

# BLOCK 20A, EDMONDSON PARK

## Affordable Housing Project

FUTURE LOTS 401 AND 402 BUCHAN AVENUE; EDMONDSON PARK; NSW 2174

### STATE SIGNIFICANT DEVELOPMENT APPLICATION



File: 2518\_EDMONDSON PARK\_Block 20A  
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NO.	DESCRIPTION	SCALE	REVISION
<b>SSDA 000 GENERAL</b>			
SSDA 001	COVER SHEET	NTS	A
SSDA 002	DEVELOPMENT SUMMARY	NTS	A
SSDA 003	CONTEXT ANALYSIS	1:3000	A
SSDA 004	SITE ANALYSIS	1:500	A
SSDA 005	SITE PLAN	1:500	A
<b>SSDA 100 PLANS</b>			
SSDA 101	BASEMENT 01 PLAN	1:150	A
SSDA 102	GROUND LEVEL PLAN	1:150	A
SSDA 103	LEVEL 01 PLAN	1:150	A
SSDA 104	LEVEL 02 PLAN - COS	1:150	A
SSDA 105	LEVEL 03-08 PLAN TYPICAL BLD A & B	1:150	A
SSDA 106	LEVEL 09-14 PLAN TYPICAL BLD A	1:150	A
SSDA 107	ROOF PLAN	1:150	A
<b>SSDA 200 ELEVATIONS AND SECTIONS</b>			
SSDA 201	NORTH ELEVATION	1:150	A
SSDA 202	EAST ELEVATION	1:150	A
SSDA 203	SOUTH ELEVATION	1:150	A
SSDA 204	WEST ELEVATION	1:150	A
SSDA 205	BLDG A INTERNAL ELEVATION	1:150	A
SSDA 206	BLDG B INTERNAL ELEVATION	1:150	A
SSDA 207	SECTION A + B	1:150	A
SSDA 208	SECTION C + D	1:150	A
SSDA 209	SECTION E	1:150	A
SSDA 210	DRIVEWAY SECTION F	1:75	A
<b>SSDA 300 UNIT TYPES</b>			
SSDA 301	LIVEABLE UNIT TYPES	1:100	A
SSDA 302	LIVEABLE UNIT TYPES	1:100	A
SSDA 303	ADAPTABLE UNIT TYPE	1:50	A
SSDA 304	ADAPTABLE UNIT TYPE	1:50	A
<b>SSDA 400 SHADOW DIAGRAMS</b>			
SSDA 401	SHADOW DIAGRAMS - JUNE 21	1:2000	A
SSDA 402	SHADOW DIAGRAMS - SEPTEMBER 21	1:2000	A
SSDA 403	SHADOW DIAGRAMS - DECEMBER 21	1:2000	A
SSDA 404	SUN EYE VIEW DIAGRAMS	NTS	A
<b>SSDA 500 ADG DIAGRAMS</b>			
SSDA 501	SOLAR ACCESS DIAGRAMS	1:500	A
SSDA 502	SOLAR ACCESS COMMUNAL OPEN SPACE	1:400	A
SSDA 503	NATURAL VENTILATION DIAGRAMS	1:500	A
SSDA 504	GFA DIAGRAMS	1:400	A
SSDA 505	LANDSCAPE AREA DIAGRAMS	1:400	A
SSDA 506	LEP HEIGHT PLANE DIAGRAM	1:250	A
SSDA 507	PRIVACY SEPARATION DIAGRAMS	1:500	A
<b>SSDA 600 MATERIALS AND FINISHES</b>			
SSDA 601	MATERIALS AND FINISHES SCHEDULE	NTS	A
<b>SSDA 700 PHOTOMONTAGES</b>			
SSDA 701	PHOTOMONTAGE	NTS	A
SSDA 702	PHOTOMONTAGE	NTS	A
SSDA 703	PHOTOMONTAGE	NTS	A

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

#### ARCHITECT

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SITE ADDRESS  
FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
EDMONDSON PARK; NSW 2174

JOB NO  
2518

CHECKED  
CH

DRAWN  
KB

DATE CREATED  
JUL 2025

PROJECT STATUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE  
COVER SHEET

SHEET NO  
SSDA 001

REVISION  
A

# ARCHITECTURAL LEGEND

A	ALIGN	DRB PULLOUT BIN DRAWER	LBY LOBBY	SGN SIGNAGE
(A)	ACOUSTIC	DRWDRAWER	LCB LIFT CALL BUTTON	SHC SHAVING CABINET
AC	AIR CONDITIONING	DRY DRYER	LCL LIFT CALL LANTERN	SHR SPEED HUMP
AC*	AIR CONDITIONING WITH NON CLIMBABLE SHROUDS	DS DOOR STOP	LF-01, LIFT-01, 02, ETC.	SHP SHOWER
ACC	ACCESSIBLE	DW DISHWASHER	LG LOWER GROUND	SHRR SHOWER ROSE
ACP	AIR CONDITIONING CONTROL PANEL	E	LM PLASTIC LAMINATE	SHS SQUARE HOLLOW SECTION
ACS	ACCESS CONTROL SYSTEM	E ENTRY	LP LOW POINT	SIM SIMILAR
AD	ACCESS DECK	EA EQUAL ANGLE	LRA LOBBY RELIEF AIR	SJ SAW JOINT
ADJ	ADJUSTABLE	EDB ELECTRICAL DISTRIBUTION BOARD	LSA LOBBY SUPPLY AIR	SK SARKING
ADP	ADAPTABLE	EFF EPOXY FLOOR FINISH	LT LAUNDRY TUB	SKL-01, SKYLIGHT 01, 02, ETC.
AH-01...	ACCESS HATCH TYPE 01,02, ETC.	EJ EXPANSION JOINT	LV LOUVRES TYPE 01, 02, ETC	SKT SKIRTING
AHD	AUSTRALIAN HEIGHT DATUM	ELEC ELECTRICAL SERVICE	LY LAUNDRY	SLR SEALANT
AJ	ARTICULATION JOINT	EM ENTRY MAT	M	SMD SMOKE DETECTOR
AL	ALUMINIUM	EN ENSUITE	M MECHANICAL SERVICES	SN SAFETY HAZARD
AMB	AMBULANT	EP EDGE PROTECTION	MA MEDIA ABOVE	SNK SINK
AP	ACCESS PANEL	EPO EPOXY FLOOR FLINISH WITH COVERED CORNER	MATV MASTER ANTENNA	SO STRUCTURAL OPENING
ASL	FIXED VERTICAL LADDER	EX EXISTING	TELEVISION SERVICE	SOP SET OUT POINT
ASP	ANTI-SLIP PLATE	EXH EXHAUST	MBP MOTOR BIKE PARKING	SP STAIR PRESSURISATION
AWF	APPLIED WALL FINISH	EXP EXPRESS JOINT	MCP PRESSED METAL CAPPING	SPR STAIR PRESSURISATION RELIEF
AWN	AWNING	EXP EXPOSED	MDR METAL DECK ROOFING	SPT SPOUT
B		F	MDSP MULTI-USE DISPENSER UNIT	SQE SQUARE EDGE
B	BATHROOM	F FIRE SERVICES	MGB MOBILE GARBAGE BIN	(SR) SEMI RECESSED
BD-01,...	BEDROOM 1, BEDROOM 2, ETC.	FB FLUSH BUTTON (CISTERN)	MJ MITRE JOINT	SS STAINLESS STEEL
BG	BOX GUTTER	FBV FIRE BOOSTER VALVE	MOV MICROWAVE OVEN	SSD SUB-SURFACE DRAINAGE SYSTEM
BGS	BOOM GATE SYSTEM	FC FIBRE CEMENT	MR MIRROR	SSL STRUCTURAL SLAB LEVEL
BH	BULKHEAD	FCC FIRE CONTROL CENTRE	MRR MIRROR REVERSE	SSN SHOWER SCREEN
BJ	BUTT JOINT	FCL FINISH CEILING LEVEL	MRV MEDIUM RIGID VEHICLE	ST-01 STAIR NO.1, 2, ETC.
BKP	BICYCLE PARKING	FCR FIRE CONTROL ROOM	MS MASONRY WALL TILES	STL STEEL
BKR	BICYCLE RACK	FCU FAN COIL UNIT (AC)	MSB MAIN SWITCH BOARD SERVICES	STN STAIR NOSING
BKS	BICYCLE STORAGE	FEP FIRE EGRESS PASSAGE	MTR METER	STP SHOWER TAPSET
BL-01,...	BALUSTRADE-01, 02, ETC.	FES FLOOR EDGE STRIP	MV MECHANICAL VENT	STY STUDY
BLK	BLOCKWORK	FEX FIRE EXTINGUISHER	MVJ MOVEMENT JOINT	SV SANITARY VENT
BOL	BOLLARD	FFL FINISH FLOOR LEVEL	N	SW STORM WATER
BO	BALCONY RAIN WATER OUTLET	FG FIXED GLASS	NGL NATURAL GROUND LEVEL	SWD STORMWATER DRAIN
BS	BALCONY SPRINKLER SLOT CAST INTO FULL DEPTH OF FOLD	FG FINISHED GROUND LEVEL	NOMNOMINAL	SWF STONE WALL FINISH
BSH	BATHROOM SHELF	FH FIRE HYDRANT	NB NOTICE BOARD	SWP STORMWATER PIT
BSN	BASIN	FHB FIRE HYDRANT BOOSTER	O	T
BSP	BATH SPOUT	FHR FIRE HOSE REEL	O OPERABLE	(T) THERMAL
BST	BALLAST	FIP FIRE ALARM CONTROL PANEL	OD OVERHEAD DOOR	TCE TERRACE
BT	BENCHTOP	FLS FLASHING	OF OVER FLOW SLOT	TD TIMBER DECK
BTH-01,BATH-01, 02, ETC.		FMP FIRE MIMIC PANEL	OFS OVER FLOW SPOUT	TDSP TOWEL DISPENSER UNIT
BTP	BOTTLE TRAP	FN-01 FURNITURE TYPE 01, 02, ETC	OP OPERABLE	TE TOOLED EDGE
BTR	BOUNDARY TRAP	FNC-01 FENCE TYPE 01, 02, ETC	OSD ON SITE DETENTION TANK	TF TIMBER FLOOR FINISH
BWK-01.BRICK TYPE 01, 02, ETC.		FR FIRE RATED	OSR ON SITE RETENTION TANK	TFW TRADE FLOOR WASTES
BY	BALCONY	FRL FIRE RESISTANCE LEVEL	OV OVEN	TGISTACTILE INDICATORS
BYWBALCONY WINTER GARDEN		FS-01, FIRE STAIR NO.1, 2, ETC	P	TGSI TACTILE GROUND SURFACE INDICATOR
C		G	P PANTRY	TH THRESHOLD
CAP	CAPPING	GA-01 GREASE ARRESTOR NO.1, 2, ETC.	PB PLASTERBOARD	TND TUNDISH
CBC	CUBICLE SYSTEM	GB GAS BAYONET	PC-01, POWDER COAT	TOB TOP OF BALUSTRADE
CBF	CONCRETE BROOM FINISH	GBB BULK GARBAGE ROOM	FINISH-01, 02, ETC.	TOH TOP OF HOB
CEA	CONCRETE EXPOSED AGGREGATE FINISH	GBC GARBAGE CHUTE	PD PIVOT DOOR	TOS TOP OF SCREEN
CF	CRITICAL FACE	GBR GARBAGE ROOM	PDO PLANTER DRAINAGE	TOWTOP OF WALL
CFC	COMPRESSED FIBRE CEMENT	GC GLASS CLEAR	OUTLET	TPH TOPHAT
CFE	CONCRETE FLOAT FINISH	GD GLASS, DECORATIVE	PF-01, PAINT FINISH-01, 02, ETC.	TPS TAPSET
CGF	CONCRETE GROOVE FINISH	GDR GRATED DRAIN	PFC PARALLEL FLANGE	TR TOWEL RAIL
CH	CEILING HEIGHT	GE GROOVED EDGE	CHANNEL	TRA TENANT RETURN AIR
CHE	CHAMFERED EDGE	GHR GARBAGE HOLDING ROOM	PG PERGOLA	TRH TOILET ROLL HOLDER
CHS	CIRCULAR HOLLOW SECTION	GL-01, GLASS TYPE 01, 02, ETC.	PL PAINT LINE MARKING	TSA TENANT SUPPLY AIR
CI	CAST IN	GTR GUTTER	PLB PLANTER BOX	TV TIMBER VENEER
CIS	CISTERN	GLR MECHANICAL GRILLE	PLT PLATFORM LIFT	TYP. TYPICAL
CJ	CONSTRUCTION JOINT	GM GAS METER	PM PELMET	U
CKT	COOK TOP	GP GLASS PANEL	PP 01 TRAFFIC ROAD MARKING	U/G UNDERGROUND
CL	CENTRE LINE	GPO GENERAL POWER OUTLET	PP 02 SAFETY HAZARD STRIPS	U/S UNDERSIDE
CLD	CLADDING	GPT GROSS POLLUTANT TRAP	PS PIPE SPACE	UA UNEQUAL ANGLE
CLK	CLOACK ROOM	GR GRAB RAIL	PRC PRE CAST CONCRETE	UCT UNDER CUT
CLNR	CLEANER STORE	GRL GROUND LINE	PUP PUSH PLATE	UG UPPER GROUND
CM	CONVEX MIRROR	GS GLAZING SUITE	PV PAVING	UNO UNLESS NOTED OTHERWISE
CMR	CEMENT RENDER/ ACRYLIC	GT GLASS, TRANSLUCENT	R	UR URINAL
CNR	CORNER	GX GARBAGE EXHAUST	(R) RECESSED	UT UTILITY SPACE
COF	CONCRETE OFF-FORM FINISH	H	RA RETURN AIR	V
COL	COLUMN	H HYDRAULIC SERVICES	RAS ROOF ACCESS SAFTEY SYSTEM	V VOID
COM	COMMERCIAL	HB HEBEL	RC REINFORCED CONCRETE	VIS VISITOR
COMS	COMMUNICATIONS SERVICES	HC HOSE COCK	RD ROLLER DOOR	VN VINYL
CONC	CONCRETE FINISH	HD HANDLE	REP RECESSED EDGE PULL	VP VENT PIPE
COS	CHECK ON SITE	HDR HAND DRYER	RES RESIDENTIAL	W
CP	CAR PARK SPACE	HIR HIGH IMPACT RESISTANT	RF REFRIGERATOR	WC WC
CPC	CONCRETE PRECAST	HK HOOK	RFF RESILIENT FLOOR FINISH	WC-A WC-ACCESSIBLE
CPD	CUPBOARD	HLW HIGH LEVEL WINDOW	RH RANGE HOOD	WC-F WC- FEMALE
CPL	COVER PLATE	HMR HIGH MOISTURE RESISTANCE	RHS RECTANGULAR HOLLOW SECTION	WC-M WC- MALE
CPS	CARPARK SUPPLY	HP HIGH POINT	RL RELATIVE LEVEL TO AHD	WC-U WC- UNISEX
CPT	CARPET	HR-01, HANDRAIL-01, 02, ETC.	RP-01, RAMP-01, 02, ETC.	WIR WALK IN ROBE
CPX	CAR PARK EXHAUST	HRV HEAVY RIGID VEHICLE	RTL RETAIL	WM WASHING MACHINE
CS	CEILING FINISH	HWSHOT WATER SERVICE	RU RECEPTABLE UNIT	WP WEATHER PROOF
CSF	CEMENTITIOUS SCREED FINISH	HWUHOT WATER UNIT	RV RELIEF VENT	WPM-01, WATERPROOF MEMBRANE 01, 02, ETC.
CSK	COUNTERSUNK	I	RWHRAIN WATER HEAD	WST WHEEL STOP
CSNK	CLEANERS SINK	ID INSIDE DIAMETER	RWO RAINWATER OUTLET	WTM WATERMETER
CST	CONCRETE STEEL TROWEL FINISH	IL INVERT LEVEL	RY RECYCLING	X
CTF	CERAMIC TILE FLOOR FINISH	INA INTEGRATED ASSEMBLY	S	XF-01 EXTERNAL WALL PAINT 01, 02, ETC.
CTW	CERAMIC TILE WALL FINISH	INS INSULATION	S STORAGE	
CJ	CONDENSER UNIT	INT INTERCOM	SA SUPPLY AIR	
CVJ	COVERED JUNCTION	IO INSPECTION OPENING	SB SPLASH BACK	
CW	COLD WATER	J	SBM STEEL BEAM	
CWB	CAR WASH BAY	J-01 JOINERY TYPE 01, 02, ETC.	SBT SEWER BOUNDRY TRAP	
CWS	COLD WATER SUPPLY	JF-01 JOINERY FINISH 01, 02, ETC.	SC STORAGE CAGE WITH GATE	
CY	COURTYARD	JP JOINERY PULL	SCN SCREEN	
D		K	SCOL STEEL COLUMN	
DD	DISH DRAIN	K KITCHEN	SCT SHOWER CURTAIN	
DDO	DISH DRAIN OUTLET	KB KERB	SCTR SHOWER CURTAIN RAIL	
DG	DRIP GROOVE	KE KITCHEN EXHAUST	SD SLIDING DOOR	
DJ	DUMMY JOINT	L	SDH SOAP DISH HOLDER	
DM	DOOR MAT	L LIVING	SDO SPOON DRAIN OUTLET	
DP	DOWN PIPE	LB LETTER BOX	SDSP SOAP DISPENSER	
DPC	DAMP PROOF COURSE		SEC SECURITY SERVICES	
			SFF STONE FLOOR FINISH	
			SFS SHOWER FOLDING SEAT	

# DEVELOPMENT SUMMARY

SITE INFO			
<b>ADDRESS</b>	Future lots 401 and 402 Buchan Avenue; Edmondson Park; NSW 2174		
<b>DP</b>	LOT 40 - DP1286151		
<b>SITE AREA</b>	3,706 sqm - Gross Area (Lot 401 & Lot 402 - development site & future laneway) 3,385 sqm - Nett Area (Lot 401 - development site only)		
PROJECT SUMMARY			
<b>RESIDENTIAL MIX</b>	1 Bedroom Unit : 69 (40%) 2 Bedroom Unit : 83 (48%) 3 Bedroom Unit : 20 (12%) TOTAL UNITS : 172		
<b>CAR PARKING</b>	63 CAR PARKING SPACES; consisting of 2 Retail Parking Spaces, 58 Residential Parking Spaces, 3 Car Share Spaces		
SEPP - STATE SIGNIFICANT PRECINCTS 2005 & SEPP (PRECINCTS - WESTERN PARKLAND CITY) 2021			
LAND USE	CONTROLS	PROPOSED	COMPLIANCE
B4 - Mixed-Use		B4 - Mixed-Use	✓
<b>BUILDING HEIGHT (m)</b>	RL 113.03 (MOD 5 Approval)	RL 107.2 (Lift Overrun) RL 107.7 (Hot Water Plant)	✓
<b>GROSS FLOOR AREA (sqm)</b>	50,896 sqm (Town Centre North Quadrant 2 MOD 5 Approval)	13,986 sqm	N/A
DWELLING MIX			
CONTROLS	PROPOSED	COMPLIANCE	
LIVERPOOL DCP 2008 Part 2.11 (September 2024) *Note: Provided for reference (Liverpool DCP Not applicable for Station Precinct)	Proposed Dwelling Mix :	N/A	
Studios and 1 bedroom units= not to be greater than 25% and not less than 5% 2 bedroom units= not to be more than 75% 3 bedroom units= to be 25%	1 Bedroom : 69 (40%) 2 Bedroom : 83 (48%) 3 Bedroom : 20 (12%)		
<b>SETBACK</b>	<b>LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024)</b> <b>FRONT SETBACK</b> Macdonald Road: 3.6m (3m articulation zone) <b>FRONT SETBACK</b> Buchan Ave South: 3m (3m articulation zone) <b>SIDE SETBACKS</b> Path separating from Block 20b & Block 21: 1m (no articulation zone)	<b>FRONT SETBACK</b> MacDonald Road: 3.6m <b>FRONT SETBACK</b> Buchan Ave South: 3m <b>SIDE SETBACKS</b> Path separating from Block 20b & Block 21: 6m	✓
<b>MIN. LANDSCAPE AREA</b>	<b>SEPP (HOUSING) 2021 _ IN-FILL AFFORDABLE HOUSING</b> Minimum landscape area (30% of site area) = 1,015.5 sqm	45.94% = 1,555 sqm (includes hardscape areas)	✓
<b>CAR PARKING</b>	<b>SEPP (HOUSING) 2021 _ IN-FILL AFFORDABLE HOUSING</b> <b>RESIDENTIAL CAR PARKING RATE</b> At least 0.4 parking spaces for each dwelling containing 1 bedroom 1 bedroom dwellings x 0.4 space/dwelling = 28 spaces  At least 0.5 parking spaces for each dwelling containing 2 bedrooms 2 bedroom dwellings x 0.5 spaces/dwelling = 42 spaces  At least 1 parking space for each dwelling containing at least 3 bedrooms 3 bedroom dwellings x 1 spaces/dwelling = 20 spaces  No visitor parking spaces required  <b>SEPP REQUIRED RESIDENTIAL PARKING SPACES= 90 spaces</b>  <b>RETAIL PARKING RATE (RMS RATE)</b> 1 space per 77m <sup>2</sup> GFA = 2 spaces  TOTAL REQUIRED PARKING SPACES= 92 spaces 10% reduction= 83 spaces <u>3 car share spaces provided to offset 27 car spaces</u>  <b>TOTAL REQUIRED PARKING SPACES = 56 spaces</b>	<b>RESIDENTIAL CAR PARKING</b> Resident car parking spaces : 58 spaces  <b>RETAIL PARKING RATE</b> Retail car parking spaces : 2 spaces  Car share spaces: 3 spaces <u>3 car share spaces provided to offset 27 car spaces</u>  <b>TOTAL PARKING SPACES PROVIDED = 63 spaces</b>	✓
<b>BICYCLE PARKING</b>	<b>LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024)</b> <b>RESIDENTIAL BICYCLE PARKING RATE</b> 1 space per dwelling (resident) - 172 spaces  <b>RETAIL BICYCLE PARKING RATE</b> Staff - 1 space per 10 staff or 1 space per 200m <sup>2</sup> GFA (whichever is greater) Visitor - 2 plus 1 space per 100m <sup>2</sup> GFA  TOTAL REQUIRED RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = 172 spaces  TOTAL REQUIRED RETAIL BICYCLE PARKING SPACES = 4 spaces  <b>TOTAL REQUIRED BICYCLE PARKING SPACES = 176 spaces</b>	<b>RESIDENTIAL BICYCLE PARKING</b> Resident bicycle parking spaces : 172 spaces  <b>RETAIL BICYCLE PARKING RATE</b> Retail staff bicycle parking spaces : 1 spaces Retail visitor bicycle parking spaces : 3 spaces  <b>TOTAL BICYCLE PARKING SPACES PROVIDED = 176 spaces</b>	✓
<b>MOTORCYCLE PARKING</b>	<b>LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024)</b> <b>RESIDENTIAL MOTORCYCLE PARKING RATE</b> 1 space per 20 car spaces = 88 / 20 = 4.4 spaces = 4.4 spaces  <b>RETAIL MOTORCYCLE PARKING RATE</b> 1 space per 20 car spaces = 1 space  TOTAL REQUIRED RESIDENTIAL MOTORCYCLE PARKING SPACES = 5 spaces  TOTAL REQUIRED RETAIL MOTORCYCLE PARKING SPACES = 1 spaces  <b>TOTAL REQUIRED MOTORCYCLE PARKING SPACES = 6 spaces</b>	<b>RESIDENTIAL MOTORCYCLE PARKING</b> Residential motorcycle parking spaces :5 spaces  <b>RETAIL MOTORCYCLE PARKING</b> Retail motorcycle parking spaces : 1 space  <b>TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 6 spaces</b>	✓
APARTMENT DESIGN GUIDE			
3D. COMMUNAL OPEN SPACE	CONTROLS	PROPOSED	COMPLIANCE
	APARTMENT DESIGN GUIDE (2015)	998 sqm (29.5%)	✓
	Communal open space has a minimum area equal to 25% of the site = <b>846.25 sqm</b>		
<b>3E. DEEP SOIL ZONE</b>	6m minimum dimension, and equal to 7% of the site area = <b>236.95 sqm</b>	DEEP SOIL WITH >6m DIMENSION = <b>272 sqm (8.04%)</b>	✓
	Total deep soil, equal to 15% of the site area = <b>507.75 sqm</b>	<b>TOTAL DEEP SOIL (including Deep soil &lt;6m) = 653 sqm (19.29%)</b>	
<b>4A. SOLAR AND DAYLIGHT ACCESS</b>	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area	71% (122 / 172 units)	✓
<b>4B. NATURAL VENTILATION</b>	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	61% (72 / 118 units) For first 9 storeys 73% (126 / 172 units) For all storeys	✓

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REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

ARCHITECT

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SITE ADDRESS  
FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
EDMONDSON PARK; NSW 2174

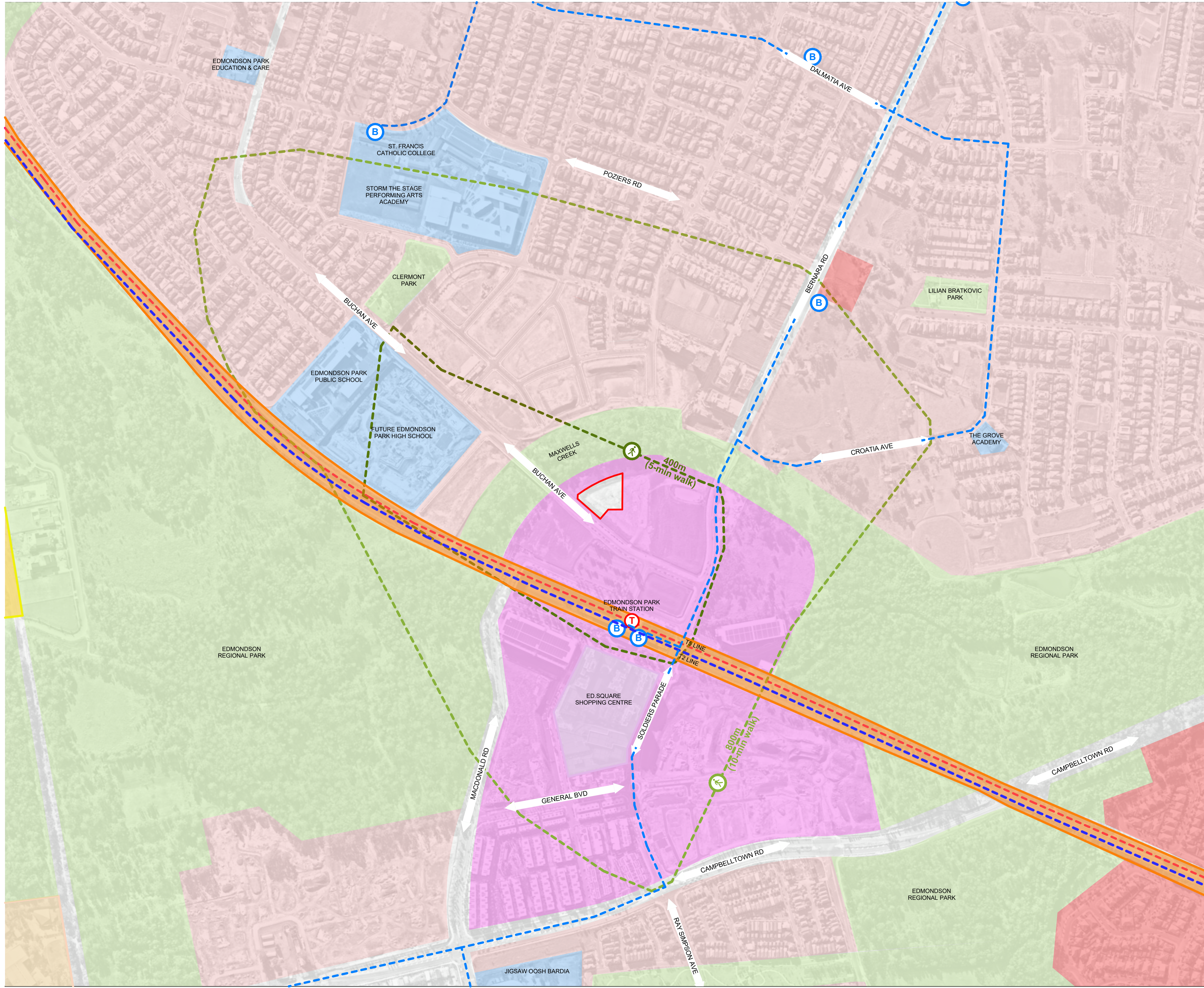
JOB NO		
2518		
CHECKED	DRAWN	
CH	KB	
DATE CREATED	SCALE	
JUL 2025	NTS@A1	A3@50%

PROJECT STATUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING TITLE  
DEVELOPMENT SUMMARY

SHEET NO.	REVISION
SSDA 002	A

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- CONTEXT ANALYSIS**
- SITE
  - EDUCATION
  - MIXED USE CLUSTER RESIDENTIAL/COMMERCIAL
  - ACTIVE RETAIL
  - OPEN SPACE
  - R1 GENERAL RESIDENTIAL
  - R3 MEDIUM DENSITY RESIDENTIAL
  - R5 LARGE LOT RESIDENTIAL
  - RAILWAY TRACKS
  - RU2 RURAL LANDSCAPE
  - T TRAIN STATION
  - B BUS STOPS
  - BUS ROUTE
  - 🚶 ISOCHRONES (400m WALK)
  - 🚶 ISOCHRONES (800M WALK)

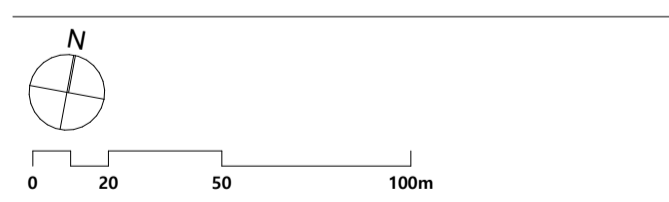


REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 39 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 8278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARI NSW ARB 8627

CLIENT  
 LANDCOM  
 14/60 Station St  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
**2518**

CHECKED	DRAWN
CH	KB,SL
DATE CREATED	SCALE
JUL 2025	1:3000 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
**CONTEXT ANALYSIS**

SHEET NO	REVISION
SSDA 003	A

NOTE:  
 • WITH THE EXCEPTION OF THE NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) - NO REPRODUCTION WITHOUT PERMISSION  
 • THIS DRAWING IS NOT FOR CONSTRUCTION  
 • NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION  
 • ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK  
 • INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK  
 • DRAWINGS ARE NOT TO BE SCALED  
 • USE ONLY FIGURED DIMENSIONS  
 • REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

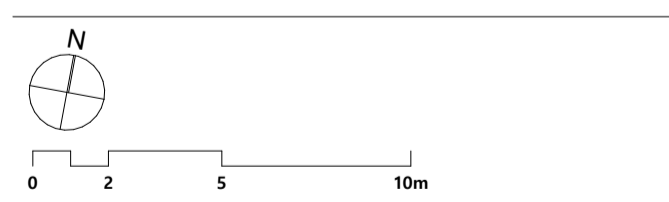
- LEGEND**
- SITE
  - SETBACK
  - FUTURE STREET PARKING ZONE
  - EXISTING STREET PARKING ZONE
  - FALL OF TERRAIN
  - VEHICULAR ACCESS
  - TRAFFIC DIRECTION AND LANES
  - POWER POLE/COLUMN
  - PREVAILING BREEZES
  - NOISE SOURCE
  - ELECTRICAL CABLES
  - POWER LINES
  - GAS MAIN
  - WATER MAIN
  - WATER MAIN- RECYCLED
  - SEWER MAIN
  - HYDRANT
  - HYDRANT- FOR RECYCLED
  - NBN PIT
  - TELSTRA PIT
  - CONTOUR LINES
  - NO. OF PROPOSED STORIES

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 89 GREAT BUCKINGHAM ST  
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 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 9278 7156  
 ABN 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St C  
 Parramatta NSW 2150



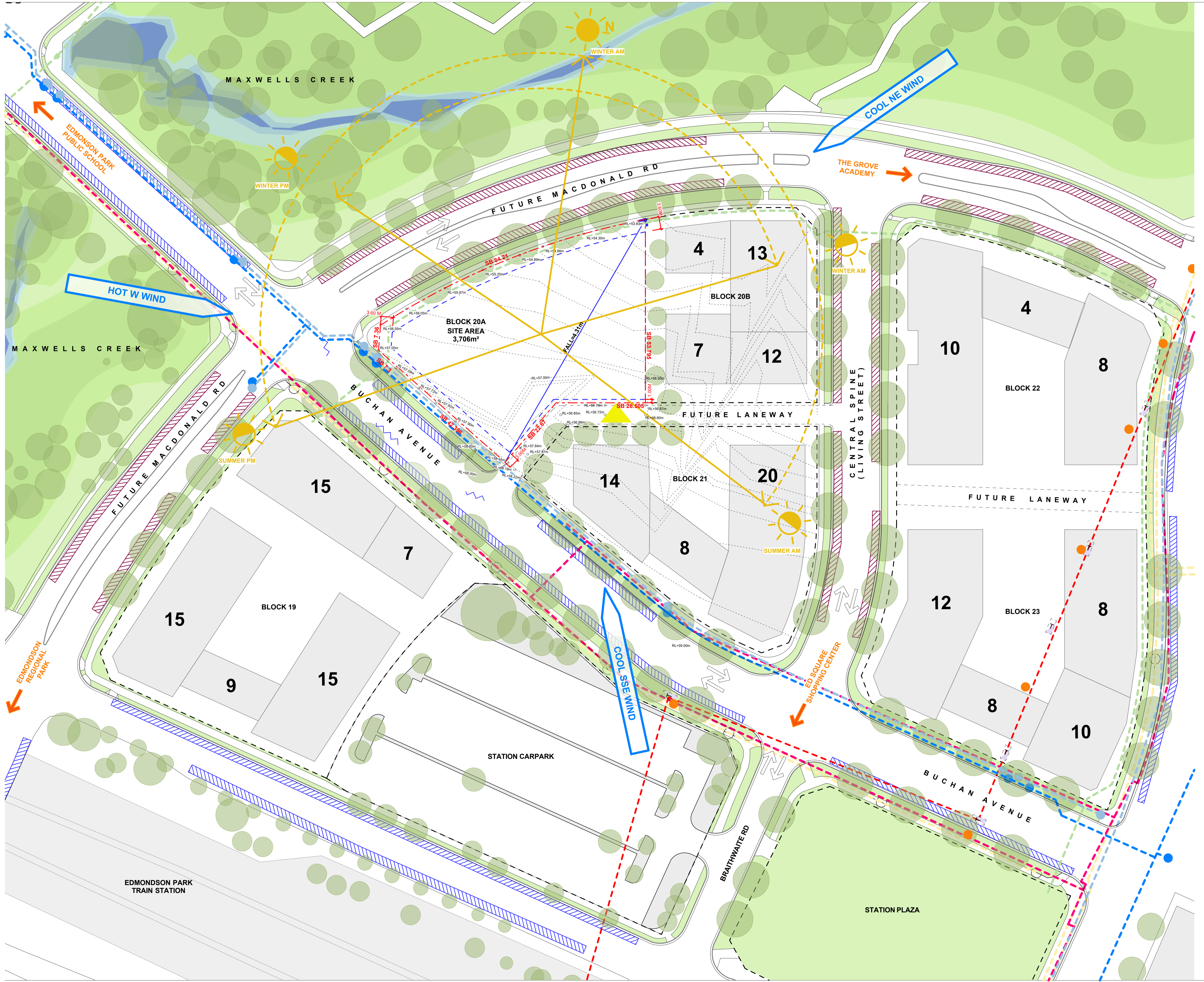
SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
2518

CHECKED	CH	DRAWN	KB
DATE CREATED	JUL 2025	SCALE	1:500 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
**SITE ANALYSIS**

SHEET NO	SSDA 004	REVISION	A
----------	----------	----------	---



**NOTE:**

- WITH THE EXCEPTION OF THE NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) - NO REPRODUCTION WITHOUT PERMISSION
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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

- LEGEND**
- SITE BOUNDARY
  - TRAFFIC DIRECTION AND LANES
  - NO. OF PROPOSED STORIES

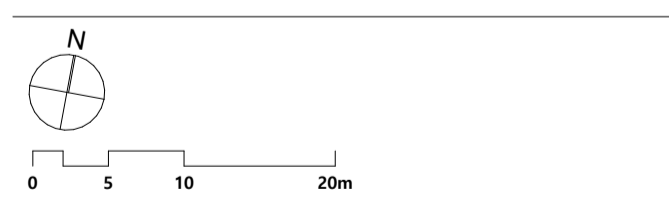


REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
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 PHONE: 02 8278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO:  
2518

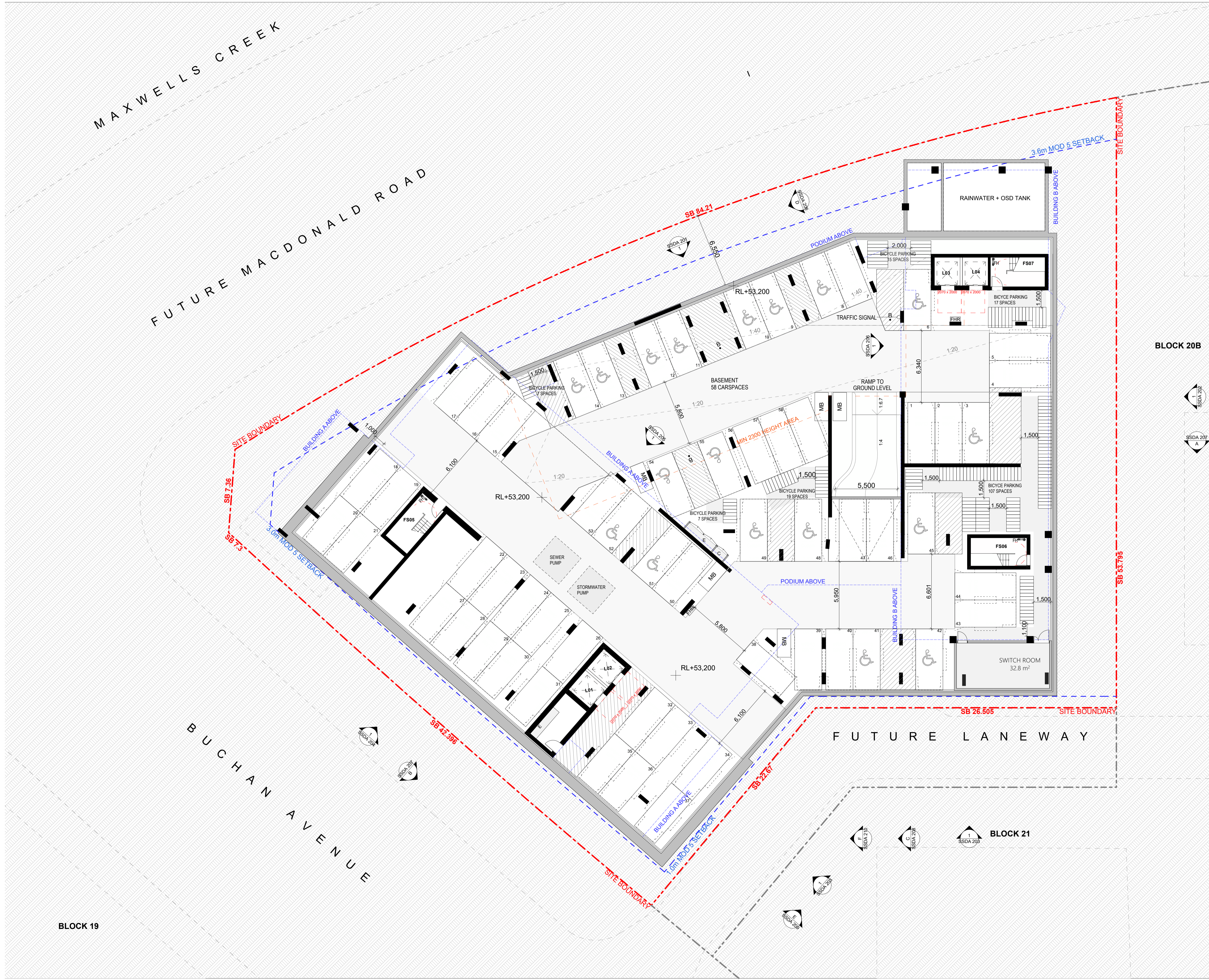
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CH	KB
DATE CREATED	SCALE
JUL 2025	1:500 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SITE PLAN

SHEET NO.	REVISION
SSDA 005	A

**LEGEND**

- ACCESSIBLE CARSPACE
- SHARED ZONE
- MOTORCYCLE PARKING SPACE



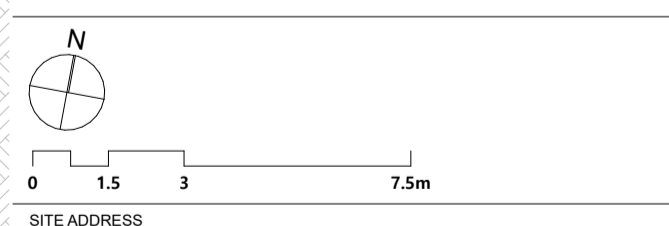
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REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
C	ISSUE FOR COORDINATION	19/09/2025
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

ARCHITECT  
**FUSE ARCHITECTS**

STUDIO 212  
 89 GREAT BRUNINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 048 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED  
 CH  
 DATE CREATED  
 JUL 2025  
 PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 BASEMENT 01 PLAN

