

DRAWING LIST

00	COVER SHEET
01	PROJECT SUMMARY
02	APARTMENT SCHEDULE
03	GFA & FSR CALCULATIONS
04	GFA & FSR CALCULATIONS
05	LOCATION PLAN
06	SITE PLAN
07	STREETSCAPE & BURWOOD HEIGHT PLANE
08	BASEMENTS 4-5 PLAN
09	BASEMENT 3 PLAN
10	BASEMENT 2 PLAN
11	BASEMENT 1 PLAN
12	GROUND FLOOR PLAN
13	LEVEL 1 FLOOR PLAN- HOTEL FACILITIES
14	LEVEL 2 FLOOR PLAN- HOTEL FACILITIES
15	LEVELS 3-8 FLOOR PLAN- RESIDENTIAL AFFORDABLE HOUSING
16	LEVELS 9-18 FLOOR PLAN- RESIDENTIAL MARKET HOUSING
17	LEVEL 19 FLOOR PLAN- PLANT
18	LEVELS 20-25 FLOOR PLAN- HOTEL ROOMS
19	LEVELS 26-31 FLOOR PLAN- HOTEL ROOMS
20	LEVEL 32 FLOOR PLAN- PLANT
21	LEVELS 33- 35 FLOOR PLAN- COMMERCIAL OFFICES
22	LEVEL 36 FLOOR PLAN- HOTEL FACILITIES
23	LEVEL 37 FLOOR PLAN- HOTEL FACILITIES
24	LEVEL 38 FLOOR PLAN- RESIDENTIAL C.O.S
25	ROOF PLAN
26	SECTIONS A & B
27	SECTIONS C & D
28	SECTIONS E & F
29	SECTION G

30	ELEVATIONS- NORTH & WEST
31	ELEVATIONS- SOUTH & EAST
32	SHADOW DIAGRAMS- JUNE 21 9AM-10AM
33	SHADOW DIAGRAMS- JUNE 21 11AM-12PM
34	SHADOW DIAGRAMS- JUNE 21 1PM-3PM
35	SHADOW DIAGRAMS- JAN 21 9AM & FEB 21 9AM
36	SHADOW DIAGRAMS- MAR 21 9AM & APR 21 9AM
37	SHADOW DIAGRAMS- MAY 21 9AM & JUN 21 9AM
38	SHADOW DIAGRAMS- JUL 21 9AM & AUG 21 9AM
39	SHADOW DIAGRAMS- SEP 21 9AM & OCT 21 9AM
40	SHADOW DIAGRAMS- NOV 21 9AM DEC 21 9AM
41	SOLAR ACCESS AND NATURAL CROSS VENTILATION
42	ACCESSIBLE LAYOUTS
43	FACADE CONCEPT SECTIONS
44	FACADE CONCEPT SECTIONS
45	POTENTIAL SURROUNDING DEVELOPMENT
46	POTENTIAL SURROUNDING DEVELOPMENT
47	POTENTIAL SURROUNDING DEVELOPMENT
48	PERSPECTIVE 1
49	PERSPECTIVE 2
50	PERSPECTIVE 3
51	BASIX COMMITMENTS- SHEET 1
52	BASIX COMMITMENTS- SHEET 2
53	BASIX COMMITMENTS- SHEET 3
54	BASIX COMMITMENTS- SHEET 4
55	BASIX COMMITMENTS- SHEET 5



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: 31.03.25

RESIDENTIAL APARTMENTS (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%

HOTEL ROOMS (qty)

GFA CALCULATION (sqm)

	USE	RESIDENTIAL AFFORDABLE HOUSING	RESIDENTIAL MARKET HOUSING	COMMERCIAL HOTEL	COMMERCIAL OFFICES	TOTAL GFA	
GF	COMBINED LOBBY	82	-	220	-	302	sqm
L1	HOTEL FACILITIES	-	-	532	-	532	sqm
L2	HOTEL FACILITIES	-	-	263	-	263	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	-	-	218	-	218	sqm
L37	HOTEL FACILITIES	-	-	168	-	168	sqm
L38	RESIDENTIAL C.O.S	-	5	-	-	5	sqm
SUB TOTAL GFA (sqm)		1,882	3,005	5,517	998	11,402	sqm
SUB TOTAL MIX (%)		17%	26%	48%	9%	100%	%
TOTAL GFA (sqm)		4,887	6,515	11,402	sqm		
TOTAL MIX (%)		43%	57%	100%	%		

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	Y

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	Y

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			3.68	:1	Y
PROPOSED COMMERCIAL FSR			4.90	:1	Y
PROPOSED TOTAL FSR			8.58	:1	Y

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			4,887	sqm	Y
PROPOSED COMMERCIAL GFA			6,515	sqm	Y
PROPOSED TOTAL GFA			11,402	sqm	Y

AFFORDABLE HOUSING GROSS FLOOR AREA

REQUIRED AFFORDABLE HOUSING			15%	%	
REQUIRED AFFORDABLE HOUSING			1,710	sqm	
PROPOSED AFFORDABLE HOUSING			17%	%	Y
PROPOSED AFFORDABLE HOUSING			1,882	sqm	Y

LANDSCAPING AREA

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

COMMUNAL OPEN SPACE

MIN. COMMUNAL OPEN SPACE REQUIRED			25%	%	
MIN. COMMUNAL OPEN SPACE REQUIRED			332	sqm	
PROPOSED COMMUNAL OPEN SPACE			34%	%	Y
PROPOSED COMMUNAL OPEN SPACE			450	sqm	Y

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25

REV	DESCRIPTION	BY	DATE
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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:
PROJECT SUMMARY

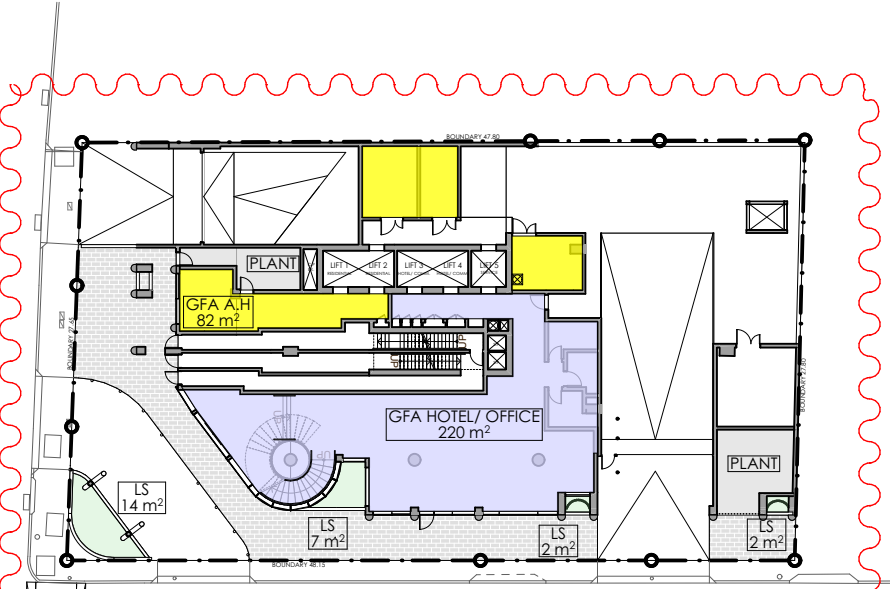
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DRAWN BY: VD/JR

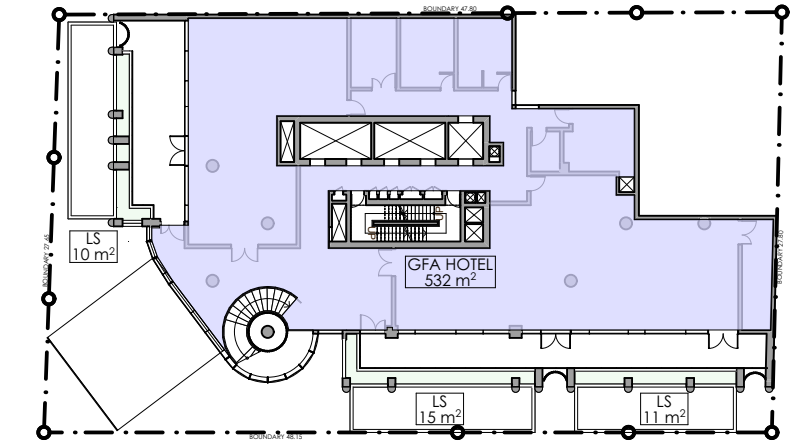
CHECKED BY: PI

PROJECT No: P709

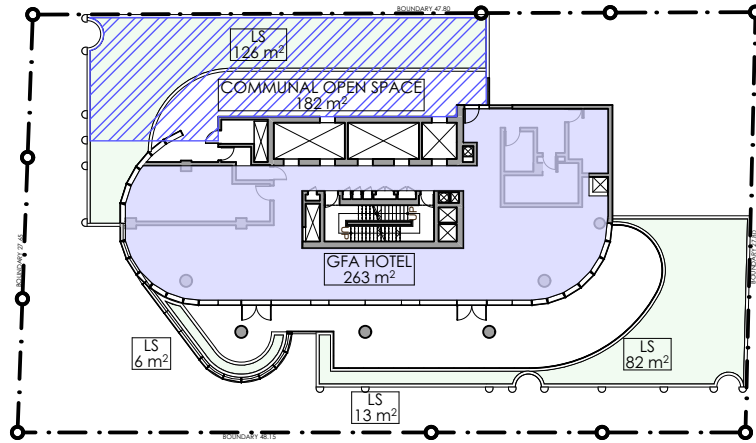
DUAL KEY UNIT SCHEDULE (qdv)				INDIVIDUAL UNIT SCHEDULE (qdv)				INDIVIDUAL UNIT ADDITIONAL INFORMATION (qdv)				INDIVIDUAL UNIT AREA SCHEDULE (m2)				INDIVIDUAL UNIT STORAGE SCHEDULE (m3)				INDIVIDUAL UNIT SOLAR ACCESS SCHEDULE (qdv)				INDIVIDUAL UNIT NATURAL CROSS VENTILATION SCHEDULE (qdv)			
DUAL 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	4	2	6	6	67%	1	1	-	1					
				301B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
302	1	3		302A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				302B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
303	1			303A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				303B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
401	1			401A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				401B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
402	1	3		402A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				402B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
403	1			403A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				403B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
501	1			501A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				501B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
502	1	3		502A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				502B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
503	1			503A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				503B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
601	1			601A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				601B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
602	1	3		602A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				602B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
603	1			603A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				603B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
701	1			701A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				701B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
702	1	3		702A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				702B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
703	1			703A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				703B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
801	1			801A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				801B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
802	1	3		802A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				802B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
803	1			803A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				803B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
901	1			901A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				901B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
902	1	3		902A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				902B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
903	1			903A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				903B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
1001	1			1001A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1001B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
1002	1	3		1002A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				1002B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
1003	1			1003A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1003B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
1101	1			1101A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1101B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
1102	1	3		1102A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				1102B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
1103	1			1103A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1103B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
1201	1			1201A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1201B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
1202	1	3		1202A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				1202B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
1203	1			1203A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1203B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
1301	1			1301A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1301B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
1302	1	3		1302A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				1302B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
1303	1			1303A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1303B	1	-		1	-	-	35	4	39	2	2	4	4	50%	-	-	1	1					
1401	1			1401A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1401B	1	-		1	-	-	35	4	39	4	0	4	4	100%	1	1	-	1					
1402	1	3		1402A	1	-		1	-	1	36	7	43	3	1	4	4	75%	1	1	-	1					
				1402B	-	1		1	1	1	50	8	58	5	1	6	6	83%	1	1	-	1					
1403	1			1403A	-	1		1	-	-	50	8	58	4	2	6	6	67%	1	1	-	1					
				1403B	1	-		1	-	-	35	4	39	2													



1 GFA GROUND FLOOR
1:500



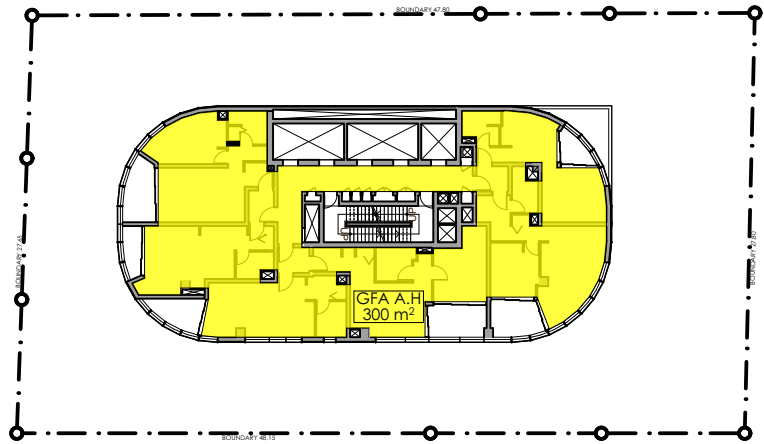
2 GFA LEVEL 1
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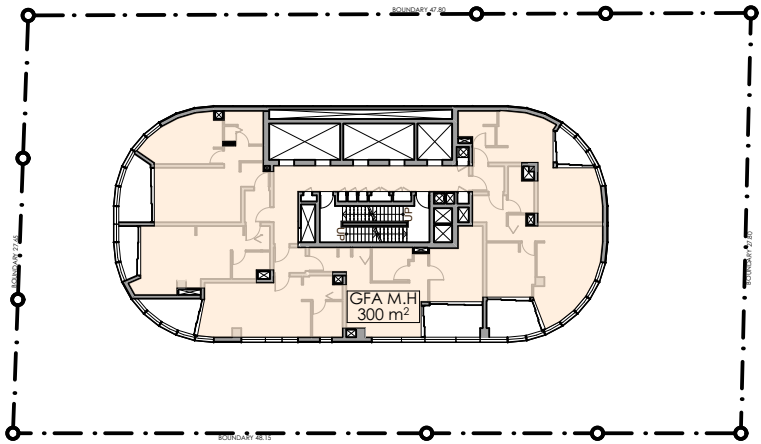
3 GFA LEVEL 2
1:500

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

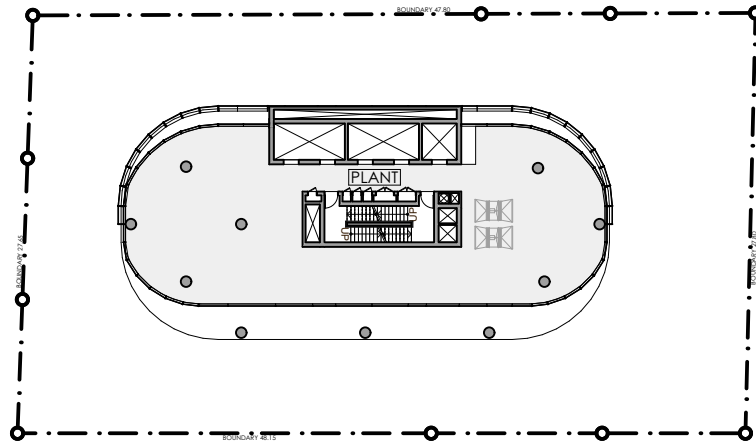
SSDA SUBMISSION



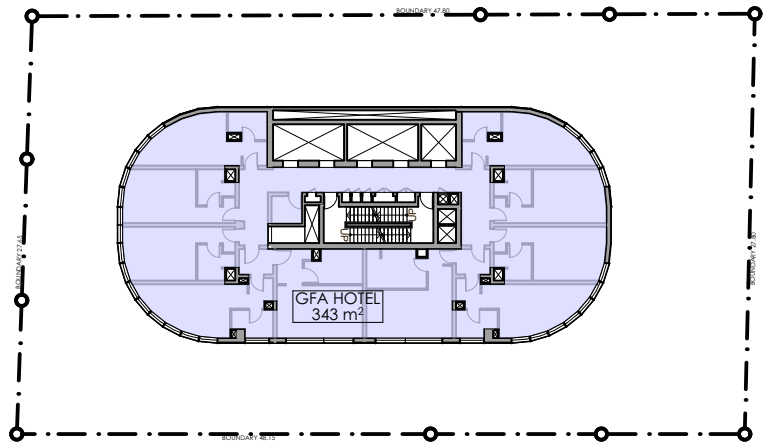
4 GFA LEVELS 3- 8- RES. AFFORDABLE HOUSING
1:500



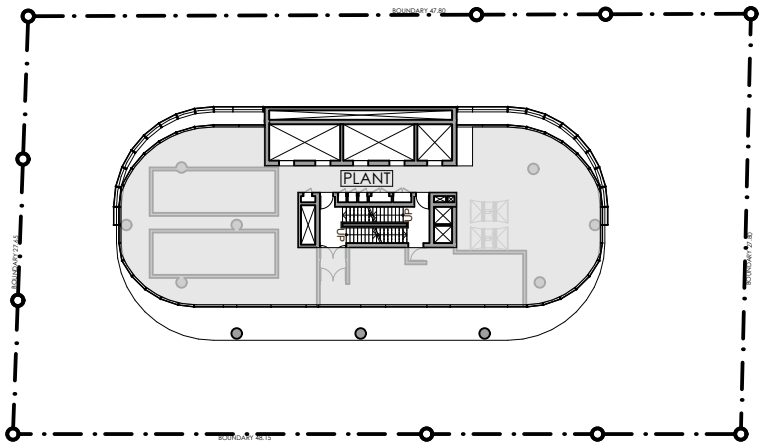
5 GFA LEVELS 9- 18- RES. MARKET HOUSING
1:500



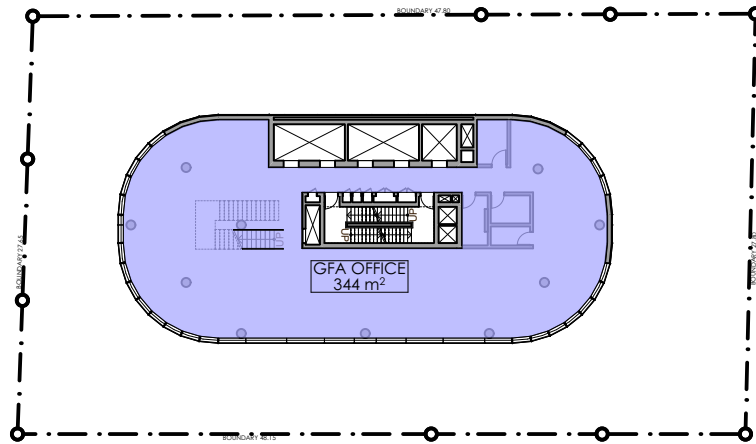
6 GFA LEVEL 19
1:500



7 GFA LEVELS 20-31
1:500



8 GFA LEVEL 32
1:500



9 GFA LEVEL 33
1:500



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

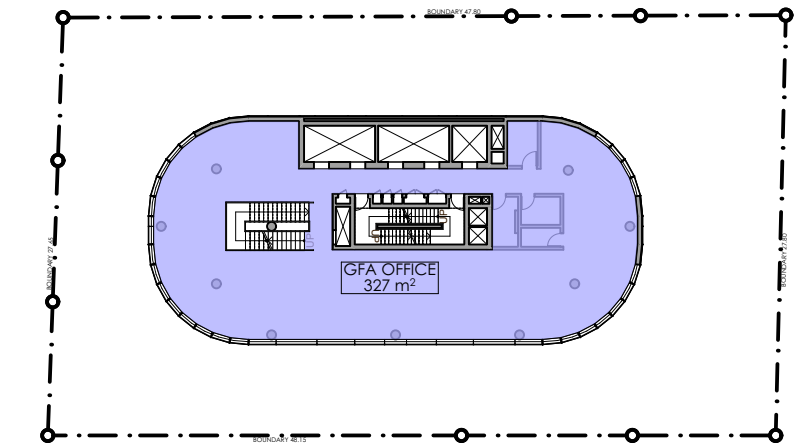
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

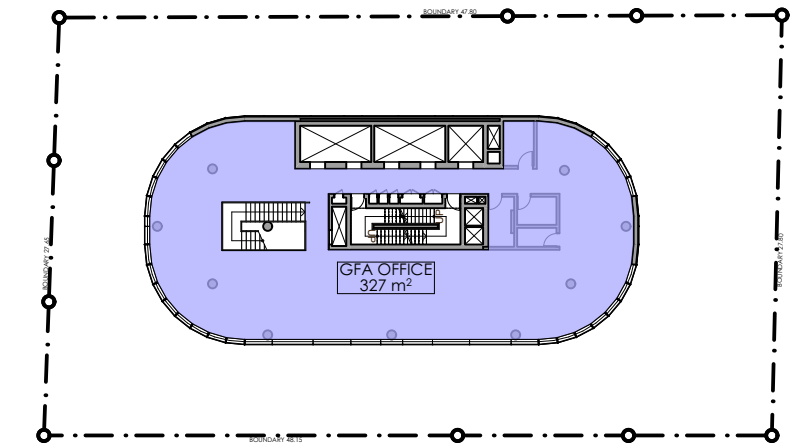
DRAWING TITLE:
GFA & FSR CALCULATIONS

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

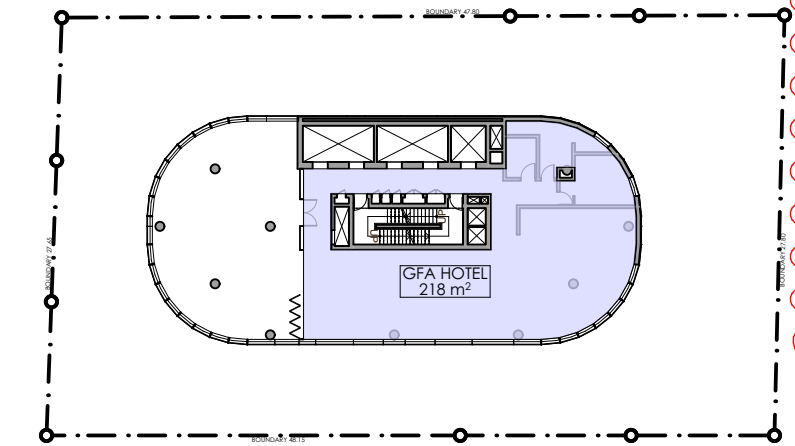
SSDA 03 B
stage. dwg no. revision



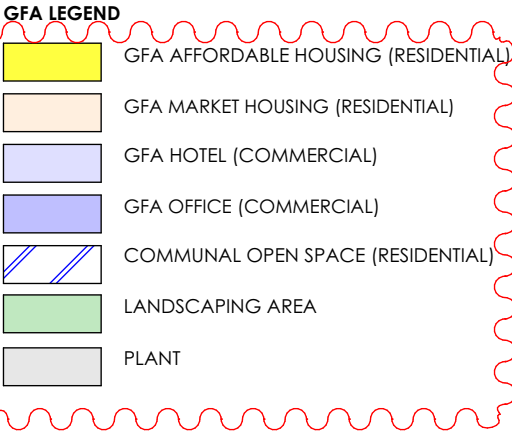
1 GFA LEVEL 34
1:500



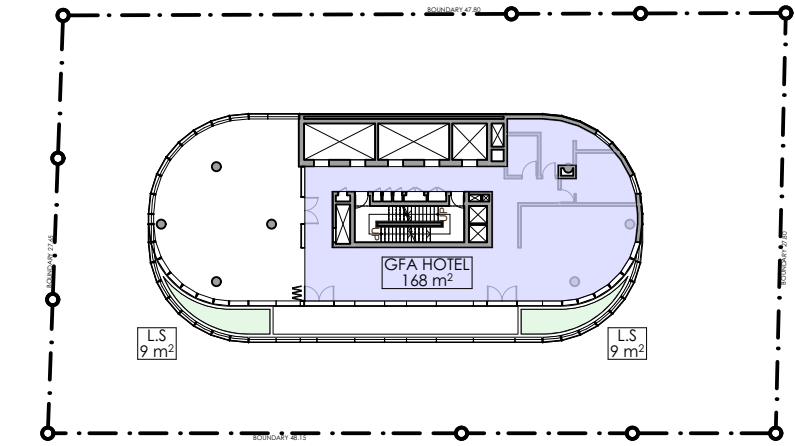
2 GFA LEVEL 35
1:500



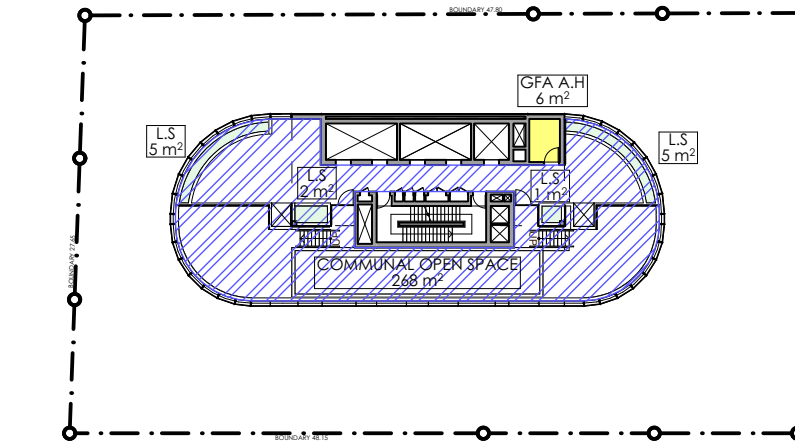
3 GFA LEVEL 36
1:500



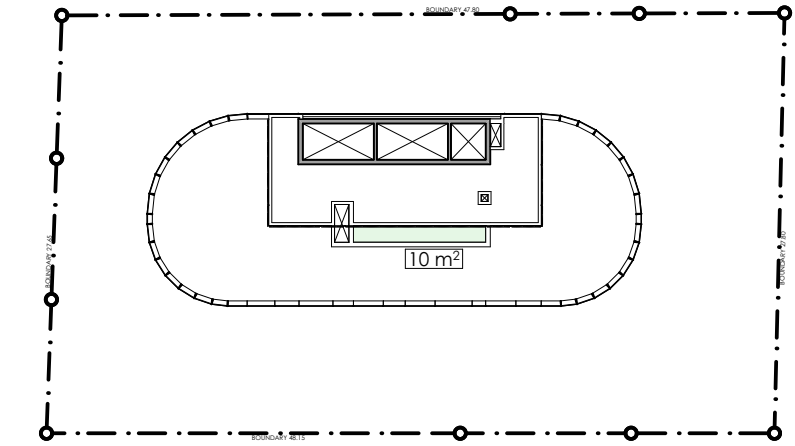
SSDA SUBMISSION



4 GFA LEVEL 37
1:500



5 GFA LEVEL 38
1:500



6 GFA ROOF
1:500

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



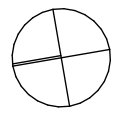
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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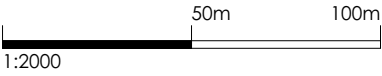
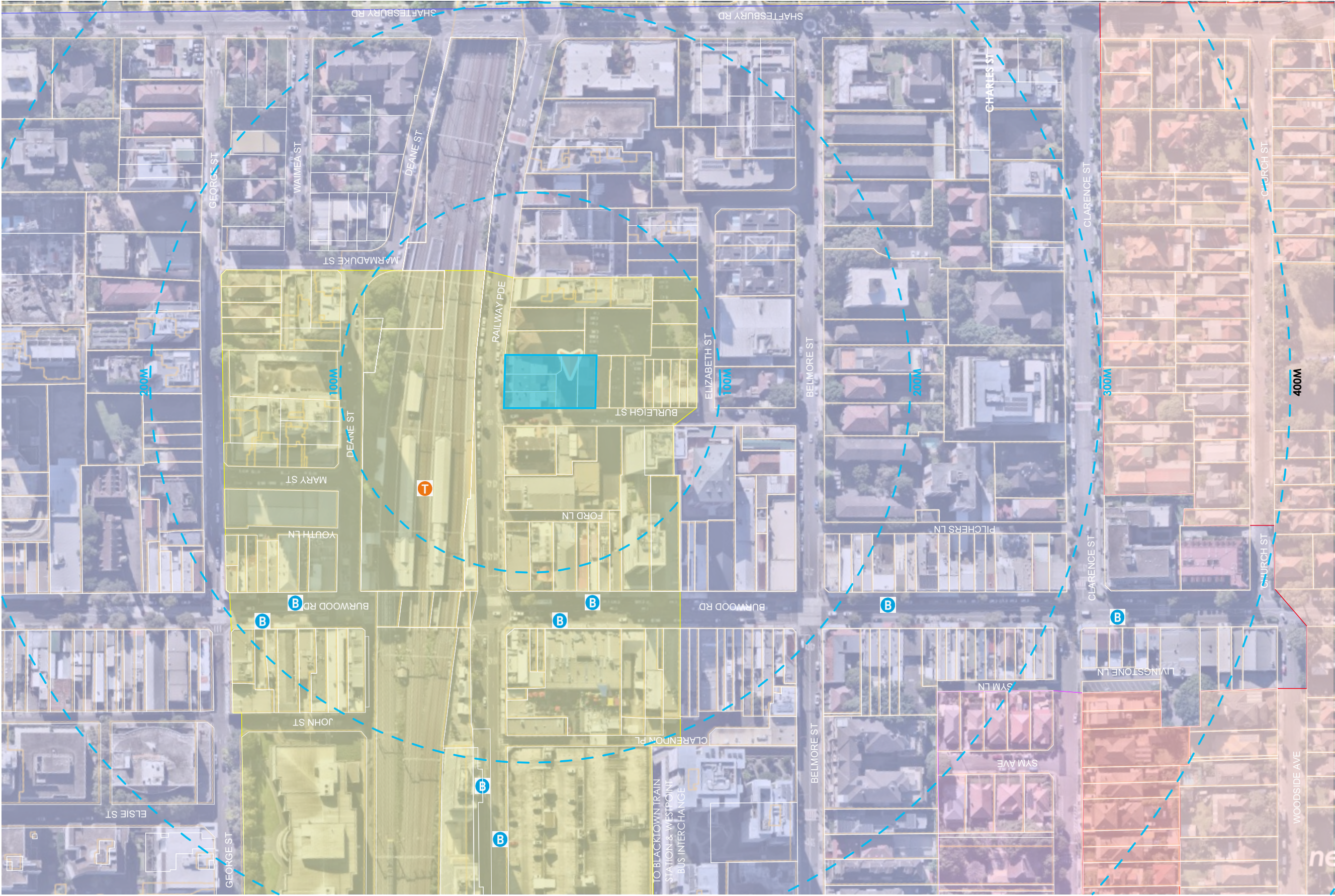
PROJECT :
RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
GFA & FSR CALCULATIONS

SCALE:	1:500 AT A3	NORTH POINT:
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CHECKED BY:	PI	
PROJECT No:	P709	



SSDA	04	B
stage.	dwg no.	revision



SSDA SUBMISSION

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:
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PTY LTD**

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

DRAWING TITLE:
LOCATION PLAN

SUBJECT SITE

ZONE MU1
MIXED USE

ZONE R2
LOW DENSITY RESIDENTIAL

ZONE R1
GENERAL RESIDENTIAL

ZONE R3
MEDIUM DENSITY RESIDENTIAL

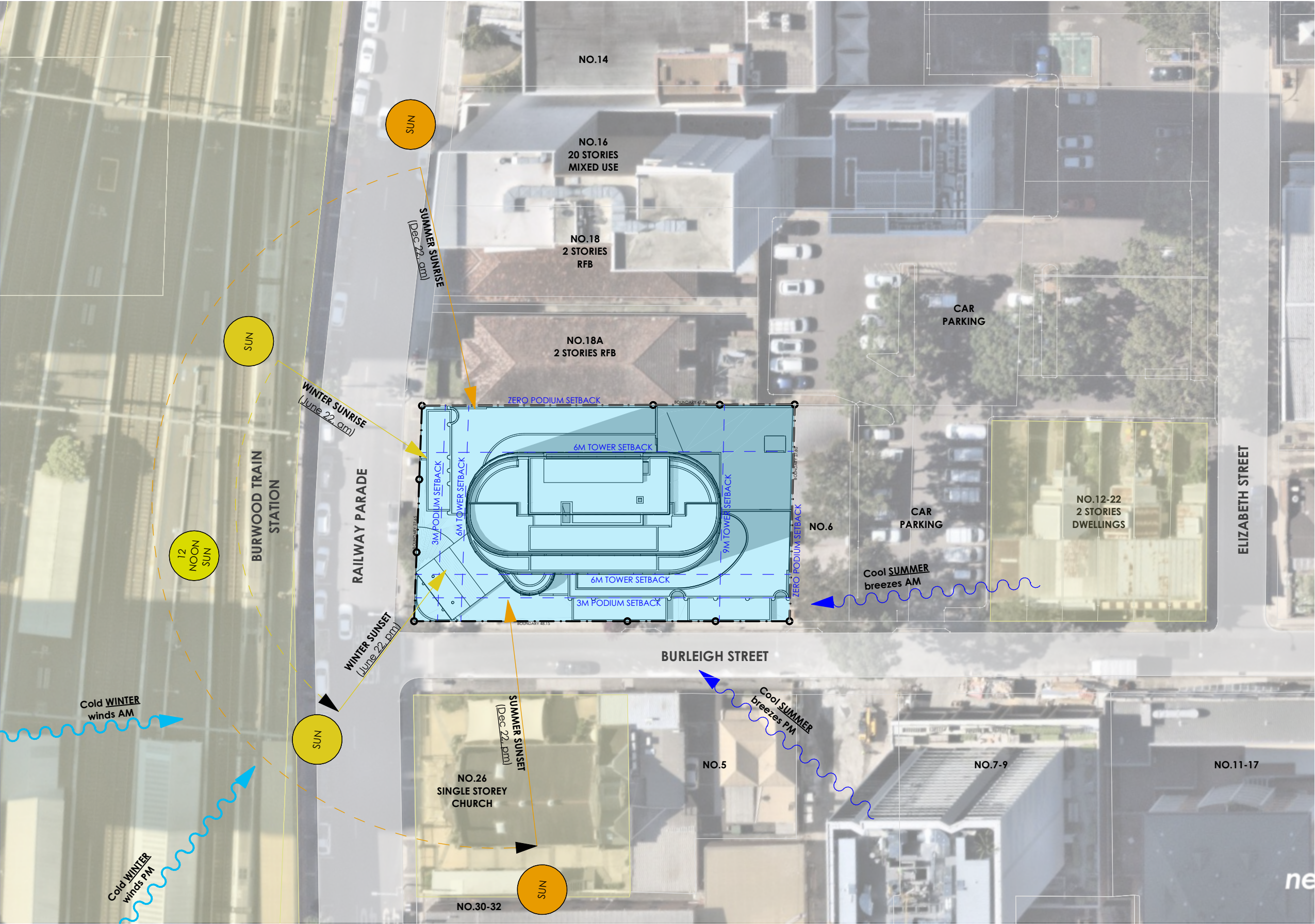
SCALE: 1:2000 AT A3

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

NORTH POINT:



