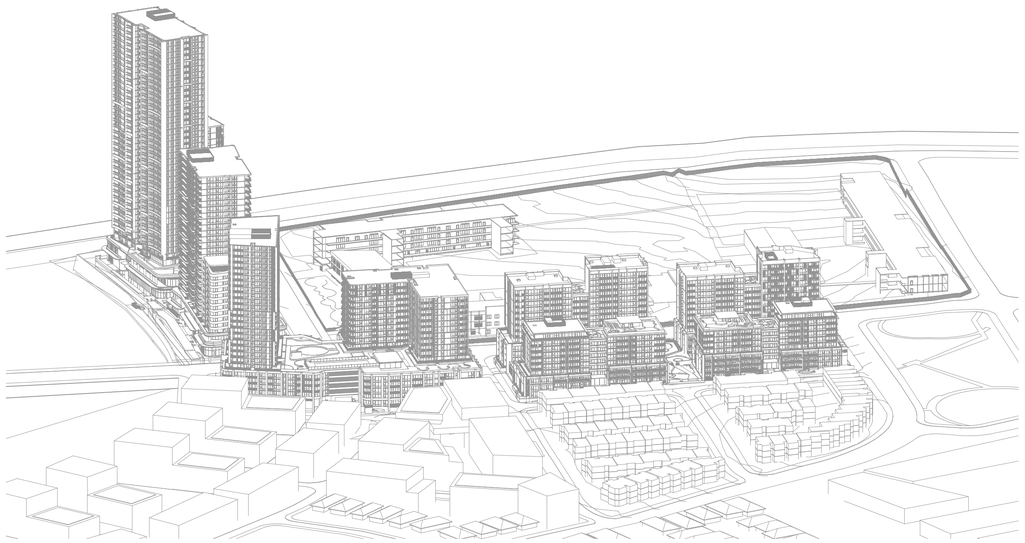
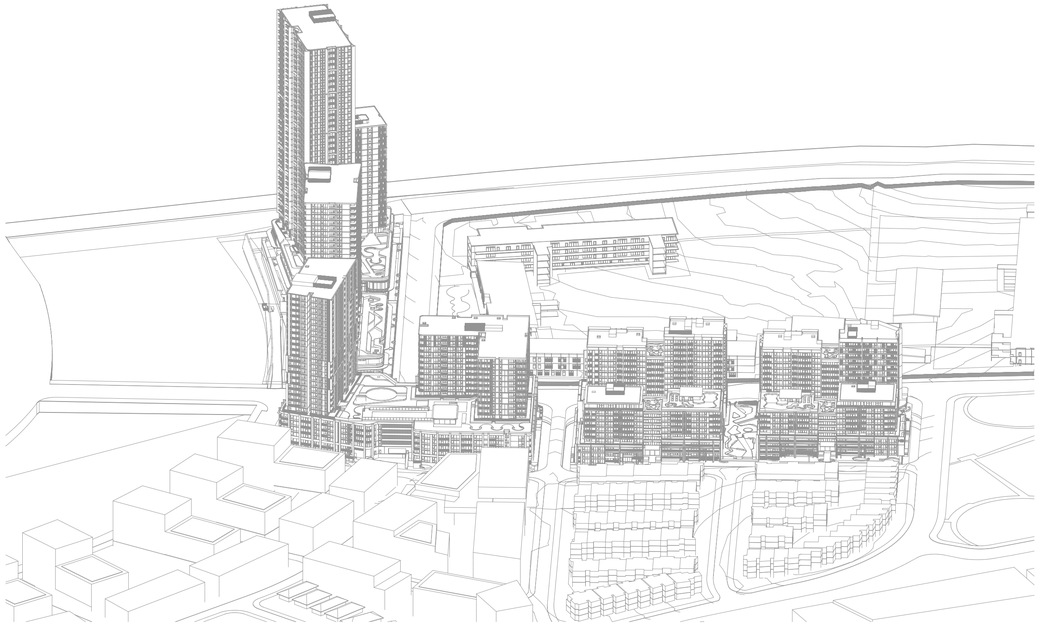


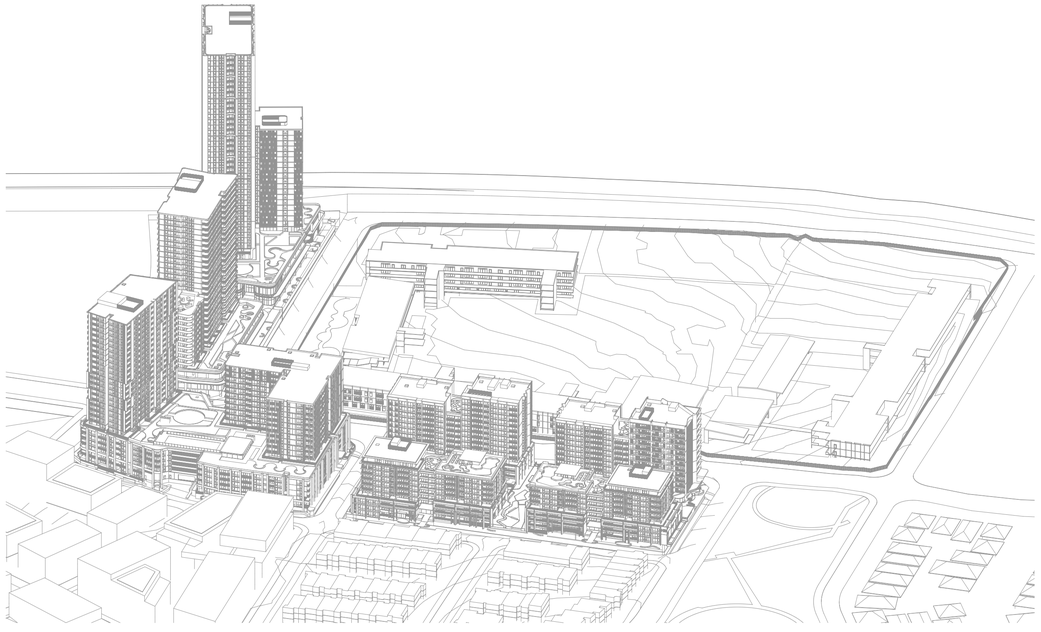
01 - SUN EYE VIEWS 08H00
SCALE: 1:1500@A1



02 - SUN EYE VIEWS 09H00
SCALE: 1:1500@A1



03 - SUN EYE VIEWS 10H00
SCALE: 1:1500@A1



04 - SUN EYE VIEWS 11H00
SCALE: 1:1500@A1

FOR SUBMISSION

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

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Traffic Consultants
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NORTH POINT

