

DEVELOPMENT APPLICATION

SITE 03 EDMONDSON PARK
EDMONDSON PARK NSW 2174 AUSTRALIA

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 11,641 sq m

ACHIEVED GFA: 42,924 sq m
NO. OF APARTMENTS: 491
CAR PARKING: 449



DRAWING LIST

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-S3-2006	INTERNAL EAST ELEVATION	A
DA-S3-2007	INTERNAL WEST 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 CACULATION	B
DA-S3-5003	DEEP SOIL CALCULATION	B
DA-6000 TYPOLOGIES		
DA-S3-6000	TYPOLOGIES DIAGRAM - SHEET 01	B
DA-S3-6001	TYPOLOGIES 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

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 within dwellings

Plasterboard on metal studs – no insulation

Floors

Floors with carpark, plant or unconditioned areas below – Concrete with a minimum R250 subfloor insulation (insulation only value)

Floors with part open subfloor is below – Concrete with a minimum R250 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)	SHGC: 0.41 (±5%)
	Fixed windows	
	U-value: 2.95 (equal to or lower than)	SHGC: 0.48 (±5%)
	Sliding Doors	
Upgrade 1 Upgrade applied as per Thermal Comfort Upgrades table:	U-value: 2.98 (equal to or lower than)	SHGC: 0.46 (±5%)
	Awning windows	
	U-value: 2.50 (equal to or lower than)	SHGC: 0.43 (±5%)
	Fixed windows	
	U-value: 2.07 (equal to or lower than)	SHGC: 0.48 (±5%)
	Sliding Doors	
	U-value: 2.38 (equal to or lower than)	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)	SHGC: 0.27 (±5%)
	Fixed windows	
	U-value: 3.1 (equal to or lower than)	SHGC: 0.27 (±5%)
	Sliding Doors	
	U-value: 3.1 (equal to or lower than)	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 3.5 < COP ≤ 4.0 and R1.0 (~38mm) insulation to ring main and supply risers

Cooling System

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

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

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A	DC	MB	FOR SUBMISSION	19/12/2025
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PROJECT

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

NORTH POINT
I

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 Duppe 11622, A Julia 10022 + R Pin 11286

plusstudio.co

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COVER SHEET

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URBAN
PROPERTY

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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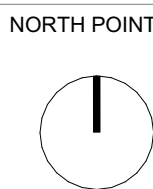
PROJECT

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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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:
© Dupre 11622, A Julia 10022 + R Pin 11286

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EXISTING SITE PLAN

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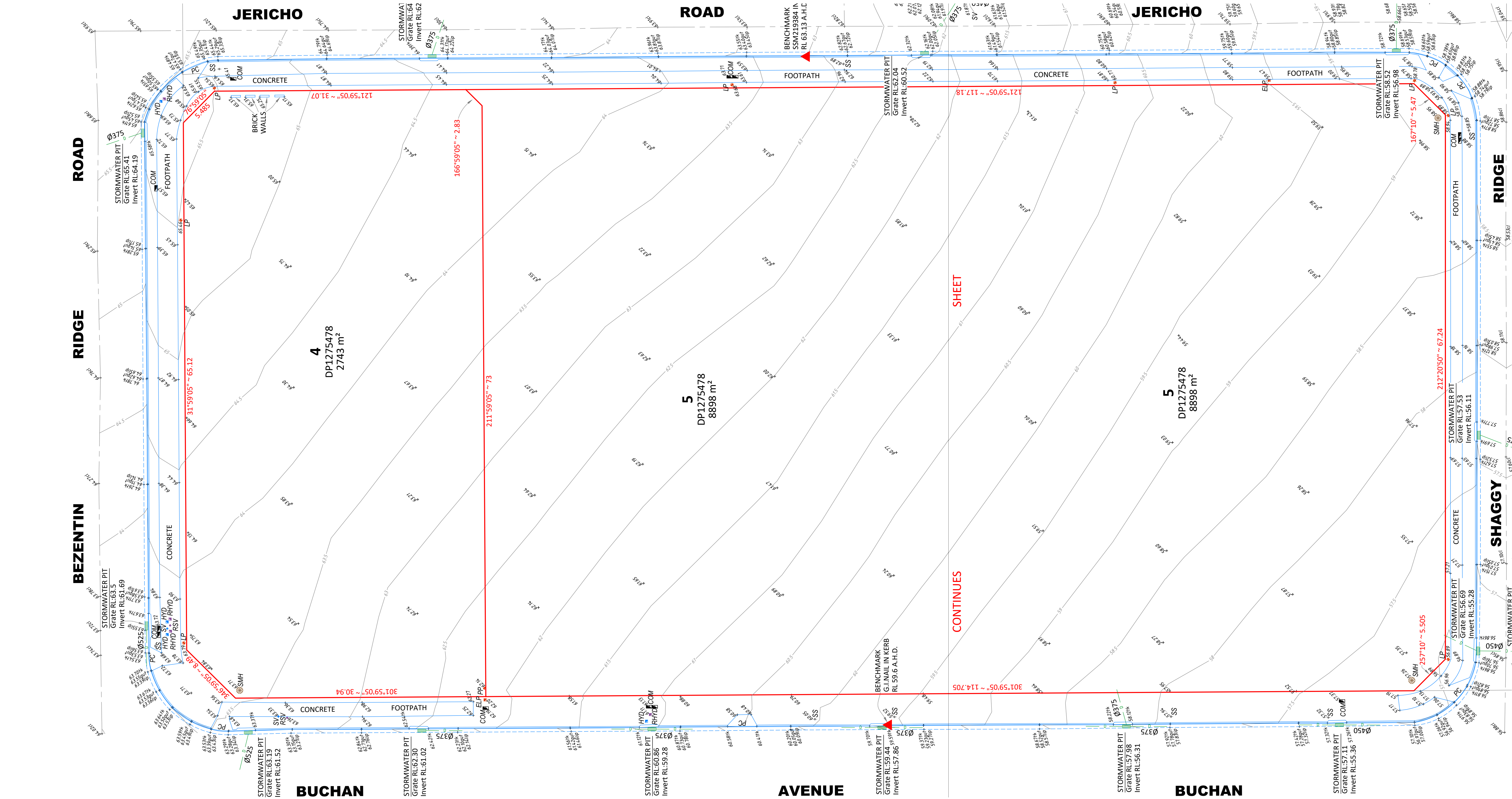
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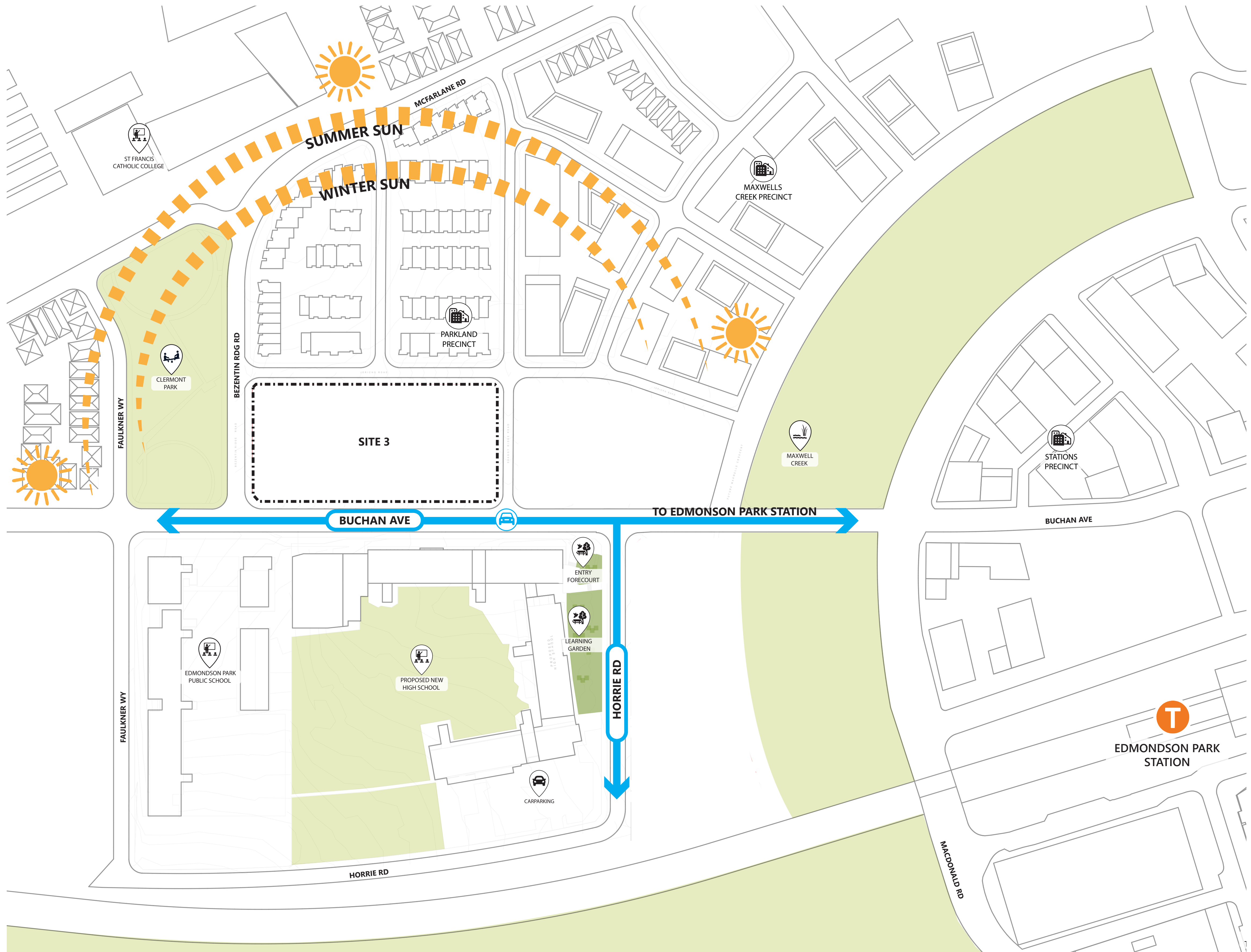
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01 SITE 03 ANALYSIS DIAGRAM
SCALE: N.T.S.