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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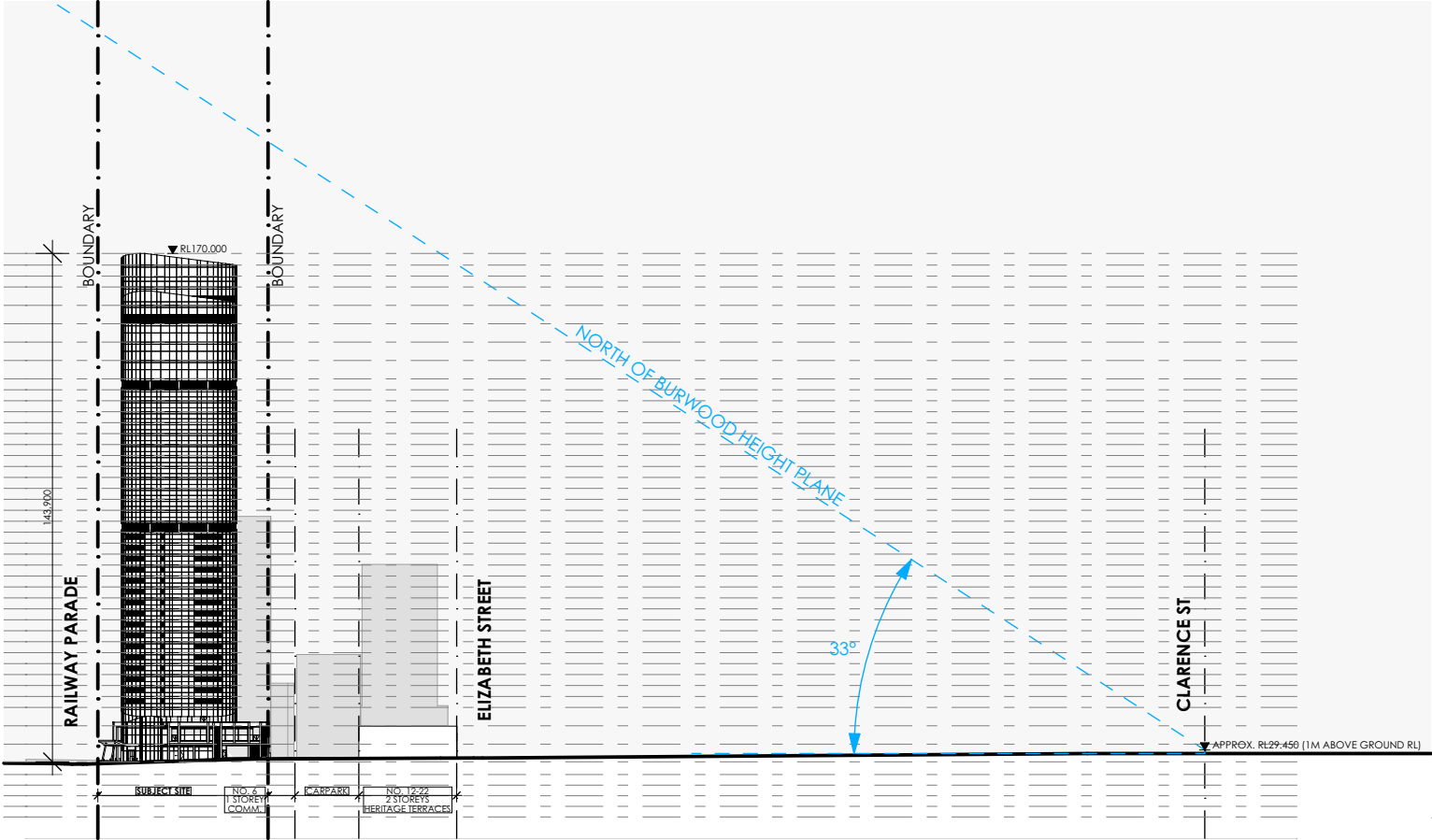
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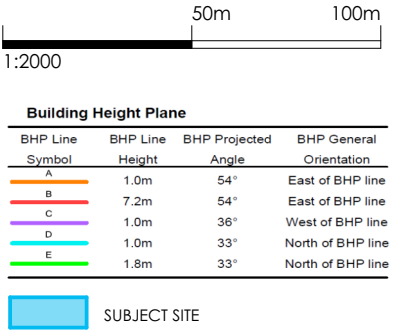
PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SITE PLAN

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



1 BURLEIGH ST- HEIGHT PLANE D
1:2000



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B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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

DRAWING TITLE:
STREETSCAPE & BURWOOD
HEIGHT PLANE

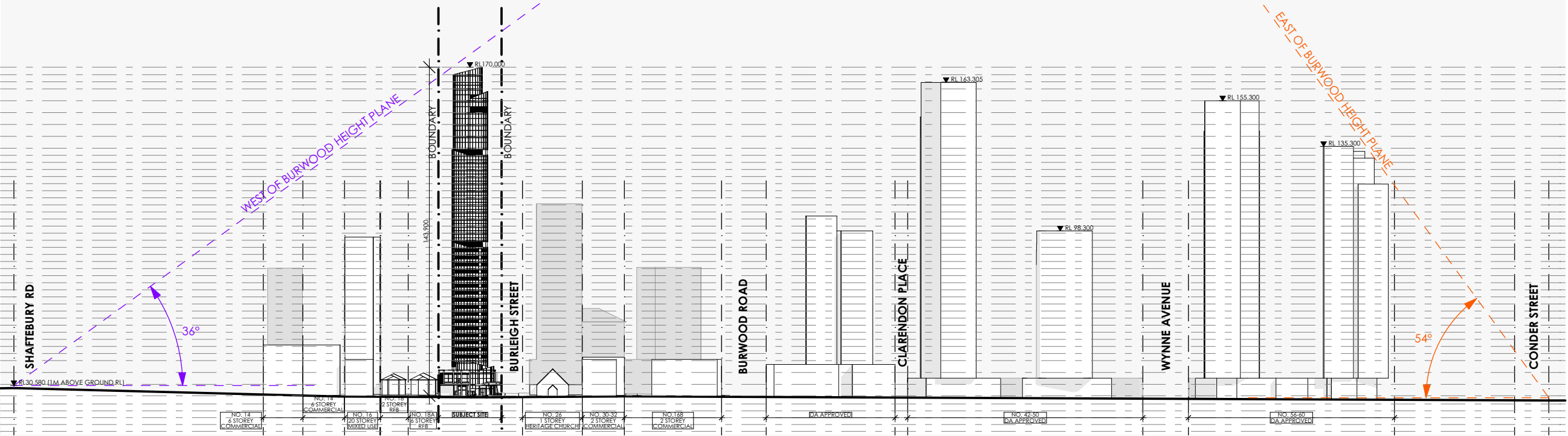
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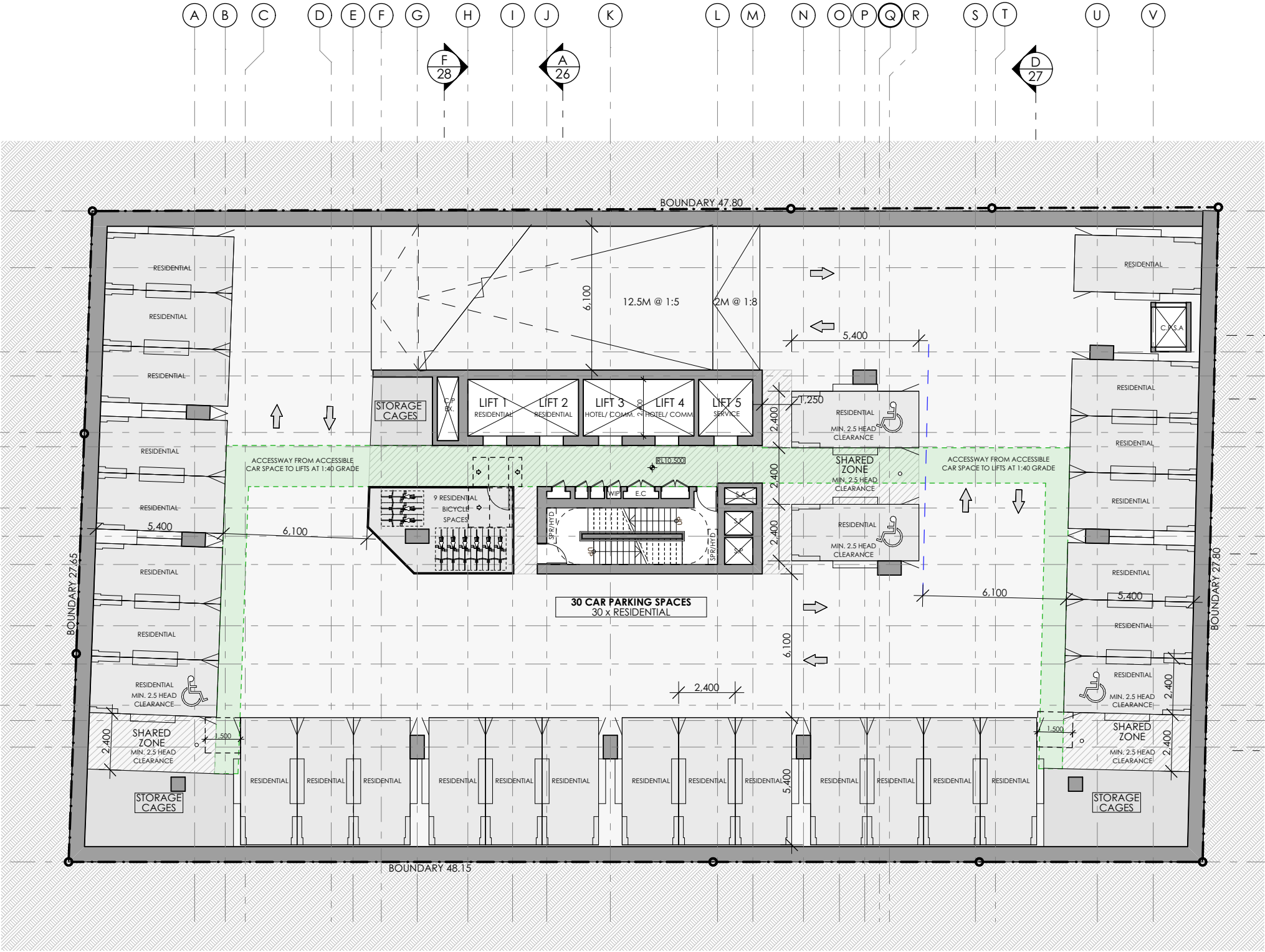
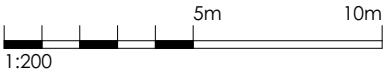
CHECKED BY: PI

PROJECT No: P709

SSDA 07 B
stage. dwg no. revision



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



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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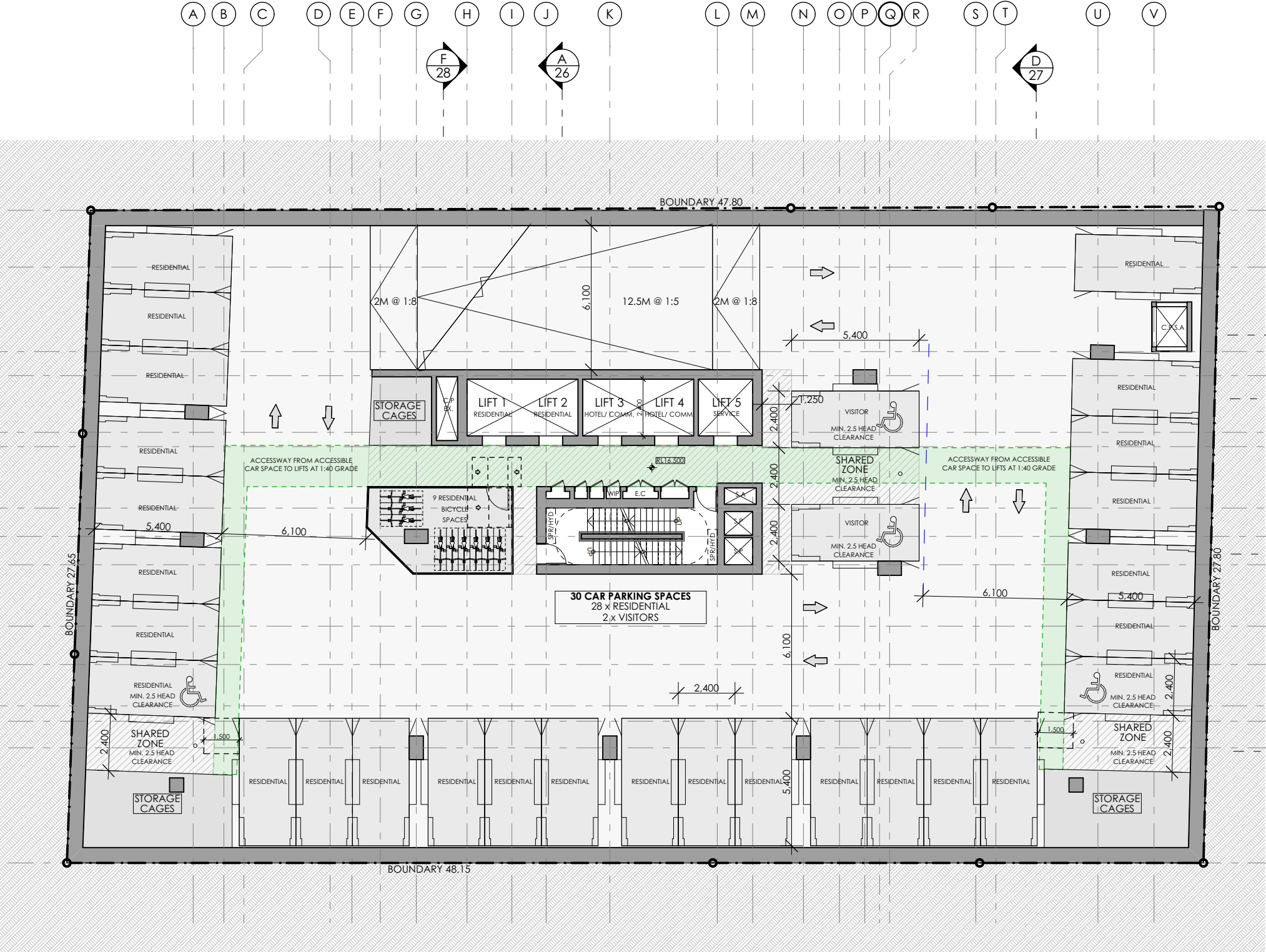
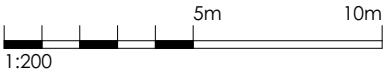
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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 B
stage. dwg no. revision

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



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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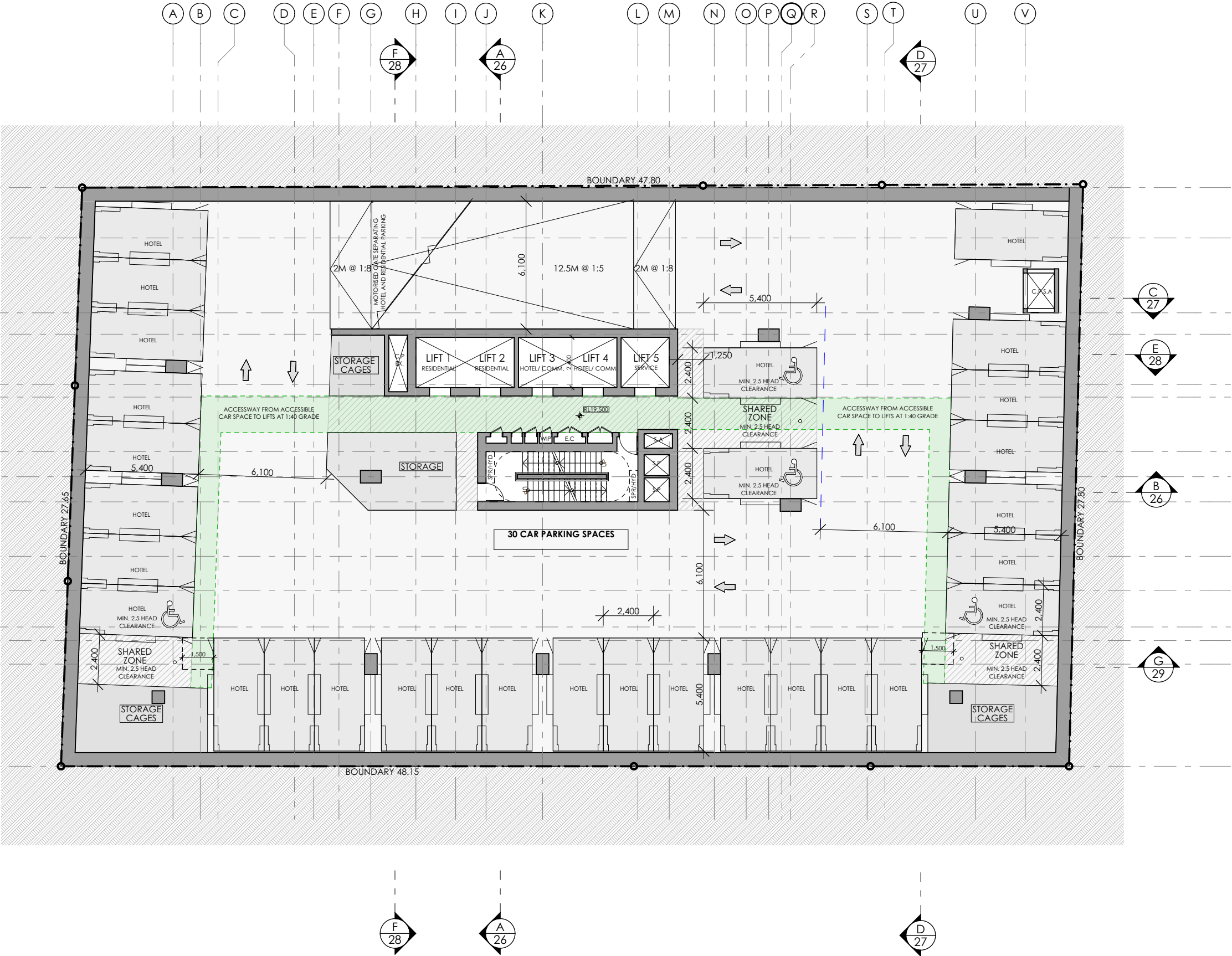
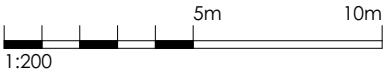
PROJECT:
**RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENT 3 PLAN

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

SSDA	09	B
stage.	dwg no.	revision

1 BASEMENT LEVEL 3 - RESIDENTIAL PARKING
1:200



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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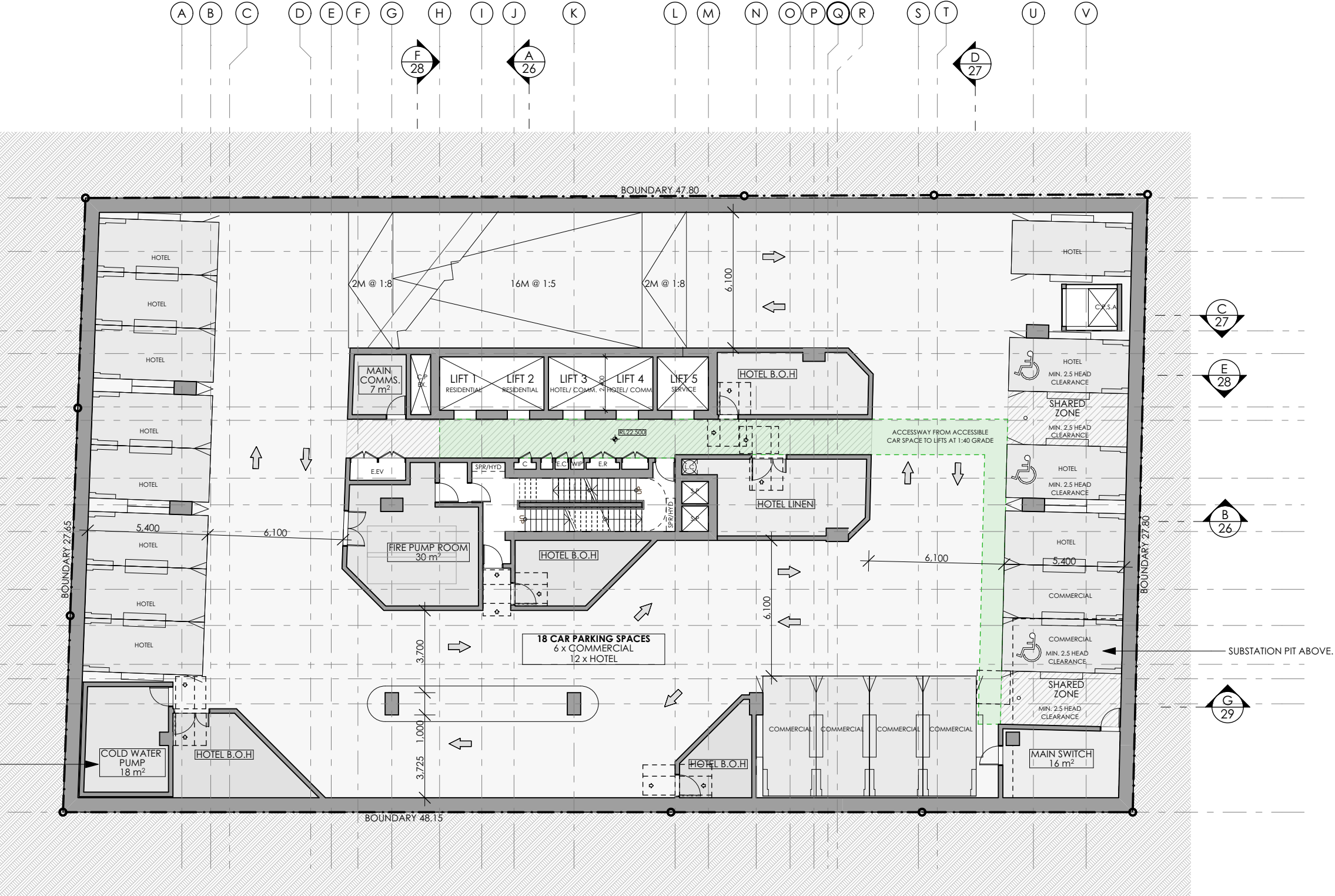
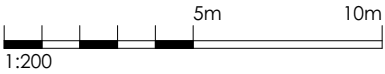
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENT 2 PLAN

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

SSDA	10	B
stage.	dwg no.	revision

1 BASEMENT LEVEL 2 - HOTEL PARKING
1:200



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



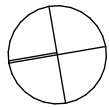
ARCHITECTURE
Tourism + Residential

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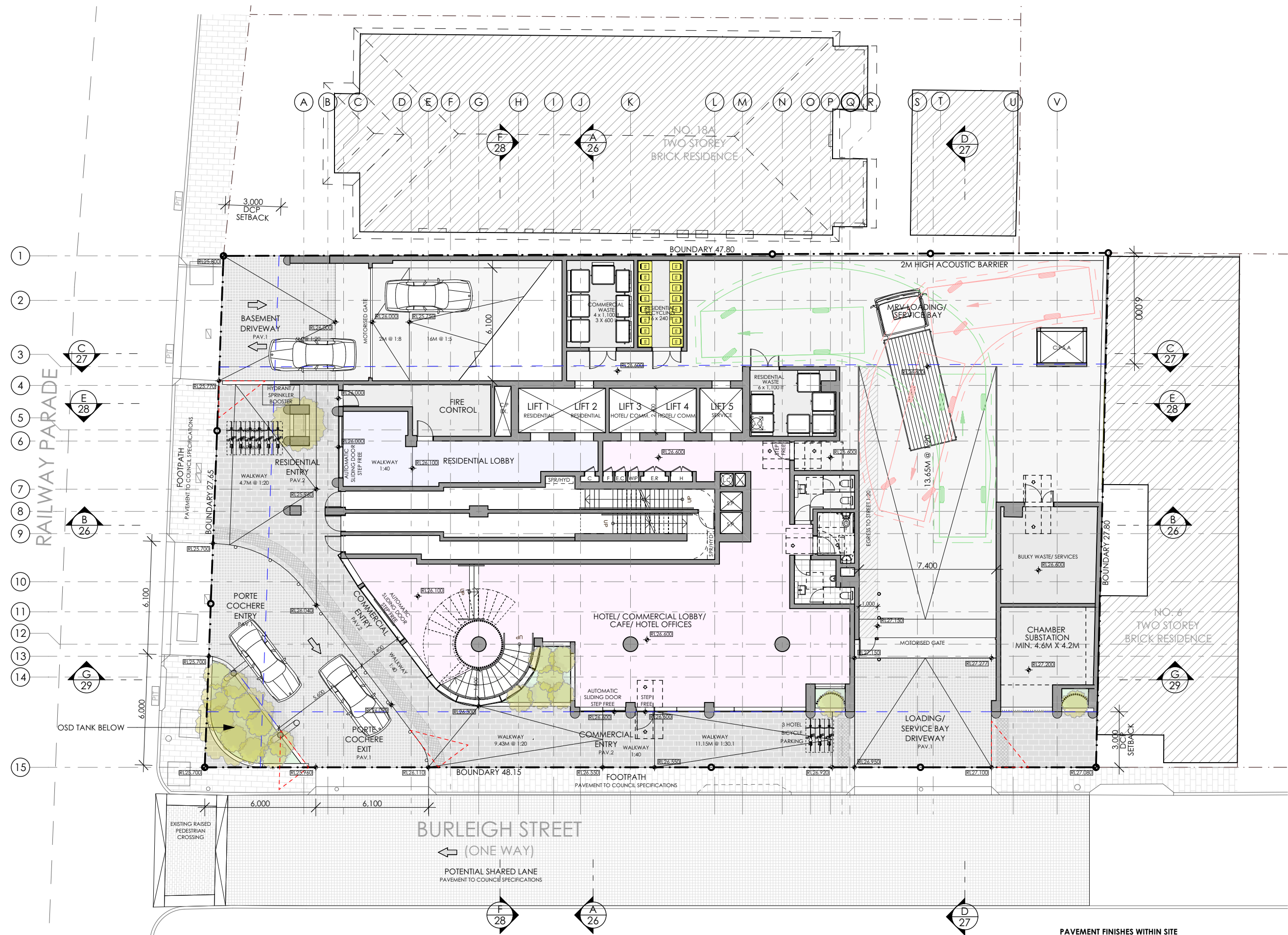
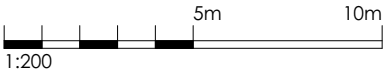
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
BASEMENT 1 PLAN

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

SSDA	11	B
stage.	dwg no.	revision

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



SSDA SUBMISSION

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

DRAWING TITLE:
GROUND FLOOR PLAN

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

SSDA **12** **B**
stage. dwg no. revision

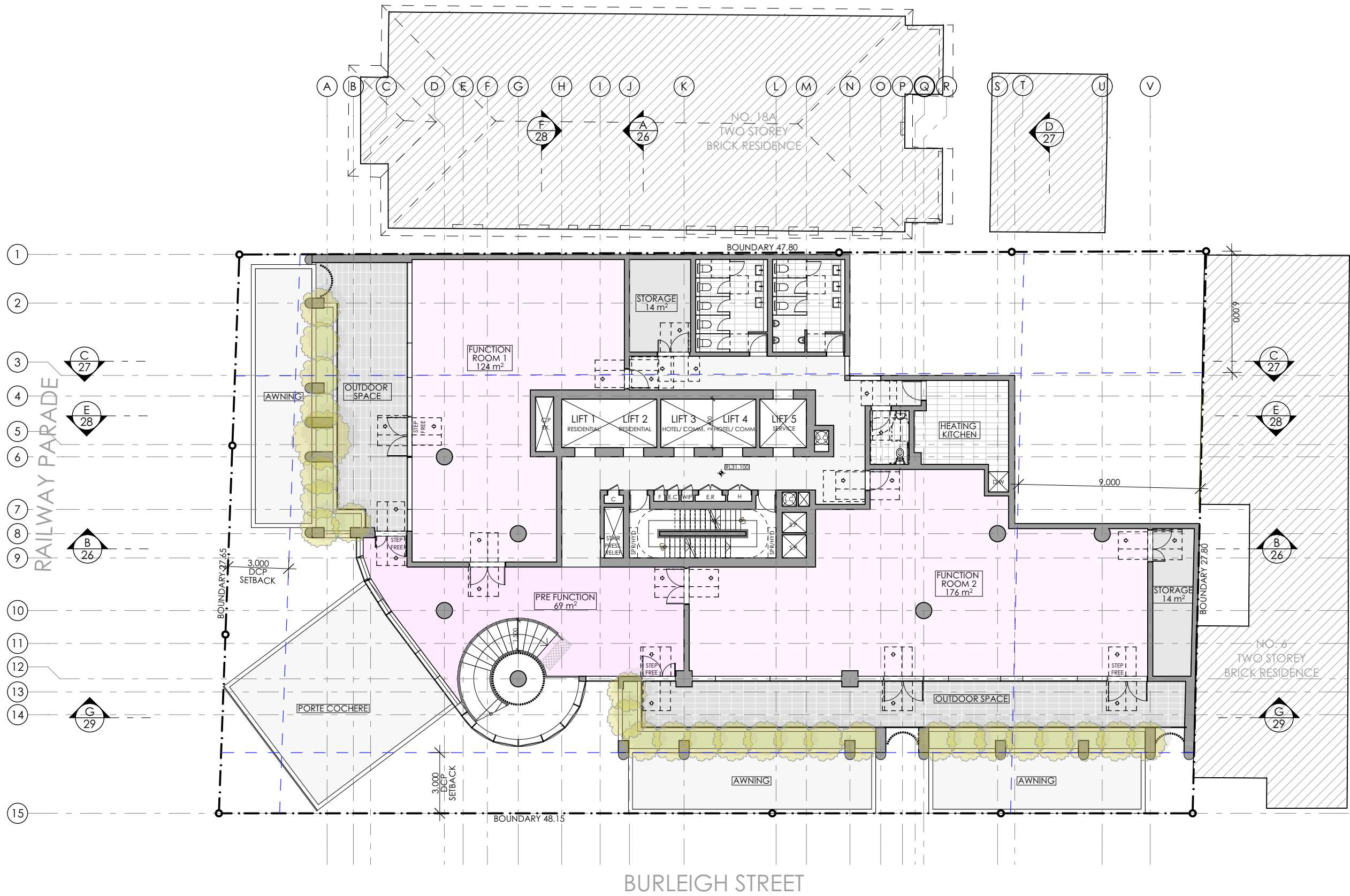
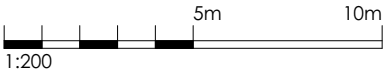
PAVEMENT FINISHES WITHIN SITE

PAV1. DRIVEWAY PAVEMENT
- CONCRETE PAVES
- 150x150x60MM



PAV2. PEDESTRIAN PAVEMENT
- GRANITE FLAGSTONES
- 600x300x50MM





SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



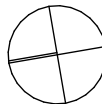
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PROJECT:
RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

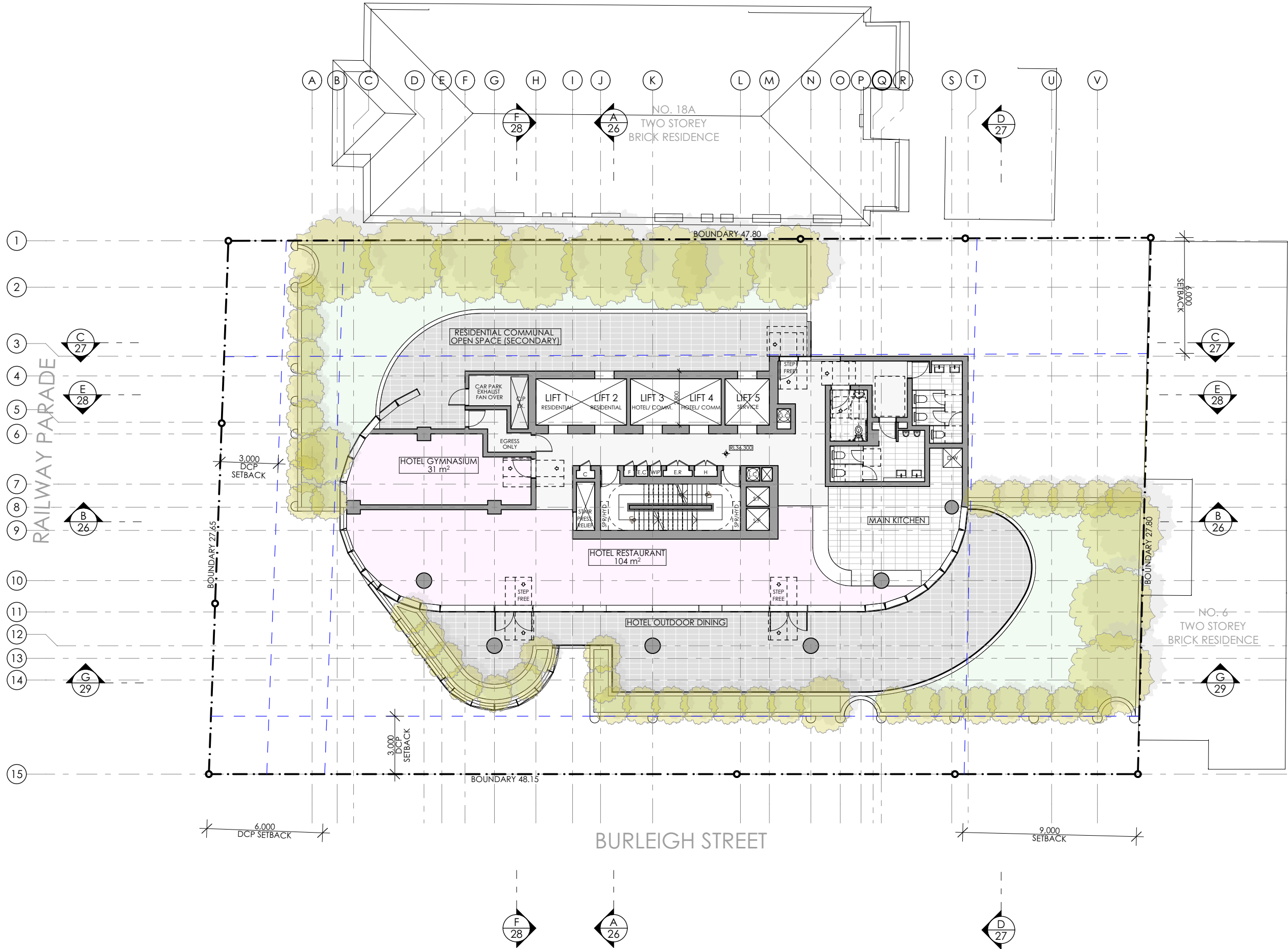
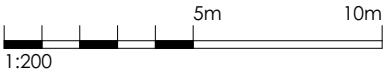
DRAWING TITLE:
LEVEL 1 FLOOR PLAN- HOTEL
FACILITIES

