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Certificate No. 0011680660

Scan QR code or follow website link for rating details.

Assessor name David Howard

Accreditation No. 20039

Property Address 20-24 Railway Pde, Burwood NSW, 2134

hstar.com.au/QR/Generate?p=iCKEmpJKK





ABSA
Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2024-31/03/2025

Assessor Name David Howard

Assessor Number 20039

Assessor Signature 



This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD
PREPARED FOR
NSW HOUSING CORPORATION PTY LTD

GFA & FSR CALCULATIONS

PROJECT NO: P709
ADDRESS: 2-4 BURLEIGH ST & 20-24 RAILWAY PD, BURWOOD
REVISION/ DATE: 11.12.24

	RESIDENTIAL UNITS (qty)			HOTEL ROOMS (qty)					
	2 BED DUAL KEY	2 BED AFFORDABLE HOUSING	TOTAL APART.	TYPE A5 (25sqm-29sqm)	TYPE A6 (25sqm-29sqm)	TYPE A7 (25sqm-29sqm)	TYPE B1 (30sqm-35sqm)	TYPE B2 ACC. (30sqm-35sqm)	TOTAL HOTEL ROOM
GF	-	-	-	-	-	-	-	-	-
L1	-	-	-	-	-	-	-	-	-
L2	-	-	-	-	-	-	-	-	-
L3	-	3	3	-	-	-	-	-	-
L4	-	3	3	-	-	-	-	-	-
L5	-	3	3	-	-	-	-	-	-
L6	-	3	3	-	-	-	-	-	-
L7	-	3	3	-	-	-	-	-	-
L8	-	3	3	-	-	-	-	-	-
L9	3	-	3	-	-	-	-	-	-
L10	3	-	3	-	-	-	-	-	-
L11	3	-	3	-	-	-	-	-	-
L12	3	-	3	-	-	-	-	-	-
L13	3	-	3	-	-	-	-	-	-
L14	3	-	3	-	-	-	-	-	-
L15	3	-	3	-	-	-	-	-	-
L16	3	-	3	-	-	-	-	-	-
L17	3	-	3	-	-	-	-	-	-
L18	3	-	3	-	-	-	-	-	-
L19	-	-	-	-	-	-	-	-	-
L20	-	-	-	4	2	2	1	1	10
L21	-	-	-	4	2	2	1	1	10
L22	-	-	-	4	2	2	1	1	10
L23	-	-	-	4	2	2	1	1	10
L24	-	-	-	4	2	2	1	1	10
L25	-	-	-	4	2	2	1	1	10
L26	-	-	-	4	2	2	2	-	10
L27	-	-	-	4	2	2	2	-	10
L28	-	-	-	4	2	2	2	-	10
L29	-	-	-	4	2	2	2	-	10
L30	-	-	-	4	2	2	2	-	10
L31	-	-	-	4	2	2	2	-	10
L32	-	-	-	-	-	-	-	-	-
L33	-	-	-	-	-	-	-	-	-
L34	-	-	-	-	-	-	-	-	-
L35	-	-	-	-	-	-	-	-	-
L36	-	-	-	-	-	-	-	-	-
L37	-	-	-	-	-	-	-	-	-
L38	-	-	-	-	-	-	-	-	-
TOTAL UNIT (qty)	30	18	48	48	24	24	18	6	120
UNIT MIX (%)	63%	38%	100%	40%	20%	20%	15%	5%	100%

UNITS (qty)		
UNIT TYPE	UNIT COUNT	YEILD
2 BED	30	63%
2 BED (AFFORDABLE HOUSING)	18	38%
TOTAL	48	100%

GFA CALCULATION (sqm)

USE	RESIDENTIAL-AFFORDABLE HOUSING (sqm)	RESIDENTIAL (sqm)	HOTEL (sqm)	OFFICE/ COMMERCIAL (sqm)	TOTAL GFA (sqm)
GF LOBBY/ COMMERCIAL	-	82	220	-	302
L1 HOTEL FACILITIES	-	-	532	-	532
L2 HOTEL FACILITIES	-	-	263	-	263
L3 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L4 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L5 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L6 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L7 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L8 RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300
L9 RESIDENTIAL	-	300	-	-	300
L10 RESIDENTIAL	-	300	-	-	300
L11 RESIDENTIAL	-	300	-	-	300
L12 RESIDENTIAL	-	300	-	-	300
L13 RESIDENTIAL	-	300	-	-	300
L14 RESIDENTIAL	-	300	-	-	300
L15 RESIDENTIAL	-	300	-	-	300
L16 RESIDENTIAL	-	300	-	-	300
L17 RESIDENTIAL	-	300	-	-	300
L18 RESIDENTIAL	-	300	-	-	300
L19 PLANT	-	-	-	-	-
L20 HOTEL ROOMS	-	-	343	-	343
L21 HOTEL ROOMS	-	-	343	-	343
L22 HOTEL ROOMS	-	-	343	-	343
L23 HOTEL ROOMS	-	-	343	-	343
L24 HOTEL ROOMS	-	-	343	-	343
L25 HOTEL ROOMS	-	-	343	-	343
L26 HOTEL ROOMS	-	-	343	-	343
L27 HOTEL ROOMS	-	-	343	-	343
L28 HOTEL ROOMS	-	-	343	-	343
L29 HOTEL ROOMS	-	-	343	-	343
L30 HOTEL ROOMS	-	-	343	-	343
L31 HOTEL ROOMS	-	-	343	-	343
L32 PLANT	-	-	-	-	-
L33 OFFICE	-	-	-	344	344
L34 OFFICE	-	-	-	327	327
L35 OFFICE	-	-	-	327	327
L36 HOTEL FACILITIES	-	-	218	-	218
L37 HOTEL FACILITIES	-	-	168	-	168
L38 RESIDENTIAL C.O.S	-	5	-	-	5
TOTAL GFA (sqm)	1,800	3,087	5,517	998	11,402
USE MIX (%)	16%	27%	48%	9%	100%

PLANNING CONTROL CALCULATIONS

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
SITE AREA				
MIN. SITE AREA (sqm)	LEP		-	
SUBJECT SITE AREA (sqm)			1,329	Y
HEIGHT OF BUILDING				
PERMISSIBLE HOB (m)	LEP BHP		0.0	
TOTAL MAX. HOB (m)			0.0	
STREET WALL INCLUSIVE IN MAX. HEIGHT (m)			15.0	Y
PROPOSED HOB (m)			143.9	Y
FLOOR SPACE RATIO				
PERMISSIBLE FSR (X:1)	LEP		6.60	
BONUS FSR (X:1)		0%	0.00	
SUBTOTAL FSR (X:1)			6.60	
BONUS FSR (X:1)	AH BONUS	30%	1.98	
TOTAL MAXIMUM FSR PERMISSIBLE (X:1)			8.58	
PROPOSED RESIDENTIAL FSR (X:1)			3.68	
PROPOSED COMMERCIAL FSR (X:1)			4.90	
PROPOSED TOTAL FSR (X:1)			8.58	Y

GROSS FLOOR AREA				
PERMISSIBLE GFA (sqm)			8,771	
SUBTOTAL GFA (sqm)			8,771	
BONUS GFA (sqm)	AH BONUS	30%	2,631	
TOTAL MAXIMUM PERMISSIBLE GFA (sqm)			11,403	
PROPOSED RESIDENTIAL GFA (sqm)			4,887	
PROPOSED COMMERCIAL GFA (sqm)			6,515	
PROPOSED TOTAL GFA (sqm)			11,402	Y

AFFORDABLE HOUSING GROSS FLOOR AREA				
REQUIRED AFFORDABLE HOUSING (sqm)	INCLUSIVE IN MAX. GFA	15%	1,710	
PROPOSED AFFORDABLE HOUSING (sqm)		16%	1,800	Y

LANDSCAPING AREA				
MIN. REQUIREMENT (%)			25%	
MIN. REQUIREMENT (sqm)			332	
PROPOSED (%)			25%	Y
PROPOSED (sqm)			332	Y

COMMUNAL OPEN SPACE				
MIN. REQUIREMENT (%)			25%	
MIN. REQUIREMENT (sqm)			332	
PROPOSED (%)			34%	Y
PROPOSED (sqm)			450	Y

CAR PARKING REQUIRED

RESIDENTIAL (AFFORDABLE HOUSING)				
UNIT TYPE	RATES (x/unit)		UNITS (no.)	TOTAL (no.)
2 BED (DUAL KEY)	0.5		18	9
			-	-
MIN. REQUIRMENT (no.)				9
RESIDENTIAL (NON-AFFORDABLE HOUSING)				
UNIT TYPE	RATES (x/unit)		UNITS (no.)	TOTAL (no.)
2 BED (DUAL KEY)	1.0		30	30
			-	-
MIN. REQUIRMENT (no.)				30
HOTEL				
UNIT TYPE	RATE	PER ROOM	ROOMS (no.)	TOTAL (no.)
HOTEL ROOM	0.3		120	36
STAFF				2
MIN. REQUIRMENT (no.)				38
COMMERCIAL OFFICES				
UNIT TYPE	RATES		GFA (sqm)	
FIRST 400 sqm	1.0	400	400	1
ABOVE 400 sqm	1.0	120	598	5
MIN. REQUIREMENT FOR (no.)				6
TOTAL MINIMUM CAR SPACES REQUIRED (no.)				83

CAR PARKING PROPOSED

LEVEL	RESIDENTIAL	ACCESSIBLE	VISITORS	ACCESSIBLE	HOTEL	ACCESSIBLE	COMMERCIAL	ACCESSIBLE	TOTAL (no)
GF	-	-	-	-	-	-	-	-	-
B1	-	-	-	-	10	2	5	1	18
B2	-	-	-	-	26	4	-	-	30
B3	26	2	-	2	-	-	-	-	30
B4	26	4	-	-	-	-	-	-	30
B5	26	4	-	-	-	-	-	-	30
SUB TOTAL (no.)	78	10	-	2	36	6	5	1	138
PROPOSED TOTAL (no.)	88		2		42		6		138

SSDA SUBMISSION

A SSDA SUBMISSION VD 24.01.25

REV DESCRIPTION BY DATE



Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :

NSW HOUSING CORPORATION
PTY LTD

PROJECT :

RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:

PROJECT SUMMARY

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 01 A
stage. dwg no. revision



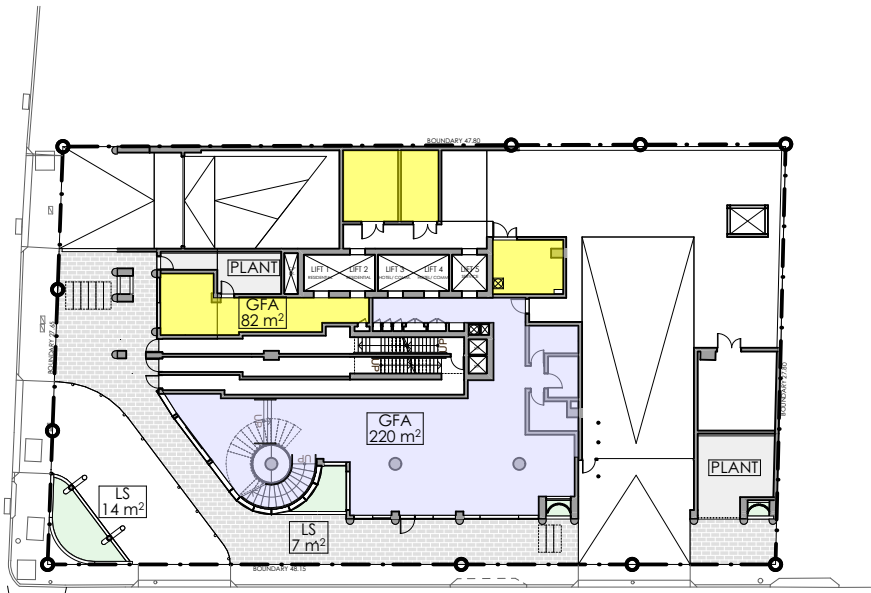
UNIT SCHEDULE (qty)

ADDITIONAL INFORMATION (qty)

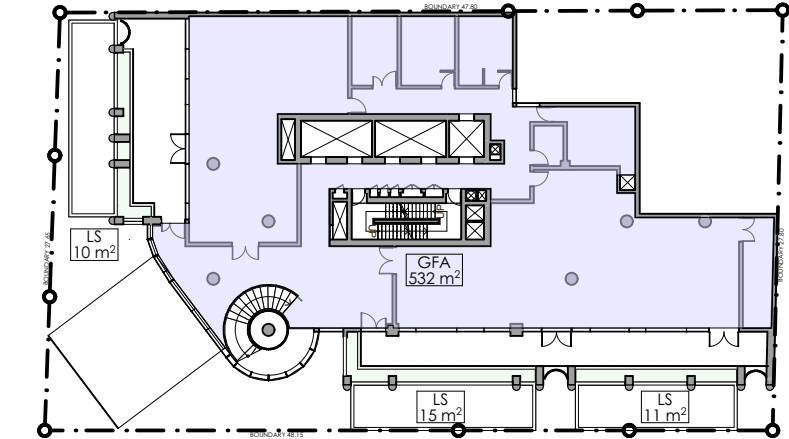
AREA SCHEDULE (m2)

STORAGE SCHEDULE (m3)

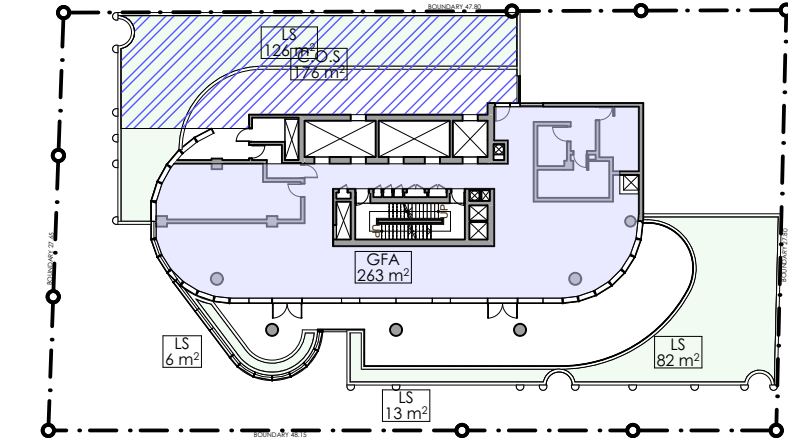
DUAL KEY UNIT NO.	2 BED, 2 BATH	TOTAL	INDIVIDUAL UNIT NO.	STUDIO	1 BED, 1 BATH	TOTAL	AFFORDABLE HOUSING UNITS	POST ADAPTABLE/ ACCESSIBLE UNITS	LHA SILVER LEVEL UNITS	UNIT	PRIVATE OPEN SPACE	TOTAL	WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	% WITHIN UNIT
301	1	3	301A	-	1	6	1	-	-	50	8	58	4	2	6	67%
302	1		301B	1	-		1	-	-	35	4	39	4	0	4	100%
			302A	1	-		1	-	1	36	7	43	3	1	4	75%
			302B	-	1		1	1	1	50	8	58	5	1	6	83%
303	1	303A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		303B	1	-		1	-	-	35	4	39	2	2	4	50%	
401	1	3	401A	-	1	6	1	-	-	50	8	58	4	2	6	67%
402	1		401B	1	-		1	-	-	35	4	39	4	0	4	100%
			402A	1	-		1	-	1	36	7	43	3	1	4	75%
			402B	-	1		1	1	1	50	8	58	5	1	6	83%
403	1	403A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		403B	1	-		1	-	-	35	4	39	2	2	4	50%	
501	1	3	501A	-	1	6	1	-	-	50	8	58	4	2	6	67%
502	1		501B	1	-		1	-	-	35	4	39	4	0	4	100%
			502A	1	-		1	-	1	36	7	43	3	1	4	75%
			502B	-	1		1	1	1	50	8	58	5	1	6	83%
503	1	503A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		503B	1	-		1	-	-	35	4	39	2	2	4	50%	
601	1	3	601A	-	1	6	1	-	-	50	8	58	4	2	6	67%
602	1		601B	1	-		1	-	-	35	4	39	4	0	4	100%
			602A	1	-		1	-	1	36	7	43	3	1	4	75%
			602B	-	1		1	1	1	50	8	58	5	1	6	83%
603	1	603A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		603B	1	-		1	-	-	35	4	39	2	2	4	50%	
701	1	3	701A	-	1	6	1	-	-	50	8	58	4	2	6	67%
702	1		701B	1	-		1	-	-	35	4	39	4	0	4	100%
			702A	1	-		1	-	1	36	7	43	3	1	4	75%
			702B	-	1		1	1	1	50	8	58	5	1	6	83%
703	1	703A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		703B	1	-		1	-	-	35	4	39	2	2	4	50%	
801	1	3	801A	-	1	6	1	-	-	50	8	58	4	2	6	67%
802	1		801B	1	-		1	-	-	35	4	39	4	0	4	100%
			802A	1	-		1	-	1	36	7	43	3	1	4	75%
			802B	-	1		1	1	1	50	8	58	5	1	6	83%
803	1	803A	-	1	1	1	-	-	50	8	58	4	2	6	67%	
		803B	1	-		1	-	-	35	4	39	2	2	4	50%	
901	1	3	901A	-	1	6	-	-	-	50	8	58	4	2	6	67%
902	1		901B	1	-		-	-	-	35	4	39	4	0	4	100%
			902A	1	-		-	-	1	36	7	43	3	1	4	75%
			902B	-	1		-	1	1	50	8	58	5	1	6	83%
903	1	903A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		903B	1	-		-	-	-	35	4	39	2	2	4	50%	
1001	1	3	1001A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1002	1		1001B	1	-		-	-	-	35	4	39	4	0	4	100%
			1002A	1	-		-	-	1	36	7	43	3	1	4	75%
			1002B	-	1		-	1	1	50	8	58	5	1	6	83%
1003	1	1003A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1003B	1	-		-	-	-	35	4	39	2	2	4	50%	
1101	1	3	1101A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1102	1		1101B	1	-		-	-	-	35	4	39	4	0	4	100%
			1102A	1	-		-	-	1	36	7	43	3	1	4	75%
			1102B	-	1		-	1	1	50	8	58	5	1	6	83%
1103	1	1103A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1103B	1	-		-	-	-	35	4	39	2	2	4	50%	
1201	1	3	1201A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1202	1		1201B	1	-		-	-	-	35	4	39	4	0	4	100%
			1202A	1	-		-	-	1	36	7	43	3	1	4	75%
			1202B	-	1		-	1	1	50	8	58	5	1	6	83%
1203	1	1203A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1203B	1	-		-	-	-	35	4	39	2	2	4	50%	
1301	1	3	1301A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1302	1		1301B	1	-		-	-	-	35	4	39	4	0	4	100%
			1302A	1	-		-	-	1	36	7	43	3	1	4	75%
			1302B	-	1		-	1	1	50	8	58	5	1	6	83%
1303	1	1303A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1303B	1	-		-	-	-	35	4	39	2	2	4	50%	
1401	1	3	1401A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1402	1		1401B	1	-		-	-	-	35	4	39	4	0	4	100%
			1402A	1	-		-	-	1	36	7	43	3	1	4	75%
			1402B	-	1		-	1	1	50	8	58	5	1	6	83%
1403	1	1403A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1403B	1	-		-	-	-	35	4	39	2	2	4	50%	
1501	1	3	1501A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1502	1		1501B	1	-		-	-	-	35	4	39	4	0	4	100%
			1502A	1	-		-	-	1	36	7	43	3	1	4	75%
			1502B	-	1		-	1	1	50	8	58	5	1	6	83%
1503	1	1503A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1503B	1	-		-	-	-	35	4	39	2	2	4	50%	
1601	1	3	1601A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1602	1		1601B	1	-		-	-	-	35	4	39	4	0	4	100%
			1602A	1	-		-	-	1	36	7	43	3	1	4	75%
			1602B	-	1		-	1	1	50	8	58	5	1	6	83%
1603	1	1603A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1603B	1	-		-	-	-	35	4	39	2	2	4	50%	
1701	1	3	1701A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1702	1		1701B	1	-		-	-	-	35	4	39	4	0	4	100%
			1702A	1	-		-	-	1	36	7	43	3	1	4	75%
			1702B	-	1		-	1	1	50	8	58	5	1	6	83%
1703	1	1703A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1703B	1	-		-	-	-	35	4	39	2	2	4	50%	
1801	1	3	1801A	-	1	6	-	-	-	50	8	58	4	2	6	67%
1802	1		1801B	1	-		-	-	-	35	4	39	4	0	4	100%
			1802A	1	-		-	-	1	36	7	43	3	1	4	75%
			1802B	-	1		-	1	1	50	8	58	5	1	6	83%
1803	1	1803A	-	1	1	-	-	-	50	8	58	4	2	6	67%	
		1803B	1	-		-	-	-	35	4	39	2	2	4	50%	
TOTAL (qty)		48	48		48	48	36	10	32							
UNIT MIX (%)					50%	50%	38%	10%	33%							



1 GROUND FLOOR
1:500



2 LEVEL 1
1:500



3 LEVEL 2
1:500

GFA LEGEND	
	GFA (RESIDENTIAL)
	GFA (COMM. OFFICE & HOTEL)
	RESIDENTIAL COMMUNAL OPEN SPACE
	LANDSCAPING AREA
	PLANT

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A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

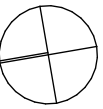


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ABN 90 050 071 022

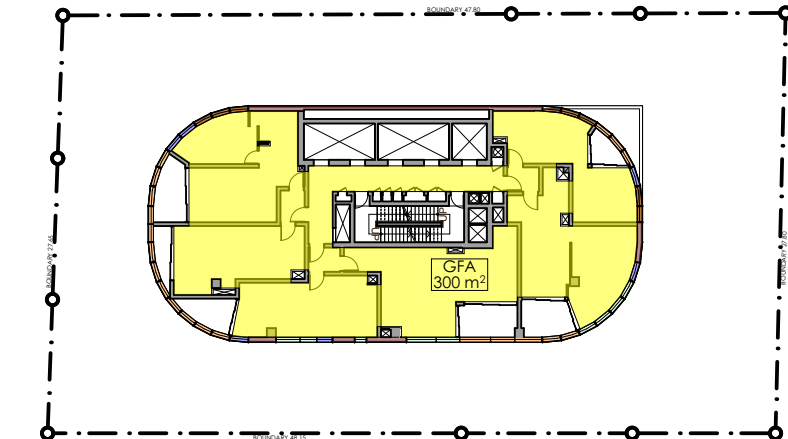
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

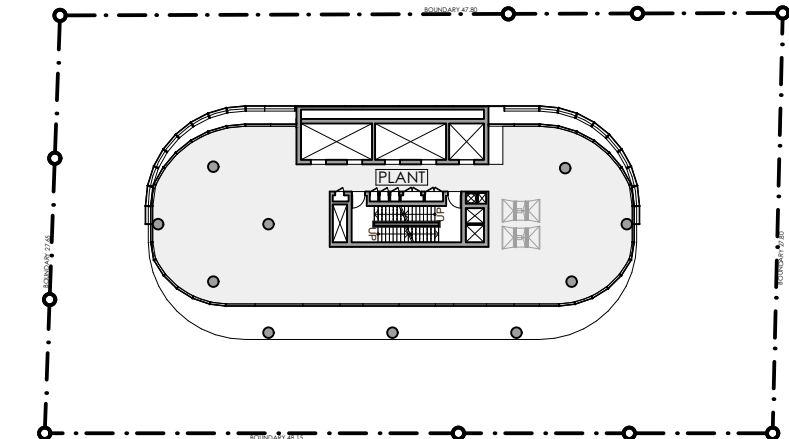
DRAWING TITLE:
GFA & FSR CALCULATIONS

SCALE:	1:500 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

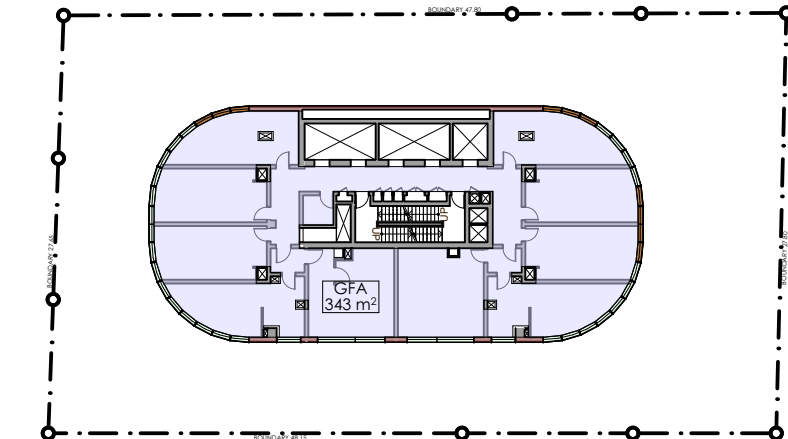
SSDA 03 A
stage. dwg no. revision



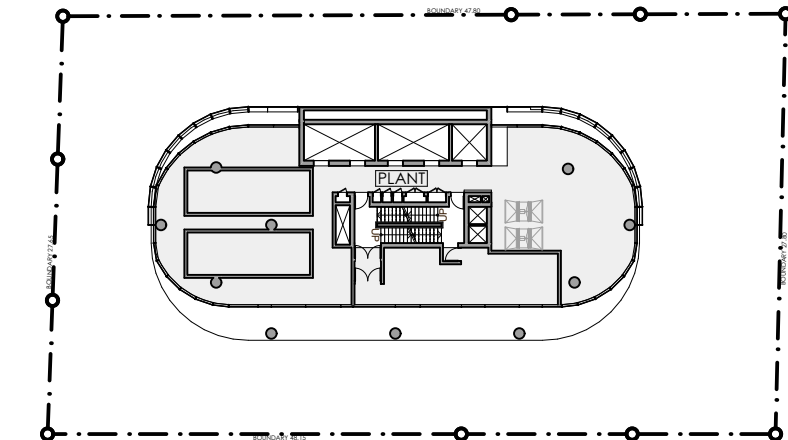
4 LEVEL 3-18 (AH LEVEL 3-8)
1:500



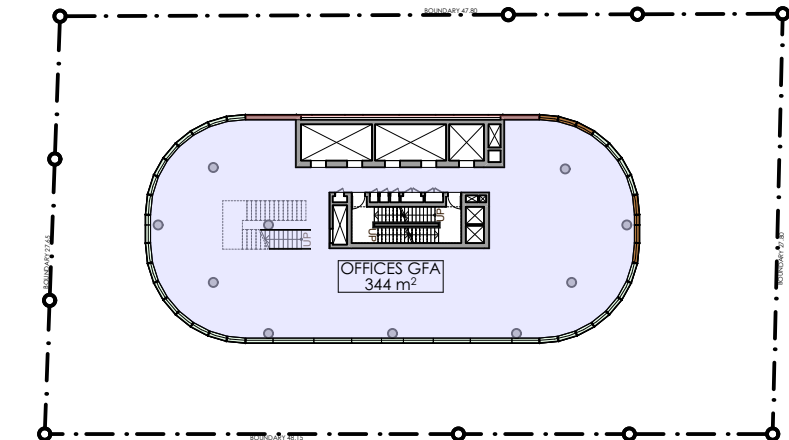
5 LEVEL 19
1:500



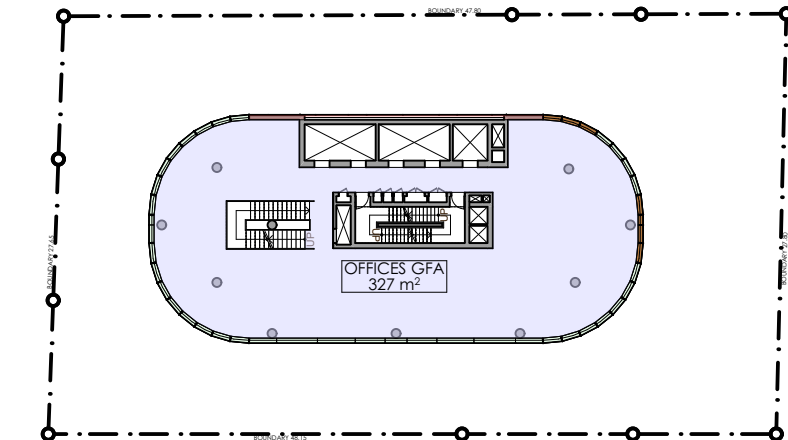
6 LEVELS 20-31
1:500



7 LEVEL 32
1:500

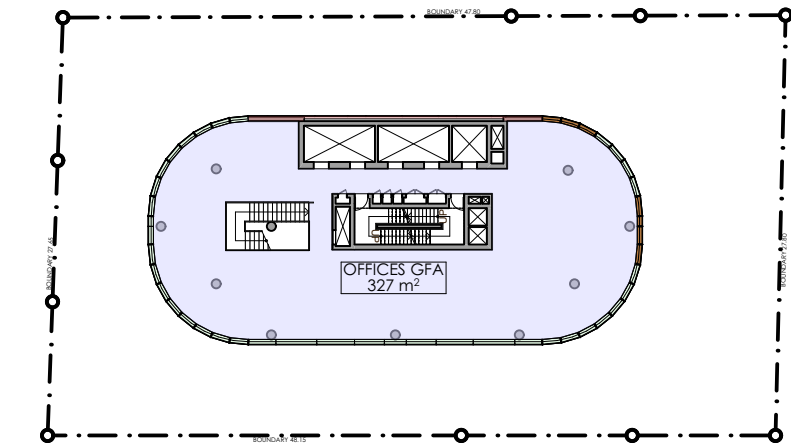


8 LEVEL 33
1:500

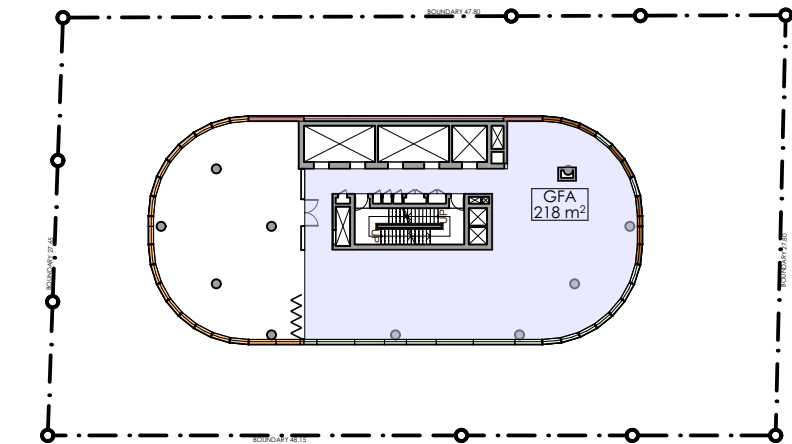


9 LEVEL 34
1:500

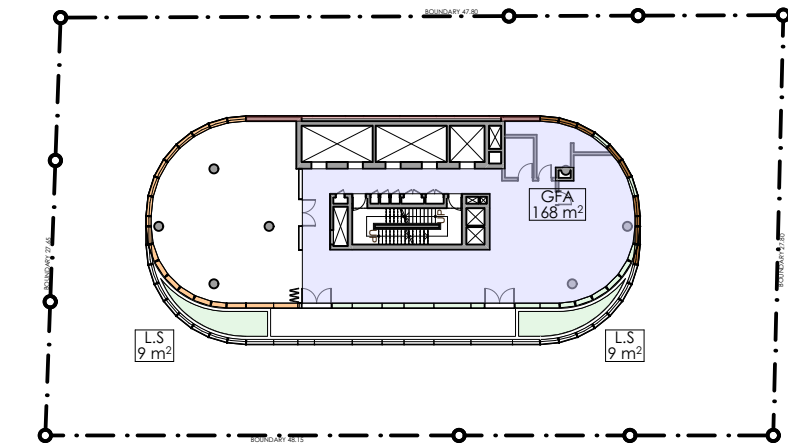




1 LEVEL 35
1:500



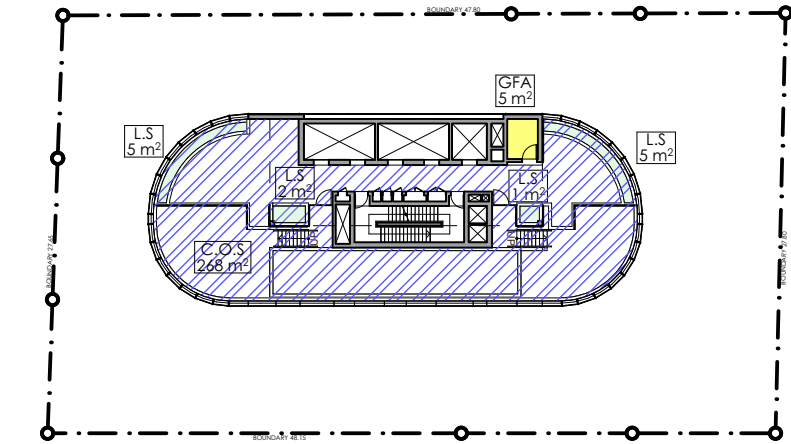
2 LEVEL 36
1:500



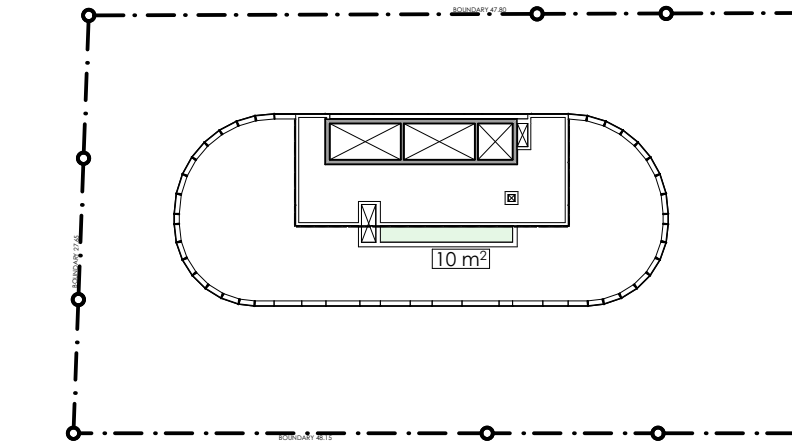
3 LEVEL 37
1:500

- GFA LEGEND**
- GFA (RESIDENTIAL)
 - GFA (COMM. OFFICE & HOTEL)
 - RESIDENTIAL COMMUNAL OPEN SPACE
 - LANDSCAPING AREA
 - PLANT

SSDA SUBMISSION



4 LEVEL 38
1:500



5 ROOF
1:500



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ABN 90 050 071 022

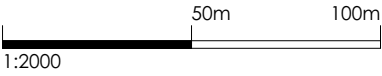
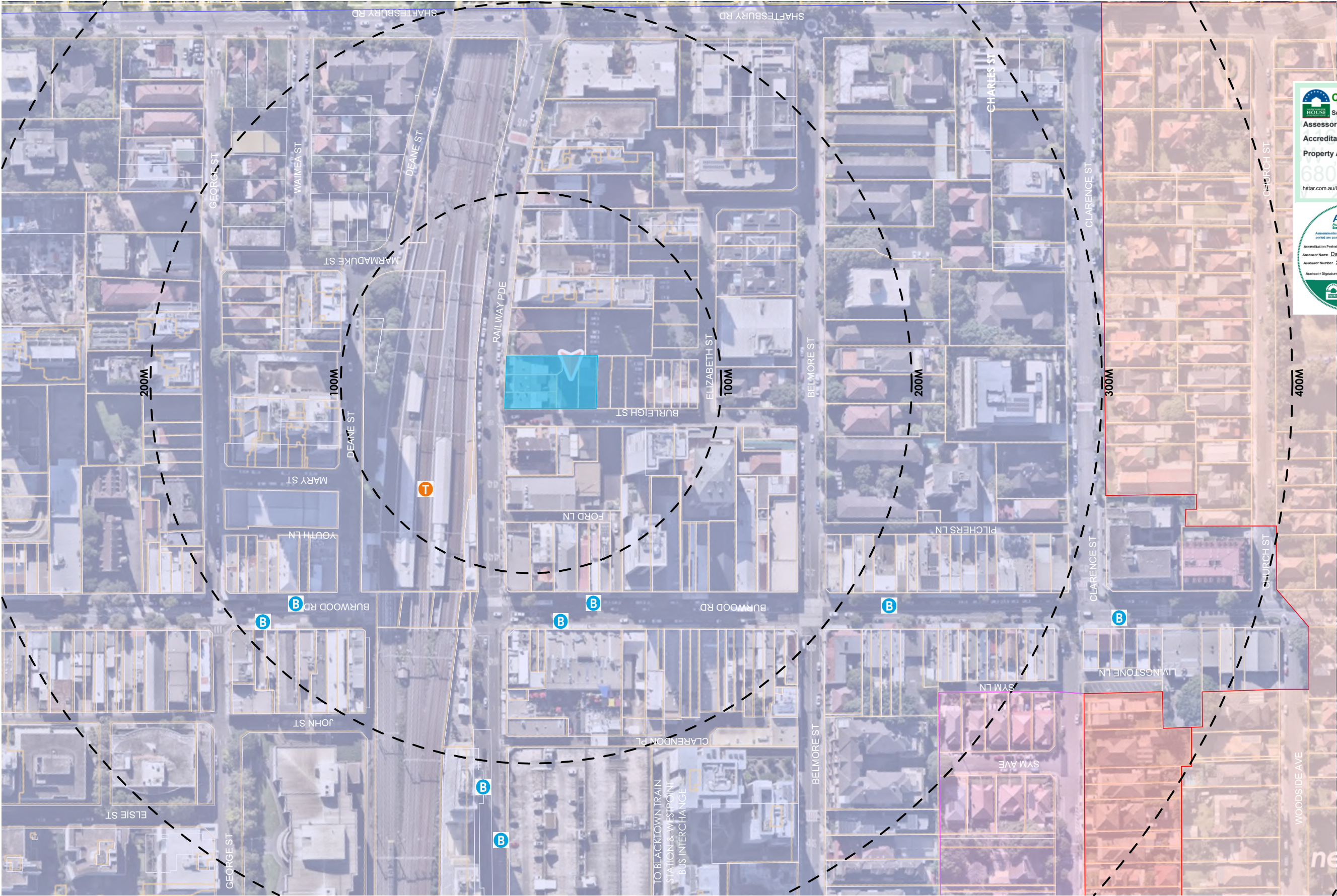
CLIENT:
**NSW HOUSING CORPORATION
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PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
GFA & FSR CALCULATIONS



SCALE:	1:500 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	
SSDA stage.	04 dwg no.	A revision



