

2 - 4 BURLEIGH STREET & 20 - 24 RAILWAY PARADE BURWOOD NSW 2134

HERITAGE IMPACT STATEMENT For Mixed-use Development with Infill Affordable Housing



Prepared for NSW Housing Corporation Pty Ltd

to accompany a State Significant Development Application
to NSW Department of Planning, Housing and Infrastructure

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REPORT REGISTER

2-4 Burleigh Street and 20-24 Railway Parade, Burwood NSW 2134

Heritage Impact Statement

(Reference 2404-HIS)

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1.0 INTRODUCTION

1.1 BRIEF

This report has been prepared for NSW Housing Corporation Pty Ltd for the properties at 2-4 Burleigh Street and 20-24 Railway Parade Burwood, to accompany a State Significant Development Application (SSD-77260958) to the NSW Department of Planning, Housing and Infrastructure for the proposed mixed used development with residential, affordable housing, hotel and commercial office. The subject site is not a heritage listed item nor located within a Heritage Conservation Area. The subject site is however located adjacent to a number of heritage listed items such as the State heritage listed Item Burwood Railway Station c.1855 and Local heritage listed item St. Nectarios Greek Orthodox Church c.1879.

The aim of this report is to review the proposed development only and produce a heritage impact statement relating to heritage issues associated with the site and the adjacent properties in response to the heritage requirements as set out in Requirement 19, Environmental Heritage of the Planning Secretary's Environmental Assessment Requirements of In-Fill Affordable Housing SSD-77260958 dated 25 October 2024.

NOTE: This report does not review the demolition work of the existing buildings on the subject site. The subject site has an approved Complying Development Certificate (CDC) for the demolition of all buildings on the subject site, dated 17 June 2024. Refer to Appendix B for approved CDC Certificate and associated documents, dated 17 June 2024.

“Issue and Assessment Requirements

Requirement 19: Environmental Heritage of the Planning Secretary's Environmental Assessment Requirements (SEARs) of In-fill Affordable Housing SSD-77260958 dated 25 October 2024.

“Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.”

This heritage impact statement has been prepared in accordance with the Australian ICOMOS Burra Charter and Heritage NSW 2023 guidelines for Statement of Heritage Impact.

1.2 STUDY AREA

1.2.1 SITE LOCATION

The subject site is located at both No. 2-4 Burleigh Street and No. 20-24 Railway Parade Burwood. For the purposes of this report the place, as defined in the Burra Charter is to be known as the subject site or study area. The **local** area refers to the Local Government Area of Burwood. The **state** refers to the state of New South Wales.

The subject site is located at the corner of Railway Parade and Burleigh Street which is south east of Burwood Railway Station and east of Burwood Town Centre. Railway Parade runs east to west and is parallel on the south side of the Railway Lines, which links Croydon to the east and Strathfield to the west. The subject site sits on the south side of Railway Parade, within a row of single storey early 20th century period residential and commercial terrace buildings. The subject site is surrounded by mixed use residential apartments to the east and commercial and civic to south and west.



Figure 1: Map of the area and highlighted location of subject site. (SIXMAPS, 2024)

1.2.2 SITE DESCRIPTION

The subject site comprises of No.2 and No.4 Burleigh Street and No.20, No.22 and No.24 Railway Parade (Lots A, B, C, D & E in DP438222) and has a combined site area of approximately 1,329 sqm. The subject site has frontages to both Railway Parade and Burleigh Street with no side or rear access. The subject site has a shared vehicle access provided off Burleigh Street to a small rear carpark.

The streetscape of Railway Parade is generally characterised by solid brick masonry high retaining walls of the Burwood Railway Station to the north and mixed medium to high rise commercial and residential buildings and a prominent church to the south.



Figure 2: Streetscape view of subject site from Railway Parade, facing South West. Note the adjacent local heritage listed item, St Nectarios Greek Orthodox Church



Figure 3: Streetscape view of subject site, No. 20, 22 and 24 Railway Parade from Railway Parade, facing South.

1.3 STATUTORY & PLANNING CONTROLS

The subject site is controlled by the following statutory regulations and planning controls:

- NSW Heritage Act 1977
- Burwood Council Local Environmental Plan 2012
- Burwood Council Development Control Plan 2012

1.4 METHODOLOGY

The method follows the guidelines in the Australian ICOMOS Burra Charter and New South Wales Department of Planning and Environment publication dated June 2023 titled Guidelines for preparing a Statement of Heritage Impact.

1.5 LIMITATIONS

This report is limited to the assessment and impact on non-indigenous cultural heritage and does not include assessment of Aboriginal heritage values. Existing historical information was utilised and limited historical research with Burwood Library was undertaken through the course of this report.

This report includes a preliminary archaeological assessment of the subject site and does not include a formal Historical Archaeological Assessment, in accordance with the Heritage NSW guidelines.

In addition, no intervention to fabric was undertaken.

1.6 AUTHOR IDENTIFICATION

This report has been prepared by Tropman & Tropman Architects and the authors were:

John Tropman	Director, Architect, Heritage Conservation Architect
Wan Hoe Goh	Principal, Heritage Conservation Architect

Unless otherwise stated, all images are by Tropman & Tropman Architects and were taken during the course of this study.

1.7 ABBREVIATIONS

TTA: Tropman & Tropman Architects
SSDA: State Significant Development Application
CDC: Complying Development Certificate
LEP: Local Environmental Plan
DCP: Development Control Plan
HCA: Heritage Conservation Area
ICOMOS: International Council on Monuments and Sites
SHR: State Heritage Register
HNSW: Heritage NSW

1.8 SOURCE MATERIALS AND ACKNOWLEDGEMENTS

- Australia ICOMOS (2013), Australia ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter) and Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Department of Planning (July 2001), *Assessing Heritage Significance*.
- Department of Planning (June 2023), *Statement of Heritage Impact*.
- The National Trust of Australia, June 19th, 1983, *Activity No. 594 A Day in Burwood Sunday*.
- Eric Dunlop, *Harvest of the Years The Story of Burwood 1794-1974*, Burwood Council.
- Madden & Grano , *Burwood Municipal Jubilee 1874-1924*, The Council of the Municipality of Burwood 1924.
- Laura Myers, Matilda Stevens, Kaitlan Hora, Asmita Bhasin, *Burwood Railway Station Heritage Study 2020*, University of Sydney.
- Ms Katarzyna Malicka, Local Heritage Librarian, Burwood Council.

1.9 COPYRIGHT

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2.0 DOCUMENTARY EVIDENCE

2.1 GENERAL

This section discusses the documentary evidence of the subject site.

2.2 BRIEF HISTORICAL SUMMARY

The Wangal people lived in the areas around Burwood; stretching from Darling Harbour to Rose Hill. The prominent Indigenous leader, Bennelong was a member of the Wangal Clan.

Governor Philip established a settlement in Sydney Cove and founded a farming community at Rose Hill (present day Parramatta). A bush track was established between the two settlements in c.1791 which laid the foundation of what is now Parramatta Road.

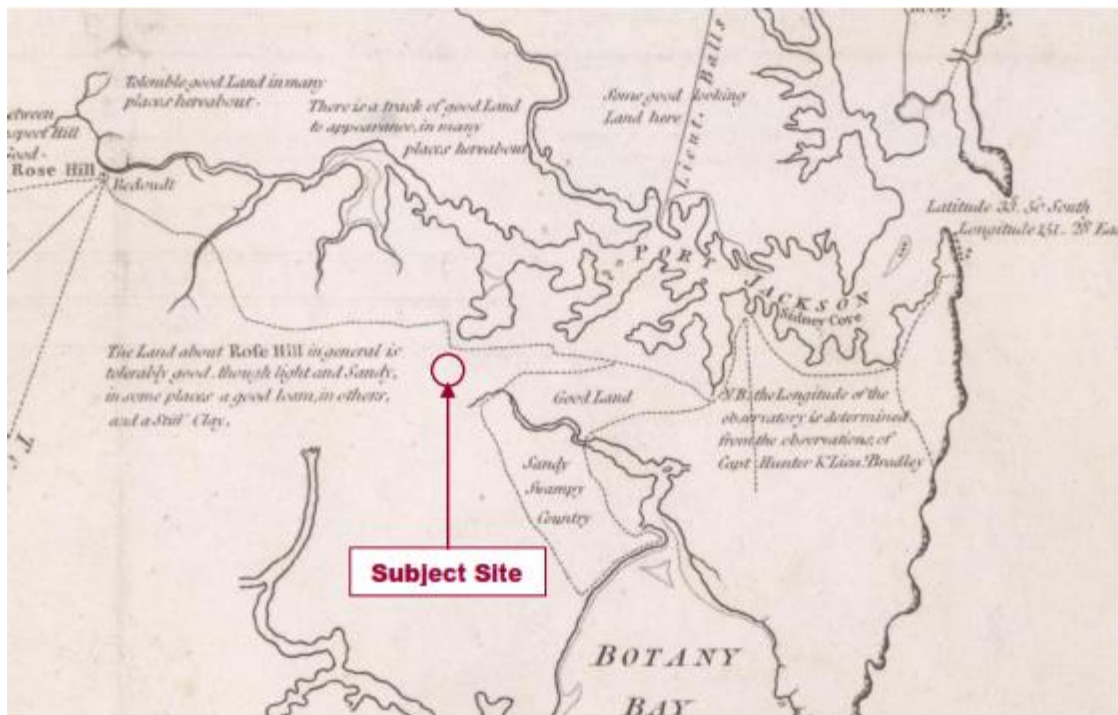


Figure 4. Location of Burwood in the middle between the bush track to Rose Hill from Sydney Cove, Territory of NSW Map by William Dawes c.1791 (Source: NLA)

Further historical reference about the establishment of this land route and its relationship with the founding of Burwood can be found in Eric Dunlop's publication, *Harvest of the Years: The Story of Burwood 1794-1974*.

The following is an excerpt from the publication about the founding days of Burwood.

“The story of Burwood goes back to the very first years of the convict colony. Governor Phillip’s infant settlement was mainly clustered around Sydney Cove, but in his efforts to avert the grim spectre of starvation which ever stalked its streets, the Governor also founded a small farming community at Parramatta—or Rose Hill as it was then called. Easy communication between the two settlements was essential. At first, access to Rose Hill was by boat to the upper reaches of the Parramatta River, but sooner or later a land route had to be found.

The building of this road was to give Burwood its first humble beginnings as a settlement. The constant passage of guards and convict working parties made it necessary to build some form of overnight resting place approximately halfway between Sydney and Parramatta, and the spot chosen was very near the present pavilion in St. Luke’s Oval.”



Figure 5. Convicts were moved between Sydney and Parramatta in the form of ‘Chain Gang’. c.1793
(Source: Harvest of the Years)

Governor Hunter granted the land of Burwood to Captain Thomas Rowley of the NSW Corps in August 1799. Burwood was named after Burwood Farm, on which Rowley lived in England.

During this early period, governors encouraged private farming to ensure adequate food supply for the colony. Soon, Burwood grew from an overnight outpost and convict stockade to a farming community.



Figure 6. The boundary of present day Burwood in relation to the Farms of Old Burwood (Source: Harvest of the Years)

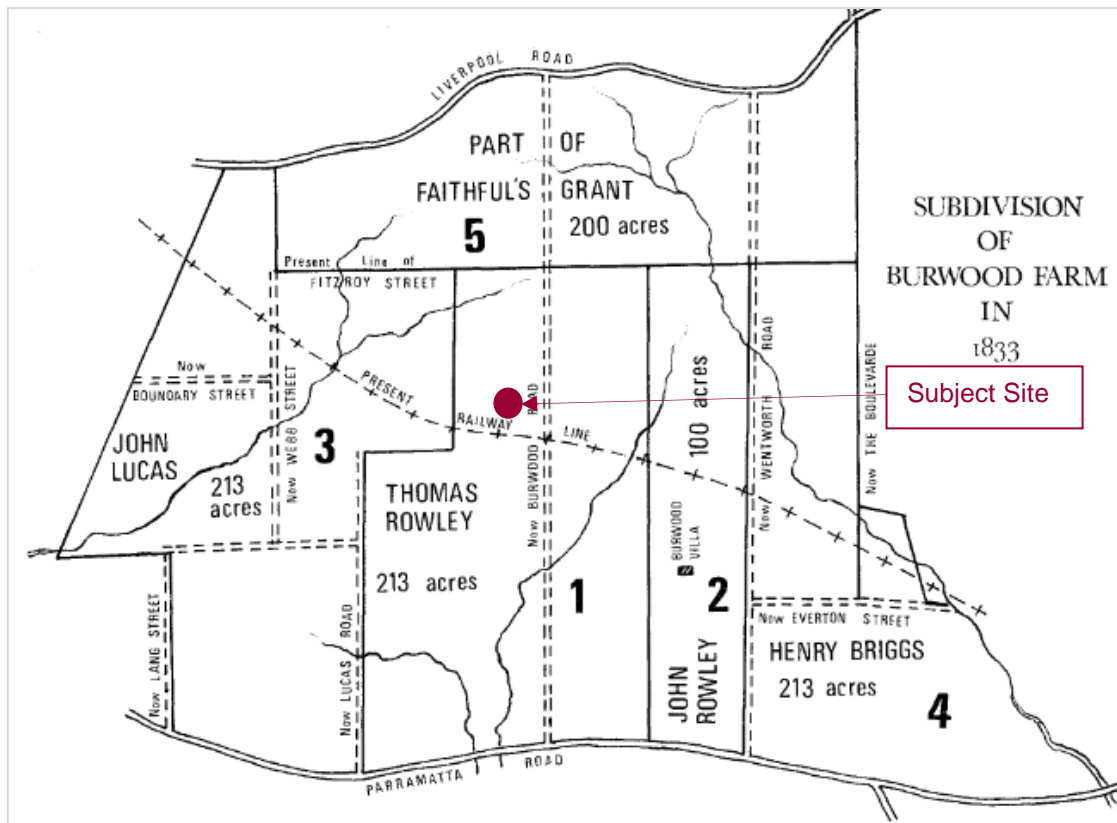


Figure 7. Thomas Rowley's original land grant was subdivided in c.1833 (Source: Harvest of the Years)

In c.1833, the owners of a number of grants commenced to subdivide and sell their lands, which sprouted the growth of Burwood from a farming community to residential suburb.

The following is an excerpt from Eric Dunlop's publication, *Harvest of the Years: The Story of Burwood 1794-1974* about the subdivision of Burwood's farms.

"Almost at once the new owners proceeded to subdivide their estates into blocks ranging from four to twenty acres, evidently intending the smaller ones as sites for country homes and the others for small farms.

Each block in the subdivisions had to have an outlet to one or other of the highways, so it was at this stage that the first streets were marked out. It is not possible to show all these "reserved roads" as they were called, but the enlarged map shows how John Lucas subdivided his 213-acre share of the estate, together with the street plan and the names of the first purchasers in 1834.

The same principle can be traced for each of the other main sections, though their subdivision did not proceed so quickly. The important thing to notice is how the streets were planned simply as outlets to the two highways which were the very arteries of the settlement."



Figure 8: Burwood Road in c.1850 (Source: *Walk in the Light* by MLC School)

During the early settlement period of Burwood, there were no formal streets between Parramatta and Liverpool Road. Generally there were only dirt tracks between them and would travel through different landowners. This would gradually become a main road and began to attract merchants to set up commercial shops for the growing community in Burwood. This would lay the foundation of Burwood Road as the main commercial precinct of Burwood throughout the century to where it is today.

The establishment of the first railway line from Sydney to Parramatta in 1855 included four intermediate stations; Newtown, Ashfield, Burwood and Homebush. This was to provide freight and passenger transport from the inland settlements, which generated huge economic wealth from farming and pastoralism. This was a historic moment for the young colony of NSW.