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



SSDA 13 B
stage. dwg no. revision

1 HOTEL FACILITIES LEVEL 1
1:200



SSDA SUBMISSION

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

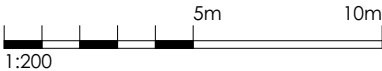
DRAWING TITLE:
**LEVEL 2 FLOOR PLAN- HOTEL
FACILITIES**

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

1 HOTEL FACILITIES LEVEL 2
1:200

ADG MINIMUM AREAS

- 3M X 3M
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 LEGEND

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
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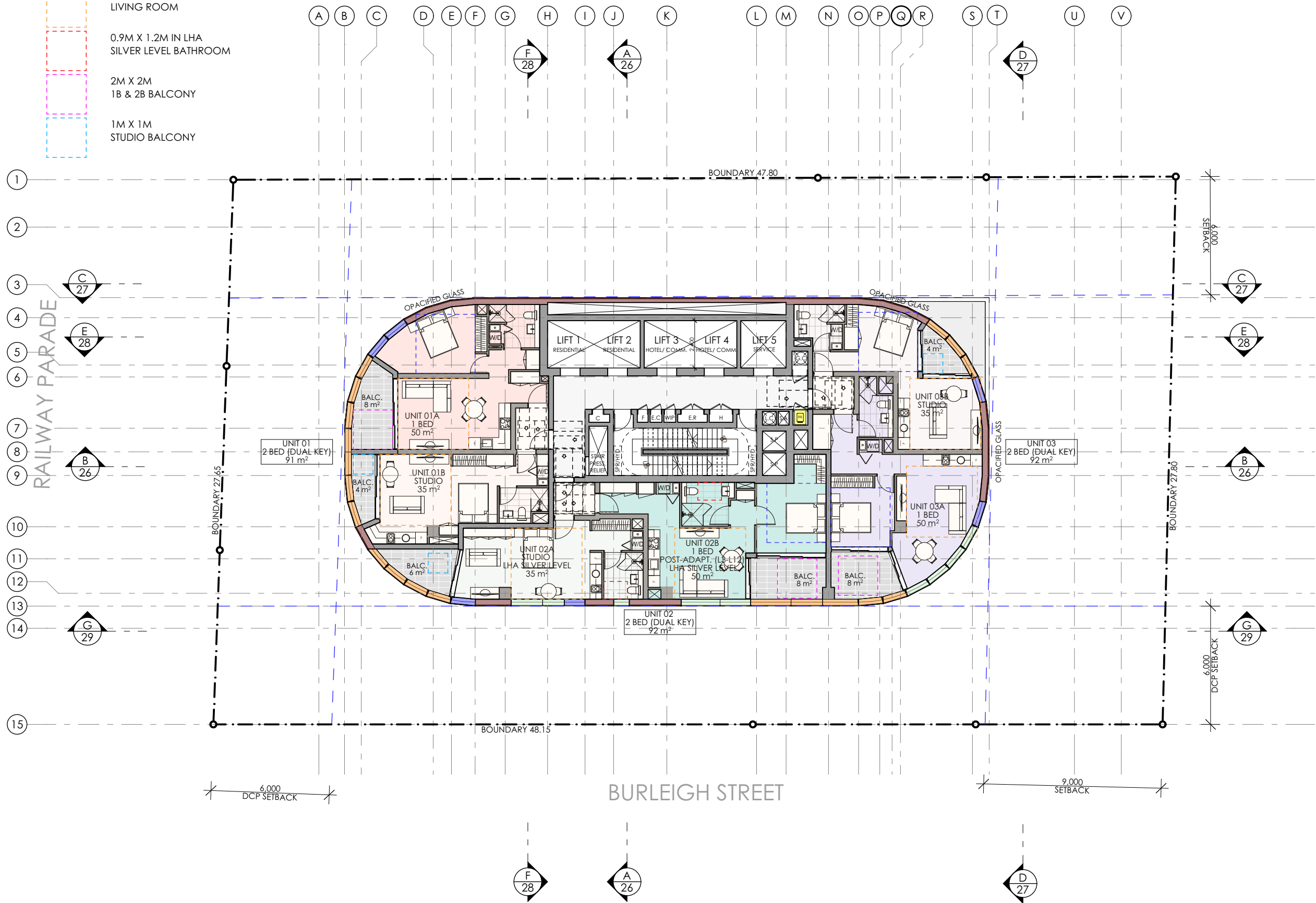
CLIENT:
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PROJECT:
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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	

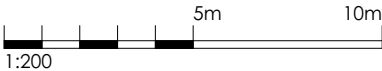
SSDA 15 B
stage. dwg no. revision



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 LEGEND

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

SSDA SUBMISSION

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

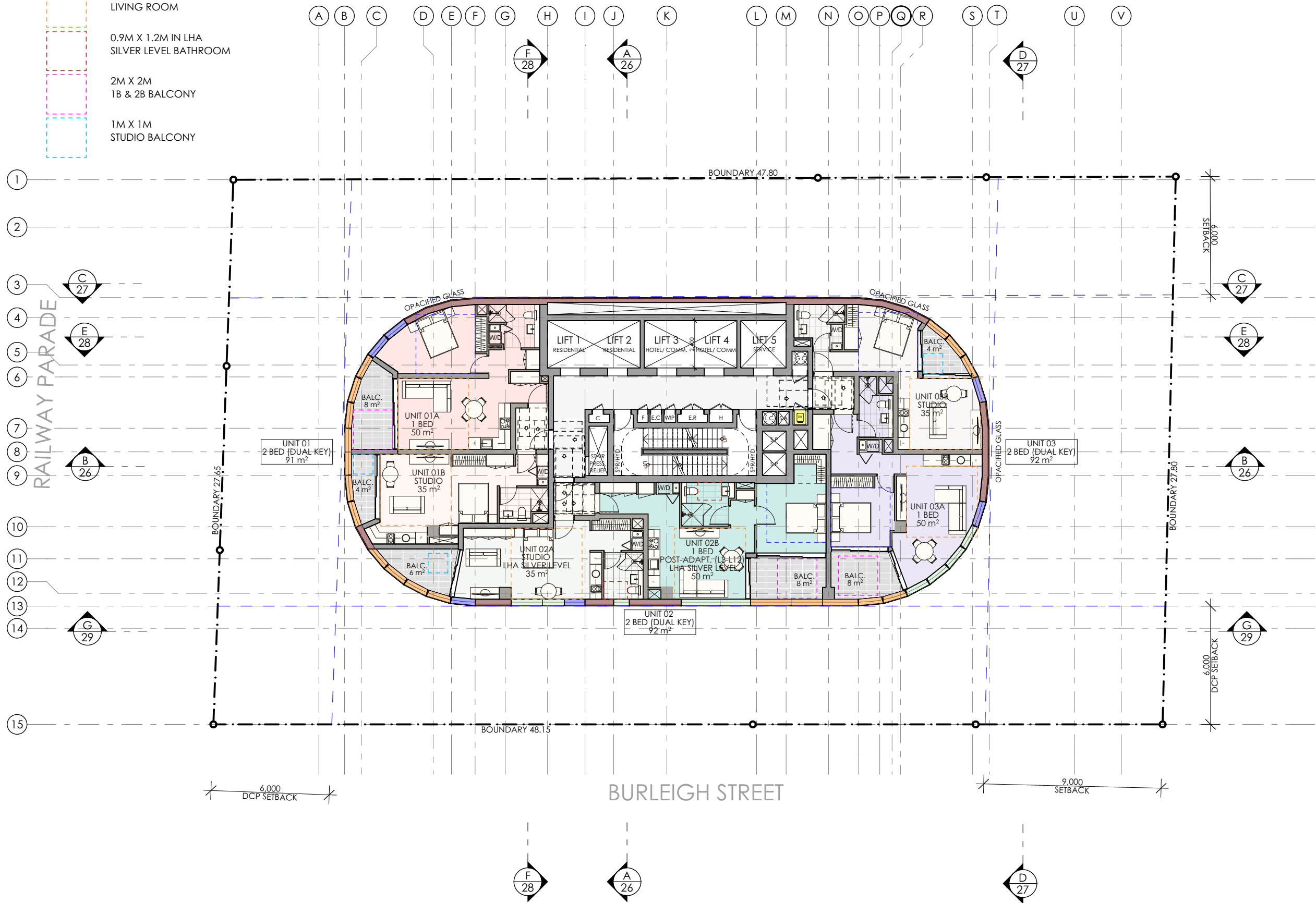
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

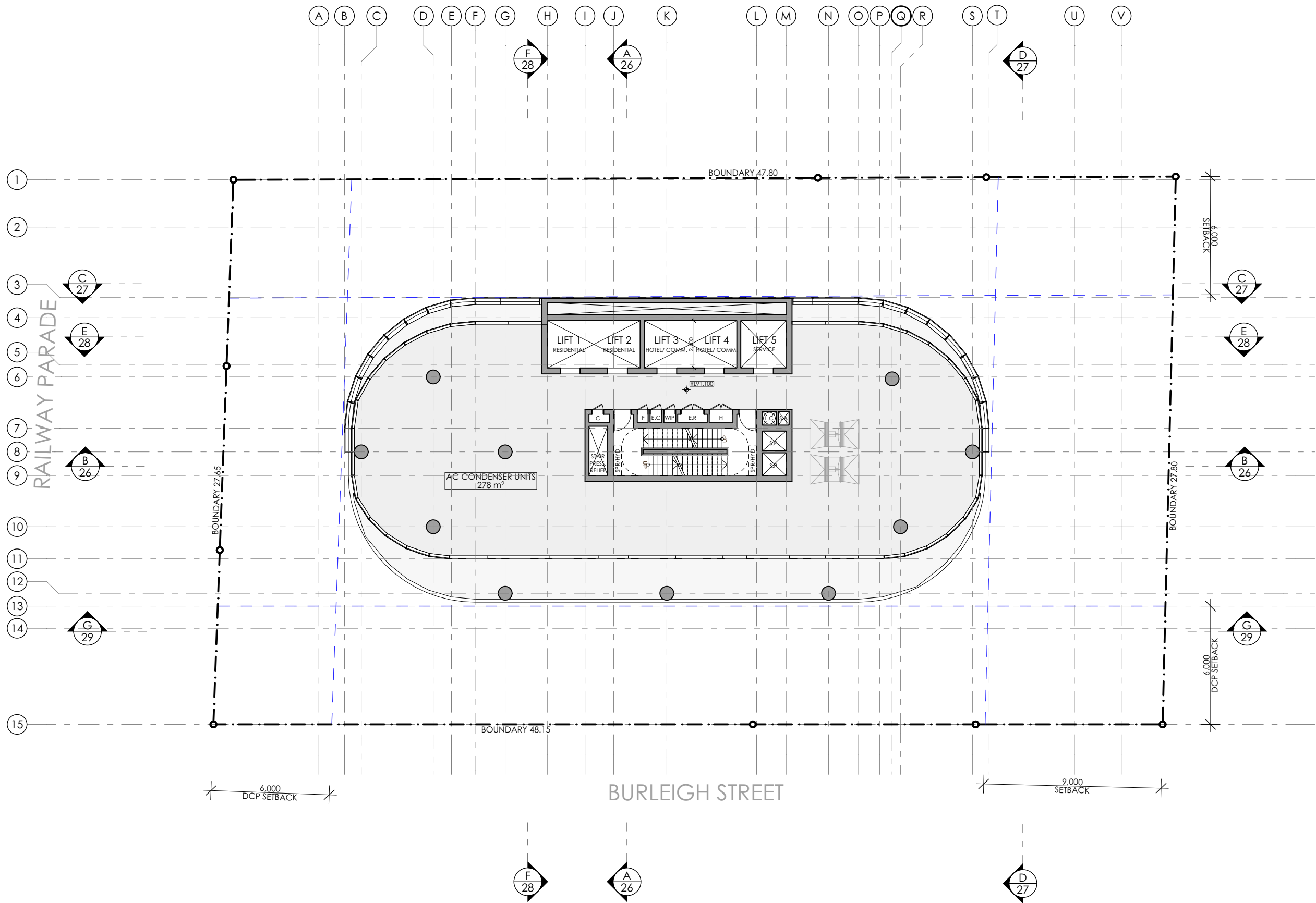
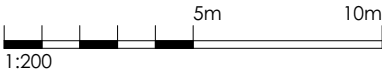
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LEVELS 9-18 FLOOR PLAN-
RESIDENTIAL MARKET HOUSING

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

SSDA 16 B
stage. dwg no. revision



1 RESIDENTIAL APARTMENT LEVELS 9-18
1:200



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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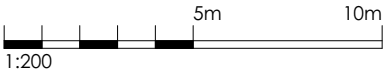
CLIENT:
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PROJECT:
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LEVEL 19 FLOOR PLAN- PLANT

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

SSDA	17	B
stage.	dwg no.	revision



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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

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

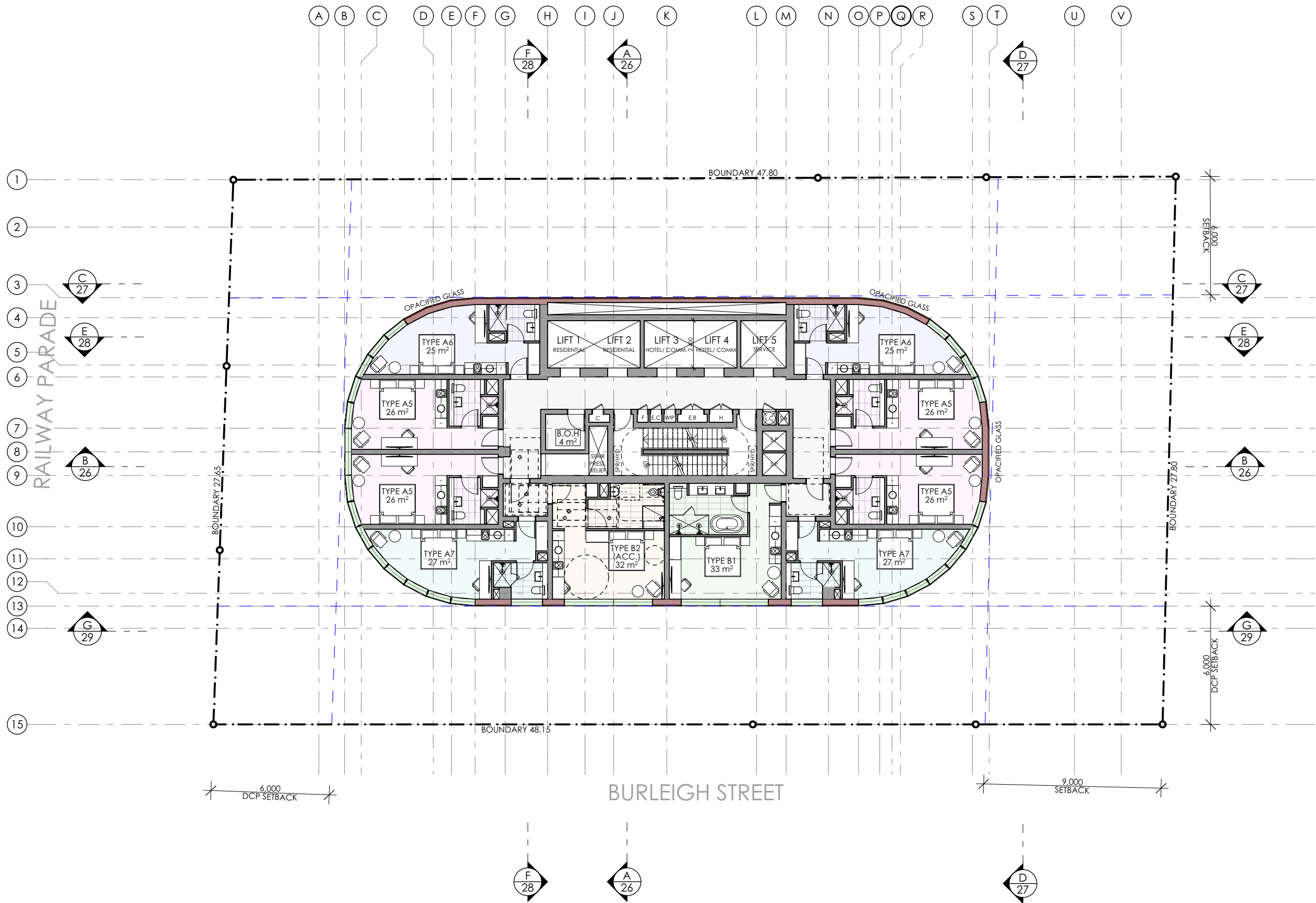
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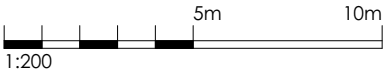
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PROJECT No: P709

SSDA 18 B
stage. dwg no. revision



1 HOTEL ROOMS LEVELS 20-25
1:200



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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

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

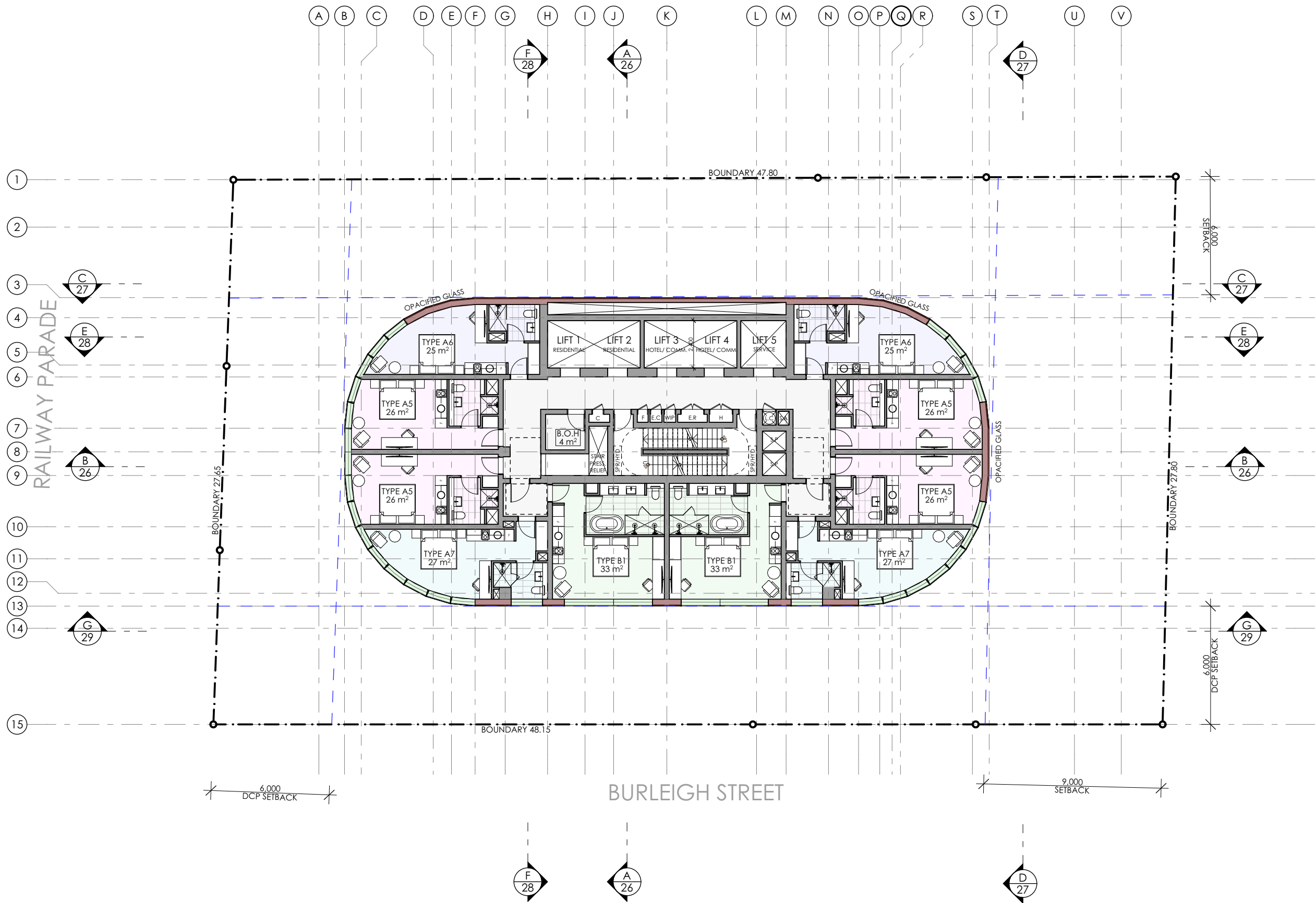
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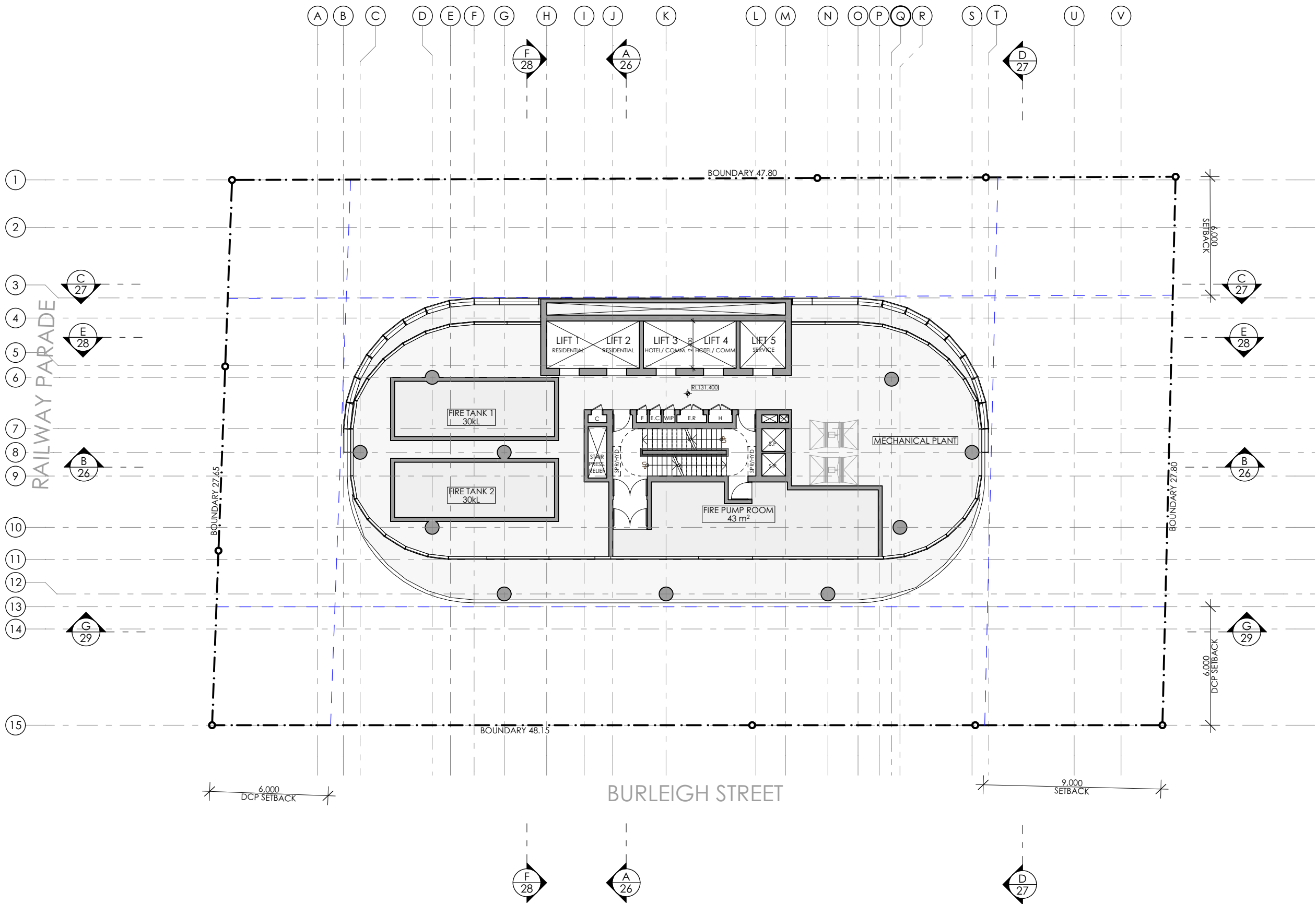
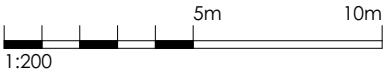
CHECKED BY: PI

PROJECT No: P709

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stage. dwg no. revision



1 HOTEL ROOMS LEVELS 26-31
1:200



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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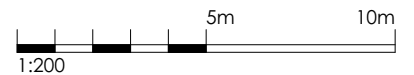
CLIENT:
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PROJECT:
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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 LEGEND

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

SSDA SUBMISSION

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

DRAWING TITLE:

LEVELS 33- 35 FLOOR PLAN-
COMMERCIAL OFFICES

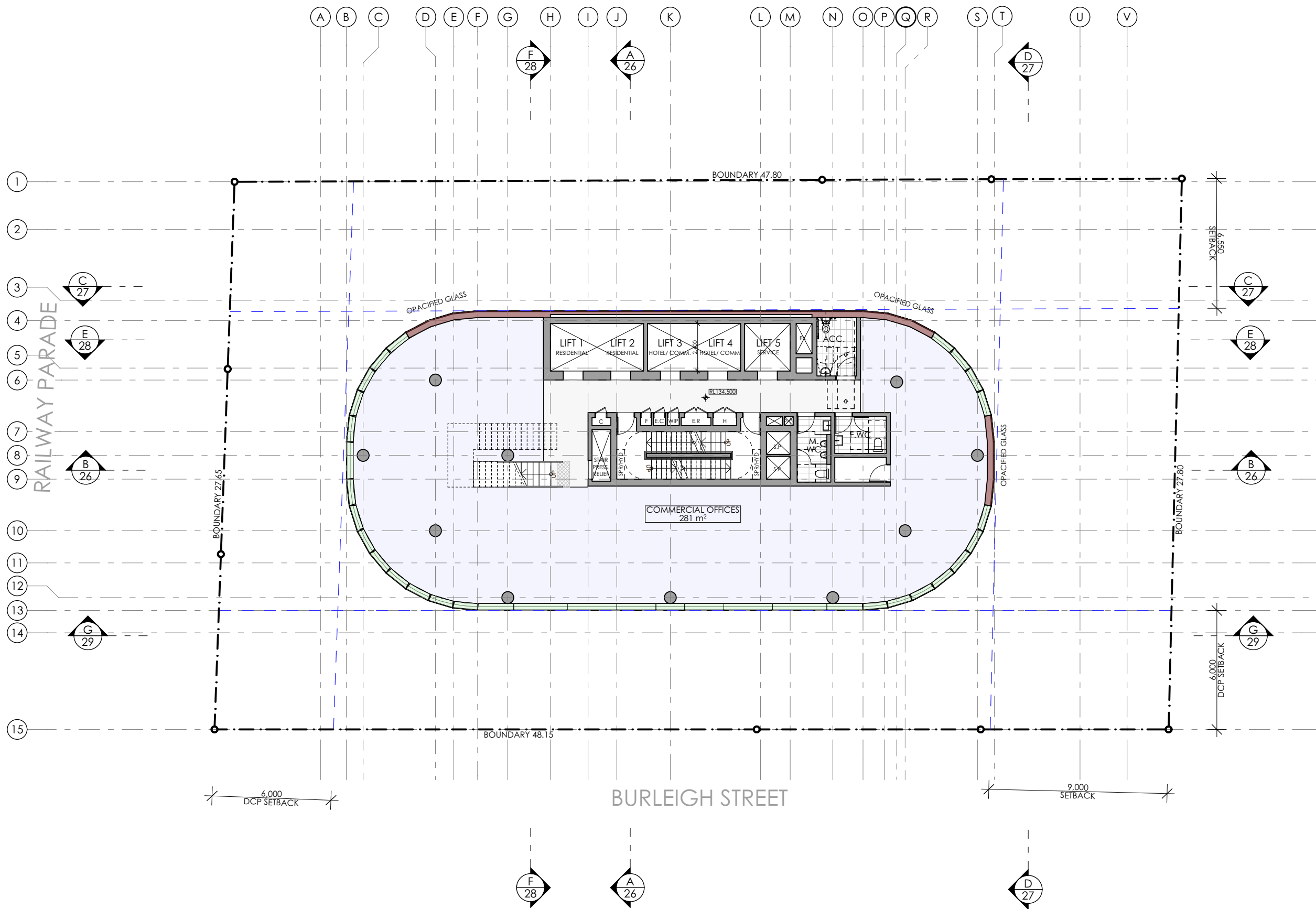
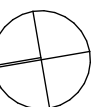
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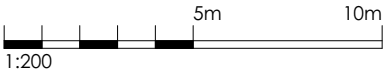
CHECKED BY: PI

PROJECT No: P709

SSDA 21 B
stage. dwg no. revision



1 COMM. OFFICES LEVELS 33-35
1:200



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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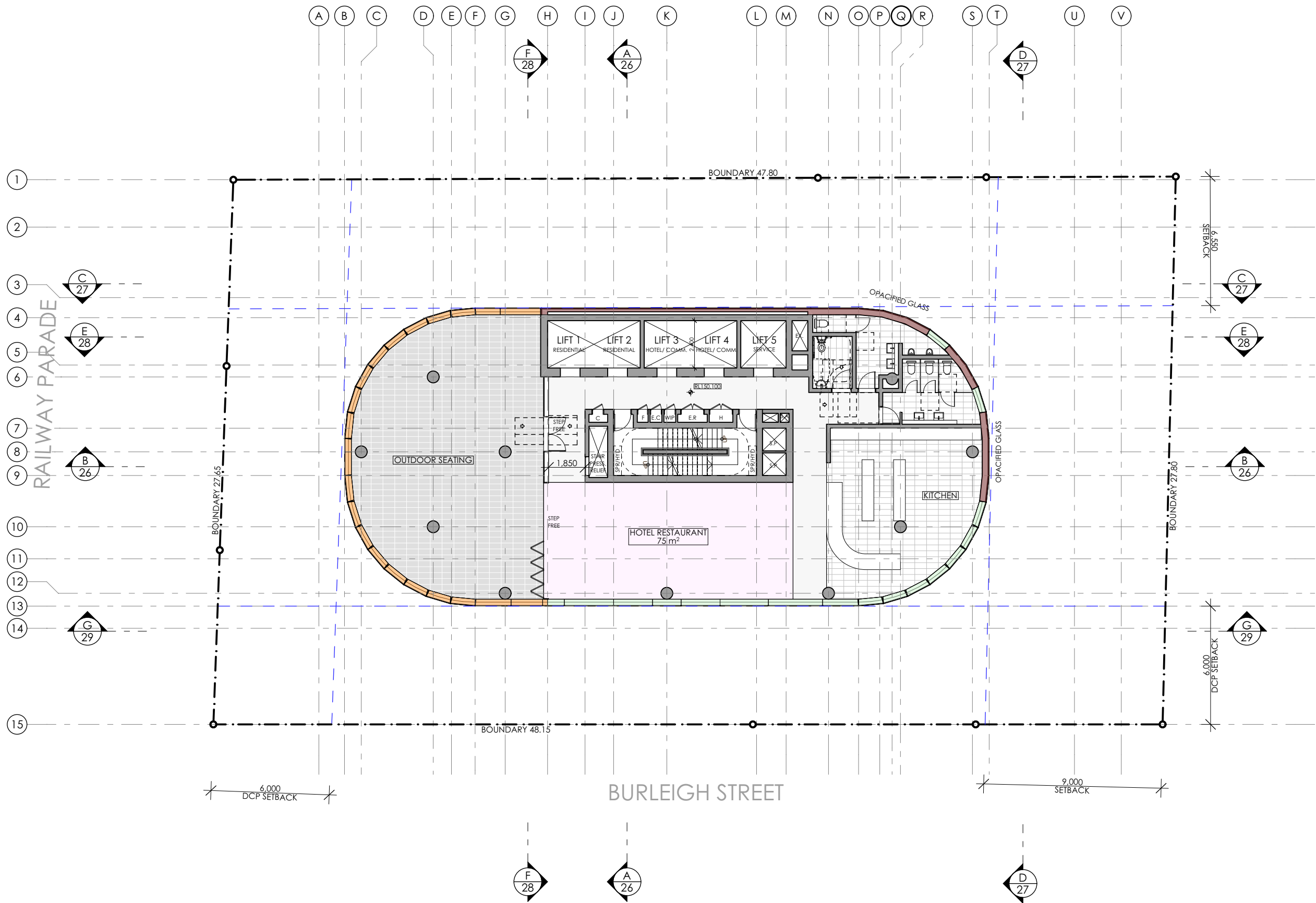
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

