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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: 15.08.25

RESIDENTIAL APARTMENTS (qty)				HOTEL ROOMS (qty)					
	2 BED AFFORDABLE HOUSING	2 BED MARKET HOUSING	TOTAL APARTMENTS	TYPE A5 (25sqm-29sqm)	TYPE A6 (25sqm-29sqm)	TYPE A7 (25sqm-29sqm)	TYPE B1 (30sqm-35sqm)	TYPE B2 ACC. (30sqm-35sqm)	TOTAL HOTEL ROOMS
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)	18	30	48	48	24	24	18	6	120
UNIT MIX (%)	38%	63%	100%	40%	20%	20%	15%	5%	100%

RESIDENTIAL APARTMENTS (qty)		
APARTMENT TYPE	UNIT COUNT	YEILD
2 BED (AFFORDABLE HOUSING)	18	38%
2 BED (MARKET HOUSING)	30	63%
TOTAL APARTMENTS	48	100%

GFA CALCULATION (sqm)						
	USE	RESIDENTIAL AFFORDABLE HOUSING	RESIDENTIAL MARKET HOUSING	COMMERCIAL HOTEL	COMMERCIAL OFFICES	TOTAL GFA
GF	COMBINED LOBBY	36	36	236	-	308 sqm
L1	HOTEL FACILITIES	-	-	531	-	531 sqm
L2	HOTEL FACILITIES	-	-	259	-	259 sqm
L3	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L4	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L5	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L6	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L7	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L8	RESIDENTIAL- AFFORDABLE HOUSING	300	-	-	-	300 sqm
L9	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L10	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L11	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L12	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L13	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L14	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L15	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L16	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L17	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L18	RESIDENTIAL- MARKET HOUSING	-	300	-	-	300 sqm
L19	PLANT	-	-	-	-	- sqm
L20	HOTEL ROOMS	-	-	343	-	343 sqm
L21	HOTEL ROOMS	-	-	343	-	343 sqm
L22	HOTEL ROOMS	-	-	343	-	343 sqm
L23	HOTEL ROOMS	-	-	343	-	343 sqm
L24	HOTEL ROOMS	-	-	343	-	343 sqm
L25	HOTEL ROOMS	-	-	343	-	343 sqm
L26	HOTEL ROOMS	-	-	343	-	343 sqm
L27	HOTEL ROOMS	-	-	343	-	343 sqm
L28	HOTEL ROOMS	-	-	343	-	343 sqm
L29	HOTEL ROOMS	-	-	343	-	343 sqm
L30	HOTEL ROOMS	-	-	343	-	343 sqm
L31	HOTEL ROOMS	-	-	343	-	343 sqm
L32	PLANT	-	-	-	-	- sqm
L33	OFFICE	-	-	-	344	344 sqm
L34	OFFICE	-	-	-	327	327 sqm
L35	OFFICE	-	-	-	327	327 sqm
L36	HOTEL FACILITIES	-	-	217	-	217 sqm
L37	HOTEL FACILITIES	-	-	167	-	167 sqm
L38	RESIDENTIAL C.O.S	3	3	-	-	6 sqm
SUB TOTAL GFA (sqm)		1,839	3,039	5,526	998	11,402 sqm
SUB TOTAL MIX (%)		16%	27%	48%	9%	100% %
TOTAL GFA (sqm)		4,878		6,524		11,402 sqm
TOTAL MIX (%)		43%		57%		100% %

CAR PARKING CALCULATIONS

RESIDENTIAL AFFORDABLE HOUSING				
UNIT TYPE	RATES (x/unit)		UNITS (no.)	TOTAL (no.)
2 BED (DUAL KEY)	0.5		18	9
MIN. RESIDENTIAL AFFORDABLE HOUSING REQUIRED				9
RESIDENTIAL MARKET HOUSING				
UNIT TYPE	RATES (x/unit)		UNITS (no.)	TOTAL (no.)
2 BED (DUAL KEY)	1.0		30	30
MIN. RESIDENTIAL MARKET HOUSING REQUIRED				30
COMMERCIAL HOTEL				
UNIT TYPE	RATE	PER ROOM	ROOMS (no.)	TOTAL (no.)
HOTEL ROOM	0.3		120	36
STAFF				2
MIN. COMMERCIAL HOTEL REQUIRED				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. COMMERCIAL OFFICES REQUIRED				6
TOTAL MINIMUM CAR SPACES REQUIRED				83

CAR PARKING PROPOSED								
LEVEL	RESIDENTIAL	ACCESSIBLE	VISITORS	ACCESSIBLE	HOTEL	ACCESSIBLE	COMMERCIAL	ACCESSIBLE
GF	-	-	-	-	-	-	-	-
B1	-	-	-	-	15	1	5	1
B2	-	-	-	-	26	6	-	-
B3	24	2	-	2	-	-	-	-
B4	24	4	-	-	-	-	-	-
B5	24	4	-	-	-	-	-	-
SUB TOTAL (no.)	72	10	-	2	41	7	5	1
PROPOSED TOTAL (no.)	82		2		48		6	

PLANNING CONTROL CALCULATIONS

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)		COMPLIANCE Y/N
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SITE AREA				
MIN. SITE AREA	LEP		-	sqm
SUBJECT SITE AREA			1,329	sqm

HEIGHT OF BUILDING				
PERMISSIBLE HOB	LEP BHP		0.0	m
TOTAL MAX. HOB	LEP BHP		0.0	m
STREET WALL INCLUSIVE IN MAX. HEIGHT	DCP		15.0	m
PROPOSED HOB			143.9	m

FLOOR SPACE RATIO				
PERMISSIBLE FSR	LEP		6.60	:1
BONUS FSR	AH BONUS	30%	1.98	:1
TOTAL MAXIMUM FSR PERMISSIBLE			8.58	:1
PROPOSED RESIDENTIAL FSR			3.67	:1
PROPOSED COMMERCIAL FSR			4.91	:1
PROPOSED TOTAL FSR			8.58	:1

GROSS FLOOR AREA				
PERMISSIBLE GFA			8,771	sqm
BONUS GFA	AH BONUS	30%	2,631	sqm
TOTAL MAXIMUM PERMISSIBLE GFA			11,403	sqm
PROPOSED RESIDENTIAL GFA			4,878	sqm
PROPOSED COMMERCIAL GFA			6,524	sqm
PROPOSED TOTAL GFA			11,402	sqm

AFFORDABLE HOUSING GROSS FLOOR AREA				
REQUIRED AFFORDABLE HOUSING			15%	%
REQUIRED AFFORDABLE HOUSING			1,710	sqm
PROPOSED AFFORDABLE HOUSING			16%	%
PROPOSED AFFORDABLE HOUSING			1,839	sqm

LANDSCAPING AREA				
MIN. LANDSCAPING REQUIRED			25%	%
MIN. LANDSCAPING REQUIRED			332	sqm
PROPOSED LANDSCAPING			25%	%
PROPOSED LANDSCAPING			332	sqm

COMMUNAL OPEN SPACE				
MIN. COMMUNAL OPEN SPACE REQUIRED			25%	%
MIN. COMMUNAL OPEN SPACE REQUIRED			332	sqm
PROPOSED COMMUNAL OPEN SPACE			25%	%
PROPOSED COMMUNAL OPEN SPACE			333	sqm

SSDA SUBMISSION

C ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS VD 15.08.25

B AFFORDABLE HOUSING BREAKDOWN VD 10.04.25

A SSDA SUBMISSION VD 18.02.25

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:

PROJECT SUMMARY

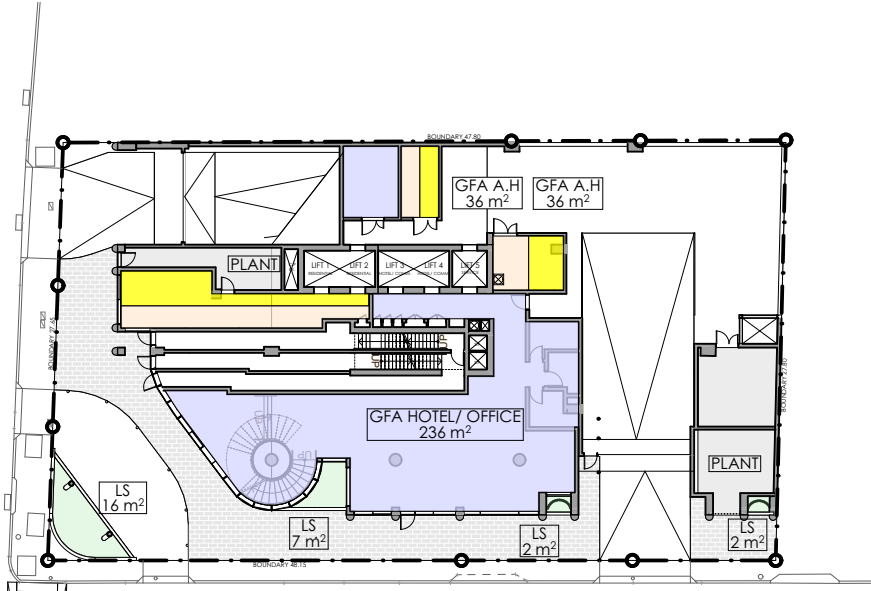
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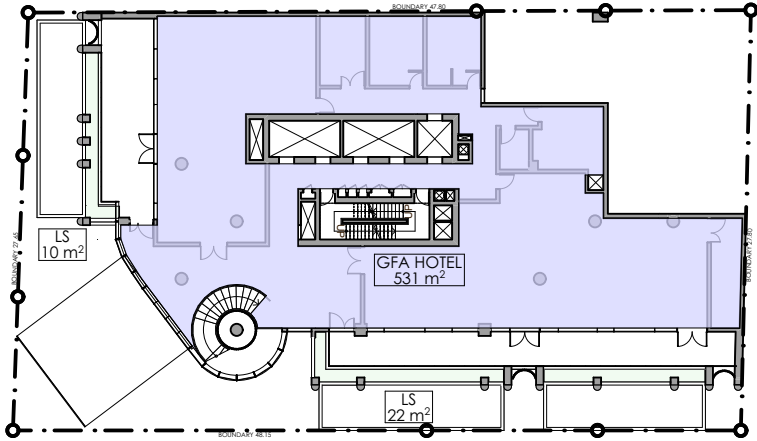
CHECKED BY: PI

PROJECT No: P709

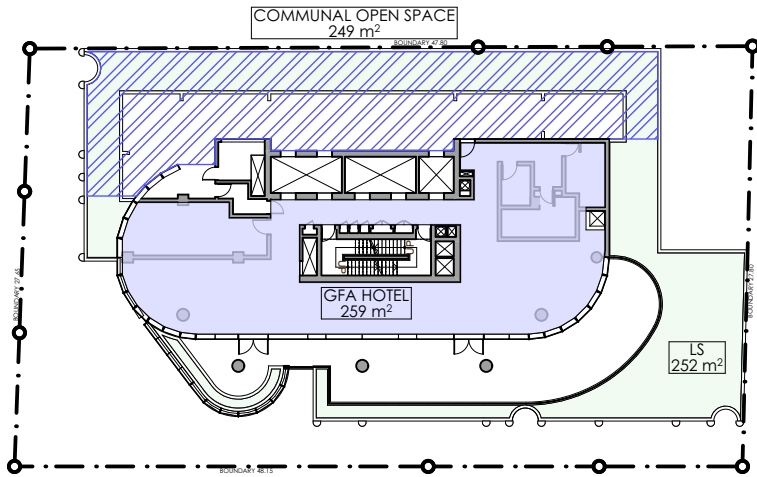
DUAL KEY UNIT SCHEDULE (qby)				INDIVIDUAL UNIT SCHEDULE (qby)				INDIVIDUAL UNIT ADDITIONAL INFORMATION (qby)				INDIVIDUAL UNIT AREA SCHEDULE (m2)				INDIVIDUAL UNIT STORAGE SCHEDULE (m3)				INDIVIDUAL UNIT SOLAR ACCESS SCHEDULE (qby)				INDIVIDUAL UNIT NATURAL CROSS VENTILATION SCHEDULE (qby)	
DUAL KEY UNIT NO.	2 BED, 2 BATH	TOTAL	INDIVIDUAL KEY 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	MIN REQ	% WITHIN UNIT	LIVING SPACE	PRIVATE OPEN SPACE	NO DIRECT SUNLIGHT TO UNIT	NATURALLY CROSS VENTILATED	TOTAL			
301	1		301A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
302	1	3	301B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			302A	-	1		1	-	-	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			302B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			303A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
303	1		303B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
401	1		401A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
402	1	3	401B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			402A	-	1		1	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			402B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			403A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
403	1		403B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
501	1		501A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
502	1	3	501B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			502A	-	1		1	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			502B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			503A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
503	1		503B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
601	1		601A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
602	1	3	601B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			602A	-	1		1	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			602B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			603A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
603	1		603B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
701	1		701A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
702	1	3	701B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			702A	-	1		1	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			702B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			703A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
703	1		703B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
801	1		801A	-	1		1	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
802	1	3	801B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			802A	-	1		1	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			802B	-	1		1	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			803A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
803	1		803B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
901	1		901A	-	1		-	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
902	1	3	901B	1	-		-	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			902A	-	1		-	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			902B	-	1		-	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
			903A	-	1		-	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
903	1		903B	1	-		-	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
1001	1		1001A	-	1		-	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
1002	1	3	1001B	1	-		-	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			1002A	-	1		-	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			1002B	-	1		-	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
1003	1		1003A	-	1		-	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
			1003B	1	-		-	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
1101	1		1101A	-	1		-	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
1102	1	3	1101B	1	-		-	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			1102A	-	1		-	-	-	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			1102B	-	1		-	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
1103	1		1103A	-	1		-	-	-	50	8	58	4	2	6	6	67%	1	1	-	1	-	6		
			1103B	1	-		-	-	-	35	4	39	2	2	4	4	50%	-	-	1	1	-	6		
1201	1		1201A	-	1		-	-	-	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
1202	1	3	1201B	1	-		-	-	-	35	4	39	4	0	4	4	100%	1	1	-	1	-	6		
			1202A	-	1		-	-	1	36	7	43	4	0	4	4	100%	1	1	-	1	-	6		
			1202B	-	1		-	1	1	50	8	58	6	0	6	6	100%	1	1	-	1	-	6		
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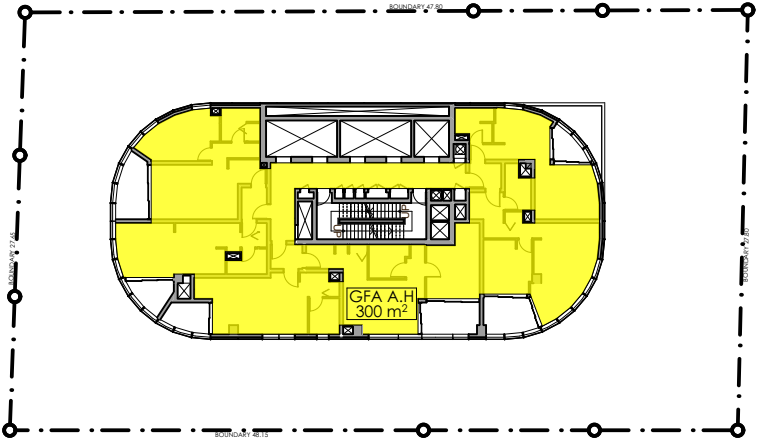
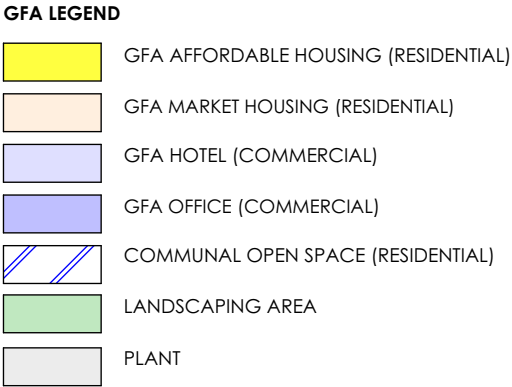
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1:500



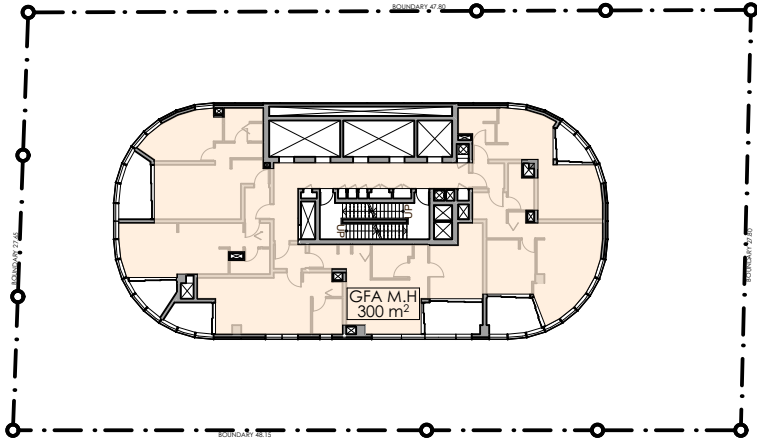
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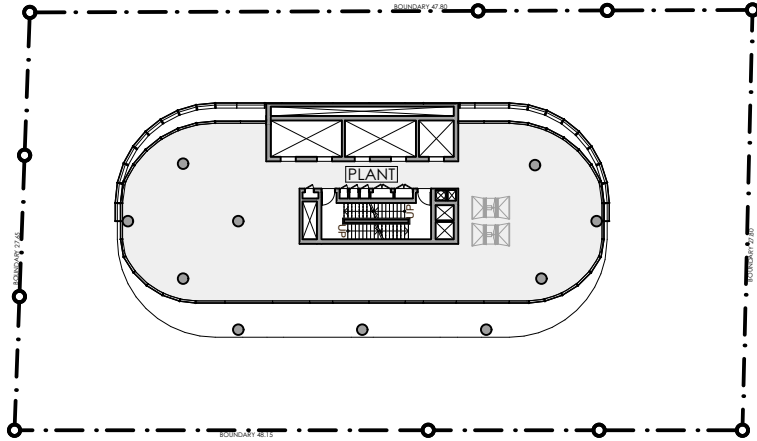
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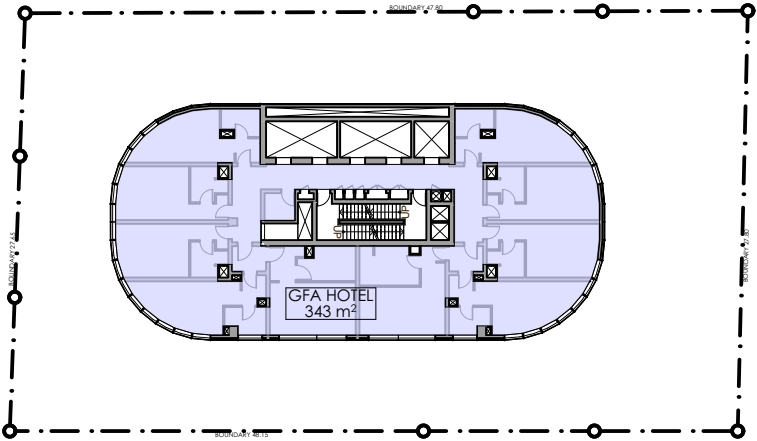
4 GFA LEVELS 3- 8- RES. AFFORDABLE HOUSING
1:500



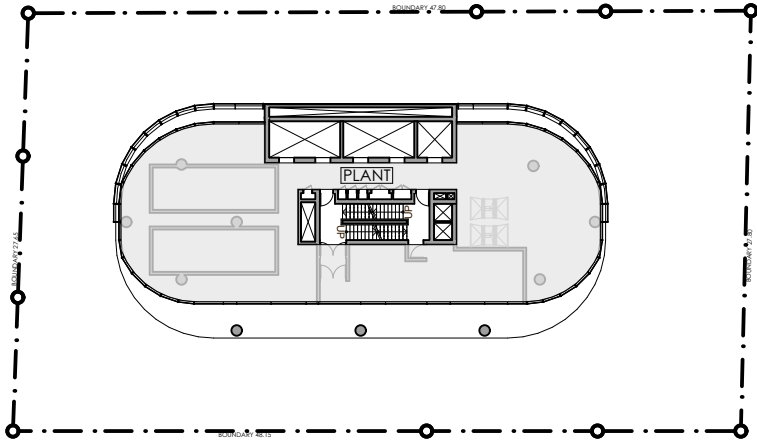
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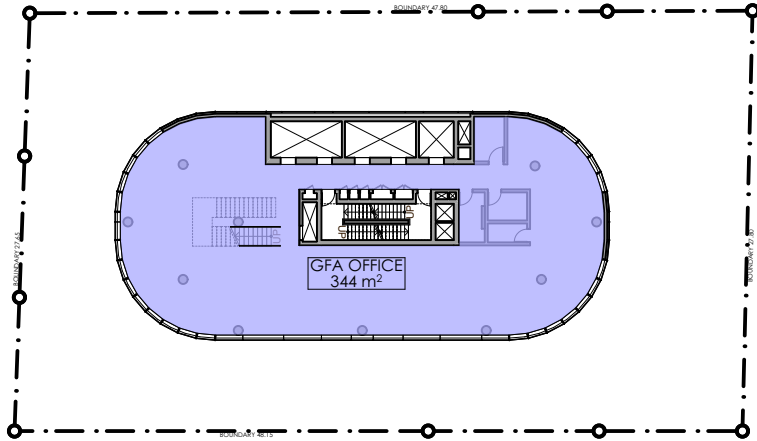
6 GFA LEVEL 19
1:500



7 GFA LEVELS 20-31
1:500



8 GFA LEVEL 32
1:500



9 GFA LEVEL 33
1:500



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



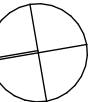
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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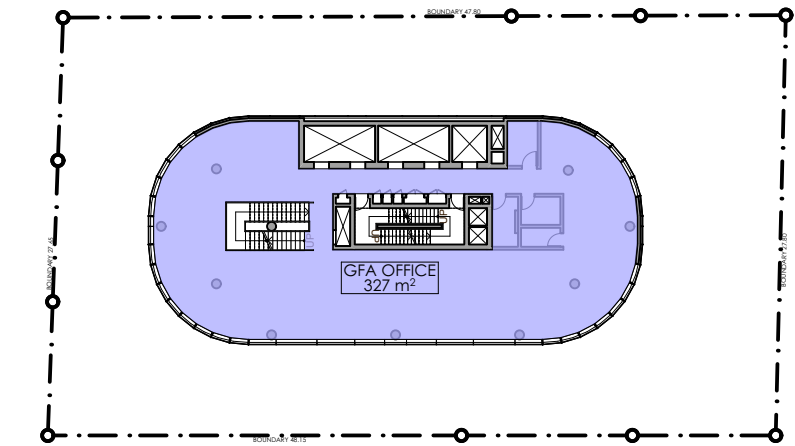
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
GFA & FSR CALCULATIONS

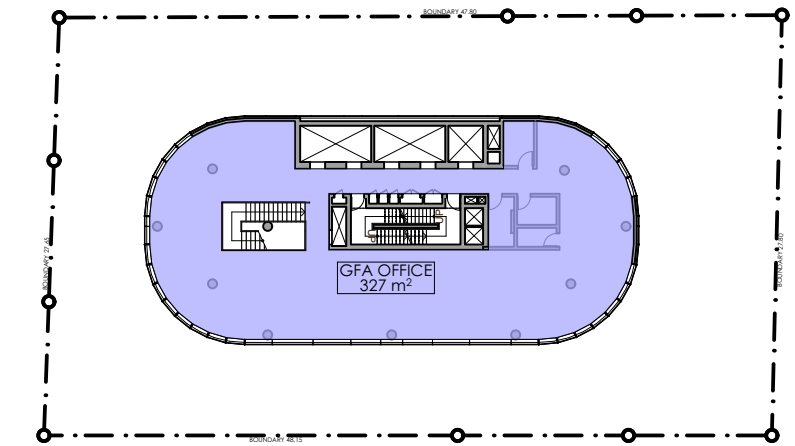
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



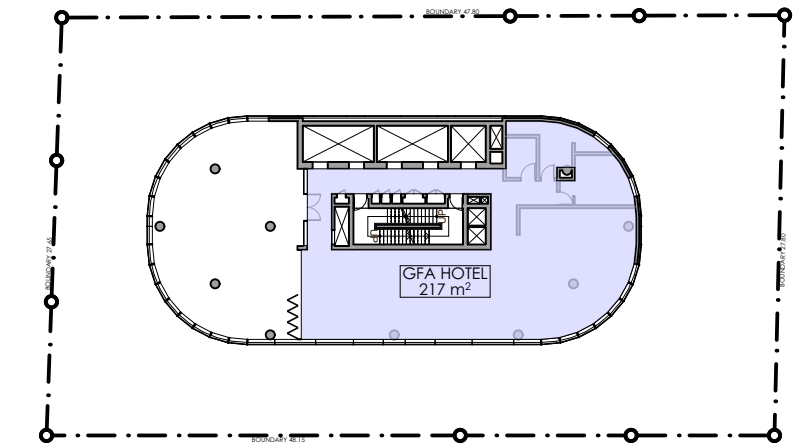
SSDA 03 C
stage. dwg no. revision



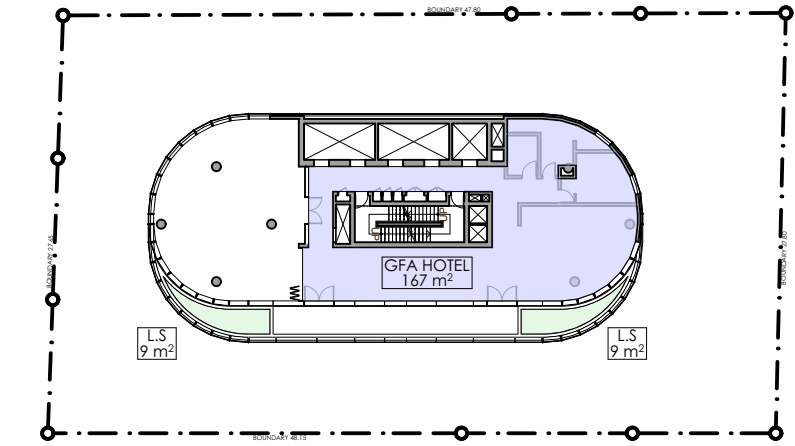
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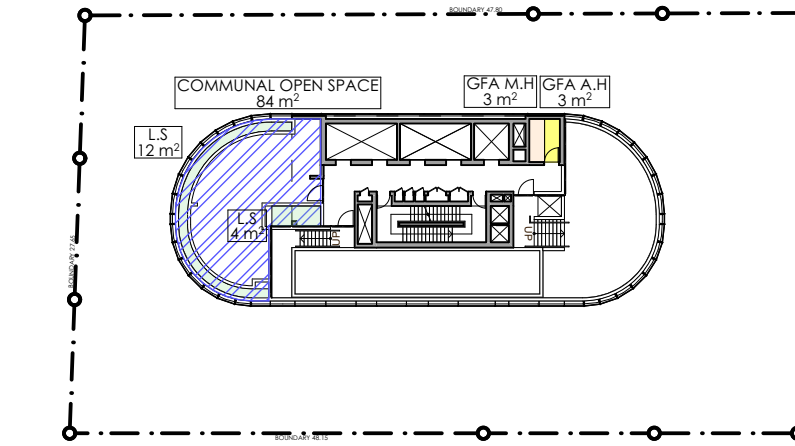
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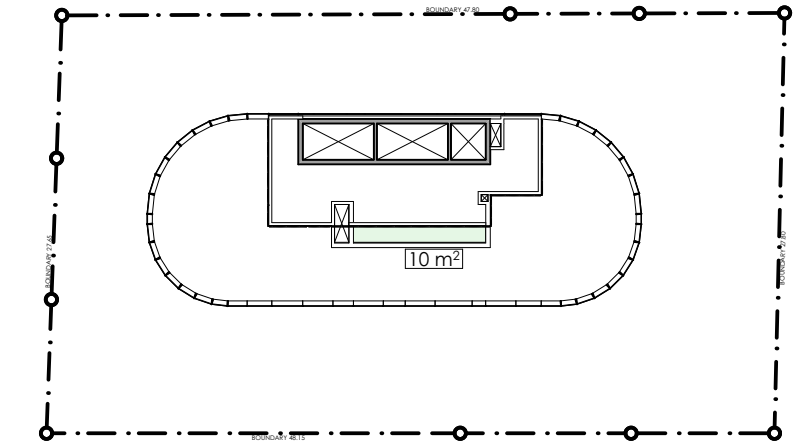
3 GFA LEVEL 36
1:500



4 GFA LEVEL 37
1:500



5 GFA LEVEL 38
1:500



6 GFA ROOF
1:500

GFA LEGEND

- GFA AFFORDABLE HOUSING (RESIDENTIAL)
- GFA MARKET HOUSING (RESIDENTIAL)
- GFA HOTEL (COMMERCIAL)
- GFA OFFICE (COMMERCIAL)
- COMMUNAL OPEN SPACE (RESIDENTIAL)
- LANDSCAPING AREA
- PLANT

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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:
GFA & FSR CALCULATIONS



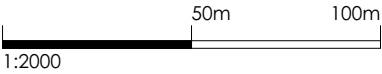
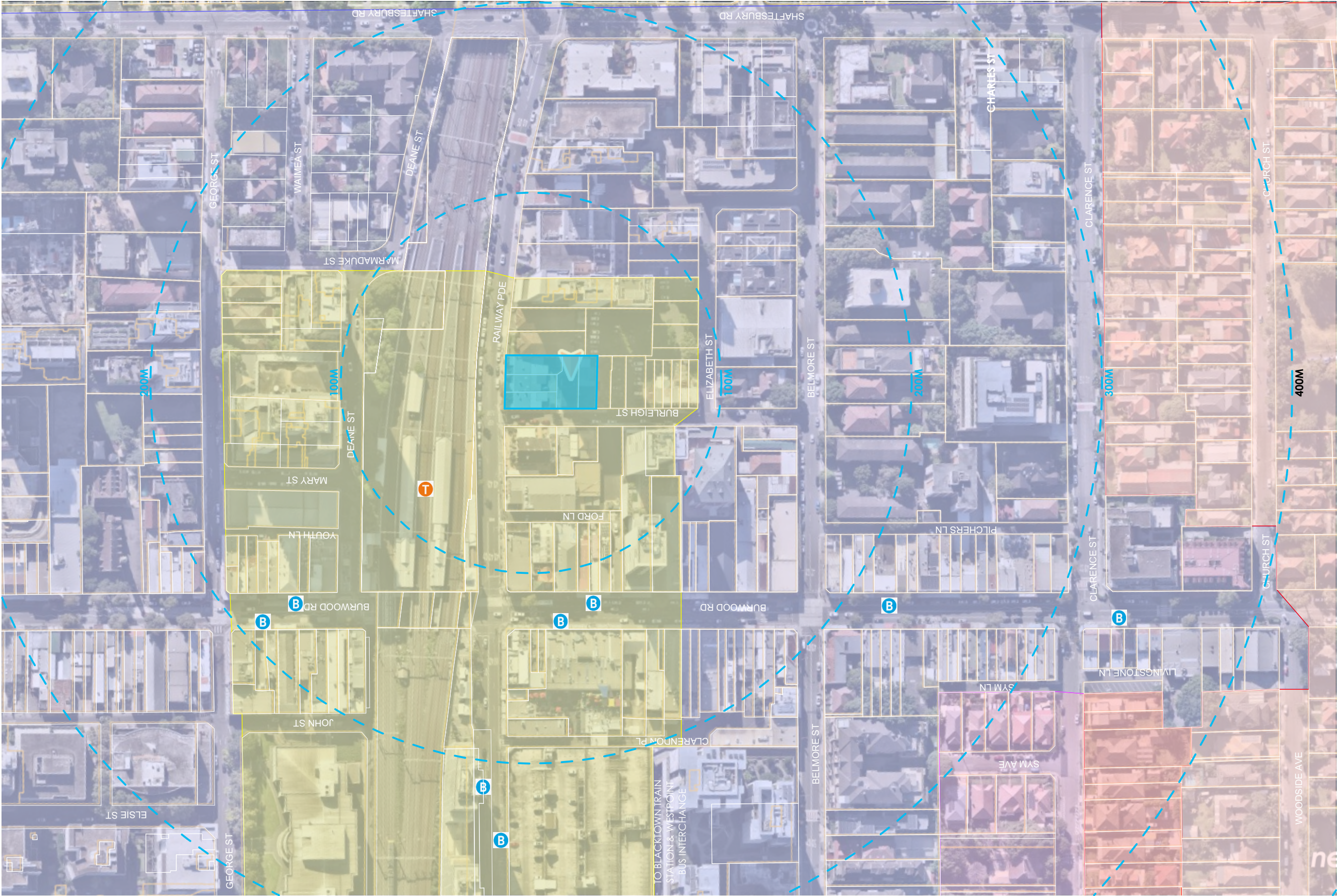
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DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA stage. 04 dwg no. C revision



1:2000

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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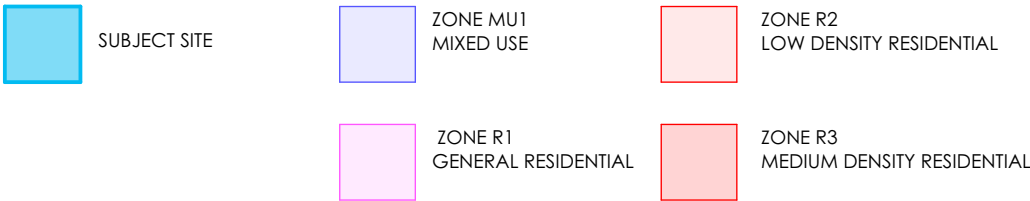


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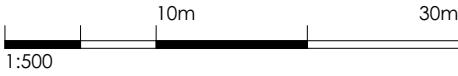
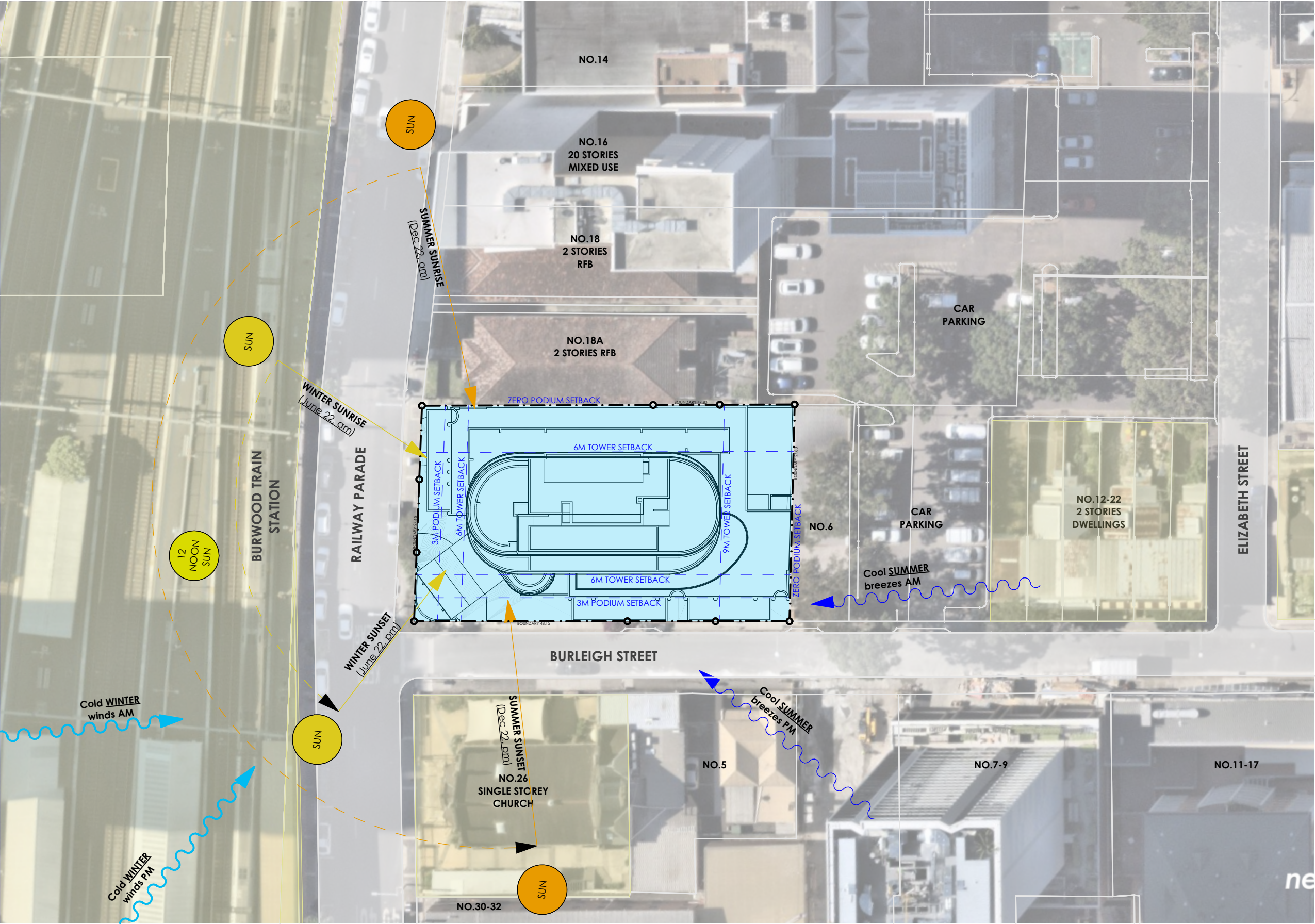
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LOCATION PLAN



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

SSDA	05	C
stage.	dwg no.	revision



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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