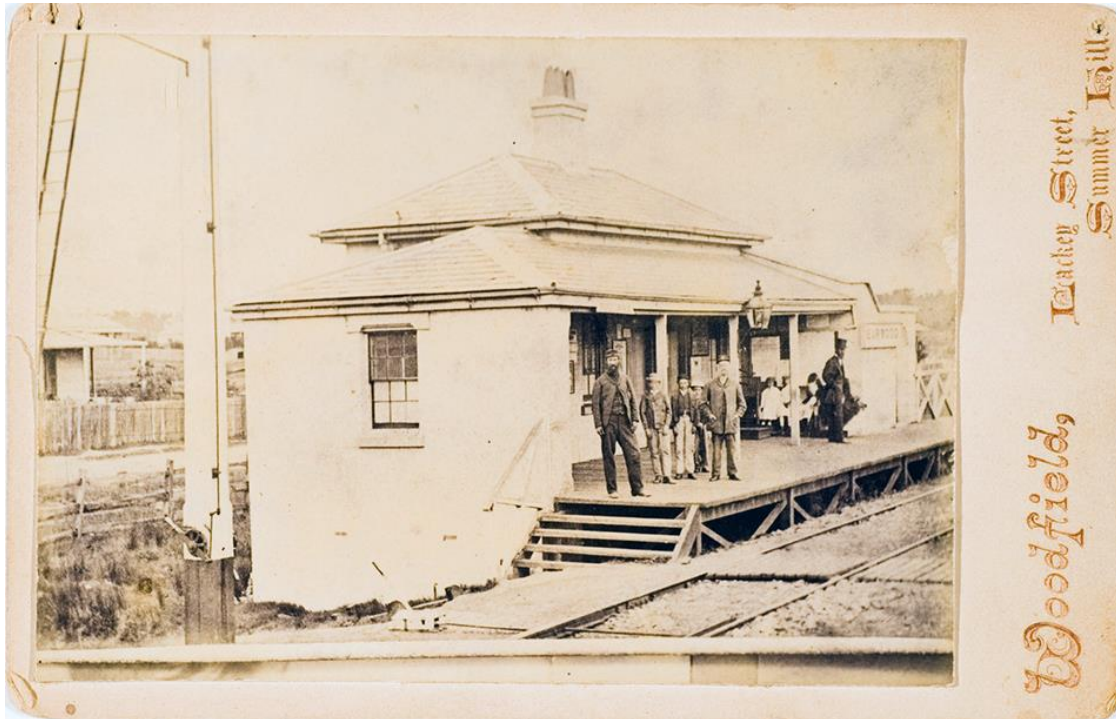


Figure 9. Burwood Railway Station c.1865 (Source: SLNSW)

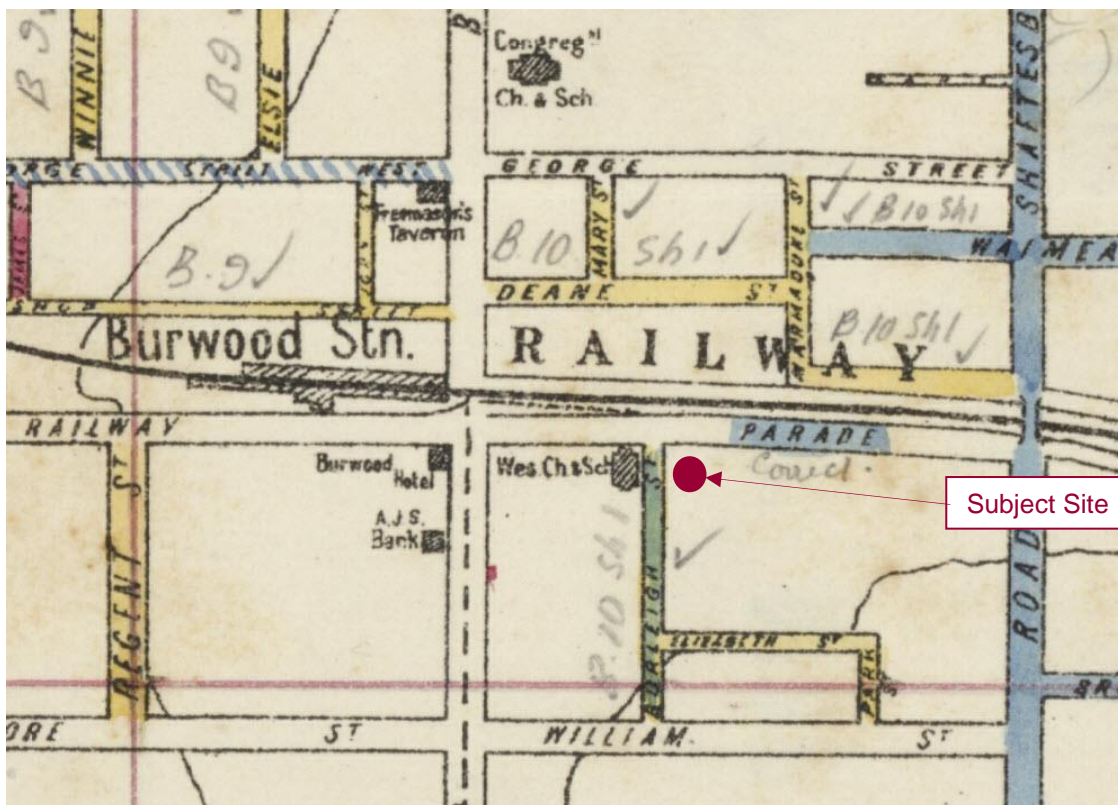


Figure 10. Burwood Railway Station 1886-1888, shows the former railway station on the West of Burwood. (Source: Atlas of the suburbs of Sydney)

The opening of the railway station in Burwood was a monumental development as it provided easy accessibility to the city, which brought many wealthy merchants who built huge country houses in Burwood.

The following is an excerpt from Eric Dunlop's publication, *Harvest of the Years: The Story of Burwood 1794-1974* about Burwood's growing popularity as prime country estate.

"The advertisement quoted earlier in this chapter advanced two sound reasons for settling in Burwood: fast, convenient travel to the city, and "the opportunity of enjoying all the luxury of a country life."

Fanciful as the latter may seem, it was very real in the 1850's, and within a short time a surprising number of well-to-do professional and businessmen from the city moved into the district and established themselves in fine homes with beautiful, spacious gardens.

The trend was to buy several blocks and consolidate them into estates ranging from 4 to upwards of 20 acres. The result was that, quite late last century, Burwood was still a fashionable rather than a working-class suburb, and a historian in 1888 expressed the view that its outstanding feature was the remarkable number of its fine residences."

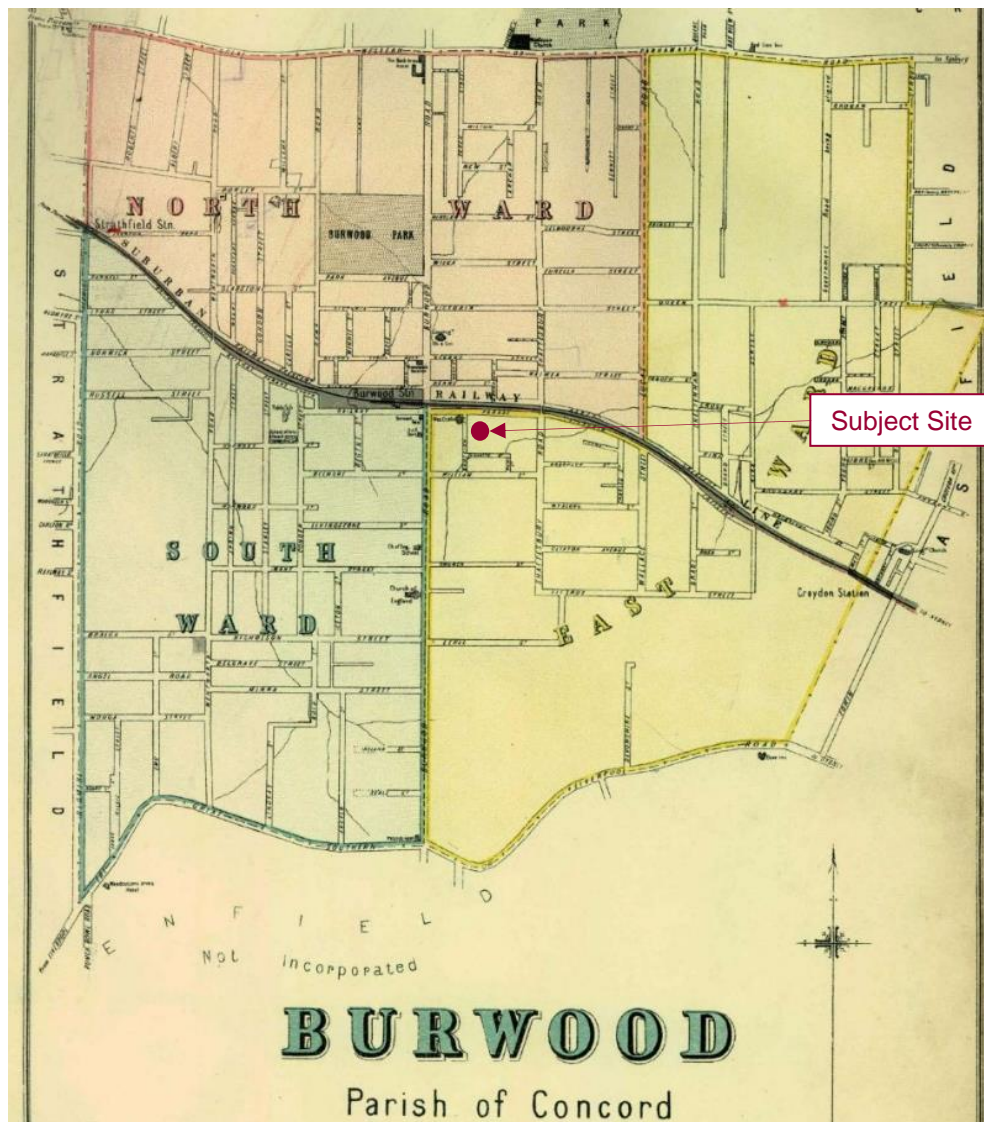


Figure 11. Burwood Municipality, Parish of Concord 1886-1888 (Source: Atlas of the suburbs of Sydney)

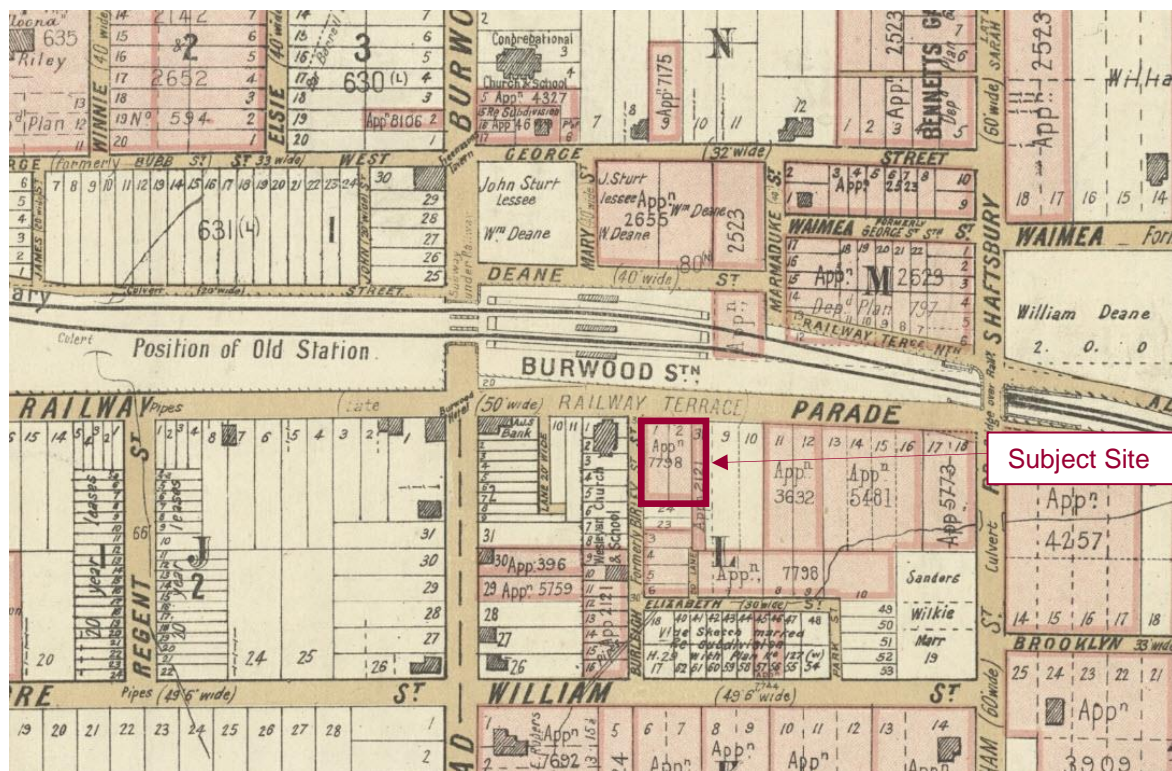


Figure 12. Burwood Municipality in c.1893, shows the relocation of the train station to the East of Burwood (Source: SLNSW)

With the increased development and growing population in Burwood, the Burwood Municipality was formed in 1874 to serve the interest of the local population. The establishment of the municipality provided much-needed public works including improvements to roads and footpaths, street lighting and public health. This resulted in rapid economic growth to Burwood between c.1874 to c.1900.

The following are excerpts from Eric Dunlop's publication, *Harvest of the Years: The Story of Burwood 1794-1974* about Burwood's growth to municipal status.

"Beyond question the greatest single factor in Burwood's growth to municipal status was the coming of the railway and the establishment of the station at Burwood Road. Without this, the probable development would have been the absorption of central Durwood into two large municipalities around the older villages of Enfield and Longbottom."

"The twenty-five years following the formation of the Municipality were the period of most rapid development in Burwood's history, the sixfold population increase from 1,250 in 1874 to 7,400 in 1900 certainly being much faster than at any time since. The Council's record in these early years was surprisingly good, and The Advertiser in 1891 even claimed that "In proportion to its revenue Burwood is the most economically worked borough in the Western Suburbs."



Figure 13: Steam tram on Burwood Road and Burwood Post Office c.1900 (Source: Burwood Council)

The infrastructure in Burwood continued to develop into the new century with the introduction of steam trams in c.1901 along Burwood Road passing under the railway bridge. This important progress of the late nineteenth century involved the development of the civic and commercial precincts with the construction of public buildings like the Burwood School of Arts c.1879, the Council Chambers c.1887, and Burwood Post Office c.1893.

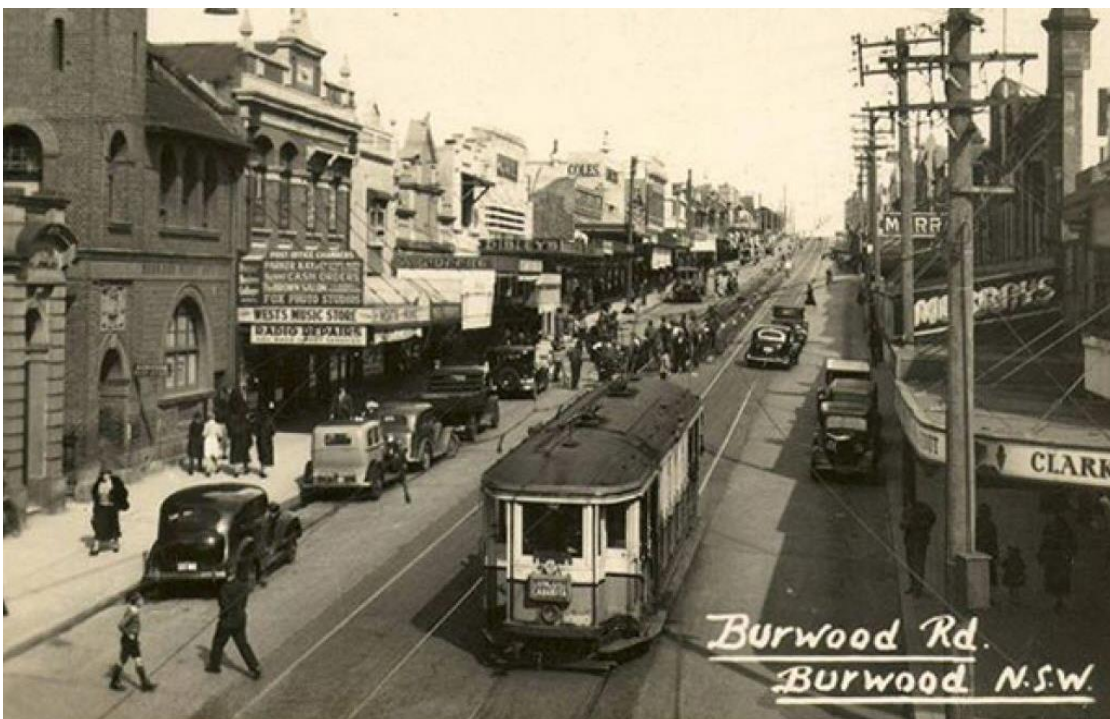


Figure 14. The bustling commercial scene on Burwood Road, viewed towards South of the Railway Station c.1930 (Source: SLNSW)

2.3 FORMER BUILDINGS & USE ON 20-24 RAILWAY PARADE & 2-4 BURLEIGH STREET

Prior to the construction of today's residential buildings on 20-24 Railway Parade, there were some structures or buildings that existed within the subject site, in particular on the southern end of No.2-4 Burleigh Street.