SCALE
1:1500 @A1 Size

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

DRAWING TITLE
SUN EYE VIEW - SHEET 01

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

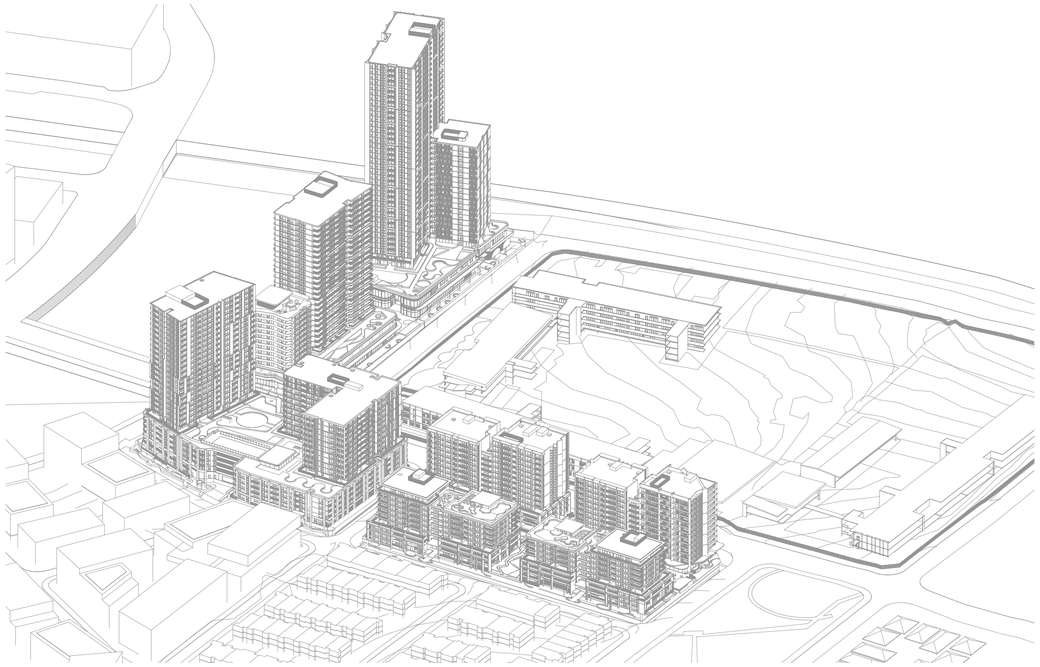
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CHECKED: DC
DRAWN:

PROJECT NUMBER
20794

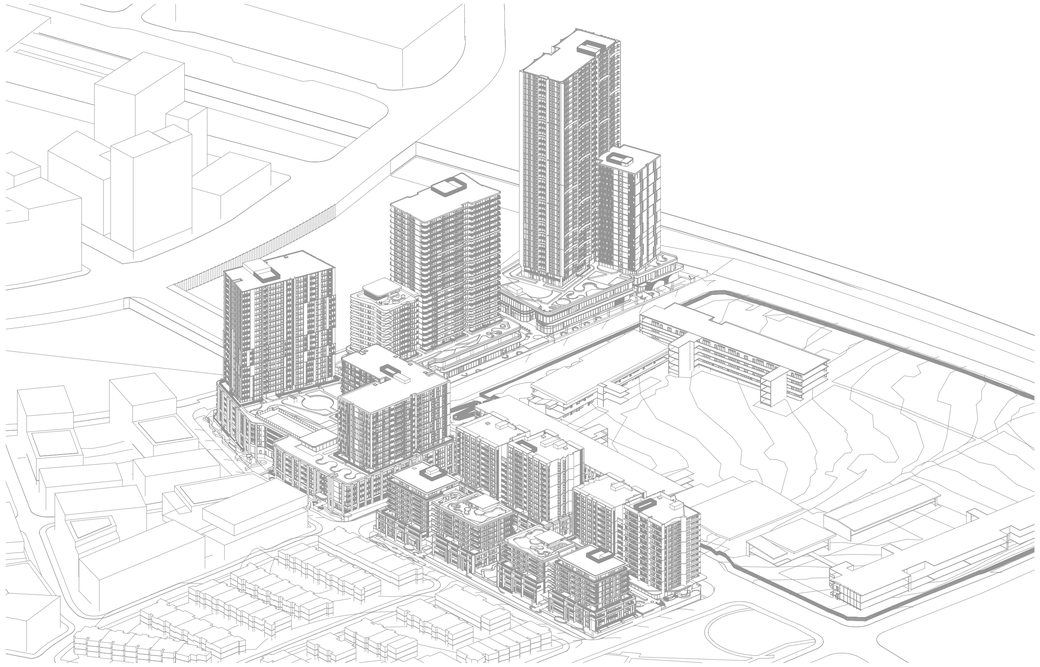
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DRAWING NUMBER
DA-S5-4000

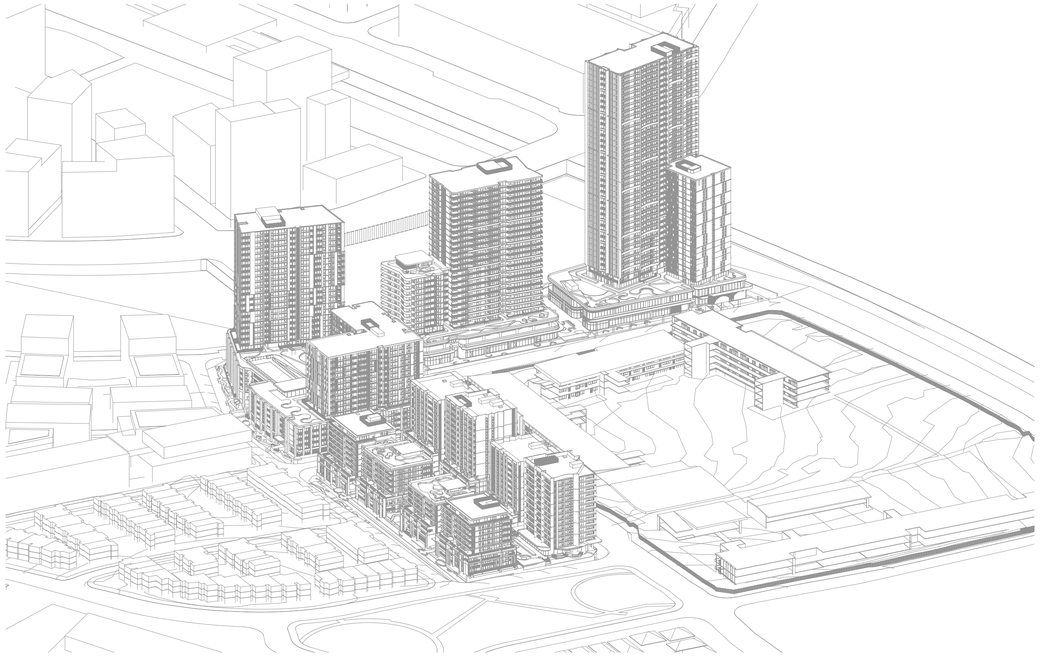
REVISION
B



01 - SUN EYE VIEWS 12H00
SCALE: 1:1500@A1



02 - SUN EYE VIEWS 13H00
SCALE: 1:1500@A1



03 - SUN EYE VIEWS 14H00
SCALE: 1:1500@A1



04 - SUN EYE VIEWS 15H00
SCALE: 1:1500@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