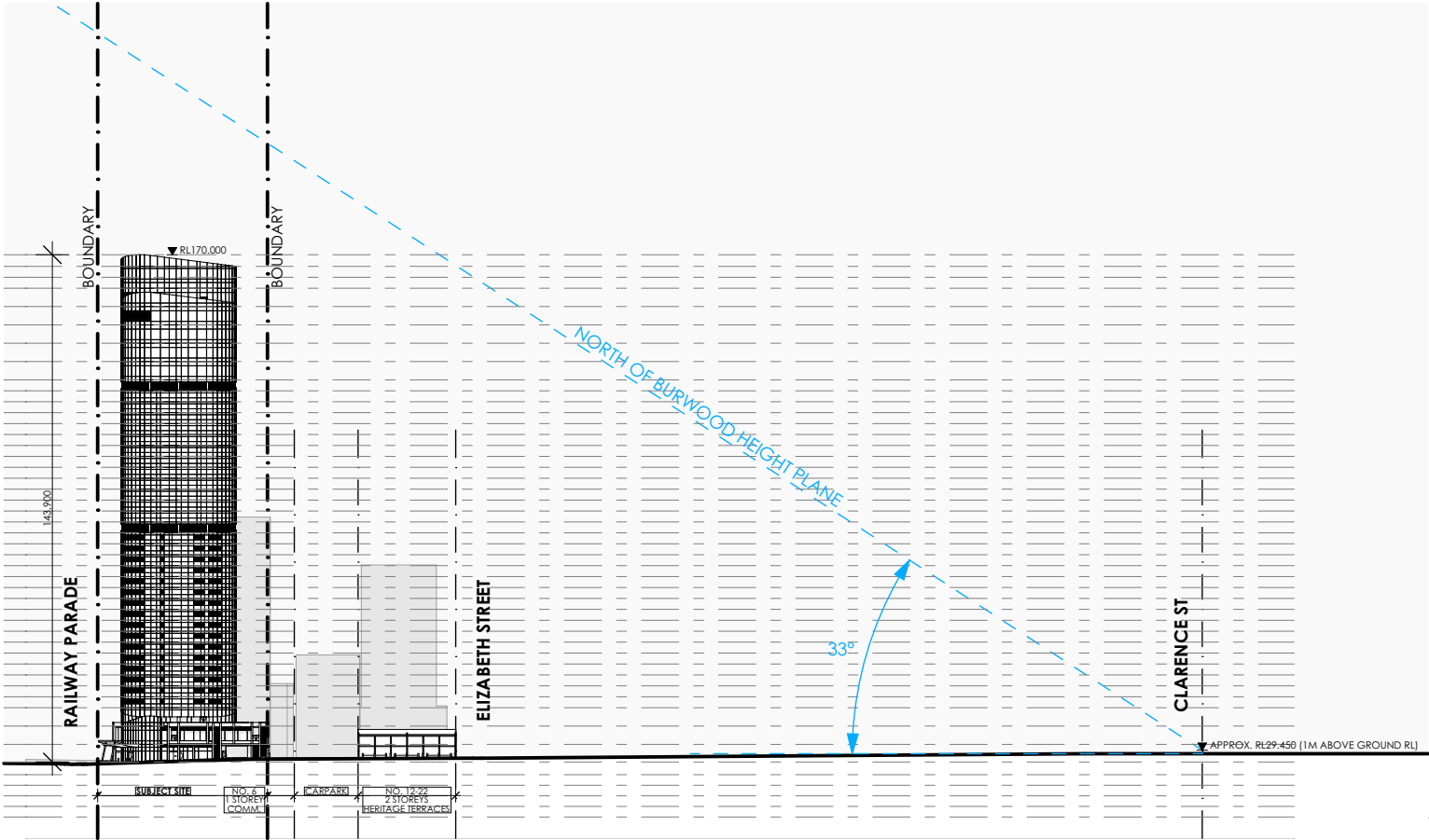
DRAWING TITLE:
SITE PLAN

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

SSDA 06 C
stage. dwg no. revision

1 SITE/ SITE ANALYSIS PLAN
1:500

SUBJECT SITE
HERITAGE ITEMS



1 BURLEIGH ST- HEIGHT PLANE D
1:2000



Building Height Plane			
BHP Line Symbol	BHP Line Height	BHP Projected Angle	BHP General 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

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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REV	DESCRIPTION	BY	DATE



ARCHITECTURE
Tourism + Residential

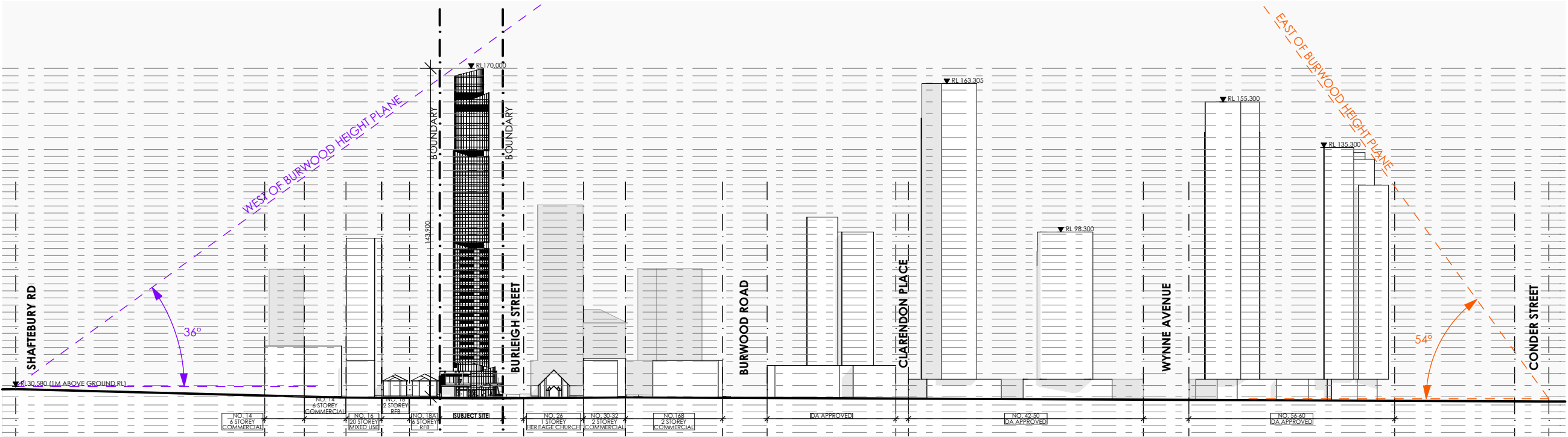
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ABN 90 050 071 022

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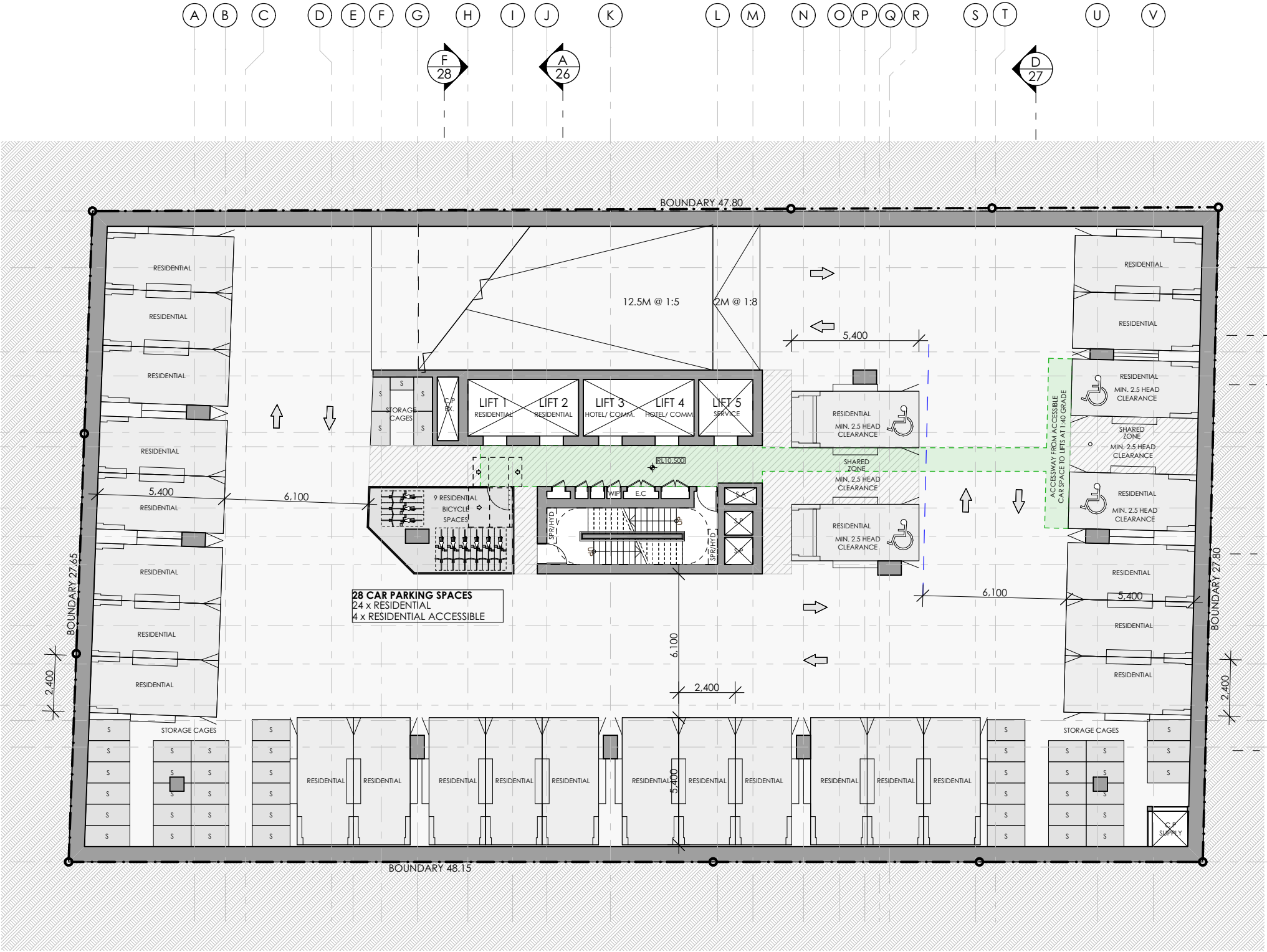
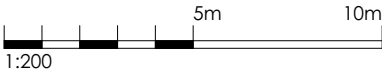
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
STREETSCAPE & BURWOOD
HEIGHT PLANE

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



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



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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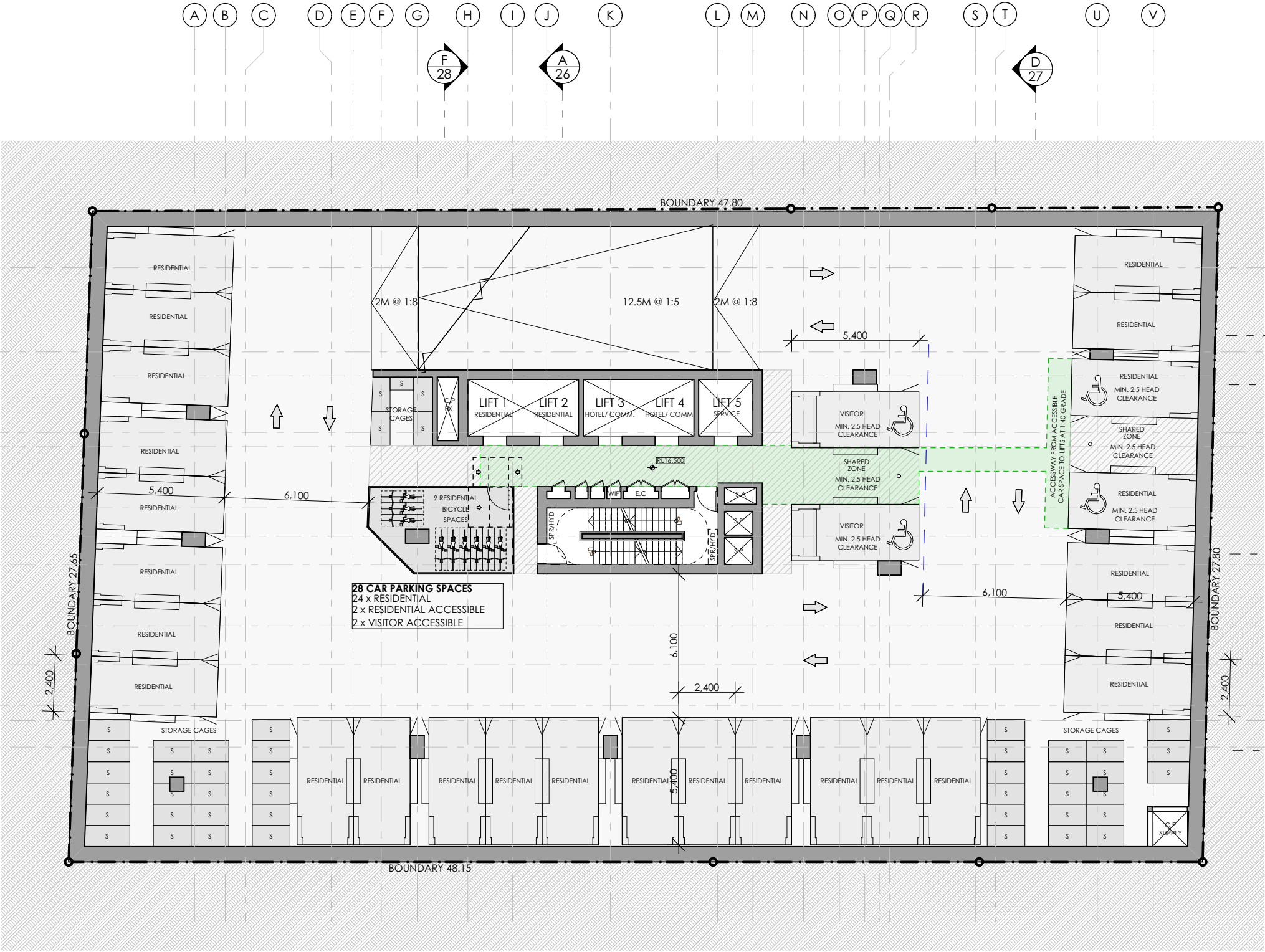
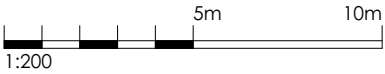
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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	C
stage.	dwg no.	revision

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



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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

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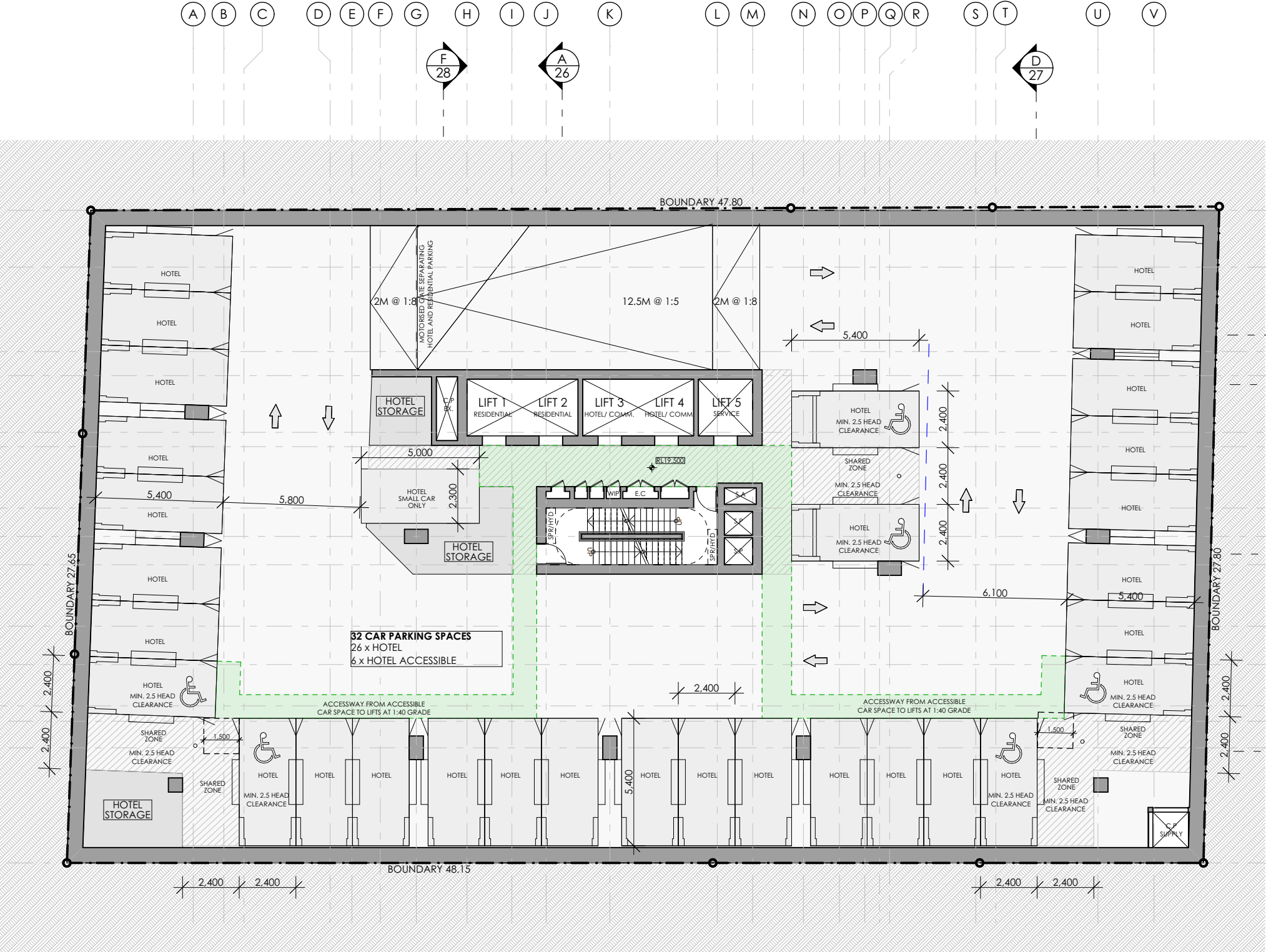
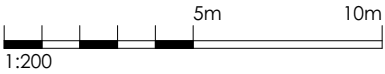
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENT 3 PLAN

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

SSDA	09	C
stage.	dwg no.	revision

1 BASEMENT LEVEL 3 - RESIDENTIAL PARKING
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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
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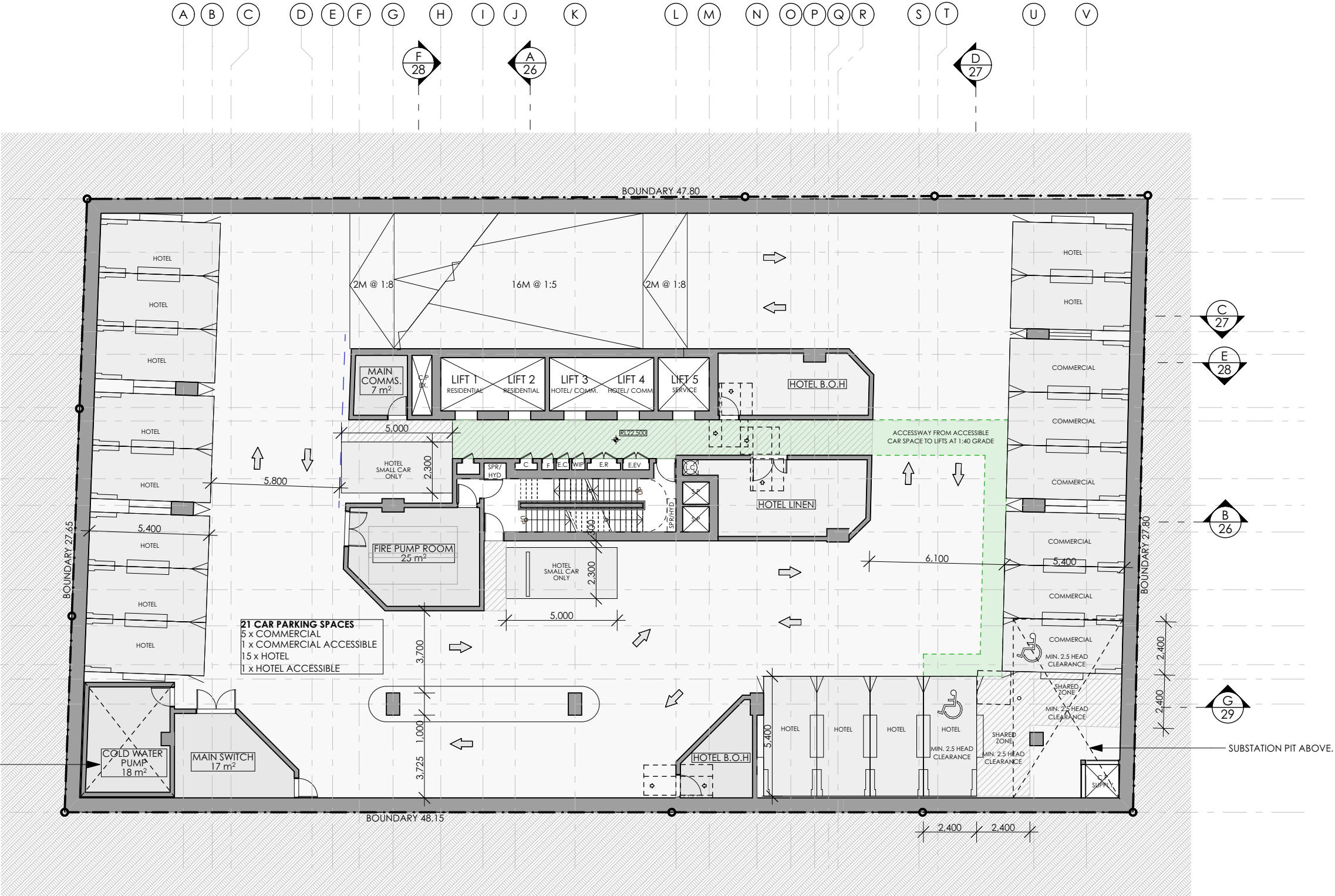
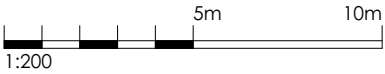
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENT 2 PLAN

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

SSDA	10	C
stage.	dwg no.	revision

1 BASEMENT LEVEL 2 - HOTEL PARKING
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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

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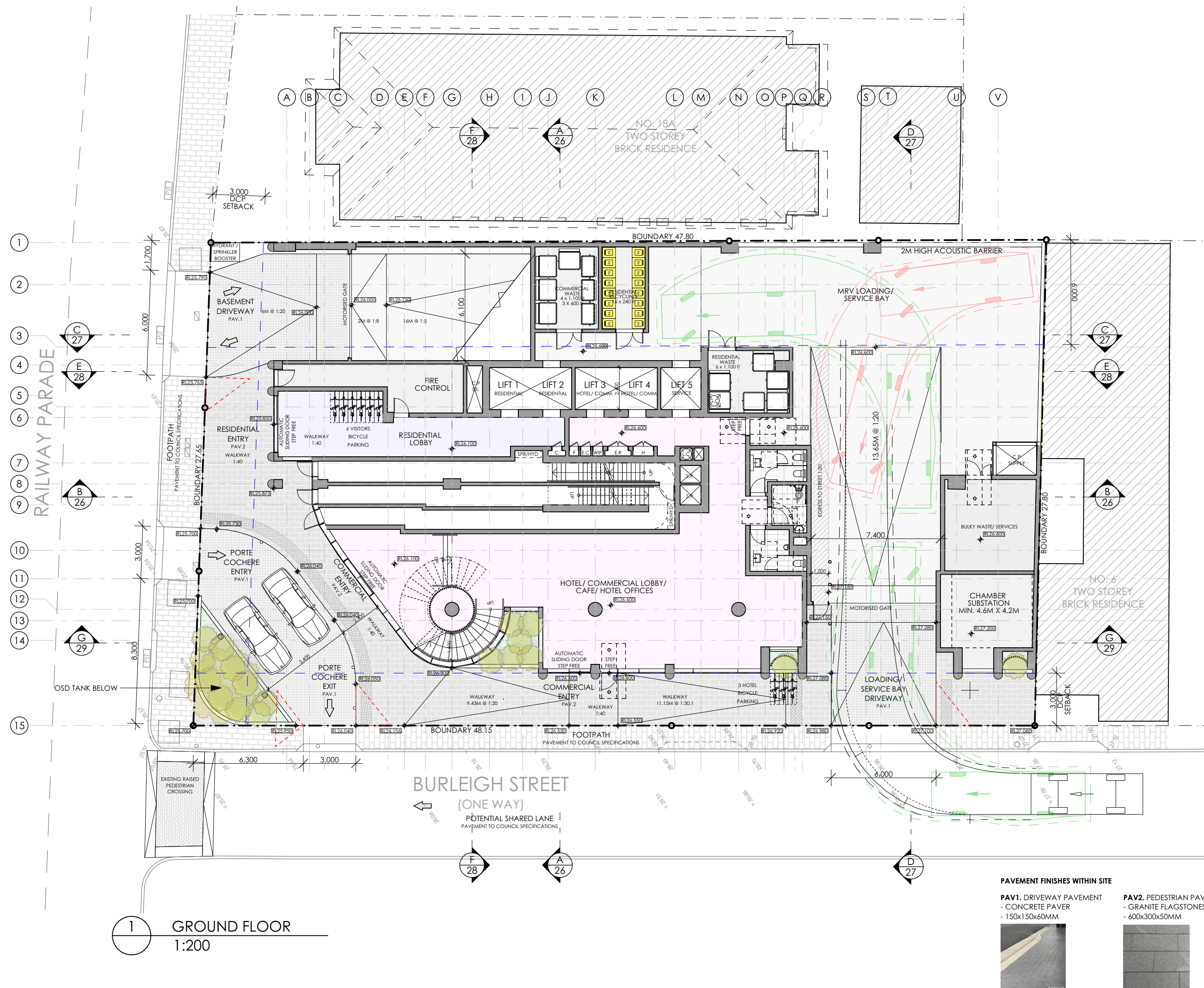
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENT 1 PLAN

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

SSDA	11	C
stage.	dwg no.	revision

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



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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REV	DESCRIPTION	BY	DATE



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

DRAWING TITLE:

GROUND FLOOR PLAN

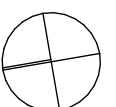
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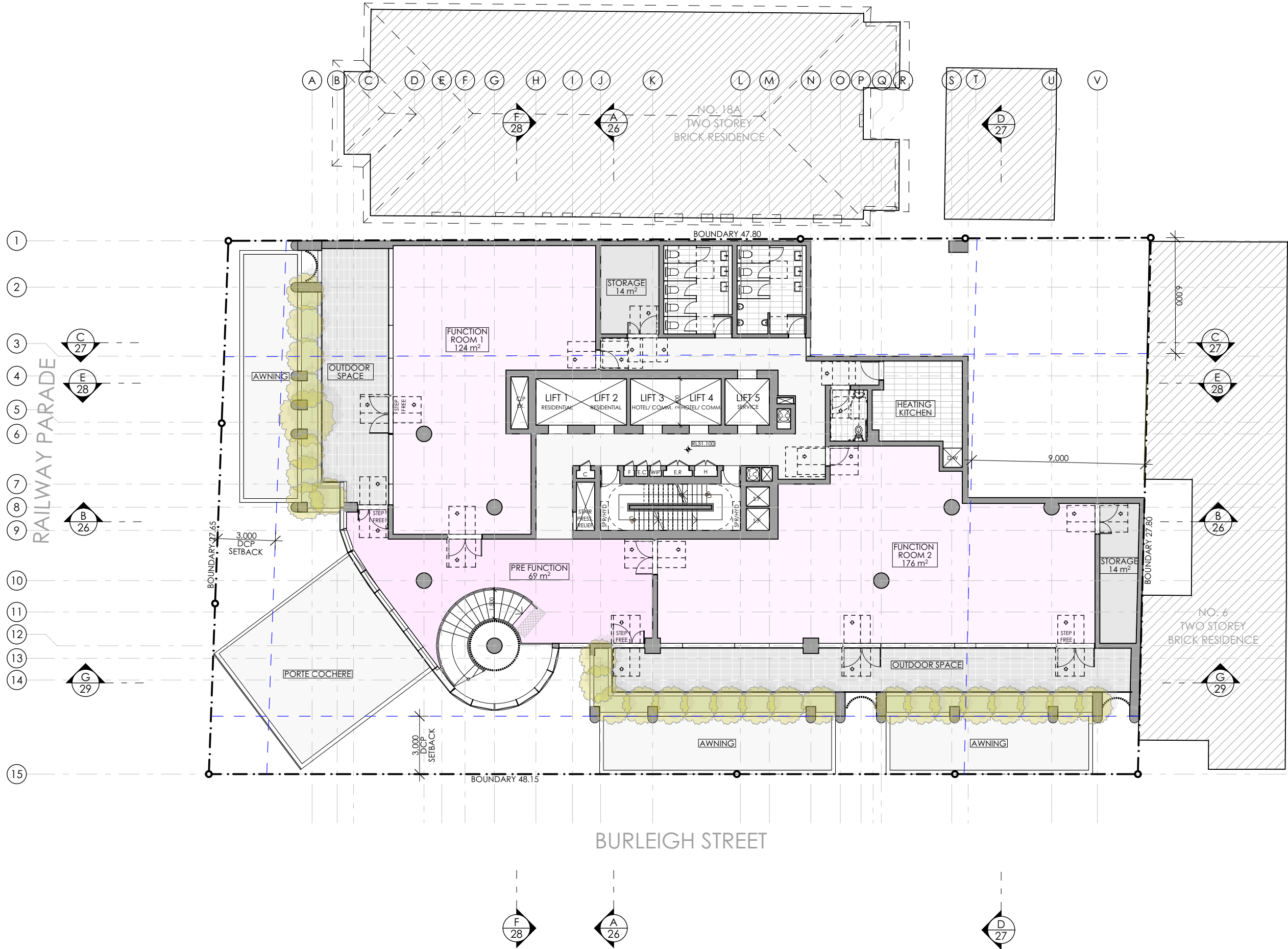
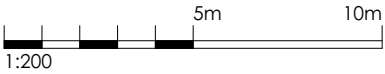
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CHECKED BY: PI

PROJECT No: P709

SSDA 12 C
stage. dwg no. revision





SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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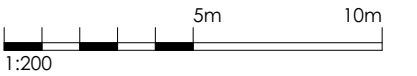
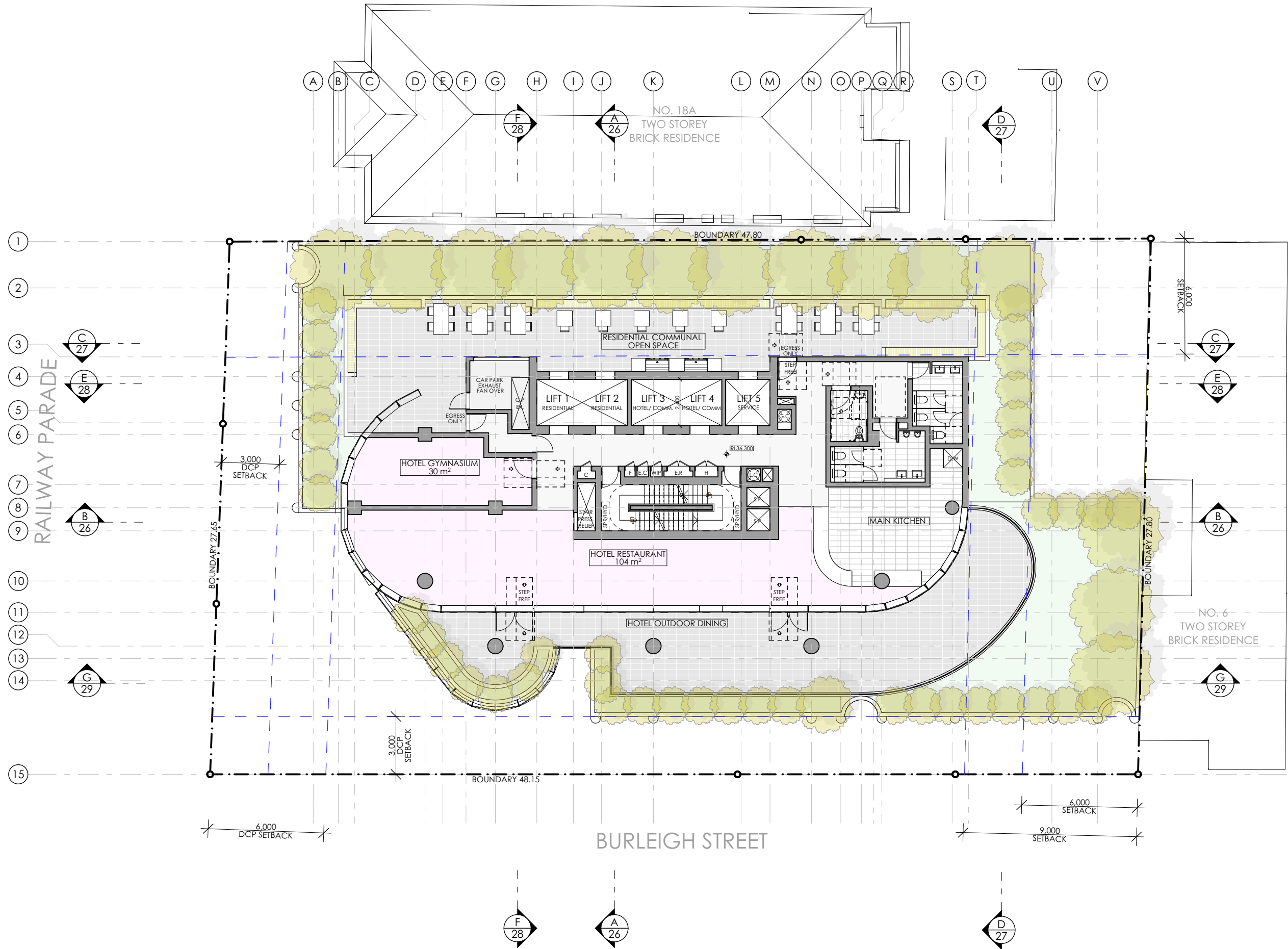
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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		

SSDA 13 C
stage. dwg no. revision

1 HOTEL FACILITIES LEVEL 1
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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REV	DESCRIPTION	BY	DATE

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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 2 FLOOR PLAN- HOTEL
FACILITIES & RESIDENTIAL C.O.S**

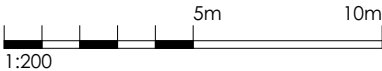
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DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA	14	C
stage.	dwg no.	revision

1 HOTEL FACILITIES & RESIDENTIAL C.O.S LEVEL 2
1:200

ADG MINIMUM AREAS

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



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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

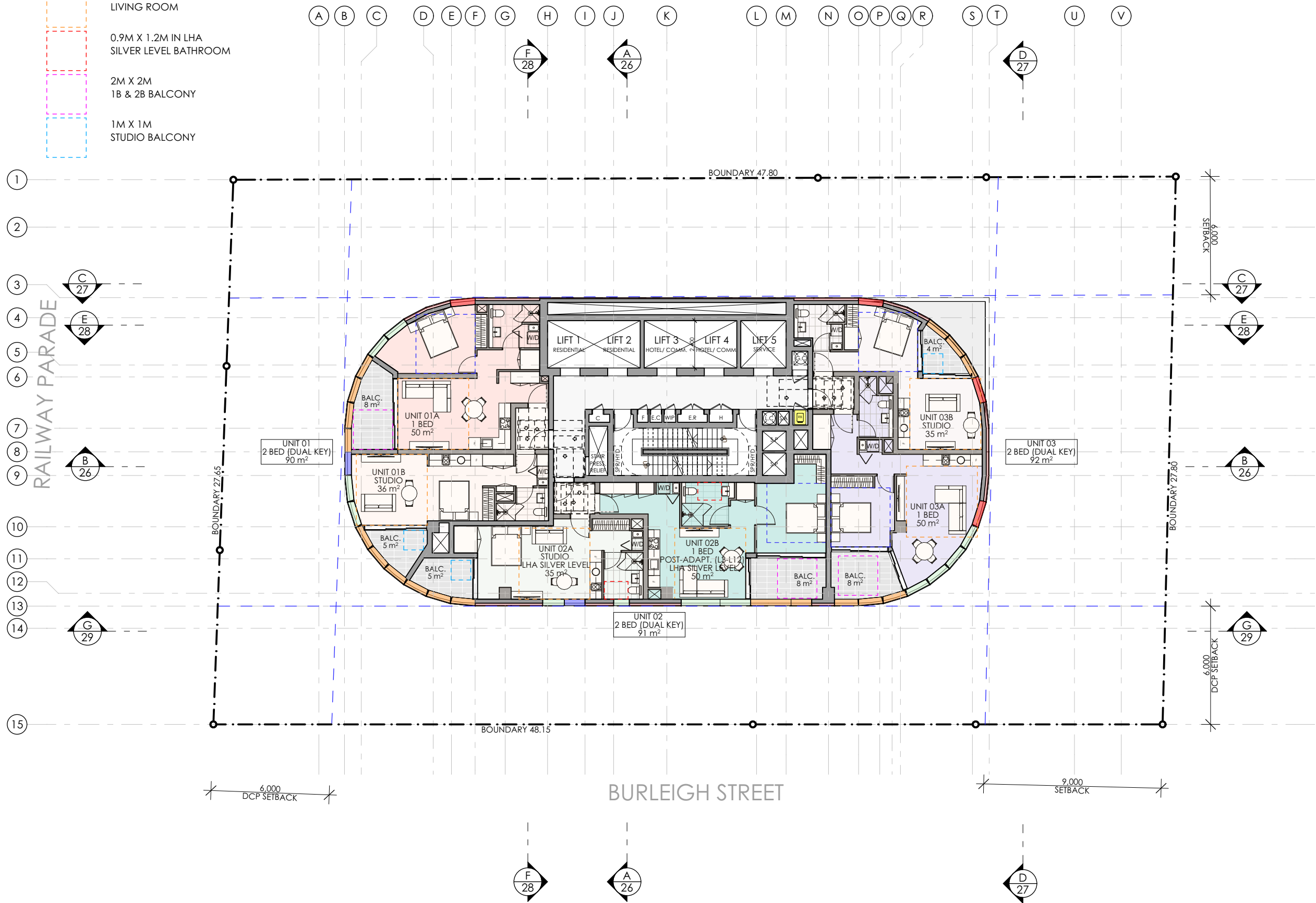
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