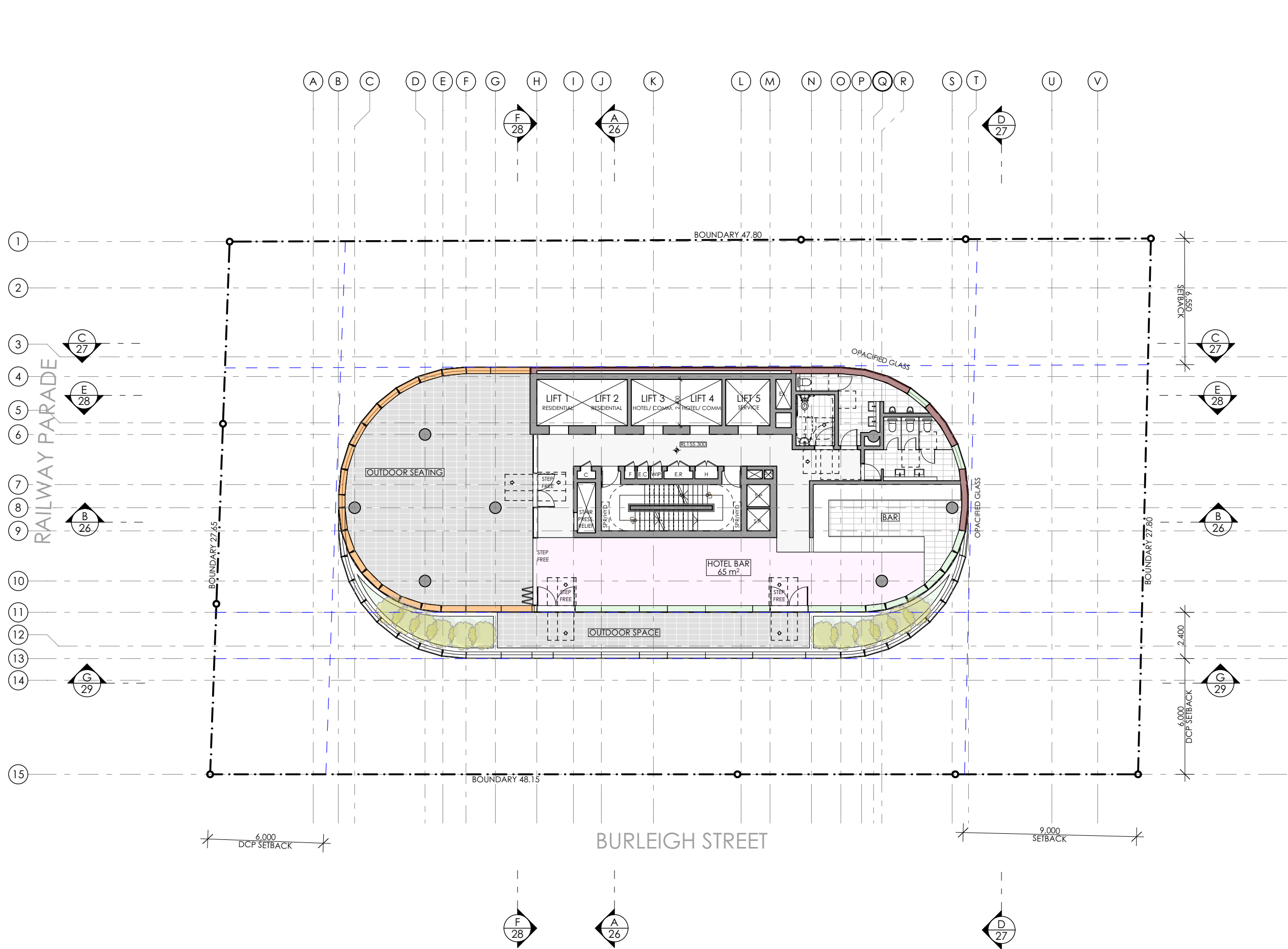
DRAWING TITLE:
LEVEL 36 FLOOR PLAN- HOTEL
FACILITIES

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

SSDA 22 B
stage. dwg no. revision



1 HOTEL FACILITIES LEVEL 36
1:200



1 HOTEL FACILITIES LEVEL 37
1:200

5m 10m
1:200

CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE

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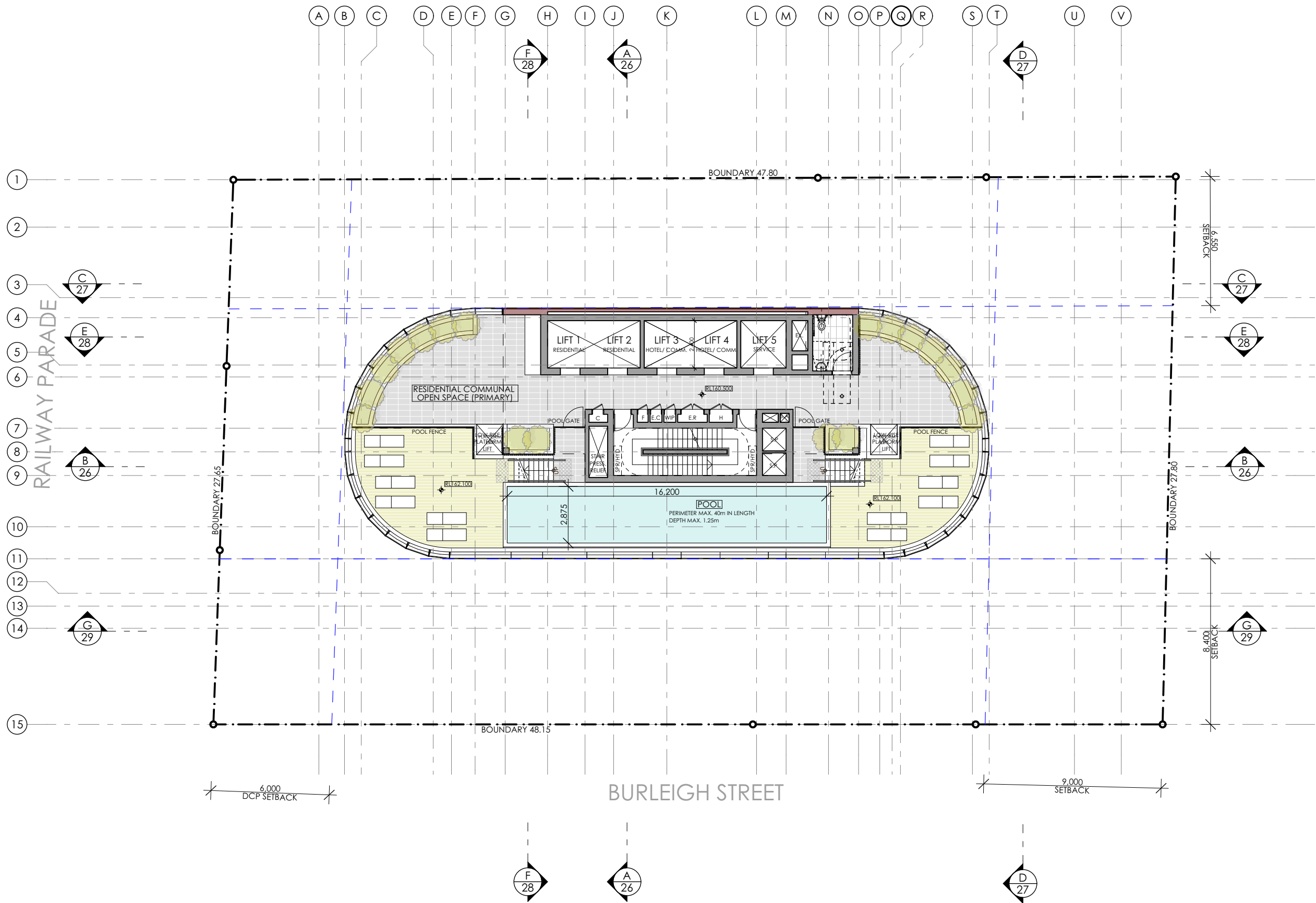
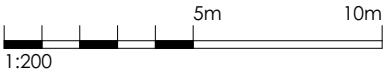
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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

DRAWING TITLE:
**LEVEL 37 FLOOR PLAN- HOTEL
FACILITIES**

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



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

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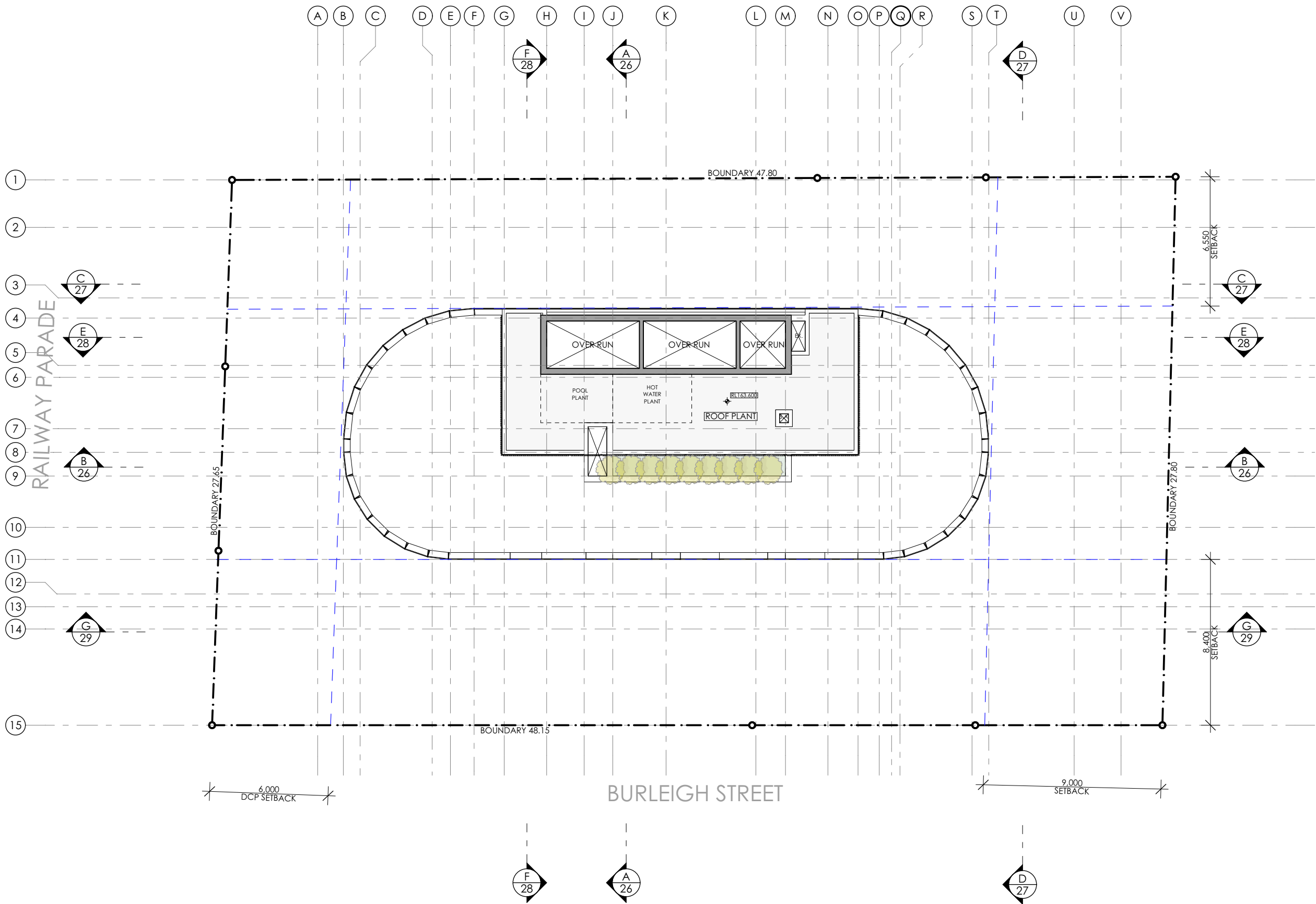
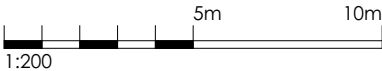
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

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

SSDA	24	B
stage.	dwg no.	revision

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



SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



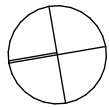
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

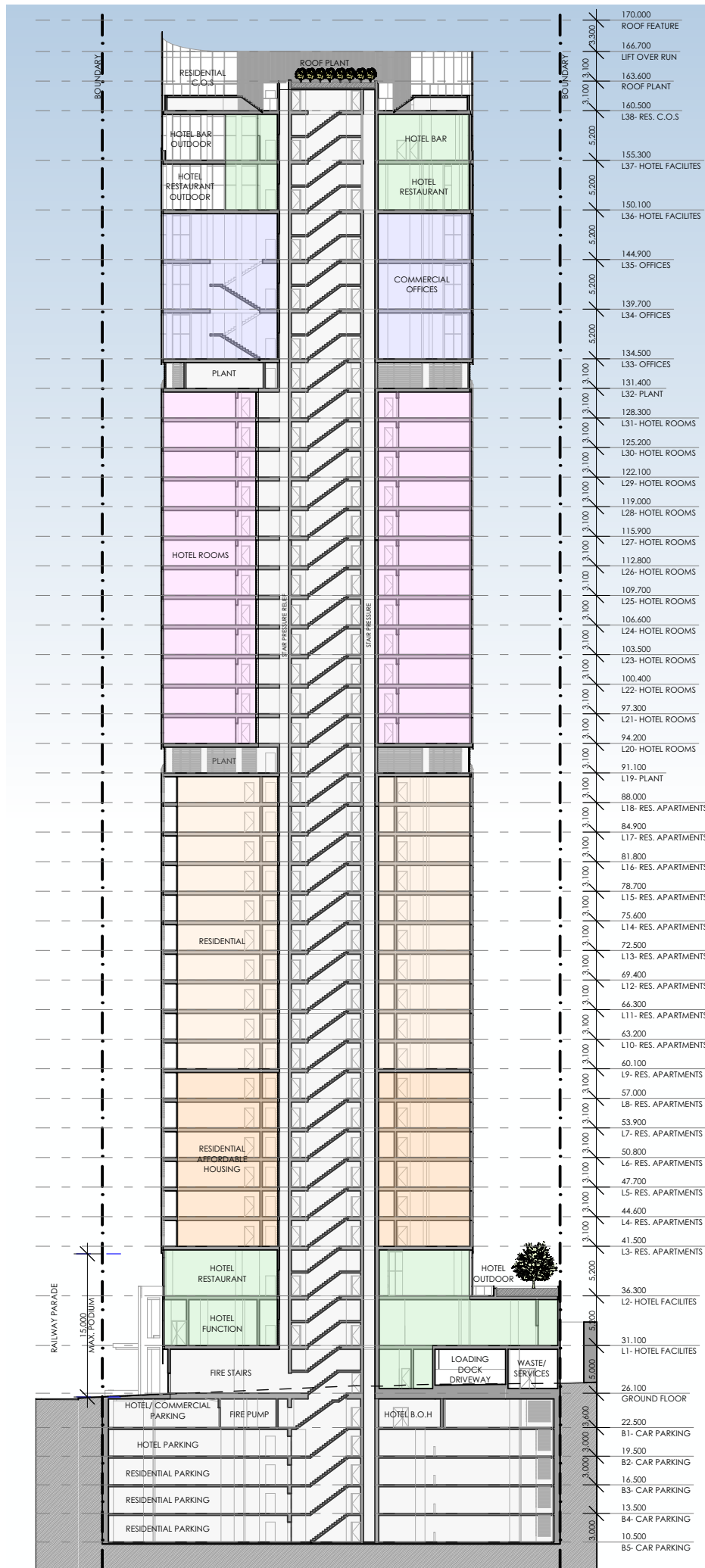
DRAWING TITLE:
ROOF PLAN

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

1 ROOF PLANT
1:200



1 SECTION A
1:600



2 SECTION B
1:600

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
SECTIONS A & B

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



USE LEGEND

COMMERCIAL OFFICES

HOTEL ROOM LEVELS

RESIDENTIAL APARTMENT LEVELS

HOTEL FACILITY LEVELS

BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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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:
SECTIONS C & D

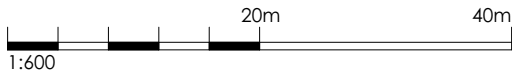
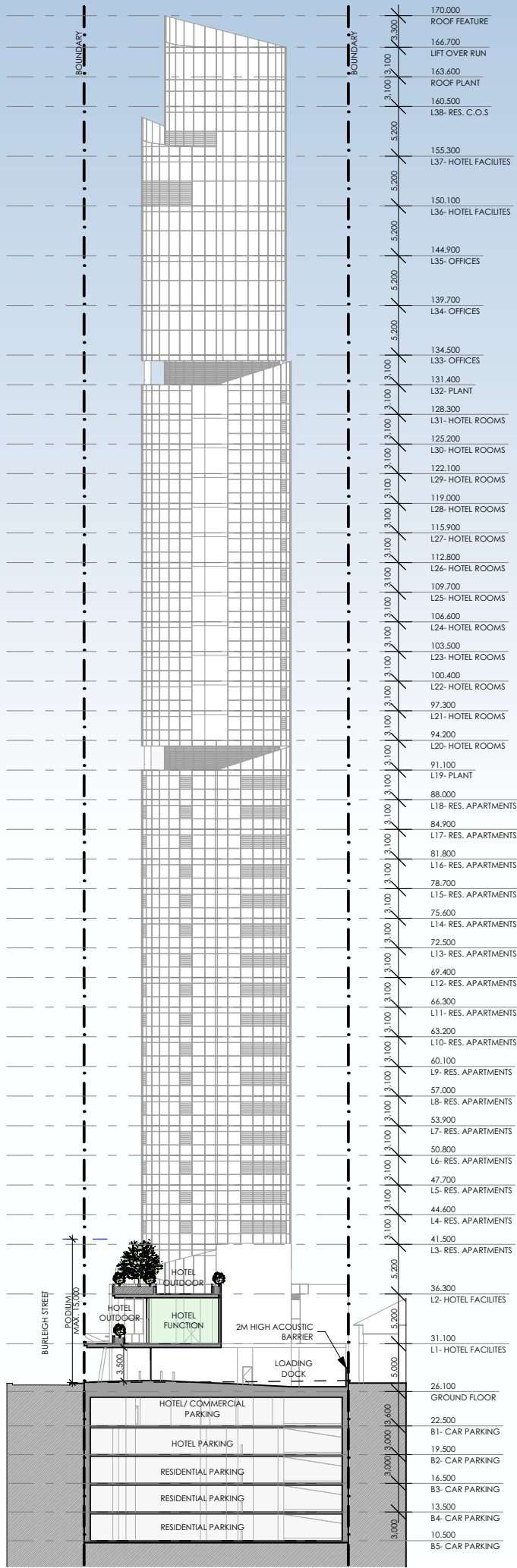
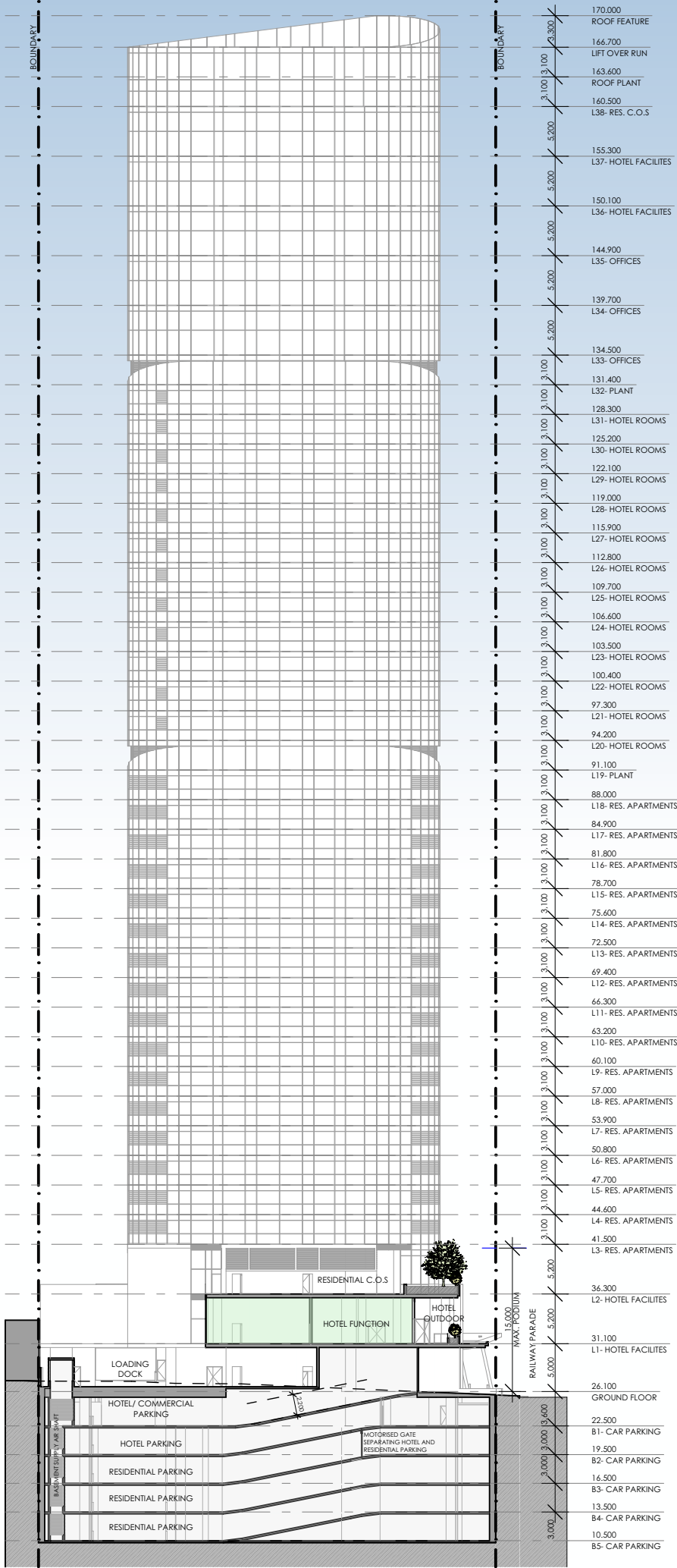
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CHECKED BY: PI

PROJECT No: P709

SSDA 27 B
stage. dwg no. revision



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

SSDA SUBMISSION

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:
SECTIONS E & F

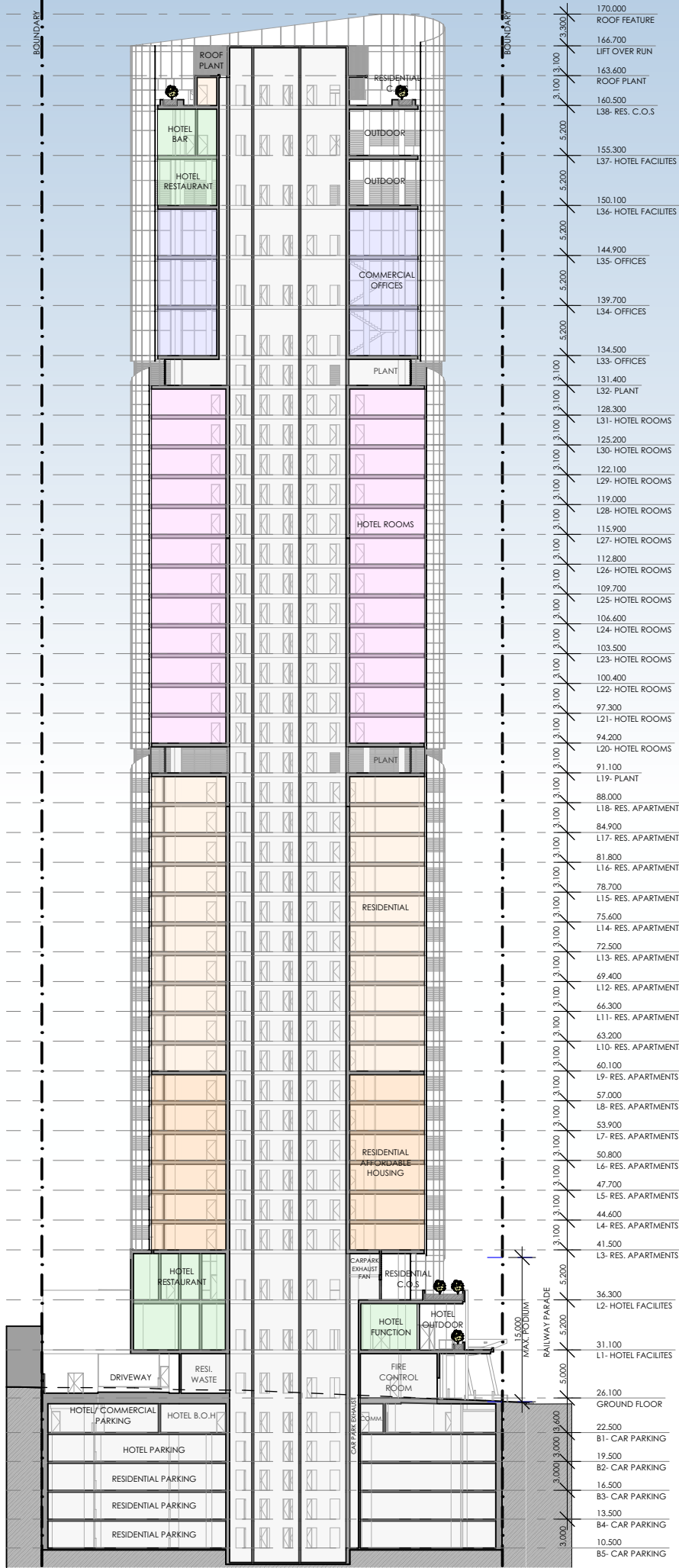
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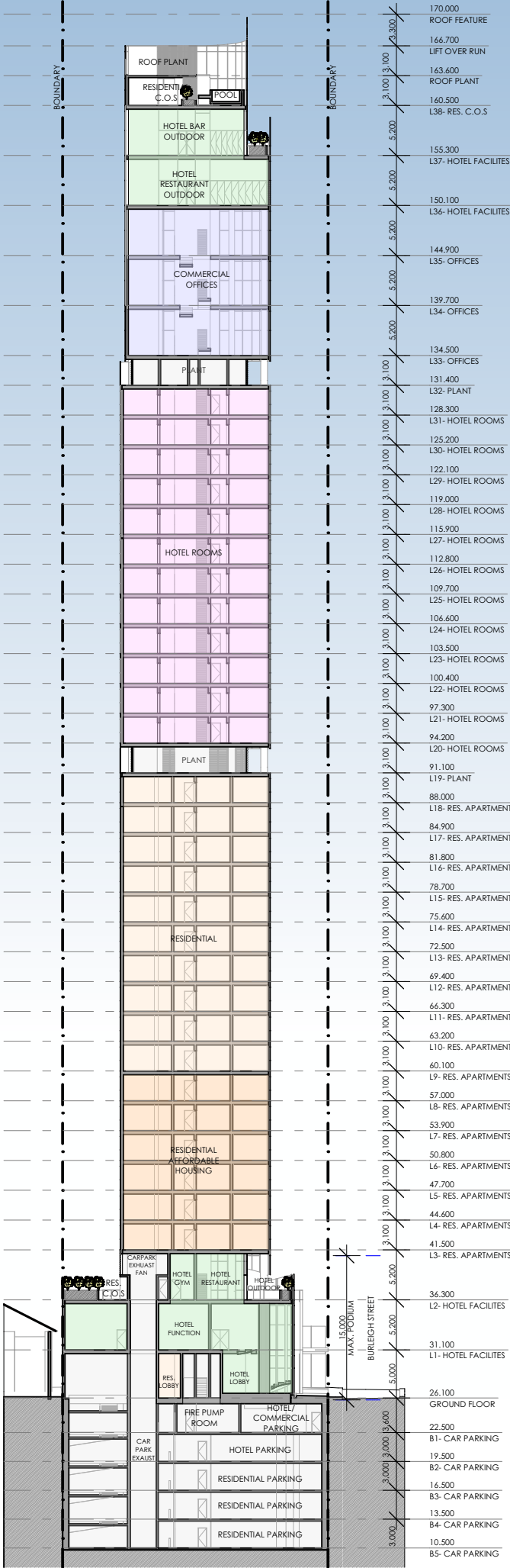
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PROJECT No: P709

SSDA 28 B
stage. dwg no. revision

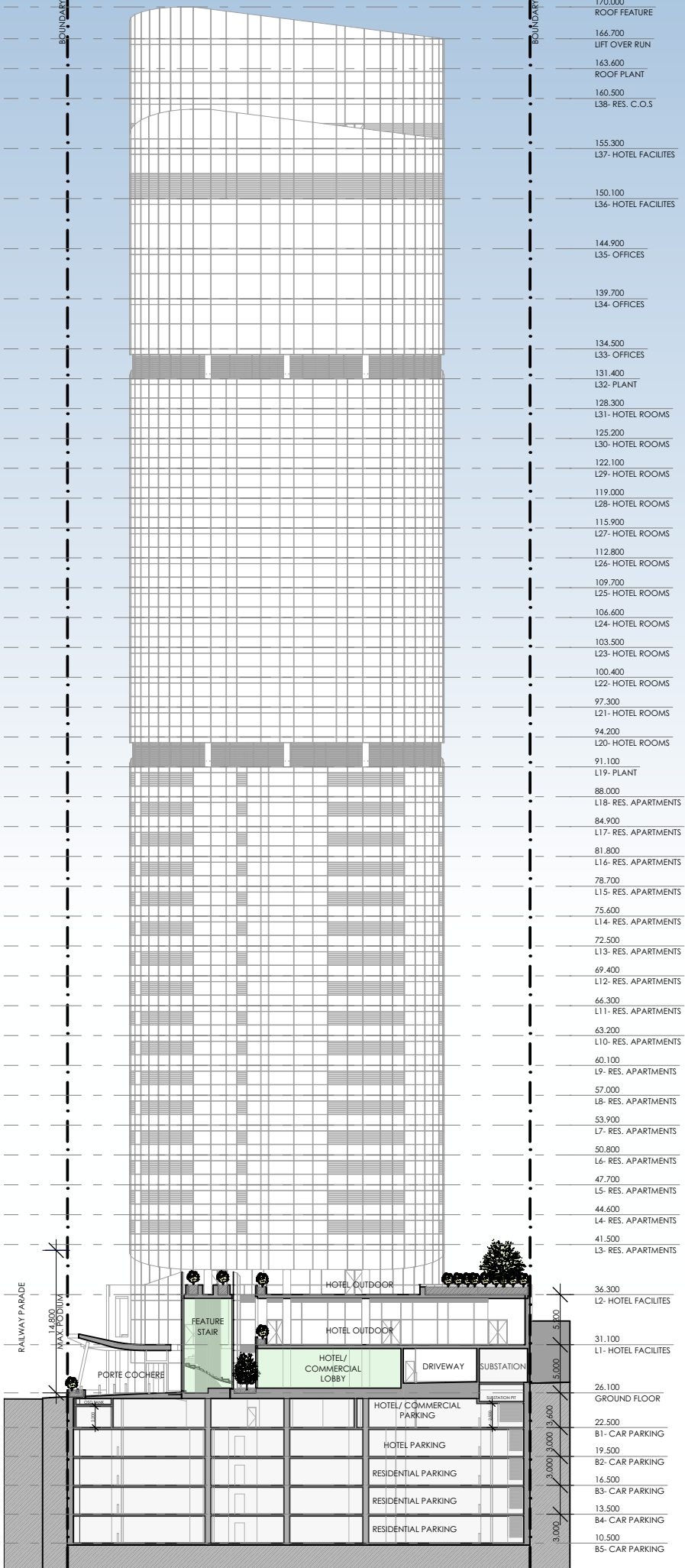


SECTION E
1:600



SECTION F
1:600

20m 40m
1:600



USE LEGEND

COMMERCIAL OFFICES

HOTEL ROOM LEVELS

RESIDENTIAL APARTMENT LEVELS

HOTEL FACILITY LEVELS

BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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ARCHITECTURE

Tourism + Residential

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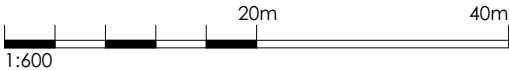
CLIENT :
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PTY LTD**

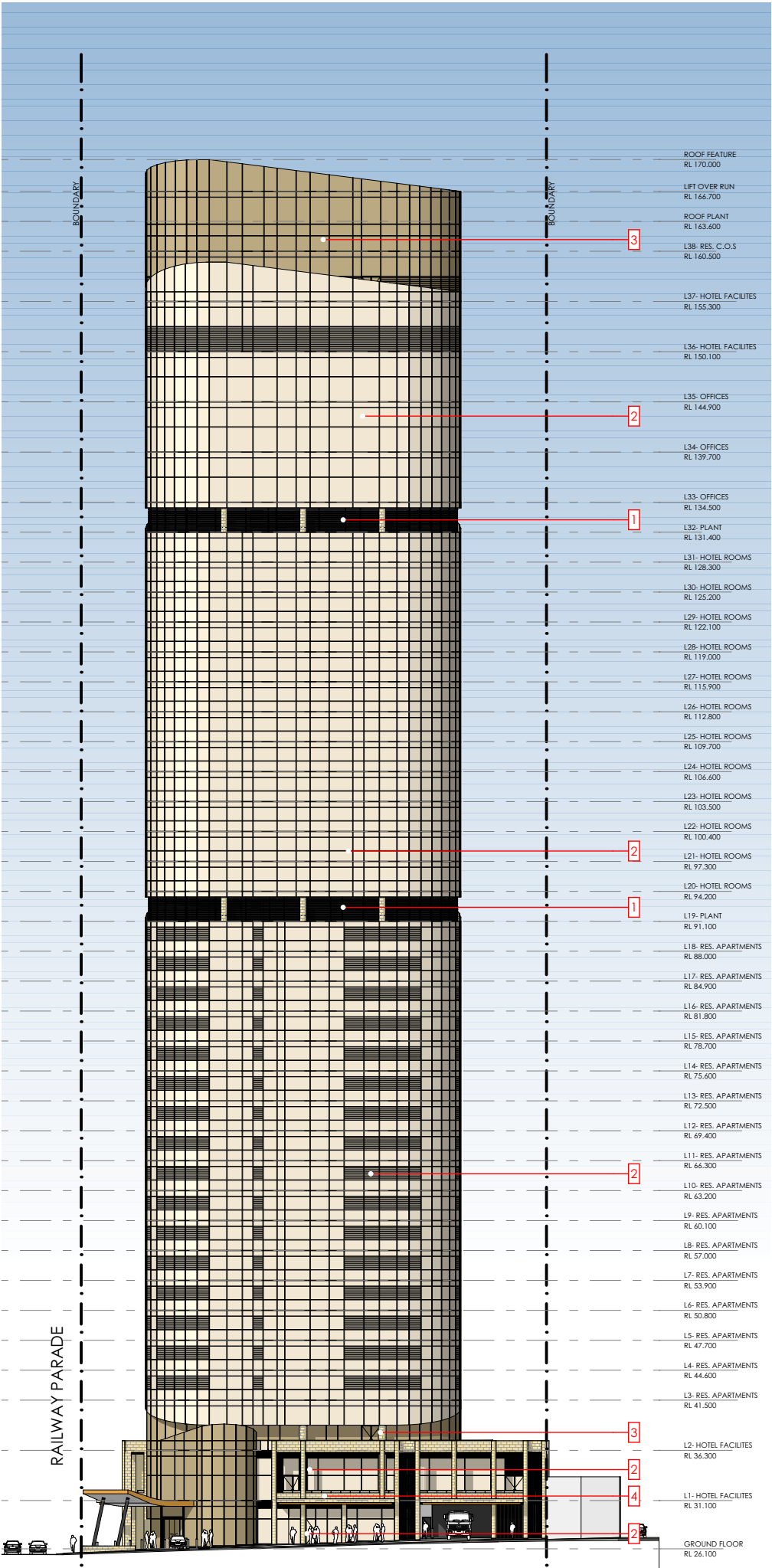
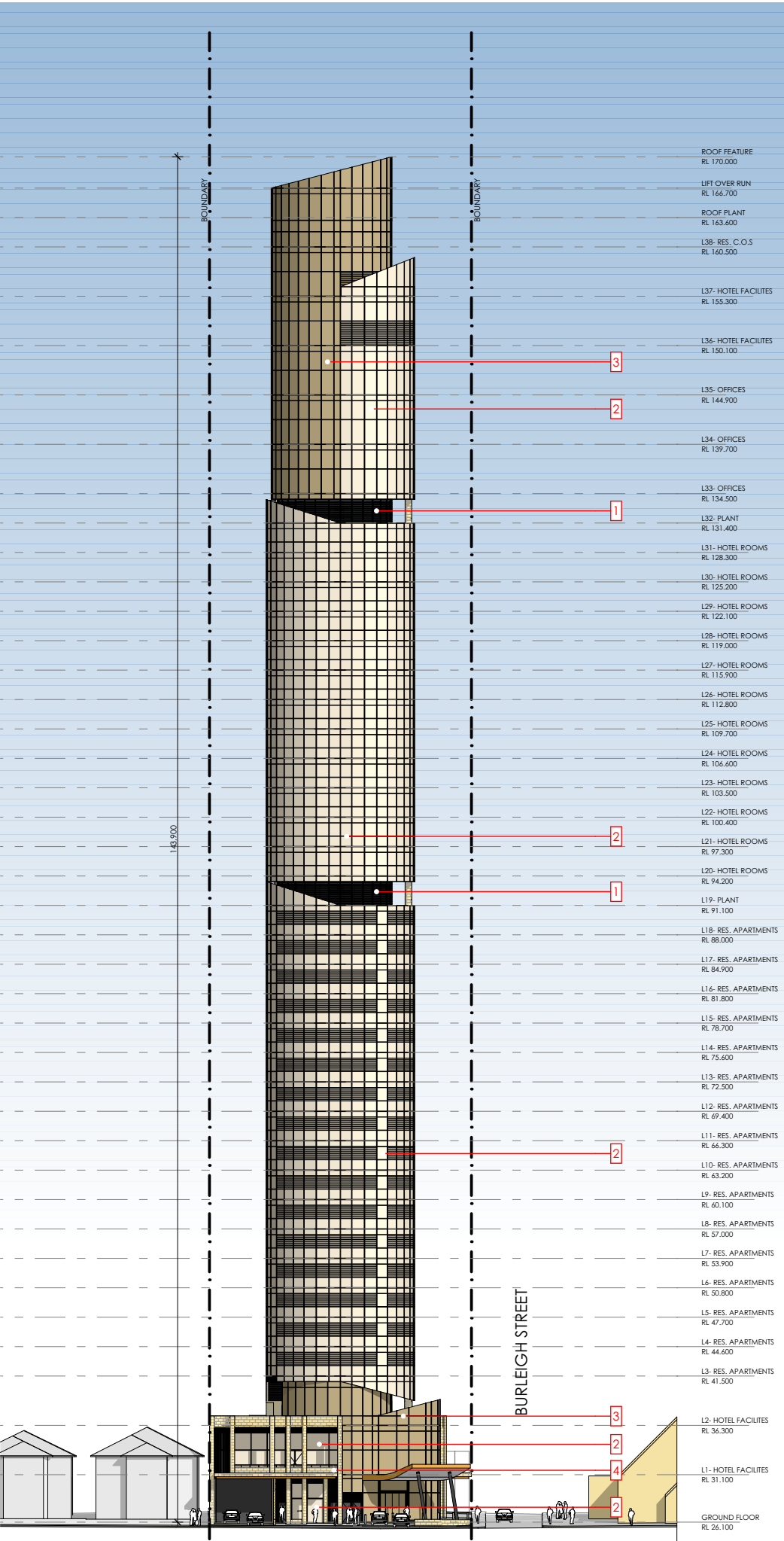
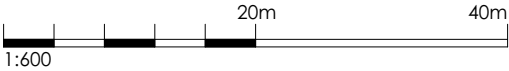
PROJECT :
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
SECTION G