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NORTH POINT

SCALE
1:1500 @A1 Size

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

DRAWING TITLE
SUN EYE VIEW - SHEET 02

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

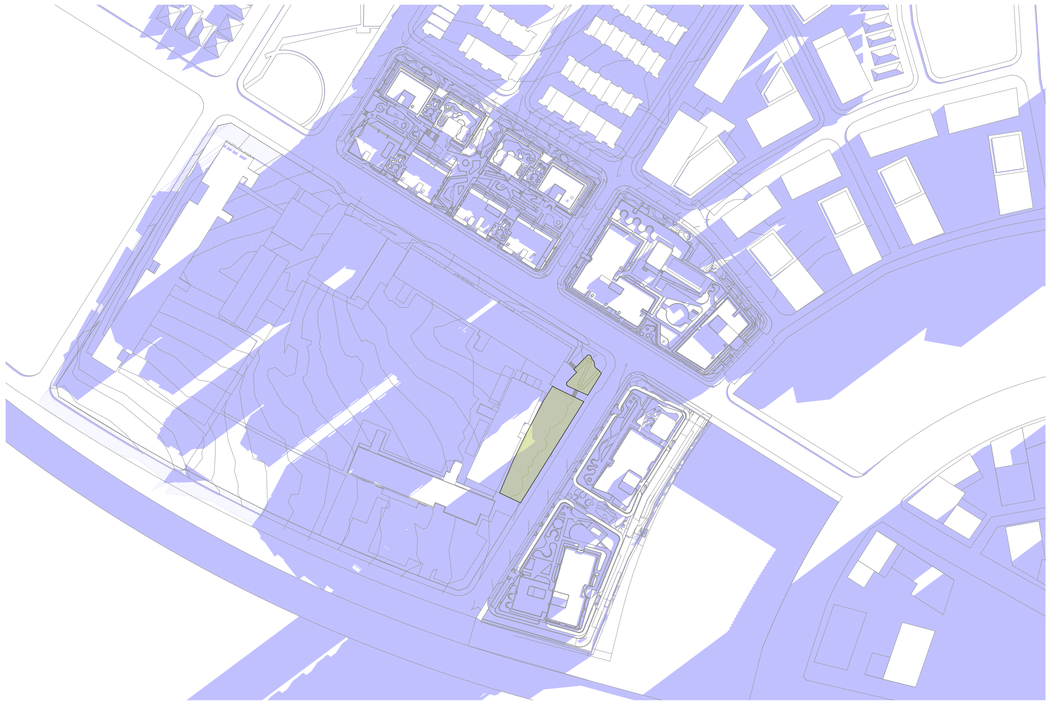
APPROVED
MB

CHECKED
DC

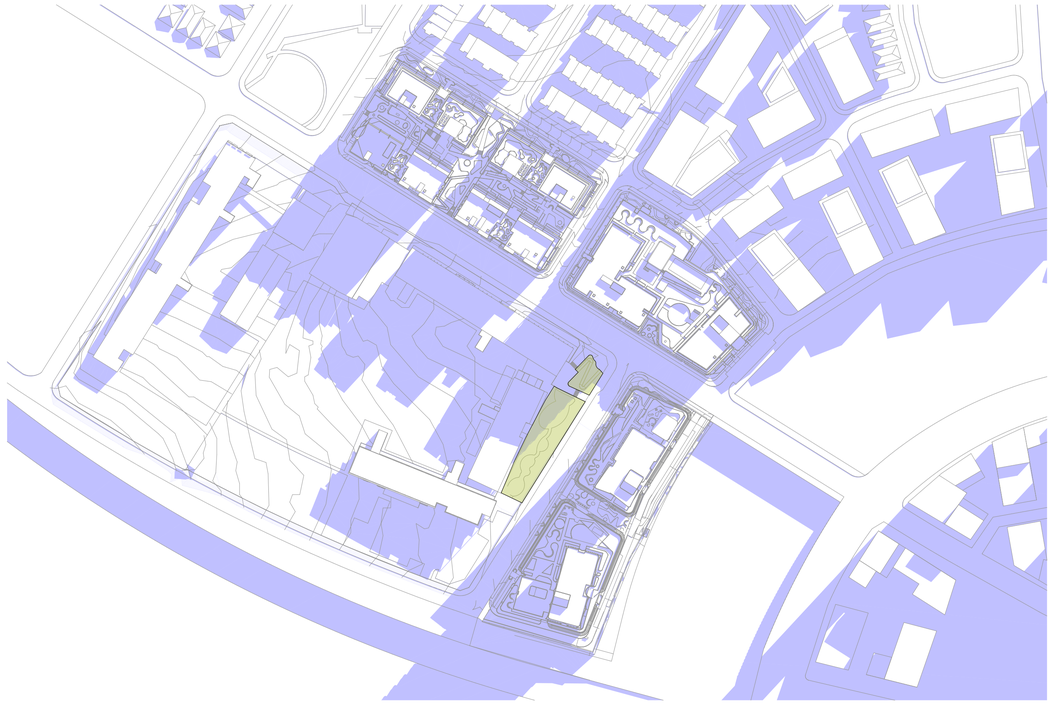
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DA-S5-4001

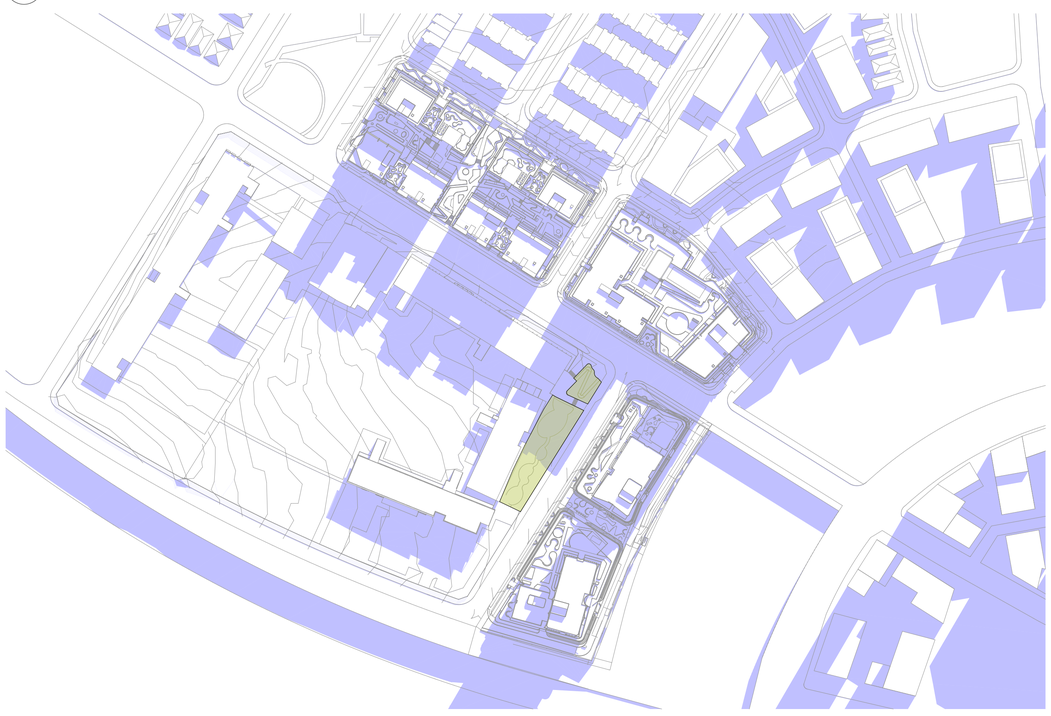
REVISION
B



01 SHADOW DIAGRAM 08H00
- SCALE: 1:2000@A1



02 SHADOW DIAGRAM 09H00 - 21 JUNE
- SCALE: 1:2000@A1



03 SHADOW DIAGRAM 10H00 - 21 JUNE
- SCALE: 1:2000@A1



04 SHADOW DIAGRAM 11H00 - 21 JUNE
- SCALE: 1:2000@A1

FOR SUBMISSION

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

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NORTH POINT

SCALE
1:2000 @A1 Size

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

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 01

CLIENT
URBAN PROPERTY GROUP
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APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