SHEET NO  
 SSDA 101  
 REVISION  
 A  
 DRAWN  
 BC,SL  
 SCALE  
 1:150 @ A1 A3@50%

BLOCK 19

BLOCK 21

**LEGEND**

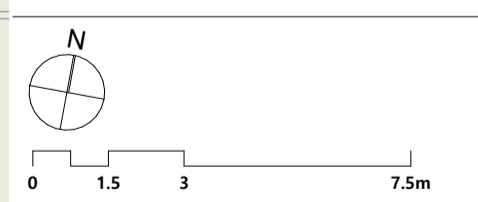
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- 2 BED APARTMENT
- 3 BED APARTMENT
- ♿ ADAPTABLE APARTMENT



REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
C	ISSUE FOR COORDINATION	19/09/2025
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 39 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 978 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1460 Station St  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
**2518**

CHECKED  
**CH**

DATE CREATED  
**JUL 2025**

PROJECT STATUS  
**STATE SIGNIFICANT DEVELOPMENT APPLICATION**

DRAWN  
**BC,SL**

SCALE  
**1:150 @ A1 A3@50%**

DRAWING TITLE  
**GROUND LEVEL PLAN**

SHEET NO  
**SSDA 102**

REVISION  
**A**

BLOCK 19

BLOCK 20B

BLOCK 21

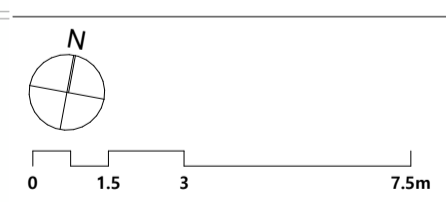
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- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- ♿ ADAPTABLE APARTMENT

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
C	ISSUE FOR COORDINATION	19/09/2025
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P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 14/60 Station St  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	LEVEL 01 PLAN
REVISION	A

SHEET NO: SSDA 103



BLOCK 19

BLOCK 21

BLOCK 20B

**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- ADAPTABLE APARTMENT
- ADAPTABLE APARTMENT

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
C	ISSUE FOR COORDINATION	19/09/2025
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 89 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

**CLIENT**  
 LANDCOM  
 14/80 Station St  
 Parramatta NSW 2150

**SITE ADDRESS**  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

**JOB NO**  
 2518

**CHECKED** CH **DRAWN** BC,SL

**DATE CREATED** JUL 2025 **SCALE** 1:150 @ A1 A3@50%

**PROJECT STATUS**  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION

**DRAWING TITLE**  
 LEVEL 02 PLAN - COS

**SHEET NO** SSDA 104 **REVISION** A



BLOCK 19

BLOCK 20B

BLOCK 21

FUTURE LANEWAY

FUTURE MACDONALD ROAD

MAXWELLS CREEK

BUCHANAN AVENUE

**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- ADAPTABLE APARTMENT

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
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D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 89 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

**CLIENT**  
 LANDCOM  
 14/80 Station St  
 Parramatta NSW 2150

**SITE ADDRESS**  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

**JOB NO**  
 2518

**CHECKED**  
 CH

**DATE CREATED**  
 JUL 2025

**PROJECT STATUS**  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION

**DRAWING TITLE**  
 LEVEL 03-08 PLAN TYPICAL BLD A & B

<b>JOB NO</b> 2518	<b>CHECKED</b> CH	<b>DATE CREATED</b> JUL 2025	<b>PROJECT STATUS</b> STATE SIGNIFICANT DEVELOPMENT APPLICATION
<b>DRAWN</b> BC,SL	<b>SCALE</b> 1:150 @ A1	<b>SCALE</b> A3@50%	<b>DRAWING TITLE</b> LEVEL 03-08 PLAN TYPICAL BLD A & B
<b>SHEET NO</b> SSDA 105	<b>REVISION</b> A		



BLOCK 19

BLOCK 20B

BLOCK 21

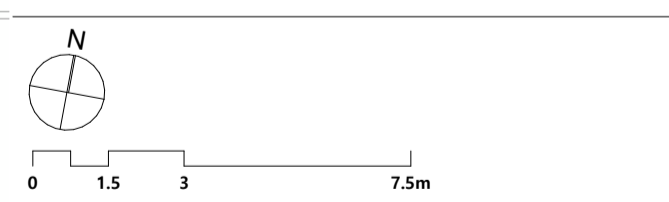
**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- ♿ ADAPTABLE APARTMENT

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
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A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 89 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

**CLIENT**  
 LANDCOM  
 14/80 Station St E  
 Parramatta NSW 2150



**SITE ADDRESS**  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	LEVEL 09-14 PLAN TYPICAL BLD A
DRAWN	BC,SL
SCALE	1:150 @ A1 A3@50%

SHEET NO	REVISION
SSDA 106	A



BLOCK 19

BLOCK 20B

BLOCK 21

MAXWELLS CREEK  
 FUTURE MACDONALD ROAD

BUCHAN AVENUE

FUTURE LANEWAY

COMMUNAL OPEN SPACE BELOW

LIFT OVERRUN  
RL+88,000

ROOF  
RL+85,850

PV PANELS  
240.1 m²

HOT WATER PLANT

A1203  
3B  
97 m²

A1204  
2B  
74 m²

A1205  
1B  
55 m²

A1206  
1B  
55 m²

A1207  
1B  
55 m²

A1202  
2B  
73 m²

A1201  
2B  
73 m²

A1208  
2B  
70 m²

A1209  
2B  
70 m²

SB 84.21

3.6m MOD 5 SETBACK

3.0m MOD 5 SETBACK

SB 42.396

SB 22.61

SB 26.505

SB 53.795

SB 7.36

SB 7.3

SSDA 207

SSDA 207

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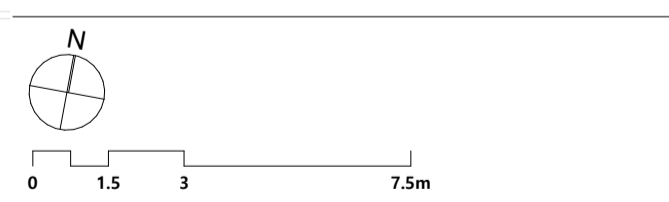
**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- ♿ ADAPTABLE APARTMENT

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR INFORMATION	16/09/2025
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P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

ARCHITECT  
**FUSE ARCHITECTS**  
 STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

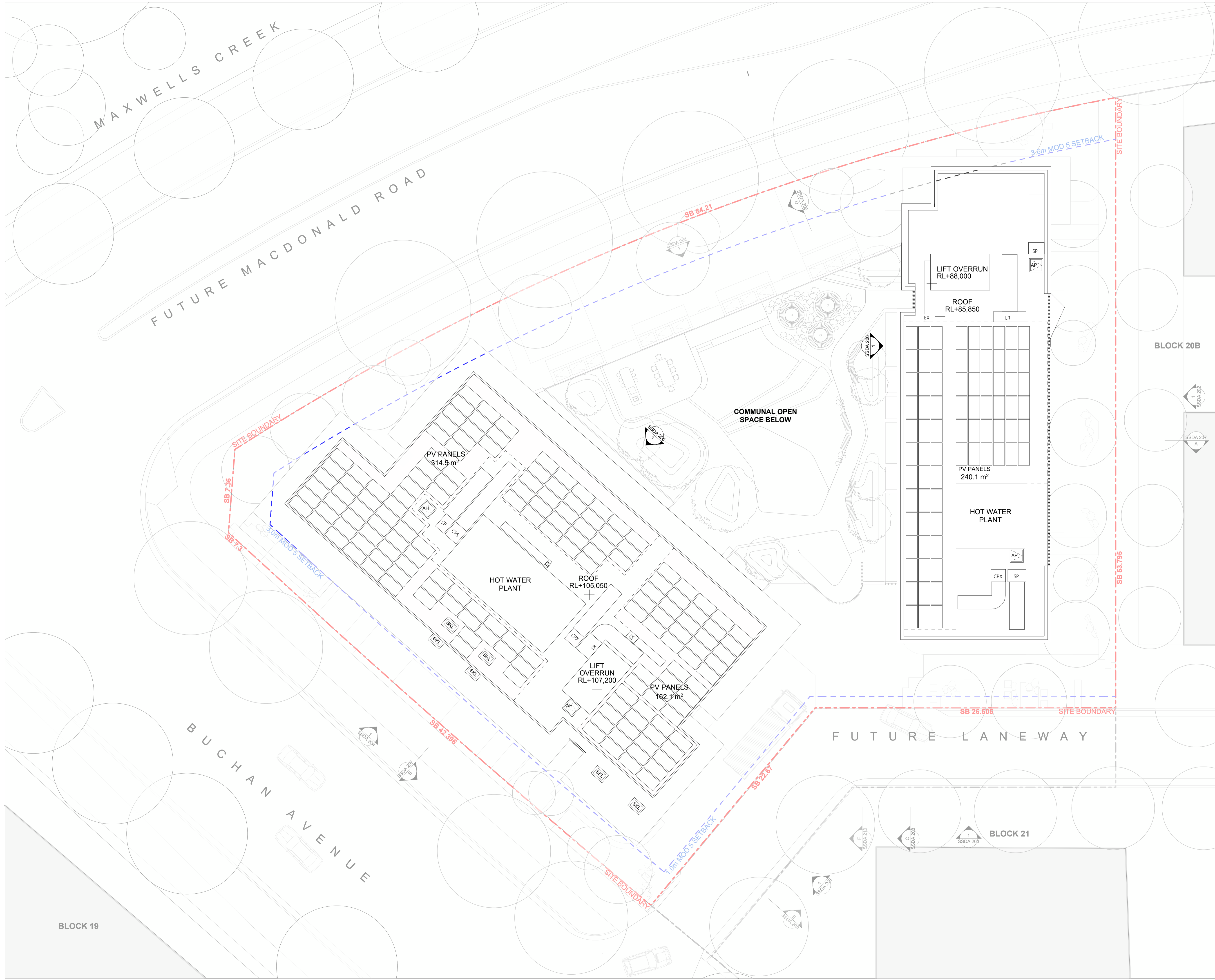
CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518	
CHECKED	CH	DRAWN BC,SL
DATE CREATED	JUL 2025	SCALE 1:150 @ A1 A3@50%
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION	
DRAWING TITLE	ROOF PLAN	

SHEET NO	SSDA 107	REVISION	A
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BLOCK 19

BLOCK 20B

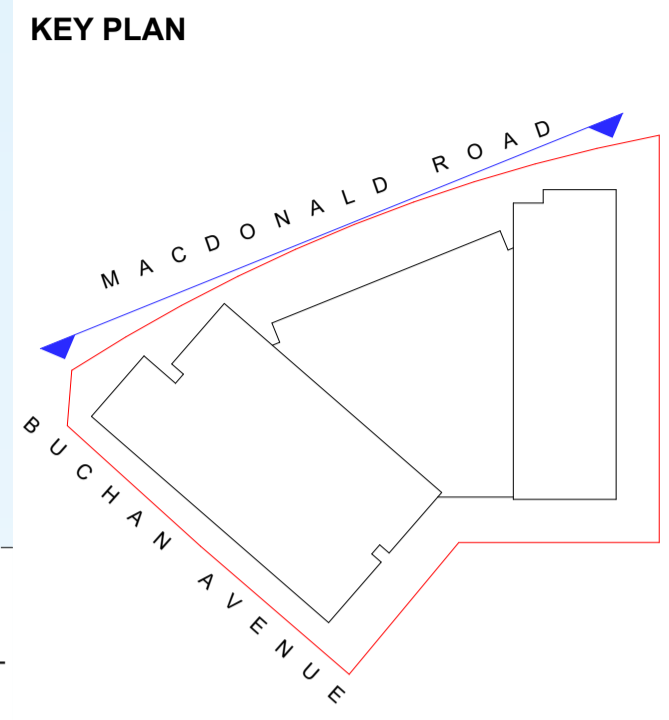
BLOCK 21

MAXWELLS CREEK

FUTURE MACDONALD ROAD

BUCHAN AVENUE

FUTURE LANEWAY



**BLOCK 19B**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT BEYOND



**BUCHAN AVENUE**

ROOF	RL +105,050
LEVEL 14	RL +101,800
LEVEL 13	RL +98,600
LEVEL 12	RL +95,400
LEVEL 11	RL +92,200
LEVEL 10	RL +89,000
LEVEL 09	RL +85,800
LEVEL 08	RL +82,600
LEVEL 07	RL +79,400
LEVEL 06	RL +76,200
LEVEL 05	RL +73,000
LEVEL 04	RL +69,800
LEVEL 03	RL +66,600
LEVEL 02 COS	RL +63,400
LEVEL 01	RL +60,200
GROUND	RL +57,000
BASEMENT 01	RL +53,200

**BLOCK 21**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT BEYOND

**BLOCK 20B**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT BEYOND

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 89 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

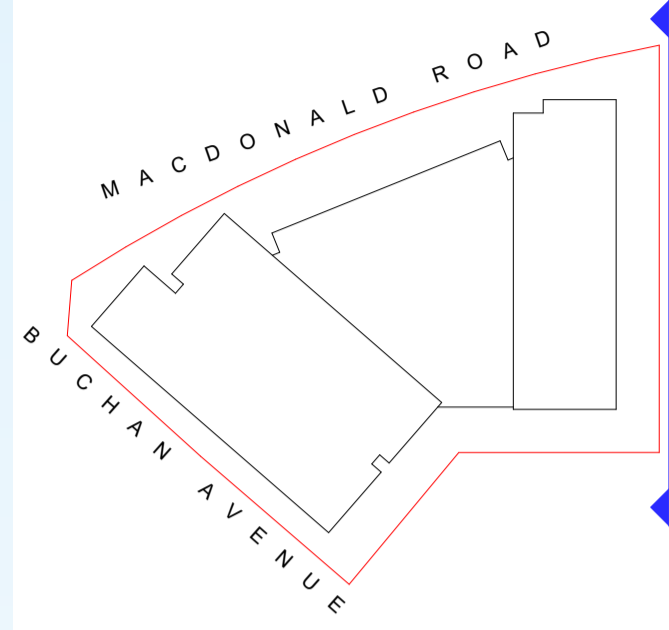
CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

0 1.5 3 7.5m  
 SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED  
 CH  
 DATE CREATED  
 JUL 2025  
 PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 NORTH ELEVATION

DATE CREATED  
 JUL 2025  
 SCALE  
 1:150 @ A1 A3@50%  
 SHEET NO  
 SSDA 201  
 REVISION  
 A

**KEY PLAN**



REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2015  
 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 8278 7156  
 ABN 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

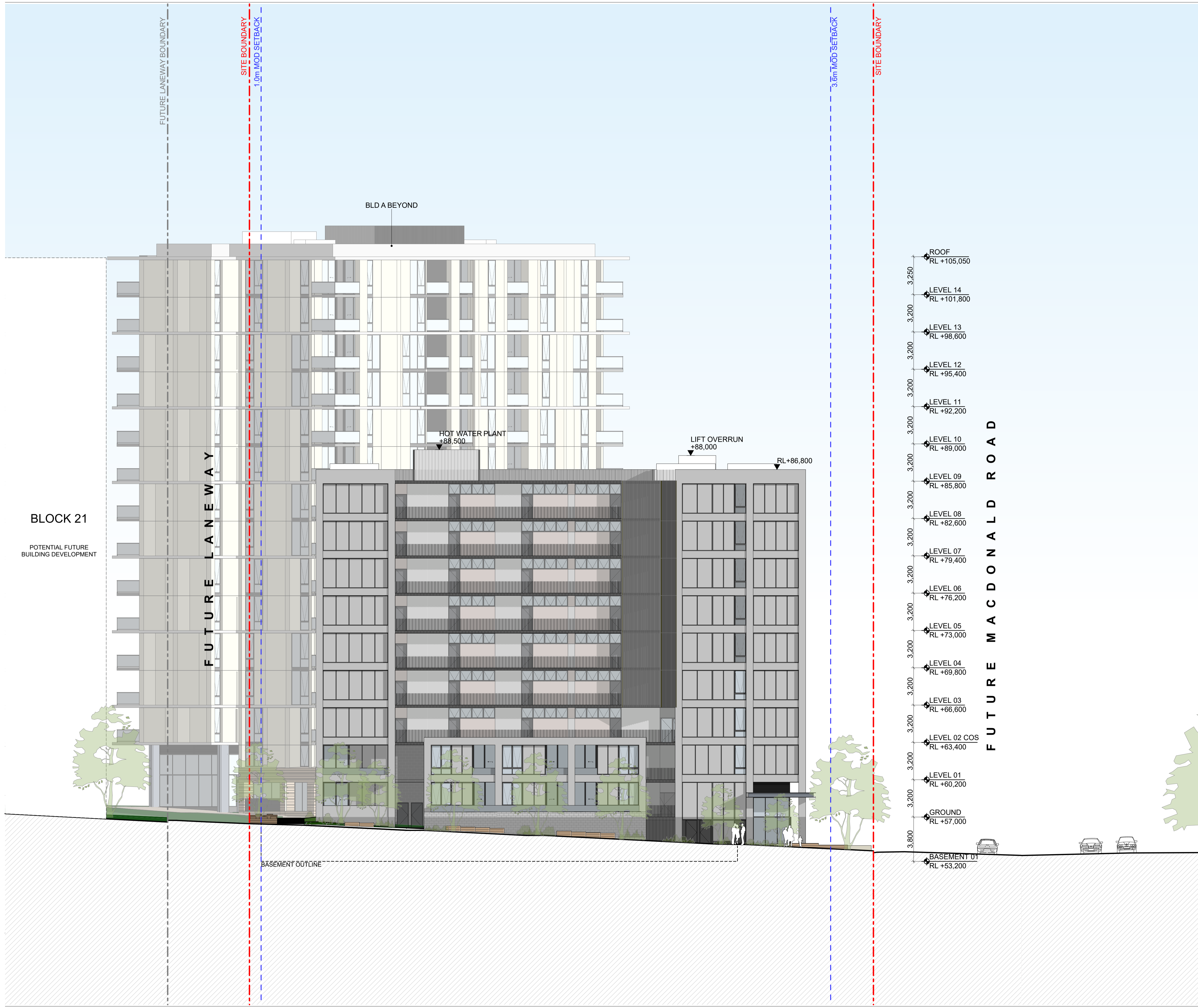
JOB NO  
**2518**

CHECKED	CH	DRAWN	BC,SL,KB
DATE CREATED	JUL 2025	SCALE	1:150 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE  
**EAST ELEVATION**

SHEET NO	SSDA 202	REVISION	A
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BLOCK 21  
 POTENTIAL FUTURE  
 BUILDING DEVELOPMENT

FUTURE LANEWAY

FUTURE MACDONALD ROAD

MAXWELLS CREEK

BASEMENT OUTLINE

BLD A BEYOND

HOT WATER PLANT  
 +88,500

LIFT OVERRUN  
 +88,000

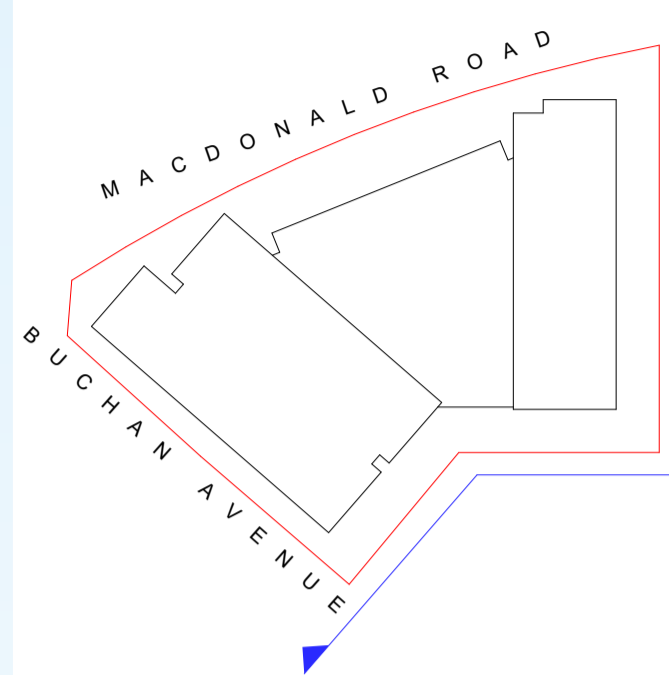
RL+86,800

- ROOF  
RL +105,050
- LEVEL 14  
RL +101,800
- LEVEL 13  
RL +98,600
- LEVEL 12  
RL +95,400
- LEVEL 11  
RL +92,200
- LEVEL 10  
RL +89,000
- LEVEL 09  
RL +85,800
- LEVEL 08  
RL +82,600
- LEVEL 07  
RL +79,400
- LEVEL 06  
RL +76,200
- LEVEL 05  
RL +73,000
- LEVEL 04  
RL +69,800
- LEVEL 03  
RL +66,600
- LEVEL 02 COS  
RL +63,400
- LEVEL 01  
RL +60,200
- GROUND  
RL +57,000
- BASEMENT 01  
RL +53,200

**NOTE:**

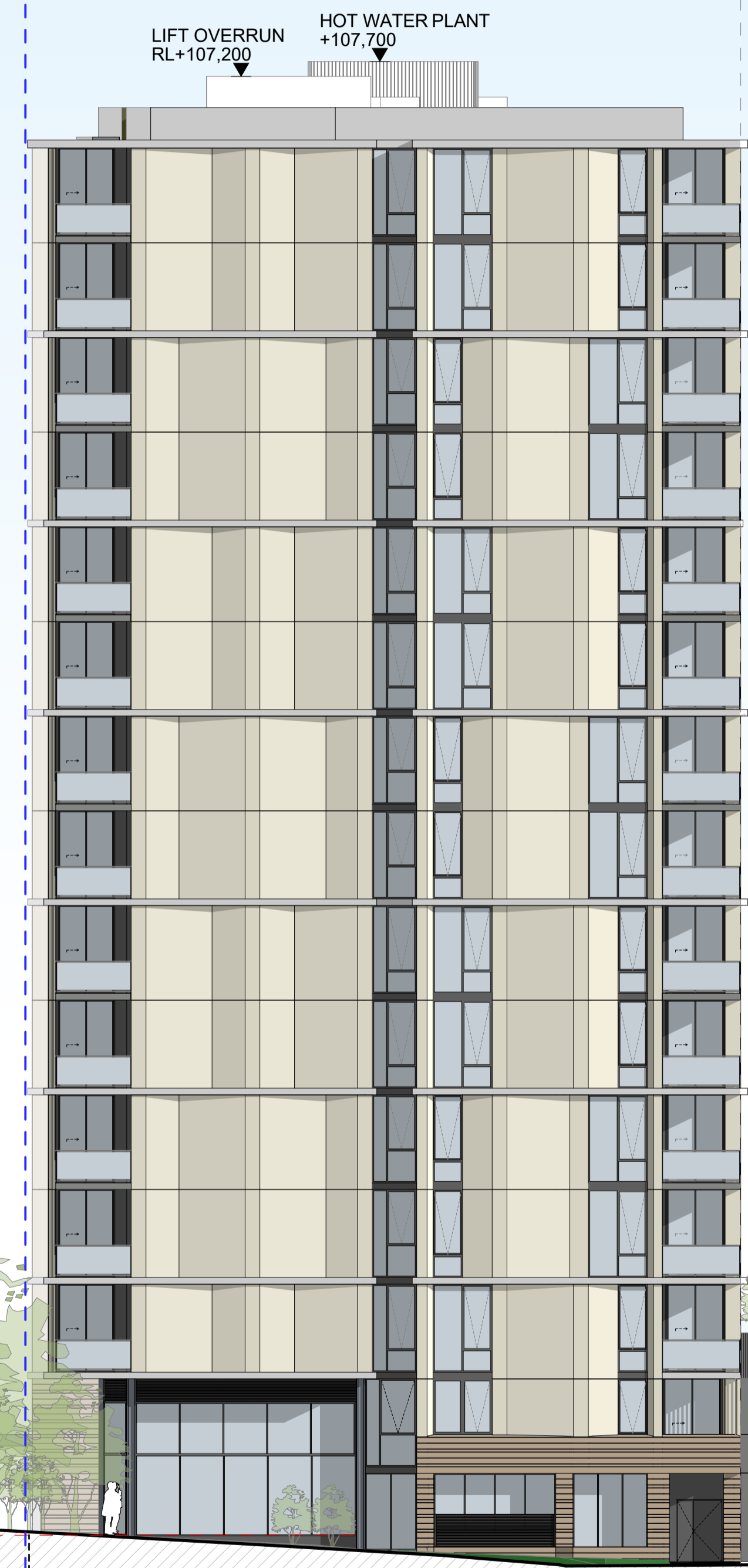
- WITH THE EXCEPTION OF THE NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) - NO REPRODUCTION WITHOUT PERMISSION
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- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
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- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

**KEY PLAN**



**BLOCK 19**  
 POTENTIAL FUTURE  
 BUILDING DEVELOPMENT

**BUCHAN AVENUE**



**BLOCK 20B**  
 POTENTIAL FUTURE  
 BUILDING DEVELOPMENT

ROOF	RL +105,050
LEVEL 14	RL +101,800
LEVEL 13	RL +98,600
LEVEL 12	RL +95,400
LEVEL 11	RL +92,200
LEVEL 10	RL +89,000
LEVEL 09	RL +85,800
LEVEL 08	RL +82,600
LEVEL 07	RL +79,400
LEVEL 06	RL +76,200
LEVEL 05	RL +73,000
LEVEL 04	RL +69,800
LEVEL 03	RL +66,600
LEVEL 02 COS	RL +63,400
LEVEL 01	RL +60,200
GROUND	RL +57,000
BASEMENT 01	RL +53,200

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

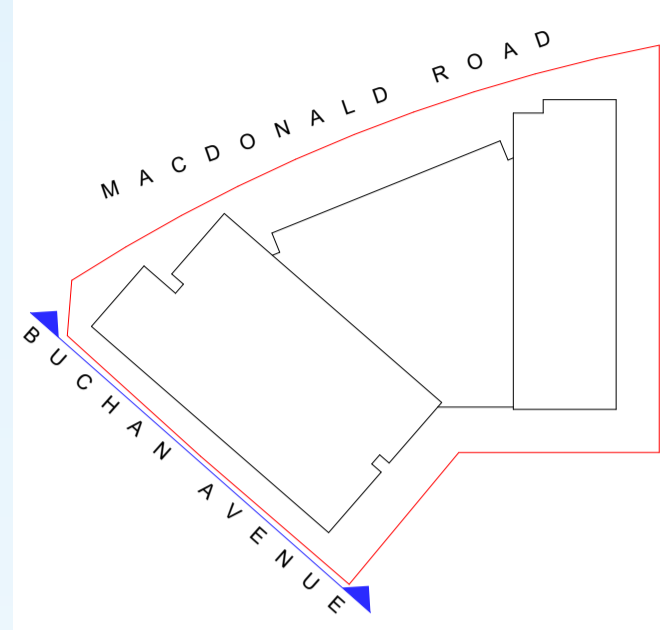
CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	SOUTH ELEVATION

SHEET NO	SSDA 203
REVISION	A

**KEY PLAN**



**BLOCK 21**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

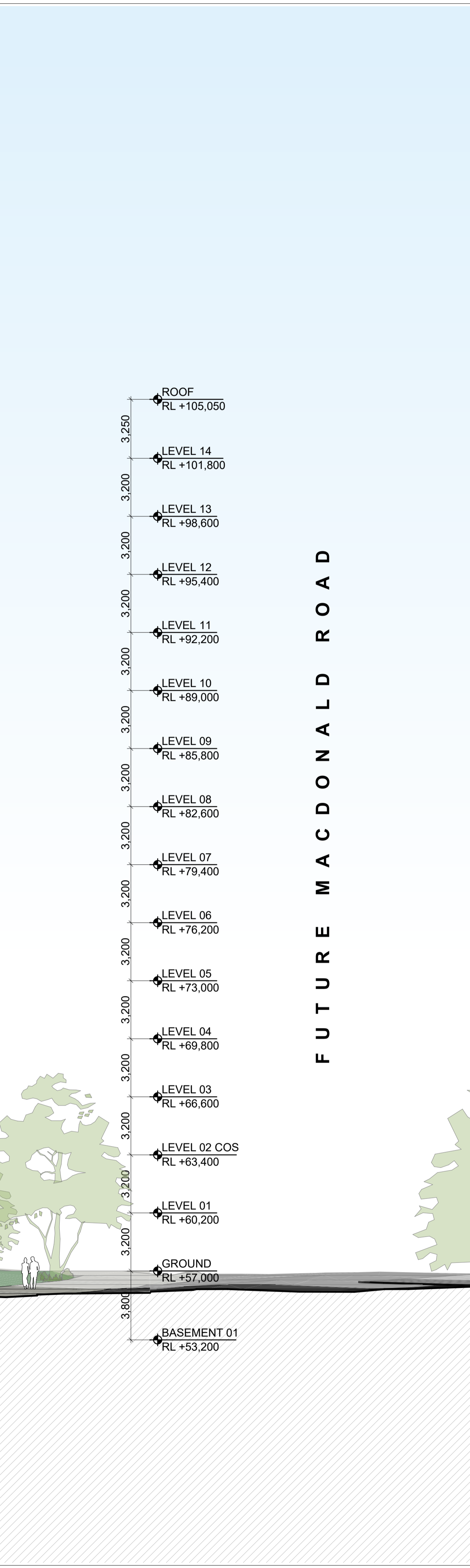
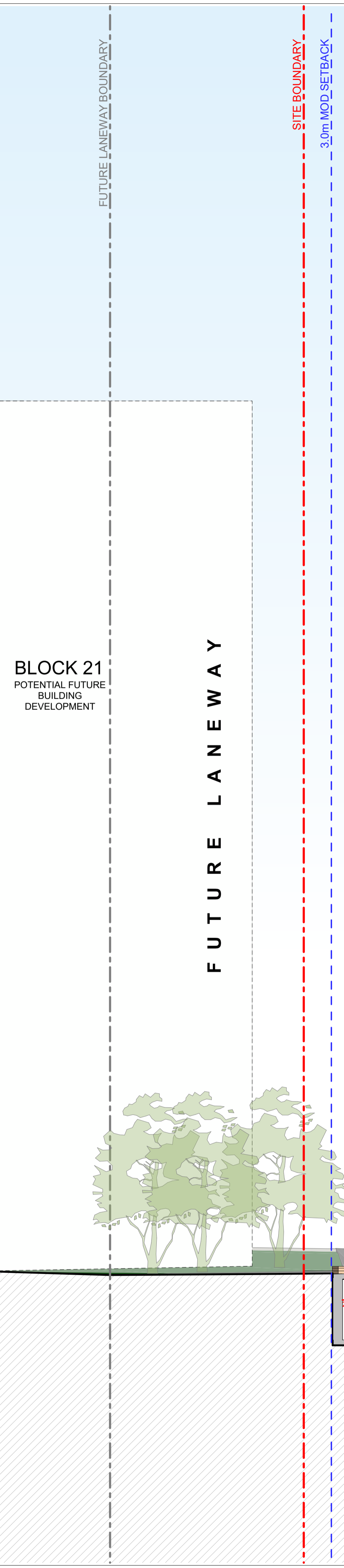
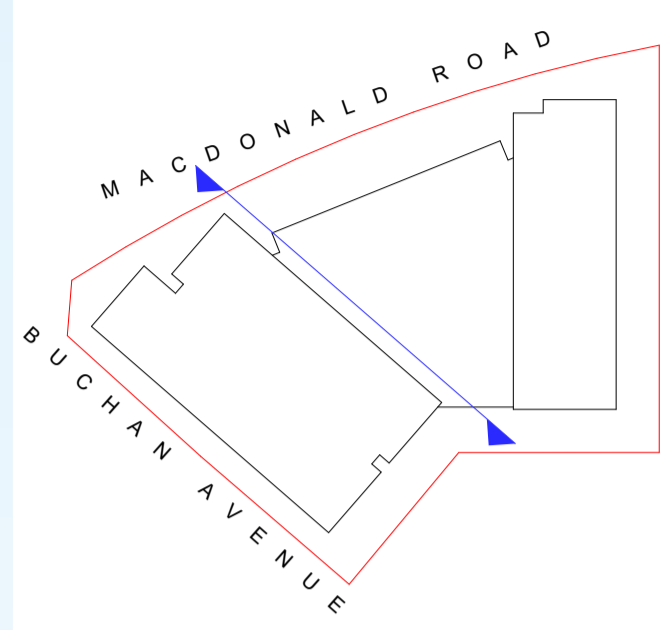
STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2015  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARIY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSOON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	WEST ELEVATION
DRAWN	BC,SL,KB
SCALE	1:150 @ A1 A3@50%

**KEY PLAN**



REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARIY NSW ARB 8627

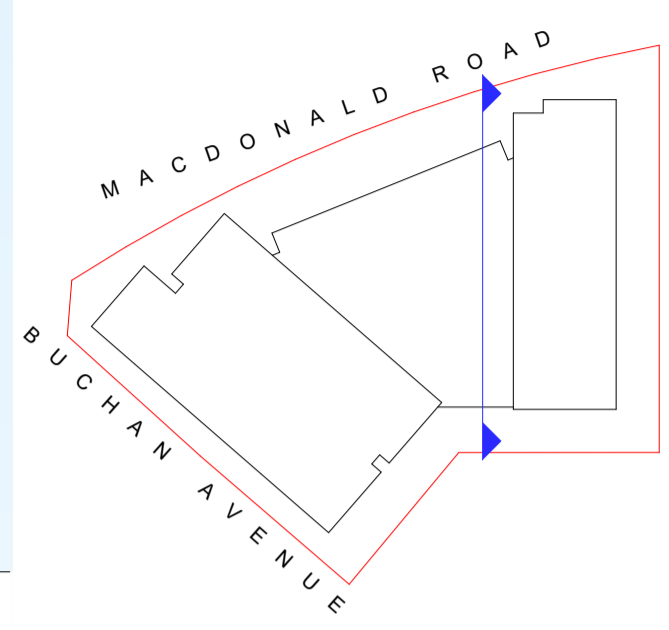
CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	BLDG A INTERNAL ELEVATION
DRAWN	BC,SL,KB
SCALE	1:150 @ A1 A3@50%

SHEET NO: SSDA 205  
 REVISION: A

**KEY PLAN**



**BLOCK 21**  
 POTENTIAL FUTURE  
 BUILDING DEVELOPMENT

- ROOF RL +105,050
- LEVEL 14 RL +101,800
- LEVEL 13 RL +98,600
- LEVEL 12 RL +95,400
- LEVEL 11 RL +92,200
- LEVEL 10 RL +89,000
- LEVEL 09 RL +85,800
- LEVEL 08 RL +82,600
- LEVEL 07 RL +79,400
- LEVEL 06 RL +76,200
- LEVEL 05 RL +73,000
- LEVEL 04 RL +69,800
- LEVEL 03 RL +66,600
- LEVEL 02 COS RL +63,400
- LEVEL 01 RL +60,200
- GROUND RL +57,000
- BASEMENT 01 RL +53,200

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 89 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 8278 7156  
 ABN 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED CH DRAWN BC,SL,KB  
 DATE CREATED JUL 2025 SCALE 1:150 @ A1 A3@50%  
 PROJECT STATUS STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE BLDG B INTERNAL ELEVATION

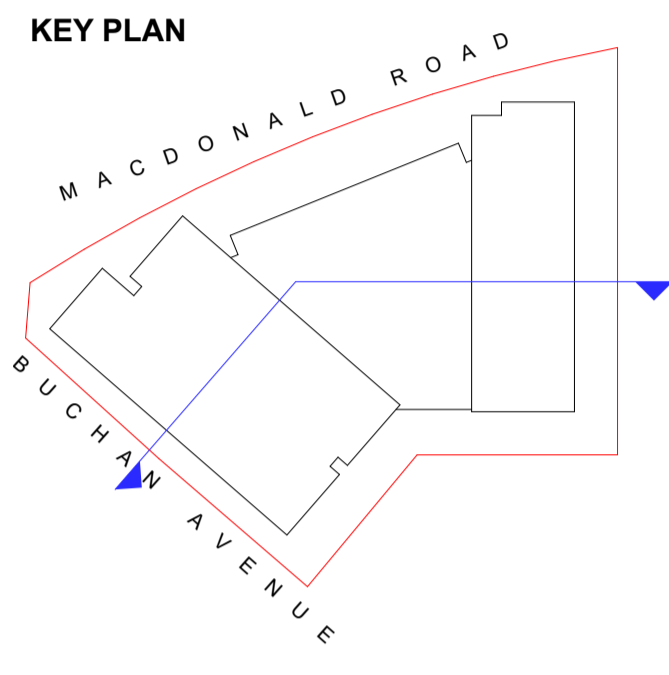
SHEET NO  
 SSDA 206  
 REVISION  
 A

**NOTE:**

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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

**LEGEND**

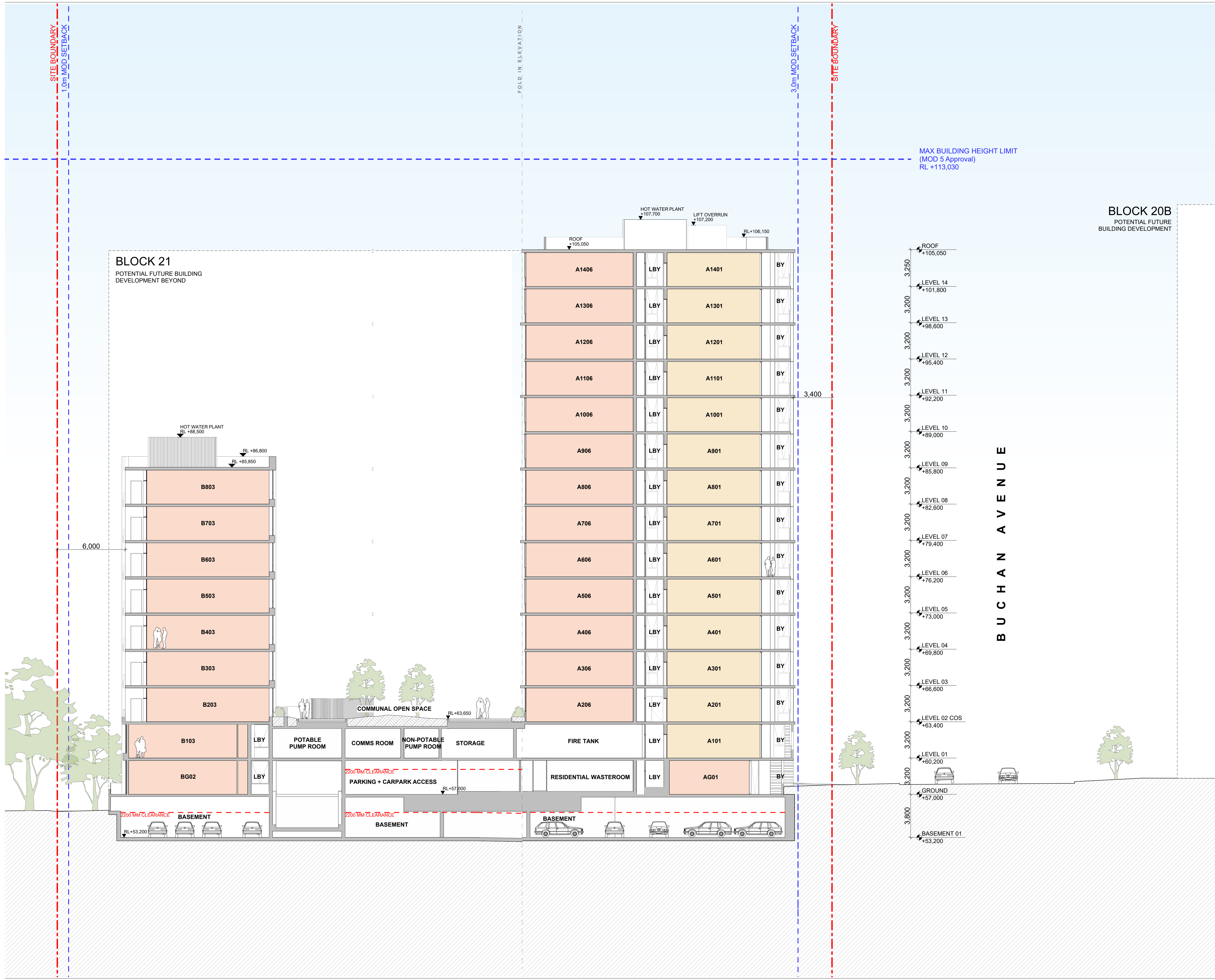
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



**BLOCK 20B**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT

MAX BUILDING HEIGHT LIMIT  
 (MOD 5 Approval)  
 RL +113,030

**BLOCK 21**  
 POTENTIAL FUTURE BUILDING DEVELOPMENT BEYOND



REVISION ID	AMENDMENT	DATE
A	ISSUE FOR INFORMATION	10/09/2025
B	ISSUE FOR INFORMATION	16/09/2025
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 39 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

**CLIENT**  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

0 1.5 3 7.5m

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED  
 CH

DATE CREATED  
 JUL 2025

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE  
 SECTION A + B

SHEET NO  
 SSDA 207

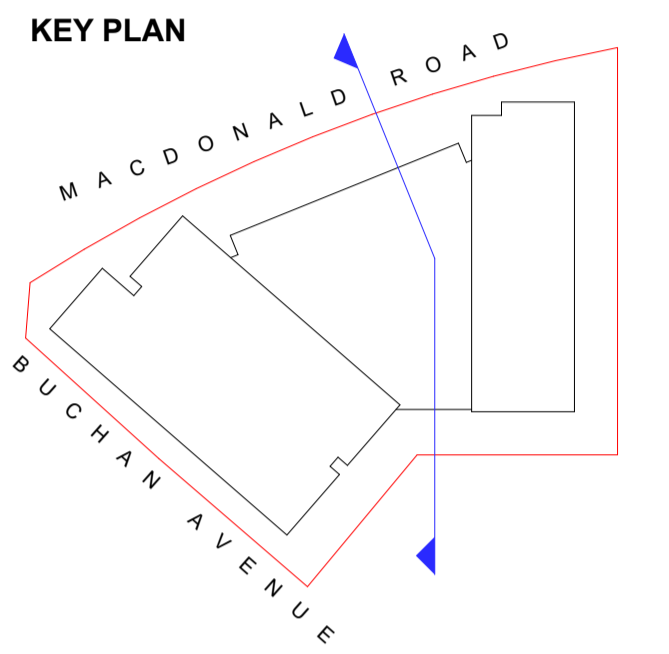
REVISION  
 A

DRAWN  
 BC,SL,KB

SCALE  
 1:150 @ A1 A3@50%

**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

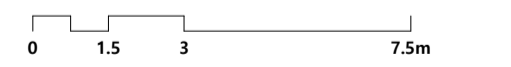


REVISION ID	AMENDMENT	DATE
A	ISSUE FOR INFORMATION	10/09/2025
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 8278 7156  
 ABN 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1460 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
**2518**