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

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

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

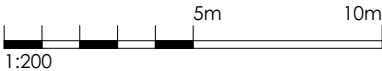
SSDA 15 C
stage. dwg no. revision



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

ADG MINIMUM AREAS

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



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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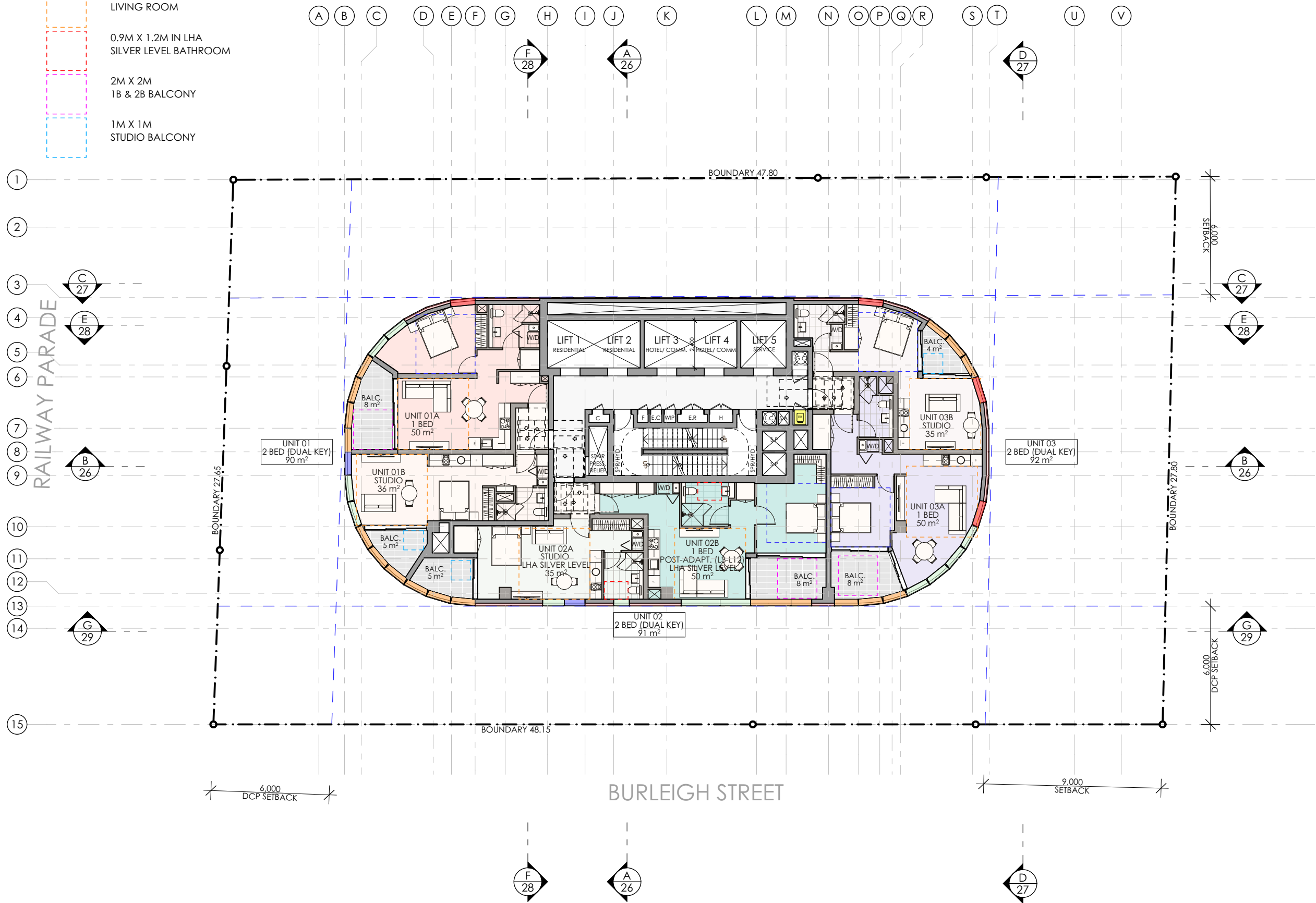
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

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

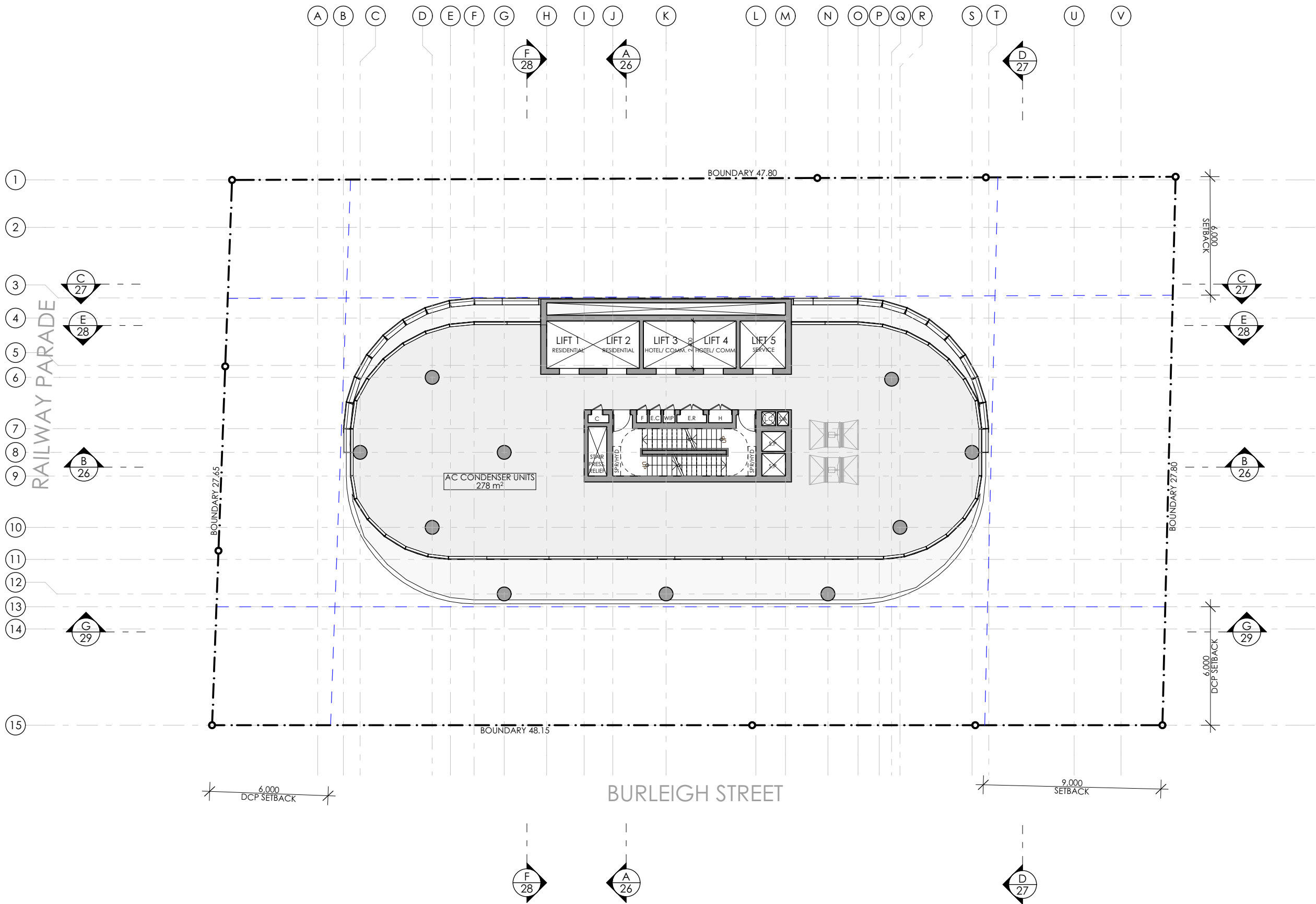
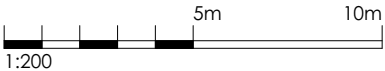
DRAWING TITLE:
**LEVELS 9-18 FLOOR PLAN-
RESIDENTIAL MARKET HOUSING**

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

SSDA 16 C
stage. dwg no. revision



1 RESIDENTIAL APARTMENT LEVELS 9-18
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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ABN 90 050 071 022

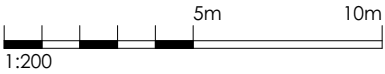
CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

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

DRAWING TITLE:
LEVEL 19 FLOOR PLAN- PLANT

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

SSDA	17	C
stage.	dwg no.	revision



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



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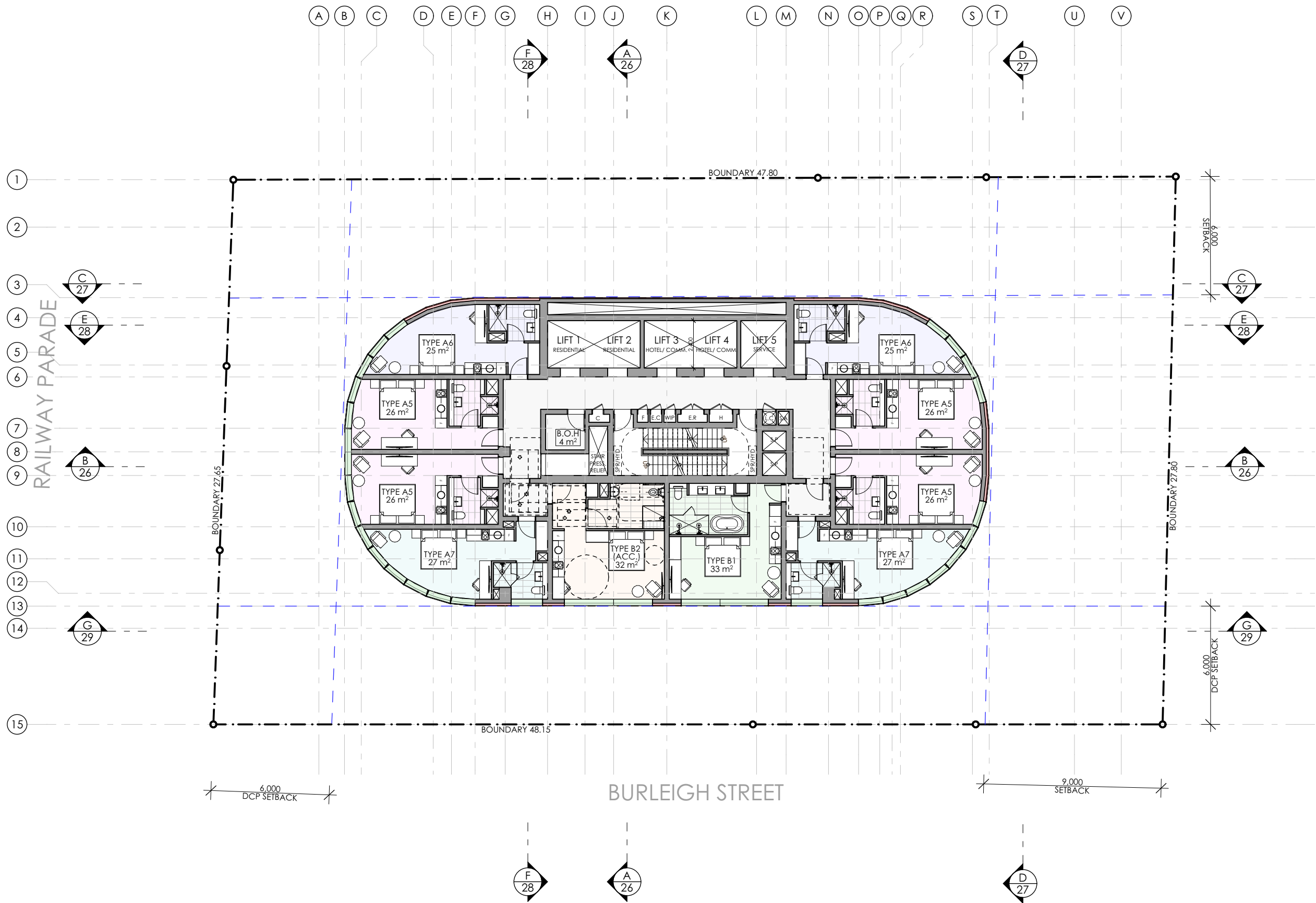
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

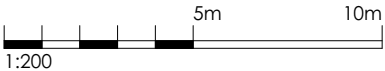
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

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

SSDA 18 C
stage. dwg no. revision





CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



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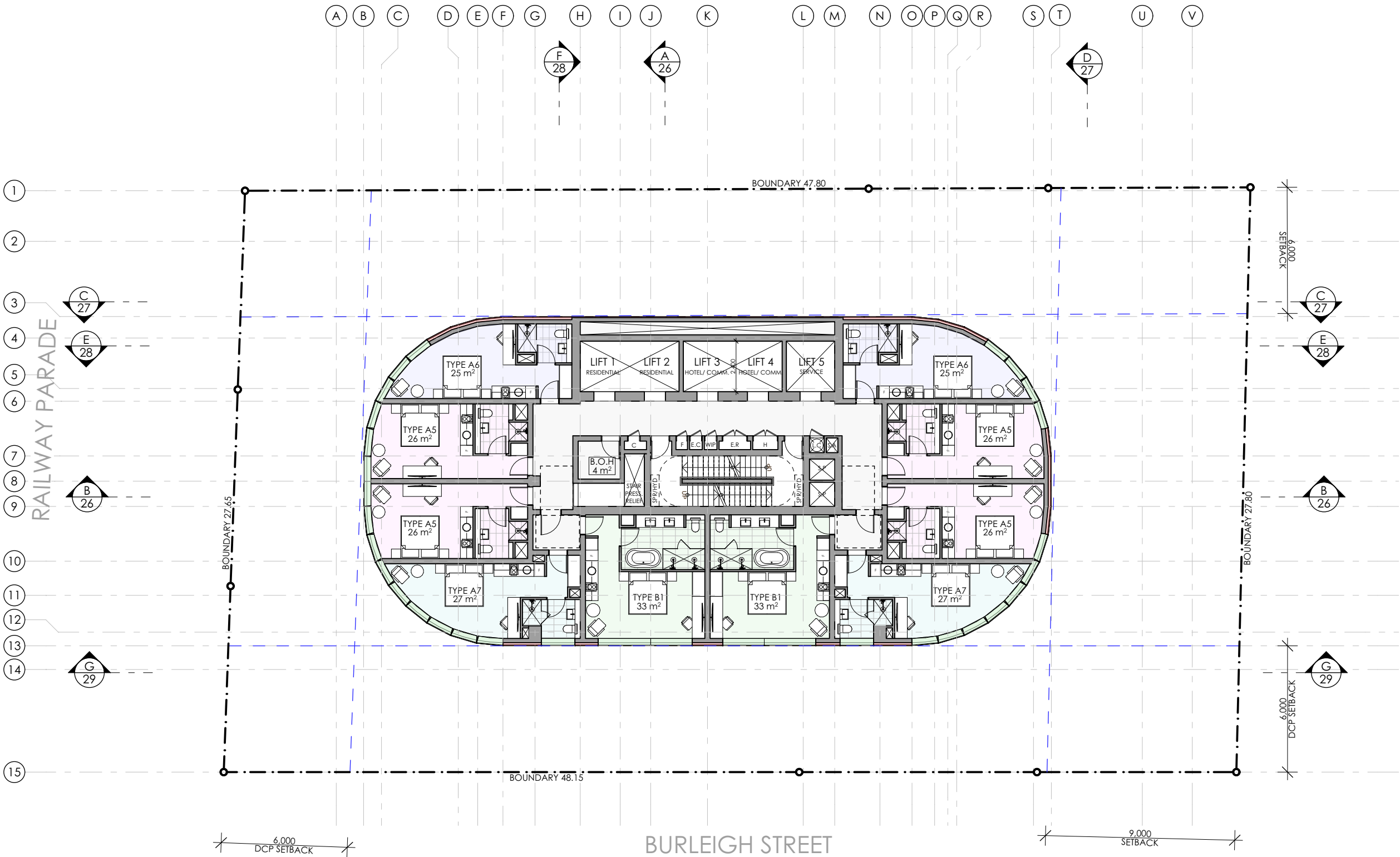
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

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

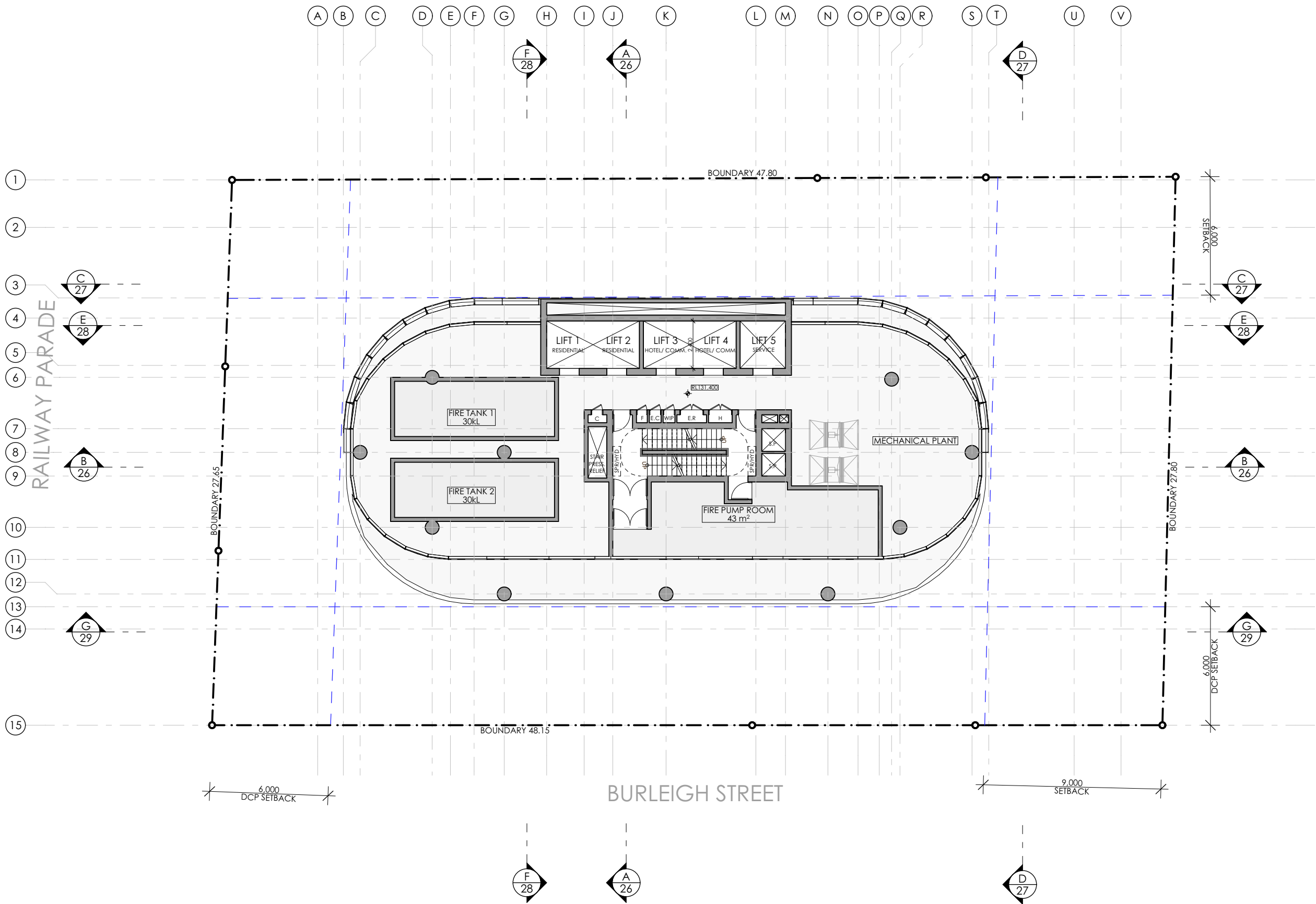
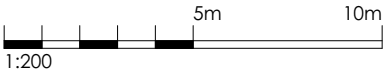
DRAWING TITLE:
**LEVELS 26-31 FLOOR PLAN-
HOTEL ROOMS**

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

SSDA	19	C
stage.	dwg no.	revision



1 HOTEL ROOMS LEVELS 26-31
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



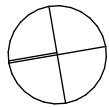
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

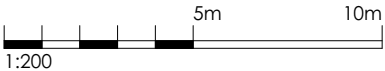
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

DRAWING TITLE:
LEVEL 32 FLOOR PLAN- PLANT

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

1 PLANT LEVEL 32
1:200



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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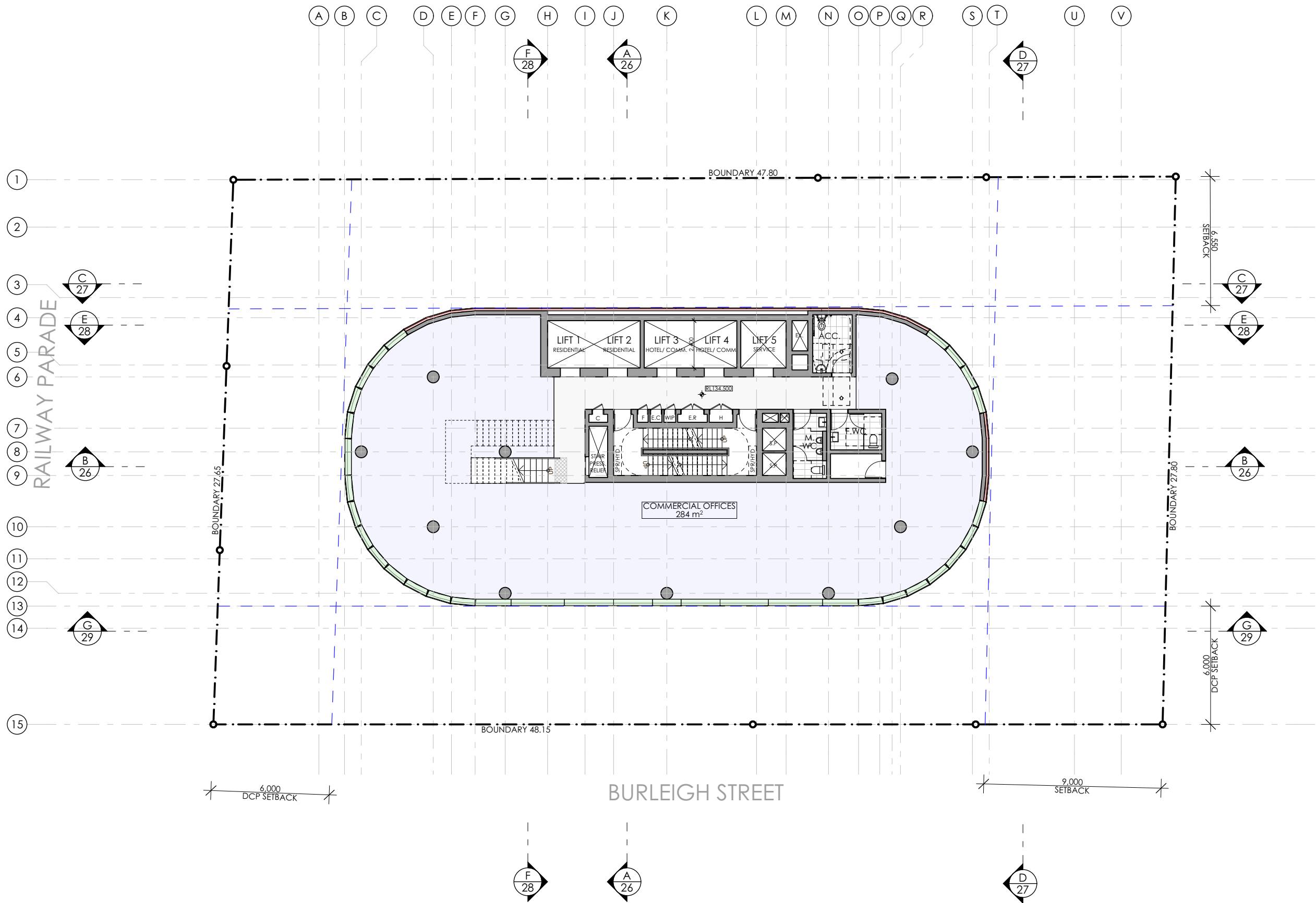
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

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

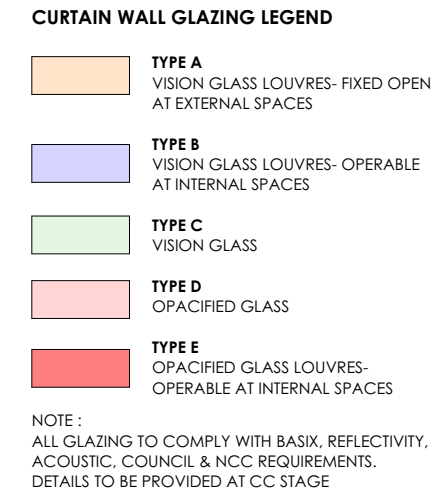
DRAWING TITLE:
LEVELS 33- 35 FLOOR PLAN-
COMMERCIAL OFFICES

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

SSDA 21 C
stage. dwg no. revision



1 COMM. OFFICES LEVELS 33-35
1:200



C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

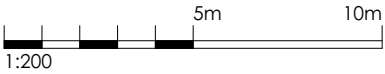


DRAWING TITLE:

LEVEL 36 FLOOR PLAN- HOTEL
FACILITIES



1 HOTEL FACILITIES LEVEL 36
1:200



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY, ACOUSTIC, COUNCIL & NCC REQUIREMENTS. DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



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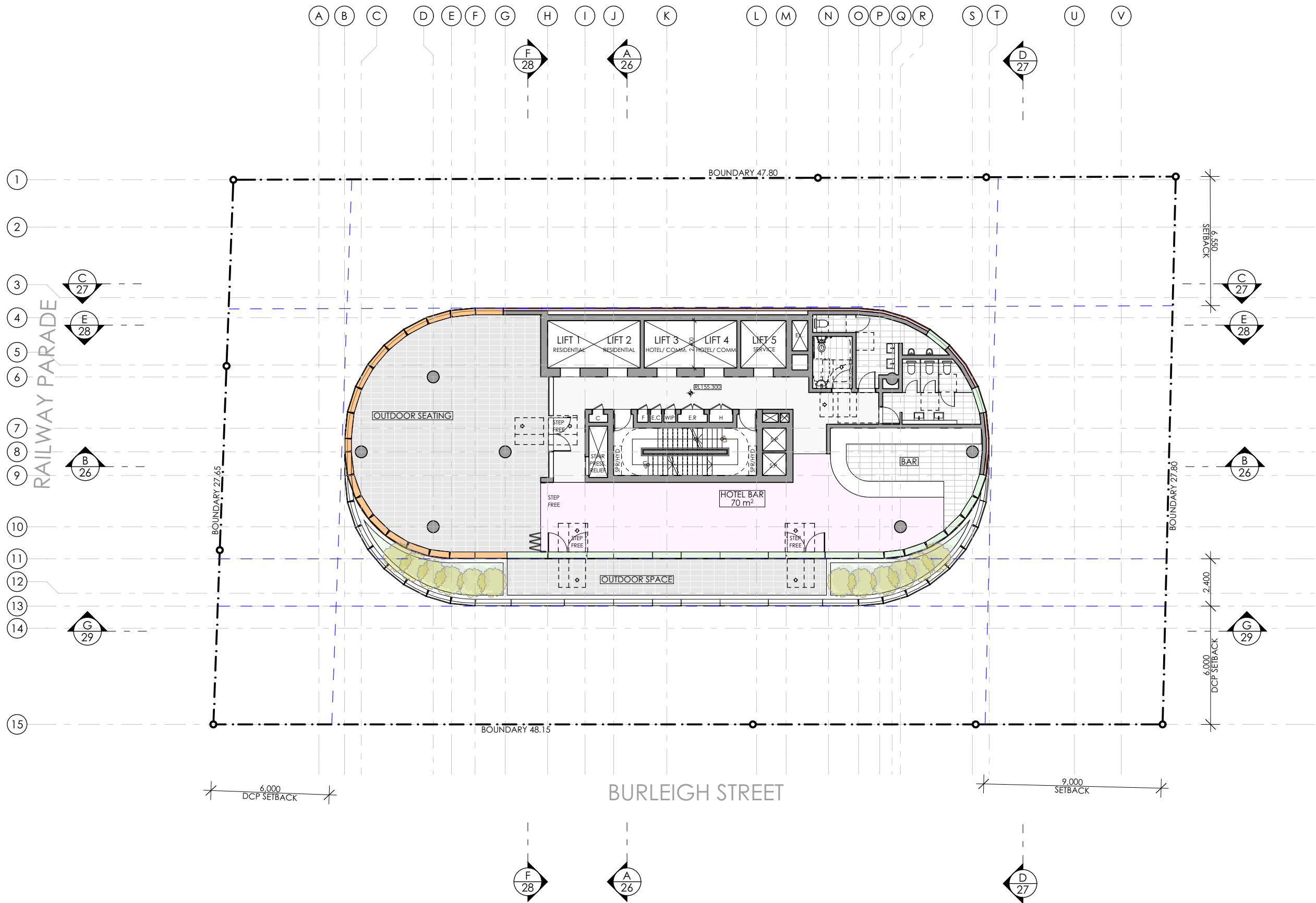
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

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

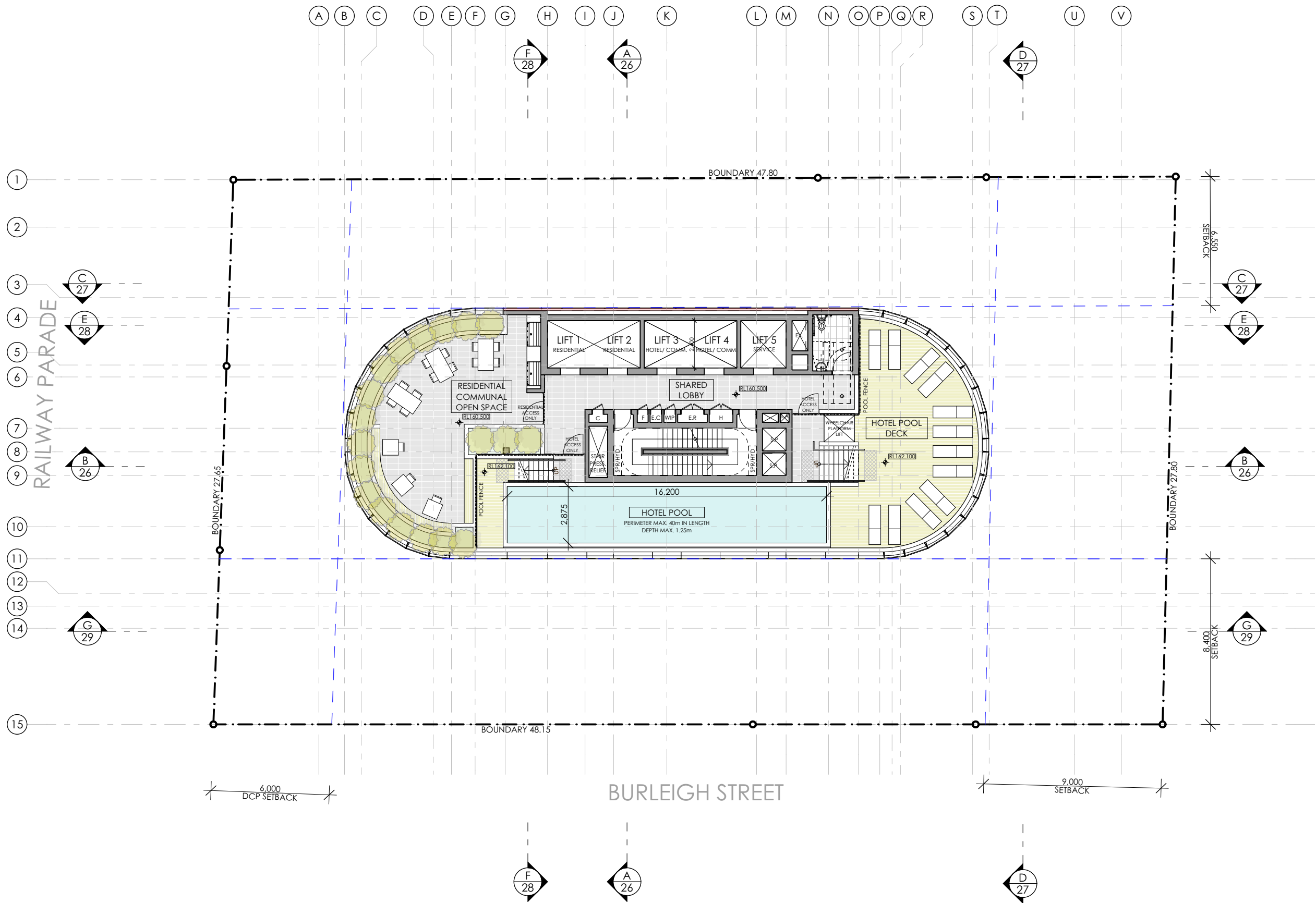
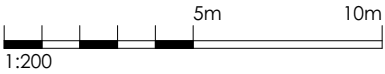
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LEVEL 37 FLOOR PLAN- HOTEL
FACILITIES

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

SSDA 23 C
stage. dwg no. revision



1 HOTEL FACILITIES LEVEL 37
1:200



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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Tourism + Residential

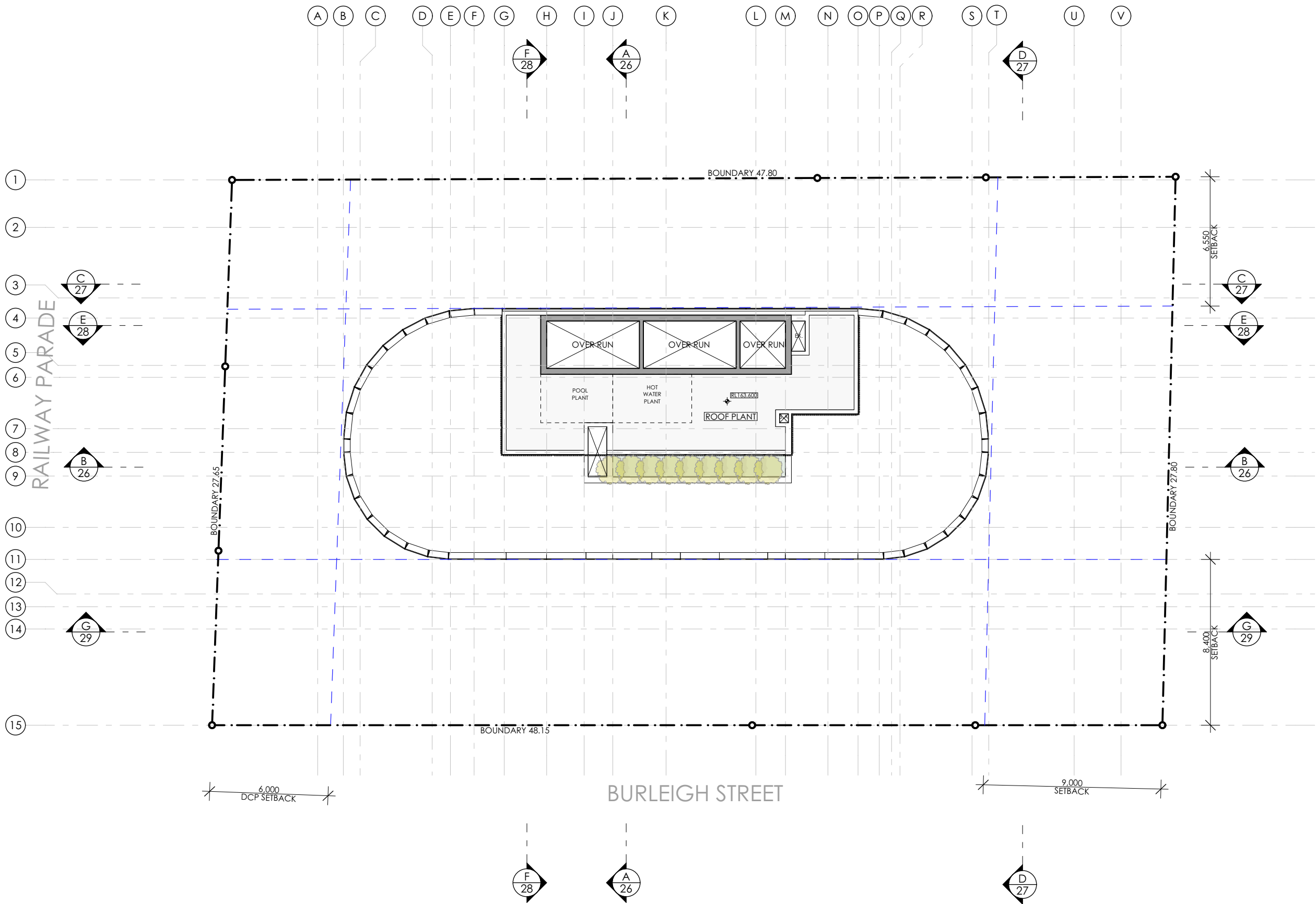
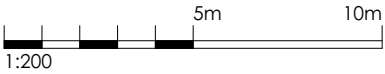
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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 38 FLOOR PLAN- HOTEL
FACILITIES & RESIDENTIAL C.O.S**

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



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



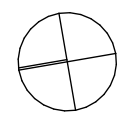
ARCHITECTURE
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