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

1 SECTION G
1:600





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

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

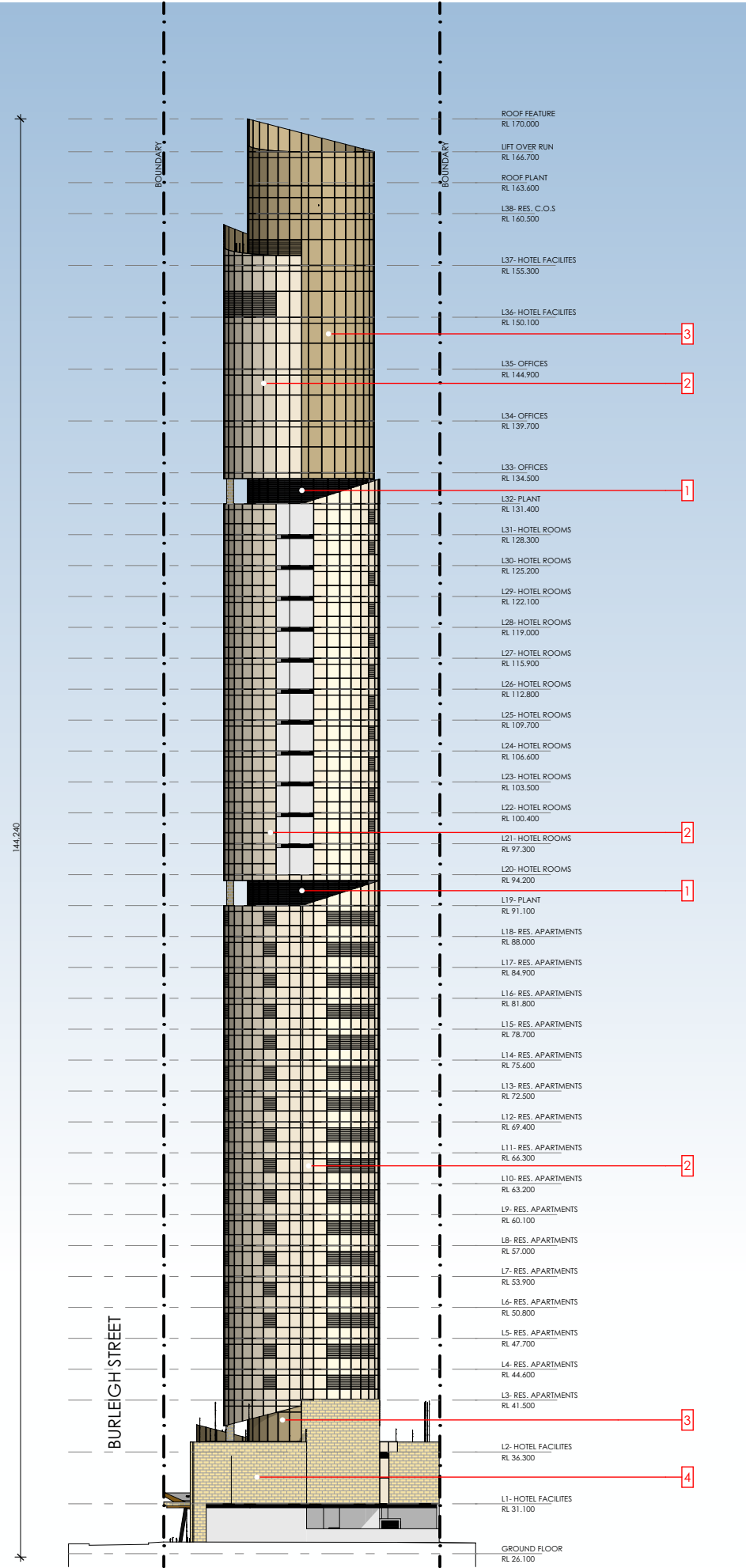
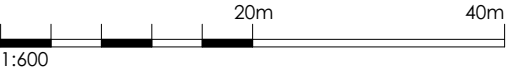
CLIENT :
**NSW HOUSING CORPORATION
PTY LTD**

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

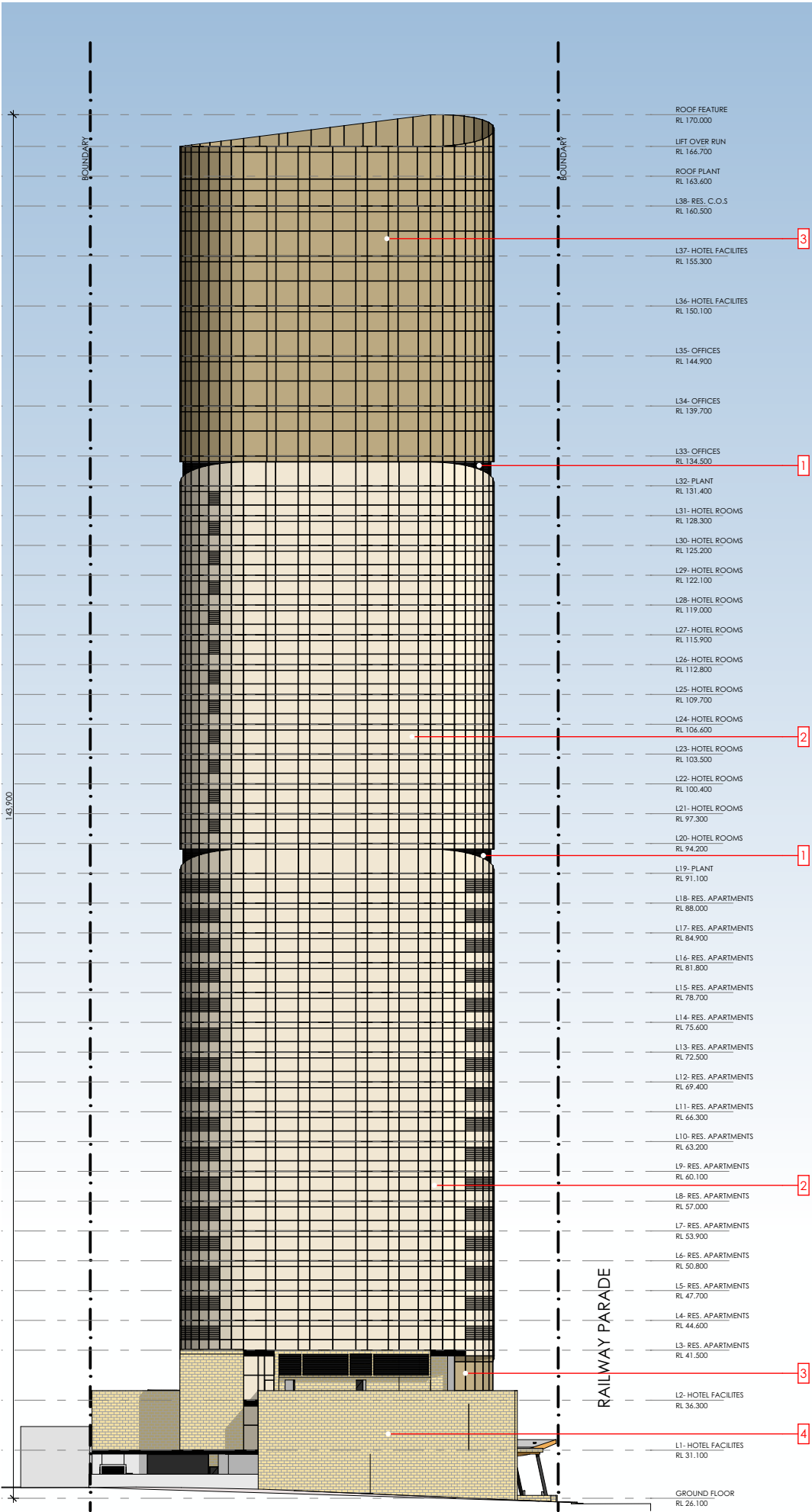
DRAWING TITLE:
ELEVATIONS- NORTH & WEST

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

SSDA 30 B
stage. dwg no. revision



1 SOUTH ELEVATION
1:600



2 EAST ELEVATION
1:600

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

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE



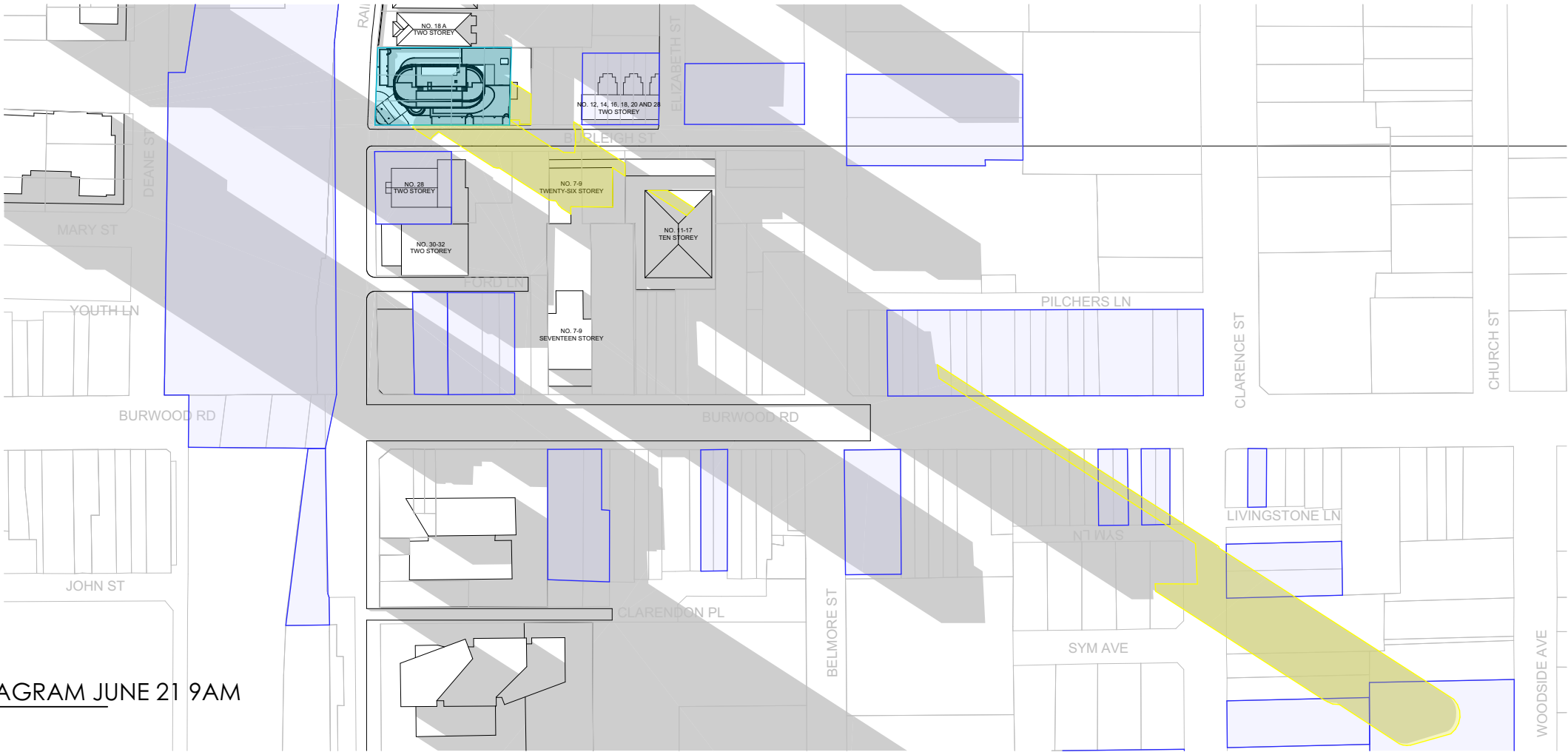
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CLIENT:
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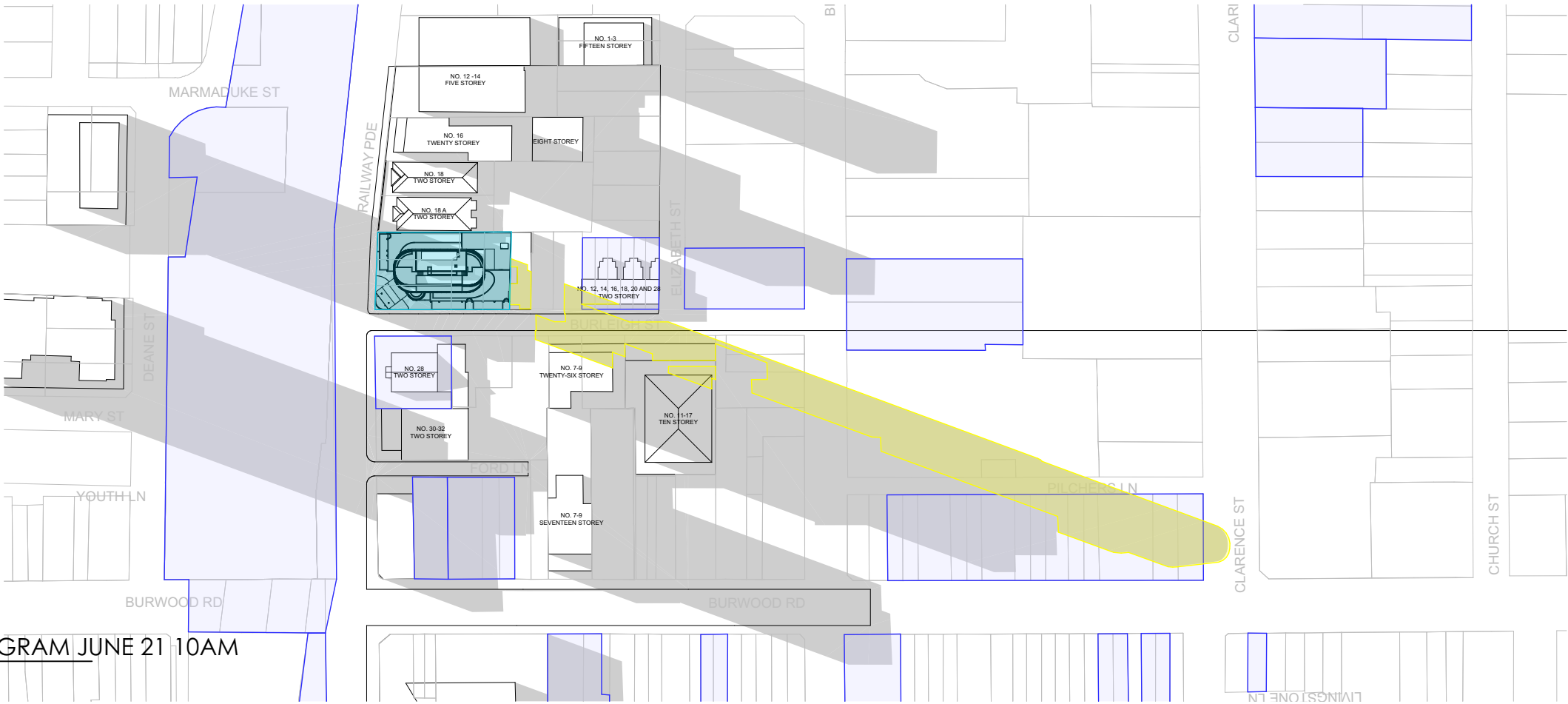
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ELEVATIONS- SOUTH & EAST

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



1 SHADOW DIAGRAM JUNE 21 9AM
1:2000



2 SHADOW DIAGRAM JUNE 21 10AM
1:2000

50m 100m
1:2000

SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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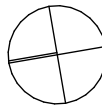
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SHADOW DIAGRAMS- JUNE 21
9AM-10AM

SCALE: 1:2000 AT A3 NORTH POINT:

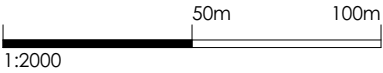
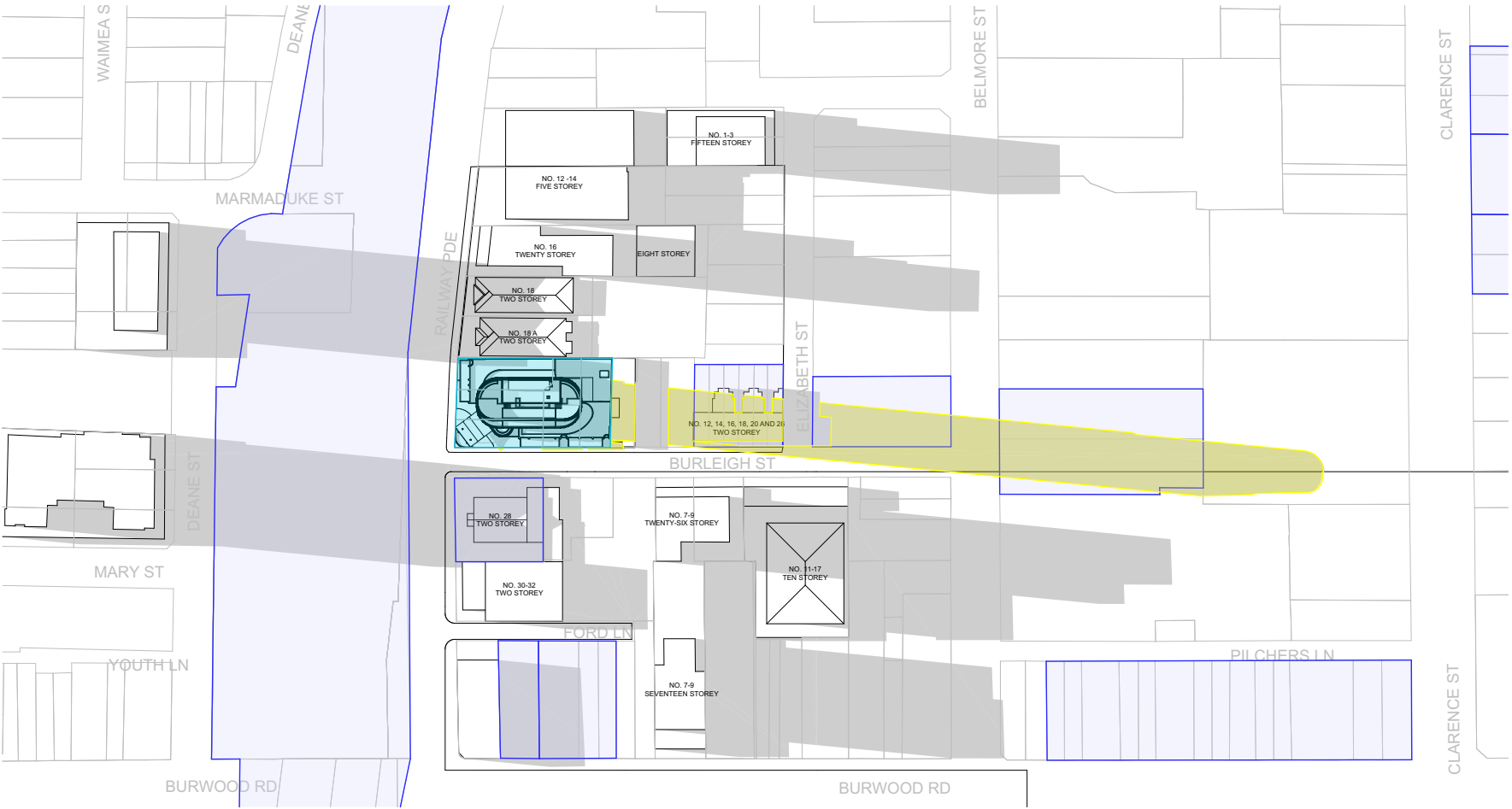
DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



SSDA 32 B
stage. dwg no. revision

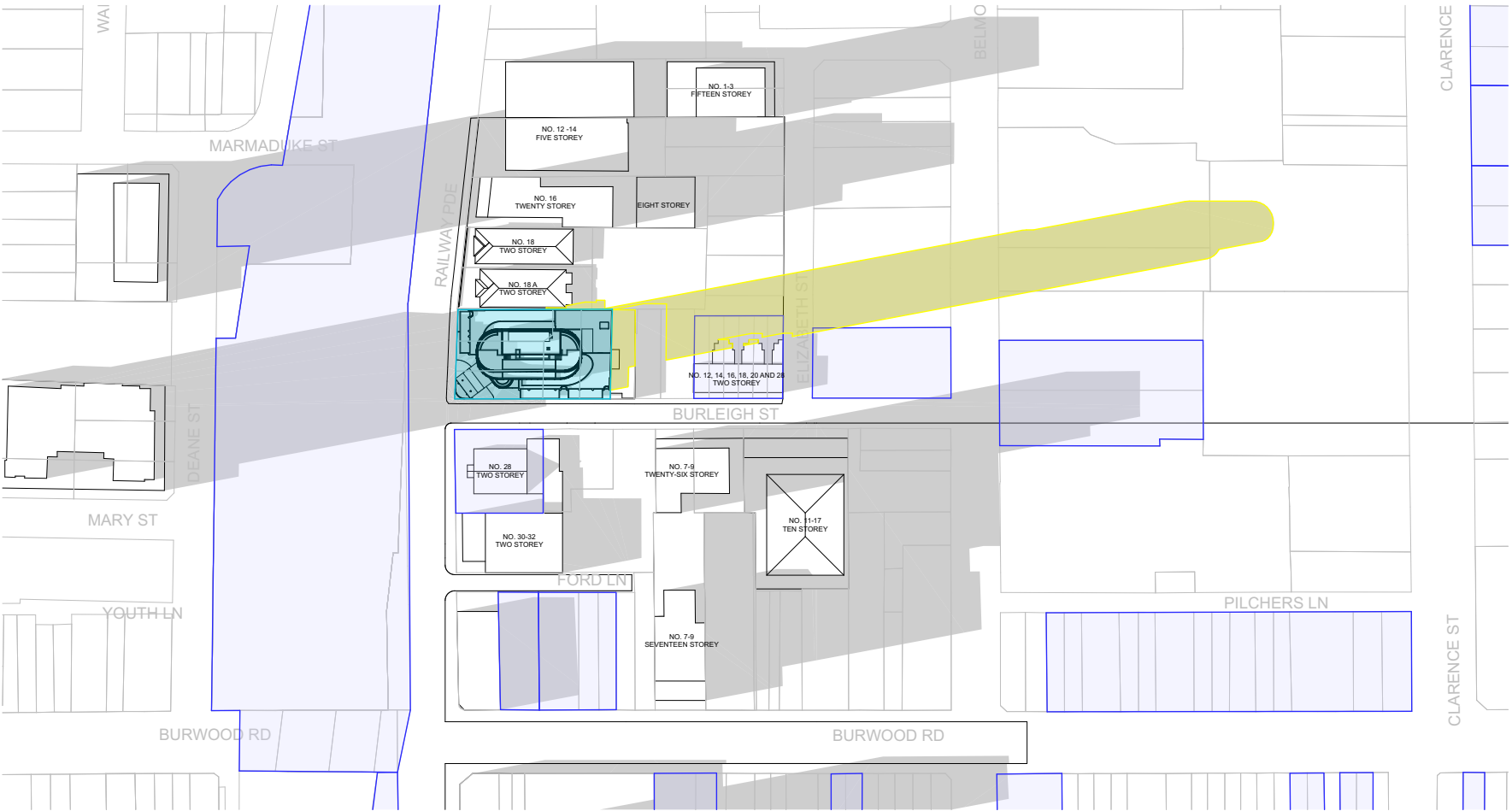


SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

1 SHADOW DIAGRAM JUNE 21 11AM
1:2000



2 SHADOW DIAGRAM JUNE 21 12PM
1:2000

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

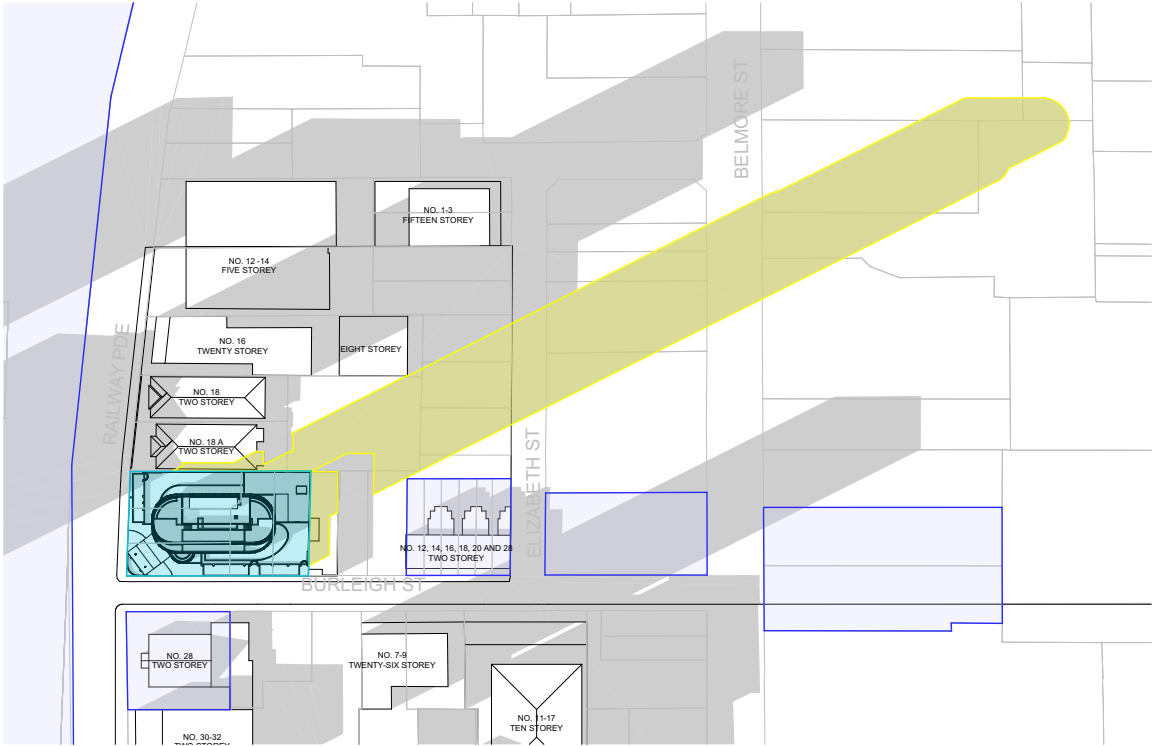
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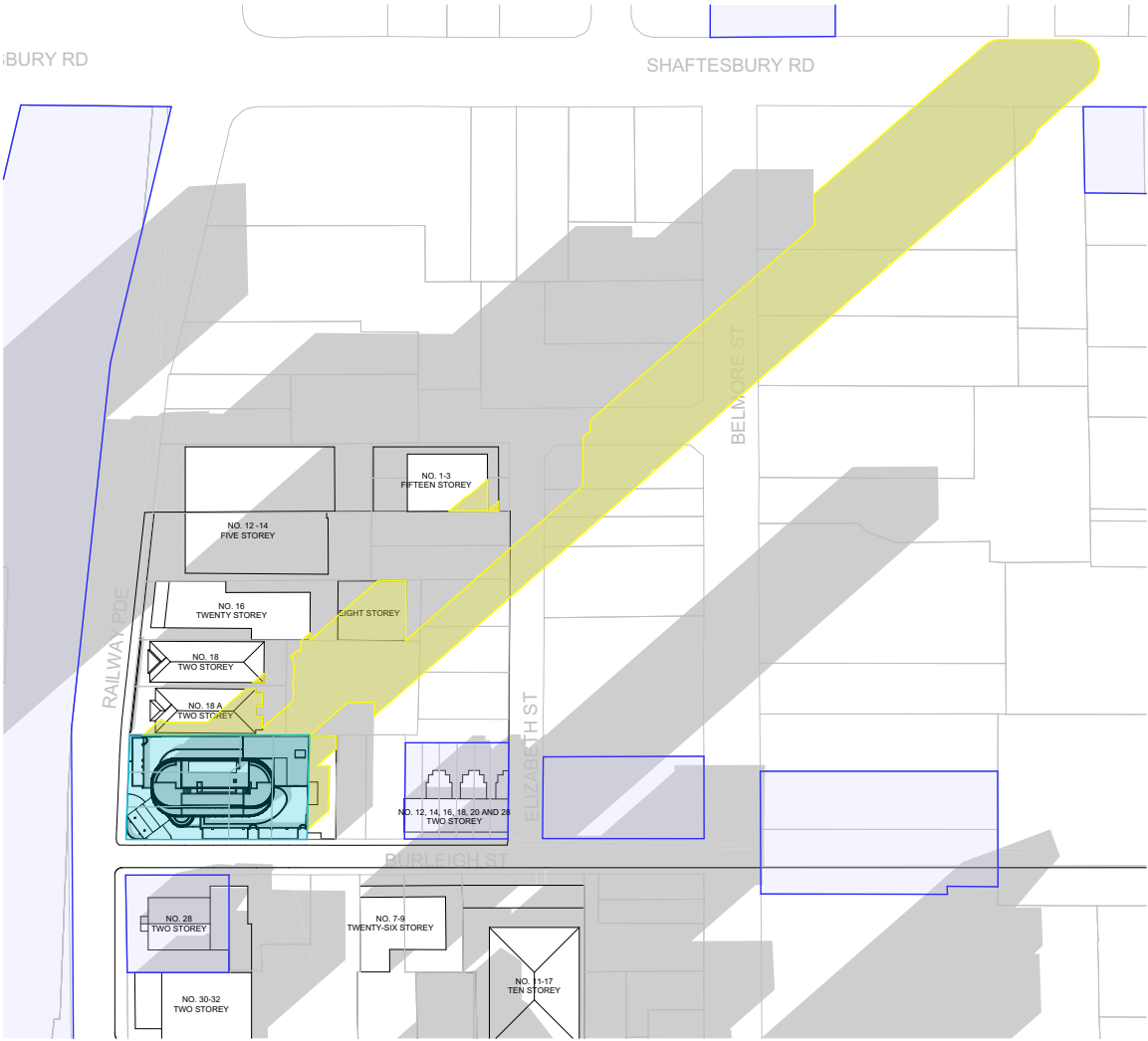
PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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SHADOW DIAGRAMS- JUNE 21
11AM-12PM