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01 SITE PLAN
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Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

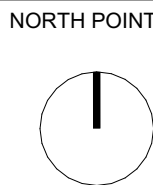
Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888



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ARCHITECT

Gadgil 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 Design 11622, A Julia 10002 + R Pin 11286

plusstudio.co

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PROPOSED SITE PLAN

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01 BASEMENT 01
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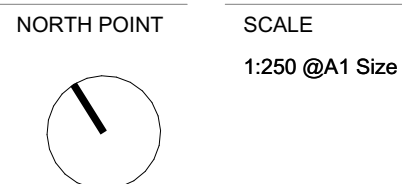
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PROPERTY

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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ARCHITECT

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Sydney, NSW 2000
Australia

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sydney@plusstudio.co

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ABN 34 600 506 303

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GENERAL FLOOR PLAN - BASEMENT 01

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01 LOWER GROUND
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PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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 Dupre 11622, A Julia 10032 + R Pin 11286
plusstudio.co
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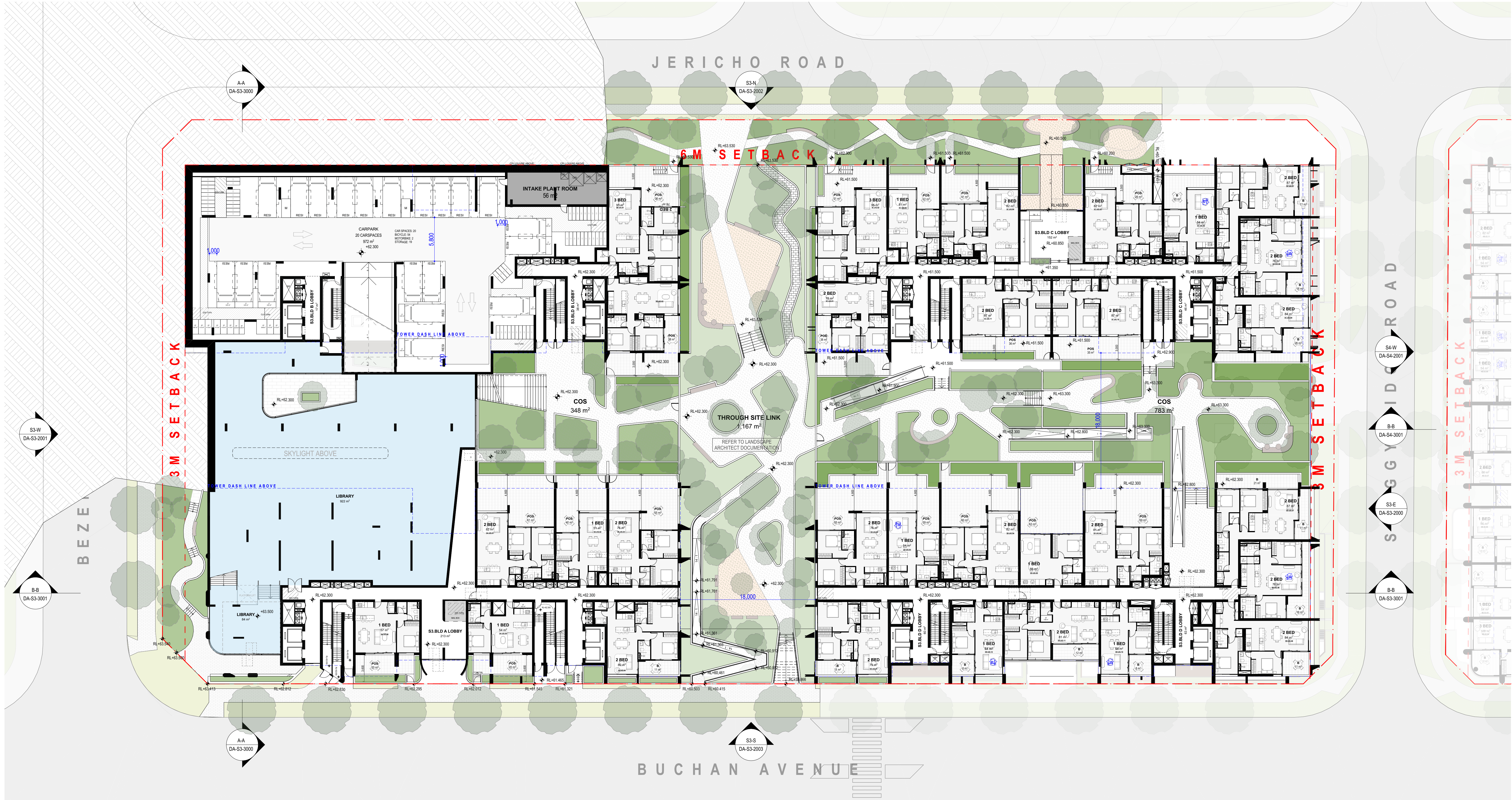
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01 UPPER GROUND
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URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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

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ABN 34 600 506 303

Nominated Architects NSW:
G Dupre 11622, A Julia 10022 + R Pin 11286

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GENERAL FLOOR PLAN - UPPER GROUND

PROJECT NUMBER

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DA-S3-1000

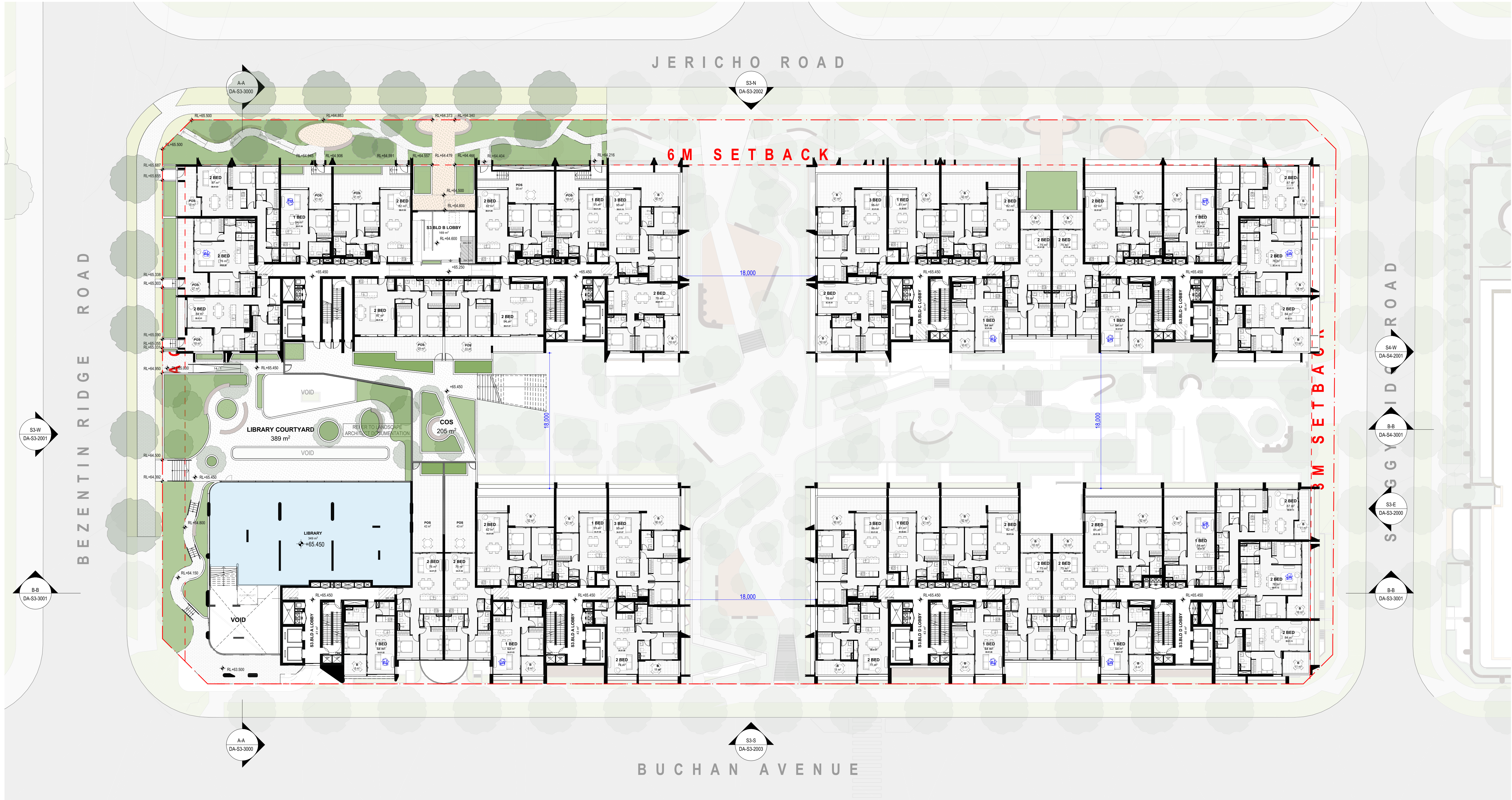
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01 LEVEL 01
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URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

BCA Consultants
MCKENZIE GROUP
+61 2 8298 6888



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GENERAL FLOOR PLAN - LEVEL 01

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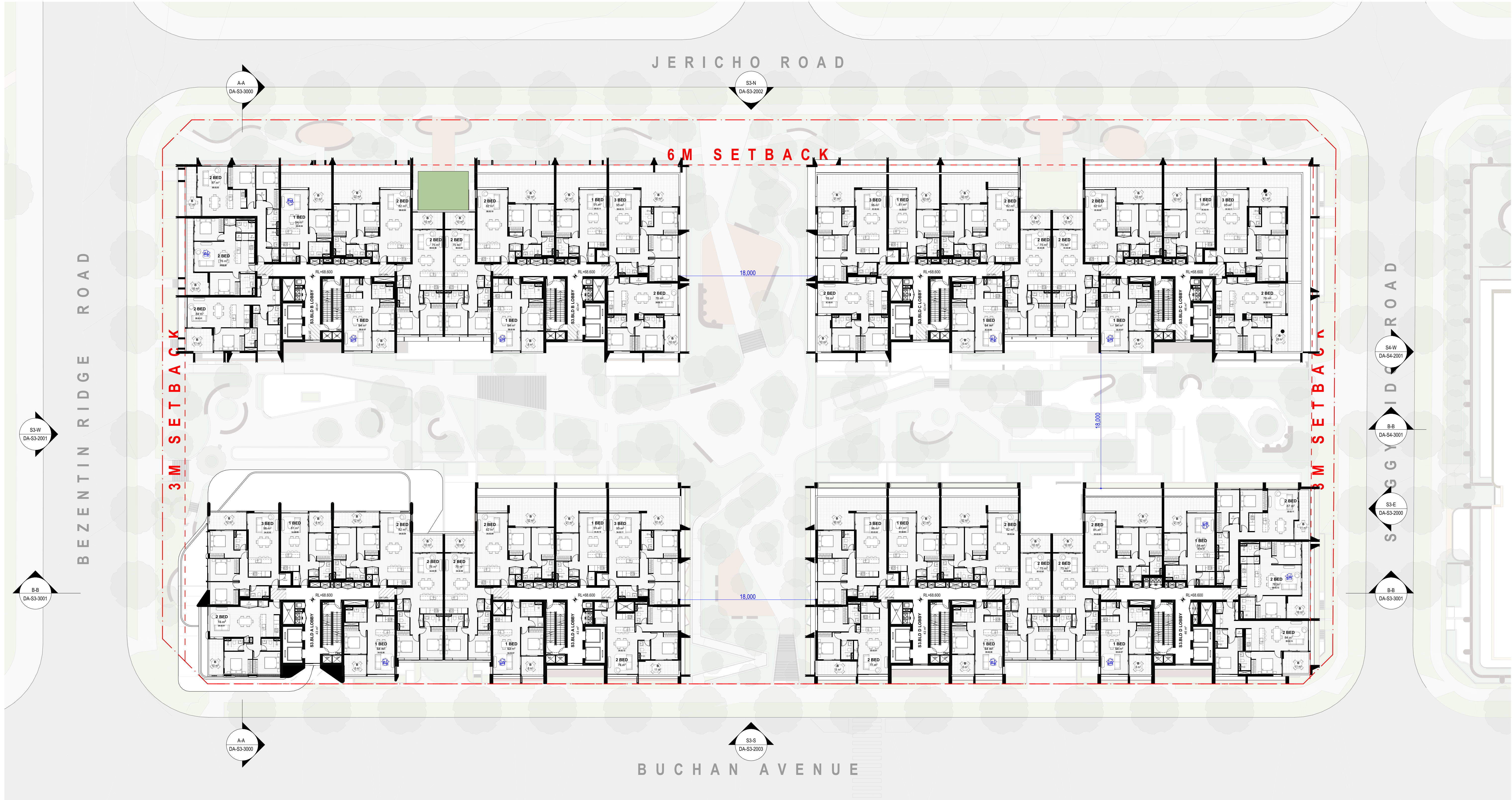
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01 LEVEL 02
SCALE: 1:250@A1

