

BLOCK 20A, EDMONDSON PARK

Affordable Housing Project

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

STATE SIGNIFICANT DEVELOPMENT APPLICATION



NO.	DESCRIPTION	SCALE	REVISION
SSDA 000 GENERAL			
SSDA 001	COVER SHEET	NTS	B
SSDA 002	DEVELOPMENT SUMMARY	NTS	B
SSDA 003	CONTEXT ANALYSIS	1:3000	A
SSDA 004	SITE ANALYSIS	1:500	A
SSDA 005	SITE PLAN	1:500	A
SSDA 100 PLANS			
SSDA 101	BASEMENT 01 PLAN	1:150	B
SSDA 102	GROUND LEVEL PLAN	1:150	B
SSDA 103	LEVEL 01 PLAN	1:150	B
SSDA 104	LEVEL 02 PLAN - COS	1:150	B
SSDA 105	LEVEL 03-08 PLAN TYPICAL BLD A & B	1:150	B
SSDA 106	LEVEL 09-14 PLAN TYPICAL BLD A	1:150	B
SSDA 107	ROOF PLAN	1:150	B
SSDA 200 ELEVATIONS AND SECTIONS			
SSDA 201	NORTH ELEVATION	1:150	B
SSDA 202	EAST ELEVATION	1:150	B
SSDA 203	SOUTH ELEVATION	1:150	B
SSDA 204	WEST ELEVATION	1:150	B
SSDA 205	BLDG A INTERNAL ELEVATION	1:150	B
SSDA 206	BLDG B INTERNAL ELEVATION	1:150	B
SSDA 207	SECTION A + B	1:150	B
SSDA 208	SECTION C + D	1:150	B
SSDA 209	SECTION E	1:150	B
SSDA 210	DRIVEWAY SECTION F	1:75	B
SSDA 300 UNIT TYPES			
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
SSDA 400 SHADOW DIAGRAMS			
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
SSDA 500 ADG DIAGRAMS			
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	B
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
SSDA 600 MATERIALS AND FINISHES			
SSDA 601	MATERIALS AND FINISHES SCHEDULE	NTS	A
SSDA 700 PHOTOMONTAGES			
SSDA 701	PHOTOMONTAGE	NTS	A
SSDA 702	PHOTOMONTAGE	NTS	A
SSDA 703	PHOTOMONTAGE	NTS	A

File: 2518_EDMONDSON PARK_Block 20A

Print date and time: Wednesday, 29 July 2025

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@ 10:19 AM

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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
B	RESPONSE TO RFI	29/07/2026

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SITE ADDRESS

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

JOB NO

2518

CHECKED

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DATE CREATED

JUL 2025

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

COVER SHEET

DRAWN

KB

SHEET NO.	REVISION
SSDA 001	B

ARCHITECTURAL LEGEND

A	DRB PULLOUT BIN DRAWER	LB	LOBBY
A ALIGN	DRWDRAWER	LCB	LIFT CALL BUTTON
(A) ACOUSTIC	DRY DRYER	LCL	LIFT CALL LANTERN
AC AIR CONDITIONING	DS DOOR STOP	LF-01,..	LIFT-01, 02, ETC.
AC* AIR CONDITIONING WITH NON CLIMBABLE SHROUDS	DW DISHWASHER	LG	OWER GROUND
ACC ACCESSIBLE	E	LM	PLASTIC LAMINATE
ACP AIR CONDITIONING CONTROL PANEL	E ENTRY	LP	LOW POINT
ACS ACCESS CONTROL SYSTEM	EA EQUAL ANGLE	LRA	LOBBY RELIEF AIR
AD ACCESS DECK	EDB ELECTRICAL DISTRIBUTION BOARD	LSA	LOBBY SUPPLY AIR
ADJ ADJUSTABLE	EFF EPOXY FLOOR FINISH	LT	LAUNDRY TUB
ADP ADAPTABLE	EJ EXPANSION JOINT	LV	LOUVRES TYPE 01, 02, ETC
AH-01,...ACCESS HATCH TYPE 01,02, ETC.	ELEC ELECTRICAL SERVICE	LY	LAUNDRY
AHD AUSTRALIAN HEIGHT DATUM	EM ENTRY MAT	M	MECHANICAL SERVICES
AJ ARTICULATION JOINT	EN ENSUITE	MA	MEDIA ABOVE
AL ALUMINIUM	EP EDGE PROTECTION	MATV	MASTER ANTENNA
AMB AMBULANT	EPO EPOXY FLOOR FLINISH WITH COVERED CORNER	TELEVISION SERVICE	
AP ACCESS PANEL	EX EXISTING	MBP	MOTOR BIKE PARKING
ASL FIXED VERTICAL LADDER	EXH EXHAUST	MBX	MAIL BOX ASSEMBLY
ASP ANTI-SLIP PLATE	EXJ EXPRESS JOINT	MCP	PRESSED METAL CAPPING
AWF APPLIED WALL FINISH	EXP EXPOSED	MDR	METAL DECK ROOFING
AWNAWNING	F	MDSP	MULTI-USE DISPENSER
B	F FIRE SERVICES	UNIT	
B BATHROOM	FB FLUSH BUTTON (CISTERN)	MGB	MOBILE GARBAGE BIN
BD-01,.. BEDROOM 1, BEDROOM 2, ETC.	FBV FIRE BOOSTER VALVE	MJ	MITRE JOINT
BG BOX GUTTER	FC FIBRE CEMENT	MOV	MICROWAVE OVEN
BGS BOOM GATE SYSTEM	FCC FIRE CONTROL CENTRE	MR	MIRROR
BH BULKHEAD	FCL FINISH CEILING LEVEL	MRR	MIRROR REVERSE
BJ BUTT JOINT	FCR FIRE CONTROL ROOM	MRV	MEDIUM RIGID VEHICLE
BKP BICYCLE PARKING	FCU FAN COIL UNIT (AC)	MS	MASONRY WALL TILES
BKR BICYCLE RACK	FEP FIRE EGRESS PASSAGE	MSB	MAIN SWITCH BOARD
BKS BICYCLE STORAGE		SERVICES	
BL-01,... BALUSTRADE-01, 02, ETC.	FES FLOOR EDGE STRIP	MTR	METER
BLK BLOCKWORK	FEX FIRE EXTINGUISHER	MV	MECHANICAL VENT
BOL BOLLARD	FFL FINISH FLOOR LEVEL	MVJ	MOVEMENT JOINT
BO BALCONY RAIN WATER OUTLET	FG FIXED GLASS	N	
BS BALCONY SPRINKLER SLOT CAST INTO FULL DEPTH OF FOLD	FGL FINISHED GROUND LEVEL	NGL	NATURAL GROUND LEVEL
BSH BATHROOM SHELF	FH FIRE HYDRANT	NOM	NOMINAL
BSN BASIN	FHB FIRE HYDRANT BOOSTER	NB	NOTICE BOARD
BSP BATH SPOUT	FHR FIRE HOSE REEL	O	OPERABLE
BST BALLAST	FIP FIRE ALARM CONTROL PANEL	OD	OVERHEAD DOOR
BT BENCHTOP	FLS FLASHING	OF	OVER FLOW SLOT
BTH-01.BATH-01, 02, ETC.	FMP FIRE MIMIC PANEL	OFS	OVER FLOW SPOUT
BTP BOTTLE TRAP	FN-01 FURNITURE TYPE 01, 02, ETC	OP	OPERABLE
BTR BOUNDARY TRAP	FNC-01 FENCE TYPE 01, 02, ETC	OSD	ON SITE DETENTION TANK
BWK-01.BRICK TYPE 01, 02, ETC.	FR FIRE RATED	OSR	ON SITE RETENTION TANK
BY BALCONY	FRL FIRE RESISTANCE LEVEL	OV	OVEN
BYWBALCONY WINTER GARDEN	FS-01,.. FIRE STAIR NO.1, 2, ETC	P	PANTRY
C	FSC FIRE SPRINKLER CONTROL	PB	PLASTERBOARD
CAP CAPPING	FW FLOOR WASTE	PC-01,.. POWDER COAT	
CBC CUBICLE SYSTEM	FX FIXED	FINISH-01, 02, ETC.	
CBF CONCRETE BROOM FINISH	G	PD	PIVOT DOOR
CEA CONCRETE EXPOSED AGGREGATE FINISH	GA-01 GREASE ARRESTOR NO.1, 2, ETC.	PDO	PLANTER DRAINAGE
CF CRITICAL FACE	GB GAS BAYONET	OUTLET	
CFC COMPRESSED FIBRE CEMENT	GBB BULK GARBAGE ROOM	PF-01,.. PAINT FINISH-01, 02, ETC.	
CFF CONCRETE FLOAT FINISH	GBC GARBAGE CHUTE	PFC	PARALLEL FLANGE
CGF CONCRETE GROOVE FINISH	GBR GARBAGE ROOM	CHANNEL	
CH CEILING HEIGHT	GC GLASS CLEAR	PG	PERGOLA
CHE CHAMFERED EDGE	GD GLASS, DECORATIVE	PL	PAINT LINE MARKING
CHS CIRCULAR HOLLOW SECTION	GDR GRATED DRAIN	PLB	PLANTER BOX
CI CAST IN	GE GROOVED EDGE	PLT	PLATFORM LIFT
CIS CISTERN	GHR GARBAGE HOLDING ROOM	PM	PELMET
CJ CONTRUCTION JOINT	GL-01,..GLASS TYPE 01, 02, ETC.	PP	01 TRAFFIC ROAD MARKING
CKT COOK TOP	GTR GUTTER	PAINT	
CL CENTRE LINE	GLR MECHANICAL GRILLE	PP	02SAFETY HAZARD STRIPS
CLD CLADDING	GM GAS METER	PS	PIPE SPACE
CLK CLOACK ROOM	GP GLASS PANEL	PRC	PRE CAST CONCRETE
CLNR CLEANER STORE	GPO GENERAL POWER OUTLET	PUP	PUSH PLATE
CM CONVEX MIRROR	GPT GROSS POLLUTANT TRAP	PV	PAVING
CMRCEMENT RENDER/ ACRYLIC	GR GRAB RAIL	R	ROBE
CNR CORNER	GRL GROUND LINE	(R)	RECESSED
COF CONCRETE OFF-FORM FINISH	GS GLAZING SUITE	RA	RETURN AIR
COL COLUMN	GT GLASS, TRANSLUCENT	RAS	ROOF ACCESS SAFTEY
COMCOMMERCIAL	GX GARBAGE EXHAUST	SYSTEM	
COMSCOMMUNICATIONS	H	RC	REINFORCED CONCRETE
SERVICES	H HYDRAULIC SERVICES	RD	ROLLER DOOR
CONC CONCRETE FINISH	HB HEBEL	REP	RECESSED EDGE PULL
COS CHECK ON SITE	HC HOSE COCK	RES	RESIDENTIAL
CP CAR PARK SPACE	HD HANDLE	RF	REFRIGERATOR
CPC CONCRETE PRECAST	HDR HAND DRYER	RFF	RESILIENT FLOOR FINISH
CPD CUPBOARD	HIR HIGH IMPACT RESISTANT	RH	RANGE HOOD
CPL COVER PLATE	HK HOOK	RHS	RECTANGULAR HOLLOW
CPS CARPARK SUPPLY	HLW HIGH LEVEL WINDOW	SECTION	
CPT CARPET	HMR HIGH MOISTURE	RL	RELATIVE LEVEL TO AHD
CPX CAR PARK EXHAUST	RESISTANCE	RP-01,.. RAMP-01, 02, ETC.	
CS CEILING FINISH	HP HIGH POINT	RTL	RETAIL
CSF CEMENTITIOUS SCREED	HR-01,. HANDRAIL-01, 02, ETC.	RU	RECEPTABLE UNIT
FINISH	HRV HEAVY RIGID VEHICLE	RV	RELIEF VENT
CSK COUNTERSUNK	HWSHOT WATER SERVICE	RWHR	RAIN WATER HEAD
CSNK CLEANERS SINK	HWUHOT WATER UNIT	RWO	RAINWATER OUTLET
CST CONCRETE STEEL TROWEL FINISH	I	RWT	RAINWATER TANK
CTF CERAMIC TILE FLOOR	ID INSIDE DIAMETER	RY	RECYCLING
FINISH	IL INVERT LEVEL	S	STORAGE
CTWCERAMIC TILE WALL FINISH	INA INTEGRATED ASSEMBLY	SA	SUPPLY AIR
CU CONDENSER UNIT	INS INSULATION	SB	SPLASH BACK
CVJ COVED JUNCTION	INT INTERCOM	SBM	STEEL BEAM
CW COLD WATER	IO INSPECTION OPENING	SBT	SEVER BOUNDRY TRAP
CWBCAR WASH BAY	J	SC	STORAGE CAGE WITH
CWSCOLD WATER SUPPLY	J-01 JOINERY TYPE 01, 02, ETC.	GATE	
CY COURTYARD	JF-01 JOINERY FINISH 01, 02, ETC.	SCN	SCREEN
D	JP JOINERY PULL	SCOL	STEEL COLUMN
D DINING	K	SCT	SHOWER CURTAIN
DD DISH DRAIN	K KITCHEN	SCTR	SHOWER CURTAIN RAIL
DDO DISH DRAIN OUTLET	KB KERB	SD	SLIDING DOOR
DG DRIP GROOVE	KE KITCHEN EXHAUST	SDH	SOAP DISH HOLDER
DJ DUMMY JOINT	L	SDO	SPOON DRAIN OUTLET
DM DOOR MAT	L LIVING	SDSP	SOAP DISPENSER
DP DOWN PIPE	LB LETTER BOX	SEC	SECURITY SERVICES
DPC DAMP PROOF COURSE		SFF	STONE FLOOR FINISH
		SFS	SHOWER FOLDING SEAT

DEVELOPMENT SUMMARY

SITE INFO			
ADDRESS	Future lots 401 and 402 Buchan Avenue; Edmondson Park; NSW 2174		
DP	LOT 40 - DP1286151		
SITE AREA	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			
RESIDENTIAL MIX	1 Bedroom Unit : 69 (40%) 2 Bedroom Unit : 83 (48%) 3 Bedroom Unit : 20 (12%) TOTAL UNITS : 172		
CAR PARKING	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			
	CONTROLS	PROPOSED	COMPLIANCE
LAND USE	B4 - Mixed-Use	B4 - Mixed-Use	✓
BUILDING HEIGHT (m)	RL 113.03 (MOD 5 Approval)	RL 107.2 (Lift Overrun)	✓
GROSS FLOOR AREA (sqm)	50,896 sqm (Town Centre North Quadrant 2 MOD 5 Approval)	14,092.7 sqm	N/A
	CONTROLS	PROPOSED	COMPLIANCE
DWELLING MIX	LIVERPOOL DCP 2008 Part 2.11 (September 2024) *Note: Provided for reference (Liverpool DCP Not applicable for Station Precinct) 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%	Proposed Dwelling Mix : 1 Bedroom : 69 (40%) 2 Bedroom : 83 (48%) 3 Bedroom : 20 (12%) 18 Adaptable Units (10%)	N/A
SETBACK	LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024) FRONT SETBACK Macdonald Road: 3.6m (3m articulation zone) FRONT SETBACK Buchan Ave South: 3m (3m articulation zone) SIDE SETBACKS Path separating from Block 20b & Block 21: 1m (no articulation zone)	FRONT SETBACK MacDonald Road: 3.6m FRONT SETBACK Buchan Ave South: 3m SIDE SETBACKS Path separating from Block 20b & Block 21: 6m	✓
MIN. LANDSCAPE AREA	SEPP (HOUSING) 2021 _ IN-FILL AFFORDABLE HOUSING Minimum landscape area (30% of site area) ~ 1,015.5 sqm	45.9% = 1,555 sqm (includes hardscape areas)	✓
CAR PARKING	SEPP (HOUSING) 2021 _ IN-FILL AFFORDABLE HOUSING RESIDENTIAL CAR PARKING RATE At least 0.4 parking spaces for each dwelling containing 1 bedroom 1 bedroom dwellings x 0.4 spaces/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 SEPP REQUIRED RESIDENTIAL PARKING SPACES= 90 spaces RETAIL PARKING RATE (RMS RATE) 1 space per 77m2 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> TOTAL REQUIRED PARKING SPACES = 56 spaces	RESIDENTIAL CAR PARKING Resident car parking spaces : 58 spaces RETAIL PARKING RATE Retail car parking spaces : 2 spaces Car share spaces: 3 spaces <u>3 car share spaces provided to offset 27 car spaces</u> TOTAL PARKING SPACES PROVIDED = 63 spaces	✓
BICYCLE PARKING	LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024) RESIDENTIAL BICYCLE PARKING RATE 1 space per dwelling (resident) - 172 spaces RETAIL BICYCLE PARKING RATE Staff - 1 space per 10 staff or 1 space per 200m2 GFA (whichever is greater) Visitor - 2 plus 1 space per 100m2 GFA TOTAL REQUIRED RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = 172 spaces TOTAL REQUIRED RETAIL BICYCLE PARKING SPACES = 4 spaces TOTAL REQUIRED BICYCLE PARKING SPACES = 176 spaces	RESIDENTIAL BICYCLE PARKING Resident bicycle parking spaces : 172 spaces RETAIL BICYCLE PARKING RATE Retail staff bicycle parking spaces : 1 spaces Retail visitor bicycle parking spaces : 3 spaces TOTAL BICYCLE PARKING SPACES PROVIDED = 176 spaces	✓
MOTORCYCLE PARKING	LANDCOM TOWN CENTRE NORTH DESIGN GUIDELINES (February 2024) RESIDENTIAL MOTORCYCLE PARKING RATE 1 space per 20 car spaces = 88 / 20 = 4.4 spaces = 4.4 spaces RETAIL MOTORCYCLE PARKING RATE 1 space per 20 car spaces = 1 space TOTAL REQUIRED RESIDENTIAL MOTORCYCLE PARKING SPACES = 5 spaces TOTAL REQUIRED RETAIL MOTORCYCLE PARKING SPACES = 1 spaces TOTAL REQUIRED MOTORCYCLE PARKING SPACES = 6 spaces	RESIDENTIAL MOTORCYCLE PARKING Residential motorcycle parking spaces :5 spaces RETAIL MOTORCYCLE PARKING Retail motorcycle parking spaces : 1 space TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 6 spaces	✓
APARTMENT DESIGN GUIDE			
	CONTROLS	PROPOSED	COMPLIANCE
3D. COMMUNAL OPEN SPACE	APARTMENT DESIGN GUIDE (2015) Communal open space has a minimum area equal to 25% of the site = 846.25 sqm	998 sqm (29.5%)	✓
3E. DEEP SOIL ZONE	6m minimum dimension, and equal to 7% of the site area = 236.95 sqm Total deep soil, equal to 15% of the site area = 507.75 sqm	DEEP SOIL WITH >6m DIMENSION = 272 sqm (8.04%) TOTAL DEEP SOIL (including Deep soil <6m) = 653 sqm (19.29%)	✓
4A. SOLAR AND DAYLIGHT ACCESS	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)	✓
4B. NATURAL VENTILATION	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	✓

File: 2518_EDMONDSON PARK_Block 20A

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18/12/2025

A

ISSUE FOR SSDA

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SCALE

JUL 2025

NTS@A1

A3@50%

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

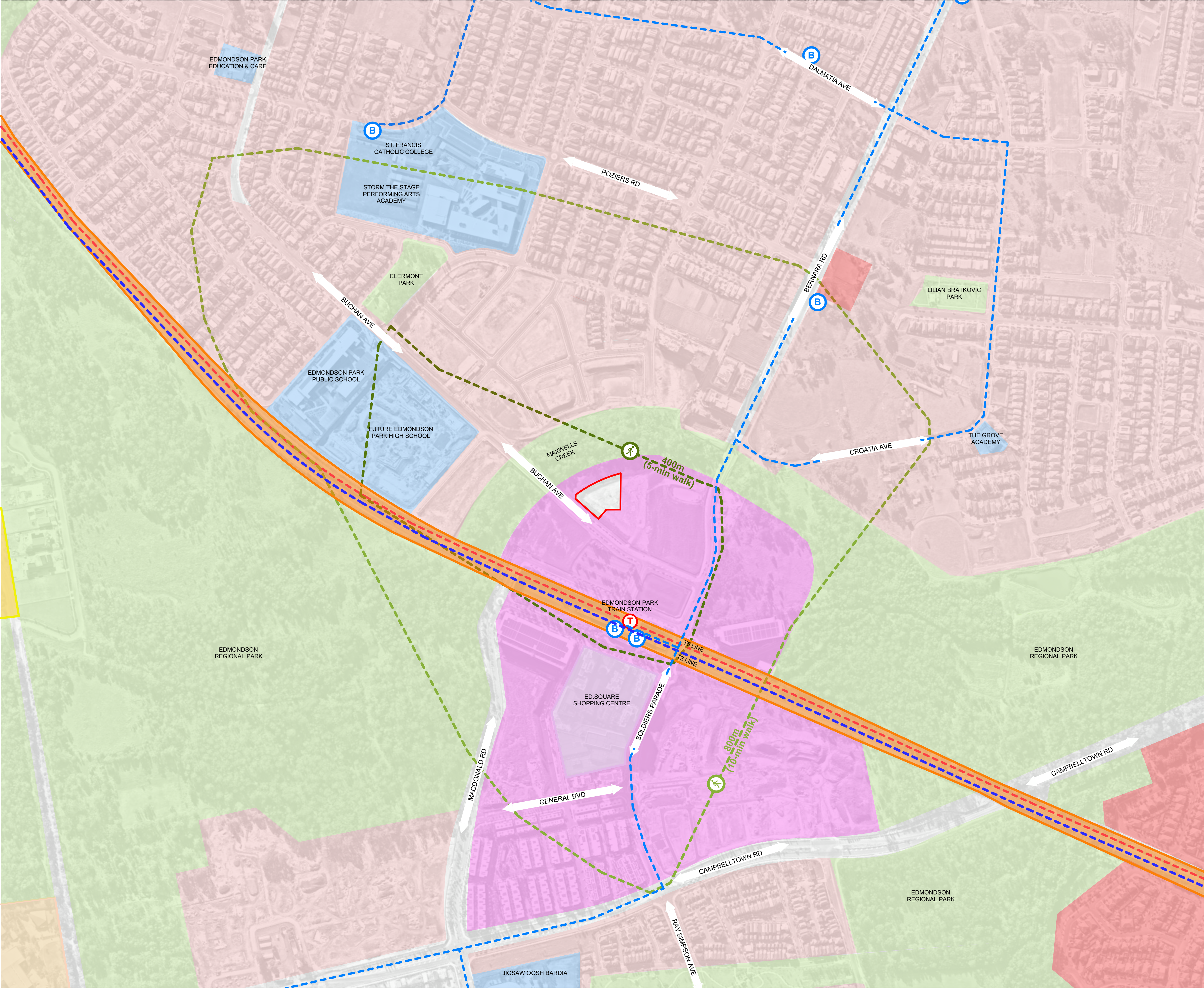
DEVELOPMENT SUMMARY

SHEET NO.

REVISION:

SSDA 002

B



File:
Print date and time:
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NOTE:

2518_EDMONDSON PARK_Block 20A
Thursday, 16 April 2026
@ 4:30 PM

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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

TRAIN STATION

BUS STOPS

BUS ROUTE

ISOCHRON (400m WALK)

ISOCHRON (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

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N

0

20

50

100m

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DRAWN

KB,SL

SCALE

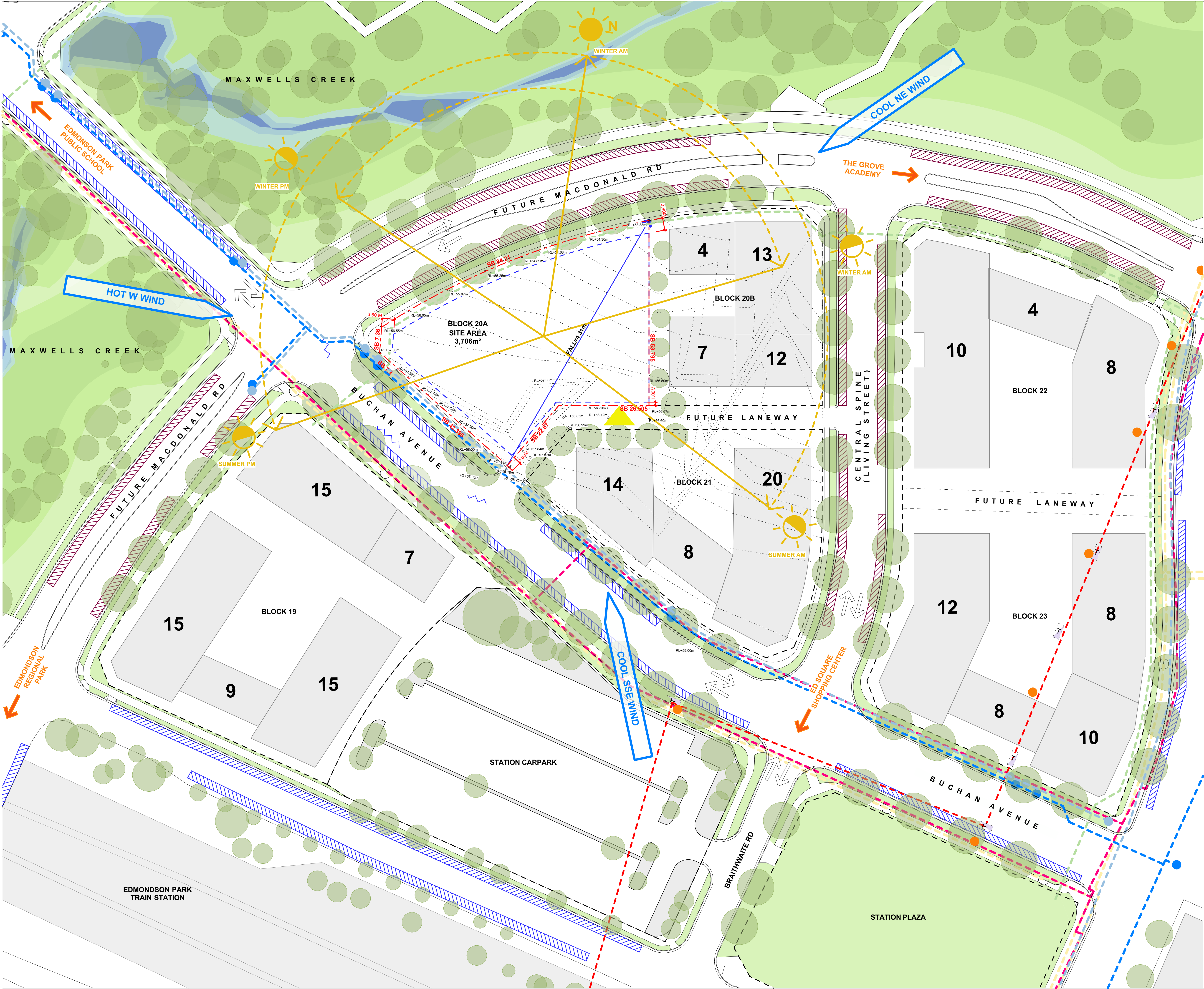
1:3000 @ A1 A3@50%

SHEET NO

SSDA 003

REVISION

A



File: 2518_EDMONDSON PARK_Block 20A
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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

X

NO. OF PROPOSED STORIES

REVISION ID	AMENDMENT	DATE
D	ISSUE FOR COORDINATION	13/11/2025
P1	ISSUE FOR COORDINATION	18/12/2025
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ARCHITECT

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MAIL@FUSEARCHITECTS.COM.AU
PHONE 02 9278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM
1460 Station St E
Parramatta NSW 2150

N

0 2 5 10m

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

SITE ANALYSIS

DRAWN

KB

SCALE

1:500 @ A1 A3@50%

SHEET NO

SSDA 004

REVISION

A



File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026 @ 4:30 PM
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- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

LEGEND

SITE BOUNDARY

↕

TRAFFIC DIRECTION AND LANES

X

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
39 GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTS.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM
14/62 Station St E
Parramatta NSW 2150

N

0 5 10 20m

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

SITE PLAN

DRAWN

KB

SCALE

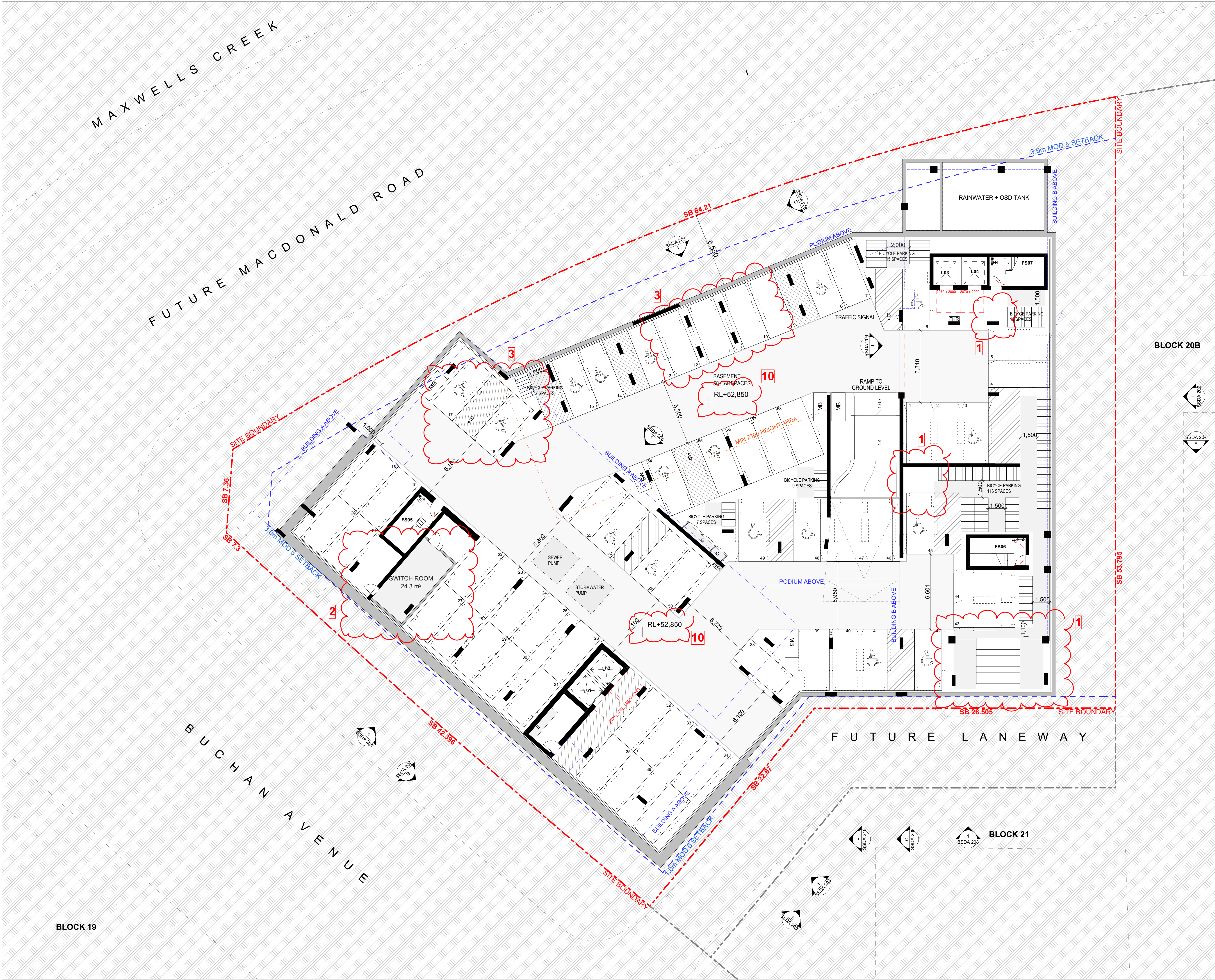
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SHEET NO

SSDA 005

REVISION

A



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LEGEND

ACCESSIBLE CARSPACE

SHARED ZONE

MOTORCYCLE PARKING SPACE

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE PARKING RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID

AMENDMENT

DATE

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

B

RESPONSE TO RFI

29/07/2026

ARCHITECT

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ABN 81 612 046 643

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CLIENT

LANDCOM

1402 Station St E

Paramatta NSW 2150

N

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

BASEMENT 01 PLAN

DRAWN

BC,SL

SCALE

1:150 @ A1

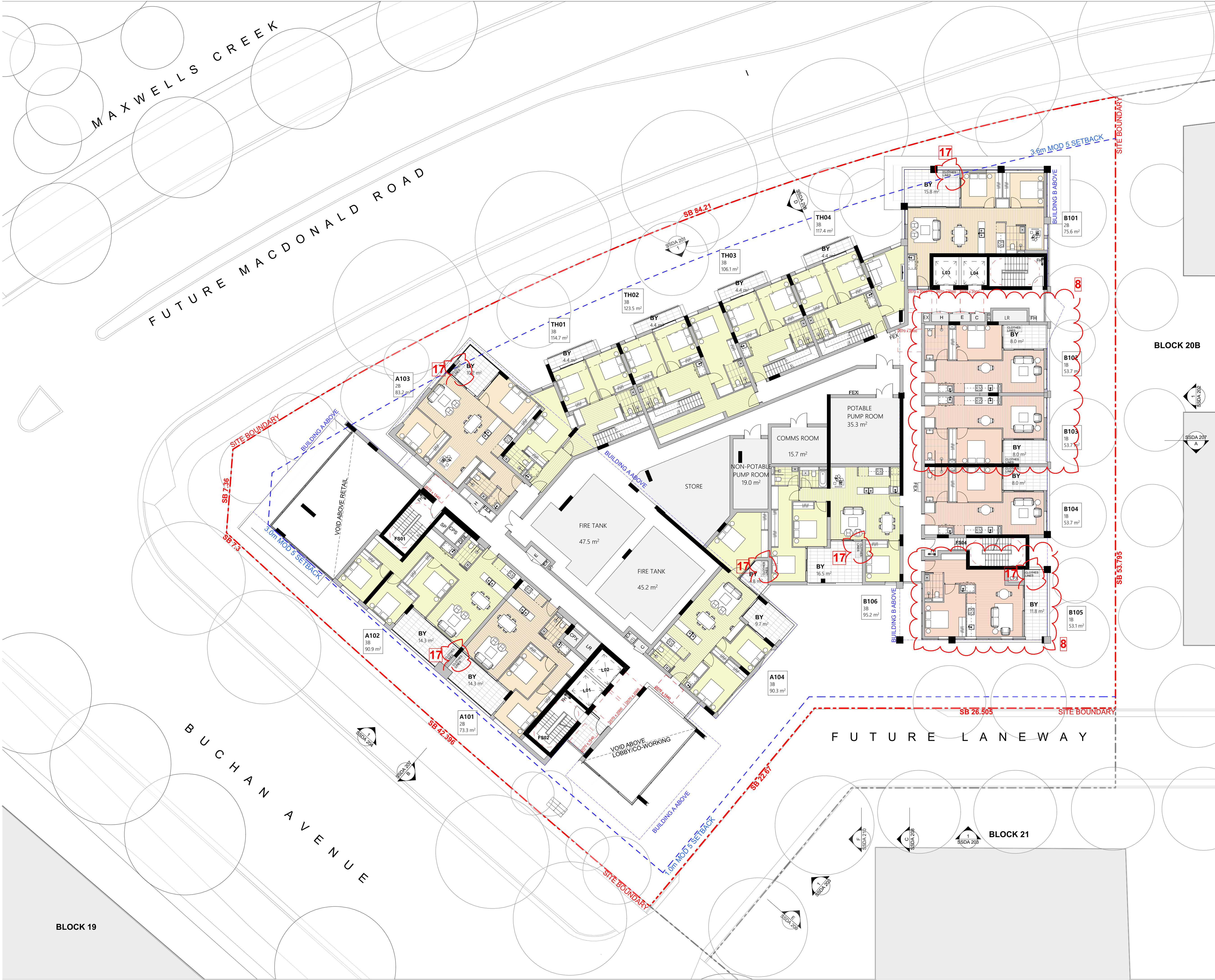
A3@50%

SHEET NO

SSDA 101

REVISION

B



2518_EDMONDSON PARK_Block 20A

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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

ADAPTABLE APARTMENT

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE PARKING RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID