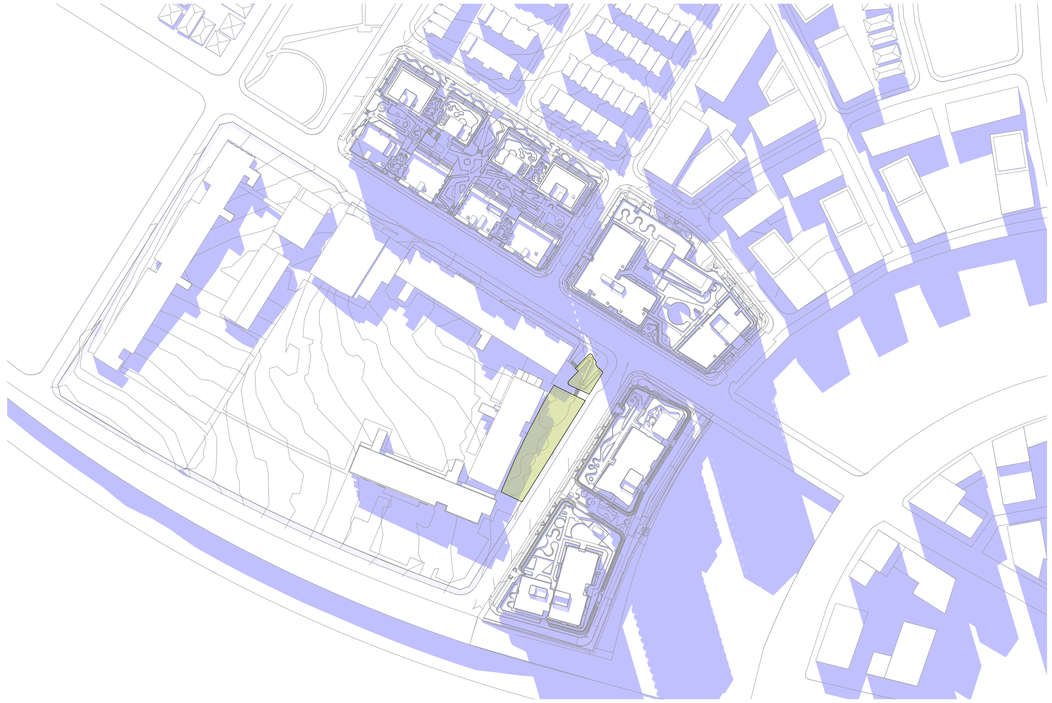
STAGE
DA

DRAWING NUMBER
DA-S5-4100

REVISION
B



01 - SHADOW DIAGRAM 12H00 - 21 JUNE
SCALE: 1:2000@A1



02 - SHADOW DIAGRAM 13H00 - 21 JUNE
SCALE: 1:2000@A1



03 - SHADOW DIAGRAM 14H00 - 21 JUNE
SCALE: 1:2000@A1



04 - SHADOW DIAGRAM 15H00 - 21 JUNE
SCALE: 1:2000@A1

FOR SUBMISSION

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

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NORTH POINT

SCALE
1:2000 @A1 Size

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

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 02

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

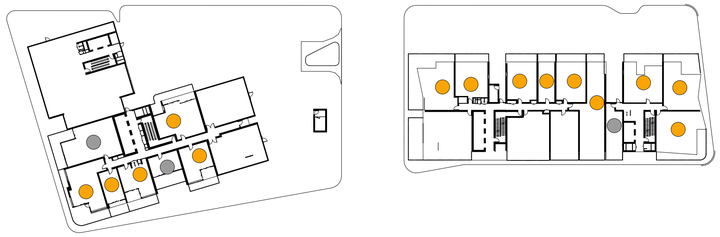
APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

STAGE
DA

DRAWING NUMBER
DA-S5-4101

REVISION
B



01 - LEVEL 02
SCALE: 1:750@A1

SOLAR ACCESS: 14/20
NO SOLAR ACCESS: 03/20



02 - LEVEL 03
SCALE: 1:750@A1

SOLAR ACCESS: 19/24
NO SOLAR ACCESS: 2/24



03 - LEVEL 04-08
SCALE: 1:750@A1

SOLAR ACCESS: 19/24
NO SOLAR ACCESS: 2/24



07 - LEVEL 09-11
SCALE: 1:750@A1

SOLAR ACCESS: 20/25
NO SOLAR ACCESS: 02/25



04 - LEVEL 12-20
SCALE: 1:750@A1

SOLAR ACCESS: 16/21
NO SOLAR ACCESS: 02/21



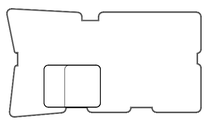
05 - LEVEL 21-25
SCALE: 1:750@A1

SOLAR ACCESS: 15/21
NO SOLAR ACCESS: 02/21



06 - LEVEL 26-39
SCALE: 1:750@A1

SOLAR ACCESS: 08/11
NO SOLAR ACCESS: 02/11



LEGEND

2 HRS SOLAR
< 2 HRS SOLAR
NO SOLAR

SOLAR ACCESS: 518/678 (75%)
REQUIRED MIN. 70%

NO SOLAR ACCESS: 77/687 (11%)
REQUIRED MAX. 15%

FOR SUBMISSION

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

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NORTH POINT

SCALE
1:750 @A1 Size

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

DRAWING TITLE
SOLAR AMENITY DIAGRAMS

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

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DA

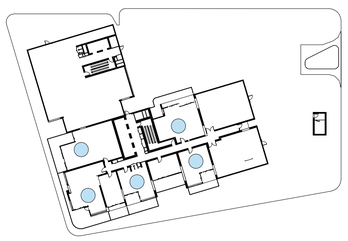
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MB

CHECKED
DC

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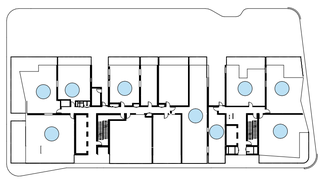
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DA-S5-4200

REVISION
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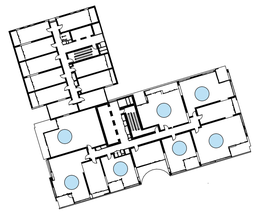
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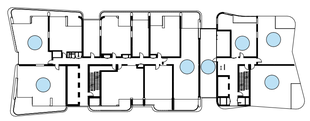
CROSS VENTILATION 14/20