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

URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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NORTH POINT
SCALE
1:250 @A1 Size

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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 Dupre 11622, A Julia 10022 + R Pin 11286

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DRAWING TITLE

GENERAL FLOOR PLAN - LEVEL 02

PROJECT NUMBER

20794

DRAWING NUMBER

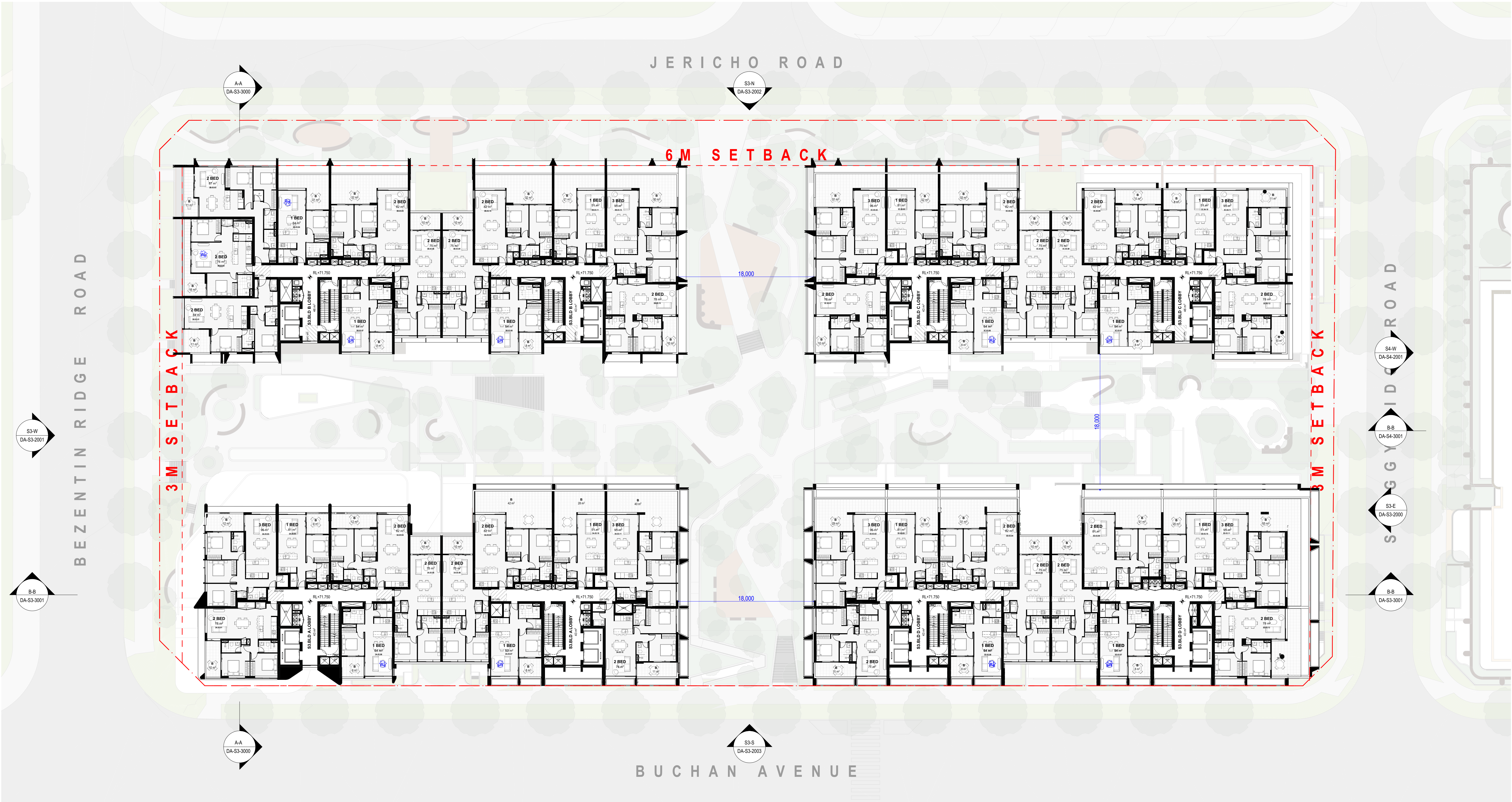
DA-S3-1002

STAGE

DA

REVISION

B



01 LEVEL 03
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE	PROJECT
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Structural Consultants
DIMITRI HADJICARI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

Electrical Consultants
IGS
+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600

NORTH POINT
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1:250 @A1 Size

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 Dupre 11622, A Julia 10022 + R Pin 11286

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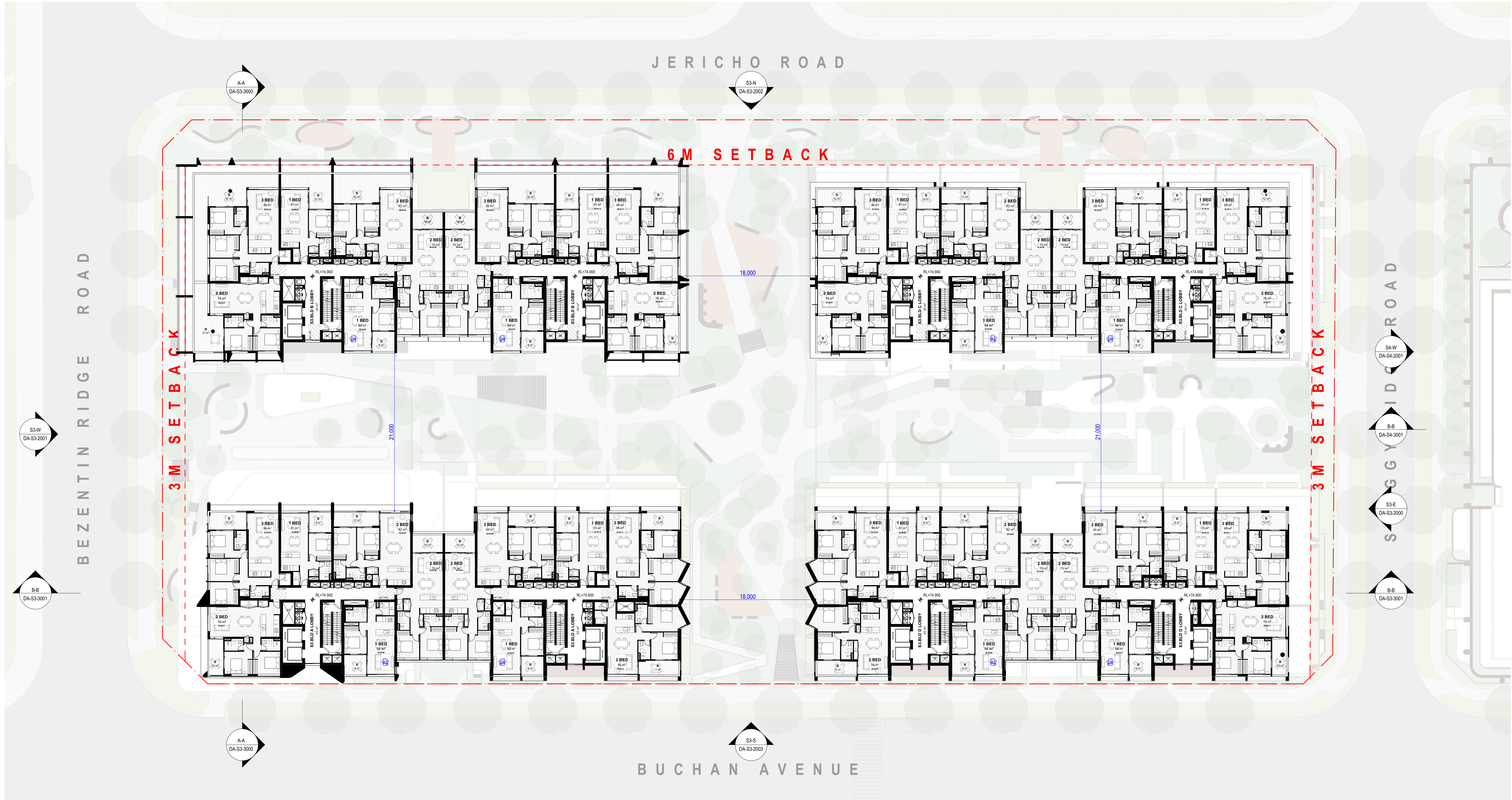
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GENERAL FLOOR PLAN - LEVEL 03

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S3-1003

STAGE
DA

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B



01 LEVEL 04-06
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
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URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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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 Dupre 11622, A Julia 10022 + R Pin 11286

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GENERAL FLOOR PLAN - LEVEL 04-06

PROJECT NUMBER

20794

DRAWING NUMBER

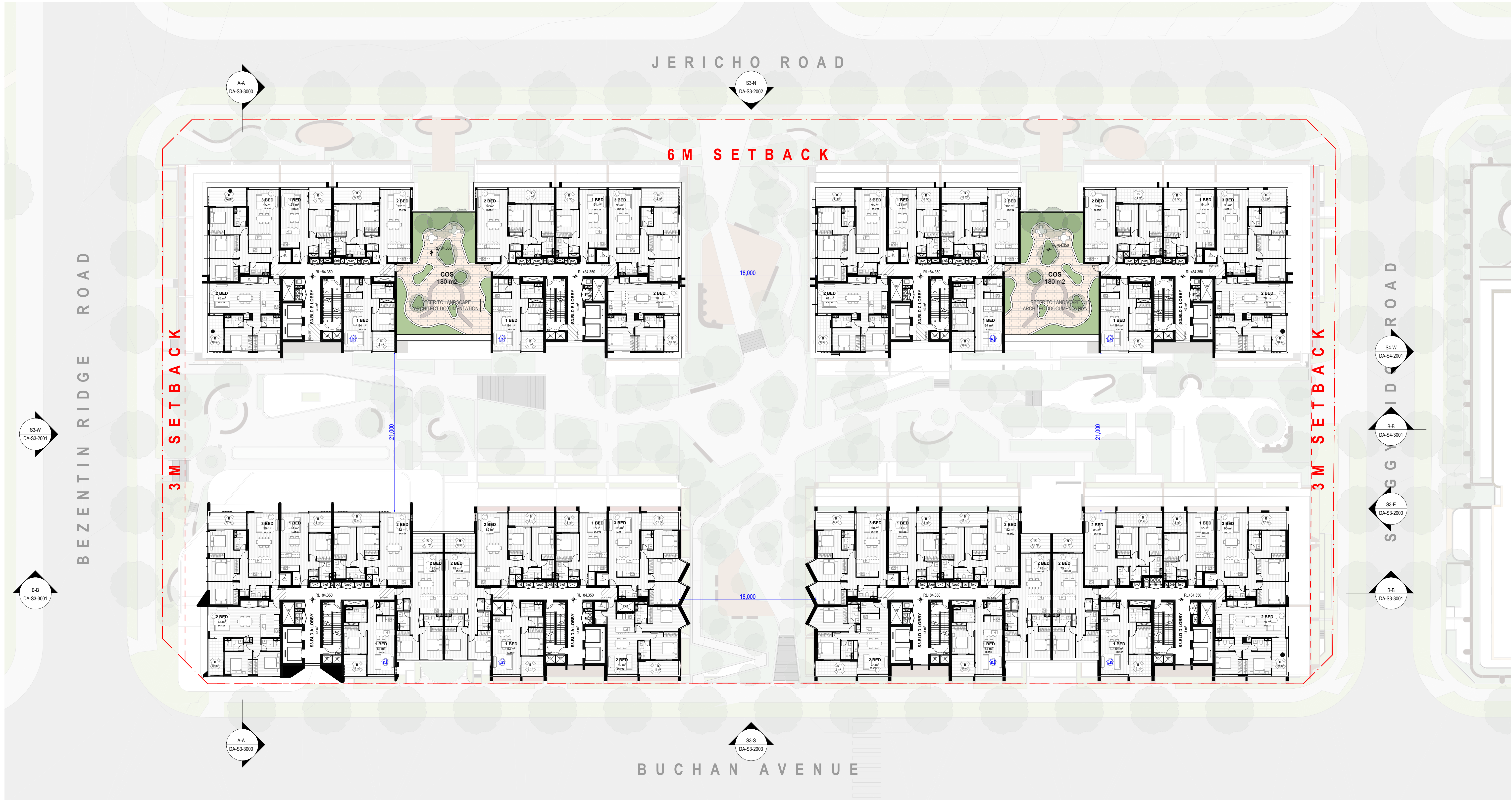
DA-S3-1004

STAGE

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REVISION

B



01 LEVEL 07
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
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URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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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 Dupre 11622, A Julia 10022 + R Pin 11286