AMENDMENT

DATE

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

B

RESPONSE TO RFI

29/07/2026

ARCHITECT

FUSE ARCHITECTS

STUDIO 212

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REDFERN NSW 2016

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ABN 81 612 046 643

NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM

1402 Station St E

Paramatta NSW 2150

N

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

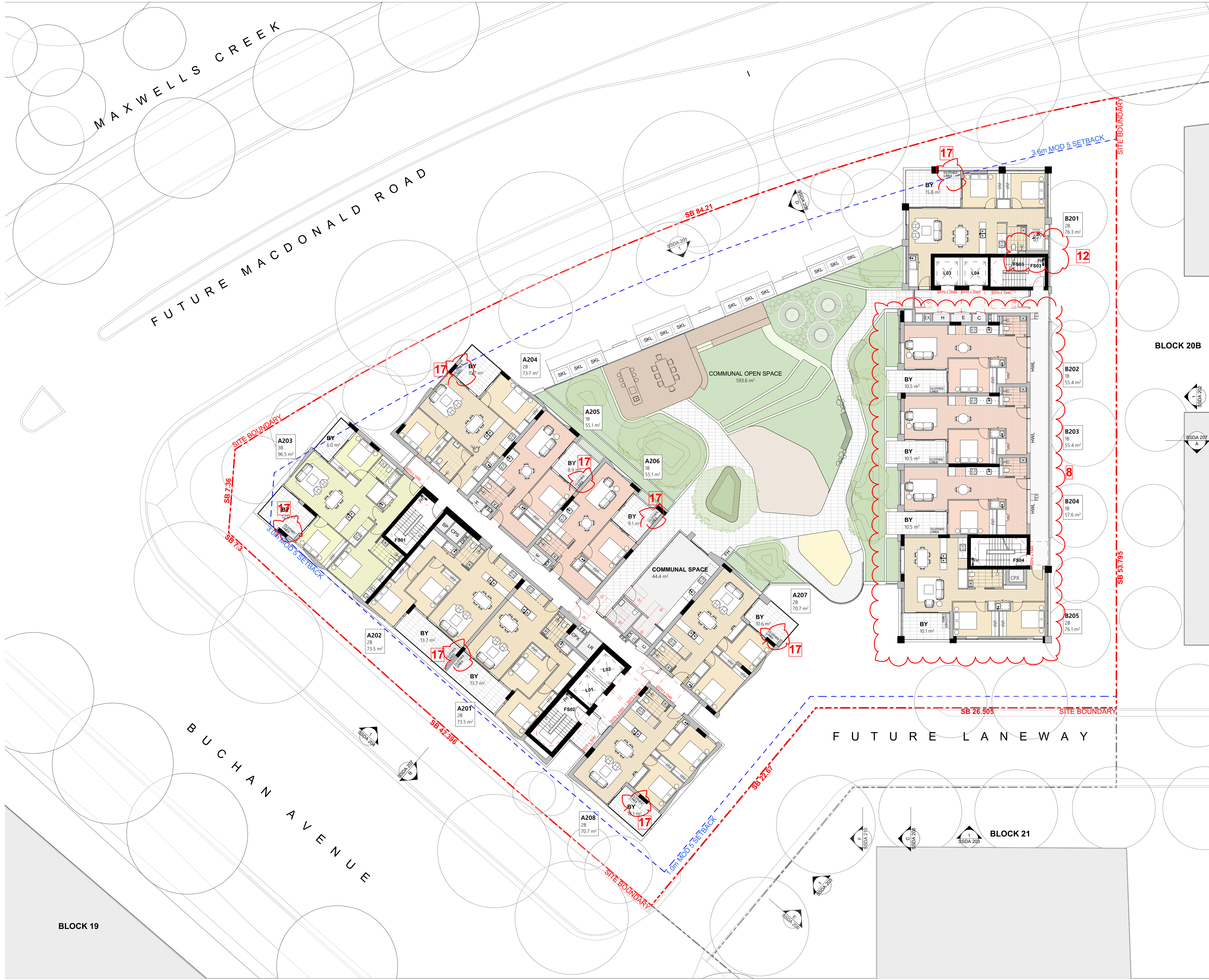
LEVEL 01 PLAN

SHEET NO

SSDA 103

REVISION

B





2518_EDMONDSON PARK_Block 20A

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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

ADAPTABLE APARTMENT

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE PARKING RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID

AMENDMENT

DATE

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

B

RESPONSE TO RFI

29/07/2026

ARCHITECT

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PHONE 02 8278 7156

ABN 81 612 046 643

NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM

1402 Station St E

Paramatta NSW 2150

N

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

LEVEL 03-08 PLAN TYPICAL BLD A & B

SHEET NO

SSDA 105

REVISION

B

DRAWN

BC,SL

SCALE

1:150 @ A1 A3@50%



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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

ADAPTABLE APARTMENT

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE PARKING RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID

AMENDMENT

DATE

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

B

RESPONSE TO RFI

29/07/2026

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CLIENT

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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

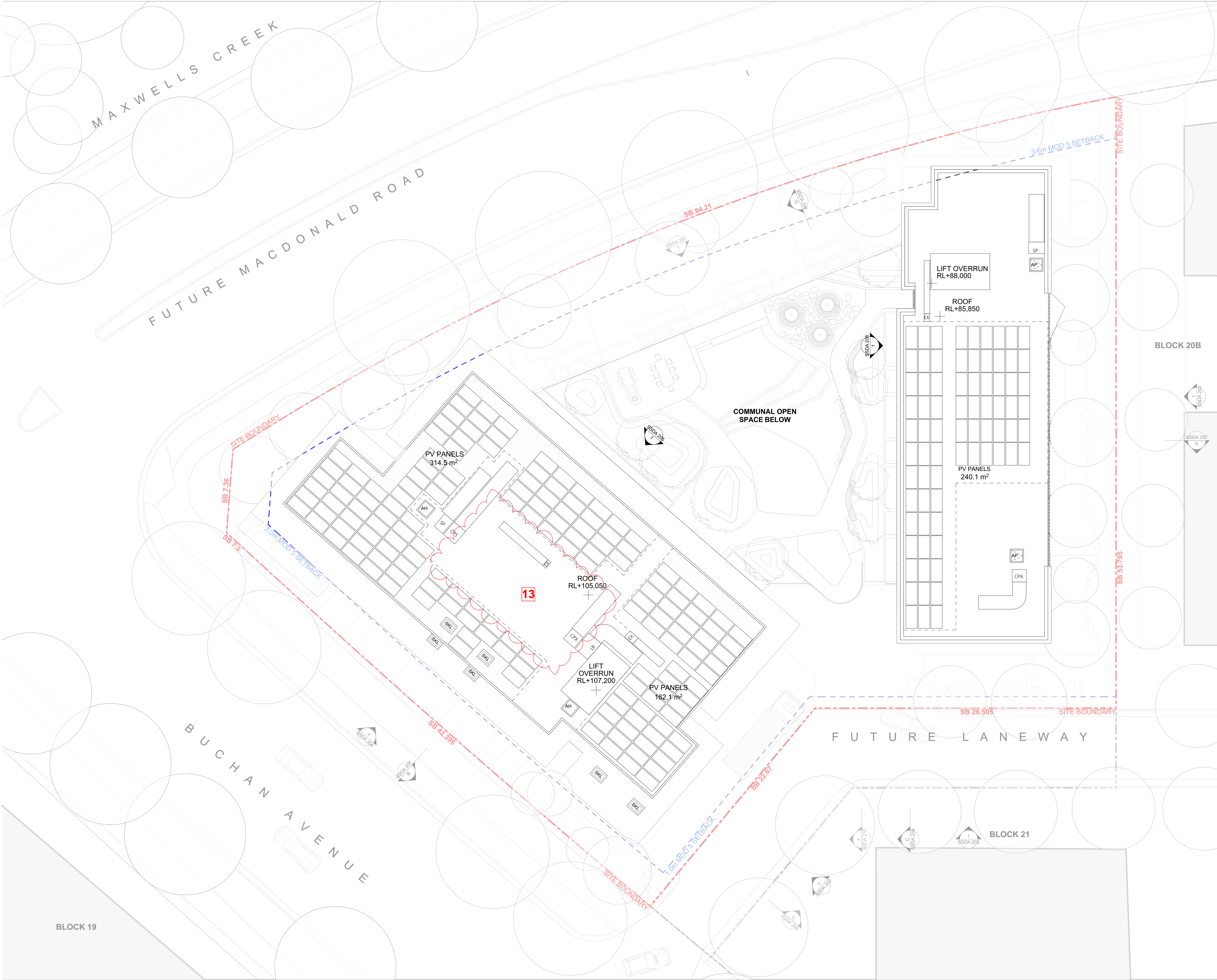
1:150 @ A1 A3@50%

SHEET NO

SSDA 106

REVISION

B



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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

ADAPTABLE APARTMENT

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE ROOM RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID

AMENDMENT

DATE

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

B

RESPONSE TO RFI

29/07/2026

ARCHITECT

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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM
14/02 Station St E
Parramatta NSW 2150

N

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

ROOF PLAN

DRAWN

BC,SL

SCALE

1:150 @ A1

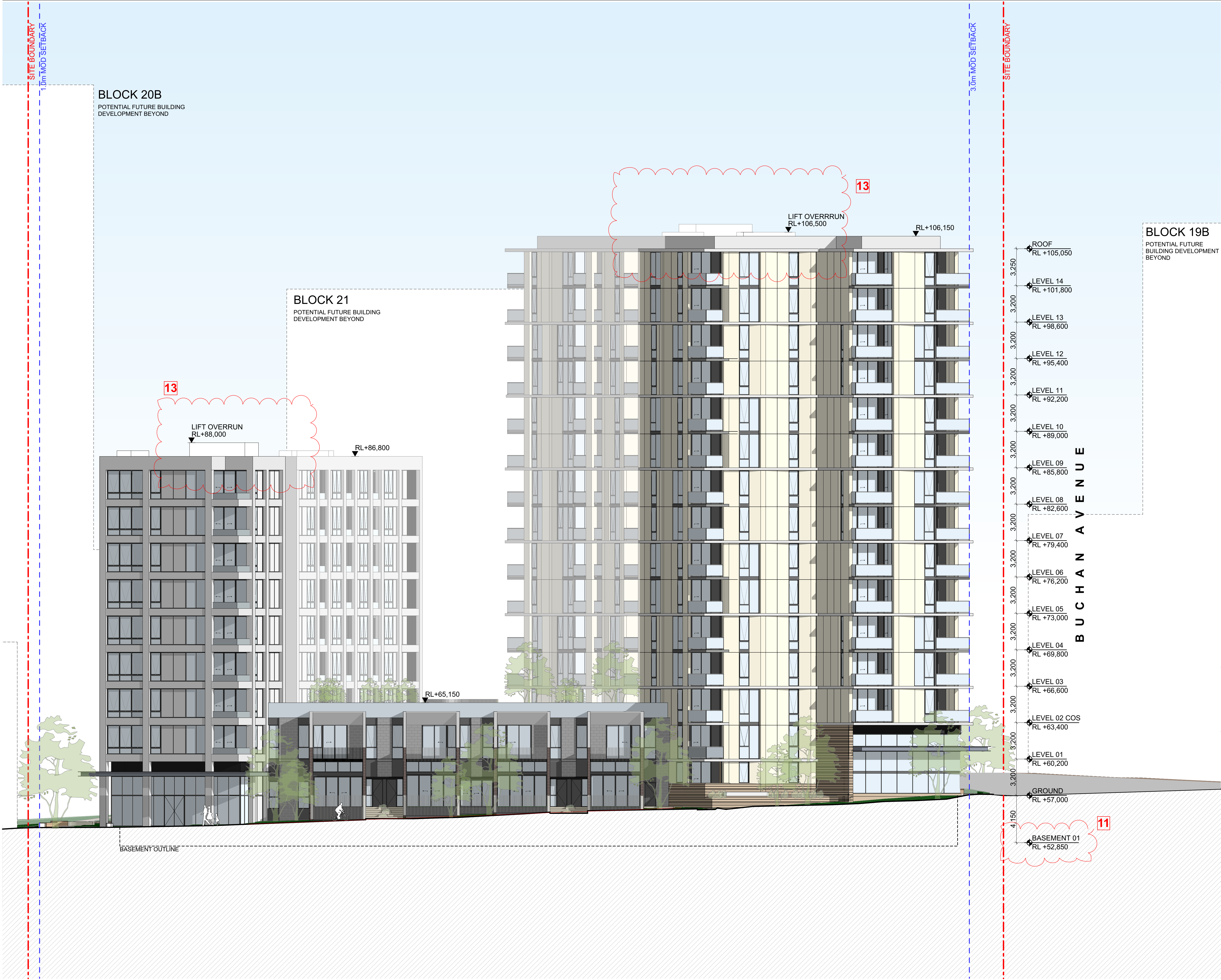
A3@50%

SHEET NO

SSDA 107

REVISION

B



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KEY PLAN

AMENDMENTS

1. BIKE PARKING RELOCATED
2. SWITCHROOM RELOCATED
3. ACCESSIBLE PARKING RELOCATED
4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION
5. RESIDENTIAL WASTE ROOM RELOCATED
6. CARPARK ENTRY RAMP INCREASED IN LENGTH
7. RAMP ADDED TO ENTRY
8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
9. BASEMENT RL AMENDED
10. FIRE CONTROL ROOM REMOVED
11. RL AMENDED
12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
13. PLANT ROOM REMOVED
14. FACADE AMENDED DUE TO APARTMENT FLIP
15. GFA AMENDED
16. MATERIAL DESCRIPTION AMENDED
17. CLOTHESLINES ADDED

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
B	RESPONSE TO RFI	29/07/2026

ARCHITECT

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ABN 81 612 046 643
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CLIENT

LANDCOM
1460 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

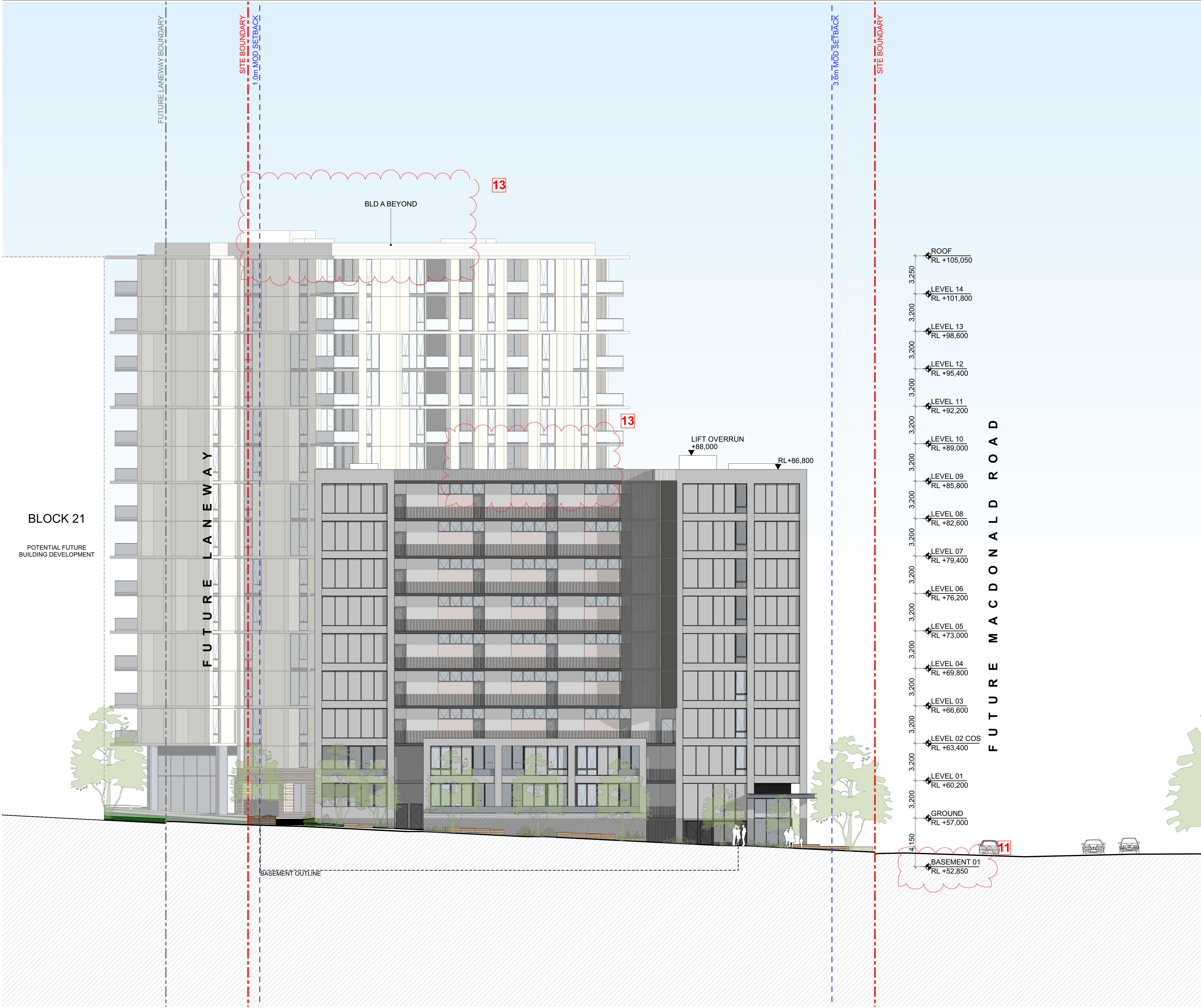
JOB NO
2518

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

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
NORTH ELEVATION

SHEET NO.	REVISION
SSDA 201	B



File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Monday, 3 August 2026 @ 6:38 PM
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KEY PLAN

AMENDMENTS

- BIKE PARKING RELOCATED
- SWITCHROOM RELOCATED
- ACCESSIBLE PARKING RELOCATED
- GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION
- RESIDENTIAL WASTE ROOM RELOCATED
- CARPARK ENTRY RAMP INCREASED IN LENGTH
- RAMP ADDED TO ENTRY
- APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
- BASEMENT RL AMENDED
- FIRE CONTROL ROOM REMOVED
- RL AMENDED
- SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
- PLANT ROOM REMOVED
- FACADE AMENDED DUE TO APARTMENT FLIP
- GFA AMENDED
- MATERIAL DESCRIPTION AMENDED
- CLOTHESLINES ADDED

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
B	RESPONSE TO RFI	29/07/2026

ARCHITECT

FUSE ARCHITECTS

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39 GREAT BUCKINGHAM ST
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM
1402 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	DRAWN
CH	BC,SL,KB
DATE CREATED	SCALE
JUL 2025	1:150 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
EAST ELEVATION

SHEET NO.	REVISION
SSDA 202	B

BLOCK 19
POTENTIAL FUTURE
BUILDING DEVELOPMENT

B
U
C
H
A
N

A
V
E
N
U
E

LOBBY
RL+67,300

LIFT OVERRUN
RL+107,200

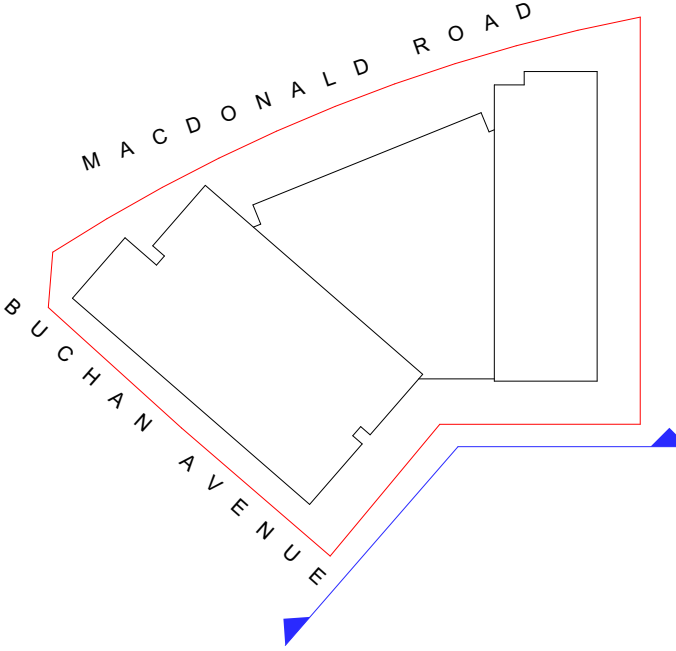
LIFT OVERRUN
RL+88,000

RL+86,800

BLOCK 20B
POTENTIAL FUTURE
BUILDING
DEVELOPMENT

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Monday, 3 August 2026 @ 6:38 PM
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• REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

KEY PLAN



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

AMENDMENTS

- BIKE PARKING RELOCATED
- SWITCHROOM RELOCATED
- ACCESSIBLE PARKING RELOCATED
- GARAGE ROOM ADJUSTED FOR BETTER CIRCULATION
- RESIDENTIAL WASTE ROOM RELOCATED
- CARPARK ENTRY RAMP INCREASED IN LENGTH
- RAMP ADDED TO ENTRY
- APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
- BASEMENT RL AMENDED
- FIRE CONTROL ROOM REMOVED
- RL AMENDED
- SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
- PLANT ROOM REMOVED
- FACADE AMENDED DUE TO APARTMENT FLIP
- GFA AMENDED
- MATERIAL DESCRIPTION AMENDED
- CLOTHESLINES ADDED

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
B	RESPONSE TO RFI	29/07/2026

ARCHITECT

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ABN 81 612 046 643
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CLIENT
LANDCOM
14/02 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
B





File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Monday, 3 August 2026 @ 6:39 PM
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KEY PLAN

AMENDMENTS

- BIKE PARKING RELOCATED
- SWITCHROOM RELOCATED
- ACCESSIBLE PARKING RELOCATED
- GARAGE ROOM ADJUSTED FOR BETTER CIRCULATION
- RESIDENTIAL WASTE ROOM RELOCATED
- CARPARK ENTRY RAMP INCREASED IN LENGTH
- RAMP ADDED TO ENTRY
- APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
- BASEMENT RL AMENDED
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- RL AMENDED
- SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
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- FACADE AMENDED DUE TO APARTMENT FLIP
- GFA AMENDED
- MATERIAL DESCRIPTION AMENDED
- CLOTHES LINES ADDED

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026
B	RESPONSE TO RFI	29/07/2026

ARCHITECT

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ABN 81 612 046 643
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CLIENT

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14/02 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,KB
DATE CREATED	SCALE
JUL 2025	1:150 @ A1 A3@50%

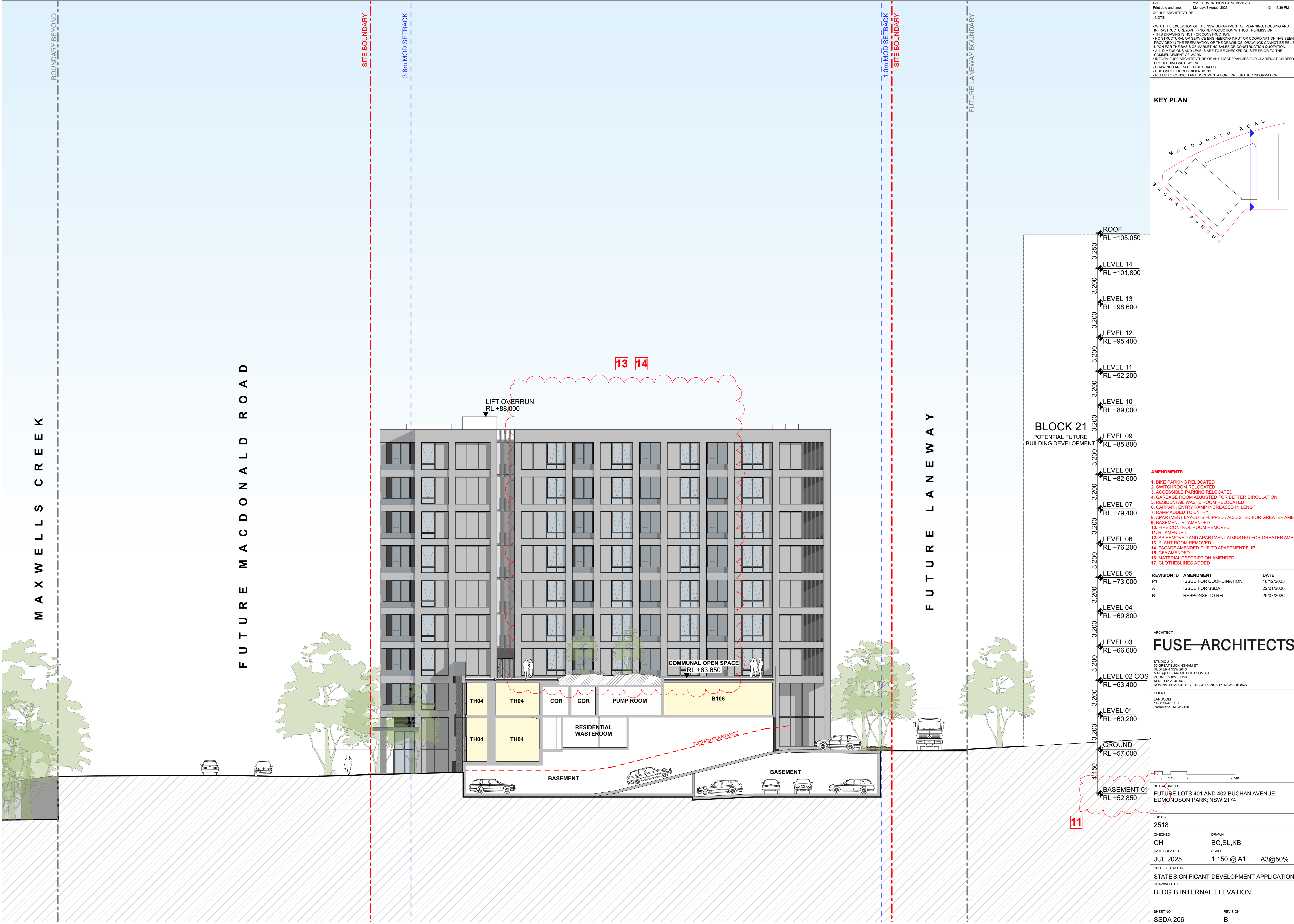
PROJECT STATUS

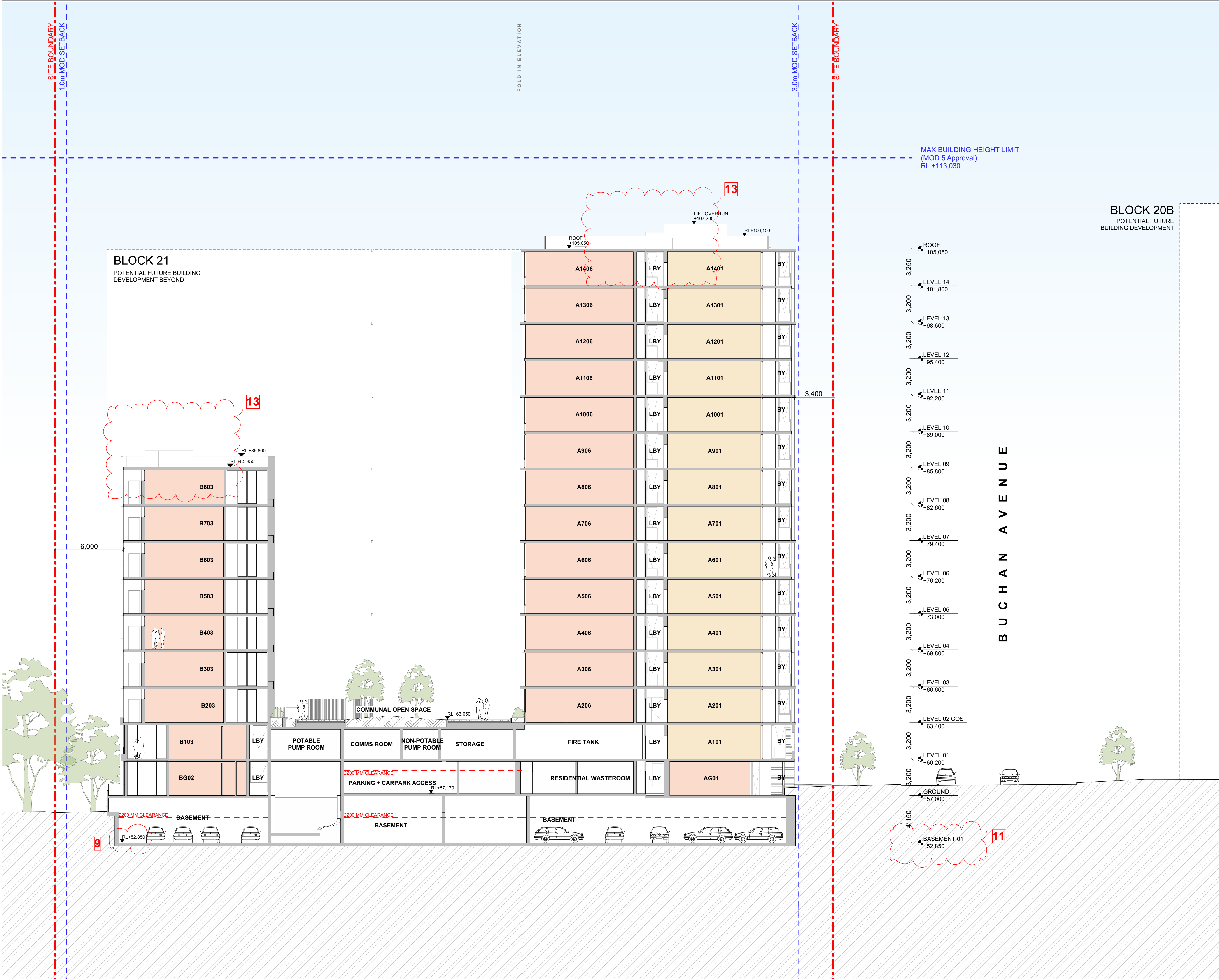
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

BLDG A INTERNAL ELEVATION

SHEET NO.	REVISION
SSDA 205	B





2518_EDMONDSON PARK_Block 20A

Print date and time: Monday, 3 August 2026 6:39 PM

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LEGEND

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

BLOCK 20B
POTENTIAL FUTURE BUILDING DEVELOPMENT

KEY PLAN

MACDONALD ROAD

BUCHAN AVENUE

AMENDMENTS

1. BIKE PARKING RELOCATED
2. SWITCHROOM RELOCATED
3. ACCESSIBLE PARKING RELOCATED
4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION
5. RESIDENTIAL WASTE ROOM RELOCATED
6. CARPARK ENTRY RAMP INCREASED IN LENGTH
7. RAMP ADDED TO ENTRY
8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
9. BASEMENT RL AMENDED
10. FIRE CONTROL ROOM REMOVED
11. RL AMENDED
12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
13. PLANT ROOM REMOVED
14. FACADE AMENDED DUE TO APARTMENT FLIP
15. GFA AMENDED
16. MATERIAL DESCRIPTION AMENDED
17. CLOTHES LINES ADDED

REVISION ID	AMENDMENT	DATE
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
B	RESPONSE TO RFI	29/07/2026

ARCHITECT

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ABN 81 612 046 643
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CLIENT

LANDCOM
1402 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

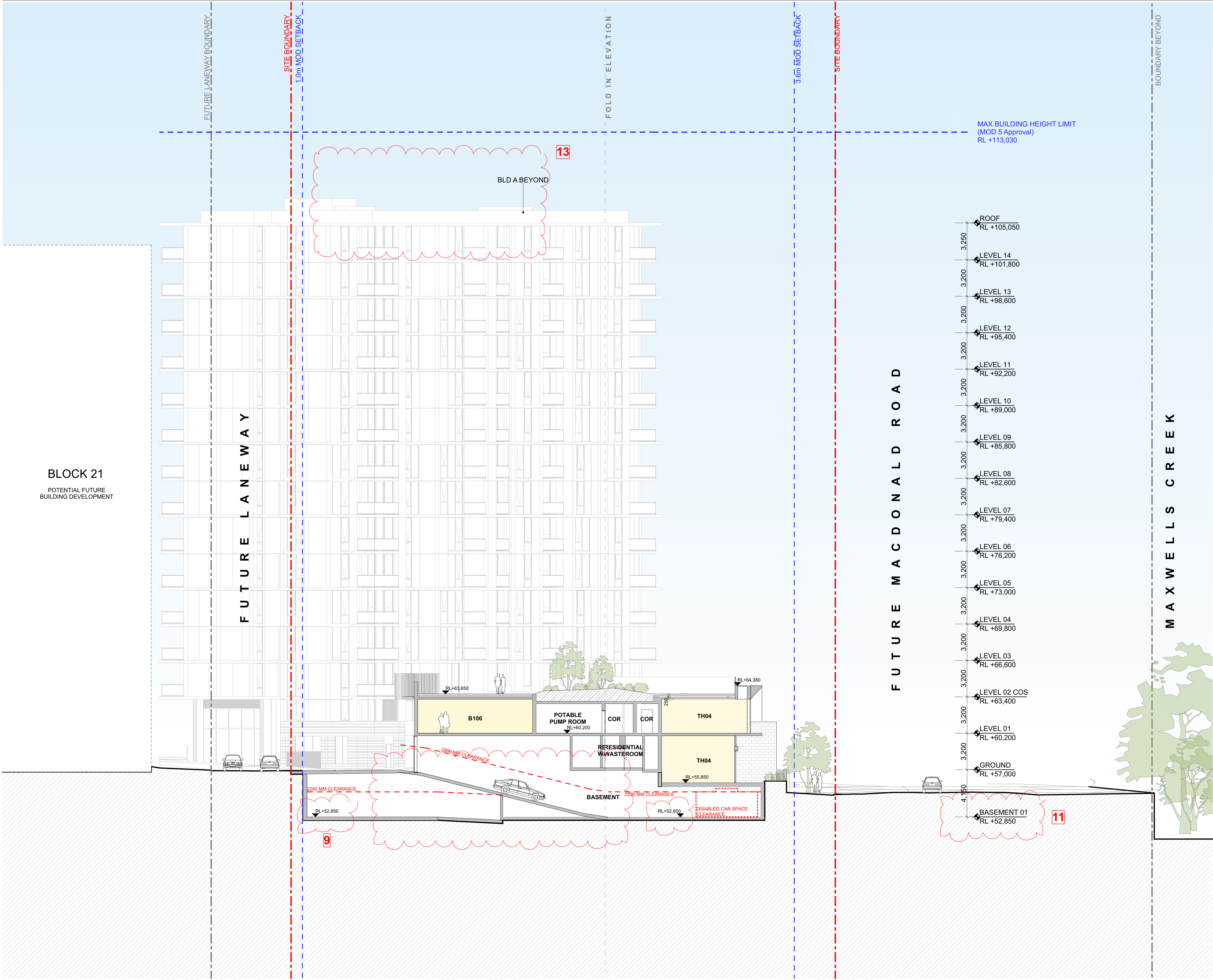
DATE CREATED
JUL 2025

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION A + B

SHEET NO
SSDA 207

REVISION
B



File: 2518_EDMONDSON PARK_Block 20A
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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

KEY PLAN

AMENDMENTS

- BIKE PARKING RELOCATED
- SWITCHROOM RELOCATED
- ACCESSIBLE PARKING RELOCATED
- GARAGE ROOM ADJUSTED FOR BETTER CIRCULATION
- RESIDENTIAL WASTE ROOM RELOCATED
- CARPARK ENTRY RAMP INCREASED IN LENGTH
- RAMP ADDED TO ENTRY
- APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY
- BASEMENT RL AMENDED
- FIRE CONTROL ROOM REMOVED
- RL AMENDED
- SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY
- PLANT ROOM REMOVED
- FACADE AMENDED DUE TO APARTMENT FLIP
- GFA AMENDED
- MATERIAL DESCRIPTION AMENDED
- CLOTHES LINES ADDED

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
B	RESPONSE TO RFI	29/07/2026

