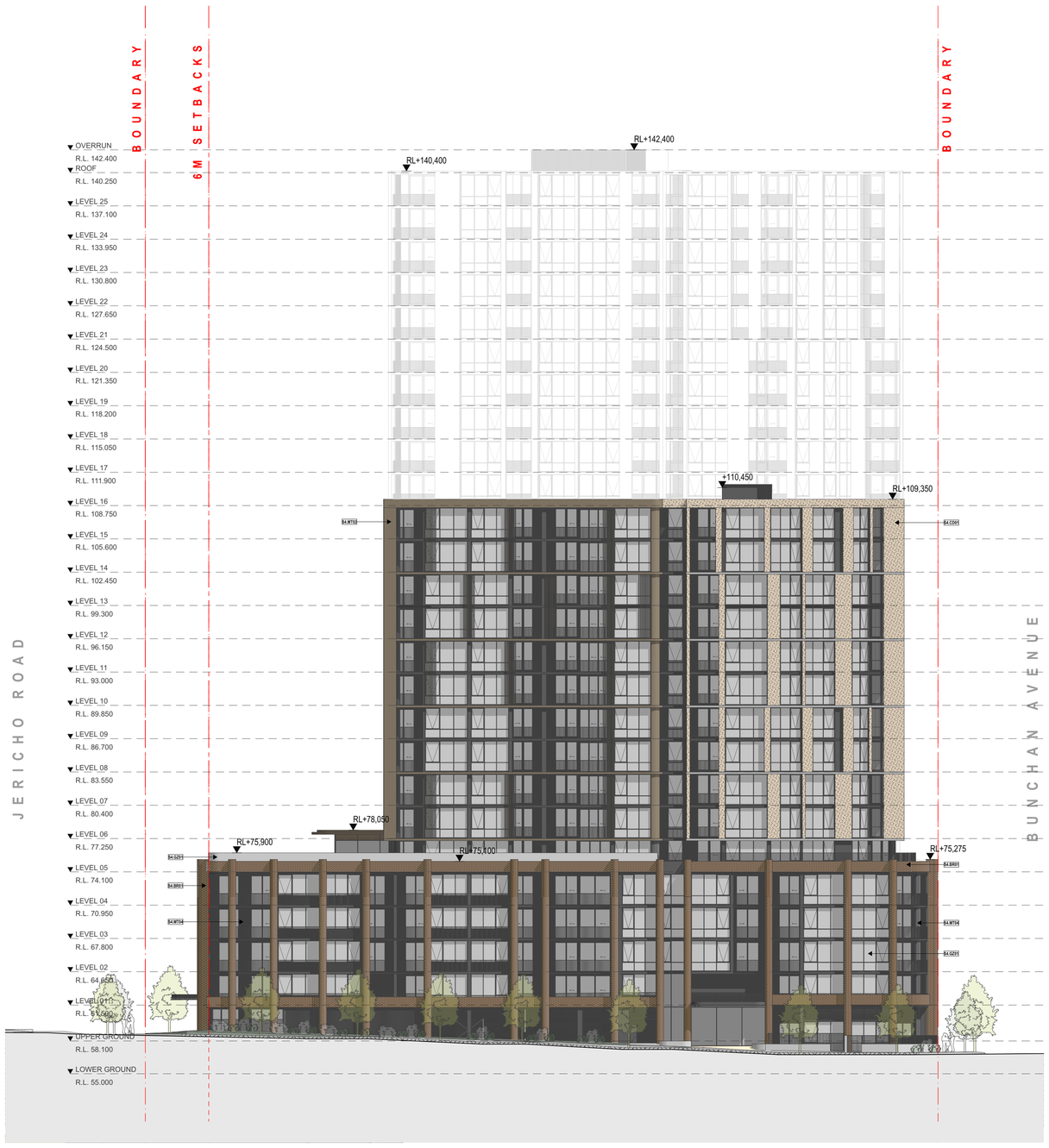
DRAWING NUMBER
DA-S4-2000

REVISION
B

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01





S4-W WEST ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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SCALE
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ARCHITECT