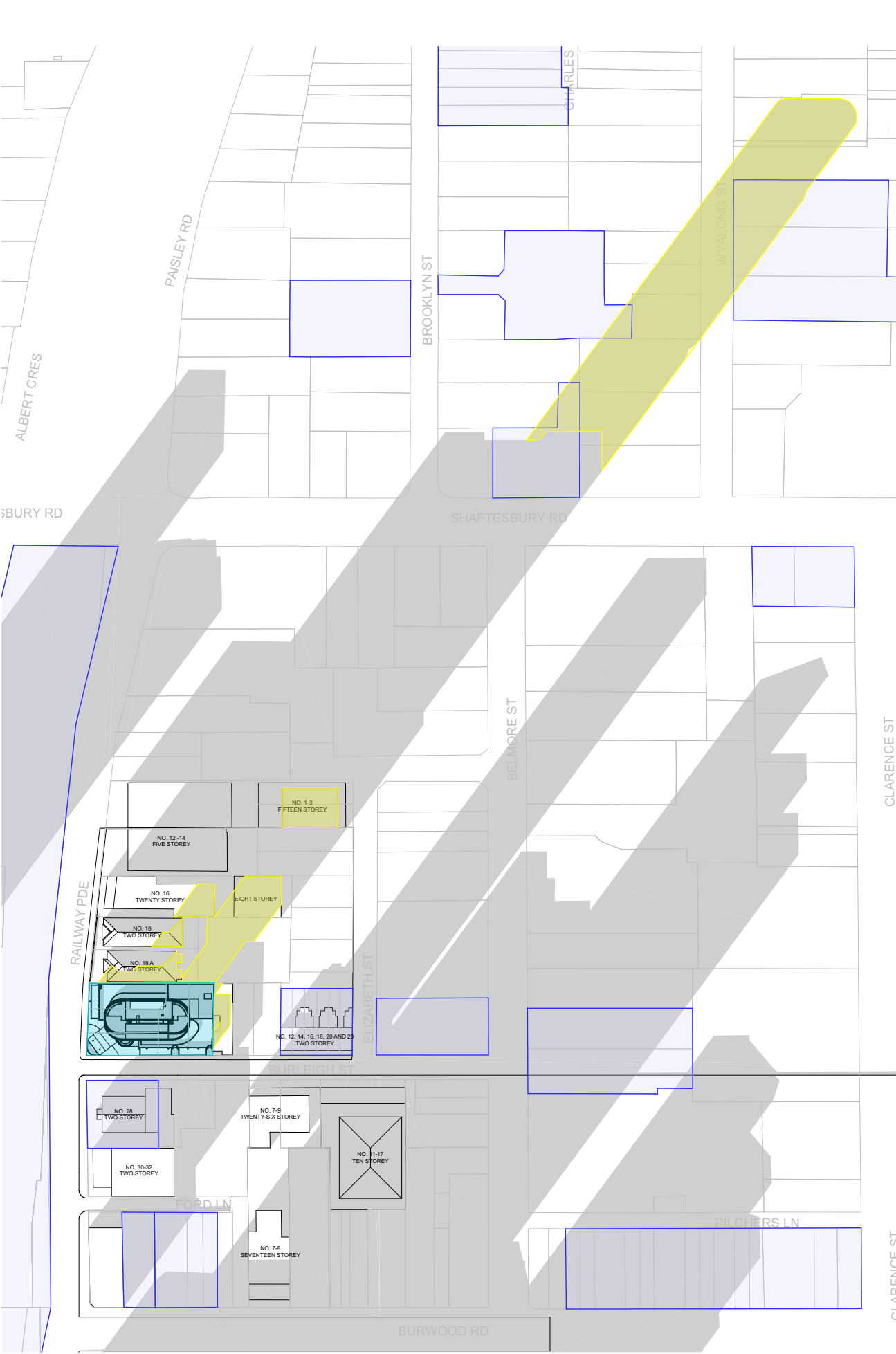
SCALE:	1:2000 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



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

B

AFFORDABLE HOUSING BREAKDOWN

VD

10.04.25

A

SSDA SUBMISSION

VD

18.02.25

REV

DESCRIPTION

BY

DATE

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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:

SHADOW DIAGRAMS- JUNE 21 1PM-3PM

SCALE:

1:2000 AT A3

NORTH POINT:

DRAWN BY:

VD/JR

CHECKED BY:

PI

PROJECT No:

P709

SSDA

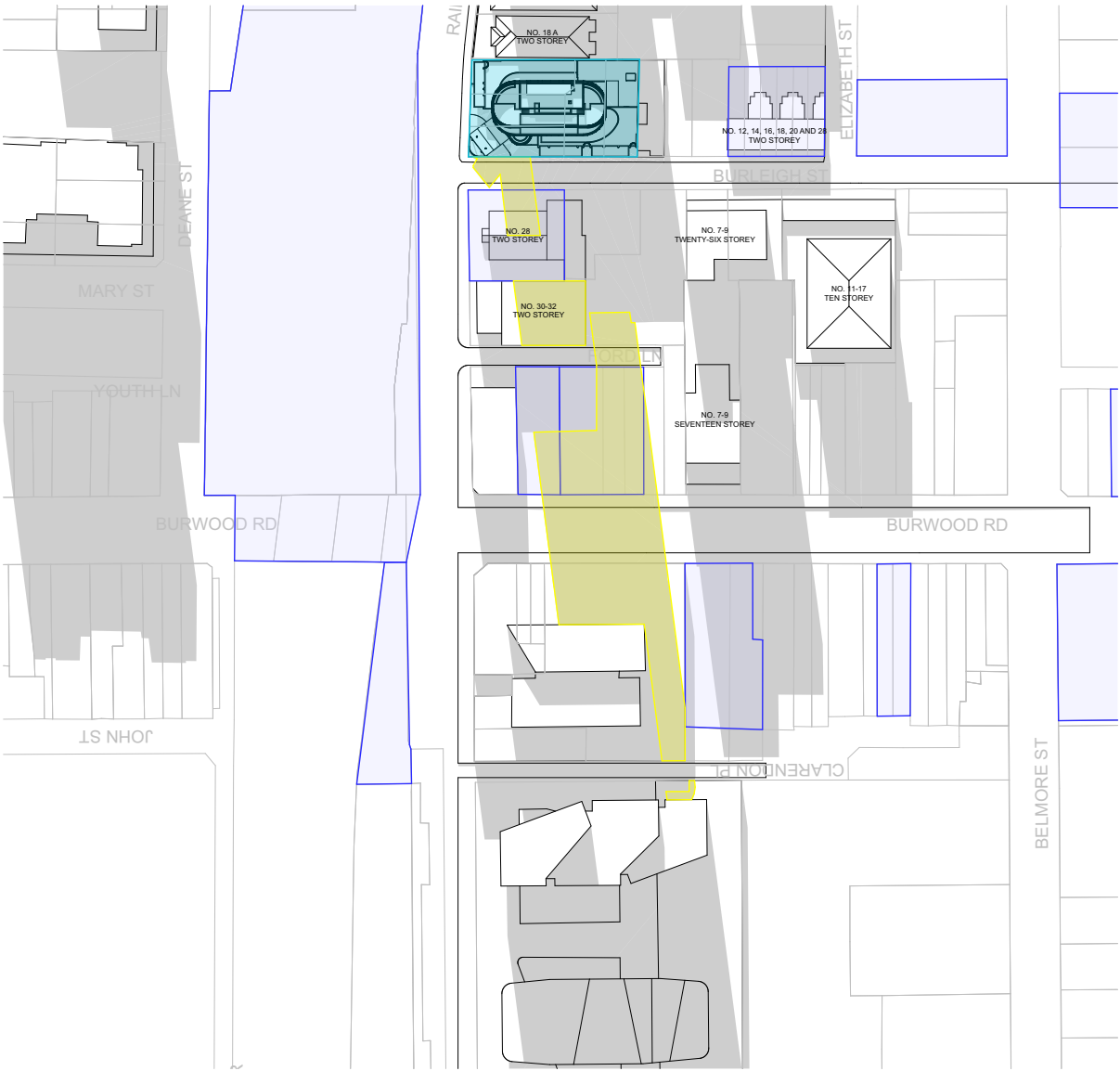
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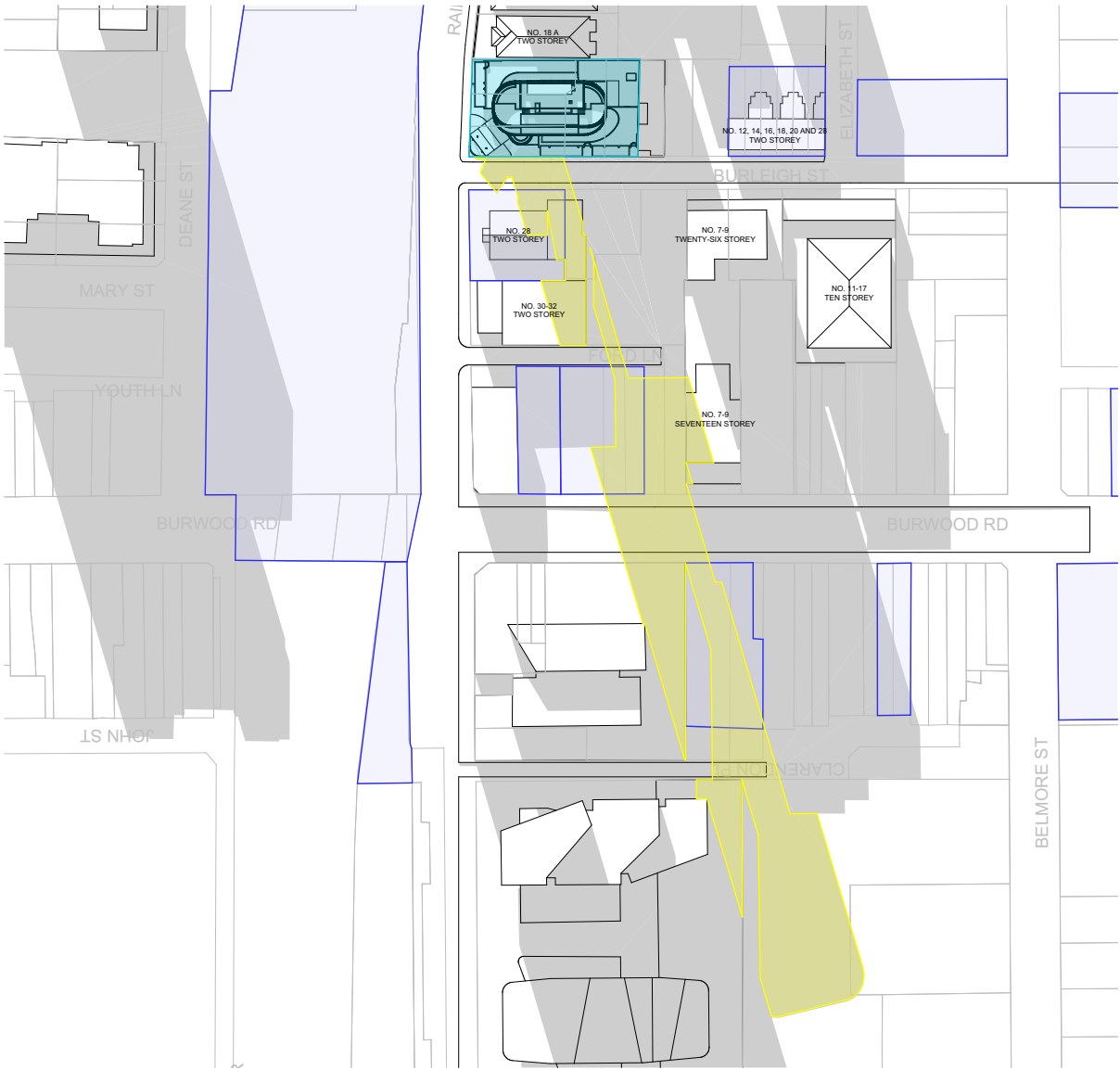
stage.

dwg no.

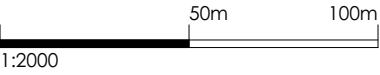
revision



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

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

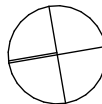
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SHADOW DIAGRAMS- JAN 21
9AM & FEB 21 9AM

SCALE: 1:2000 AT A3 NORTH POINT:

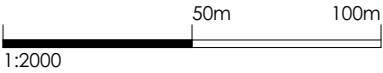
DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



SSDA 35 B
stage. dwg no. revision



SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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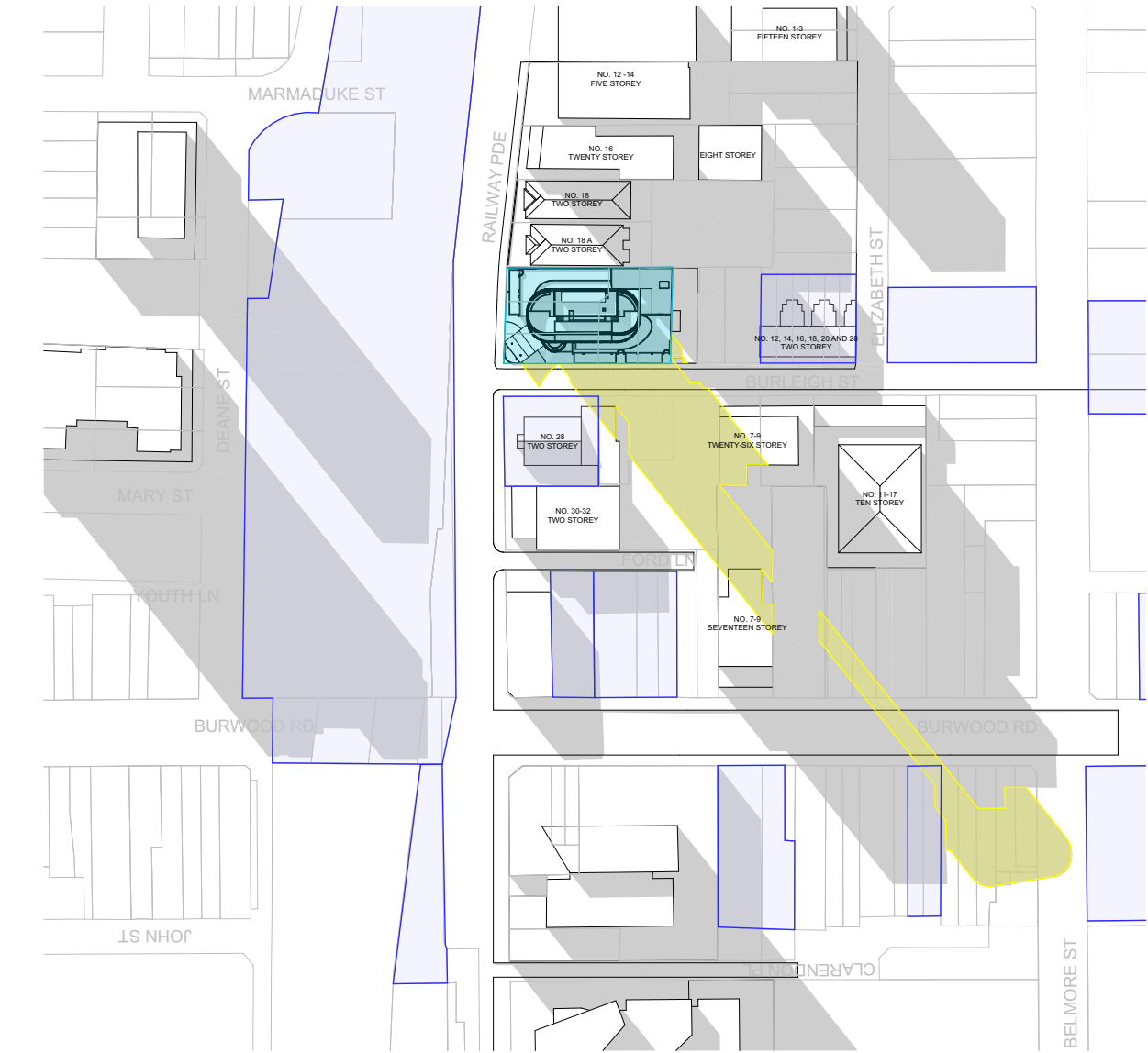
CLIENT:
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PTY LTD

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

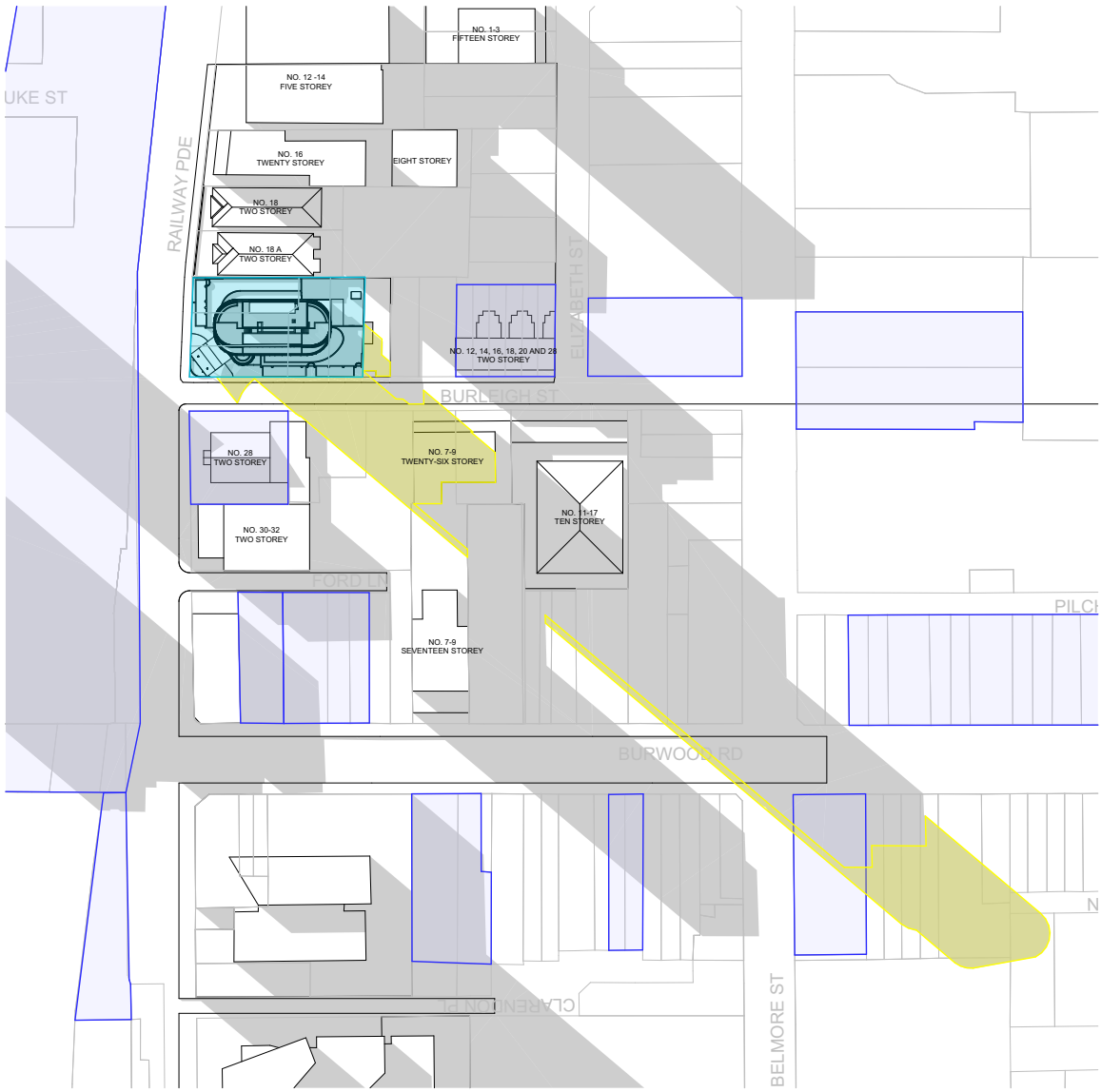
DRAWING TITLE:
SHADOW DIAGRAMS- MAR 21
9AM & APR 21 9AM

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

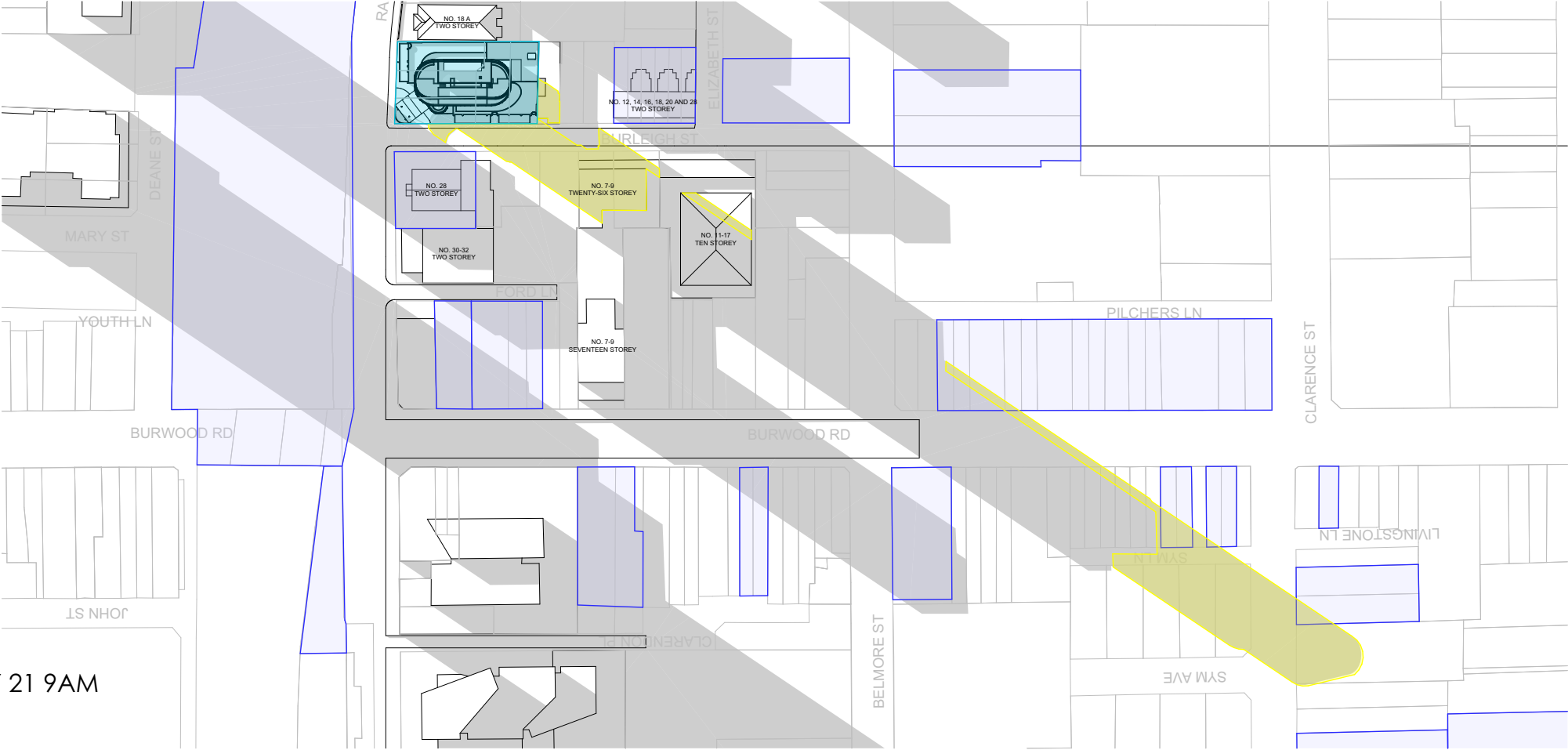
SSDA 36 B
stage. dwg no. revision



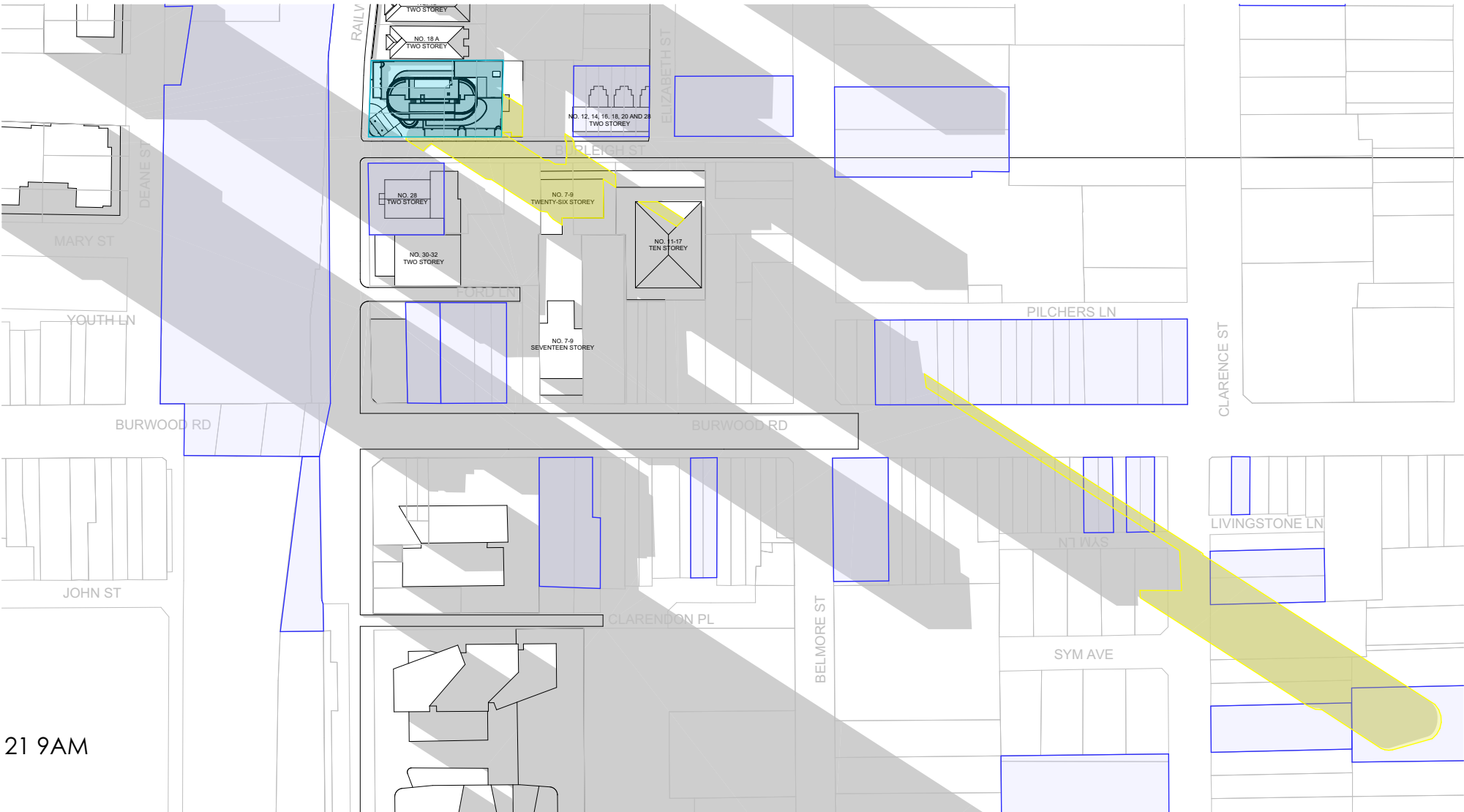
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1:2000



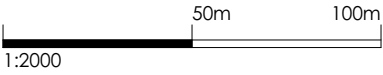
2 SHADOW DIAGRAM APR 21 9AM
1:2000



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

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
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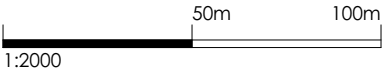
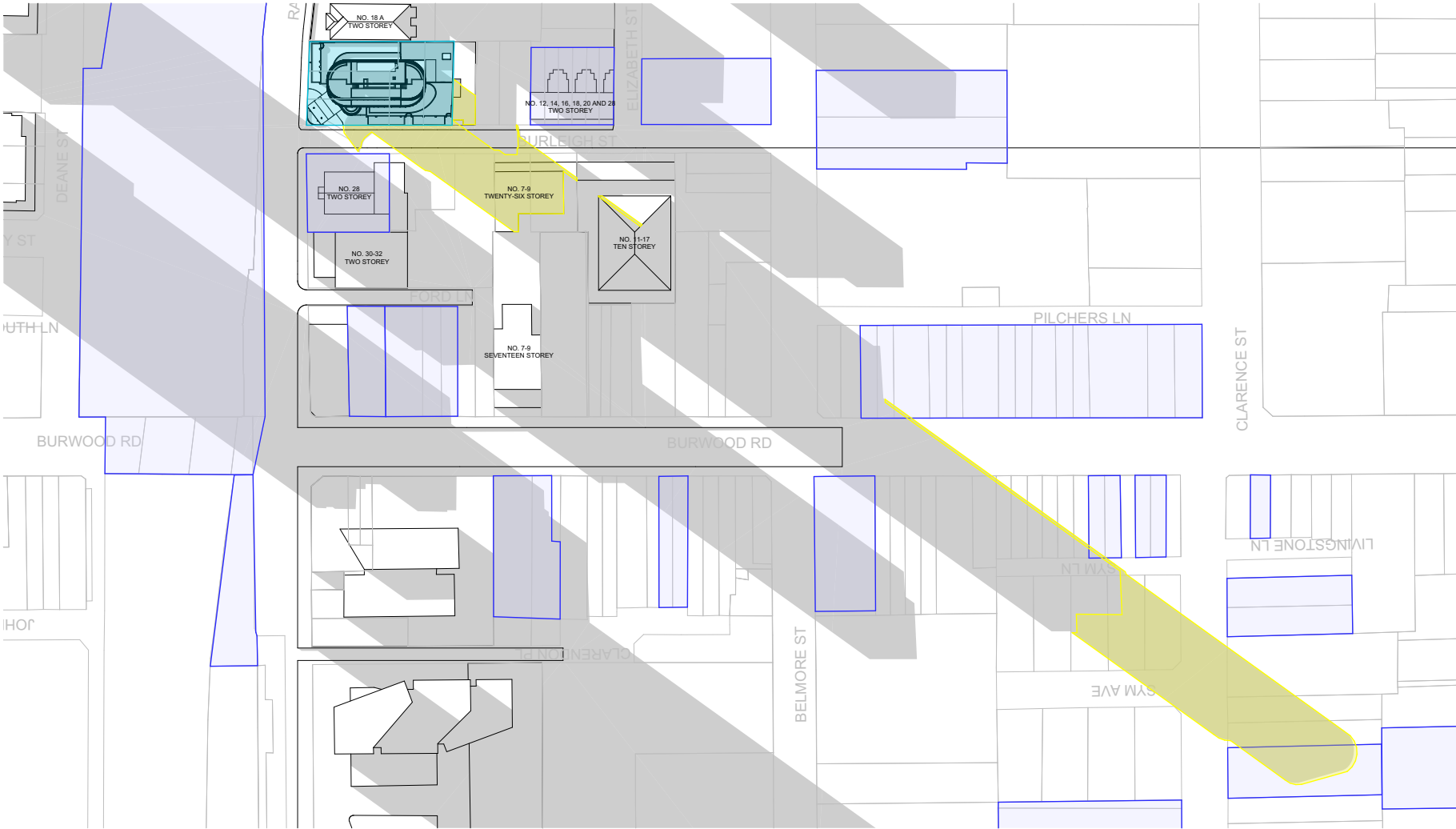
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PTY LTD

PROJECT:
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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	



SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

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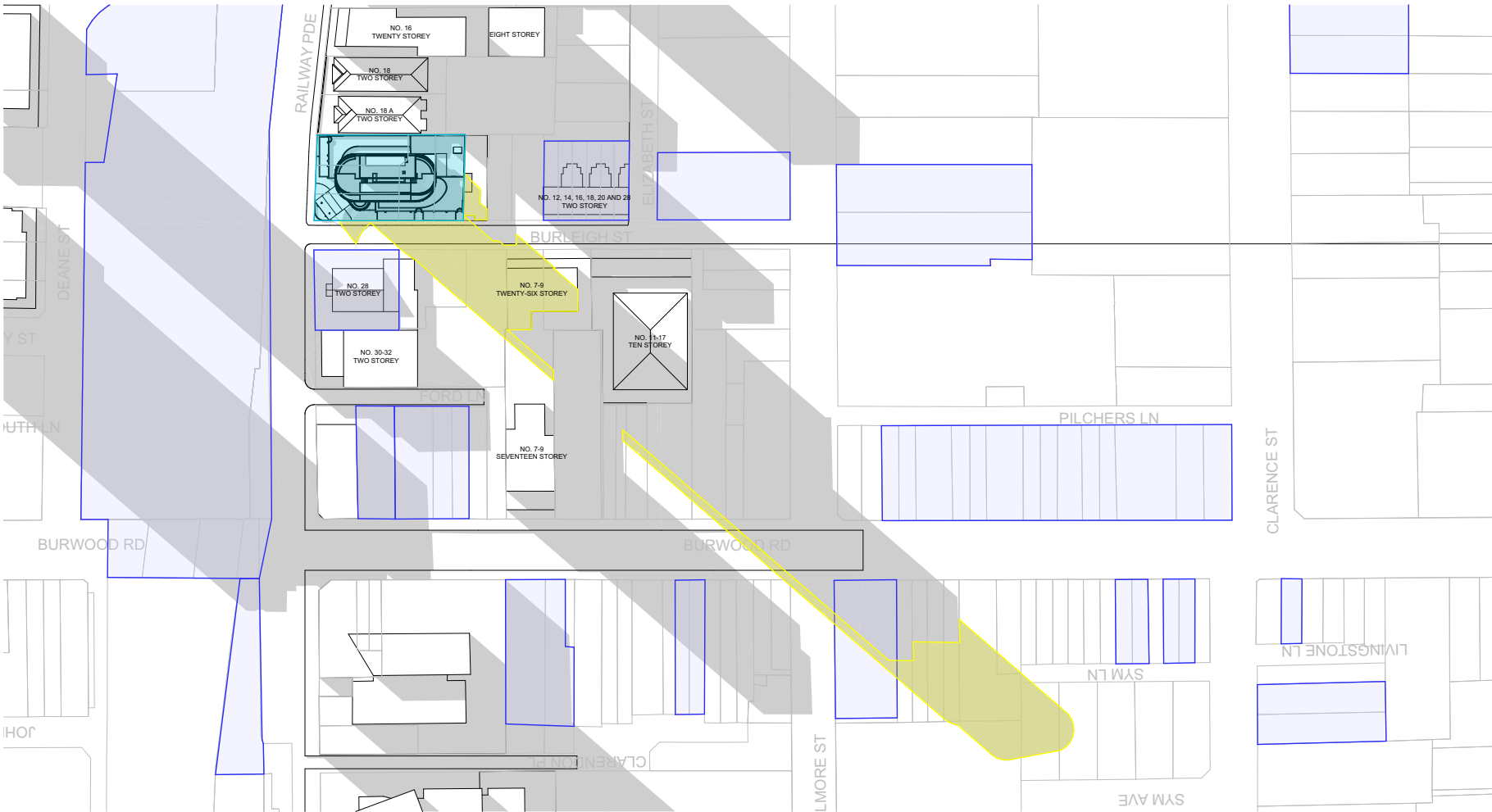
PROJECT:
RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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