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GENERAL FLOOR PLAN - LEVEL 07

PROJECT NUMBER

20794

DRAWING NUMBER

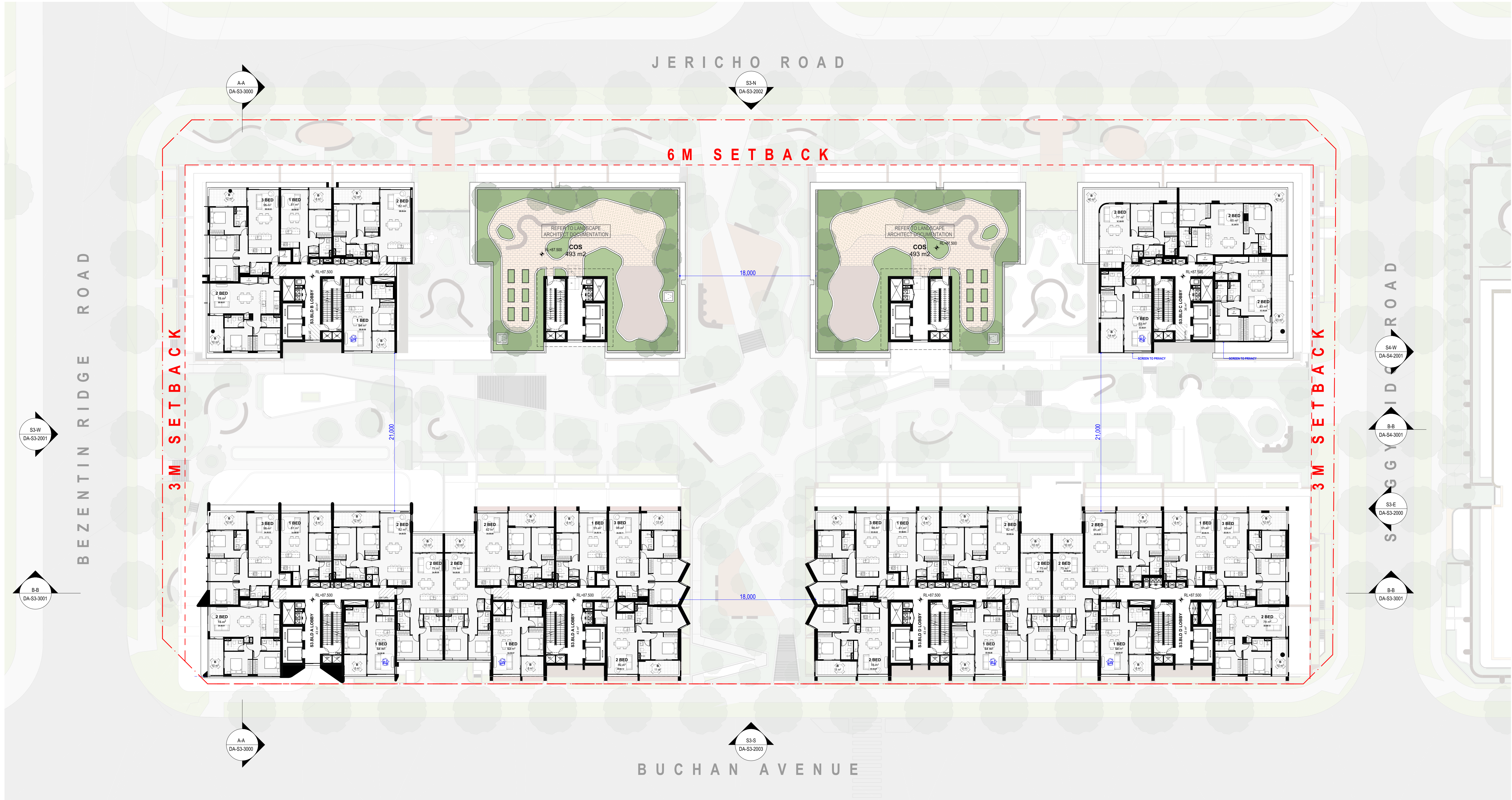
DA-S3-1007

STAGE

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REVISION

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01 LEVEL 08
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
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URBAN
PROPERTY

Landscape Consultants
MOIR STUDIO
+61 409 524 575

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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1:250 @A1 Size

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 Dupre 11622, A Julia 10022 + R Pin 11286

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PROJECT NUMBER

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DRAWING NUMBER

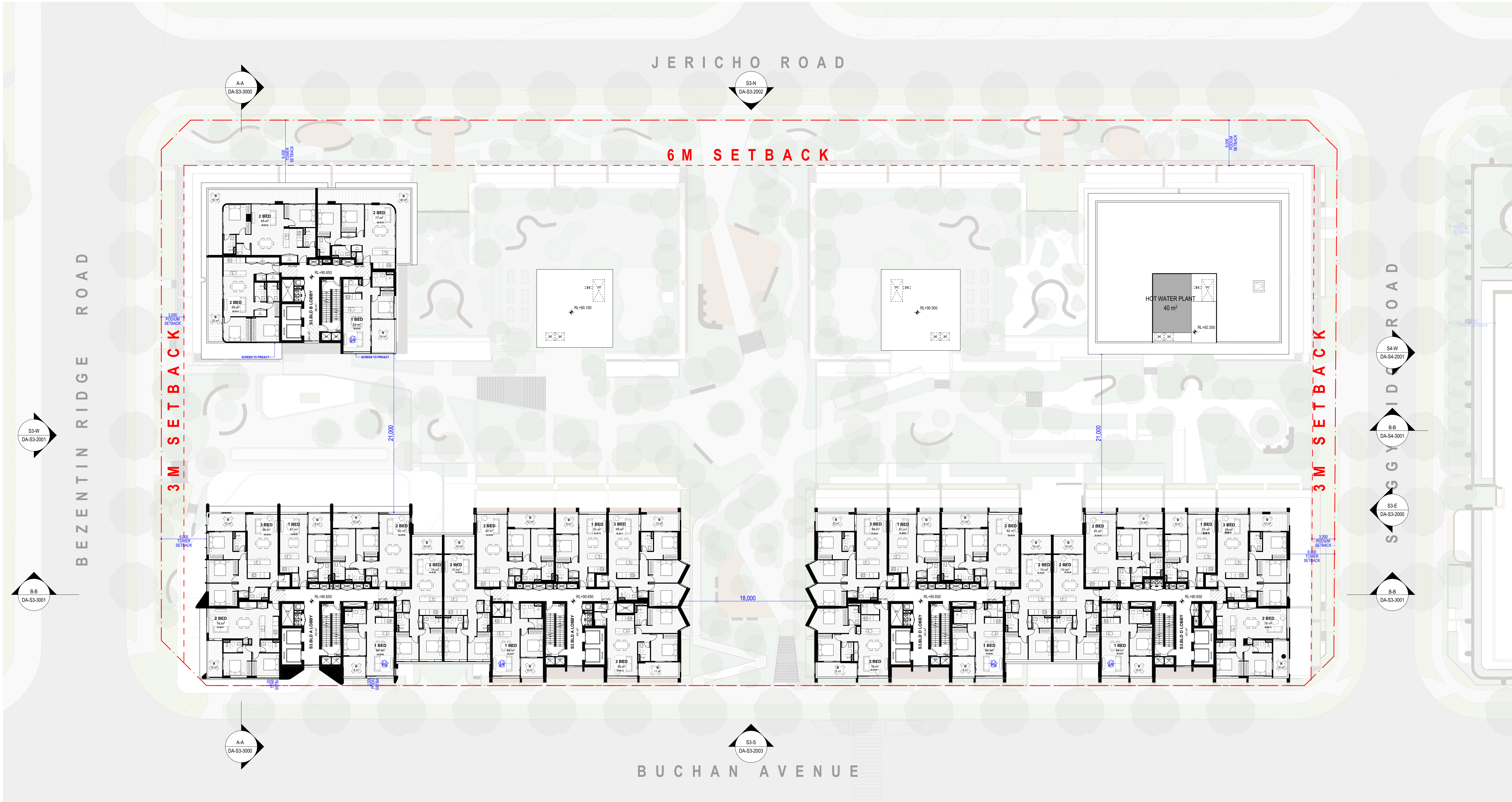
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STAGE

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B



01 LEVEL 09
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
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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



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1:250 @A1 Size

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 Dupre 11622, A Julia 10022 + R Pin 11286

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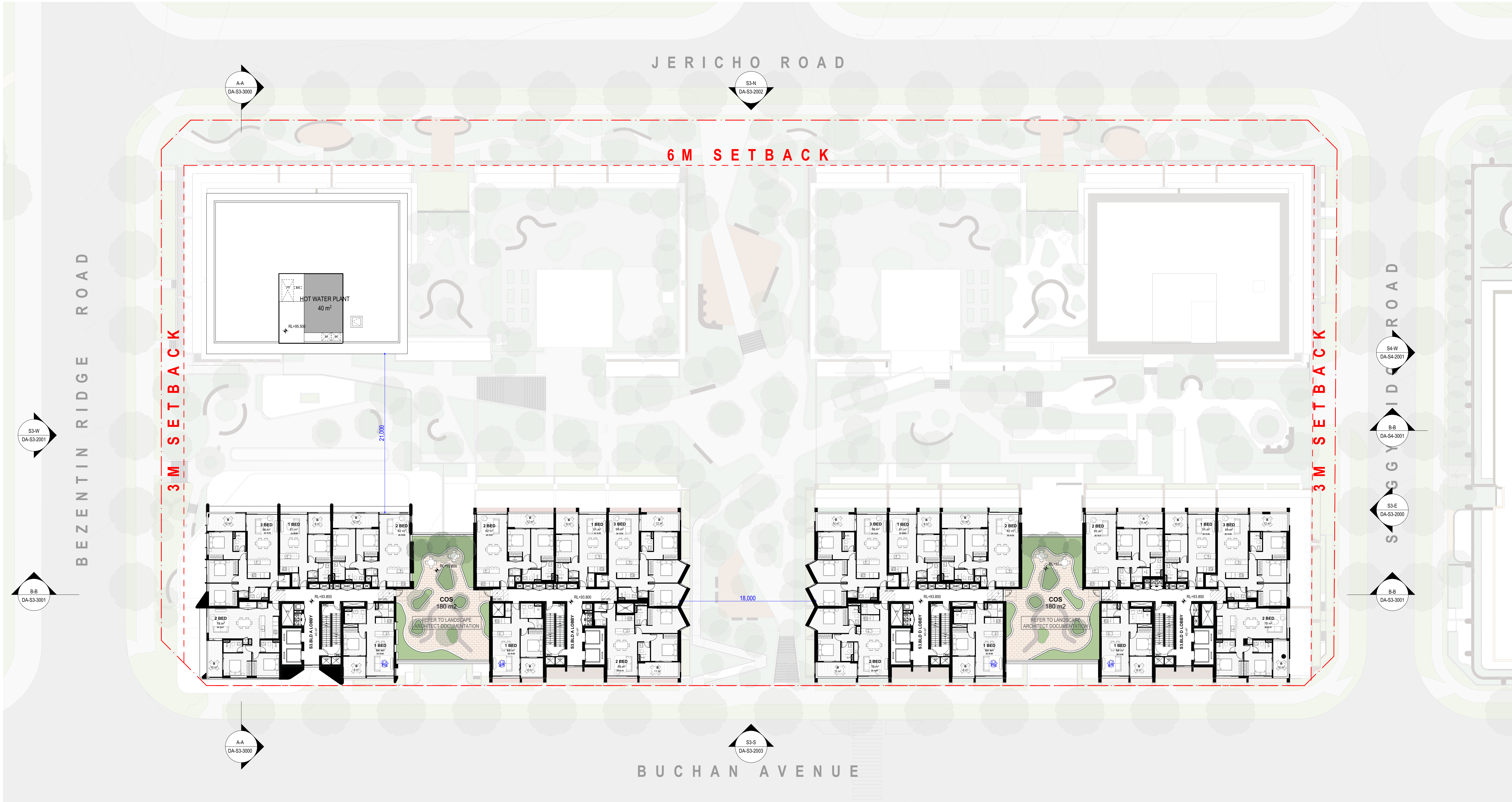
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01 LEVEL 10
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	19/12/2025
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URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