CHECKED  
**CH**

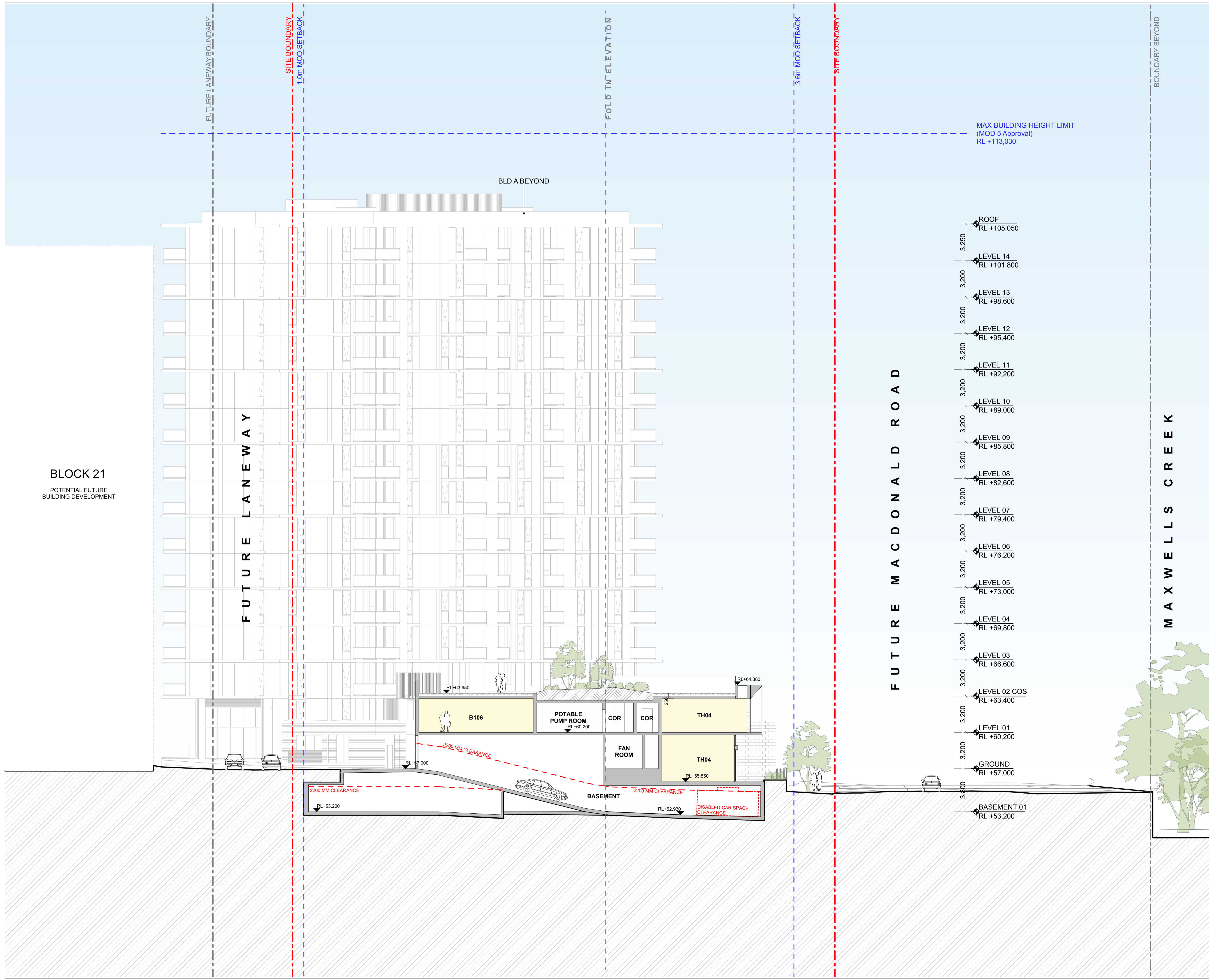
DATE CREATED  
**JUL 2025**

PROJECT STATUS  
**STATE SIGNIFICANT DEVELOPMENT APPLICATION**

DRAWING TITLE  
**SECTION C + D**

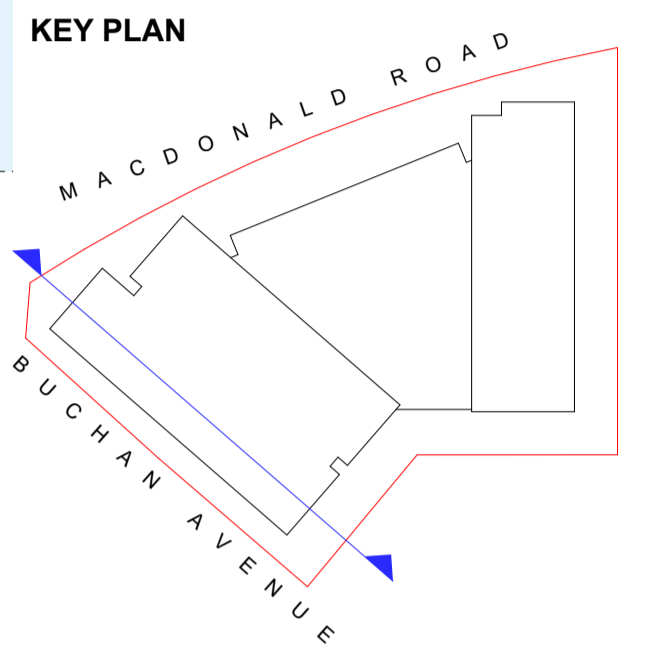
SHEET NO  
**SSDA 208**

REVISION  
**A**



**LEGEND**

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT



MAX BUILDING HEIGHT LIMIT  
 (MOD 5 Approval)  
 RL +113,030

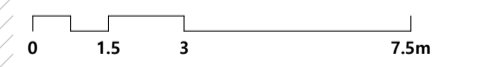
- ROOF RL+105,050
- LEVEL 14 RL+101,800
- LEVEL 13 RL+98,600
- LEVEL 12 RL+95,400
- LEVEL 11 RL+92,200
- LEVEL 10 RL+89,000
- LEVEL 09 RL+85,800
- LEVEL 08 RL+82,600
- LEVEL 07 RL+79,400
- LEVEL 06 RL+76,200
- LEVEL 05 RL+73,000
- LEVEL 04 RL+69,800
- LEVEL 03 RL+66,600
- LEVEL 02 COS RL+63,400
- LEVEL 01 RL+60,200
- GROUND RL+57,000
- BASEMENT 01 RL+53,200

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 9278 7156  
 ABN 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

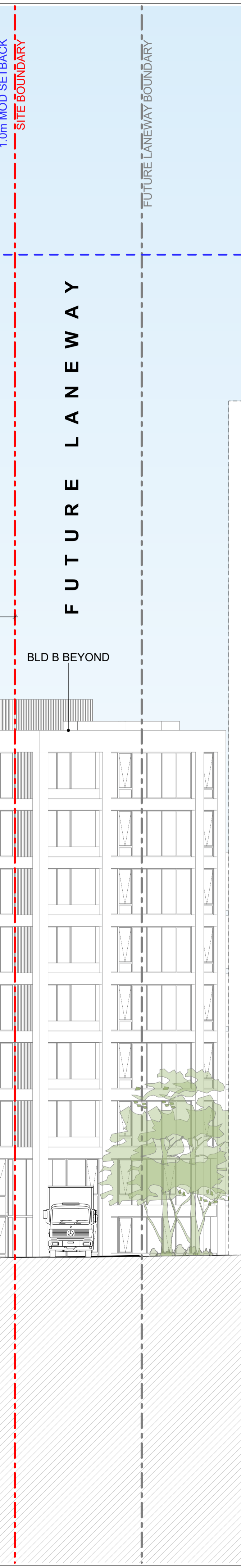
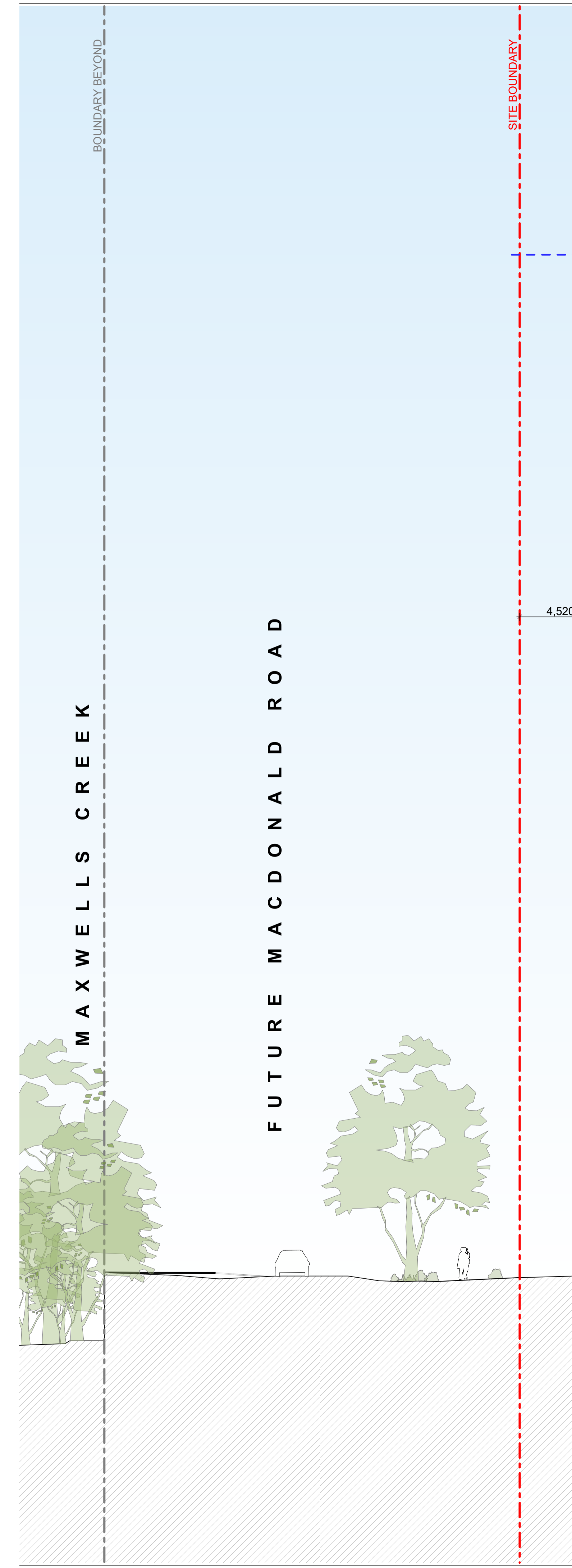
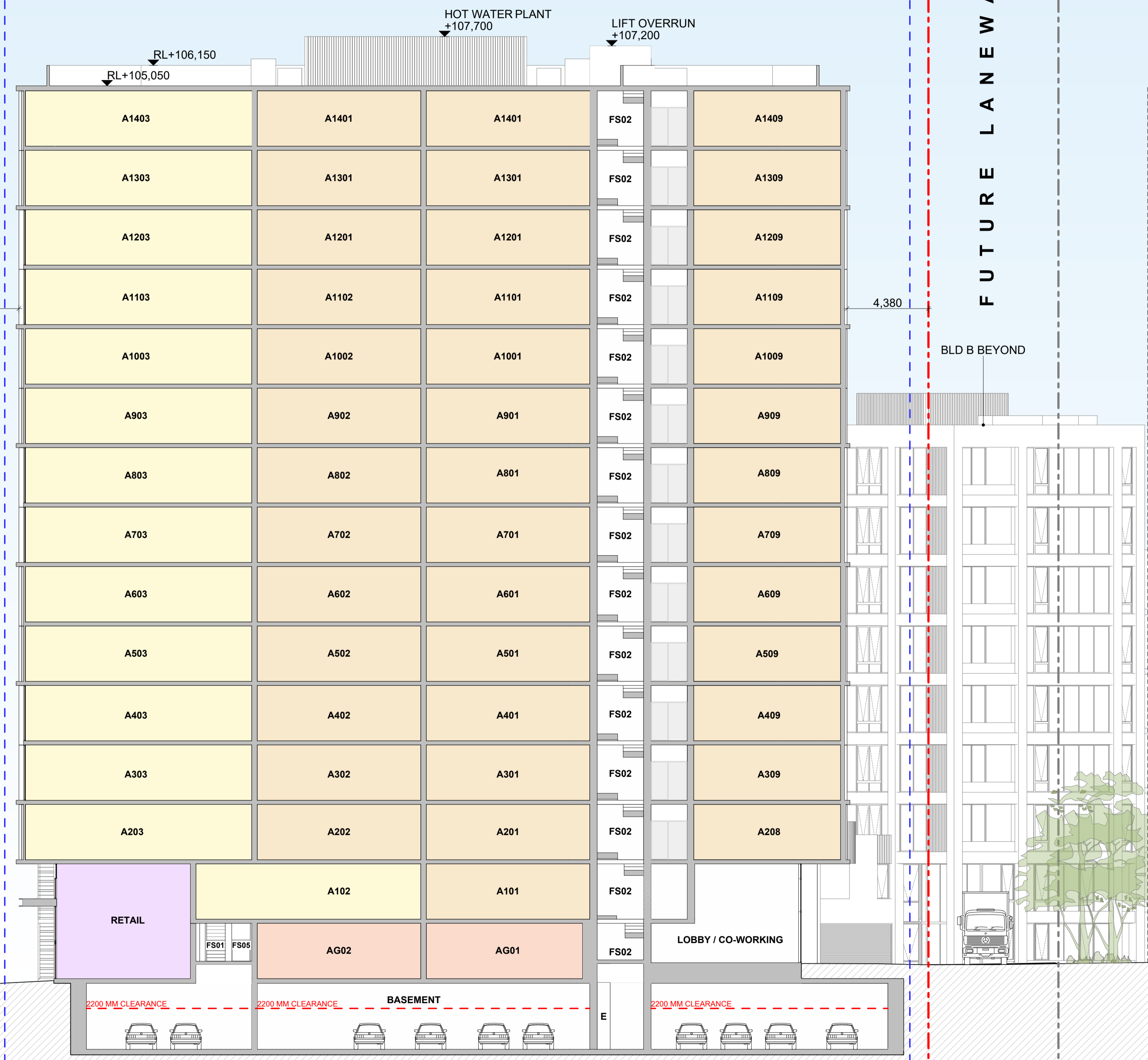
CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO	2518
CHECKED	CH
DATE CREATED	JUL 2025
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	SECTION E
DRAWN	BC,SL
SCALE	1:150 @ A1 A3@50%

SHEET NO	SSDA 209
REVISION	A



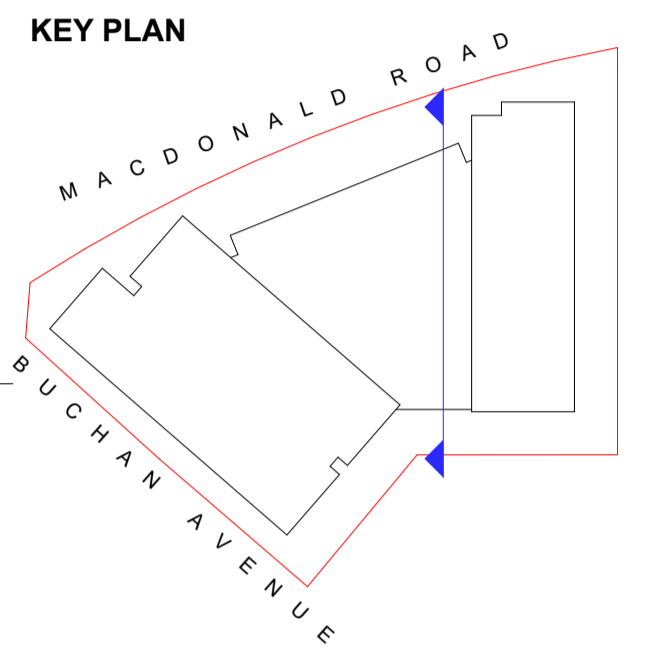
FUTURE MACDONALD ROAD

FUTURE LANEWAY

**BLOCK 21**  
 POTENTIAL FUTURE  
 BUILDING DEVELOPMENT

**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



- LEVEL 07 +79,400
- LEVEL 06 +76,200
- LEVEL 05 +73,000
- LEVEL 04 +69,800
- LEVEL 03 +66,600
- LEVEL 02 COS +63,400
- LEVEL 01 +60,200
- GROUND +57,000
- BASEMENT 01 +53,200

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St G  
 Parramatta NSW 2150

0 1.5 3 7.5m

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED  
 CH

DATE CREATED  
 JUL 2025

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWN  
 BC,SL,KB

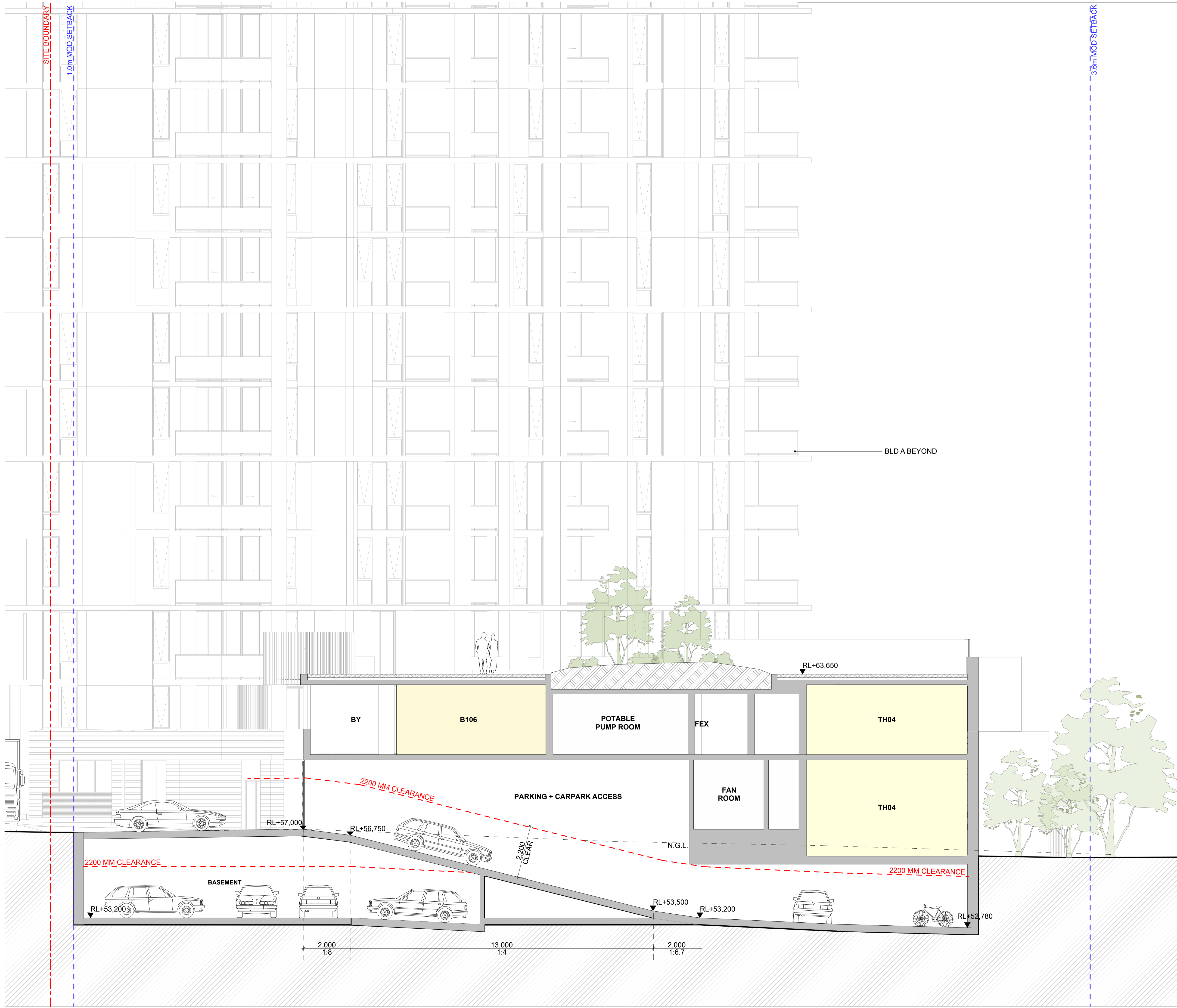
SCALE  
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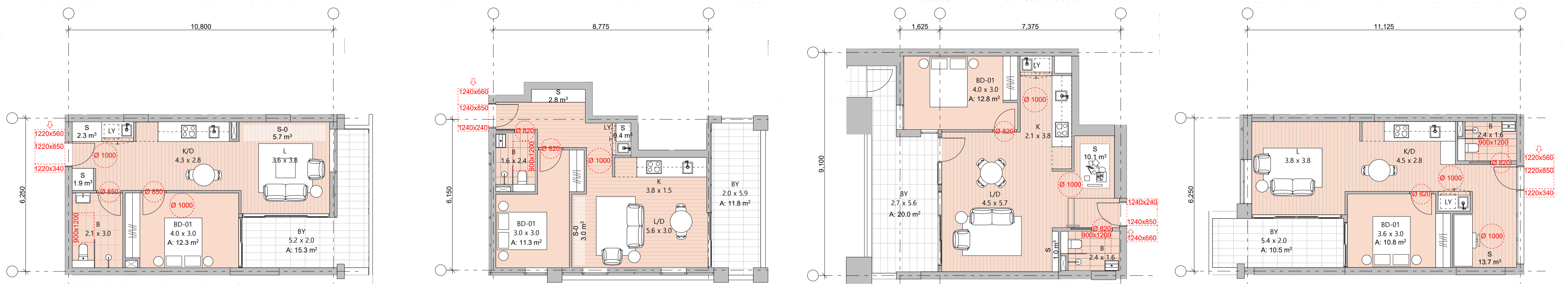
A3@50%

DRAWING TITLE  
**DRIVEWAY SECTION F**

SHEET NO  
 SSDA 210

REVISION  
 A

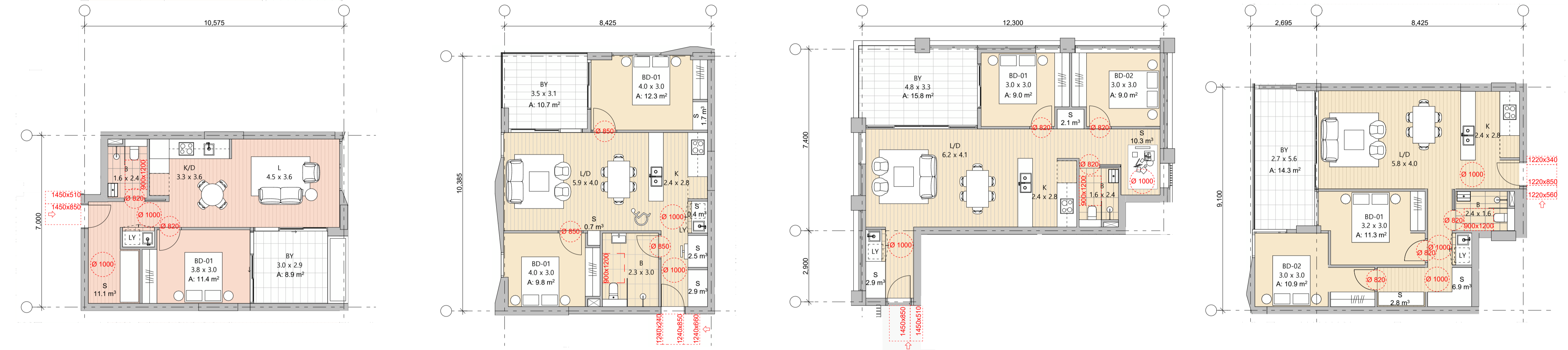




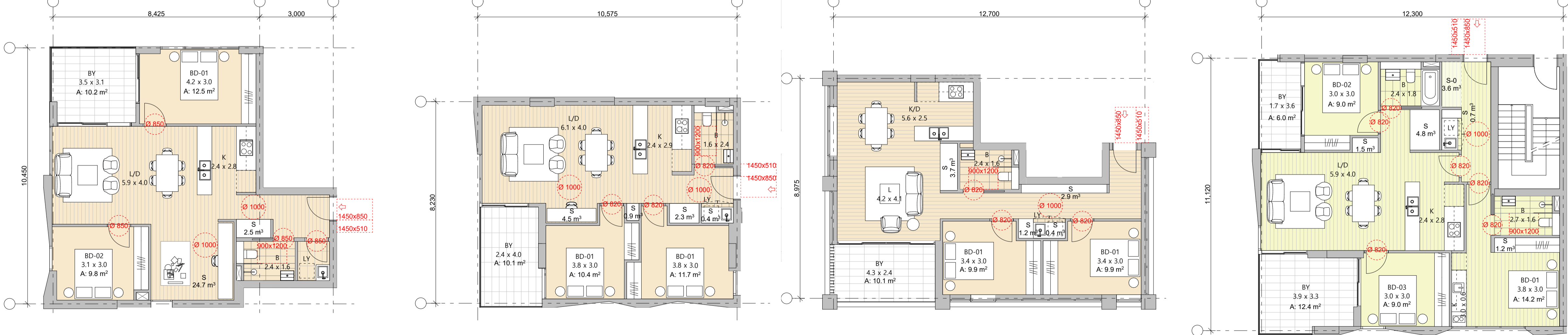
**LEGEND**

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT

<b>UNIT TYPE:</b> 1.01 - 1 BEDROOM (6)	<b>UNIT TYPE:</b> 1.02 - 1 BEDROOM (2)	<b>UNIT TYPE:</b> 1.03 - 1 BEDROOM (2)	<b>UNIT TYPE:</b> 1.04 - 1 BEDROOM (21)
<b>UNIT NUMBER:</b> BG01, BG02, BG03, B102, B103, B104	<b>UNIT NUMBER:</b> BG04, B105	<b>UNIT NUMBER:</b> AG01, AG02	<b>UNIT NUMBER:</b> B202, B203, B204, B302, B303, B304, B402, B403, B404, B502, B503, B504, B602, B603, B604, B702, B703, B704, B802, B803, B804
<b>STORAGE AREA:</b> 9.9m³	<b>STORAGE AREA:</b> 6.2m³	<b>STORAGE AREA:</b> 11.1m³	<b>STORAGE AREA:</b> 13.7m²
<b>INTERNAL AREA:</b> 53.7m²	<b>INTERNAL AREA:</b> 50.5m²	<b>INTERNAL AREA:</b> 60.6m²	<b>INTERNAL AREA:</b> 55.6m²
<b>BALCONY:</b> 15.3m²	<b>BALCONY:</b> 11.8m²	<b>BALCONY:</b> 20.0m²	<b>BALCONY:</b> 10.7m²



<b>UNIT TYPE:</b> 1.05 - 1 BEDROOM (38)	<b>UNIT TYPE:</b> 2.01 - 2 BEDROOM (14)	<b>UNIT TYPE:</b> 2.02 - 2 BEDROOM (8)	<b>UNIT TYPE:</b> 2.03 - 2 BEDROOM (27)
<b>UNIT NUMBER:</b> A205, A206, A305, A306, A307, A405, A406, A407, A505, A506, A507, A605, A606, A607, A705, A706, A707, A805, A806, A807, A905, A906, A907, A1005, A1006, A1007, A1105, A1106, A1107, A1205, A1206, A1207, A1305, A1306, A1307, A1405, A1406, A1407	<b>UNIT NUMBER:</b> AG03, A204, A304, A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404	<b>UNIT NUMBER:</b> B101, B201, B301, B401, B501, B601, B701, B801	<b>UNIT NUMBER:</b> A101, A201, A202, A301, A302, A401, A402, A501, A502, A601, A602, A701, A702, A801, A802, A901, A902, A1001, A1002, A1101, A1102, A1201, A1202, A1301, A1302, A1401, A1402
<b>STORAGE AREA:</b> 11.1m³	<b>STORAGE AREA:</b> 8.3m³	<b>STORAGE AREA:</b> 15.3m³	<b>STORAGE AREA:</b> 9.7m³
<b>INTERNAL AREA:</b> 55.1m²	<b>INTERNAL AREA:</b> 73.7m²	<b>INTERNAL AREA:</b> 74.6m²	<b>INTERNAL AREA:</b> 73.3m²
<b>BALCONY:</b> 8.9m²	<b>BALCONY:</b> 10.7m²	<b>BALCONY:</b> 15.8m²	<b>BALCONY:</b> 14.3m²



<b>UNIT TYPE:</b> 2.04 - 2 BEDROOM (1)	<b>UNIT TYPE:</b> 2.05 - 2 BEDROOM (26)	<b>UNIT TYPE:</b> 2.06 - 2 BEDROOM (7)	<b>UNIT TYPE:</b> 3.01 - 3 BEDROOM (13)
<b>UNIT NUMBER:</b> A103	<b>UNIT NUMBER:</b> A207, A208, A308, A309, A408, A409, A508, A509, A608, A609, A708, A709, A808, A809, A908, A909, A1008, A1009, A1108, A1109, A1208, A1209, A1308, A1309, A1408, A1409	<b>UNIT NUMBER:</b> B205, B305, B405, B505, B605, B705, B805	<b>UNIT NUMBER:</b> A203, A303, A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303, A1403
<b>STORAGE AREA:</b> 27.2m³	<b>STORAGE AREA:</b> 8.1m³	<b>STORAGE AREA:</b> 8.1m³	<b>STORAGE AREA:</b> 11.7m³
<b>INTERNAL AREA:</b> 83.2m²	<b>INTERNAL AREA:</b> 70.7m²	<b>INTERNAL AREA:</b> 73.7m²	<b>INTERNAL AREA:</b> 96.5m²
<b>BALCONY:</b> 10.2m²	<b>BALCONY:</b> 10.1m²	<b>BALCONY:</b> 10.1m²	<b>BALCONY:</b> 18.4m²

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/1/2026

**ARCHITECT**  
**FUSE ARCHITECTS**  
 STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL@FUSEARCHITECTS.COM.AU  
 PHONE 02 978 7156  
 ABN 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

**CLIENT**  
 LANDCOM  
 1480 Station St E  
 Parramatta NSW 2150

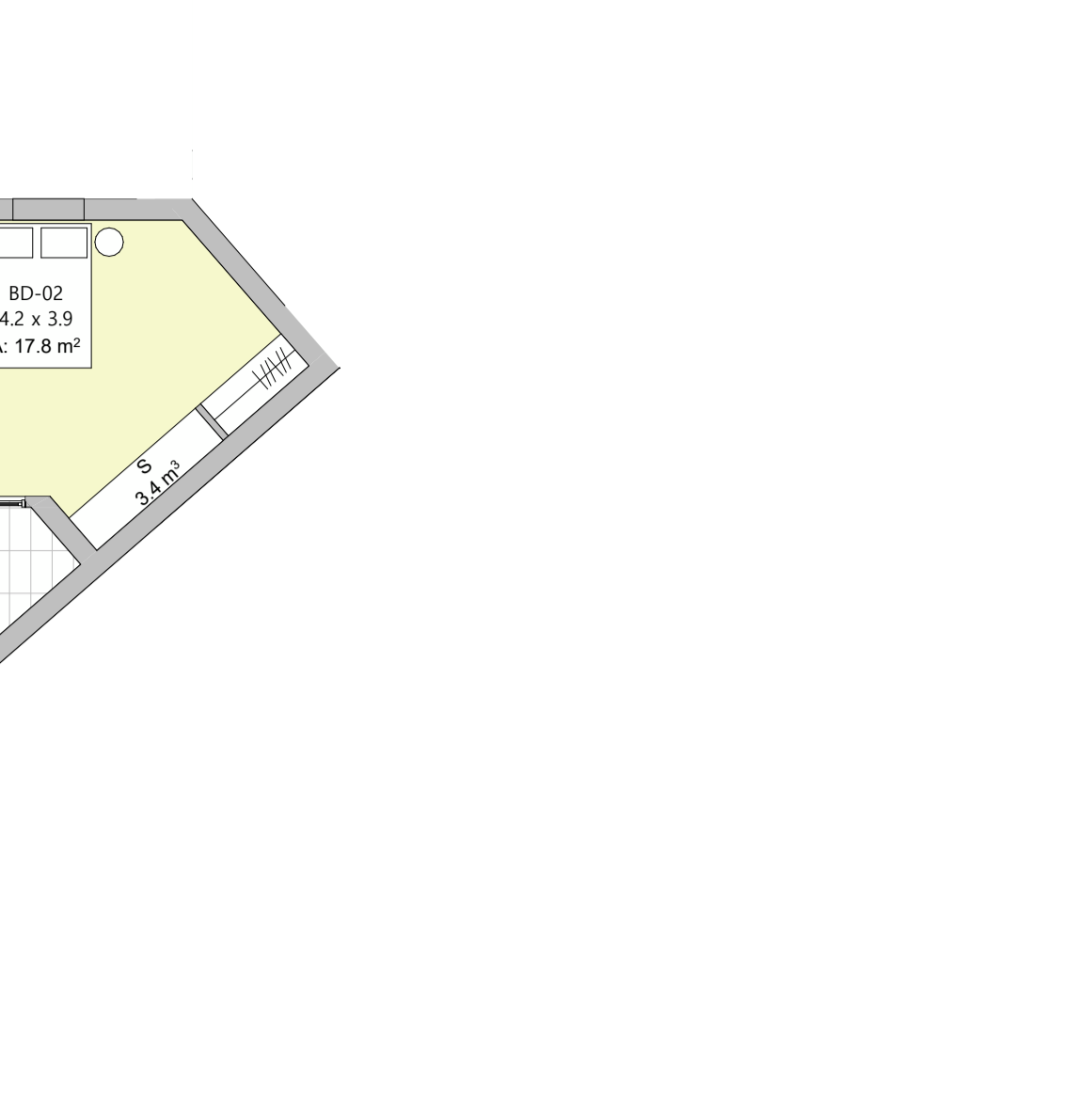
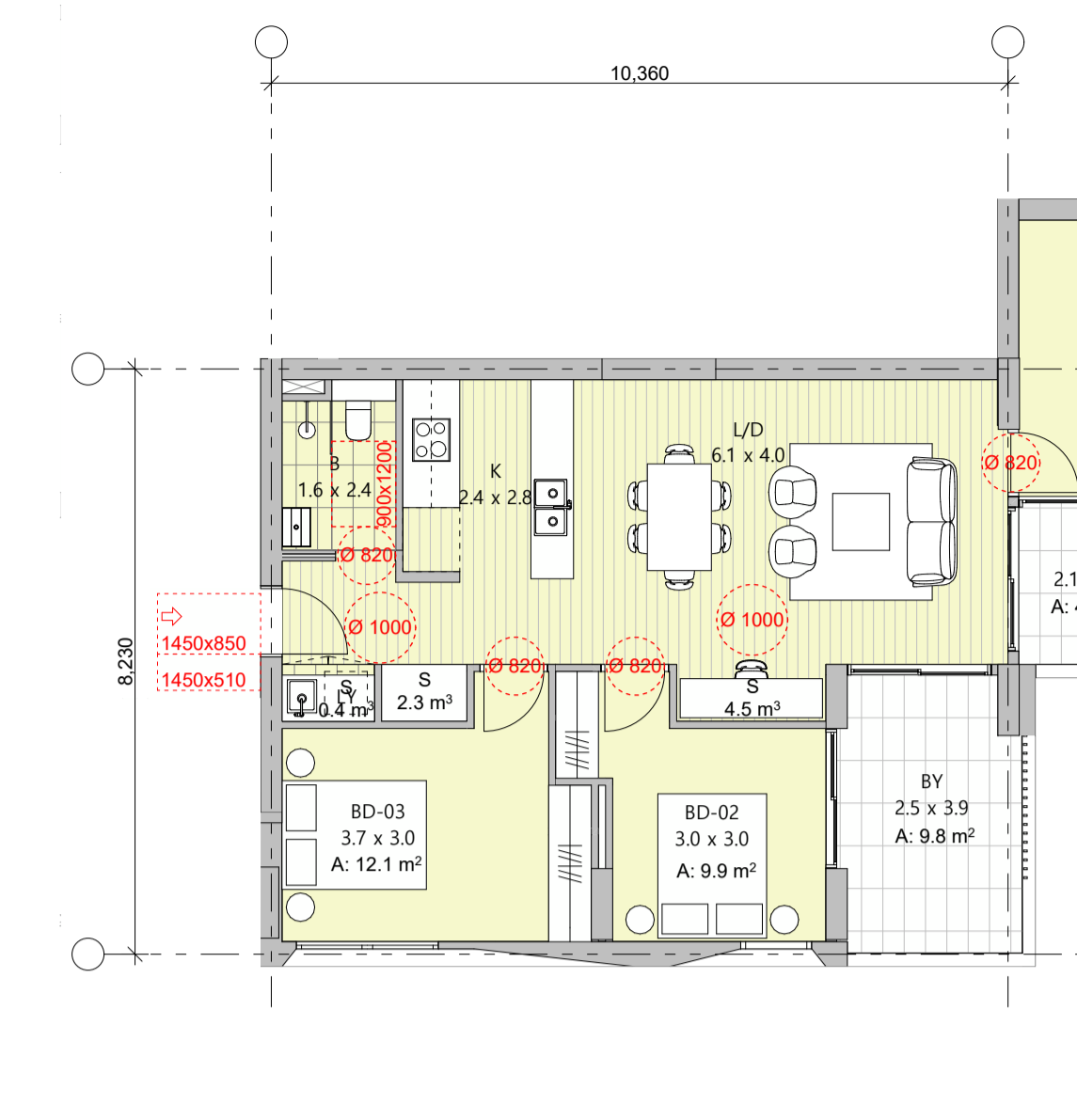
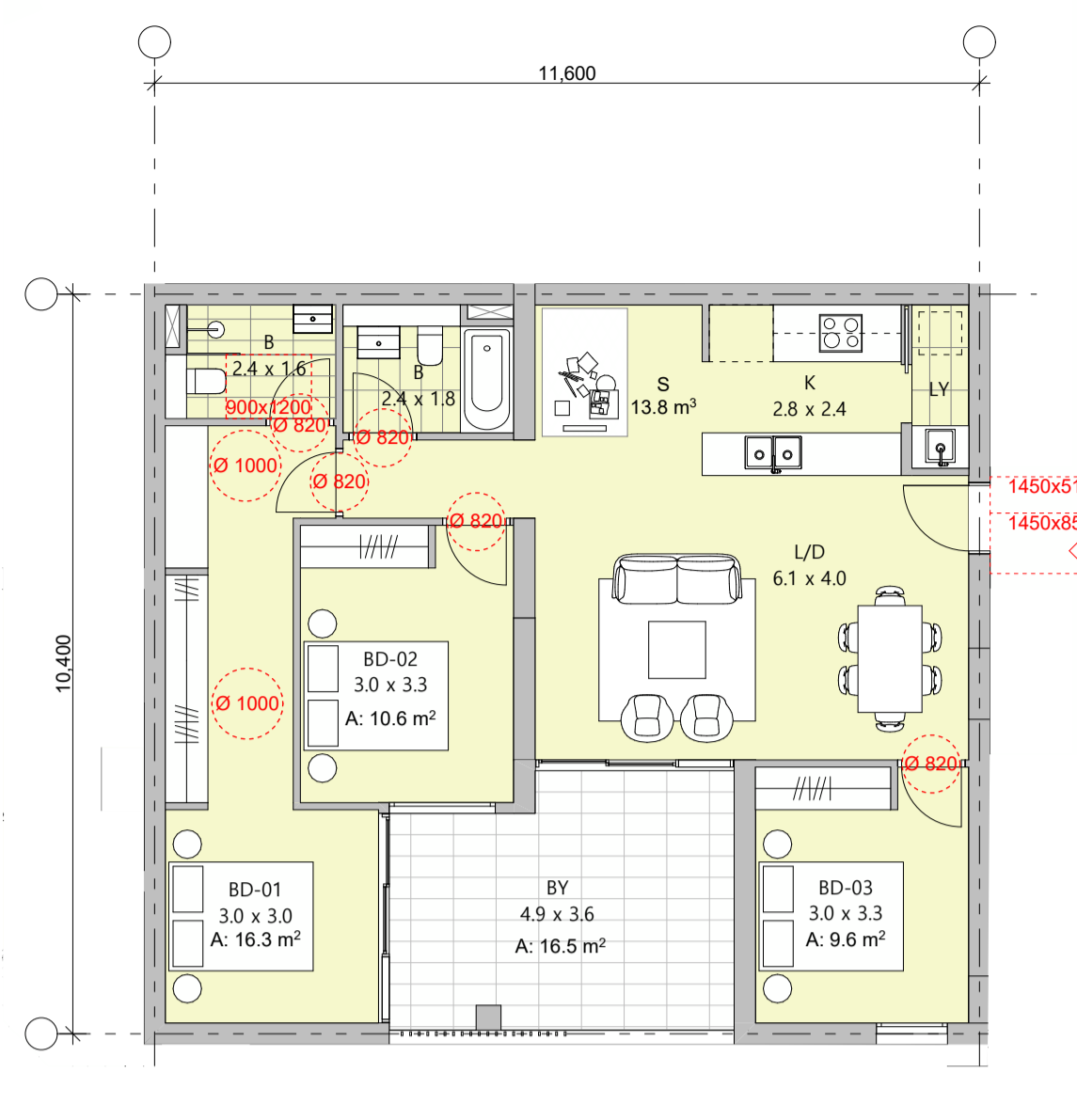
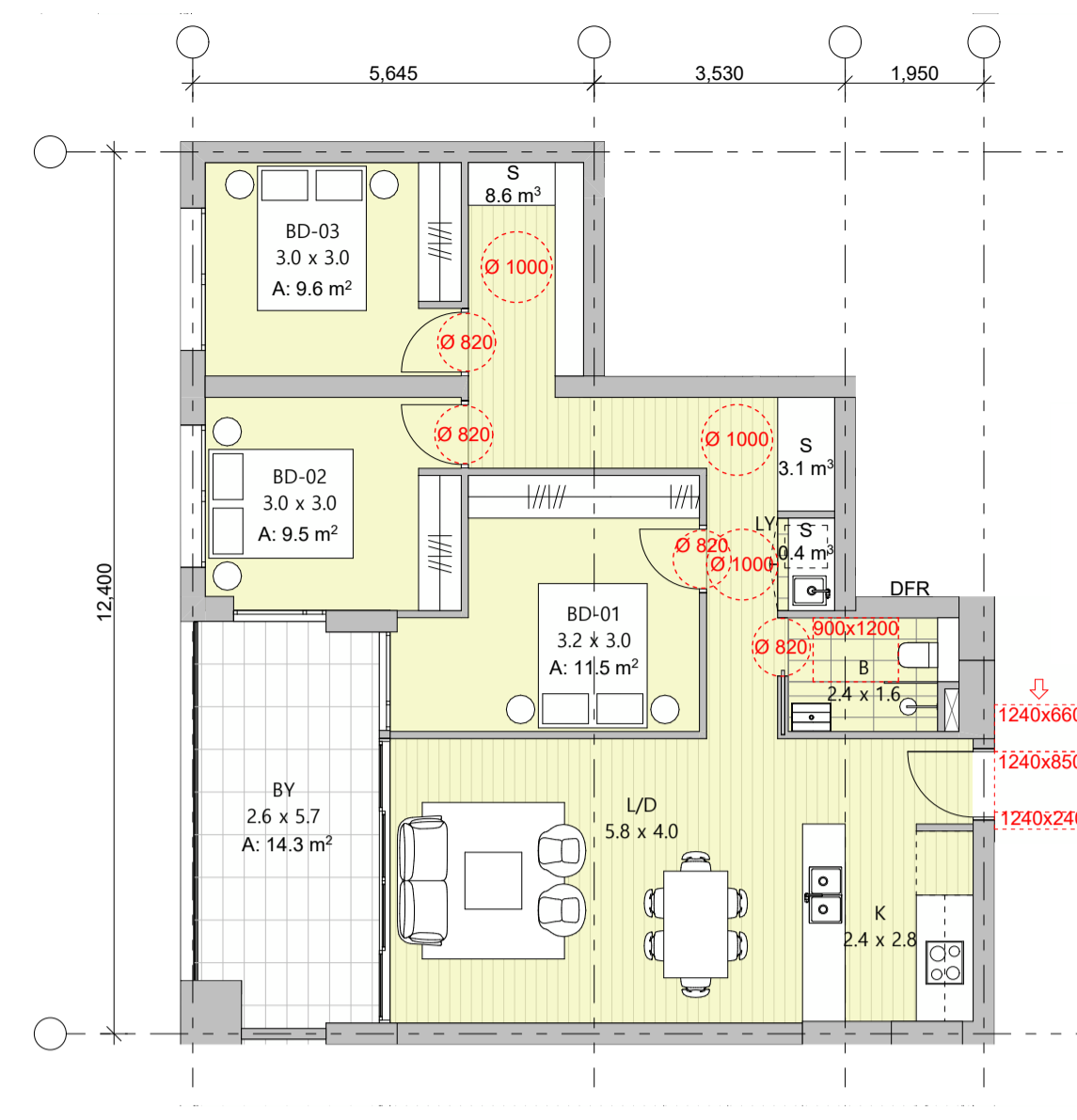
**SITE ADDRESS**  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