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:
G Duque 11622, A Jukia 10002 + R Pin 11286

plusstudio.co

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
WEST ELEVATION

CLIENT
URBAN PROPERTY GROUP
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PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

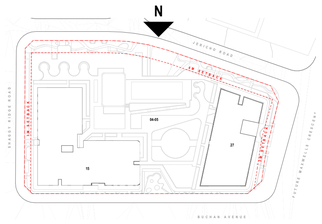
DRAWN

DRAWING NUMBER
DA-S4-2001

REVISION
B

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01



S4-N NORTH ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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:
G Duque 11622, A Jukia 10002 + R Pin 11286

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SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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NORTH ELEVATION

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PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

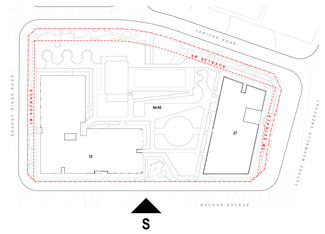
DRAWN

DRAWING NUMBER
DA-S4-2002

REVISION
B

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01



S4-S SOUTH ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

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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:
G Duque 11622, A Julka 10002 + R Pin 11286

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PROJECT TITLE
SITE 03,04&05
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DRAWING TITLE
SOUTH ELEVATION

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PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

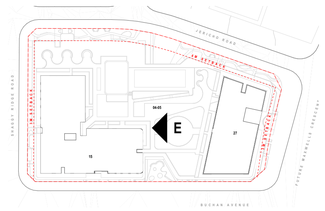
DRAWN

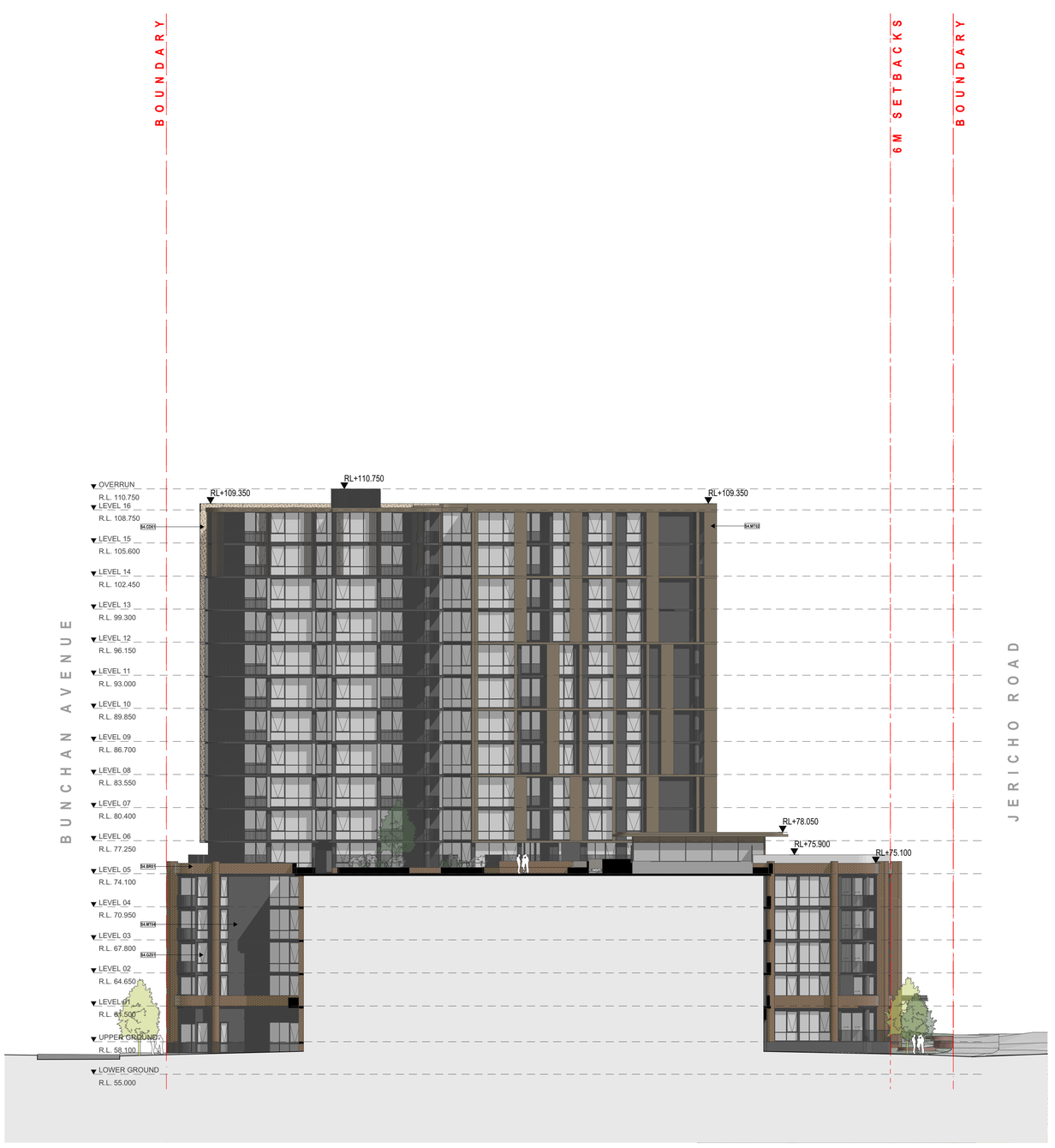
DRAWING NUMBER
DA-S4-2003

REVISION
B

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01





S4-SK INTERNAL EAST ELEVATION
- SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

PLUS STUDIO®

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Sydney, NSW 2000
Australia

+61 2 8823 7000
sydney@plusstudio.co

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ABN 34 600 506 303

Nominated Architects NSW:
G Duque 11622, A Jukia 10002 + R Pin 11286

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PROJECT TITLE
SITE 03,04&05
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DRAWING TITLE
INTERNAL EAST ELEVATION

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PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