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CLIENT

LANDCOM
1462 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

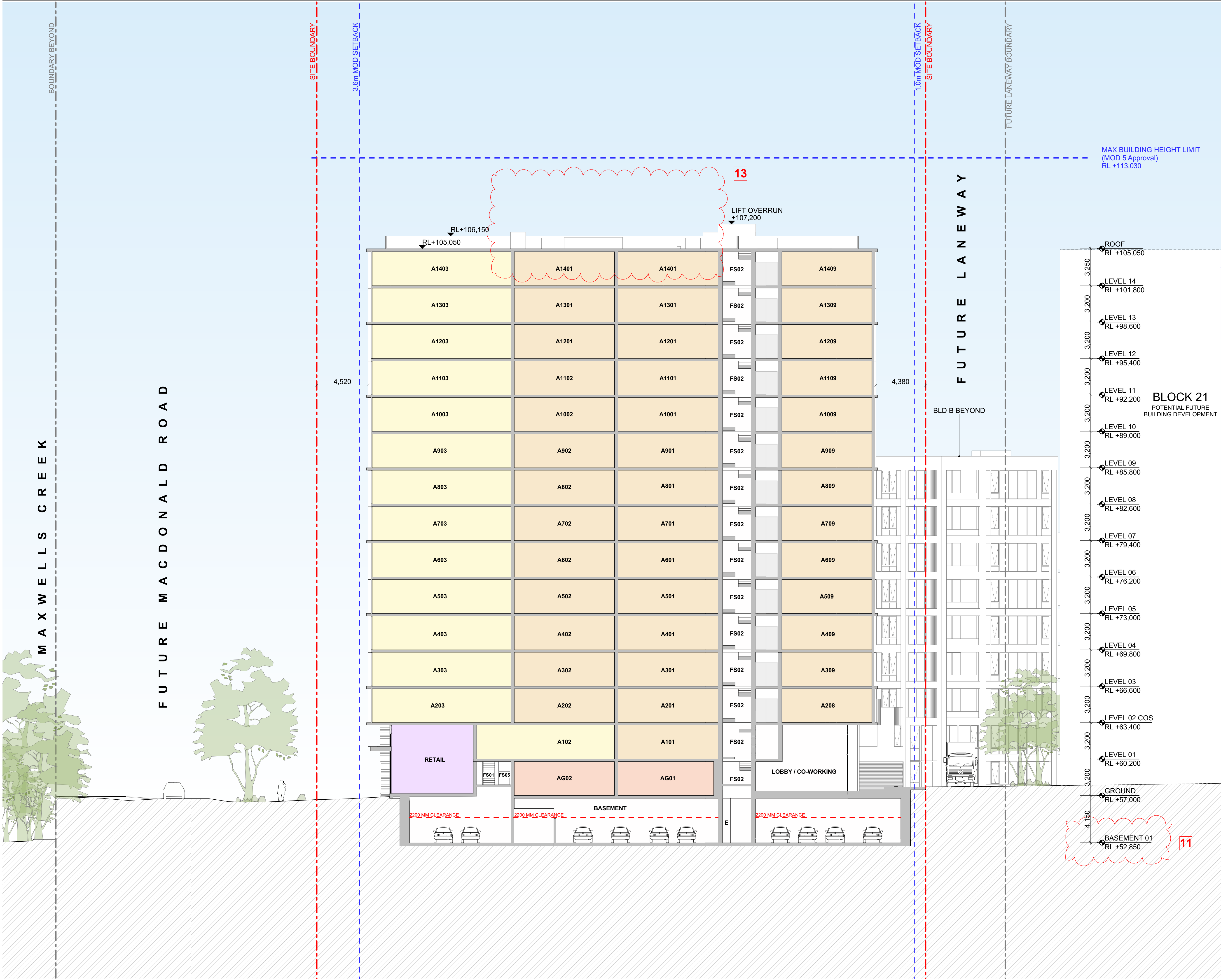
JOB NO
2518

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

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION C + D

SHEET NO.	REVISION
SSDA 208	B



File: 2518_EDMONDSON PARK_Block 20A
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LEGEND

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

KEY PLAN

MACDONALD ROAD

BUCHAN AVENUE

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+52,850

AMENDMENTS

1. BIKE PARKING RELOCATED

2. SWITCHROOM RELOCATED

3. ACCESSIBLE PARKING RELOCATED

4. GARBAGE ROOM ADJUSTED FOR BETTER CIRCULATION

5. RESIDENTIAL WASTE ROOM RELOCATED

6. CARPARK ENTRY RAMP INCREASED IN LENGTH

7. RAMP ADDED TO ENTRY

8. APARTMENT LAYOUTS FLIPPED / ADJUSTED FOR GREATER AMENITY

9. BASEMENT RL AMENDED

10. FIRE CONTROL ROOM REMOVED

11. RL AMENDED

12. SP REMOVED AND APARTMENT ADJUSTED FOR GREATER AMENITY

13. PLANT ROOM REMOVED

14. FACADE AMENDED DUE TO APARTMENT FLIP

15. GFA AMENDED

16. MATERIAL DESCRIPTION AMENDED

17. CLOTHESLINES ADDED

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026
B	RESPONSE TO RF1	29/07/2026

ARCHITECT

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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

LANDCOM

1402 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

DRAWN

BC,SL

SCALE

1:150 @ A1 A3@50%

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION E

SHEET NO

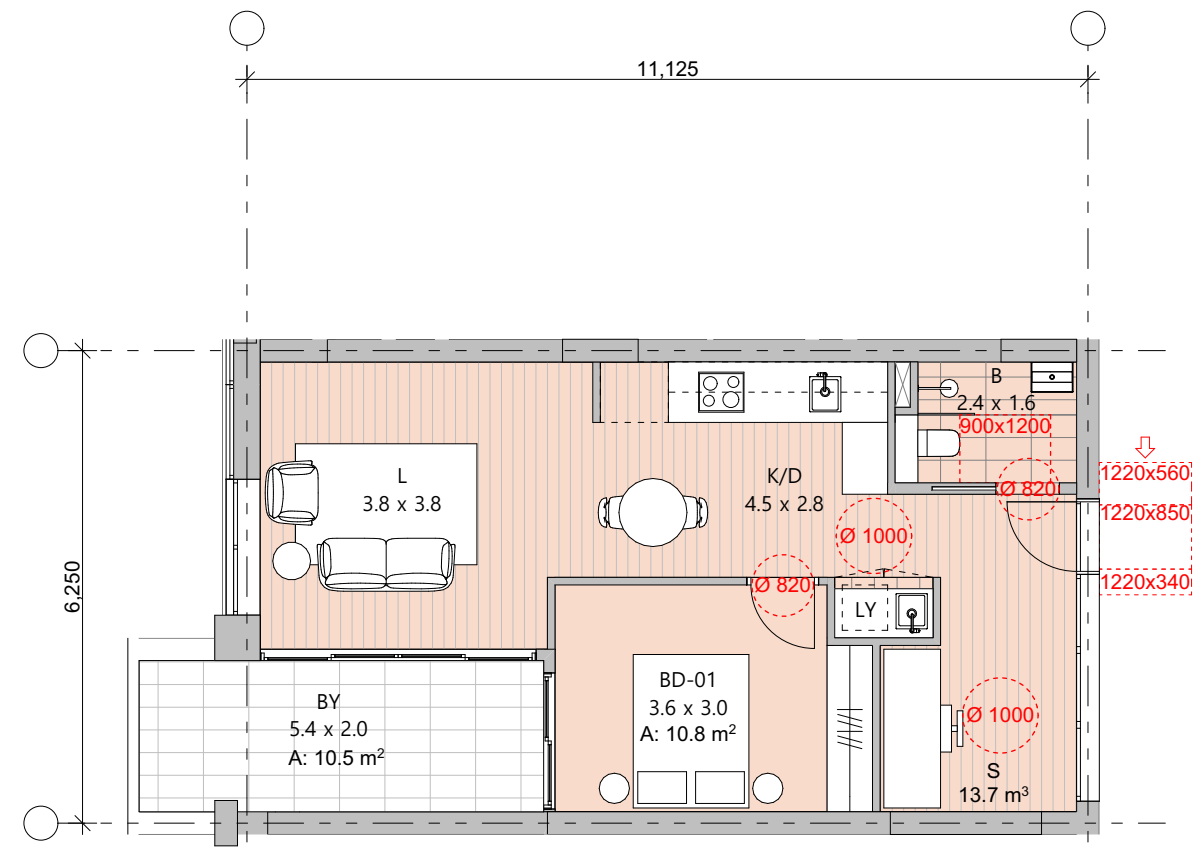
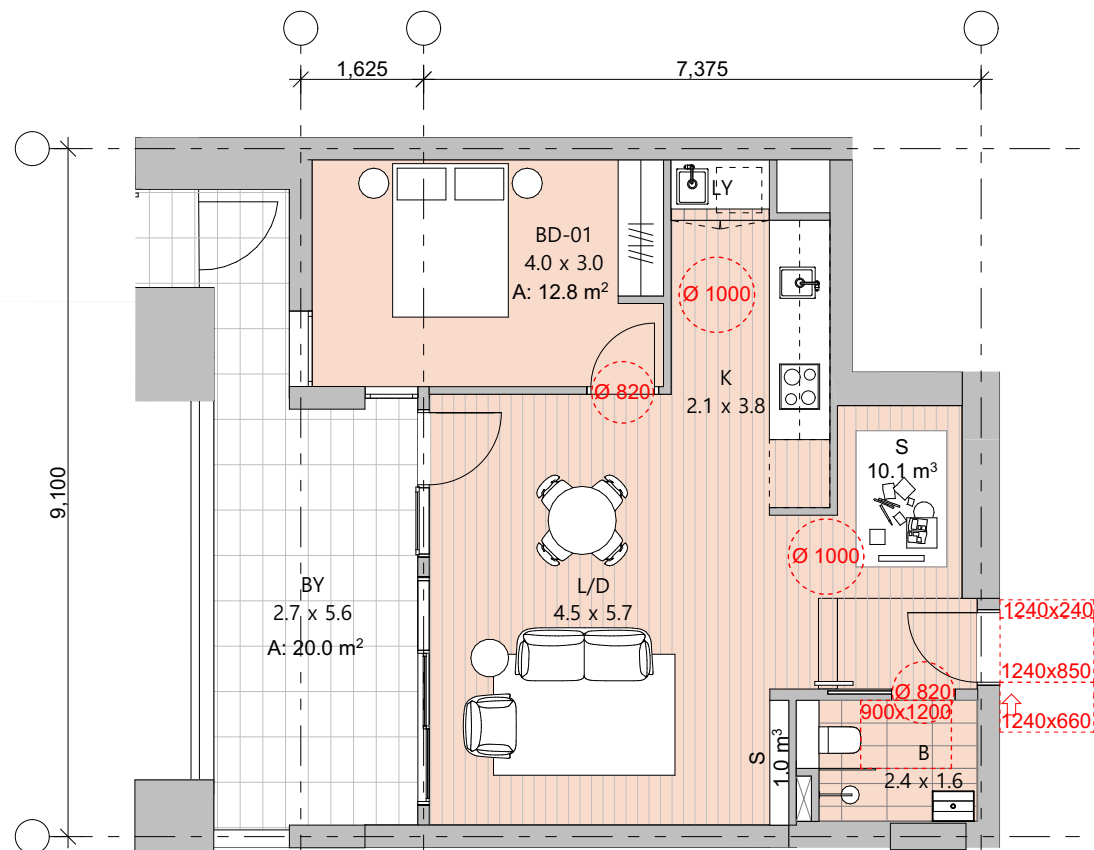
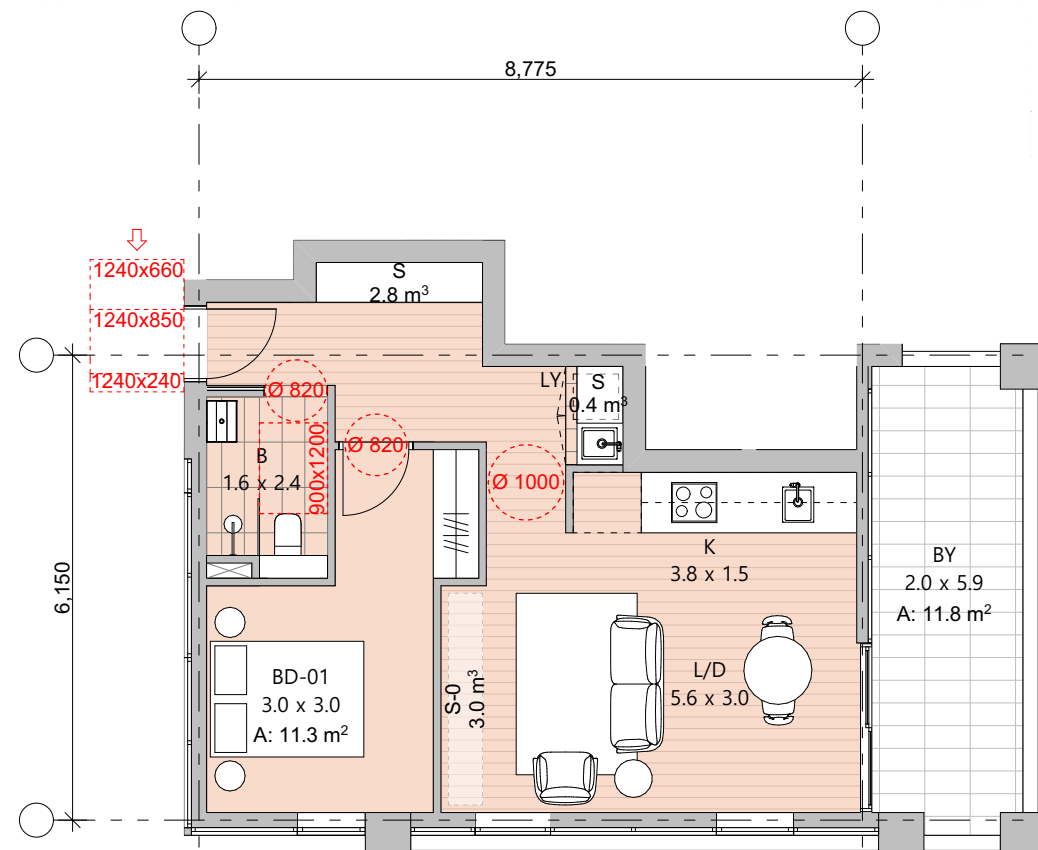
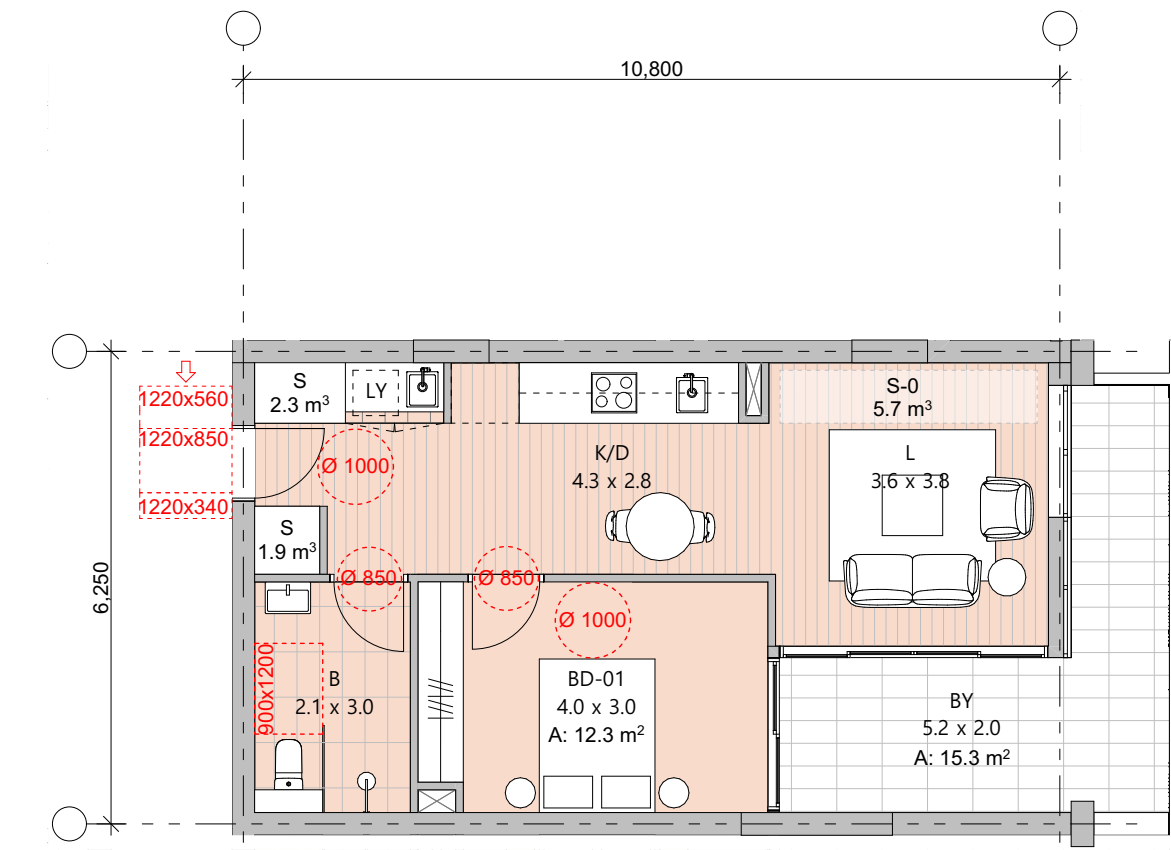
SSDA 209

REVISION

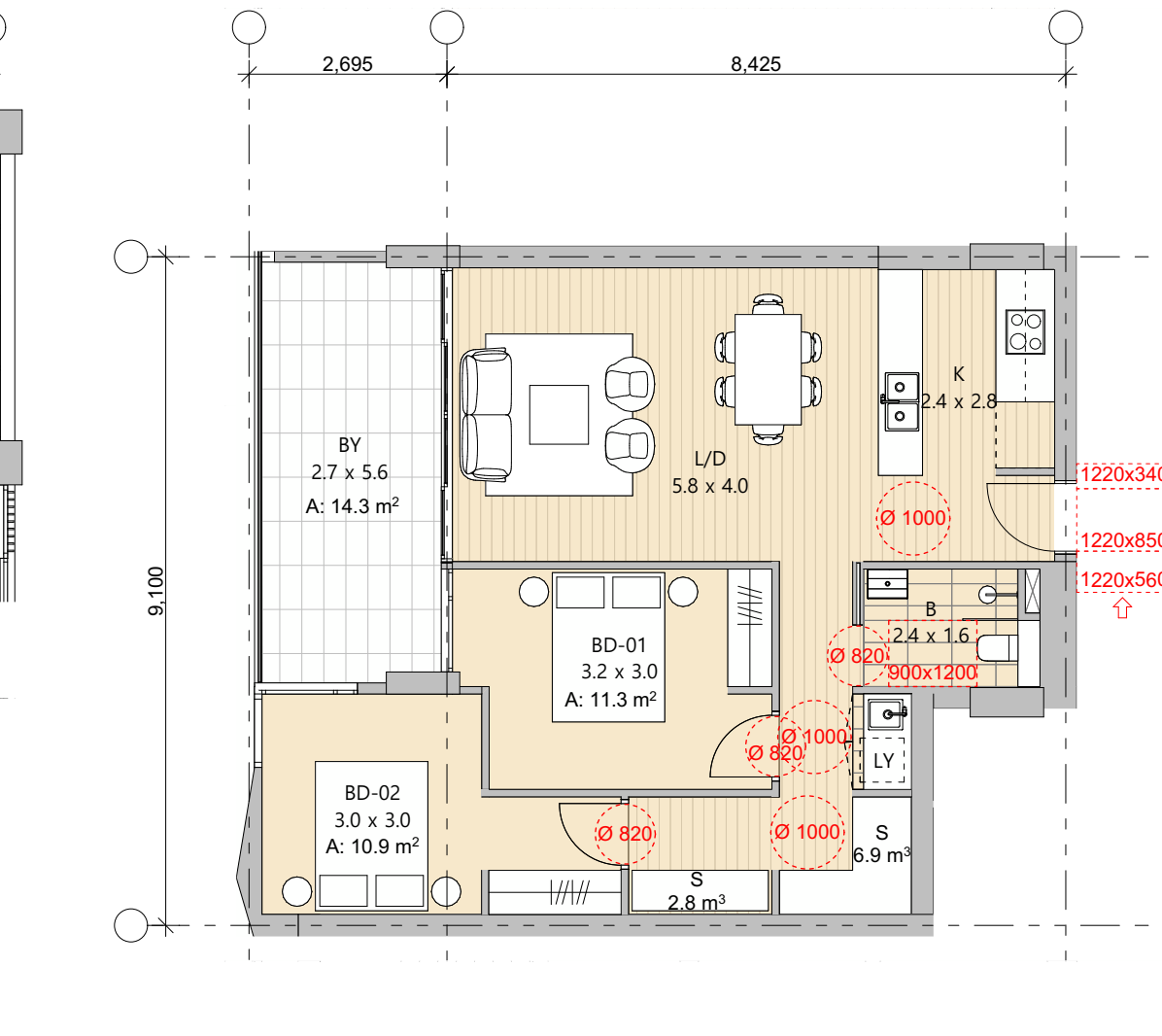
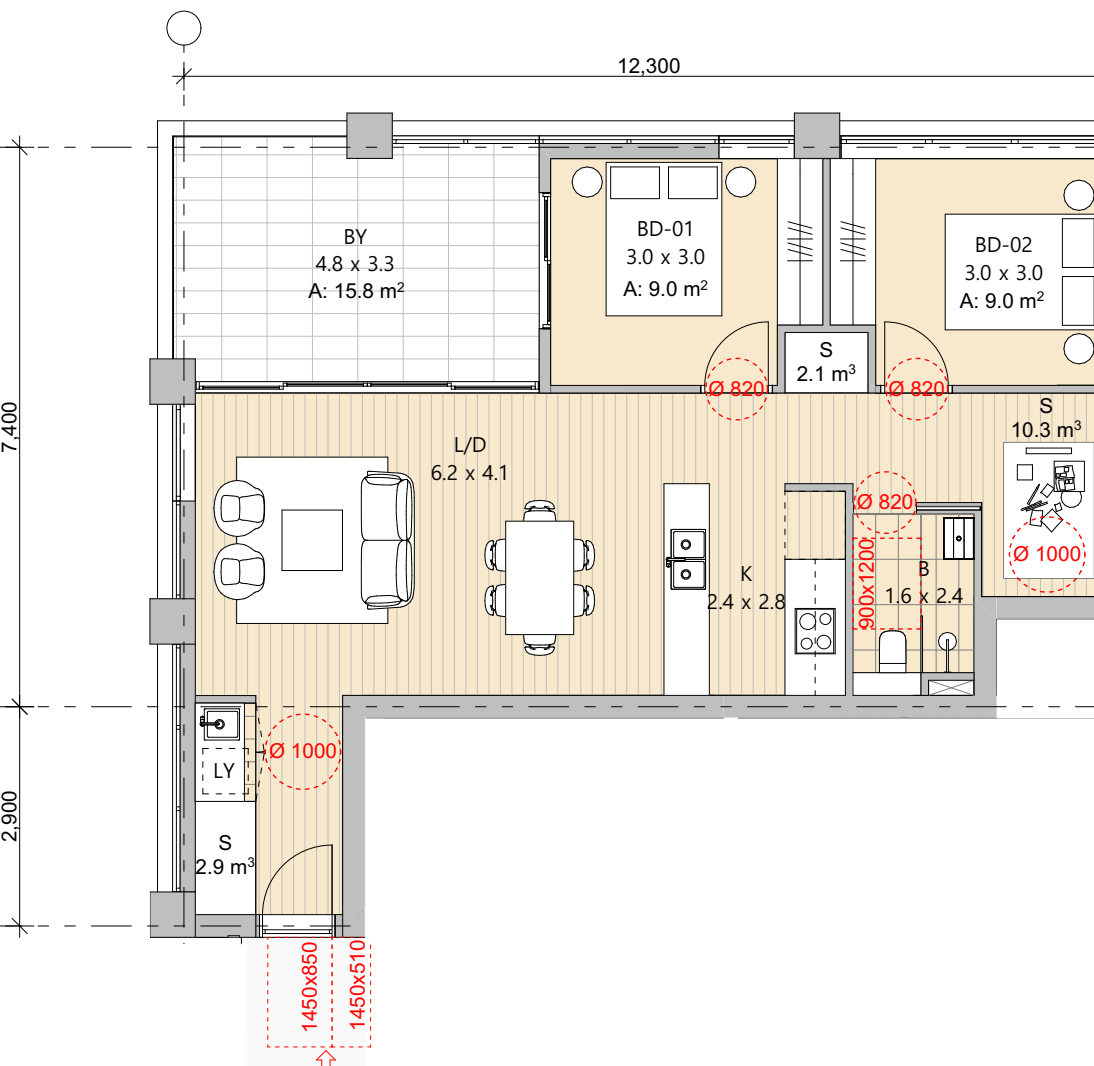
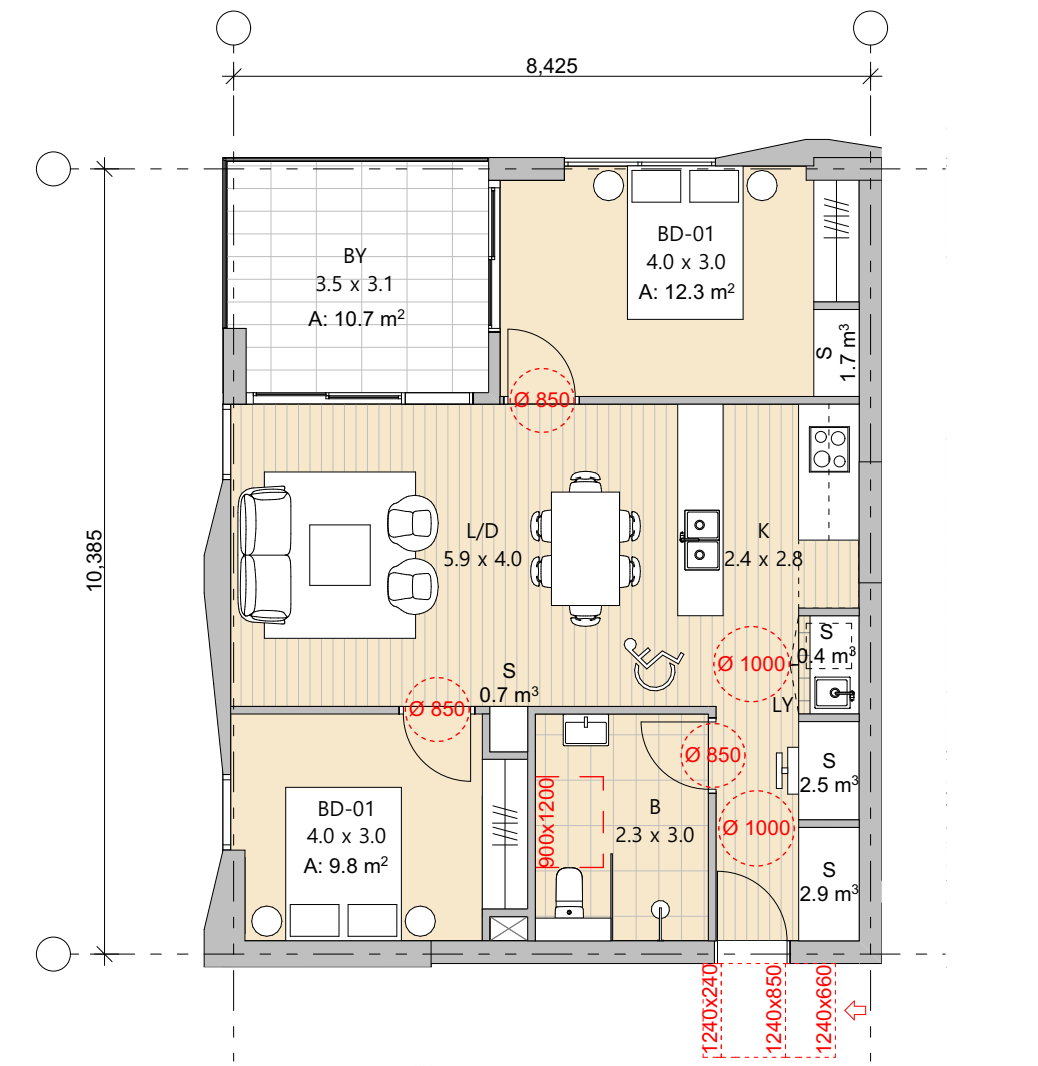
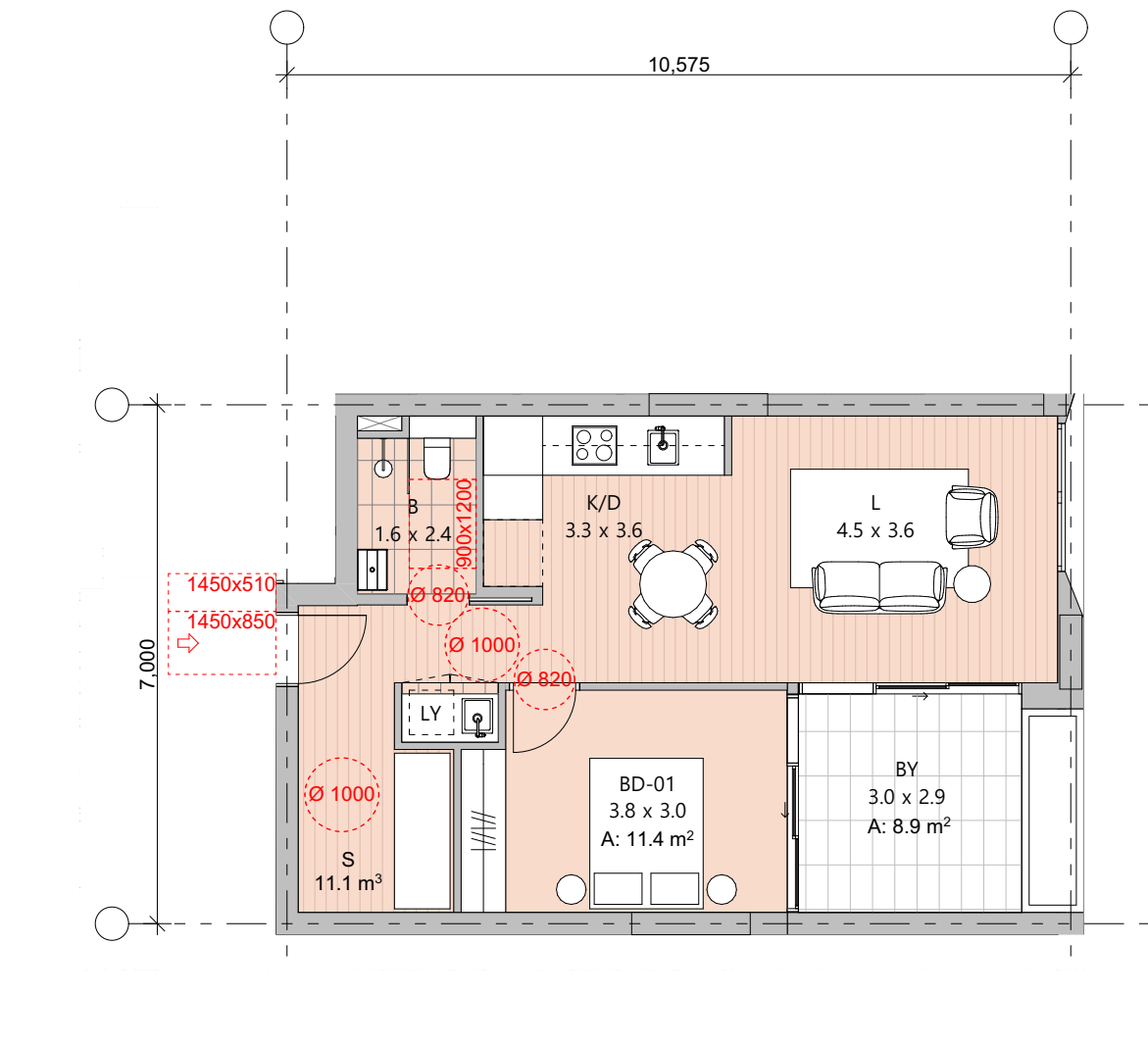
B