Based on Burwood Council research on the valuation and rate books, it would appear that the properties on 20-24 Railway Parade were constructed in circa 1904. Based on the evidence of the Sands Directory, the properties on No.2-4 Burleigh Street were constructed in circa 1906. Further, it is probable that the developer of the subject site was Mr. Henry Hart, a prominent businessman of Burwood, who was also an alderman of Burwood Council.



Figure 15. Mr Henry Hart (Source: Burwood Council)

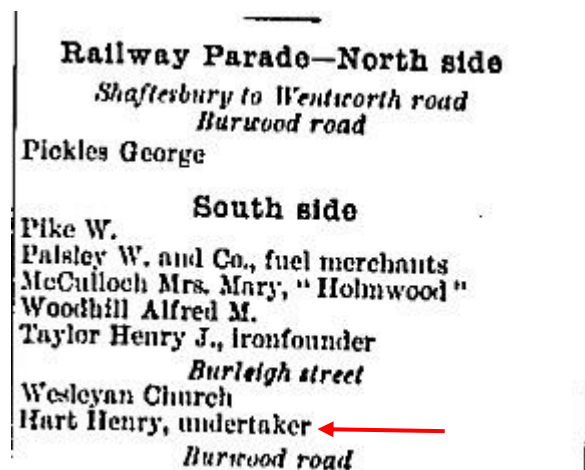


Figure 16. The Sands Directory of 1900 showing Mr Henry Hart ownership in the area. (Source: Sands Directory)

Burleigh Street—East side
Belmore street to railway station

O'Keefe Michael, master mariner
O'Keefe Peter, builder
O'Keefe Bros., fuel merchants

Figure 17. The Sands Directory of 1900 showing some the occupations of the occupants at Burleigh Street (Source: Sands Directory)

An early residential development subdivision plan in 1889 shows some existing structures or buildings on the southern end of the subject site and the adjacent former Methodist Church (present day St. Nectarios Greek Orthodox Church), as shown in the figure below.

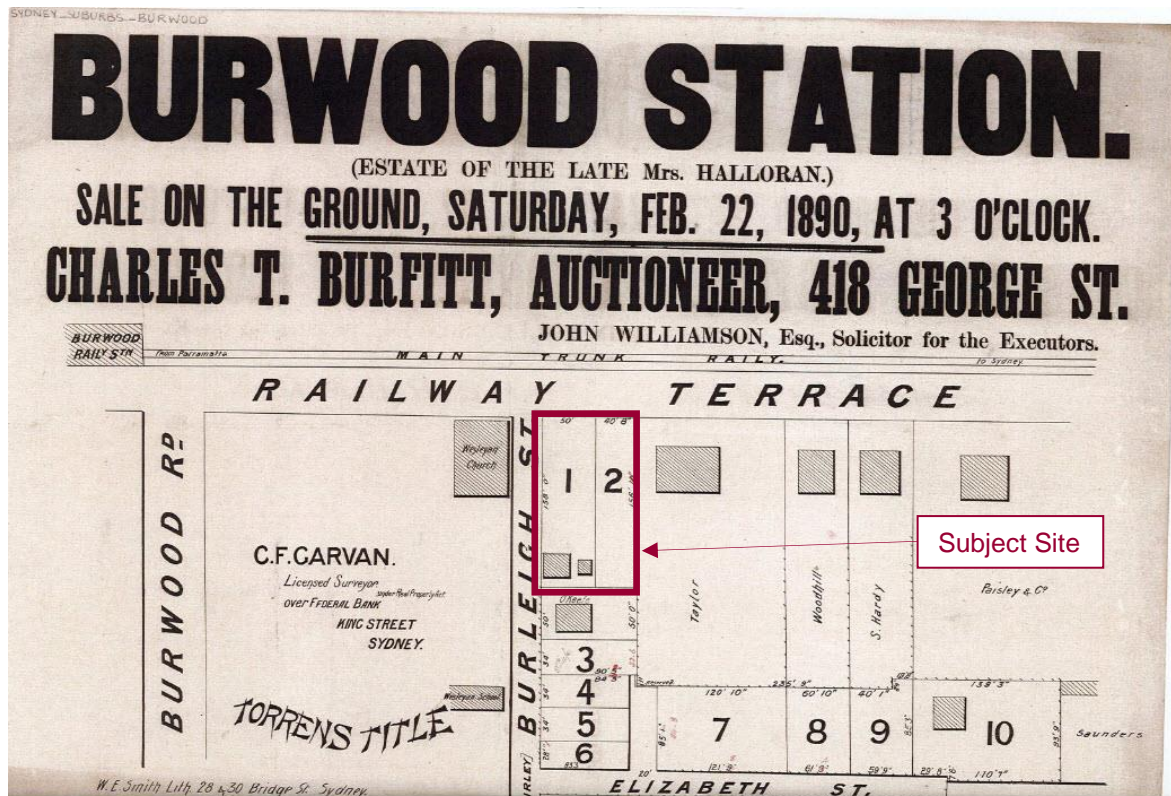


Figure 18. Subdivision plan of Burwood Railway Terrace 1890 (Source: Burwood Council)

No.4 Burleigh Street was also home to the Young family in 1965 where the Young brothers founded two of Australia's most famous rockbands, The Easybeats and AC/DC. Malcolm and Angus Young formed the band AC/DC at No.4 Burleigh Street in 1973.

No.4 Burleigh Street was previously assessed by Burwood Council in 2015 as a potential heritage item to be listed on the Burwood Local Environmental Plan 2012. According to the Burwood Council Heritage Data Form, No.4 Burleigh Street was not recommended for heritage listing on the Burwood Local Environmental Plan 2012.

Below is an extract of the section "Recommendations" of the Burwood Council Heritage Data Form for No.4 Burleigh Street.

"1) Listing of No.4 Burleigh Street in Schedule 5 of the Burwood Local Environmental Plan 2012 as a heritage item is not recommended. The item fails to meet the significance assessment criteria.

No.4 Burleigh Street was however listed on the National Trust Register in 2013. The National Trust is a community based organisation and the National Trust Register does not provide any statutory authority.

2.4 HISTORIC BURWOOD CIVIC PRECINCT

The subject site is located within the Burwood Civic Precinct and is surrounded by civic and institution buildings such as the adjacent Methodist Church, the Burwood Railway Station and etc, as shown in the figure below.

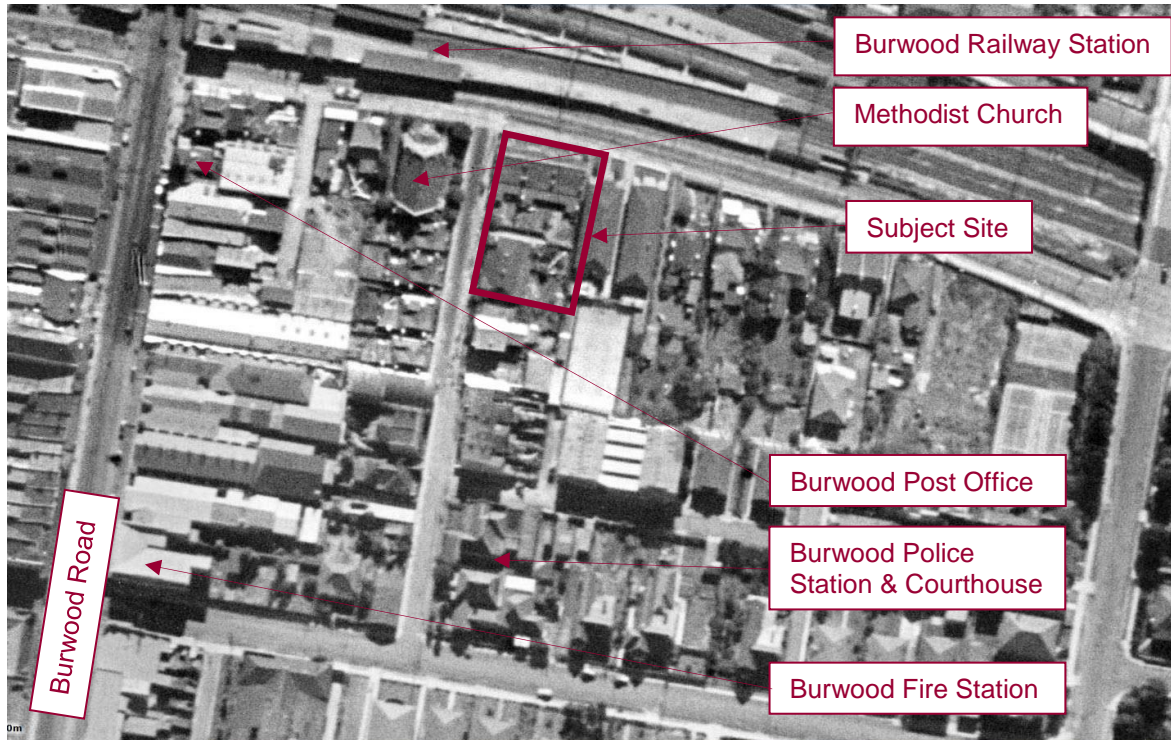


Figure 19. Burwood East Civic Precinct c.1943, showing the locations of civic and institution buildings (Source: SIXMAPS)



Figure 20. Methodist Church c.1920, adjacent to subject site (Source: Burwood Council)

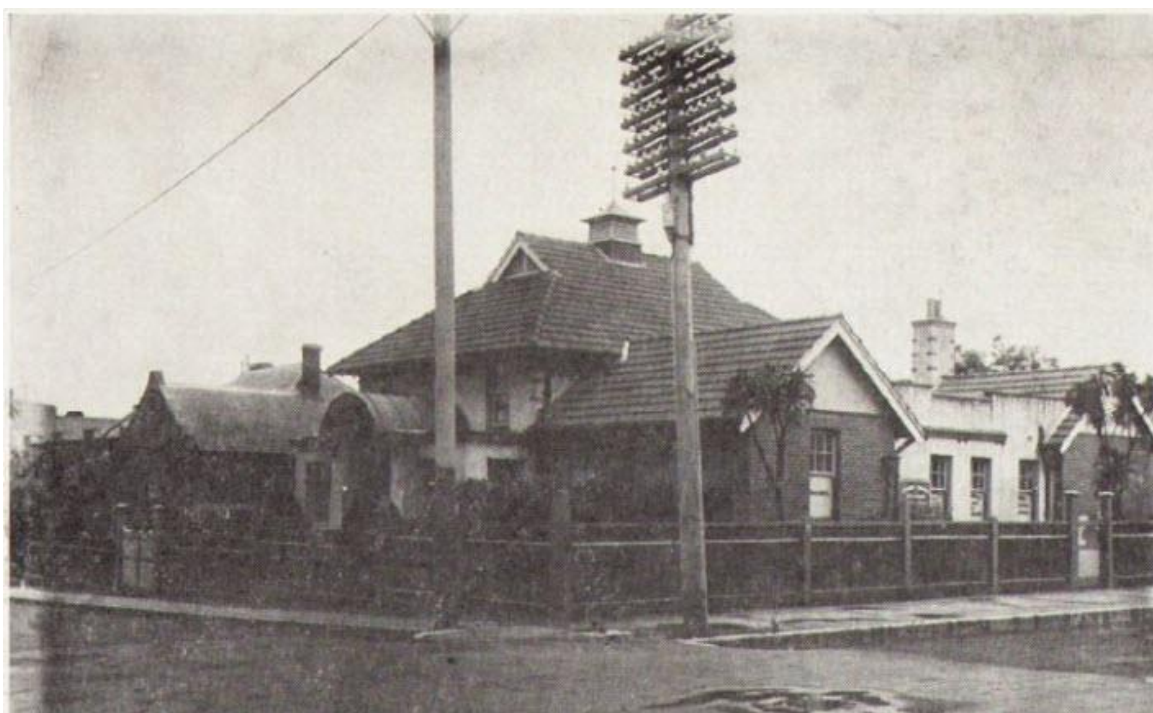


Figure 21. Burwood Police Station and Courthouse c.1907,(Source: Harvest of the Years)



Figure 22. Burwood Fire Station c.1900 (Source: SLNSW)



Figure 23. Burwood Post Office and Bank of New South Wales c.1924, at the corner of Railway Parade and Burwood Road. (Source: SLNSW)

2.5 HISTORICAL CHRONOLOGICAL SUMMARY OF BURWOOD

- 1791: Construction of Parramatta Road between Sydney Cove and Rose Hill's settlement and crops. Land grants were given to Captain Thomas Rowley (Burwood Farm estate) and William Faithful (south in Enfield which mostly became modern Burwood).
- 1812: Burwood Estate bought by Sydney businessman Alexander Riley.
- 1814: Opening of Liverpool Road (known as Governor Macquarie's Great South Road).
- 1814: Construction of the district's first house, known as Burwood Villa for Alexander Riley.
- 1830s: Underdeveloped estates began to break up which attracted many settlers and the subsequent growth of Burwood and Enfield.
- 1834: Burwood estate owned by John Lucas. Divided land into small allotments for sale which included the land that would later be known as Appian Way.
- 1855: Sydney Railway Company opened its first rail to Parramatta, including Burwood Station.
- 1860s: Settlement developed on both sides of Burwood Road.
- 1874-1900: Rapid development in Burwood.
- 1874: Formation of the Municipality of Burwood
- 1879: The first Methodist church in Burwood was built, at 26 Railway Parade. Victorian Free Gothic Style, designed by William Boles
- 1890-1893: Economic depression in Australia due to international financial collapse and drought.
- 1892: Burwood Post Office was built at 168A Burwood Road, designed by Government Architect Walter L. Vernon
- 1895-1910: Queen Anne style of architecture was introduced. The style derived from English and American styles that revived elements from the architecture of Queen Anne's reign (1702-14).
- 1897-1898: Burwood Police Station was built at 24 Burleigh Street. Federation Romanesque Style, designed by Government Architect Walter L. Vernon
- 1899-1900: Burwood Courthouse was built adjacent to the Police Station, at 24 Burleigh Street. Federation Free Style, designed by Government Architect Walter L. Vernon.
- 1899-1900: Burwood Fire Station was built at 210 Burwood Road, designed by Richard Shute, who was an architect and alderman and Mayor of Burwood.