**JOB NO**  
2518

CHECKED	DRAWN
CH	BC, SL
DATE CREATED	SCALE
JUL 2025	1:100 @ A1 A3@50%

**PROJECT STATUS**  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 LIVEABLE UNIT TYPES

<b>SHEET NO</b>	<b>REVISION</b>
SSDA 301	A



**LEGEND**

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

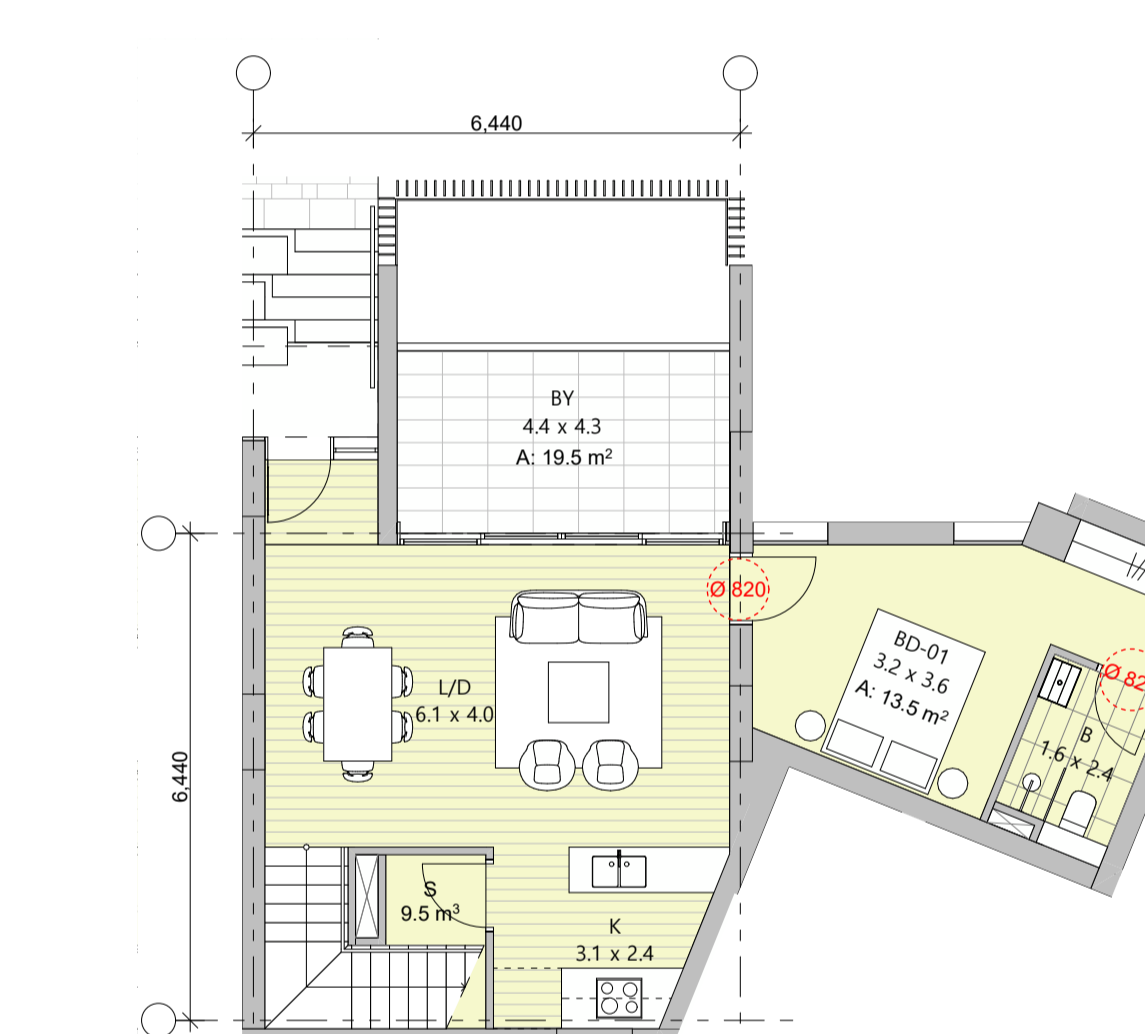
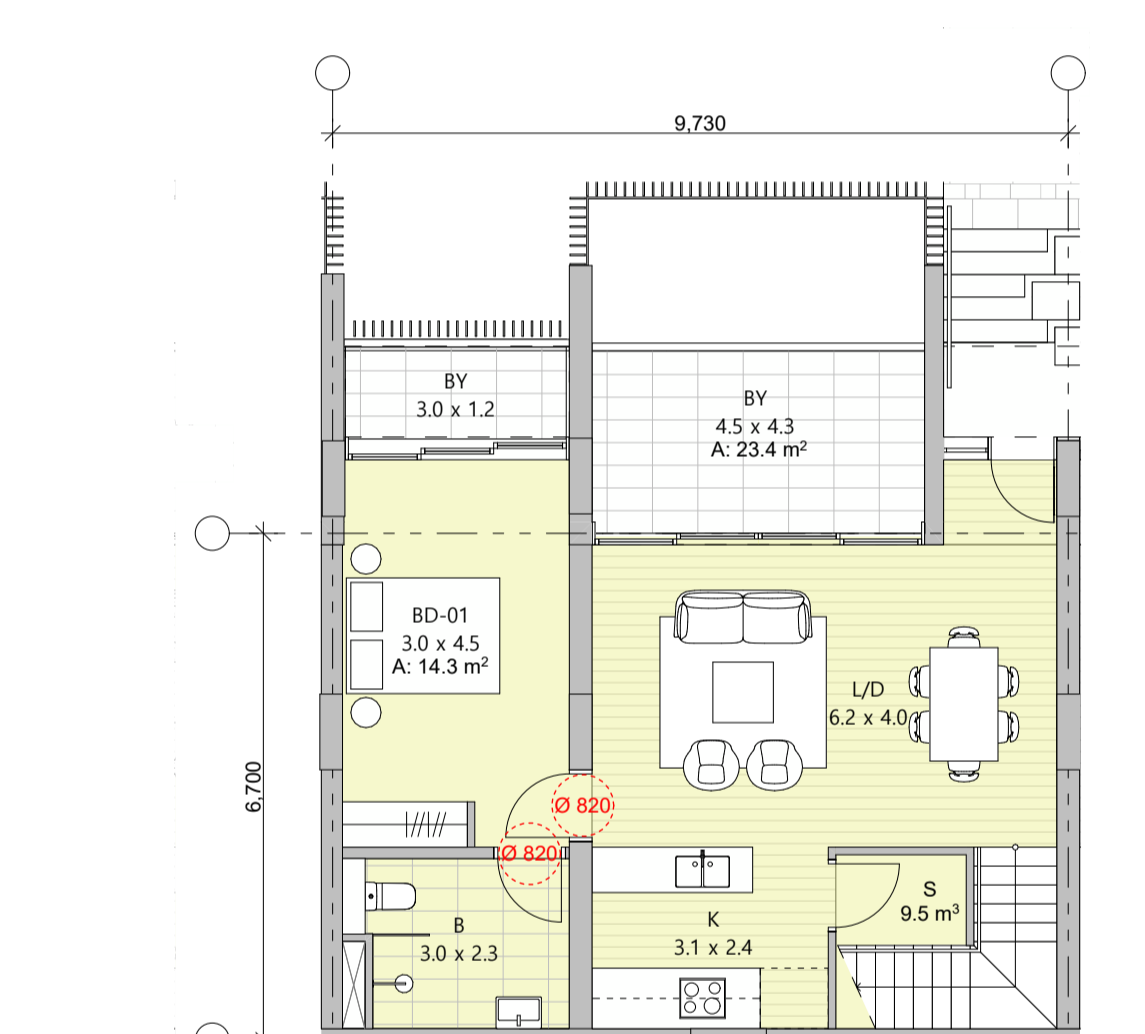
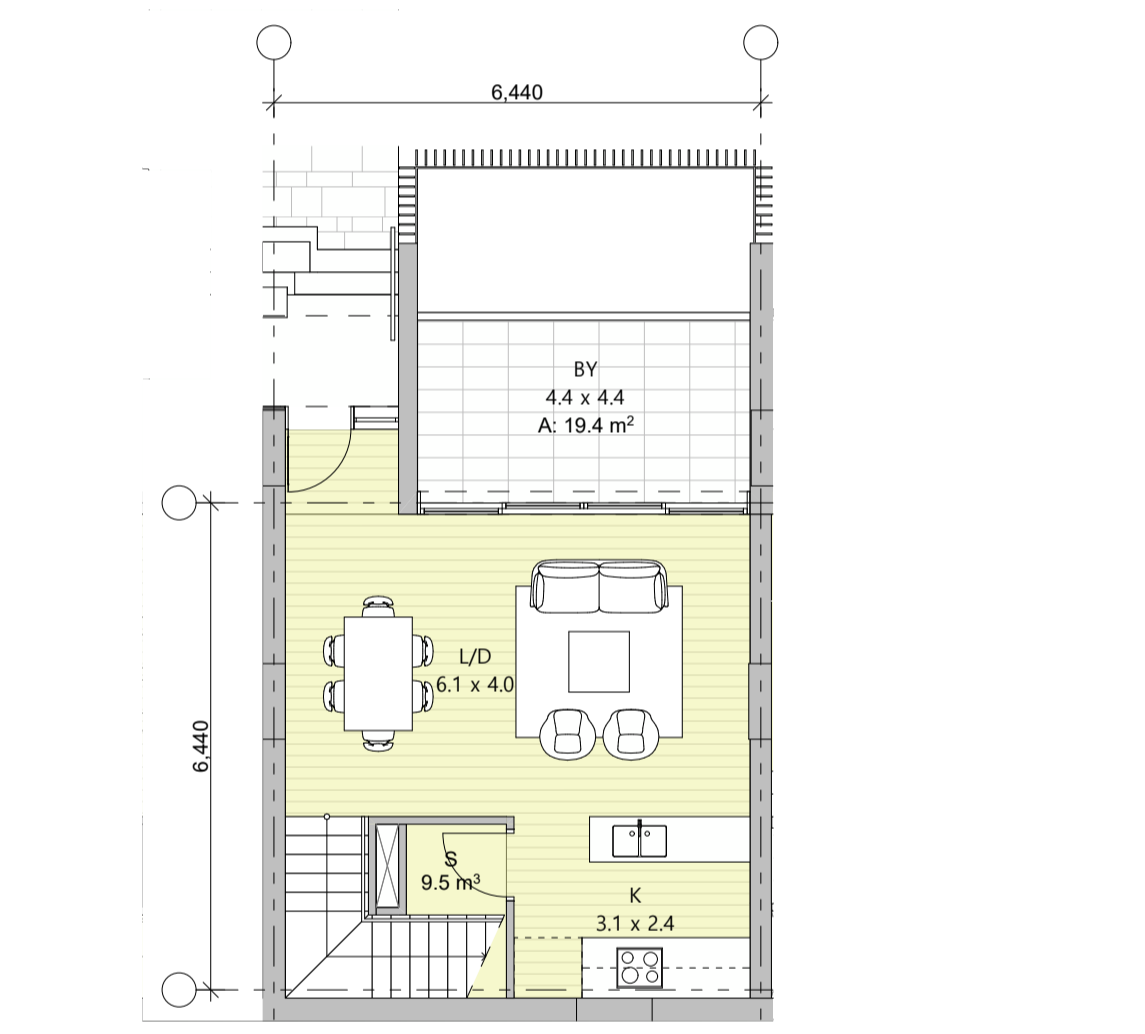
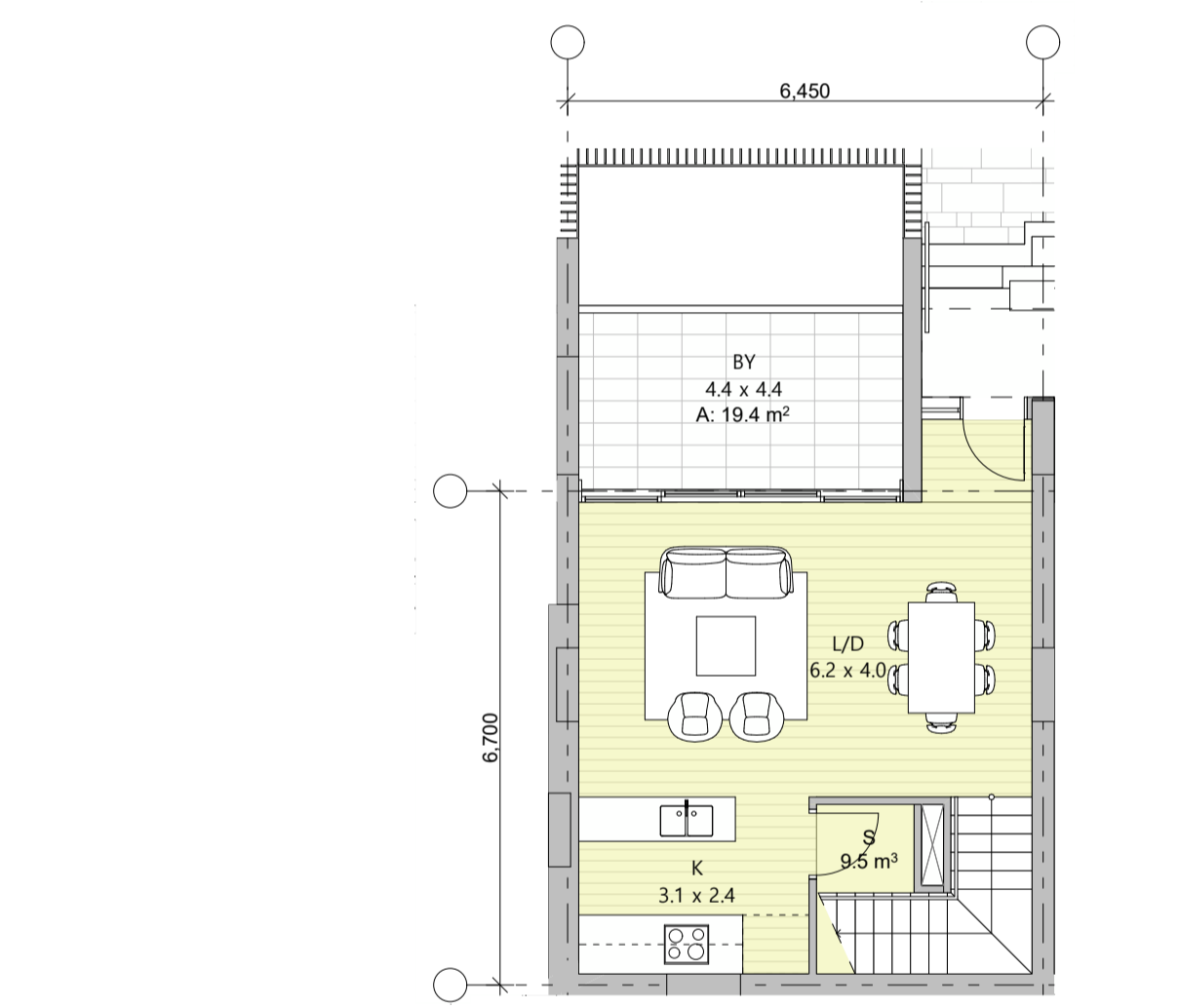
<b>UNIT TYPE:</b>	3.02 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	A102
<b>STORAGE AREA:</b>	12.0m <sup>3</sup>
<b>INTERNAL AREA:</b>	90.9m <sup>2</sup>
<b>BALCONY:</b>	14.3m <sup>2</sup>

<b>UNIT TYPE:</b>	3.03 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	B106
<b>STORAGE AREA:</b>	13.5m <sup>3</sup>
<b>INTERNAL AREA:</b>	95.2m <sup>2</sup>
<b>BALCONY:</b>	16.5m <sup>2</sup>

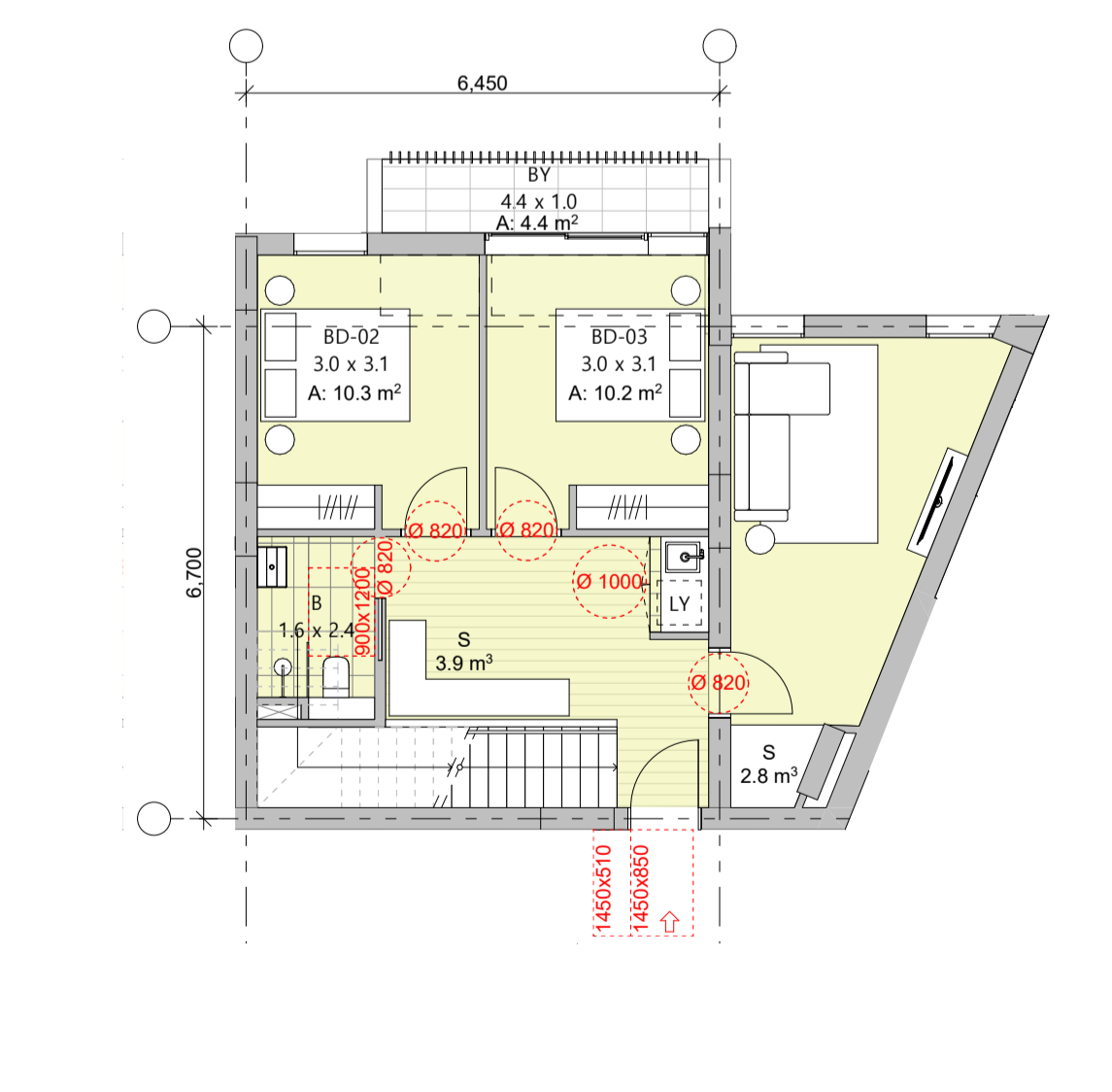
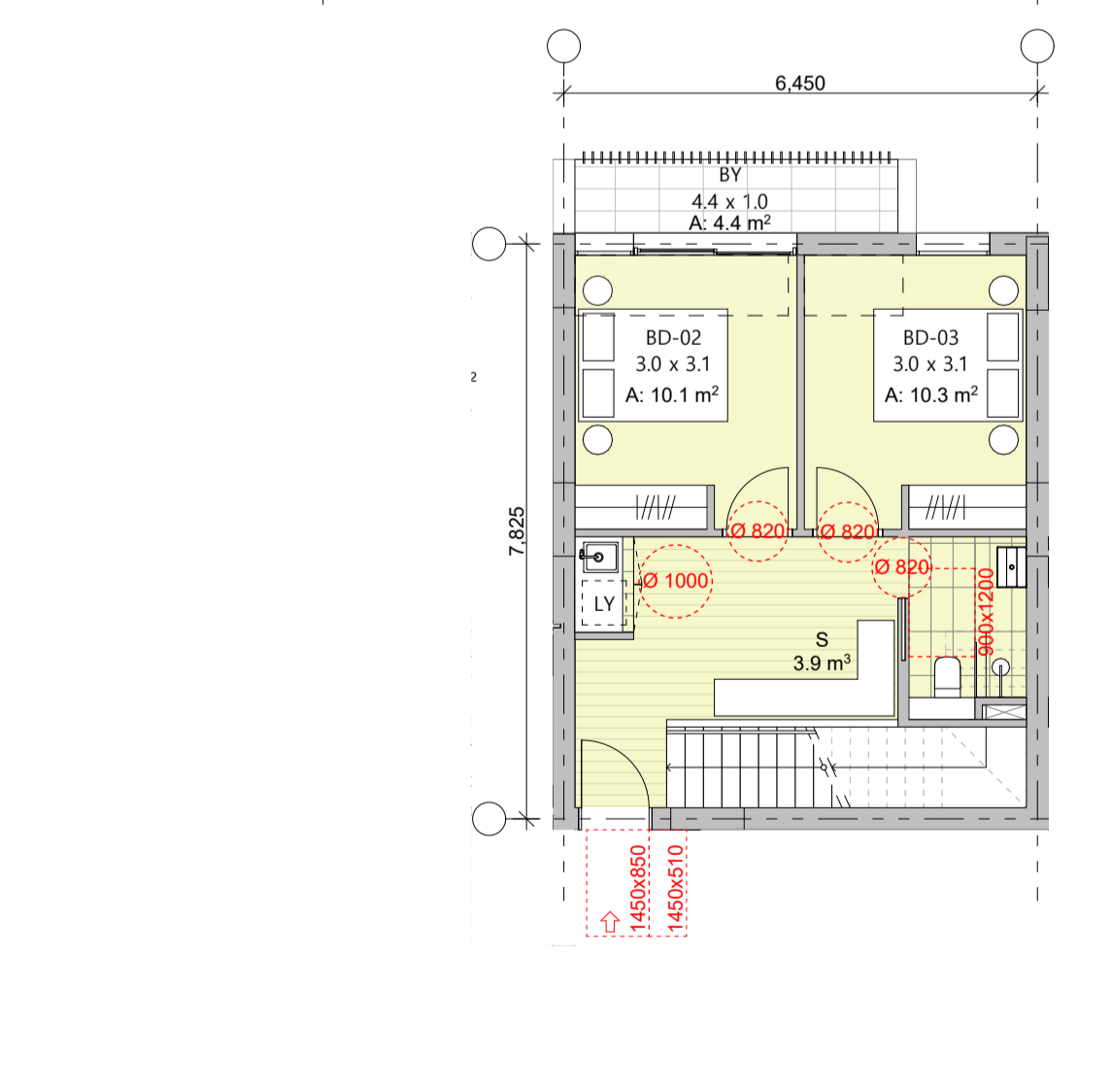
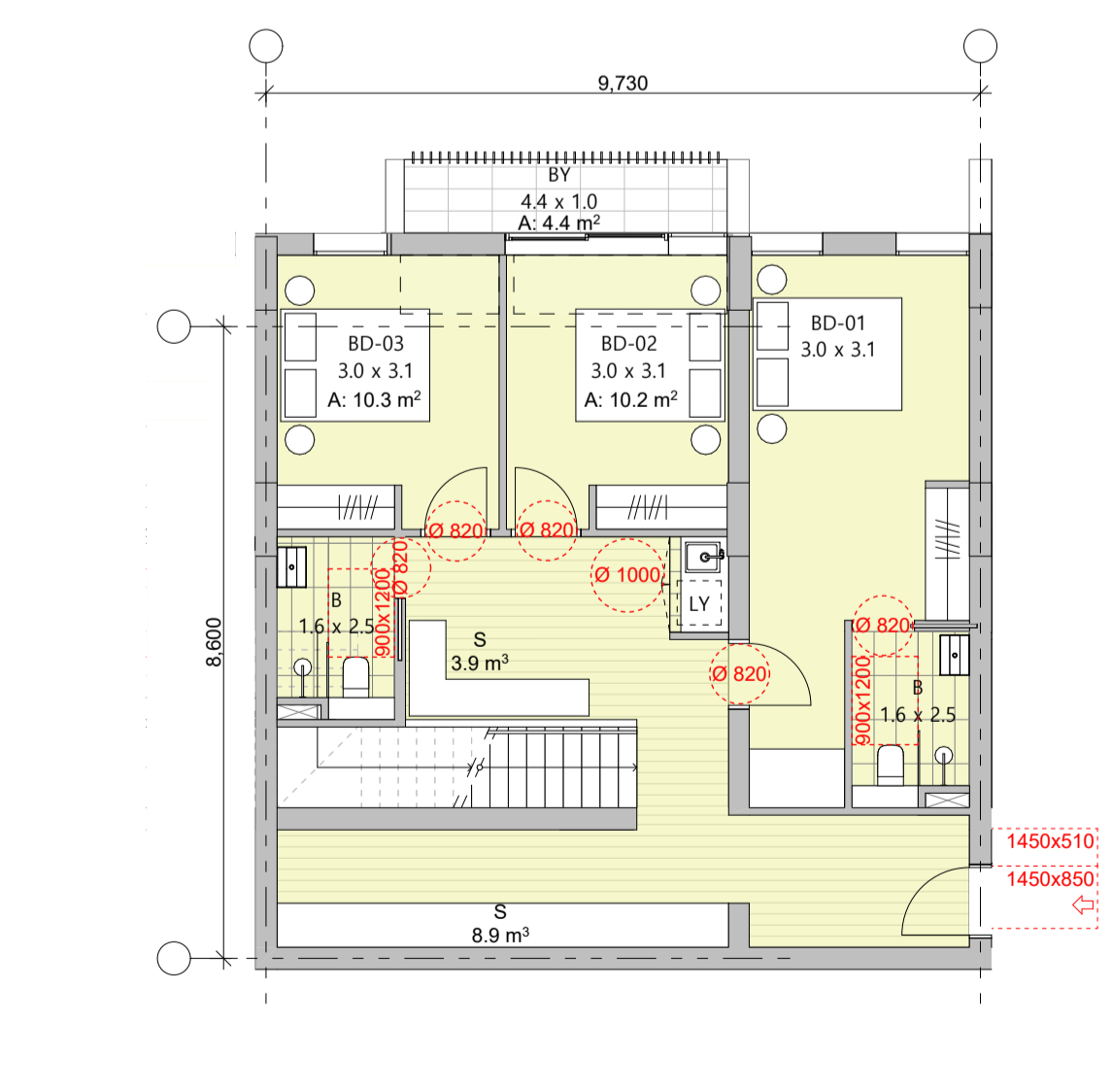
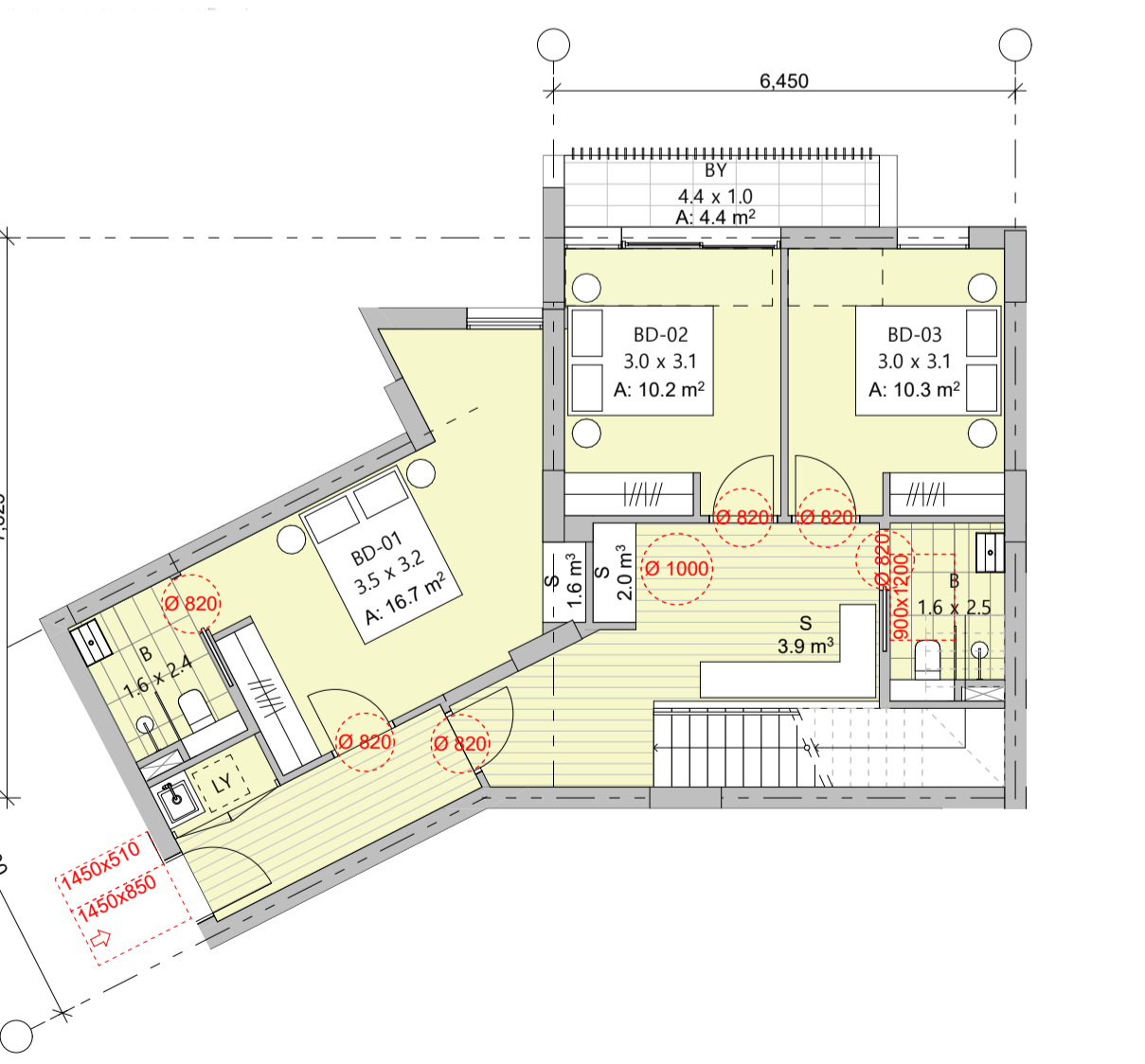
<b>UNIT TYPE:</b>	3.04 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	A104
<b>STORAGE AREA:</b>	10.6m <sup>3</sup>
<b>INTERNAL AREA:</b>	90.3m <sup>2</sup>
<b>BALCONY:</b>	14.5m <sup>2</sup>

<b>UNIT TYPE:</b>	3.05 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH01
<b>STORAGE AREA:</b>	17.1m <sup>3</sup>
<b>INTERNAL AREA:</b>	114.7m <sup>2</sup>
<b>BALCONY:</b>	23.8m <sup>2</sup>

<b>UNIT TYPE:</b>	3.06 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH02
<b>STORAGE AREA:</b>	23.9m <sup>3</sup>
<b>INTERNAL AREA:</b>	123.5m <sup>2</sup>
<b>BALCONY:</b>	23.9m <sup>2</sup>



<b>UNIT TYPE:</b>	3.10 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH03
<b>STORAGE AREA:</b>	13.4m <sup>3</sup>
<b>INTERNAL AREA:</b>	106.1m <sup>2</sup>
<b>BALCONY:</b>	27.9m <sup>2</sup>



<b>REVISION ID</b>	<b>AMENDMENT</b>	<b>DATE</b>
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/1/2026

ARCHITECT  
**FUSE ARCHITECTS**  
 STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT: RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1490 Station St E  
 Parramatta NSW 2150

0 1 2 5m

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED	CH	DRAWN	BC, SL
DATE CREATED	JUL 2025	SCALE	1:100 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 LIVEABLE UNIT TYPES

SHEET NO	SSDA 302	REVISION	A
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<b>UNIT TYPE:</b>	3.05 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH01
<b>STORAGE AREA:</b>	17.1m <sup>3</sup>
<b>INTERNAL AREA:</b>	114.7m <sup>2</sup>
<b>BALCONY:</b>	23.8m <sup>2</sup>

<b>UNIT TYPE:</b>	3.06 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH02
<b>STORAGE AREA:</b>	23.9m <sup>3</sup>
<b>INTERNAL AREA:</b>	123.5m <sup>2</sup>
<b>BALCONY:</b>	23.9m <sup>2</sup>

<b>UNIT TYPE:</b>	3.07 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH03
<b>STORAGE AREA:</b>	13.4m <sup>3</sup>
<b>INTERNAL AREA:</b>	106.1m <sup>2</sup>
<b>BALCONY:</b>	27.9m <sup>2</sup>

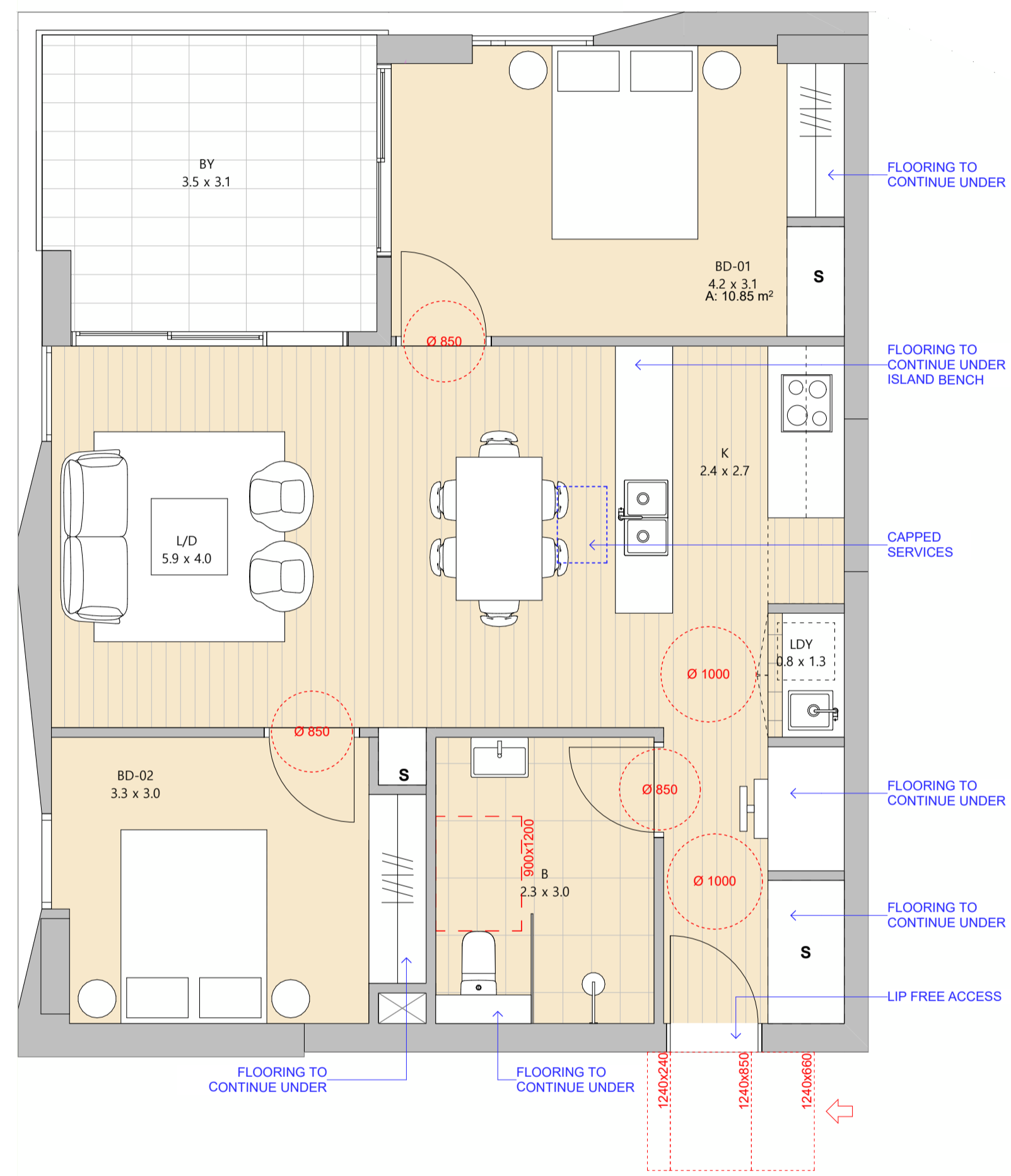
<b>UNIT TYPE:</b>	3.08 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH04
<b>STORAGE AREA:</b>	16.2m <sup>3</sup>
<b>INTERNAL AREA:</b>	117.4m <sup>2</sup>
<b>BALCONY:</b>	23.8m <sup>2</sup>

<b>UNIT TYPE:</b>	3.09 - 3 BEDROOM (1)
<b>UNIT NUMBER:</b>	TH05
<b>STORAGE AREA:</b>	13.4m <sup>3</sup>
<b>INTERNAL AREA:</b>	106.1m <sup>2</sup>
<b>BALCONY:</b>	27.9m <sup>2</sup>