LEGEND

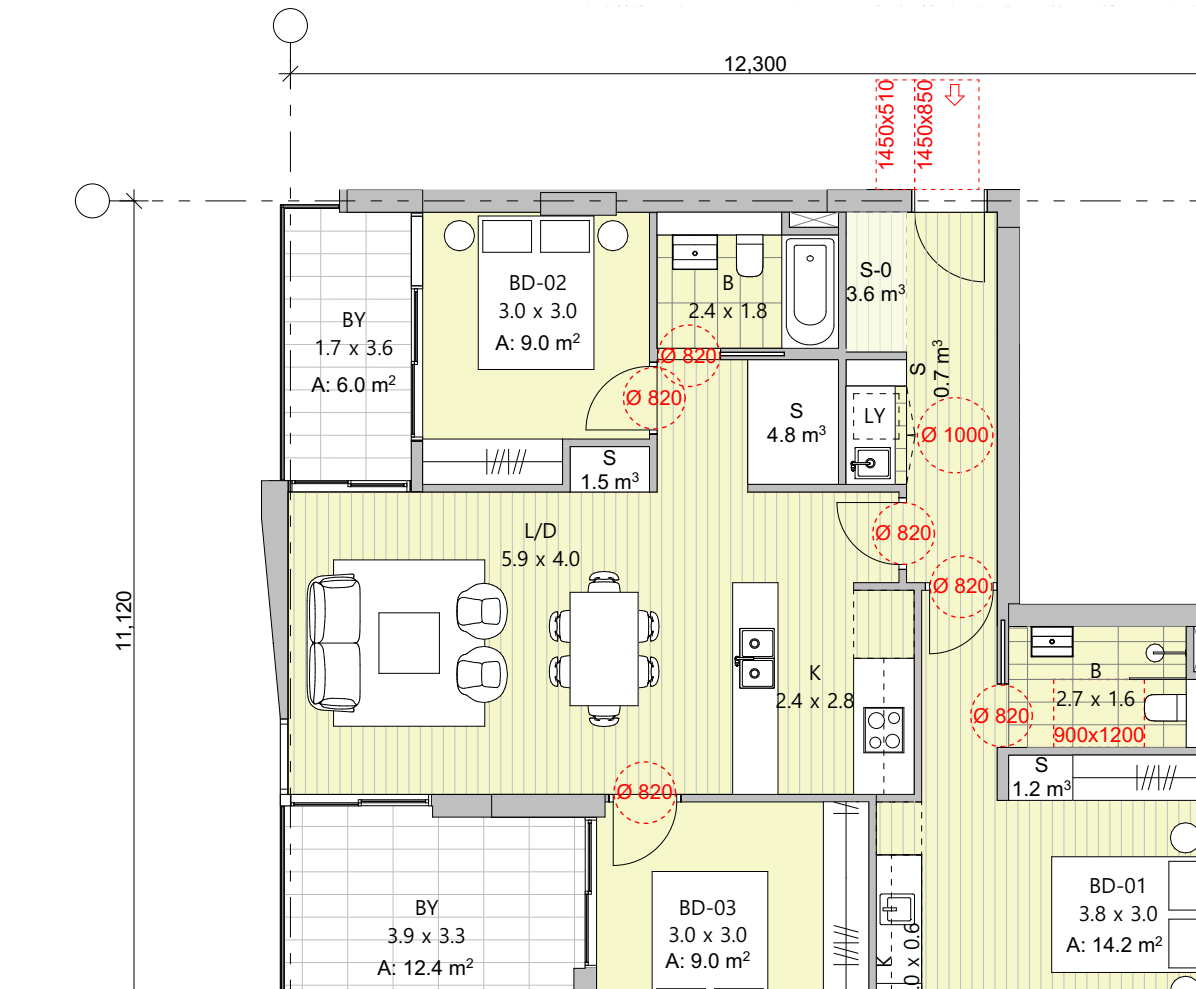
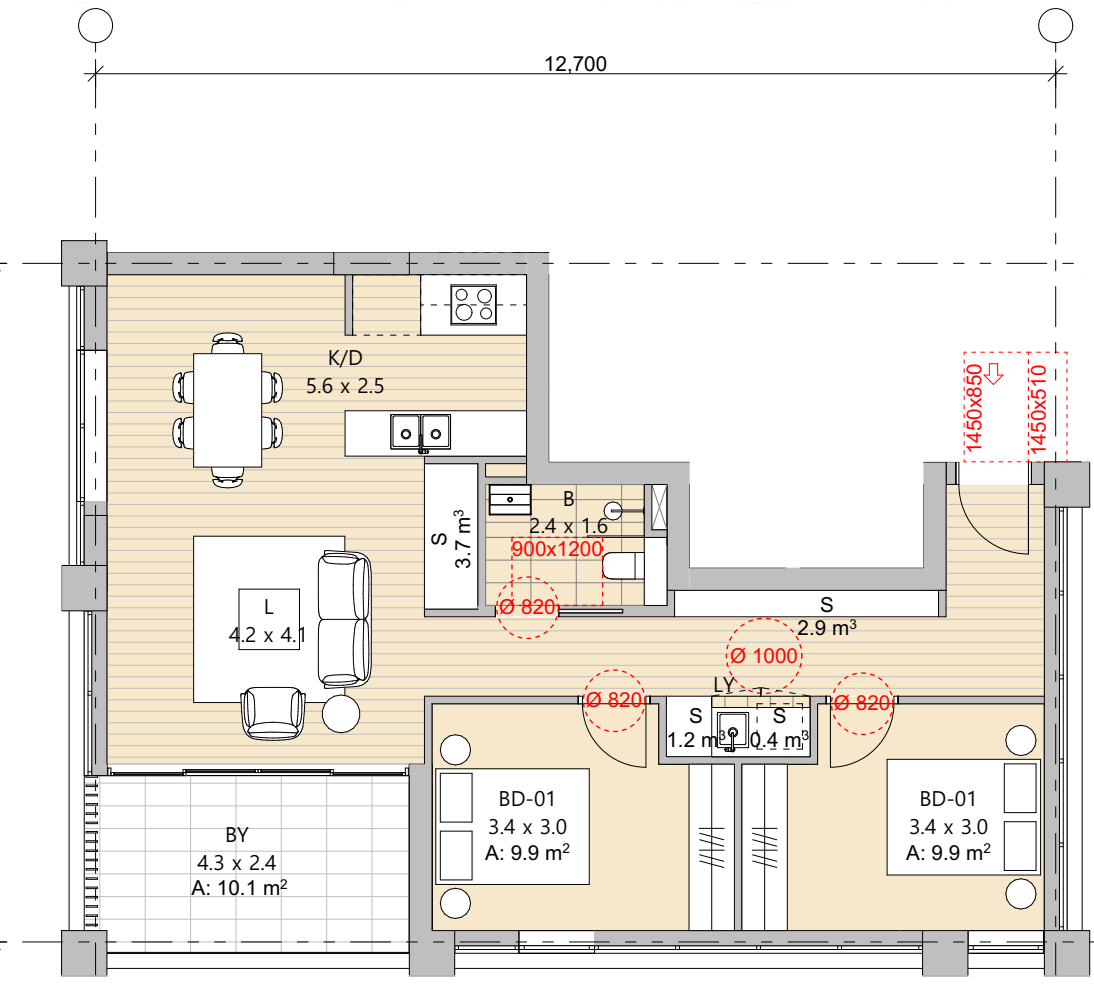
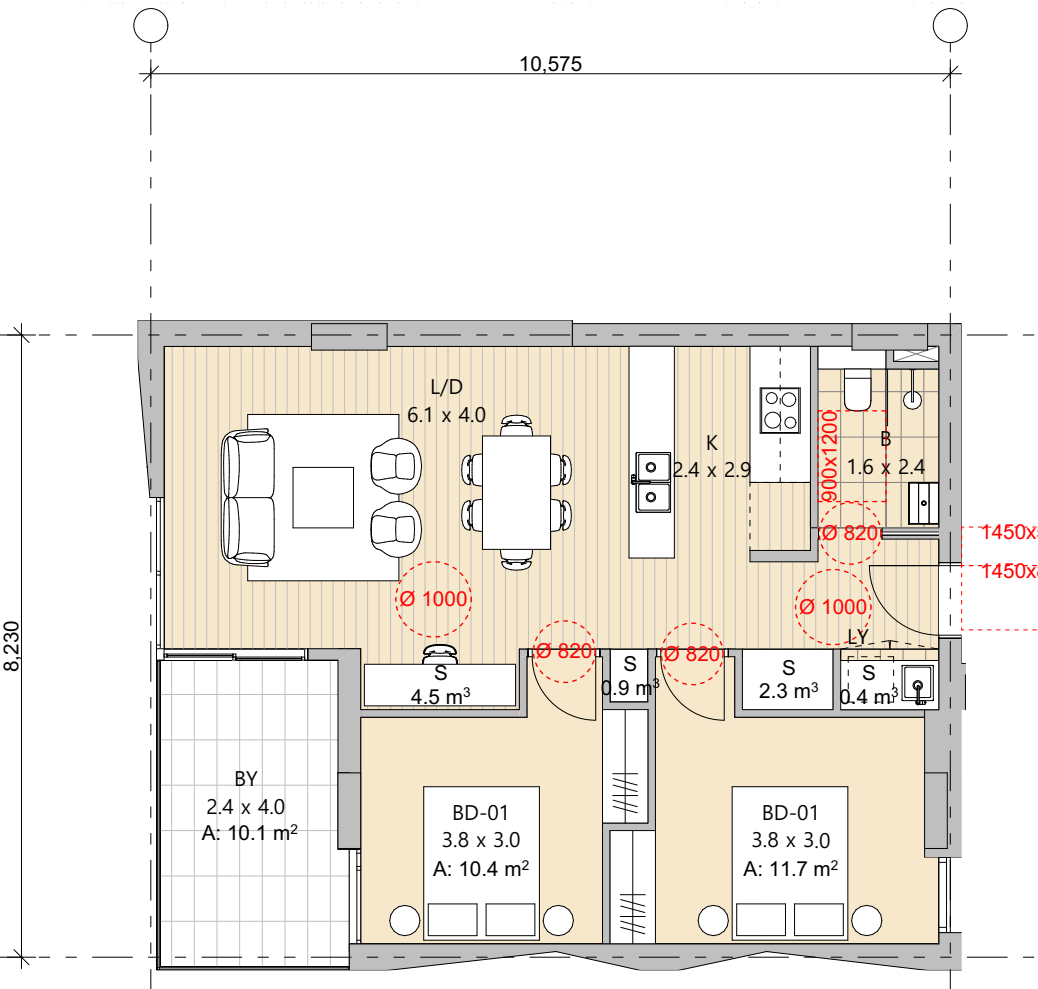
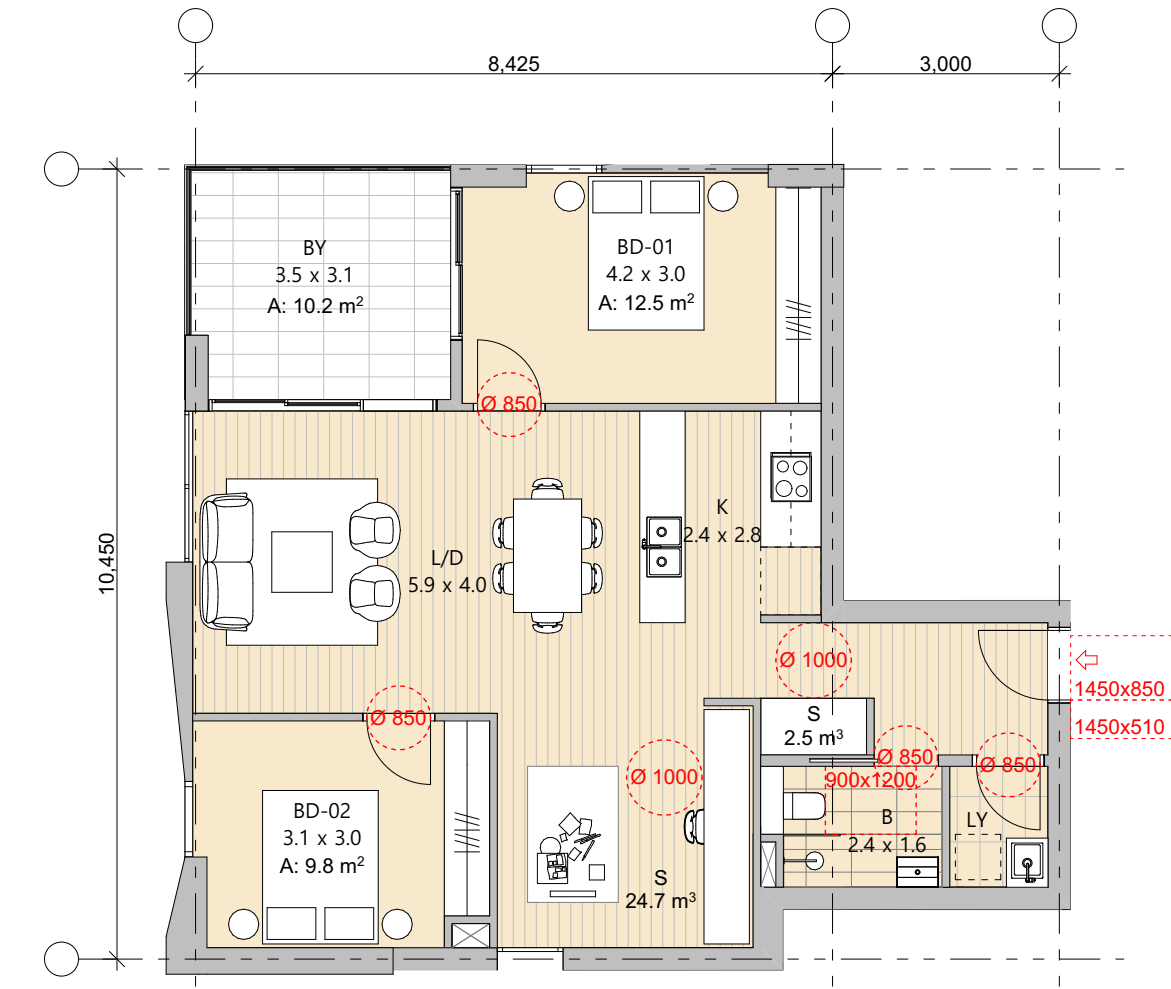
- 1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT



UNIT TYPE:	1.01 - 1 BEDROOM (6)	UNIT TYPE:	1.02 - 1 BEDROOM (2)	UNIT TYPE:	1.03 - 1 BEDROOM (2)	UNIT TYPE:	1.04 - 1 BEDROOM (21)
UNIT NUMBER:	BG01, BG02, BG03, B102, B103, B104	UNIT NUMBER:	BG04, B105	UNIT NUMBER:	AG01, AG02	UNIT NUMBER:	B202, B203, B204, B302, B303, B304, B402, B403, B404, B502, B503, B504, B602, B603, B604, B702, B703, B704, B802, B803, B804
STORAGE AREA:	9.9m ³	STORAGE AREA:	6.2m ³	STORAGE AREA:	11.1m ³	STORAGE AREA:	13.7m ²
INTERNAL AREA:	53.7m ²	INTERNAL AREA:	50.5m ²	INTERNAL AREA:	60.6m ²	INTERNAL AREA:	55.6m ²
BALCONY:	15.3m ²	BALCONY:	11.8m ²	BALCONY:	20.0m ²	BALCONY:	10.7m ²



UNIT TYPE:	1.05 - 1 BEDROOM (38)	UNIT TYPE:	2.01 - 2 BEDROOM (14)	UNIT TYPE:	2.02 - 2 BEDROOM (8)	UNIT TYPE:	2.03 - 2 BEDROOM (27)
UNIT NUMBER:	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	UNIT NUMBER:	AG03, A204, A304, A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404	UNIT NUMBER:	B101, B201, B301, B401, B501, B601, B701, B801	UNIT NUMBER:	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,
STORAGE AREA:	11.1m ³	STORAGE AREA:	8.3m ³	STORAGE AREA:	15.3m ³	STORAGE AREA:	9.7m ³
INTERNAL AREA:	55.1m ²	INTERNAL AREA:	73.7m ²	INTERNAL AREA:	74.6m ²	INTERNAL AREA:	73.3m ²
BALCONY:	8.9m ²	BALCONY:	10.7m ²	BALCONY:	15.8m ²	BALCONY:	14.3m ²



UNIT TYPE:	2.04 - 2 BEDROOM (1)	UNIT TYPE:	2.05 - 2 BEDROOM (26)	UNIT TYPE:	2.06 - 2 BEDROOM (7)	UNIT TYPE:	3.01 - 3 BEDROOM (13)
UNIT NUMBER:	A103	UNIT NUMBER:	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	UNIT NUMBER:	B205, B305, B405, B505, B605, B705, B805	UNIT NUMBER:	A203, A303, A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303, A1403,
STORAGE AREA:	27.2m ³	STORAGE AREA:	8.1m ³	STORAGE AREA:	8.1m ³	STORAGE AREA:	11.7m ³
INTERNAL AREA:	83.2m ²	INTERNAL AREA:	70.7m ²	INTERNAL AREA:	73.7m ²	INTERNAL AREA:	96.5m ²
BALCONY:	10.2m ²	BALCONY:	10.1m ²	BALCONY:	10.1m ²	BALCONY:	18.4m ²

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

ARCHITECT
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PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
LANDCOM
1460 Station St E
Parramatta NSW 2150

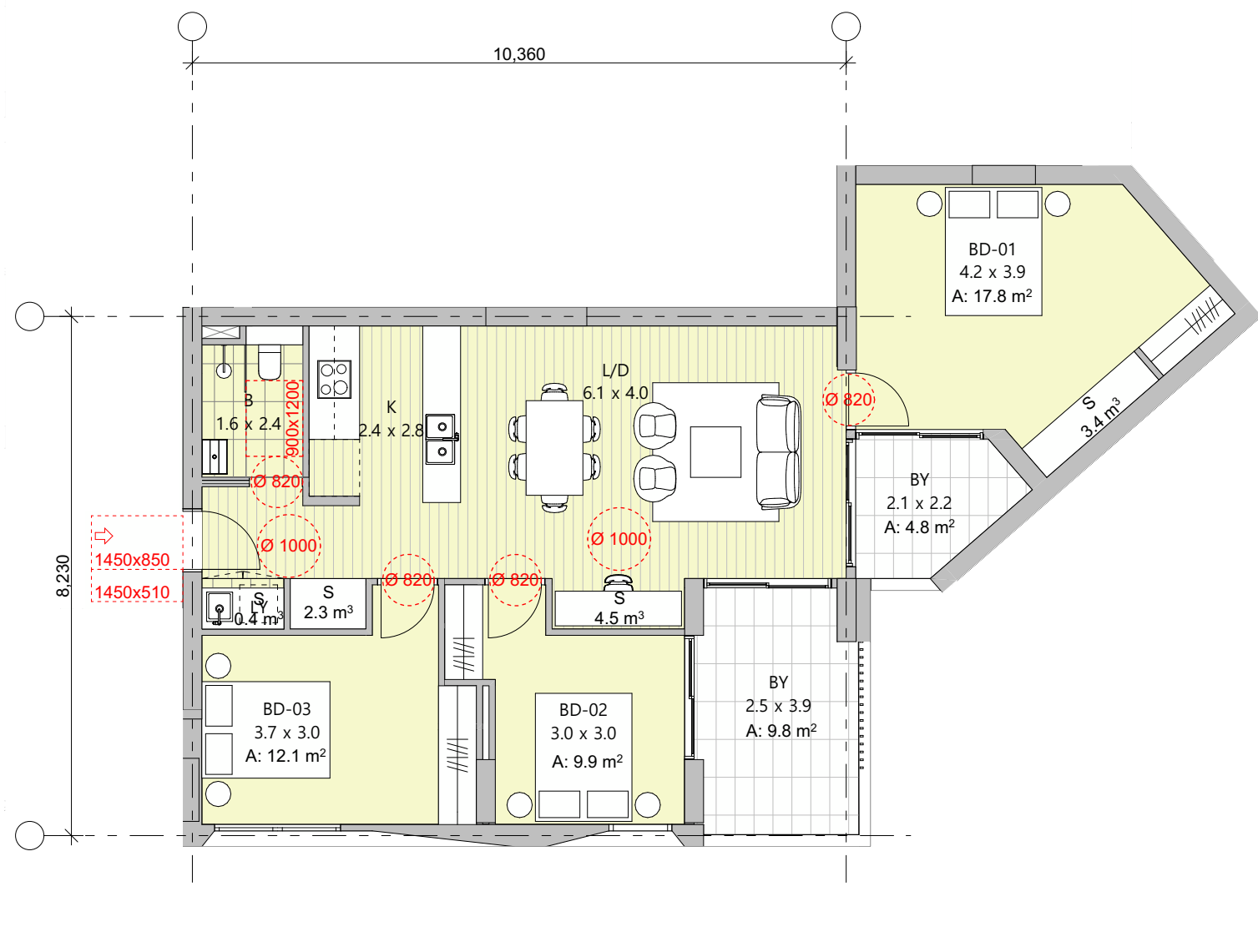
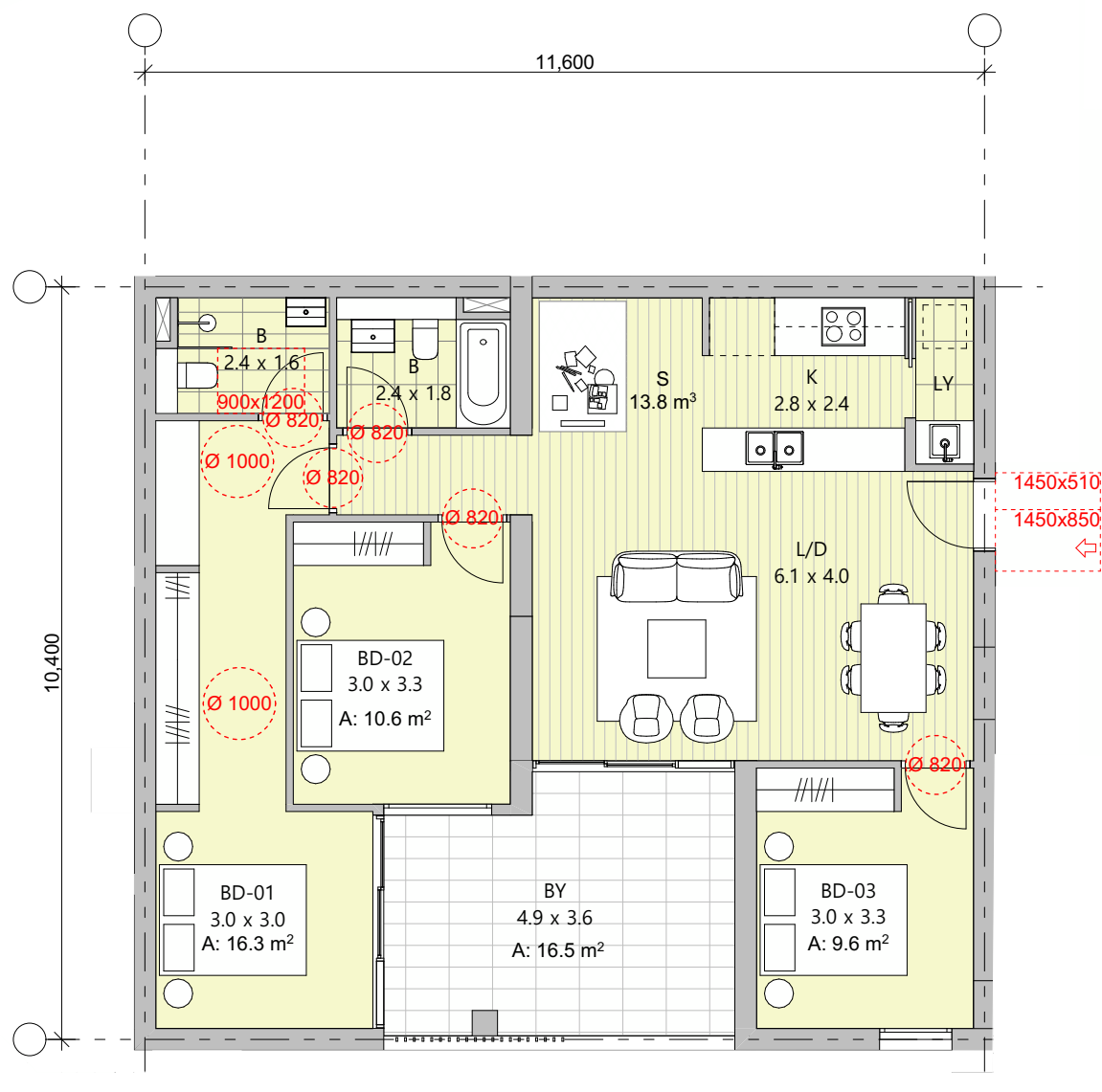
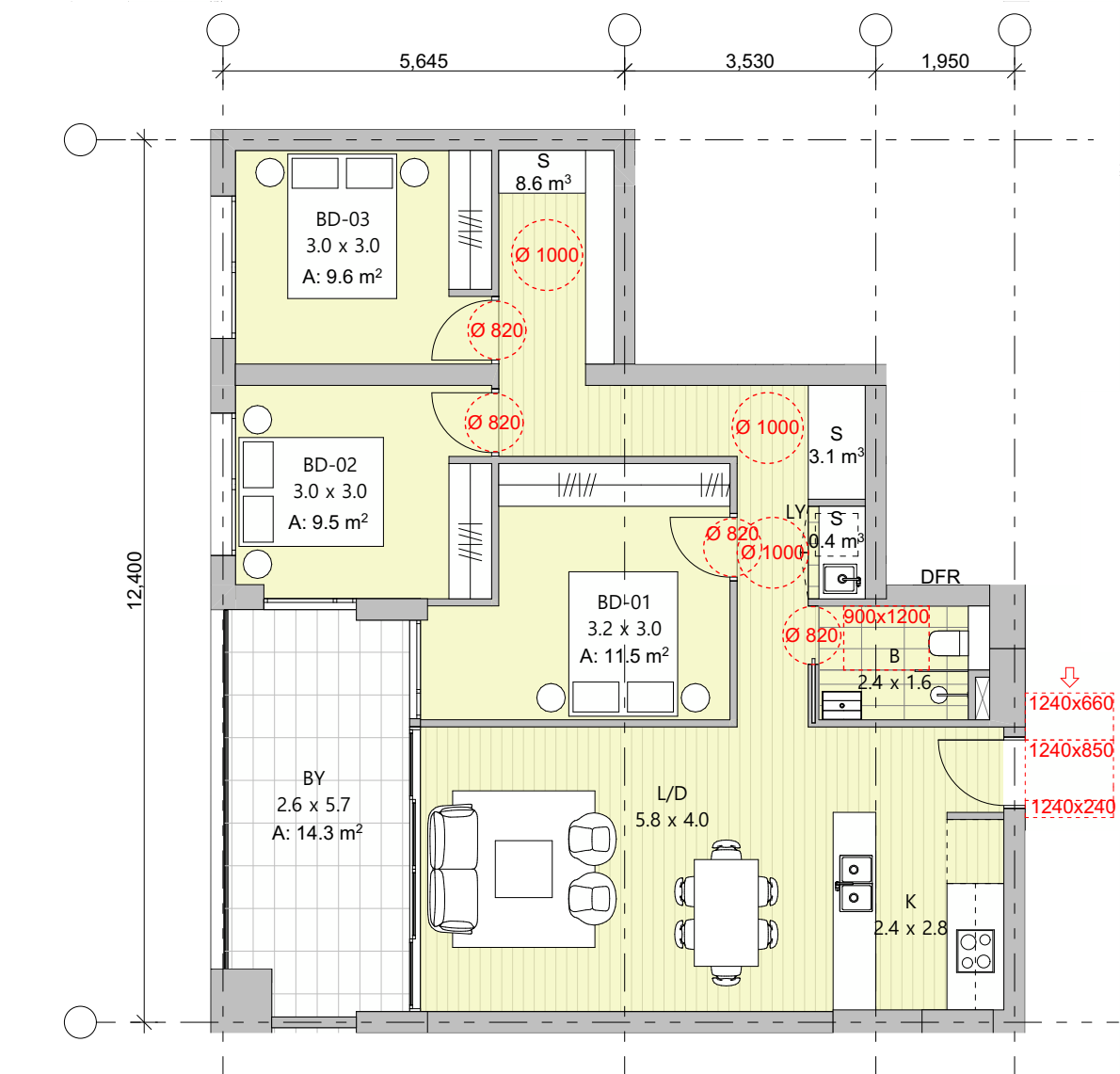
SITE ADDRESS
FUTURE LOTS 401 AND 402 BUCHAN AVENUE;
EDMONDSON PARK; NSW 2174

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

SHEET NO
SSDA 301
REVISION
A

LEGEND

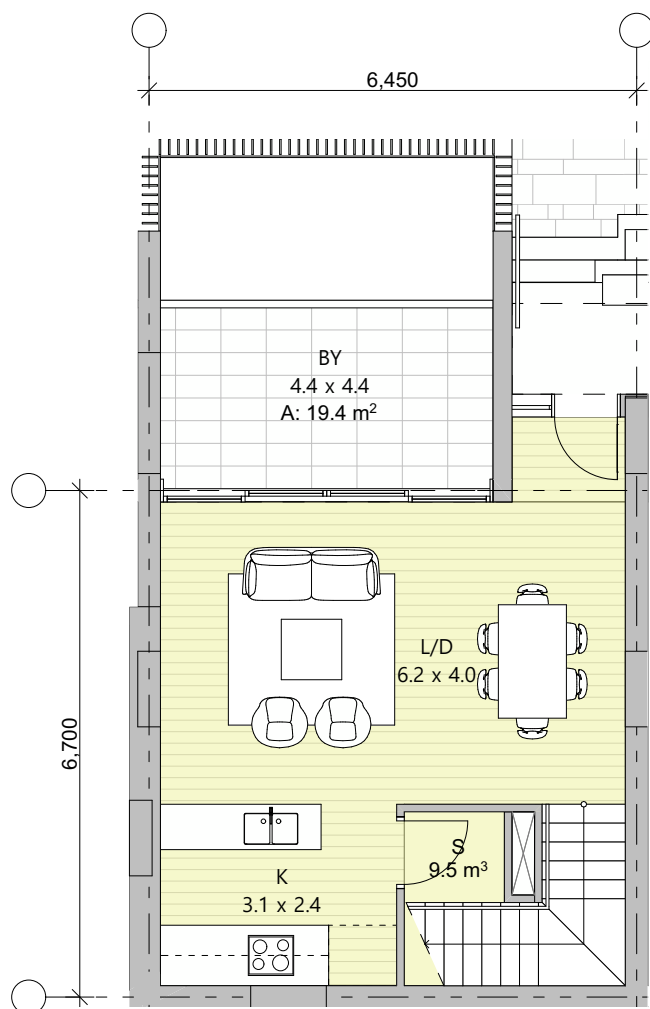
- 1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT



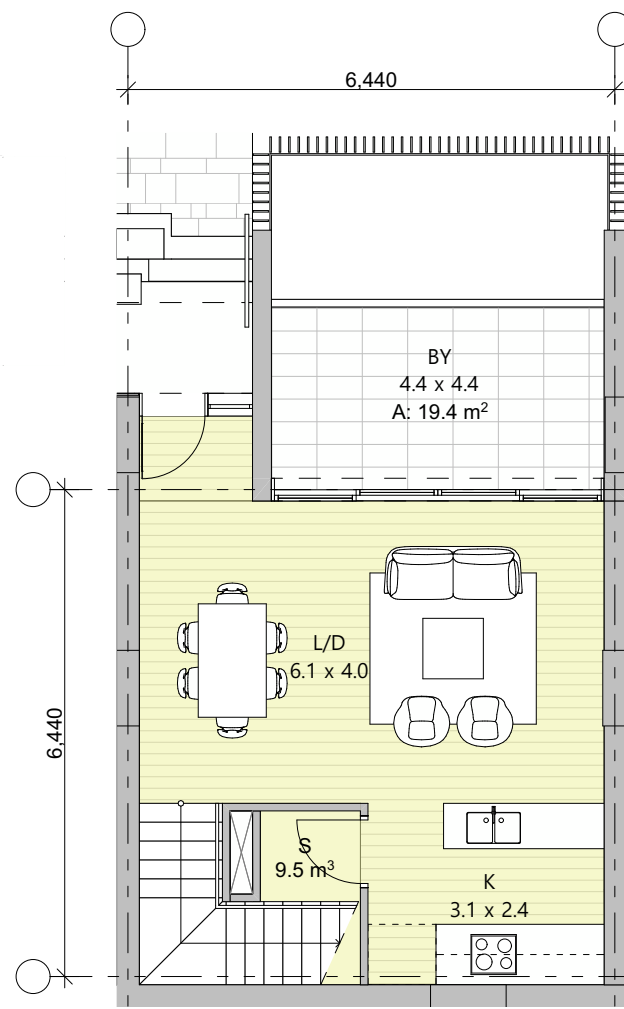
UNIT TYPE:	3.02 - 3 BEDROOM (1)
UNIT NUMBER:	A102
STORAGE AREA:	12.0m³
INTERNAL AREA:	90.9m²
BALCONY:	14.3m²

UNIT TYPE:	3.03 - 3 BEDROOM (1)
UNIT NUMBER:	B106
STORAGE AREA:	13.5m³
INTERNAL AREA:	95.2m²
BALCONY:	16.5m²

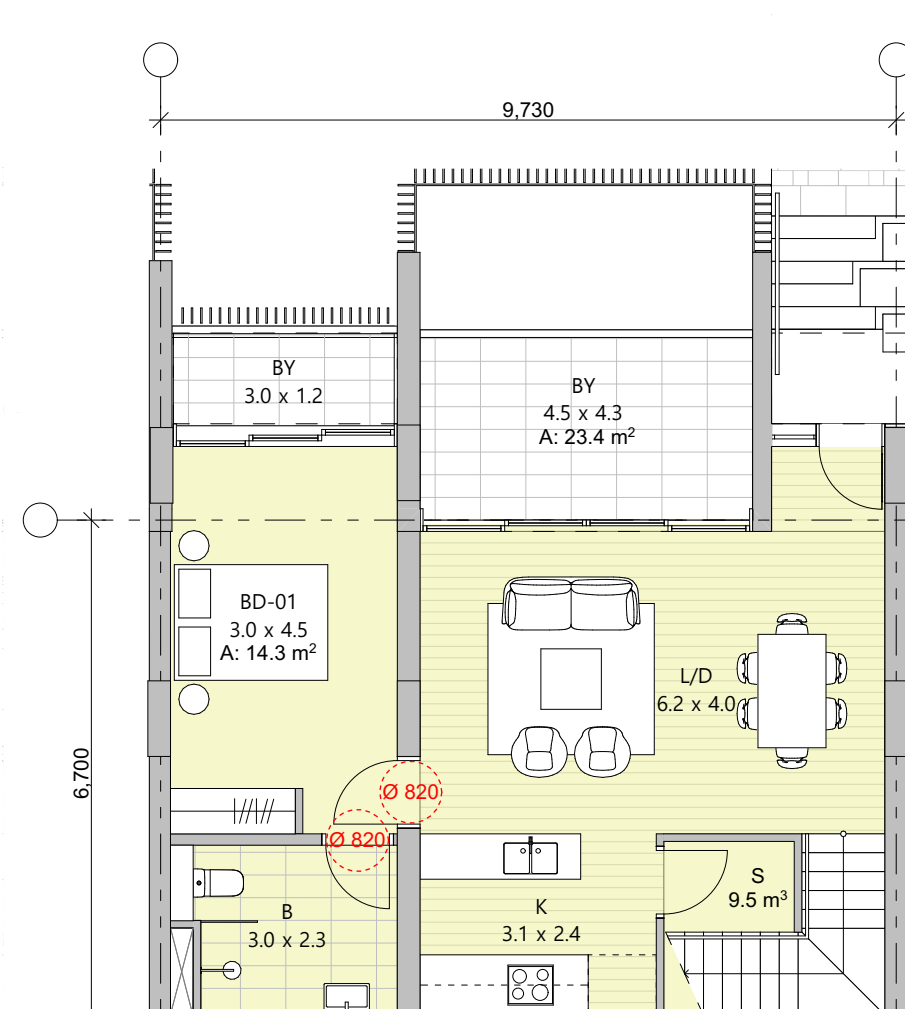
UNIT TYPE:	3.04 - 3 BEDROOM (1)
UNIT NUMBER:	A104
STORAGE AREA:	10.6m³
INTERNAL AREA:	90.3m²
BALCONY:	14.5m²