-
- 1901: Queen Victoria's death
King Edward VII ascended the throne.
The Edwardian Period commences, a period of prosperity until World War 1.
Australia's 6 British colonies became one nation – the Commonwealth of Australia
- 1901: Steam tram line introduced in Burwood (Enfield to Burwood). Tram line ran along Burwood Road between Hume Highway, Burwood Railway Street, Parramatta Road.
- 1904: The buildings on No.20 – 24 Railway Parade were constructed in Federation Regency Revival style.
- 1906: The buildings on No.2 – 4 Burleigh Street were constructed in Federation Queen Anne style.
- 1907: Australian minimum wage introduced.
- 1910: King George V ascended the throne as King of the United Kingdom and the British Dominions, and Emperor of India.
- 1910: First powered flight in Australia.
- 1912: Tram system electrified. Tram line operating from Ashfield station along Liverpool road and later extended through Burwood Road.
- 1914-1918: World War 1
- 1920s: Residential and commercial development rapidly progresses.
- 1930-1933: The Great Depression.
- 1936-1952: King George VI ascended the throne as King of the United Kingdom and the British Dominions, and last Emperor of India.
- 1939-1945: World War 2.
- 1952-2022: Queen Elizabeth II ascended the throne as Queen of the United Kingdom and Commonwealth realms.
- 1964: George Young founded The Easybeats with 4 other founding members.
- 1965: The Young family moved into No.4 Burleigh Street, Burwood.
- 1970: The first Methodist church at 26 Railway Parade was sold to the Greek Orthodox and was since known as the St. Nectarios Greek Orthodox Church.
- 1973: Malcolm and Angus Young formed the band AC/DC at No.4 Burleigh Street, Burwood.
- 2024: On 17 June 2024, a Complying Development Certificate (CDC) was approved for the demolition of all buildings on No. 2–4 Burleigh Street and No.20–24 Railway Parade.

3.0 PHYSICAL EVIDENCE

3.1 GENERAL

This section discusses the physical evidence of the subject site.

3.2 CONTEXT AND PRECINCT

The subject site is bound by Railway Parade to the north, Burleigh Street to the West, a two storey brick masonry Inter War apartments to the East and a single storey masonry commercial building to the South.

The subject site is within the historic Burwood Civic Precinct and is surrounded by State and Local heritage listed items. Within the immediate vicinity, this includes Burwood Railway Station and associated elements, St. Nectarios Greek Orthodox Church, former Burwood Post Office and former Burwood Police Station and Courthouse.

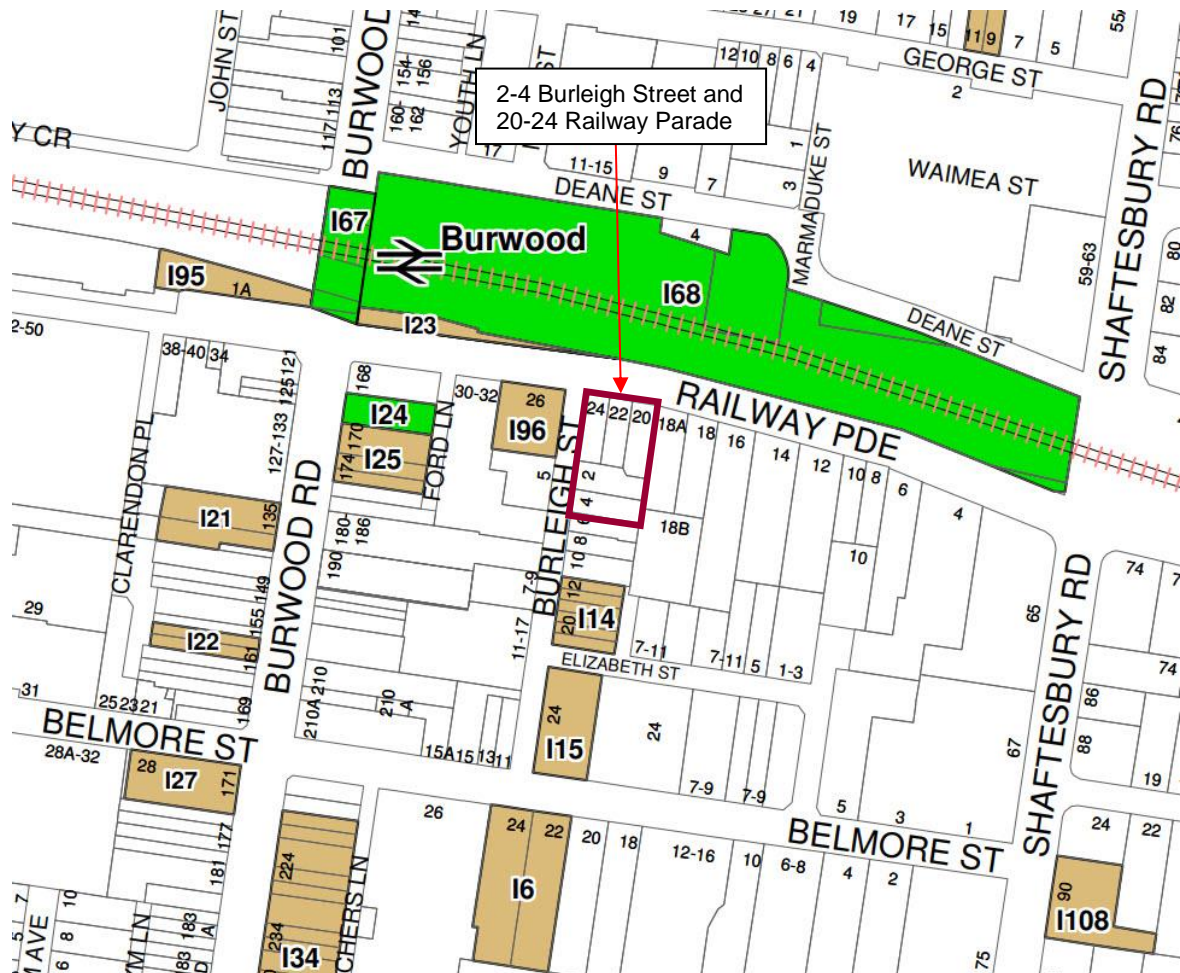


Figure 24. Location of State and Local heritage listed items surrounding the subject site.
(Source: Burwood Council)

3.3 STREETScape

The streetscape surrounding the subject site is generally characterised by two typical streetscapes.

3.3.1 RAILWAY PARADE (EAST OF BURWOOD ROAD)

This section of Railway Parade, East of Burwood road is a streetscape of transition from the bustling Burwood Road to civic and residential precinct. The streetscape is generally characterised by blank solid brick walls of the Burwood Railway Station, heritage civic precinct with the ecclesiastical building (St. Nectarios Greek Orthodox Church) and new high and medium rise residential apartments. This section of Railway Parade has two traffic lanes in comparison to the four traffic lanes on Railway Parade West. There are active footpaths on both sides of Railway Parade. Note the existing 20 storey mixed use building at No.16 Railway Parade.



Figure 25. On Railway Parade, looking East from Burwood Road.



Figure 26. On Railway Parade, looking West towards Burwood Road. Subject site on the left.

3.3.2 BURLEIGH STREET

Burleigh Street is a civic and residential streetscape and is generally characterised by the heritage civic precinct of the St. Nectarios Greek Orthodox Church c.1879 and the former Police Station and Courthouse c.1900, as well as the two storey terrace row and new high and medium rise residential.

Burleigh Street is a one way traffic street with limited curb-side parking and active footpaths on both sides of the street. Note the recently constructed two 24 storey residential towers and 15 storey commercial and retail tower at nearby 7-9 Burleigh Street, Burwood.



Figure 27. On Burleigh Street, looking South from Railway Parade. Subject site on the left.



Figure 28. On Burleigh Street, looking North towards Railway Parade. Subject site on the right.

3.4 SUBJECT SITE DESCRIPTION

3.4.1 BUILDINGS DESCRIPTION

The subject site contains a row of single storey early 20th century Federation Regency style residential terrace buildings on Railway Parade and a single storey Federation Classical style semi-detached symmetrical buildings on Burleigh Street. The properties and buildings have a shared vehicle access provided off Burleigh Street to a small rear car park.

The buildings have front verandahs and front gardens with low fencing and gate. Based on our preliminary observation, some later and recent changes have occurred, with main changes to the front street elevation and rear elevation. The existing buildings are reasonably intact with various later and recent external changes. The condition of the existing buildings are in good to poor condition, and generally they are requiring repairs and maintenance.

NOTE: No internal inspection was undertaken.



Figure 29: Chief elevation of No.20 to 24 Railway Parade



Figure 30: Side elevation of No.24 Railway Parade, from Burleigh Street



Figure 31: Rear elevations of No.20, No.22 and No.24 Railway Parade and No.2 Burleigh Street.



Figure 32: Rear access to No.20, No.22 and No.24 Railway Parade and chief elevation of No.2 Burleigh Street.



Figure 33: Chief elevations of No.2 to No.4 Burleigh Street.

4.0 STATEMENT OF CULTURAL SIGNIFICANCE

4.1 GENERAL

This section discusses the statement of cultural significance of the subject site 2-4 Burleigh Street and 20-24 Railway Parade, Burwood, within the civic precinct of Burwood Town Centre

4.2 STATEMENT OF CULTURAL SIGNIFICANCE

No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood has surrounding state and local heritage listed items that contribute to the character of the precinct streetscape and supports the heritage values of the place. 2-4 Burleigh Street and 20-24 Railway Parade, Burwood sits within a precinct with strong historical significance, in particular from the land development throughout the 19th century; from an overnight outpost for travels between Sydney and Parramatta in the early 19th century to a successful municipality in the early 21st century.

This historical civic precinct of Burwood contribute to the character of Burwood and assist the interpretation of the heritage values of the suburb. The historic Burwood civic precinct, which comprises of the Burwood Railway Station, Former Burwood Post Office, St Nectarios Greek Orthodox Church and the Former Burwood Police Station and Courthouse is important as it reflects the establishment and growth of Burwood as a municipality in the late 19th century.

The rapid growth of Burwood in the late 19th century secured Burwood's position as a centre for commerce and a transportation hub within the inner west of Sydney. Historically since the founding of Burwood as an overnight outpost, Burwood has consistently been the critical junction within the Sydney region transport corridor and this has greatly contributed to its success.

5.0 STATUTORY REGULATIONS & PLANNING CONTROLS

5.1 GENERAL

This subject site has no existing heritage listed items and is not within a Heritage Conservation Area; however, a number of significant heritage items and precinct are within the immediate vicinity and surrounding, within the 1km radius.

The subject site is controlled by the following heritage statutory regulations and planning controls:

- NSW Heritage Act 1977
- Burwood Local Environmental Plan 2012
- Burwood Development Control Plan 2012

5.2 NSW HERITAGE ACT 1977

The following contains the relevant heritage controls listed in NSW Heritage Act 1977.

4A Heritage significance

(1) *In this Act—*

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Local heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

5.3 BURWOOD LOCAL ENVIRONMENTAL PLAN 2012

The following contains the relevant heritage controls listed in Burwood Local Environmental Plan 2012.

“5.10 Heritage conservation

Note—

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) **Objectives** *The objectives of this clause are as follows—*

- to conserve the environmental heritage of Burwood,*
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- to conserve archaeological sites,*
- to conserve Aboriginal objects and Aboriginal places of heritage significance.*

- (2) **Requirement for consent** Development consent is required for any of the following—
- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required** However, development consent under this clause is not required if—
- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.

5.3.1 Surrounding Heritage Listed Items

The existing buildings on the subject site at 2-4 Burleigh Street and 20-24 Railway Parade, are not heritage listed. The subject site is not located with a Heritage Conservation Area. The subject site is located in an area containing numerous heritage listed sites within the vicinity and surrounding, as shown below.

The surrounding State and Local heritage listed items and Heritage Conservation Areas are important to the community's sense of place, as these items have played important roles in the lives of the community in particular after the inception of the municipality. Most of these items have an important significance from the founding of Burwood and contribution to the successful growth from a farming village to a significant suburb within the inner west of Sydney.

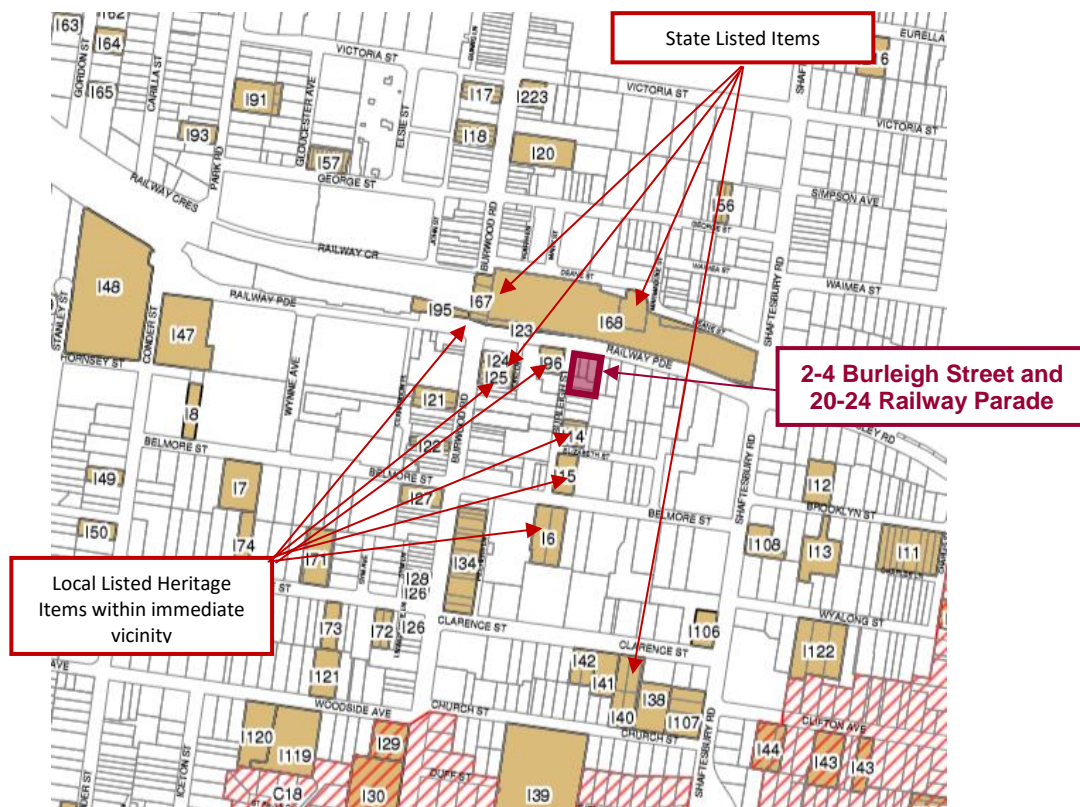


Figure 34: Heritage Map from Burwood Local Environmental Plan 2012

5.3.2 Immediate Vicinity Heritage Listed Items

The following heritage listed items are located within the immediate vicinity of the subject site.

Burwood Railway Station Group. State Heritage Item No. 1106 and Local Item No. I68

The Burwood Railway Station has been pivotal in the success of Burwood's growth from a farming village to a commercial suburb. Within the span of approximate forty years from when Burwood Railway Station was first established in c.1855, the Railway Station has undergone 3No. major upgrade works due to the rapid growth of Burwood and Burwood Road.



Figure 35: Burwood Railway Station, viewed from subject site on Railway Parade.

26 Railway Parade, St Nectarios Greek Orthodox Church. Local Item No. I96

Built in 1879 as a Methodist Church, in romantic Gothic style. Designed by William Boles, a young architect who has worked on numerous notable church projects. The church was sold to the Greek Orthodox Church in 1970. The existing church is prominent in the streetscape and is an important community space and precinct and contributes to the integrity of the heritage value of this historic civic precinct.



Figure 36: St Nectarios Greek Orthodox Church on Railway Parade.

12 - 22 Burleigh Street, Victorian Terraces. Local Item No. I14

Built in between 1874 to 1918, this two storey terrace row represents the workers housing close to the railway and a direct contrast to the dominant detached houses and gardens of suburban Burwood in the early 20th century period. Burwood Council commissioned a mural dedicated to AC/DC on the external wall of 12 Burleigh Street in 2024.



Figure 37: Local Heritage Item Victorian Terraces on Burleigh Street.



Figure 38: AC/DC mural on the external wall of No. 12 Burleigh Street. Source: Burwood Council.