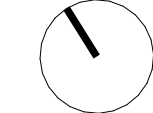
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IGS
+61 2 8488 4600

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SCT
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IGS
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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 Dupre 11622, A Julia 10022 + R Pin 11286

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GENERAL FLOOR PLAN - LEVEL 10

PROJECT NUMBER

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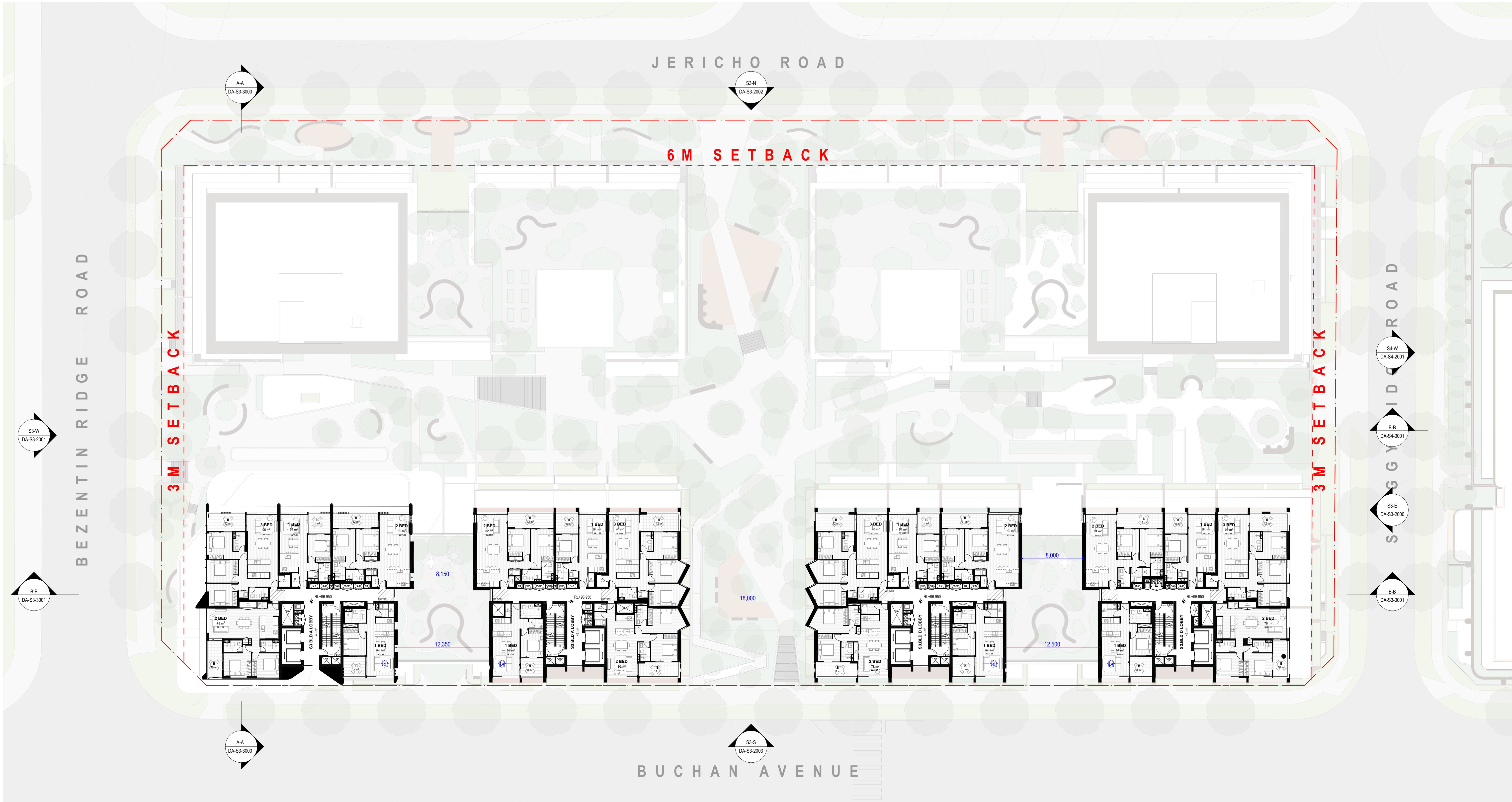
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STAGE

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REVISION

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01 LEVEL 11
SCALE: 1:250@A1

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

URBAN
PROPERTY

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Landscape Consultants
MOIR STUDIO
+61 409 524 575

Mechanical Consultants
IGS
+61 2 8488 4600

Civil Consultants
JUSTIN HILL
02 4305 4300

Electrical Consultants
IGS
+61 2 8488 4600

Traffic Consultants
SCT
0481 818 776

Services Consultants
IGS
+61 2 8488 4600

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MCKENZIE GROUP
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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 Dupre 11622, A Julia 10022 + R Pin 11286

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GENERAL FLOOR PLAN - LEVEL 11

PROJECT NUMBER

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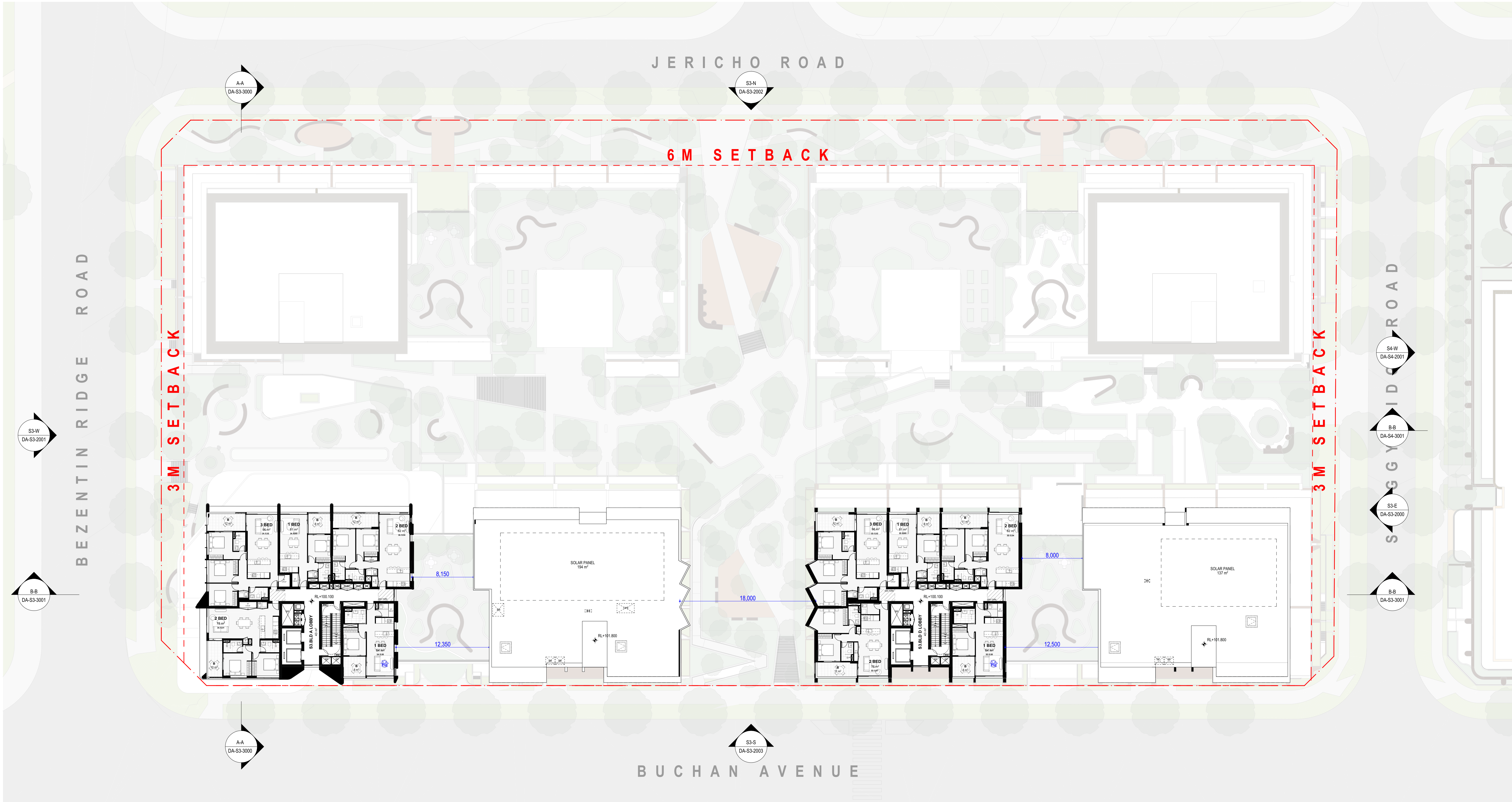
DA-S3-1011

STAGE

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REVISION

B



01 LEVEL 12-13
SCALE: 1:250@A1

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

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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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1:250 @A1 Size

ARCHITECT

Gadgil 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 Dupre 11622, A Julia 10022 + R Pin 11286