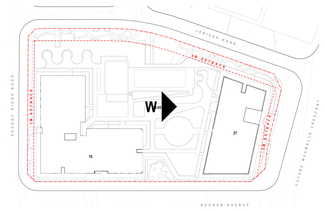
DRAWN

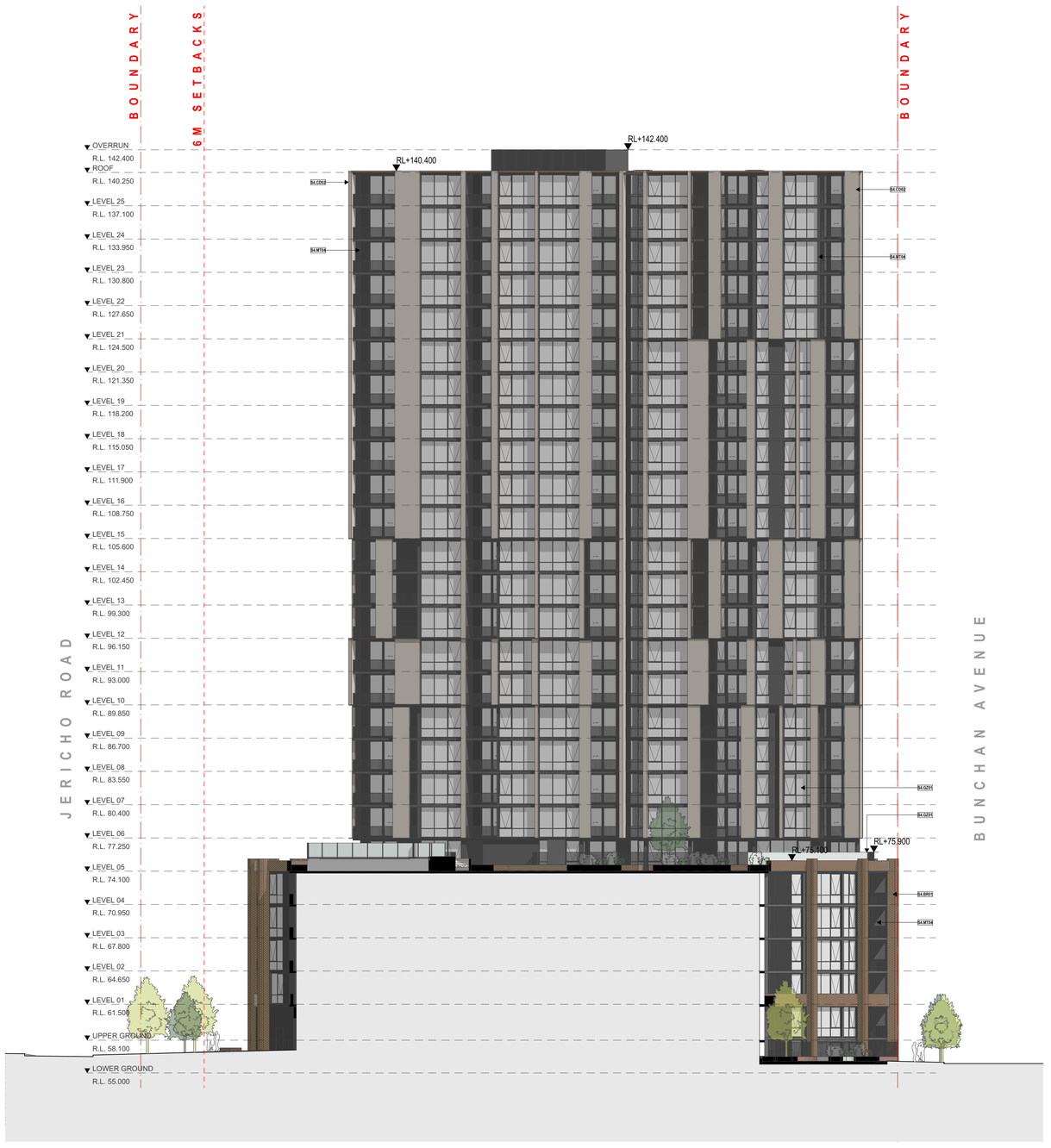
DRAWING NUMBER
DA-S4-2004

REVISION
A

FINISHED LEGEND

- BR01
- CONC01
- CD01
- CD02
- CD03
- MT02
- MT03
- MT04
- GZ01





S4-SK INTERNAL WEST ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

NORTH POINT

SCALE
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ARCHITECT

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:
G Duque 11622, A Julka 10002 + R Pin 11286

plusstudio.co

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

DRAWING TITLE
INTERNAL WEST ELEVATION

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

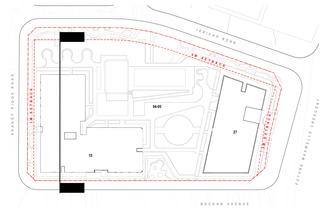
APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