DRAWING TITLE:
ROOF PLAN

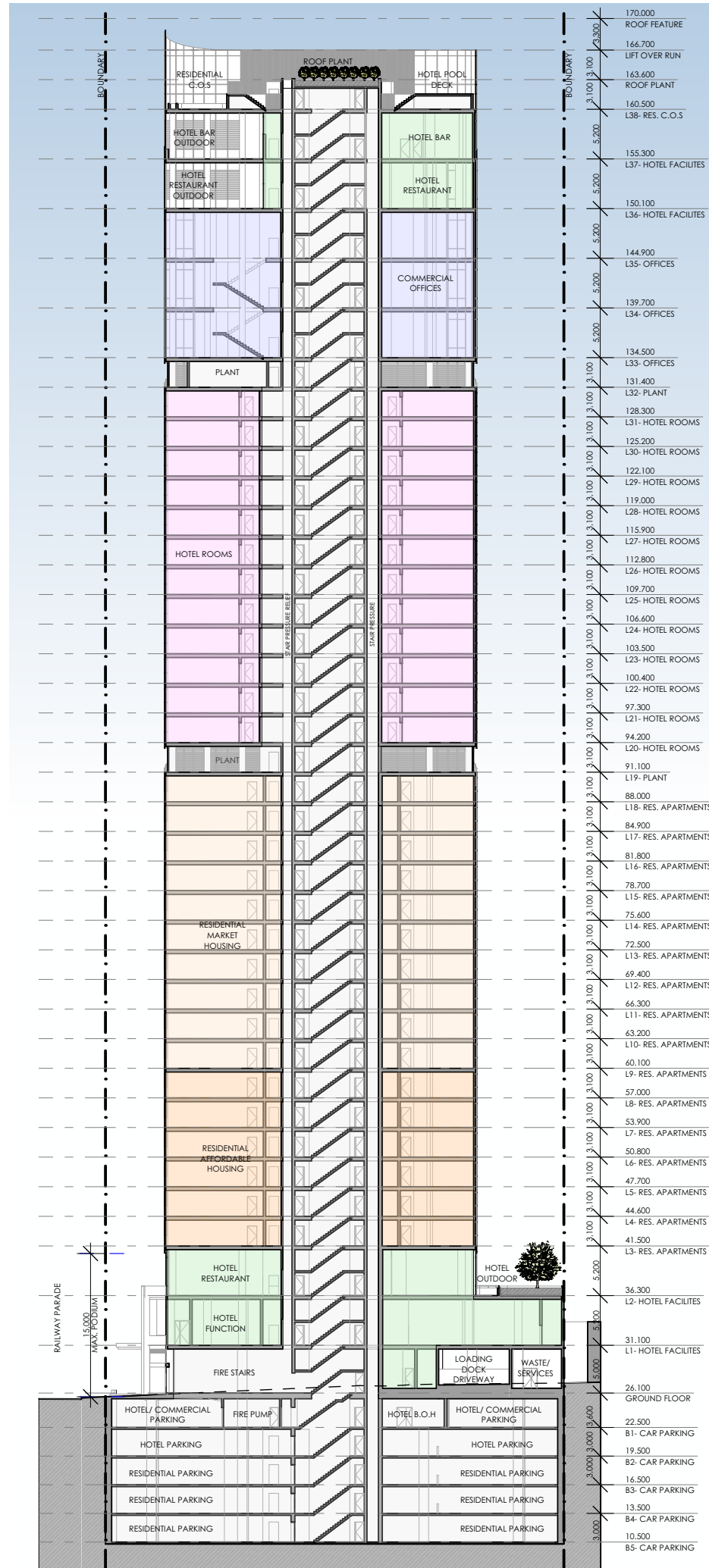
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA	25	C
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 MARKET HOUSING LEVELS
 - RESIDENTIAL AFFORDABLE HOUSING LEVELS
 - HOTEL FACILITY LEVELS
 - BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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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**

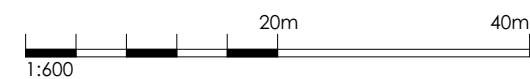
DRAWING TITLE:
SECTIONS A & B

SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



SSDA 26 C
stage. dwg no. revision

USE LEGEND

COMMERCIAL OFFICES

HOTEL ROOM LEVELS

RESIDENTIAL MARKET HOUSING LEVELS

RESIDENTIAL AFFORDABLE HOUSING LEVELS

HOTEL FACILITY LEVELS

BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

pti

ARCHITECTURE

Tourism + Residential

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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 C & D

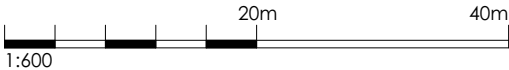
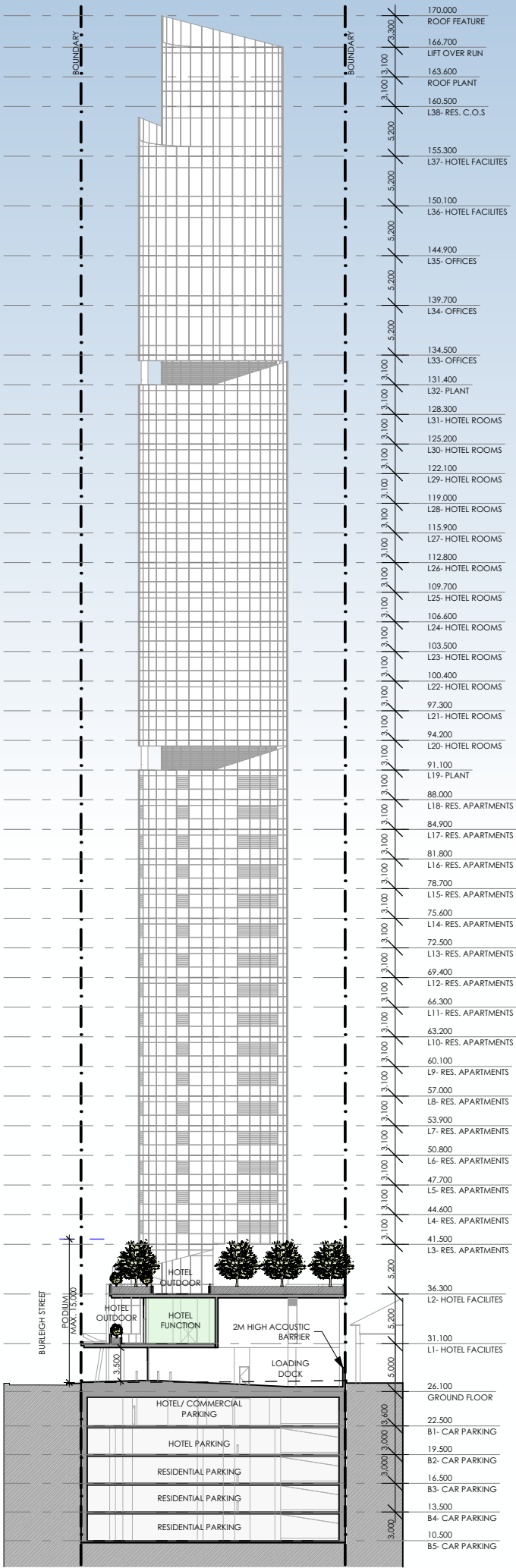
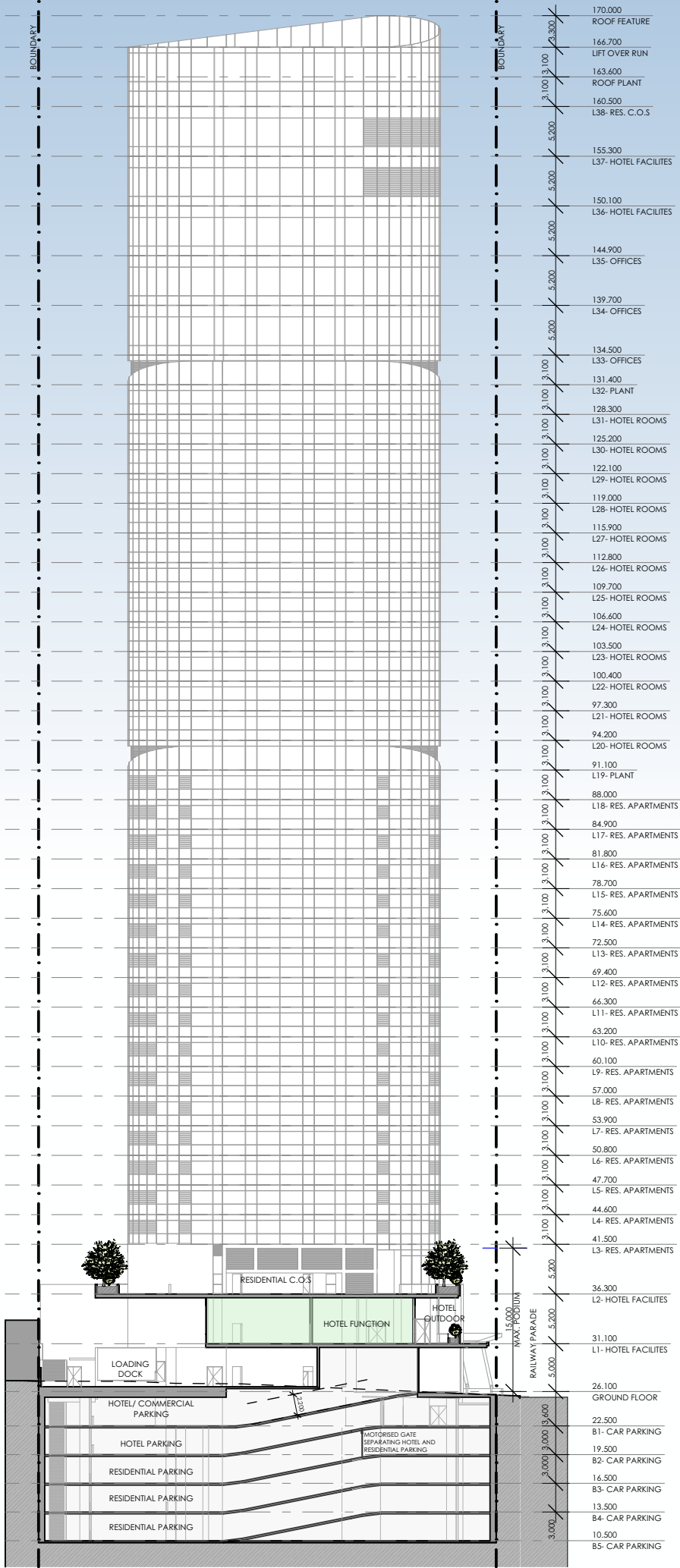
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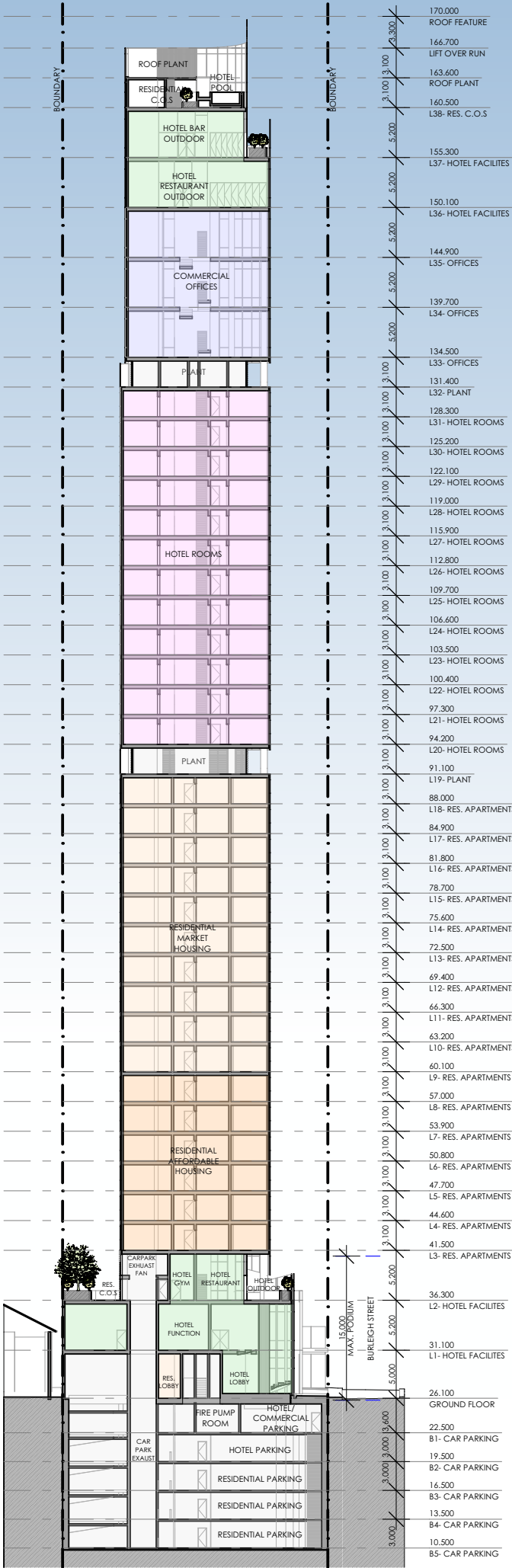
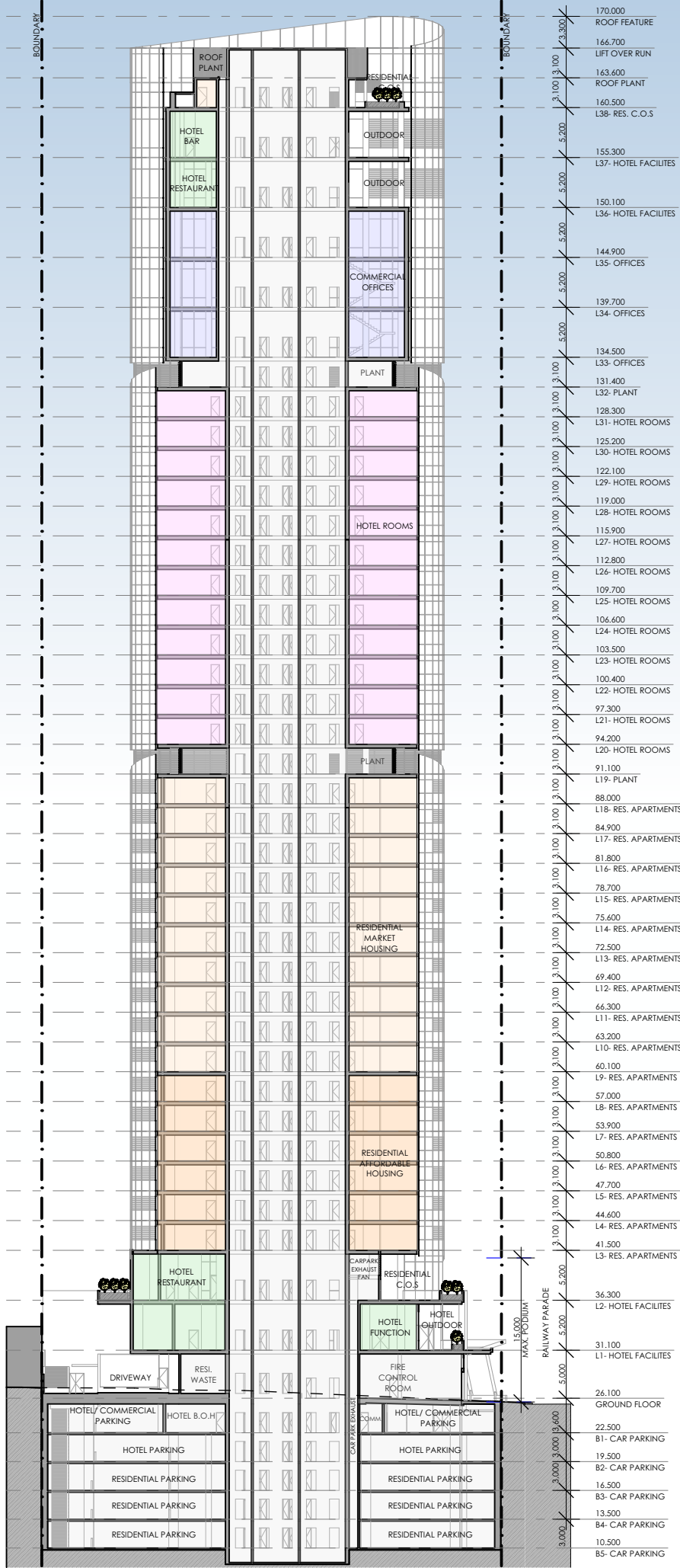
DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 27 C
stage. dwg no. revision





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

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPPI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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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**

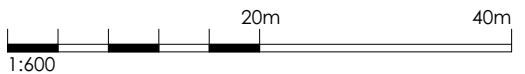
DRAWING TITLE:
SECTIONS E & F

SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

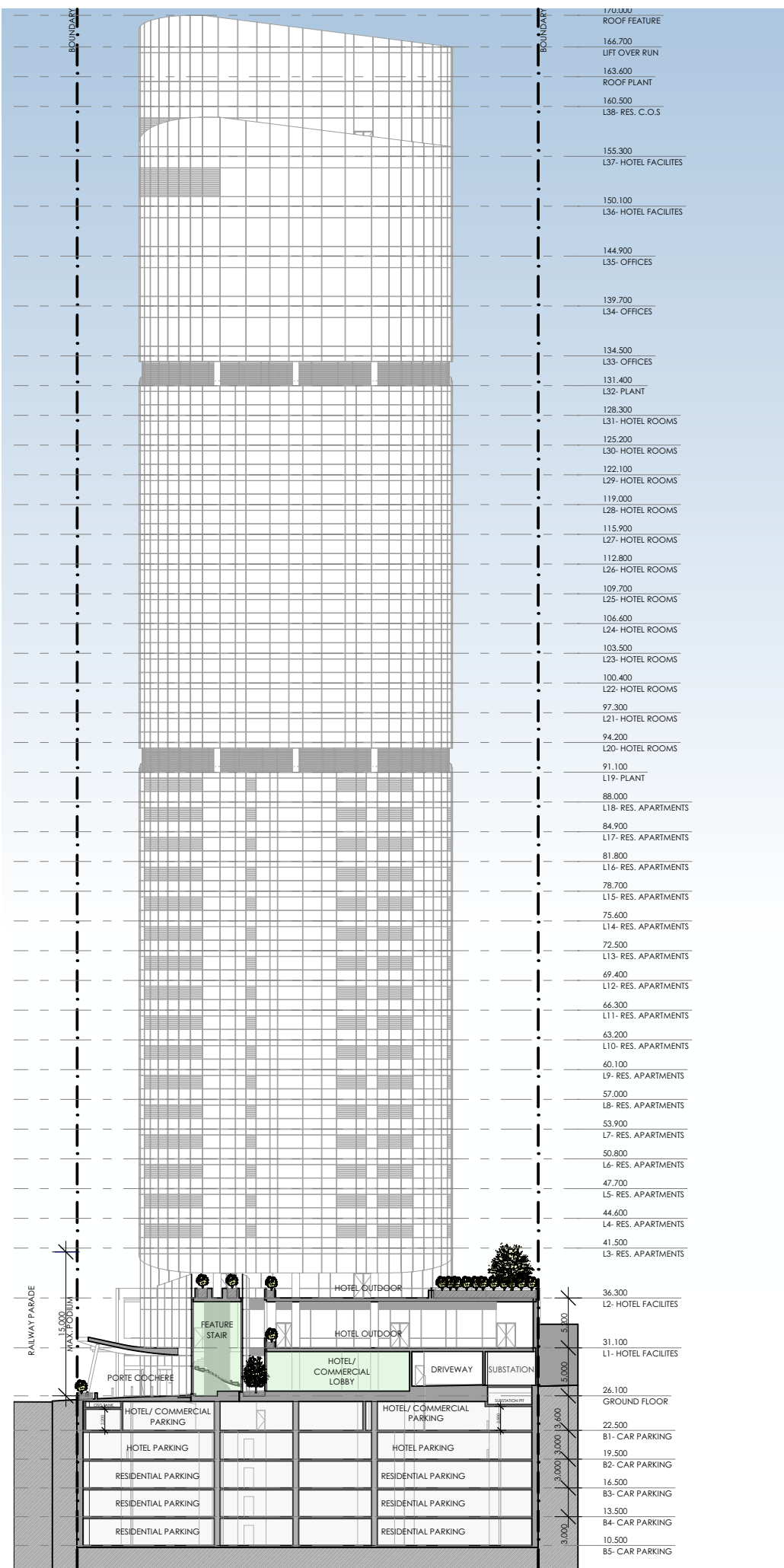
PROJECT No: P709



SSDA 28 C
stage. dwg no. revision

1 SECTION E
1:600

2 SECTION F
1:600



USE LEGEND

	COMMERCIAL OFFICES
	HOTEL ROOM LEVELS
	RESIDENTIAL MARKET HOUSING LEVELS
	RESIDENTIAL AFFORDABLE HOUSING LEVELS
	HOTEL FACILITY LEVELS
	BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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:

SECTION G

SCALE: 1:600 AT A3

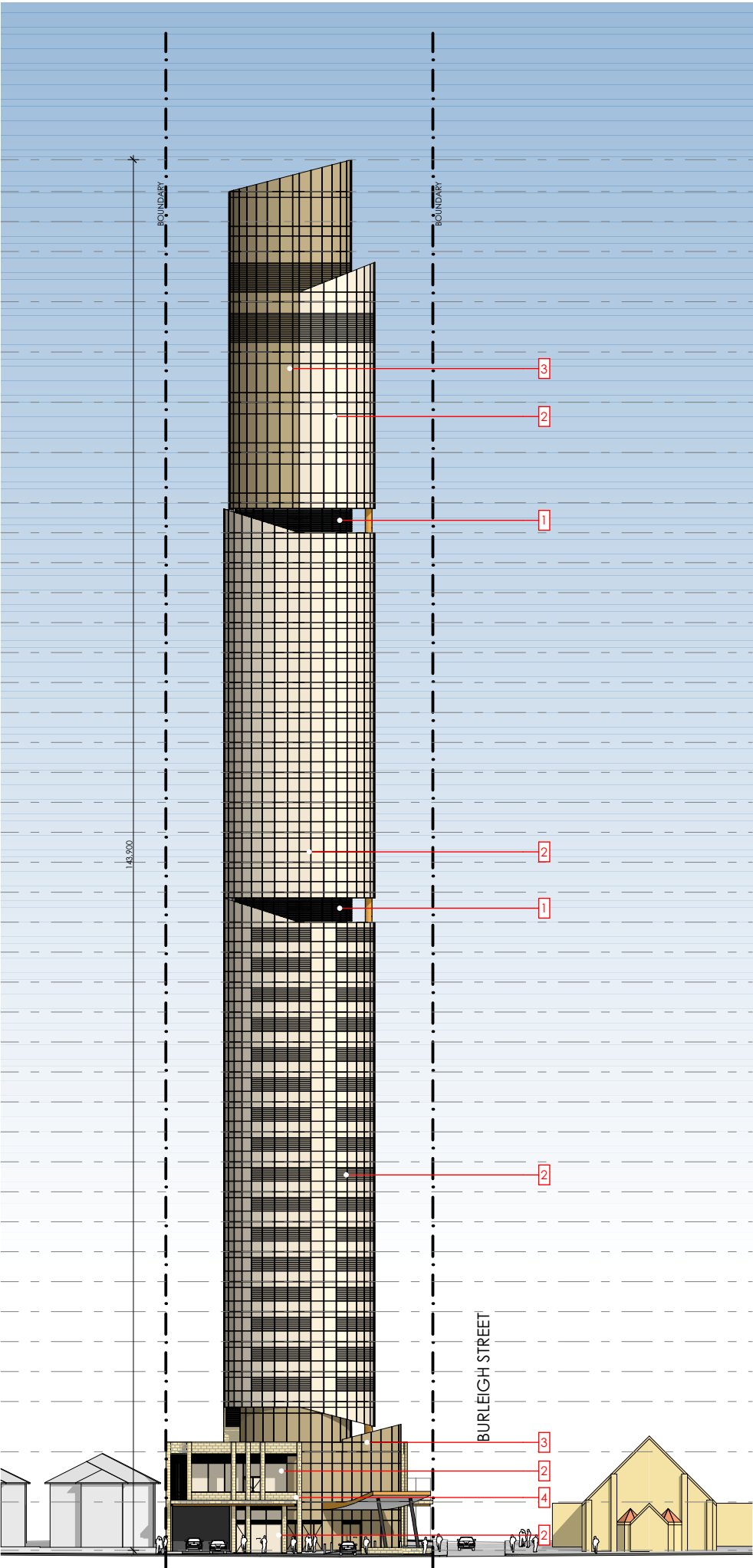
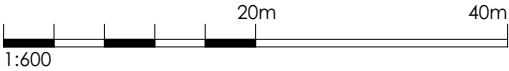
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DRAWN BY: VD/JR

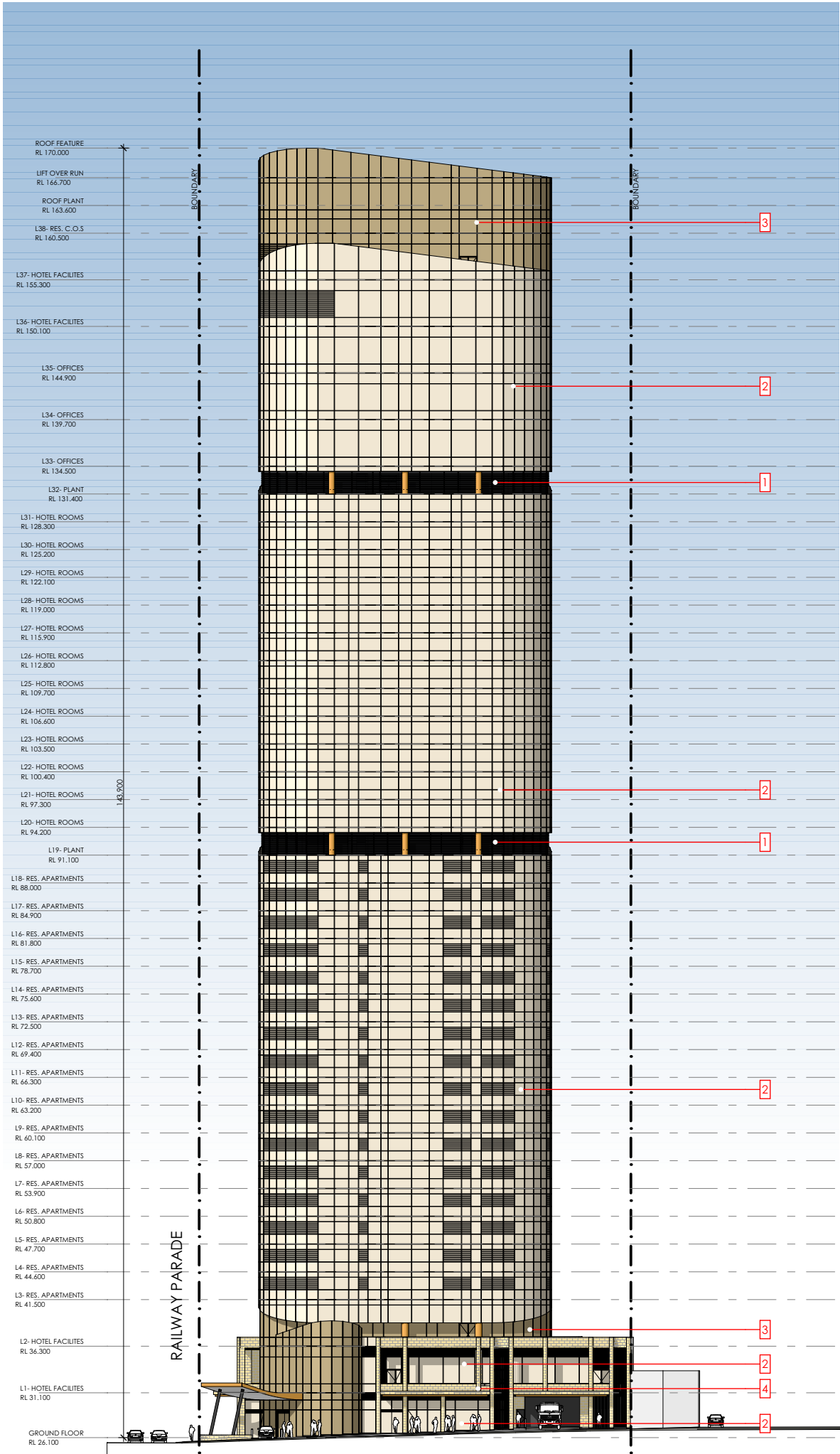
CHECKED BY: PI

PROJECT NO: P709





1 NORTH ELEVATION- RAILWAY PARADE
1:600



2 WEST ELEVATION- BURLEIGH STREET
1:600

NOTE : ALL GLAZING TO COMPLY WITH BASIX,
REFLECTIVITY, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

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



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



SSDA SUBMISSION

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A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

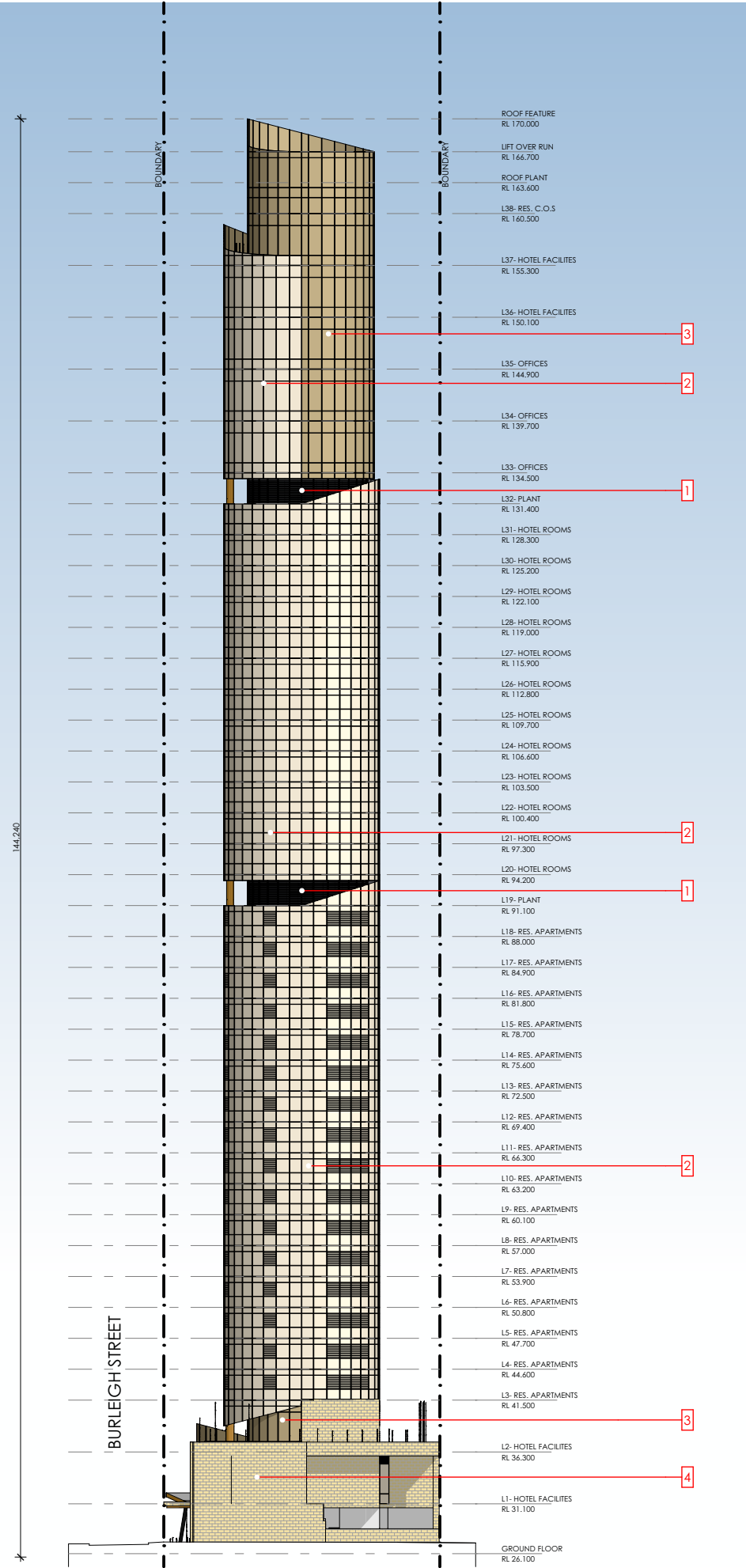
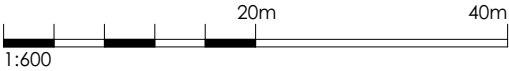
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

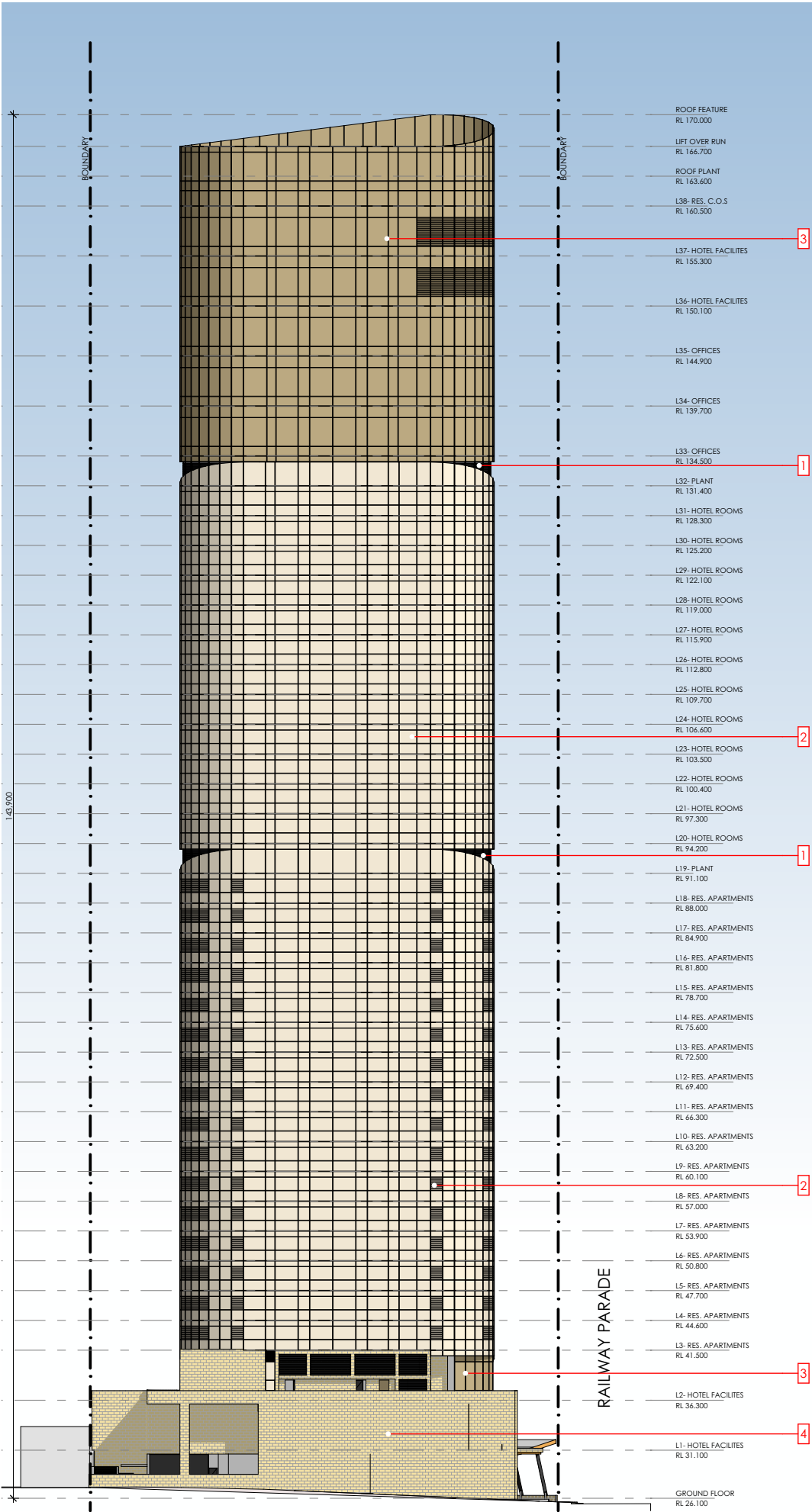
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ELEVATIONS- NORTH & WEST

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



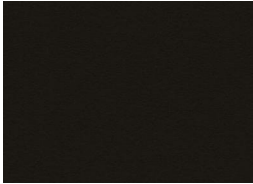
1 SOUTH ELEVATION
1:600



2 EAST ELEVATION
1:600

NOTE : ALL GLAZING TO COMPLY WITH BASIX,
REFLECTIVITY, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

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



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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REV	DESCRIPTION	BY	DATE
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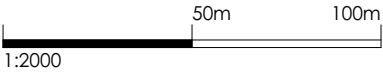
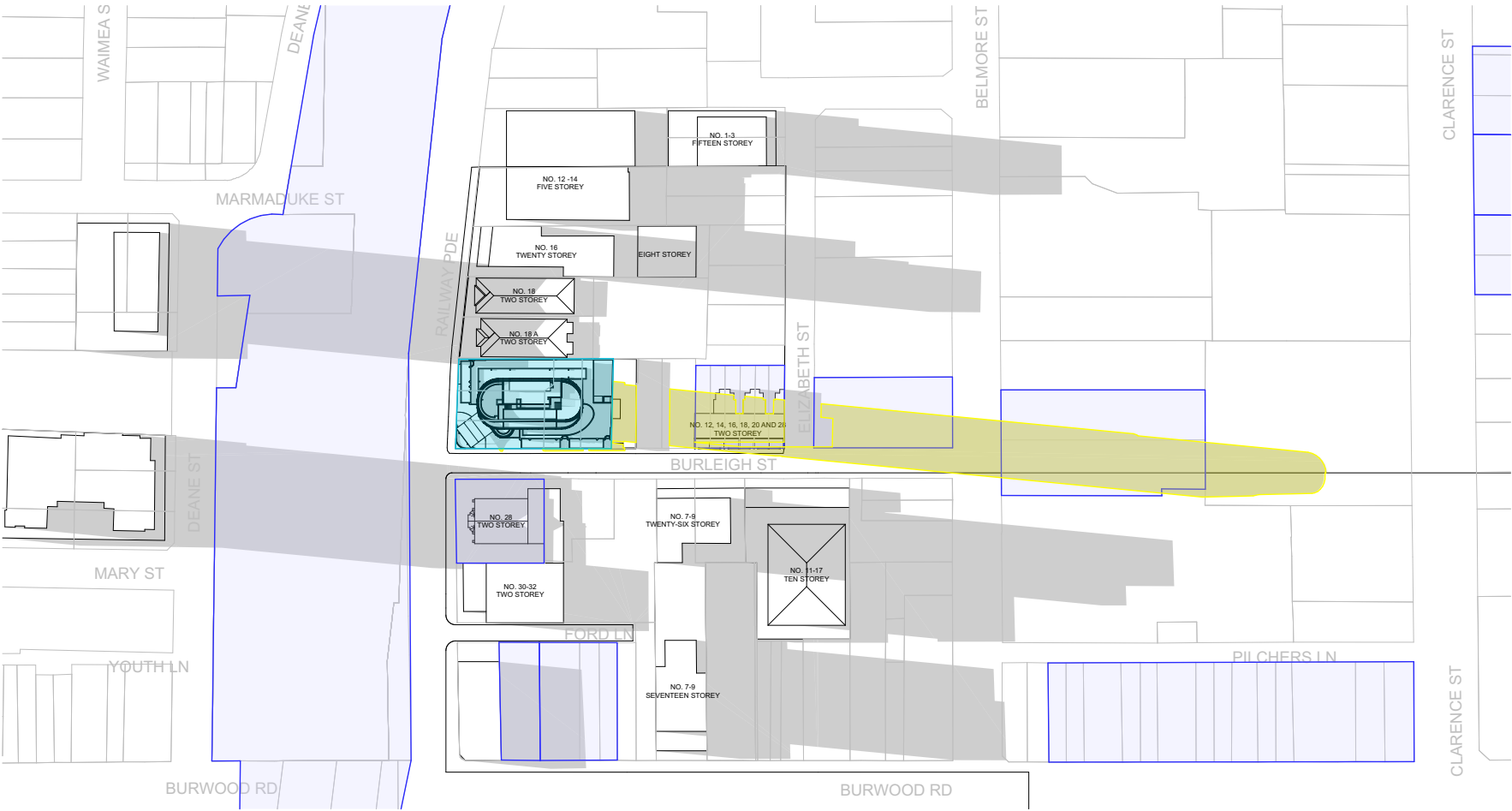
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ELEVATIONS- SOUTH & EAST