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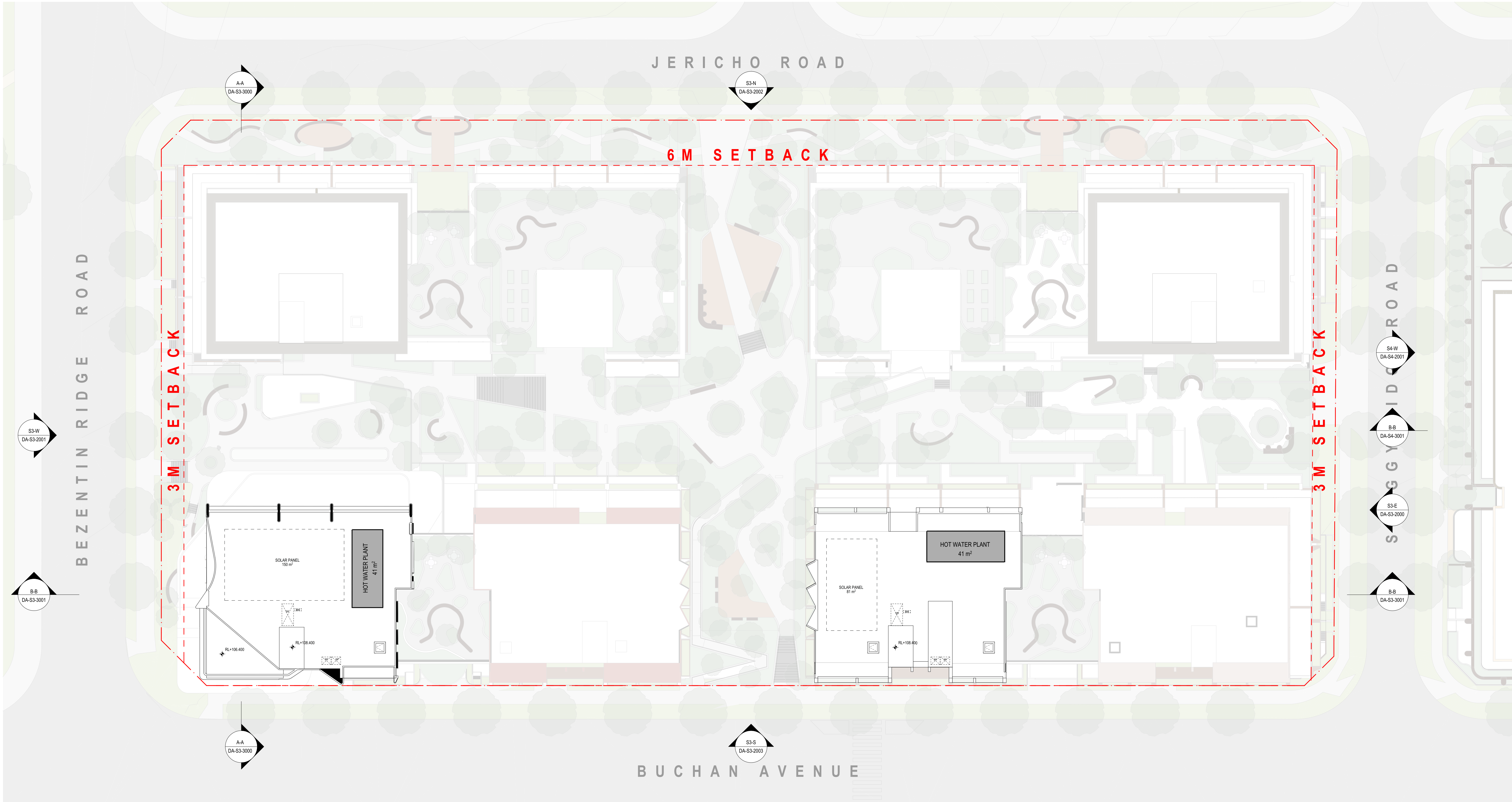
DA-S3-1012

STAGE

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REVISION

B



01 LEVEL 14
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
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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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1:250 @A1 Size

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:
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GENERAL FLOOR PLAN - ROOF

PROJECT NUMBER

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DRAWING NUMBER

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STAGE

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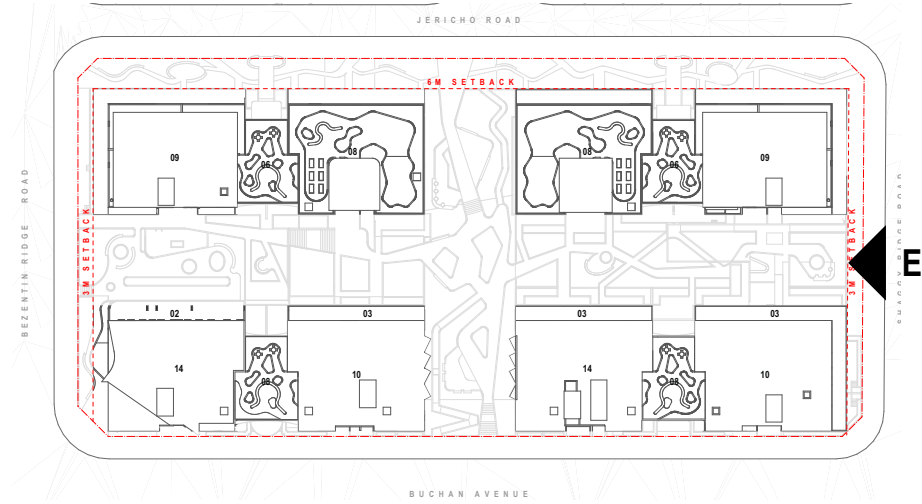
REVISION

B

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FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



S3-E EAST ELEVATION
SCALE: 1:250@A1

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REV	CKD	APP	STATUS	DATE
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



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1:250 @A1 Size

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 Dupre 11622, A Julia 10032 + R Pin 11238

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EAST ELEVATION

PROJECT NUMBER

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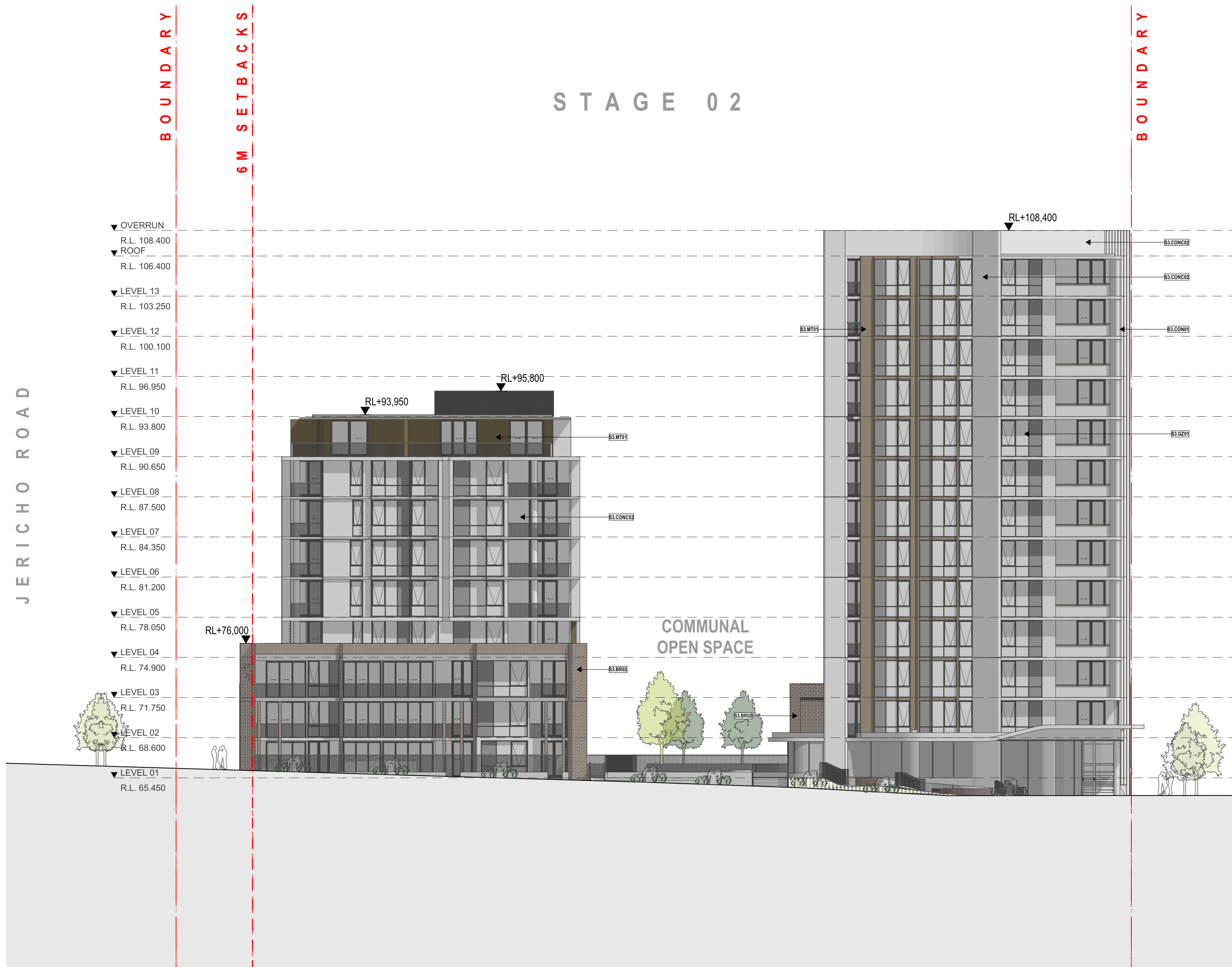
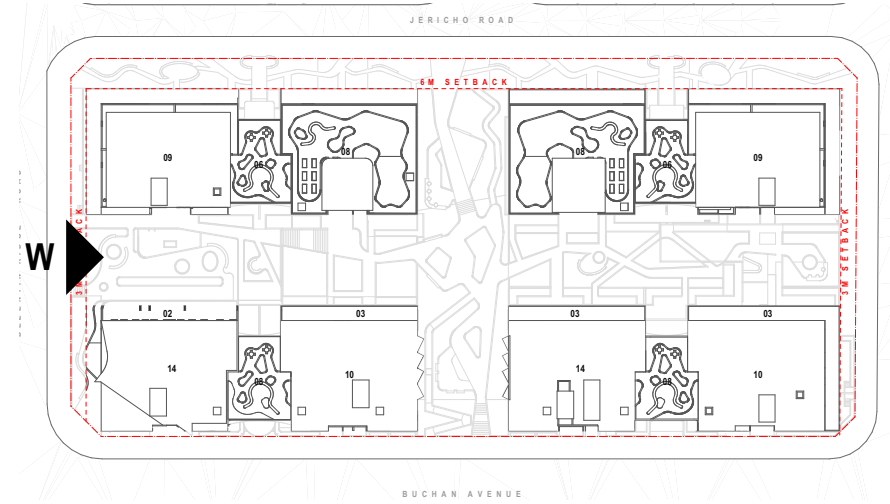
DA

REVISION

B

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



S3-W WEST ELEVATION
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
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



SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10032 + R Pin 11286

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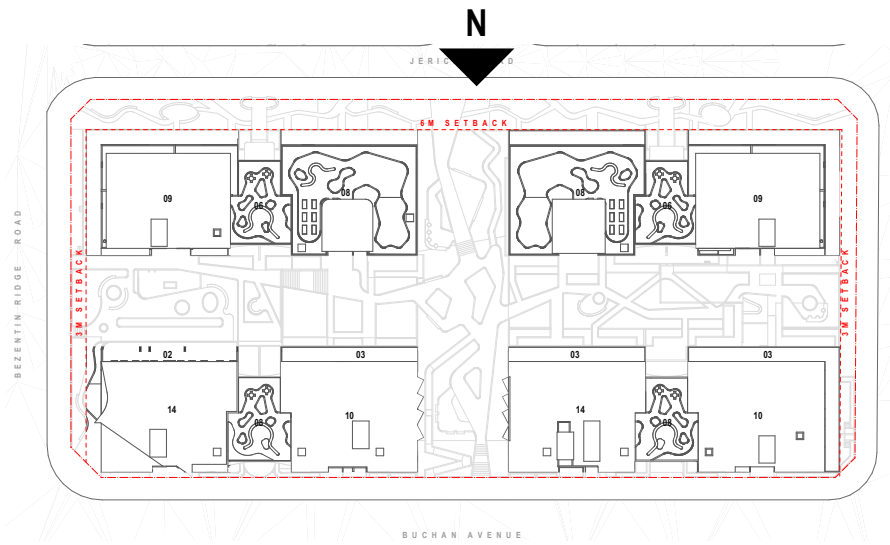
DRAWING NUMBER
DA-S3-2001