STAGE
DA

DRAWING NUMBER
DA-S4-2005

REVISION
A



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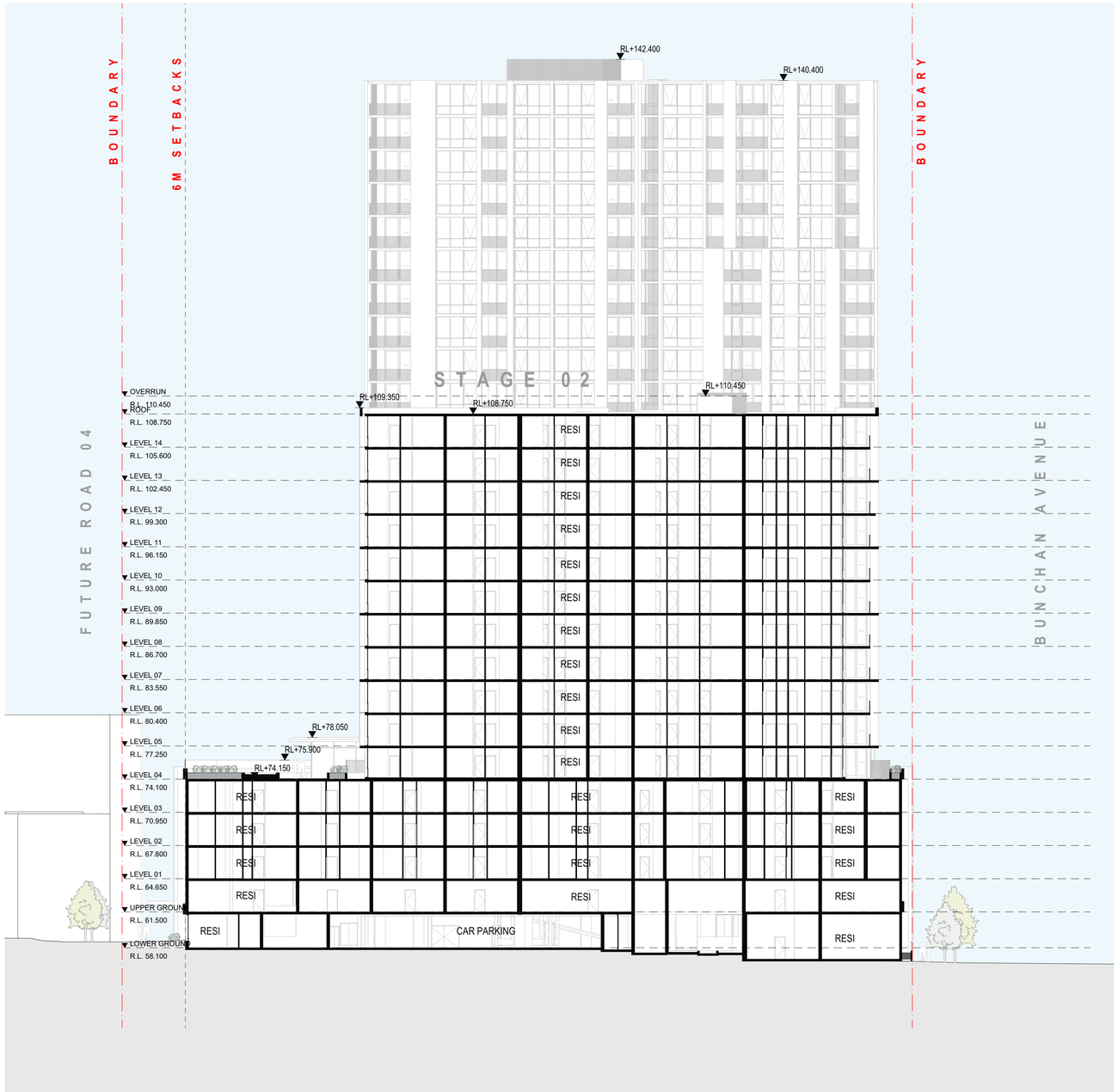

A-A
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S4-SECTION A
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT
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:
G Duque 11622, A Julka 10002 + R Pin 11286
plusstudio.co
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
SECTIONS - SHEET 01