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**ABSA**
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: David Howard
Assessor Number: 20039
Assessor Signature: 



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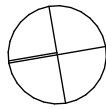


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RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LOCATION PLAN

SCALE:	1:2000 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR	CHECKED BY:	PI
PROJECT No:	P709		

SSDA **05** **A**
stage. dwg no. revision

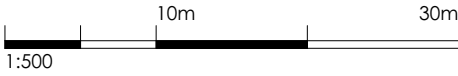
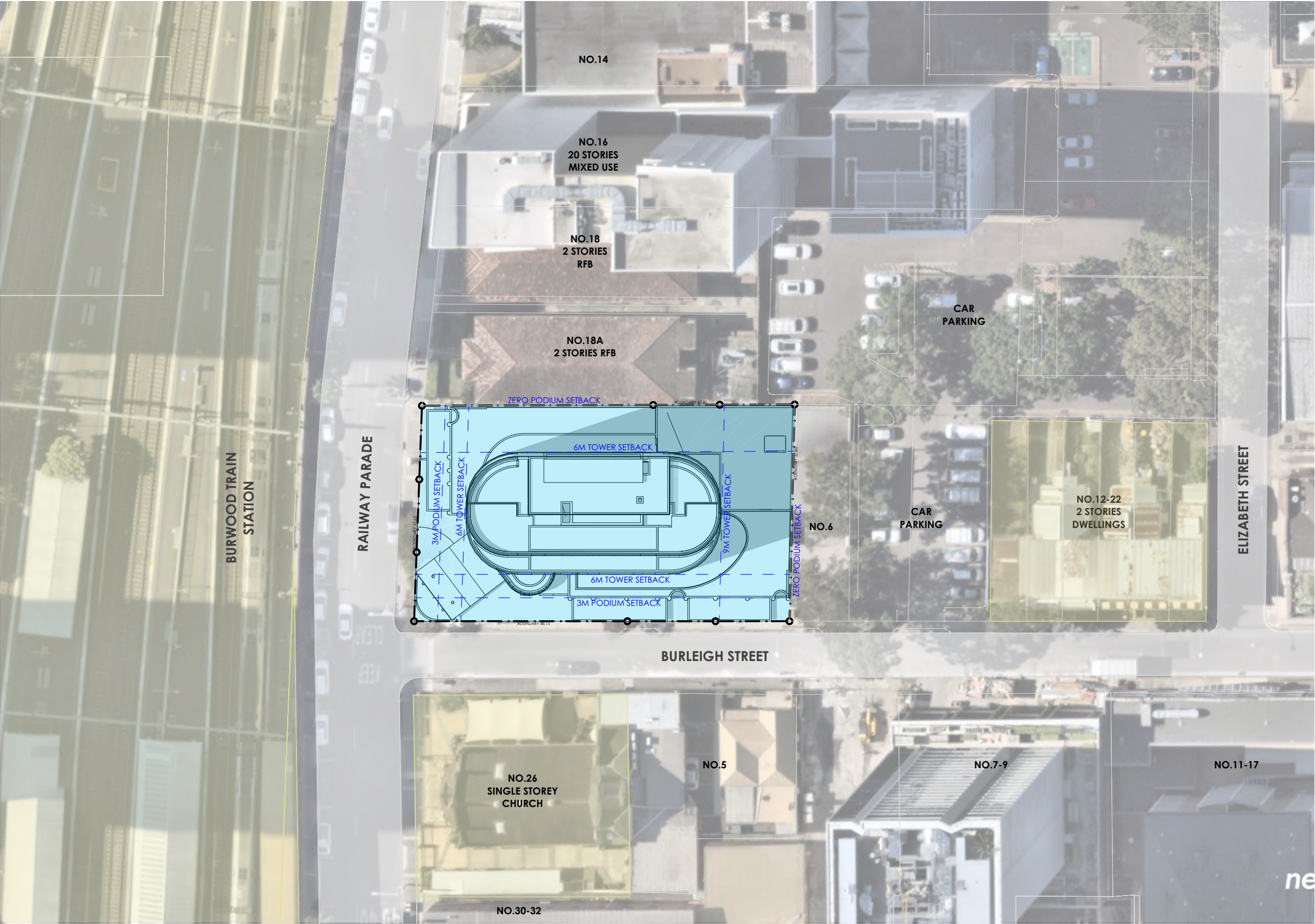
 SUBJECT SITE

 ZONE MU1
MIXED USE

 ZONE R2
LOW DENSITY RESIDENTIAL

 ZONE R1
GENERAL RESIDENTIAL

 ZONE R3
MEDIUM DENSITY RESIDENTIAL



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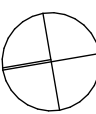
**ARCHITECTURE**
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ABN 90 050 071 022

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PROJECT :
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RAILWAY PDE, BURWOOD

DRAWING TITLE:
SITE PLAN

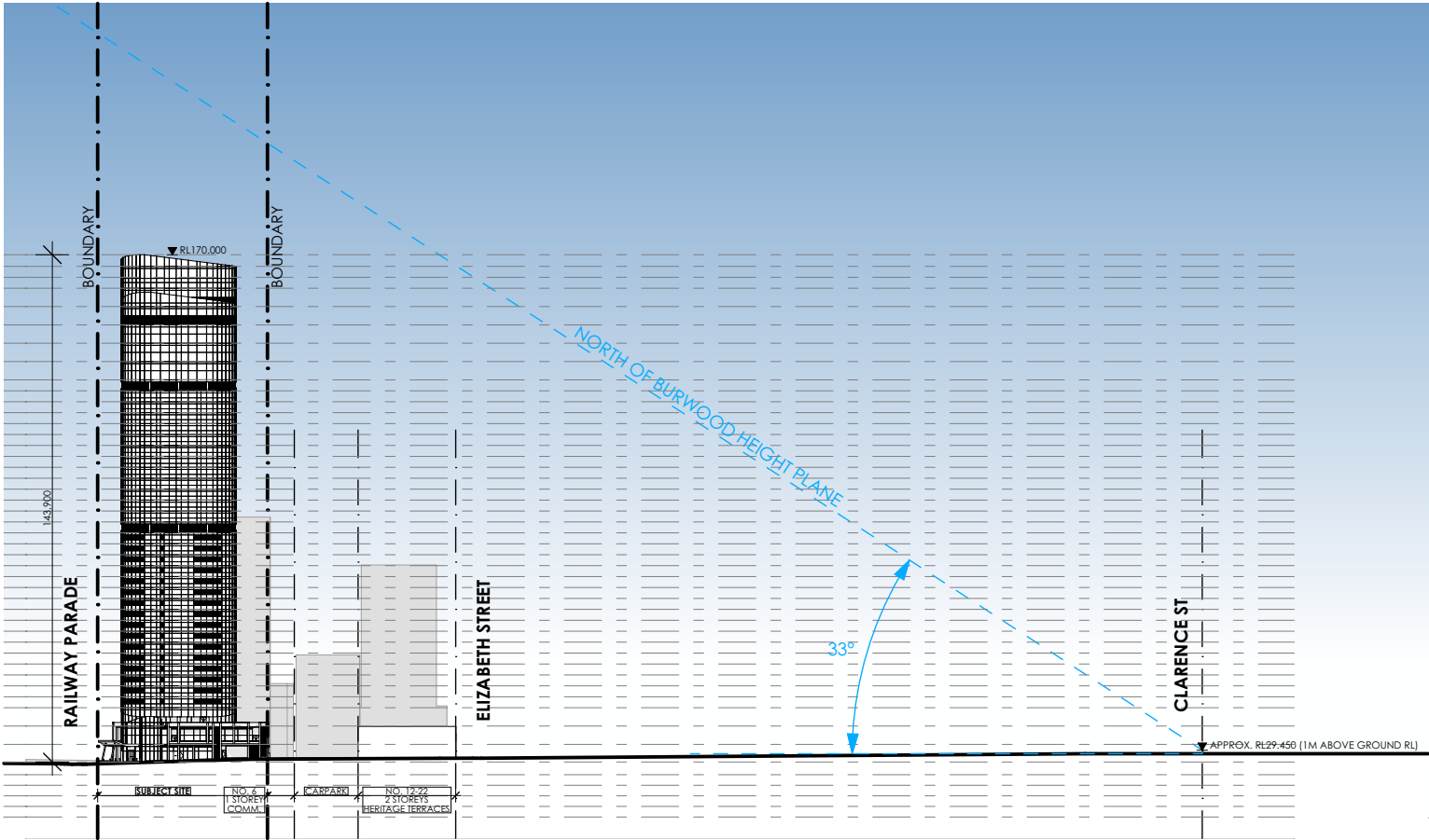
SCALE:	1:500 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
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PROJECT No:	P709		

SSDA	06	A
stage.	dwg no.	revision

1 SITE/ SITE ANALYSIS PLAN
1:500

 SUBJECT SITE

 HERITAGE ITEMS



1 BURLEIGH ST- HEIGHT PLANE D
1:2000



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1:2000

Building Height Plane			
BHP Line	BHP Line	BHP Projected	BHP General
Symbol	Height	Angle	Orientation
A	1.0m	54°	East of BHP line
B	7.2m	54°	East of BHP line
C	1.0m	36°	West of BHP line
D	1.0m	33°	North of BHP line
E	1.8m	33°	North of BHP line

SUBJECT SITE

SSDA SUBMISSION

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ABN 90 050 071 022

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NSW HOUSING CORPORATION PTY LTD

PROJECT:
**RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
STREETSCAPE & BURWOOD HEIGHT PLANE

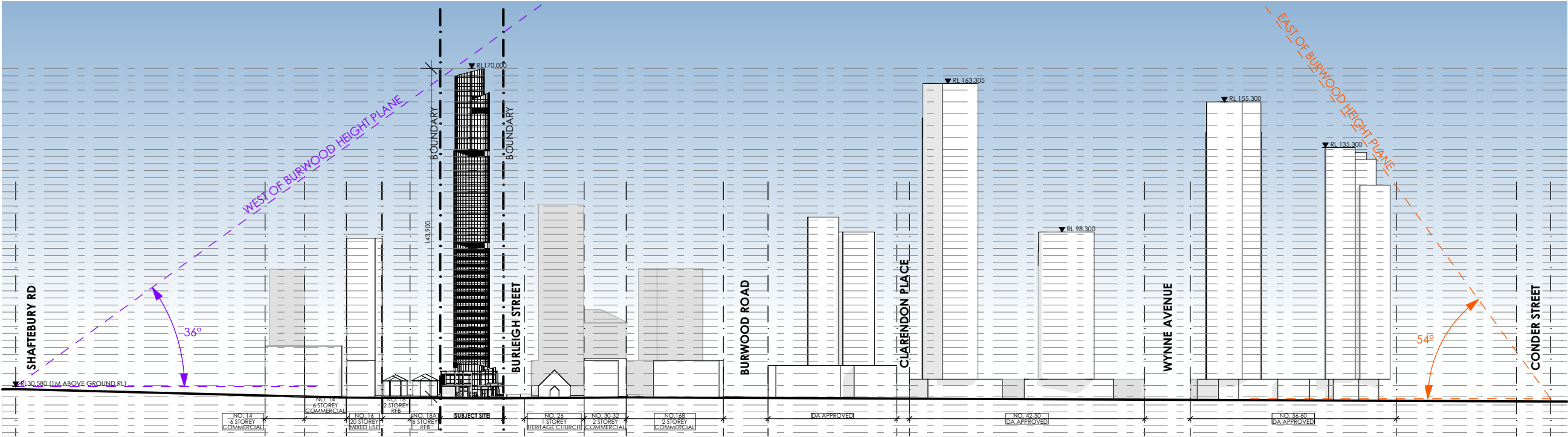
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DRAWN BY: VD/JR

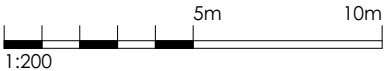
CHECKED BY: PI

PROJECT No: P709

SSDA 07 A
stage. dwg no. revision



2 RAILWAY PDE- HEIGHT PLANE A & C
1:2000



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REV	DESCRIPTION	BY	DATE



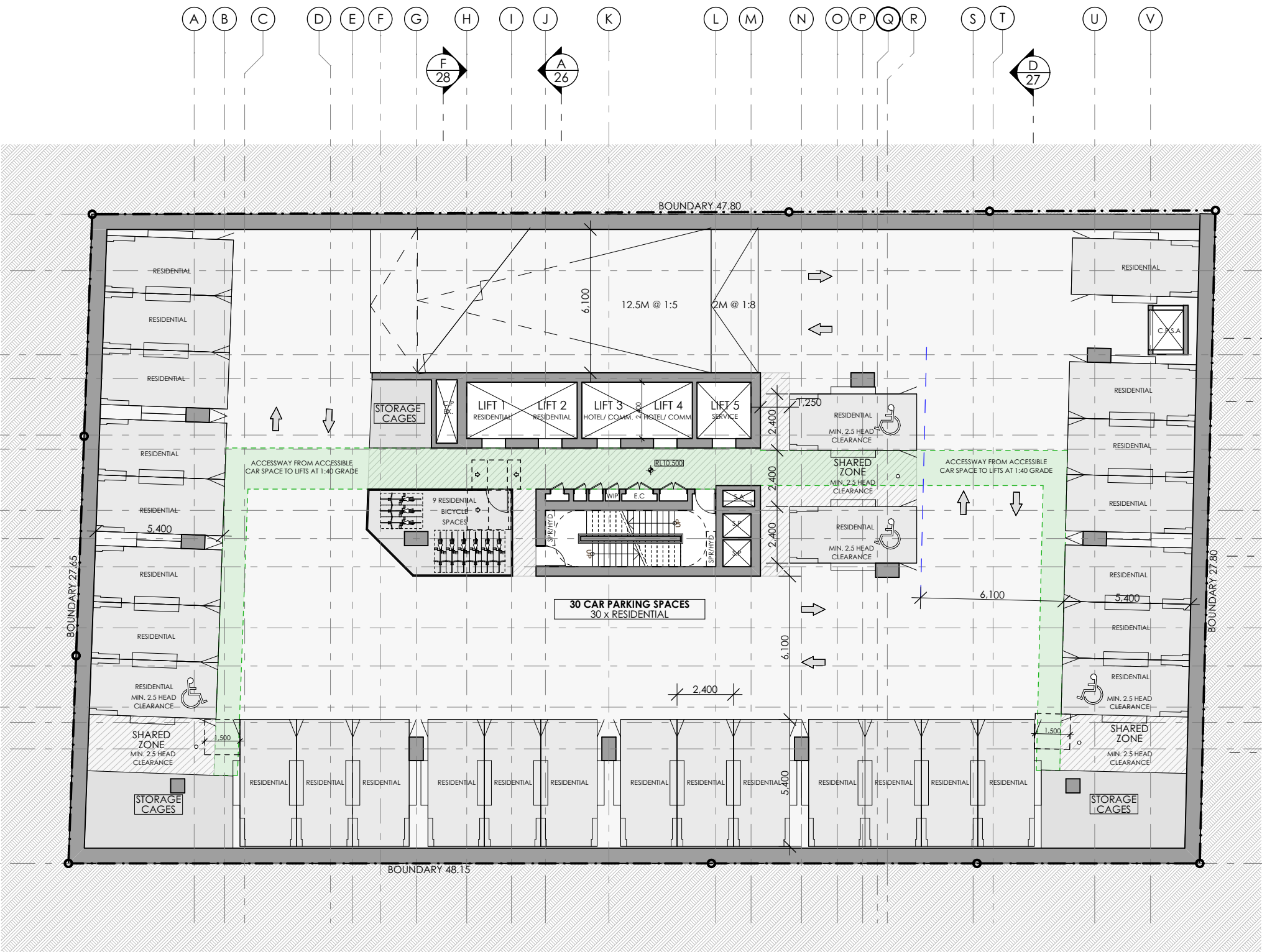
CLIENT:
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PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

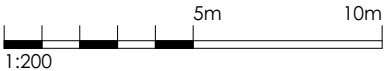
DRAWING TITLE:
BASEMENTS 4-5 PLAN

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA 08 A
stage. dwg no. revision



1 BASEMENT LEVELS 4-5 - RESIDENTIAL PARKING
1:200



SSDA SUBMISSION

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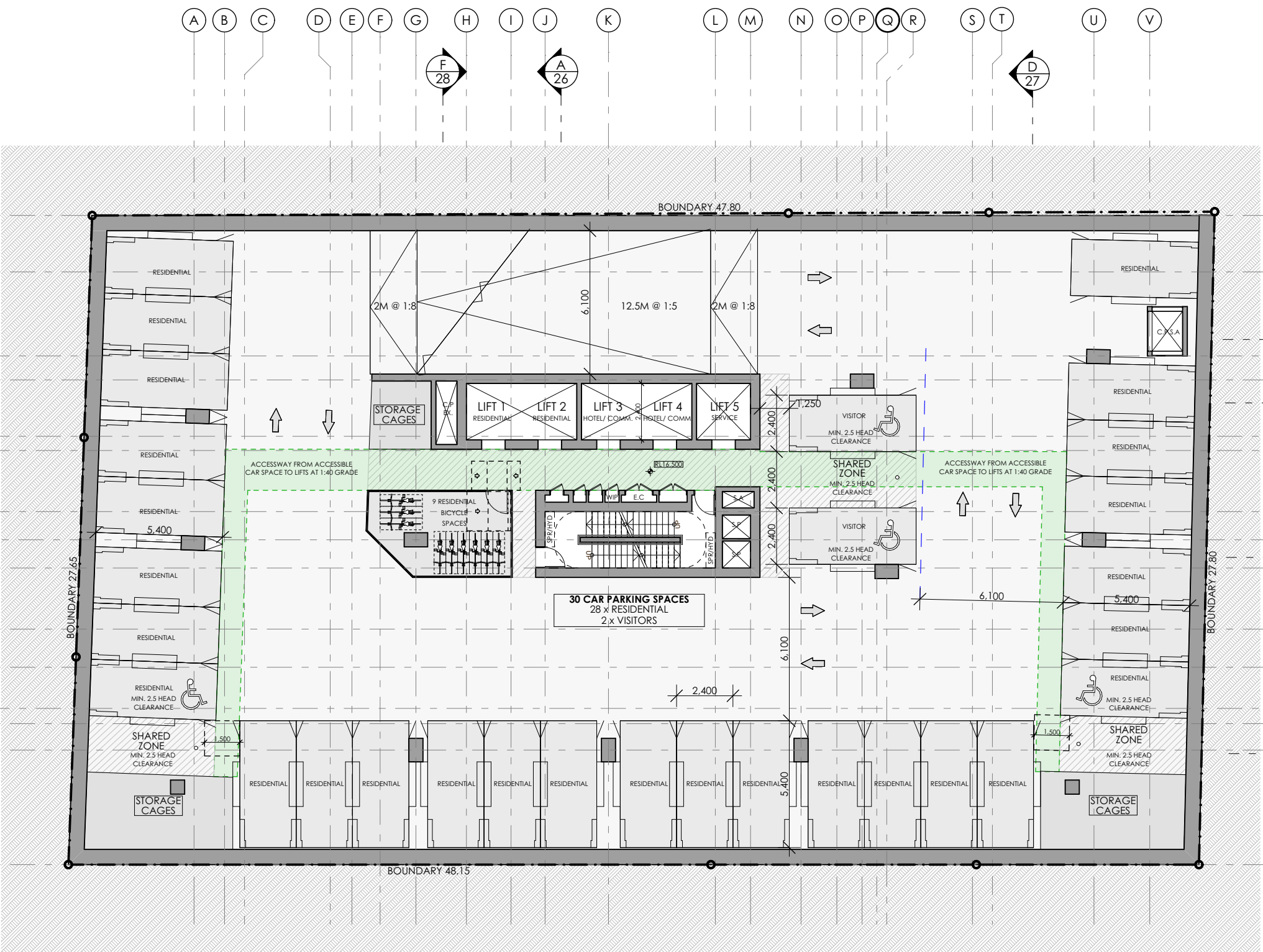
CLIENT:
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PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

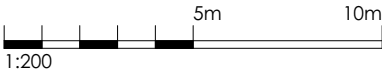
DRAWING TITLE:
BASEMENT 3 PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 09 A
stage. dwg no. revision



1 BASEMENT LEVEL 3 - RESIDENTIAL PARKING
1:200



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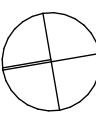


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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

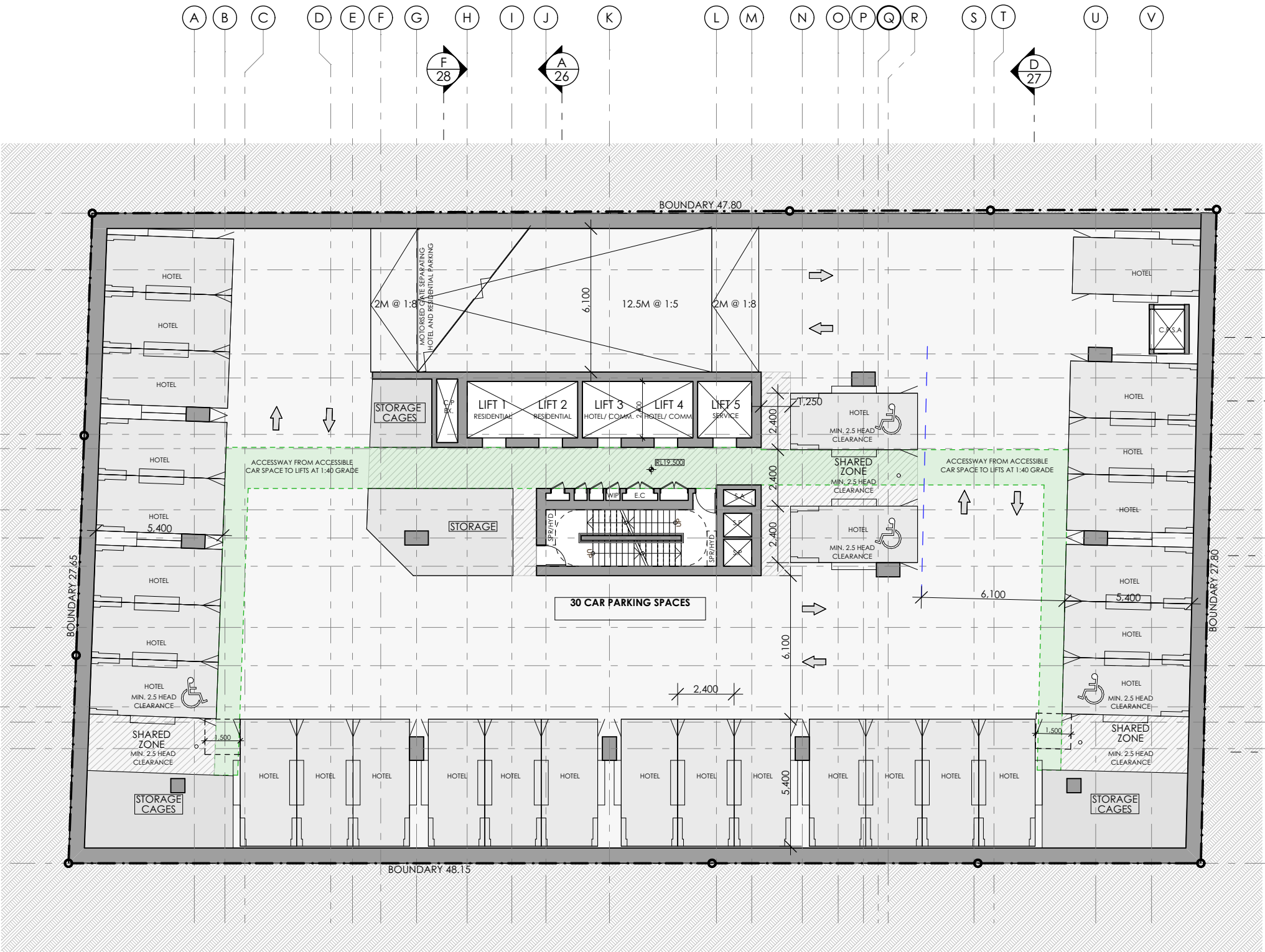
CLIENT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

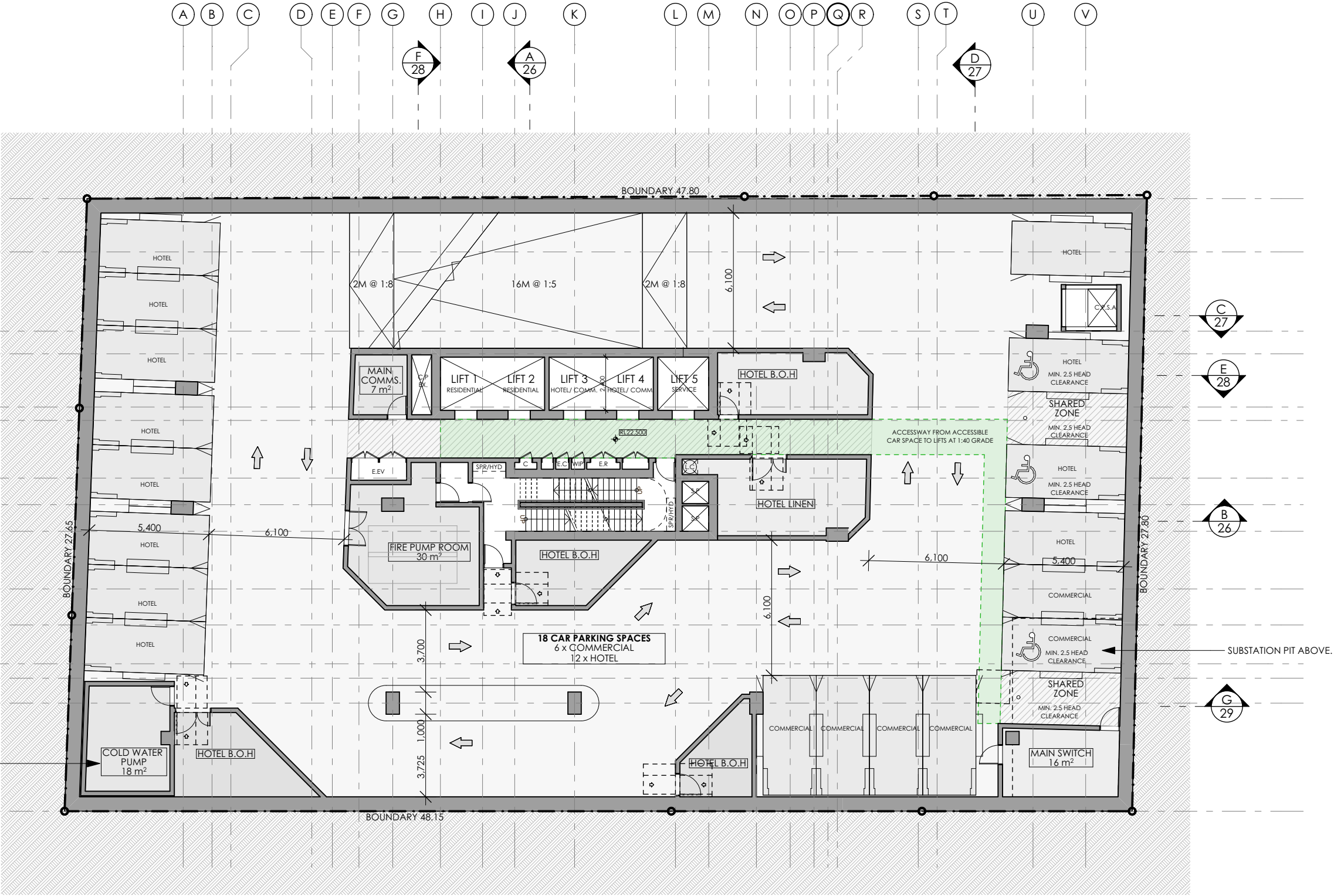
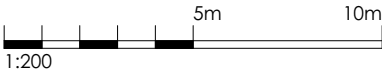
DRAWING TITLE:
BASEMENT 2 PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR	CHECKED BY:	PI
PROJECT No:	P709		

SSDA stage, 10 dwg no., A revision



1 BASEMENT LEVEL 2 - HOTEL PARKING
1:200



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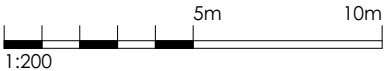
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASEMENT 1 PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 11 A
stage. dwg no. revision

1 BASEMENT LEVEL 1 - HOTEL/ COMMERCIAL PARKING
1:200



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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
GROUND FLOOR PLAN

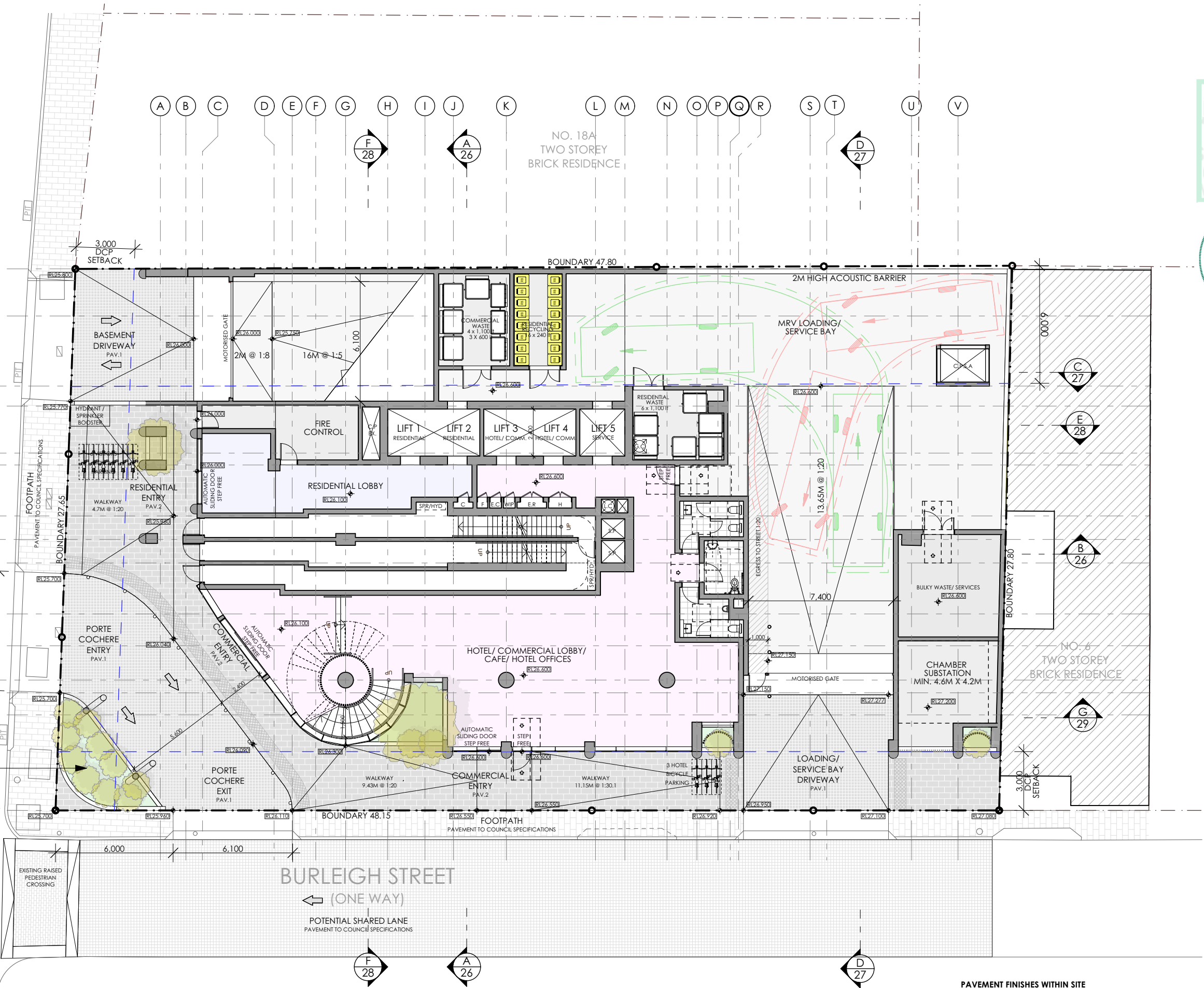
SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA	12	A
stage.	dwg no.	revision



PAVEMENT FINISHES WITHIN SITE

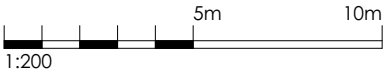
PAV1. DRIVEWAY PAVEMENT
- CONCRETE PAVES
- 150x150x60MM



PAV2. PEDESTRIAN PAVEMENT
- GRANITE FLAGSTONES
- 600x300x50MM



1 GROUND FLOOR
1:200



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
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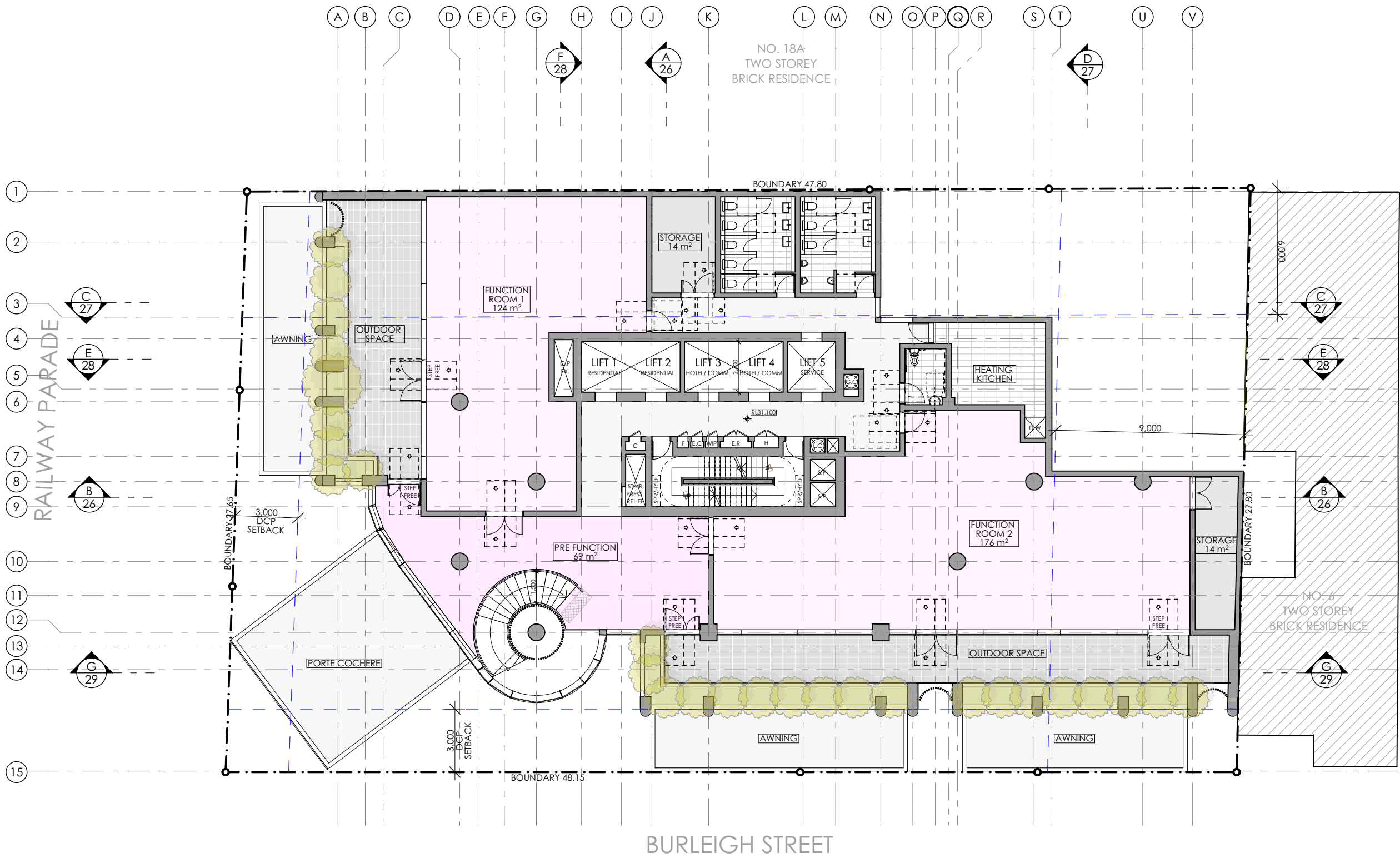
CLIENT:
NSW HOUSING CORPORATION
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PROJECT:
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

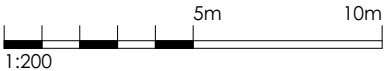
DRAWING TITLE:
LEVEL 1 FLOOR PLAN- HOTEL
FACILITIES

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

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stage. dwg no. revision



1 HOTEL FACILITIES LEVEL 1
1:200



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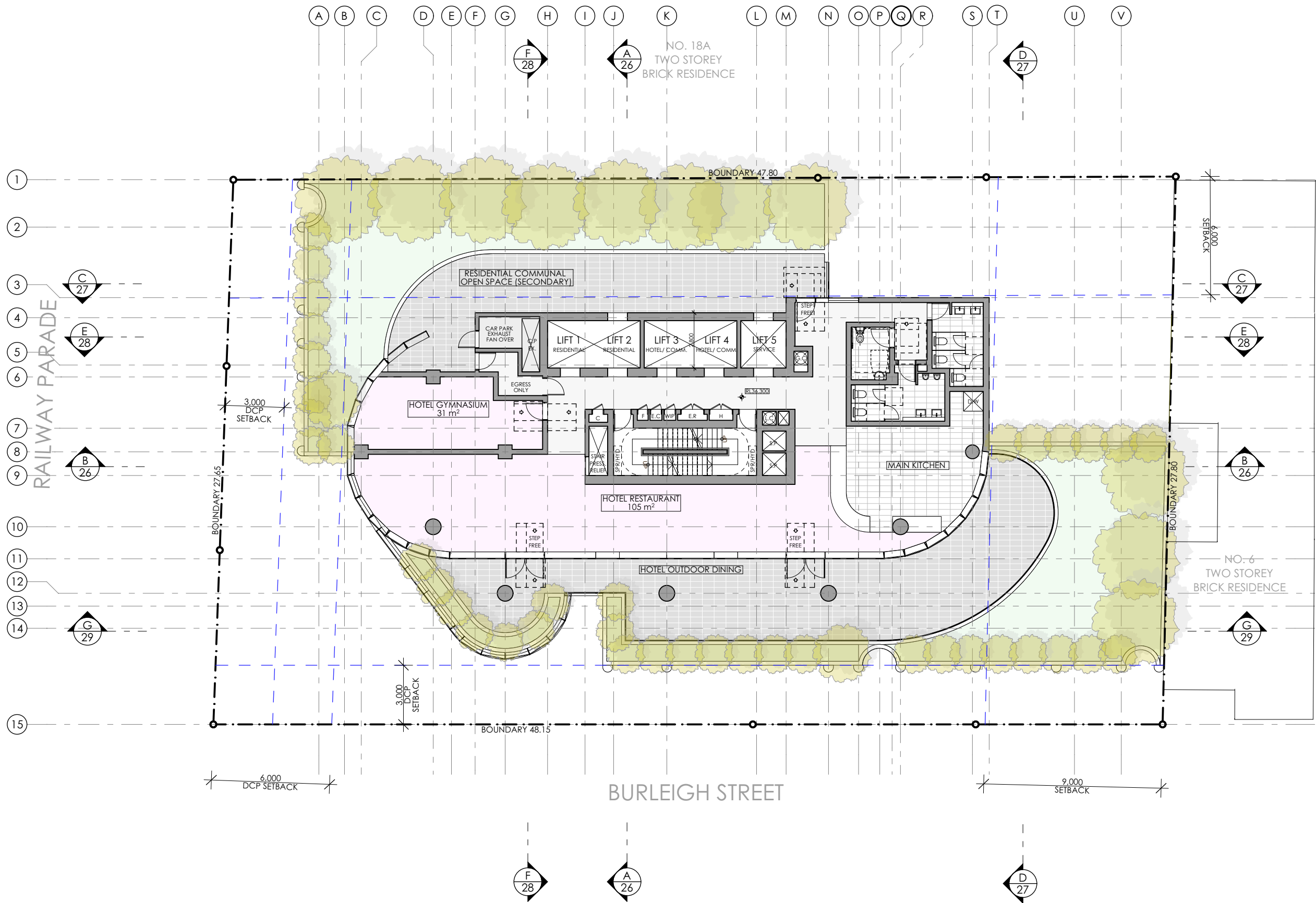
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVEL 2 FLOOR PLAN- HOTEL
FACILITIES**