**NOTE:**

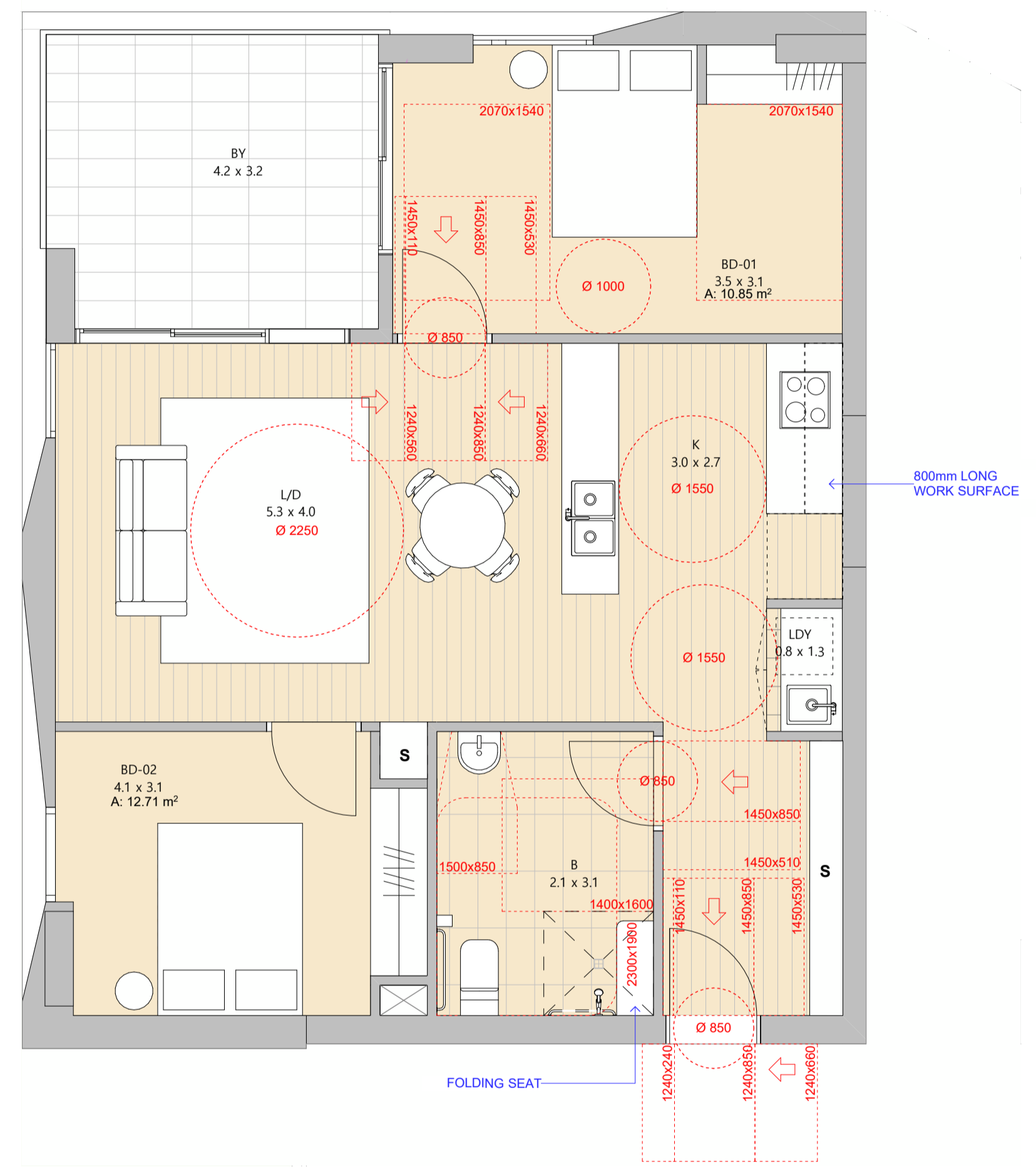
- WITH THE EXCEPTION OF THE NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) - NO REPRODUCTION WITHOUT PERMISSION
- THIS DRAWING IS NOT FOR CONSTRUCTION
- NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION
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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

- LEGEND**
- 1 BED APARTMENT
  - 2 BED APARTMENT
  - 3 BED APARTMENT
- B#** BEDROOM NO.
- B** BATHROOM
- K** KITCHEN
- L/D** LIVING / DINING
- LDY** LAUNDRY



PRE ADAPTABLE

<b>UNIT TYPE:</b>	2.01 - 2 BEDROOM (13)
<b>UNIT NUMBER:</b>	A204, A304, A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404
<b>INTERNAL AREA:</b>	73 m <sup>2</sup>
<b>TERRACE:</b>	11 m <sup>2</sup>



POST ADAPTABLE

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SDA	22/01/2026

ARCHITECT  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1480 Station St E  
 Parramatta NSW 2150

0 0.5 1.0 2.0m  
 SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

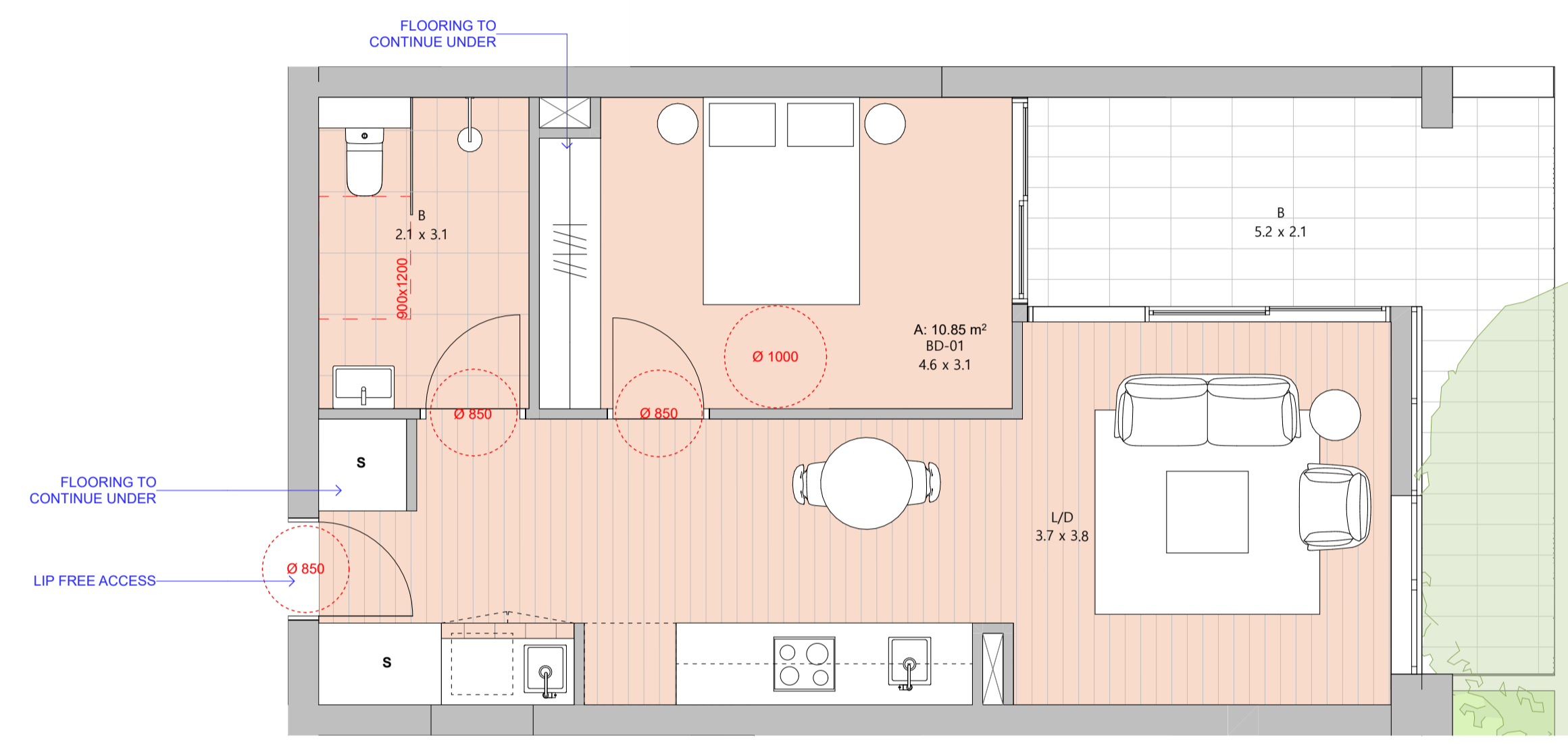
JOB NO  
 2518  
 CHECKED  
 CH  
 DATE CREATED  
 JUL 2025  
 PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 ADAPTABLE UNIT TYPE

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 ADAPTABLE UNIT TYPE

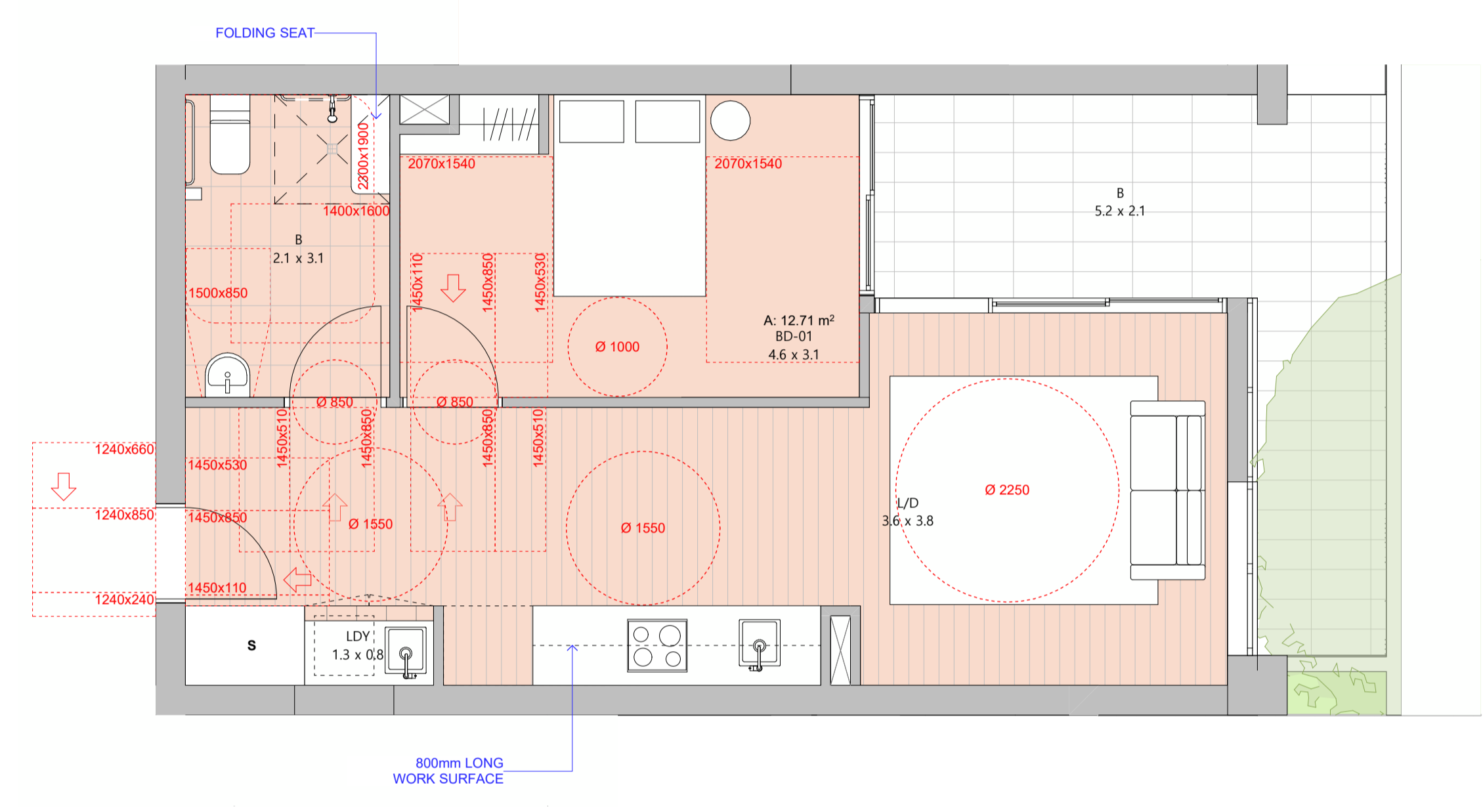
SHEET NO  
 SSDA 303

REVISION  
 A

- LEGEND**
- 1 BED APARTMENT
  - 2 BED APARTMENT
  - 3 BED APARTMENT
- B#** BEDROOM NO.  
**B** BATHROOM  
**K** KITCHEN  
**L/D** LIVING / DINING  
**LDY** LAUNDRY



PRE ADAPTABLE



POST ADAPTABLE

<b>UNIT TYPE:</b>	1.01 - 1 BEDROOM (5)
<b>UNIT NUMBER:</b>	BG01, BG02, BG03, B102, B103
<b>INTERNAL AREA:</b>	54 m <sup>2</sup>
<b>TERRACE:</b>	10 m <sup>2</sup>

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SDA	22/01/2026

ARCHITECT  
**FUSE ARCHITECTS**

STUDIO 212  
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 PHONE: 02 8278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 14/60 Station St E  
 Parramatta NSW 2150

0 0.5 1.0 2.0m  
 SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED CH  
 DATE CREATED JUL 2025  
 DRAWN BC, SL  
 SCALE 1:50 @ A1  
 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 ADAPTABLE UNIT TYPE

SHEET NO  
 SDDA 304  
 REVISION  
 A

**NOTE:**  
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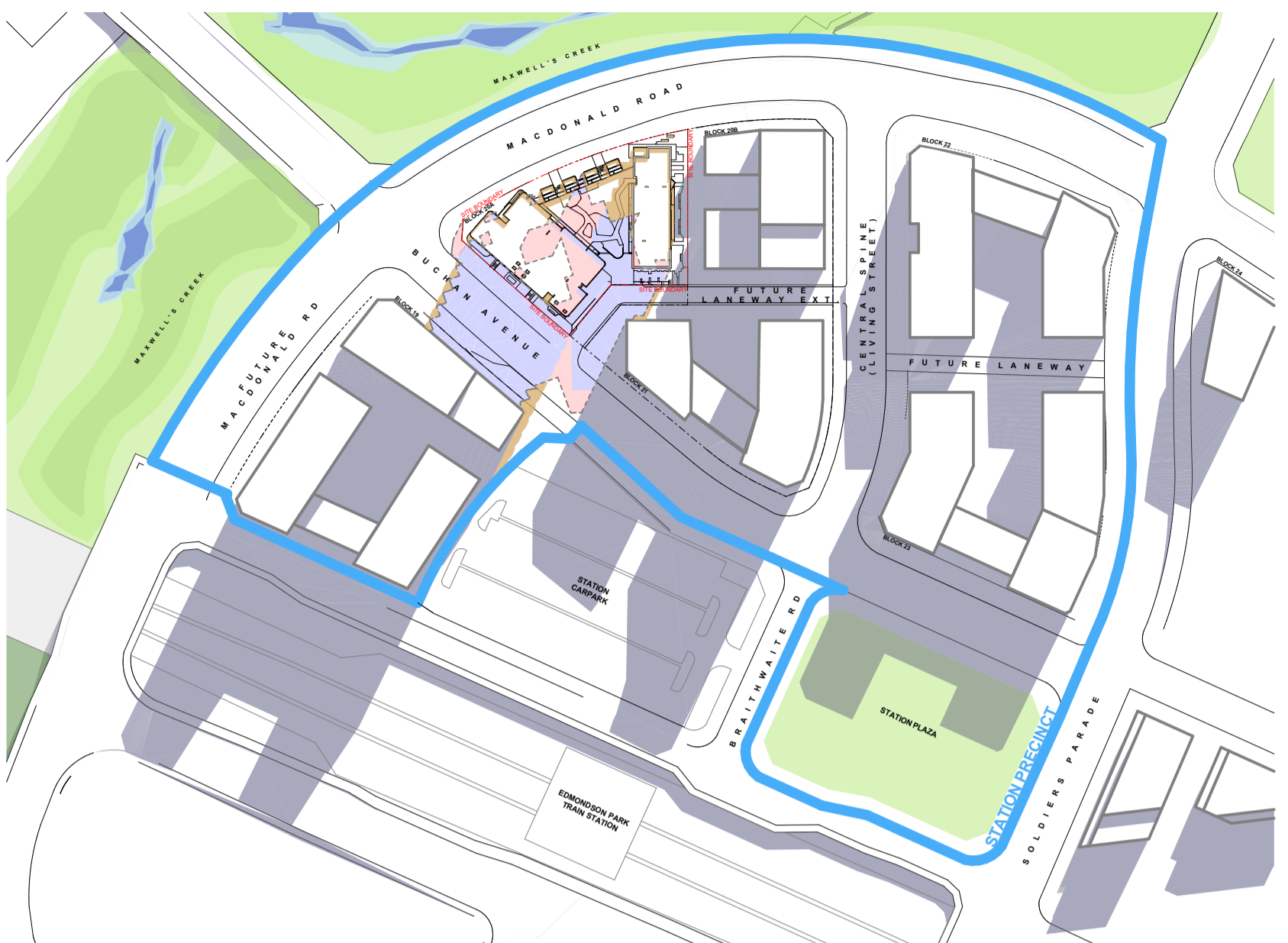
- LEGEND**
- SITE BOUNDARY
  - STATION PRECINCT BOUNDARY
  - PROPOSED MASTERPLAN BUILDING
  - MASTERPLAN BUILDING SHADOWS
  - PROPOSED + REFERENCE BUILDING SHADOWS
  - REFERENCE SCHEME SHADOWS
  - ADDITIONAL BUILDING SHADOWS
  - REDUCED BUILDING SHADOWS



1 JUNE 21 - 9AM



2 JUNE 21 - 10AM



3 JUNE 21 - 11AM



4 JUNE 21 - 12PM



5 JUNE 21 - 1PM



6 JUNE 21 - 2PM



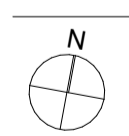
7 JUNE 21 - 3PM

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
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 MAIL: FUSEARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 14/60 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO:  
2518

CHECKED	DRAWN
CH	BC
DATE CREATED	SCALE
JUL 2025	1:2000 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SHADOW DIAGRAMS - JUNE 21

SHEET NO.	REVISION
SSDA 401	A

**NOTE:**

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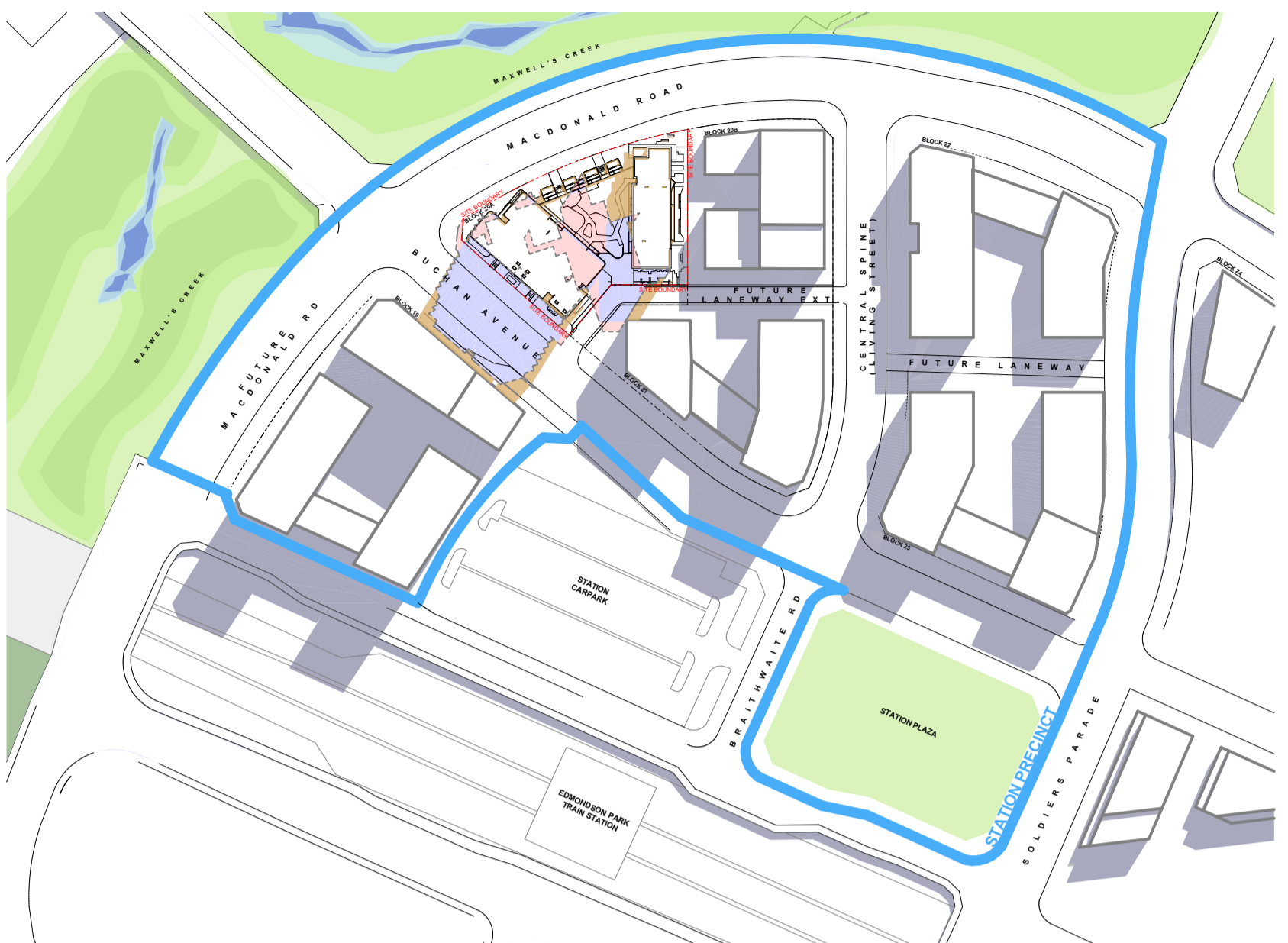
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- [Red dashed line] SITE BOUNDARY
  - [Blue solid line] STATION PRECINCT BOUNDARY
  - [White outline] PROPOSED MASTERPLAN BUILDING
  - [Grey fill] MASTERPLAN BUILDING SHADOWS
  - [Light blue fill] PROPOSED + REFERENCE BUILDING SHADOWS
  - [Dotted line] REFERENCE SCHEME SHADOWS
  - [Orange fill] ADDITIONAL BUILDING SHADOWS
  - [Pink fill] REDUCED BUILDING SHADOWS



1 SEPTEMBER 21 - 9AM



2 SEPTEMBER 21 - 10AM



3 SEPTEMBER 21 - 11AM



4 SEPTEMBER 21 - 12PM



5 SEPTEMBER 21 - 1PM



6 SEPTEMBER 21 - 2PM



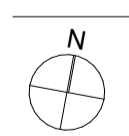
7 SEPTEMBER 21 - 3PM

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED: CH  
 DATE CREATED: JUL 2025

DRAWN: BC  
 SCALE: 1:2000 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SHADOW DIAGRAMS - SEPTEMBER 21

SHEET NO: SSDA 402  
 REVISION: A

**NOTE:**  
 • WITH THE EXCEPTION OF THE NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) - NO REPRODUCTION WITHOUT PERMISSION  
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- LEGEND**
- SITE BOUNDARY
  - STATION PRECINCT BOUNDARY
  - PROPOSED MASTERPLAN BUILDING
  - MASTERPLAN BUILDING SHADOWS
  - PROPOSED + REFERENCE BUILDING SHADOWS
  - REFERENCE SCHEME SHADOWS
  - ADDITIONAL BUILDING SHADOWS
  - REDUCED BUILDING SHADOWS



1 DECEMBER 21 - 9AM



2 DECEMBER 21 - 10AM



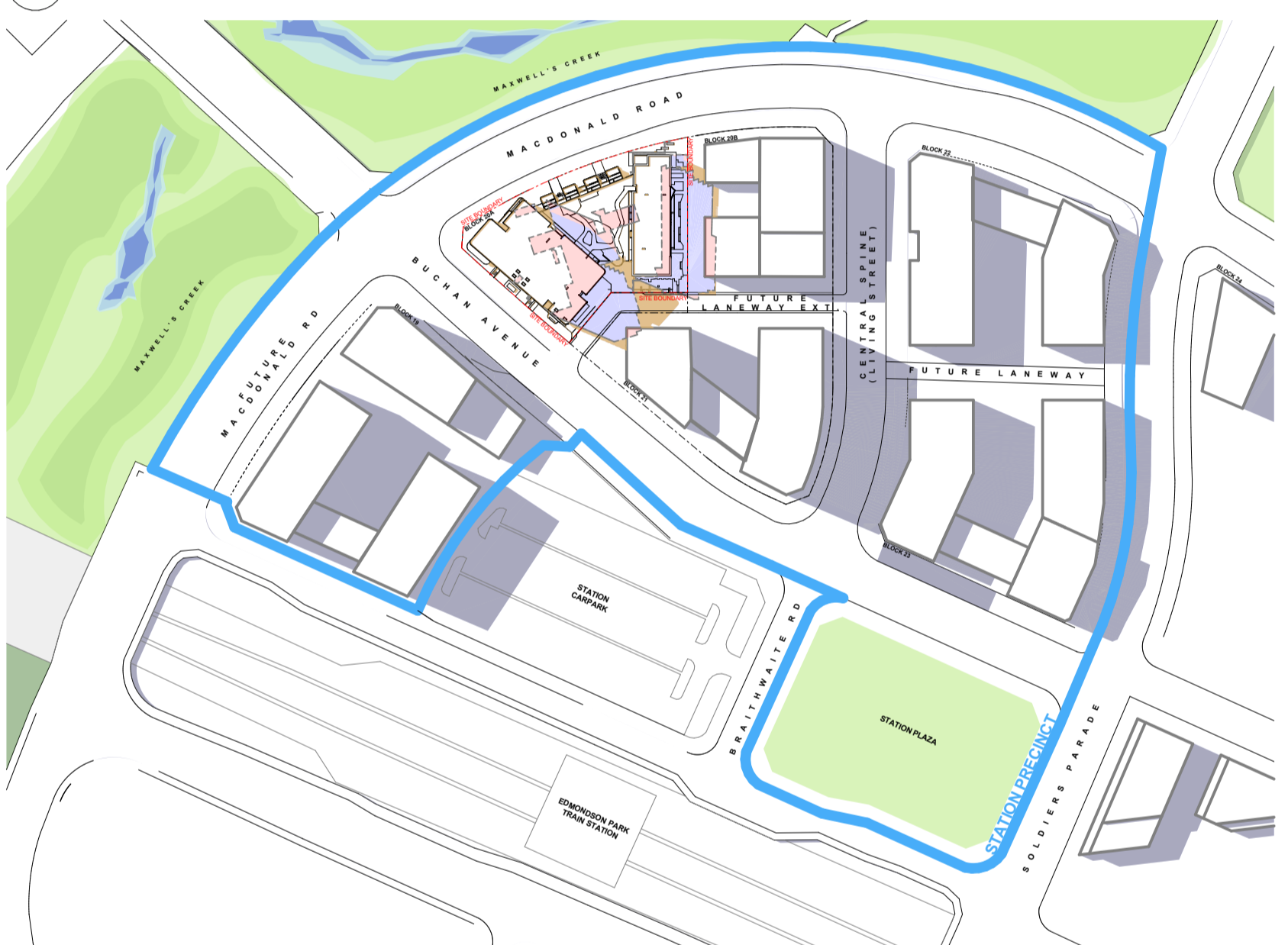
3 DECEMBER 21 - 11AM



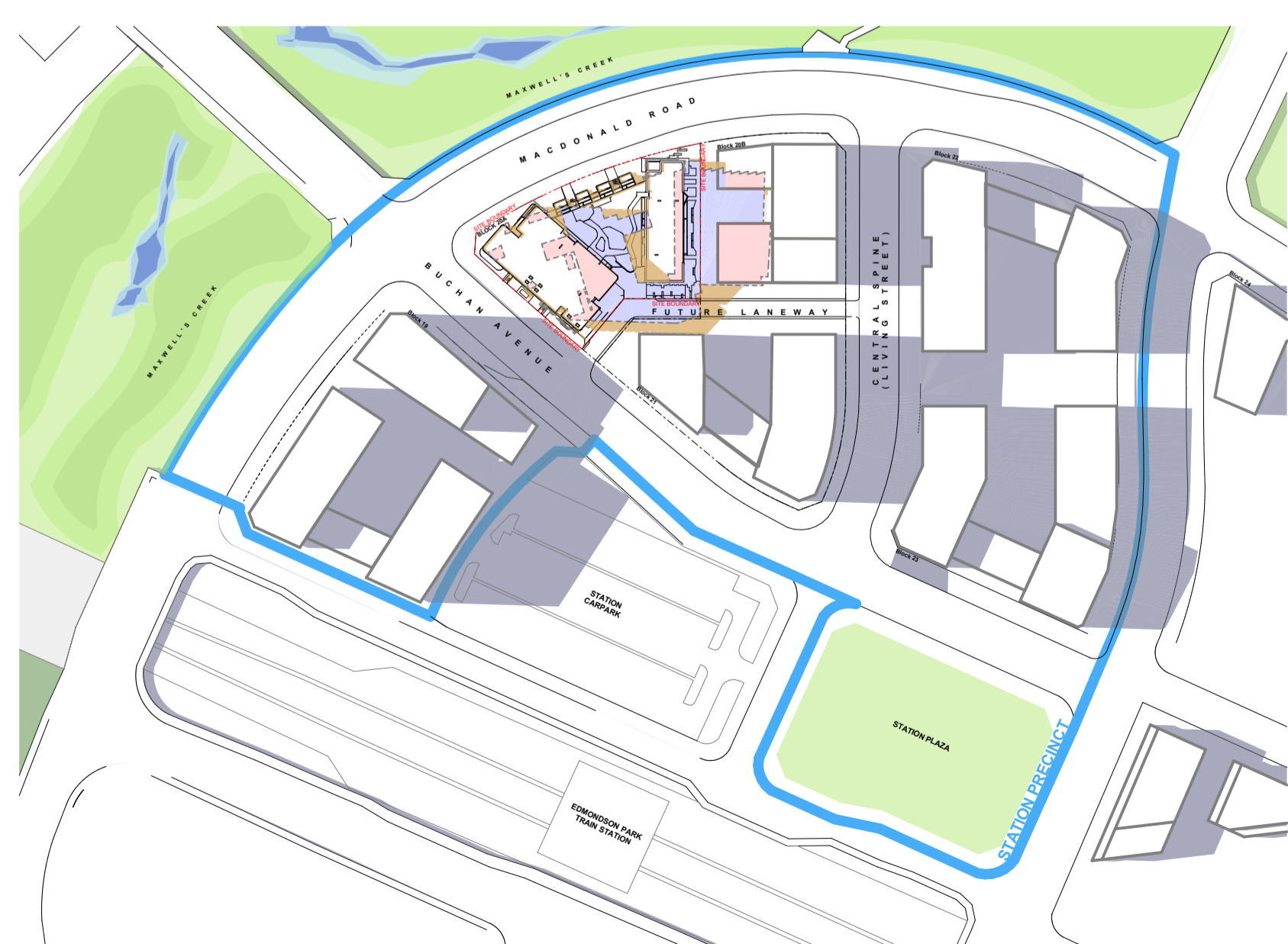
4 DECEMBER 21 - 12PM



5 DECEMBER 21 - 1PM



6 DECEMBER 21 - 2PM



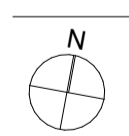
7 DECEMBER 21 - 3PM

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 843  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150




SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED CH  
 DATE CREATED JUL 2025  
 DRAWN BC  
 SCALE 1:2000 @ A1 A3@50%

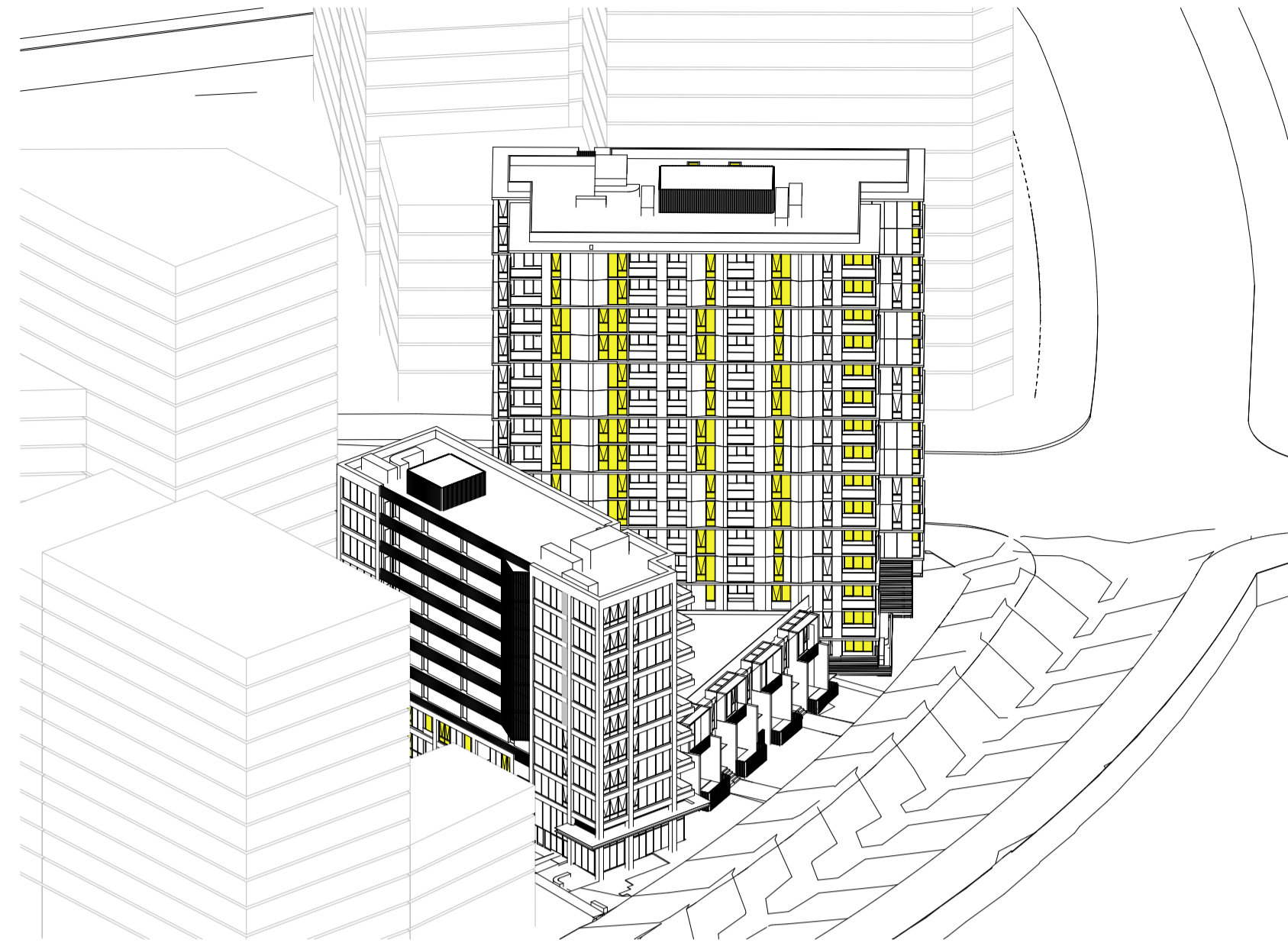
PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SHADOW DIAGRAMS - DECEMBER 21

SHEET NO  
 SSDA 403  
 REVISION  
 A

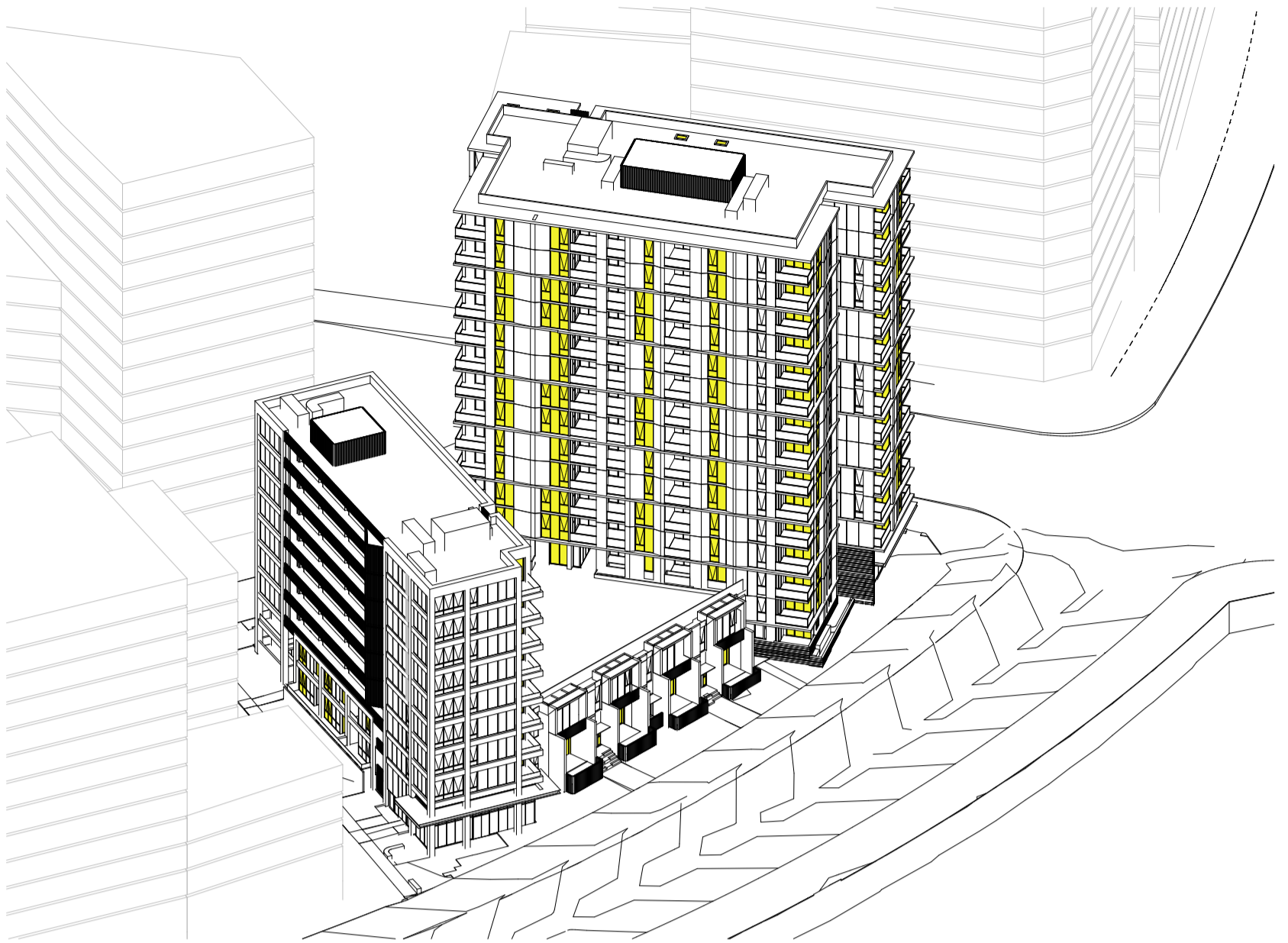
**LEGEND**  
 LIVING AREAS RECEIVING SUNLIGHT



1 SUNS EYE VIEW - JUNE 21 - 9AM



2 SUNS EYE VIEW - JUNE 21 - 10AM



3 SUNS EYE VIEW - JUNE 21 - 11AM



4 SUNS EYE VIEW - JUNE 21 - 12PM



5 SUNS EYE VIEW - JUNE 21 - 1PM



6 SUNS EYE VIEW - JUNE 21 - 2PM



1 SUNS EYE VIEW - JUNE 21 - 3PM

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

**ARCHITECT**  
**FUSE ARCHITECTS**

STUDIO 212  
 59 GREAT BUCKINGHAM ST  
 REDFERN NSW 2016  
 MAIL: FUSE ARCHITECTS.COM.AU  
 PHONE: 02 9278 7156  
 ABN: 81 612 046 643  
 NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT  
 LANDCOM  
 14/80 Station St E  
 Parramatta NSW 2150

SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED CH  
 DATE CREATED JUL 2025  
 DRAWN BC, SL  
 SCALE @ A1  
 PROJECT STATUS A3@50%

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SUN EYE VIEW DIAGRAMS

SHEET NO  
 SSDA 404  
 REVISION  
 A

**NOTE:**

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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