24 Burleigh Street, Burwood Police Station and Courthouse. Local Item No. I15

Designed by W.L. Vernon, Government Architect in the Free Federation Style and built in 1900. The building is well decorated in stone archers and string course, face and rendered brick façade, metal entry vault and lantern to the court house. This building is associated with the civic development of Burwood Municipality.



Figure 39: Former Police Station and Courthouse on corner of Burleigh Street and Elizabeth Street.

Refer to Appendix C-F for heritage item inventory sheets.

5.4 BURWOOD DEVELOPMENT CONTROL PLAN 2012

The following contains the relevant heritage controls listed in Burwood Development Control Plan 2012. NOTE: The subject site sits within the Commercial Core as identified within the Burwood DCP 2012.

3.0 Development in Centres and Corridors

3.10 Heritage in Centres and Corridors

- *P1-P4 General Provisions*
- *P5-P9 Building Design Considerations*
- *P12 Sight Lines*
- *P13 Views and Vistas*
- *P18-P26 Signage, Visual Presentation and Colour Schemes*

6.0 PROPOSED DEVELOPMENT

6.1 GENERAL

The proposed development includes a mixed use development with residential, affordable housing, hotel and commercial office. The proposed work does not include the demolition work of the existing buildings on the subject site.

The subject site has an approved Complying Development Certificate (CDC) for the demolition of all buildings on the subject site, dated 17 June 2024.

Refer to Appendix B for approved CDC Certificate and associated documents, dated 17 June 2024.

6.2 PROPOSED REDEVELOPMENT

The proposed development includes the following:

- 39 storey tower, at 146.9m high.
- 5 levels of Basement car parking (138 car spaces) and service areas.
- Ground Floor for residential (48 dual key units), hotel (120 rooms), commercial areas and service areas.
- Level 1 for hotel facilities.
- Level 2 for hotel facilities and secondary residential communal open space.
- Level 3 to 18 for residential apartments.
- Level 19 for plant and services.
- Level 20 to 31 for hotel rooms.
- Level 32 to 35 for commercial office space.
- Level 36 to 37 for hotel facilities including restaurant and bar.
- Level 38 for residential communal open space with swimming pool.

The proposed development is to be read in conjunction with the architectural drawings prepared by PTI Architecture, revision A, dated 3 February 2025, as set out in Section 6.2.

6.2 ARCHITECTURAL DRAWINGS LIST

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
16	LEVELS 9-18 FLOOR PLAN- RESIDENTIAL
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	FACADE CONCEPT SECTIONS
46	POTENTIAL SURROUNDING DEVELOPMENT
47	POTENTIAL SURROUNDING DEVELOPMENT
48	POTENTIAL SURROUNDING DEVELOPMENT
49	PERSPECTIVE 1
50	PERSPECTIVE 2
51	PERSPECTIVE 3
52	BASIX COMMITMENTS- SHEET 1
53	BASIX COMMITMENTS- SHEET 2
54	BASIX COMMITMENTS- SHEET 3
55	BASIX COMMITMENTS- SHEET 4
56	BASIX COMMITMENTS- SHEET 5

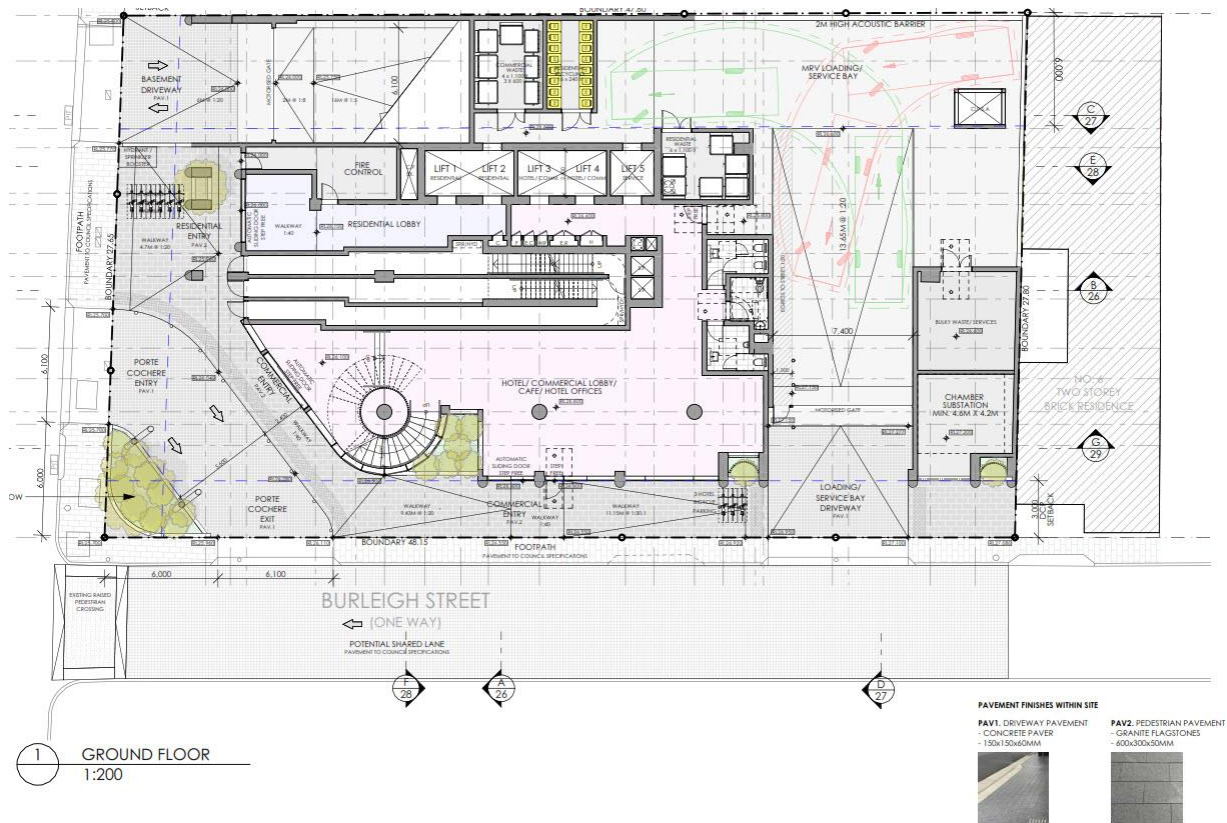


Figure 40: Proposed Ground Floor Plan

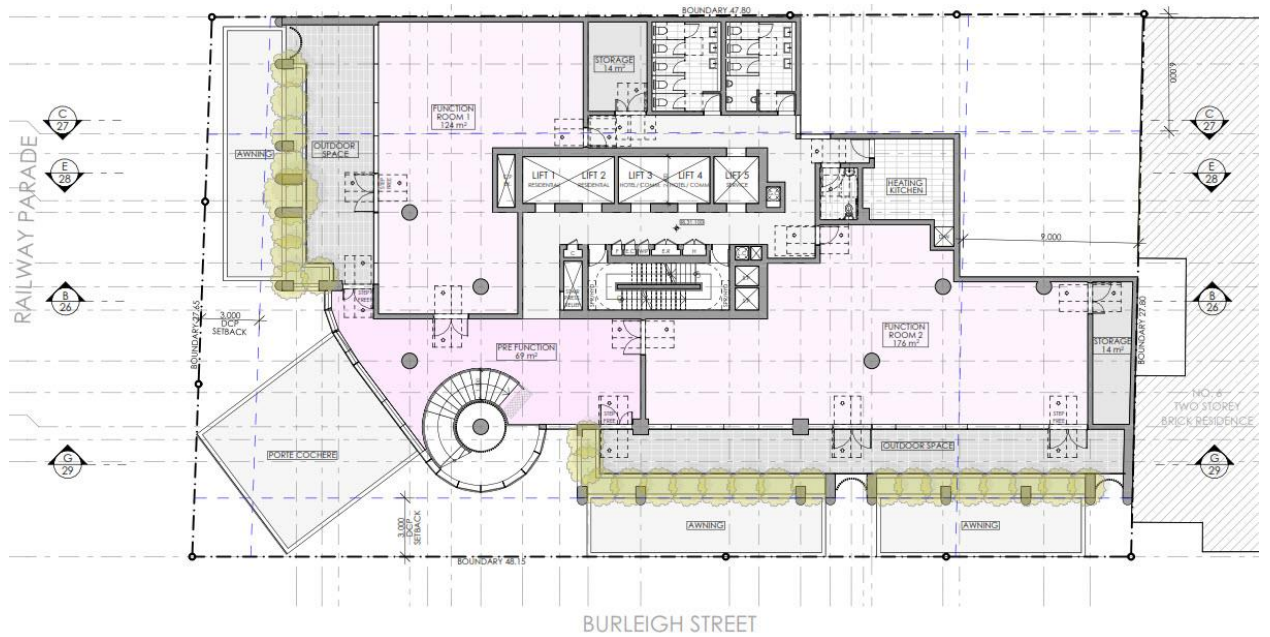


Figure 41: Proposed First Floor Plan

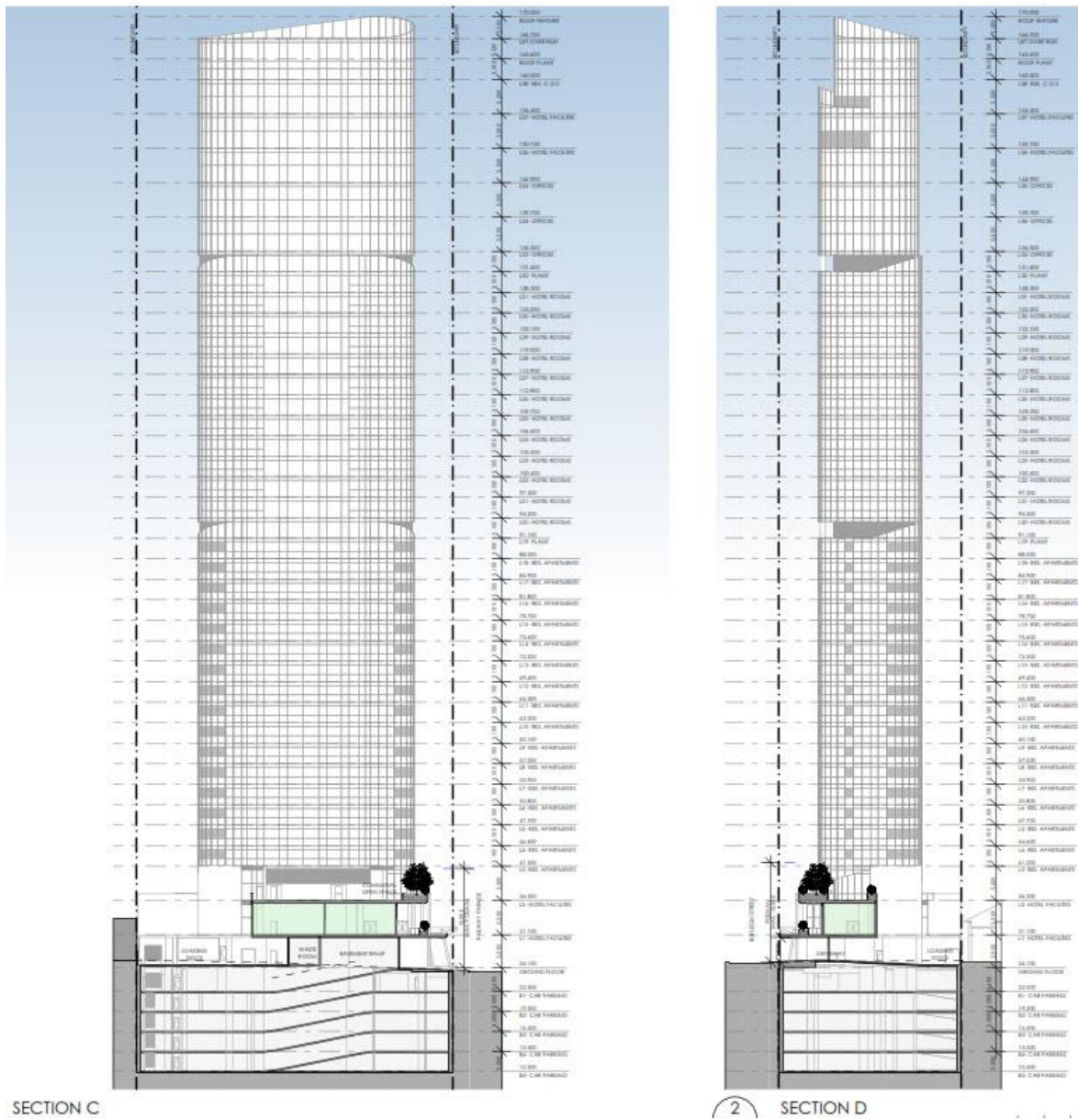


Figure 42: Proposed Sections

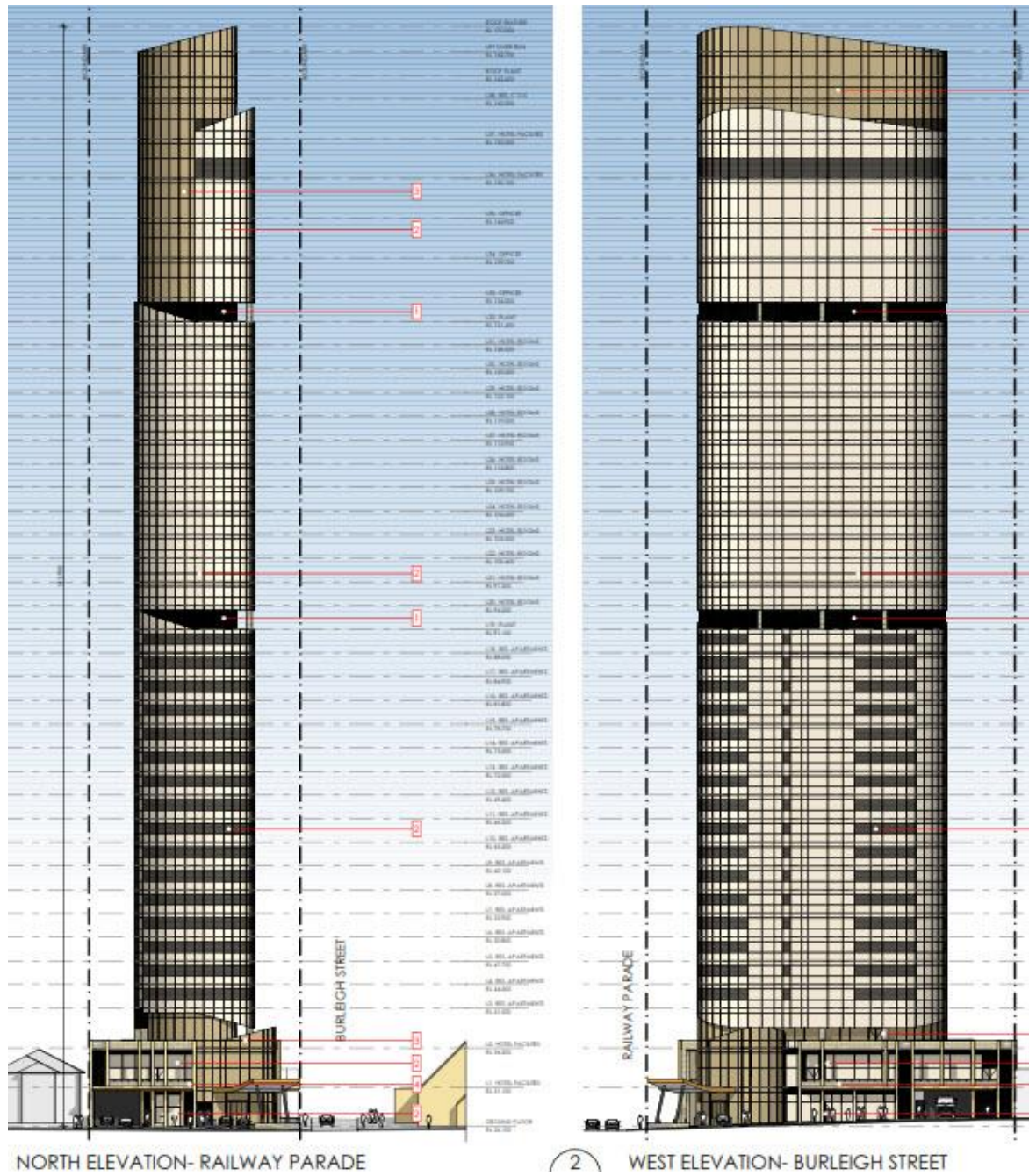


Figure 43: Proposed Street Elevations on Railway Parade and Burleigh Street.