02 - LEVEL 03-08
SCALE: 1:750@A1

CROSS VENTILATION 14/24





LEGEND

CROSSVENTILATION

ACHIEVED UNIT
CROSS VENTILATION: 98/164 (60%)
REQUIRED MIN. 60%

FOR SUBMISSION

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

PROJECT

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

DRAWING TITLE
CROSS VENTILATION DIAGRAM

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

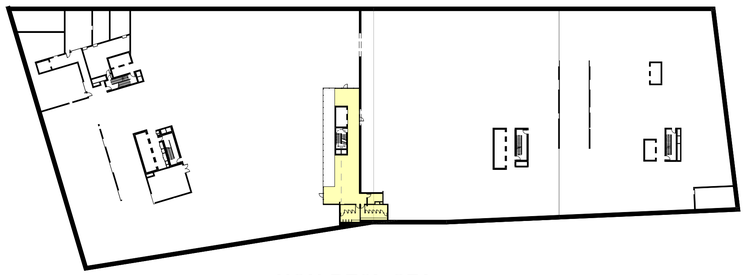
APPROVED
MB

CHECKED
DC

DRAWN

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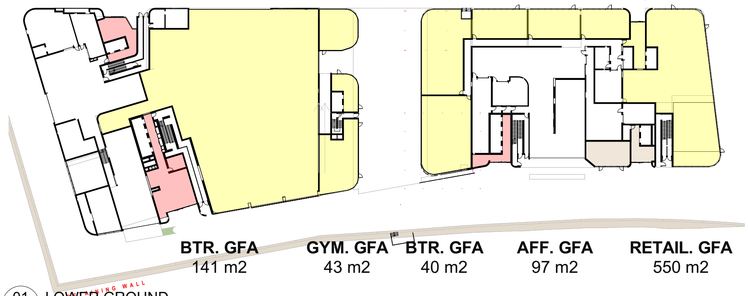
REVISION
B



NON-RESI. GFA
206 m2

06 - BASEMENT 01
SCALE: 1:750@A1

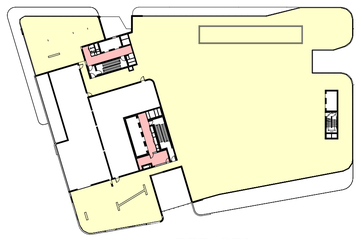
CO-LIVING. GFA 61 m2 | **SUPERMARKET. GFA** 1,965 m2 | **RETAIL. GFA** 717 m2 | **CHILDCARE. GFA** 40 m2



BTR. GFA 141 m2 | **GYM. GFA** 43 m2 | **BTR. GFA** 40 m2 | **AFF. GFA** 97 m2 | **RETAIL. GFA** 550 m2

01 - LOWER GROUND
SCALE: 1:750@A1

CO-LIVING. GFA 28 m2 | **GYM. GFA** 2,426 m2



BTR. GFA
42 m2

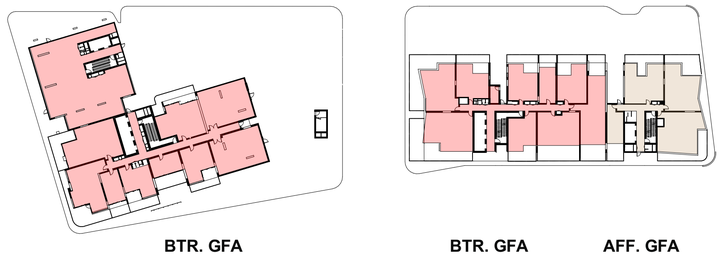
02 - LEVEL 01
SCALE: 1:750@A1

CHILDCARE. GFA
905 m2



BTR. GFA 310 m2 | **AFF. GFA** 185 m2

CO-LIVING. GFA
378 m2

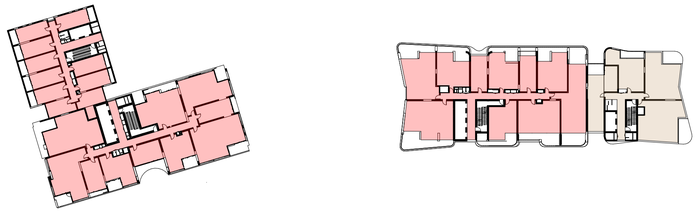


BTR. GFA
801 m2

BTR. GFA 731 m2 | **AFF. GFA** 349 m2

03 - LEVEL 02
SCALE: 1:750@A1

CO-LIVING. GFA
362 m2

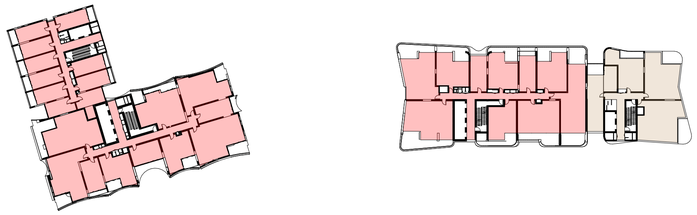


RESI. GFA
776 m2

BTR. GFA 763 m2 | **AFF. GFA** 369 m2

04 - LEVEL 03
SCALE: 1:750@A1

CO-LIVING. GFA
362 m2

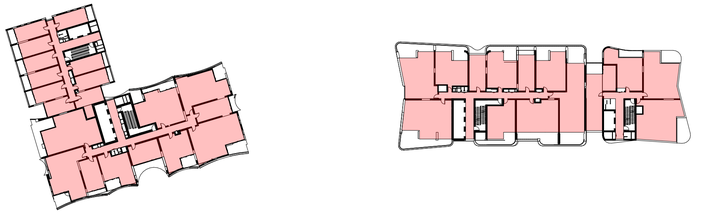


BTR. GFA
782 m2

BTR. GFA 763 m2 | **AFF. GFA** 369 m2

05 - LEVEL 04-05
SCALE: 1:750@A1

CO-LIVING. GFA
362 m2

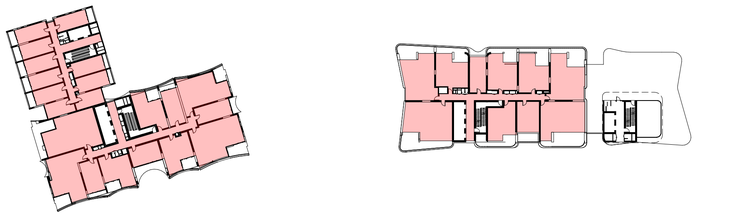


BTR. GFA
782 m2

BTR. GFA 763 m2 | **BTR. GFA** 369 m2

11 - LEVEL 06-08
SCALE: 1:750@A1

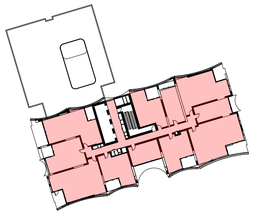
CO-LIVING. GFA
355 m2



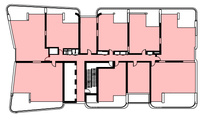
BTR. GFA
795 m2

BTR. GFA
759 m2

08 - LEVEL 12-20
SCALE: 1:750@A1

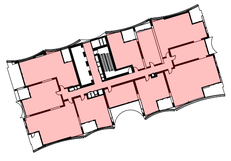


BTR. GFA
795 m2

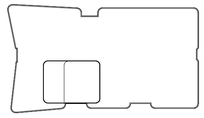


BTR. GFA
759 m2

09 - LEVEL 21-25
SCALE: 1:750@A1



BTR. GFA
795 m2



10 - LEVEL 26-39
SCALE: 1:750@A1

LEGEND

- RESIDENTIAL GFA
- RESIDENTIAL GFA (AFFORDABLE)
- NON - RESIDENTIAL GFA

FOR SUBMISSION

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

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Traffic Consultants
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BCA Consultants
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NORTH POINT

SCALE
1:750 @A1 Size

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Nominated Architects NSW:
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
GFA DIAGRAM