**NO. OF UNITS** 172

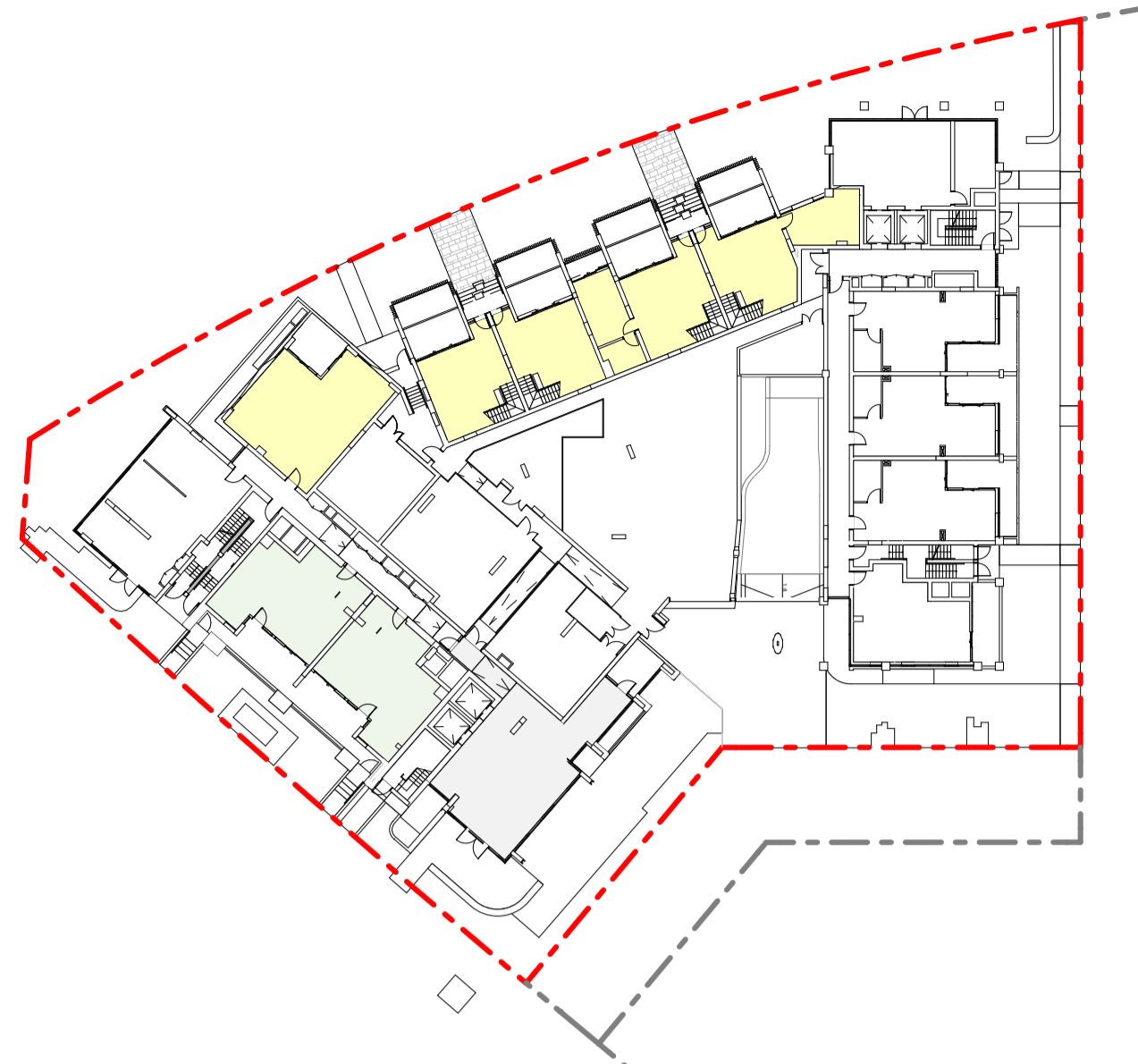
**SUNLIGHT ACCESS**

APARTMENTS RECEIVING A MINIMUM OF 2 H DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER (JUNE 21)

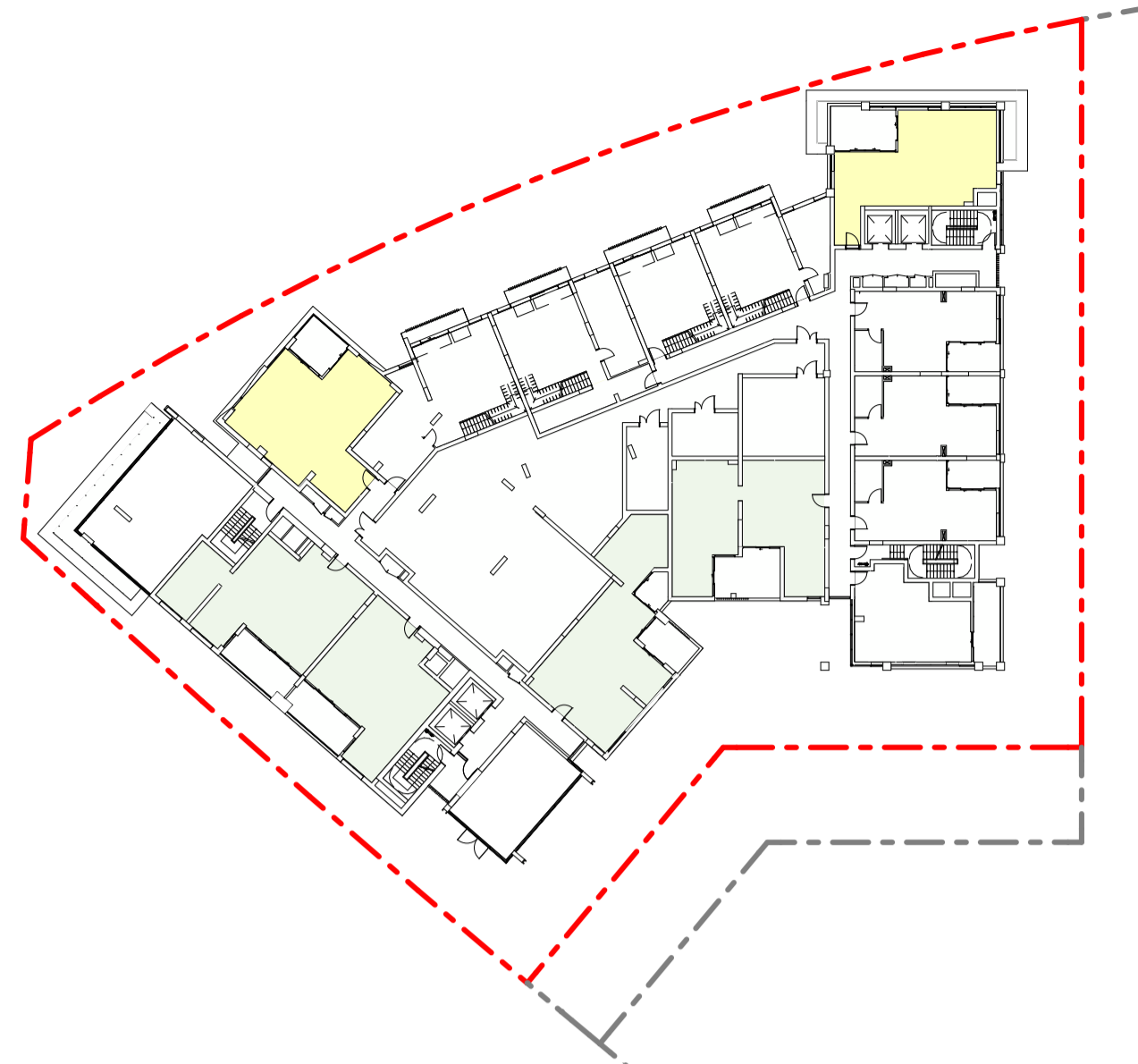
SUNLIGHT ACCESS 122  
 SUNLIGHT ACCESS % 70.9%  
 MINIMUM REQUIREMENT 70%

APARTMENTS RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER (JUNE 21)

SUNLIGHT ACCESS 33  
 SUNLIGHT ACCESS % 19.2%  
 MAXIMUM ALLOWED 15%



1 GROUND



2 LEVEL 01



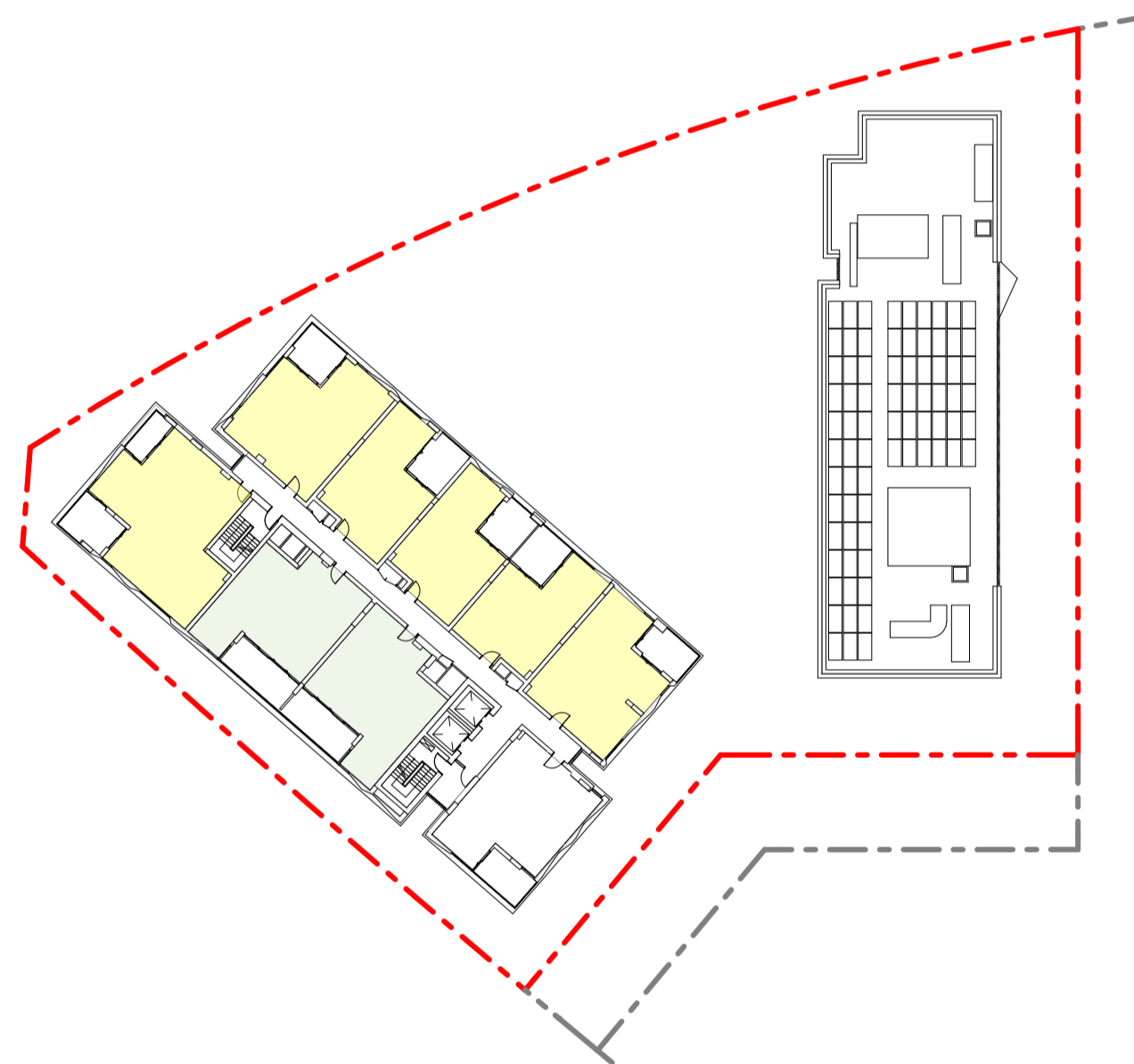
3 LEVEL 02 COS



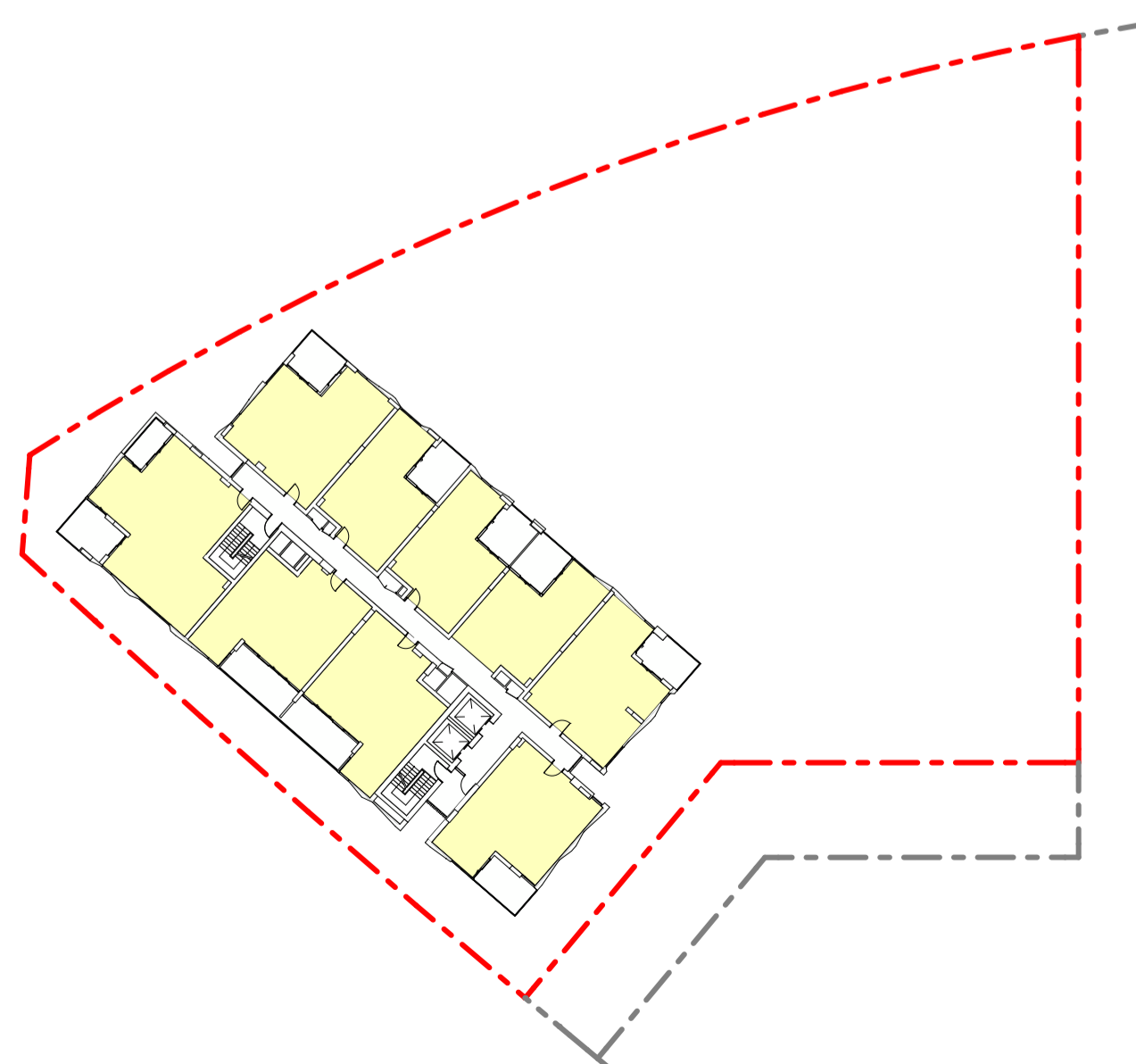
4 LEVEL 03-04 TYPICAL MIDRISE



5 LEVEL 05-08 TYPICAL MIDRISE



6 LEVEL 09-13 TYPICAL HIGHRISE



7 LEVEL 14

DAYLIGHT ACCESS	
LEVEL	DAYLIGHT ACCESS
GROUND	5
LEVEL 01	2
LEVEL 02 COS	10
LEVEL 03	11
LEVEL 04	11
LEVEL 05	11
LEVEL 06	11
LEVEL 07	11
LEVEL 08	11
LEVEL 09	6
LEVEL 10	6
LEVEL 11	6
LEVEL 12	6
LEVEL 13	6
LEVEL 14	9
	<b>122</b>

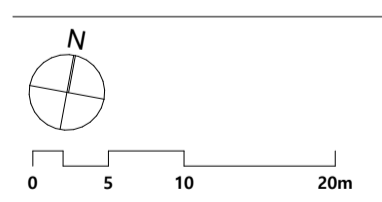
NO DIRECT SOLAR ACCESS	
LEVEL	SOUTH FACING
GROUND	2
LEVEL 01	4
LEVEL 02 COS	3
LEVEL 03	3
LEVEL 04	3
LEVEL 05	2
LEVEL 06	2
LEVEL 07	2
LEVEL 08	2
LEVEL 09	2
LEVEL 10	2
LEVEL 11	2
LEVEL 12	2
LEVEL 13	2
	<b>33</b>

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

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 LANDCOM  
 14/80 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONSON PARK; NSW 2174

JOB NO  
**2518**

CHECKED CH DRAWN BC  
 DATE CREATED JUL 2025 SCALE 1:500 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
**SOLAR ACCESS DIAGRAMS**

SHEET NO  
**SSDA 501**

REVISION  
**A**

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**LEGEND**

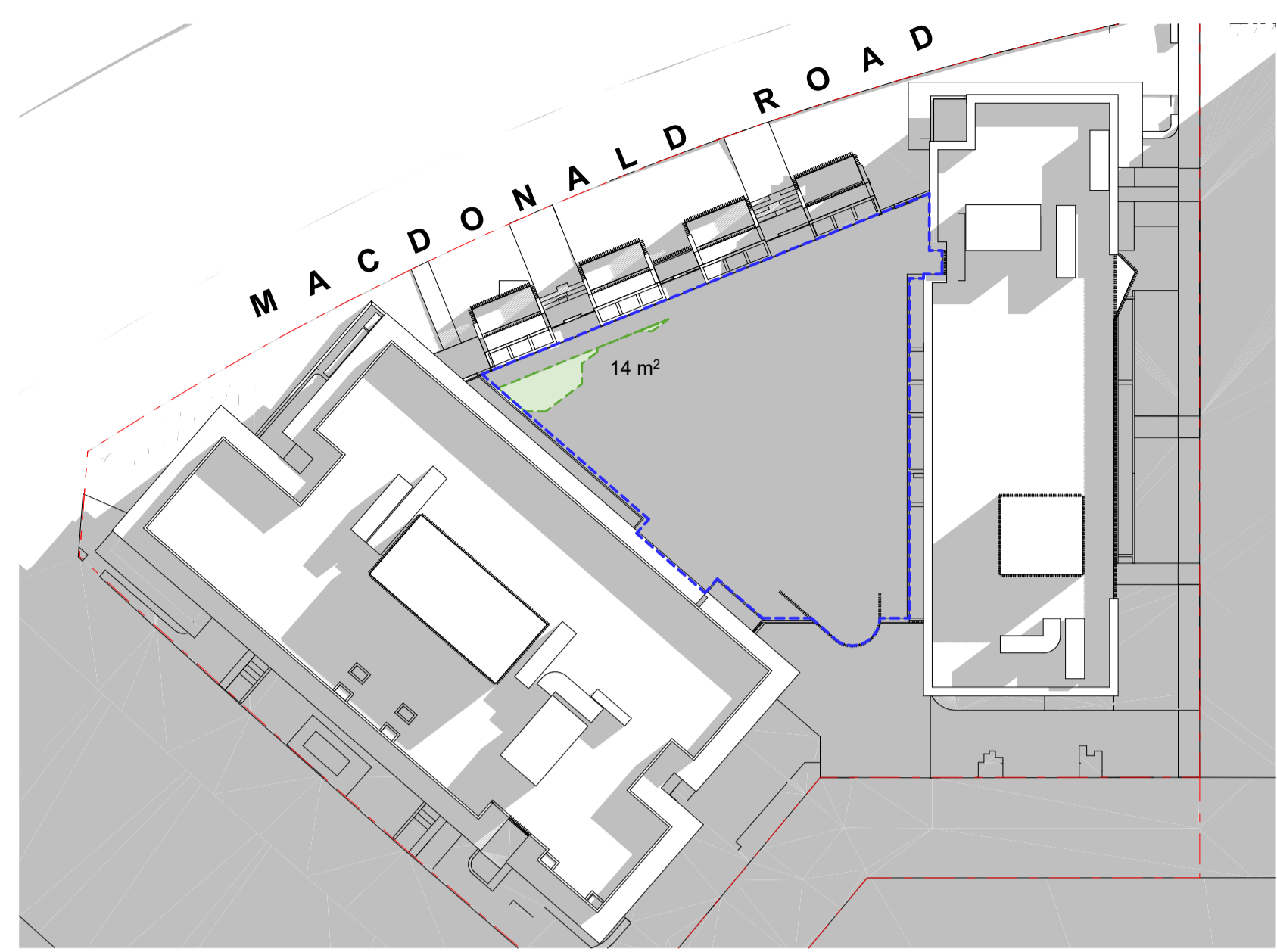
- SITE BOUNDARY
- EXTENT OF PRINCIPAL USABLE COMMUNAL OPEN SPACE
- EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

**PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE**  
**(ADG):** a consolidated part of the communal open space that is designed as the primary focus of recreational activity and social interaction.

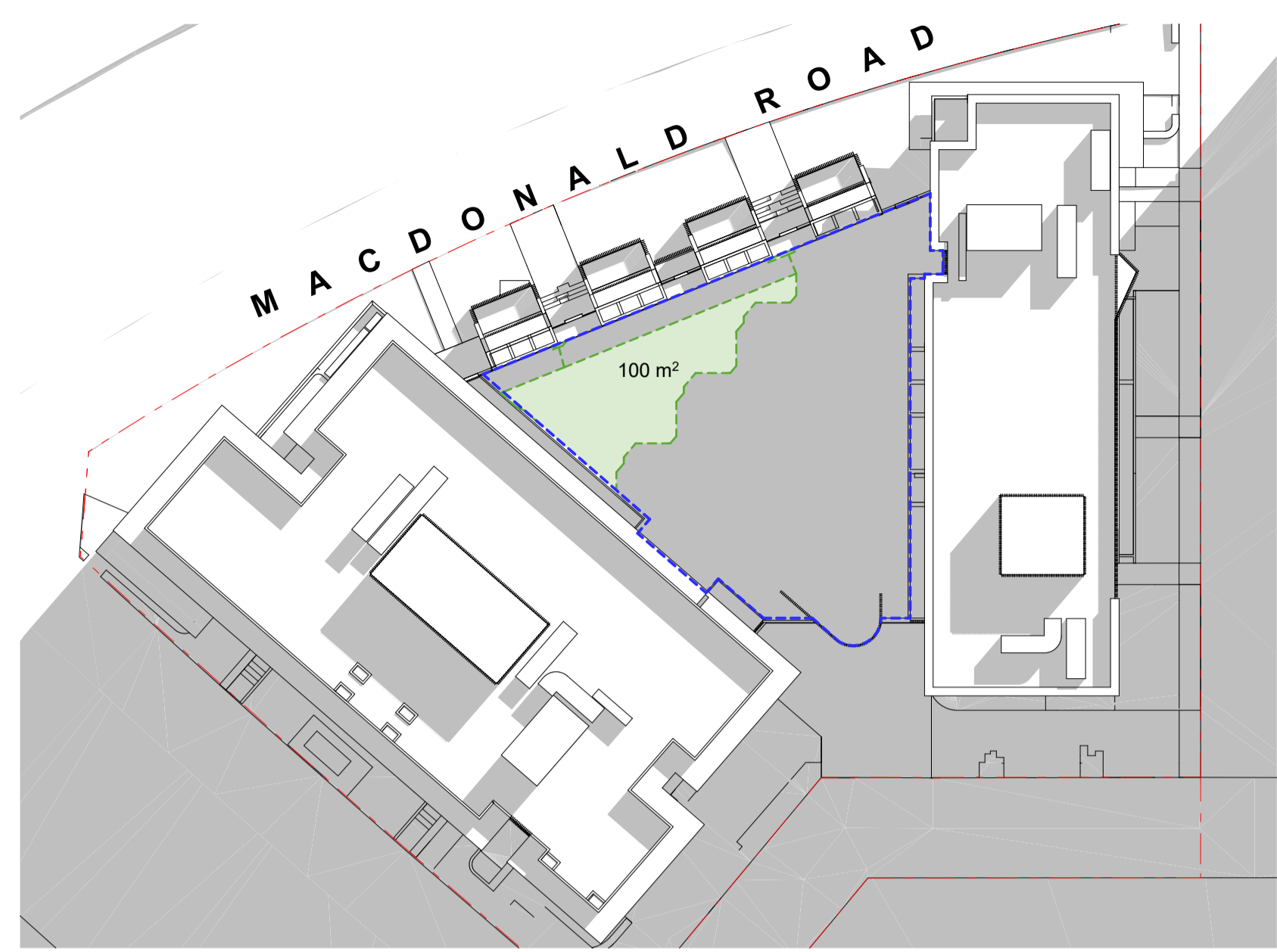
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hrs between 9am and 3pm on 21 June.

EXTENT OF PRINCIPAL USABLE COMMUNAL OPEN SPACE		605m2
JUNE 21-9AM	AREA m2 TOTAL %	14m2 2.31%
JUNE 21-10AM	AREA m2 TOTAL %	100m2 16.53%
JUNE 21-11AM	AREA m2 TOTAL %	239m2 39.50%
JUNE 21-12PM	AREA m2 TOTAL %	402m2 66.45%
JUNE 21-1PM	AREA m2 TOTAL %	456m2 75.37%
JUNE 21-2PM	AREA m2 TOTAL %	433m2 71.57%
JUNE 21-3PM	AREA m2 TOTAL %	382m2 63.14%

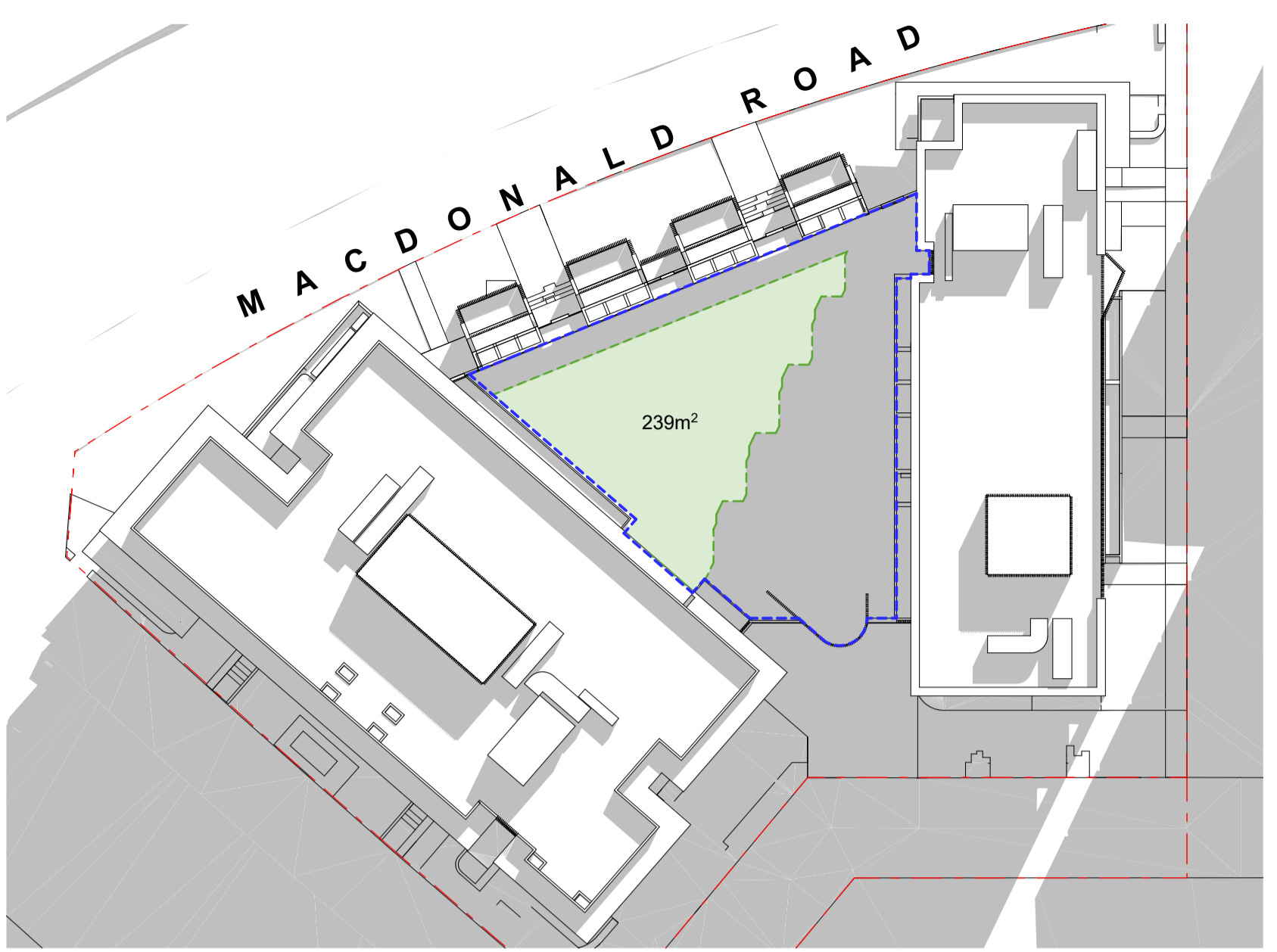
ACHIEVES MORE THAN 50% SUNLIGHT ON PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE FOR 3 HRS BETWEEN 12PM TO 3PM.



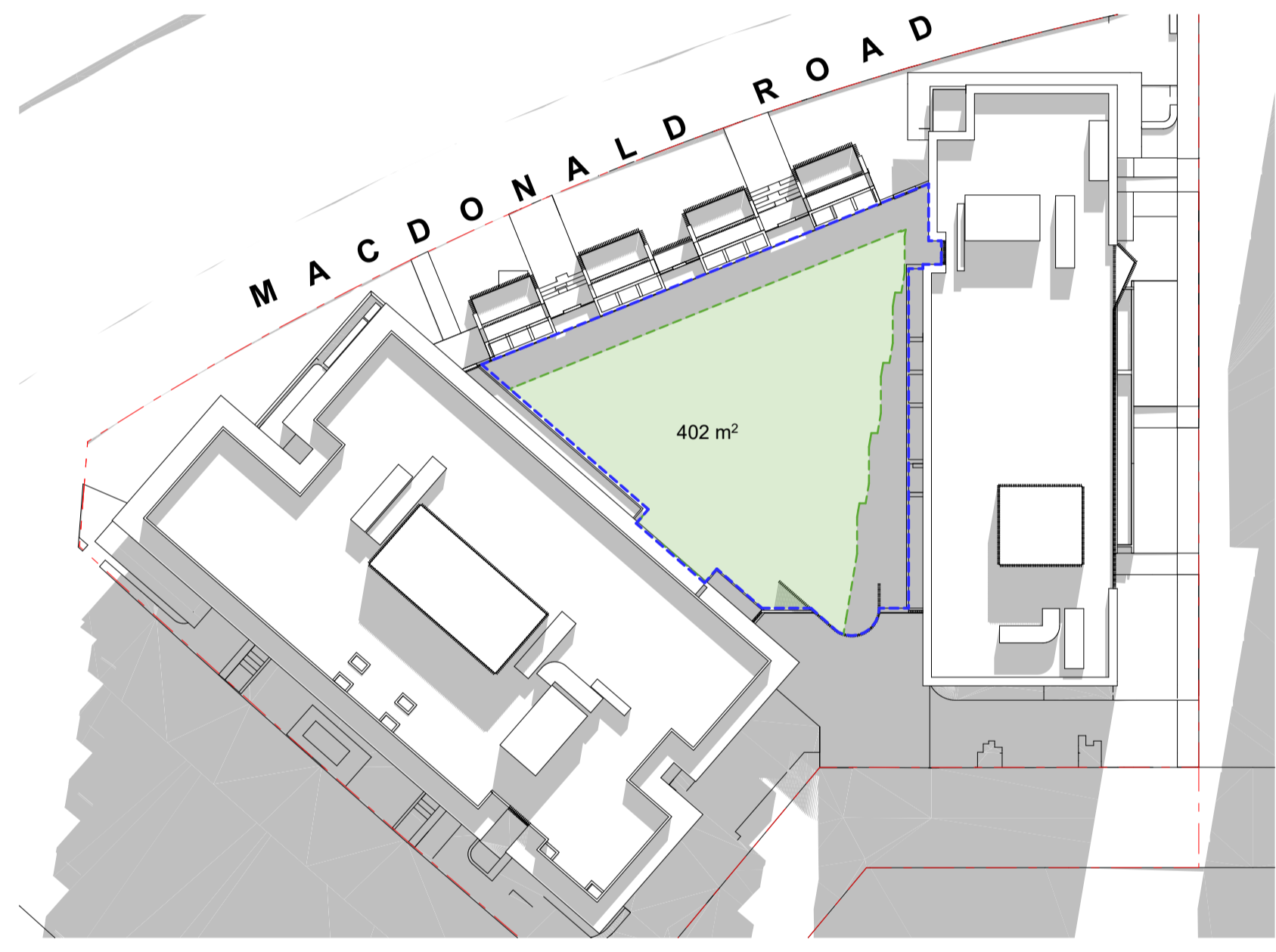
1 JUNE 21 - 9AM



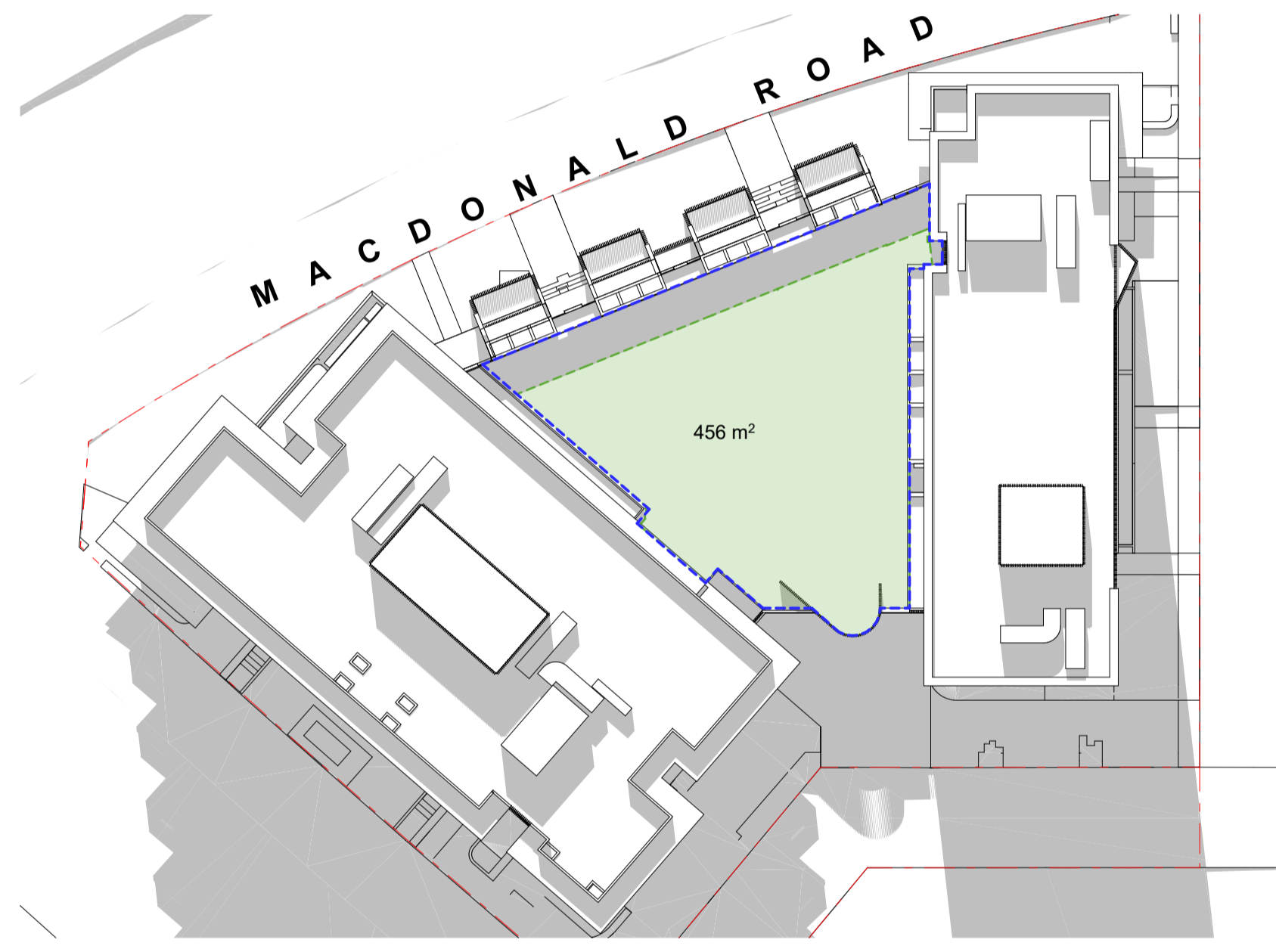
2 JUNE 21 - 10AM



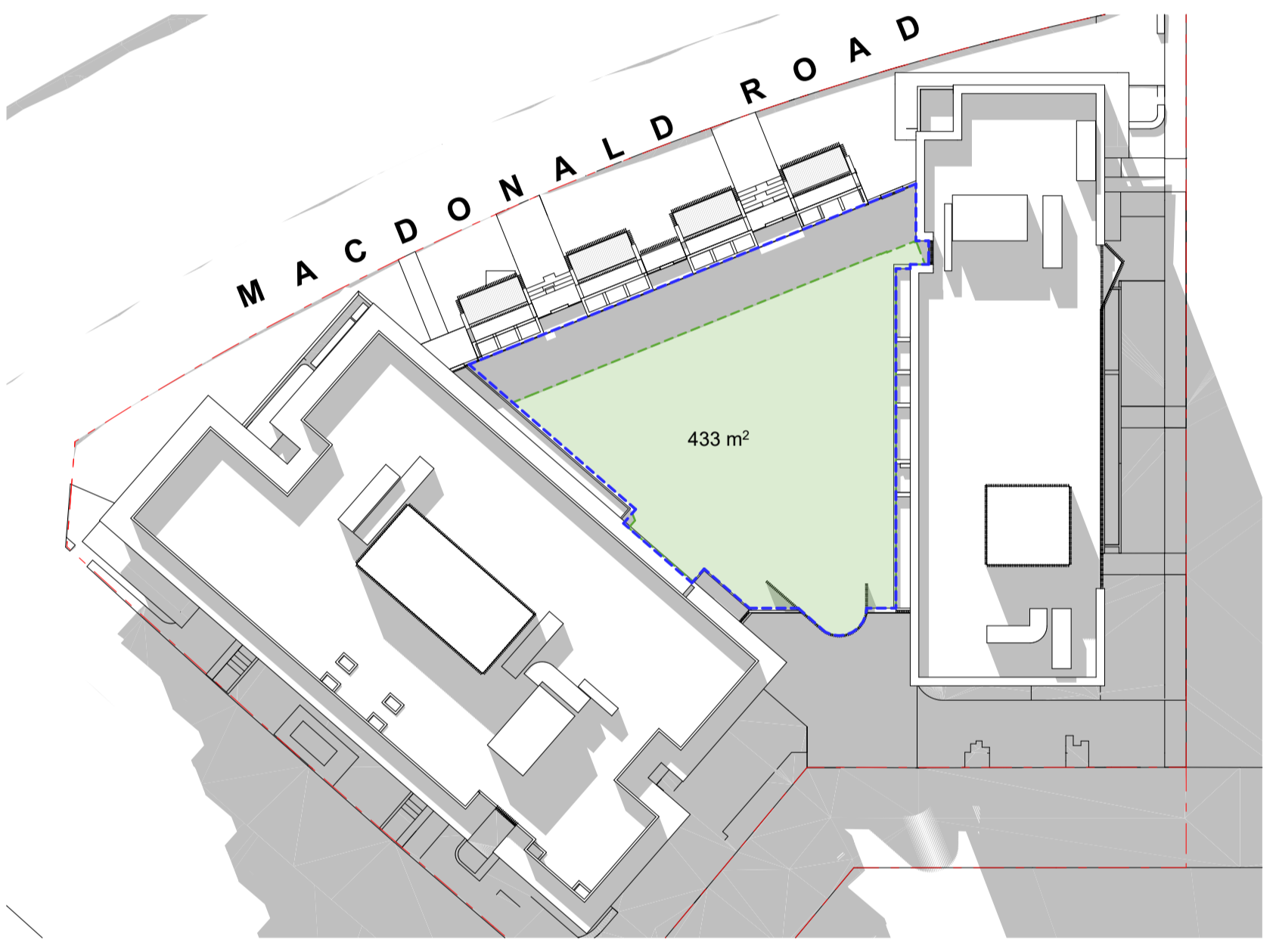
3 JUNE 21 - 11AM



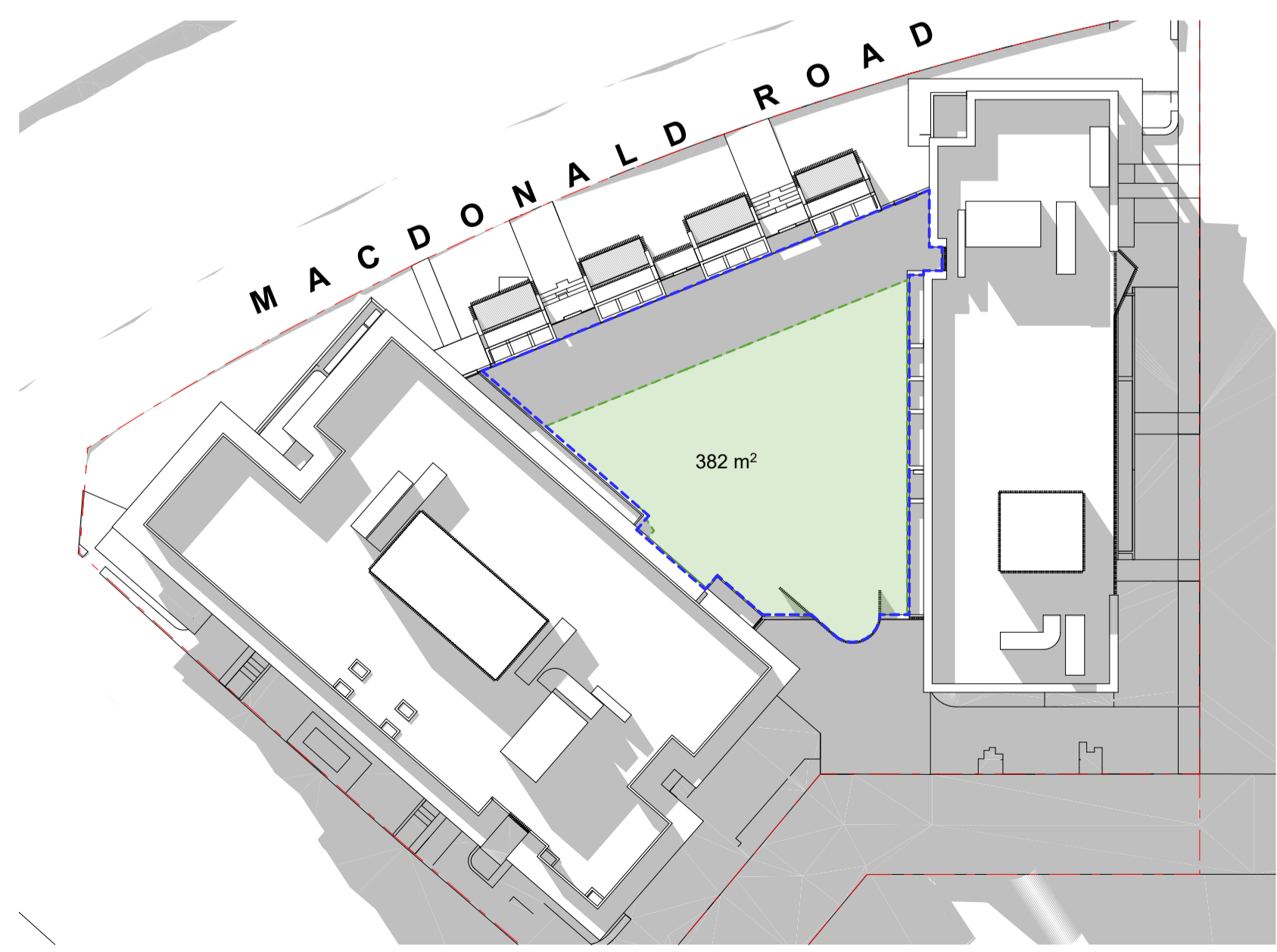
4 JUNE 21 - 12PM



5 JUNE 21 - 1PM



6 JUNE 21 - 2PM



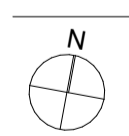
7 JUNE 21 - 3PM

REVISION ID	AMENDMENT	DATE
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 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED	DRAWN
CH	BC
DATE CREATED	SCALE
JUL 2025	1:400 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 SOLAR ACCESS COMMUNAL OPEN SPACE