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

GRAM JUNE 21 10AM

C
revision



SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



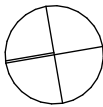
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PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

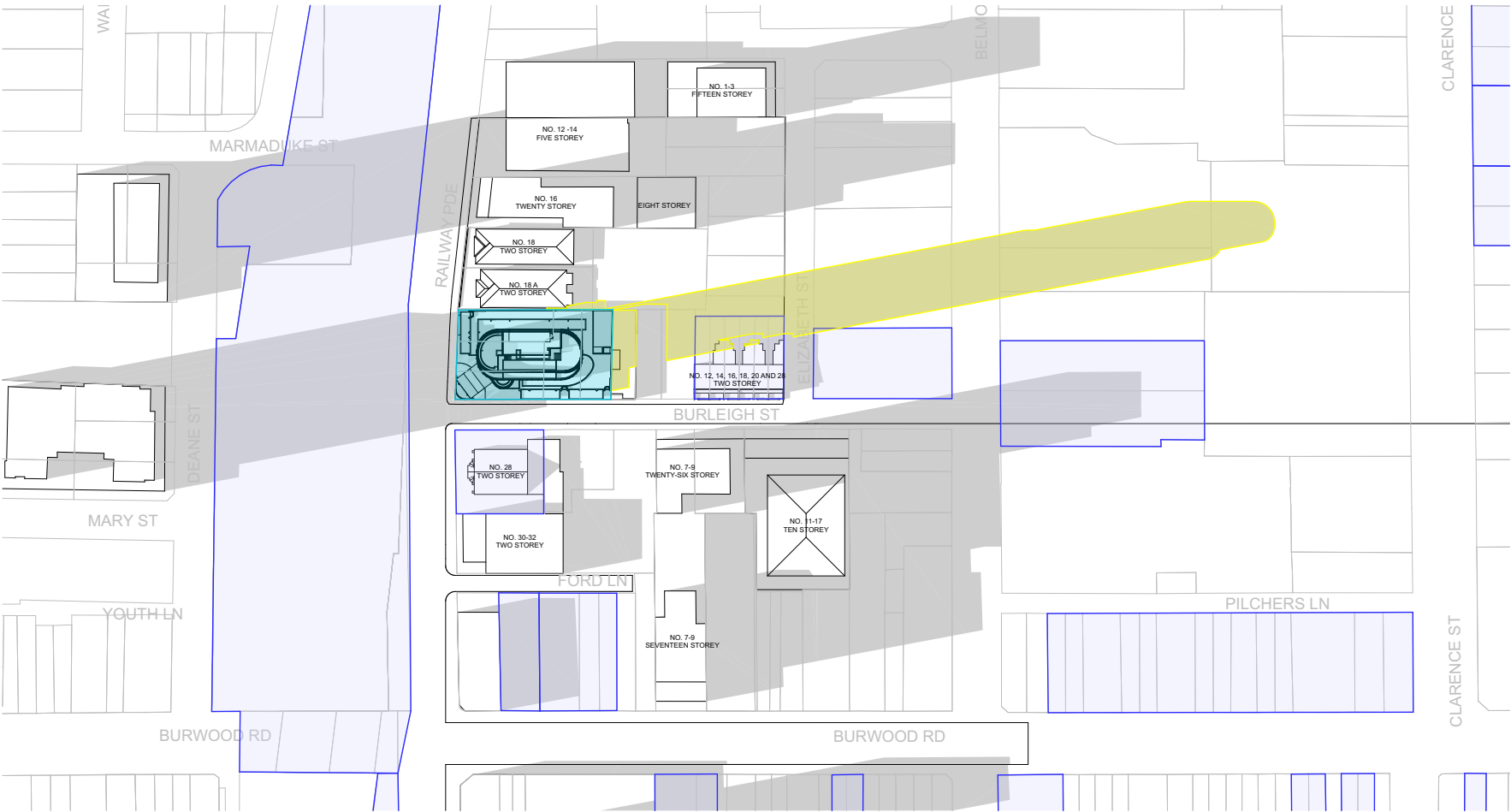
DRAWING TITLE:
SHADOW DIAGRAMS- JUNE 21
11AM-12PM

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

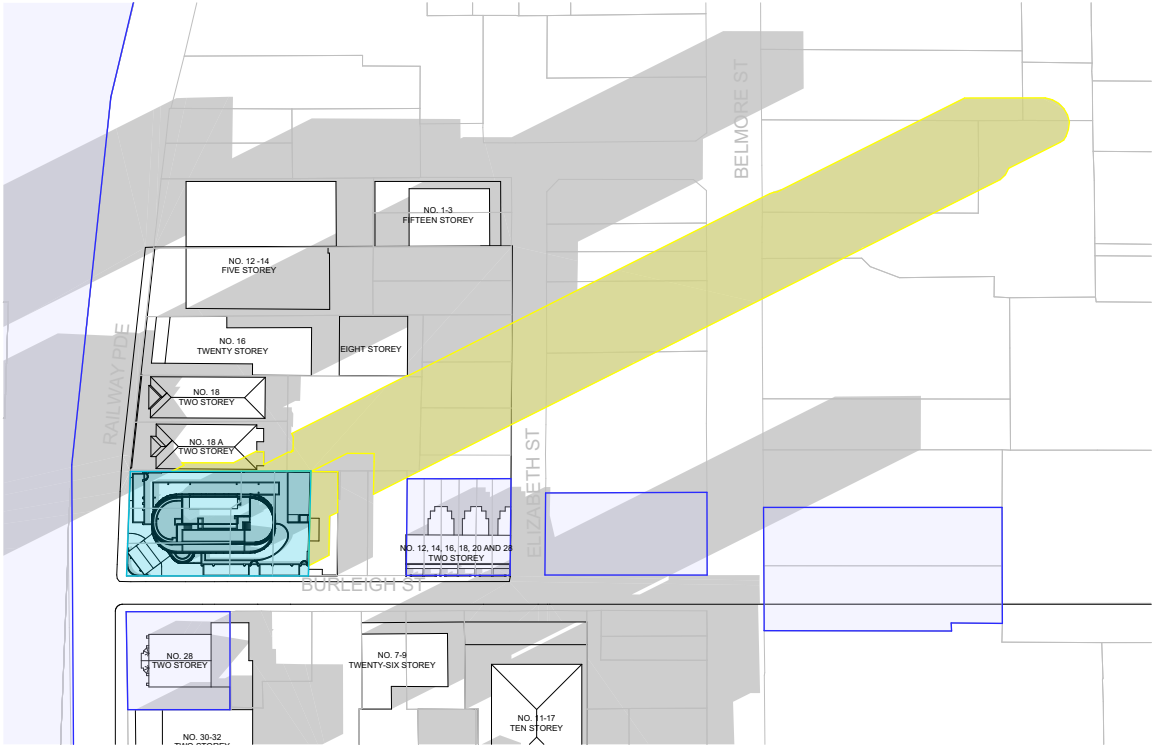


SSDA 33 C
stage. dwg no. revision

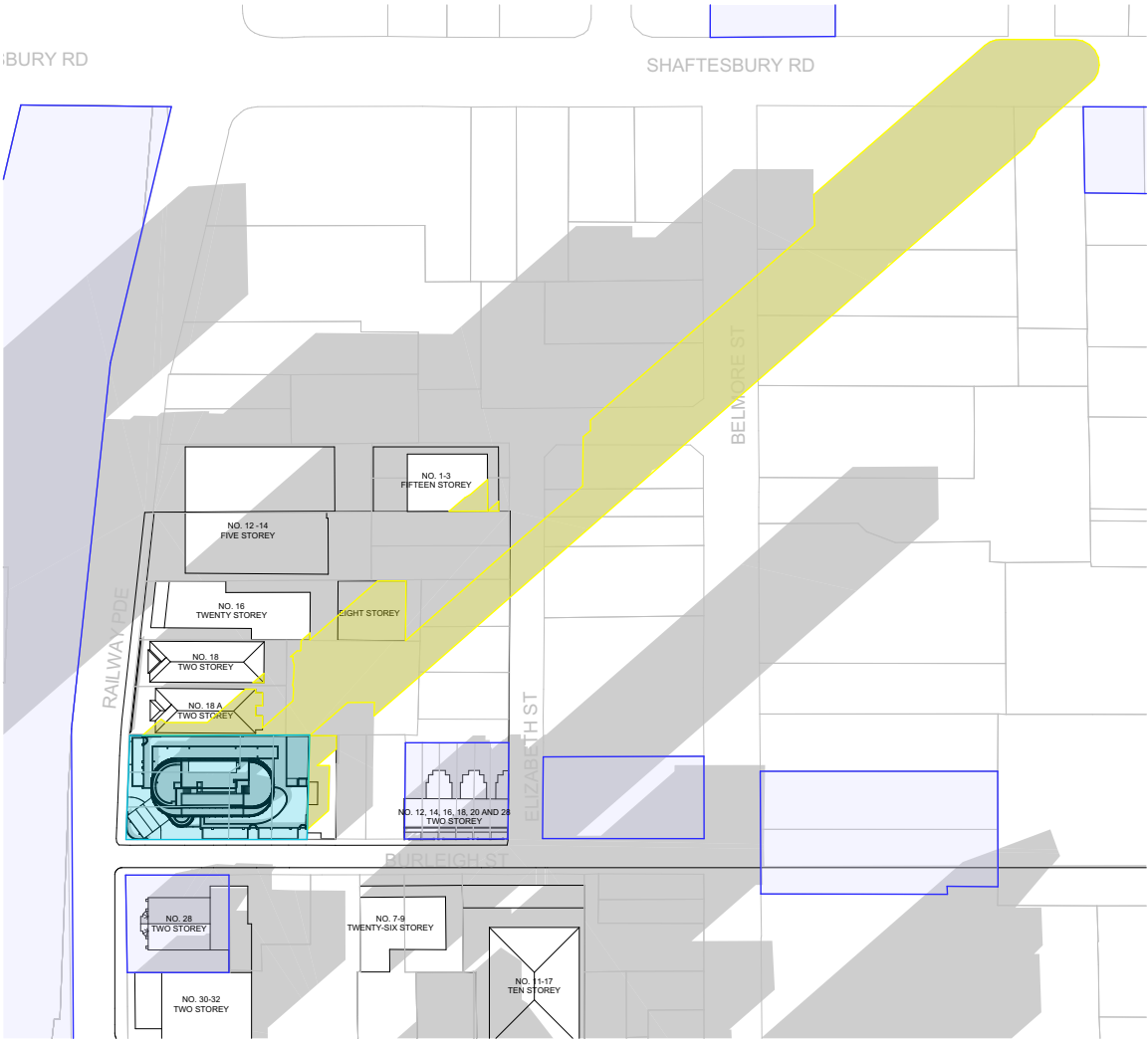
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1:2000



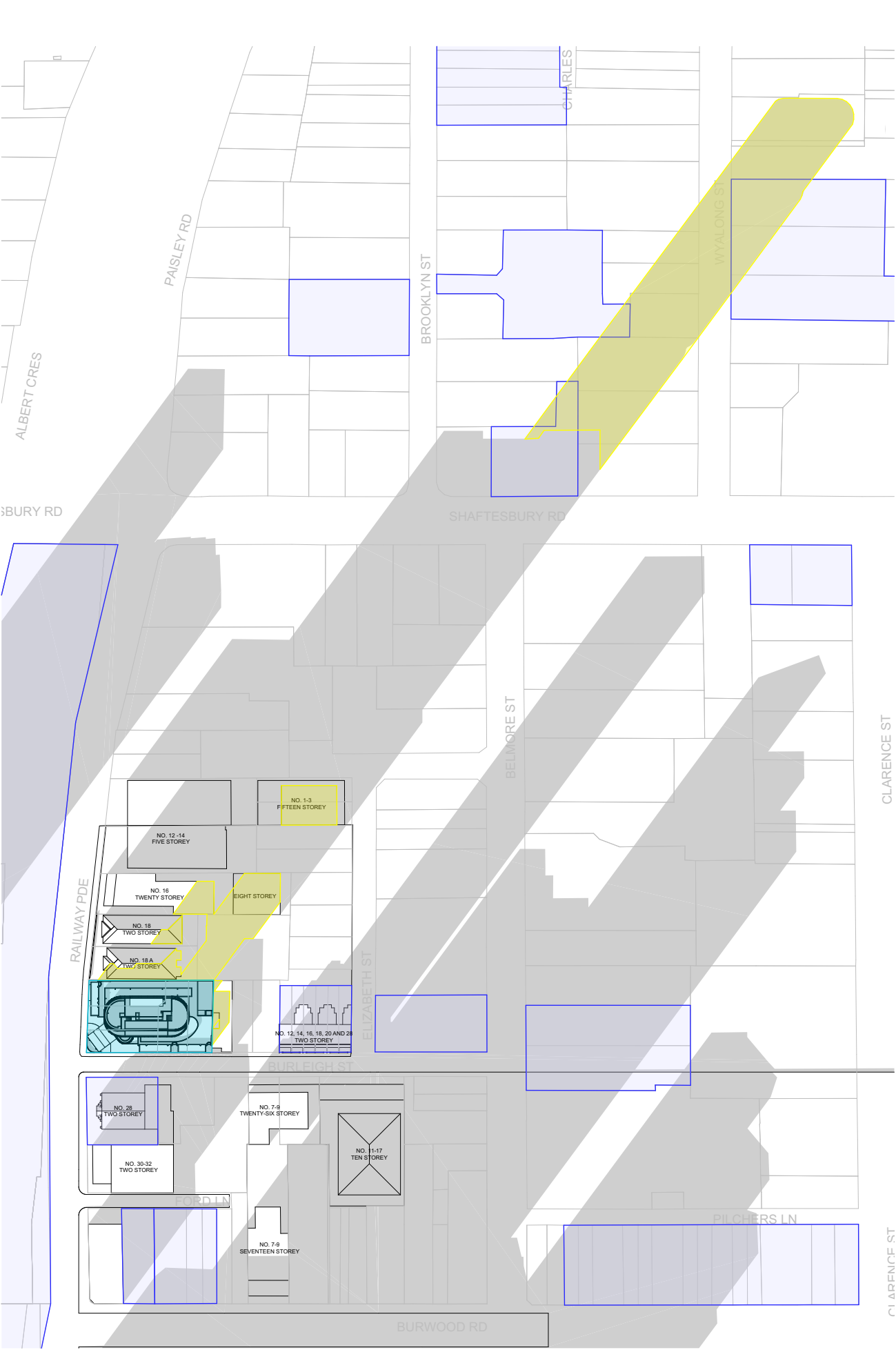
2 SHADOW DIAGRAM JUNE 21 12PM
1:2000



1 SHADOW DIAGRAM JUNE 21 1PM
1:2000



2 SHADOW DIAGRAM JUNE 21 2PM
1:2000



3 SHADOW DIAGRAM JUNE 21 3PM
1:2000

50m100m

1:2000

SHADOW IMPACT LEGEND

EXISTING SHADOWS

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SUBJECT SITE

HERITAGE ITEM

SSDA SUBMISSION

CADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS

VD15.08.25

B

AFFORDABLE HOUSING BREAKDOWN

VD10.04.25

A

SSDA SUBMISSION

VD18.02.25

REVDESCRIPTIONBYDATE

pti

ARCHITECTURE

Tourism + Residential

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Nominated Registered Architect: Peter Israel (reg no 50564)

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- JUNE 21 1PM-3PM

SCALE:1:2000 AT A3

NORTH POINT:

DRAWN BY:VD/JR

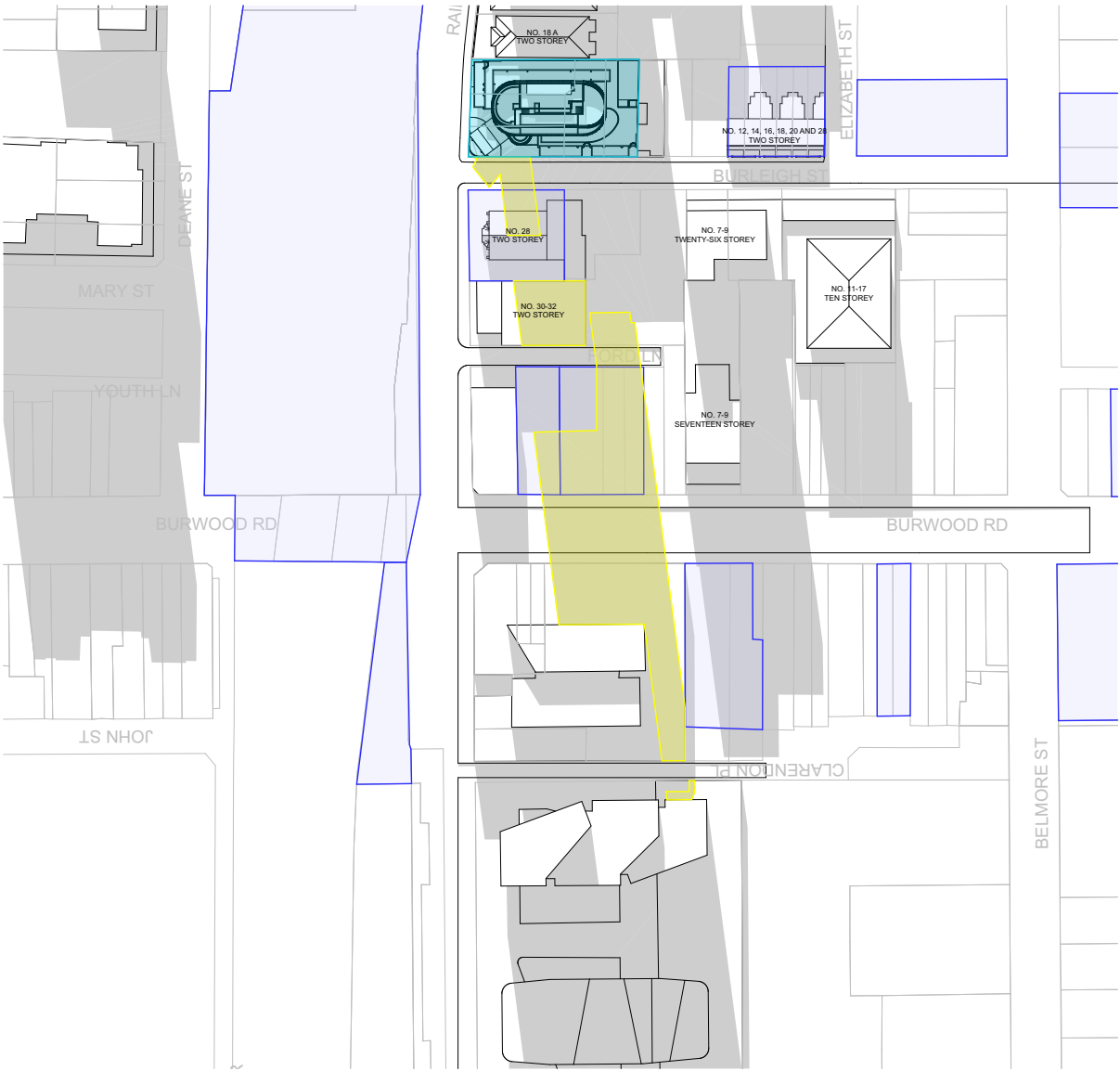
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PROJECT No:P709

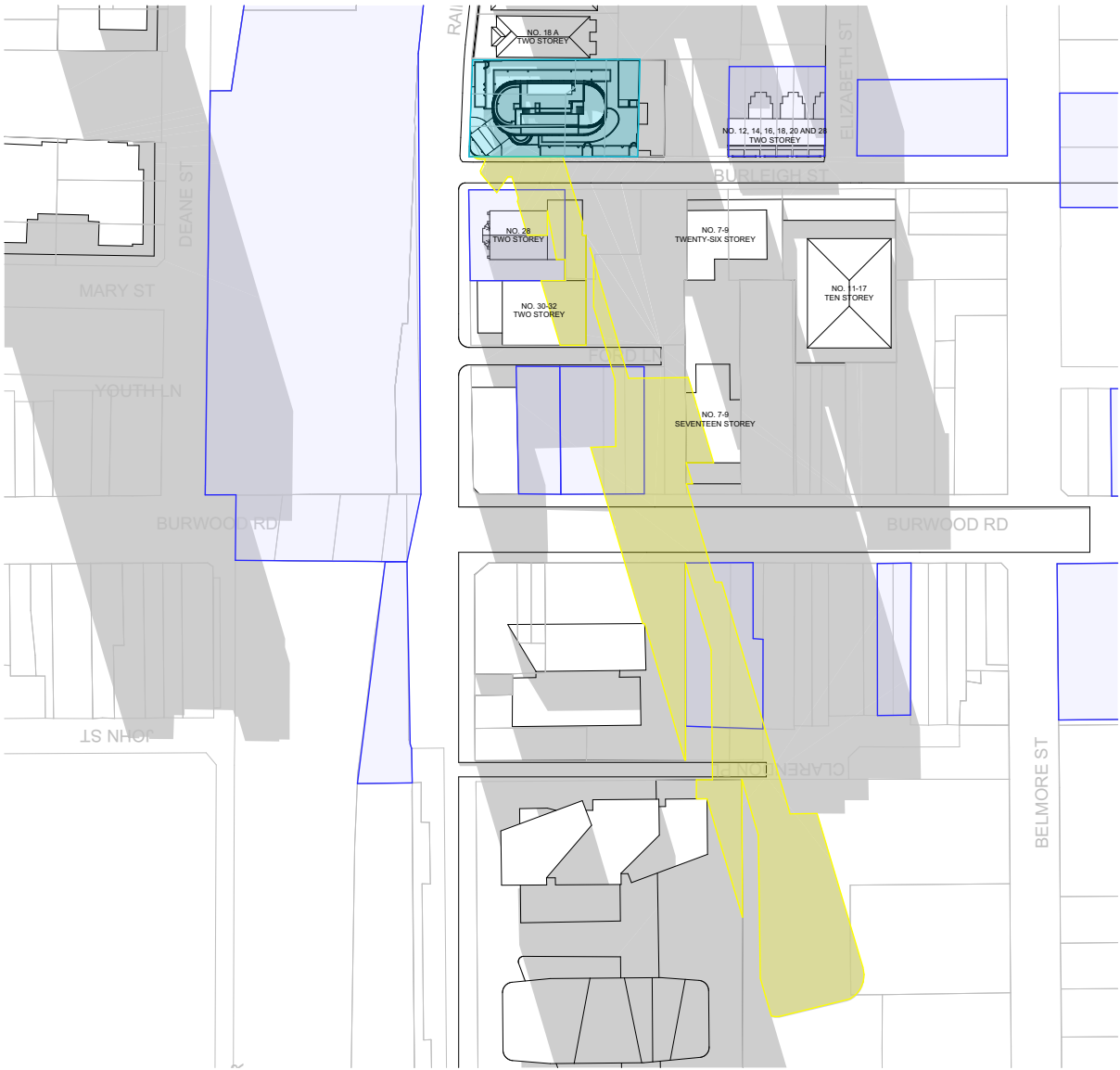
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34dwg no.

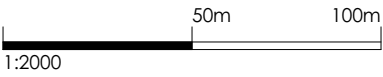
Crevision



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

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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REV	DESCRIPTION	BY	DATE



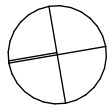
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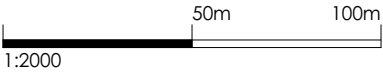
CLIENT :
NSW HOUSING CORPORATION
PTY LTD

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

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

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





SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

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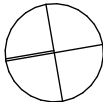
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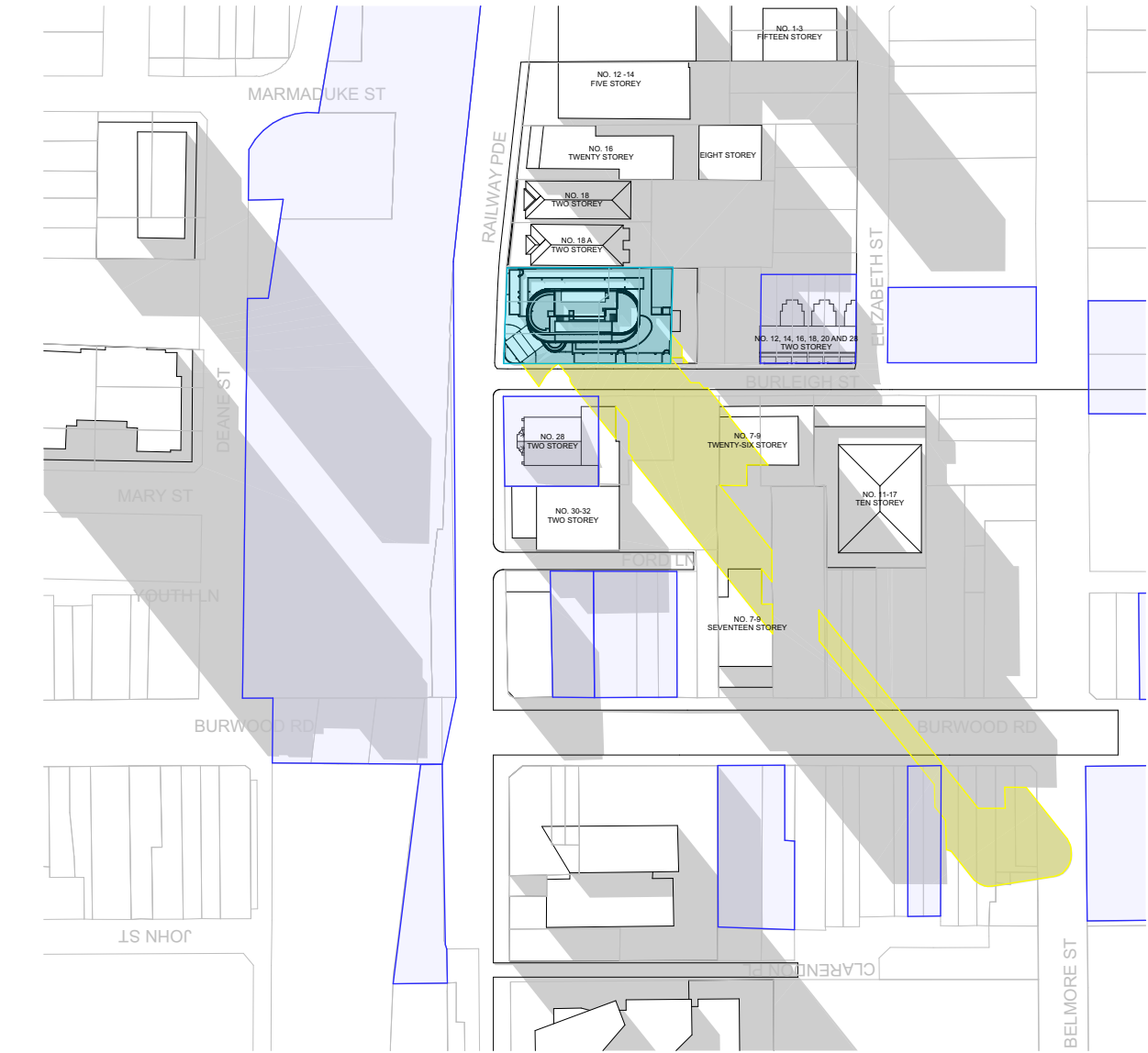
PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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

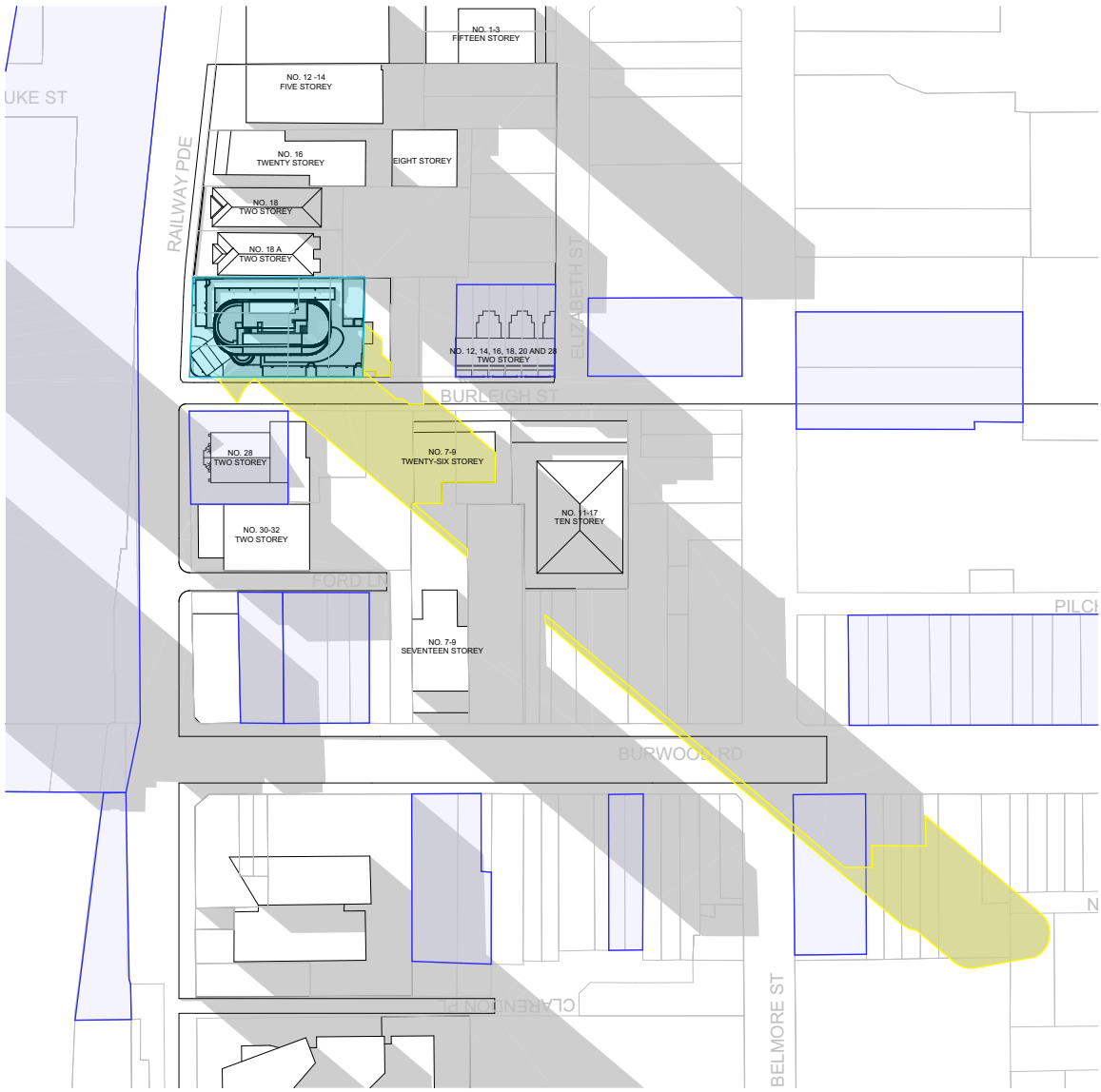
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CHECKED BY: PI
PROJECT No: P709



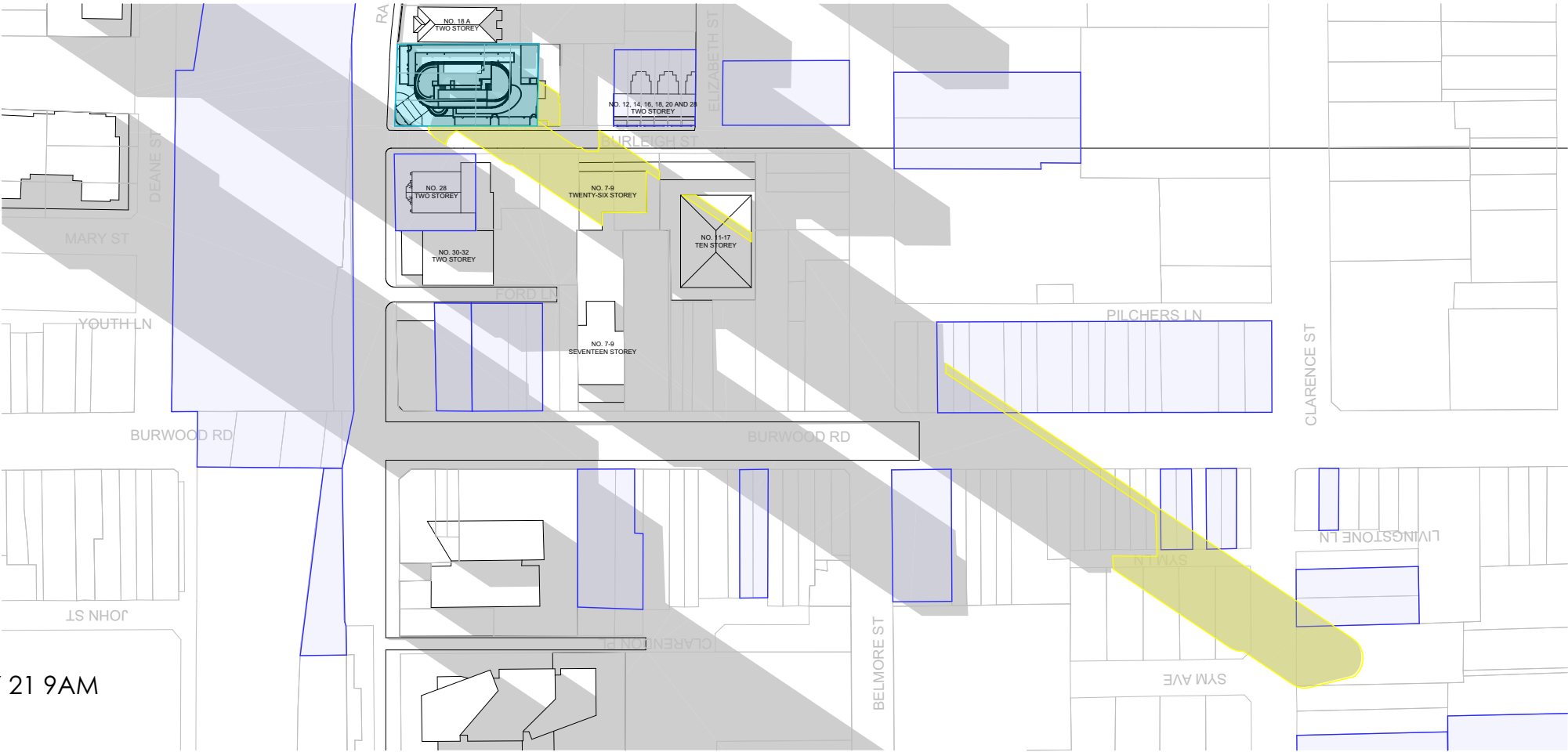
SSDA 36 C
stage. dwg no. revision



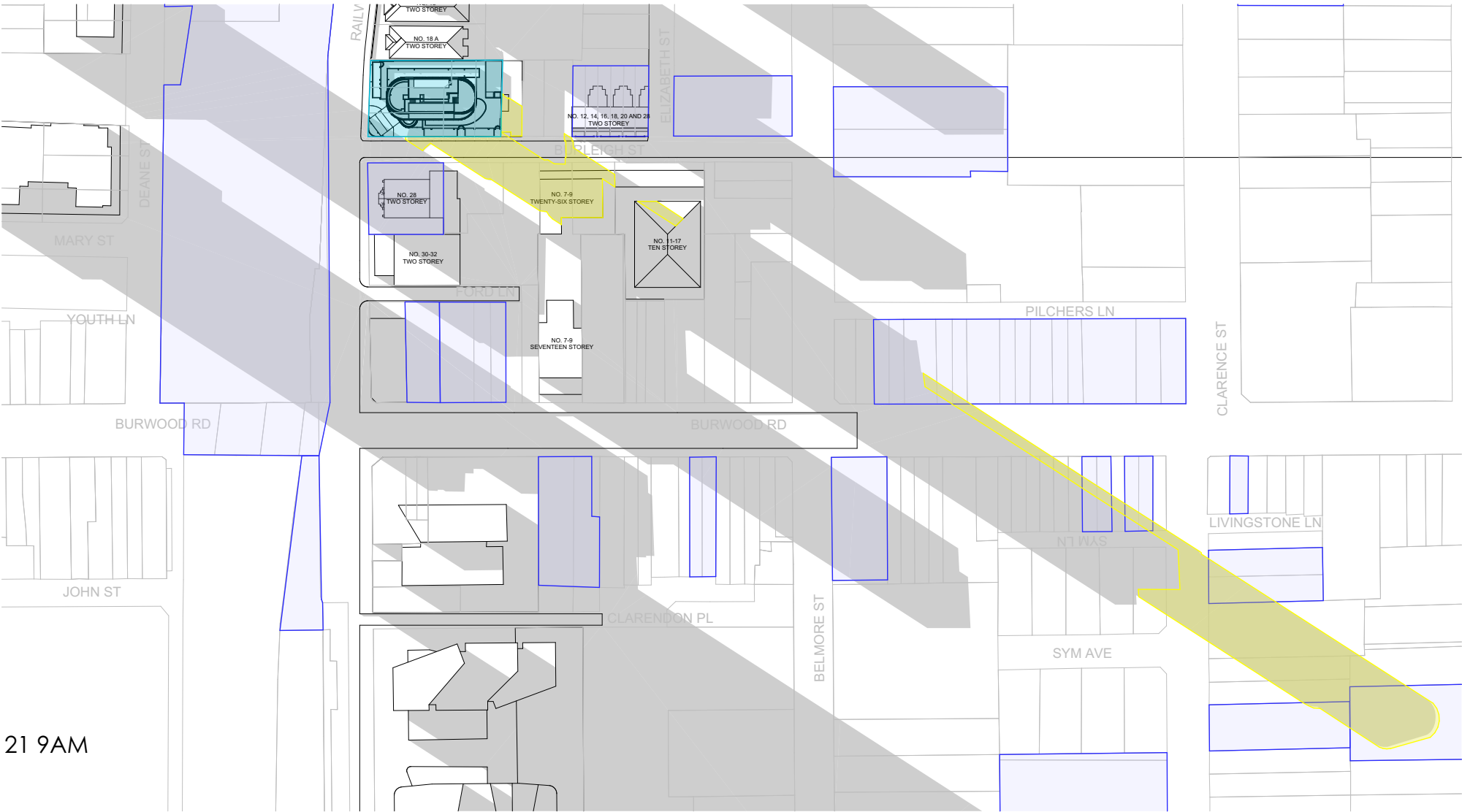
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1:2000