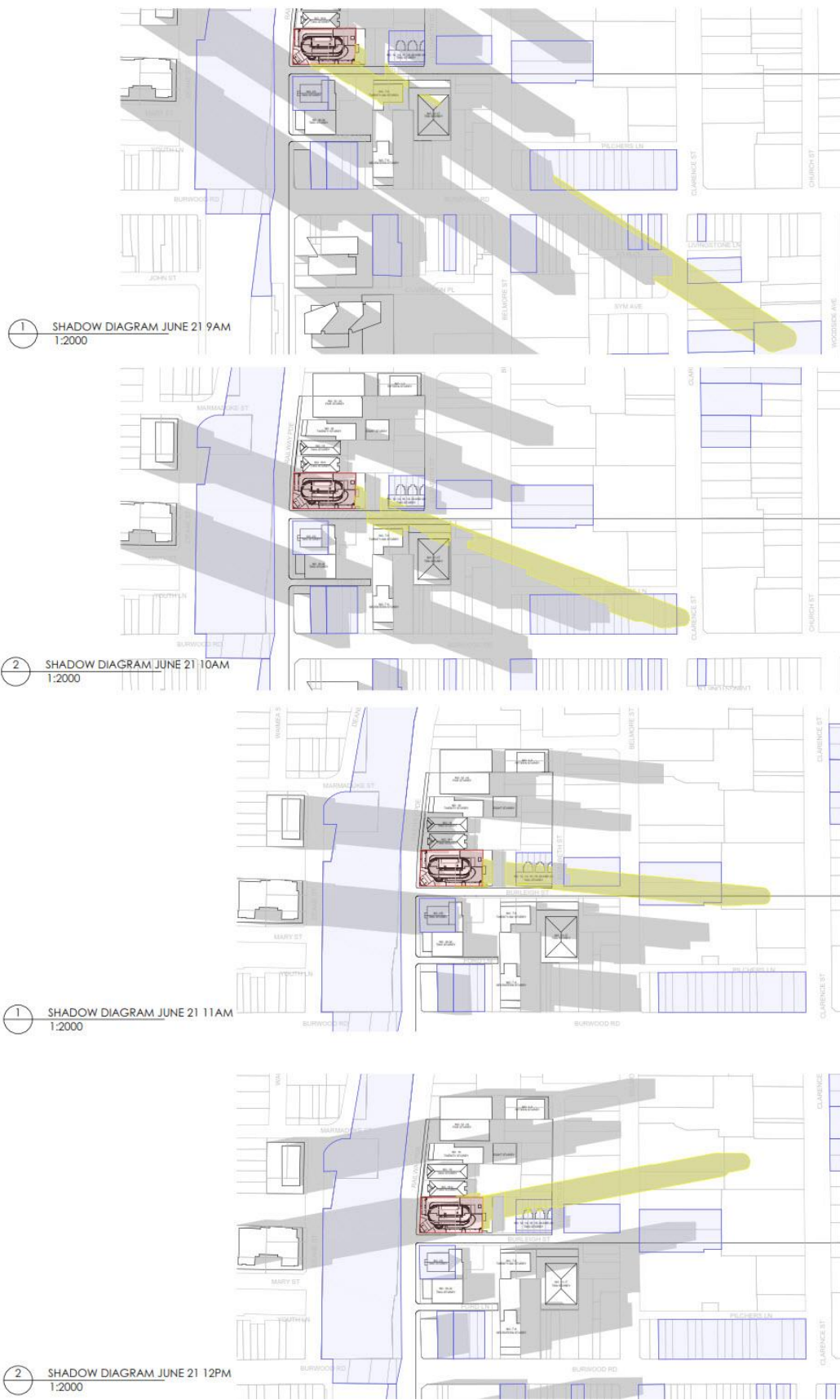


Figure 44: Proposed Shadow Diagrams on June 21



Figure 45: Proposed Perspective viewed from above Burwood Railway Station onto the subject site.

6.3 ARCHITECT DESIGN STATEMENT

The following Architect Design Statement provides further design information on the proposed redevelopment, extracted from PTI Architecture's Design Report dated 12 February 2025.

The proposed development adopts the concept of a slender glass tower above a solid podium base, with street setbacks as defined by the relevant Development Control Plans. The building consists of three separate usage components being residential apartments, hotel rooms & associated facilities, and commercial offices.

The three different usages inspire the articulation of the buildings overall form and facade by visually defining each internal use when viewing the building externally.

The podium fronts both Railway Parade and Burleigh Street. It is defined by three elements that address both street fronts and the site's corner. Both podium elements that front Railway Parade and Burleigh Street respect the adjacent heritage item known as St Nectarios Church at 26 Railway Parade, with the use of a sandstone material.

The height of the podium is intended to match that of the church so as to not over dominate it in scale. The podium glazing is deeply recessed to provide an emphasis on the sandstone column elements which are inspired by the church's protruding buttresses. The feature glass corner element at the site corner breaks the heavy sandstone base while highlighting the attached porte cochere. This provides an opportunity to reveal a feature spiral staircase within, taking advantage of the opportunity to being a highly visible corner site. This element also ties directly into the form of the tower above it.

The tower form is visually broken into separate blocks that each represent the various building uses, being the residential, hotel and commercial offices components. The blocks are separated by two plant levels.

The tower's form and facade presents the concept of slender concentric glass tubes that sleeve and overlap each other. A wider outer tube with cut-outs reveal a thinner central inner tube that runs the entire height of the building from the ground plane to the roof.

The roof feature is presented as a chamfered top to subtly emphasise the tower's slenderness.

The wider outer tube is represented in a lighter glass tone, and further articulated by the thinner inner tube being a darker glass tone, emphasising the recesses and cut-outs.

The tower also ties into the corner glass element of the podium below it.

The site addresses both Railway Parade and Burleigh Street, presenting as a highly visible corner site development viewed from the public domain.

Pedestrian and vehicular access to the proposed development is from both streets providing the opportunity for active frontages and high visibility for increased security surveillance, particularly with regards to Burleigh Street. Being a one-way street, there is potential for Burleigh Street to be converted to a share-way linking directly to the adjacent heritage church site for increased pedestrian use.

Uninterrupted pedestrian access to the site is provided along the entire boundaries from both Railway Parade and Burleigh Street. The proposed development allows for an additional pedestrian through-site access link between Railway Parade and Burleigh Street via a direct path through the porte cochere.

The provision of a chamfered corner in the planter box at the boundary corner also allows for a gentle transition for pedestrians along the footpath between Railway Parade and Burleigh Street.

The existing footpath along Burleigh Street is narrow. Being a one-way street, there is potential for Burleigh Street to be converted to a share-way linking directly to the adjacent heritage church site.

The ground floor plan allows for a minimum of 3m setback from the street boundaries as required by the DCP.

The area within the setback is publicly accessible and provides an opportunity for potential outdoor furniture to enhance street activation and increased surveillance."

7.0 HERITAGE IMPACT ASSESSMENT

7.1 GENERAL

This section assesses the impacts of the proposed development to 2-4 Burleigh Street and 20-24 Railway Parade, Burwood against the relevant heritage controls and guidelines.

NOTE: The subject site is not a heritage listed item nor located within a Heritage Conservation Area. The subject site is however located adjacent to a number of heritage listed items.

7.2 HERITAGE NSW HERITAGE IMPACT STATEMENT GUIDELINES

The proposed work generally satisfies the Heritage NSW Heritage Impact guidelines, as set out in the impact assessment of the proposal against the relevant considerations in the guideline document for Statement of Heritage Impact prepared by Heritage NSW.

7.2.1 Considerations for specific types of work

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?

Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?

Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

TTA Comments

The subject site is not a heritage listed item nor is it located within a Heritage Conservation Area. The subject site is however located adjacent to a number of heritage listed items, in particular the State heritage listed Item Burwood Railway Station c.1855 to 1880, and Local heritage listed item St. Nectarios Greek Orthodox Church c.1879, as set out in the Burwood LEP 2012.

The development is acceptable to its setting and context as it is generally consistent with the other surrounding mixed use developments along Railway Parade. The design of the development has been carefully considered to minimise heritage impact, in particular at the two storey podium level to the immediate streetscape with suitable rhythm articulation and break-up of the podium bulk and scale. This is a positive design approach and is generally in keeping with the adjacent heritage listed item St. Nectarios Greek Orthodox Church. Further, the design provides a setback to improve the pedestrian movement by increasing publically accessible footpaths to the two main street frontages of Railway Parade and Burleigh Street. This design approach provides an appropriate human scale and sense of place to the development at street level.

The streetscape and landscape of the development are important interfaces between the large scale new high rise development and the low scale highly significant church and Railway Parade precinct. The streetscape and landscape are critical for the successful integration of the development and the local community. The porte cochere is a prominent feature, located at the important corner junction of Railway Parade and Burleigh Street. The urban and landscape treatment in particular to the corner junction of Railway Parade and Burleigh Street is critical.

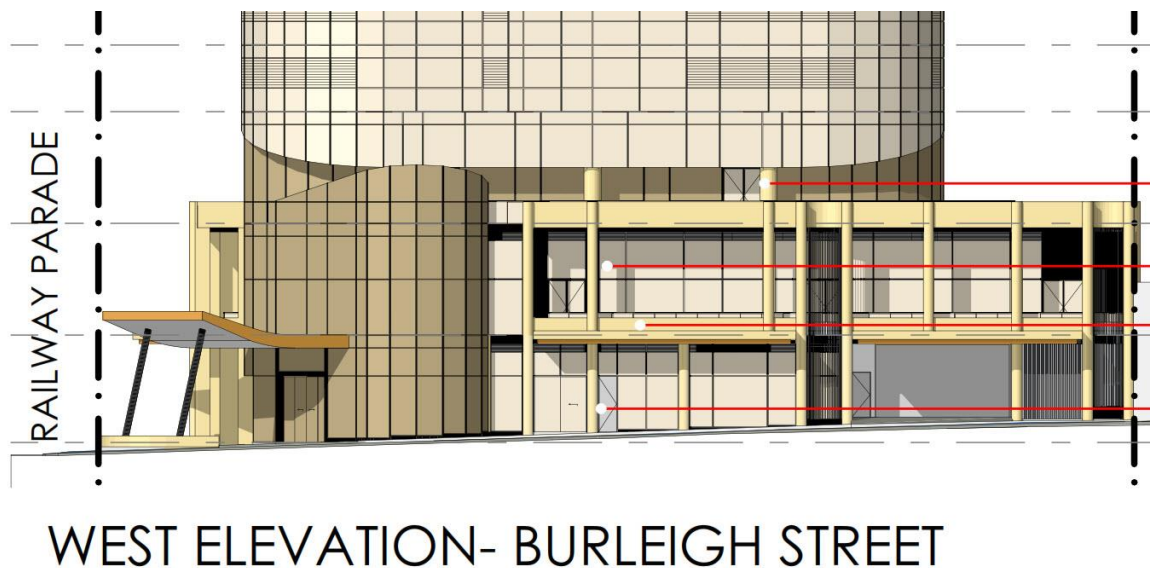
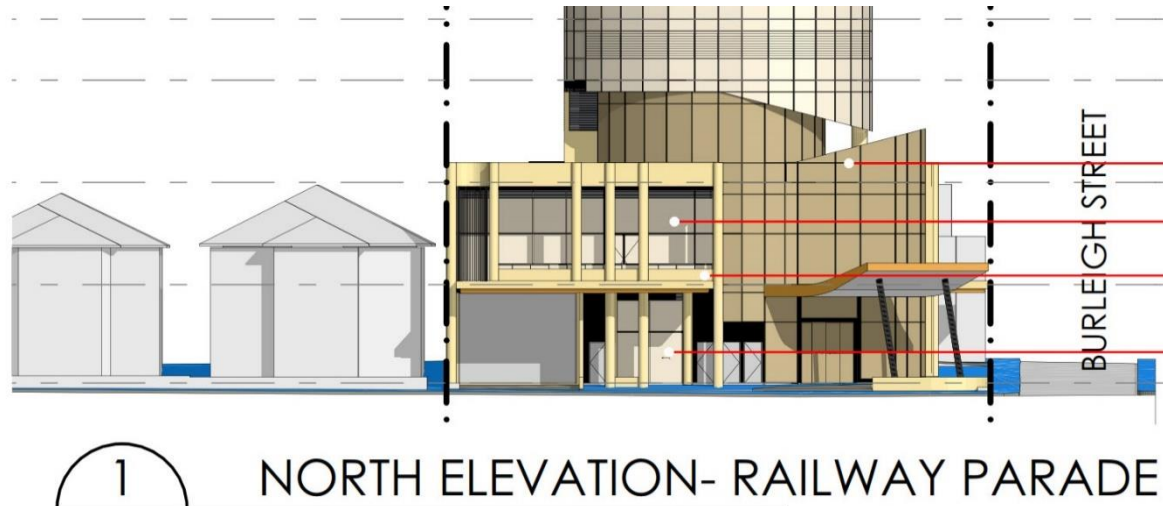


Figure 46: Street Elevations on Railway Parade and Burleigh Street.

The porte cochere has the potential to enhance the landmark qualities of Railway Parade precinct. The architectural features of the porte cochere should be considered with additional detailing, architectural style, scale, forms and colours, to enhance the streetscape.

The use of appropriate materials and finishes such as sandstone cladding on the podium level and dark bronze on the tinted glass to the upper podium level will complement the setting and precinct. The use of concrete pavers to driveway and granite flagstones to pedestrian pavement would assist to retain the existing pedestrian link between Railway Parade and Burleigh Street.

Refer to Architect's Design Statement in Section 6.4, for further information.



Figure 47: Proposed Perspective of subject site on Railway Parade and Burleigh Street.

The views to and from the existing heritage items within the vicinity, in particular the adjacent heritage listed item St. Nectarios Greek Orthodox Church, will generally be retained. The slender curve design of the tower and appropriate setback has minimised any potential visual impact to the surrounding heritage listed items. The tower will, in many instances appear as a backdrop.

The visual context of the subject site is predominantly urban in character and includes large scale commercial, retail, medium to high mixed use residential buildings. The development is consistent with the current transformation of the area.

Refer to Architect's Design Statement in Section 6.4, for further information.

The 39 storey tower may potentially overshadow the church, in particular during the morning church service. The potential overshadowing may impact the environment of the church service, in particular the stained glass windows of the church. The impact of overshadowing for each month has been prepared to demonstrate the acceptable impact onto the church.

The shadow diagrams that accompany this report has been prepared for various times of the day within the winter period to demonstrate that potential overshadowing is acceptable and would have acceptable impact on the existing amenity of the heritage listed items.

Further, there are a rising number of developing sites surrounding the subject site and precinct, as shown in the figure below.