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

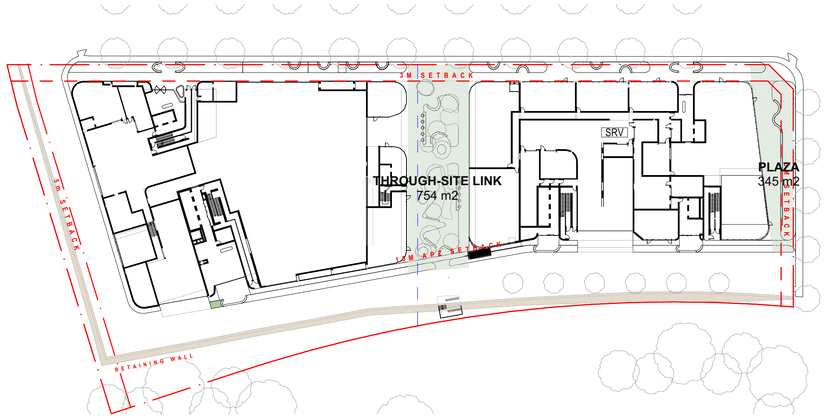
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MB

CHECKED
DC

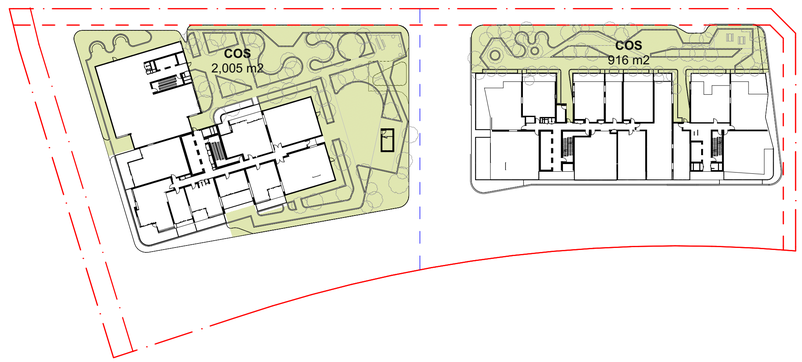
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DRAWING NUMBER
DA-S5-5001

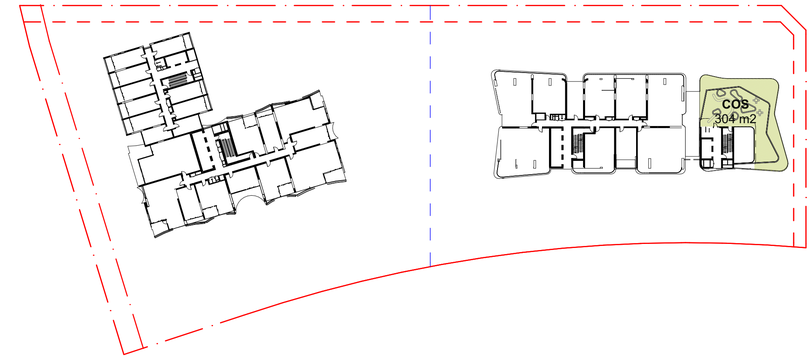
REVISION
B



01 LOWER GROUND
- SCALE: 1:750@A1



02 LEVEL 02
- SCALE: 1:750@A1



03 LEVEL 12
- SCALE: 1:750@A1

COMMUNAL OPEN SPACE REQUIRED: 3,113 sqm (25.0%)

COMMUNAL OPEN SPACE: 3,225 sqm (26%)
PUBLIC SPACE: 1,099 sqm (9%)

TOTAL PROVIDED: 4,324 sqm (35%)

FOR SUBMISSION

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

PROJECT

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NORTH POINT

SCALE
1:750 @A1 Size

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

DRAWING TITLE
OPEN SPACE CALCULATION

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

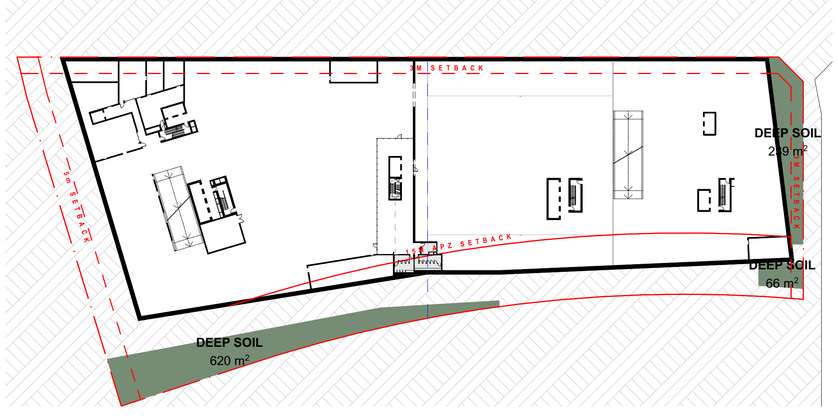
APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

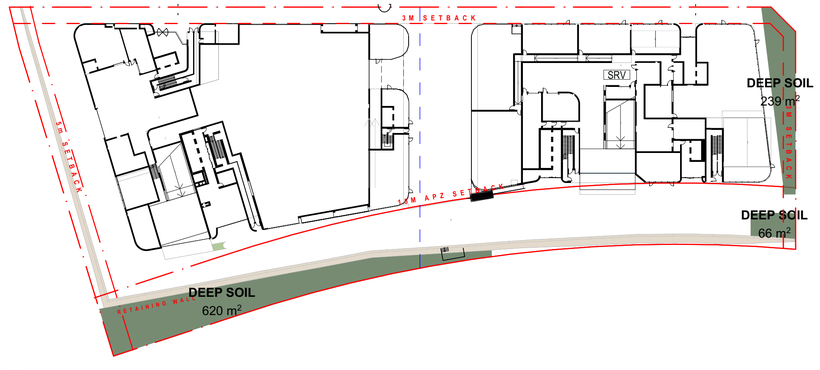
STAGE
DA

DRAWING NUMBER
DA-S5-5002

REVISION
B



01 - BASEMENT 01
SCALE: 1:750@A1



02 - LOWER GROUND
SCALE: 1:750@A1

DEEP SOIL REQUIRED: 872 sqm (7.0%)

DEEP SOIL PROVIDED: 925 sqm (7.4%)

FOR SUBMISSION

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

PROJECT

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BCA Consultants
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NORTH POINT

SCALE
1:750 @A1 Size

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

DRAWING TITLE
DEEP SOIL CALCULATION

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

APPROVED
MB

CHECKED
DC

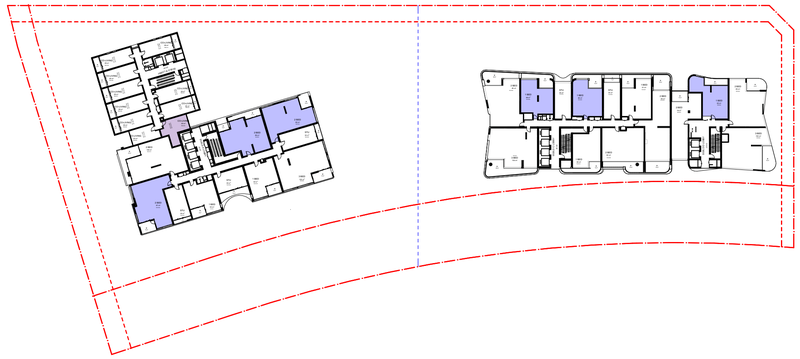
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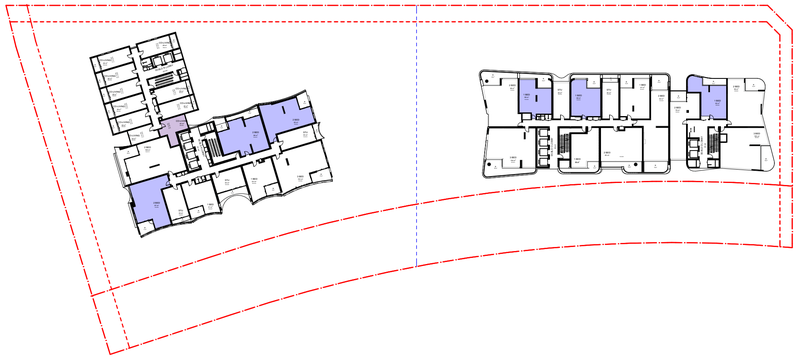
REVISION
B