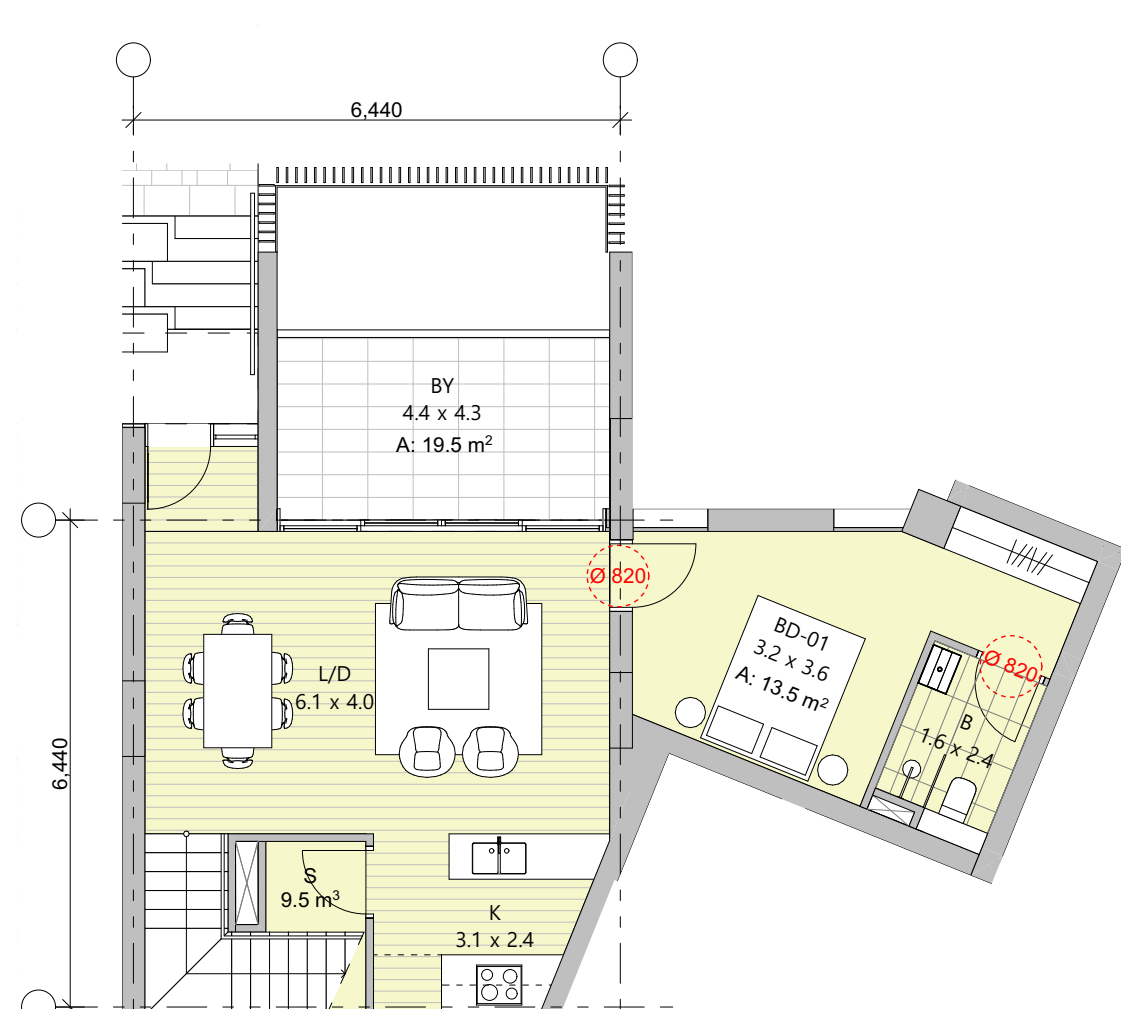
GROUND FLOOR



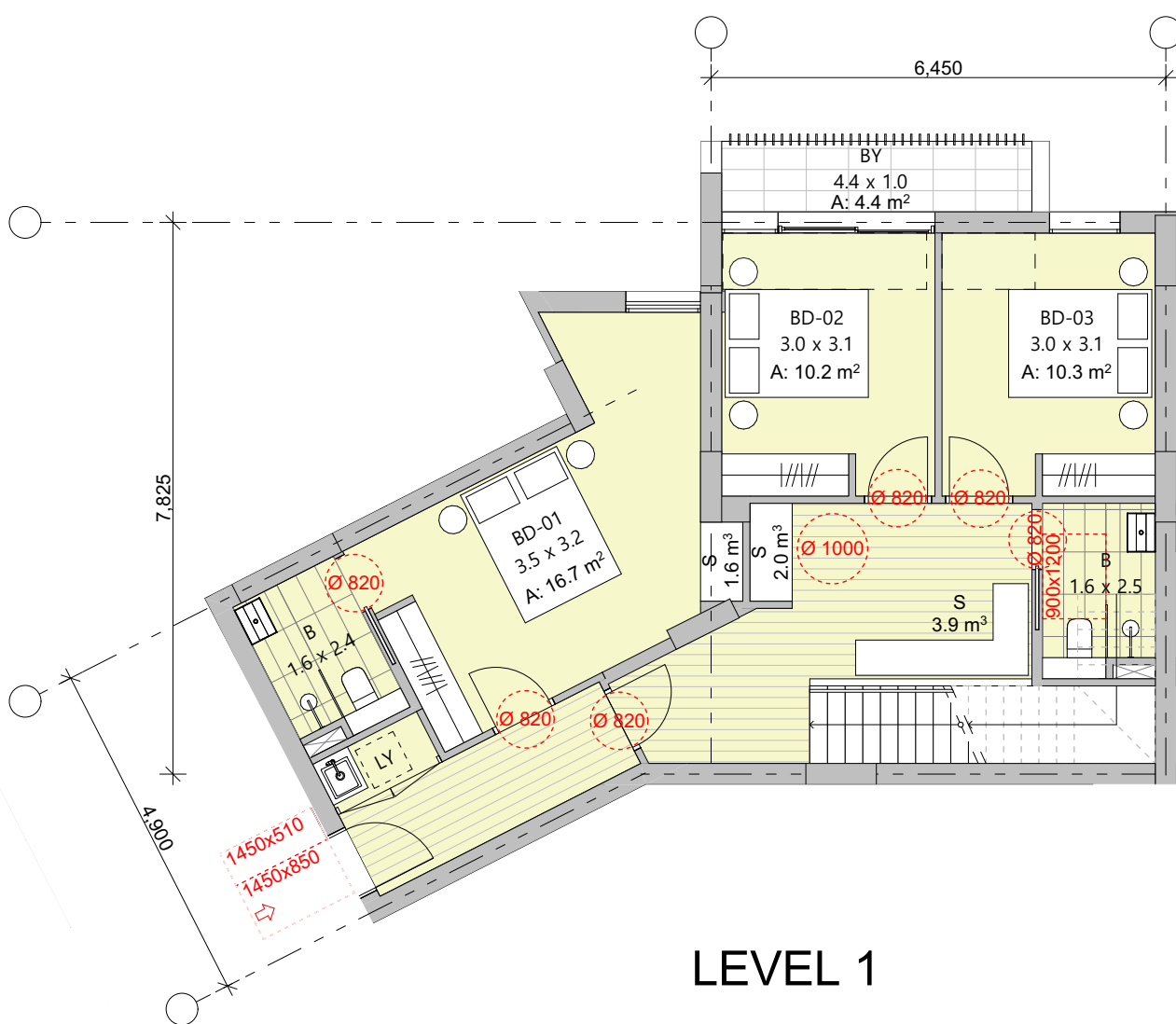
GROUND FLOOR



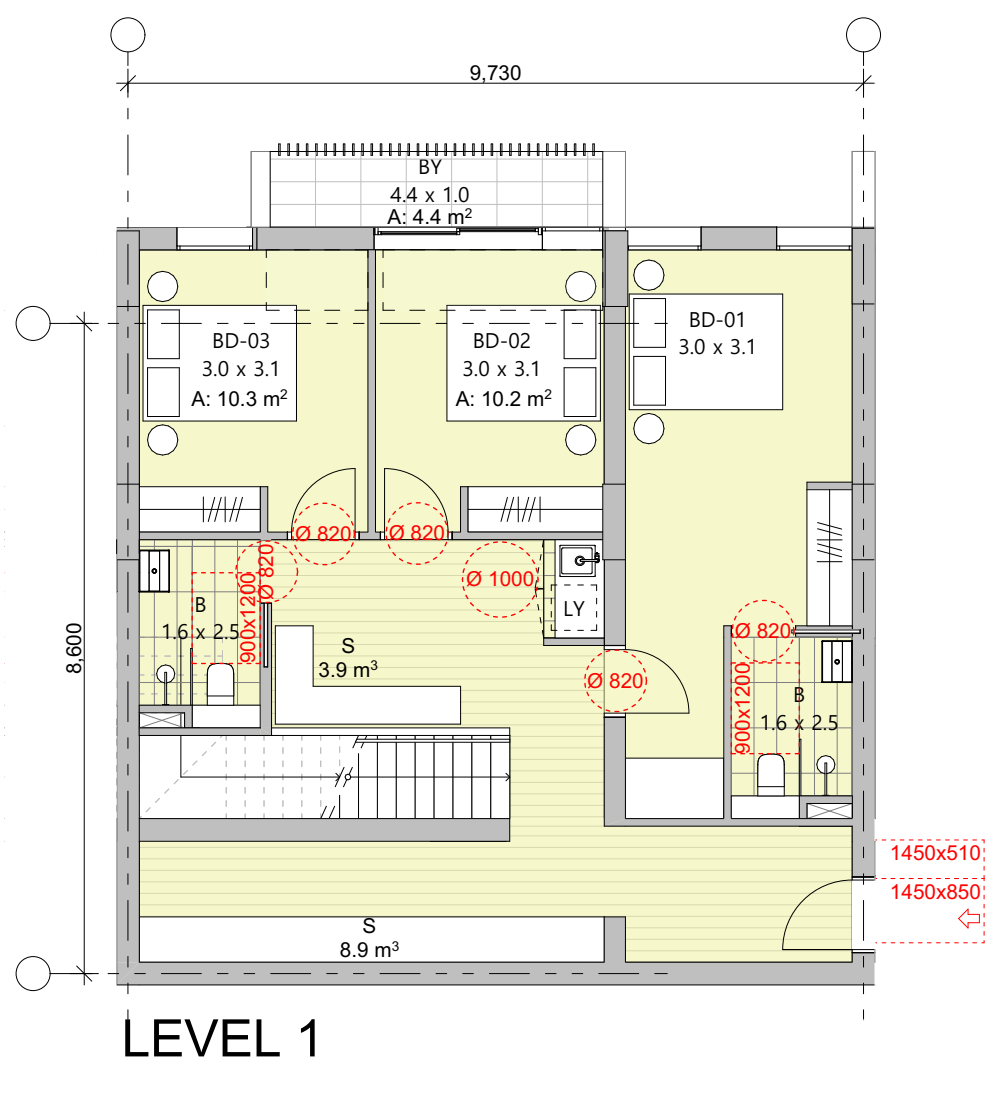
GROUND FLOOR



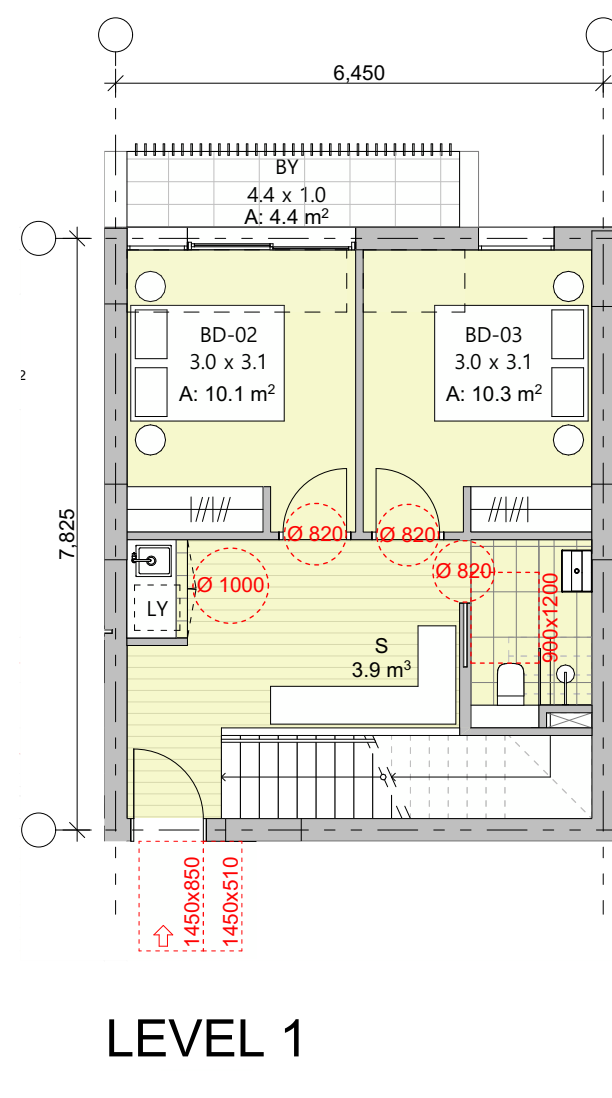
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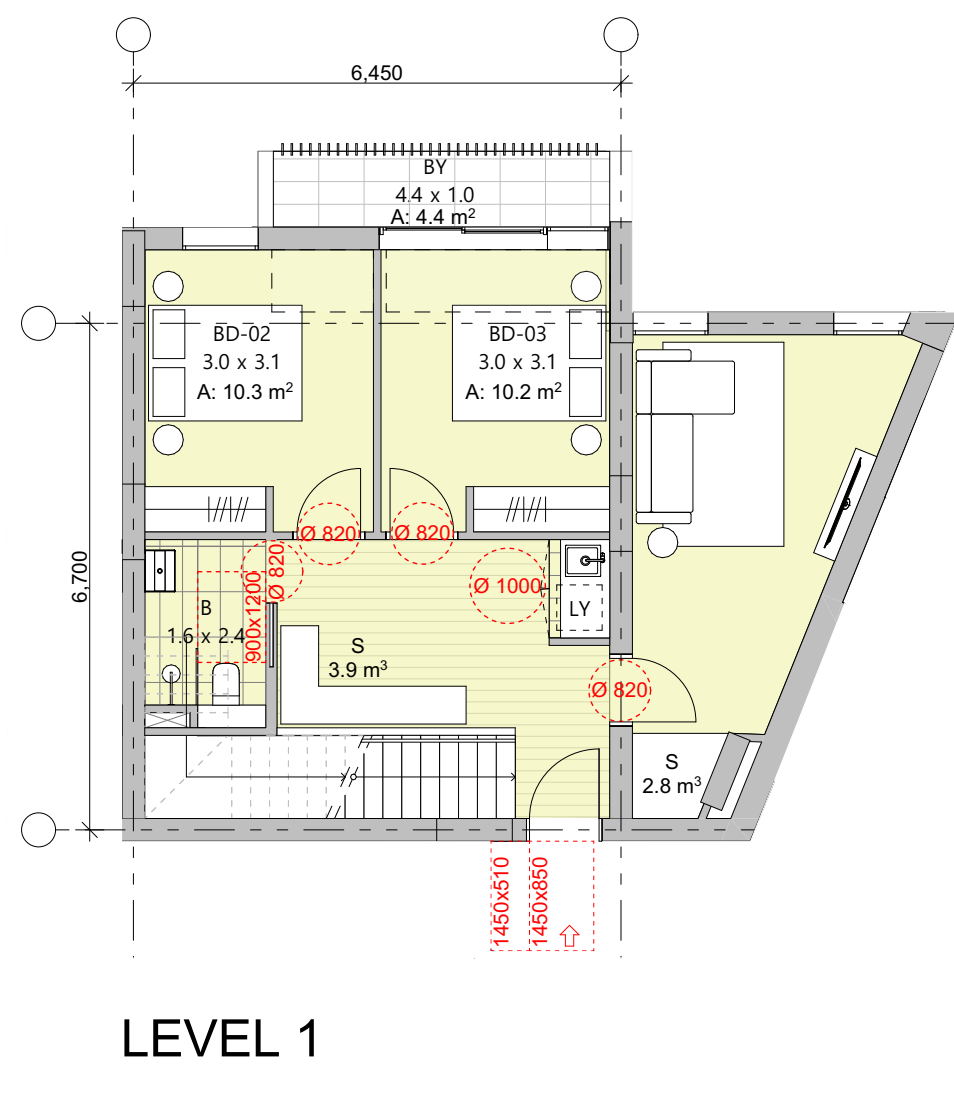
LEVEL 1



LEVEL 1



LEVEL 1



LEVEL 1

UNIT TYPE:	3.05 - 3 BEDROOM (1)
UNIT NUMBER:	TH01
STORAGE AREA:	17.1m³
INTERNAL AREA:	114.7m²
BALCONY:	23.8m²

UNIT TYPE:	3.06 - 3 BEDROOM (1)
UNIT NUMBER:	TH02
STORAGE AREA:	22.2m³
INTERNAL AREA:	123.5m²
BALCONY:	23.9m²

UNIT TYPE:	3.07 - 3 BEDROOM (1)
UNIT NUMBER:	TH03
STORAGE AREA:	13.4m³
INTERNAL AREA:	106.1m²
BALCONY:	27.9m²

UNIT TYPE:	3.08 - 3 BEDROOM (1)
UNIT NUMBER:	TH04
STORAGE AREA:	16.2m³
INTERNAL AREA:	117.4m²
BALCONY:	23.8m²

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

ARCHITECT
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ABN 81 612 046 643
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CLIENT
LANDCOM
1460 Station St E
Parramatta NSW 2150

0 1 2 5m

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

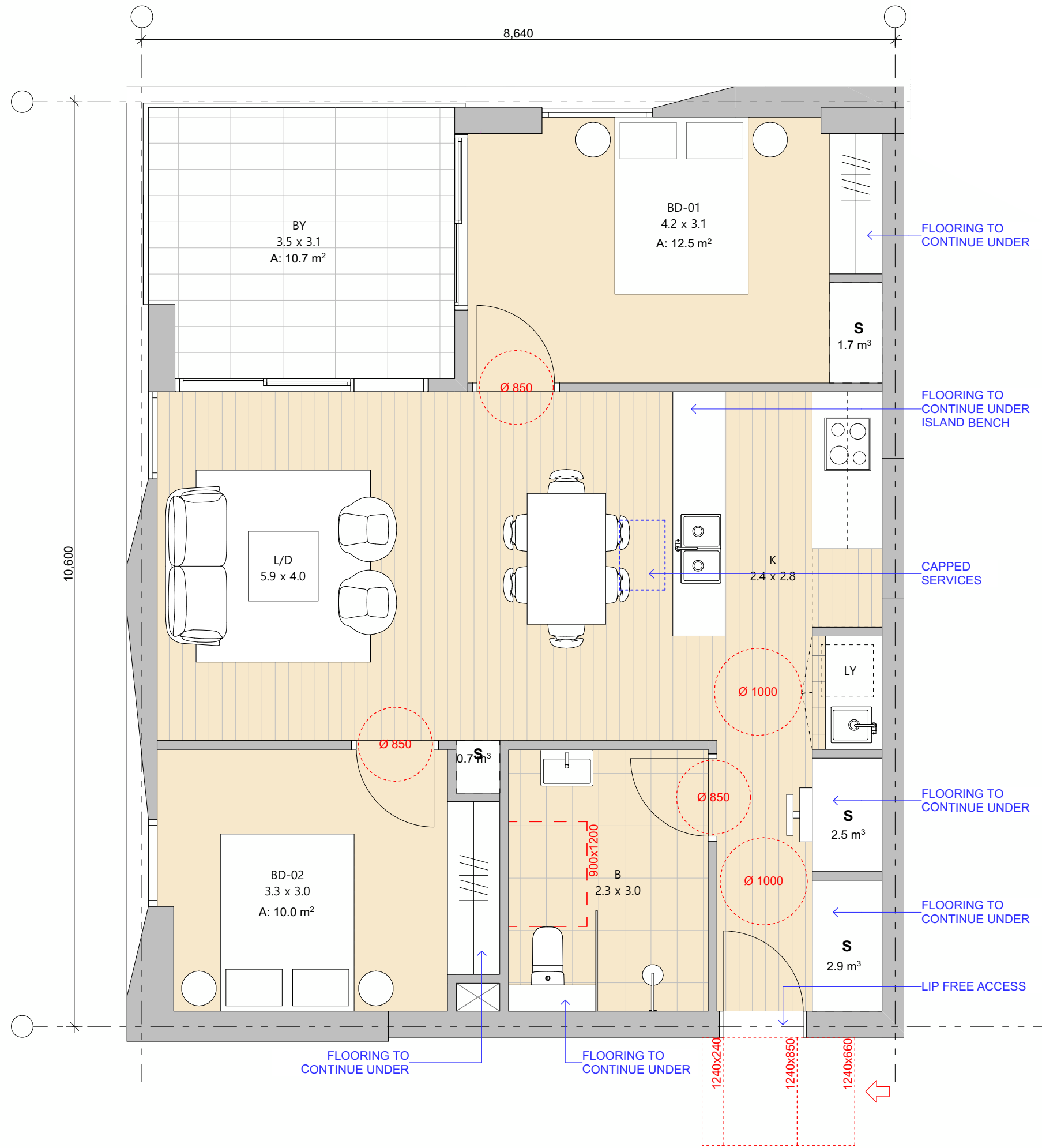
JOB NO	2518
CHECKED	DRAWN
CH	BC, SL
DATE CREATED	SCALE
JUL 2025	1:100 @ A1 A3@50%
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION
DRAWING TITLE	LIVEABLE UNIT TYPES

SHEET NO.
SSDA 302

REVISION:
A

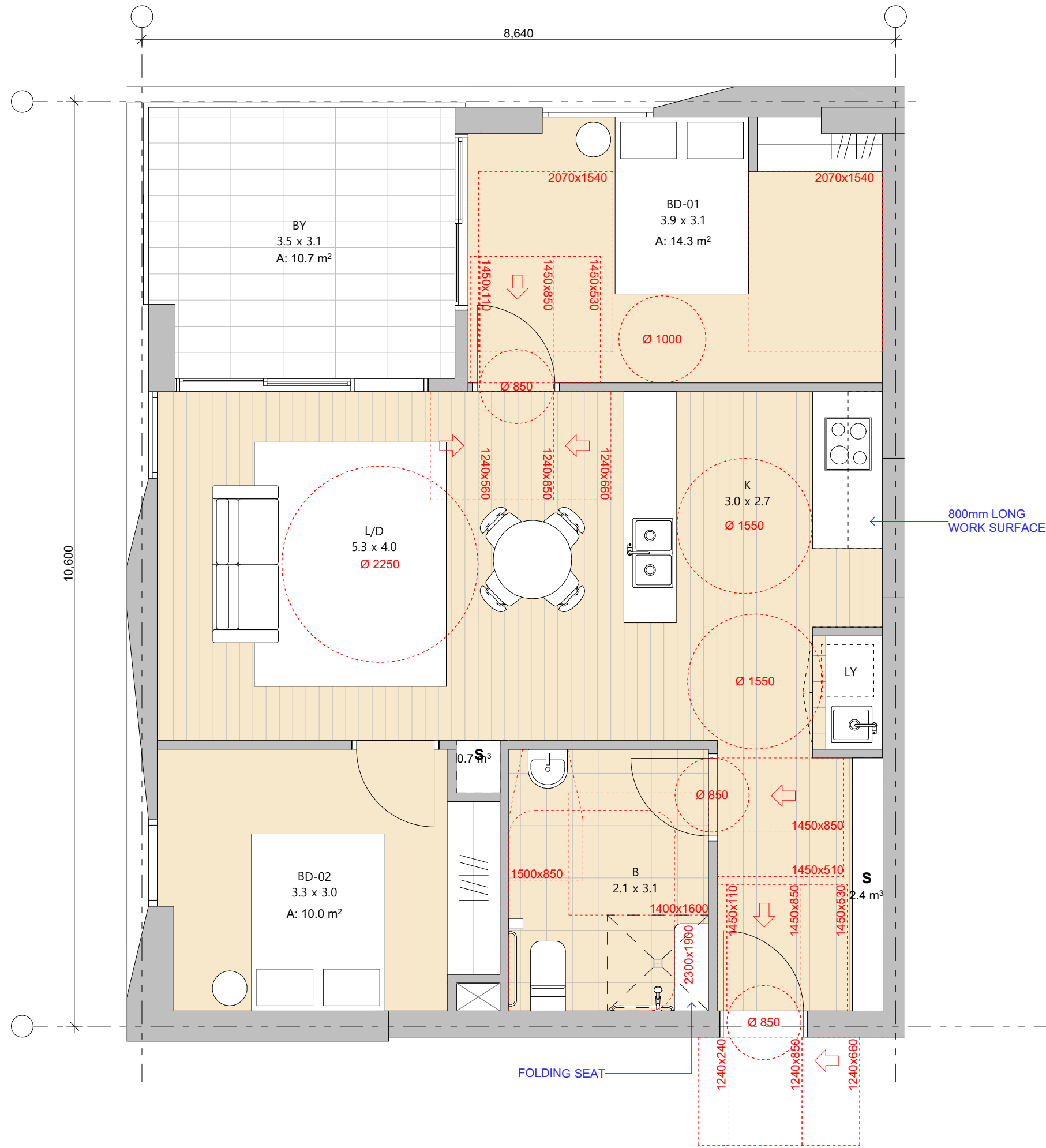
- LEGEND**
- 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT
- B#** BEDROOM NO.
- B** BATHROOM
- K** KITCHEN
- L/D** LIVING / DINING
- LDY** LAUNDRY

PRE-ADAPTATION



UNIT TYPE:	2.01 - 2 BEDROOM (13)
UNIT NUMBER:	A204, A304, A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404
STORAGE:	8.3 m ³
INTERNAL AREA:	73.7 m ²
BALCONY:	10.7 m ²

POST-ADAPTATION



UNIT TYPE:	2.01 - 2 BEDROOM (13)
UNIT NUMBER:	A204, A304, A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404
STORAGE:	3.1 m ³
INTERNAL AREA:	73.7 m ²
BALCONY:	10.7 m ²

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

ARCHITECT

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0 0.5 1.0 2.0m

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	1:50 @ A1 A3@50%

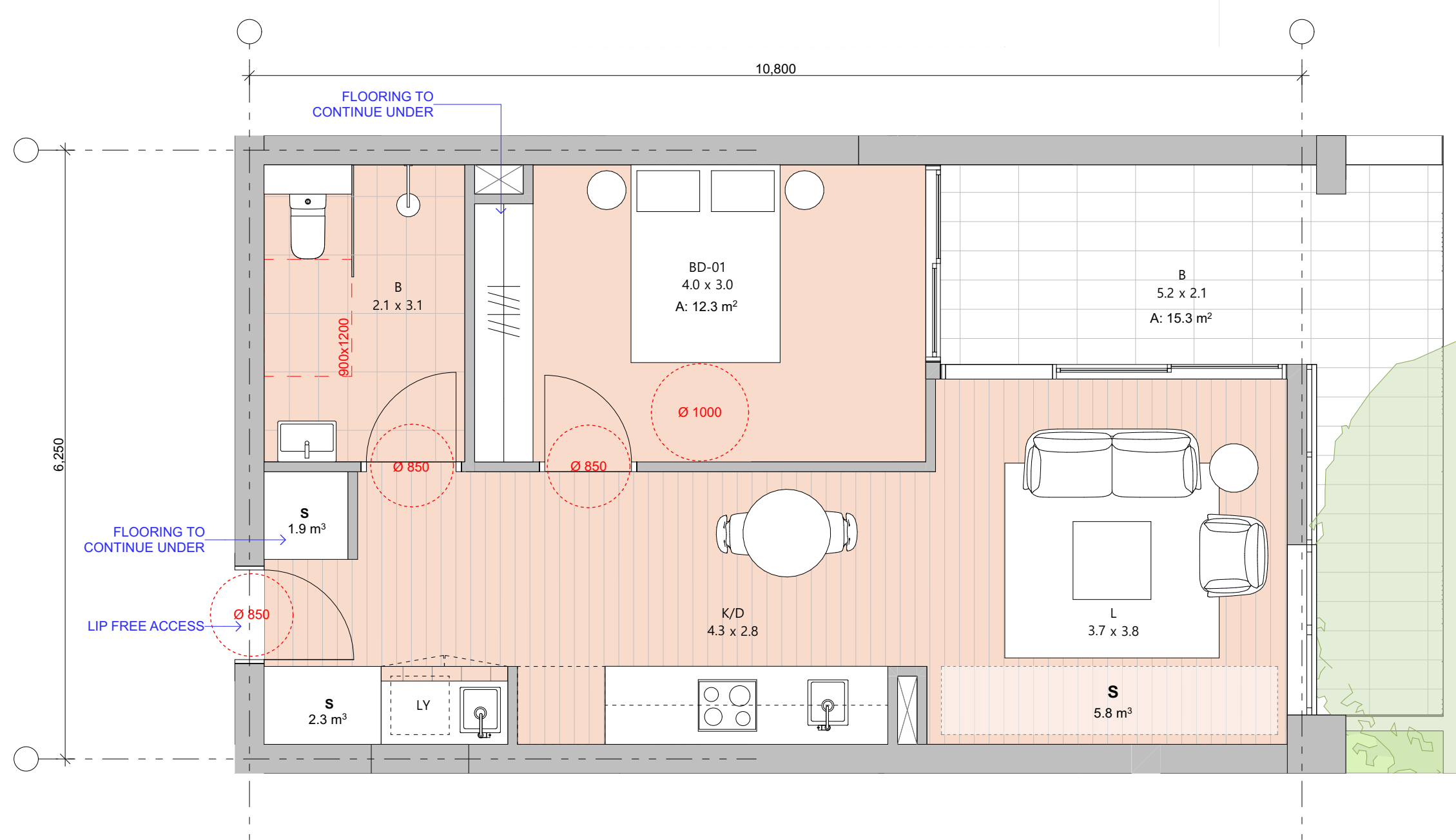
PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
ADAPTABLE UNIT TYPE

SHEET NO.	REVISION:
SSDA 303	A

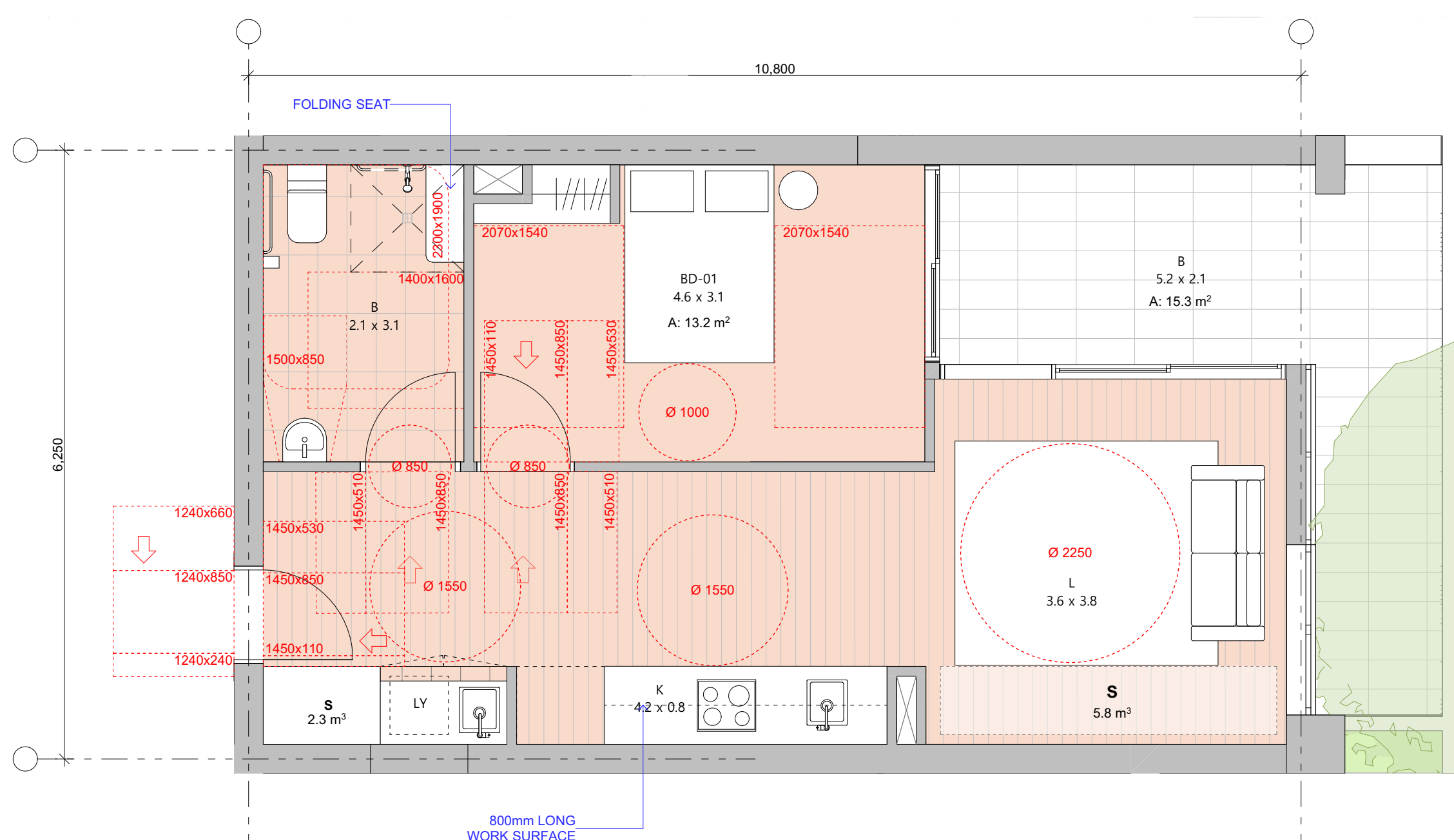
LEGEND	
	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
B#	BEDROOM NO.
B	BATHROOM
K	KITCHEN
L/D	LIVING / DINING
LDY	LAUNDRY

PRE-ADAPTATION



UNIT TYPE:	1.01 - 1 BEDROOM (5)
UNIT NUMBER:	BG01, BG02, BG03, B102, B103
STORAGE:	9.9 m ²
INTERNAL AREA:	53.7 m ²
BALCONY:	15.3 m ²

POST-ADAPTATION



UNIT TYPE:	1.01 - 1 BEDROOM (5)
UNIT NUMBER:	BG01, BG02, BG03, B102, B103
STORAGE:	8.1 m ²
INTERNAL AREA:	53.7 m ²
BALCONY:	15.3 m ²

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

ARCHITECT

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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	DRAWN BC, SL
DATE CREATED	JUL 2025	SCALE 1:50 @ A1 A3@50%
PROJECT STATUS	STATE SIGNIFICANT DEVELOPMENT APPLICATION	
DRAWING TITLE	ADAPTABLE UNIT TYPE	

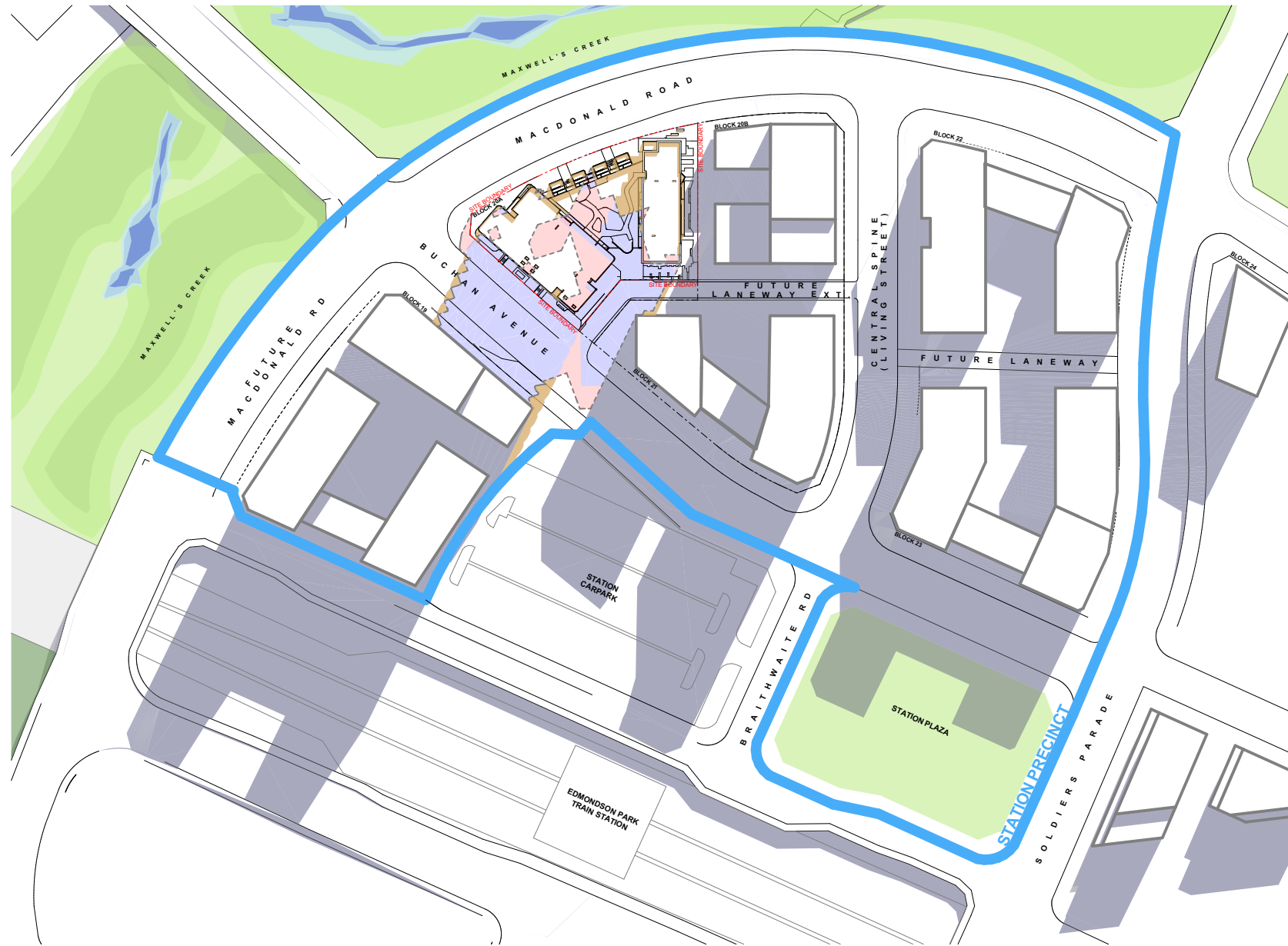
SHEET NO	SSDA 304	REVISION	A
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1 JUNE 21 - 9AM



2 JUNE 21 - 10AM



3 JUNE 21 - 11AM



4 JUNE 21 - 12PM



5 JUNE 21 - 1PM



6 JUNE 21 - 2PM



7 JUNE 21 - 3PM

NOTE:

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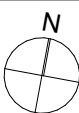
- LEGEND**
- SITE BOUNDARY
 - STATION PRECINCT BOUNDARY
 - PROPOSED MASTERPLAN BUILDING
 - MASTERPLAN BUILDING SHADOWS
 - PROPOSED + REFERENCE BUILDING SHADOWS
 - REFERENCE SCHEME SHADOWS
 - ADDITIONAL BUILDING SHADOWS
 - REDUCED BUILDING SHADOWS

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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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



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

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026 @ 4:32 PM
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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