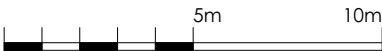
SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		



1 HOTEL FACILITIES LEVEL 2
1:200

ADG MINIMUM AREAS

- 3M X 3M
IN BEDROOM
- 3.6M X 3.6M
IN LIVING ROOM
- 0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
- 2M X 2M
IN BALCONY
- 1M X 1M
IN BALCONY



CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN
AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE
AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER
SOLID WALL

SSDA SUBMISSION

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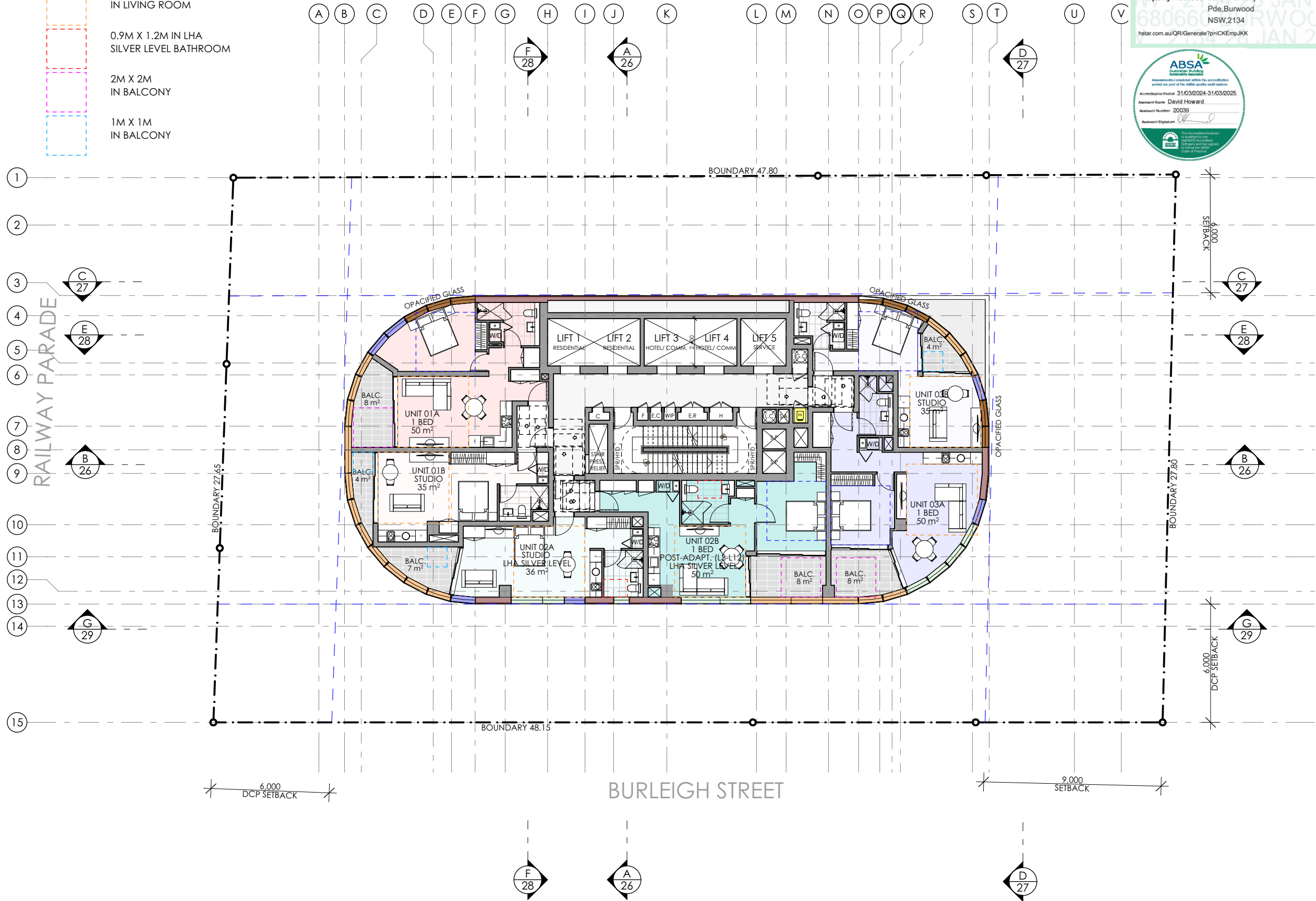
CLIENT:
**NSW HOUSING CORPORATION
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RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVELS 3-8 FLOOR PLAN-
RESIDENTIAL**

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA **15** **A**
stage. dwg no. revision



1 **RESIDENTIAL APARTMENTS LEVELS 3- 8 (AFFORDABLE HOUSING)**
1:200

ADG MINIMUM AREAS

- 3M X 3M
IN BEDROOM
- 3.6M X 3.6M
IN LIVING ROOM
- 0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
- 2M X 2M
IN BALCONY
- 1M X 1M
IN BALCONY



- 1:200
- 5m 10m
- CURTAIN WALL LEGEND**
- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
 - TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
 - TYPE C**
FIXED VISION GLASS
 - TYPE D**
FIXED OPACIFIED GLASS
 - TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



CLIENT:

**NSW HOUSING CORPORATION
PTY LTD**

PROJECT:

**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:

**LEVELS 9-18 FLOOR PLAN-
RESIDENTIAL**

SCALE: 1:200 AT A3

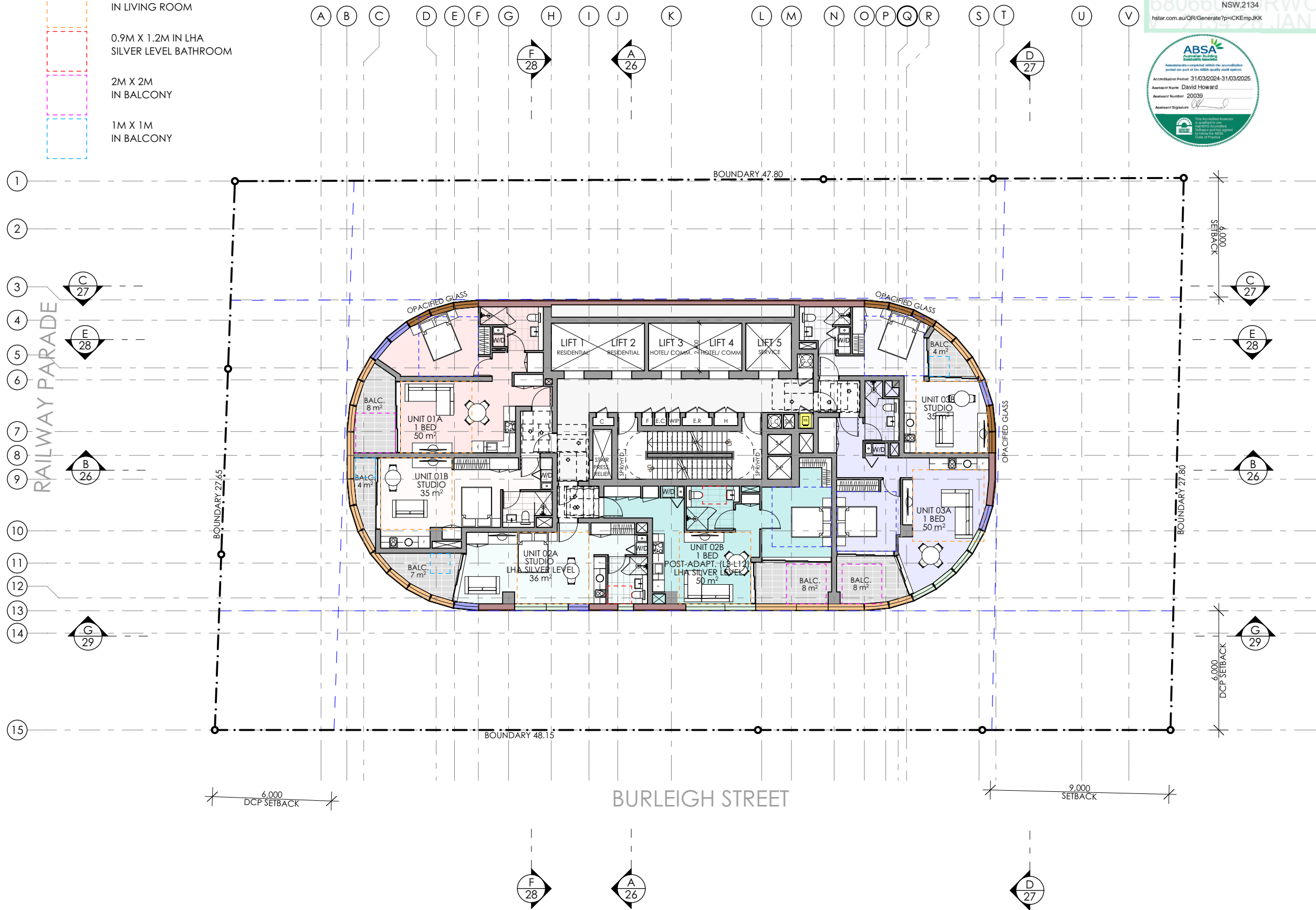
DRAWN BY: VD/JR

CHECKED BY: PI

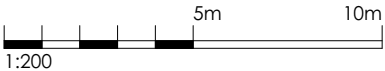
PROJECT No: P709

NORTH POINT:

SSDA 16 A
stage. dwg no. revision



1 RESIDENTIAL APARTMENT LEVELS 9-18
1:200



**Certificate No. 0011680660**
Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW, 2134
hstar.com.au/QR/Generate?pi=ICKEmpJKK





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A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

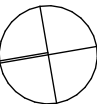
**ARCHITECTURE**
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

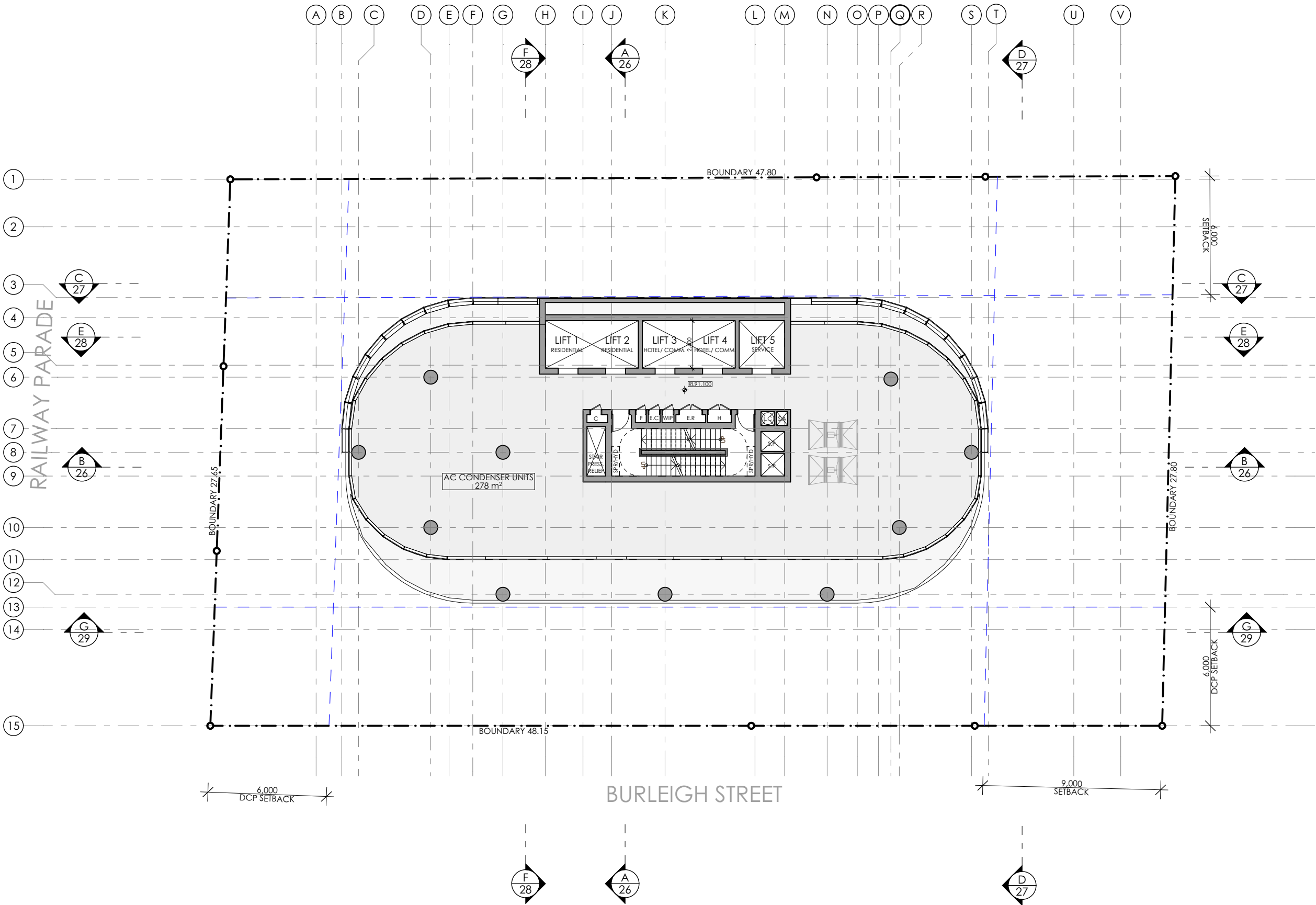
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

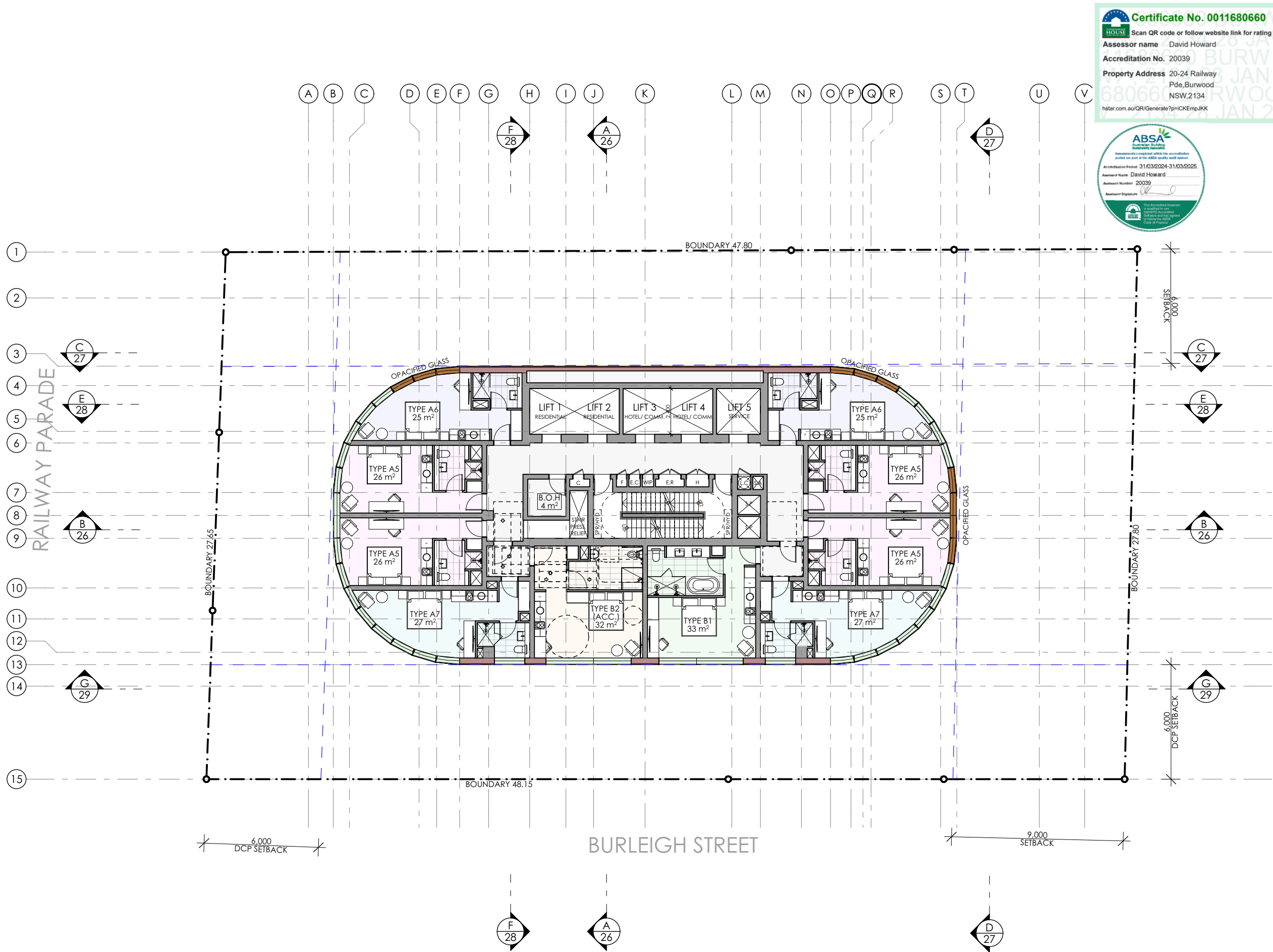
DRAWING TITLE:
LEVEL 19 FLOOR PLAN- PLANT

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA	17	A
stage.	dwg no.	revision



1 **PLANT LEVEL 19**
1:200



1:200

5m 10m

CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

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ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVELS 20-25 FLOOR PLAN-
HOTEL ROOMS**

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		



5m 10m
1:200

CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

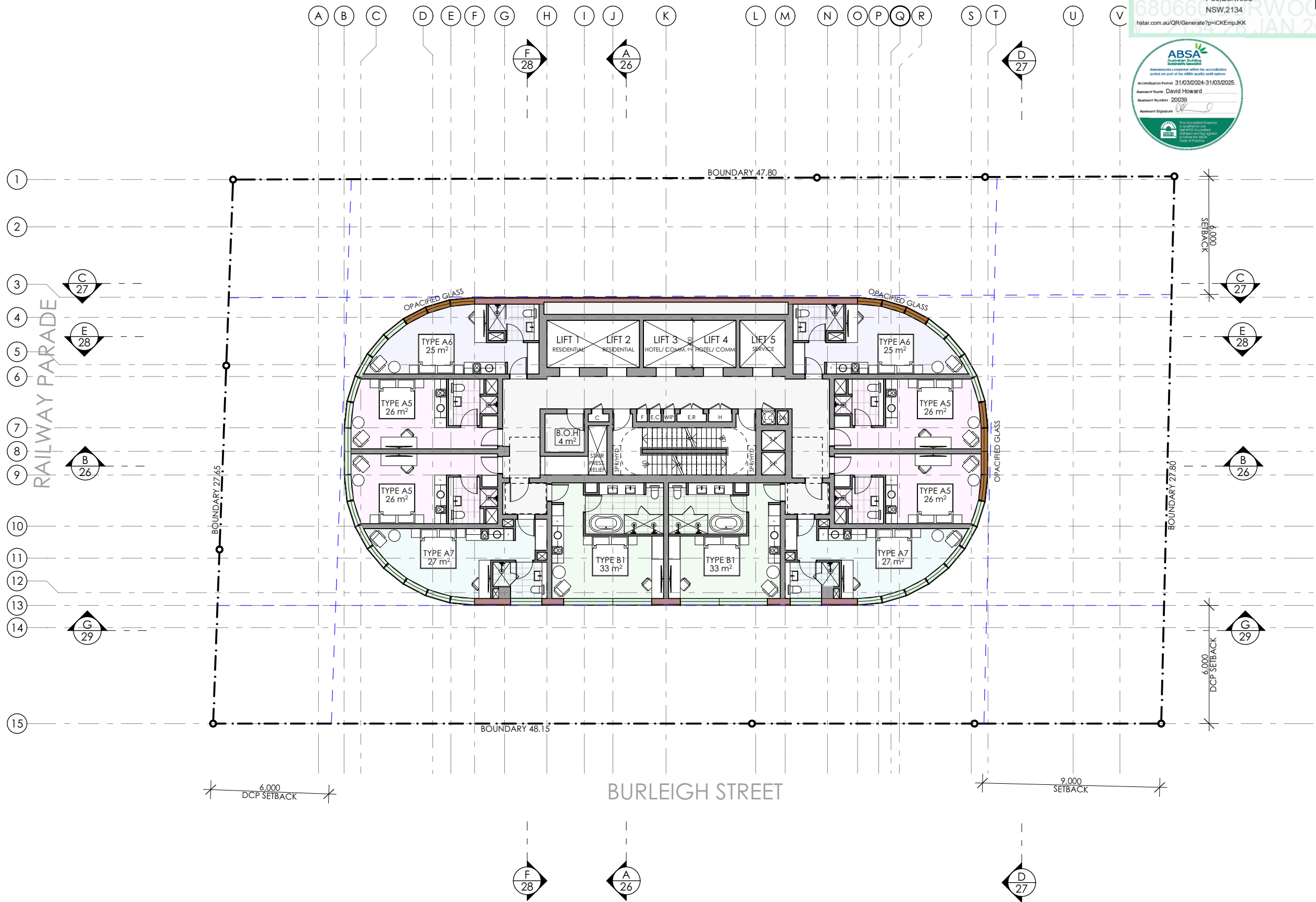
CLIENT:
NSW HOUSING CORPORATION PTY LTD

PROJECT:
**RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

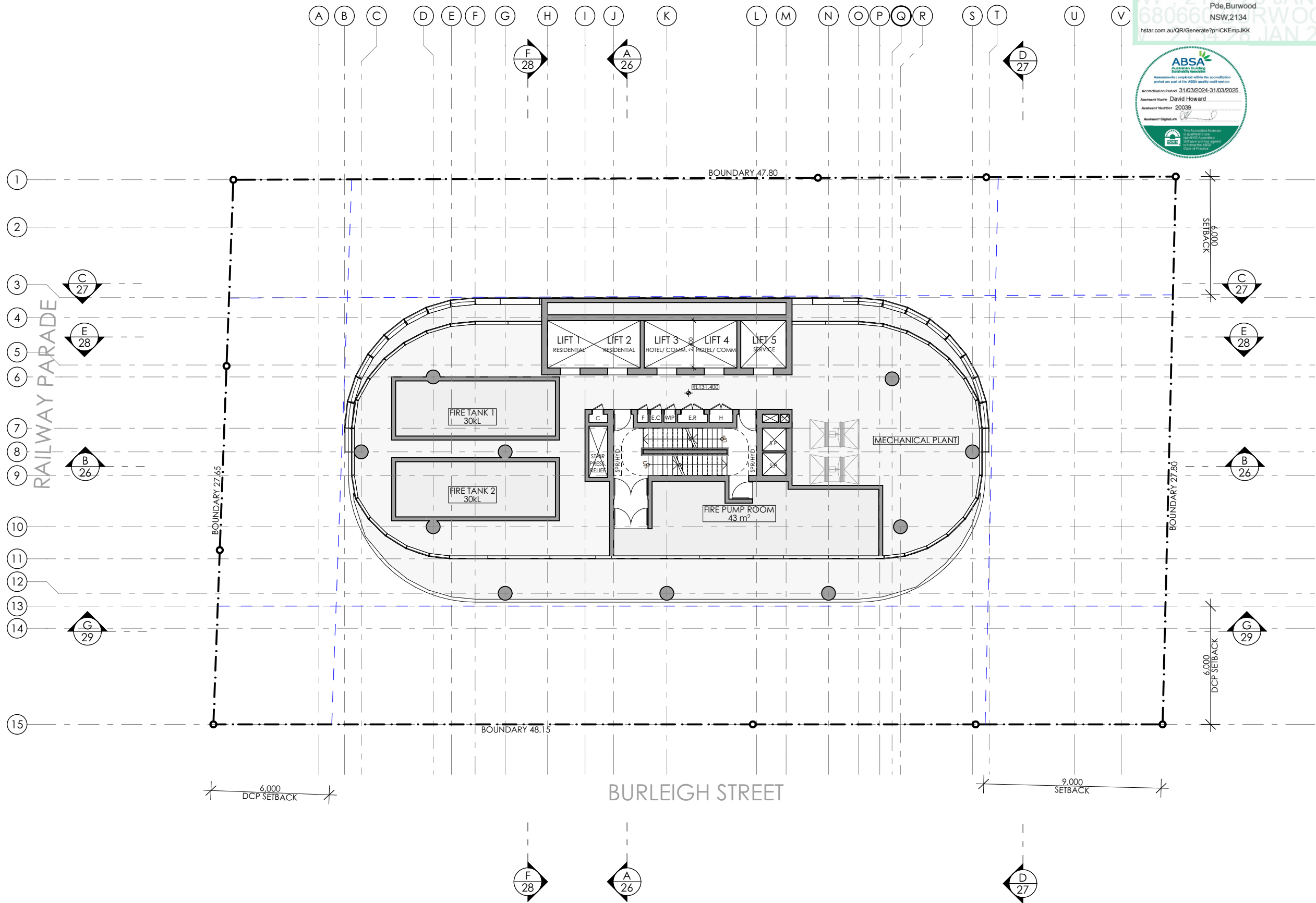
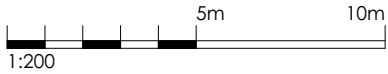
DRAWING TITLE:
LEVELS 26-31 FLOOR PLAN- HOTEL ROOMS

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA	19	A
stage.	dwg no.	revision



1 HOTEL ROOMS LEVELS 26-31
1:200



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



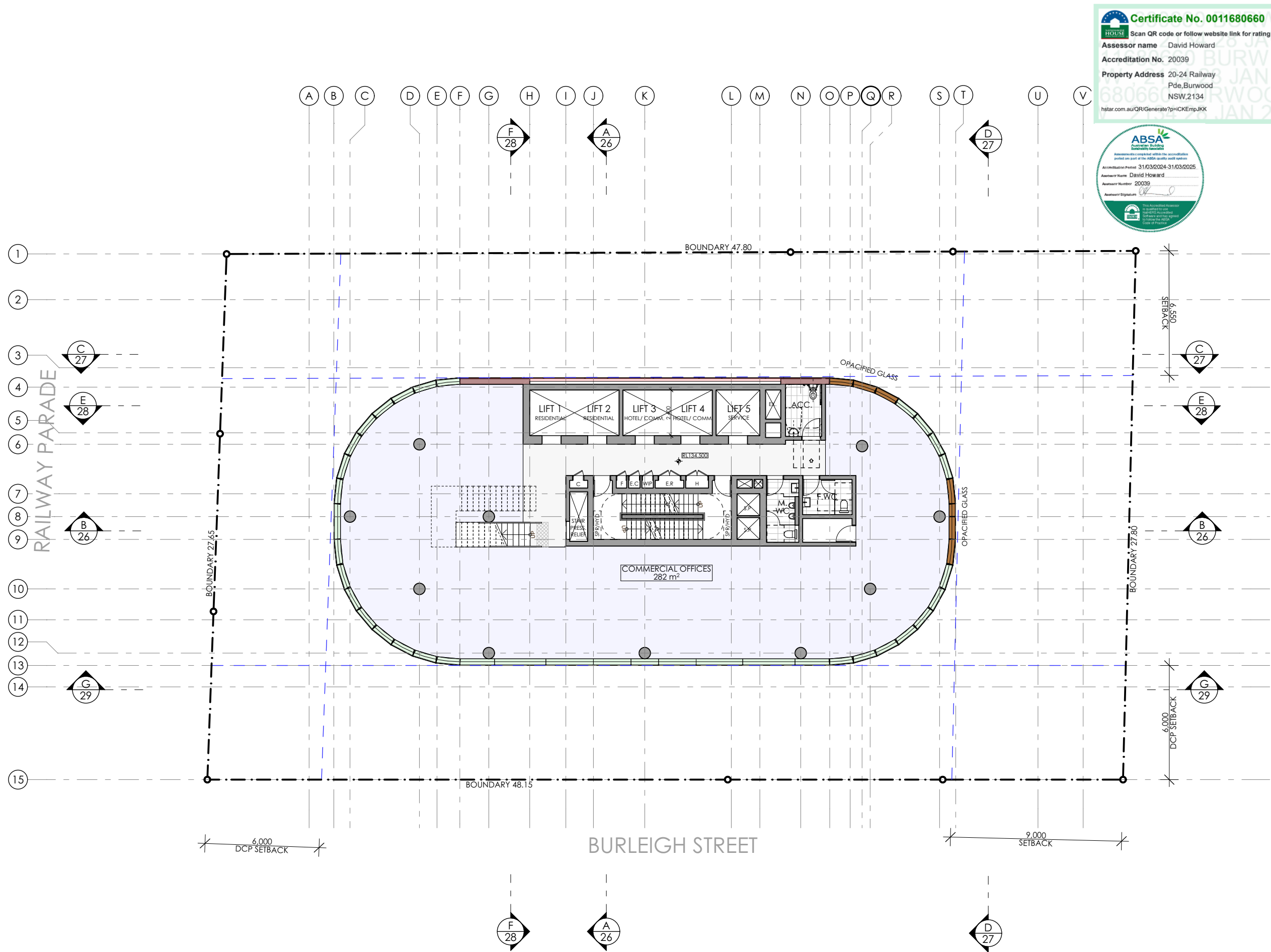
CLIENT:
NSW HOUSING CORPORATION
PTY LTD
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
LEVEL 32 FLOOR PLAN- PLANT

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA 20 A
stage. dwg no. revision

1 PLANT LEVEL 32
1:200



Certificate No. 0011680660

Scan QR code or follow website link for rating details.

Assessor name David Howard

Accreditation No. 20039

Property Address 20-24 Railway Pde, Burwood NSW, 2134

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ABSA
Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period 31/03/2024-31/03/2025

Assessor Name David Howard

Assessment Number 20039

Assessment Signature

1:200

CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

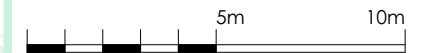
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVELS 33- 35 FLOOR PLAN-
COMMERCIAL OFFICES**

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA	21	A
stage.	dwg no.	revision

1 COMM. OFFICES LEVELS 33-35
1:200



CURTAIN WALL LEGEND

- | | |
|---|---|
|  | TYPE A
VISION GLASS LOUVRES- FIXED OPEN
AT EXTERNAL SPACES |
|  | TYPE B
VISION GLASS LOUVRES- OPERABLE
AT INTERNAL SPACES |
|  | TYPE C
FIXED VISION GLASS |
|  | TYPE D
FIXED OPACIFIED GLASS |
|  | TYPE E
FIXED OPACIFIED GLASS OVER
SOLID WALL |

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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:

LEVEL 36 FLOOR PLAN- HOTEL
FACILITIES

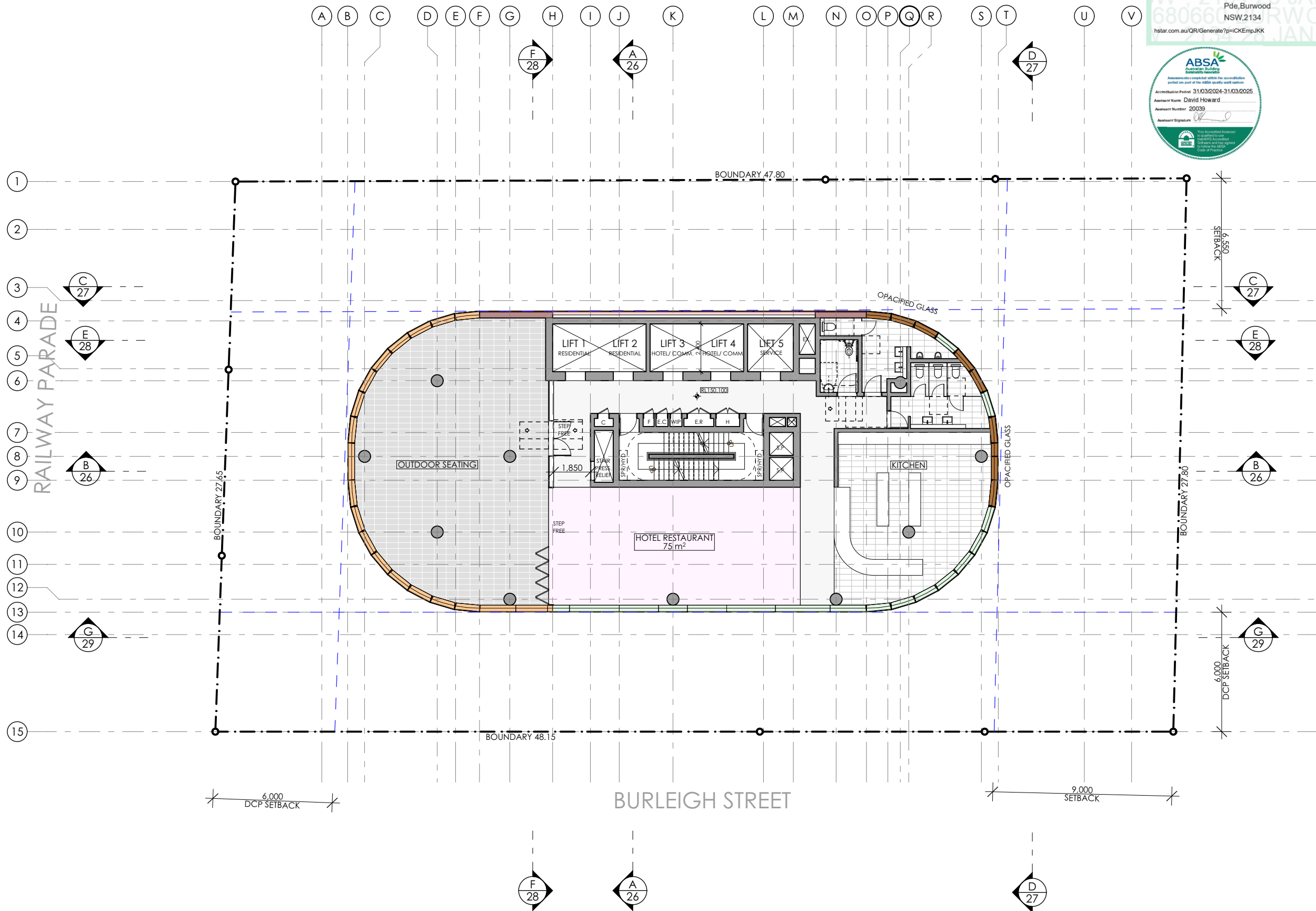
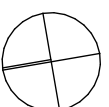
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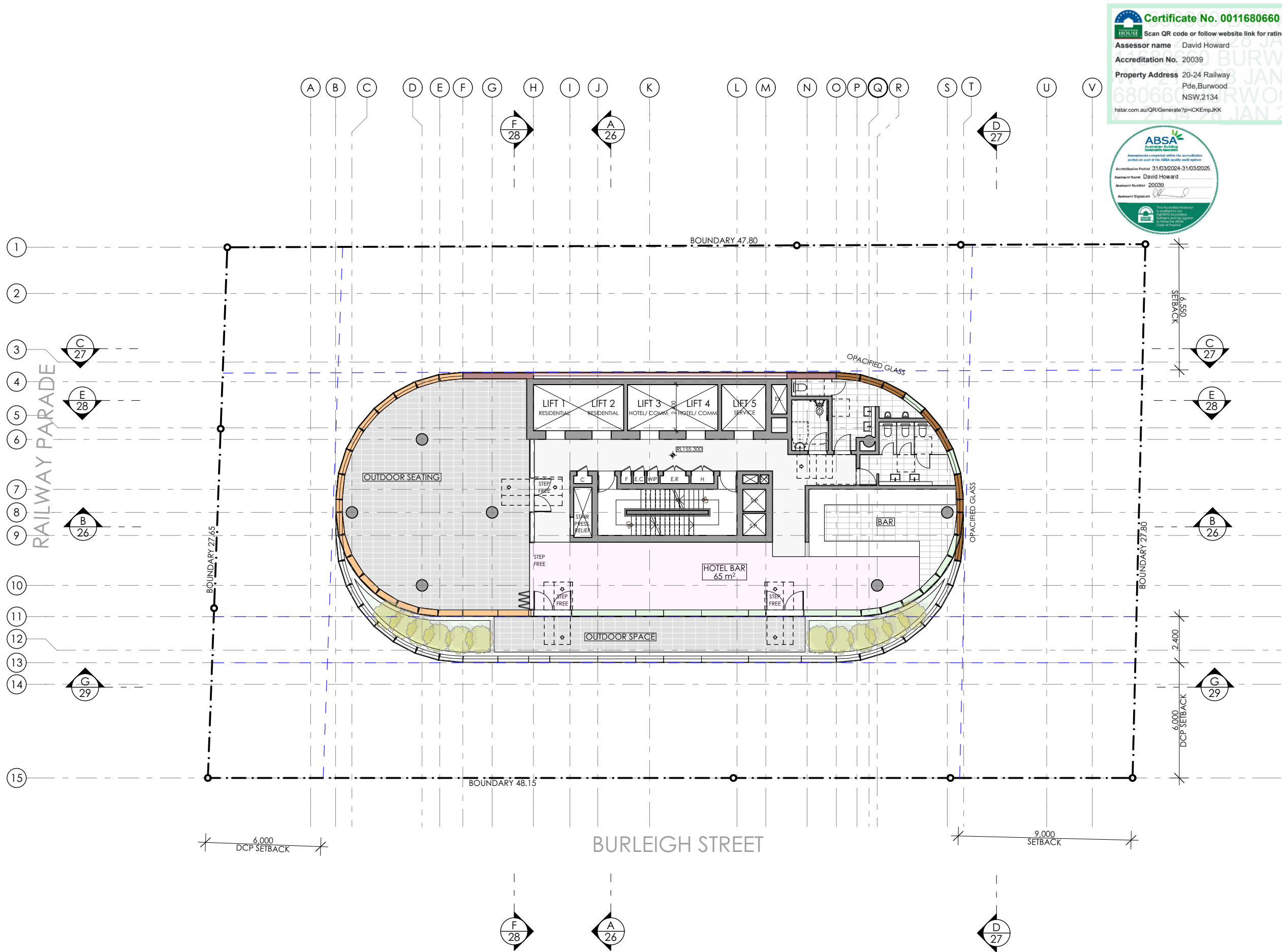
CHECKED BY: PI