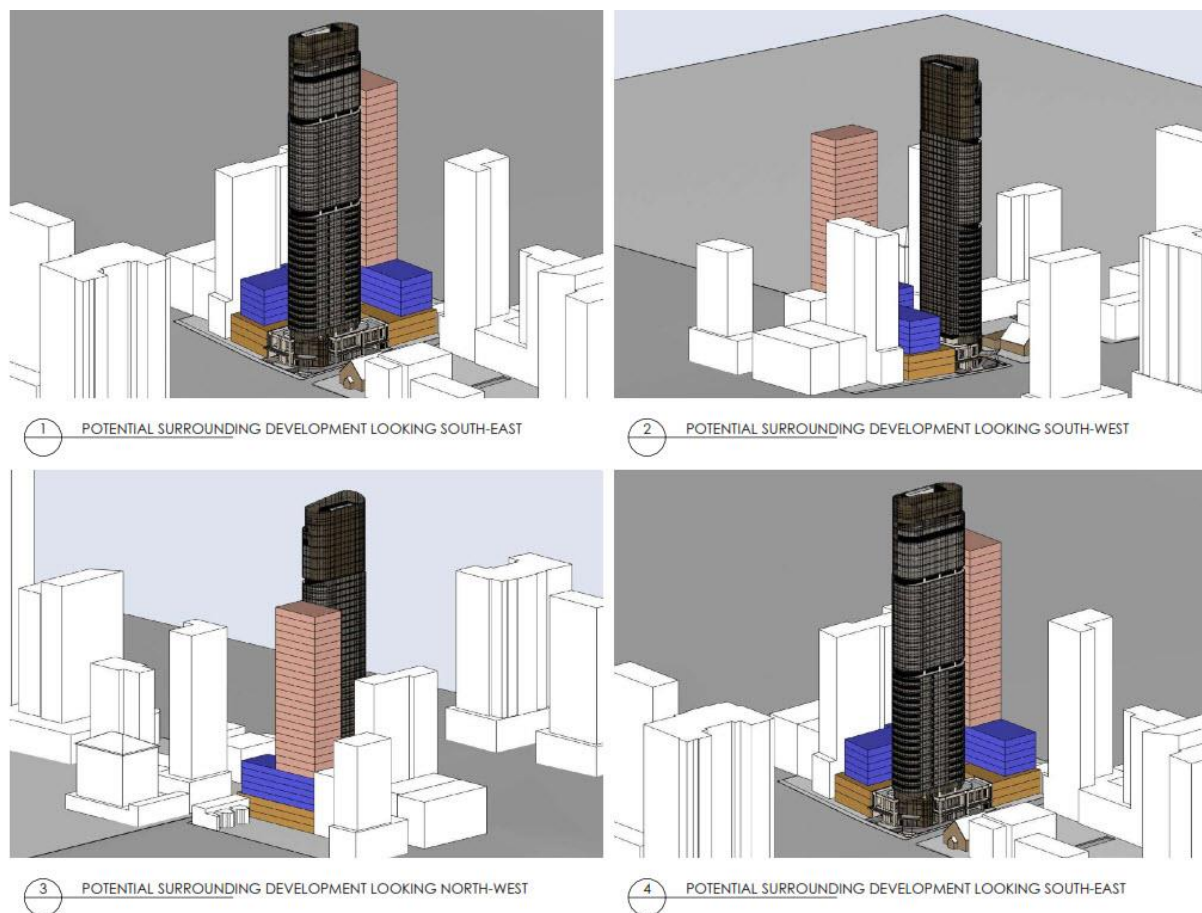


Figure 48: Potential Surrounding Development in the precinct

7.3 BURWOOD LOCAL ENVIRONMENTAL PLAN 2012 CLAUSE 5.10 HERITAGE CONSERVATION

The subject site 2-4 Burleigh Street and 20-24 Railway Parade is not a heritage listed item nor located within a Heritage Conservation Area. The subject site is however located adjacent to a number of heritage listed items.

Therefore, the proposed work generally satisfies the Burwood LEP 2012 Clause 5.10 Heritage Conservation.

7.4 BURWOOD DEVELOPMENT CONTROL PLAN 2012

The proposed work generally satisfies the relevant heritage controls listed in the Burwood Development Control Plan 2012, as set out in the impact assessment of the proposal against the relevant controls below.

Burwood DCP Heritage Controls 3.0 Development in Centres and Corridors	Assessment
3.10 Heritage in Centres and Corridors	
<p>Objectives</p> <p><i>O1 To support the retention of heritage properties and maintain their heritage significance.</i></p> <p><i>O2 To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.</i></p> <p><i>O3 To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.</i></p> <p><i>O4 To facilitate adaptive re-use of heritage properties where such a use would contribute to the ongoing maintenance and viability of that item or place.</i></p>	<p>The subject site is not a heritage listed item nor is it located within a Heritage Conservation Area</p> <p>The subject site is however located in the vicinity to a number of heritage listed items, in particular the State heritage listed item Burwood Railway Station c.1855 and Local heritage listed item St. Nectarios Greek Orthodox Church c.1879, as set out in the Burwood LEP 2012.</p> <p>The proposed development is generally designed to be sympathetic to the other heritage listed items within the vicinity and is generally consistent with the other surrounding mixed use developments along Railway Parade. The development will have an acceptable impact to the heritage significance of the heritage listed items within the vicinity to its setting and context.</p>
Provisions	
General Provisions	
<p>P1</p> <p><i>Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact, where development is proposed adjacent to a heritage property.</i></p>	<p>This Heritage Impact Statement has been prepared for the properties at 2-4 Burleigh Street and 20-24 Railway Parade Burwood, to accompany a State Significant Development Application to the NSW Department of Planning, Housing and Infrastructure for the proposed mixed used development with residential, affordable housing, hotel and commercial office.</p>

Building Design Considerations	
<p>P6 <i>Development in the vicinity of a heritage property must be designed to have regard to the heritage property's:</i></p> <ul style="list-style-type: none"> • <i>Scale and character.</i> • <i>Form and proportions.</i> • <i>Materials, colours and finishes.</i> • <i>Street alignment and established setbacks in the surrounding area.</i> 	<p>The proposed development has been designed to consider and respond to the heritage listed items within the vicinity of the subject site, such as the design articulation and break-up of the two storey podium bulk and scale.</p> <p>The use of appropriate materials and finishes such as sandstone cladding to the podium level and concrete pavers and granite flagstones to the ground surfaces, would complement the setting and the precinct.</p> <p>Further, the design provides a setback to improve the pedestrian movement by increasing publically accessible footpaths to the two main street frontages of Railway Parade and Burleigh Street.</p>
Sight Lines	
<p>P12 <i>Development adjacent to a heritage property must incorporate front and/or side setbacks to achieve sight lines to the significant building in accordance with Figure 56. More generous setbacks may be required to achieve views and vistas. Refer to P13 in the following section for further details. The front alignment of a new development must be sympathetic to the heritage property.</i></p>	<p>The proposed development has been designed to provide appropriate front and side setbacks to Railway Parade and Burleigh Street to generally retain the significant sightlines from the adjacent local heritage listed item St. Nectarios Greek Orthodox Church.</p>
Views and Vistas	
<p>P13 <i>Development of a heritage property, or development in its vicinity, must:</i></p> <ul style="list-style-type: none"> • <i>Provide an adequate area of land around the development to allow interpretation of the significant building or place.</i> • <i>Not detract from the setting of the heritage property.</i> • <i>Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself.</i> 	<p>The proposed development has generally retain and respect the significant views and vistas from the public domain to the heritage listed items within the vicinity of the subject site and does not detract from the setting and precinct.</p>
<p>P26 <i>New colour schemes for a building in the vicinity of a heritage property must not detract from the setting of the heritage property.</i></p>	<p>The proposed development colour schemes are generally appropriate and not detract from the setting and other heritage listed items within the vicinity of the subject site.</p> <p>The use of sandstone cladding to the podium level and concrete pavers and granite flagstones to the ground surfaces, would complement the setting and the precinct.</p>

8.0 PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

8.1 GENERAL

This section discusses the preliminary archaeological assessment of the subject site 2-4 Burleigh Street and 20-24 Railway Parade, Burwood, within the civic precinct of Burwood Town Centre.

The subject site is not a heritage listed item nor located within a Heritage Conservation Area. The subject site is however located adjacent to a number of heritage listed items.

The preliminary archaeological assessment is an initial basic overview study and assessment to determine the potential of any Local or State archaeological resources within the subject site.

This preliminary archaeological assessment is not intended to provide comprehensive data but to identify appropriate archaeological management actions, including the requirements for further investigation and assessment.

NOTE: This preliminary archaeological assessment does not include a formal Historical Archaeological Assessment, in accordance with the Heritage NSW guidelines.

8.2 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS & PUBLICATIONS

No archaeological investigation or publication is previously known to have occurred at the subject site.

Other known nearby comparative archaeological investigation is the Burwood Railway Station where the students of the University of Sydney prepared a Burwood Railway Station Heritage Study in 2020 which included the following archaeological assessment summary.

“Recent archaeological works being conducted prove that there is more to be discovered about the many layers of Burwood Station’s construction. The enclosed eastern subway provides potential for research, and the area previously occupied by the goods yard, near the current café, also has archaeological potential, considering it is impossible to build over. This may have implications for potential Aboriginal archaeology within the area. The former post office is highly significant in providing potential technical and historical information about the alignment and height of the original railway, visible in its existing fabric, and information on the former use of the building, which has varied through the years. The underbridge over Burwood Road holds significance for research potential with regards to construction methods from the late 19th and early 20th centuries as well as local iron and steel girder production.”

“High – Moderate”

In summary, previous investigations and publications at the nearby Burwood Railway Station, indicates that historical disturbance at a site does not necessarily remove all archaeological potential. However, this also demonstrate that with extensive historical disturbance would reduce the likelihood of intact archaeological resources.

8.3 HISTORICAL DISTURBANCE

Archaeological potential is significantly impacted by the developing activities of the place and ground disturbance. These include phases of development of the land for a variety of purposes such as agriculture or building construction.

Development and Use Phases:

Phase 1: Early Settlement and Thomas Rowley Grant (1791 to 1878)

Phase 2: Early Residential Subdivisions and Development (1878 to 1900)

Phase 3: 1900 to Present

Refer to Section 2.0 Documentary Evidence for further historical research.

8.3.1 Phase 1: Early Settlement and Thomas Rowley Grant (1791 to 1878)

The subject site was part of the early grant to Thomas Rowley in the early 1800s, with the construction of Parramatta Road to connect Sydney Cove and the Rose Hill settlements. The main activities that took place within this area consisted of land clearing, fencing, grazing of animals and farming, in particular with the establishment of Burwood Farm Estate. There were low significant development during this period and therefore low historical ground disturbance during this phase.

8.3.2 Phase 2: Early Residential Subdivision & Development (1878 to 1900)

The subject site was part of a series of subdivisions and residential developments, in particular from 1879 to early 1900s with the development of the Burwood civic precinct. This includes the construction of significant civic and institution buildings such as the first Methodist Church in Burwood on 26 Railway Parade, adjacent to the subject site and the Burwood Police Station and Courthouse on the south end of Burleigh Street. The subdivision plan of 1889 shows an existing building on the southern end of the subject site and high development activities. There would have been a high level of historical disturbance during this phase due to the landscaping, levelling and construction of residences and infrastructures.

8.3.3 Phase 3: 1900 to Present

It is most likely that the existing row of single storey residential terrace buildings c.1904 on Railway Parade and the single storey residential semi-detached symmetrical buildings on Burleigh Street were constructed in the late 19th century, based on the Sands Directory. Historical aerial mappings between 1943 to present demonstrate that there has been minor changes to the subject site, in particular to the rear of the property where the shared rear car park is located. The high level of disturbance during this phase would have most likely remove any archaeological potential of earlier phases of occupation, in particular along the street frontages of Railway Parade and Burleigh Street. However, the undeveloped section of the rear where the shared rear car park is located may contain some archaeological potential and likely to be of low integrity due to the high level of disturbance to the subject site.

8.4 ARCHAEOLOGICAL ASSESSMENT FRAMEWORK

The following assessment of archaeological potential of the subject site is based on the following framework. Historical archaeological potential is defined in the NSW Heritage Manual Heritage Office and Department of Urban Affairs and Planning, 1996 as follows.

“The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.”

Typically, the archaeological potential of the subject site is assessed by the following grading of archaeological potential and levels of archaeological disturbance, based on physical evaluation and historical research.

8.4.1 Grading of Archaeological Potential

Nil Potential: *“The land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.”*

Low Potential: no archaeological features/site

“The land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.”

Moderate Potential: Potential archaeological features/site

“The land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.”

High Potential: Known archaeological features/sites

“Substantially intact archaeological deposits could survive in these areas.”

8.4.2 Levels of Archaeological Disturbance

Low Disturbance: *“The area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.”*

Moderate Disturbance: *“The area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.”*

High Disturbance: *“The area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.”*

8.4 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The following sets out the assessment of archaeological potential against each phase of development of the subject site.

Phase	Potential Resources	Integrity	Potential Significance
Phase 1: Early settlement and Thomas Rowley Grant (1791-1878)	Archaeobotanical evidence of land clearing and agricultural activities. Ephemeral evidence such as post holes from paddock fencing, plough lines from farming	The subject site was located within the early land grant to Thomas Rowley in the early 18th Century and was likely utilised primarily for farming. Subsequent phases of historical disturbance at subject site including construction and demolition of residential structures and levelling and landscaping will have impacted the potential for the archaeological potential resources to be retained.	Nil If potential archaeological resources should occur with high integrity, they may meet the threshold for local or State significance due to the association with the NSW theme of Pastoralism.
Phase 2: Early Residential Subdivisions and Development (1878 to 1900)	Structural remains, general discard items, deep features such, as wells or privies.	Following the general farming activities in the vicinity of subject site, the site was subdivided in the mid to late 19th century and developed for residential. Subsequent phases of historical disturbance at the subject site including change of levels and impacts to deep soil profiles will have affected the integrity of the resources and decreased the likelihood that the resources would be retained with integrity.	Low None potential significance identified and unlikely to meet the threshold for either local or State significance.
Phase 3: 1900 to Present	Early discard items, extant structures.	The demolition of previous structures and the construction of the current residential buildings during this period will have removed any resources dating from the earliest use of the site. The undeveloped section of the rear where the shared rear car park is located may retain some archaeological potential due to the lower level of disturbance in comparison to the remaining area of the subject site.	Low to Moderate Low potential significance for Local significance. None potential significance identified and unlikely to meet the threshold for State significance.

8.5 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

Based on the historical research and physical evidence, the preliminary assessment of archaeological potential of the subject site concludes the following.

Phase 1: Early Settlement and Thomas Rowley Grant (1791 to 1878)

There is **nil potential** for archaeological resources (of local or State significance) to occur dating to Phase 1. Evidence of land clearing and farming would have been disturbed by the construction and development of building during the subsequent phases.

Phase 2: Early Residential Subdivisions and Development (1878 to 1900)

There is **low potential** for archaeological resources to occur dating to Phase 2 due to the subsequent construction and development phase. Any potential is unlikely to meet the threshold for either local or State significance.

Phase 3: 1900 to Present

There is **low to moderate potential** for archaeological resources to occur dating to Phase 3 due to the subsequent construction and development phase. The undeveloped section of the rear where the shared rear car park is located may retain some archaeological potential due to the lower level of disturbance in comparison to the remaining area of the subject site. Any potential is unlikely to meet the threshold for either local or State significance.

In summary, due to the low to moderate archaeological potential across the site for all identified phases, it is unlikely that the proposed works will impact any archaeological potential.

If any archaeological findings were to be discovered, the following “*Unexpected Finds Procedure and Human Remains Procedure*”, in accordance with Heritage NSW guidelines, should be undertaken and implemented.

1. All works within the vicinity of the finding must immediately stop. The archaeological finding must not be removed or relocated and must be protected to avoid any damage.
2. The nominated site representative must contact either the nominated archaeologist or Heritage NSW. **NOTE:** If human remains are uncovered, NSW Police must be notified.
3. The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures, in accordance with S.146 of the Heritage Act 1977.
4. Works in the vicinity of the finding can only recommence upon receipt of approval from the nominated archaeologist or Heritage NSW.

9.0 RECOMMENDATIONS

- 9.1 Any new buildings, services, streetscape and landscaping or activities in or in the vicinity of the whole precinct should have regard to the existing scale, style and character of the site and context of heritage landscapes and heritage buildings, including the adjacent low-rise properties.

This is achieved by the provisions of Clause 5.10 to Burwood Local Environmental Plan 2014 and this development proposal is consistent with Clause 5.10 as will future development proposals for sites in proximity to heritage items and heritage conservation areas.