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

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



1 DECEMBER 21 - 9AM



2 DECEMBER 21 - 10AM



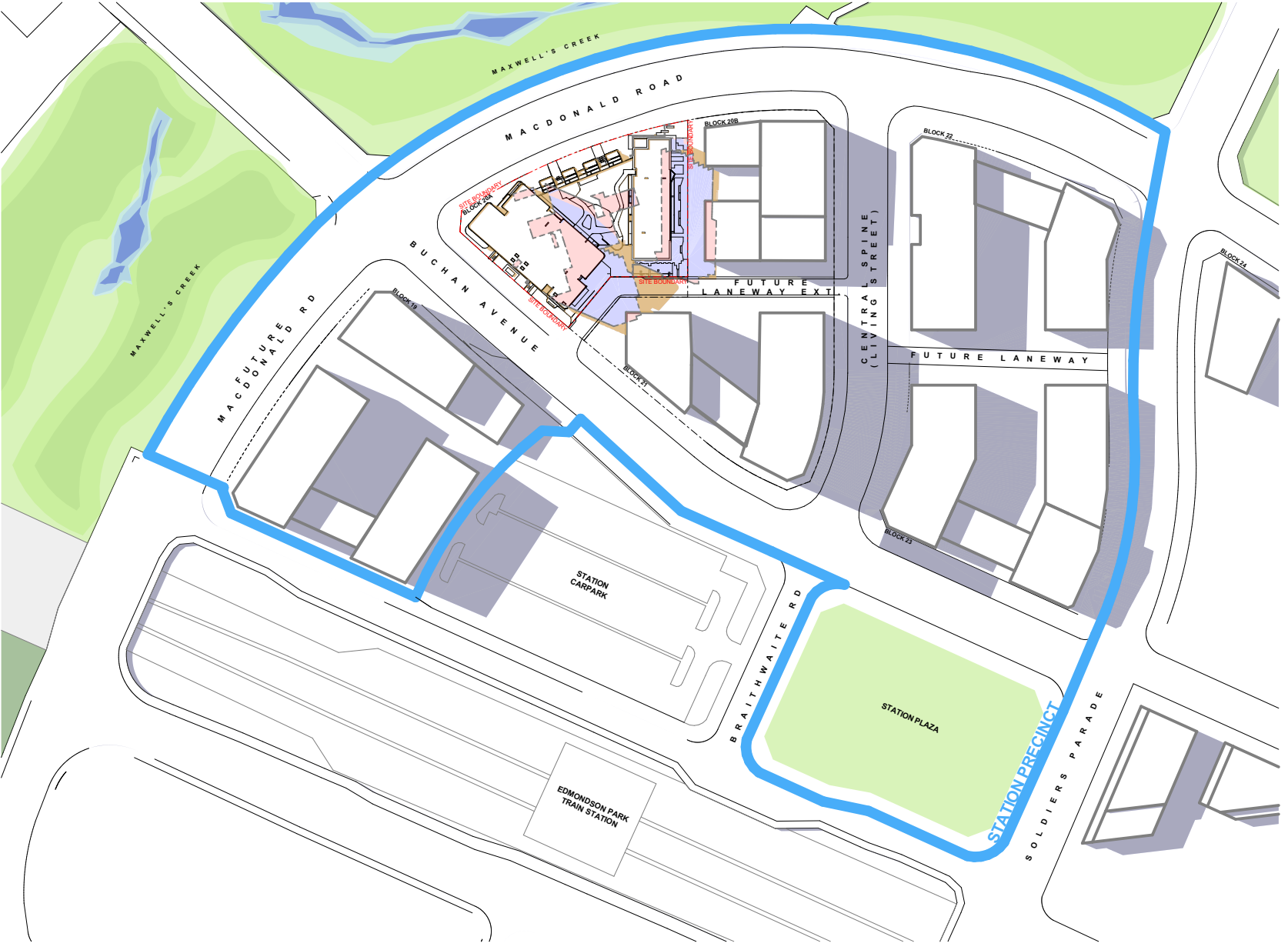
3 DECEMBER 21 - 11AM



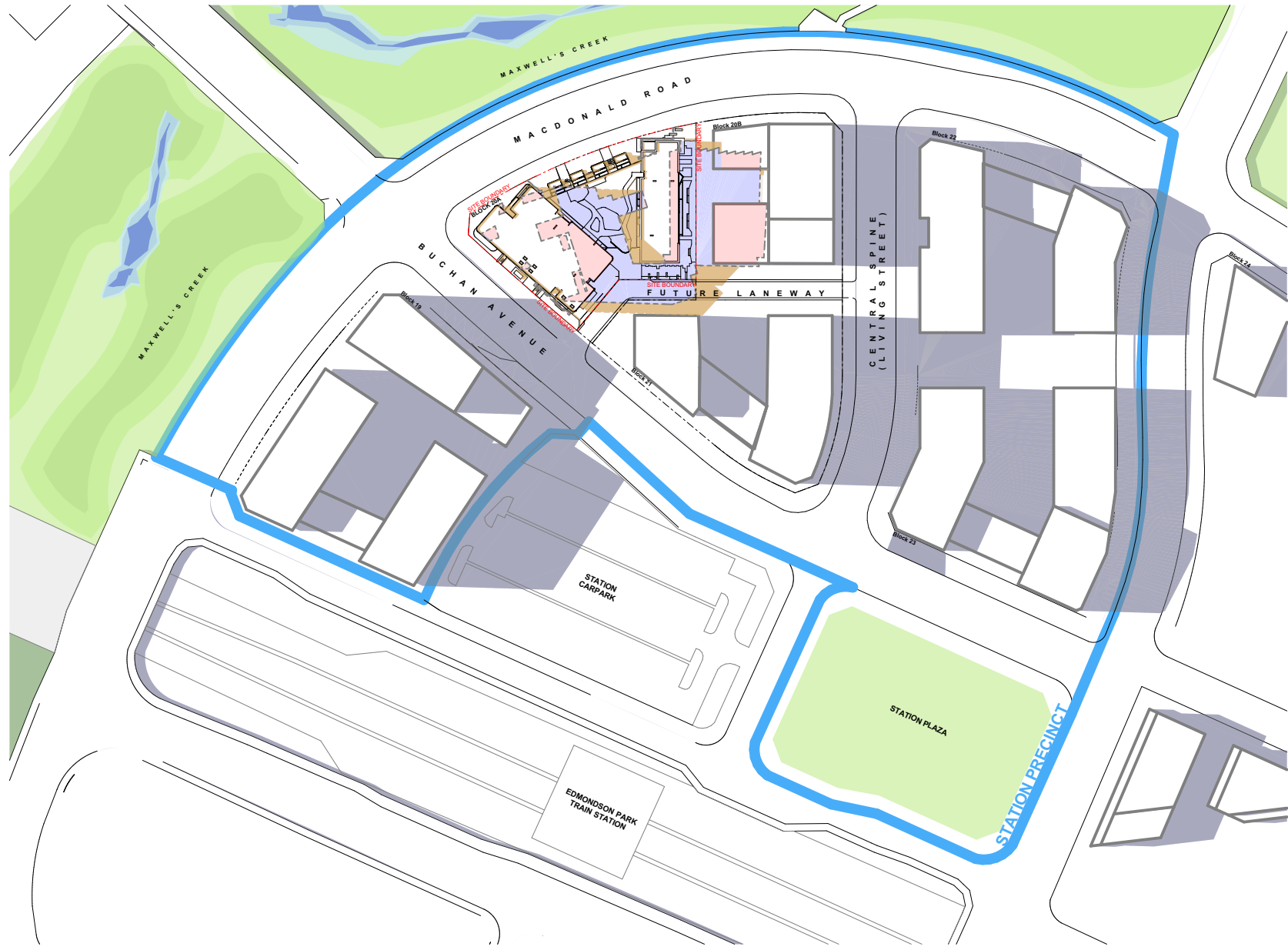
4 DECEMBER 21 - 12PM



5 DECEMBER 21 - 1PM



6 DECEMBER 21 - 2PM



7 DECEMBER 21 - 3PM

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Print date and time: Thursday, 16 April 2026 @ 4:32 PM
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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

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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ABN 81 612 046 643
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Parramatta NSW 2150

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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

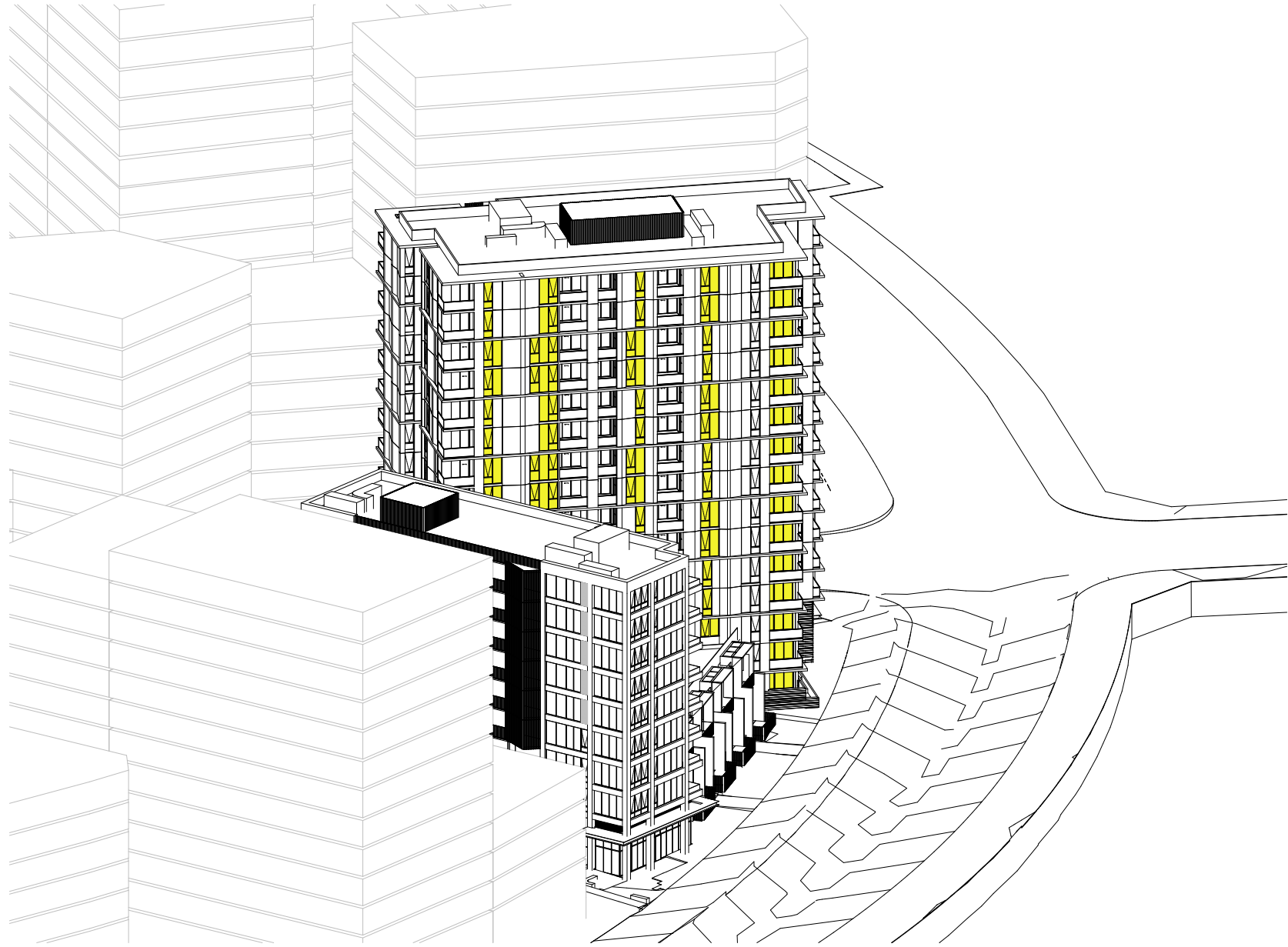
SHADOW DIAGRAMS - DECEMBER 21

SHEET NO

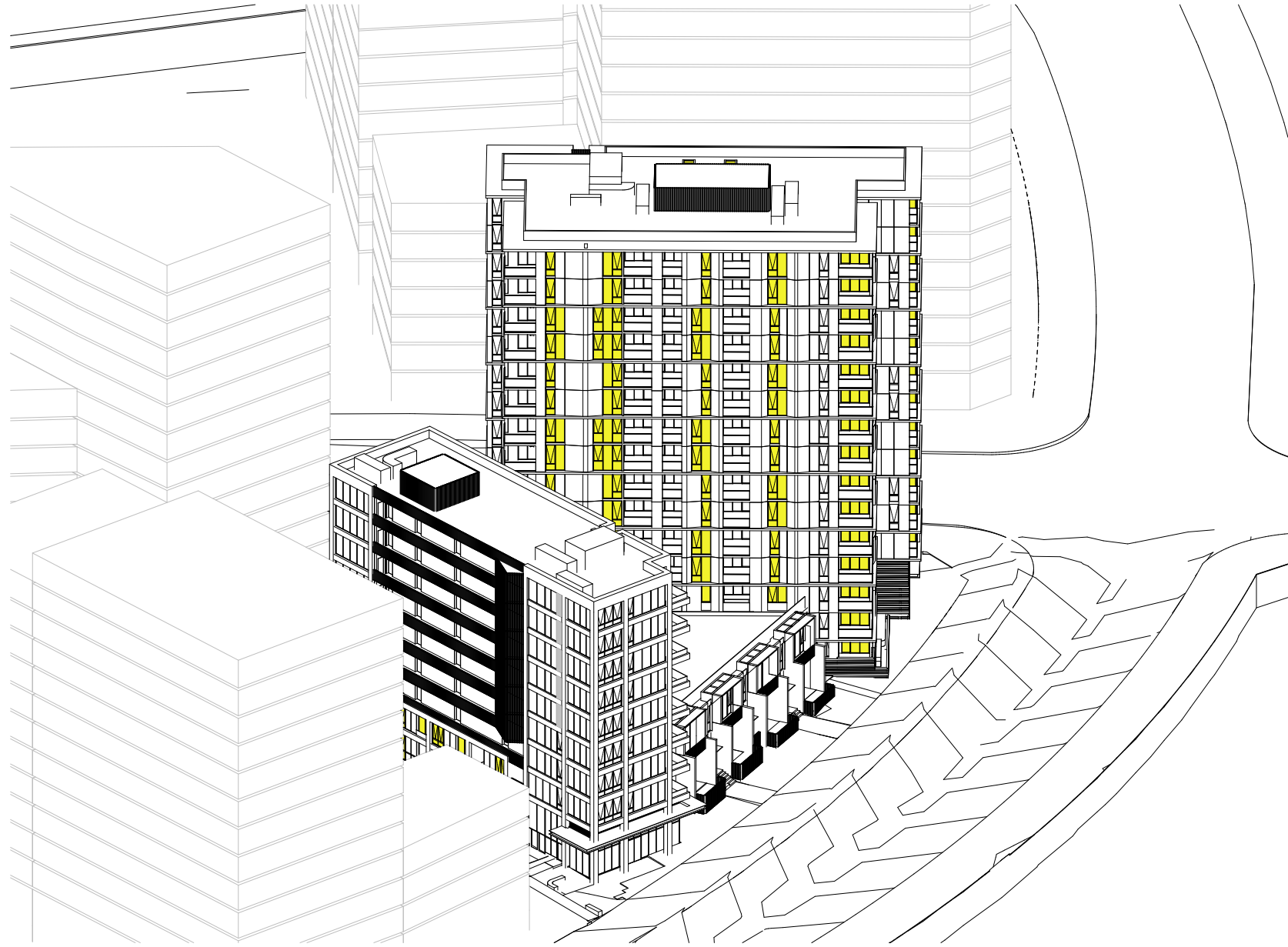
SSDA 403

REVISION

A



1 SUNS EYE VIEW - JUNE 21 - 9AM



2 SUNS EYE VIEW - JUNE 21 - 10AM



3 SUNS EYE VIEW - JUNE 21 - 11AM



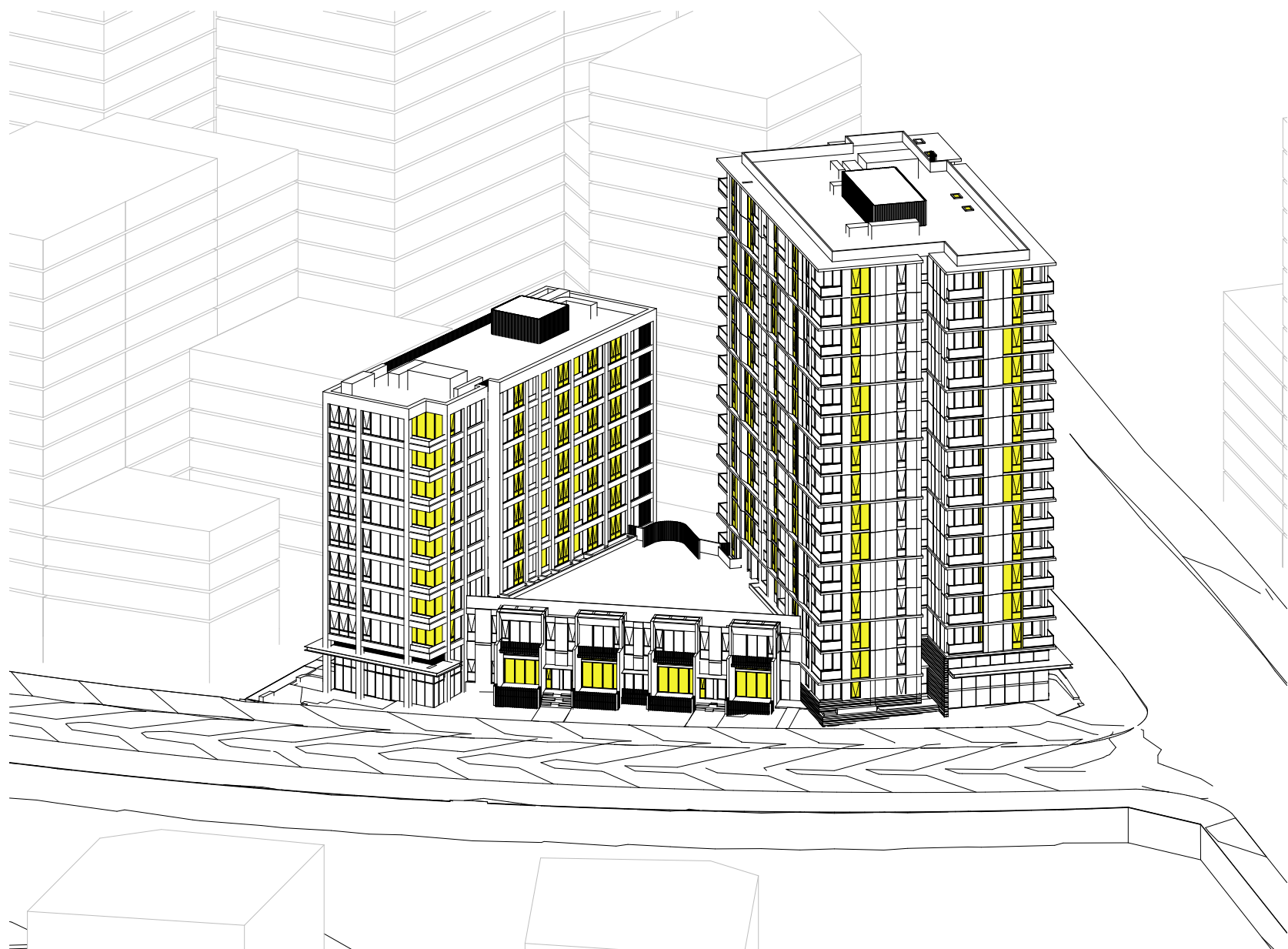
4 SUNS EYE VIEW - JUNE 21 - 12PM



5 SUNS EYE VIEW - JUNE 21 - 1PM



6 SUNS EYE VIEW - JUNE 21 - 2PM



1 SUNS EYE VIEW - JUNE 21 - 3PM

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026 @ 4:32 PM
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LEGEND

LIVING AREAS RECEIVING SUNLIGHT

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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CLIENT

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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

SUN EYE VIEW DIAGRAMS

DRAWN

BC, SL

SCALE

@ A1

A3@50%

SHEET NO

SSDA 404

REVISION

A

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

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026 @ 4:32 PM
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NO. OF UNITS172

SUNLIGHT ACCESS

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

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

SUNLIGHT ACCESS122

SUNLIGHT ACCESS %70.9%

MINIMUM REQUIREMENT70%

SUNLIGHT ACCESS33

SUNLIGHT ACCESS %19.2%

MAXIMUM ALLOWED15%

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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14/60 Station St E
Parramatta NSW 2150

N

051020m

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
SOLAR ACCESS DIAGRAMS

DRAWN
BC

SCALE
1:500 @ A1

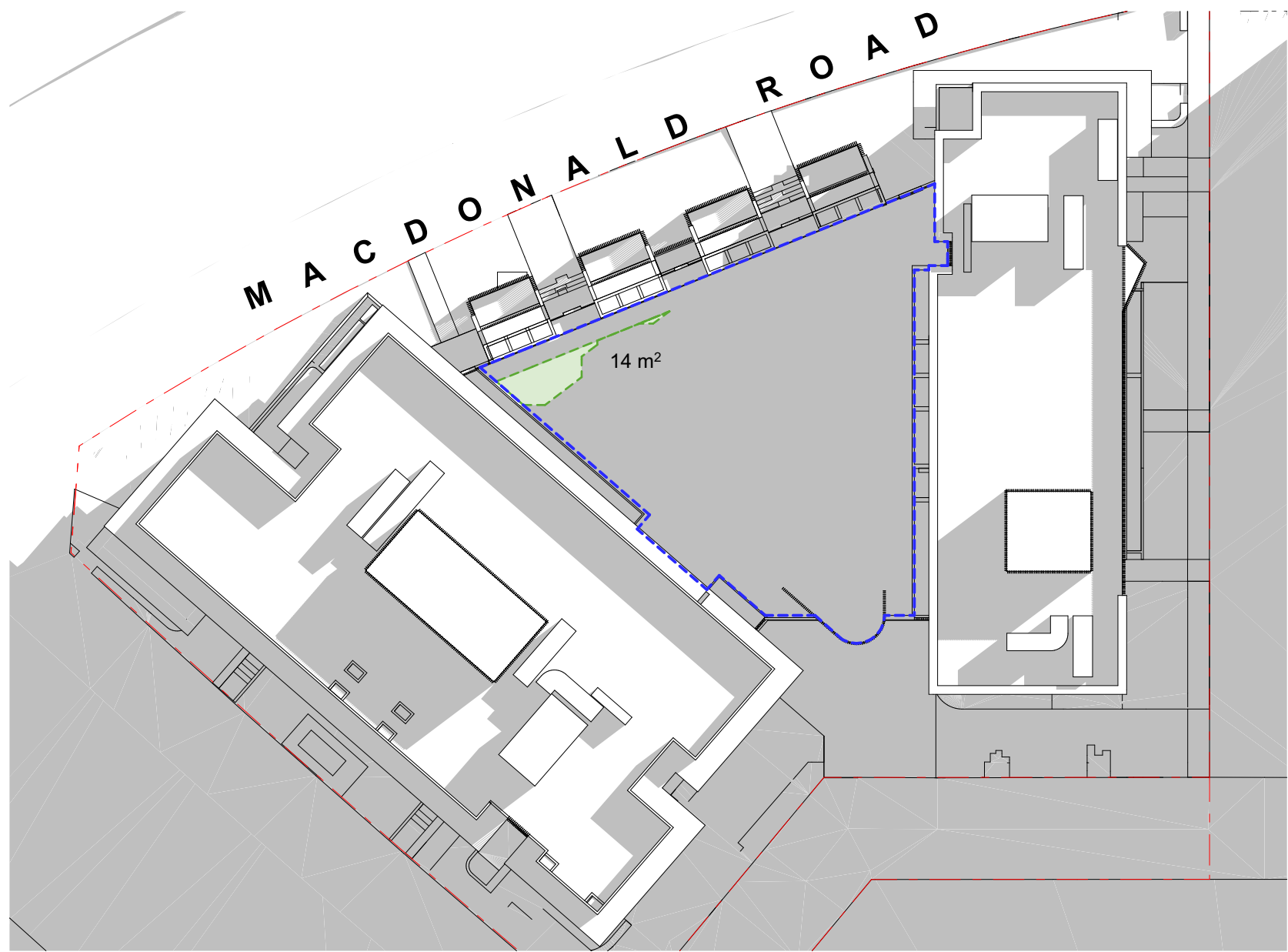
A3@50%

SHEET NO
SSDA 501

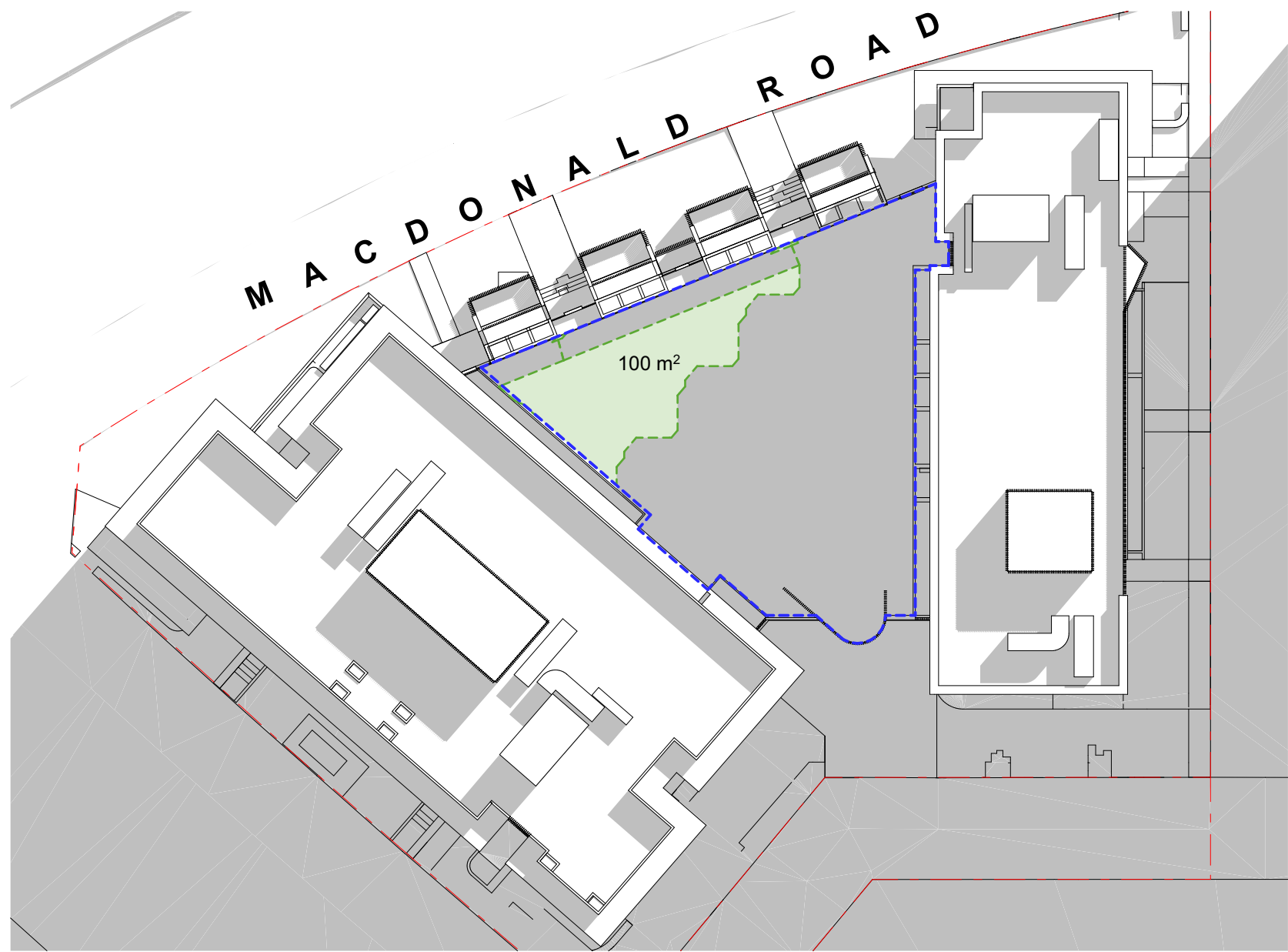
REVISION
A

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
	122

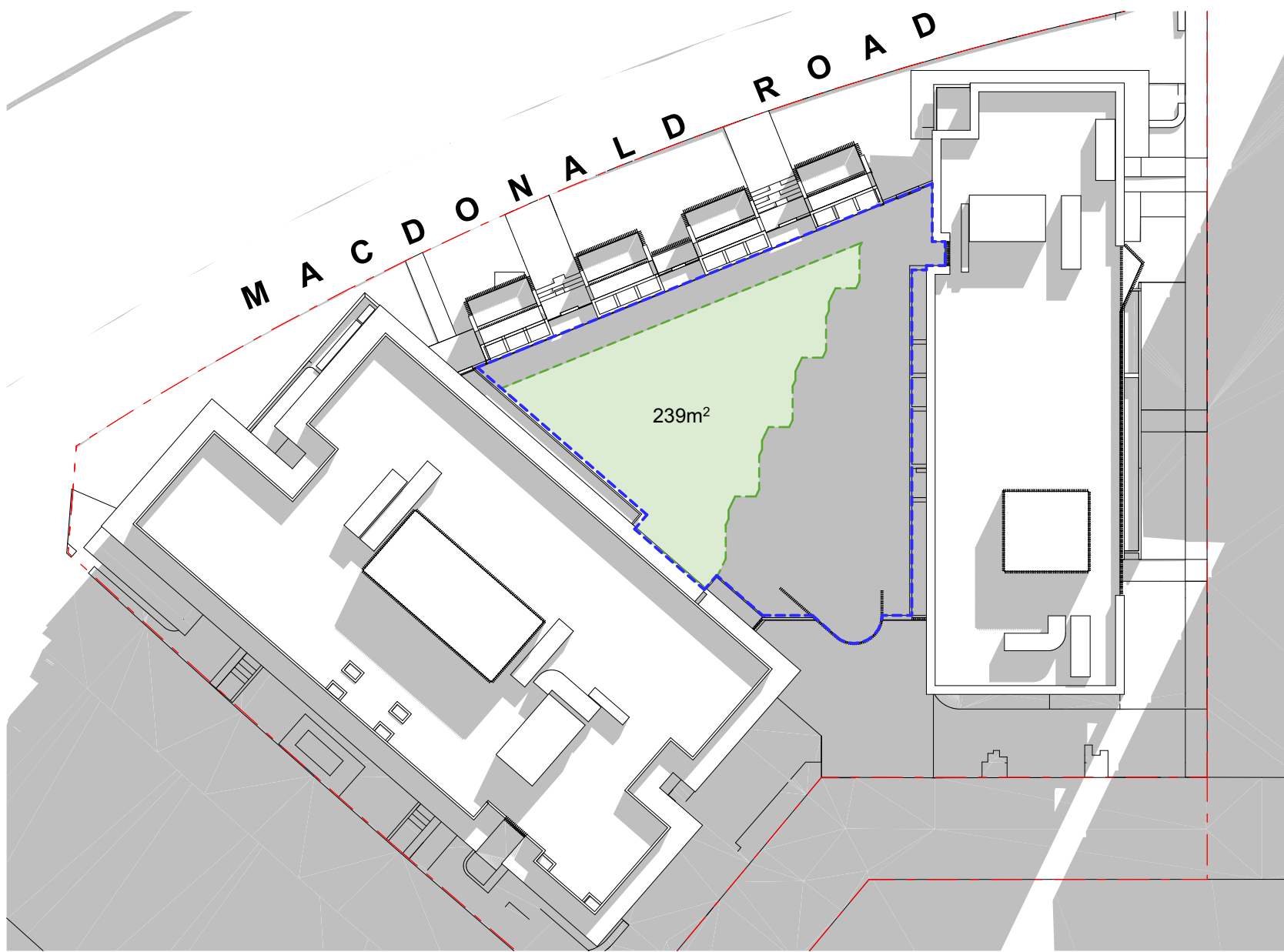
NO DIRECT SOLAR ACCESS	
LEVEL	SOUTH FACING
GROUND	2
LEVEL 01	4
LEVEL 02 COS	3
LEVEL 03	3
LEVEL 04	3
LEVEL 05	2
LEVEL 06	2
LEVEL 07	2
LEVEL 08	2
LEVEL 09	2
LEVEL 10	2
LEVEL 11	2
LEVEL 12	2
LEVEL 13	2
	33