PROJECT No: P709

SSDA 22 A
stage. dwg no. revision



1 HOTEL FACILITIES LEVEL 36
1:200



1:200

5m 10m

CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION PTY LTD

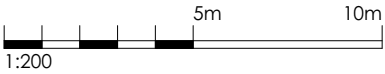
PROJECT:
**RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LEVEL 37 FLOOR PLAN- HOTEL FACILITIES

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA	23	A
stage.	dwg no.	revision

1 HOTEL FACILITIES LEVEL 37
1:200



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

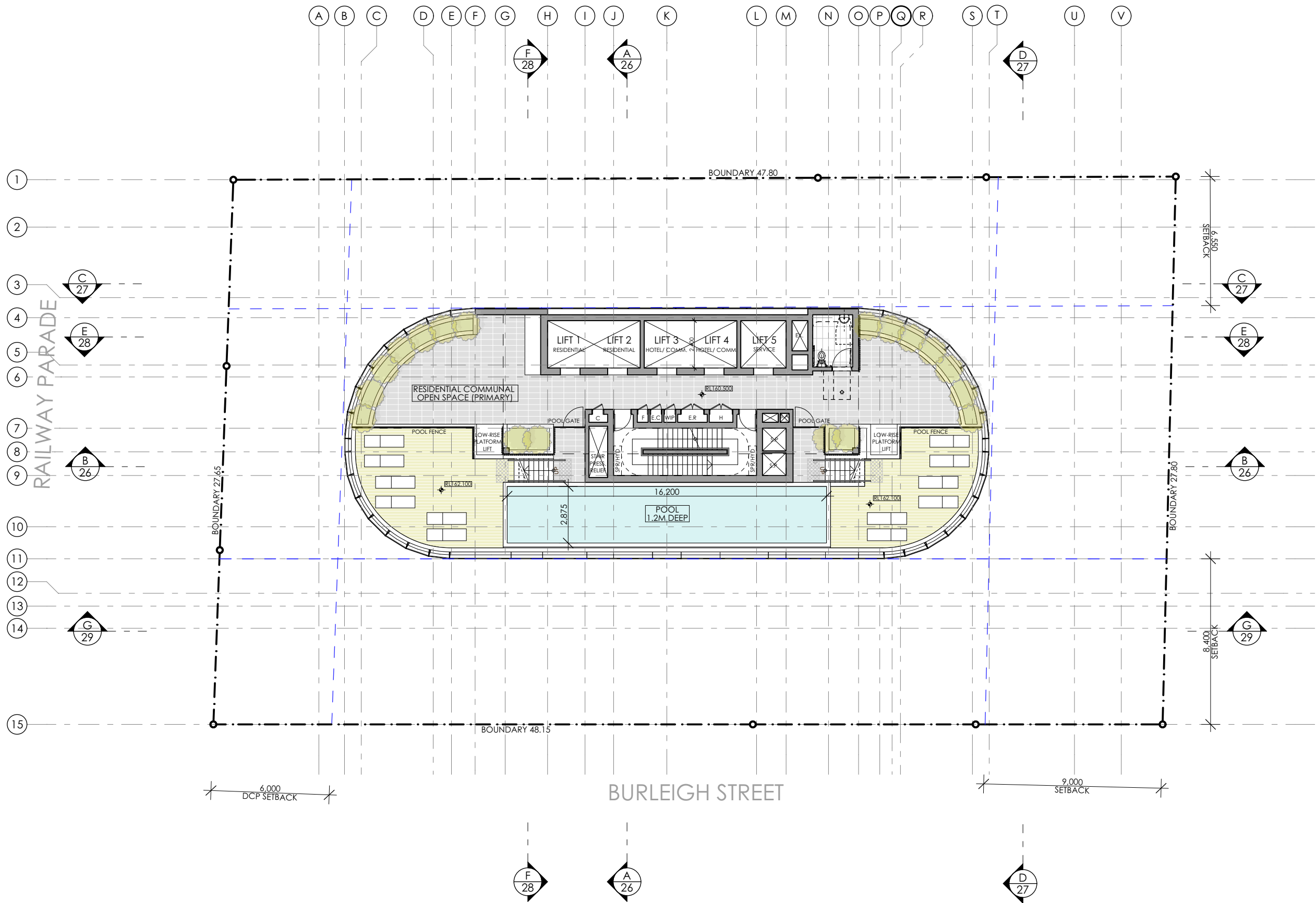
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
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PTY LTD**

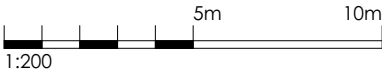
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVEL 38 FLOOR PLAN-
RESIDENTIAL C.O.S**

SCALE:	1:200 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



1 RESIDENTIAL C.O.S LEVEL 38
1:200



**Certificate No. 0011680660**
Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW 2134
hstar.com.au/QR/Generate?p=ICKEmpJKK





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REV	DESCRIPTION	BY	DATE

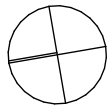
**ARCHITECTURE**
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

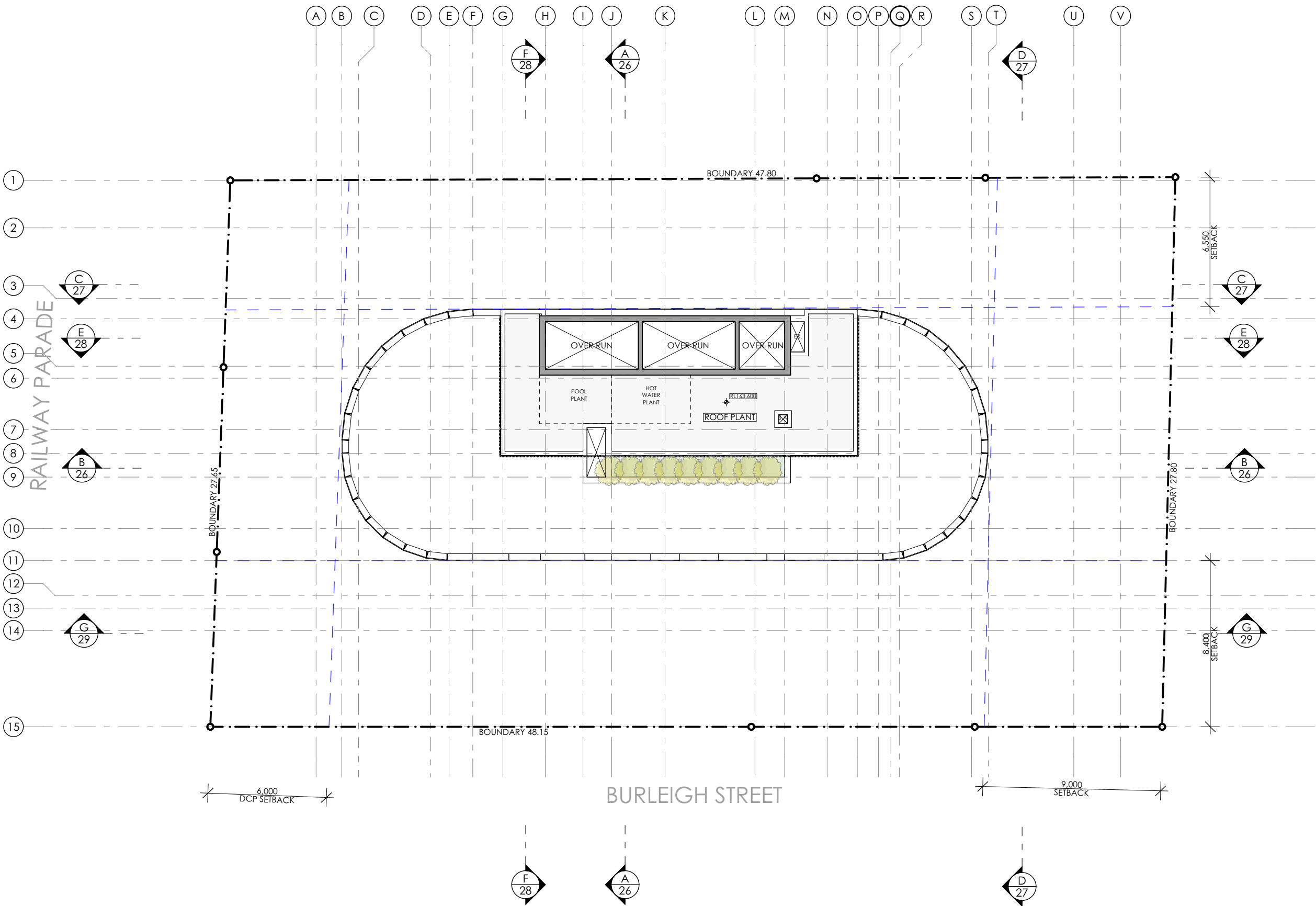
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
ROOF PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR	CHECKED BY:	PI
PROJECT No:	P709		

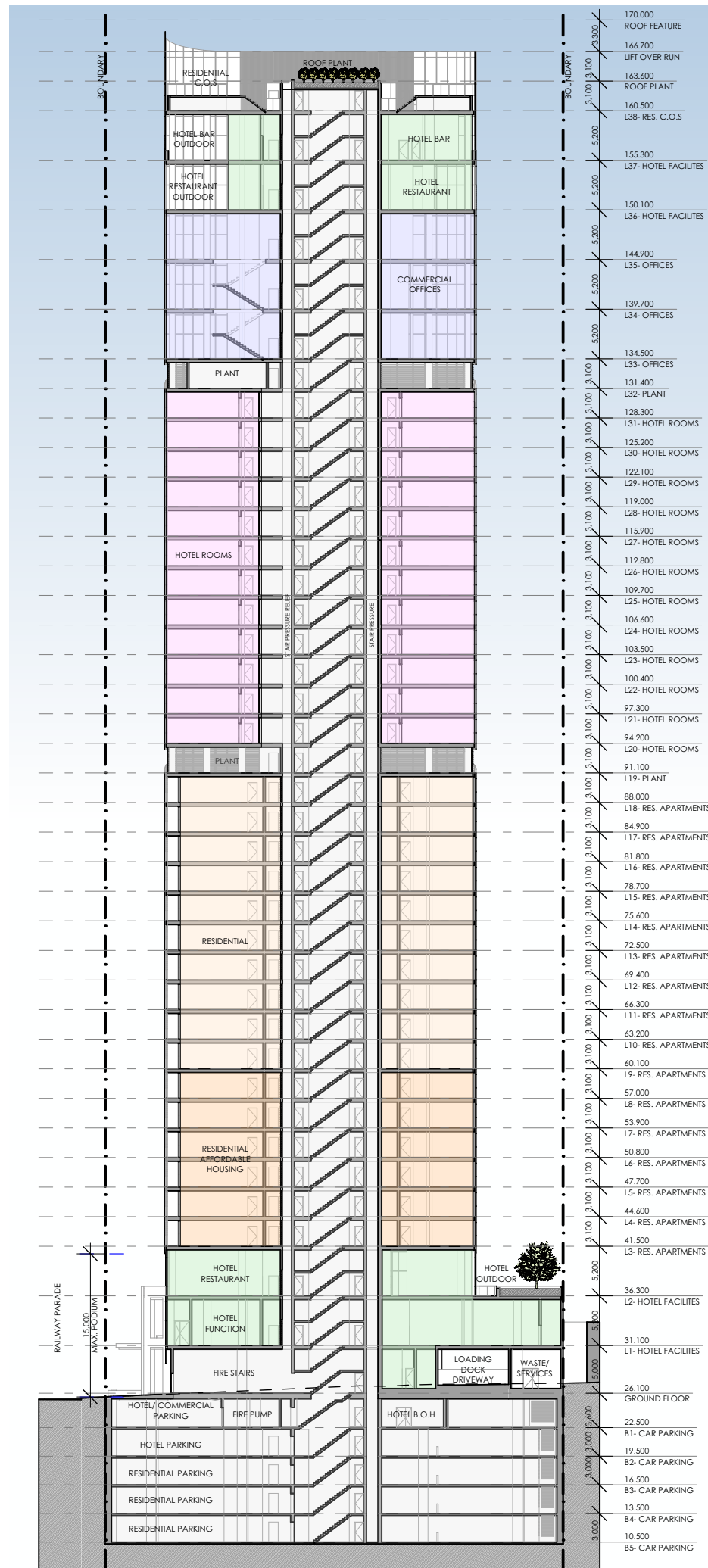
SSDA 25 A
stage. dwg no. revision



1 ROOF PLANT
1:200



1 SECTION A
1:600



2 SECTION B
1:600



- USE LEGEND**
- COMMERCIAL OFFICES
 - HOTEL ROOM LEVELS
 - RESIDENTIAL APARTMENT LEVELS
 - HOTEL FACILITY LEVELS
 - BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

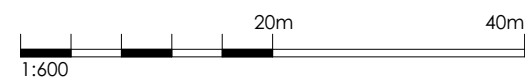
DRAWING TITLE:
SECTIONS A & B

SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



- USE LEGEND**
- COMMERCIAL OFFICES
 - HOTEL ROOM LEVELS
 - RESIDENTIAL APARTMENT LEVELS
 - HOTEL FACILITY LEVELS
 - BACK OF HOUSE/ SERVICES



SSDA SUBMISSION

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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
SECTIONS C & D

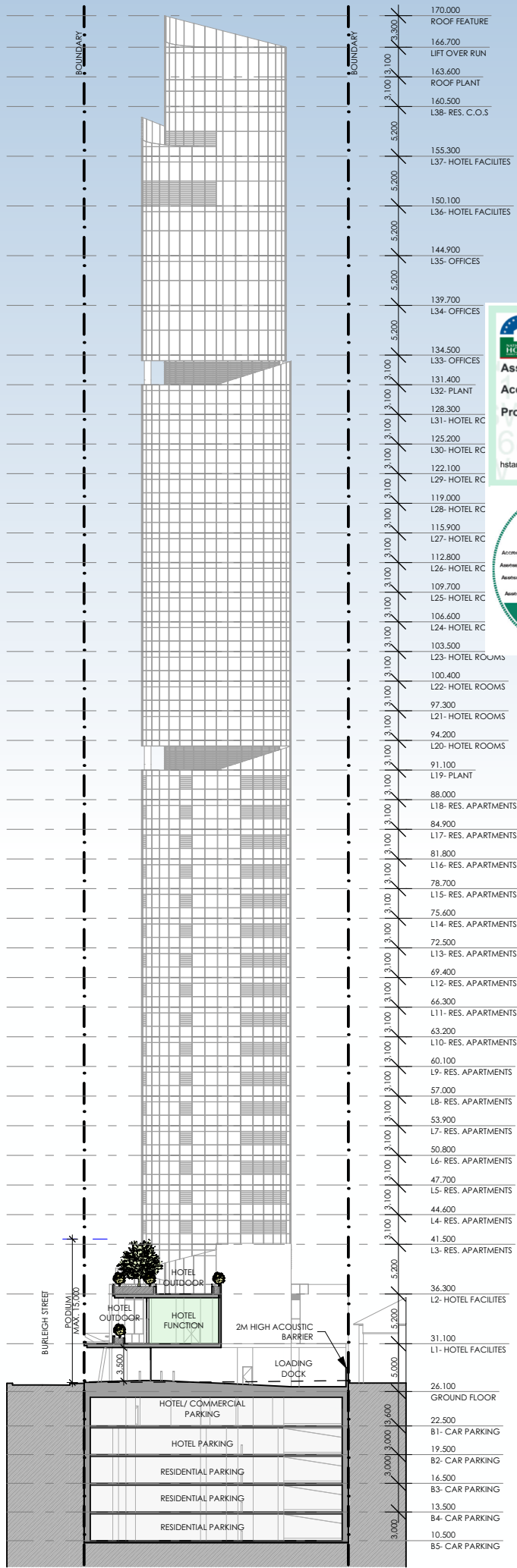
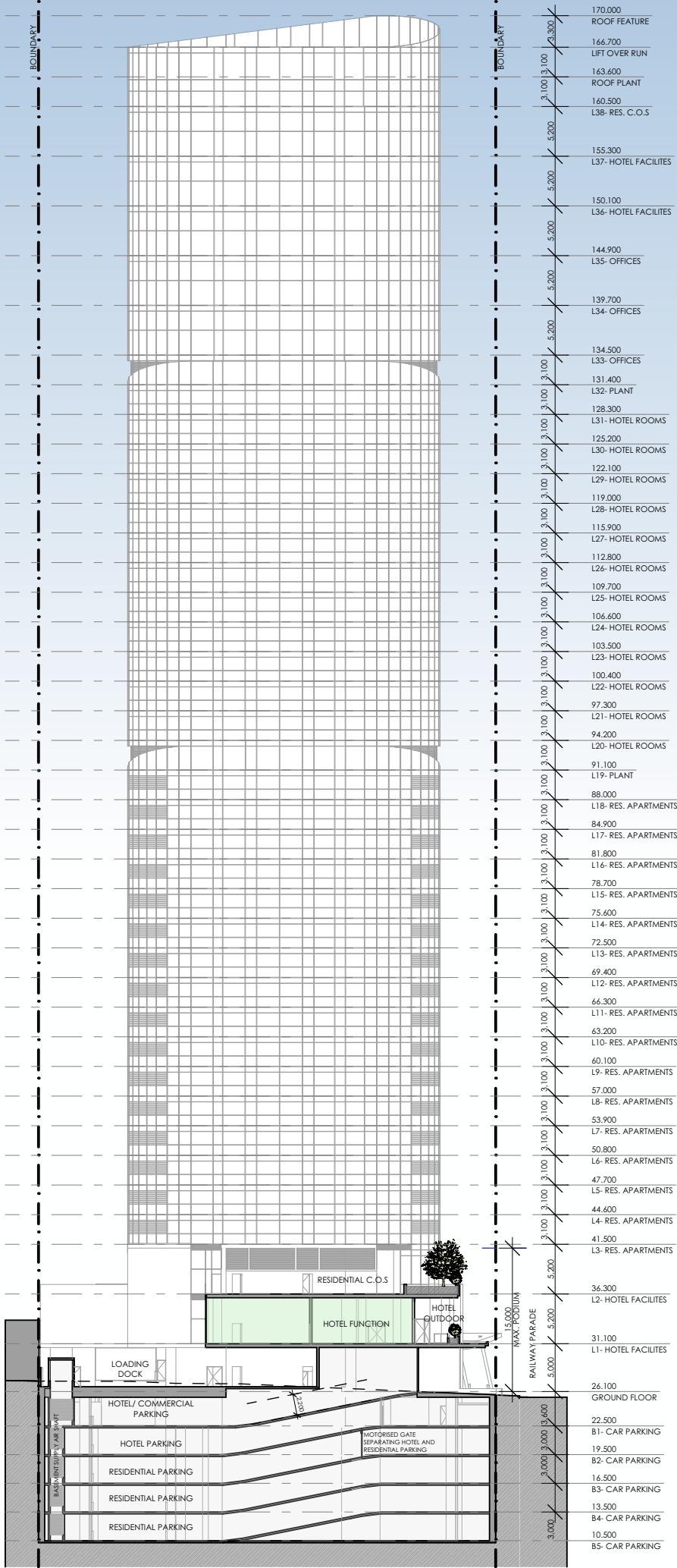
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CHECKED BY: PI

PROJECT No: P709

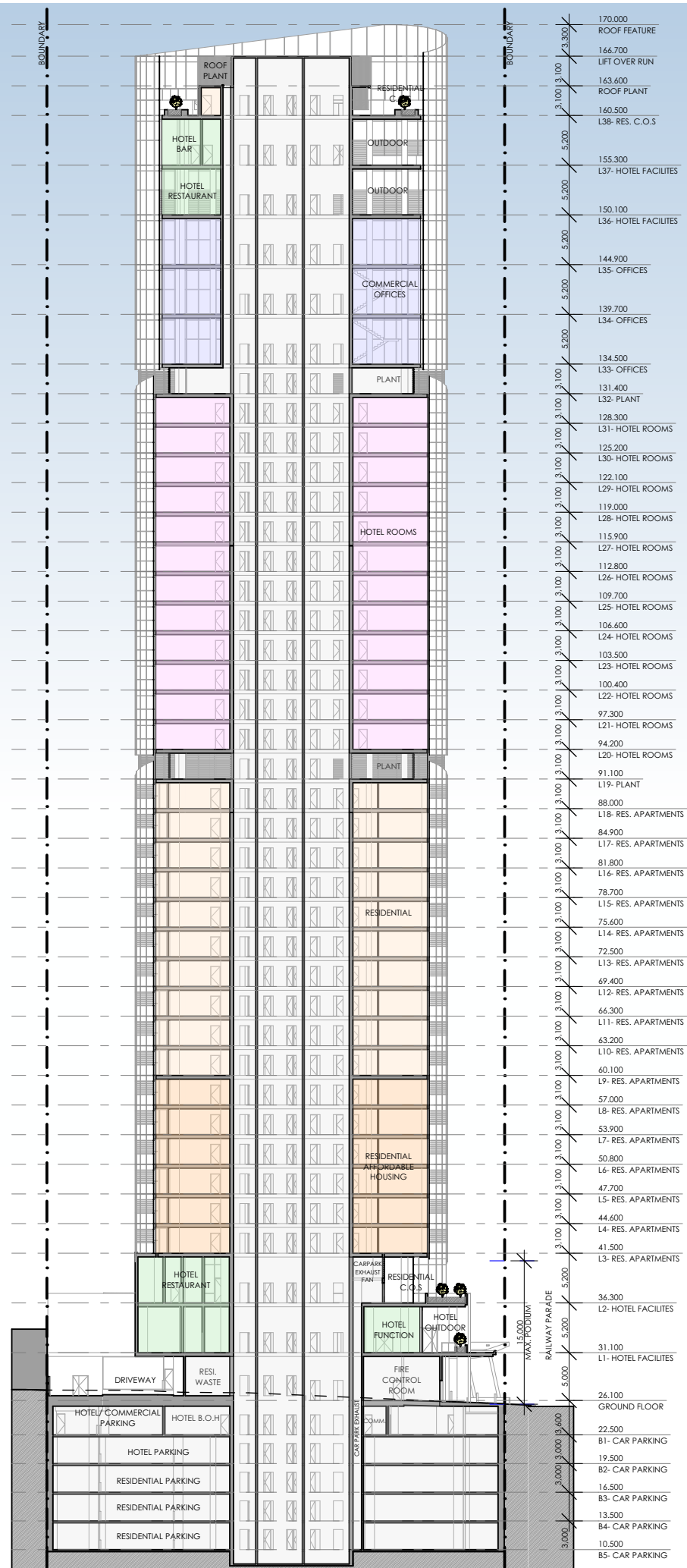
SSDA 27 A
stage. revision



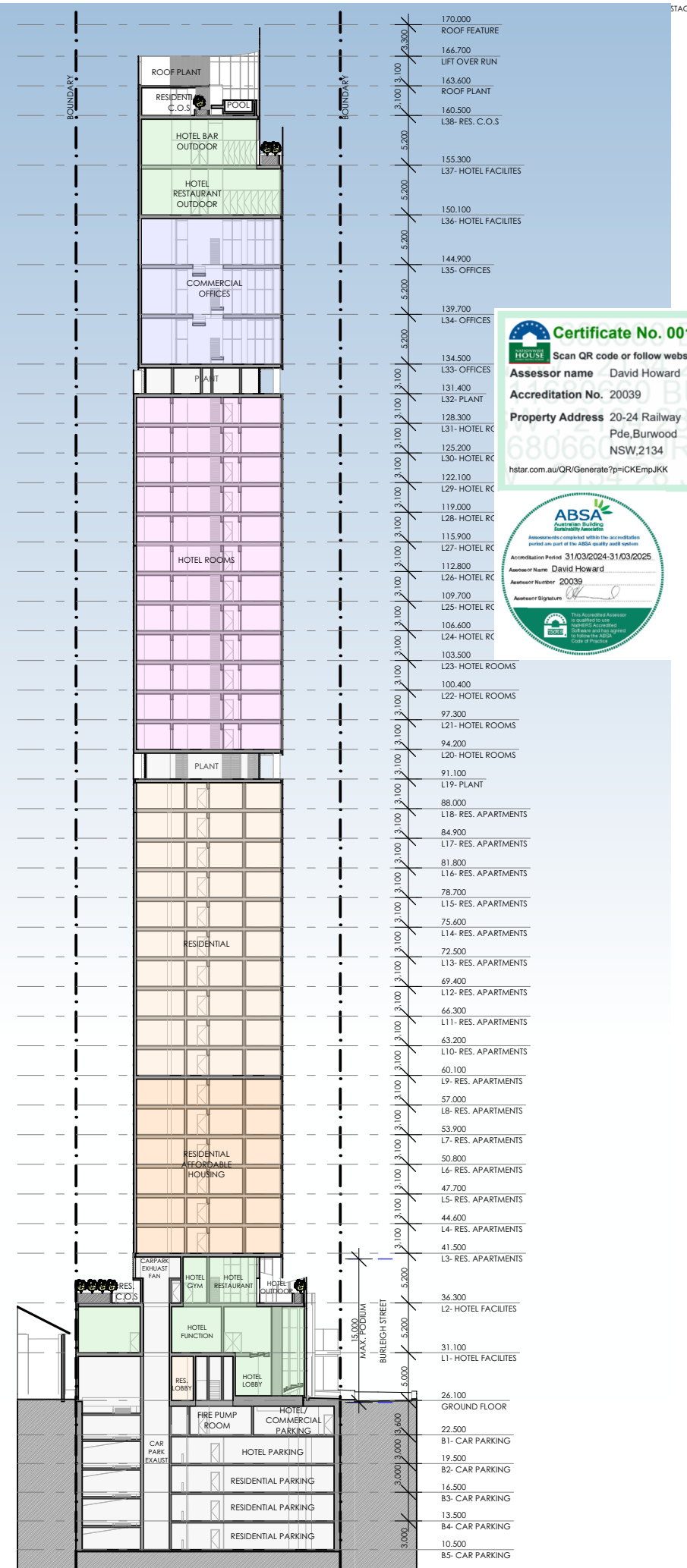
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1:600

2 SECTION D
1:600

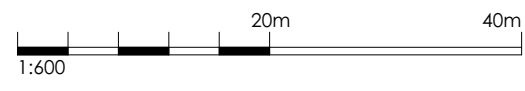
20m 40m
1:600



1 SECTION E
1:600



2 SECTION F
1:600



- USE LEGEND**
- COMMERCIAL OFFICES
 - HOTEL ROOM LEVELS
 - RESIDENTIAL APARTMENT LEVELS
 - HOTEL FACILITY LEVELS
 - BACK OF HOUSE/ SERVICES



DA SUBMISSION

A SSDA SUBMISSION VD 24.01.25

REV DESCRIPTION BY DATE



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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SECTIONS E & F

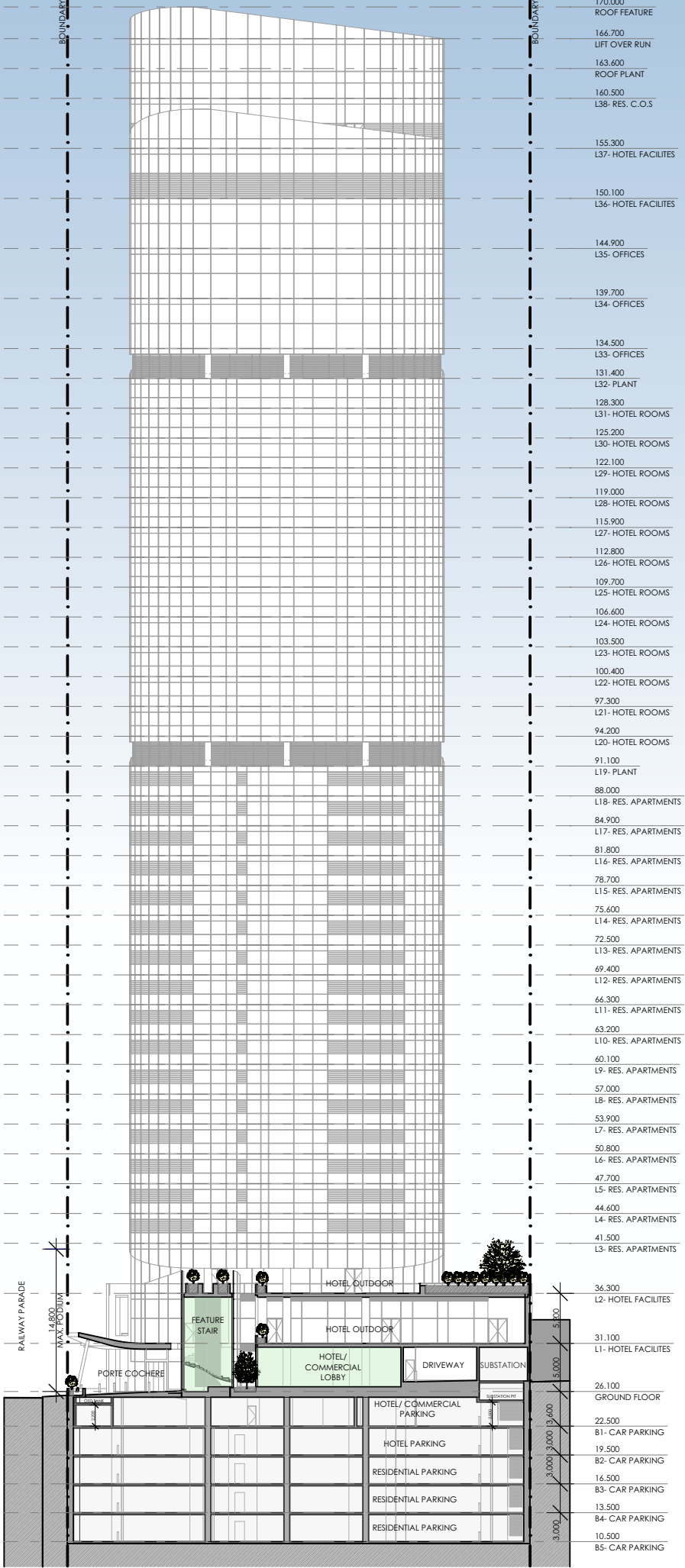
SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 28 A
stage. dwg no. revision



1 SECTION G
1:600



- USE LEGEND**
- COMMERCIAL OFFICES
 - HOTEL ROOM LEVELS
 - RESIDENTIAL APARTMENT LEVELS
 - HOTEL FACILITY LEVELS
 - BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

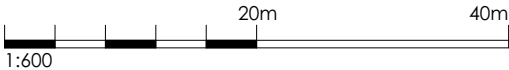
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SECTION G

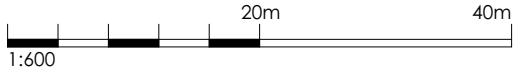
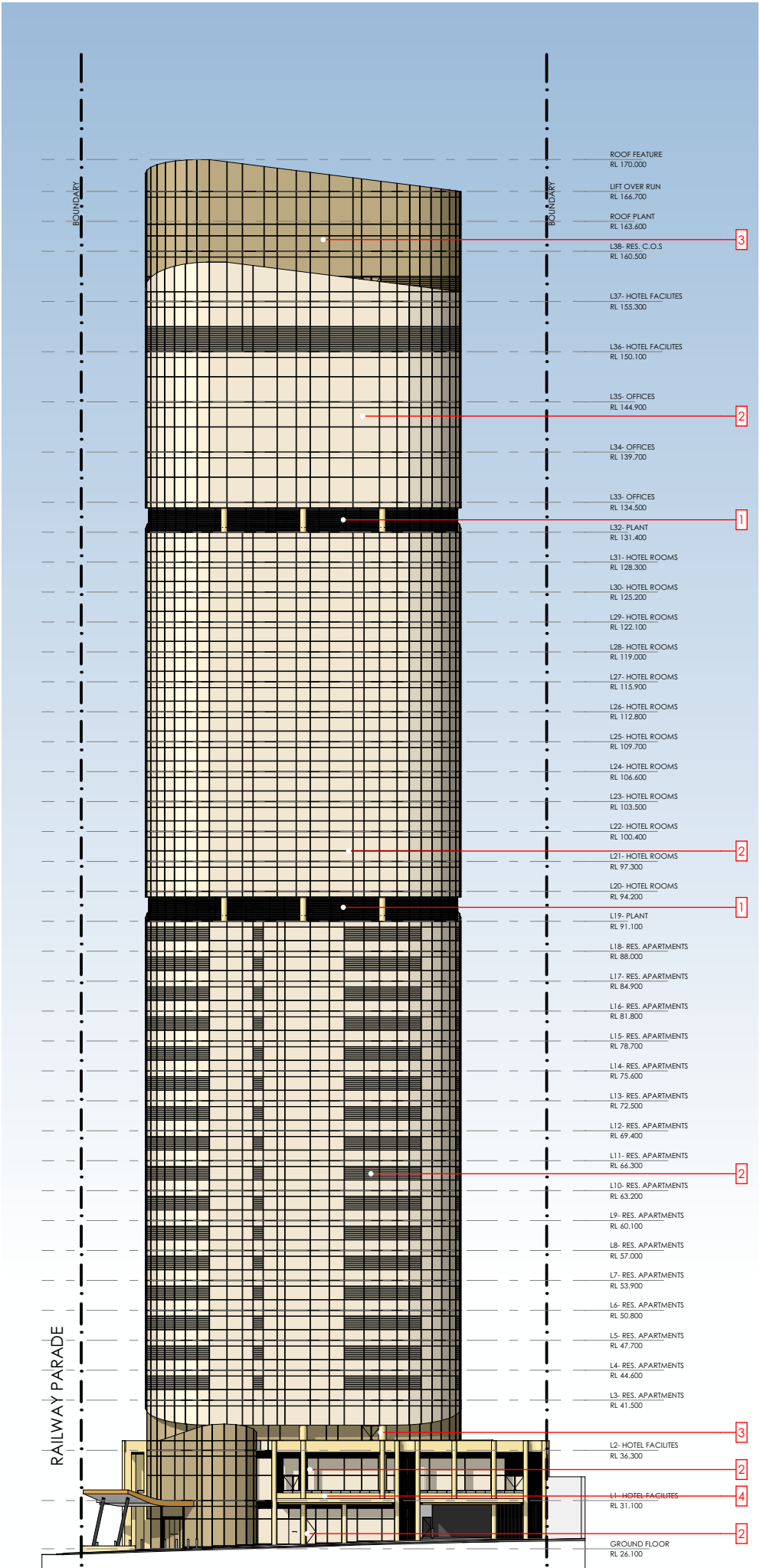
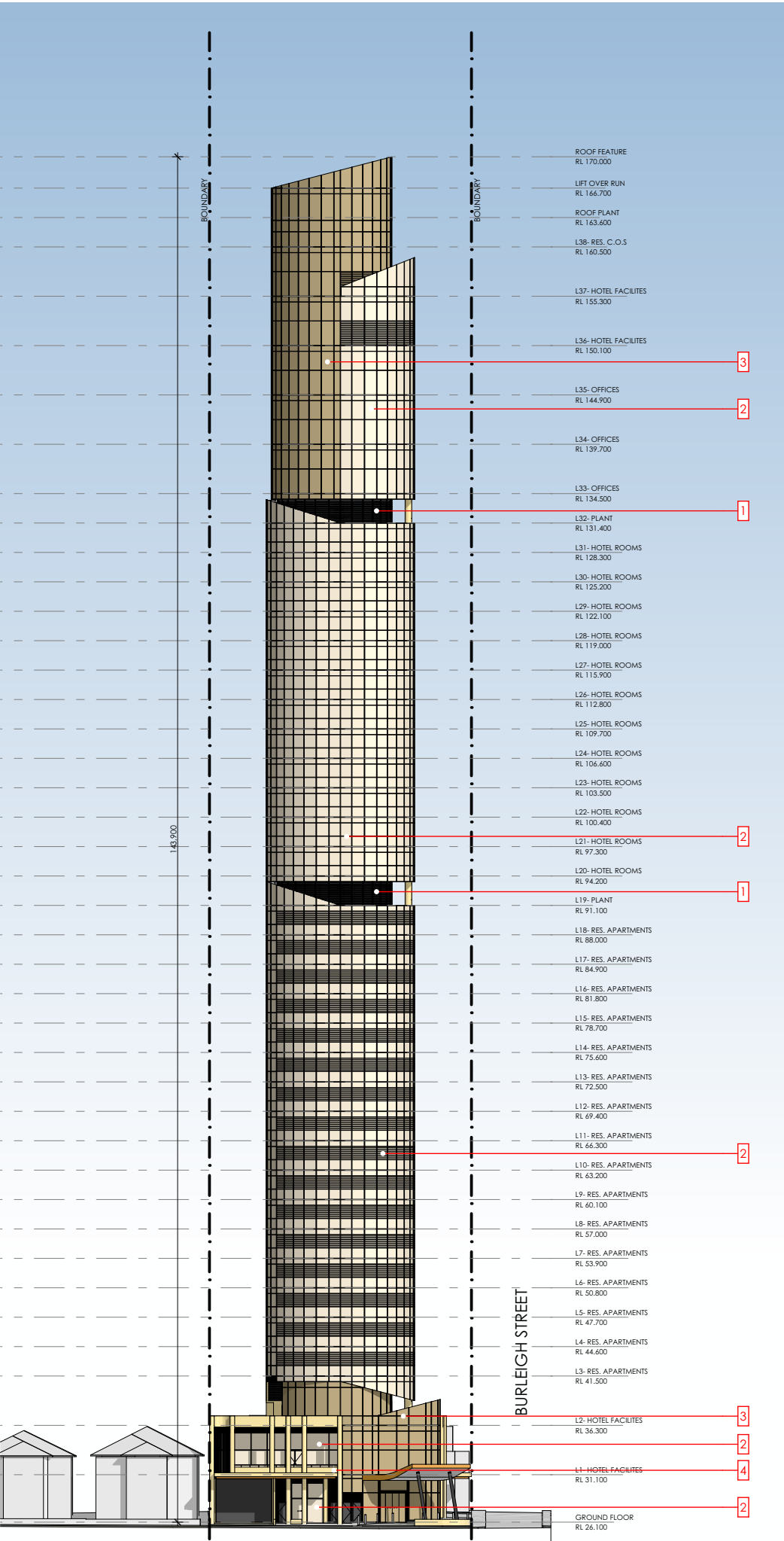
SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709