CLIENT
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PROJECT NUMBER
20794

STAGE
DA

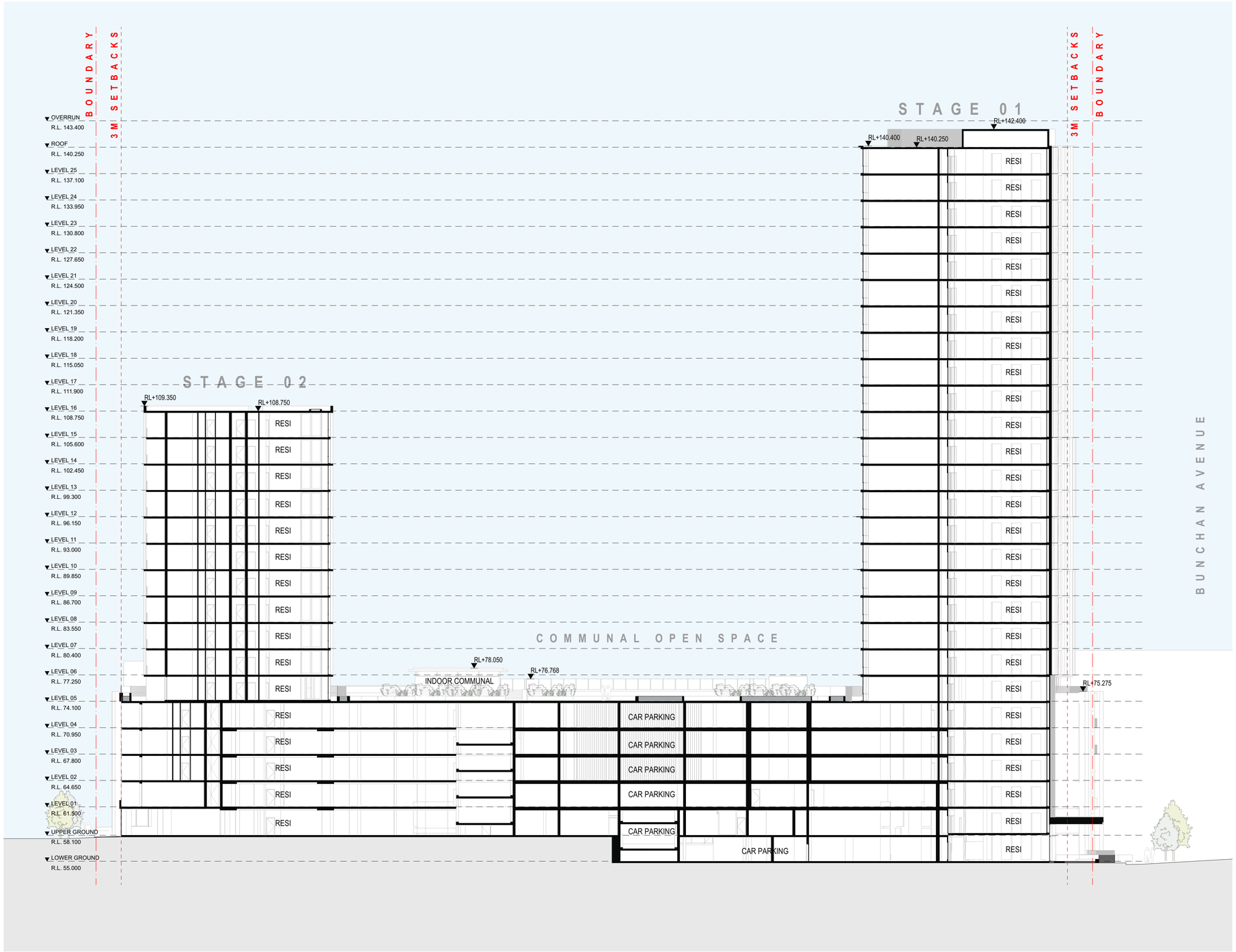
APPROVED
MB

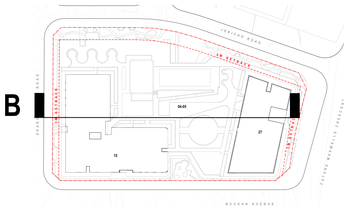
CHECKED
DC

DRAWN

DRAWING NUMBER
DA-S4-3000

REVISION
B





B-B S4-SECTION B
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

PROJECT

URBAN PROPERTY

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

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888

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ARCHITECT

PLUS STUDIO

Gadigal Country
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Sydney, NSW 2000
Australia

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sydney@plusstudio.co

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Nominated Architects NSW:
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DRAWING TITLE
SECTIONS - SHEET 02

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APPROVED	CHECKED	DRAWN	DRAWING NUMBER	REVISION	STAGE
MB	DC		DA-S4-3001	B	DA

PROJECT NUMBER
20794