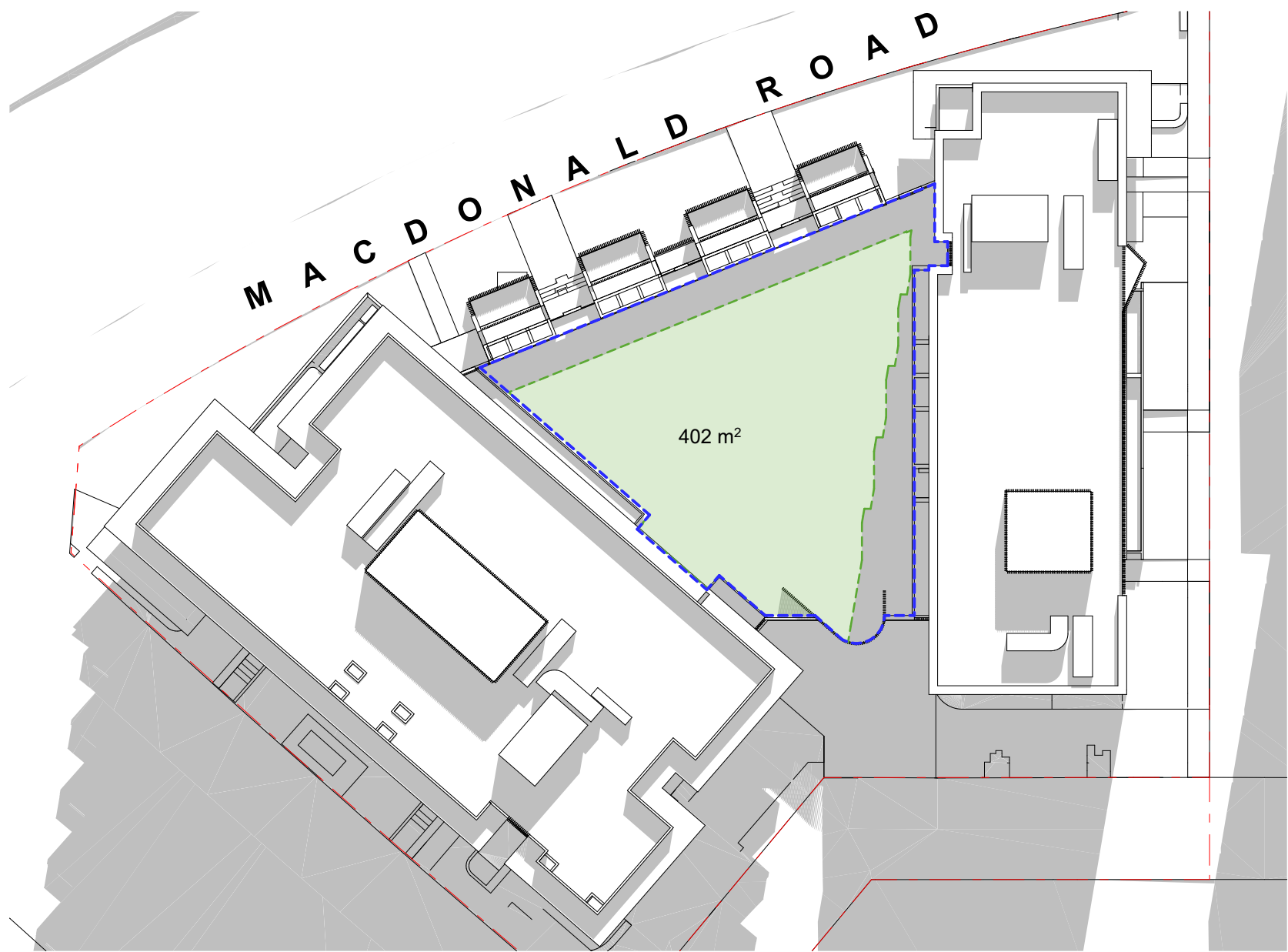
1 JUNE 21 - 9AM



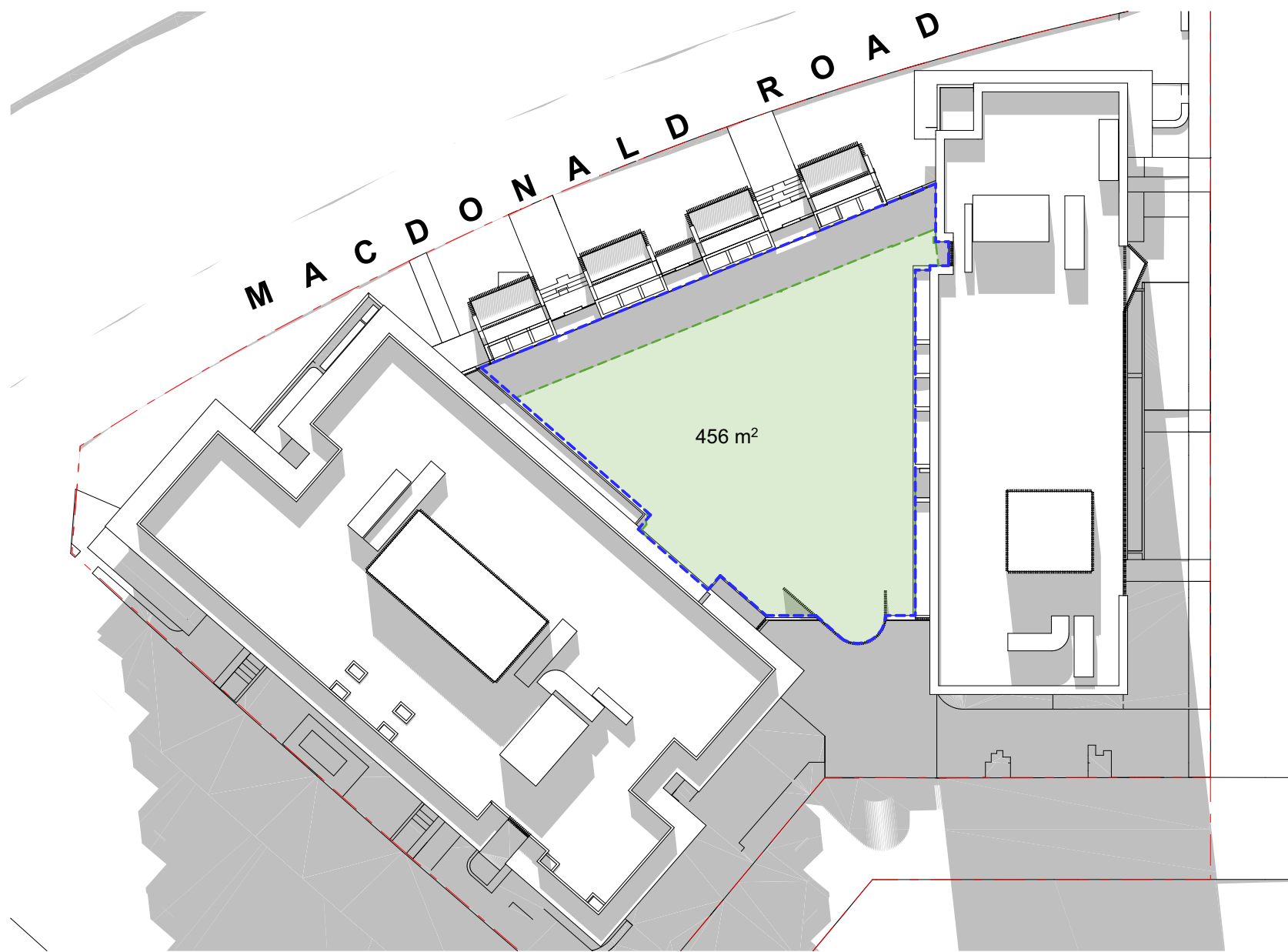
2 JUNE 21 - 10AM



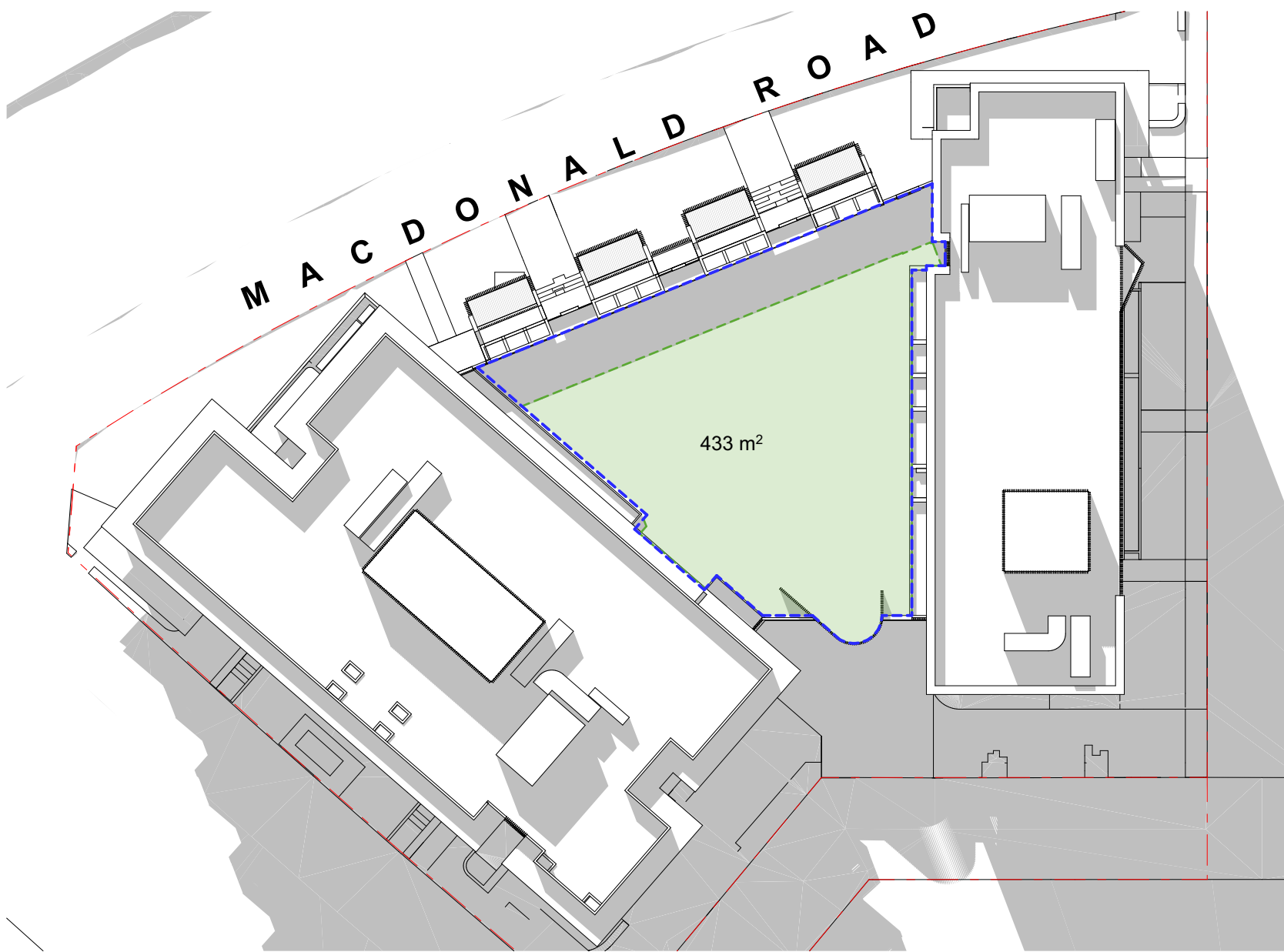
3 JUNE 21 - 11AM



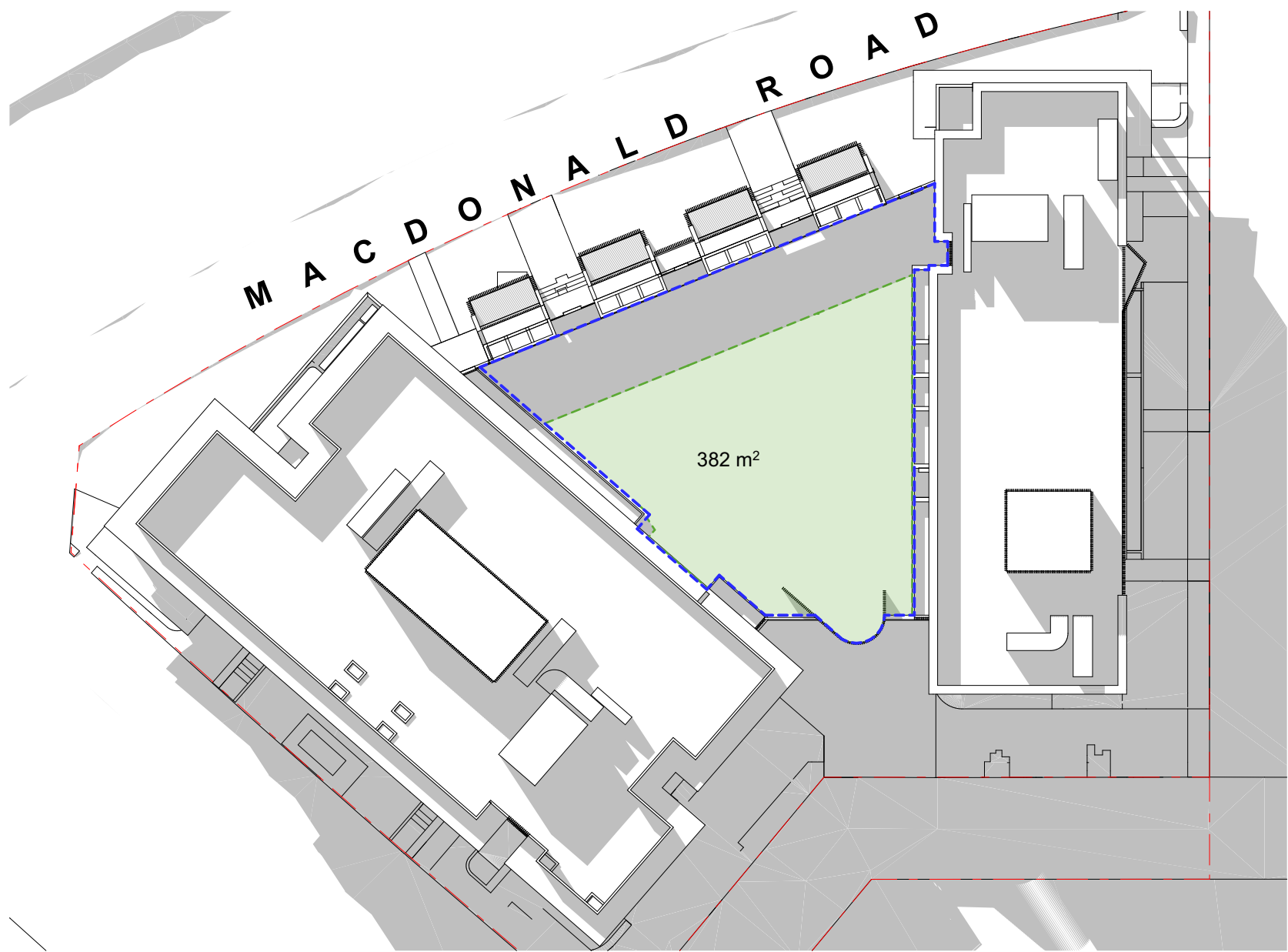
4 JUNE 21 - 12PM



5 JUNE 21 - 1PM



6 JUNE 21 - 2PM



7 JUNE 21 - 3PM

File: 2518_EDMONDSON PARK_Block 20A
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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
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 THEN 50% SUNLIGHT ON PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE FOR 3 HRS BETWEEN 12PM TO 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

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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

1

GROUND

2

LEVEL 01

3

LEVEL 02 COS

4

LEVEL 03-08 TYPICAL LOWRISE

5

LEVEL 09-14 TYPICAL TOWER

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026 @ 4:32 PM
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NO. OF UNITS172

NO. OF UNITS WITHIN FIRST 9 STORIES118

NATURAL VENTILATION

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION WITHIN FIRST 9 STORIES

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION ABOVE 9 STORIES

NATURAL VENTILATION WITHIN FIRST 9 FLOORS72

NATURAL VENTILATION MINIMUM REQUIREMENT61.02%

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

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

ARCHITECT

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N

0

5

10

20m

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	1:500 @ A1 A3@50%

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

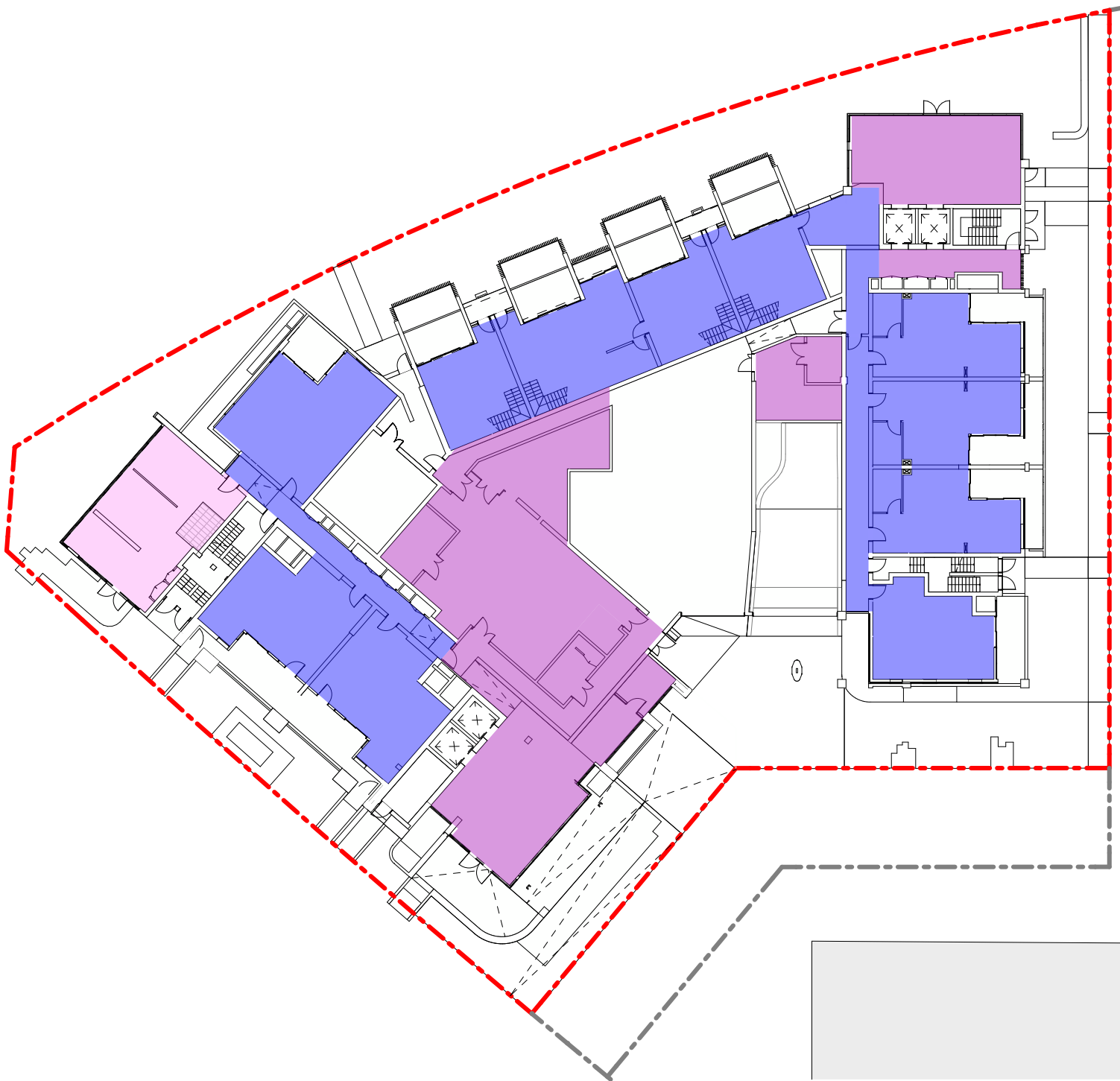
NATURAL VENTILATION DIAGRAMS

SHEET NO

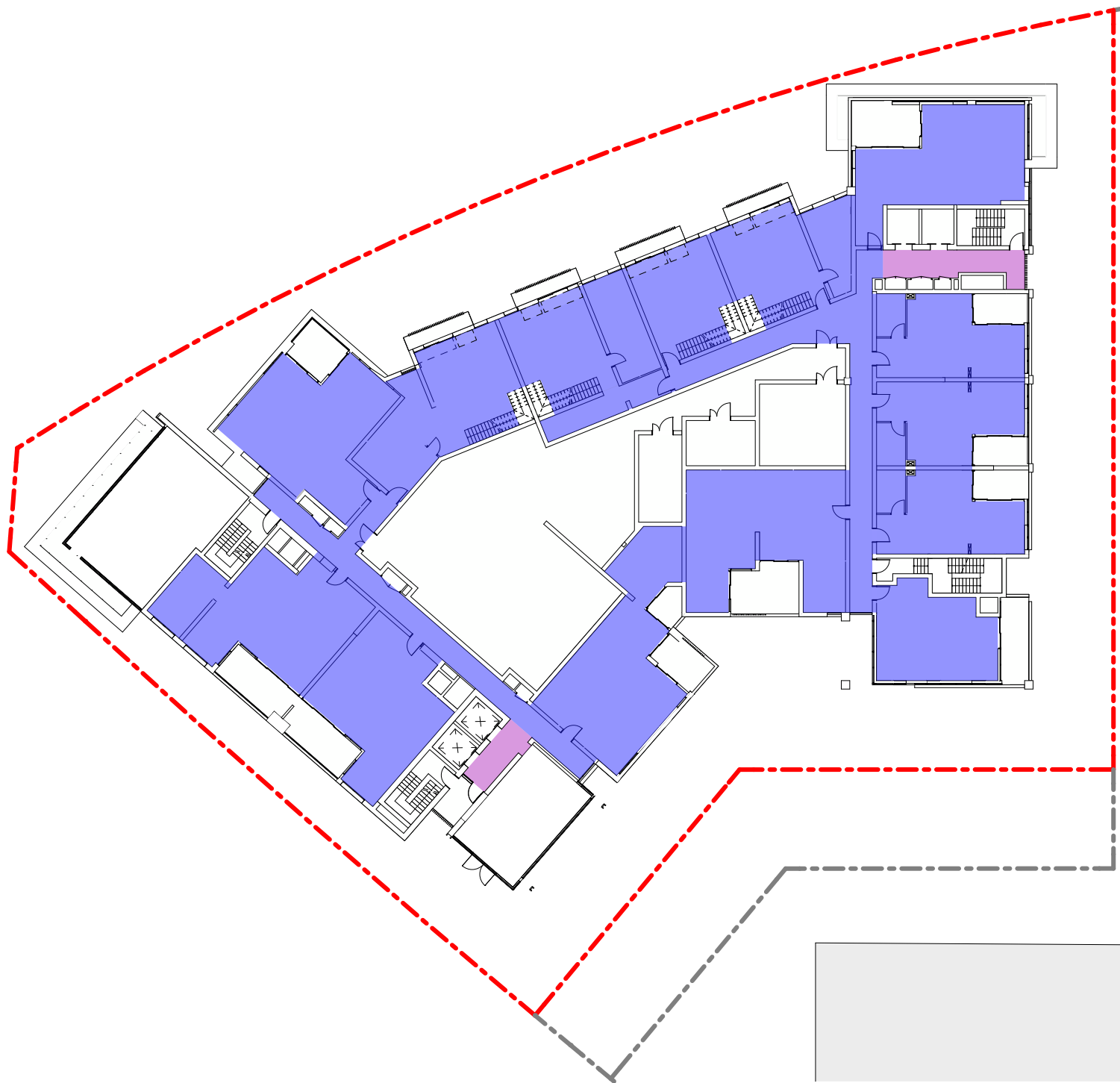
SSDA 503

REVISION

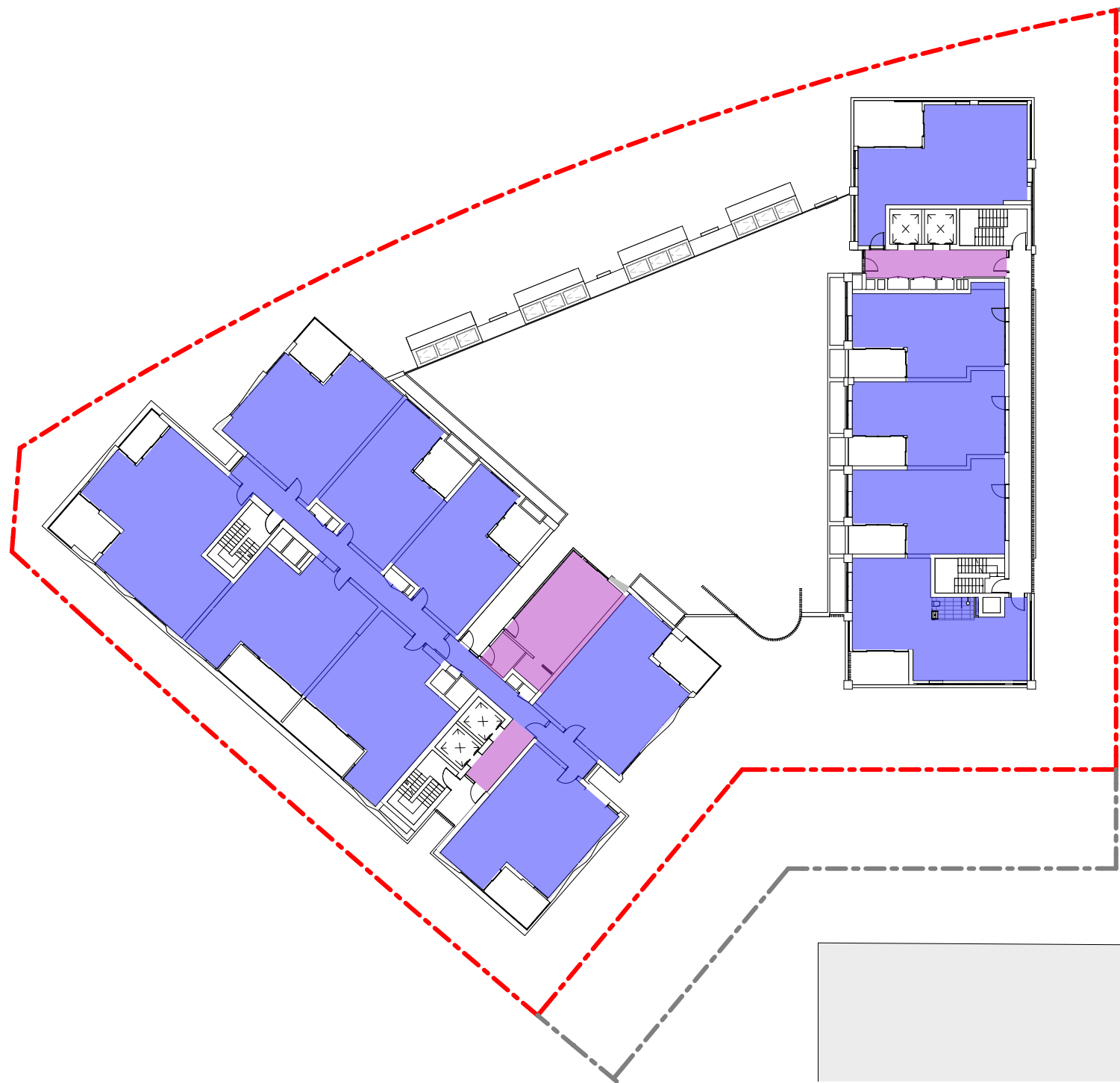
A



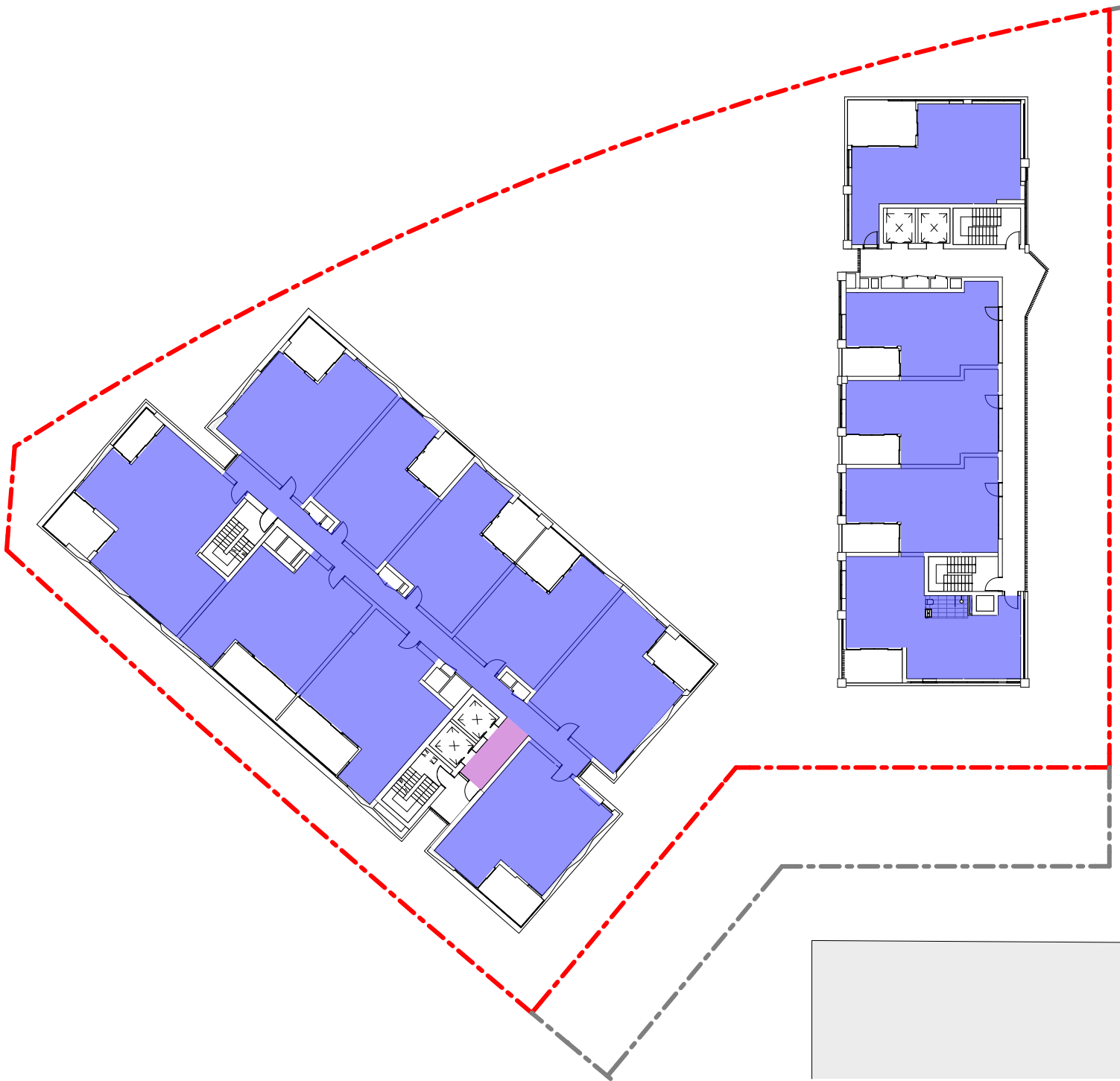
1 GFA - GROUND FLOOR



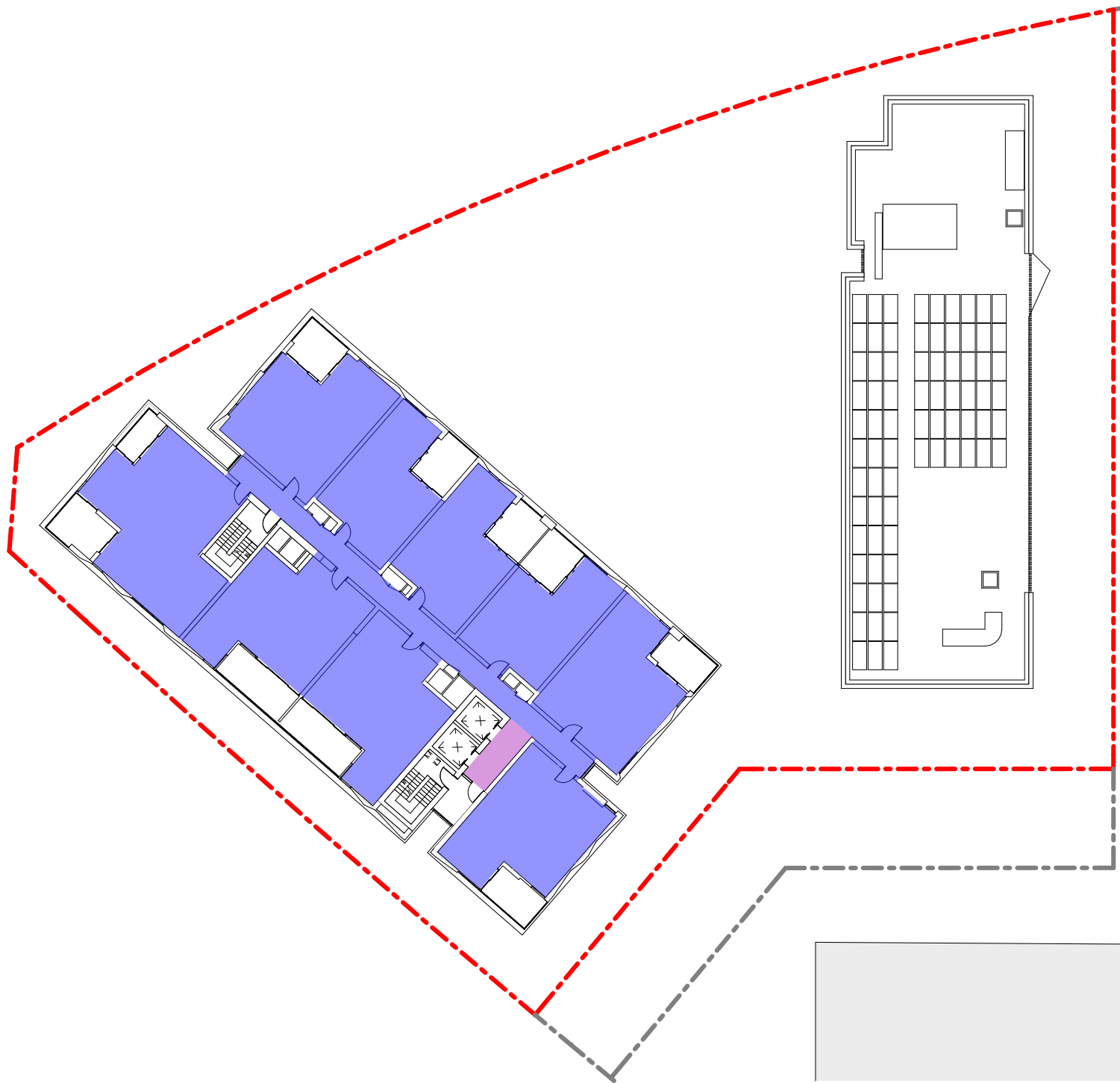
2 GFA - LEVEL 01



3 GFA - LEVEL 02



4 GFA - LEVEL 03-08 TYPICAL LOWRISE



5 GFA - LEVEL 09-14 TYPICAL HIGHRISE

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Wednesday, 29 July 2026
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2518_EDMONDSON PARK_Block 20A
Wednesday, 29 July 2026
@ 10:21 AM

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NET SITE AREA (Lot 401 development site only): 3,385 m²

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:
(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 ²
GROUND	1,290.8
LEVEL 01	1,189.3
LEVEL 02 COS	1,049.6
LEVEL 03	1,043.5
LEVEL 04	1,043.5
LEVEL 05	1,043.5
LEVEL 06	1,043.5
LEVEL 07	1,043.5
LEVEL 08	1,043.5
LEVEL 09	717.0
LEVEL 10	717.0
LEVEL 11	717.0
LEVEL 12	717.0
LEVEL 13	717.0
LEVEL 14	717.0
	14,092.7 m ²

PROPOSED
GFA 14,053.7 m²
FSR 4.15:1
Reference scheme
Town Centre North Quadrant 2 GFA (MOD 5 Approval) 50,896 m²

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
B	RESPONSE TO RFI	29/07/2026

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LANDCOM
1460 Station St E
Parramatta NSW 2150