SSDA SUBMISSION

1. POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME/
LOUVRES, COLOUR: BLACK



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



A SSDA SUBMISSION VD 24.01.25

REV DESCRIPTION BY DATE



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Nominated Registered Architect: Peter Israel (reg no 5064)
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CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
ELEVATIONS- NORTH & WEST

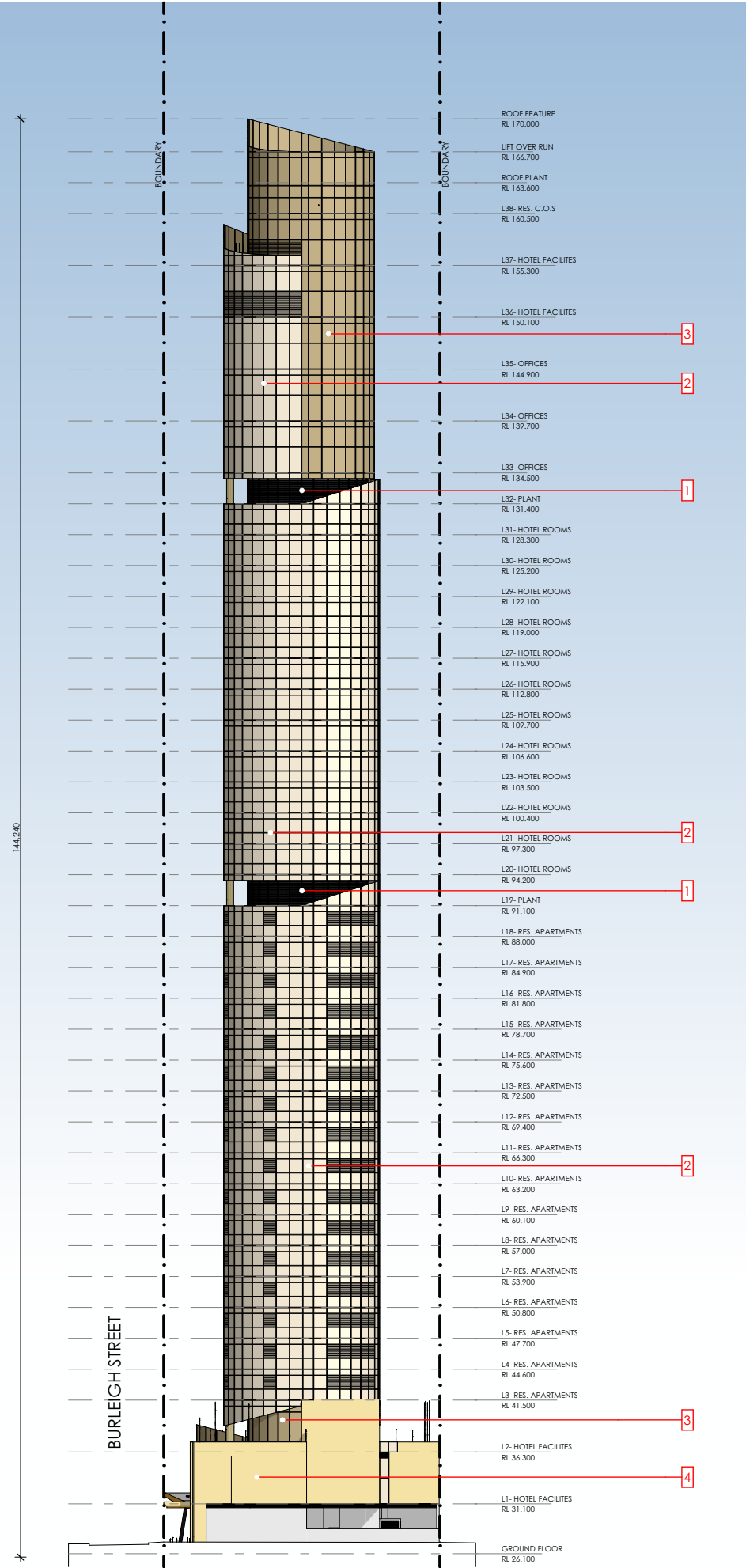
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DRAWN BY: VD/JR

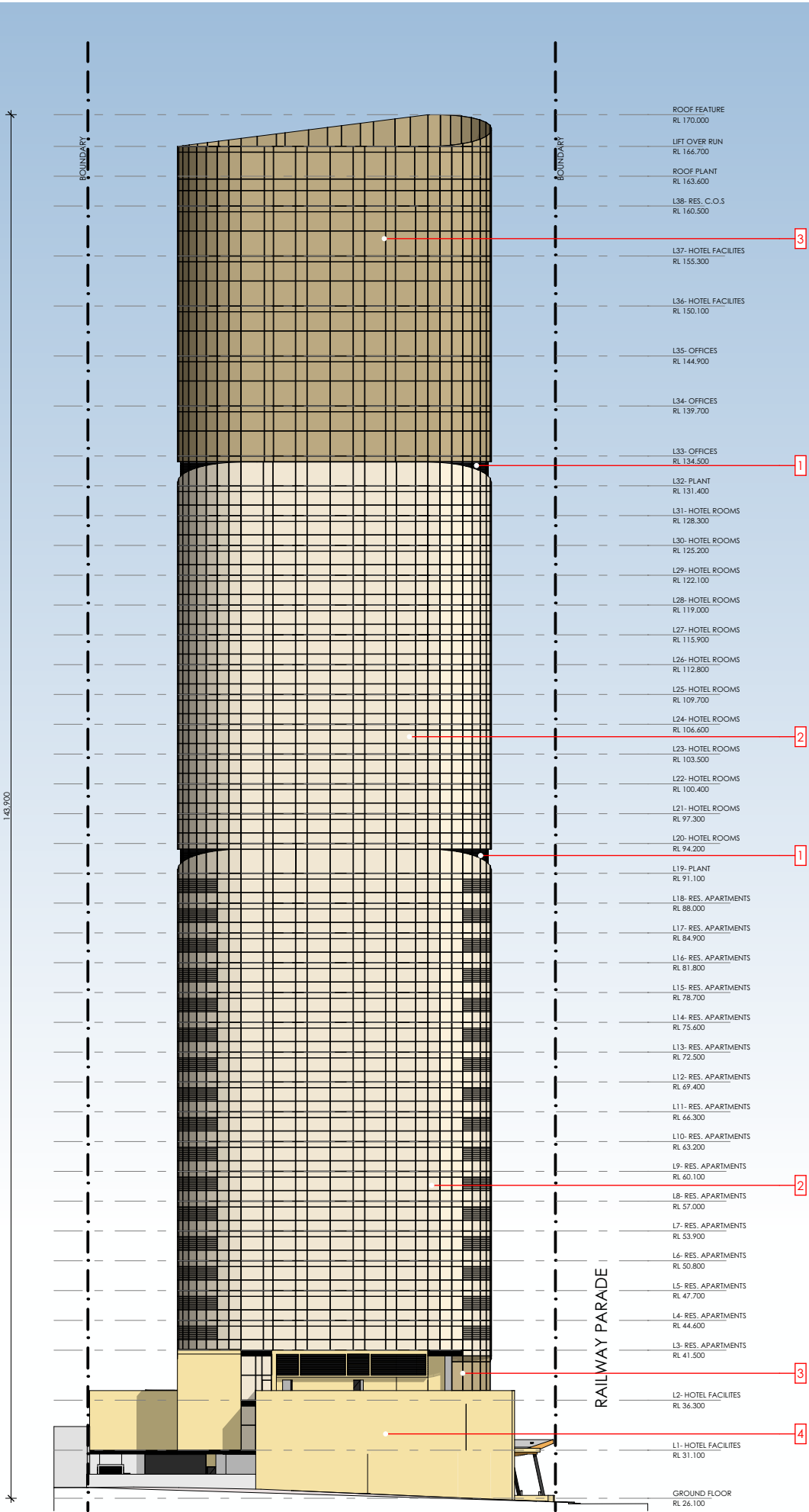
CHECKED BY: PI

PROJECT No: P709

SSDA 30 A
stage. dwg no. revision



1 SOUTH ELEVATION
1:600



2 EAST ELEVATION
1:600



SSDA SUBMISSION

1. POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME/
LOUVRES, COLOUR: BLACK



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



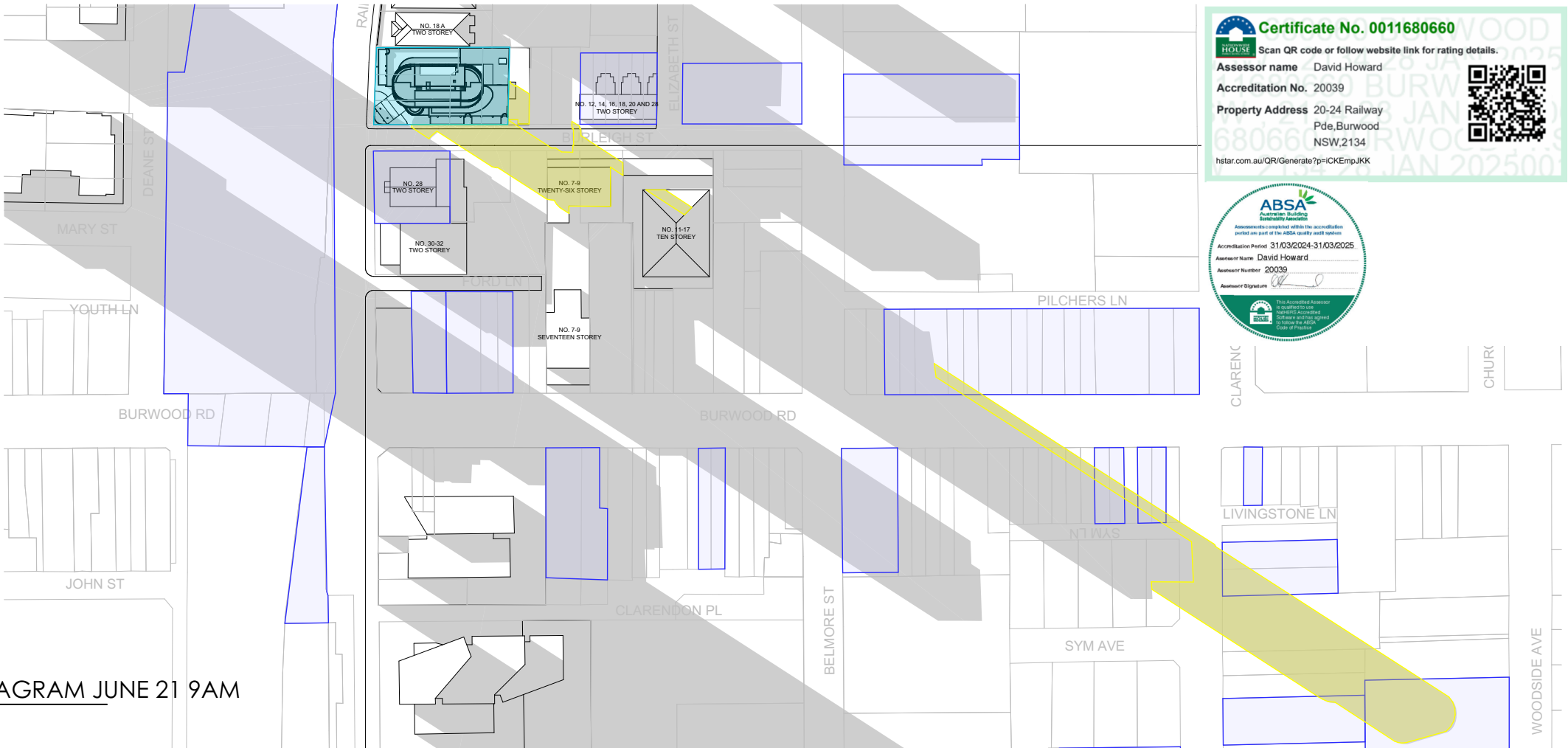
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
ELEVATIONS- SOUTH & EAST

SCALE:	1:600 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

1 SHADOW DIAGRAM JUNE 21 9AM
1:2000



50m 100m
1:2000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

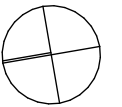
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION PTY LTD

PROJECT:
**RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

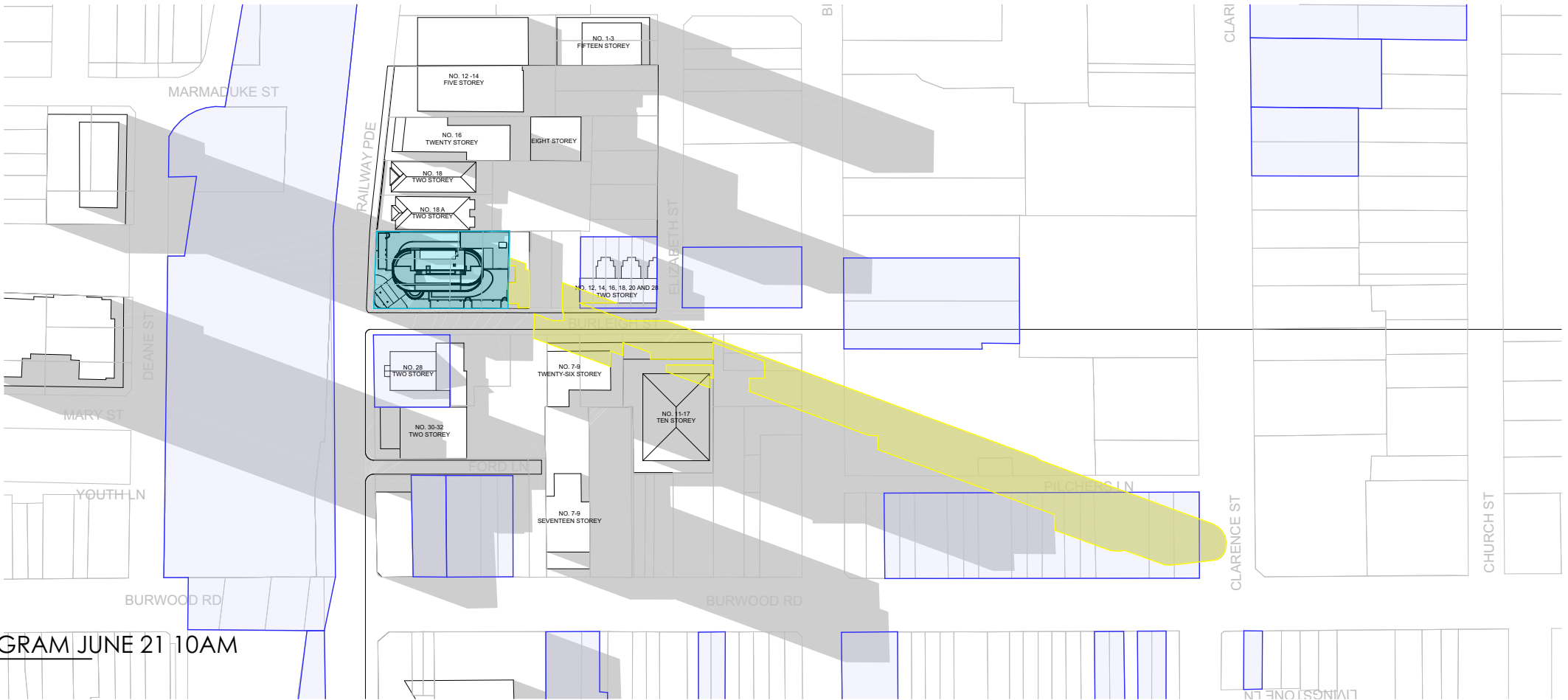
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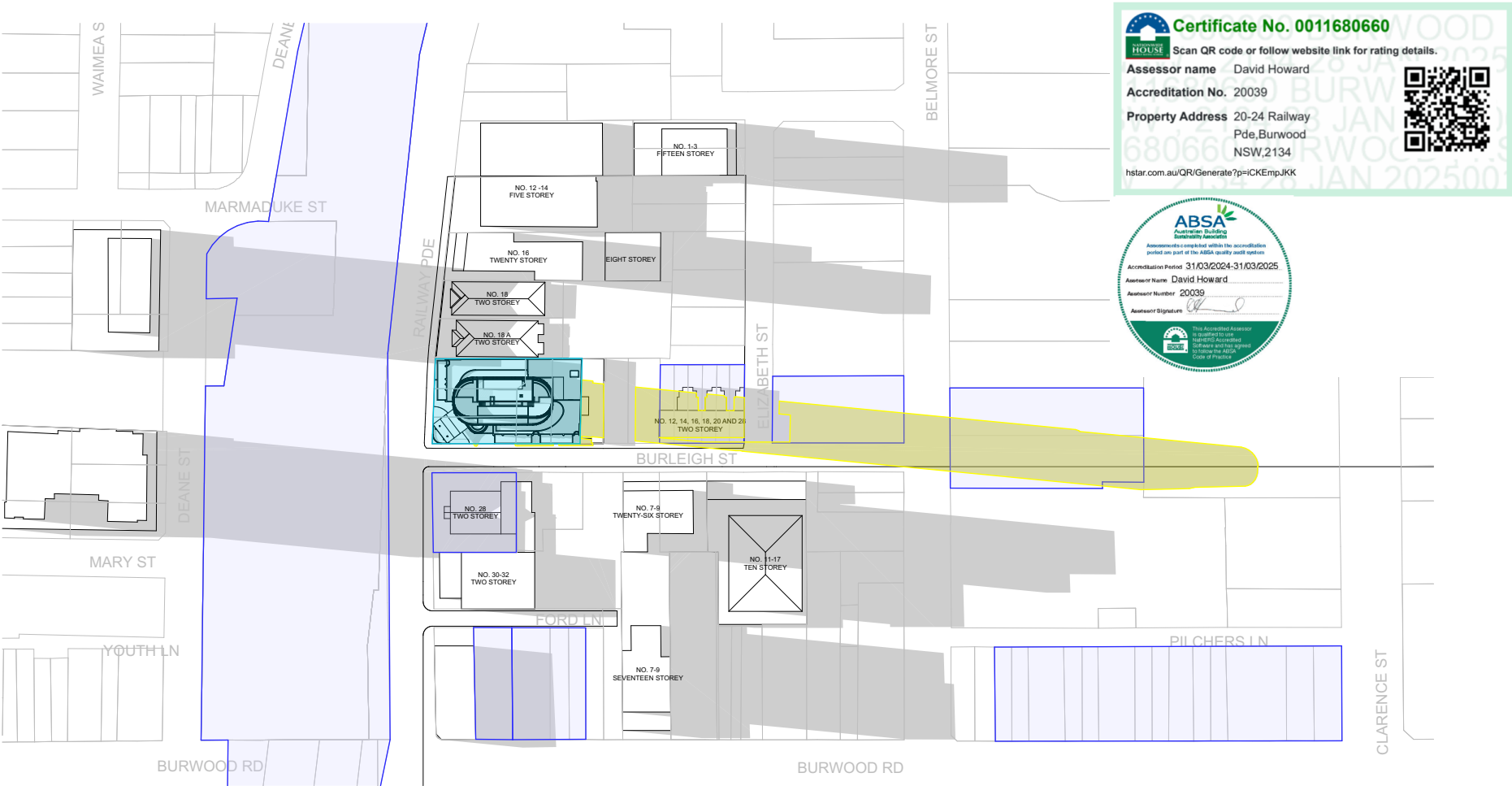
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DRAWN BY: VD/JR
CHECKED BY: PI
PROJECT No: P709



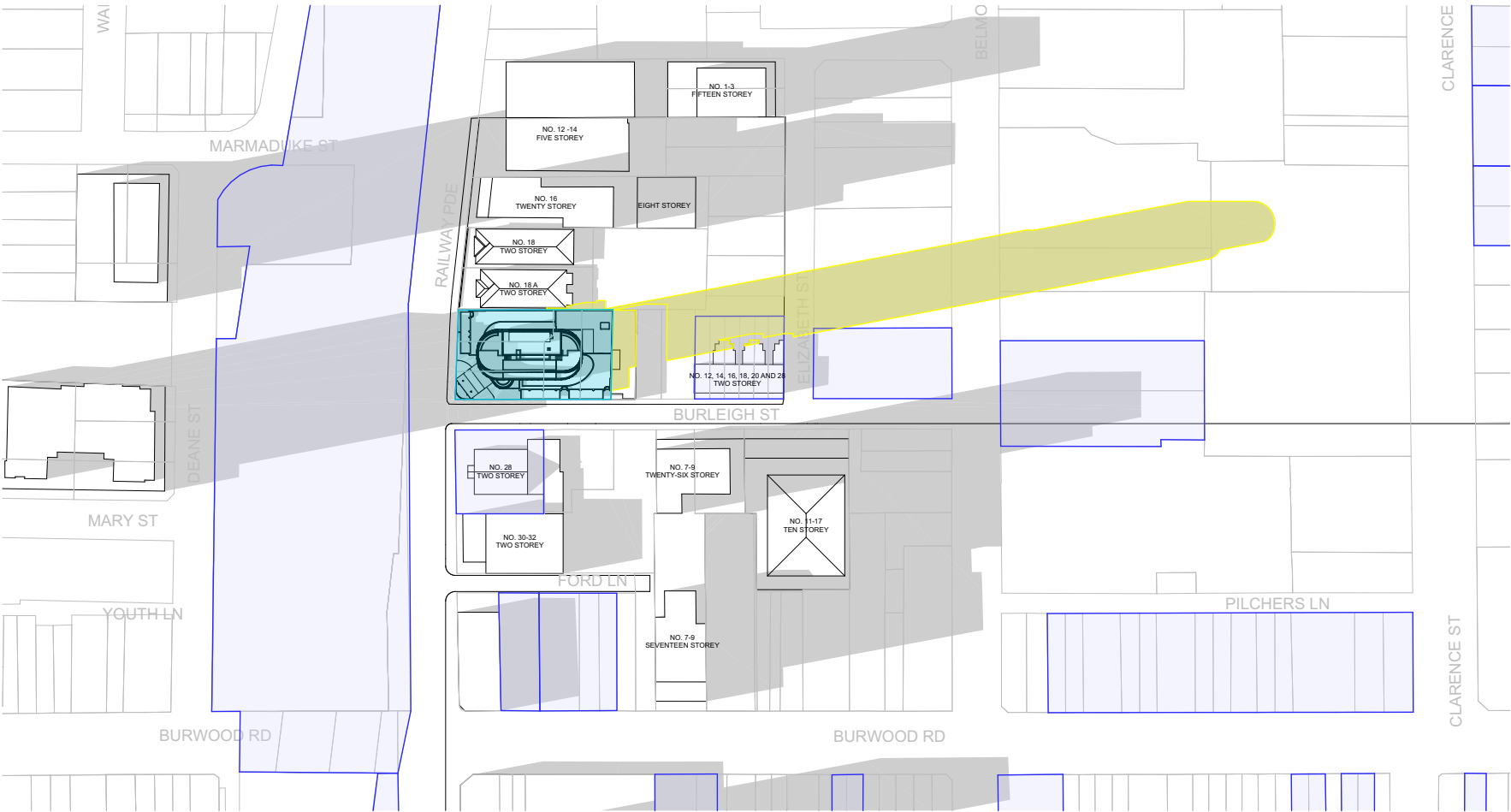
SSDA 32 A
stage. dwg no. revision

2 SHADOW DIAGRAM JUNE 21 10AM
1:2000

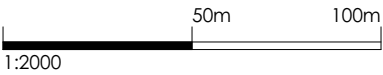




1 SHADOW DIAGRAM JUNE 21 11AM
1:2000



2 SHADOW DIAGRAM JUNE 21 12PM
1:2000



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

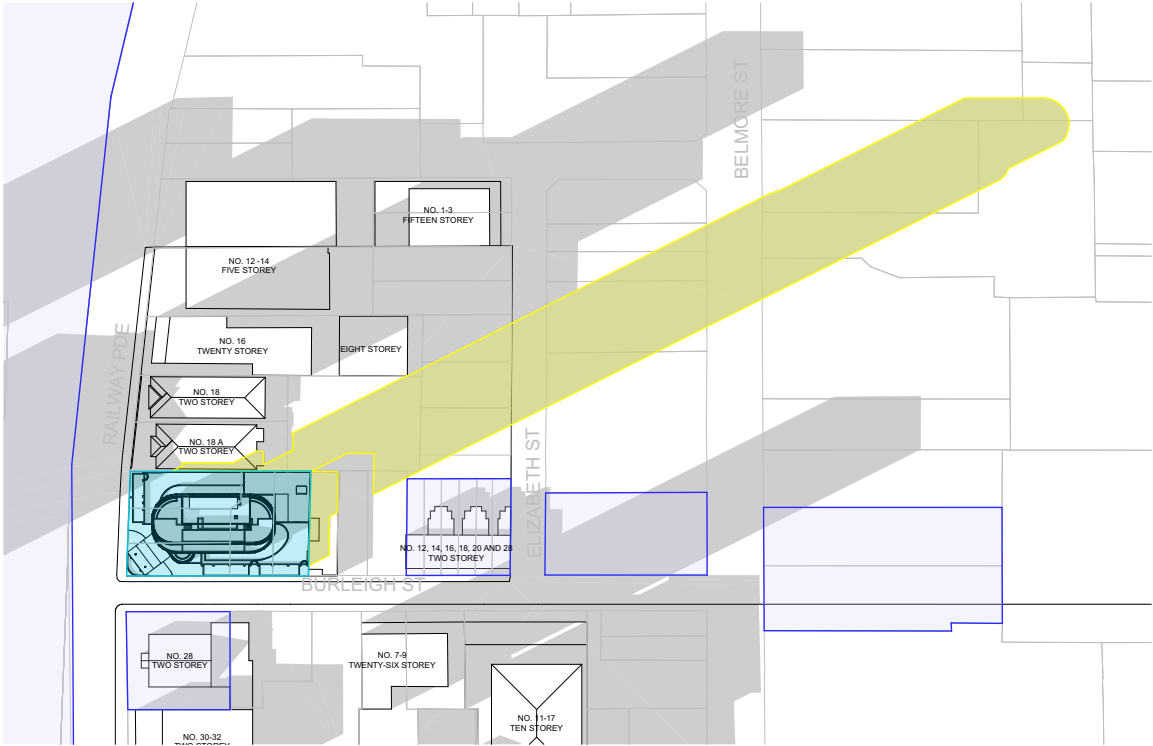
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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CLIENT:
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PTY LTD

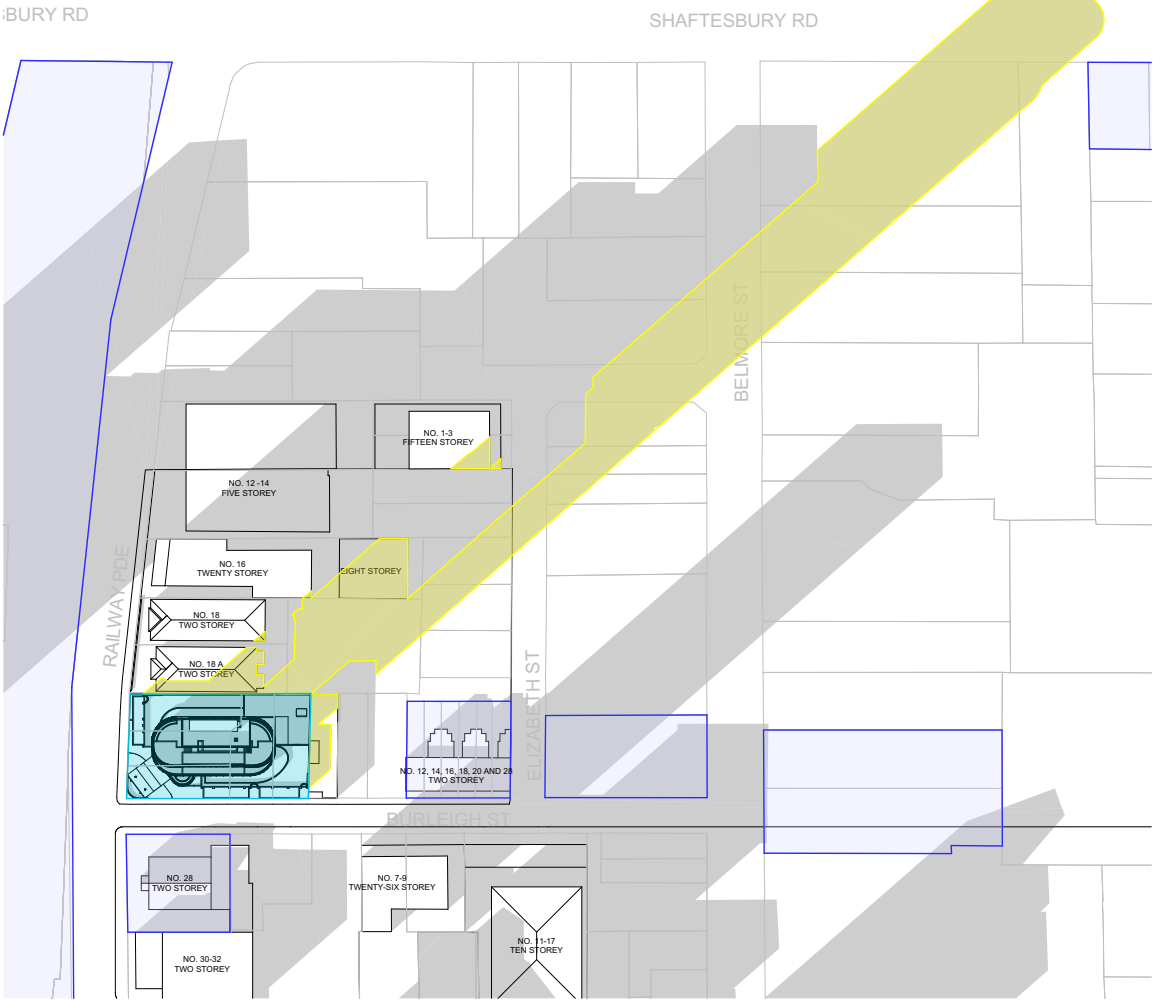
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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SHADOW DIAGRAMS- JUNE 21
11AM-12PM

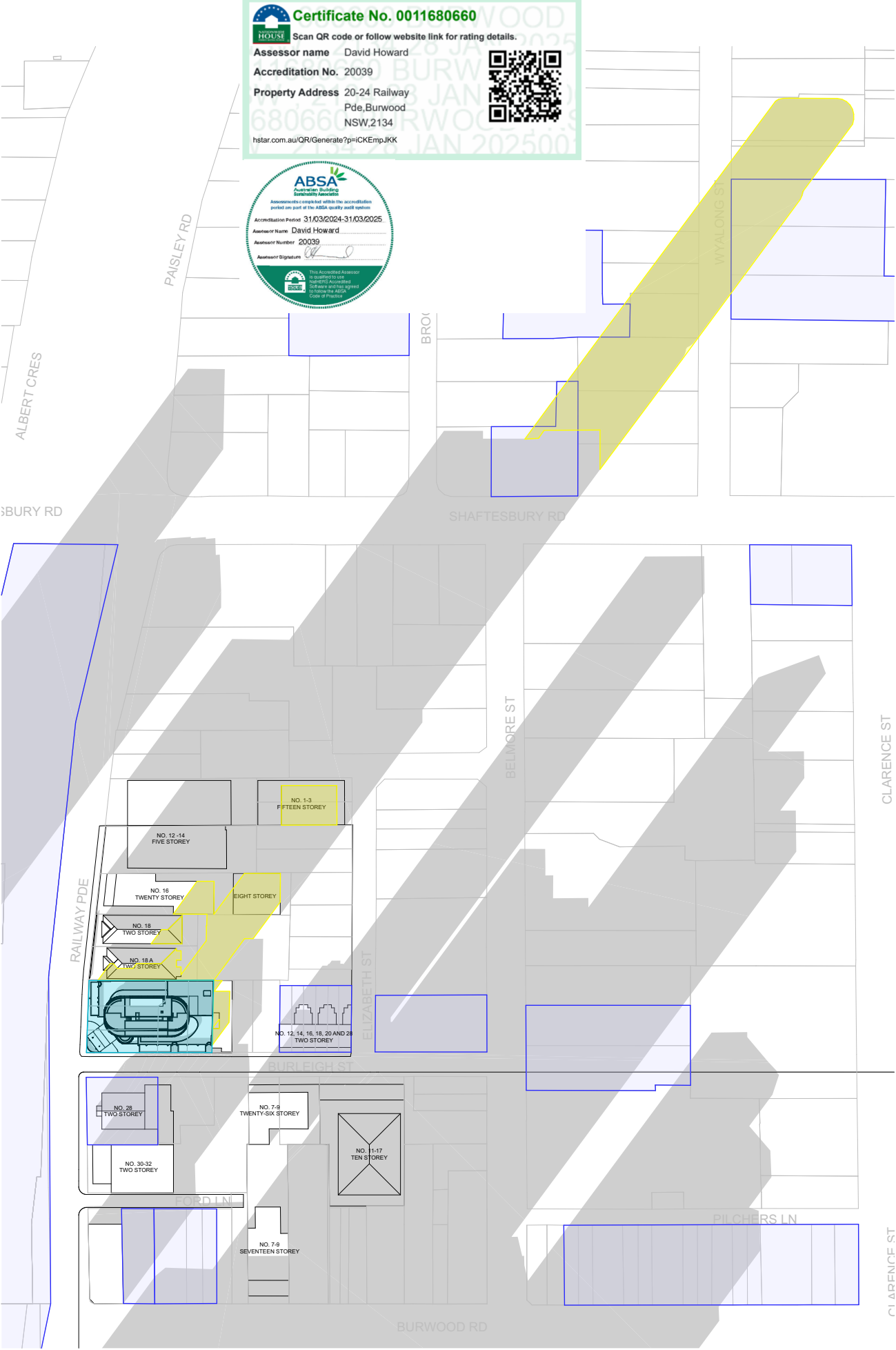
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



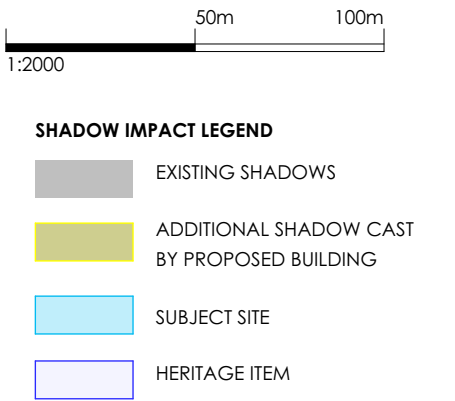
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1:2000