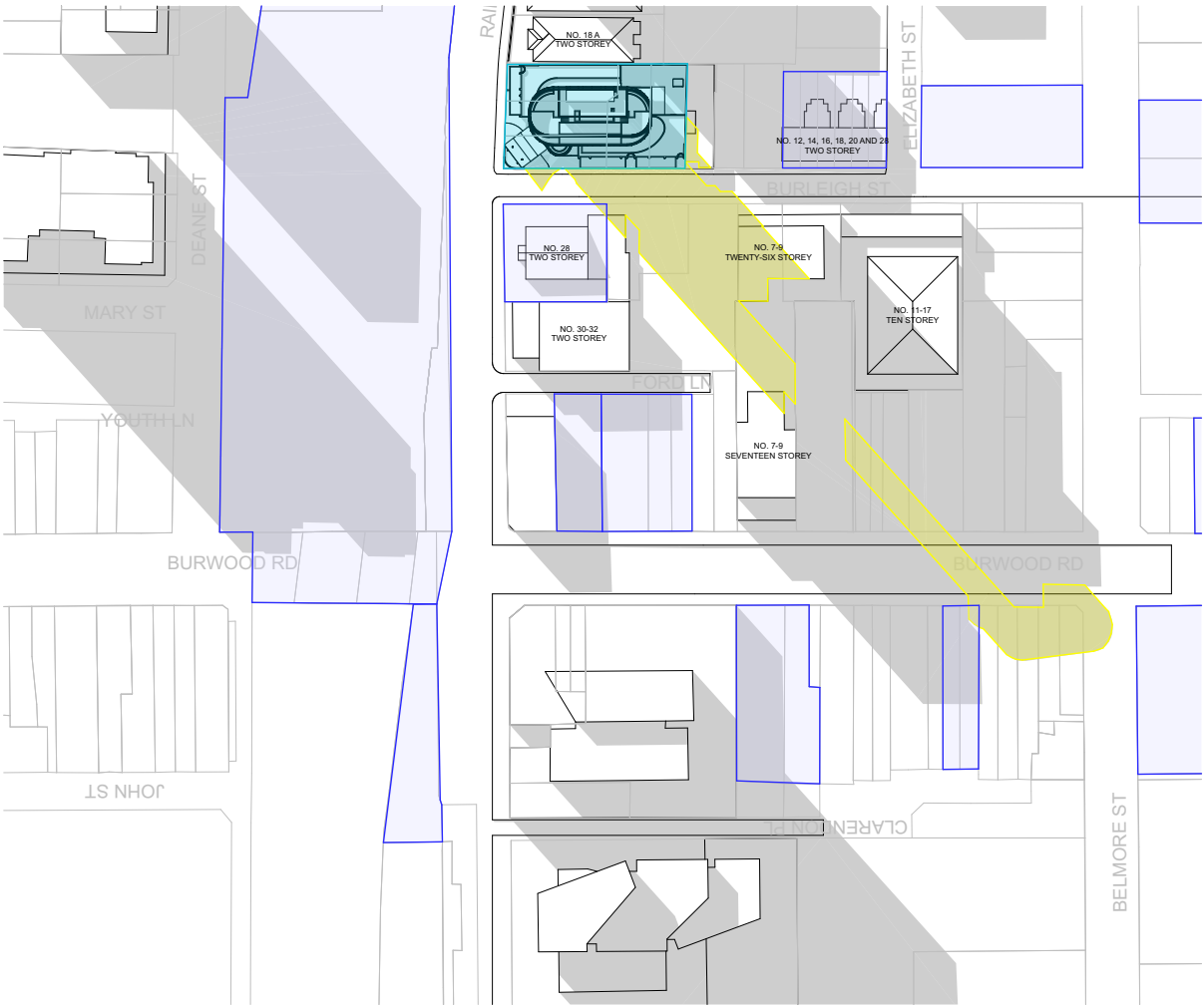
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CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 38 B
stage. dwg no. revision

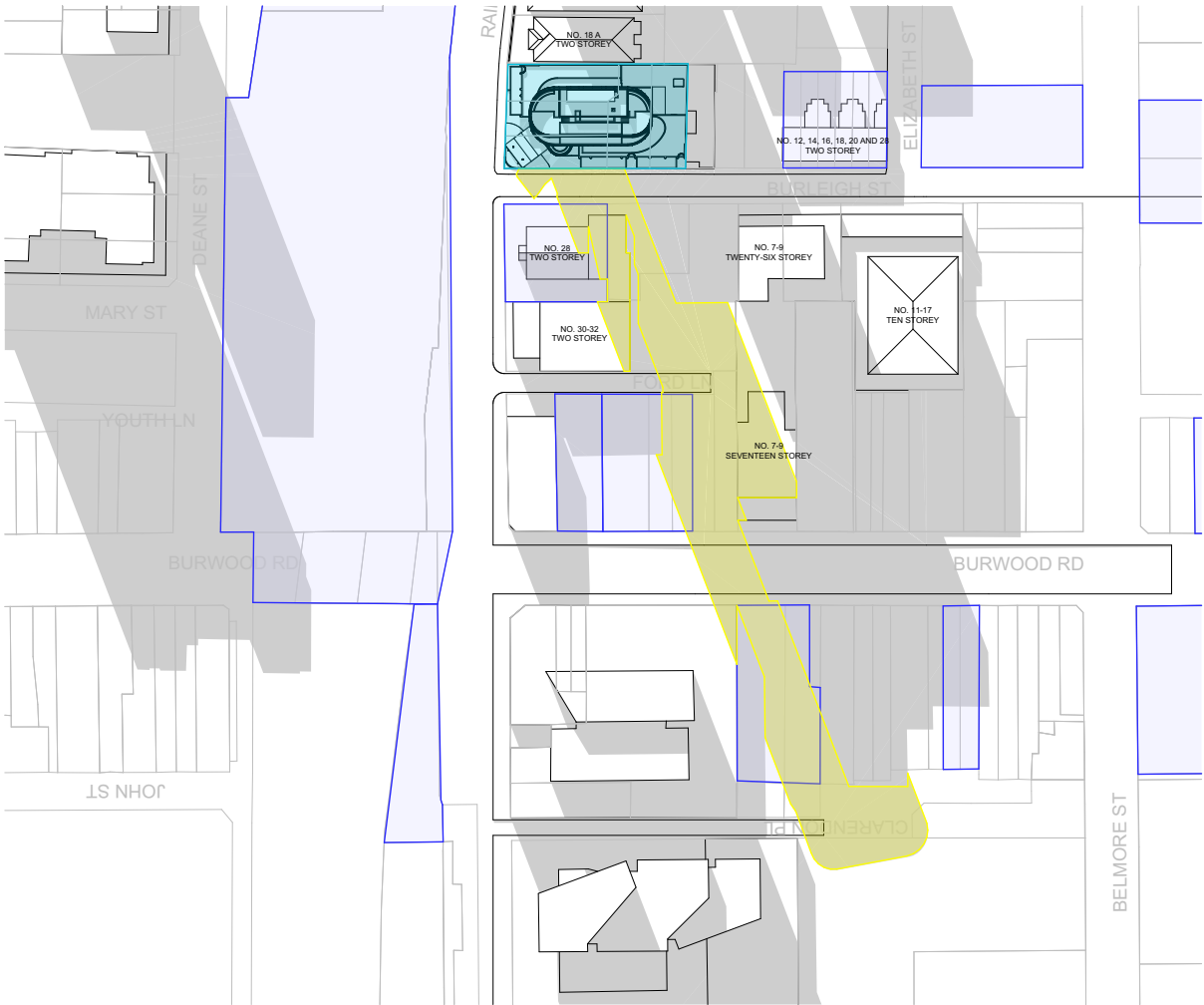
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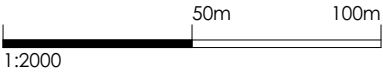
2 SHADOW DIAGRAM AUG 21 9AM
1:2000



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

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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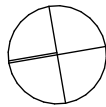
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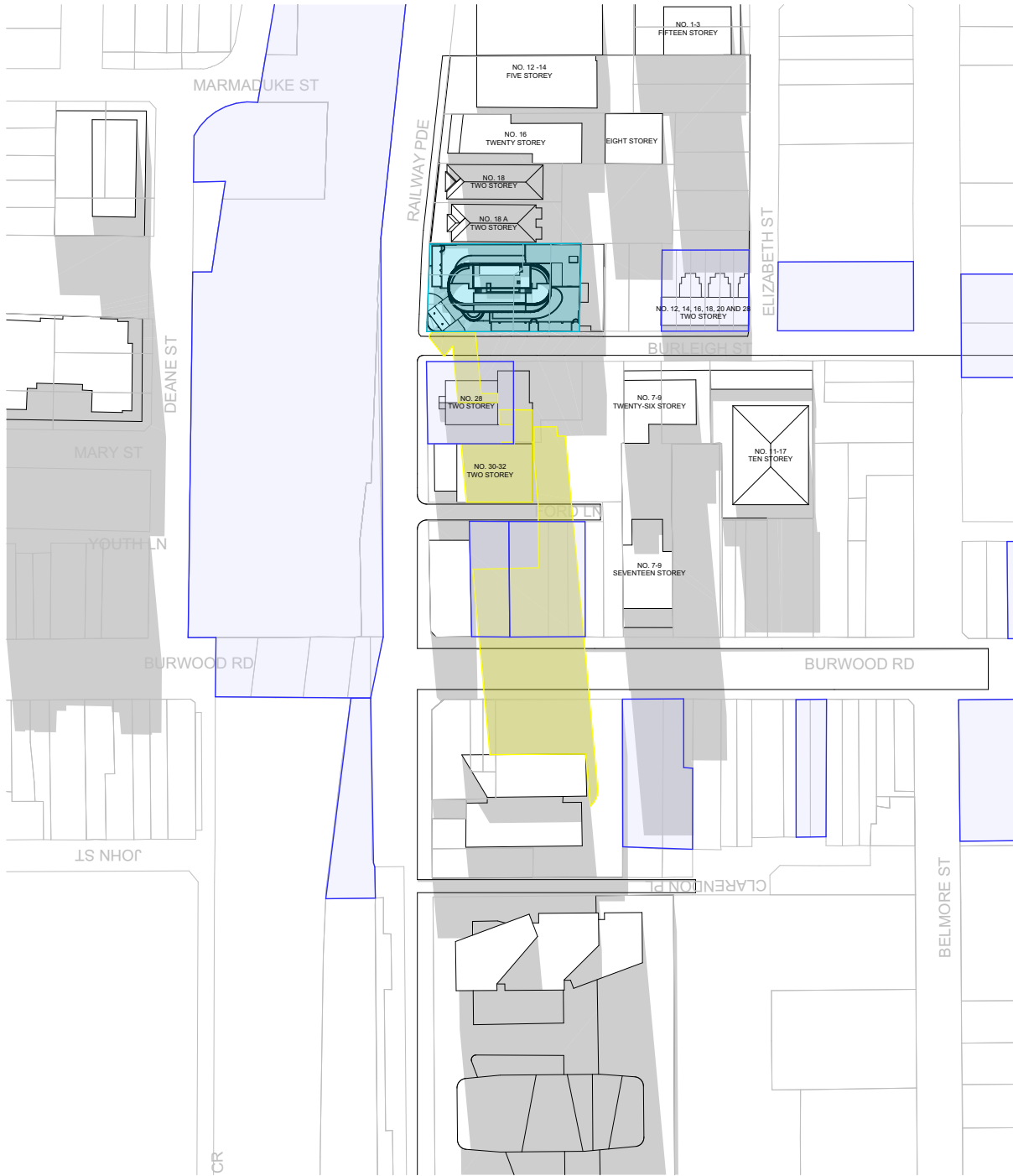
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SHADOW DIAGRAMS- SEP 21
9AM & OCT 21 9AM

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

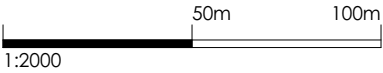




1 SHADOW DIAGRAM NOV 21 9AM
1:2000



2 SHADOW DIAGRAM DEC 21 9AM
1:2000



SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
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SSDA SUBMISSION

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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:

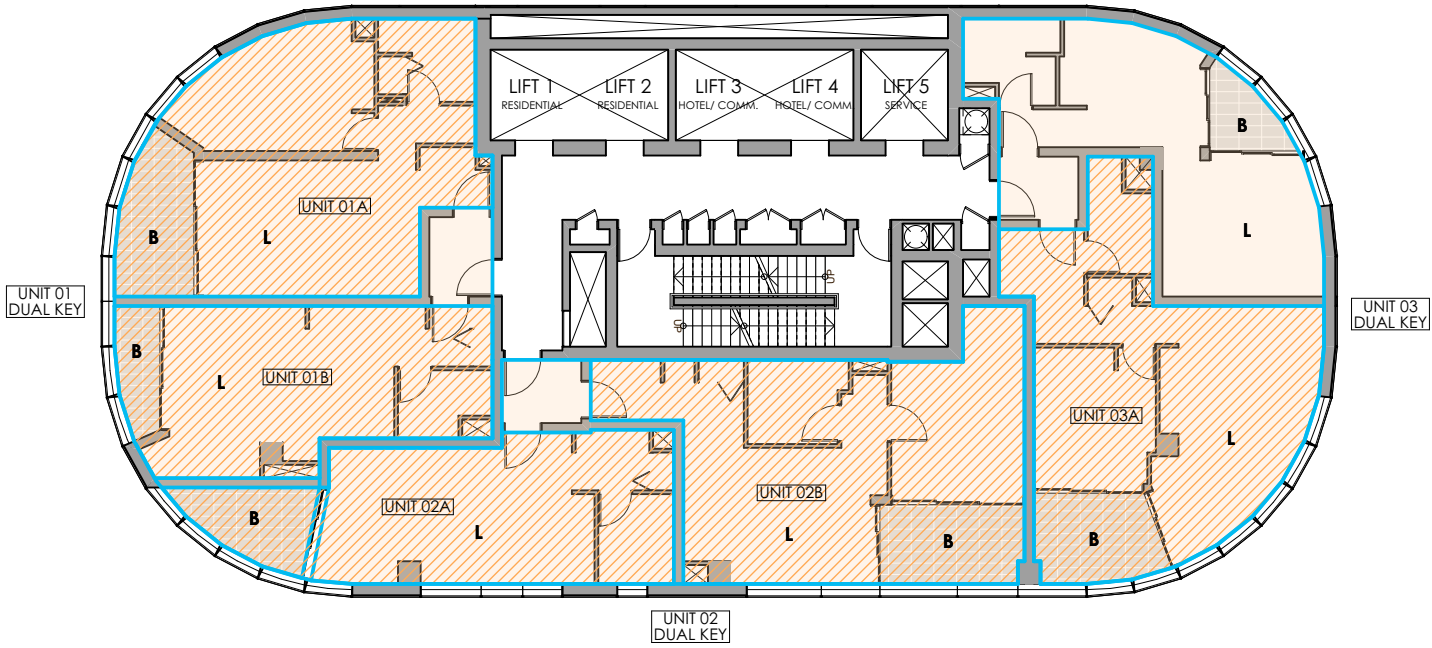
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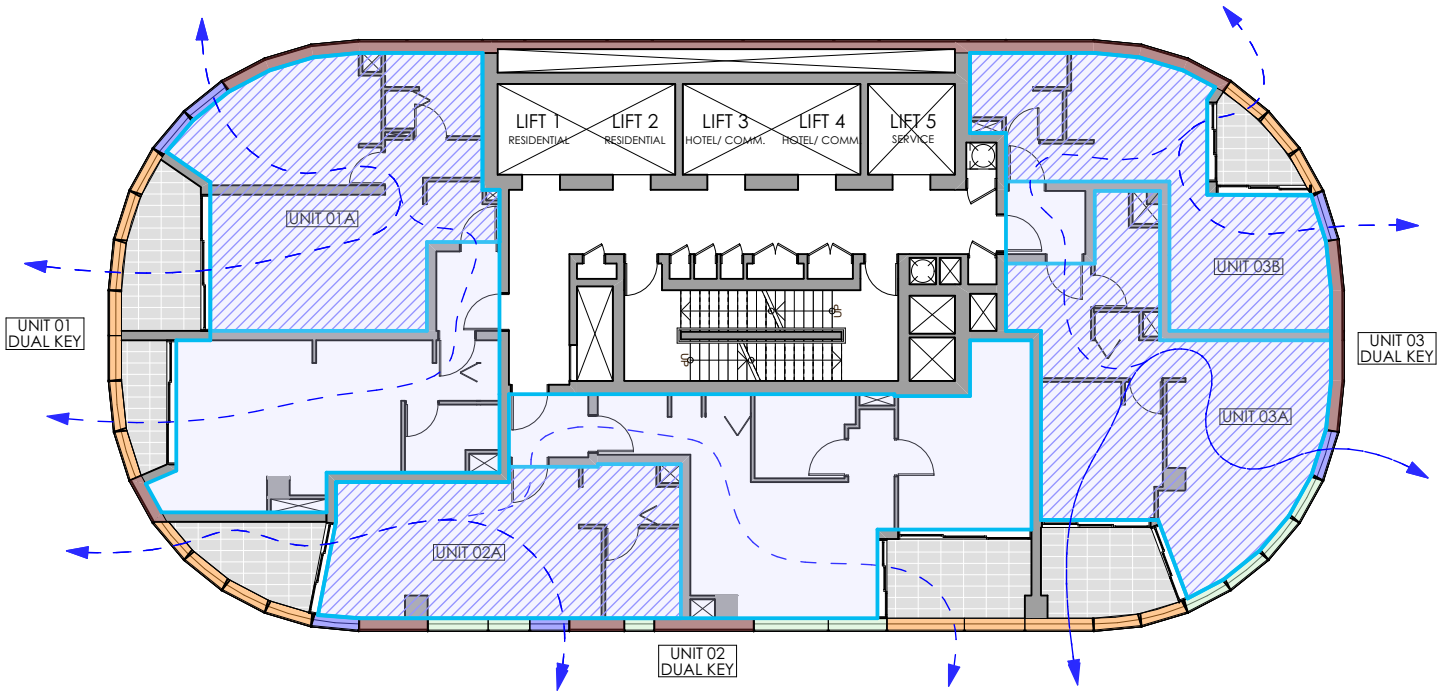
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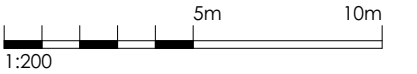
SSDA 40 B
stage. dwg no. revision



1 LEVELS 3 TO 18- SOLAR ACCESS
1:200



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



CURTAIN WALL LEGEND

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

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%)

SSDA SUBMISSION

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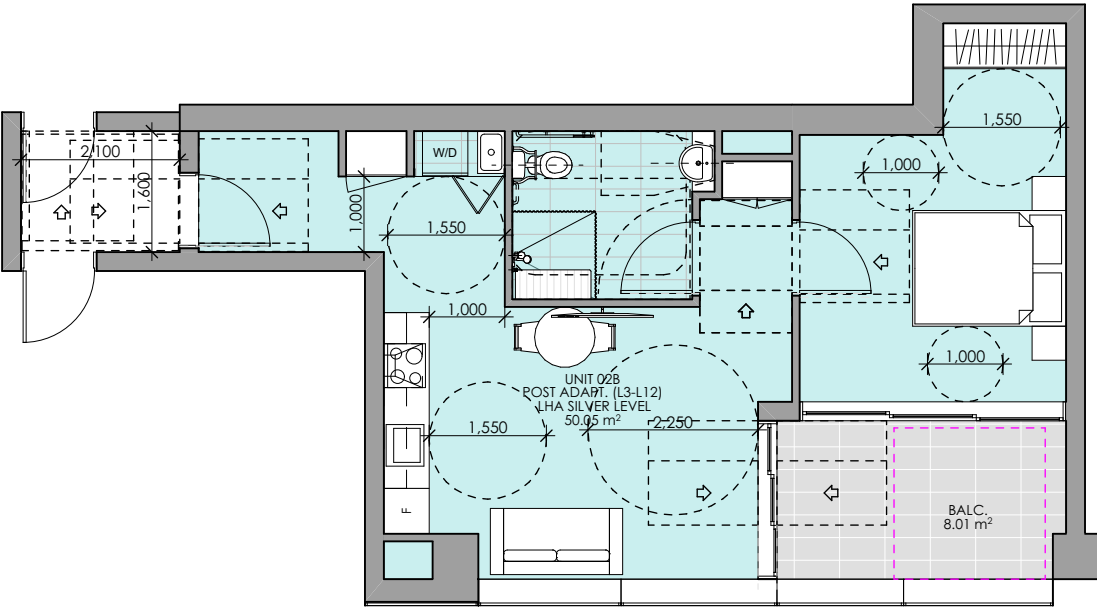
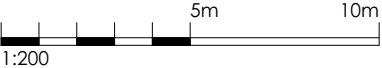
PROJECT :
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SOLAR ACCESS AND NATURAL
CROSS VENTILATION

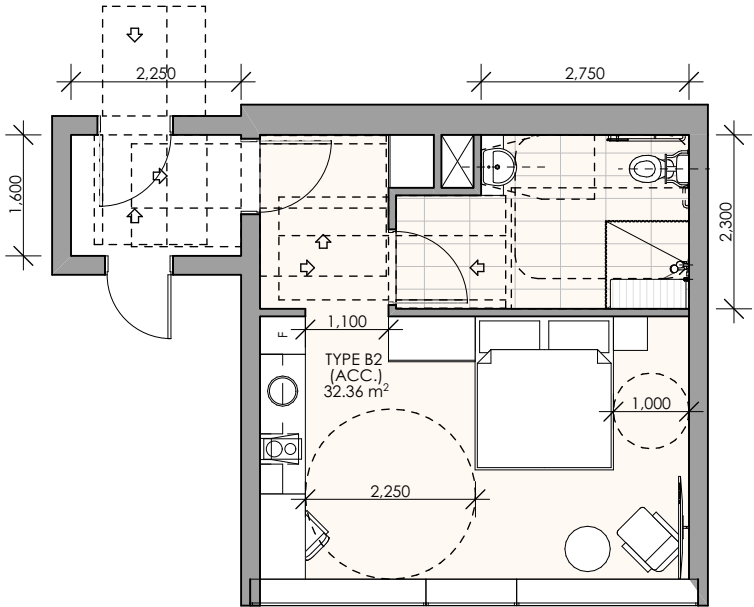
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

ADG MINIMUM AREAS

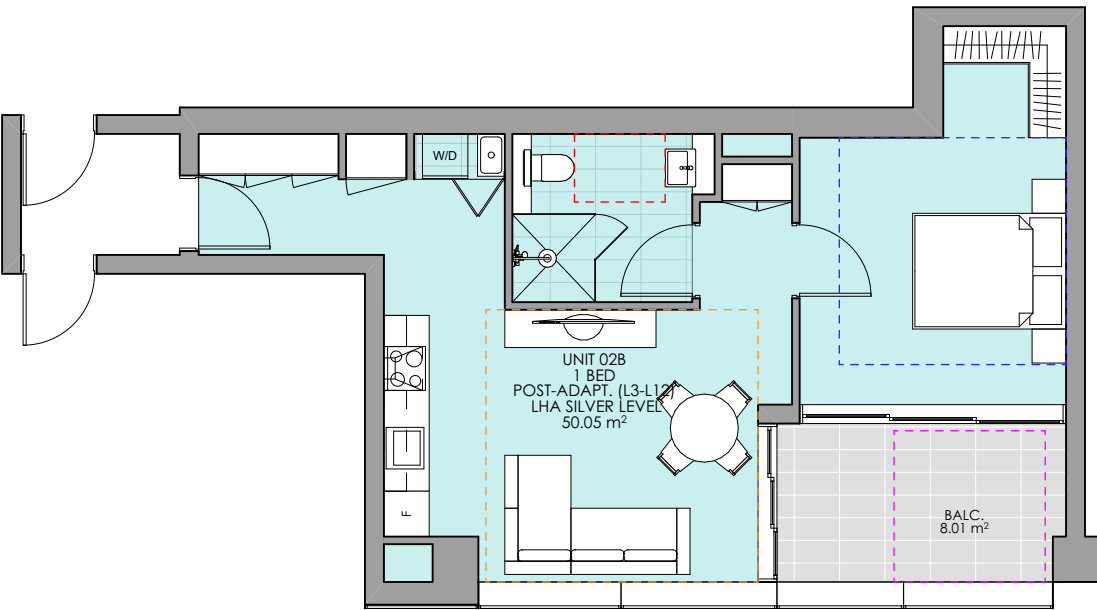
- 3M X 3M
BEDROOM
- 3.6M X 3.6M
LIVING ROOM
- 0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
- 2M X 2M
1B & 2B BALCONY
- 1M X 1M
STUDIO BALCONY



1 POST-ADAPTABLE LAYOUT
1:100



2 ACCESSIBLE HOTEL ROOM
1:100



3 PRE-ADAPTABLE LAYOUT
1:100

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
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pti ARCHITECTURE
Tourism + Residential

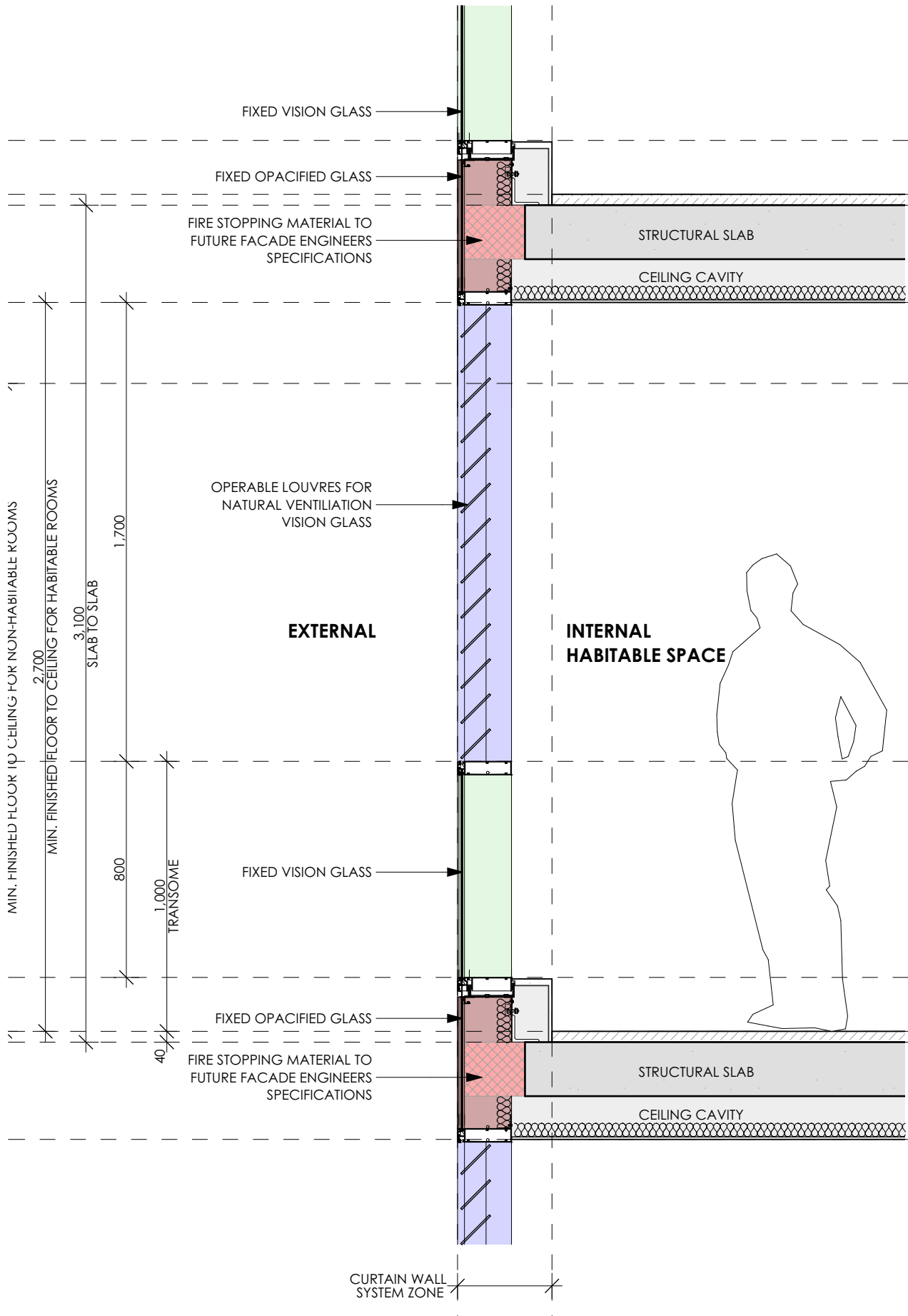
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
• 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
NSW HOUSING CORPORATION
PTY LTD

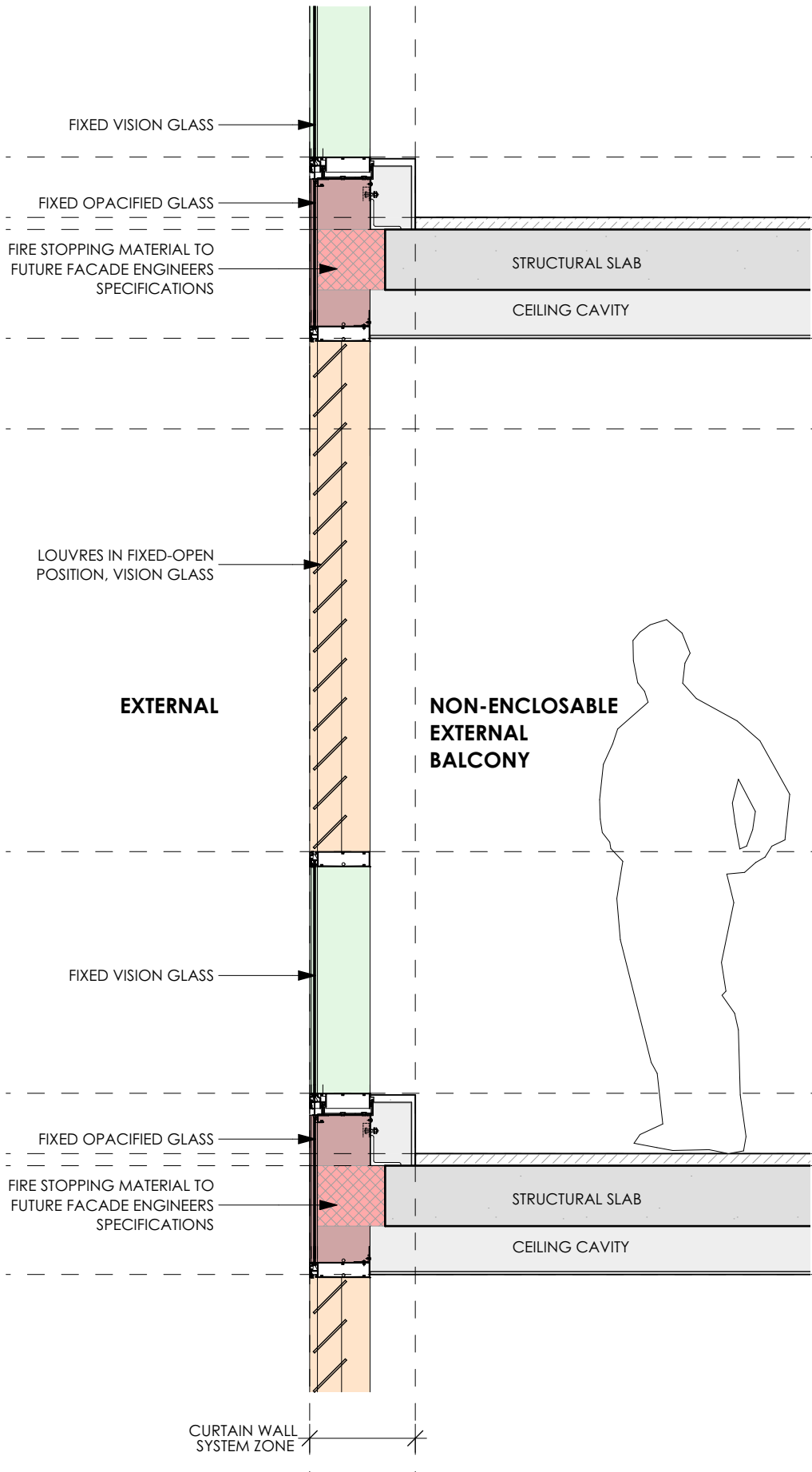
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
ACCESSIBLE LAYOUTS

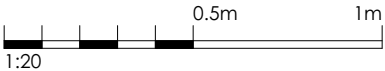
SCALE:	1:100 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



1 INTERNAL HABITABLE ROOM
1:20



2 NON-ENCLOSABLE BALCONY
1:20



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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:
FACADE CONCEPT SECTIONS

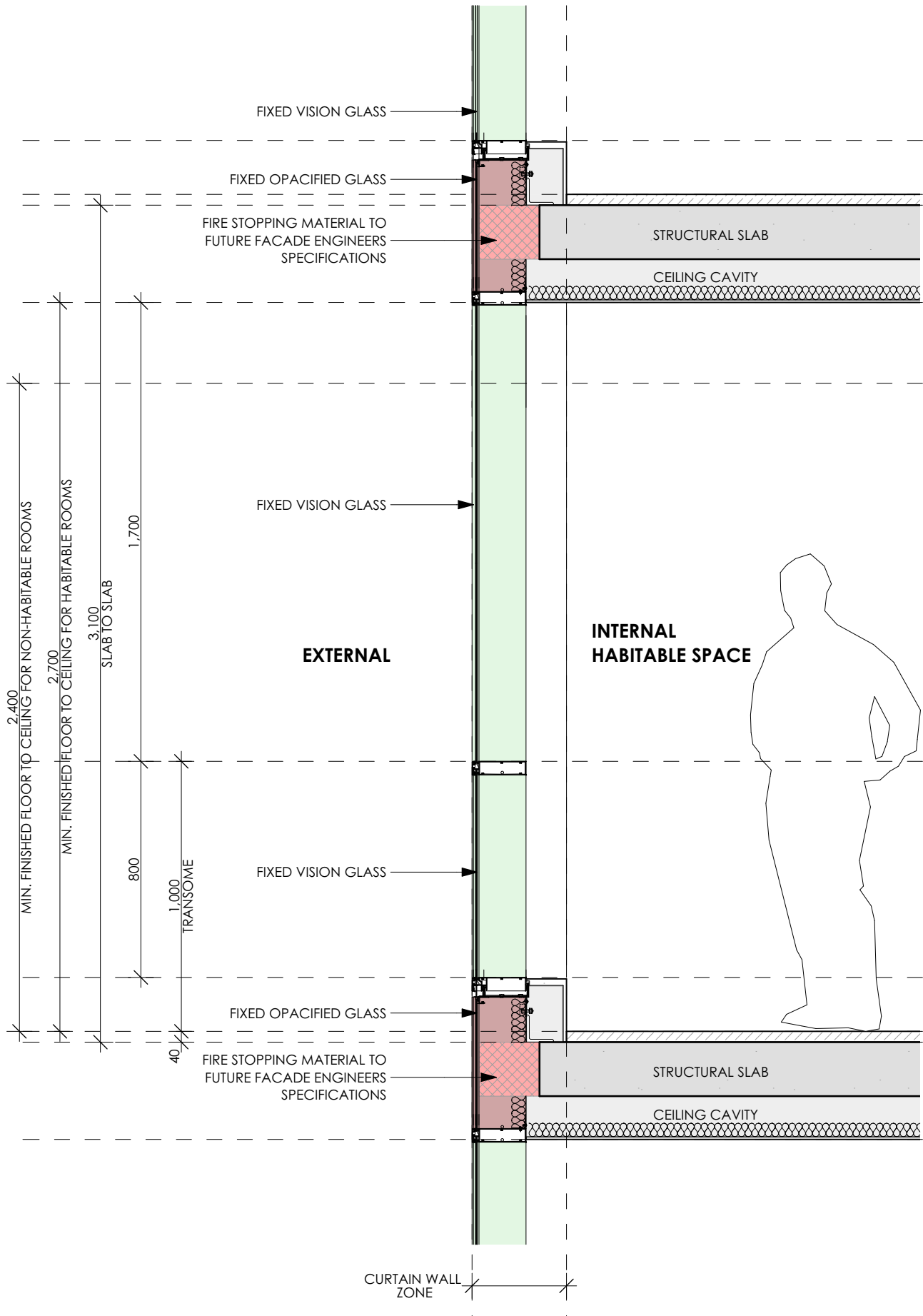
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DRAWN BY: VD/JR