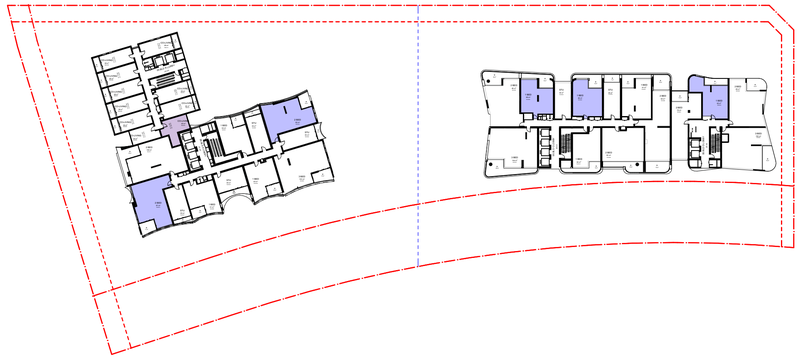
01 - LEVEL 02
SCALE: 1:750@A1



07 - LEVEL 03
SCALE: 1:750@A1



02 - LEVEL 04-08
SCALE: 1:750@A1



03 - LEVEL 09-11
SCALE: 1:750@A1

LEGEND:

RESIDENTIAL UNITS : 687 UNITS

SILVER LIVEABLE UNIT — 139 UNITS (20%)

CO-LIVING UNITS : 180 UNITS

CO-LIVING ACCESSIBLE UNIT — 9 UNITS (5%)

LEVEL	SILVER LIVEABLE	TOTAL
L39	5A.39.09, 5A.39.03,,	2
L38	5A.38.09, 5A.38.03,,	2
L37	5A.37.09, 5A.37.03,,	2
L36	5A.36.09, 5A.36.03,,	2
L35	5A.35.09, 5A.35.03,,	2
L34	5A.34.09, 5A.34.03,,	2
L33	5A.33.09, 5A.33.03,,	2
L32	5A.32.09, 5A.32.03,,	2
L31	5A.31.09, 5A.31.03,,	2
L30	5A.30.09, 5A.30.03,,	2
L29	5A.29.09, 5A.29.03,,	2
L28	5A.28.09, 5A.28.03,,	2
L27	5A.27.09, 5A.27.03,,	2
L26	5A.26.09, 5A.26.03,,	2
L25	5A.25.09, 5A.25.03,5C.25.03, 5C.25.05,	4
L24	5A.24.09, 5A.24.03,5C.24.03, 5C.24.05,	4
L23	5A.23.09, 5A.23.03,5C.23.03, 5C.23.05,	4
L22	5A.22.09, 5A.22.03,5C.22.03, 5C.22.04,	4
L21	5A.21.09, 5A.21.03,5C.21.03, 5C.21.05,	4
L20	5A.20.09, 5A.20.03,5C.20.03, 5C.20.04,	4
L19	5A.19.10, 5A.19 03,5C.19.03, 5C.19.05,	4
L18	5A.18.10, 5A.18 03,5C.18.03, 5C.18.05,	4
L17	5A.17.10, 5A.17 03,5C.17.03, 5C.17.05,	4
L16	5A.16.10, 5A.16 03,5C.16.03, 5C.16.05,	4
L15	5A.15.10, 5A.15 03,5C.15.03, 5C.15.05,	4
L14	5A.14.10, 5A.14 03,5C.14.03, 5C.14.05,	4
L13	5A.13.10, 5A.13 03,5C.13.03, 5C.13.05,	4
L12	5A.12.10, 5A.12 03,5C.12.03, 5C.12.05,	4
L11	5A.11.10, 5A.11 03,5C.11.03, 5C.11.05,5D.11.02	5
L10	5A.10.10, 5A.10 03,5C.10.03, 5C.10.05,5D.10.02	5
L09	5A.09.10, 5A.09 03,5C.09.03, 5C.09.05,5D.09.02	5
L08	5A.08.09, 5A.08.01, 5A.08.02,5C.08.03, 5C.08.05,5D.08.02	6
L07	5A.07.09, 5A.07.01, 5A.07.02,5C.07.03, 5C.07.05,5D.07.02	6
L06	5A.06.09, 5A.06.01, 5A.06.02,5C.06.03, 5C.06.05,5D.06.02	6
L05	5A.05.09, 5A.05.01, 5A.05.02,5C.05.03, 5C.05.05,5D.05.02	6
L04	5A.04.09, 5A.04.01, 5A.04.02,5C.04.03, 5C.04.05,5D.04.02	6
L03	5A.03.09, 5A.03.01, 5A.03.02,5C.03.03, 5C.03.05,5D.03.02	6
L02	5A.02.06, 5A.02.01,5C.02.03, 5C.02.04,	4
L01		0
UG		0
LG		0
TOTAL		139

Total Apartments: 687 *20%*

SITE 05 **CO-LIVING**

LEVEL	ACCESSIBLE UNITS	TOTAL
L11	5B.11.03	1
L10	5B.10.03	1
L09	5B.09.03	1
L08	5B.08.03	1
L07	5B.07.03	1
L06	5B.06.03	1
L05	5B.05.03	1
L04	5B.04.03	1
L03	5B.03.03	1
TOTAL		9

Total Apartments: 180 *5%*

FOR SUBMISSION

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

PROJECT

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BCA Consultants
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NORTH POINT

SCALE
1:750, 1:1, 1:0.78 @A1 Size

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Nominated Architects NSW:
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
TYPOLOGIES DIAGRAM - SHEET 01