2 SHADOW DIAGRAM JUNE 21 2PM
1:2000



3 SHADOW DIAGRAM JUNE 21 3PM
1:2000



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
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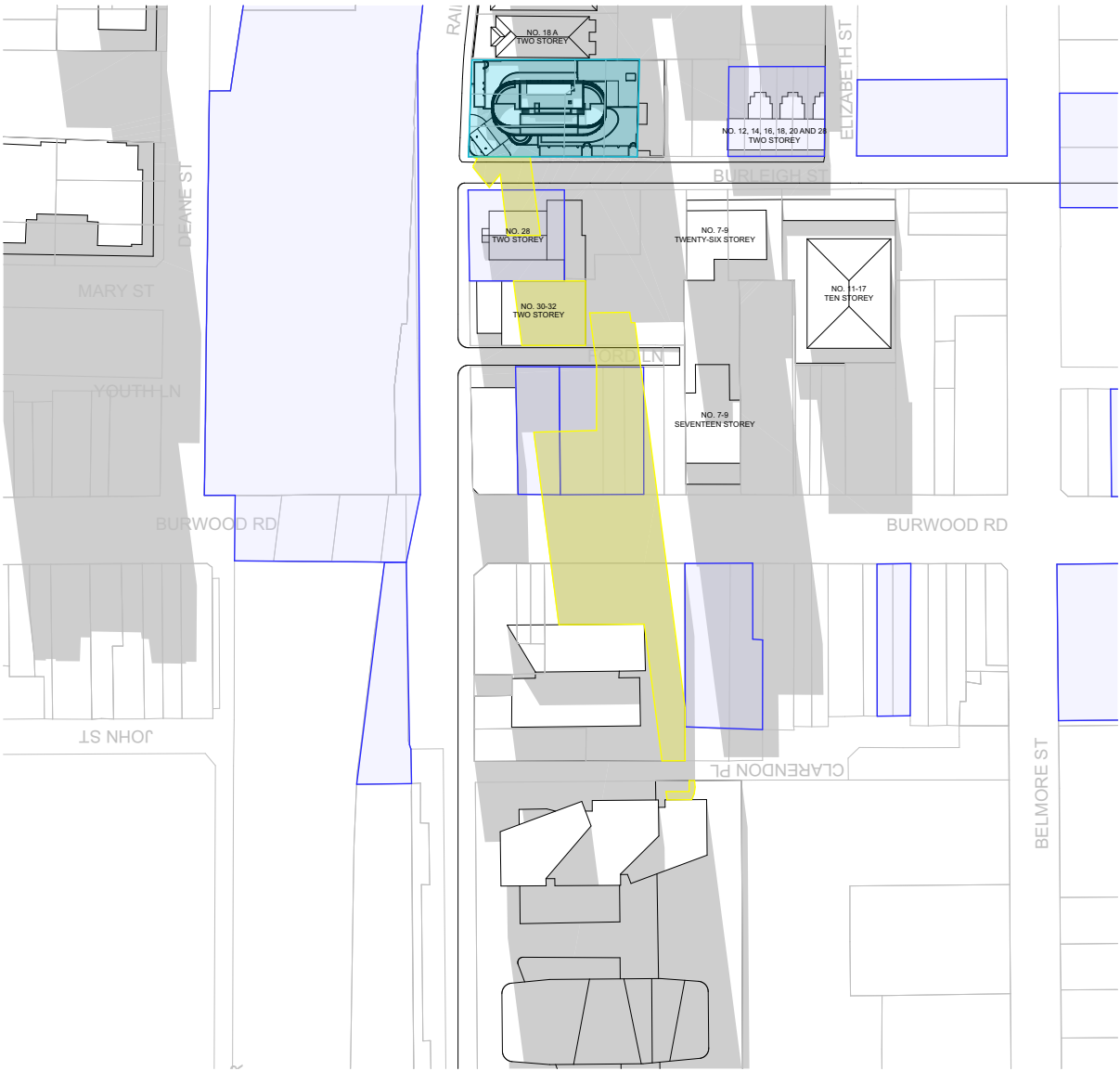
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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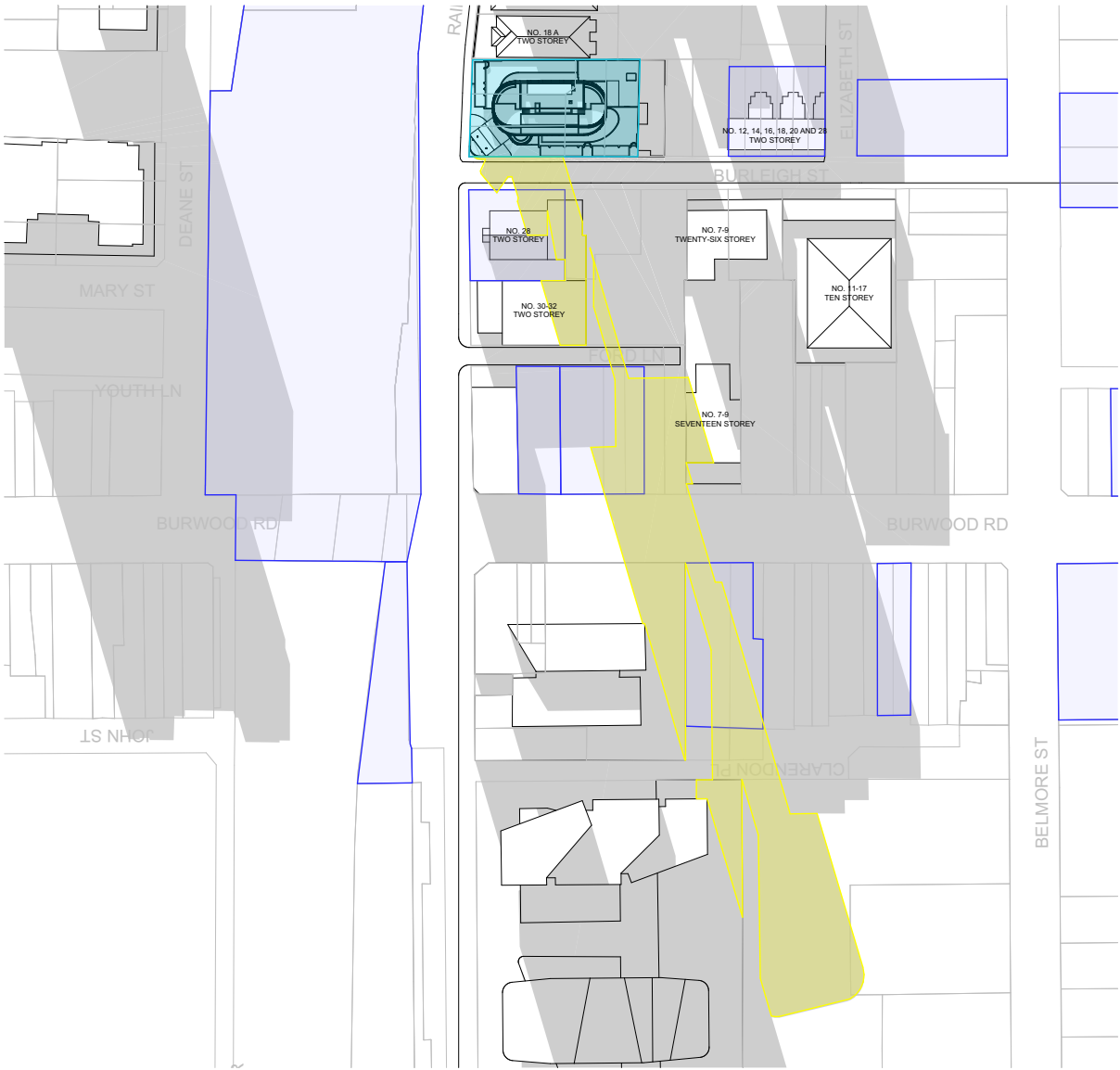
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**SHADOW DIAGRAMS- JUNE 21
1PM-3PM**

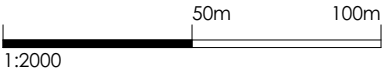
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



1 SHADOW DIAGRAM JAN 21 9AM
1:2000



2 SHADOW DIAGRAM FEB 21 9AM
1:2000



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



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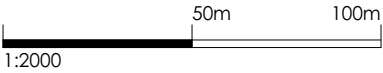
PROJECT:
RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SHADOW DIAGRAMS- JAN 21
9AM & FEB 21 9AM

SCALE: 1:2000 AT A3 NORTH POINT:
DRAWN BY: VD/JR
CHECKED BY: PI
PROJECT No: P709

SSDA 35 A
stage. dwg no. revision





SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE



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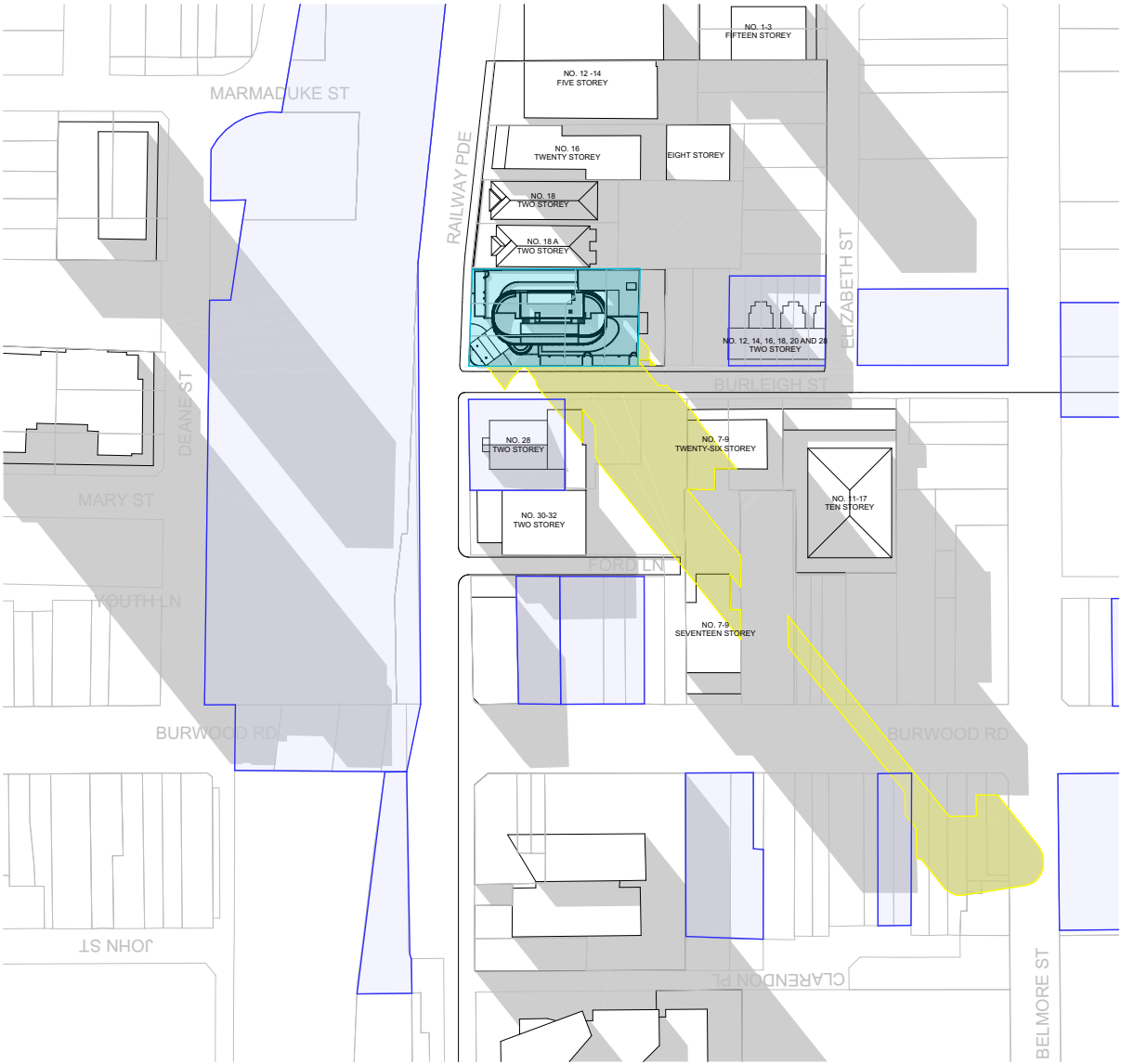
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

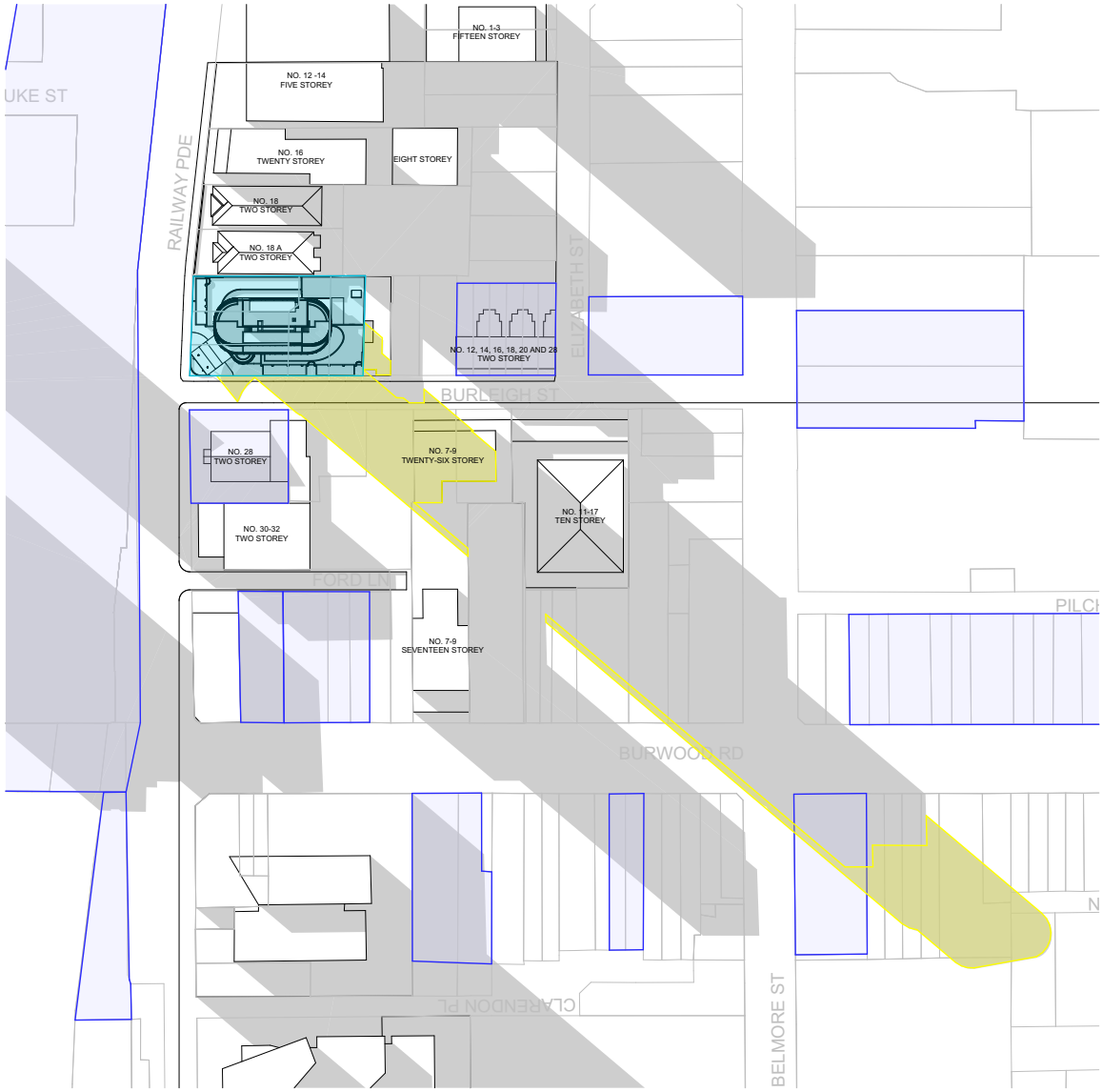
DRAWING TITLE:
SHADOW DIAGRAMS- MAR 21
9AM & APR 21 9AM

SCALE:	1:2000 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA 36 A
stage. dwg no. revision

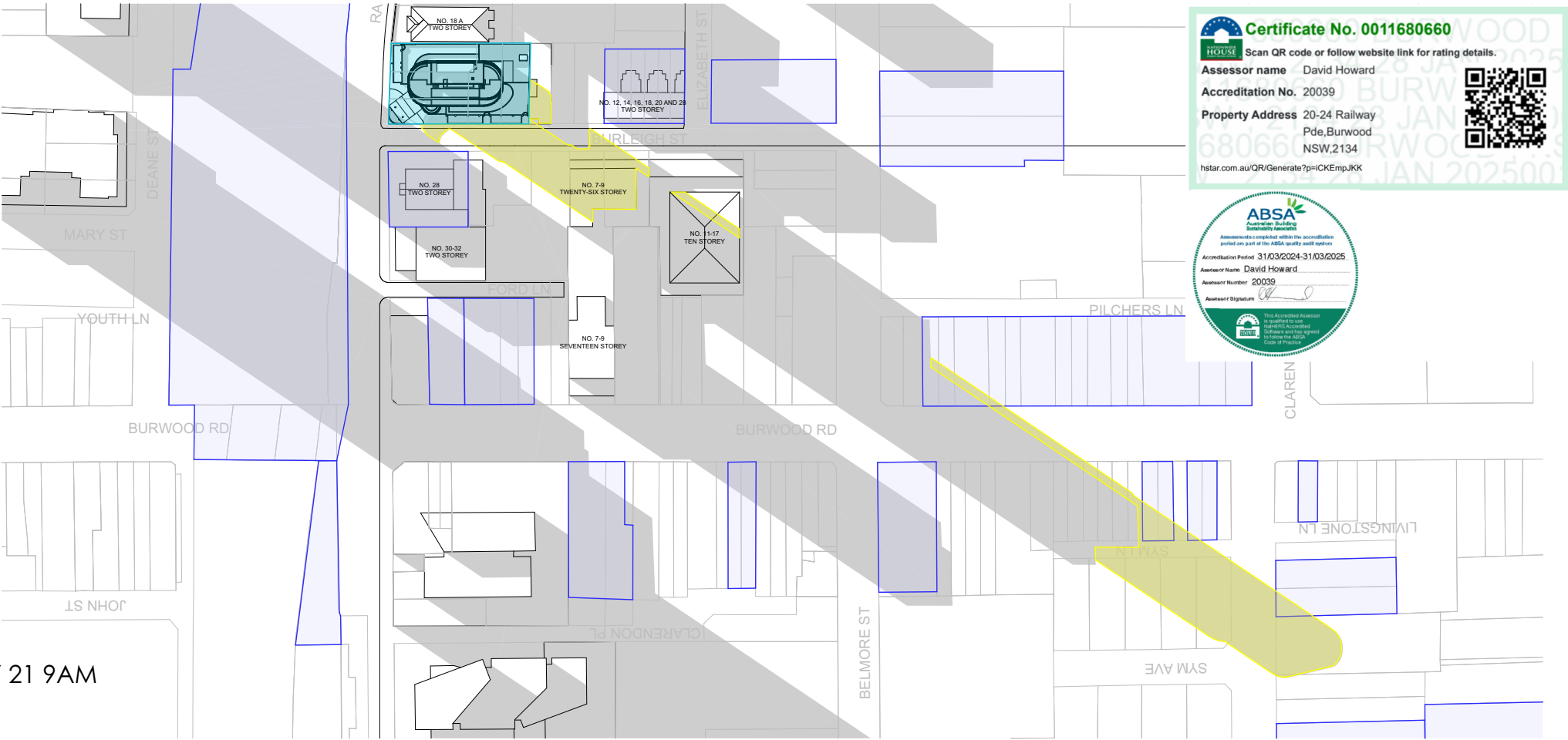


1 SHADOW DIAGRAM MAR 21 9AM
1:2000



2 SHADOW DIAGRAM APR 21 9AM
1:2000





1 SHADOW DIAGRAM MAY 21 9AM
1:2000



2 SHADOW DIAGRAM JUNE 21 9AM
1:2000

50m 100m
1:2000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

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ABN 90 050 071 022

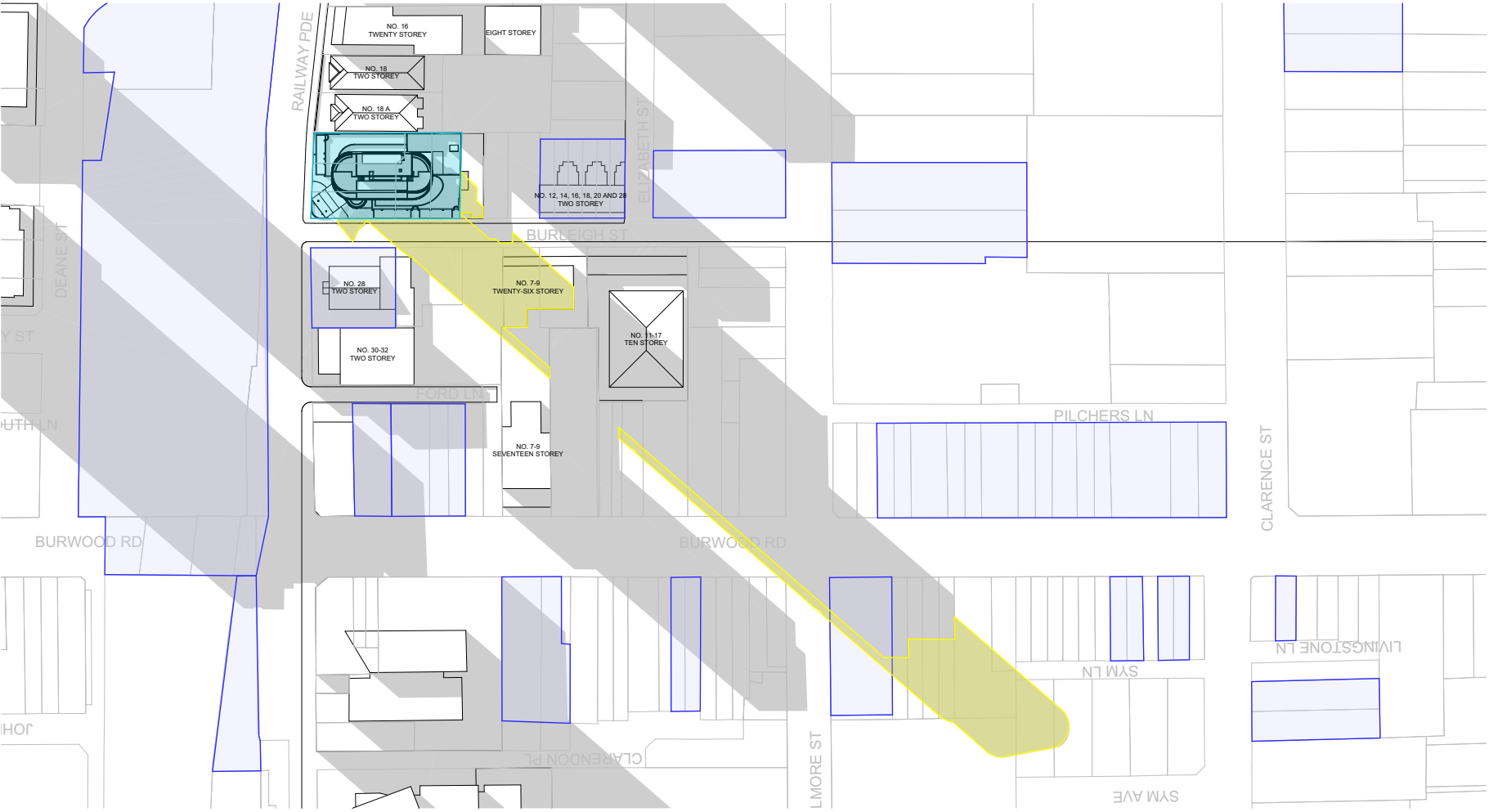
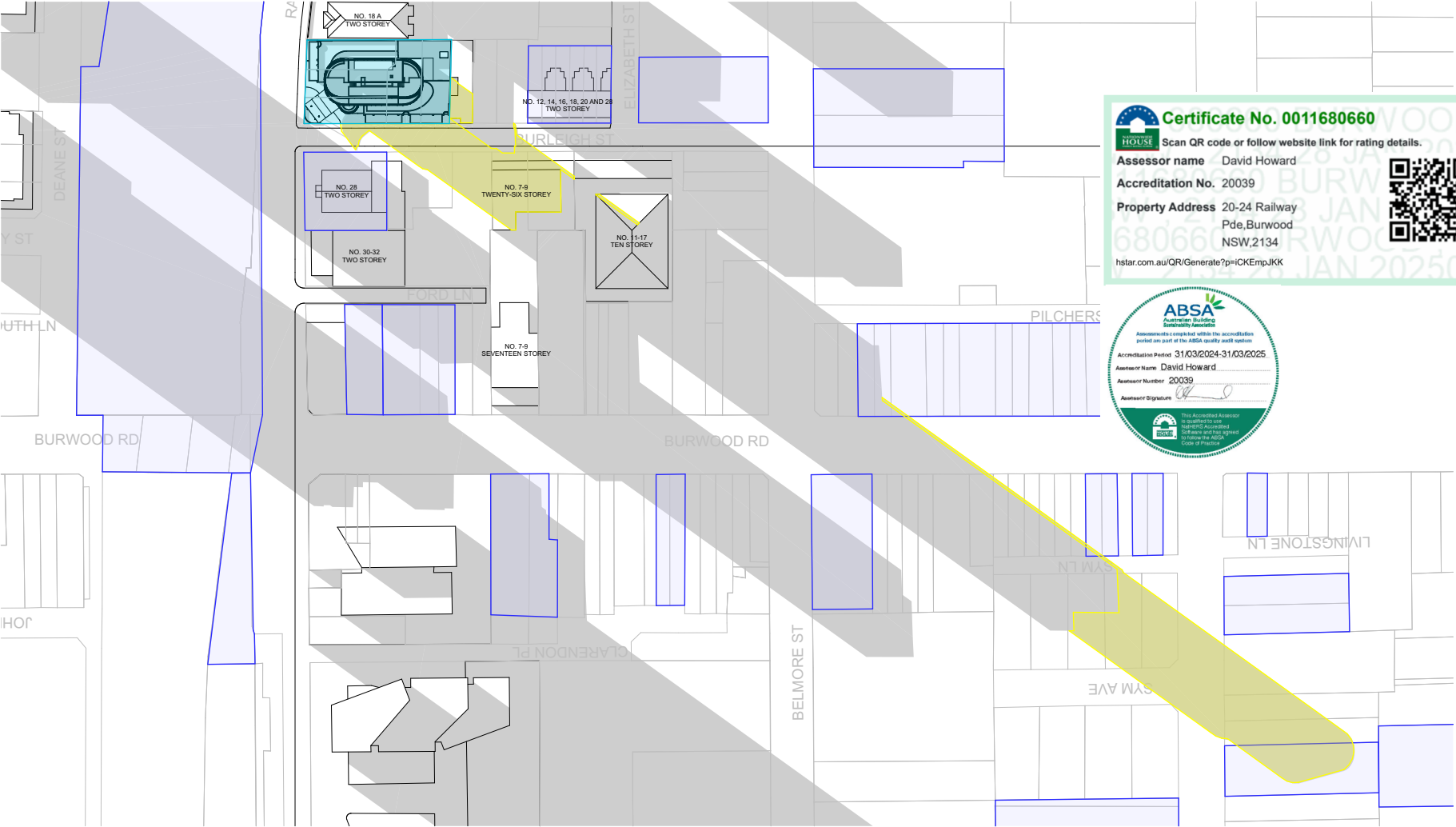
CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**SHADOW DIAGRAMS- MAY 21
9AM & JUN 21 9AM**

SCALE:	1:2000 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA	37	A
stage.	dwg no.	revision



Certificate No. 0011680660
Scan QR code or follow website link for rating details.
Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW, 2134
hstar.com.au/QR/Generate?ip=ICKEmpJJK



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

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ABN 90 050 071 022

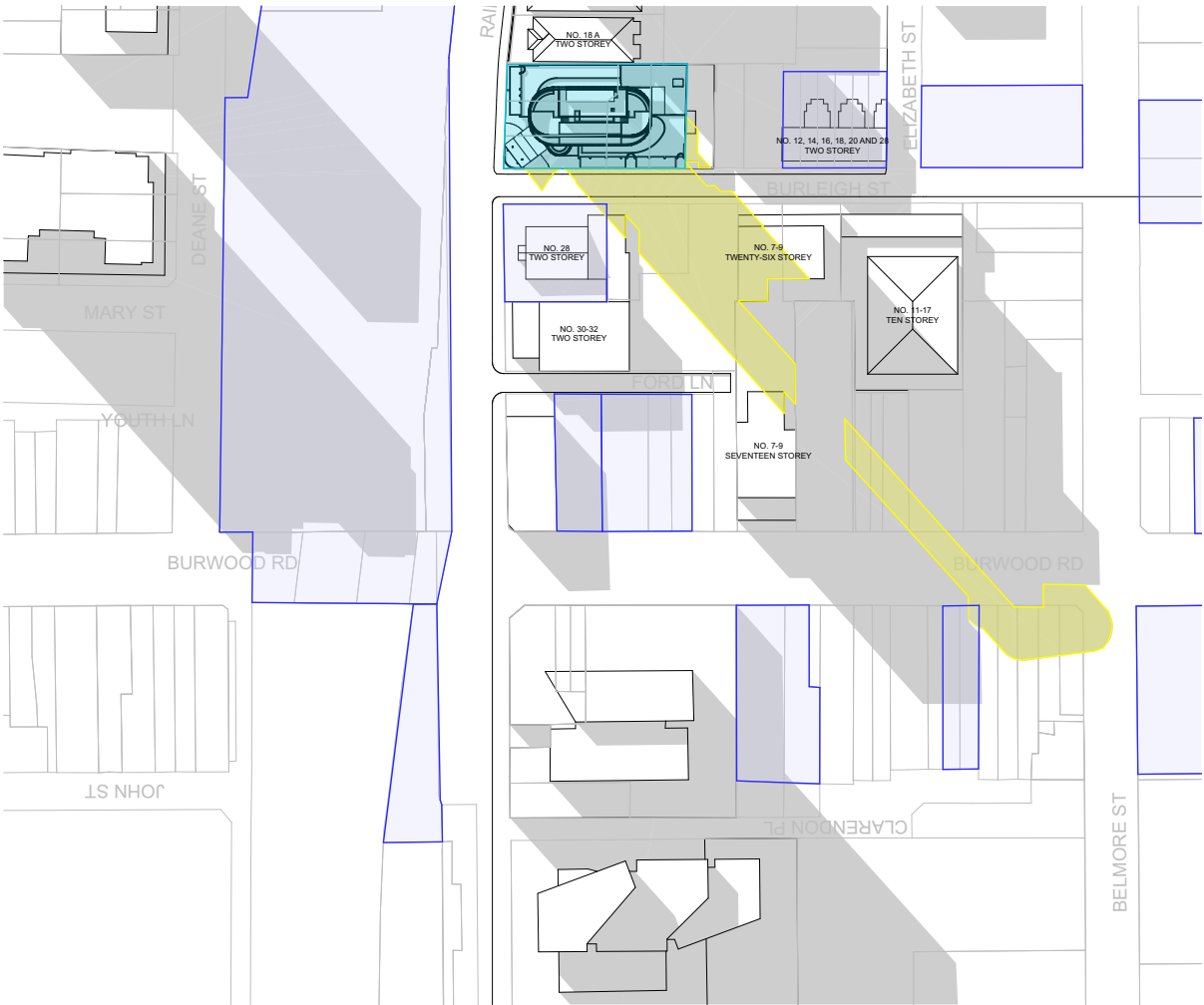
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

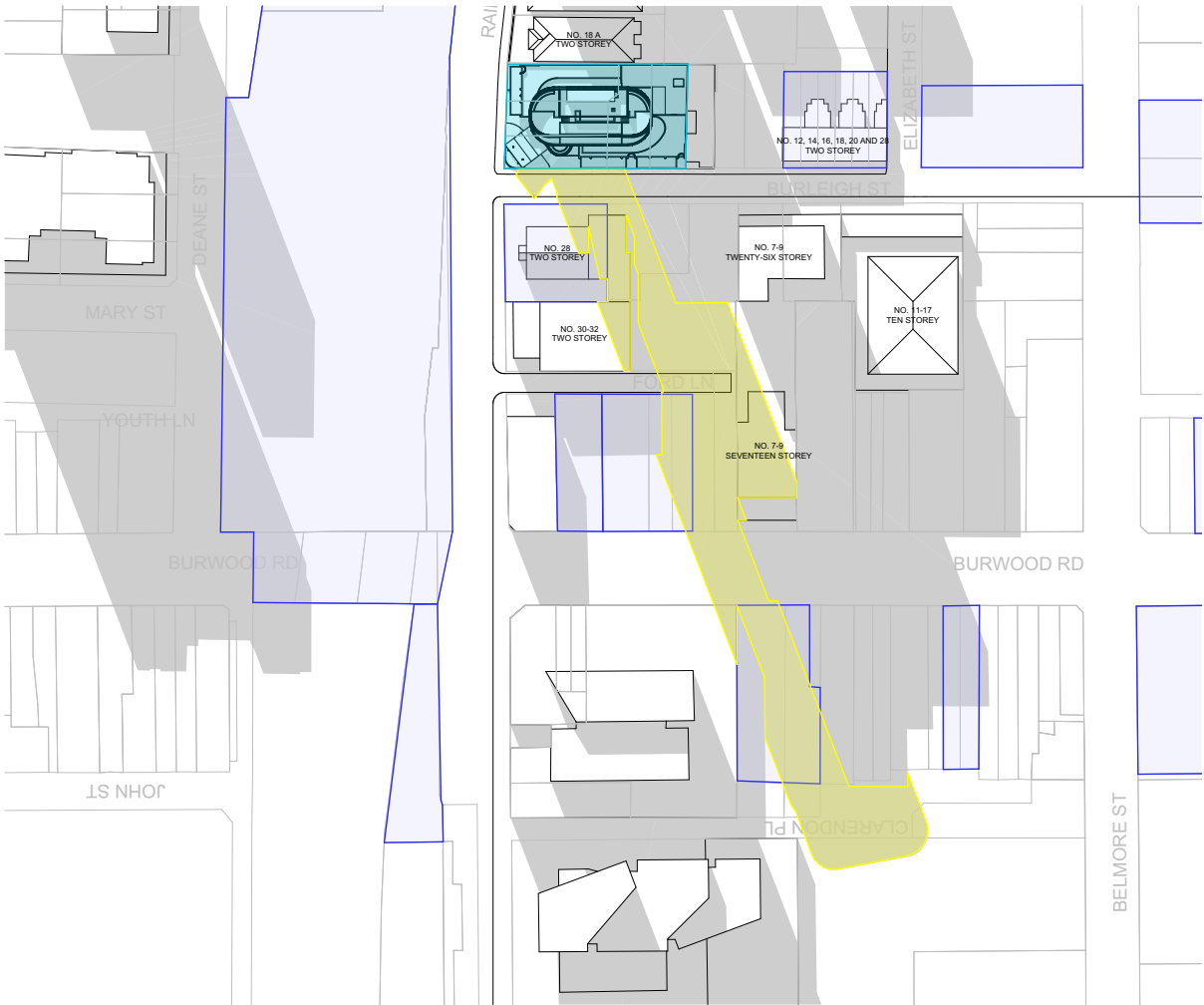
DRAWING TITLE:
SHADOW DIAGRAMS- JUL 21
9AM & AUG 21 9AM

SCALE:	1:2000 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

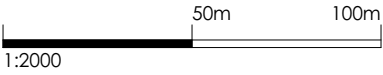
SSDA	38	A
stage.	dwg no.	revision



1 SHADOW DIAGRAM SEP 21 9AM
1:2000



2 SHADOW DIAGRAM OCT 21 9AM
1:2000



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



ARCHITECTURE
Tourism + Residential

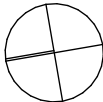
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SHADOW DIAGRAMS- SEP 21
9AM & OCT 21 9AM

SCALE: 1:2000 AT A3
DRAWN BY: VD/JR
CHECKED BY: PI
PROJECT No: P709





Certificate No. 0011680660

Scan QR code or follow website link for rating details.