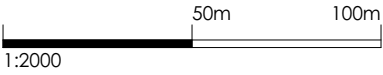
2 SHADOW DIAGRAM APR 21 9AM
1:2000



1 SHADOW DIAGRAM MAY 21 9AM
1:2000



2 SHADOW DIAGRAM JUNE 21 9AM
1:2000



SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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pti ARCHITECTURE
Tourism + Residential

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

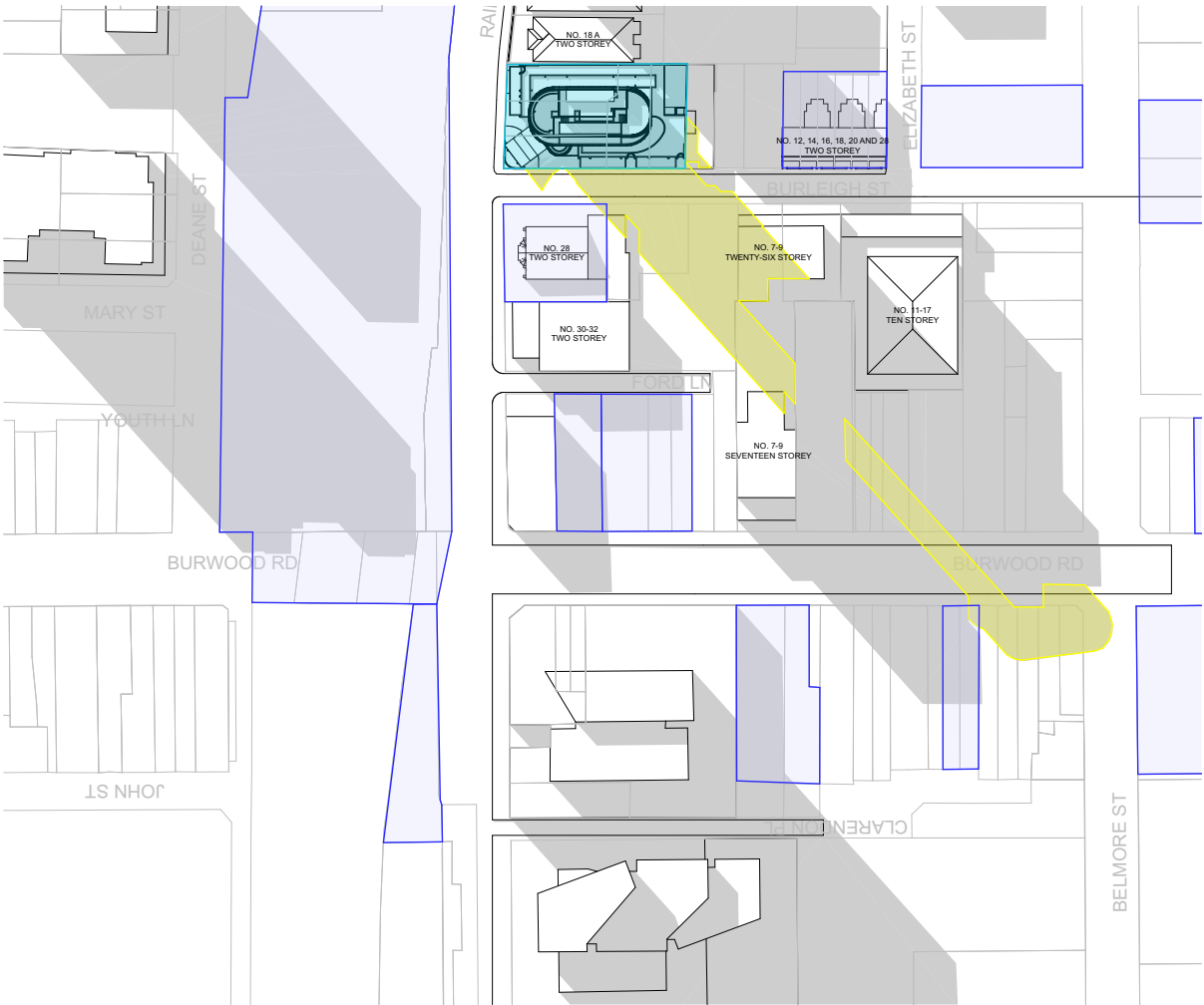
DRAWING TITLE:
**SHADOW DIAGRAMS- MAY 21
9AM & JUN 21 9AM**

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

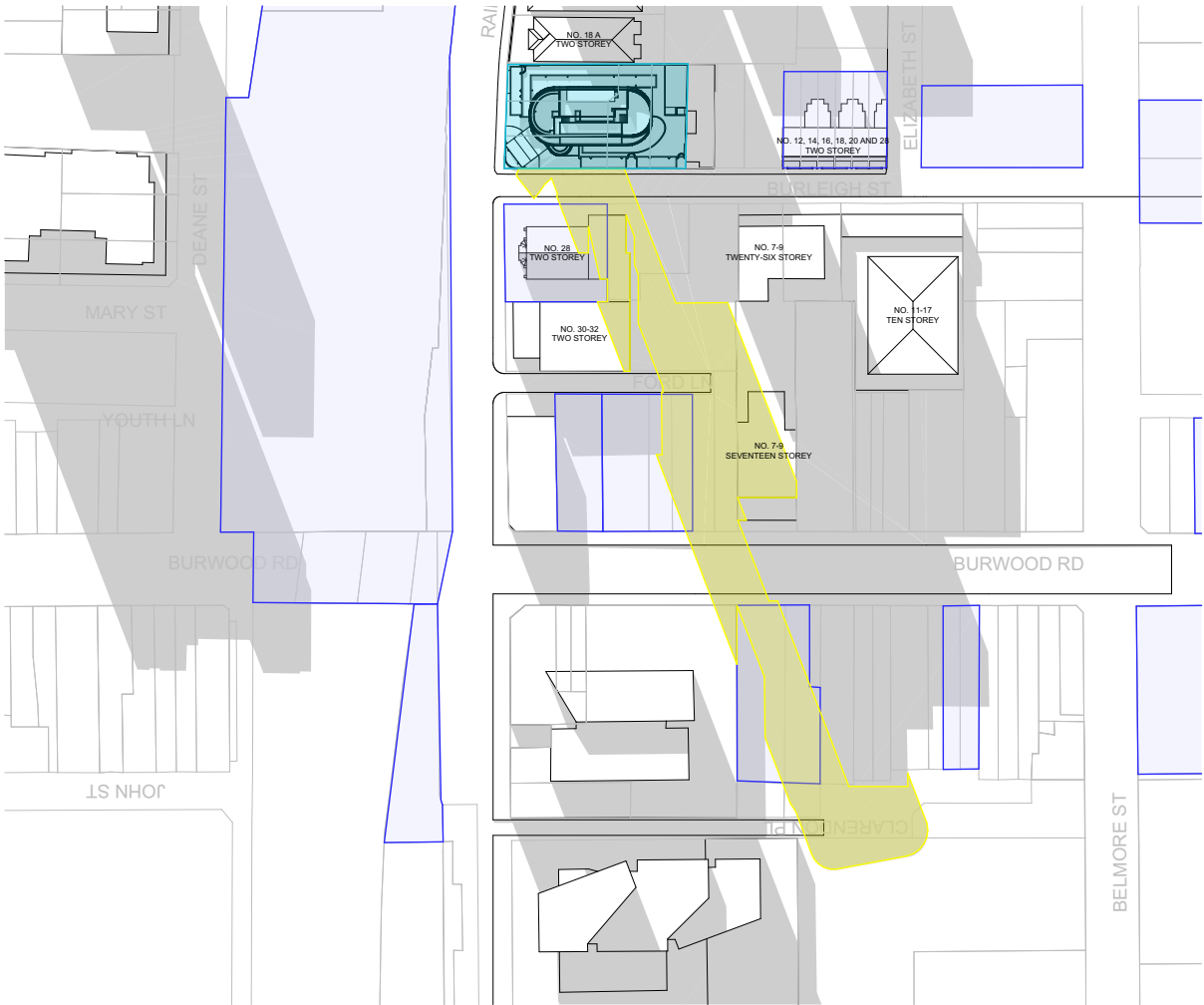


SSDA 38 C
stage. dwg no. revision

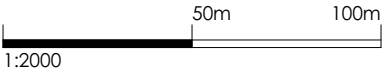
SSDA 38 C
stage. dwg no. revision



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

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:

SHADOW DIAGRAMS- SEP 21
9AM & OCT 21 9AM

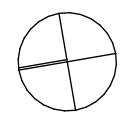
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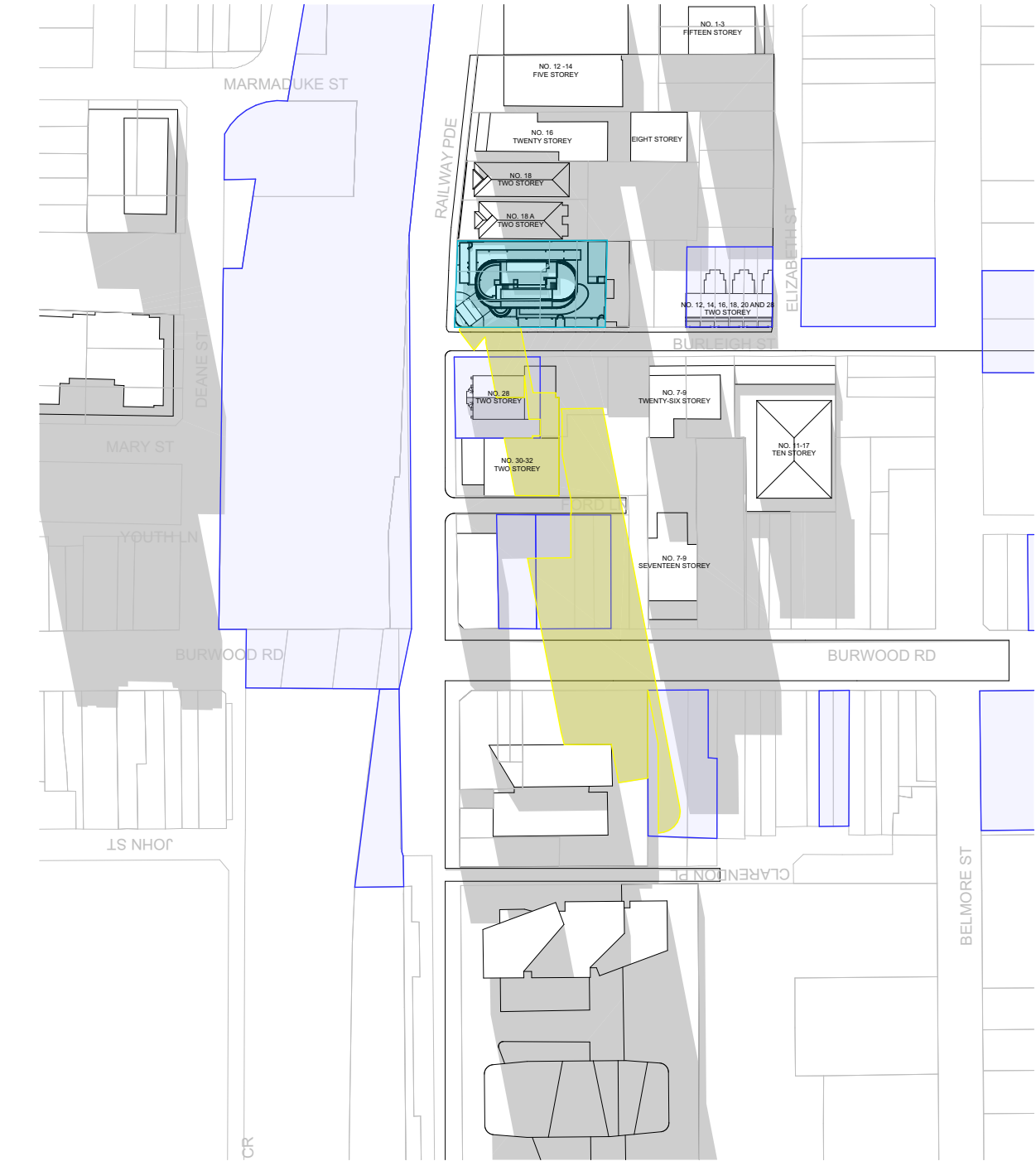
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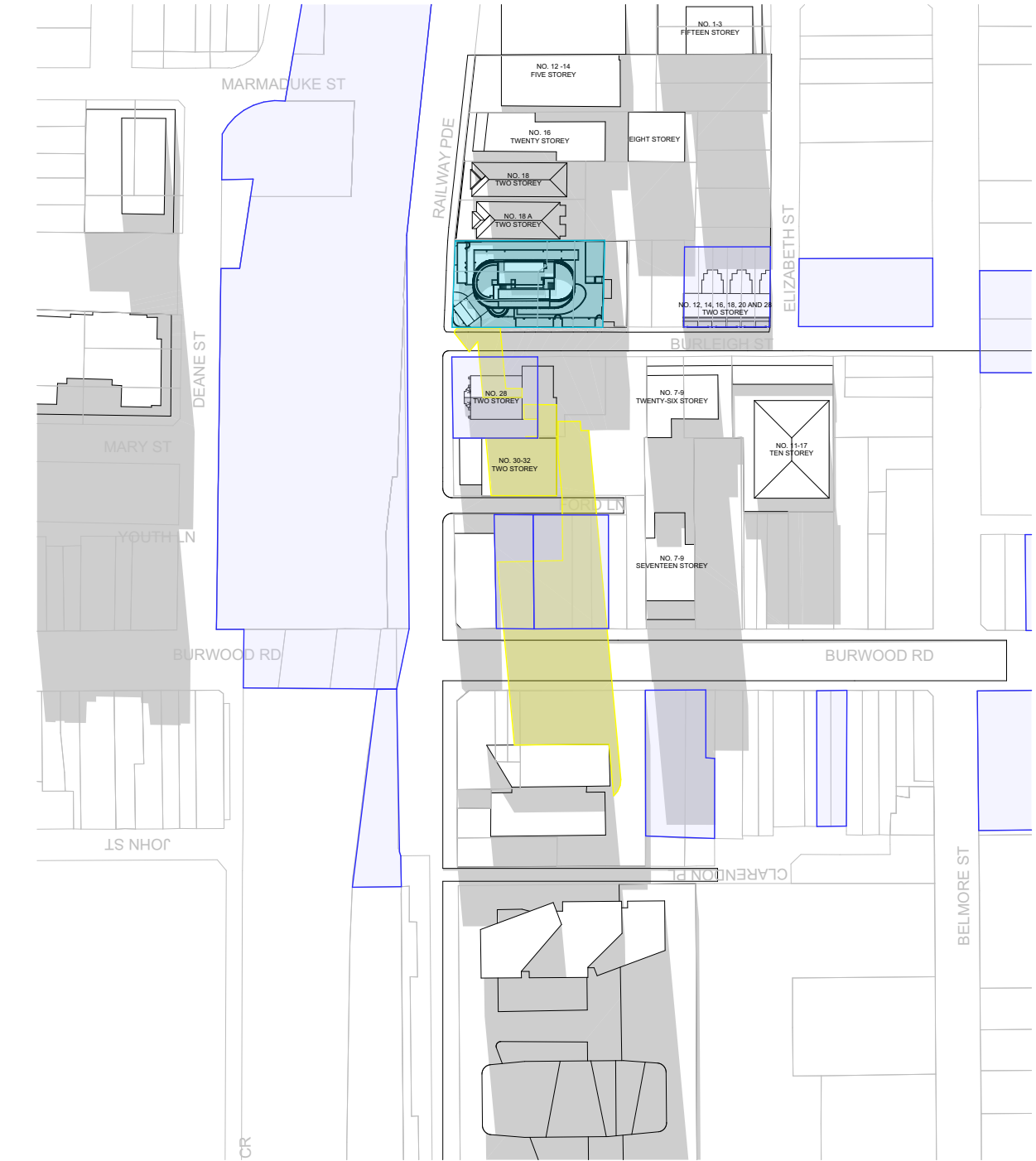
PROJECT No: P709

NORTH POINT:

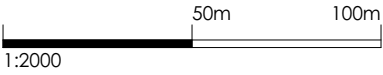




1 SHADOW DIAGRAM NOV 21 9AM
1:2000



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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Tourism + Residential

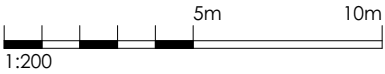
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HOUSING, HOTEL &
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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

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



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY, ACOUSTIC, COUNCIL & NCC REQUIREMENTS. DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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REV	DESCRIPTION	BY	DATE



ARCHITECTURE
Tourism + Residential

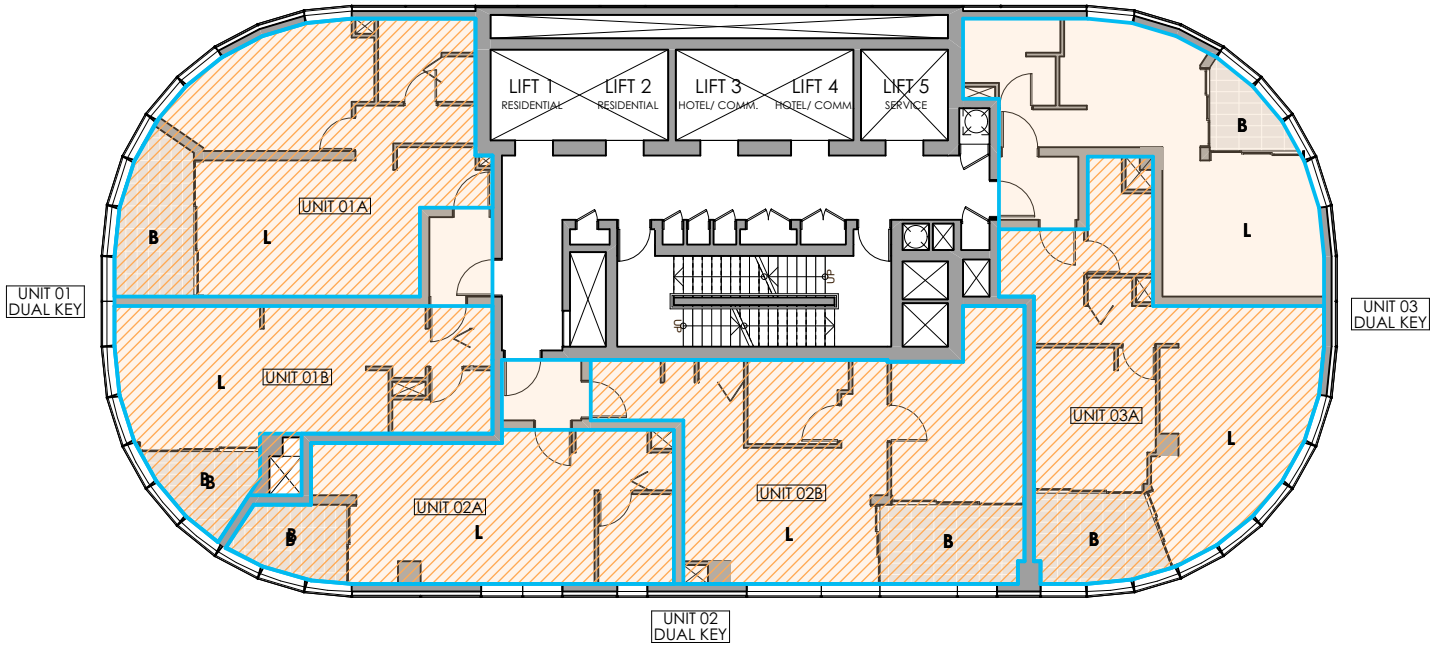
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NSW HOUSING CORPORATION PTY LTD

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

DRAWING TITLE:
SOLAR ACCESS AND NATURAL CROSS VENTILATION

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



DUAL KEY UNITS CAPABLE OF ACHEIVING 3 HOURS SOLAR ACCESS

INDIVIDUAL KEY UNITS CAPABLE OF ACHEIVING 3 HOURS SOLAR ACCESS

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%)

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%)

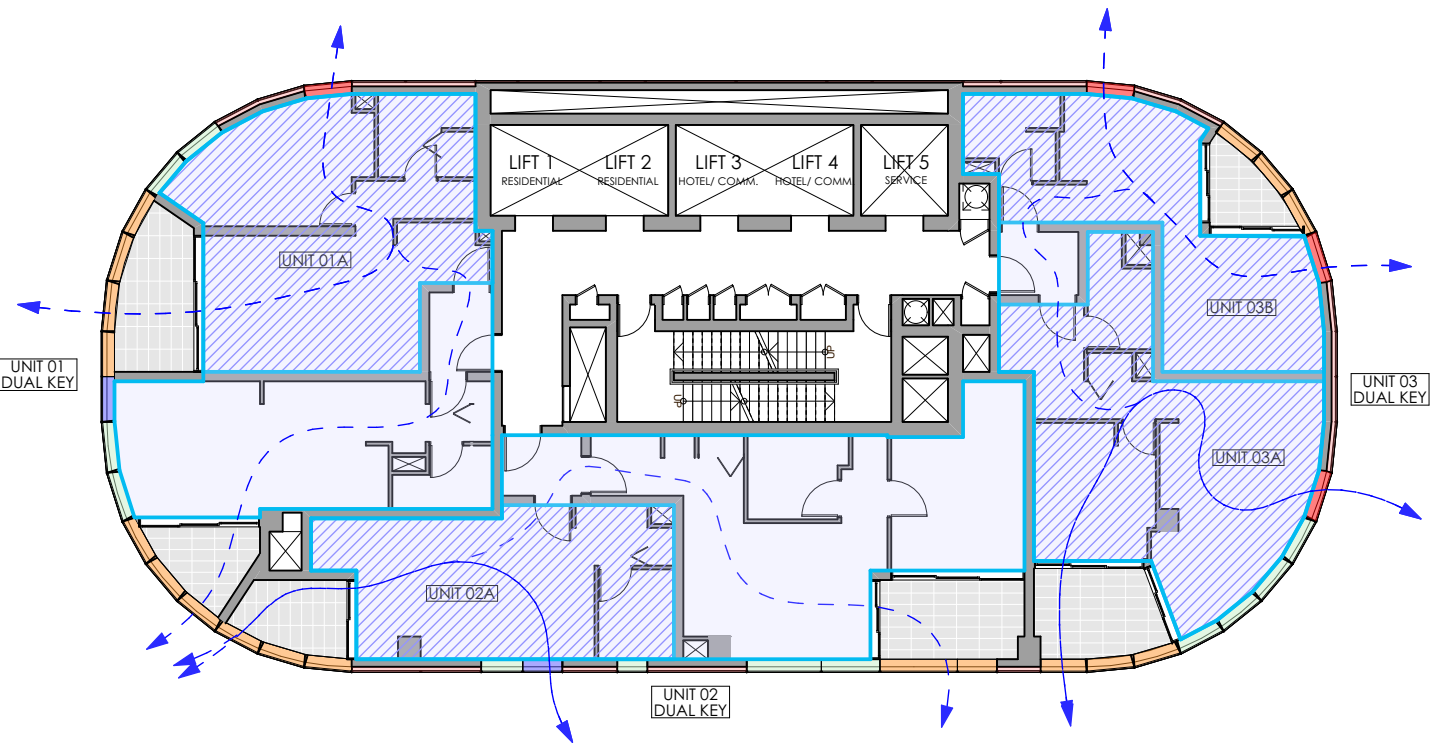
DUAL KEY UNITS CAPABLE OF ACHIEVING NATURAL CROSS VENTILATION

INDIVIDUAL KEY UNITS CAPABLE OF ACHIEVING NATURAL CROSS VENTILATION

NATURAL CROSS VENTILATION (15 x DUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 7) - 15/15 (100%)

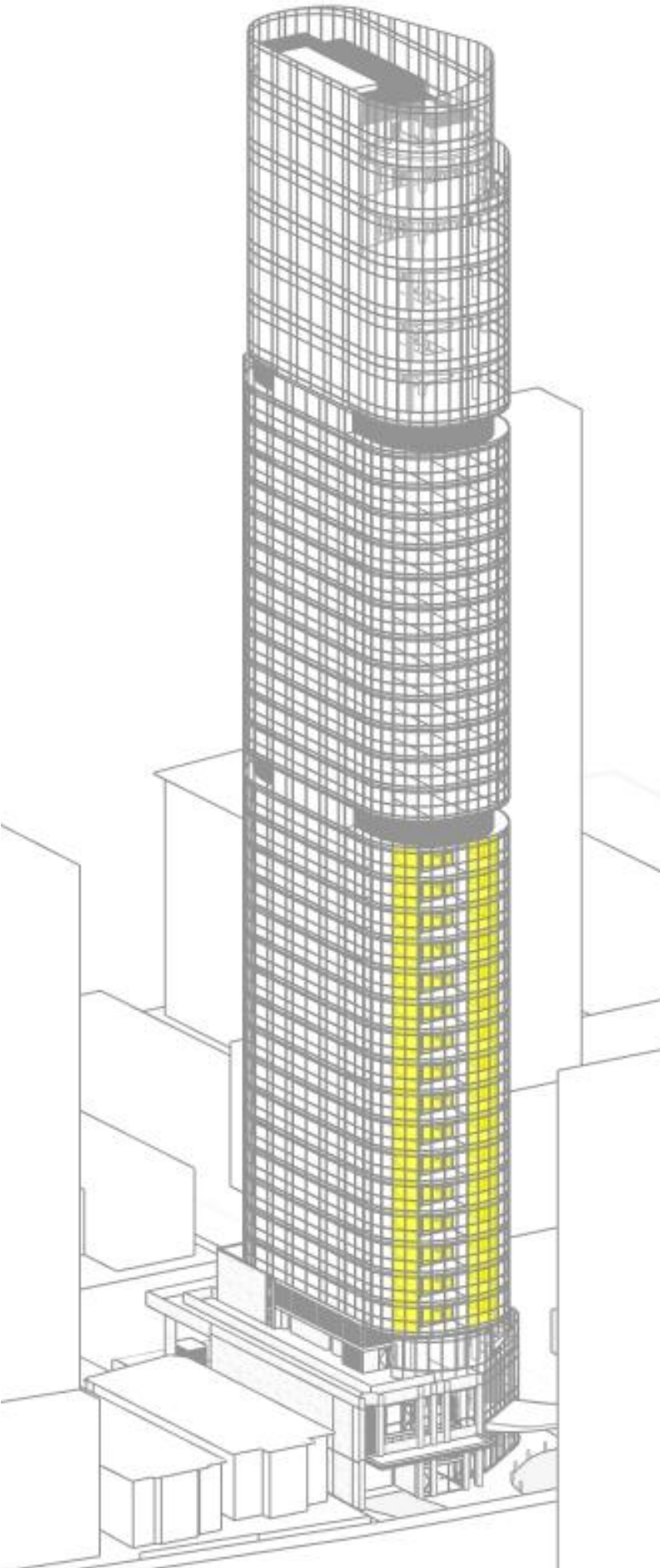
NATURAL CROSS VENTILATION (30 x INDIVIDUAL KEY UNITS)
AFFORDABLE HOUSING (LEVELS 3 TO 7) - 20/30 (67%)

NOTE: ALL UNITS AT 10 STOREYS OR GREATER ARE DEEMED TO BE NATURALLY CROSS VENTILATED AS PER ADG 4B-3

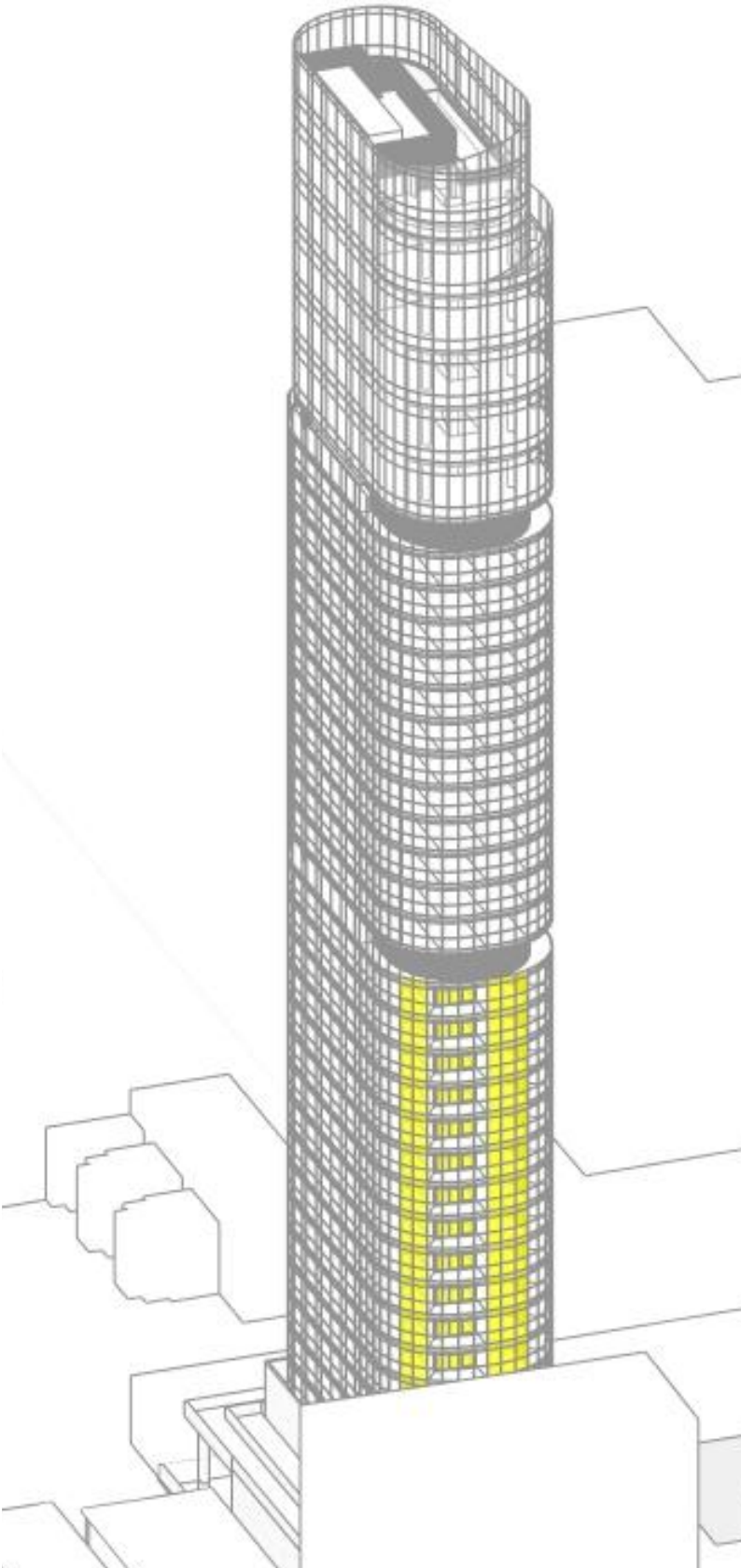


1 LEVELS 3 TO 18- SOLAR ACCESS
1:200

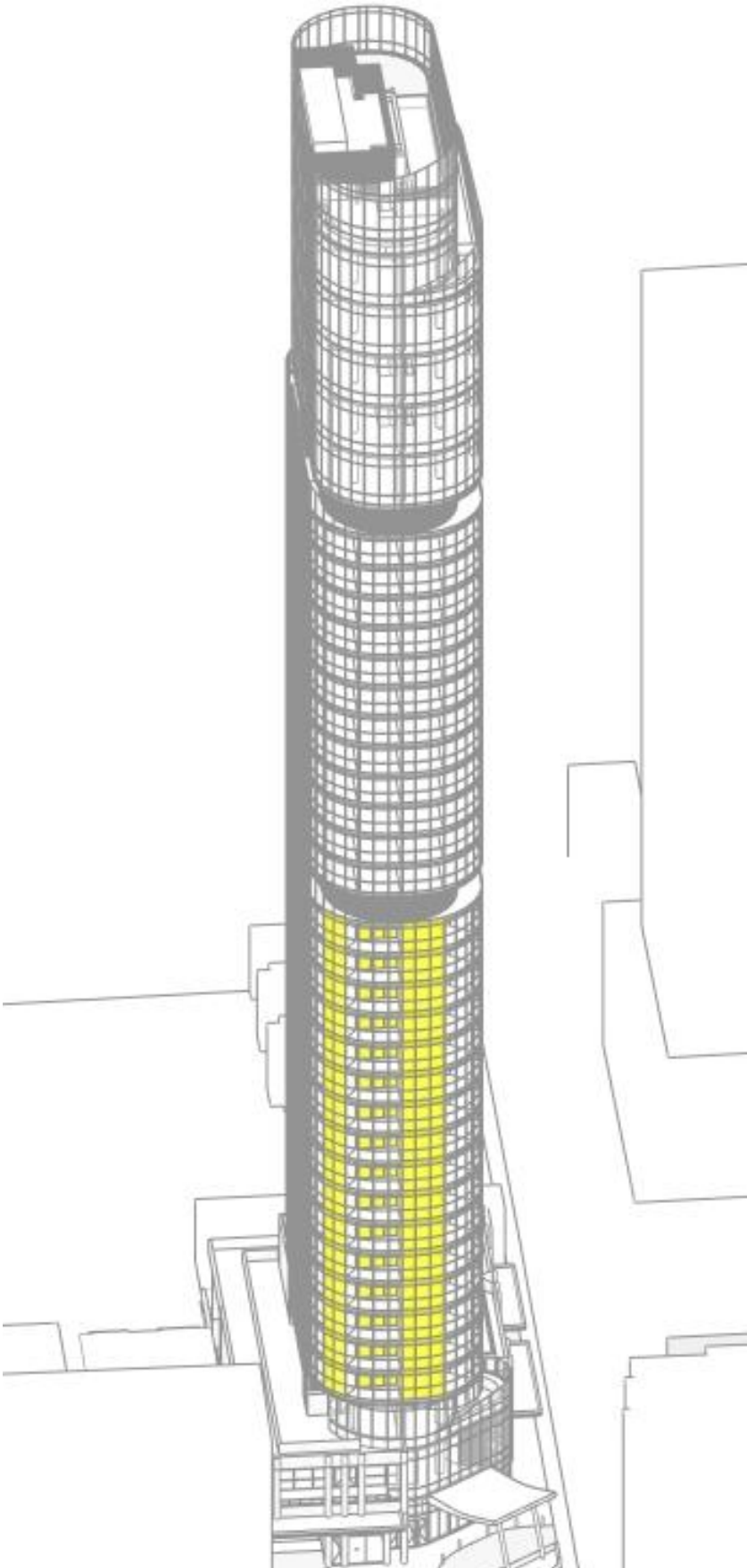
2 LEVELS 3 TO 7- NATURAL CROSS VENTILATION
1:200



1 9am



2 10am



3 11am

SOLAR ACCESS LEGEND

- GLAZING TO LIVING SPACES
RECEIVING DIRECT SOLAR ACCESS

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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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:
VIEW FROM SUN DIAGRAM-
JUNE 21 9AM-11AM

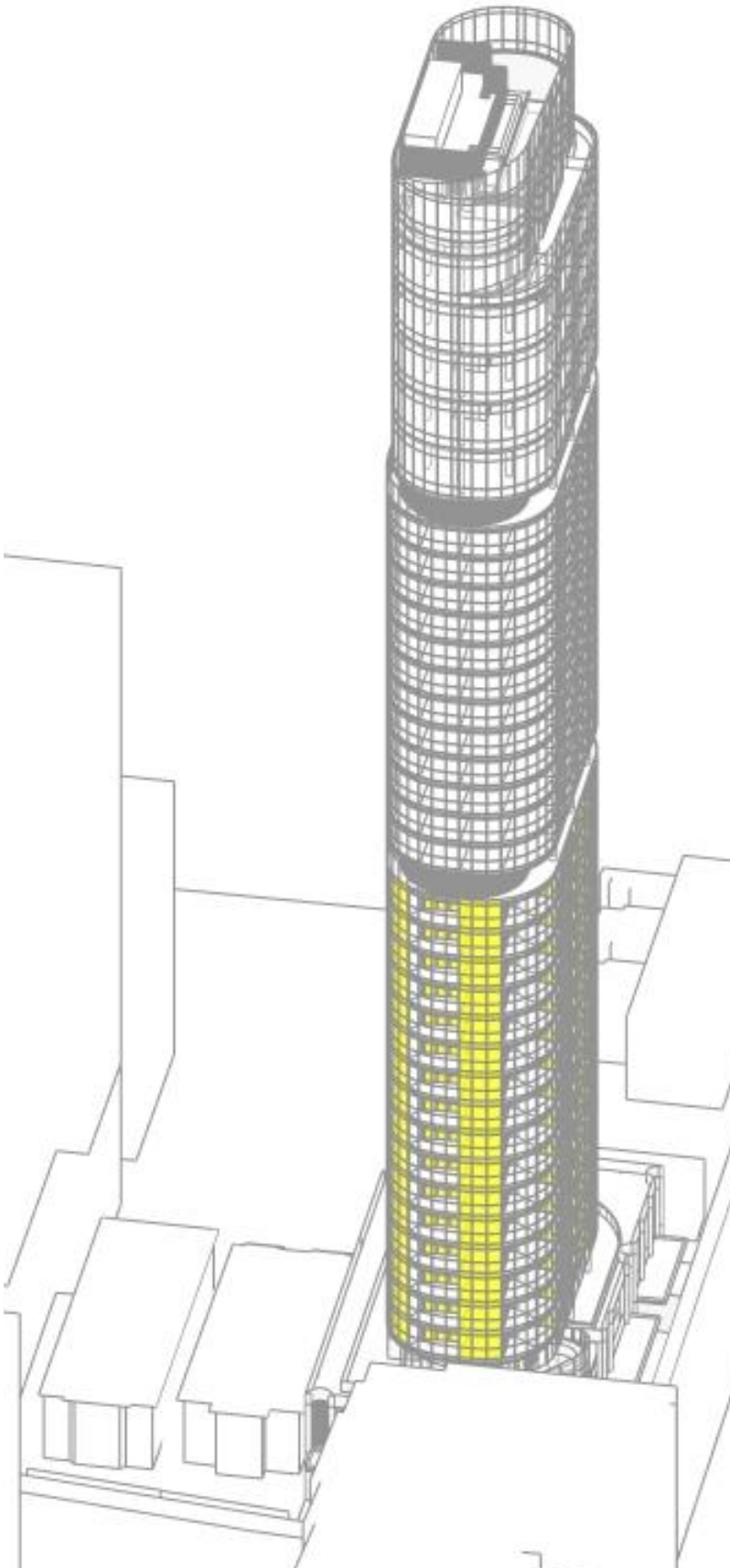
SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