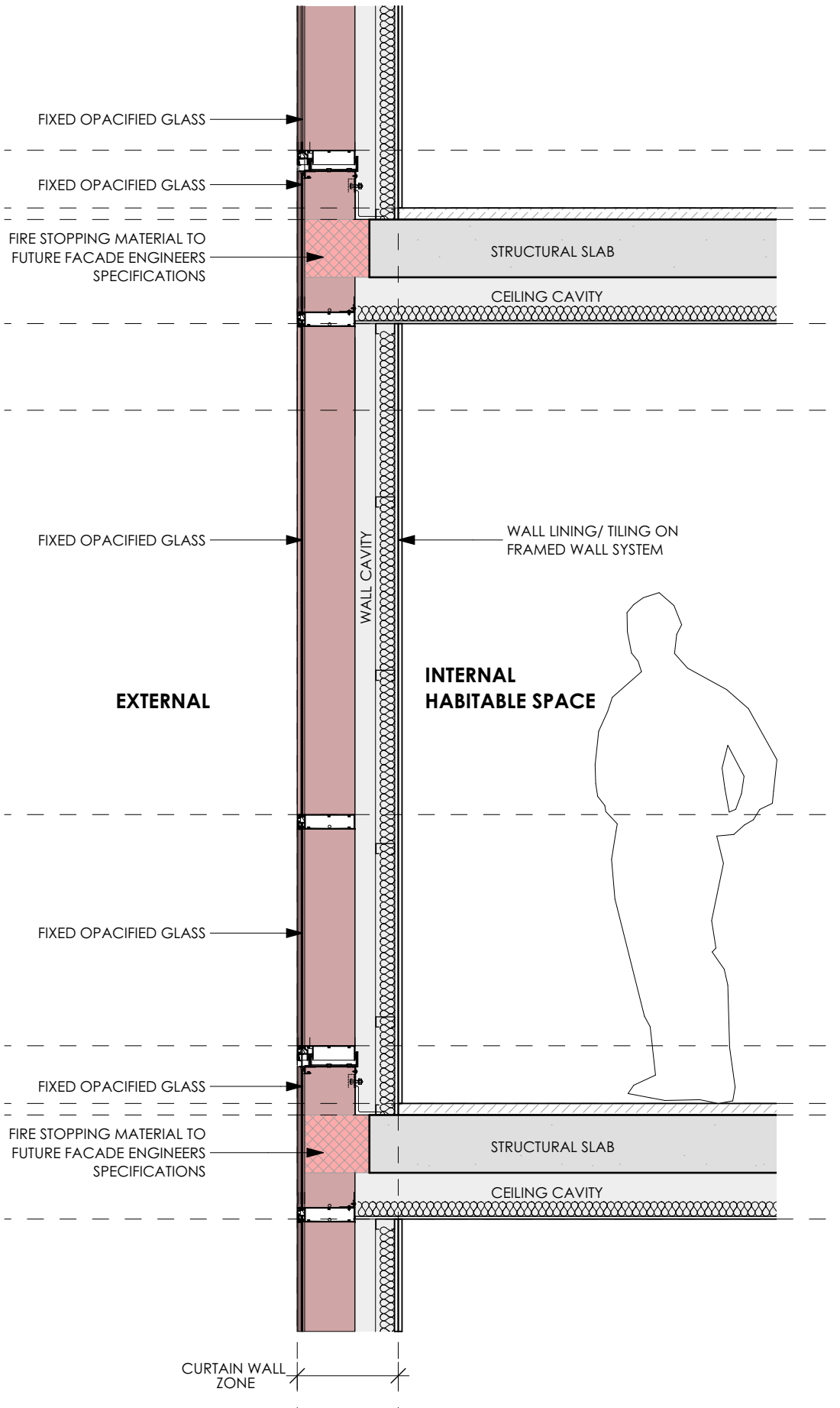
CHECKED BY: PI

PROJECT No: P709

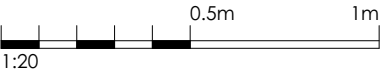
SSDA 43 B
stage. dwg no. revision



1 INTERNAL HABITABLE ROOM WITH VIEW
1:20



2 INTERNAL ROOM WITH PRIVACY
1:20



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE

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Tourism + Residential

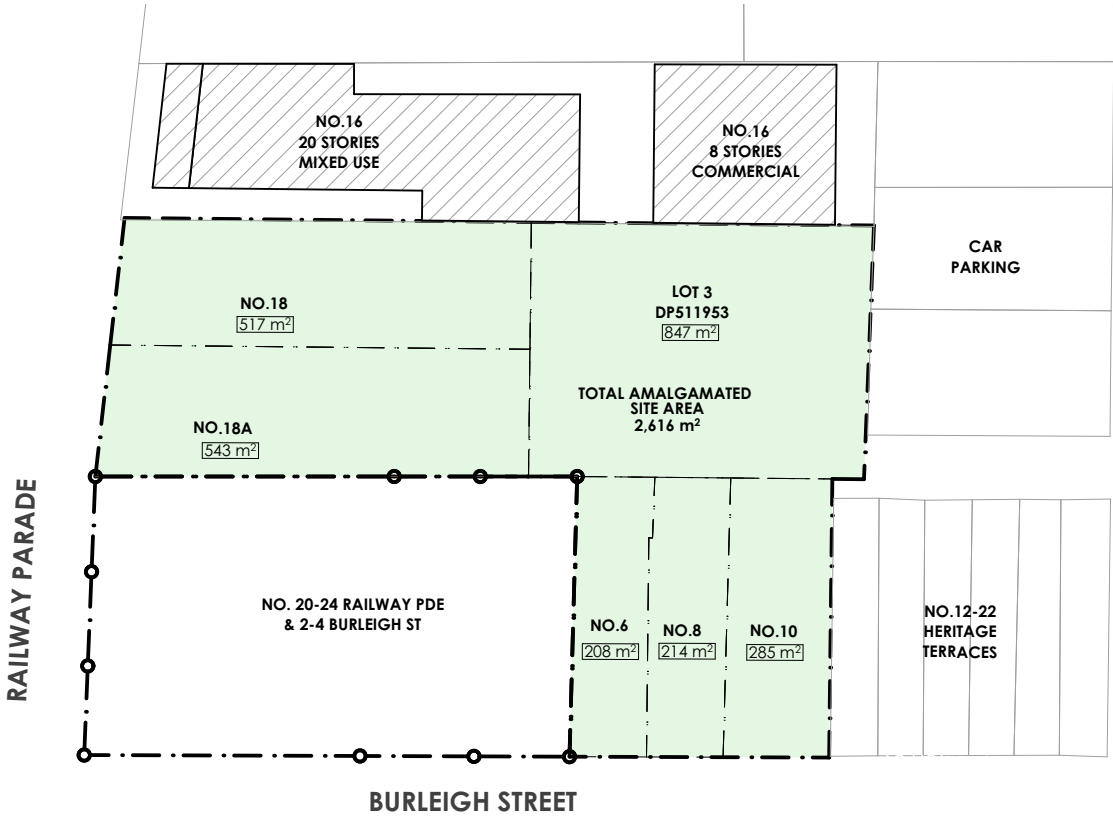
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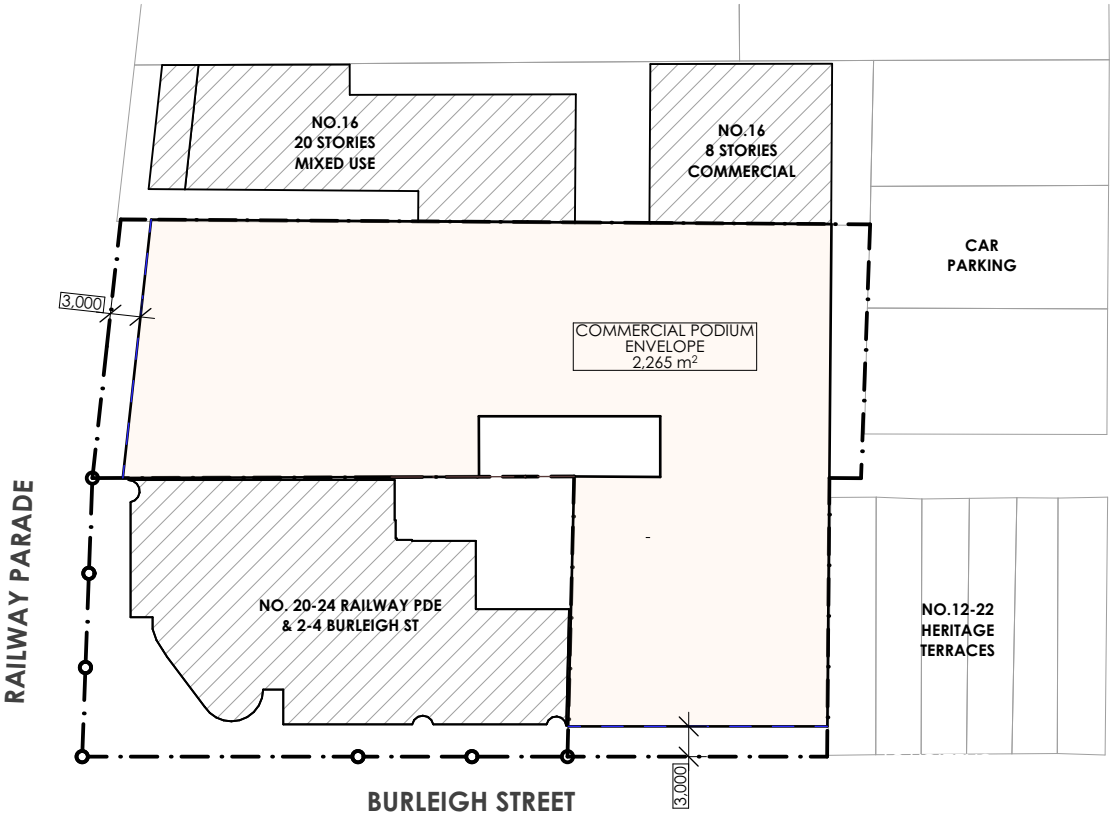
PROJECT:
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
FACADE CONCEPT SECTIONS

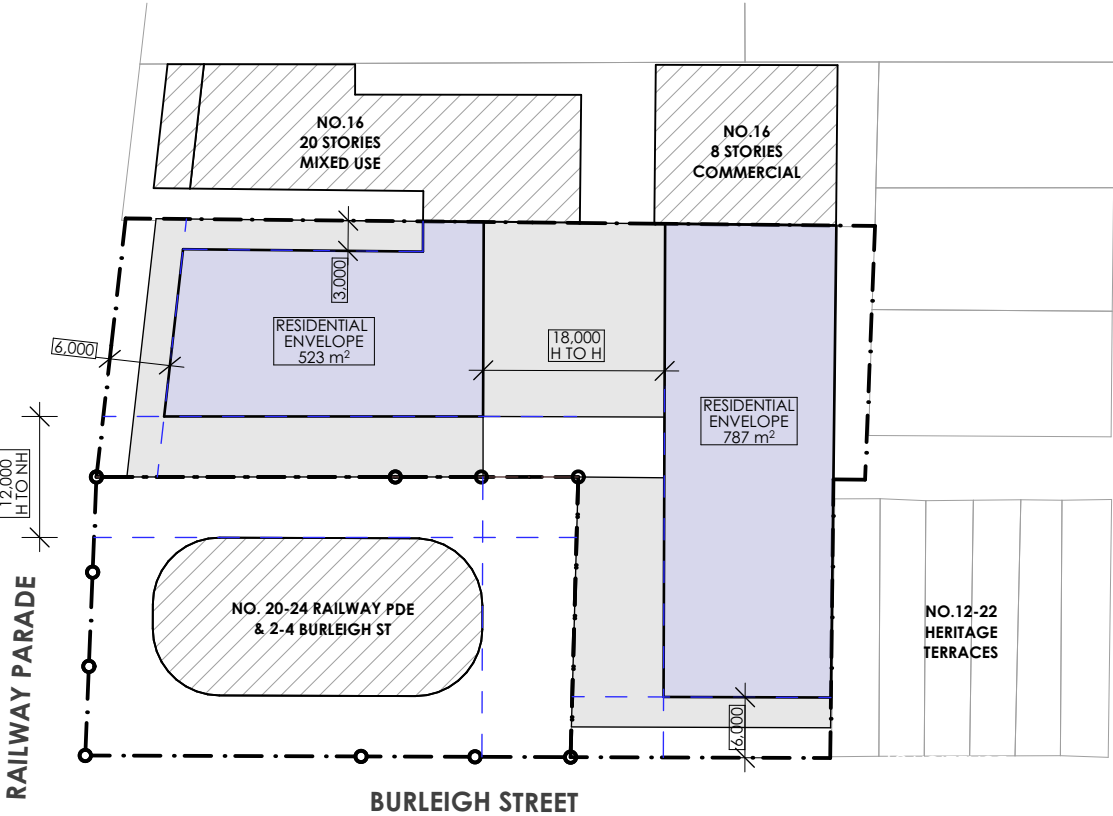
SCALE:	1:20 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	



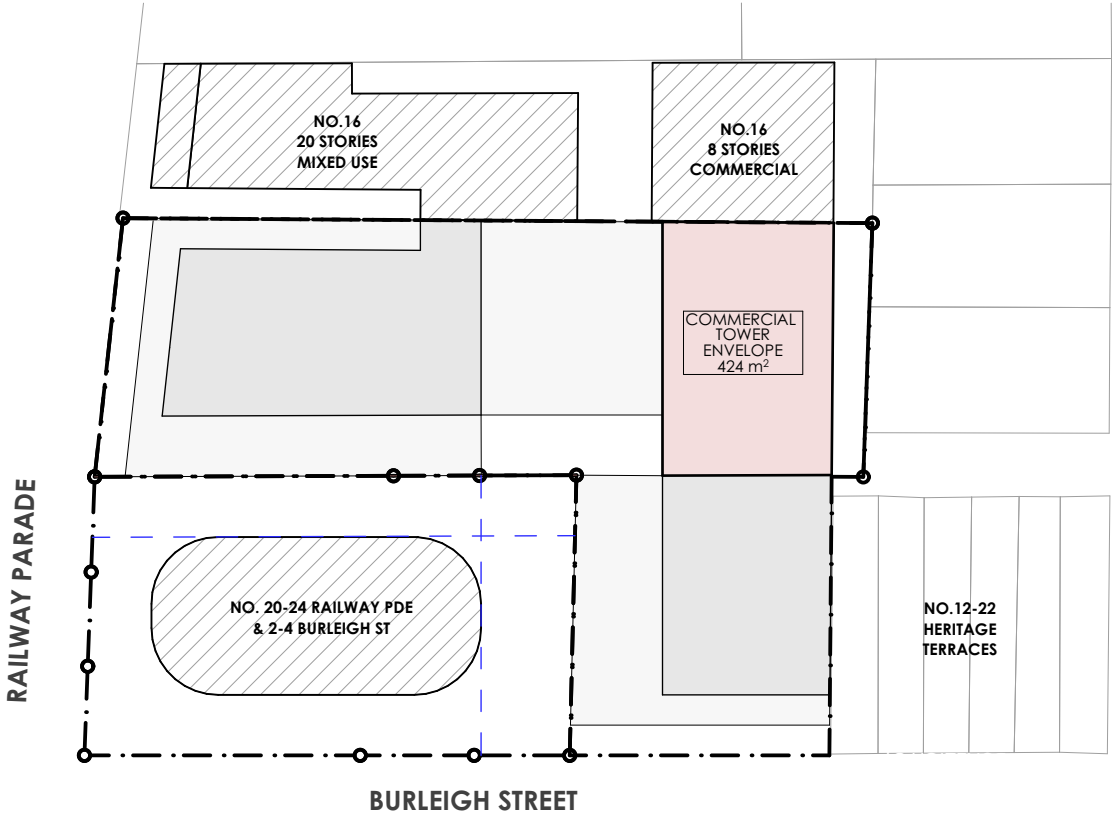
1 POTENTIAL AMALGAMATION
1:750



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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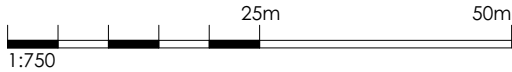
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

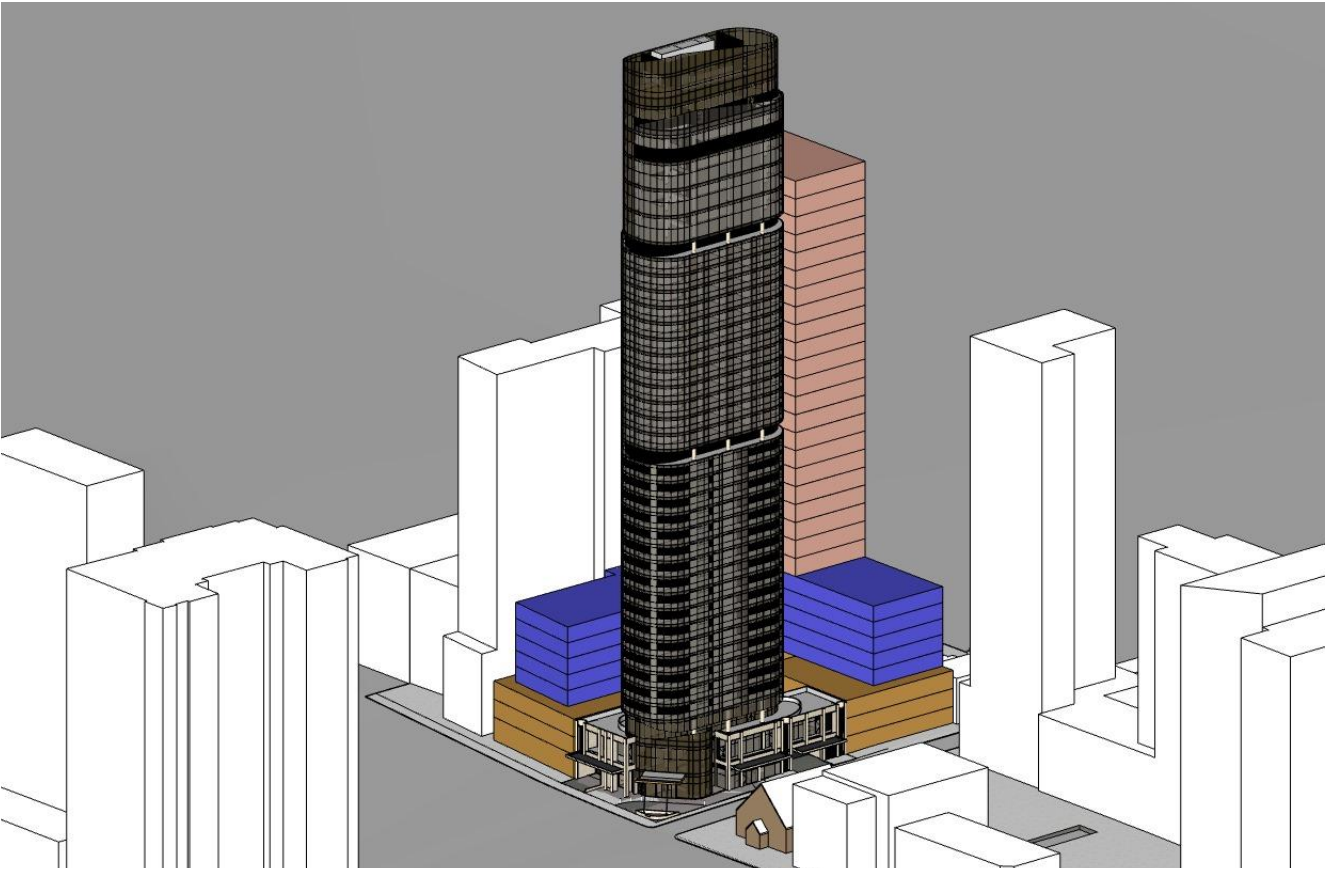
PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

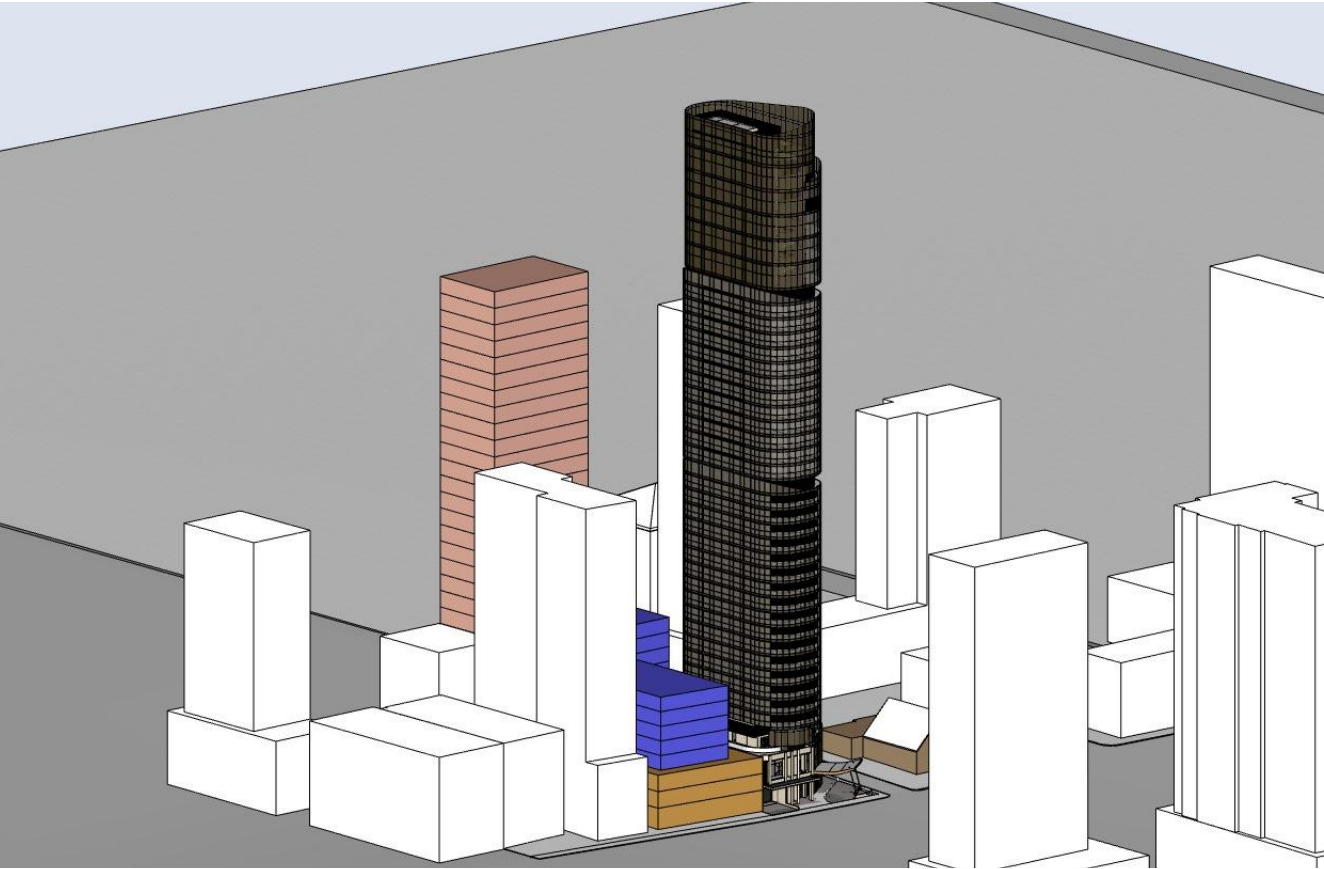
SCALE:	1:750 AT A3	NORTH POINT:
DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

SSDA 45 B
stage. dwg no. revision

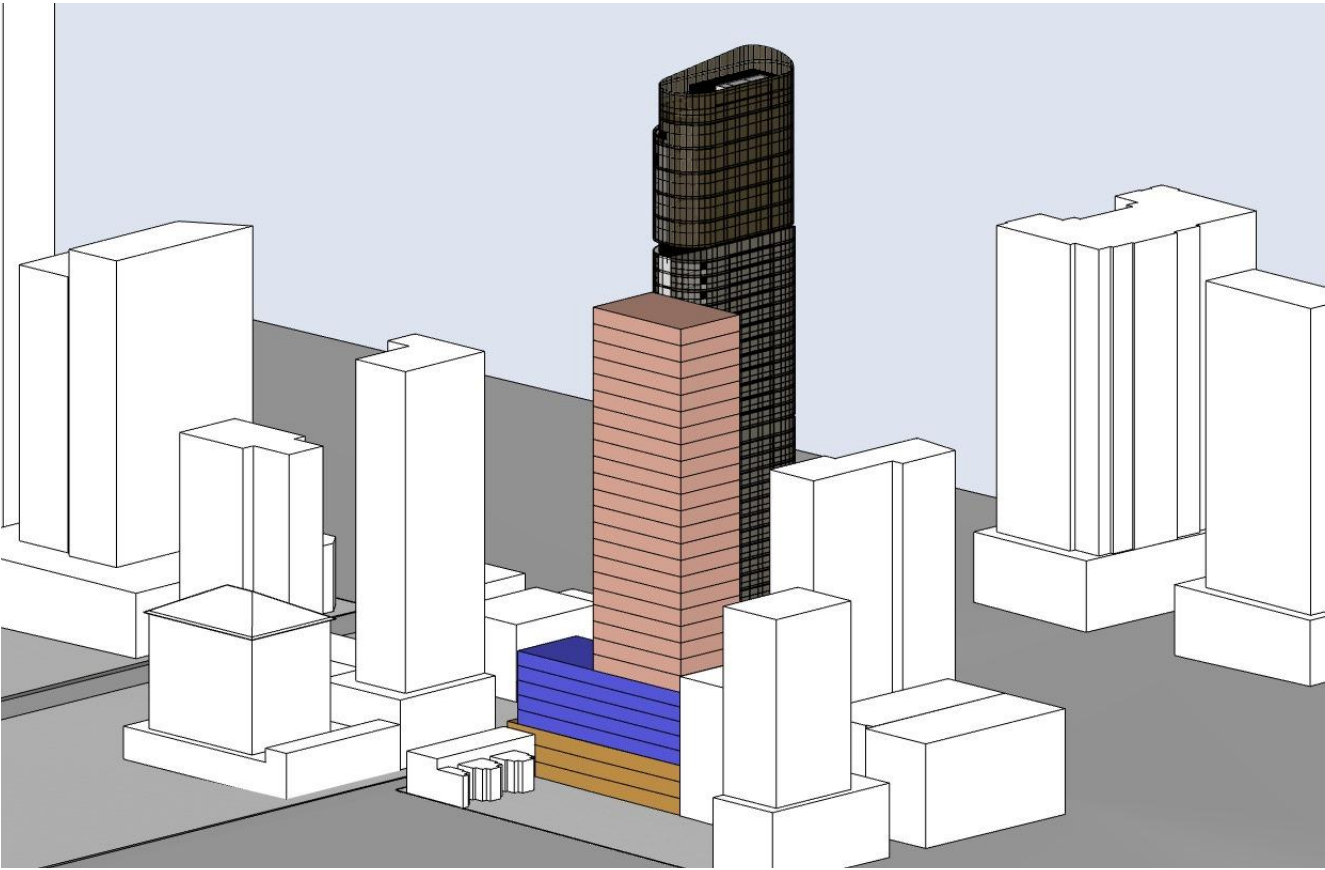




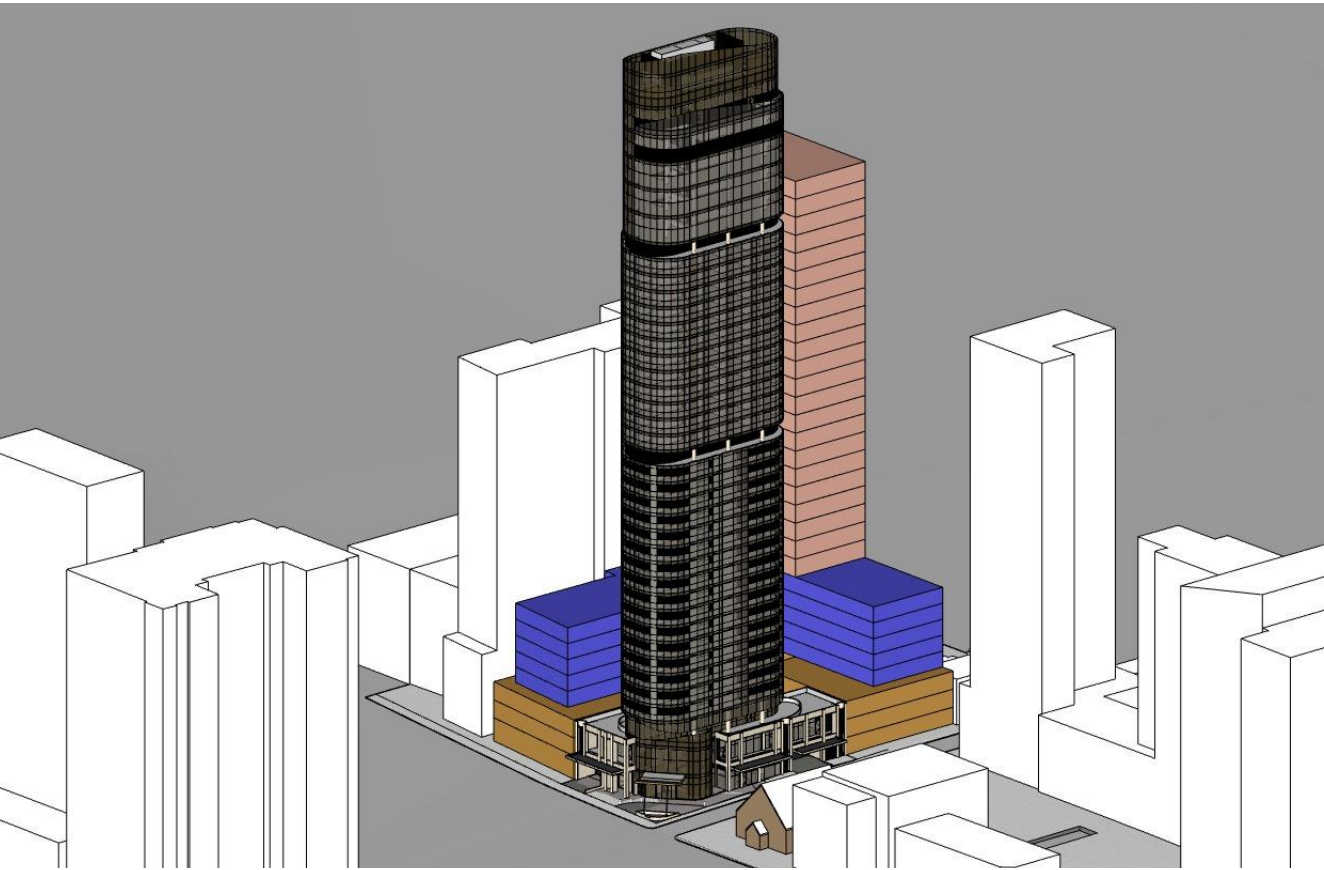
1 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST



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

SSDA SUBMISSION

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REV	DESCRIPTION	BY	DATE
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DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:1 AT A3 NORTH POINT:

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PROJECT No: P709

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

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

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

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

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

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

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

SSDA SUBMISSION

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:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709



SSDA SUBMISSION

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RESIDENTIAL/ AFFORDABLE
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

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ARCHITECTURE
Tourism + Residential

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RESIDENTIAL/ AFFORDABLE
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

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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 3

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

SSDA 50 B
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
-	-	-	-

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

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

This is not a valid certificate.

Version: 4.03 / EUCALYPTUS_03_01_0

page 7/24

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

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

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

This is not a valid certificate.

Version: 4.03 / EUCALYPTUS_03_01_0

page 8/24

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HOUSING, HOTEL &
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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	

SSDA 51 B
stage. dwg no. revision

(b) Dwellings

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

	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	-	-	-	-	-	-	-

This is not a valid certificate.

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page 9/24

	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;		✔	

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Version: 4.03 / EUCALYPTUS_03_01_0

page 10/24

(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

This is not a valid certificate.

Version: 4.03 / EUCALYPTUS_03_01_0

page 11/24

(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)
All dwellings	12	17.5	29.500

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Version: 4.03 / EUCALYPTUS_03_01_0

page 12/24

SSDA SUBMISSION

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 2

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

SSDA	52	B
stage.	dwg no.	revision

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

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

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

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

This is not a valid certificate.

Version: 4.03 / EUCALYPTUS_03_01_0

page 13/24

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

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

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Version: 4.03 / EUCALYPTUS_03_01_0

page 14/24

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.		✓	✓

SSDA SUBMISSION

B	AFFORDABLE HOUSING BREAKDOWN	VD	10.04.25
A	SSDA SUBMISSION	VD	18.02.25
REV	DESCRIPTION	BY	DATE

(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.		✓	



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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 3

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 53 B
stage. dwg no. revision

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.			

SSDA SUBMISSION

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:
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.		✓	

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

(b) Common areas and central systems/facilities

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

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

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

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

Notes

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

Legend

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

SUMMARY

THERMAL PERFORMANCE SPECIFICATIONS: (23827 – Railway Pde)

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

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

This includes New South Wales :

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

WINDOWS (total product specification – glass + frame)

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

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

EXTERNAL WALL (Medium colour)

100mm concrete – R2.0 bulk insulation

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

INTERNAL WALL

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

Cavity Panel – No Insulation (generally)

EXTERNAL FLOOR

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

CEILING SPACE with Apartment above

Plasterboard – R1.0 bulk insulation

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

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

SSDA SUBMISSION

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:
BASIX COMMITMENTS- SHEET 5
SCALE:
AT A3
NORTH POINT:
DRAWN BY:
VD/JR
CHECKED BY:
PI
PROJECT No:
P709