SHEET NO	REVISION
SSDA 502	A

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**NO. OF UNITS** 172  
**NO. OF UNITS WITHIN FIRST 9 STORIES** 118

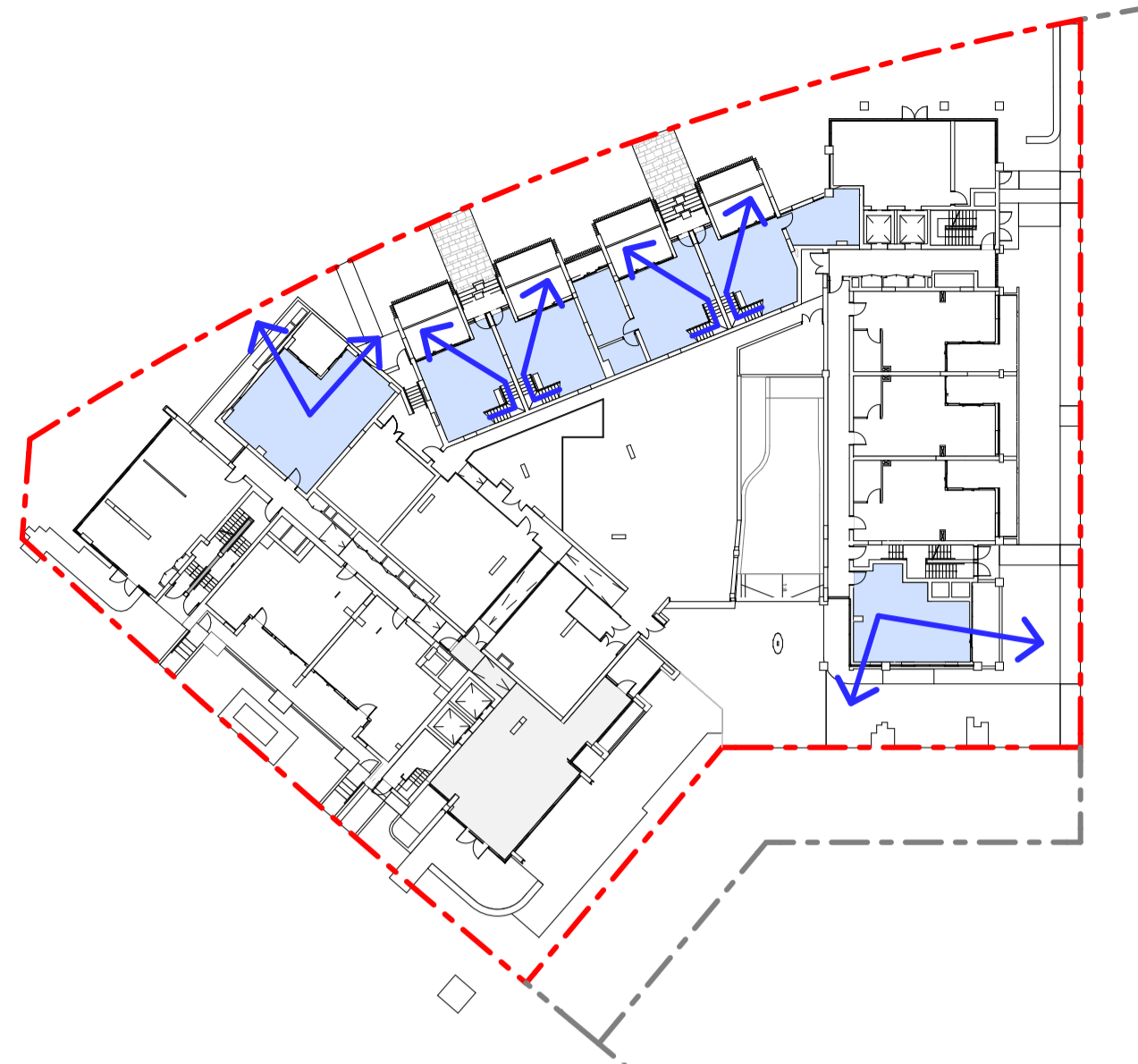
**NATURAL VENTILATION**

↔ APARTMENTS ACHIEVING NATURAL CROSS VENTILATION WITHIN FIRST 9 STORIES

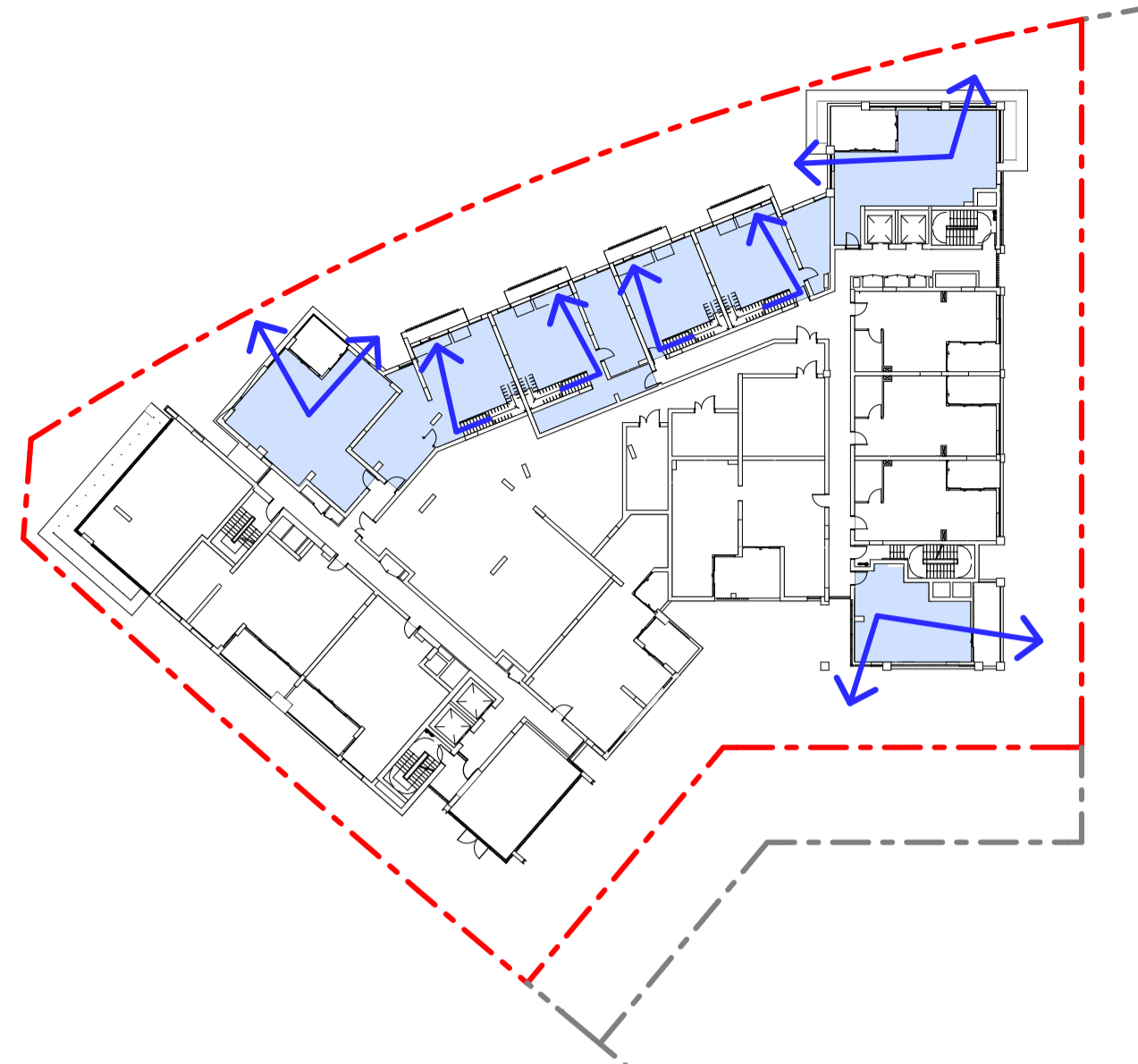
■ APARTMENTS ACHIEVING NATURAL CROSS VENTILATION ABOVE 9 STORIES

NATURAL VENTILATION WITHIN FIRST 9 FLOORS 72  
 NATURAL VENTILATION MINIMUM REQUIREMENT 61.02%  
 60%

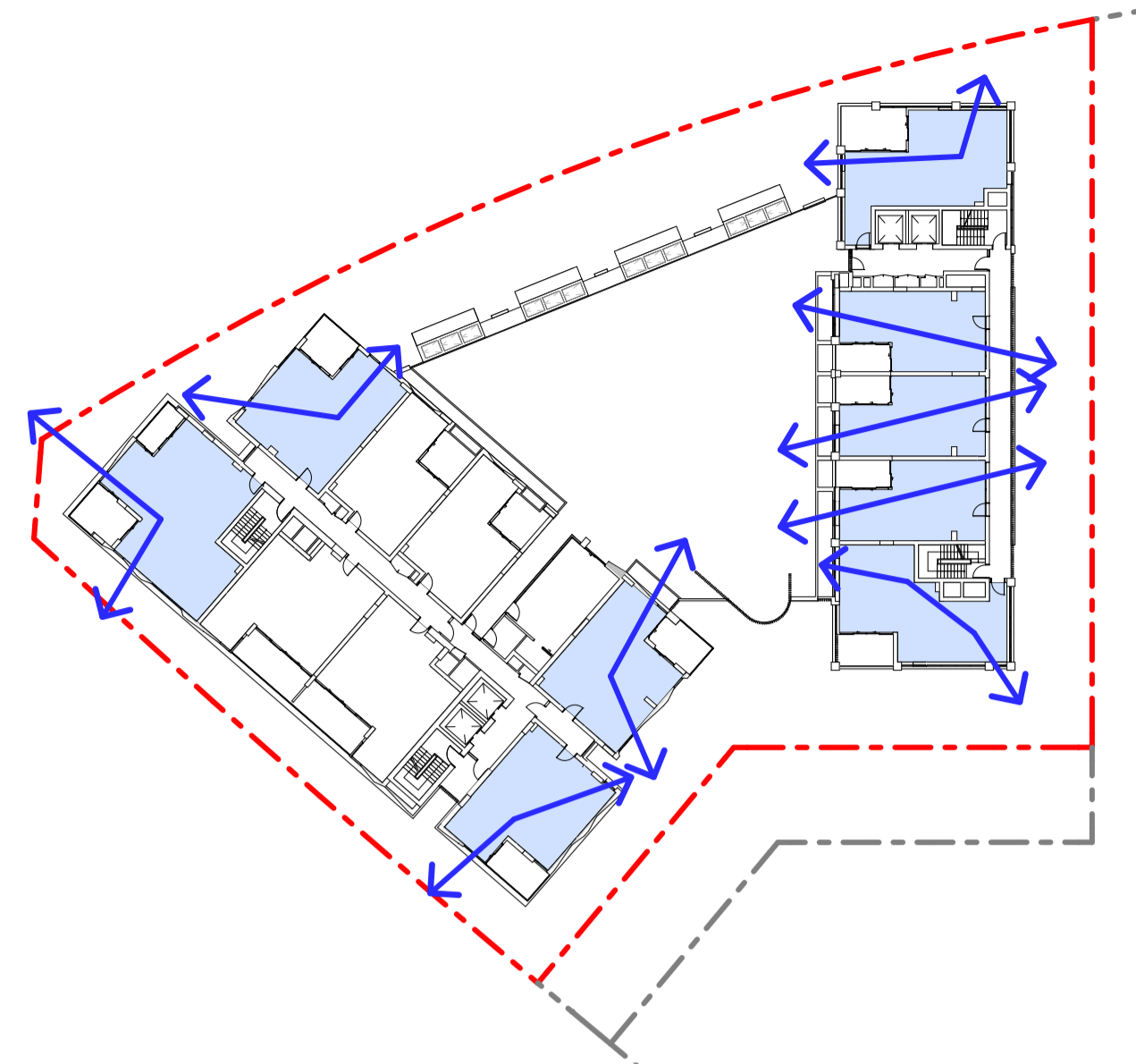
NATURAL VENTILATION	
LEVEL	NATURAL VENTILATION
GROUND	6
LEVEL 01	3
LEVEL 02 COS	9
LEVEL 03	9
LEVEL 04	9
LEVEL 05	9
LEVEL 06	9
LEVEL 07	9
LEVEL 08	9
	72



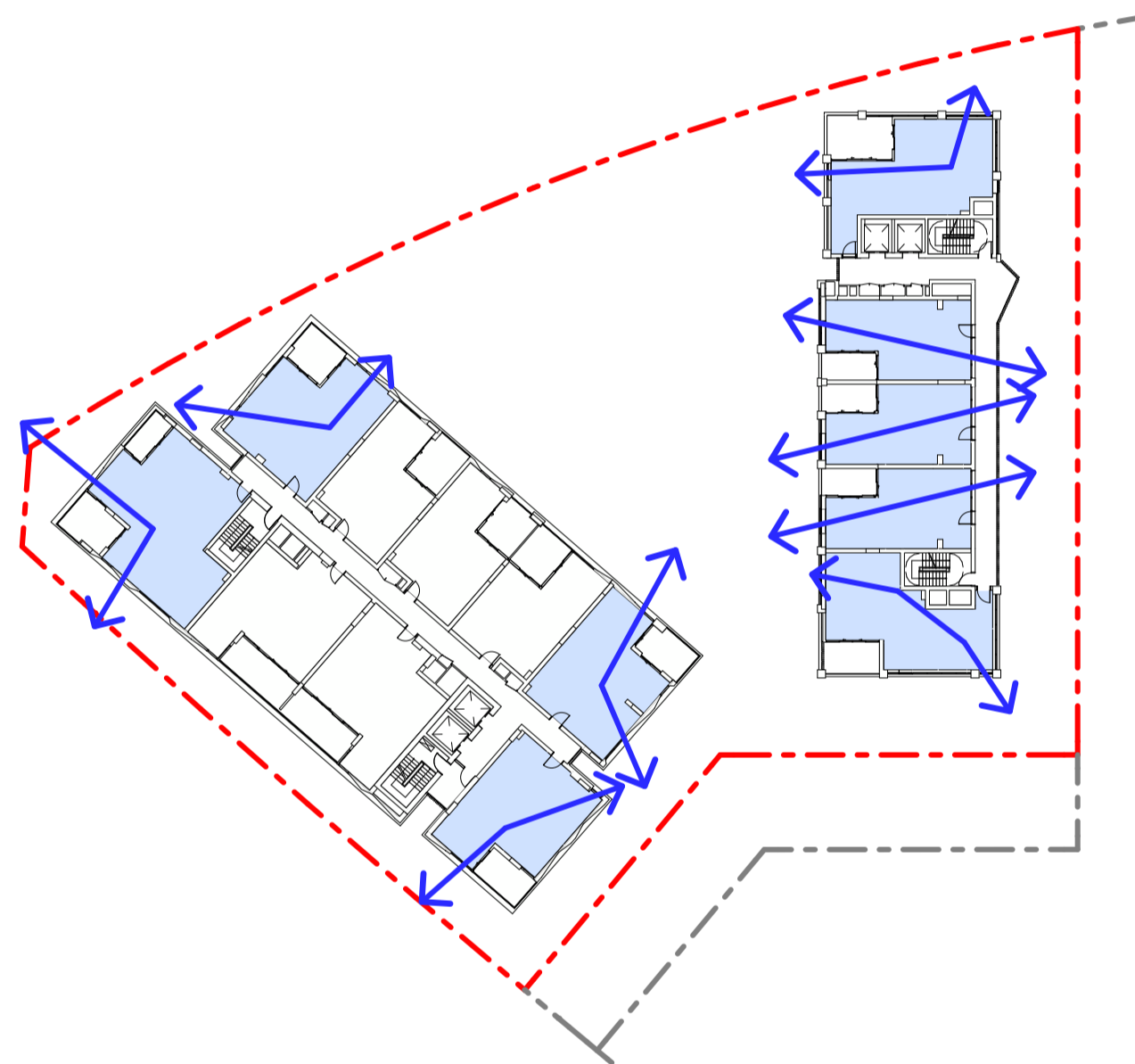
1 GROUND



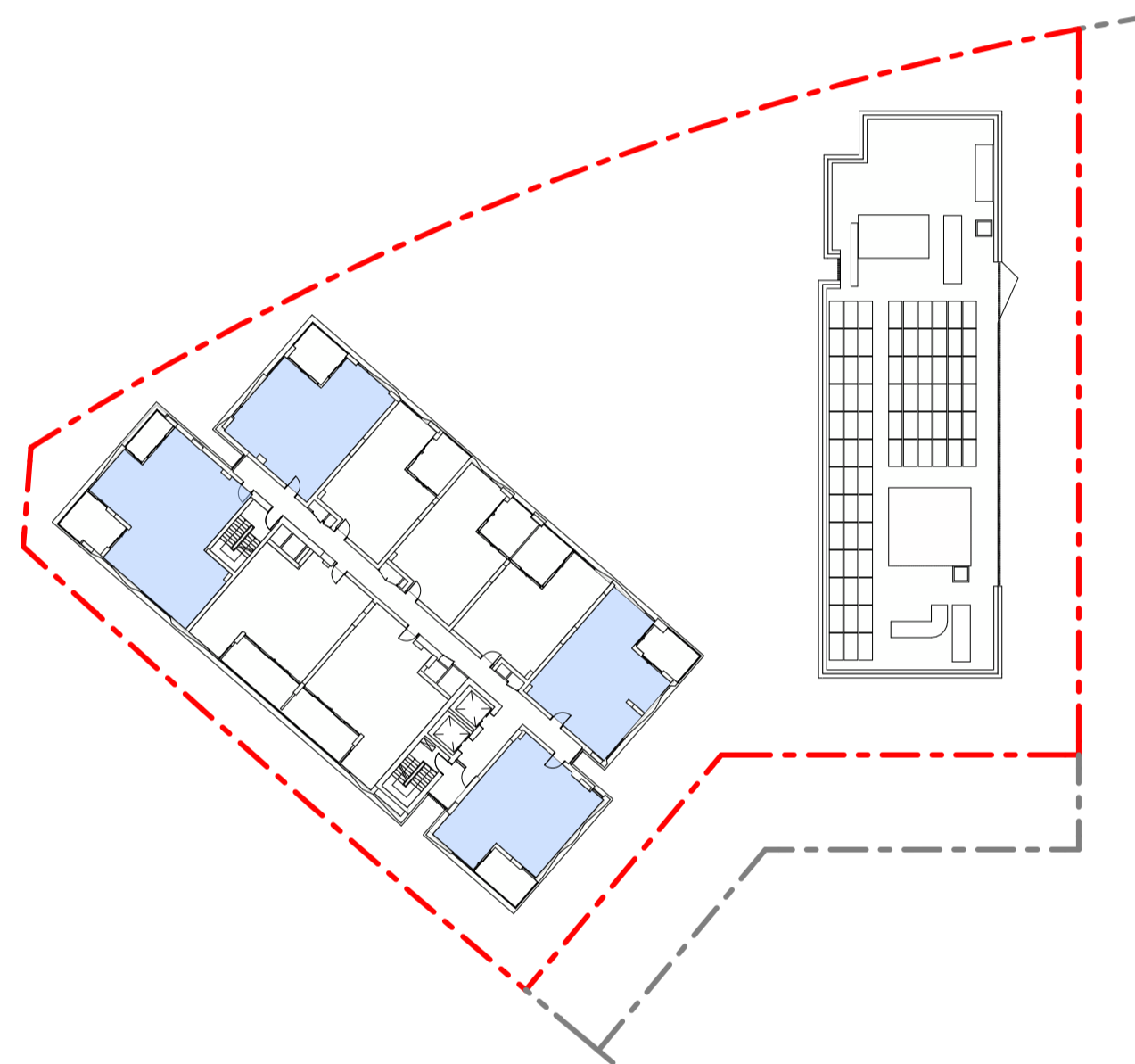
2 LEVEL 01



3 LEVEL 02 COS



4 LEVEL 03-08 TYPICAL LOWRISE



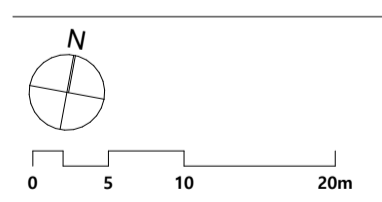
5 LEVEL 09-14 TYPICAL TOWER

REVISION ID	AMENDMENT	DATE
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A	ISSUE FOR SSDA	22/01/2026

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CLIENT  
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 1400 Station St E  
 Parramatta NSW 2150



SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518

CHECKED CH DATE CREATED JUL 2025  
 DRAWN BC SCALE 1:500 @ A1  
 PROJECT STATUS A3@50%

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 NATURAL VENTILATION DIAGRAMS

SHEET NO  
 SSDA 503

REVISION  
 A

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**NET SITE AREA (Lot 401 development site only): 3,385 m<sup>2</sup>**

**GROSS FLOOR AREA**  
**GROSS FLOOR AREA LIVERPOOL LOCAL ENVIRONMENTAL PLAN (LEP) 2008:** Sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

RESIDENTIAL GFA    RETAIL  
 LOBBIES AND OFFICES GFA

GFA	
LEVEL	TOTAL m <sup>2</sup>
GROUND	1,215
LEVEL 01	1,183
LEVEL 02 COS	1,046
LEVEL 03	1,040
LEVEL 04	1,040
LEVEL 05	1,040
LEVEL 06	1,040
LEVEL 07	1,040
LEVEL 08	1,040
LEVEL 09	717
LEVEL 10	717
LEVEL 11	717
LEVEL 12	717
LEVEL 13	717
LEVEL 14	717
	<b>13,986 m<sup>2</sup></b>

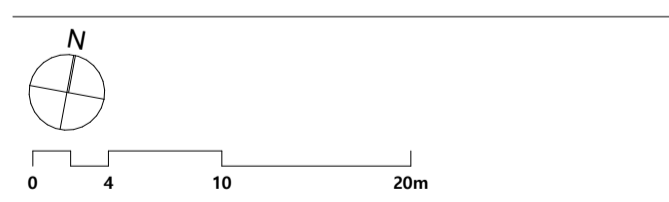
PROPOSED  
 GFA 13,986 m<sup>2</sup>  
 FSR 4.13:1  
 Reference scheme  
 Town Centre North Quadrant 2 GFA 50,896 m<sup>2</sup>  
 (MOD 5 Approval)

REVISION ID	AMENDMENT	DATE
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 LANDCOM  
 1400 Station St E  
 Parramatta NSW 2150

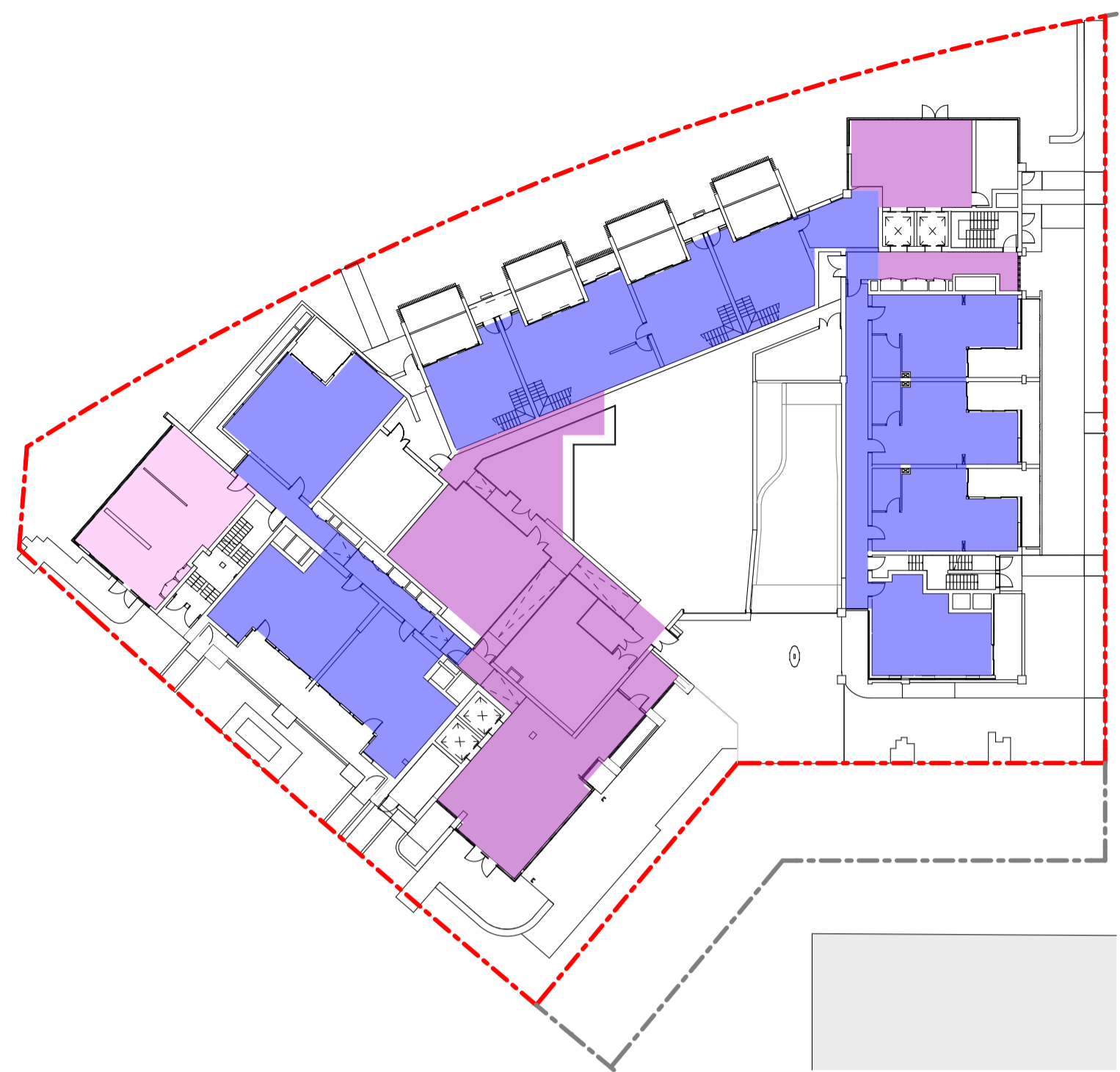


SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

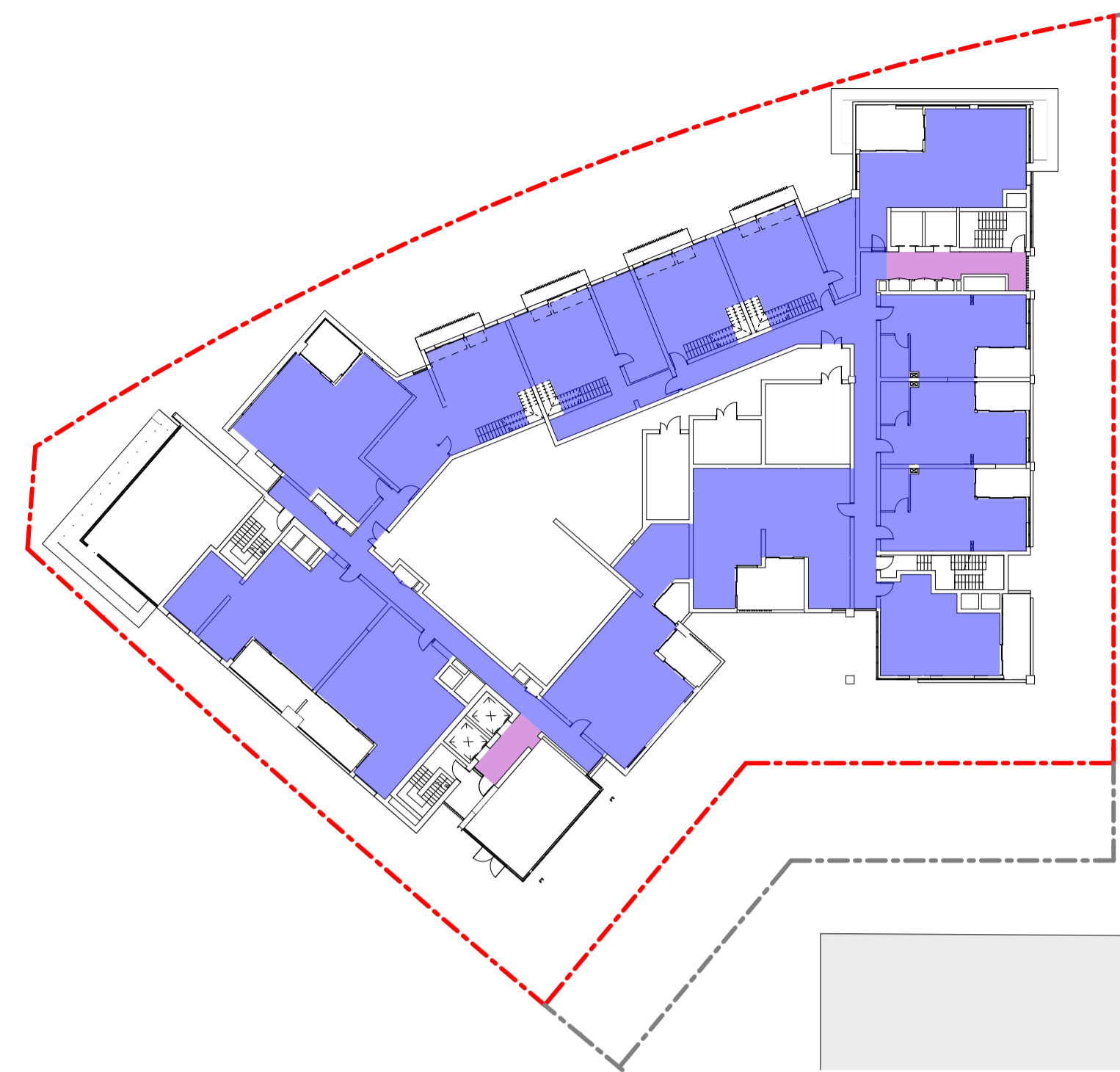
JOB NO  
 2518  
 CHECKED CH    DRAWN BC  
 DATE CREATED JUL 2025    SCALE 1:400 @ A1    A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 GFA DIAGRAMS

SHEET NO  
 SSDA 504    REVISION  
 A



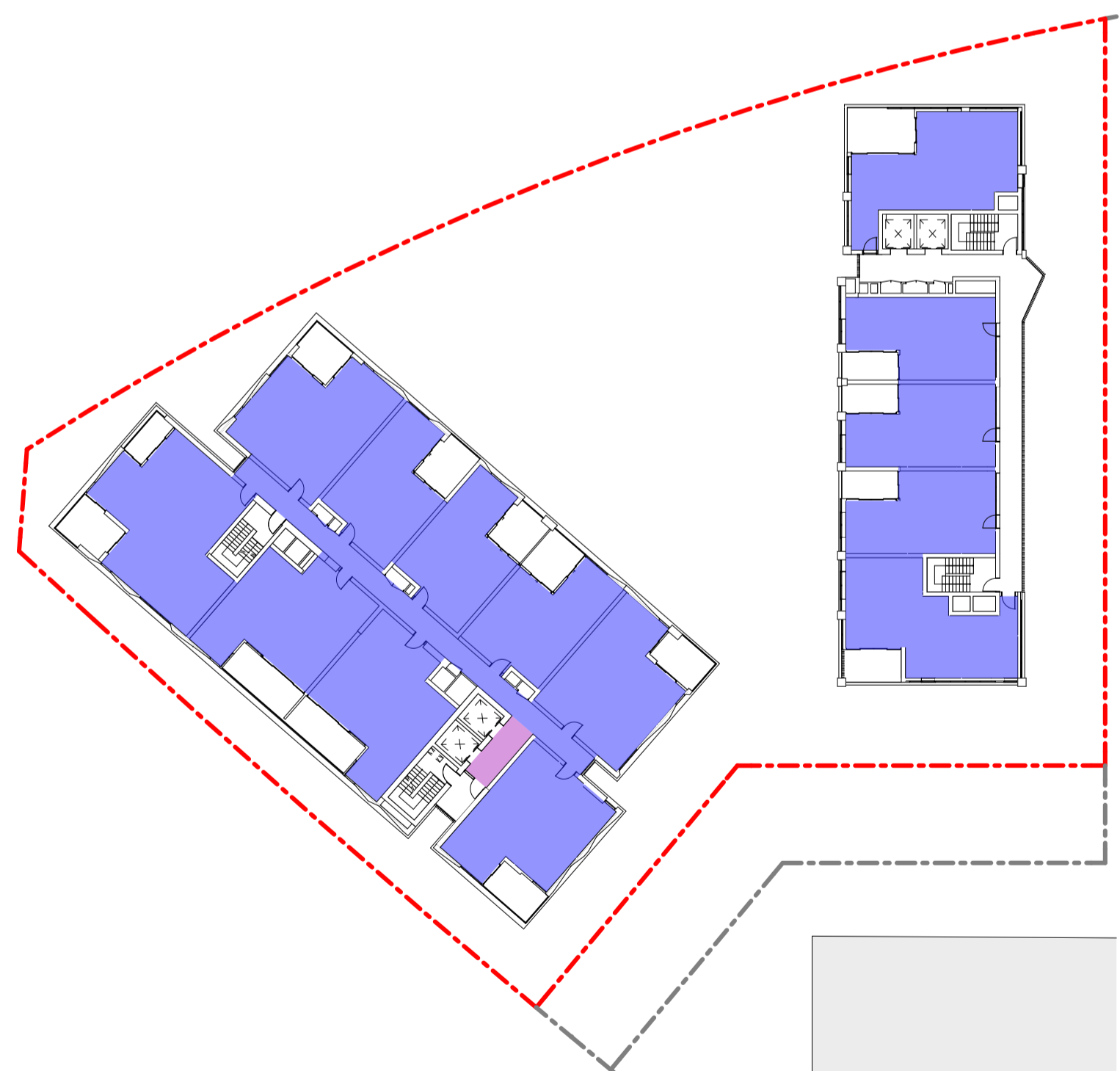
1 GFA - GROUND FLOOR



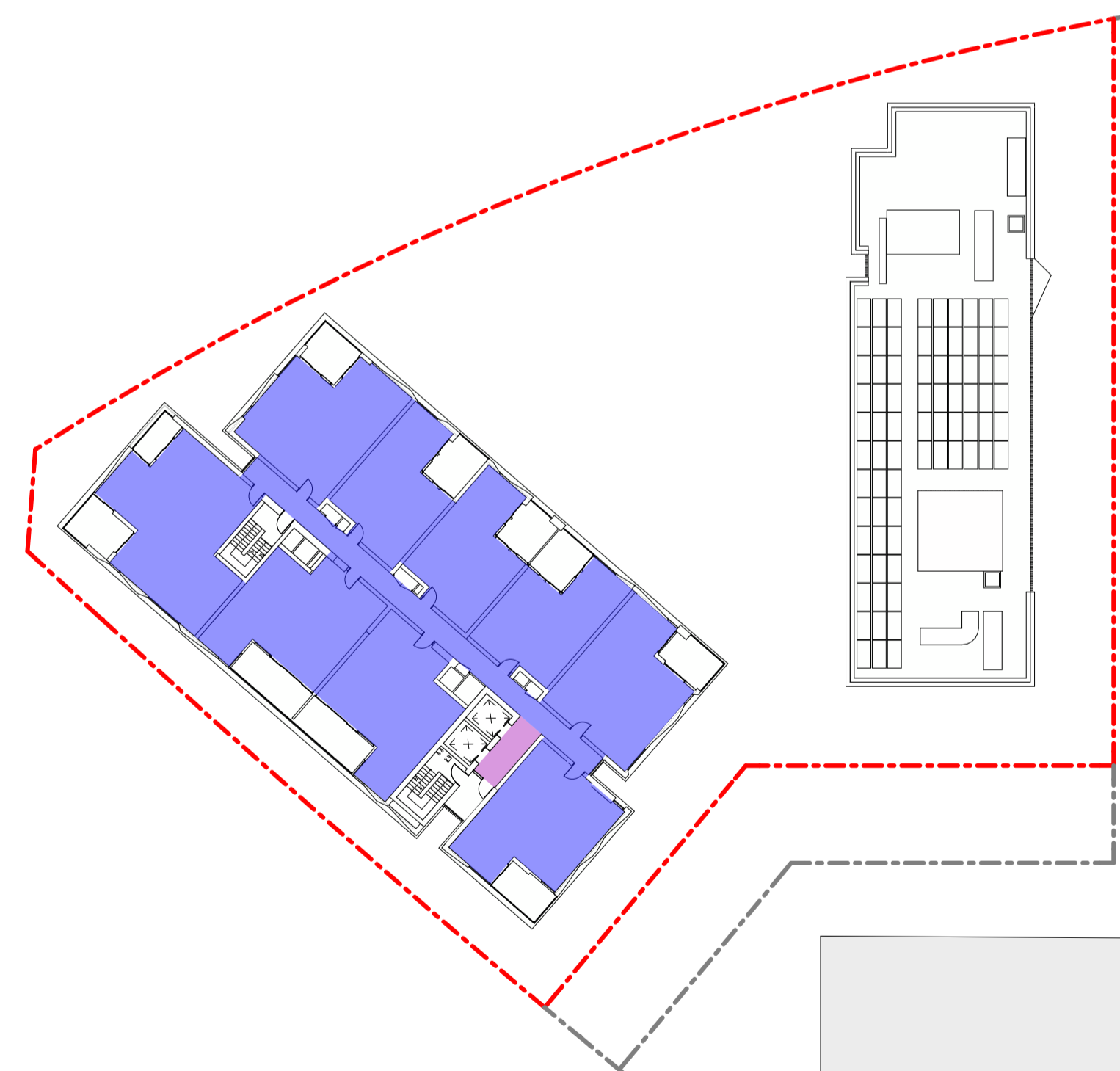
2 GFA - LEVEL 01



3 GFA - LEVEL 02



4 GFA - LEVEL 03-08 TYPICAL LOWRISE



5 GFA - LEVEL 09-14 TYPICAL HIGHRISE

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**NET SITE AREA (Lot 401 development site only): 3,385 m<sup>2</sup>**

**COMMUNAL OPEN SPACE**  
 COMMUNAL OPEN SPACE (ADG): outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only or to the public.