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

APPROVED	CHECKED	DRAWN
MB	DC	

PROJECT NUMBER
20794

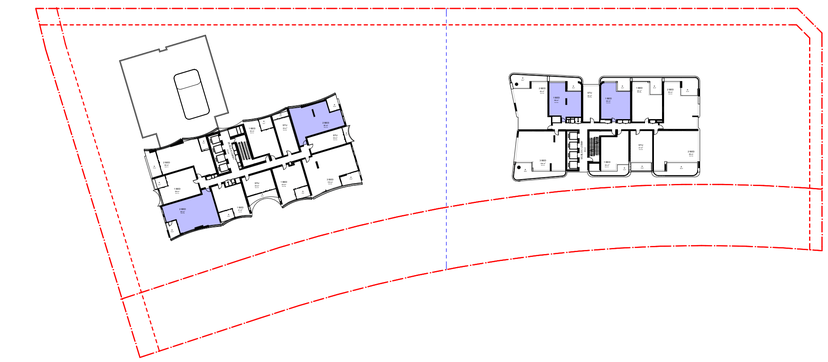
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DRAWING NUMBER
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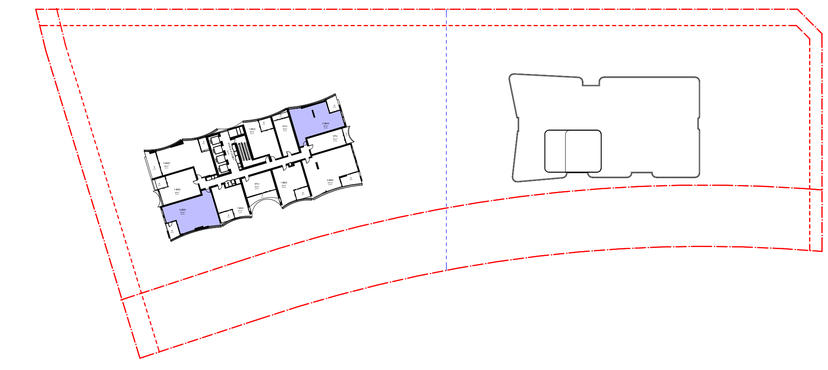
REVISION
B



01 - LEVEL 12-20
SCALE: 1:750@A1



02 - LEVEL 21-25
SCALE: 1:750@A1



03 - LEVEL 26-39
SCALE: 1:750@A1

LEGEND:

RESIDENTIAL UNITS : 687 UNITS

SILVER LIVEABLE UNIT — 139 UNITS (20%)

CO-LIVING UNITS : 180 UNITS

CO-LIVING ACCESSIBLE UNIT — 9 UNITS (5%)

LEVEL	SILVER LIVEABLE	TOTAL
L39	5A.39.09, 5A.39.03,,	2
L38	5A.38.09, 5A.38.03,,	2
L37	5A.37.09, 5A.37.03,,	2
L36	5A.36.09, 5A.36.03,,	2
L35	5A.35.09, 5A.35.03,,	2
L34	5A.34.09, 5A.34.03,,	2
L33	5A.33.09, 5A.33.03,,	2
L32	5A.32.09, 5A.32.03,,	2
L31	5A.31.09, 5A.31.03,,	2
L30	5A.30.09, 5A.30.03,,	2
L29	5A.29.09, 5A.29.03,,	2
L28	5A.28.09, 5A.28.03,,	2
L27	5A.27.09, 5A.27.03,,	2
L26	5A.26.09, 5A.26.03,,	2
L25	5A.25.09, 5A.25.03,5C.25.03, 5C.25.05,	4
L24	5A.24.09, 5A.24.03,5C.24.03, 5C.24.05,	4
L23	5A.23.09, 5A.23.03,5C.23.03, 5C.23.05,	4
L22	5A.22.09, 5A.22.03,5C.22.03, 5C.22.04,	4
L21	5A.21.09, 5A.21.03,5C.21.03, 5C.21.05,	4
L20	5A.20.09, 5A.20.03,5C.20.03, 5C.20.04,	4
L19	5A.19.10, 5A.19 03,5C.19.03, 5C.19.05,	4
L18	5A.18.10, 5A.18 03,5C.18.03, 5C.18.05,	4
L17	5A.17.10, 5A.17 03,5C.17.03, 5C.17.05,	4
L16	5A.16.10, 5A.16 03,5C.16.03, 5C.16.05,	4
L15	5A.15.10, 5A.15 03,5C.15.03, 5C.15.05,	4
L14	5A.14.10, 5A.14 03,5C.14.03, 5C.14.05,	4
L13	5A.13.10, 5A.13 03,5C.13.03, 5C.13.05,	4
L12	5A.12.10, 5A.12 03,5C.12.03, 5C.12.05,	4
L11	5A.11.10, 5A.11 03,5C.11.03, 5C.11.05,5D.11.02	5
L10	5A.10.10, 5A.10 03,5C.10.03, 5C.10.05,5D.10.02	5
L09	5A.09.10, 5A.09 03,5C.09.03, 5C.09.05,5D.09.02	5
L08	5A.08.09, 5A.08.01, 5A.08.02,5C.08.03, 5C.08.05,5D.08.02	6
L07	5A.07.09, 5A.07.01, 5A.07.02,5C.07.03, 5C.07.05,5D.07.02	6
L06	5A.06.09, 5A.06.01, 5A.06.02,5C.06.03, 5C.06.05,5D.06.02	6
L05	5A.05.09, 5A.05.01, 5A.05.02,5C.05.03, 5C.05.05,5D.05.02	6
L04	5A.04.09, 5A.04.01, 5A.04.02,5C.04.03, 5C.04.05,5D.04.02	6
L03	5A.03.09, 5A.03.01, 5A.03.02,5C.03.03, 5C.03.05,5D.03.02	6
L02	5A.02.06, 5A.02.01,5C.02.03, 5C.02.04,	4
L01		0
UG		0
LG		0
TOTAL		139

Total Apartments: 687 *20%*

SITE 05 — CO-LIVING

LEVEL	ACCESSIBLE UNITS	TOTAL
L11	5B.11.03	1
L10	5B.10.03	1
L09	5B.09.03	1
L08	5B.08.03	1
L07	5B.07.03	1
L06	5B.06.03	1
L05	5B.05.03	1
L04	5B.04.03	1
L03	5B.03.03	1
TOTAL		9

Total Apartments: 180 *5%*

FOR SUBMISSION

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

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NORTH POINT

SCALE
1:750, 1:0.78 @A1 Size

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
TYPOLOGIES DIAGRAM - SHEET 02

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PROJECT NUMBER
20794

STAGE
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DA-S5-6001

REVISION
B



SITE 5

01
PC01
BRONZE COLOUR

02
CONC01
WHITE
SLAB EDGE/WALL

03
CONC02
BRONZE

04
CD01
LIGHT GREY BLUE
CLADDING
PAINTED FINISH

05
CD02
DARK GREY
CLADDING

06
CD03
LIGHT GREY
CLADDING

07
MT01
BRONZE
METAL
MATT FINISH

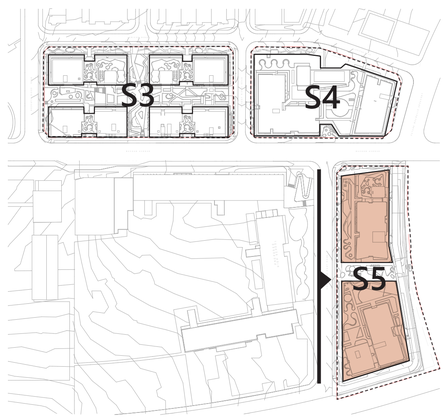
08
MT02
DARK BRONZE
METAL
MATT FINISH

09
MT03
MUTED RED
METAL
MATT VERTICAL

10
MT03
WHITE
METAL
MATT FINISH

11
MT04
DARK GREY
METAL
MATT FINISH

12
GZ01
CLEAR GLASS



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SITE 03,04&05
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DRAWING TITLE
MATERIAL SCHEDULE - SHEET 01

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REVISION
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A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

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SITE 03,04&05
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DRAWING TITLE
PERSPECTIVE - SHEET 01

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A	DC	MB	FOR SUBMISSION	19/12/2025
B	DC	MB	FOR SUBMISSION	26/2/2026

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DA-S5-8001

REVISION
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