Assessor name David Howard

Accreditation No. 20039

Property Address 20-24 Railway Pde, Burwood NSW, 2134

hstar.com.au/QR/Generate?p=ICKEmpJKK





ABSA Building Accreditation

Assessment completed within the accreditation period as part of the ABSA quality audit system

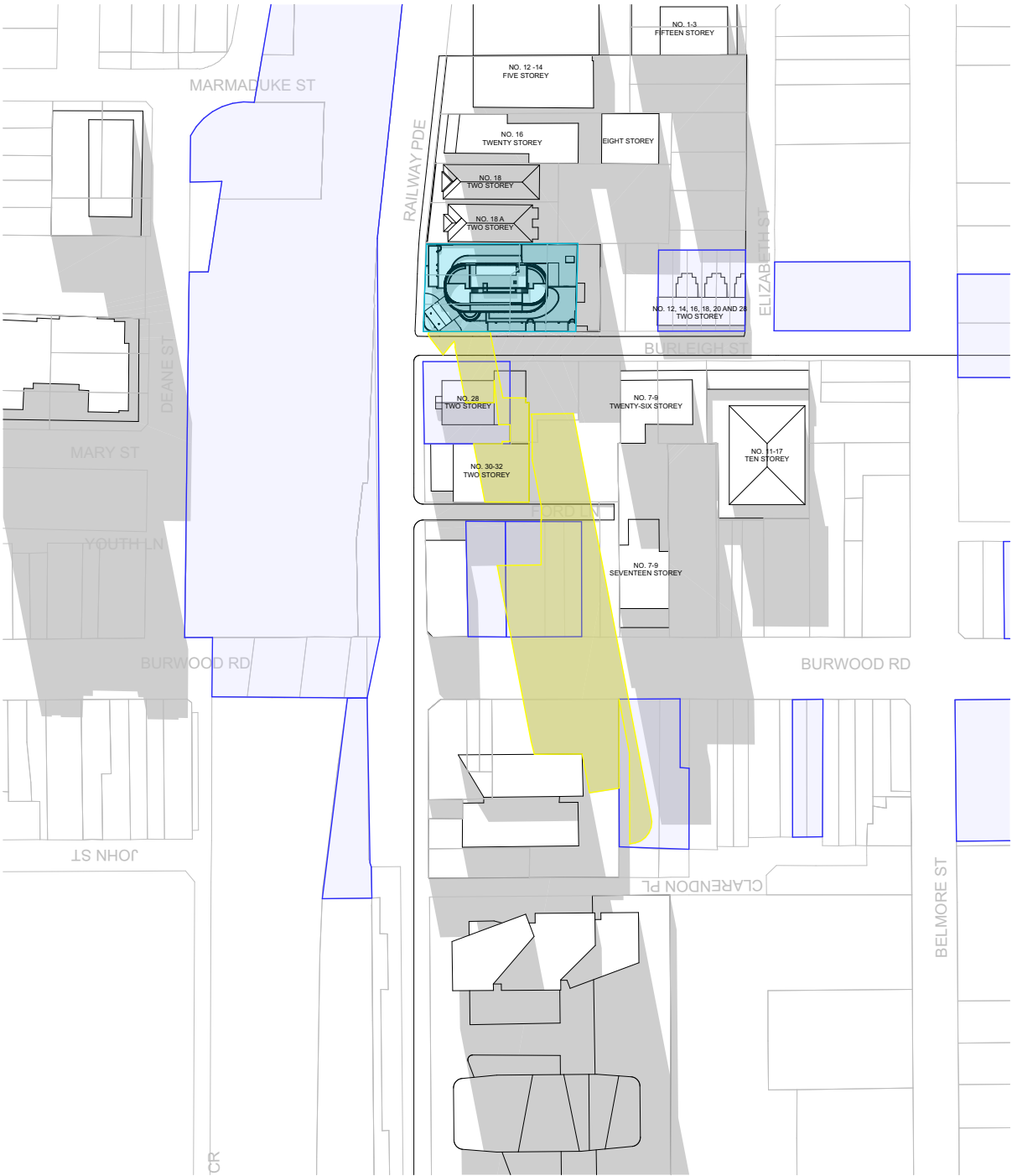
Accreditation Period 31/03/2024-31/03/2025

Assessor Name David Howard

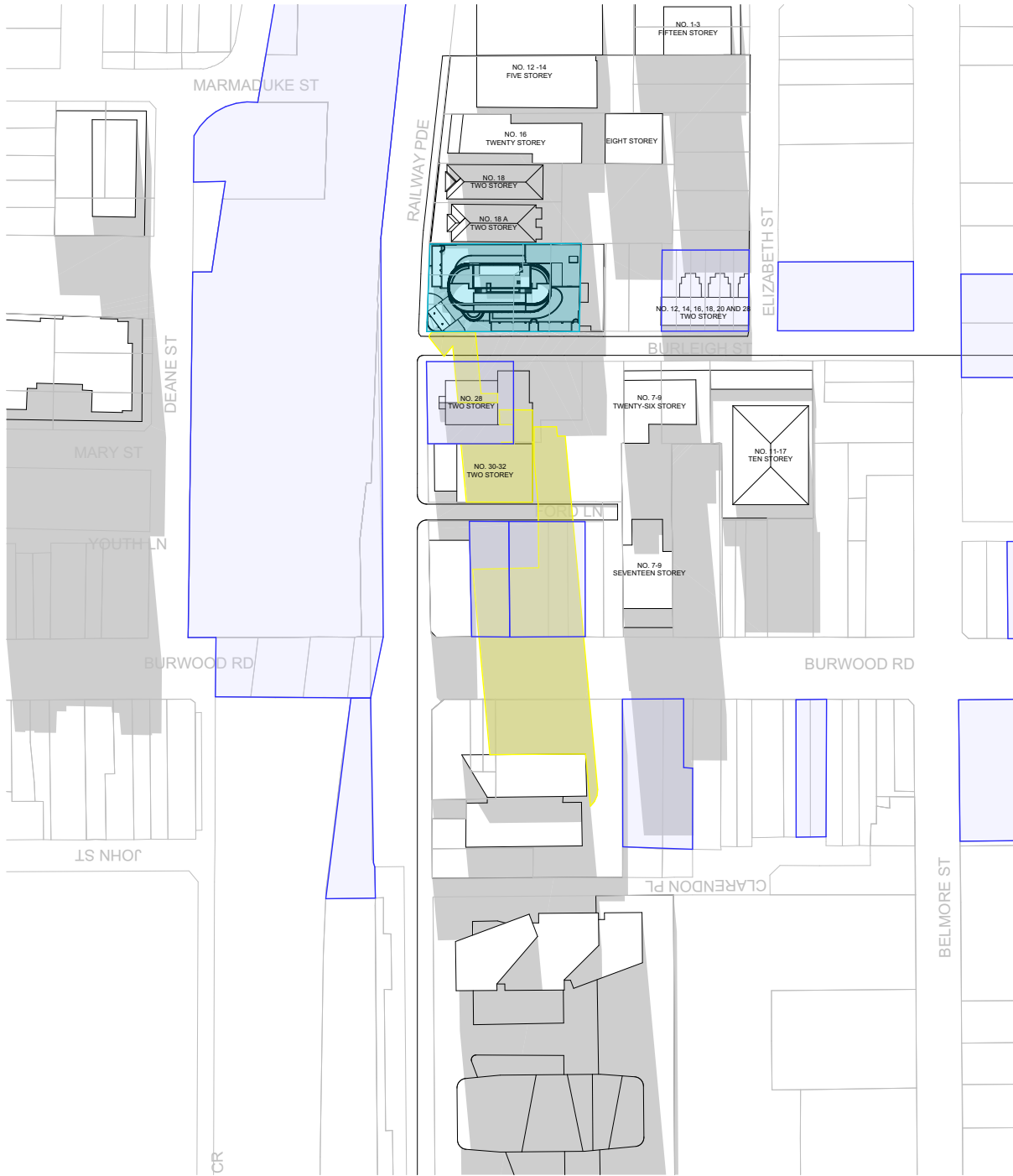
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Assessor Signature

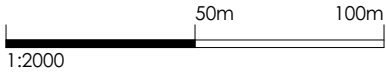




1 SHADOW DIAGRAM NOV 21 9AM
1:2000



2 SHADOW DIAGRAM DEC 21 9AM
1:2000



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- SUBJECT SITE
- HERITAGE ITEM

SSDA SUBMISSION

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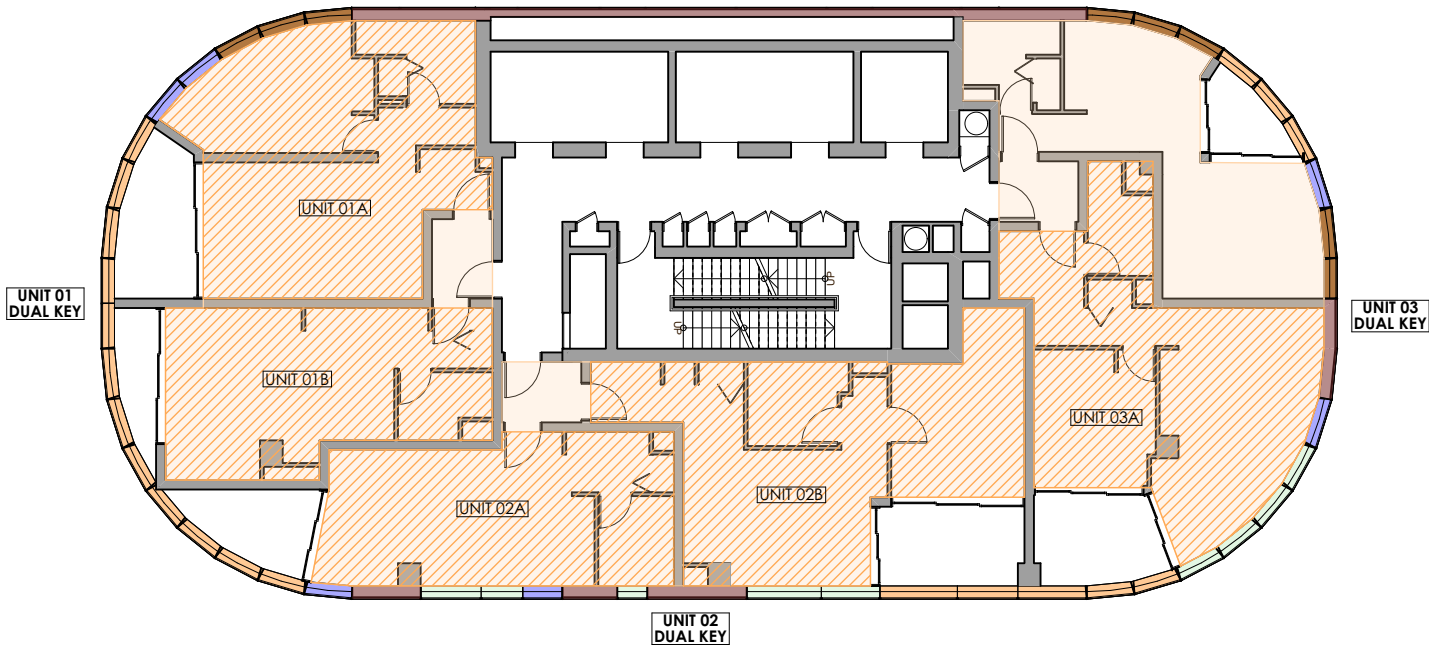
PROJECT:
RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SHADOW DIAGRAMS- NOV 21
9AM DEC 21 9AM

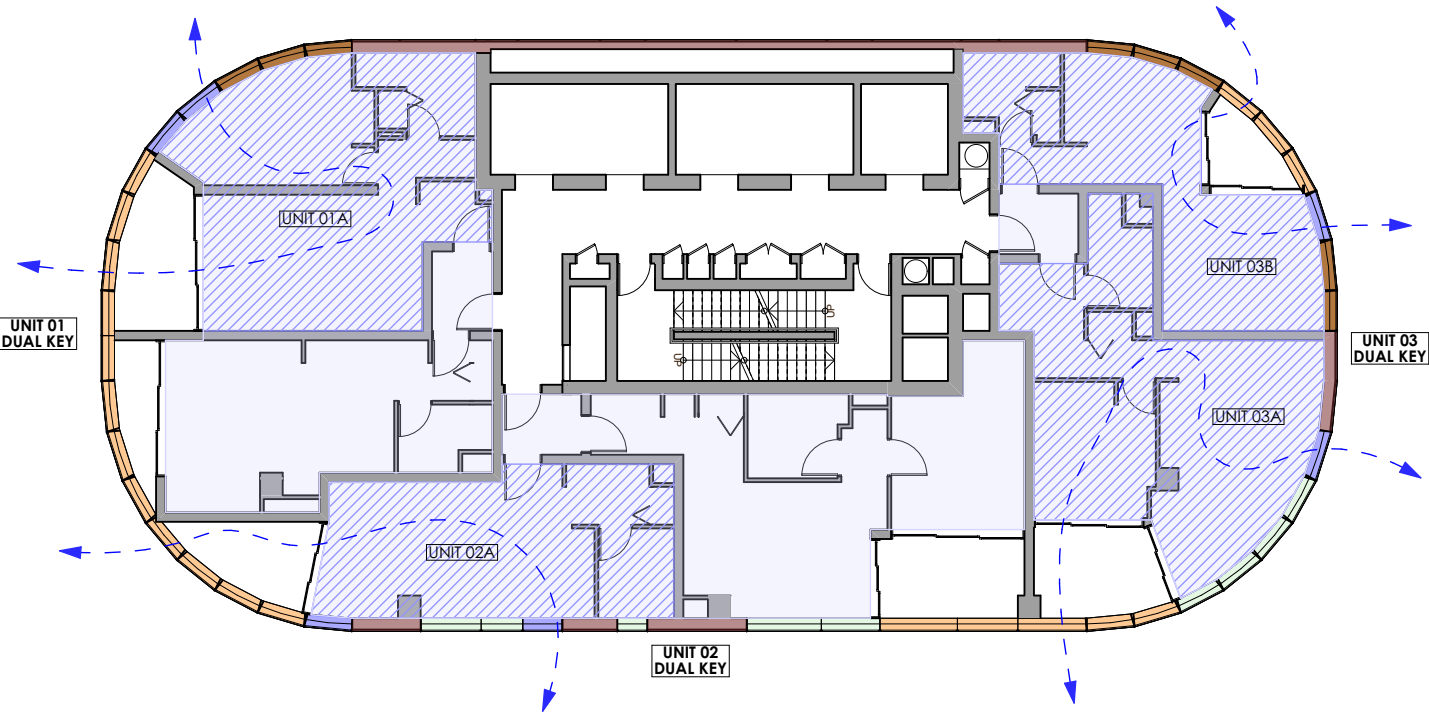
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DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 40 A
stage. dwg no. revision





1 LEVELS 3 TO 18- SOLAR ACCESS
1:200



2 LEVELS 3 TO 18- NATURAL CROSS VENTILATION
1:200

SOLAR ACCESS & CROSS VENTILATION LEGEND

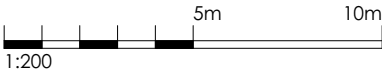
- DUAL KEY UNITS CAPABLE OF ACHIEVING 3 HOURS SOLAR ACCESS
- INDIVIDUAL KEY UNITS CAPABLE OF ACHIEVING 3 HOURS SOLAR ACCESS
- DUAL KEY UNITS CAPABLE OF ACHIEVING NATURAL CROSS VENTILATION
- INDIVIDUAL KEY UNITS CAPABLE OF ACHIEVING NATURAL CROSS VENTILATION

SOLAR ACCESS (48 x DUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 8) - 18/18 (100%)
NON-AFFORDABLE HOUSING (LEVELS 9 TO 18) - 30/30 (100%)

NATURAL CROSS VENTILATION (48 x DUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 8) - 18/18 (100%)
NON-AFFORDABLE HOUSING (LEVELS 9 TO 18) - 30/30 (100%)

SOLAR ACCESS (96 x INDIVIDUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 8) - 30/36 (83%)
NON-AFFORDABLE HOUSING (LEVELS 9 TO 18) - 50/60 (83%)

NATURAL CROSS VENTILATION (96 x INDIVIDUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 8) - 24/36 (67%)
NON-AFFORDABLE HOUSING (LEVELS 9 TO 18) - 40/60 (67%)



CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
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RAILWAY PDE, BURWOOD

DRAWING TITLE:
SOLAR ACCESS AND NATURAL
CROSS VENTILATION

SCALE: 1:200 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

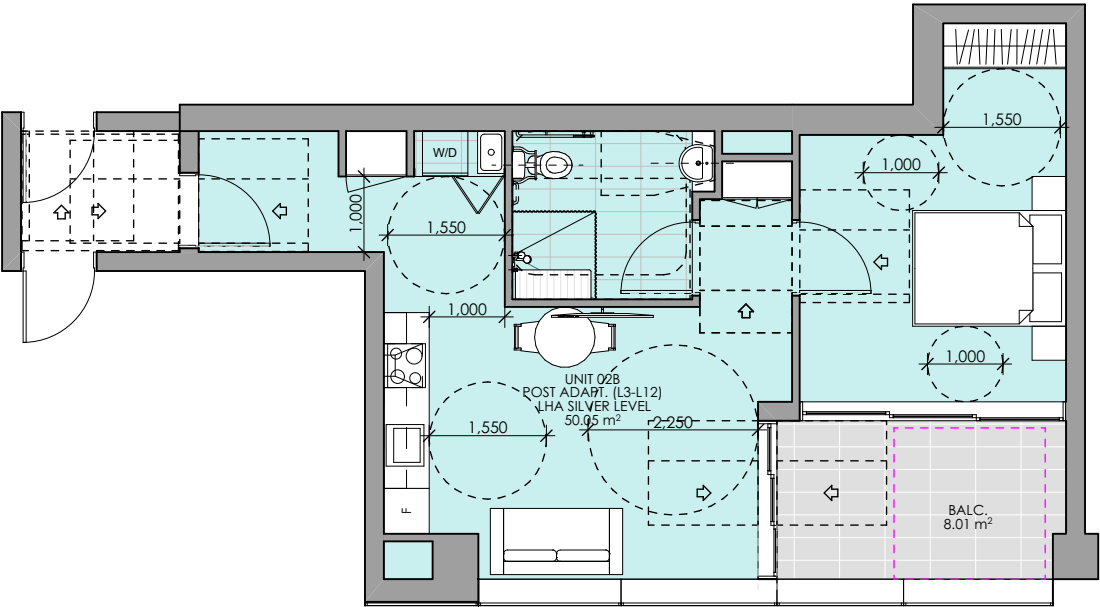
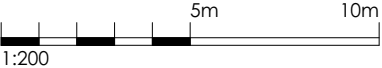
PROJECT No: P709

SSDA 41 A
stage. dwg no. revision

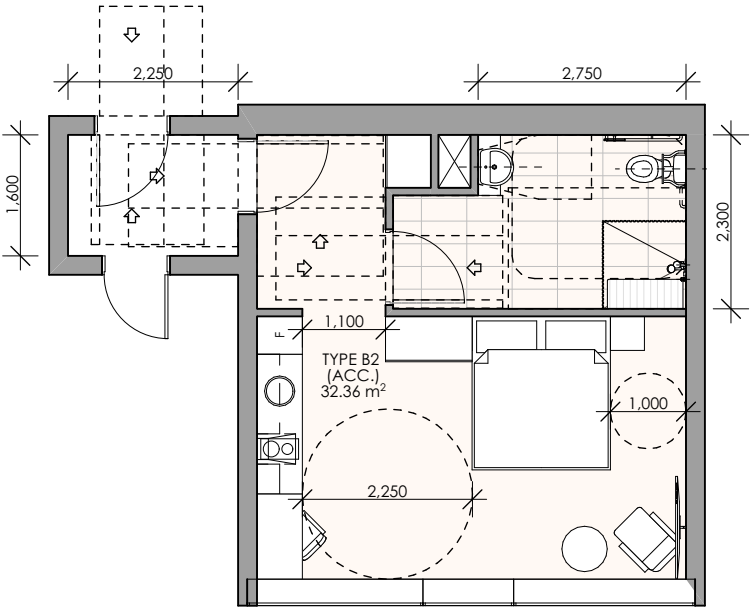


ADG MINIMUM AREAS

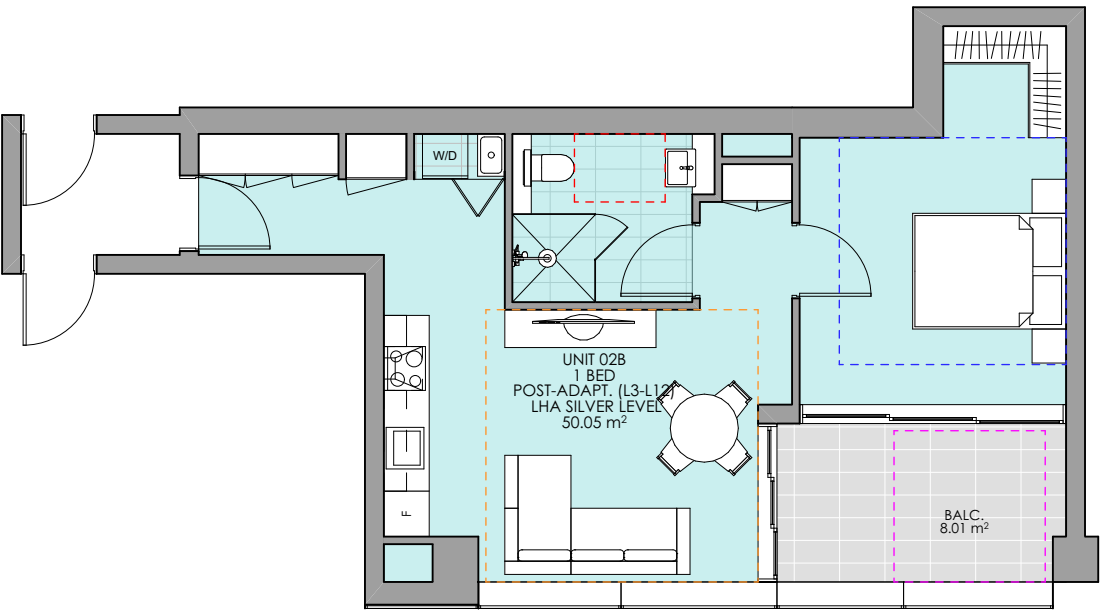
- 3M X 3M
IN BEDROOM
- 3.6M X 3.6M
IN LIVING ROOM
- 0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
- 2M X 2M
IN BALCONY
- 1M X 1M
IN BALCONY



1 POST-ADAPTABLE LAYOUT
1:100



2 ACCESSIBLE HOTEL ROOM
1:100



3 PRE- ADAPTABLE LAYOUT
1:100

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

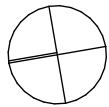


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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
ACCESSIBLE LAYOUTS

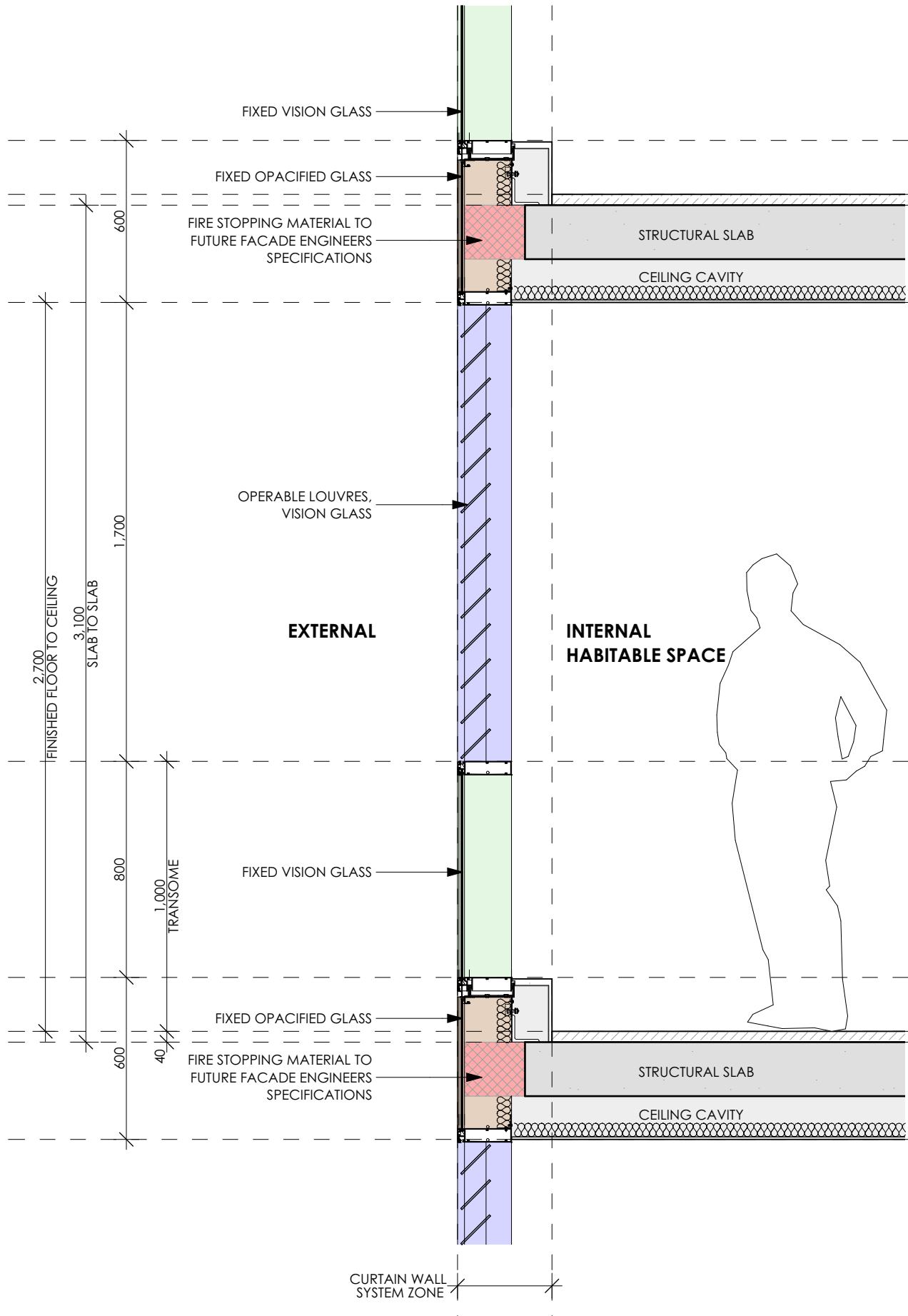
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PROJECT No:	P709		



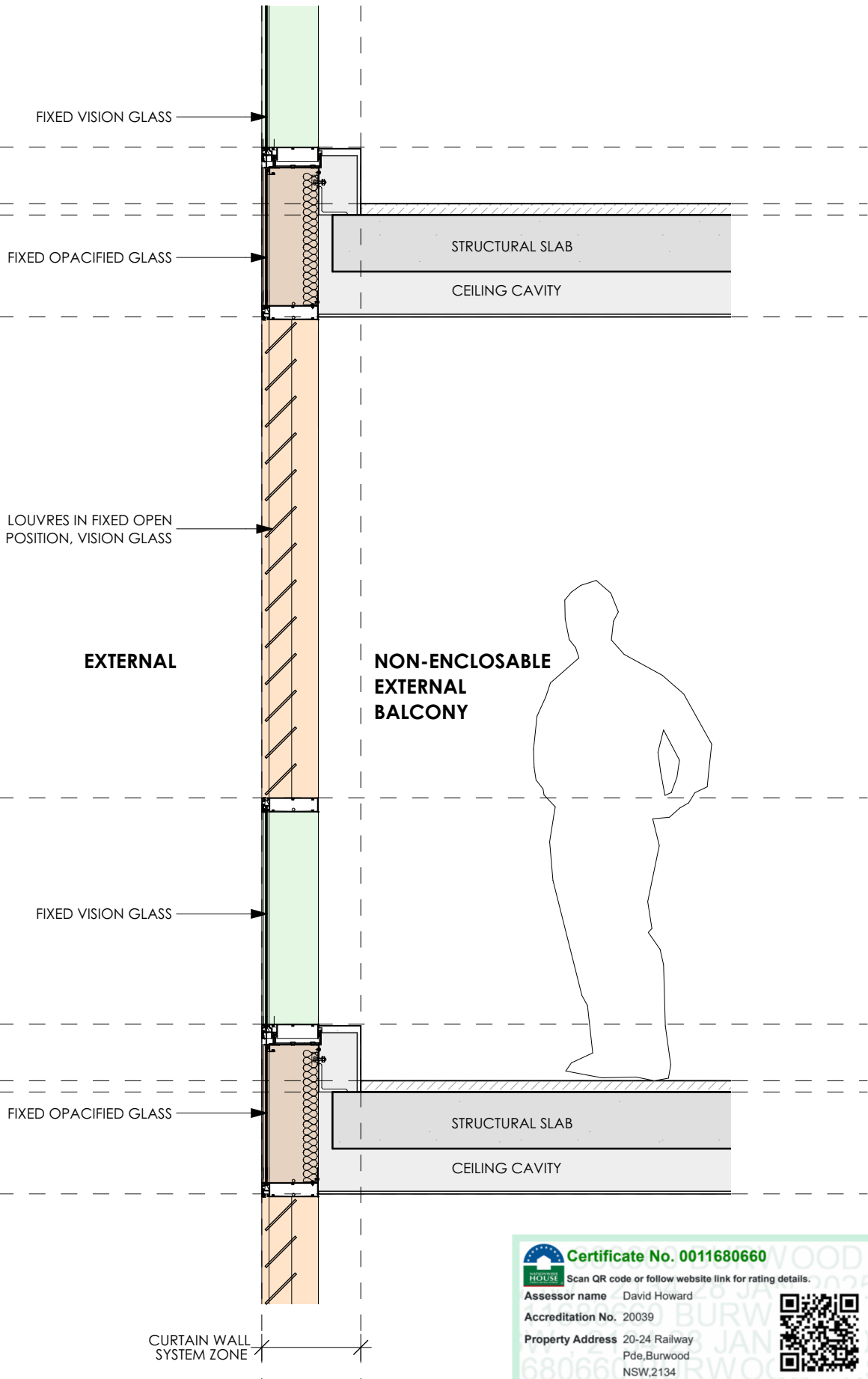
Assessor name David Howard
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Property Address 20-24 Railway Pde, Burwood NSW, 2134
hstar.com.au/QR/Generate?p=CKEmpJJK



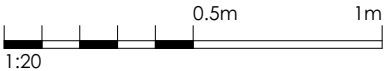
Assessment completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessment Name: David Howard
Assessment Number: 20039
Assessor Signature: [Signature]



1 CURTAIN WALL
1:20



2 CURTAIN WALL
1:20



CURTAIN WALL LEGEND

- TYPE A**
VISION GLASS LOUVRES- FIXED OPEN AT EXTERNAL SPACES
- TYPE B**
VISION GLASS LOUVRES- OPERABLE AT INTERNAL SPACES
- TYPE C**
FIXED VISION GLASS
- TYPE D**
FIXED OPACIFIED GLASS
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
• 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
FACADE CONCEPT SECTIONS

SCALE: 1:20 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT NO: P709

SSDA 43 A
stage. dwg no. revision

Certificate No. 0011680660

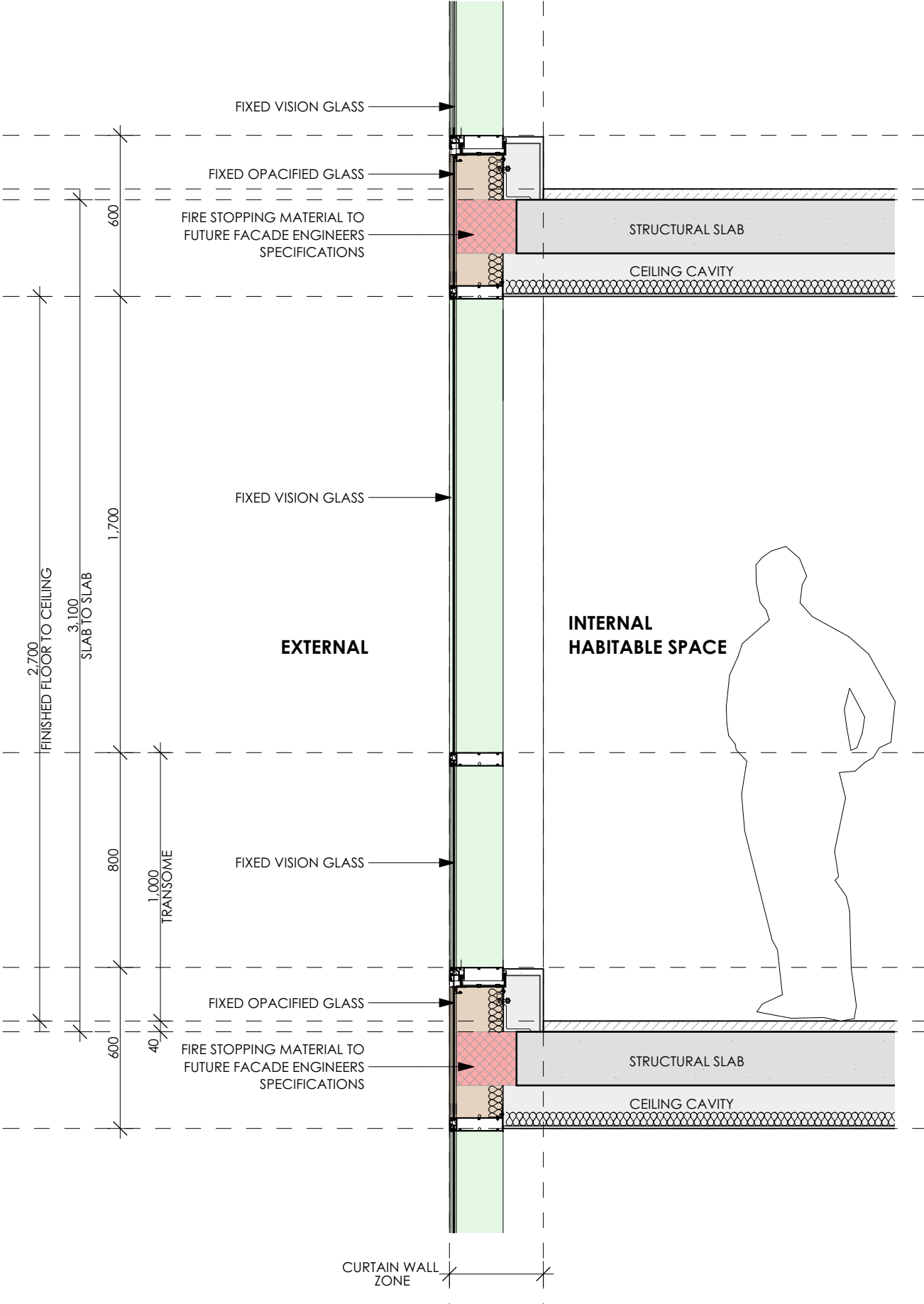
Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW, 2134
hstar.com.au/QR/Generate?pic=KEmpJJK

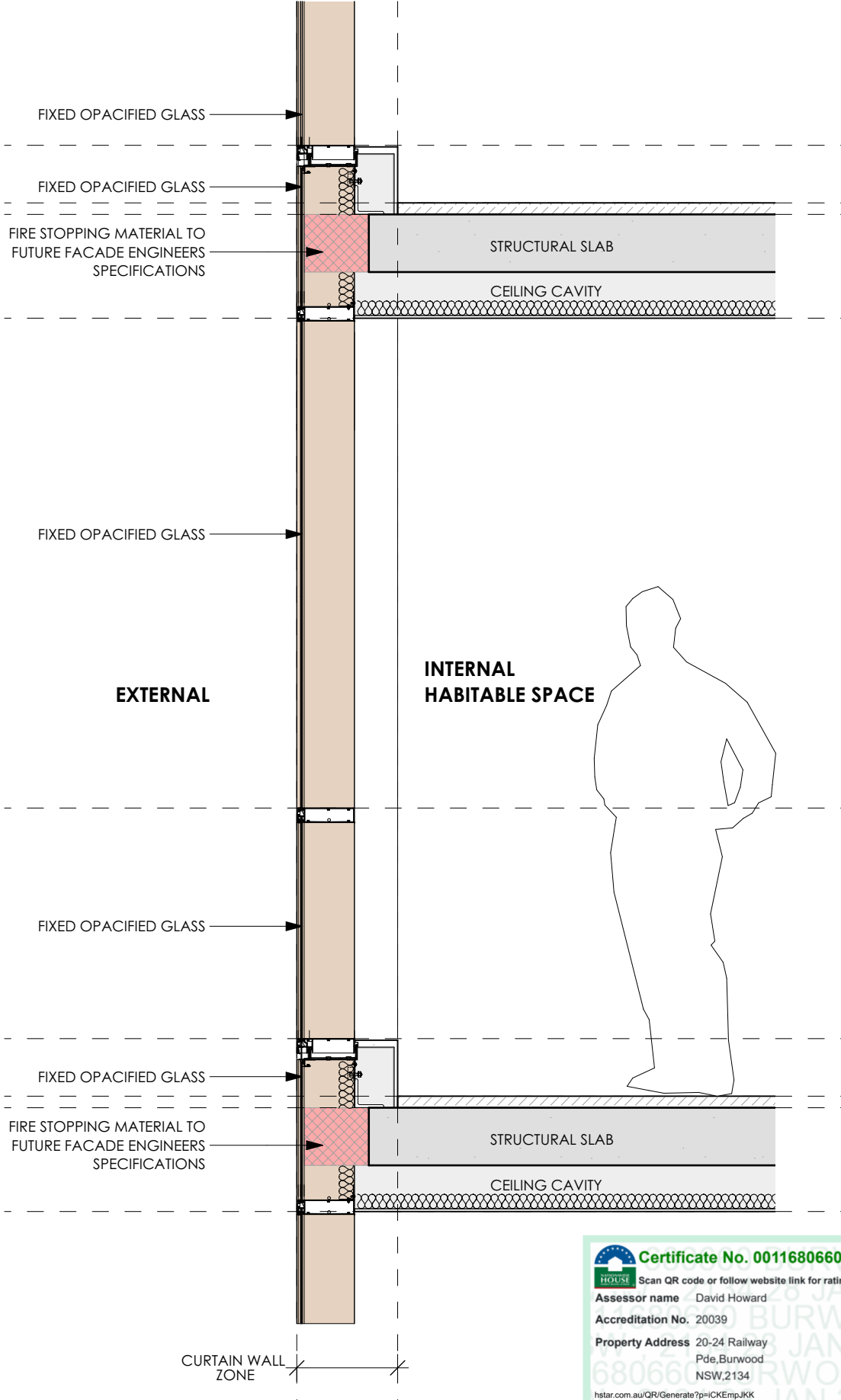
ABSA
Australian Building Sustainability Association

Assessment completed within the accreditation period as part of the ABSA quality seal system

Accreditation Period: 31/03/2024-31/03/2025
Assessment Name: David Howard
Assessment Number: 20039
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1 CURTAIN WALL
1:20



2 CURTAIN WALL
1:20



- CURTAIN WALL LEGEND**
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DRAWING TITLE:
FACADE CONCEPT SECTIONS

SCALE: 1:20 AT A3 NORTH POINT:

DRAWN BY: VD/JR

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PROJECT NO: P709

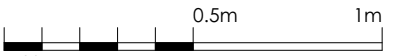
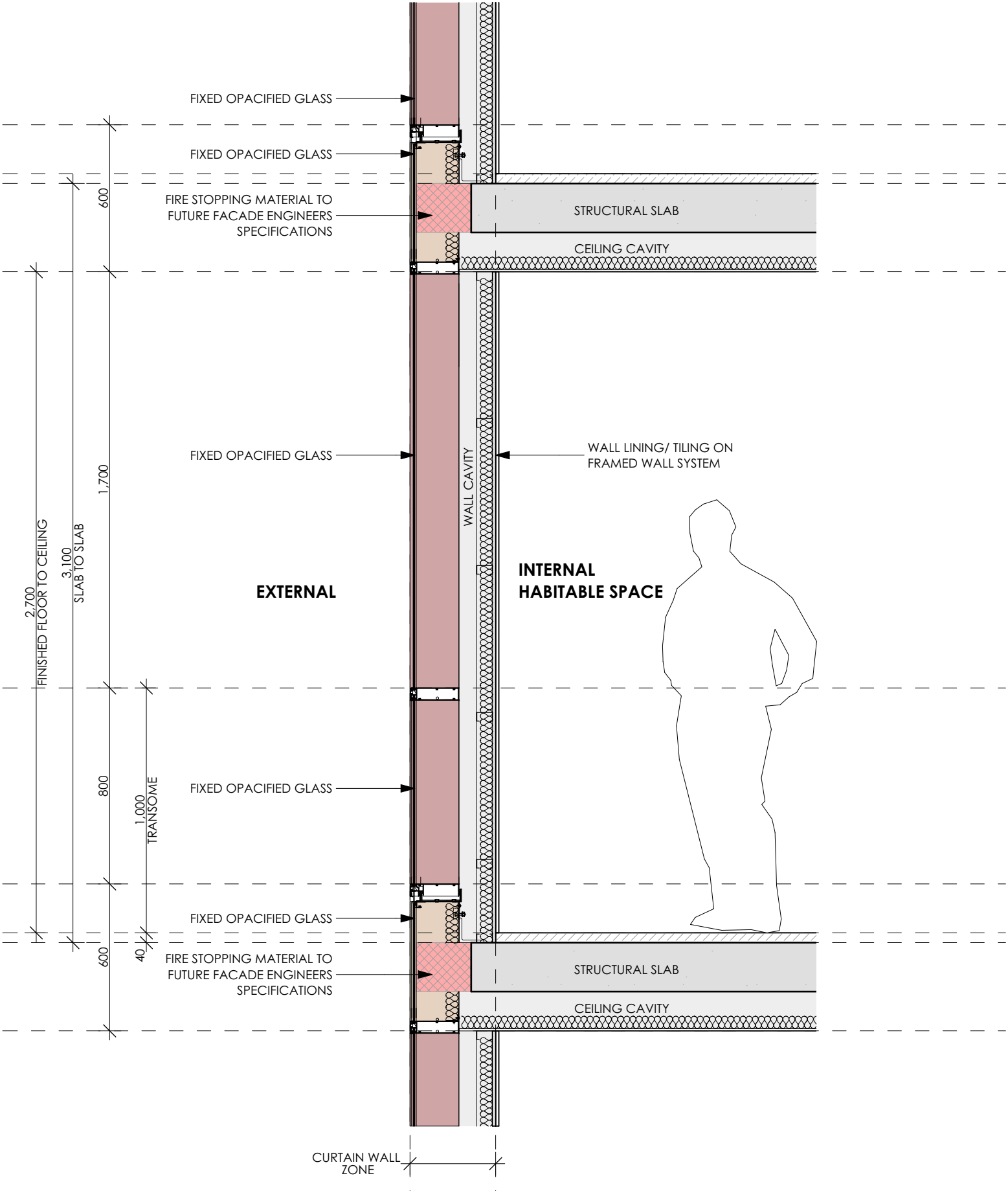
SSDA 44 A
stage. dwg no. revision

Certificate No. 0011680660

Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW 2134
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ABSA
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: David Howard
Assessor Number: 20039
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- CURTAIN WALL LEGEND**
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REV	DESCRIPTION	BY	DATE

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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
FACADE CONCEPT SECTIONS

SCALE: 1:20 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA **45** **A**
stage. dwg no. revision

Certificate No. 0011680660

Scan QR code or follow website link for rating details.