COMMUNAL OPEN SPACE	
GROUND FLOOR	393m <sup>2</sup>
SECOND FLOOR	605m <sup>2</sup>
<b>TOTAL</b>	<b>998m<sup>2</sup></b>
<b>TOTAL %</b>	<b>29.5%</b>
<b>MIN. REQ.</b>	<b>25%</b>

**DEEP SOIL ZONE**  
 DEEP SOIL ZONE (ADG): area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

DEEP SOIL ZONE WITH 6m DIMENSION	272m <sup>2</sup>
DEEP SOIL WITH 6M DIMENSION	272m <sup>2</sup>
<b>TOTAL %</b>	<b>8.04%</b>
<b>MIN. REQ.</b>	<b>7%</b>
DEEP SOIL ZONE WITH LESS THEN 6m DIMENSION	381m <sup>2</sup>
DEEP SOIL LESS THAN 6M	381m <sup>2</sup>
<b>TOTAL %</b>	<b>11.26%</b>
<b>TOTAL DEEP SOIL</b>	<b>653m<sup>2</sup></b>
<b>TOTAL %</b>	<b>19.29%</b>

**LANDSCAPE AREA (SEPP (HOUSING) 2021 NSW):**  
 LANDSCAPE AREA means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

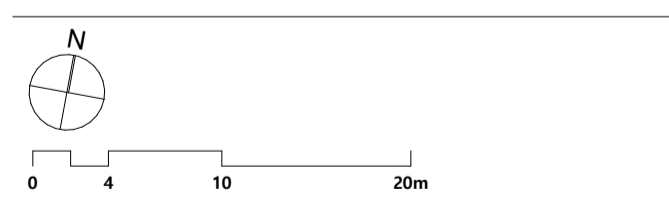
LANDSCAPE AREA	
LANDSCAPE AREA	950m <sup>2</sup>
GROUND FLOOR	605m <sup>2</sup>
LEVEL 02	605m <sup>2</sup>
<b>TOTAL AREA</b>	<b>1,555m<sup>2</sup></b>
<b>TOTAL %</b>	<b>45.94%</b>

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SITE ADDRESS  
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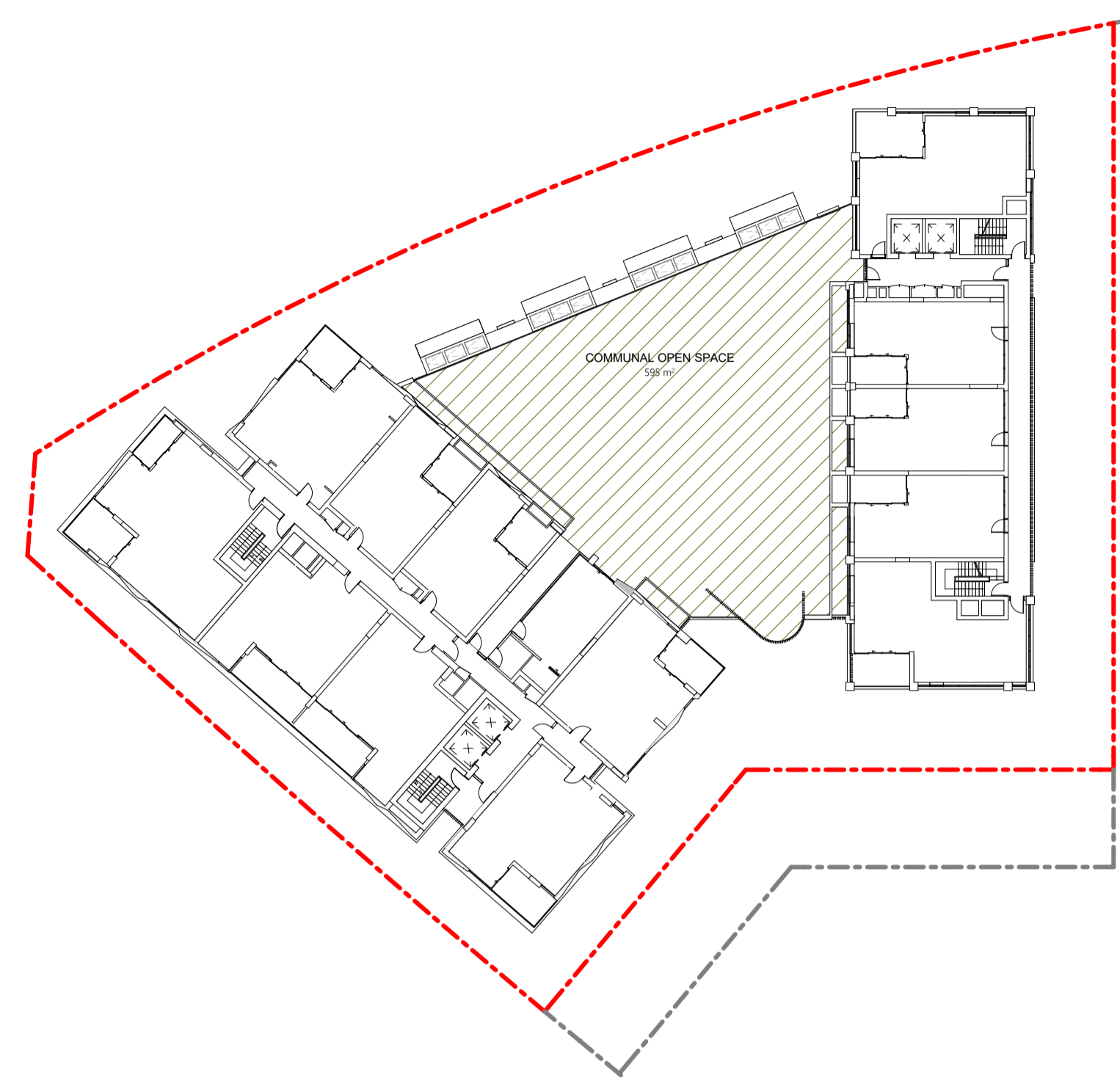
JOB NO	2518
CHECKED	DRAWN
CH	BC
DATE CREATED	SCALE
JUL 2025	1:400 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 LANDSCAPE AREA DIAGRAMS

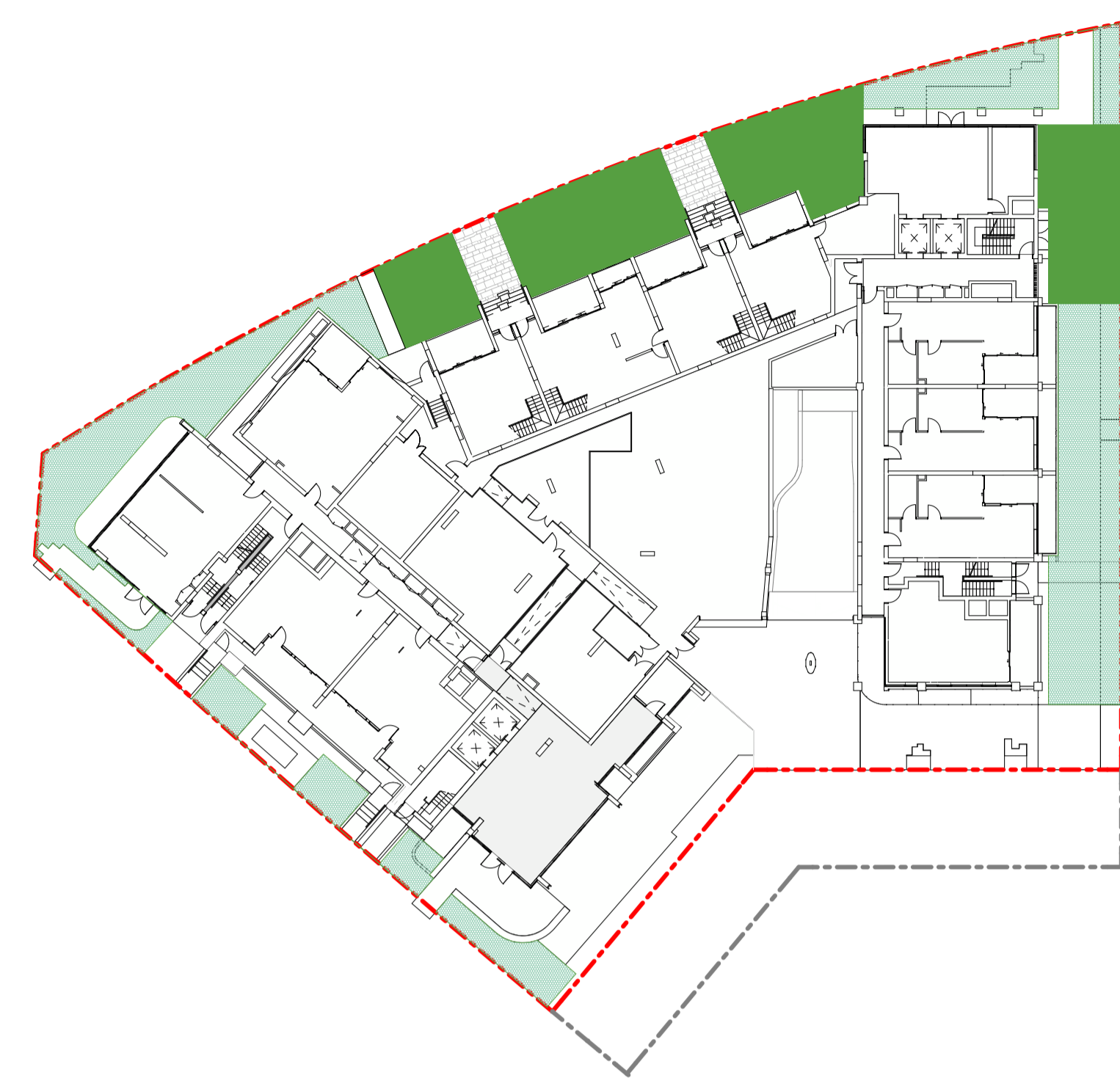
SHEET NO	REVISION
SSDA 505	A



1 COMMUNAL OPEN SPACE - GROUND FLOOR



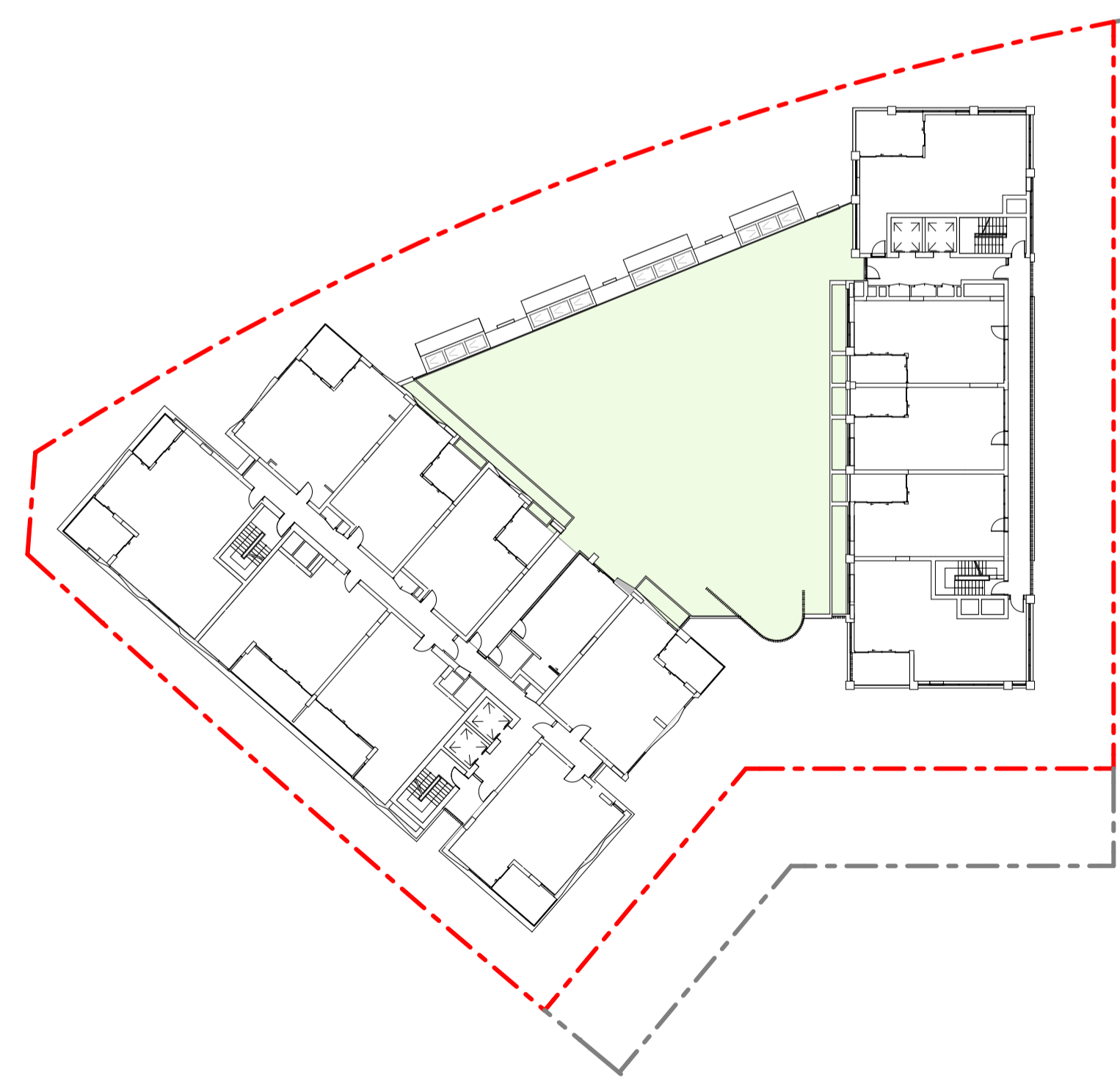
2 COMMUNAL OPEN SPACE - LEVEL 02



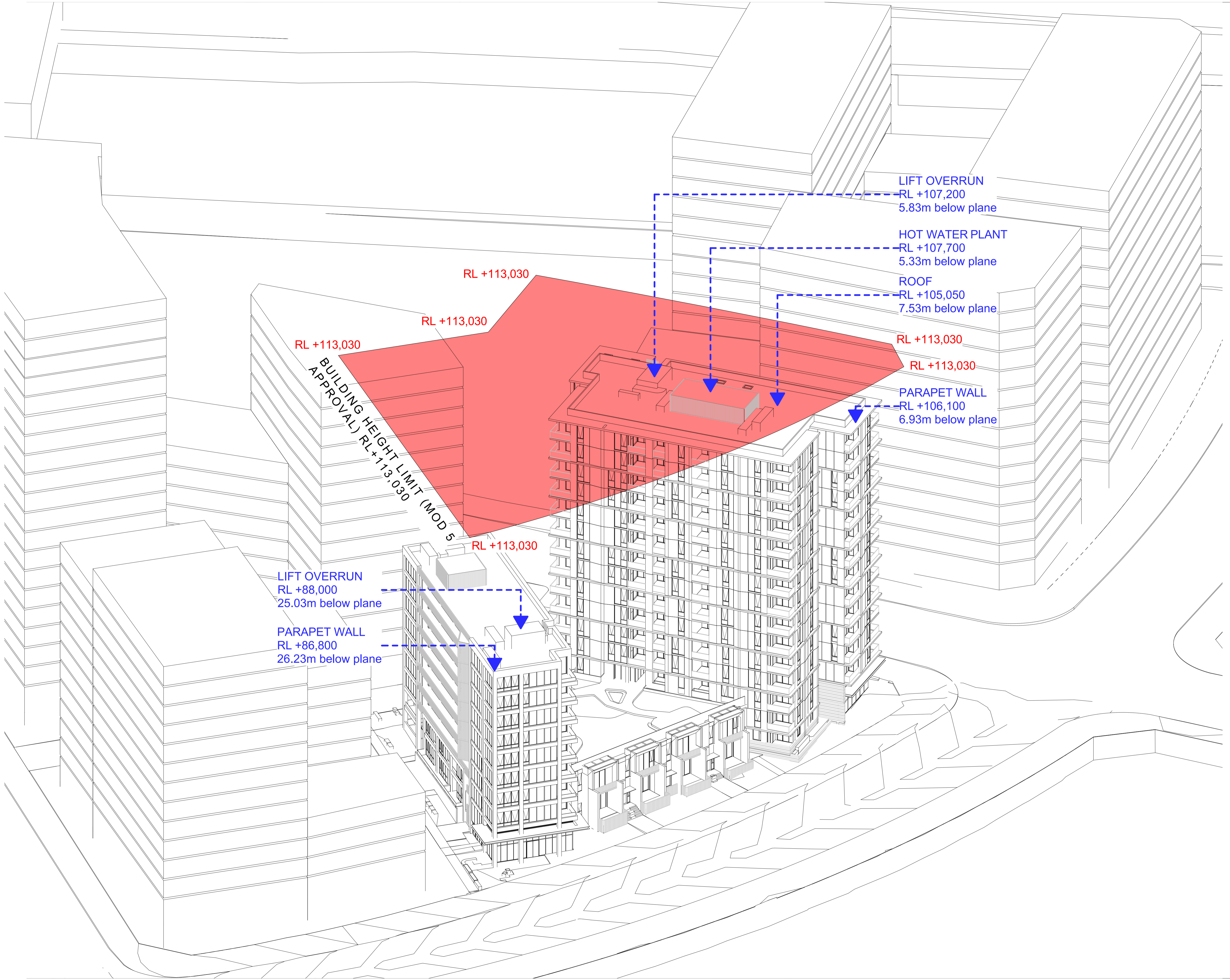
3 DEEP SOIL DIAGRAM - GROUND FLOOR



4 LANDSCAPE - GROUND FLOOR



5 LANDSCAPE - LEVEL 02



REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
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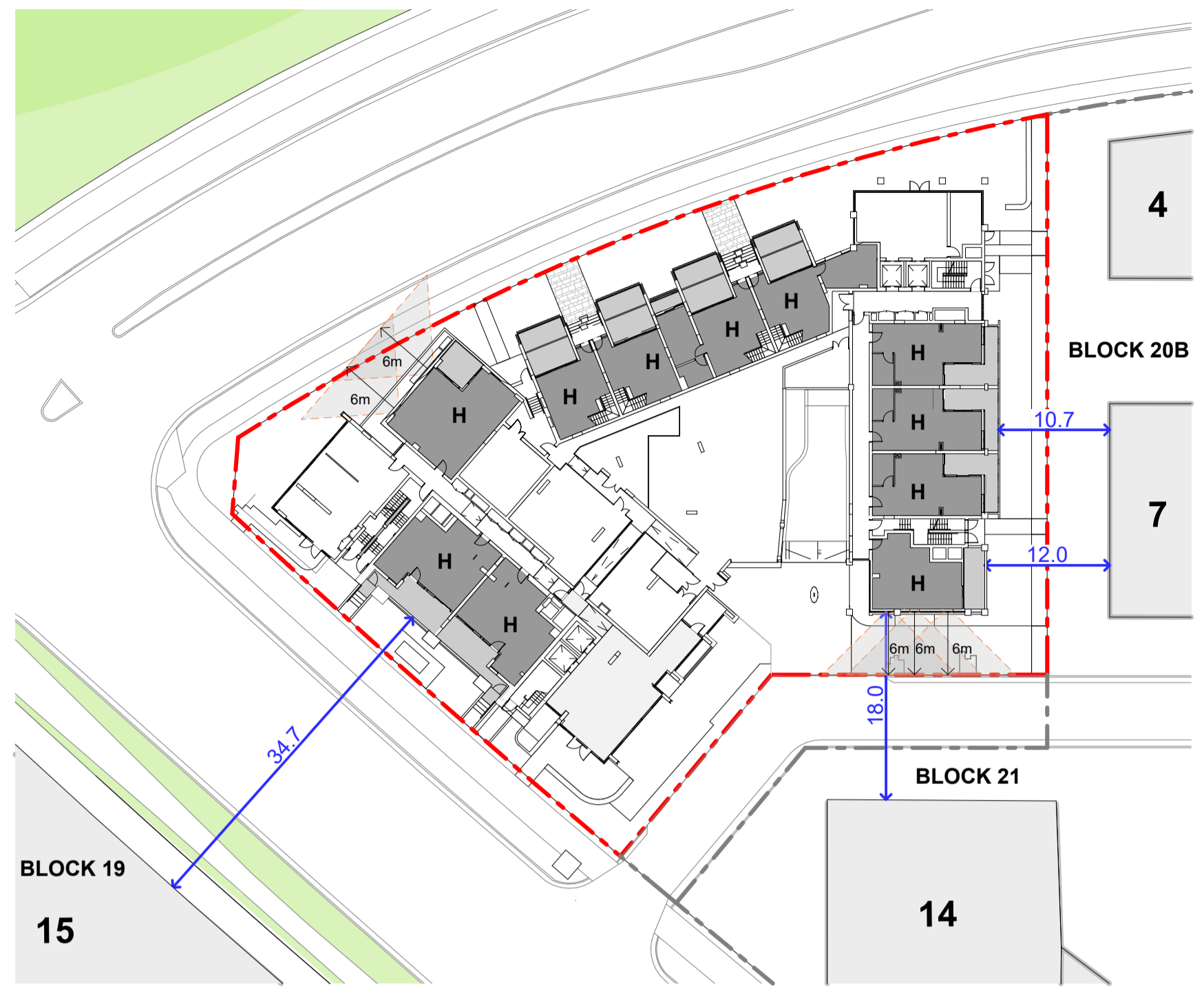
SITE ADDRESS  
 FUTURE LOTS 401 AND 402 BUCHAN AVENUE;  
 EDMONDSON PARK; NSW 2174

JOB NO  
 2518  
 CHECKED DRAWN

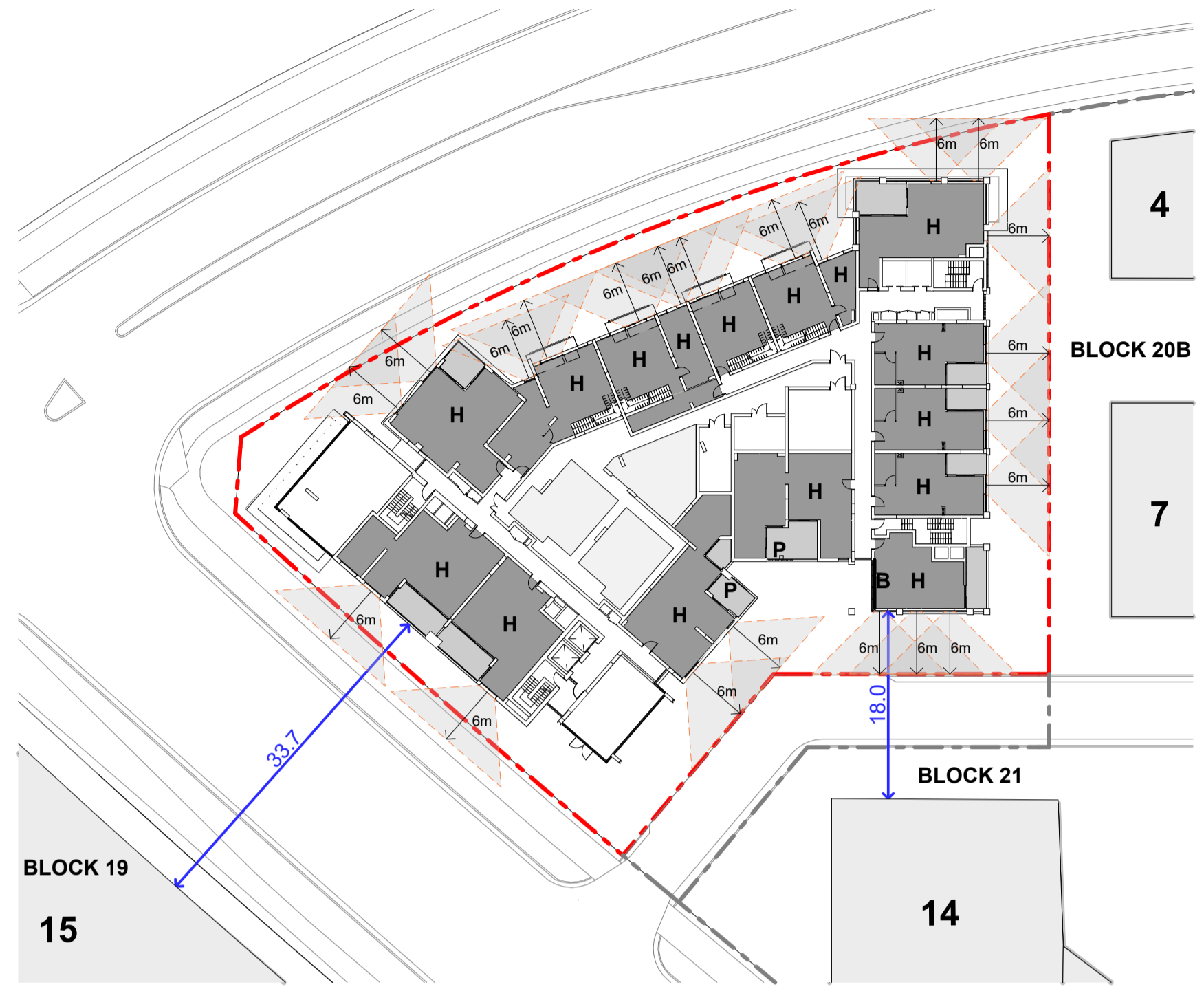
DATE CREATED SCALE  
 JUL 2025 1:250 @ A1 A3@50%

PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 LEP HEIGHT PLANE DIAGRAM

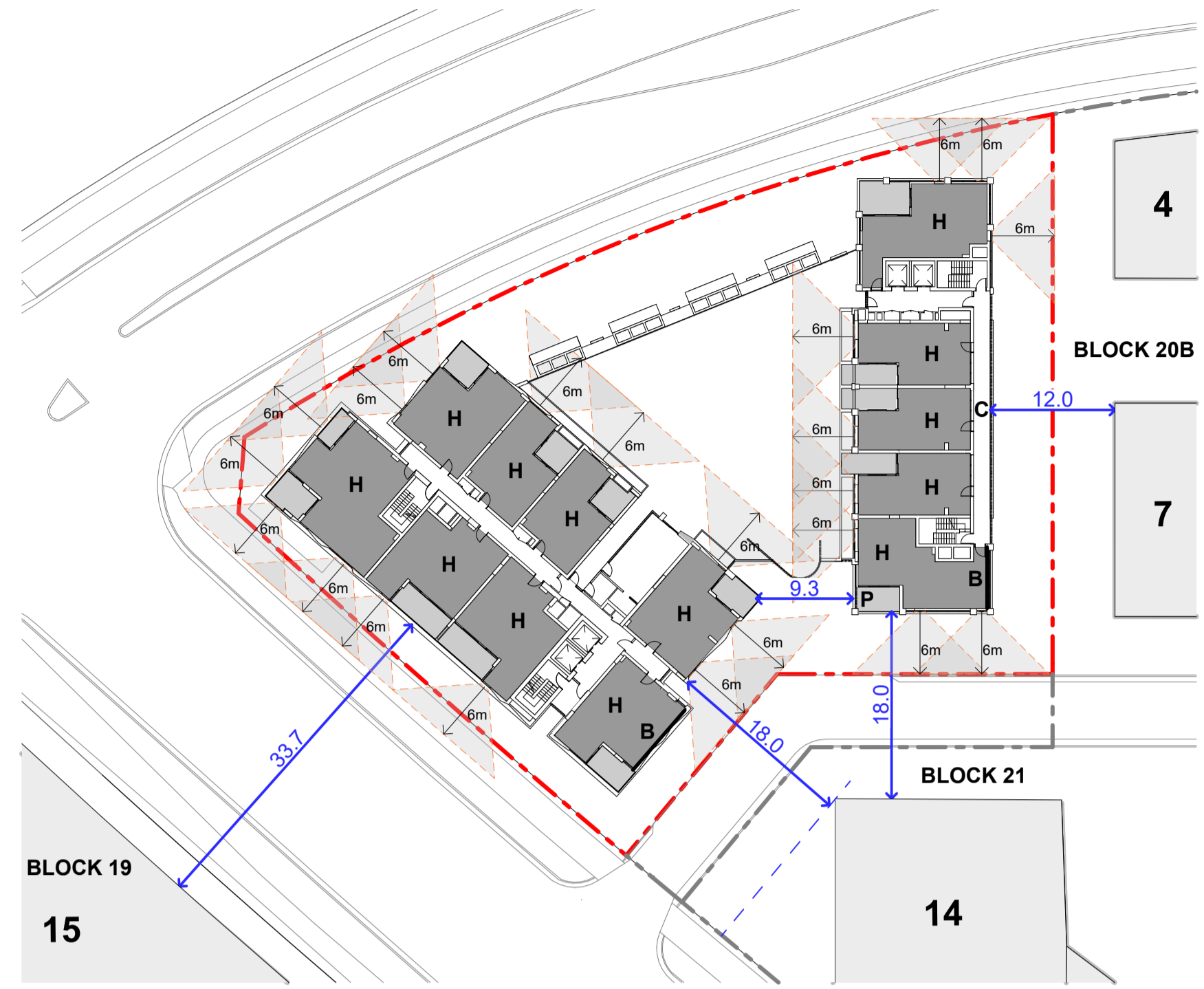
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 SSDA 506 A



1 PRIVACY SEPARATION - GROUND

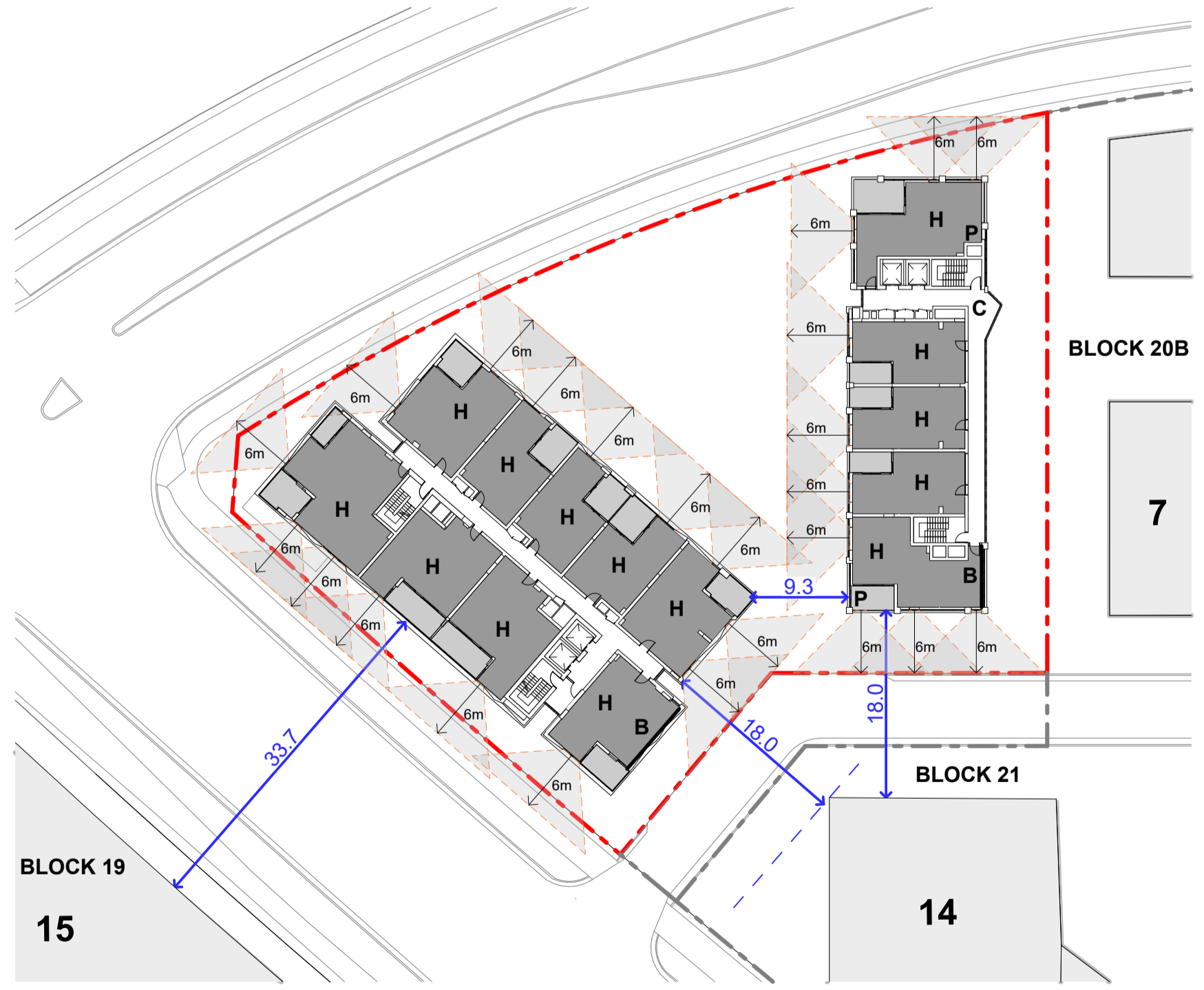


2 PRIVACY SEPARATION - LEVEL 01

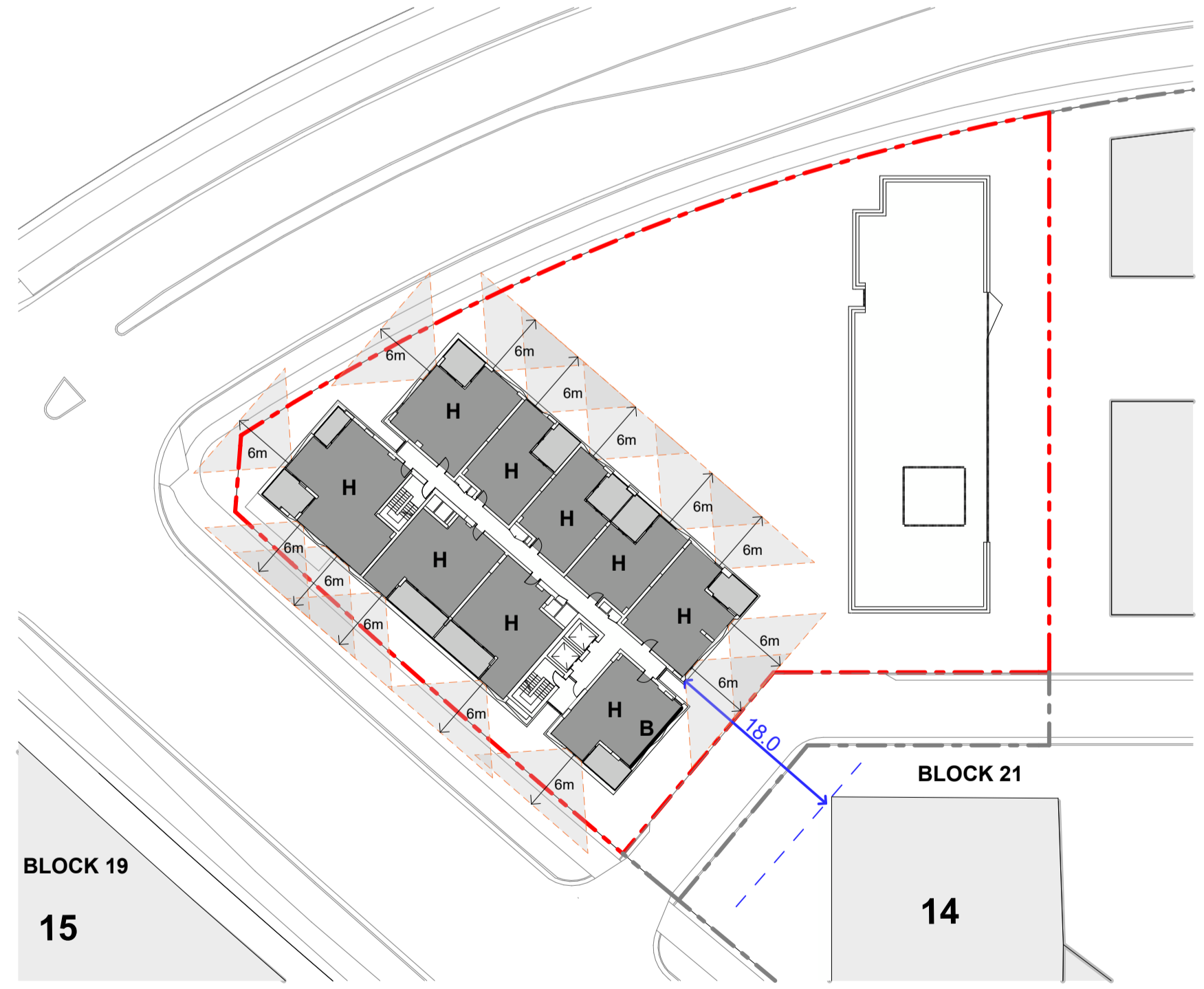


3 PRIVACY SEPARATION - LEVEL 02

- LEGEND**
- INTERNAL APARTMENT AREA
  - EXTERNAL PRIVATE OPEN SPACE
  - BUILDING SEPARATION (m)
  - ADG PRIVACY CONDITION
  - H** HABITABLE SPACE
  - B** BLANK WALL
  - C** CORRIDOR
  - P** PRIVACY SCREEN



4 PRIVACY SEPARATION - LEVEL 03-08



5 PRIVACY SEPARATION - LEVEL 09-14

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

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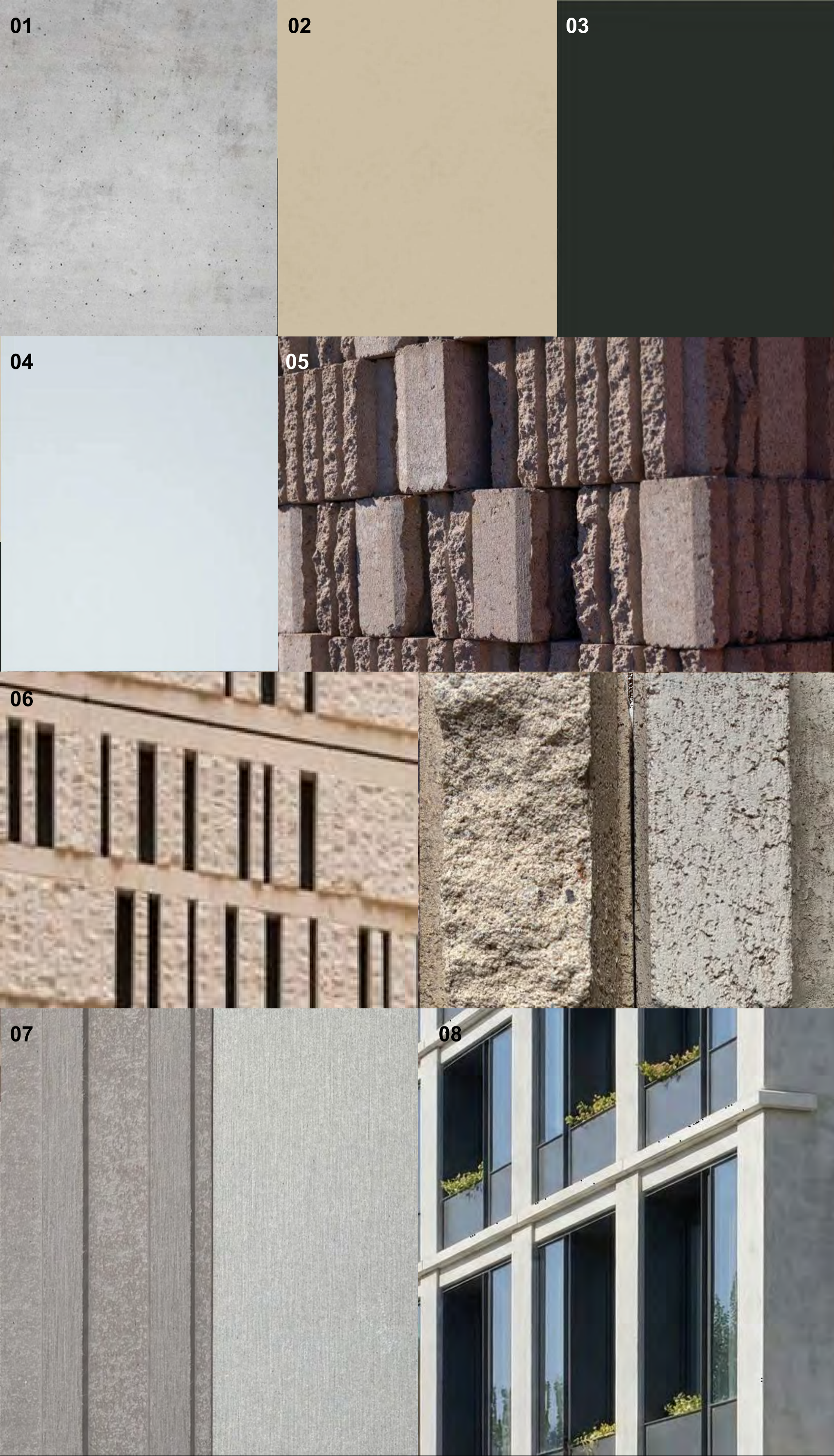
SITE ADDRESS  
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JOB NO  
 2518  
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DATE CREATED SCALE  
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PROJECT STATUS  
 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 DRAWING TITLE  
 PRIVACY SEPARATION DIAGRAMS

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01	02	03
04	05	
06		
07	08	

- 01 | WALLS, SLAB EDGES, SOFFITS & FRAMES; CONCRETE
- 02 | SCREENS, FENCES & GATES: FIXED ALUMINIUM LOUVRES/ BATTENS, POWDERCOAT FINISH, DULUX MONUMENT AND SURFMIST OR SIMILAR
- 03 | WINDOWS & BALUSTRADES: POWDERCOAT FINISH, DARK GREY / MONUMENT OR SIMILAR
- 04 | WINDOWS & BALUSTRADES; CLEAR GLAZING
- 05 | STREET LEVEL WALLS: MIX OF SPLIT FACE AND SMOOTH FACE BLOCKWORK, RANDOM PATTERN
- 06 | STREET LEVEL TOWER: MIX OF SPLIT FACE AND SMOOTH FACE BLOCKWORK, HORIZONTAL PATTERN
- 07 | EXTERNAL WALLS TOWER: MIX OF PRE-FINISHED CFC PANELS, SMOOTH AND VERTICAL GROOVE, TE10 AND LT60
- 08 | INFILL WALLS LOWRISE: WINDOW WALL SYSTEM, CLEAR GLAZED AND SOLID PANEL

**MATERIALS AND FINISHES SCHEDULE**  
**BLOCK 20A, EDMONDSON PARK**  
**FUSE ARCHITECTS**

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**JUL 2025 @ A1 A3@50%**

PROJECT STATUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE  
**PHOTOMONTAGE**

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PROJECT STATUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION

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PHOTOMONTAGE

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 DRAWING TITLE  
 PHOTOMONTAGE

SHEET NO  
 SSDA 703  
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