STAGE
DA

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B

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



STAGE 01

STAGE 02



S3-N NORTH ELEVATION
SCALE: 1:250@A1

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REV	CKD	APP	STATUS	DATE
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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



NORTH POINT
SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10032 + R Pin 11286

plusstudio.co

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PROJECT TITLE

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

CLIENT

URBAN PROPERTY GROUP
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MB

CHECKED

DC

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DRAWING TITLE

NORTH ELEVATION

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S3-2002

STAGE

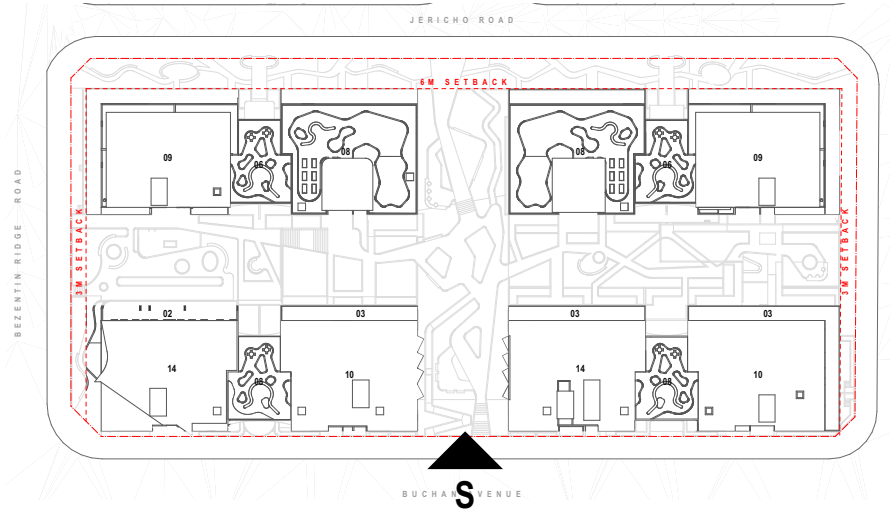
DA

REVISION

B

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



STAGE 02

STAGE 01



S3-S SOUTH ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	26/12/2026

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



SCALE
1:250 @A1 Size

ARCHITECT

Gadigal Country
Level 4, 222 Clarence Street
Sydney, NSW 2000
Australia

+61 2 8823 7000
sydney@plusstudio.co

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ABN 34 600 506 303

Nominated Architects NSW:
G Dupre 11622, A Julia 10032 + R Pin 11286

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BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE

SOUTH ELEVATION

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S3-2003

STAGE

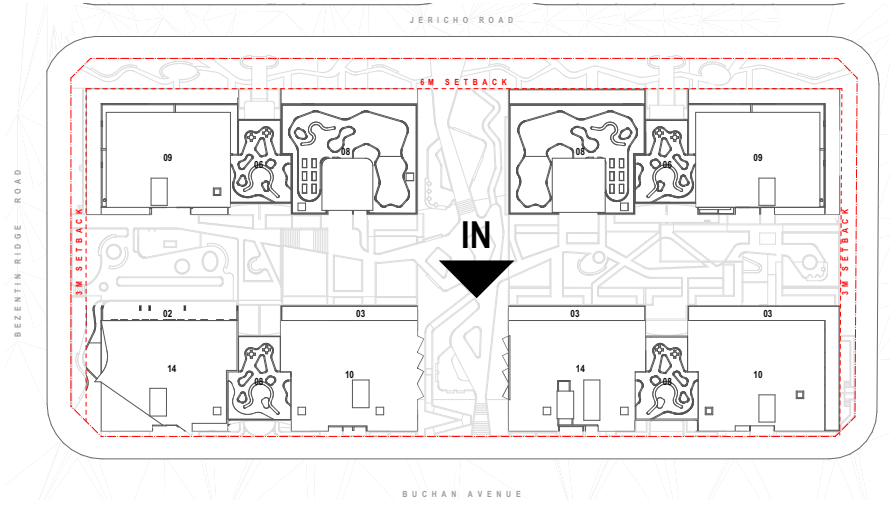
DA

REVISION

B

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



STAGE 01

STAGE 02



S3-SK INTERNAL NORTH ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

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

PROJECT

URBAN
PROPERTY

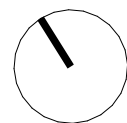
Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

Electrical Consultants
IGS
+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600

NORTH POINT



SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10032 + R Pin 11286

plusstudio.co

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DRAWING TITLE

INTERNAL NORTH ELEVATION

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S3-2004

STAGE

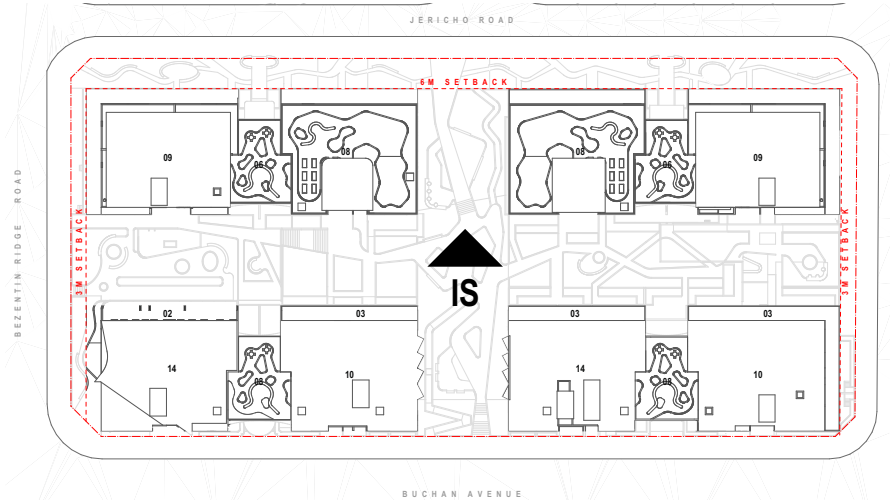
DA

REVISION

A

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



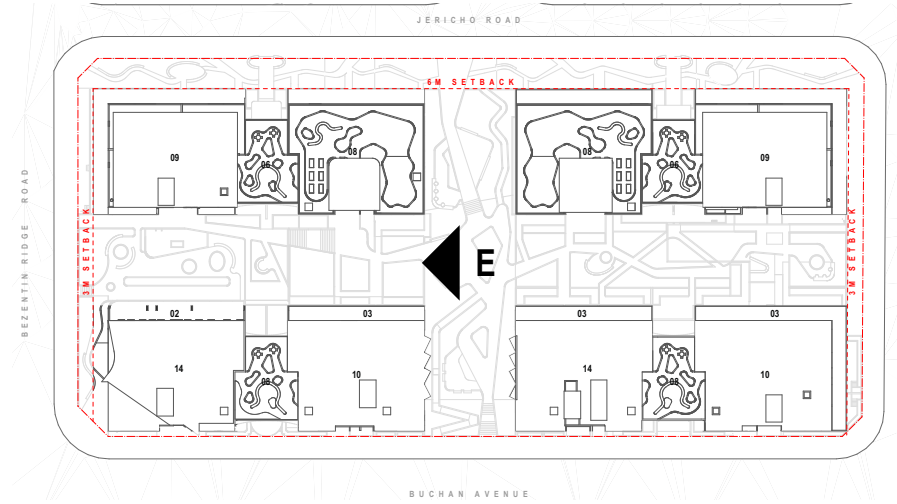
STAGE 02

STAGE 01



FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



S3-SK INTERNAL EAST ELEVATION
SCALE: 1:250@A1

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	26/12/2026

PROJECT

URBAN
PROPERTY

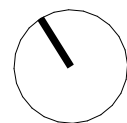
Structural Consultants
DIMITRI HADJICHAIRI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

Electrical Consultants
IGS
+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600

NORTH POINT



SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10002 + R Pin 11286

plusstudio.co

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DRAWING TITLE

INTERNAL EAST ELEVATION

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S3-2006

STAGE

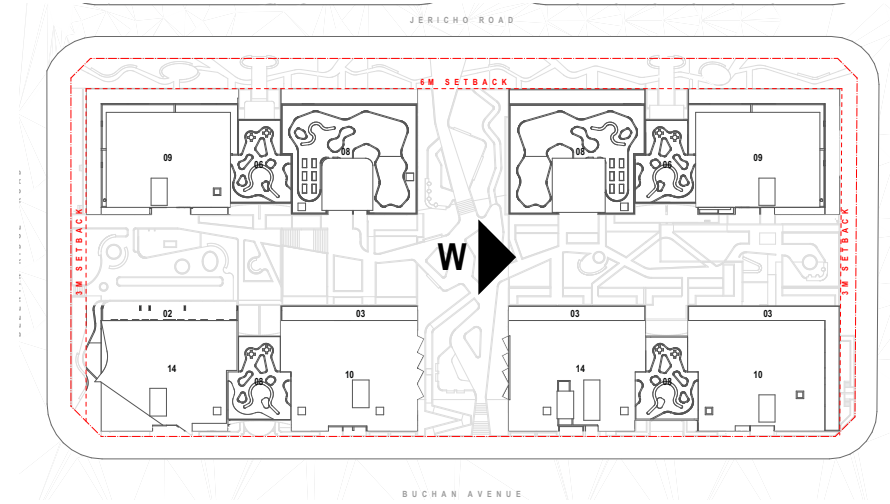
DA

REVISION

A

FINISHED LEGEND

- CONC01
- CONC02
- CD01
- CD02
- CD03
- CD03A
- CD04
- CD04A
- CD05
- BR02
- MT01
- MT02
- GZ01



S3-SK WEST ELEVATION
SCALE: 1:250@A1

FOR SUBMISSION

REV	CKD	APP	STATUS	DATE
A	DC	MB	FOR SUBMISSION	26/12/2026

PROJECT

URBAN
PROPERTY

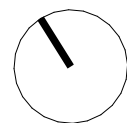
Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

Electrical Consultants
IGS
+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600