N

0

4

10

20m

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

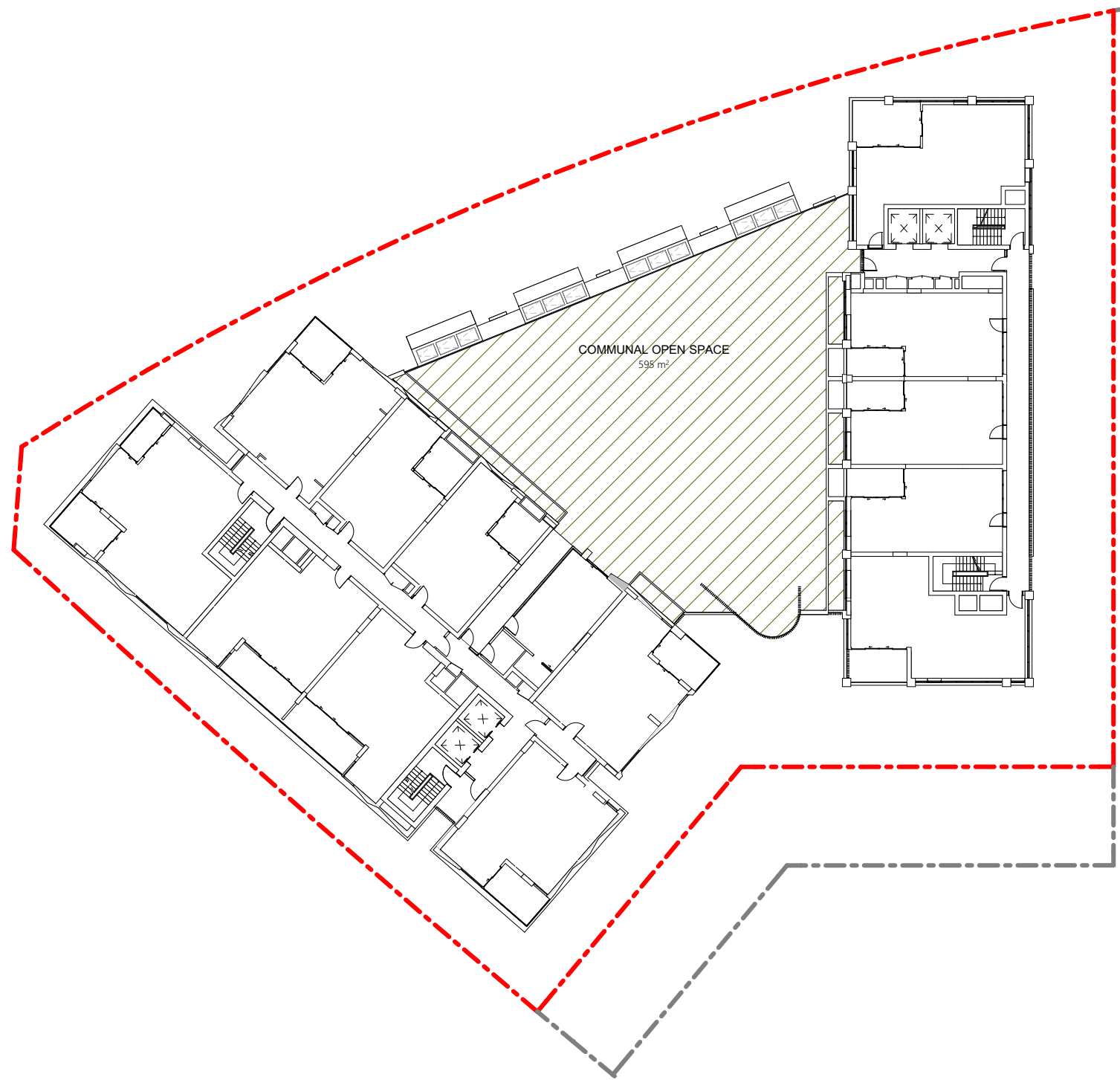
DRAWING TITLE
GFA DIAGRAMS

SHEET NO
SSDA 504

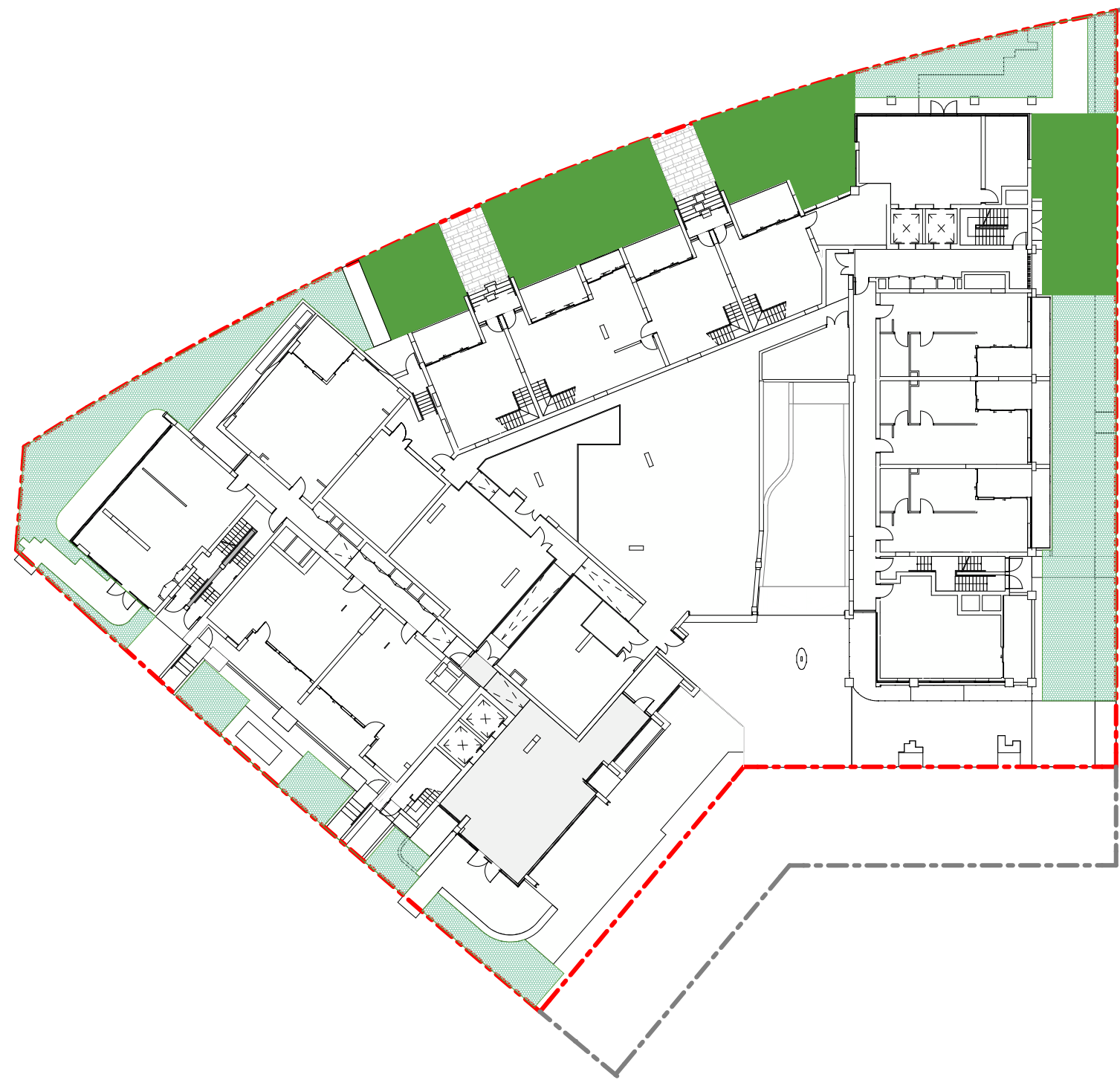
REVISION
B



1 COMMUNAL OPEN SPACE - GROUND FLOOR



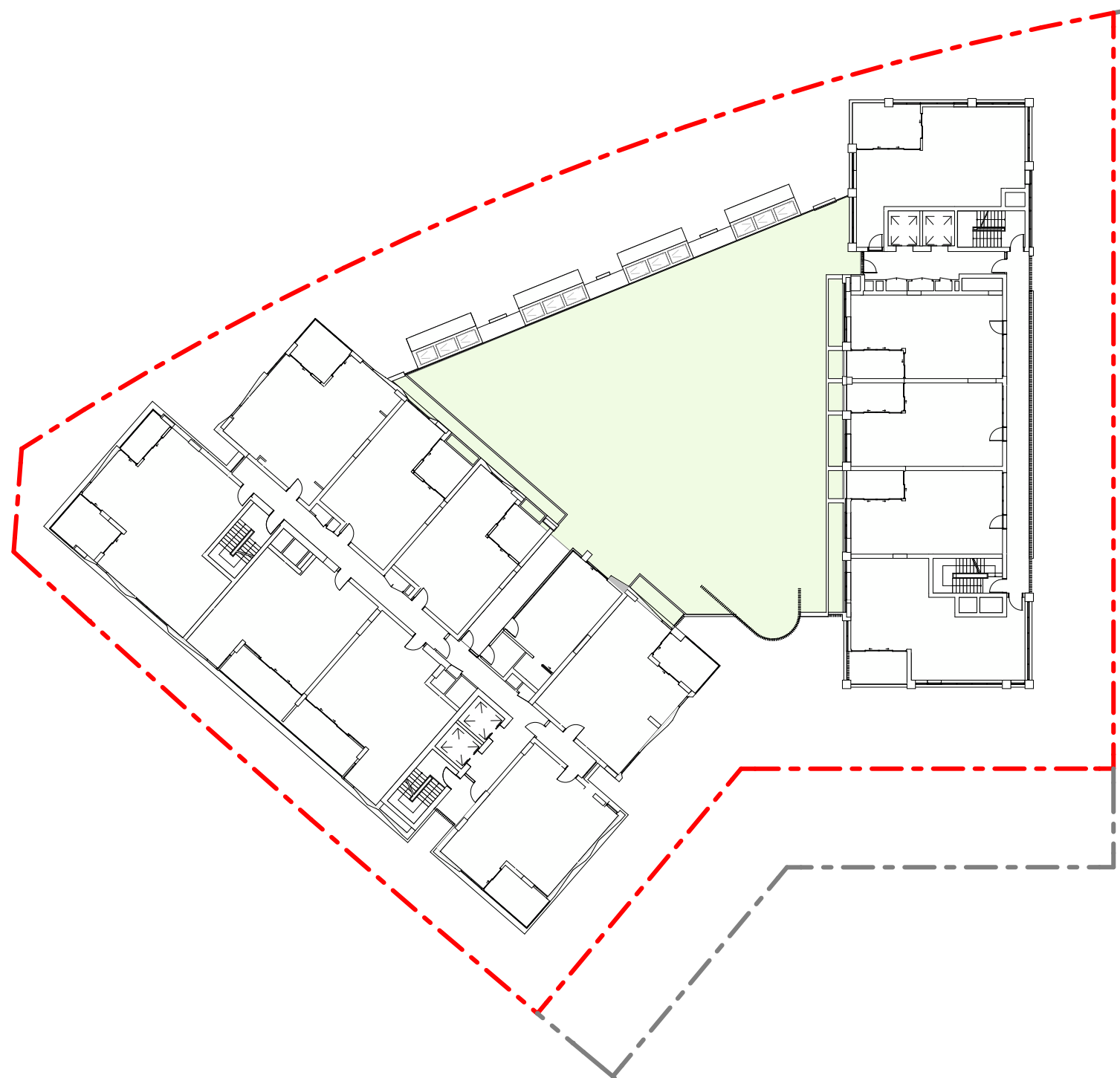
2 COMMUNAL OPEN SPACE - LEVEL 02



3 DEEP SOIL DIAGRAM - GROUND FLOOR



4 LANDSCAPE - GROUND FLOOR



5 LANDSCAPE - LEVEL 02

File: 2518_EDMONDSON PARK_Block 20A
Print date and time: Thursday, 16 April 2026
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4:32 PM

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NET SITE AREA (Lot 401 development site only): 3,385 m²

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.

GROUND FLOOR	383m ²
SECOND FLOOR	605m ²
TOTAL	988m ²
TOTAL %	29.5%
MIN. REQ.	25%

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 ²
DEEP SOIL WITH 6M DIMENSION	TOTAL % 8.04%
	MIN. REQ. 7%
DEEP SOIL ZONE WITH LESS THEN 6m DIMENSION	381m ²
DEEP SOIL LESS THAN 6M	TOTAL % 11.26%
TOTAL DEEP SOIL	653m ²
	TOTAL % 19.29%

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	950m ²
GROUND FLOOR	605m ²
LEVEL 02	
TOTAL AREA	1,555m ²
TOTAL %	45.94%

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0 4 10 20m

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

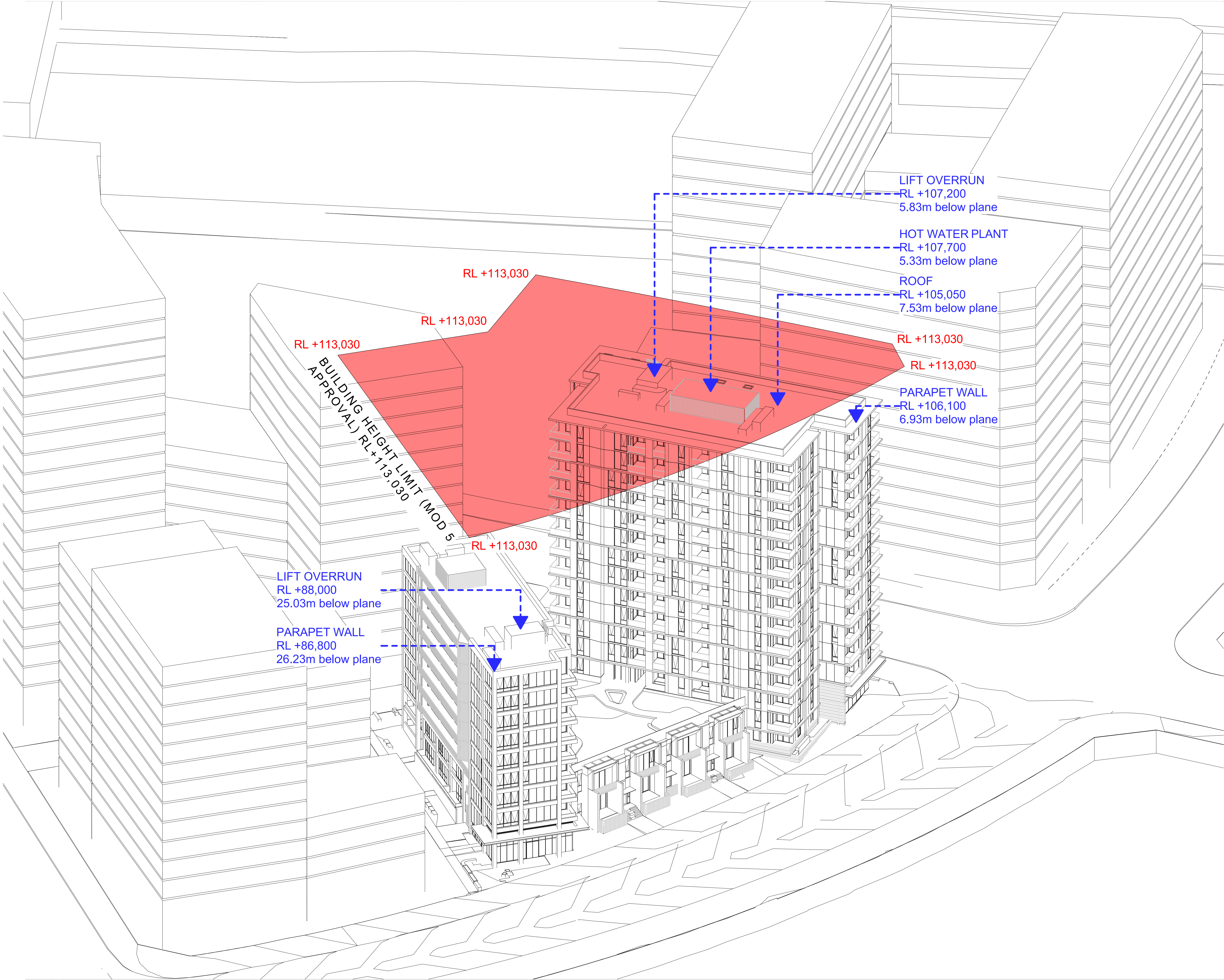
JOB NO
2518

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

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
LANDSCAPE AREA DIAGRAMS

SHEET NO.	REVISION
SSDA 505	A



File: 2518_EDMONDSON PARK_Block 20A
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P1	ISSUE FOR COORDINATION	18/12/2025
A	ISSUE FOR SSDA	22/01/2026

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SITE ADDRESS

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

JOB NO

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CHECKED

DRAWN

DATE CREATED

JUL 2025

SCALE

1:250 @ A1

A3@50%

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

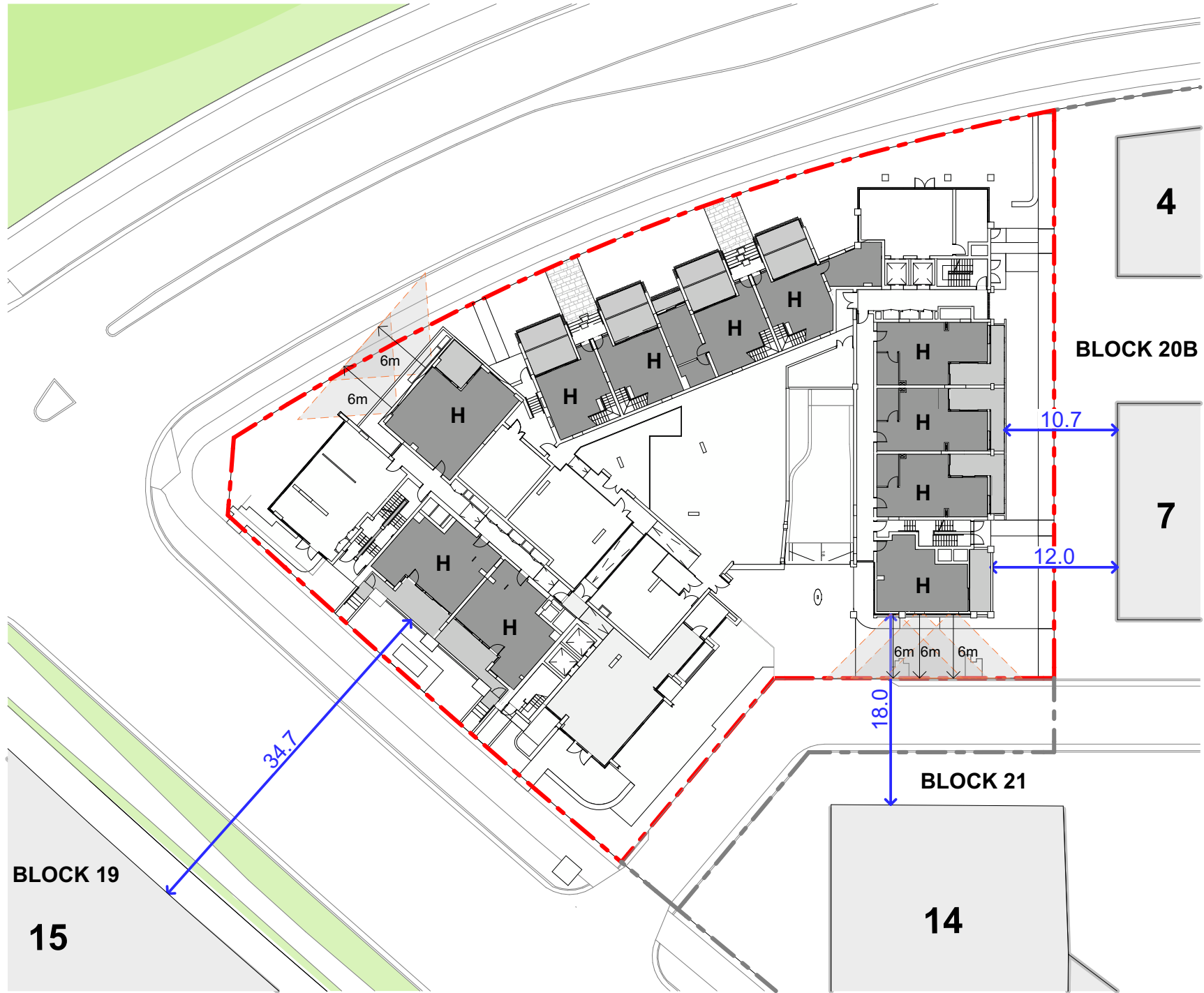
LEP HEIGHT PLANE DIAGRAM

SHEET NO

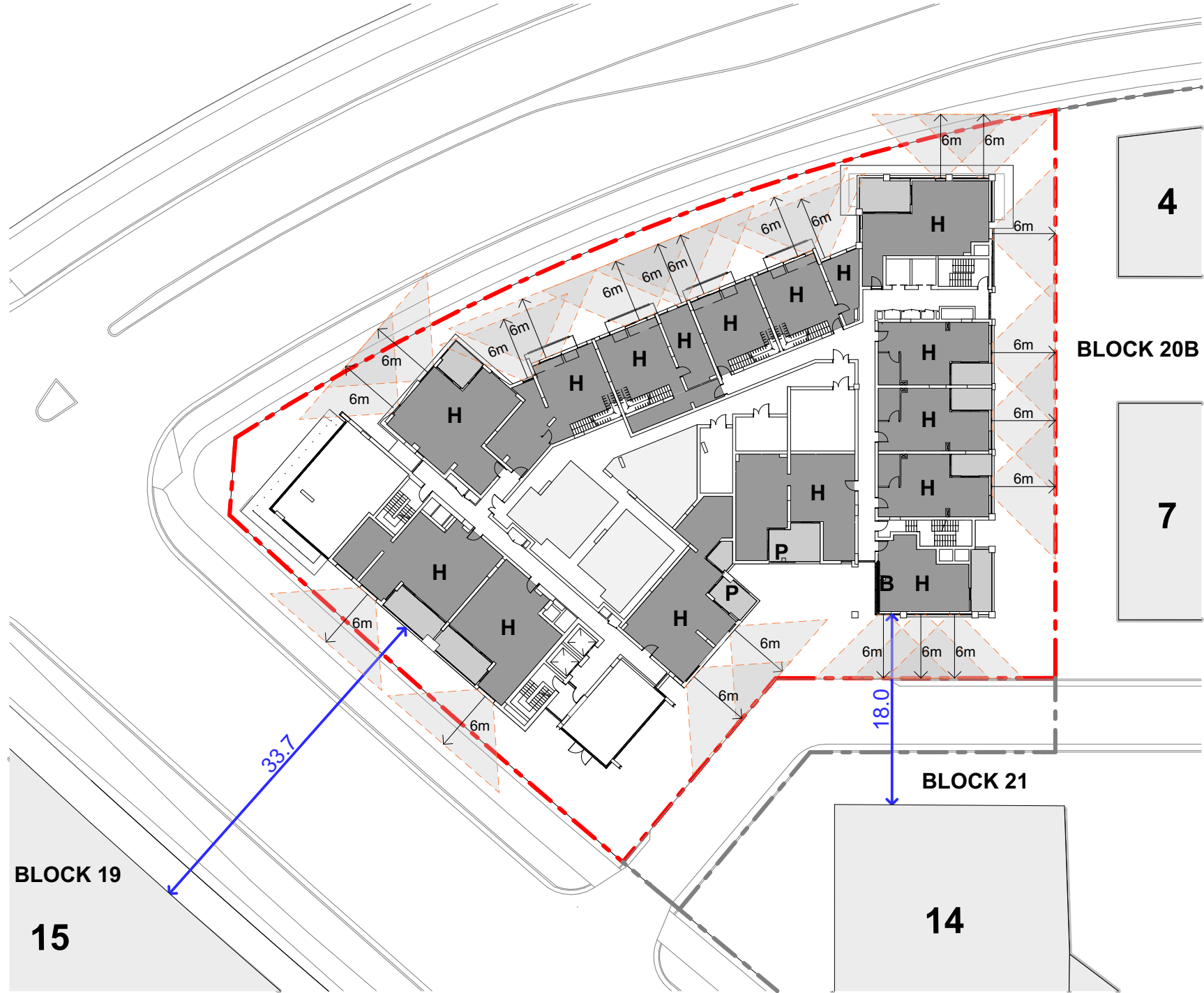
SSDA 506

REVISION

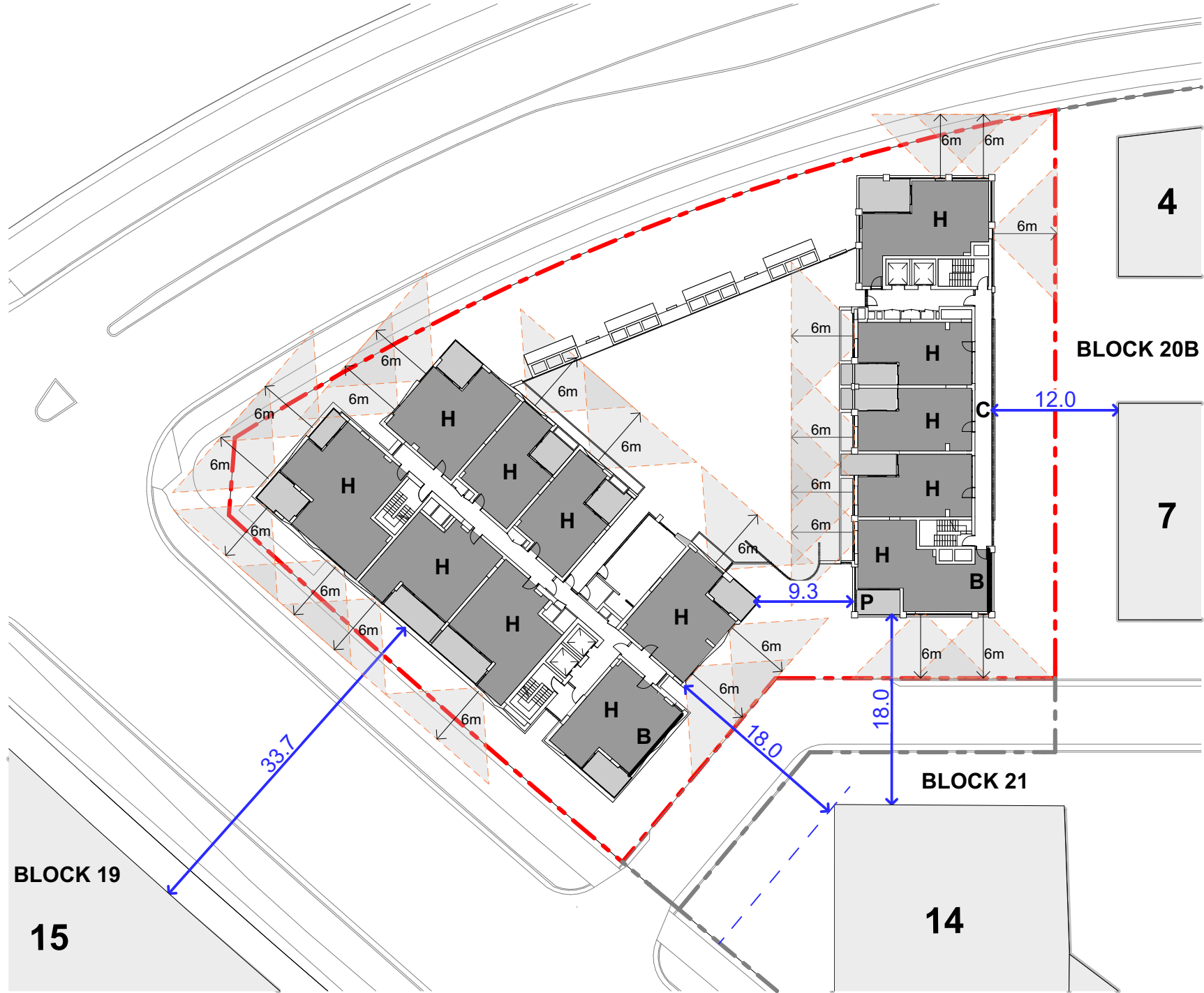
A



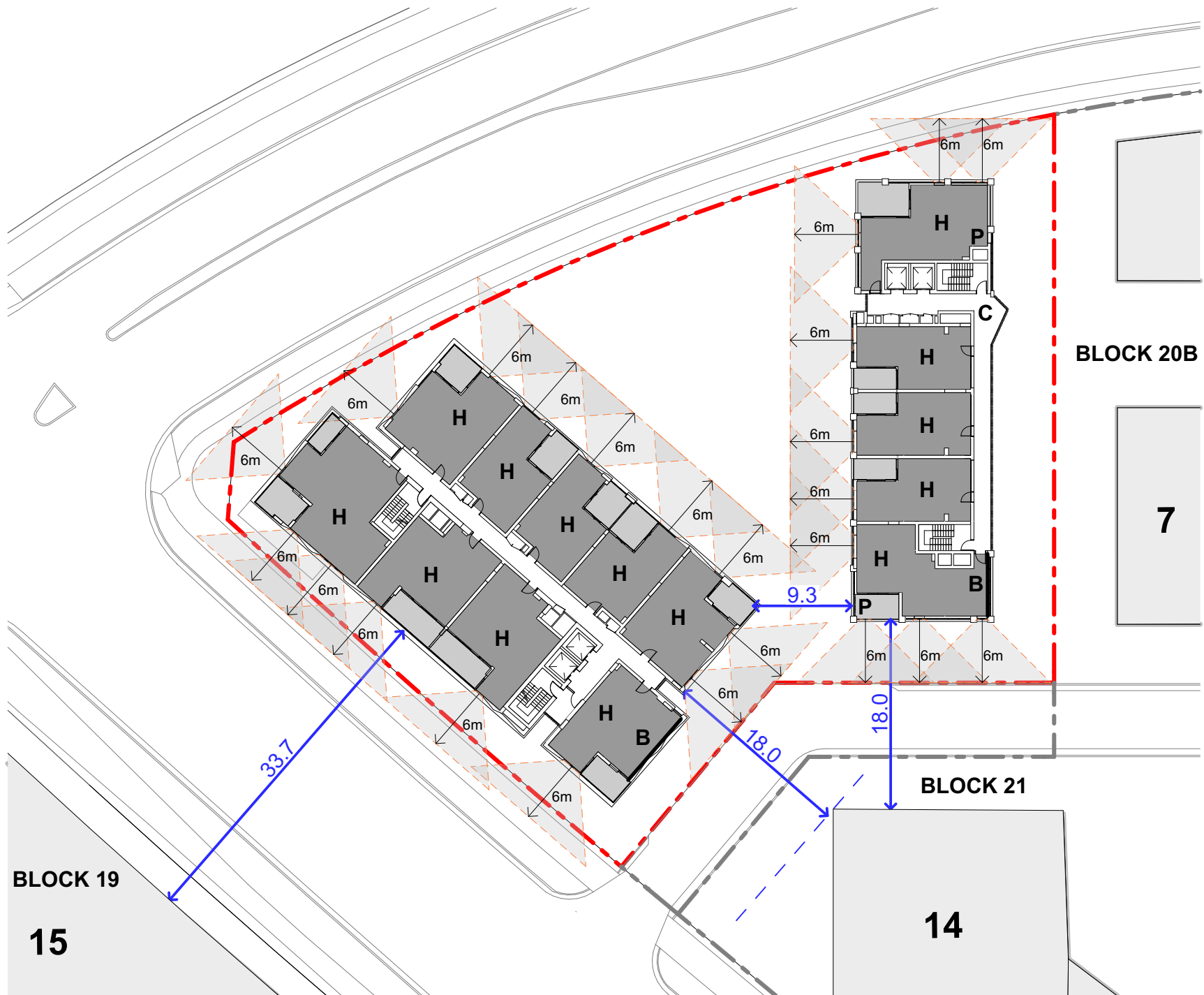
1 PRIVACY SEPARATION - GROUND



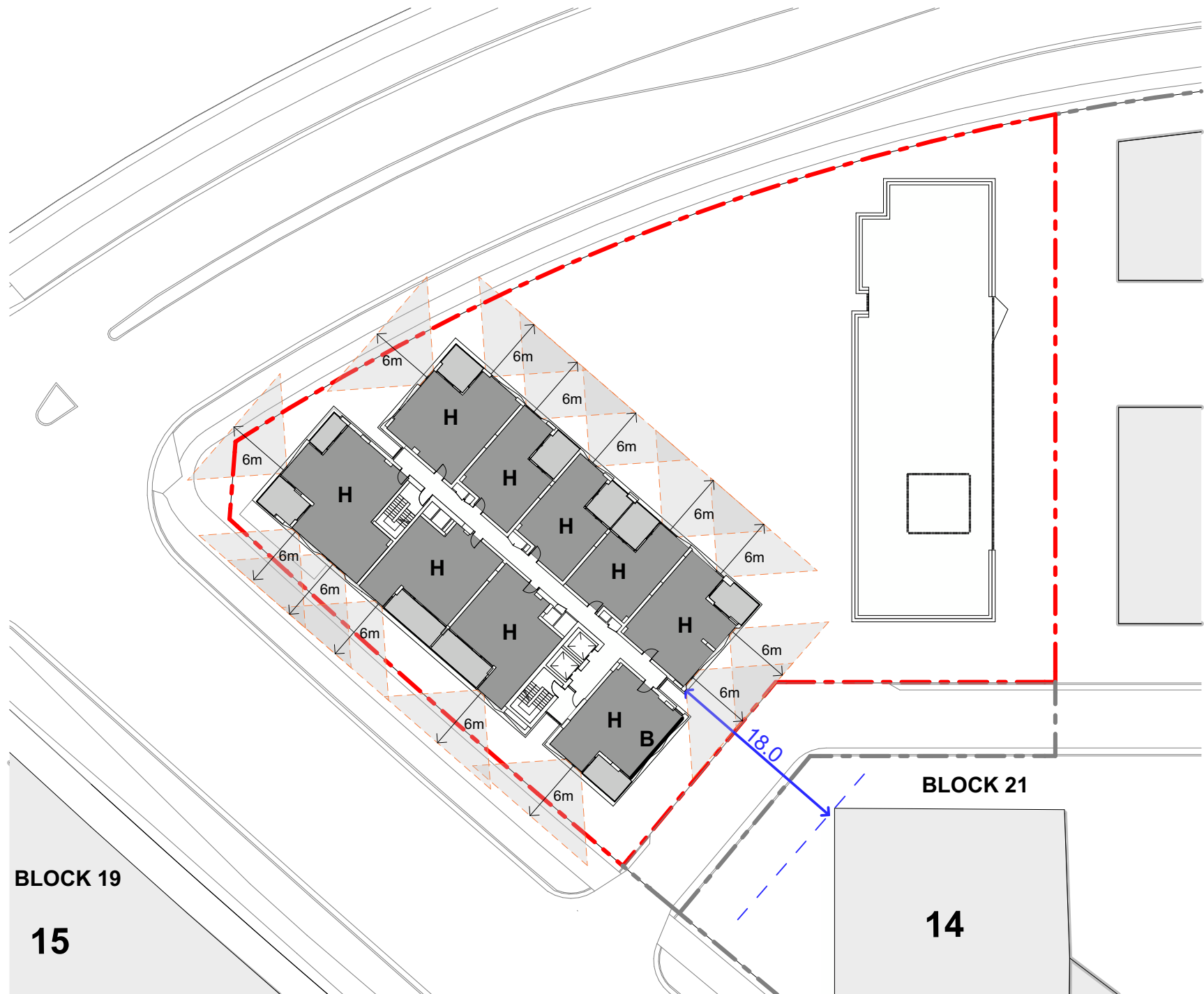
2 PRIVACY SEPARATION - LEVEL 01



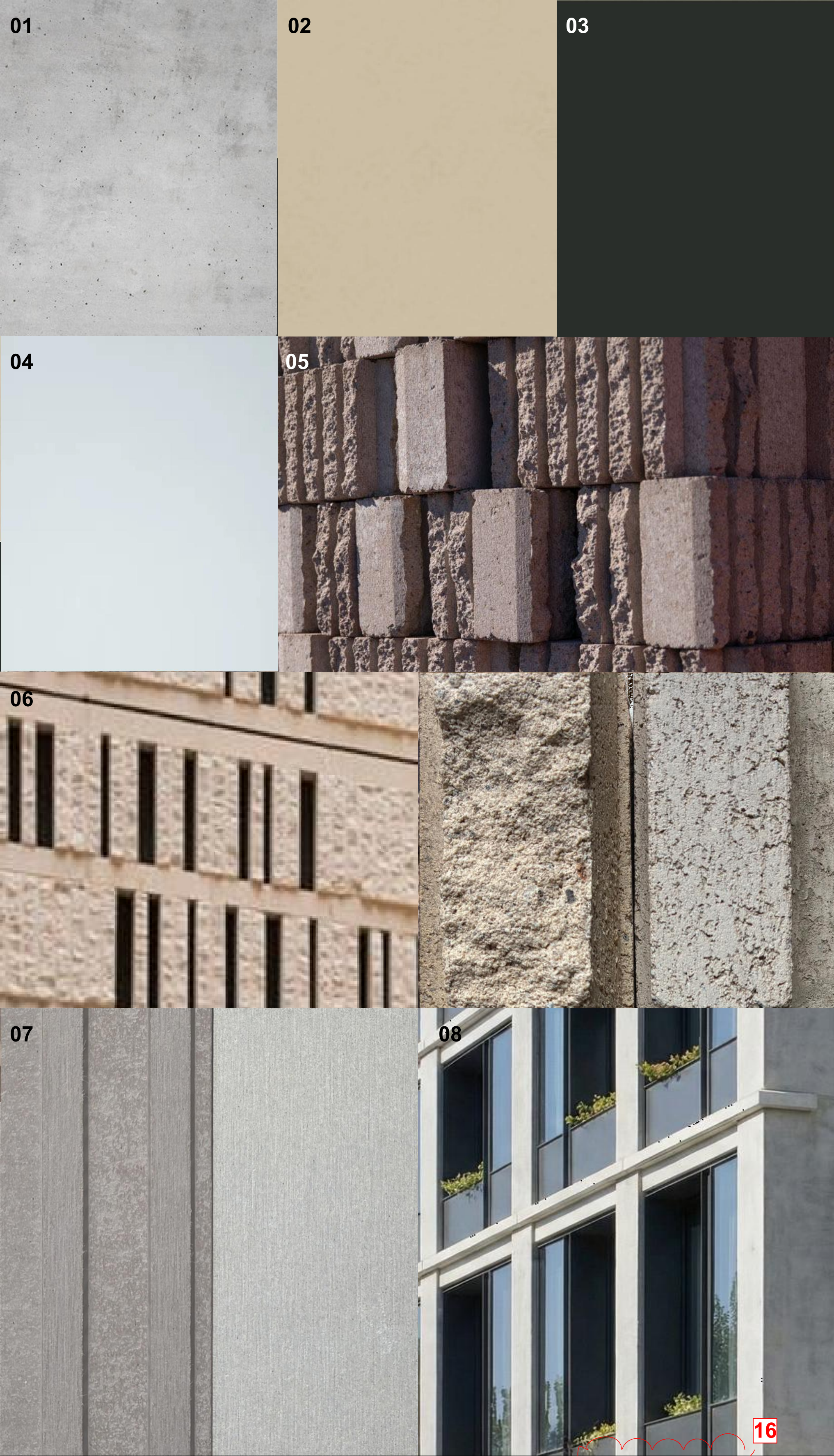
3 PRIVACY SEPARATION - LEVEL 02



4 PRIVACY SEPARATION - LEVEL 03-08



5 PRIVACY SEPARATION - LEVEL 09-14



01	02	03	01	WALLS, SLAB EDGES, SOFFITS & FRAMES; GREY
			02	SCREENS, FENCES & GATES: FIXED ALUMINIUM LOUVRES/ BATTENS, POWDERCOAT FINISH, DULUX MONUMENT AND SURFMIST OR SIMILAR
04	05		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				
07	08		08	INFILL WALLS LOWRISE: WINDOW WALL SYSTEM, CLEAR GLAZED AND SOLID PANEL



REVISION ID	AMENDMENT	DATE
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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 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE
PHOTOMONTAGE

SHEET NO. REVISION
SSDA 701 A



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

JUL 2025

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

PHOTOMONTAGE

SHEET NO

SSDA 702

REVISION

A



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

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DATE CREATED

JUL 2025

SCALE

@ A1

A3@50%

PROJECT STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING TITLE

PHOTOMONTAGE

SHEET NO

SSDA 703

REVISION

A