



26th March, 2026

**PROPOSED MIXED USE DEVELOPMENT
RESIDENTIAL, AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD**

SSD-77260958

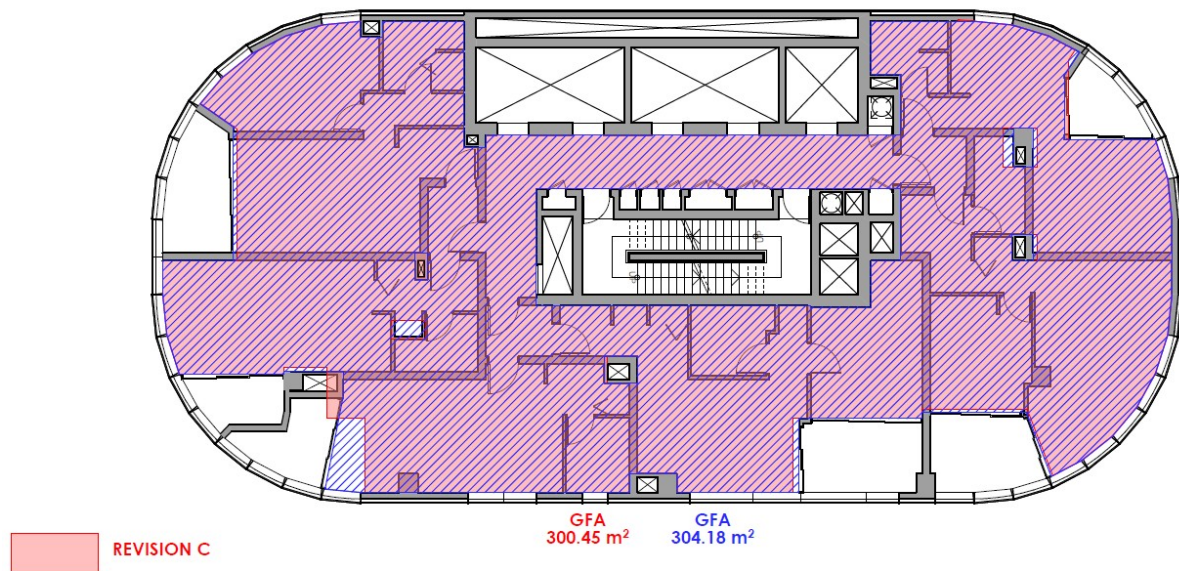
Architectural Response to DPHI Request for Information

This document is prepared in response to DPHI's Request for Information emailed dated 22 December 2025 :

(Amended to be read in conjunction with **Architectural Drawings & Design Report Rev. F dated 26.03.26**)

DPHI Comments	PTI Responses
Update architectural plans/calculations in summary tables to incorporate the additional 4sqm on the floors. Please refer to my comments in my previous reviews for details.	The additional 4m2 of GFA is a result of minor modifications to the unit layouts and balconies due to deducting the services risers from the unit areas. This then brought the unit areas below the AGD area minimums, requiring modifications to balconies to achieve compliance. Part of this was amendment was that the glazed sliding doors walls to balconies previously allowed for 250mm thick frames and have now been reduced to 150mm thick frames which added to the increased internal GFA. An overlay of the previous 300m2 GFA in revision C is overlayed below identifying where the differences in GFA are compared to the subsequent revisions D, E & F that show 304m2

GFA comparison:



	Revision C	Revision D, E & F
GFA on the architectural plans	300sqm	304sqm
GFA on the summary tables	300sqm	304sqm

In comparing the GFA on architectural plans to the corresponding GFA on summary tables, we confirm these figures are consistent with the amendments that were made between revisions C, D, E & F.

Unit area comparison:

Unit areas shown on revision C		
Unit No.	Architectural plans (internal / balcony)	Summary tables (internal / balcony)
01A	50m2 / 8m2	50m2 / 8m2
01B	36m2 / 5m2	35m2 / 4m2 (error)
02A	35m2 / 5m2	36m2 / 7m2 (error)
02B	50m2 / 8m2	50m2 / 8m2
03A	50m2 / 8m2	50m2 / 8m2
03B	35m2 / 4m2	35m2 / 4m2

Unit areas shown on revision D		
Unit No.	Architectural plans (internal / balcony)	Summary tables (internal / balcony)
01A	50m2 / 8m2	50m2 / 8m2
01B	35m2 / 4m2	35m2 / 4m2
02A	35m2 / 5m2	36m2 / 5m2 (error)
02B	50m2 / 8m2	50m2 / 8m2
03A	50m2 / 8m2	50m2 / 8m2
03B	35m2 / 4m2	35m2 / 4m2

Unit areas shown on revision E & F		
Unit No.	Architectural plans (internal / balcony)	Summary tables (internal / balcony)
01A	50m2 / 8m2	50m2 / 8m2
01B	35m2 / 4m2	35m2 / 4m2
02A	35m2 / 5m2	35m2 / 5m2
02B	50m2 / 8m2	50m2 / 8m2
03A	50m2 / 8m2	50m2 / 8m2
03B	35m2 / 4m2	35m2 / 4m2

In comparing the unit areas shown on architectural plans to the corresponding unit areas on summary tables in amendments between revisions C, D, E & F, it is noted that the unit areas shown on the architectural plans in all revisions were correctly shown. However, there were inconsistencies shown in the corresponding summary tables for revisions C & D. These incorrect figures are highlighted in the table above.