NORTH POINT



SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10032 + R Pin 11286

plusstudio.co

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DRAWING TITLE

INTERNAL WEST ELEVATION

PROJECT NUMBER

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DRAWING NUMBER

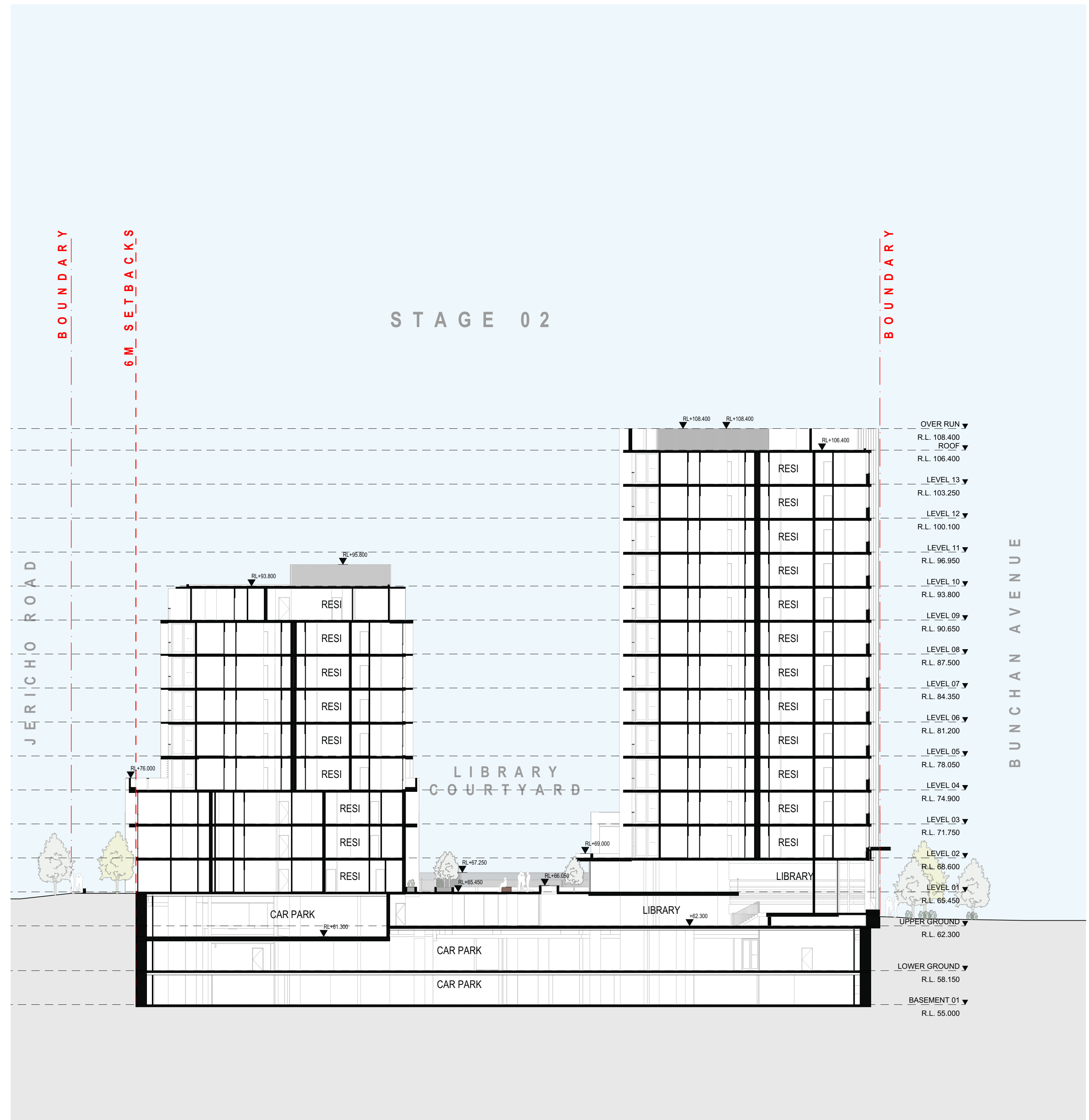
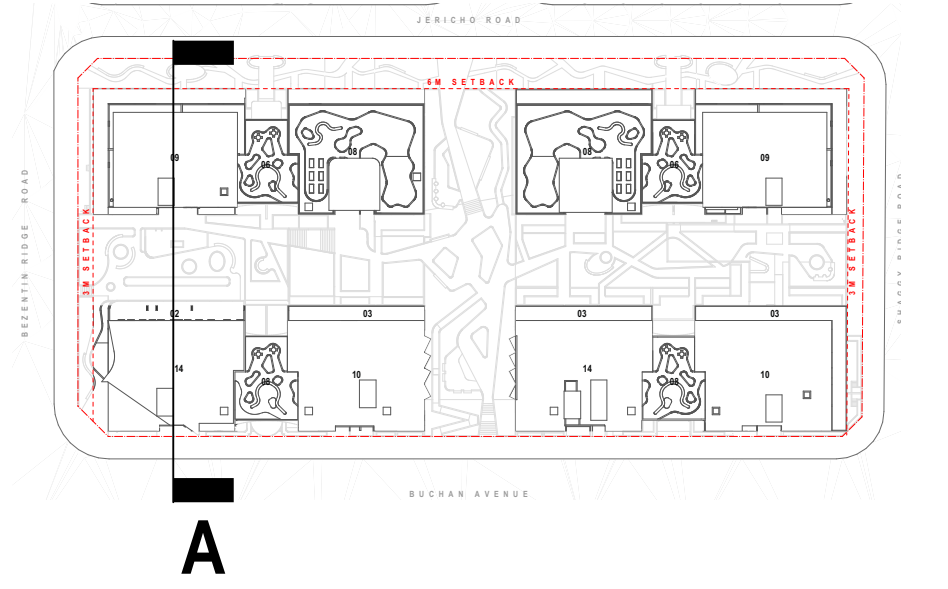
DA-S3-2007

STAGE

DA

REVISION

A



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

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

URBAN
PROPERTY

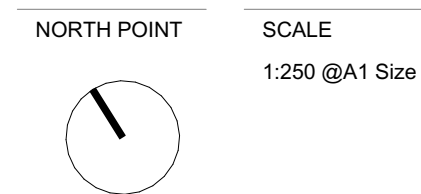
PROJECT

Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

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+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600



ARCHITECT

Gadigal Country
Level 4, 222 Clarence Street
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Australia

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sydney@plusstudio.co

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ABN 34 600 506 303

Nominated Architects NSW:
G Dupre 11622, A Julia 10022 + R Pin 11286

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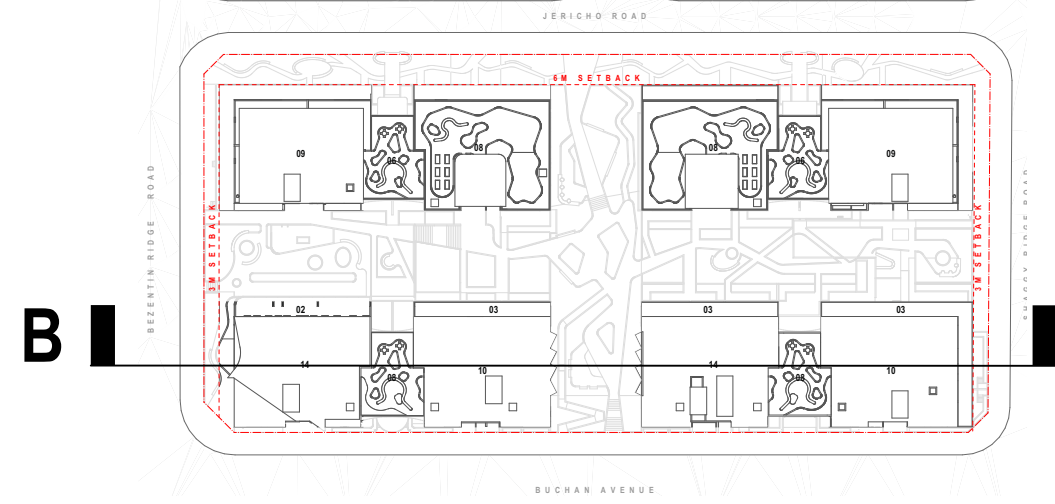
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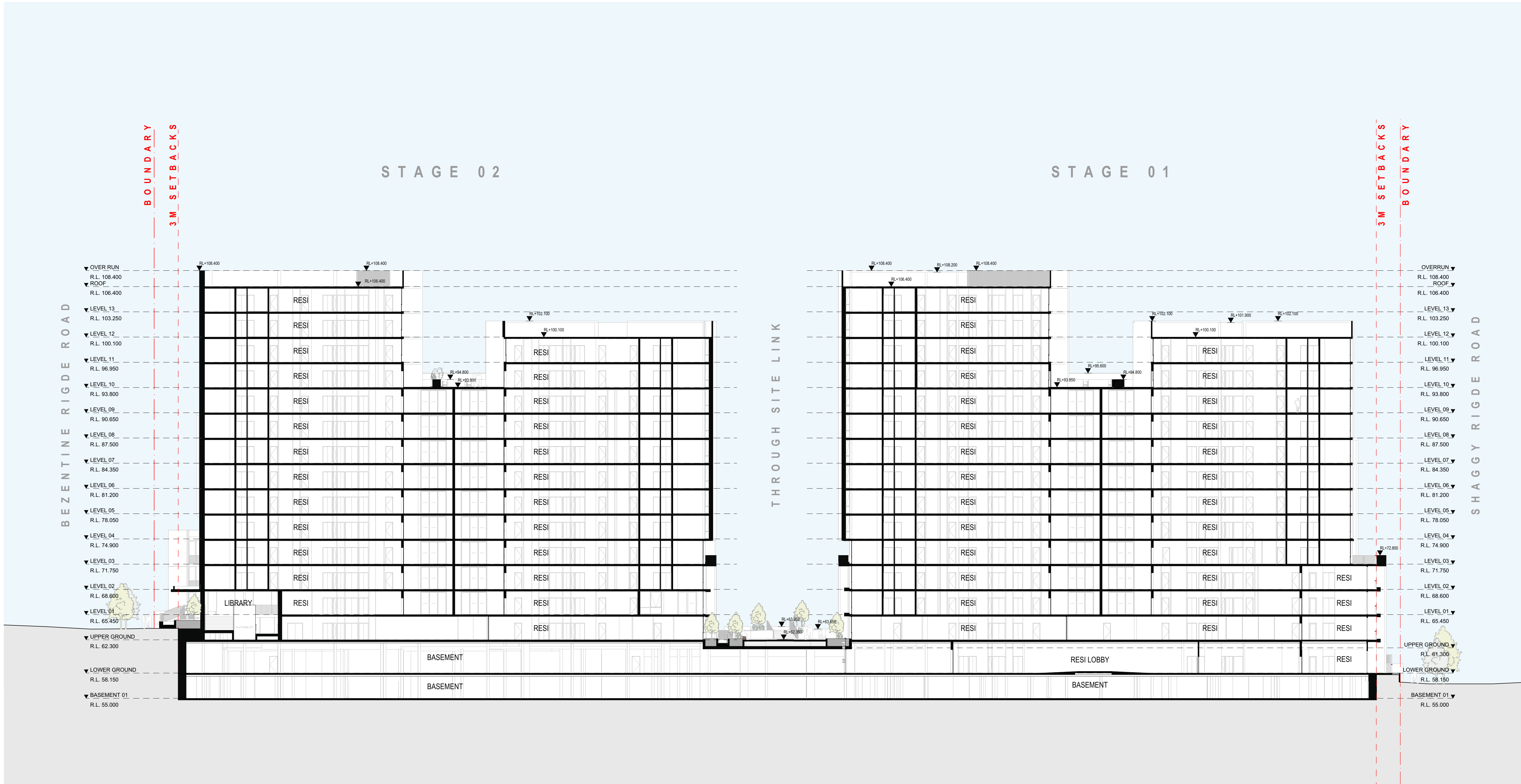
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SECTIONS - SHEET 01

PROJECT NUMBER
20794
DRAWING NUMBER
DA-S3-3000

STAGE
DA
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B



B



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

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REV	CKD	APP	STATUS	DATE
A	DC	MB	FORSUBMISSION	19/12/2025
B	DC	MB	FORSUBMISSION	26/12/2026

PROJECT

URBAN
PROPERTY

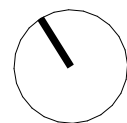
Structural Consultants
DIMITRI HADJICHARI
0404 033 317

Mechanical Consultants
IGS
+61 2 8488 4600

Electrical Consultants
IGS
+61 2 8488 4600

Services Consultants
IGS
+61 2 8488 4600

NORTH POINT



SCALE
1:250 @A1 Size

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 Dupre 11622, A Julia 10002 + R Pin 11286

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DRAWING TITLE

SECTIONS - SHEET 02

PROJECT NUMBER

20794

DRAWING NUMBER

DA-S3-3001

STAGE

DA

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