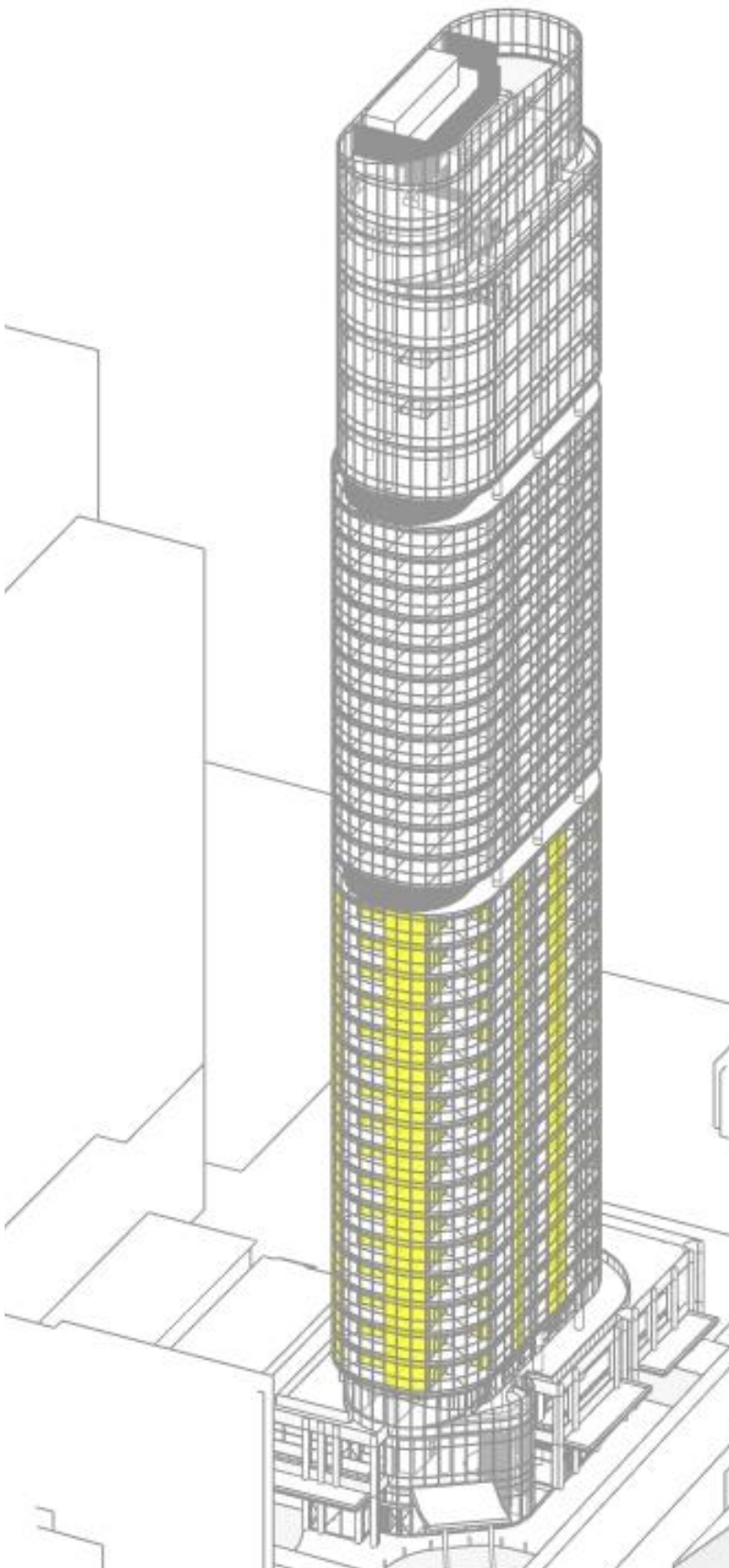
CHECKED BY: PI

PROJECT No: P709

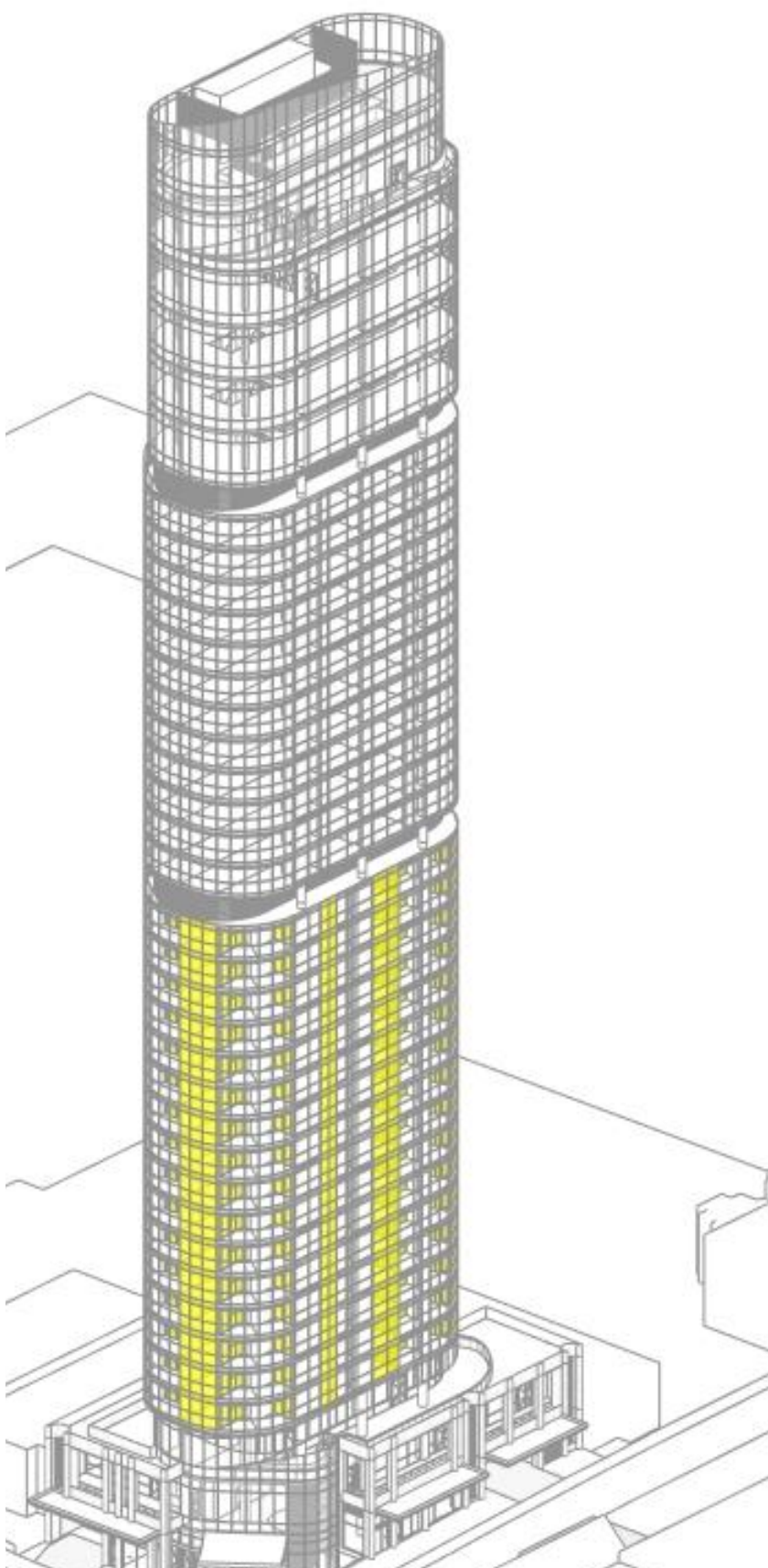
SSDA 41.1 C
stage. dwg no. revision



1 12pm



2 1pm



3 2pm

SOLAR ACCESS LEGEND

GLAZING TO LIVING SPACES
RECEIVING DIRECT SOLAR ACCESS

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
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A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
VIEW FROM SUN DIAGRAMS-
JUNE 21 12PM-2PM

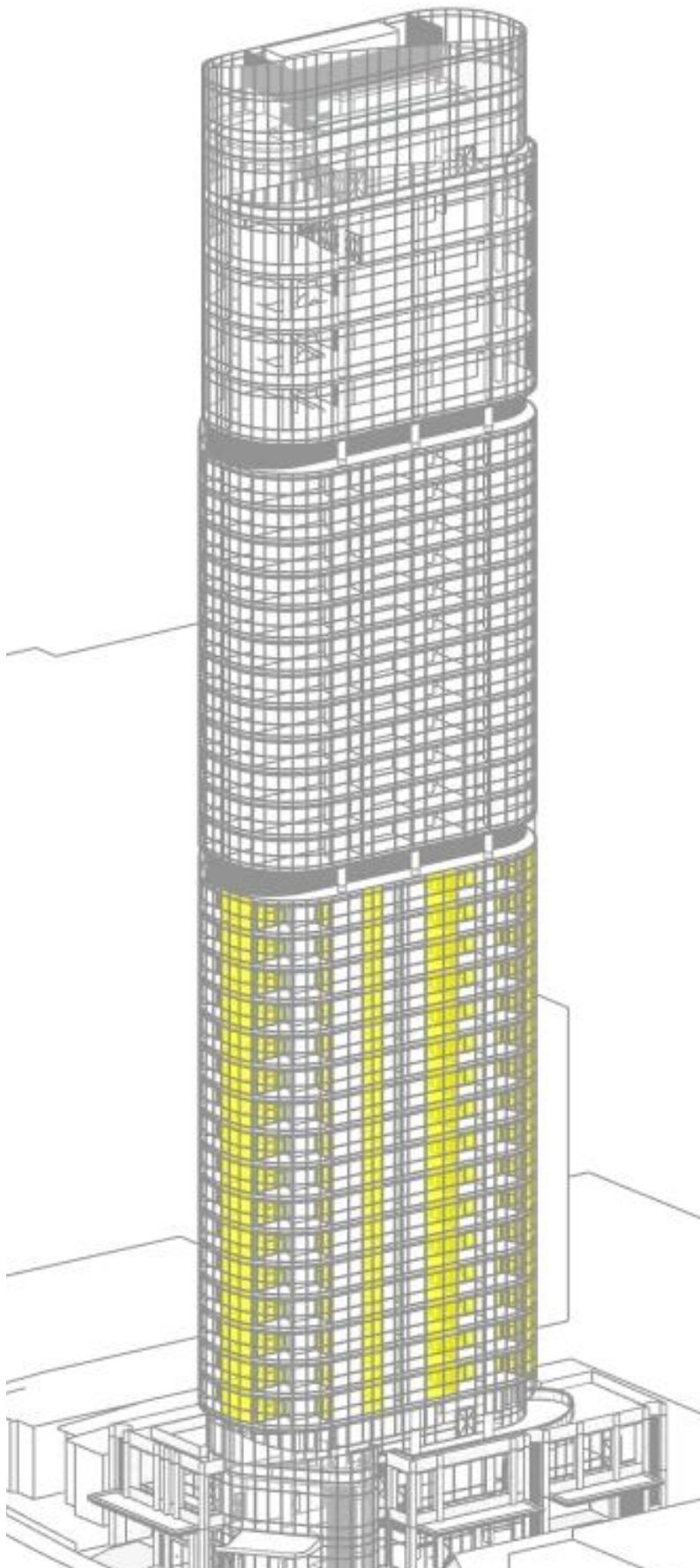
SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 41.2 C
stage. dwg no. revision



SOLAR ACCESS LEGEND



GLAZING TO LIVING SPACES
RECEIVING DIRECT SOLAR ACCESS

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

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

DRAWING TITLE:

VIEW FROM SUN DIAGRAMS-
JUNE 21 3PM

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

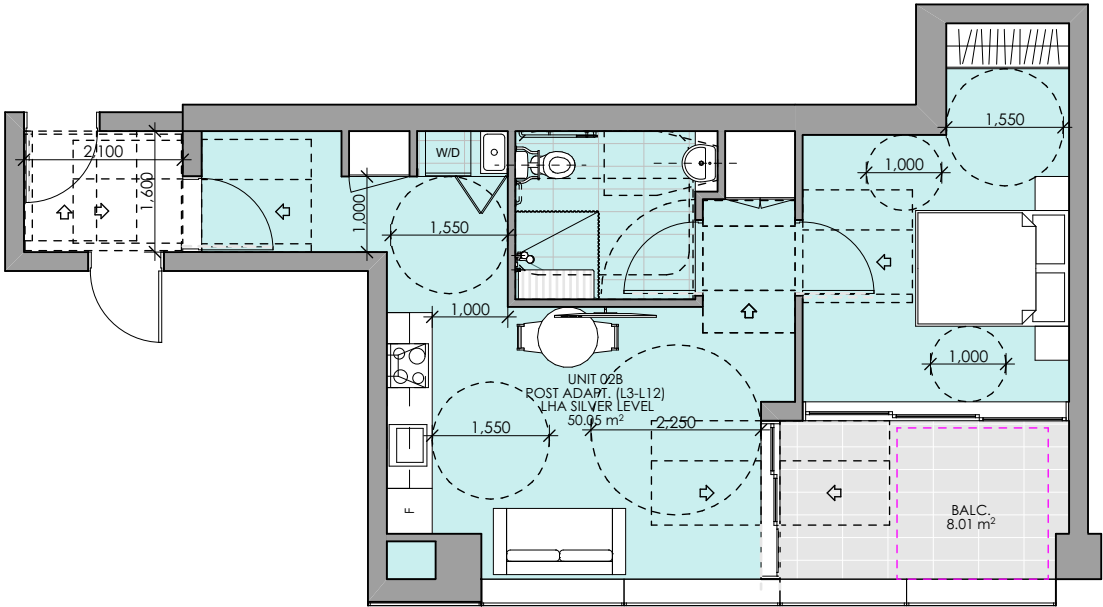
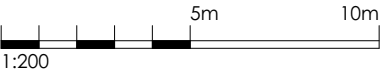
CHECKED BY: PI

PROJECT No: P709

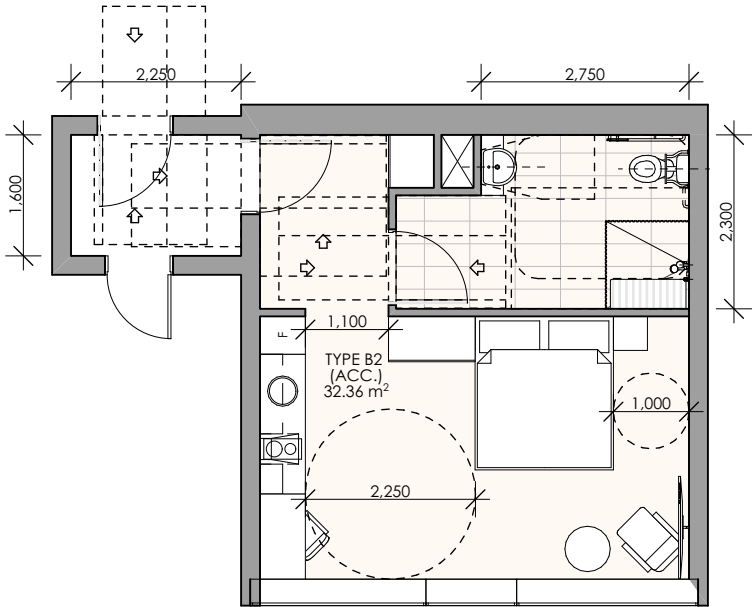
SSDA 41.3 C
stage. dwg no. revision

ADG MINIMUM AREAS

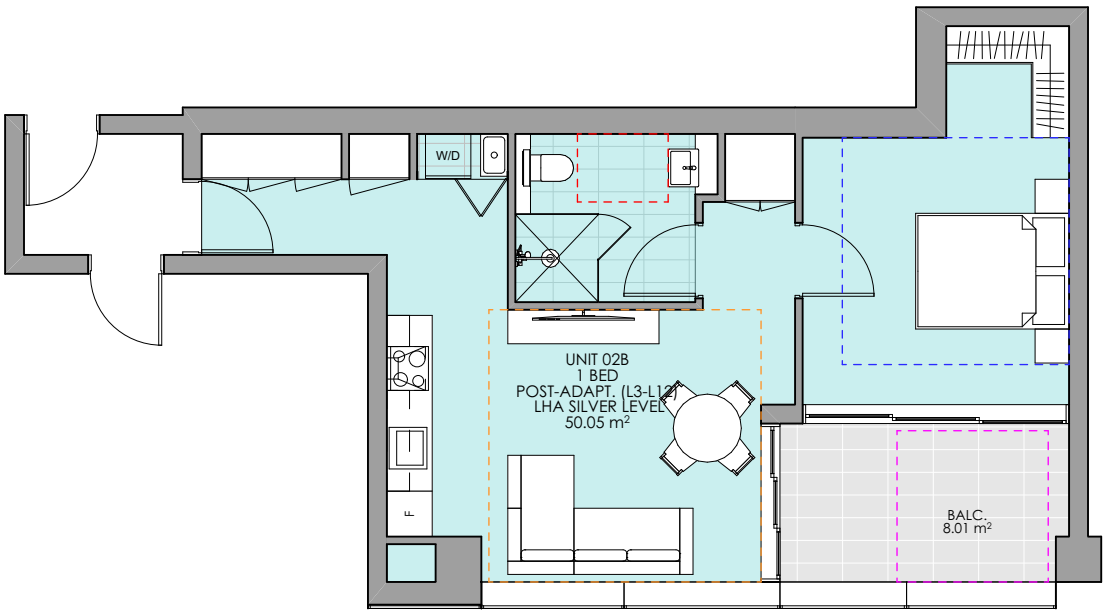
- 3M X 3M
BEDROOM
- 3.6M X 3.6M
LIVING ROOM
- 0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
- 2M X 2M
1B & 2B BALCONY
- 1M X 1M
STUDIO BALCONY



1 POST-ADAPTABLE LAYOUT
1:100



2 ACCESSIBLE HOTEL ROOM
1:100



3 PRE-ADAPTABLE LAYOUT
1:100

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REV	DESCRIPTION	BY	DATE

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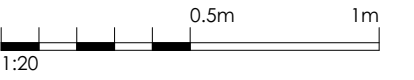
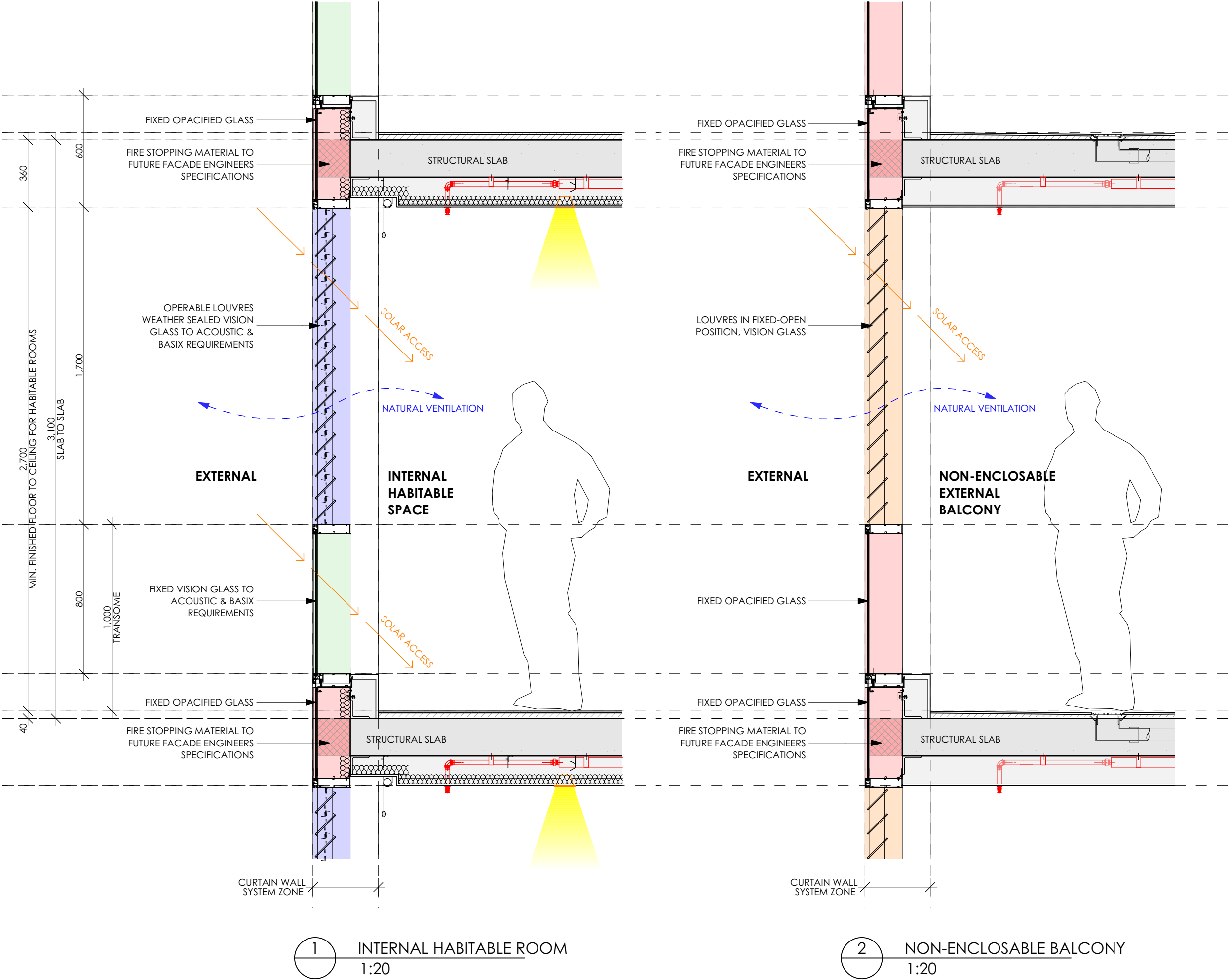
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

DRAWING TITLE:
ACCESSIBLE LAYOUTS

SCALE:	1:100 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY, ACOUSTIC, COUNCIL & NCC REQUIREMENTS. DETAILS TO BE PROVIDED AT CC STAGE

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE

pti **ARCHITECTURE**
Tourism + Residential

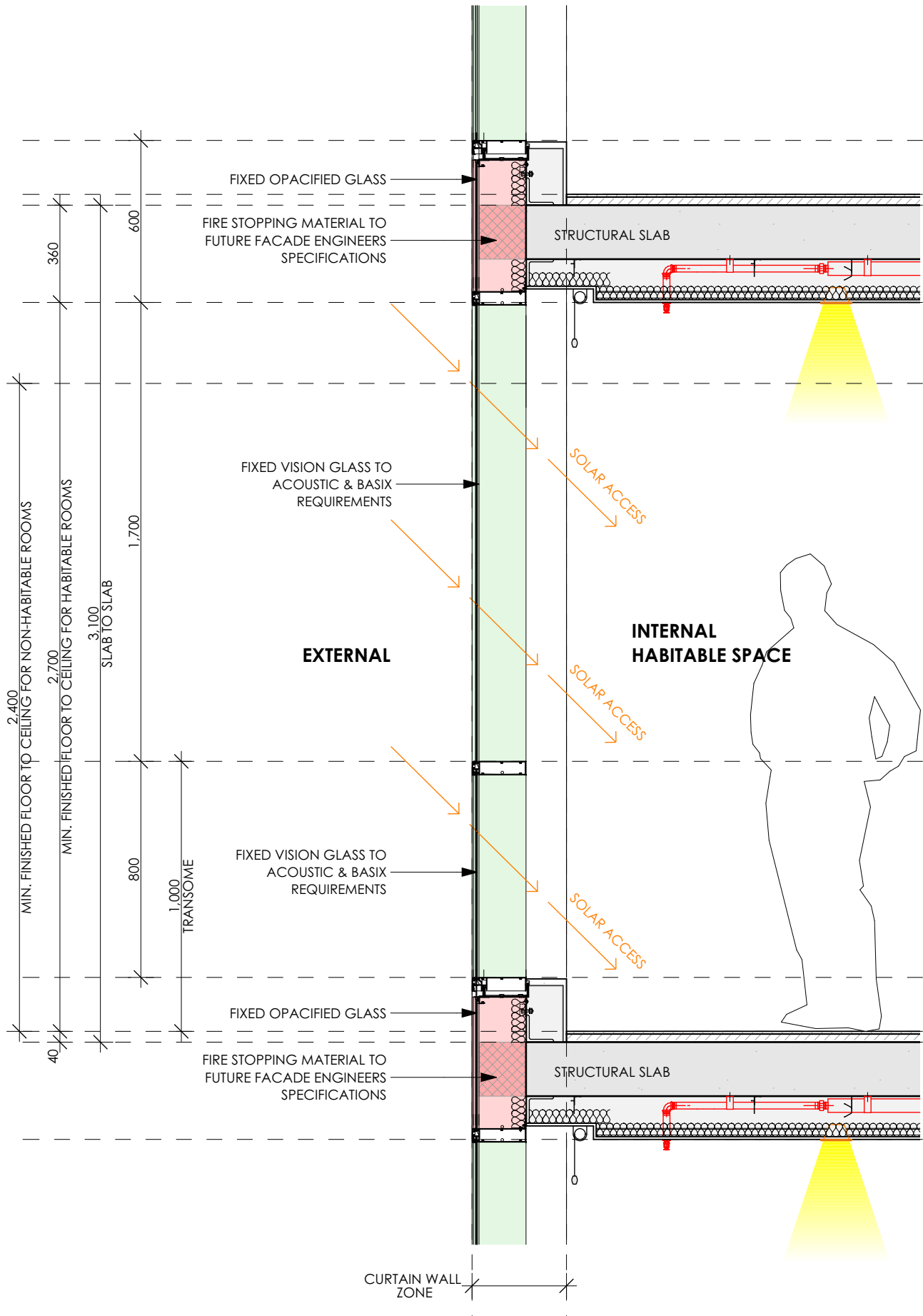
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+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
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NSW HOUSING CORPORATION PTY LTD

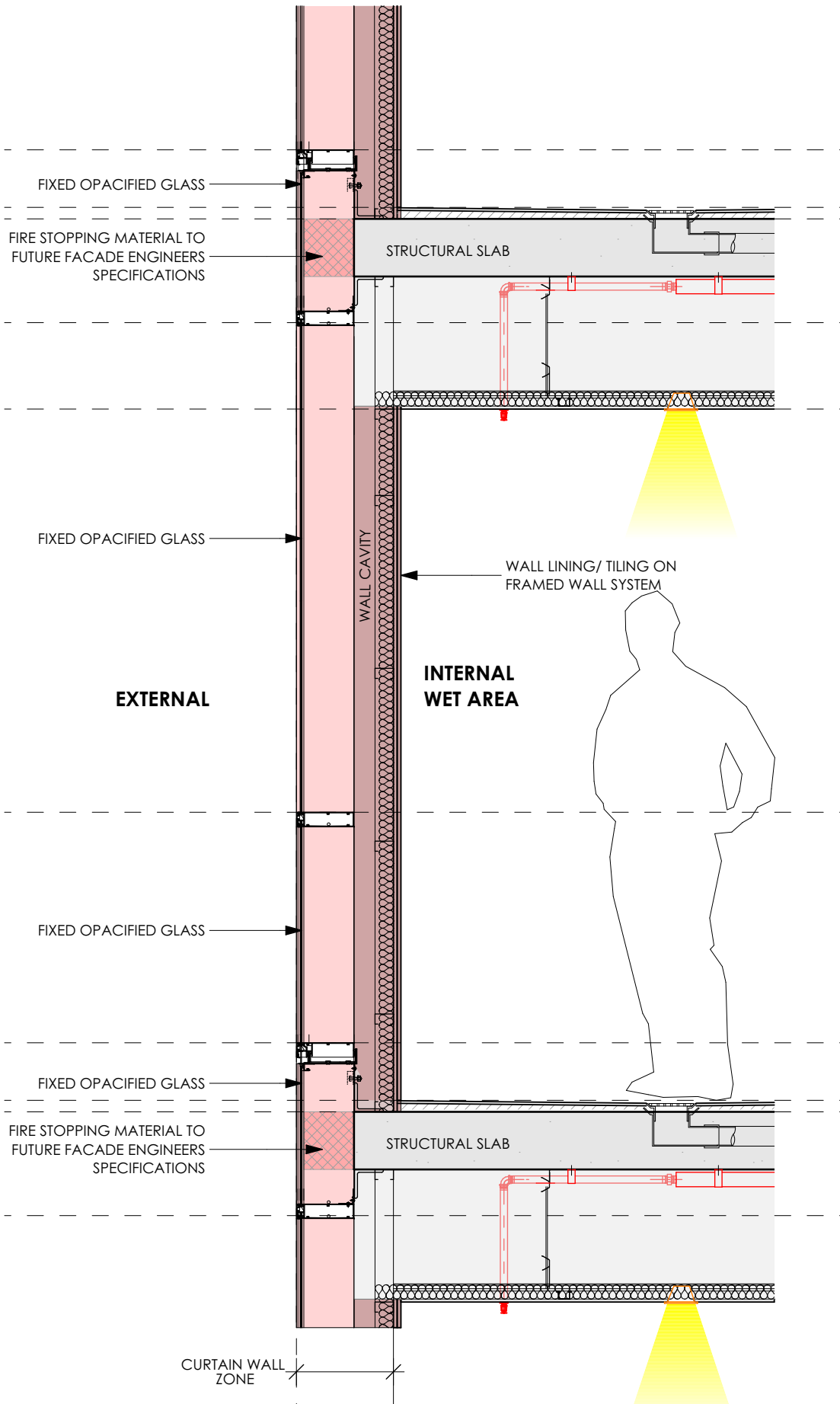
PROJECT :
**RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
FACADE CONCEPT SECTIONS

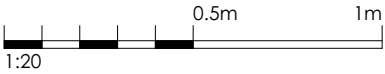
SCALE:	1:20 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



1 INTERNAL HABITABLE ROOM WITH VIEW
1:20



2 INTERNAL ROOM WITH FALSE GLAZING
1:20



CURTAIN WALL GLAZING LEGEND

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

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

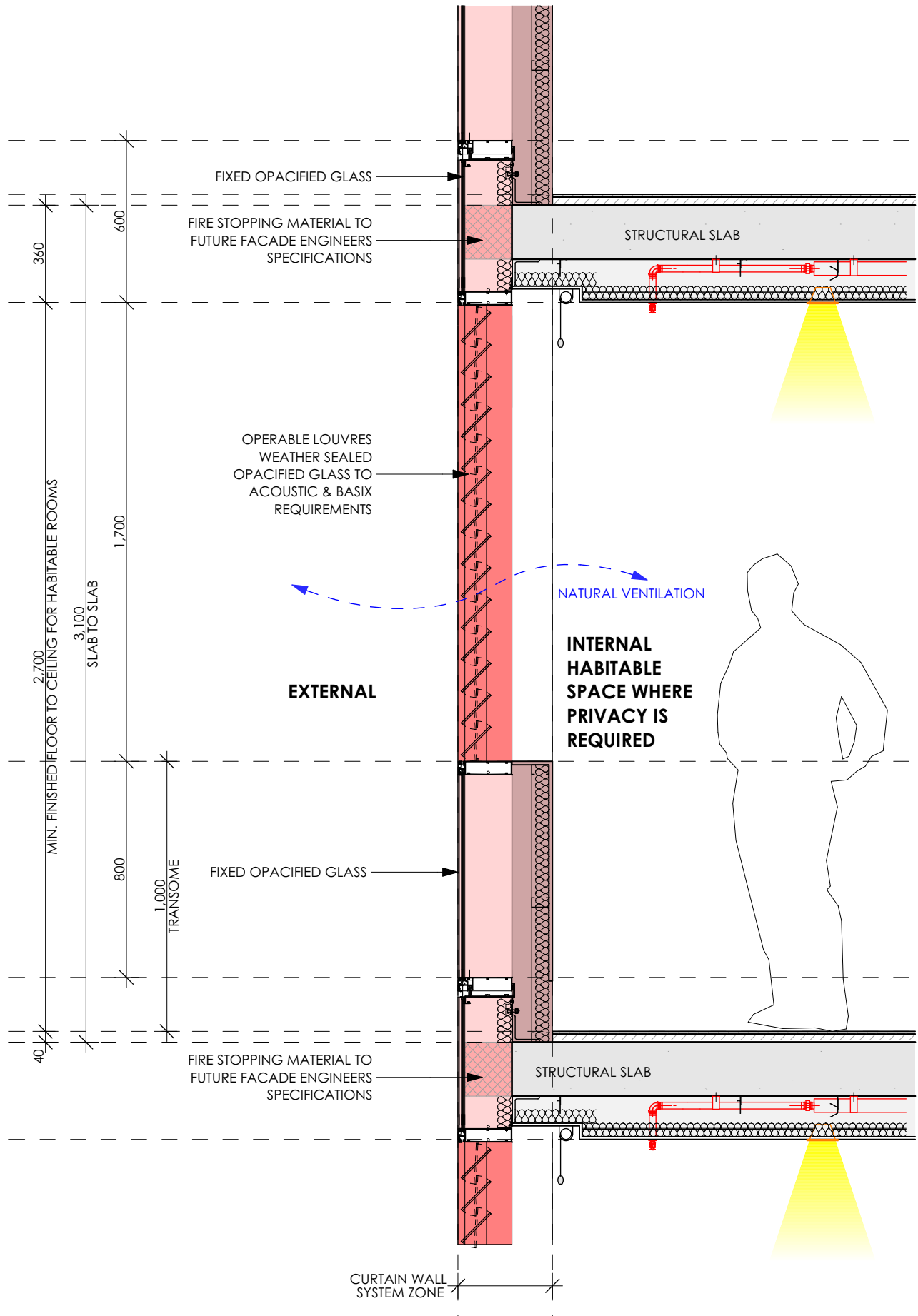
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FACADE CONCEPT SECTIONS

SCALE: 1:20 AT A3 NORTH POINT:

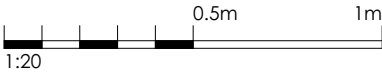
DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



1 INTERNAL ROOM WITH PRIVACY
1:20



CURTAIN WALL GLAZING LEGEND

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

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pti ARCHITECTURE
Tourism + Residential

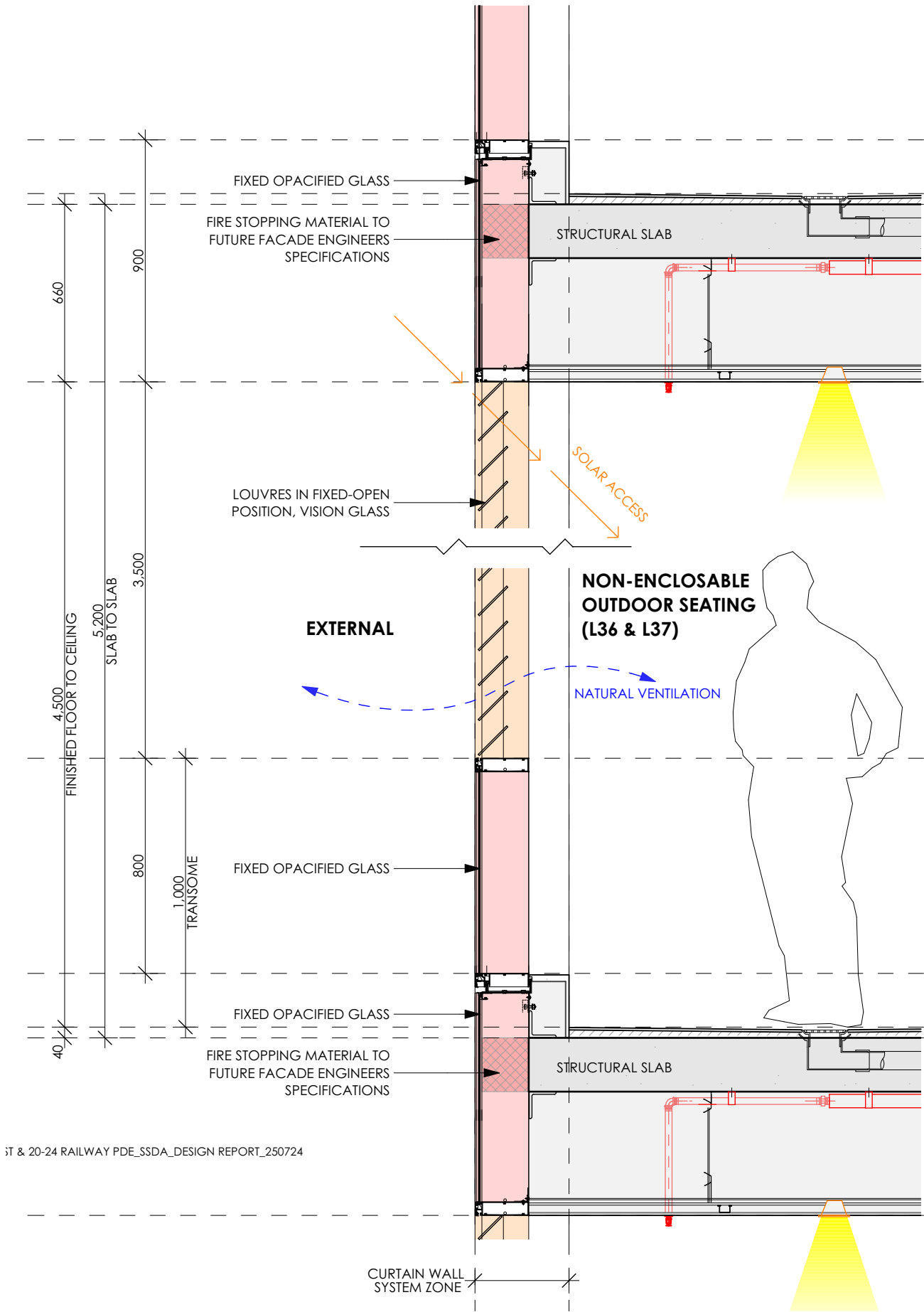
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