We confirm that the unit areas shown on revision E & F have been since been amended, with the architectural plans and corresponding summary table showing consistent and correct figures.

GFA Item 2

The basement hotel BOH and linen rooms have not been added to GFA calculations/an explanation has not been provided why they should be excluded.

The definition of GFA as per the Burwood LEP 2012 is :

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, **and includes—**

- (a) the area of a mezzanine, and
- (b) **habitable rooms in a basement** or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

- (ii) vehicular access, loading areas, garbage and services, and

- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and

- (h) any space used for the loading or unloading of goods (including access to it), and

- (i) terraces and balconies with outer walls less than 1.4 metres high, and

- (j) voids above a floor at the level of a storey or storey above.

The hotel BOH spaces are intended as storage for the various hotel needs. The hotel linen room is for storage of dirty linen as it is located underneath a linen chute.

The basement hotel BOH and linen rooms are not habitable rooms so are excluded from the GFA calculations according to the Burwood LEP definition.

The B.O.H rooms are now renamed as "Storage" in architectural drawings revision F.

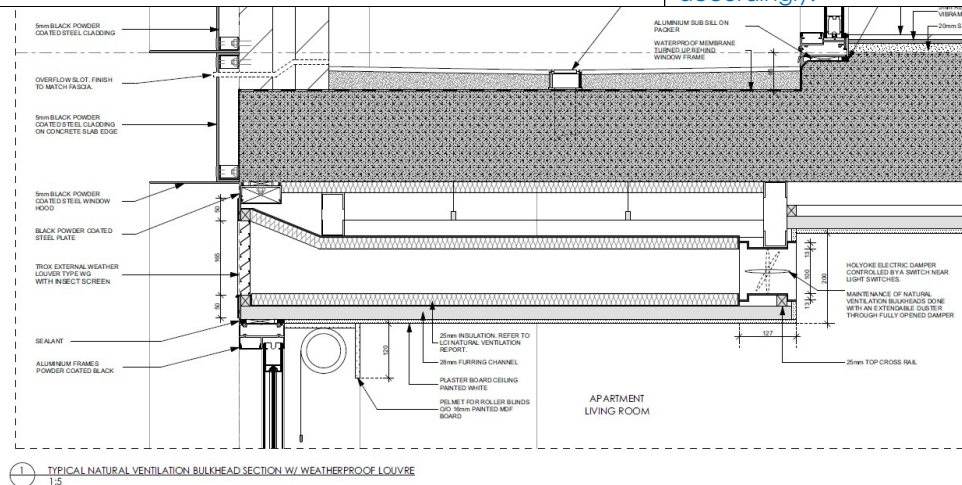
Apartment Design Item 5

Clarify whether plenums will be the only mechanical ventilation proposed and provide advice from the wind consultant that sufficient air flow will be available to apartments for ventilation via the proposed plenums.

These plenum systems are designed in conjunction with Acoustic and Wind Consultants to provide passive natural ventilation and will be designed in detail at CC stage to suit the specific situation to meet all requirements for compliance. An example of such system is shown below.

Such systems are specifically designed to provide a passive based solution that allows for natural ventilation whilst mitigating external noise intrusion, without the reliance on mechanical based solutions.

The Wind advice has been amended accordingly.



Apartment Design Item 6

The Acoustic Advice notes that Units 2B, 3A and 3B will be provided with mechanical ventilation. Confirm whether this will be same type of mechanical ventilation as Units 1A, 1B and 2A and similar to Item 5 ensure that the advice from the Wind consultant confirms that adequate airflow can be achieved.

The plenum systems proposed are to provide natural ventilation whilst eliminating external noise intrusion.

They are proposed to any units that are required to be naturally cross ventilated yet are affected by external noise intrusion.

Units 1A, 1B & 2A are proposed to implement the plenums as these units have been identified as being impacted by excessive external noise intrusion due to its orientation to the external noise sources.

Units 2B, 3A & 3B are not impacted by the external noise sources, therefore are not proposed to require the implementation of plenums.

The Acoustic advice has been amended accordingly.

Apartment Design Item 8

Provide examples of opaque glazing types which allow for both privacy and solar access to living spaces.

Potential glazing solutions that allow for both privacy and solar access to living spaces are:

Frosted glass -

The glass surface is sandblasted or acid-treated to blur the view while still allowing significant light to pass through,

Window film -

Adhesive films can be applied directly to windows to mimic the effect of frosted, patterned, or tinted glass.

An example is shown below.



Building Design Item 12 Item 12a - The Amended Services Coordination Set advises to review Level 16 for the services plan for Level 19. However, Level 16 is a residential floor and Level 19 is plant room floor. Provide details of the plant needed for Level 19 similar to the plan details provided for Level 32. Item 12b – a response this matter has not been provided.	The reference to "Level 16" on the Amended Services Coordination Set is a typing error carried through from previous iterations of the building design where the split of where residential levels, hotel room levels and plant room levels were allocated differently. The plant floors are located on Level 19 and Level 32. The entire Level 19 is allocated for the AC mechanical equipment servicing the residential Levels 13 -18, and the hotel room Levels 20 - 31. Further to this, the intent is that AC condenser units will not be located on any residential balconies. The Services drawings are now amended to show correct Level references and plant equipment on Level 19.
Other Matters Item 16 Provide correspondence from the Historical Archaeological consultant confirming that preparing the Archaeological Research Design and Excavation Methodology post development consent complies with relevant legislation and/or guidelines/policies._	To be addressed by the Heritage Consultant.