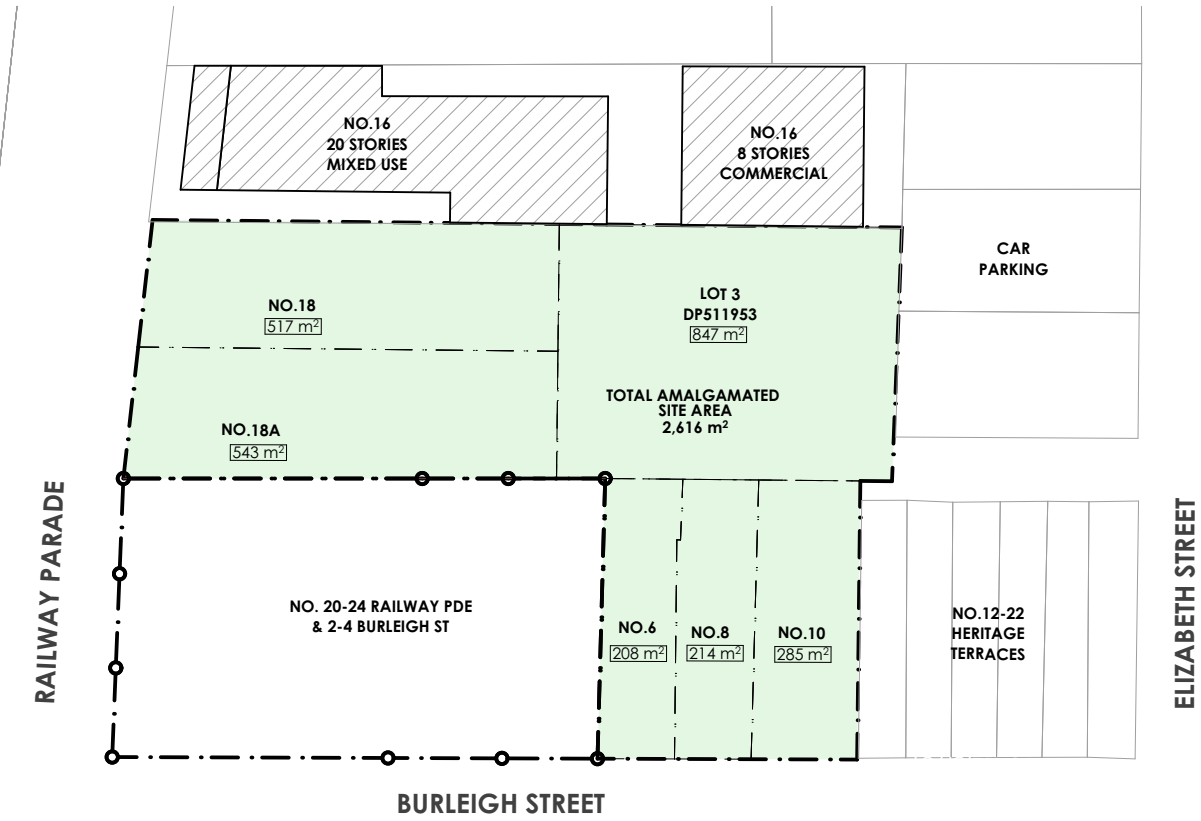
Assessor name David Howard

Accreditation No. 20039

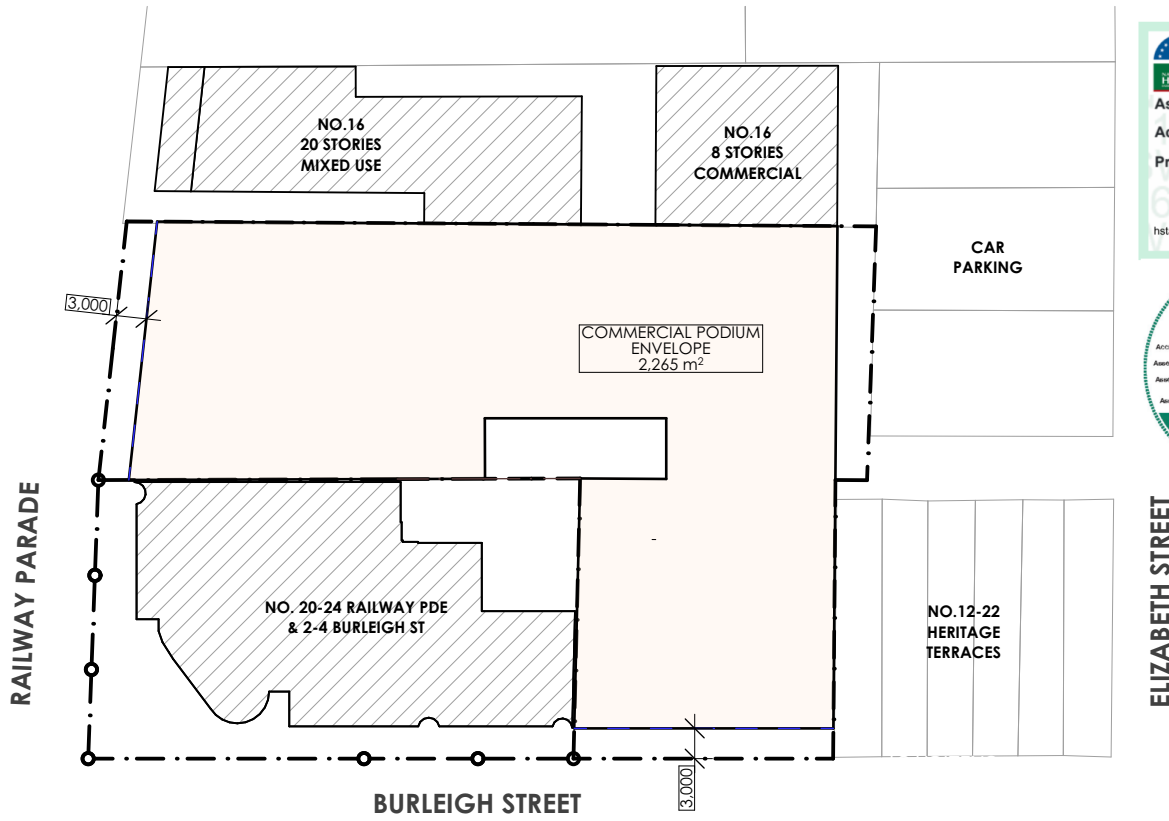
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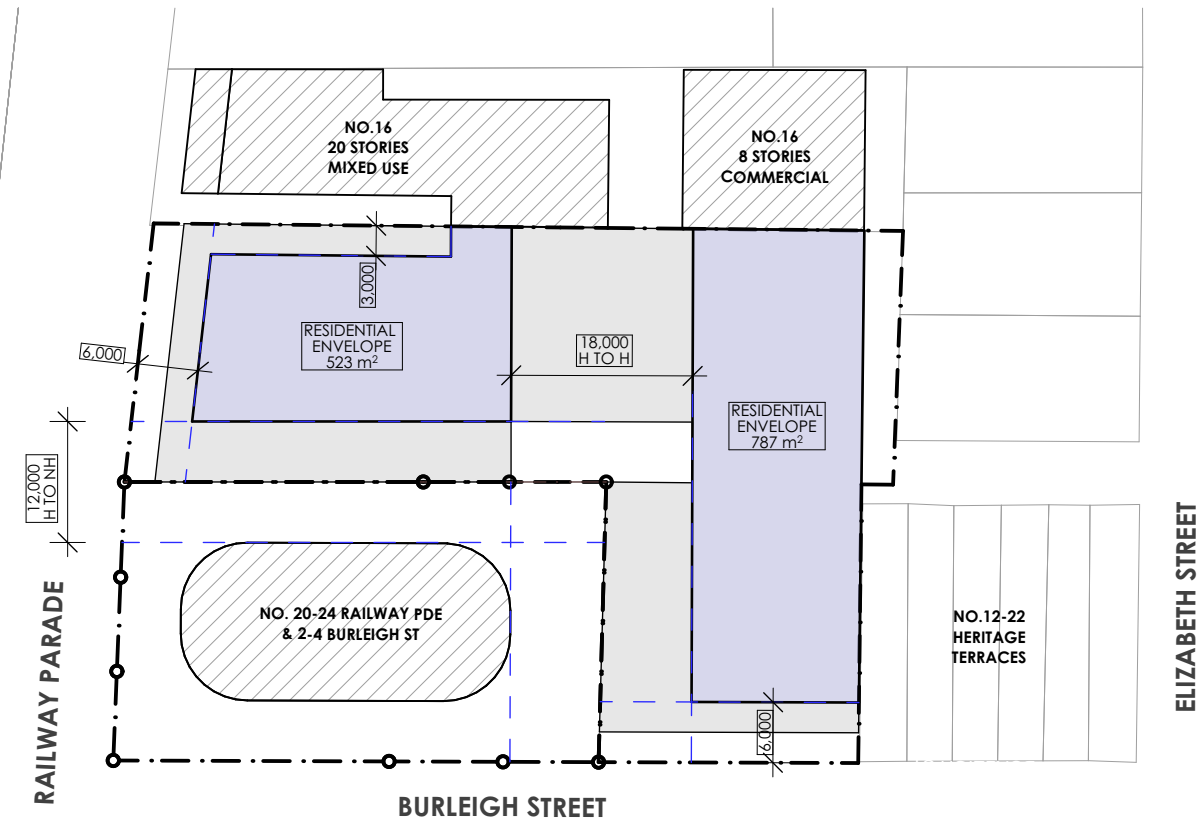




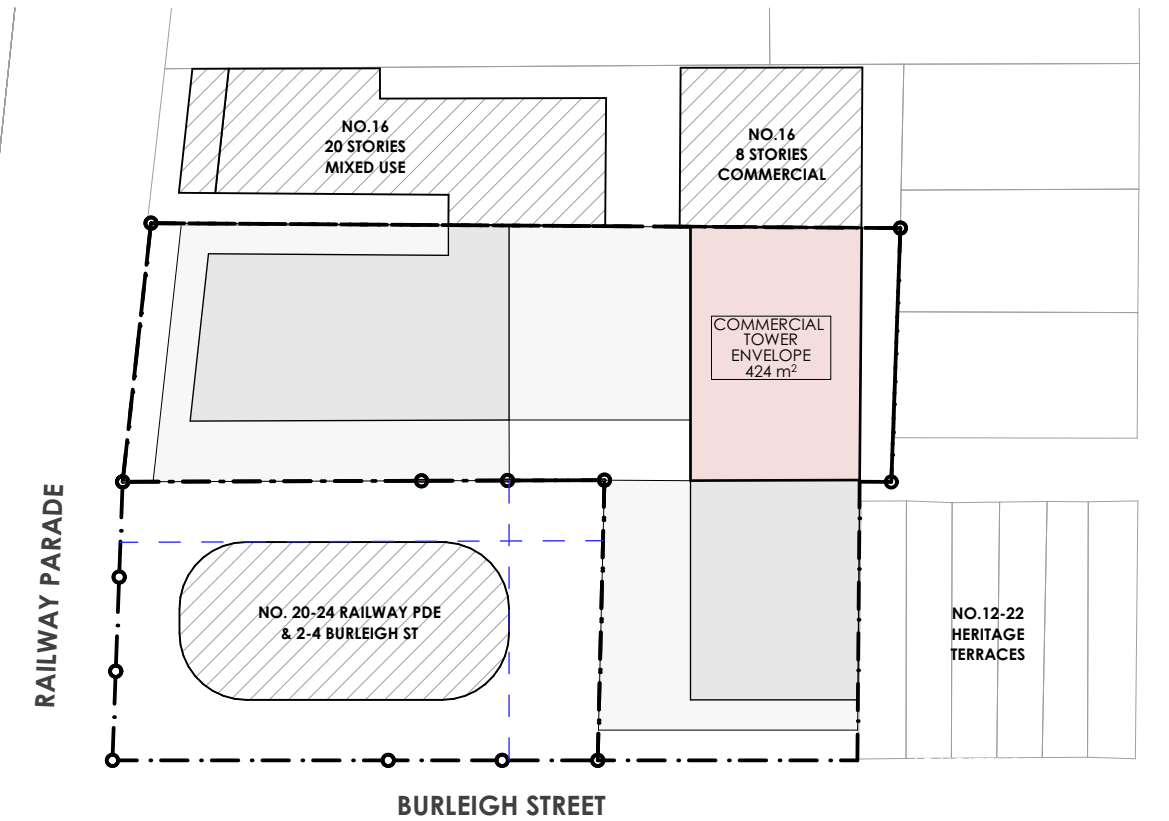
1 POTENTIAL AMALGAMATION
1:750



2 PODIUM- GF TO L3
1:750



3 TOWER- L3 TO L7
1:750



4 TOWER L8 TO L28
1:750



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



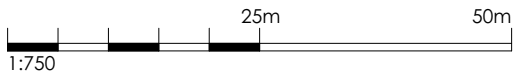
CLIENT:
NSW HOUSING CORPORATION
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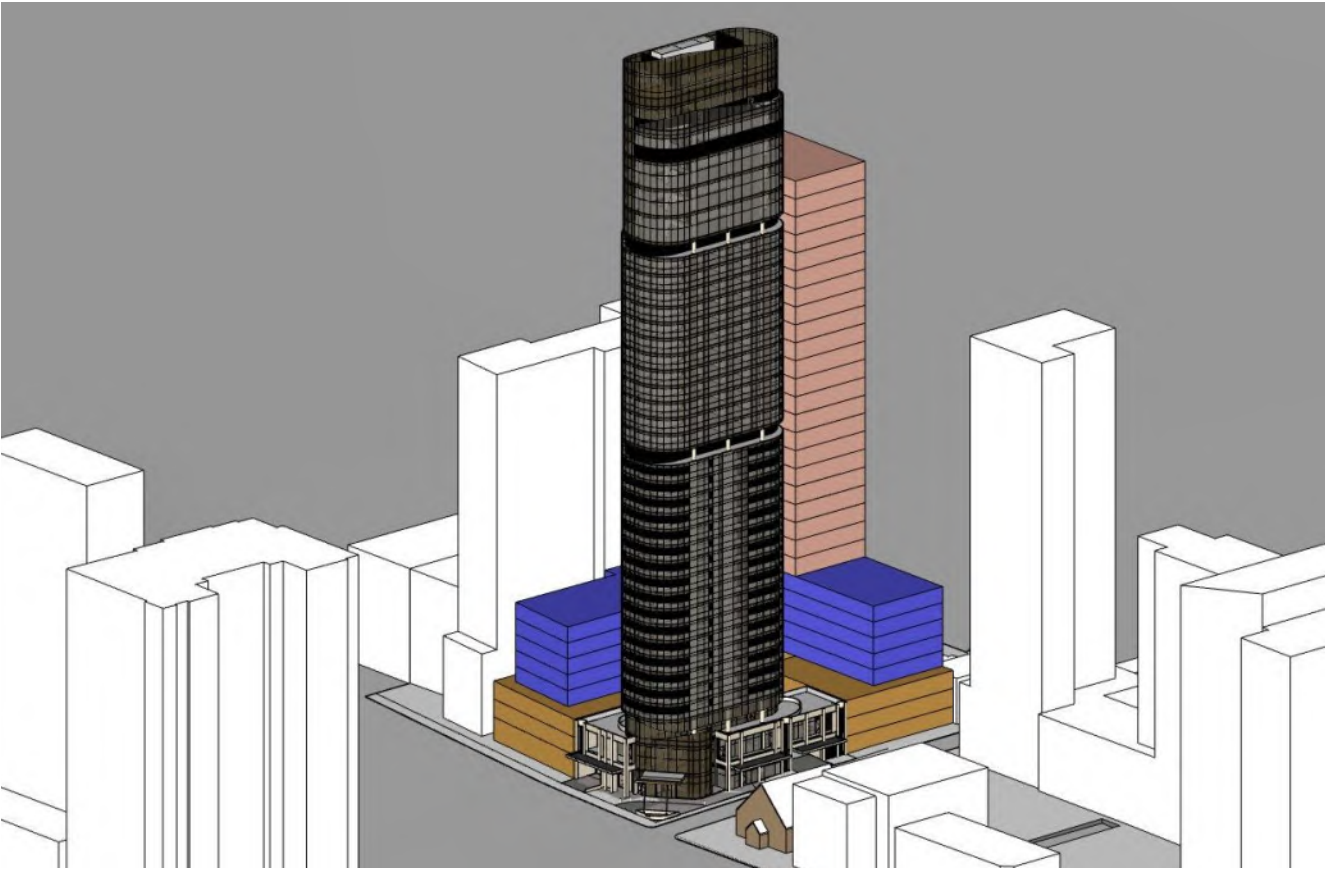
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

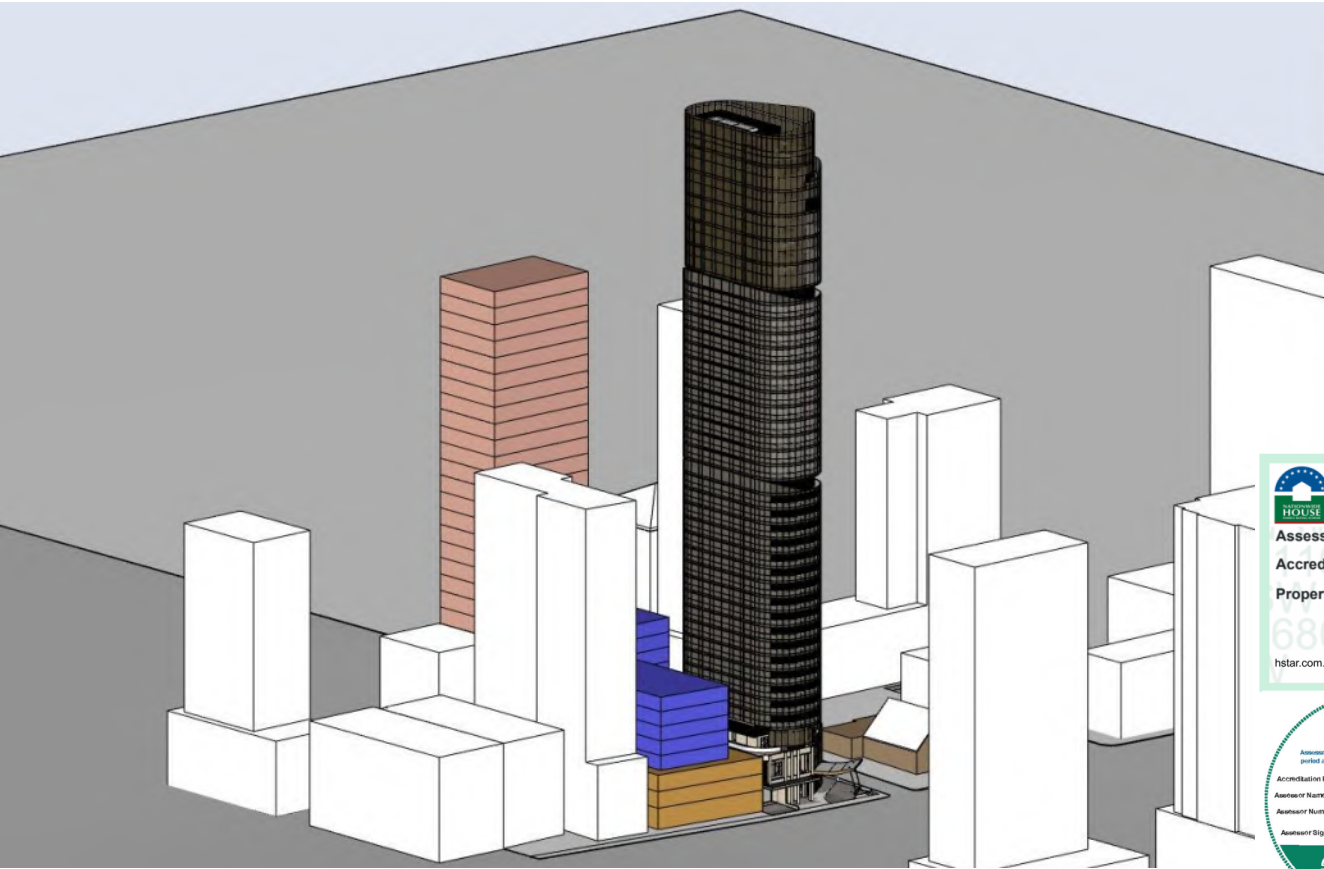
SCALE:	1:750 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

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stage. dwg no. revision





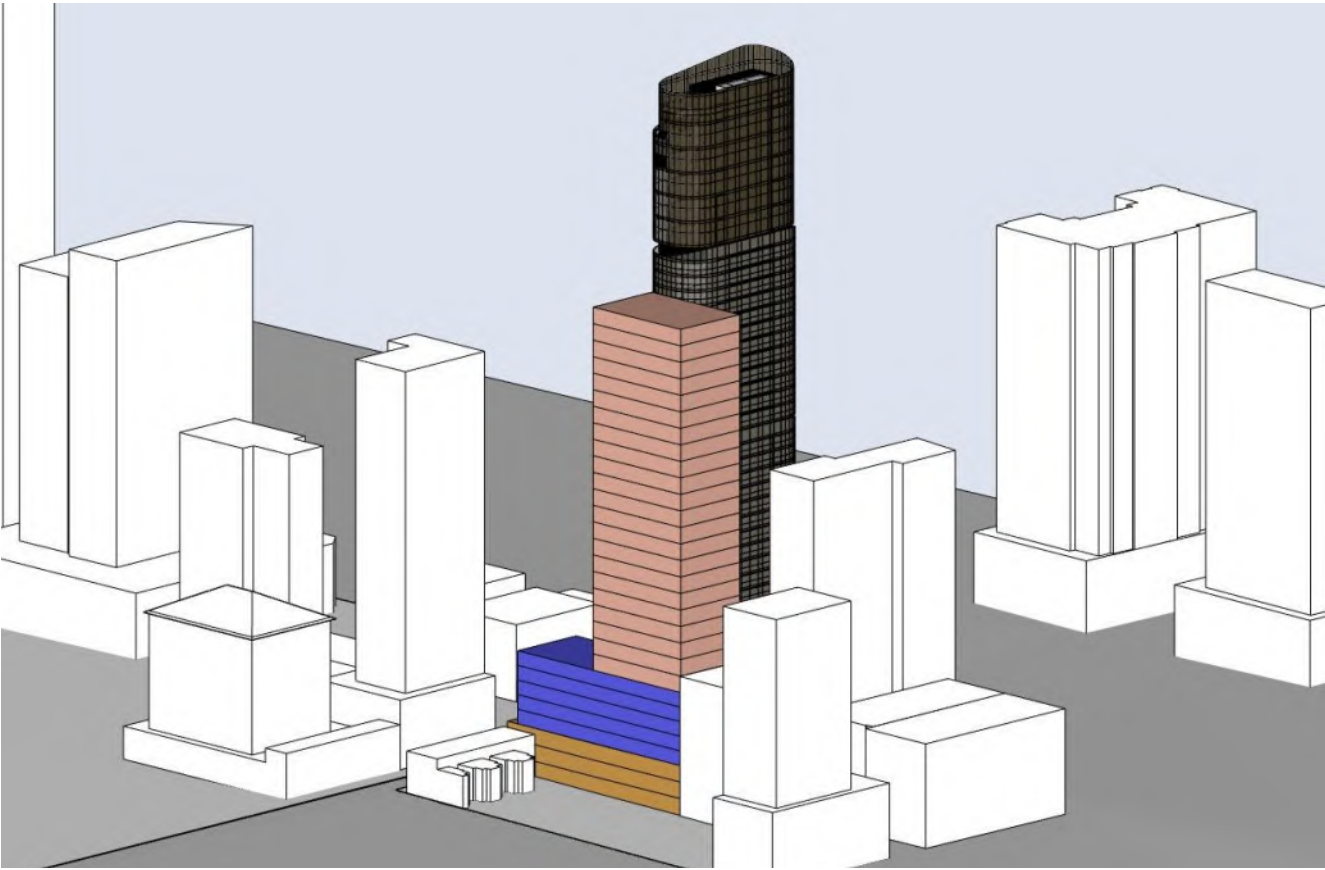
1 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST



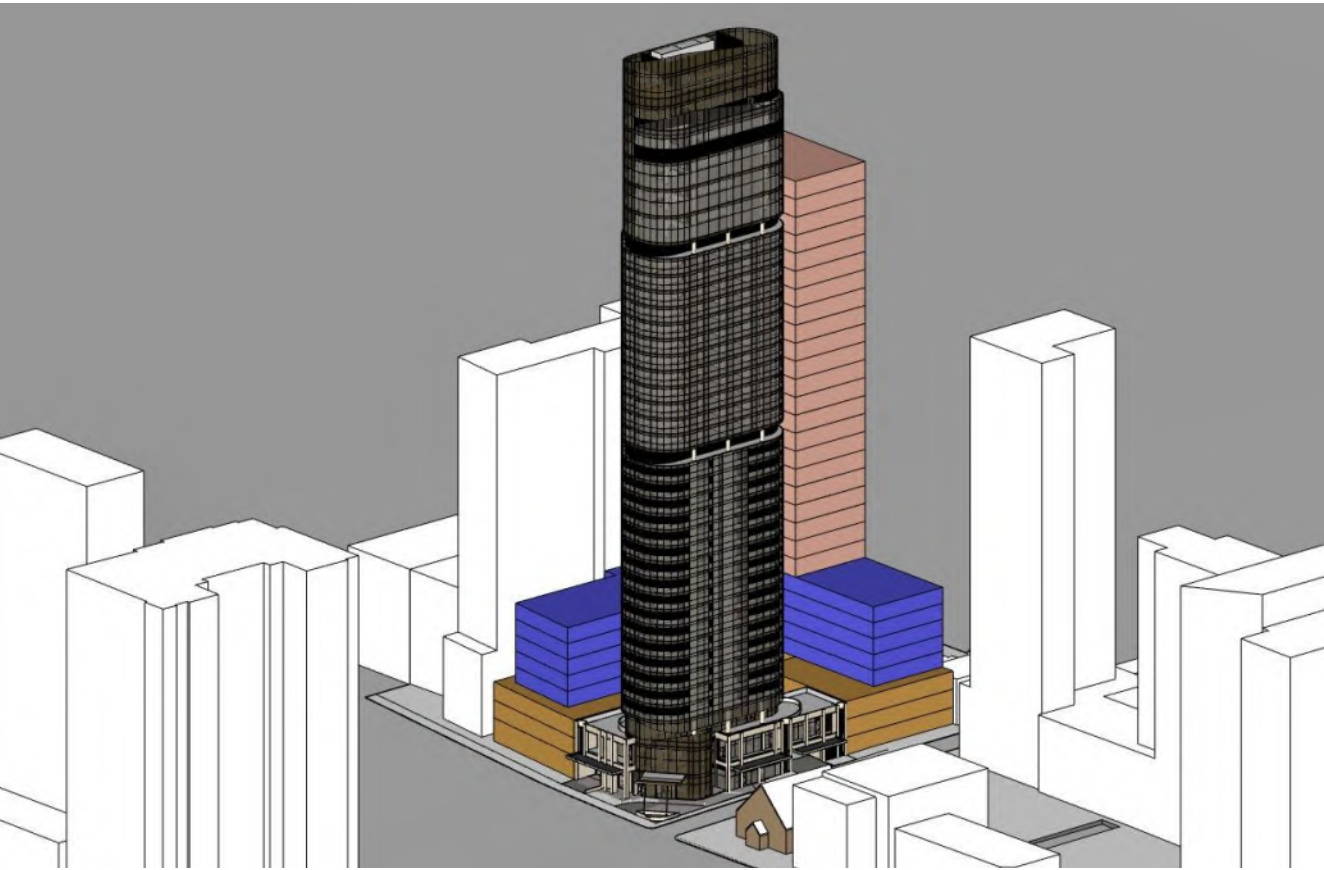
2 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-WEST

- COMMERCIAL PODIUM
3M STREET SETBACK
3 STOREYS IN HEIGHT
- RESIDENTIAL PODIUM
6M STREET SETBACK
8 STOREYS IN HEIGHT
- COMMERCIAL TOWER
30 STOREYS IN HEIGHT

Certificate No. 0011680660
Scan QR code or follow website link for rating details.
Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW, 2134
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3 POTENTIAL SURROUNDING DEVELOPMENT LOOKING NORTH-WEST



4 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST

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REV	DESCRIPTION	BY	DATE
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

APPROXIMATE GFA EFFICIENCY	
GROUND FLOOR	33%
COMMERCIAL	85%
RESIDENTIAL	75%

APPROXIMATE GFA CALCULATION							
LEVEL	USE	BUILDING ENVELOPE AREA (sqm)	RESIDENTIAL EFFICIENCY (%)	RESIDENTIAL GFA (sqm)	COMMERCIAL EFFICIENCY (%)	COMMERCIAL GFA (sqm)	TOTAL GFA (sqm)
GF	COMMERCIAL	2,265	0%	-	33%	747	747
L1	COMMERCIAL	2,265	0%	-	85%	1,925	1,925
L2	COMMERCIAL	2,265	0%	-	85%	1,925	1,925
L3	RESIDENTIAL	1,310	75%	983	0%	-	983
L4	RESIDENTIAL	1,310	75%	983	0%	-	983
L5	RESIDENTIAL	1,310	75%	983	0%	-	983
L6	RESIDENTIAL	1,310	75%	983	0%	-	983
L7	RESIDENTIAL	1,310	75%	983	0%	-	983
L8	COMMERCIAL	424	0%	-	85%	360	360
L9	COMMERCIAL	424	0%	-	85%	360	360
L10	COMMERCIAL	424	0%	-	85%	360	360
L11	COMMERCIAL	424	0%	-	85%	360	360
L12	COMMERCIAL	424	0%	-	85%	360	360
L13	COMMERCIAL	424	0%	-	85%	360	360
L14	COMMERCIAL	424	0%	-	85%	360	360
L15	COMMERCIAL	424	0%	-	85%	360	360
L16	COMMERCIAL	424	0%	-	85%	360	360
L17	COMMERCIAL	424	0%	-	85%	360	360
L18	COMMERCIAL	424	0%	-	85%	360	360
L19	COMMERCIAL	424	0%	-	85%	360	360
L20	COMMERCIAL	424	0%	-	85%	360	360
L21	COMMERCIAL	424	0%	-	85%	360	360
L22	COMMERCIAL	424	0%	-	85%	360	360
L23	COMMERCIAL	424	0%	-	85%	360	360
L24	COMMERCIAL	424	0%	-	85%	360	360
L25	COMMERCIAL	424	0%	-	85%	360	360
L26	COMMERCIAL	424	0%	-	85%	360	360
L27	COMMERCIAL	424	0%	-	85%	360	360
L28	COMMERCIAL	424	0%	-	85%	360	360
L29	ROOF C.O.S	-	100%	-	0%	-	-
	LIFT OVER RUN						
	TOTAL (sqm)	22,249		4,913		12,166	17,079
	USE MIX (%)			29%		71%	100%

HEIGHT OF BUILDING	
FLOOR TO FLOOR (m)	REDUCED LEVEL (rl)
4.50	26.20
3.50	30.70
3.50	34.20
3.50	37.70
3.50	41.20
3.50	44.70
3.50	48.20
3.50	51.70
3.50	55.20
3.50	58.70
3.50	62.20
3.50	65.70
3.50	69.20
3.50	72.70
3.10	76.20
3.10	79.30
3.10	82.40
3.10	85.50
3.10	88.60
3.10	91.70
3.10	94.80
3.10	97.90
3.10	101.00
3.10	104.10
3.10	107.20
3.10	110.30
3.10	113.40
3.10	116.50
3.10	119.60
3.10	122.70
3.10	125.80
102.70	128.90

PLANNING CONTROL CALCULATIONS				
DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
SITE AREA				
MIN. SITE AREA (sqm)	LEP		-	
SUBJECT SITE AREA (sqm)			2,618	Y

HEIGHT OF BUILDING			
PERMISSIBLE HOB (m)	LEP BHP		0.00
BONUS HOB (m)		0.0%	0.00
BONUS HOB (m)		0.0%	0.00
TOTAL MAX. HOB (m)			0.00
PROPOSED TOTAL HOB (m)			102.70
			Y

FLOOR SPACE RATIO			
PERMISSIBLE FSR (X:1)	BASE LEP		6.00
BONUS FSR (%)	VPA	10.0%	0.60
BONUS FSR (%)		0.0%	0.00
MIN. COMMERCIAL INCLUSIVE IN MAX. (X:1)			0.00
MAX. TOTAL PERMISSIBLE (X:1)			6.60
PROPOSED TOTAL FSR (X:1)			6.52
			Y

GROSS FLOOR AREA			
PERMISSIBLE GFA (sqm)	BASE LEP		15,708
BONUS GFA (sqm)	VPA	10.0%	1,571
BONUS GFA (sqm)		0.0%	-
MIN. COMMERCIAL INCLUSIVE IN MAX. (sqm)			-
MAX. TOTAL GFA (sqm)			17,279
PROPOSED TOTAL GFA (sqm)			17,079
			Y

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE



pti ARCHITECTURE
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PTY LTD

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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:1 AT A3
NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

**Certificate No. 0011680660**
Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway
Pde,Burwood
NSW,2134
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ABSASustainability
Assessments conducted within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2024-31/03/2025
Assessor Name David Howard
Assessor Number 20039
Assessor Signature 

This Accredited Assessor is required to take the data generated by the ABSA Quality Audit System and provide it to the ABSA Quality Audit System for review.



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hstar.com.au/QR/Generate?pi=iCKEmpJkK



**ABSA**
Accreditation Period 31/03/2024-31/03/2025
Assessor Name David Howard
Assessor Number 20039
Assessor Signature 



This Accredited Assessor is qualified to use the ABSA Accredited software and has agreed to comply with the Code of Practice

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE

**ARCHITECTURE**
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
PERSPECTIVE 1

SCALE:	AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



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Tourism + Residential

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RAILWAY PDE, BURWOOD

SCALE:	AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

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stage. dwg no. revision



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Accreditation No. 20039

Property Address 20-24 Railway
Pde,Burwood
NSW,2134

hstar.com.au/QR/Generate?p=CKEmpJKK





ABSA
Australian Building
Sustainability Assessment

Assessments completed within the accreditation
period are part of the ABSA quality seal system

Accreditation Period 31/03/2024-31/03/2025

Assessor Name David Howard

Assessment Number 20039

Assessment Signature 

This Accredited Assessor
has met the ABSA
Quality Assurance
Requirements and is
registered on the ABSA
Code of Practice

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	24.01.25
REV	DESCRIPTION	BY	DATE



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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
PERSPECTIVE 3

SCALE:	AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
-	-	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
-	-	-	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

This is not a valid certificate.

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Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	-	-	-	-	-	-	-

This is not a valid certificate.

Version: 4.03 / EUCALYPTUS_03_01_0

page 8/24

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Property Address 20-24 Railway Pde,Burwood NSW,2134

hstar.com.au/QR/Generate?p=CKEmpJKK





SSDA SUBMISSION

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REV DESCRIPTION BY DATE



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RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 1

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

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stage. dwg no. revision

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4.5 star	-	-	-	-	-	-	-

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Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

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(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	central ducted	-	central ducted	-	central ducted	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4.5 star	not specified	no	no

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(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All dwellings	12	17.5	29.500

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**Certificate No. 0011680660**
Scan QR code or follow website link for rating details.

Assessor name David Howard
Accreditation No. 20039
Property Address 20-24 Railway Pde, Burwood NSW, 2134
hstar.com.au/QR/Generate?pi=ICKEmpJJKK





SSDA SUBMISSION

A SSDA SUBMISSION VD 24.01.25

REV DESCRIPTION BY DATE



Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 2

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 53 A
stage. dwg no. revision

(c) Common areas and central systems/facilities	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water			
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 75 kLs	Location: Building 1 Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

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(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Gym area	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Basement Car Parks	ventilation (supply + exhaust)	carbon monoxide monitor + 2-speed fan	light-emitting diode	motion sensors	no
MSB	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Bulky Goods	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Resi Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Comm Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Comms	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Fire Pump	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Cold Water Pump	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Fire Control	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Dirty Linen	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Bike Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Pool Community	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Lobby Toilets	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	motion sensors	no
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	motion sensors	no
All Resi Firestairs	no mechanical ventilation	-	light-emitting diode	motion sensors	no
All Comm Firestairs	no mechanical ventilation	-	light-emitting diode	motion sensors	no
All Resi Lift Foyers	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Comm. Lift Foyers	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	none	no

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Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 16 number of levels from the bottom of the lift shaft to the top of the lift shaft: 45 number of lifts: 5 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm)
Central cooling system (No. 1)	chilled water fan coil units	Energy source: gas driven compressor Heat rejection method: cooling tower Unit efficiency (min): high – COP > 1.8
Central heating system (No. 1)	fan coil + heater water	Energy source: gas boiler

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2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

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SSDA SUBMISSION

A SSDA SUBMISSION VD 24.01.25

REV DESCRIPTION BY DATE



Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 3

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 54 A
stage. dwg no. revision

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

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3. Commitments for single dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			



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REV DESCRIPTION BY DATE



Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
• 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :
NSW HOUSING CORPORATION
PTY LTD

PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 4

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

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(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 100 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

SUMMARY

THERMAL PERFORMANCE SPECIFICATIONS: **(23827 – Railway Pde)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC, at the time of building.

This includes New South Wales :

- Building Thermal construction
- For metal frames, thermal breaks
- Floor edging
- Sealing of rooflights, windows and doors 3
- Any new A/C or mechanical ventilation system
- Any new heated water system
- Energy monitoring equipment

WINDOWS (total product specification – glass + frame)

Louvre & FG in each Unit – Single glazed Low-e with bronze tint (SHGC=0.40)

Sliding Doors in each Unit – Double glazed argon filled Clear Low-e/Clear thermally broken AL frame

EXTERNAL WALL (Medium colour)

100mm concrete – R2.0 bulk insulation

Cavity Panel/Opacified glass – R2.5 – 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL

Concrete or Shaft Liner – Partition walls (as per HERS Certificates)

Cavity Panel – No Insulation (generally)

EXTERNAL FLOOR

Suspended Concrete (Neighbour below) – R1.0 bulk insulation

CEILING SPACE with Apartment above

Plasterboard – R1.0 bulk insulation

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.



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Nominated Registered Architect: Peter Israel (reg no 5064)
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