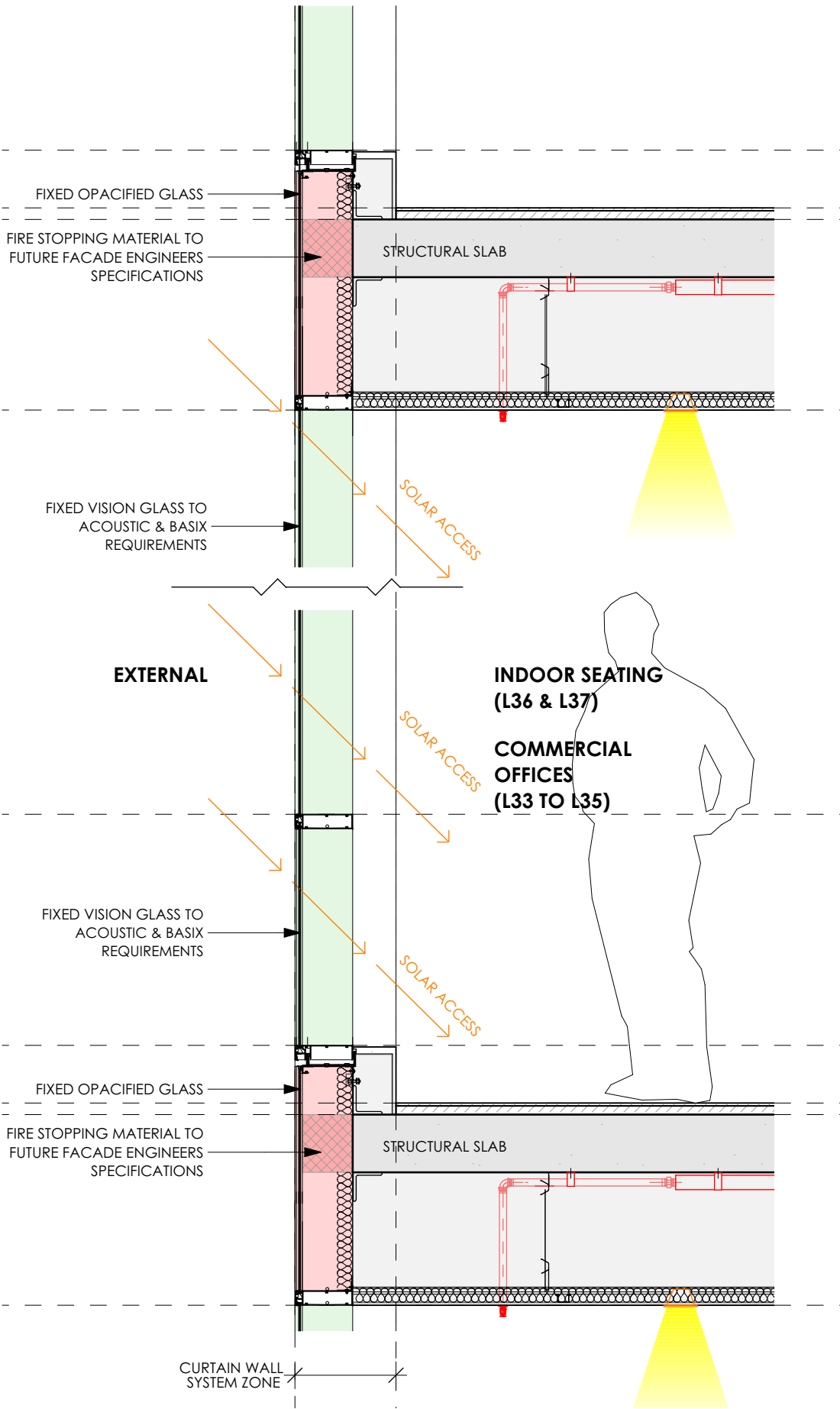
DRAWING TITLE:
FACADE CONCEPT SECTIONS

SCALE:	1:20 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

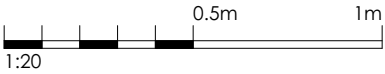


ST & 20-24 RAILWAY PDE_SSDA_DESIGN REPORT_250724

1 NON-ENCLOSABLE OUTDOOR SEATING AREAS
1:20



2 INDOOR SEATING & COMMERCIAL AREAS
1:20



CURTAIN WALL GLAZING LEGEND

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

NOTE :
ALL GLAZING TO COMPLY WITH BASIX, REFLECTIVITY,
ACOUSTIC, COUNCIL & NCC REQUIREMENTS.
DETAILS TO BE PROVIDED AT CC STAGE

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Tourism + Residential

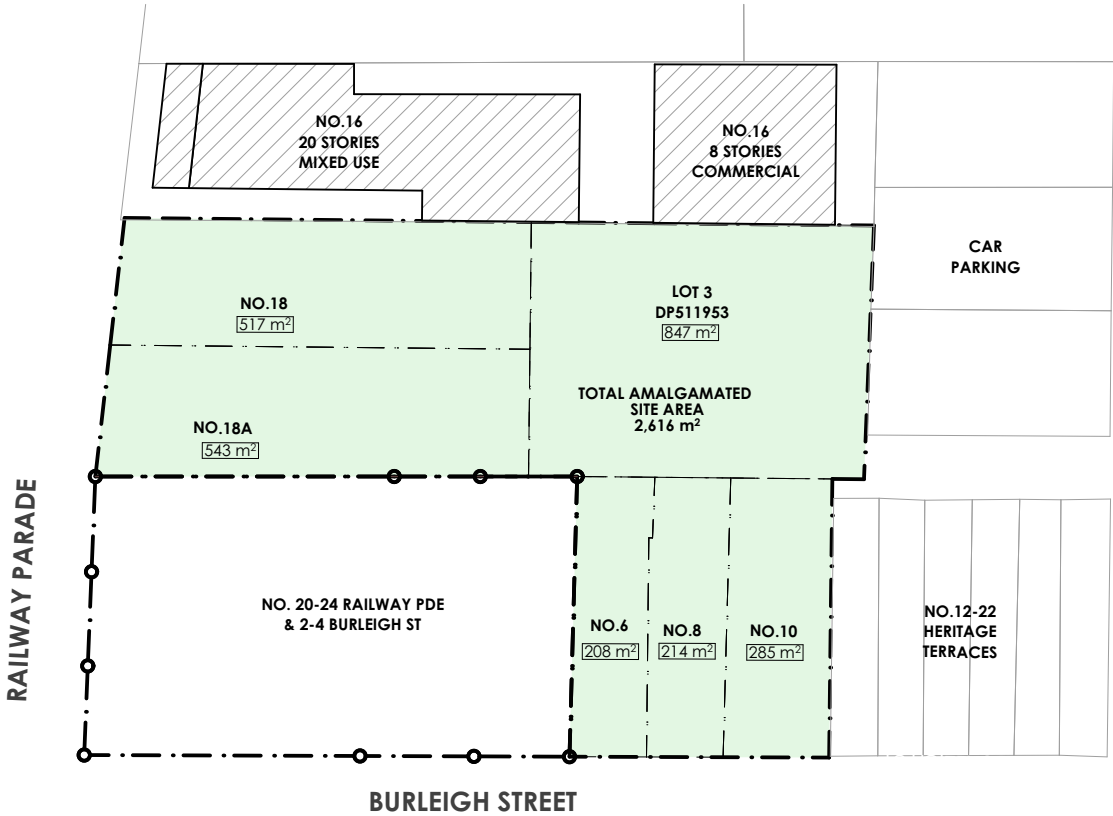
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CLIENT :
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PTY LTD**

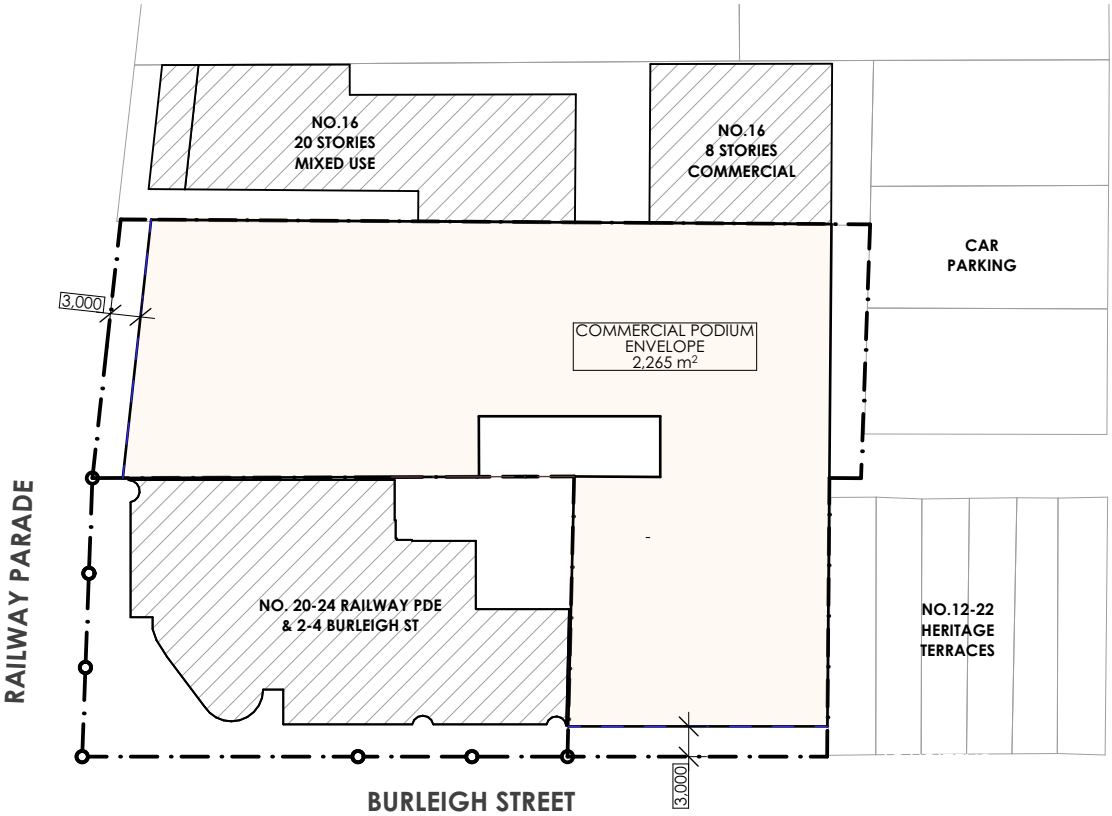
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
FACADE CONCEPT SECTIONS

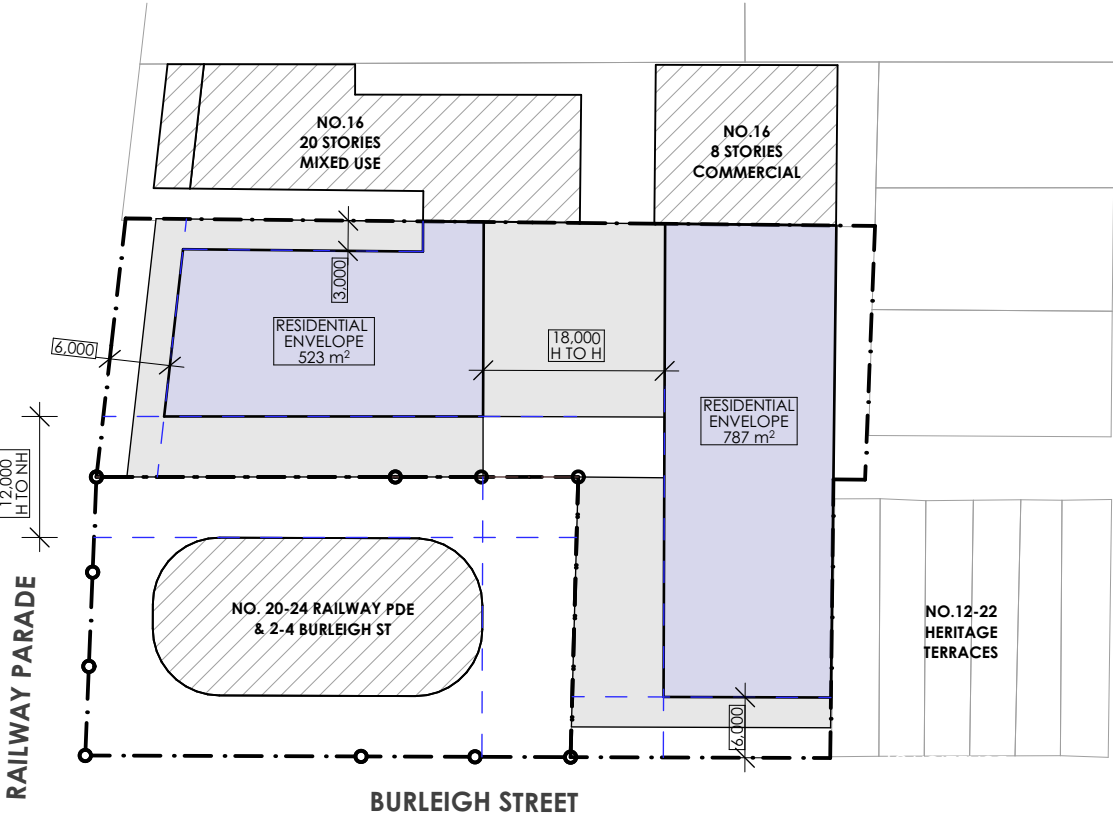
SCALE:	1:20 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



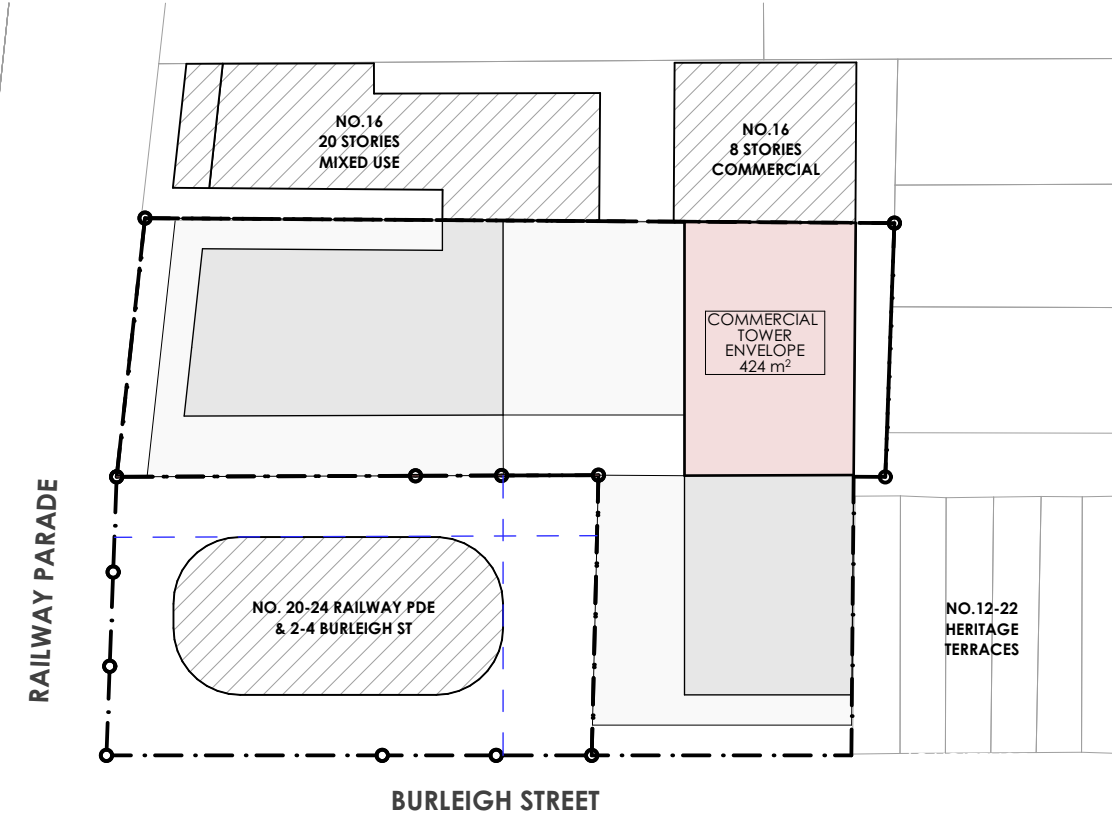
1 POTENTIAL AMALGAMATION
1:750



2 PODIUM- GF TO L3
1:750



3 TOWER- L3 TO L7
1:750



4 TOWER L8 TO L28
1:750

SSDA SUBMISSION

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Tourism + Residential

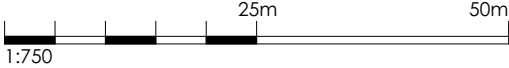
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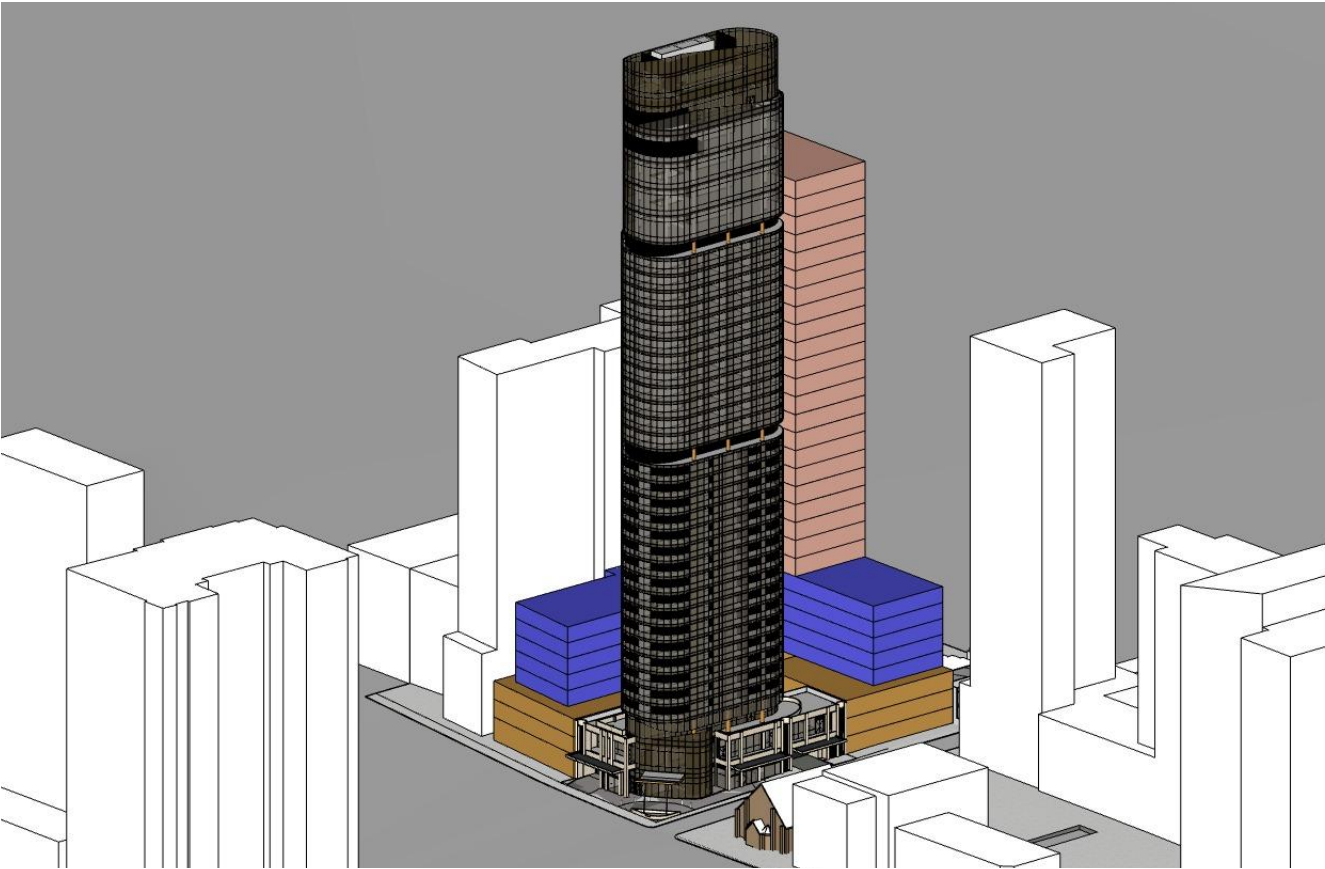
CLIENT:
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RAILWAY PDE, BURWOOD

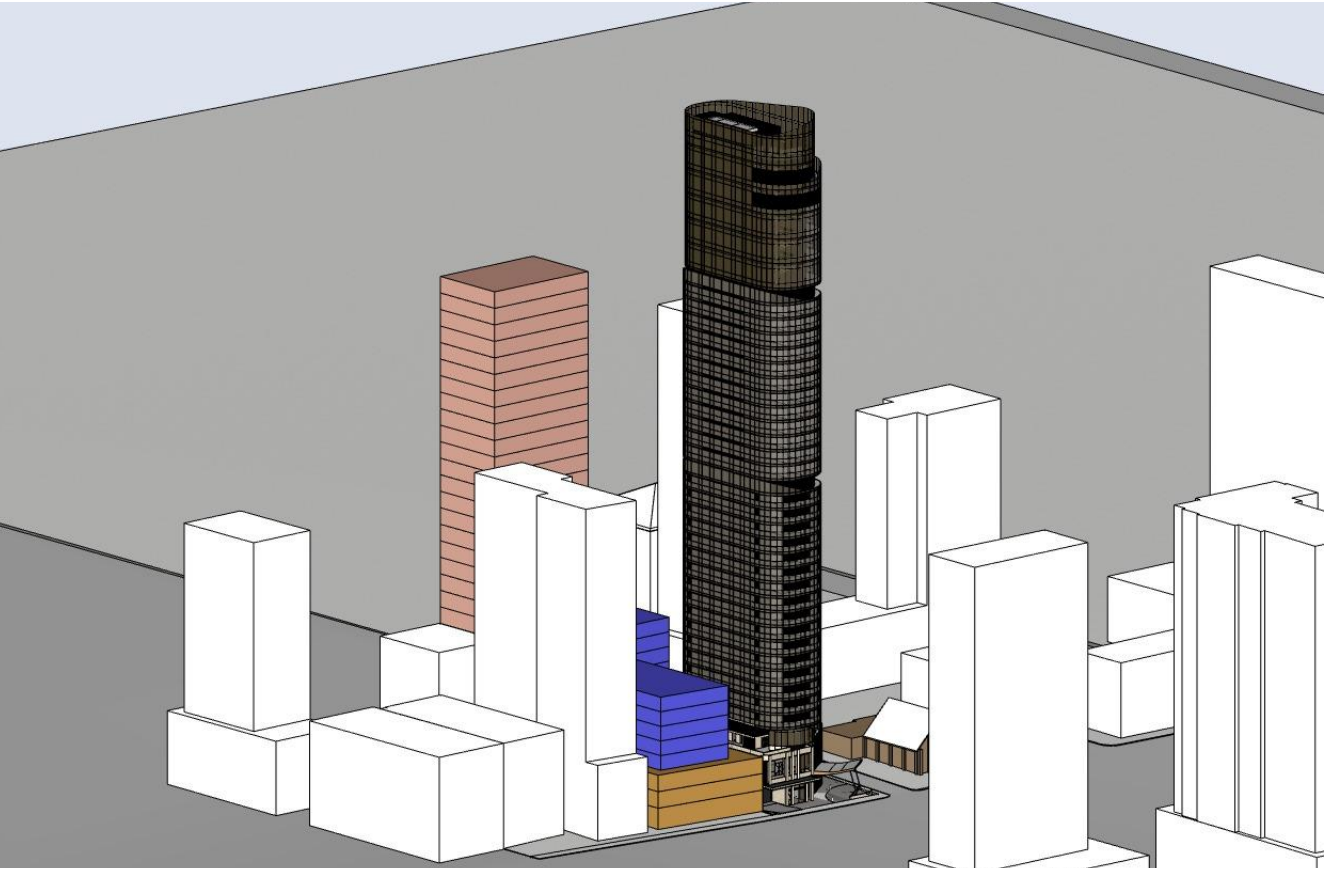
DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

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

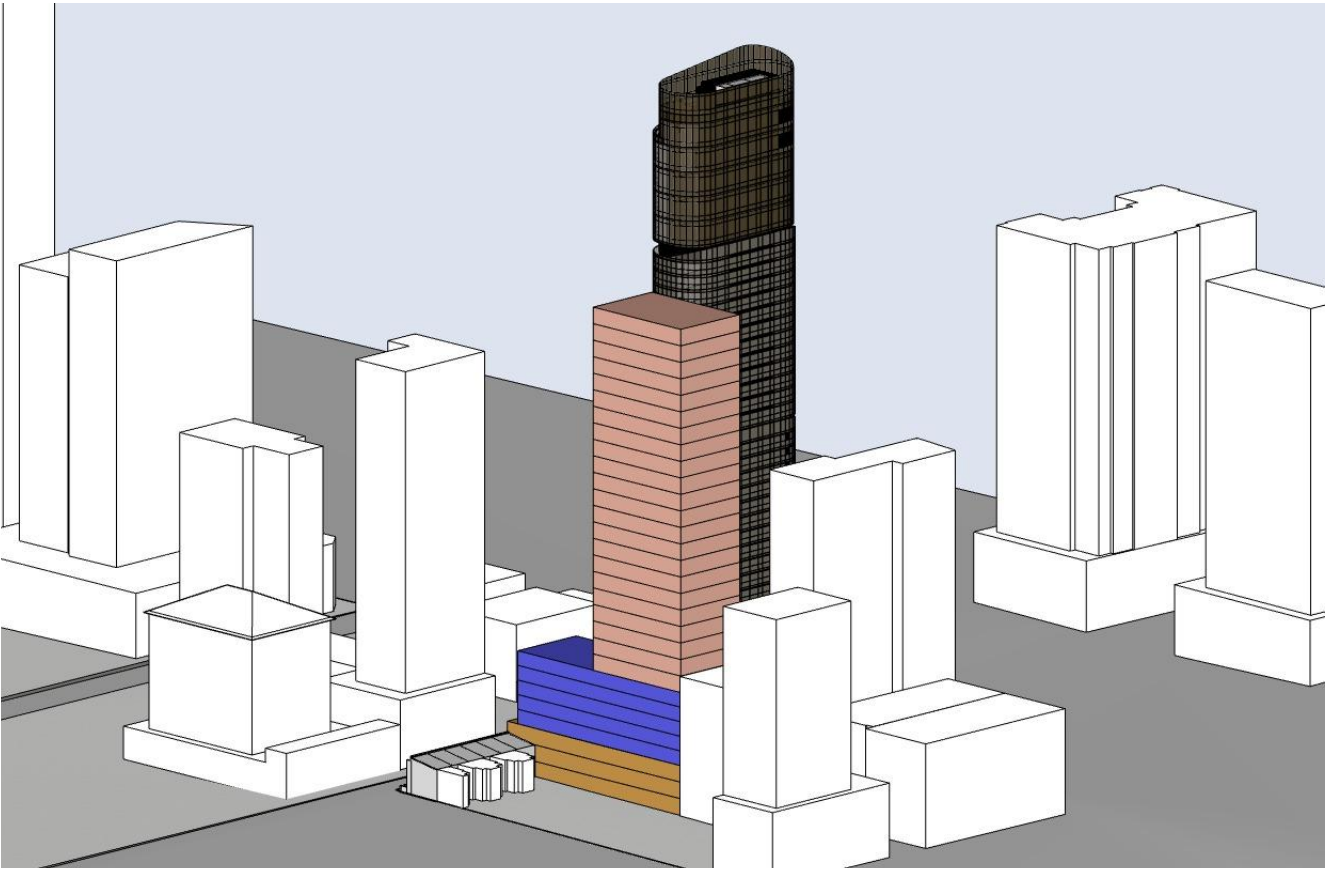




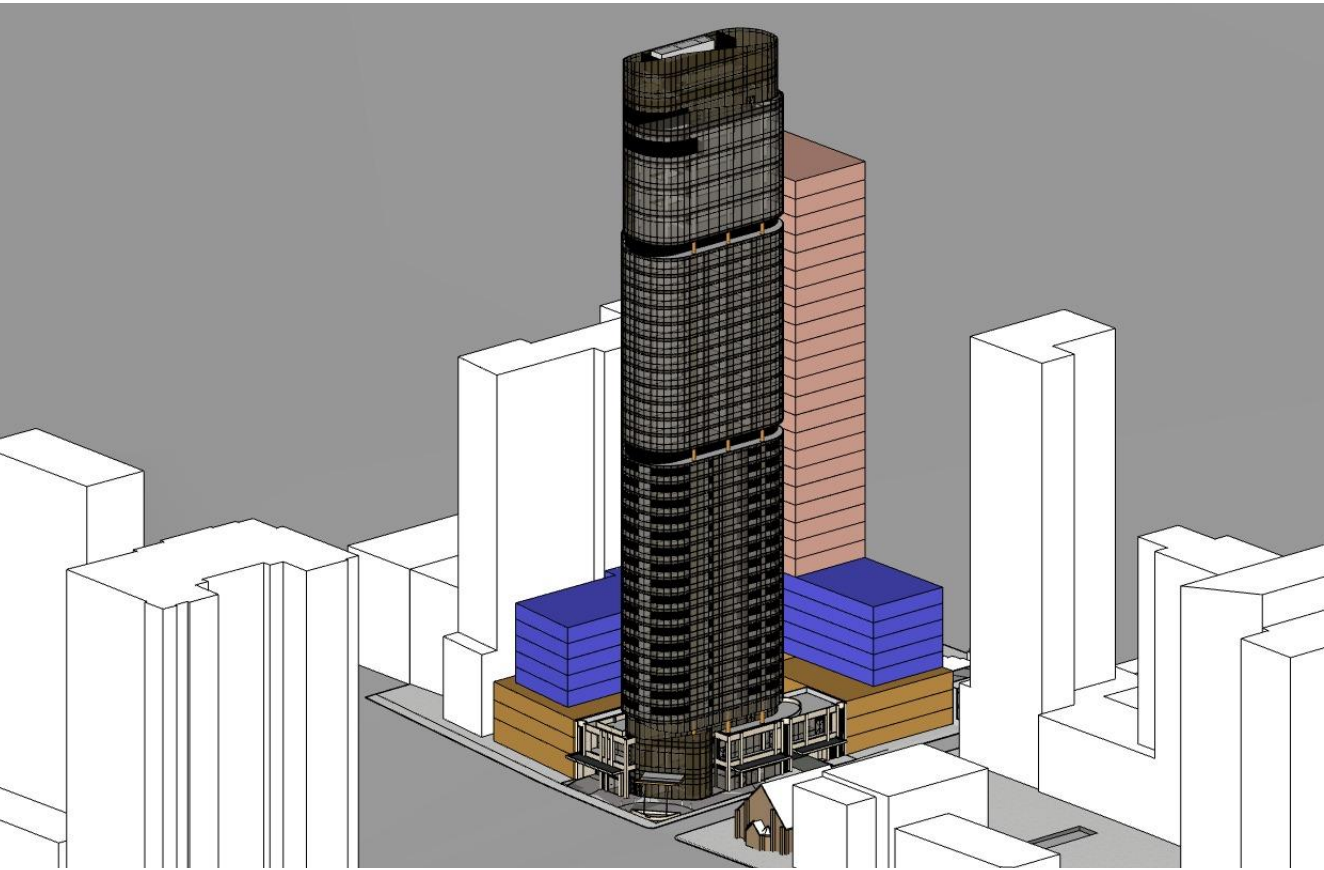
1 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST



2 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-WEST



3 POTENTIAL SURROUNDING DEVELOPMENT LOOKING NORTH-WEST



4 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST

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

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REV	DESCRIPTION	BY	DATE
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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	

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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HOUSING, HOTEL &
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	



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



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

DRAWING TITLE:
PERSPECTIVE 2

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



SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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RESIDENTIAL/ AFFORDABLE
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	

SSDA 50 C
stage. dwg no. revision

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
suspended floor above enclosed subfloor, frame: suspended concrete slab	8862.38	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard,frame:no frame	1552	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:no frame	4880	-

(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.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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	-	-	-	-	-	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 2	plasterboard, frame:timber - H2 treated softwood	1968	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	1000	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	500	foil/sarking	fibreglass batts or roll

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)
485	1456	-	1941	0	0	0	0

	Alternative water source							
Dwelling no.	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;		✔	

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.

SSDA SUBMISSION

C ADDITIONAL INFORMATION IN RESPONSE VD 15.08.25
TO DPHI COMMENTS

B AFFORDABLE HOUSING BREAKDOWN VD 10.04.25

A SSDA SUBMISSION VD 18.02.25

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:
BASIX COMMITMENTS- SHEET 1

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

(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

(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/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1001A	3.9	8.8	12.700
1001B	0.6	10.2	10.800
1002A	18.9	17.5	36.400
1002B	10.5	15	25.500

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.

SSDA SUBMISSION

C	ADDITIONAL INFORMATION IN RESPONSE TO DPHI COMMENTS	VD	15.08.25
B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



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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 stage.

52 dwg no.

C revision

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1003A	19.5	10.4	29.900
1003B	15.9	13.1	29.000
1101A	4.1	8.7	12.800
1101B	0.6	9.8	10.400
1102A	19.2	17.4	36.600
1102B	10.8	15.4	26.200
1103A	19.8	10.5	30.300
1103B	16.2	13.2	29.400
1201A	4.2	8.7	12.900
1201B	0.6	9.6	10.200
1202A	19.4	17.2	36.600
1202B	10.9	15.1	26.000
1203A	20.1	10.4	30.500
1203B	16.4	12.9	29.300
1301A	4.3	8.8	13.100
1301B	0.6	9.5	10.100
1302A	19.9	17.7	37.600
1302B	11.2	14.7	25.900
1303A	20.4	10.4	30.800
1303B	16.7	13	29.700
1401A	4.3	9.1	13.400
1401B	0.6	9.4	10.000
1402A	20	17.5	37.500
1402B	11.2	14.8	26.000
1403A	20.6	10.4	31.000
1403B	16.7	13.1	29.800
1501A	4.4	9	13.400
1501B	0.6	9.3	9.900
1502A	20.2	17.5	37.700
1502B	11.3	14.1	25.400
1503A	20.8	10.4	31.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1503B	16.9	13	29.900
1601A	4.5	9.4	13.900
1601B	0.7	9.1	9.800
1602A	20.4	17.2	37.600
1602B	11.6	14.2	25.800
1603A	20.9	10.3	31.200
1603B	16.9	13.6	30.500
1701A	4.5	9.3	13.800
1701B	0.7	9.3	10.000
1702A	20.5	16.9	37.400
1702B	11.7	14.5	26.200
1703A	21.1	10.1	31.200
1703B	17.1	13.3	30.400
1801A	4.4	9.4	13.800
1801B	0.7	9.4	10.100
1802A	20.5	17.4	37.900
1802B	11.8	13.9	25.700
1803A	21.2	10.1	31.300
1803B	17.2	13.3	30.500
301A	2.6	11	13.600
301B	0.3	12.5	12.800
302A	13.8	21.2	35.000
302B	7.4	17.4	24.800
303A	14.8	10.8	25.600
303B	11.7	13.3	25.000
401A	2.7	11.1	13.800
401B	0.3	12.1	12.400
402A	14.4	20.6	35.000
402B	7.9	16.8	24.700
403A	15.3	10.9	26.200
403B	12.3	13.5	25.800

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
501A	2.9	10.9	13.800
501B	0.4	11.8	12.200
502A	14.9	20.3	35.200
502B	8.2	16.7	24.900
503A	15.9	10.9	26.800
503B	12.8	13.9	26.700
601A	3	11.2	14.200
601B	0.4	11.6	12.000
602A	15.3	20	35.300
602B	8.5	16.6	25.100
603A	16.3	10.7	27.000
603B	13	14.1	27.100
701A	3.1	11.2	14.300
701B	0.4	11.3	11.700
702A	15.6	20.1	35.700
702B	8.7	16.7	25.400
703A	16.5	10.8	27.300
703B	13.3	13.9	27.200
801A	3.2	10.7	13.900
802A	16.2	19.6	35.800
802B	9.1	16.3	25.400
803A	17	10.8	27.800
803B	13.6	13.8	27.400
901A	3.2	10.4	13.600
902A	16.6	19.4	36.000
902B	9.2	15.8	25.000
903A	17.4	10.7	28.100
903B	14	13.4	27.400
All other dwellings	0.5	11.2	11.700

c) 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

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.		✓	✓

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.

SSDA SUBMISSION

C ADDITIONAL INFORMATION IN RESPONSE VD 15.08.25
TO DPHI COMMENTS

B AFFORDABLE HOUSING BREAKDOWN VD 10.04.25

A SSDA SUBMISSION VD 18.02.25

REV	DESCRIPTION	BY	DATE
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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**

(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

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

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.		✓	✓

(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.			

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.

SSDA SUBMISSION

C ADDITIONAL INFORMATION IN RESPONSE VD 15.08.25
TO DPPI COMMENTS

B AFFORDABLE HOUSING BREAKDOWN VD 10.04.25

A SSDA SUBMISSION VD 18.02.25

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:
BASIX COMMITMENTS- SHEET 4

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

(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.		✓	

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.			

(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.		✔	

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 <i>[total product specification – glass + frame]</i> 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 <i>[Medium colour]</i> 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)
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Refer to current HERS Certificate to validate these thermal specification details.

SSDA SUBMISSION

C ADDITIONAL INFORMATION IN RESPONSE VD 15.08.25
TO DPHI COMMENTS

B AFFORDABLE HOUSING BREAKDOWN VD 10.04.25

A SSDA SUBMISSION VD 18.02.25

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:
BASIX COMMITMENTS- SHEET 5

SCALE: **AT A3** NORTH POINT:

DRAWN BY: **VD/JR**

CHECKED BY: **PI**

PROJECT No: **P709**

SSDA **55** **C**
stage. dwg no. revision

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	-