- 9.2 A photographic archival recording of the site should be prepared by a suitably qualified heritage consultant prior to the commencement of works, in order to identify and record the site in its current condition. The document should be prepared in accordance with the Heritage NSW guidelines.

This is anticipated to be included as a condition of development consent to be undertaken prior to commencement of any site works.

- 9.3 If any archaeological findings were to be discovered, the following “*Unexpected Finds Procedure and Human Remains Procedure*”, in accordance with Heritage NSW guidelines, should be undertaken and implemented.

This is anticipated to be included as a condition of development consent.

- 9.4 A Heritage Interpretation Plan and Strategy should be undertaken for the site to highlight the former development of the land from the rural farming activity to the commercial and civic buildings and uses previously occupying the precinct and connections to the cultural and heritage of the greater Burwood Civic Precinct and Burwood Railway Station.

This is anticipated to be included as a condition of development consent and is to be completed and a copy provided to Burwood Council prior to the issue of an Occupation Certificate.

- 9.5 The proposed development and its architectural features including the podium and porte cochere, as documented, has considered the appropriate detailing, architectural style, scale, forms and colours and is satisfactory for the purposes of the State Significant Development Application.

Further detailing should be addressed with conditions of consent, to ensure appropriate detailing, architectural style, scale, forms and colours. This is to complement and enhance the streetscape, in particular to this corner (Railway Parade and Burleigh Street) and in respect to the prominent Local heritage listed item St. Nectarios Greek Orthodox Church c.1879 to the adjacent corner.

- 9.6 The proposed development, as documented, has considered the use of appropriate materials and finishes especially the podium level, driveway, and pedestrian pavement and is satisfactory for the purposes of the State Significant Development Application.

Further detailing should be addressed with conditions of consent, to ensure the use of appropriate materials and finishes especially the podium level, driveway, and pedestrian pavement.

- 9.7 The proposed development, as documented, has considered appropriate landscaping strategies for Railway Parade and Burleigh Street and is satisfactory for the purposes of the State Significant Development Application.

Further detailing should be addressed with conditions of consent, to ensure appropriate landscaping strategies for Railway Parade and Burleigh Street, to enhance the heritage pedestrian link, cultural significance and amenity of Railway Parade streetscape and this Burwood Civic Precinct.

- 9.8 The proposed development, as documented, has considered the significant view corridor from the Burwood Civic precinct towards Burwood Road and Burwood Railway Station along Railway Parade and is satisfactory for the purposes of the State Significant Development Application.

Further detailing should be addressed with conditions of consent, to ensure the significant view corridor is retained and enhanced.

10.0 CONCLUSION

The proposed development to No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood is generally acceptable and reasonable in order to provide the much needed housing supply to Burwood and New South Wales. The proposed No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood is a positive outcome, sustaining the current and foreseeable future demands of the Burwood Civic Precinct.

Although the tower building will have some visual impact on views to and from adjacent and surrounding heritage items, this impact will be mitigated by the setback, scale and bulk of the base podiums. The high rise tower will, in many instances appear as a backdrop to the streetscape.

In our opinion, if the heritage significance of the place is respected and all the heritage recommendations are properly implemented, then overall the proposed development of this place is an acceptable change with an acceptable heritage impact to Burwood immediate civic precinct and the Burwood Town Centre.

APPENDIX A: ARCHITECTURAL DRAWINGS BY PTI ARCHITECTURE

DRAWING LIST

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19	LEVELS 26-31 FLOOR PLAN- HOTEL ROOMS
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21	LEVELS 33- 35 FLOOR PLAN- COMMERCIAL OFFICES
22	LEVEL 36 FLOOR PLAN- HOTEL FACILITIES
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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	FACADE CONCEPT SECTIONS
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47	POTENTIAL SURROUNDING DEVELOPMENT
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49	PERSPECTIVE 1
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RESIDENTIAL/ AFFORDABLE HOUSING, HOTEL & COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24 RAILWAY PDE, BURWOOD
 PREPARED FOR
NSW HOUSING CORPORATION PTY LTD

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

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

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

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

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

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

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
SITE AREA				
MIN. SITE AREA (sqm)	LEP		-	
SUBJECT SITE AREA (sqm)			1,329	Y
HEIGHT OF BUILDING				
PERMISSIBLE HOB (m)	LEP BHP		0.0	
TOTAL MAX. HOB (m)			0.0	
STREET WALL INCLUSIVE IN MAX. HEIGHT (m)			15.0	Y
PROPOSED HOB (m)			143.9	Y
FLOOR SPACE RATIO				
PERMISSIBLE FSR (X:1)	LEP		6.60	
BONUS FSR (X:1)		0%	0.00	
SUBTOTAL FSR (X:1)			6.60	
BONUS FSR (X:1)	AH BONUS	30%	1.98	
TOTAL MAXIMUM FSR PERMISSIBLE (X:1)			8.58	
PROPOSED RESIDENTIAL FSR (X:1)			3.68	
PROPOSED COMMERCIAL FSR (X:1)			4.90	
PROPOSED TOTAL FSR (X:1)			8.58	Y
GROSS FLOOR AREA				
PERMISSIBLE GFA (sqm)			8,771	
SUBTOTAL GFA (sqm)			8,771	
BONUS GFA (sqm)	AH BONUS	30%	2,631	
TOTAL MAXIMUM PERMISSIBLE GFA (sqm)			11,403	
PROPOSED RESIDENTIAL GFA (sqm)			4,887	
PROPOSED COMMERCIAL GFA (sqm)			6,515	
PROPOSED TOTAL GFA (sqm)			11,402	Y
AFFORDABLE HOUSING GROSS FLOOR AREA				
REQUIRED AFFORDABLE HOUSING (sqm)	INCLUSIVE IN MAX. GFA	15%	1,710	
PROPOSED AFFORDABLE HOUSING (sqm)		16%	1,800	Y
LANDSCAPING AREA				
MIN. REQUIREMENT (%)			25%	
MIN. REQUIREMENT (sqm)			332	
PROPOSED (%)			25%	Y
PROPOSED (sqm)			332	Y
COMMUNAL OPEN SPACE				
MIN. REQUIREMENT (%)			25%	
MIN. REQUIREMENT (sqm)			332	
PROPOSED (%)			34%	Y
PROPOSED (sqm)			450	Y

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
A	SSDA SUBMISSION	VD	03.02.25



CLIENT:
 NSW HOUSING CORPORATION
 PTY LTD

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

DRAWING TITLE:
 PROJECT SUMMARY

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

UNIT SCHEDULE (qty)						ADDITIONAL INFORMATION (qty)			AREA SCHEDULE (m2)			STORAGE SCHEDULE (m3)				
DUAL KEY UNIT NO.	2 BED, 2 BATH	TOTAL	INDIVIDUAL UNIT NO.	STUDIO	1 BED, 1 BATH	TOTAL	AFFORDABLE HOUSING UNITS	POST ADAPTABLE/ACCESSIBLE UNITS	LHA SILVER LEVEL UNITS	UNIT	PRIVATE OPEN SPACE	TOTAL	WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	% WITHIN UNIT
301	1		301A	-	1		1	-	-	50	8	58	4	2	6	67%
			301B	1	-		1	-	-	35	4	39	4	0	4	100%
302	1	3	302A	1	-		1	-	1	36	7	43	3	1	4	75%
			302B	-	1		1	1	1	50	8	58	5	1	6	83%
303	1		303A	-	1		1	-	-	50	8	58	4	2	6	67%
			303B	1	-		1	-	-	35	4	39	2	2	4	50%
401	1		401A	-	1		1	-	-	50	8	58	4	2	6	67%
			401B	1	-		1	-	-	35	4	39	4	0	4	100%
402	1	3	402A	1	-		1	-	1	36	7	43	3	1	4	75%
			402B	-	1		1	1	1	50	8	58	5	1	6	83%
403	1		403A	-	1		1	-	-	50	8	58	4	2	6	67%
			403B	1	-		1	-	-	35	4	39	2	2	4	50%
501	1		501A	-	1		1	-	-	50	8	58	4	2	6	67%
			501B	1	-		1	-	-	35	4	39	4	0	4	100%
502	1	3	502A	1	-		1	-	1	36	7	43	3	1	4	75%
			502B	-	1		1	1	1	50	8	58	5	1	6	83%
503	1		503A	-	1		1	-	-	50	8	58	4	2	6	67%
			503B	1	-		1	-	-	35	4	39	2	2	4	50%
601	1		601A	-	1		1	-	-	50	8	58	4	2	6	67%
			601B	1	-		1	-	-	35	4	39	4	0	4	100%
602	1	3	602A	1	-		1	-	1	36	7	43	3	1	4	75%
			602B	-	1		1	1	1	50	8	58	5	1	6	83%
603	1		603A	-	1		1	-	-	50	8	58	4	2	6	67%
			603B	1	-		1	-	-	35	4	39	2	2	4	50%
701	1		701A	-	1		1	-	-	50	8	58	4	2	6	67%
			701B	1	-		1	-	-	35	4	39	4	0	4	100%
702	1	3	702A	1	-		1	-	1	36	7	43	3	1	4	75%
			702B	-	1		1	1	1	50	8	58	5	1	6	83%
703	1		703A	-	1		1	-	-	50	8	58	4	2	6	67%
			703B	1	-		1	-	-	35	4	39	2	2	4	50%
801	1		801A	-	1		1	-	-	50	8	58	4	2	6	67%
			801B	1	-		1	-	-	35	4	39	4	0	4	100%
802	1	3	802A	1	-		1	-	1	36	7	43	3	1	4	75%
			802B	-	1		1	1	1	50	8	58	5	1	6	83%
803	1		803A	-	1		1	-	-	50	8	58	4	2	6	67%
			803B	1	-		1	-	-	35	4	39	2	2	4	50%
901	1		901A	-	1		-	-	-	50	8	58	4	2	6	67%
			901B	1	-		-	-	-	35	4	39	4	0	4	100%
902	1	3	902A	1	-		-	-	1	36	7	43	3	1	4	75%
			902B	-	1		-	-	1	50	8	58	5	1	6	83%
903	1		903A	-	1		-	-	-	50	8	58	4	2	6	67%
			903B	1	-		-	-	-	35	4	39	2	2	4	50%
1001	1		1001A	-	1		-	-	-	50	8	58	4	2	6	67%
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1002	1	3	1002A	1	-		-	-	1	36	7	43	3	1	4	75%
			1002B	-	1		-	-	1	50	8	58	5	1	6	83%
1003	1		1003A	-	1		-	-	-	50	8	58	4	2	6	67%
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1101	1		1101A	-	1		-	-	-	50	8	58	4	2	6	67%
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1102	1	3	1102A	1	-		-	-	1	36	7	43	3	1	4	75%
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1103	1		1103A	-	1		-	-	-	50	8	58	4	2	6	67%
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1201	1		1201A	-	1		-	-	-	50	8	58	4	2	6	67%
			1201B	1	-		-	-	-	35	4	39	4	0	4	100%
1202	1	3	1202A	1	-		-	-	1	36	7	43	3	1	4	75%
			1202B	-	1		-	-	1	50	8	58	5	1	6	83%
1203	1		1203A	-	1		-	-	-	50	8	58	4	2	6	67%
			1203B	1	-		-	-	-	35	4	39	2	2	4	50%
1301	1		1301A	-	1		-	-	-	50	8	58	4	2	6	67%
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1302	1	3	1302A	1	-		-	-	1	36	7	43	3	1	4	75%
			1302B	-	1		-	-	1	50	8	58	5	1	6	83%
1303	1		1303A	-	1		-	-	-	50	8	58	4	2	6	67%
			1303B	1	-		-	-	-	35	4	39	2	2	4	50%
1401	1		1401A	-	1		-	-	-	50	8	58	4	2	6	67%
			1401B	1	-		-	-	-	35	4	39	4	0	4	100%
1402	1	3	1402A	1	-		-	-	1	36	7	43	3	1	4	75%
			1402B	-	1		-	-	1	50	8	58	5	1	6	83%
1403	1		1403A	-	1		-	-	-	50	8	58	4	2	6	67%
			1403B	1	-		-	-	-	35	4	39	2	2	4	50%
1501	1		1501A	-	1		-	-	-	50	8	58	4	2	6	67%
			1501B	1	-		-	-	-	35	4	39	4	0	4	100%
1502	1	3	1502A	1	-		-	-	1	36	7	43	3	1	4	75%
			1502B	-	1		-	-	1	50	8	58	5	1	6	83%
1503	1		1503A	-	1		-	-	-	50	8	58	4	2	6	67%
			1503B	1	-		-	-	-	35	4	39	2	2	4	50%
1601	1		1601A	-	1		-	-	-	50	8	58	4	2	6	67%
			1601B	1	-		-	-	-	35	4	39	4	0	4	100%
1602	1	3	1602A	1	-		-	-	1	36	7	43	3	1	4	75%
			1602B	-	1		-	-	1	50	8	58	5	1	6	83%
1603	1		1603A	-	1		-	-	-	50	8	58	4	2	6	67%
			1603B	1	-		-	-	-	35	4	39	2	2	4	50%
1701	1		1701A	-	1		-	-	-	50	8	58	4	2	6	67%
			1701B	1	-		-	-	-	35	4	39	4	0	4	100%
1702	1	3	1702A	1	-		-	-	1	36	7	43	3	1	4	75%
			1702B	-	1		-	-	1	50	8	58	5	1	6	83%
1703	1		1703A	-	1		-	-	-	50	8	58	4	2	6	67%
			1703B	1	-		-	-	-	35	4	39	2	2	4	50%
1801	1		1801A	-	1		-	-	-	50	8	58	4	2	6	67%
			1801B	1	-		-	-	-	35	4	39	4	0	4	100%
1802	1	3	1802A	1	-		-	-	1	36	7	43	3	1	4	75%
			1802B	-	1		-	-	1	50	8	58	5	1	6	83%
1803	1		1803A	-	1		-	-	-	50	8	58	4	2	6	67%
			1803B	1	-		-	-	-	35	4	39	2	2	4	50%
TOTAL (qty)	48	48		48	48	96	36	10	32							
UNIT MIX (%)				50%	50%	100%	38%	10%	33%							

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 + 61 2 9283 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

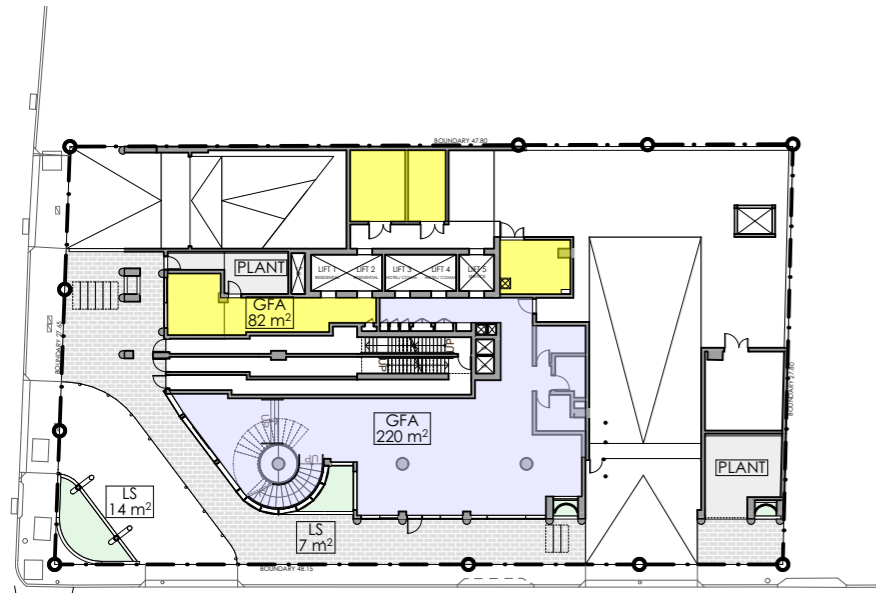
CLIENT:
**NSW HOUSING CORPORATION
 PTY LTD**

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

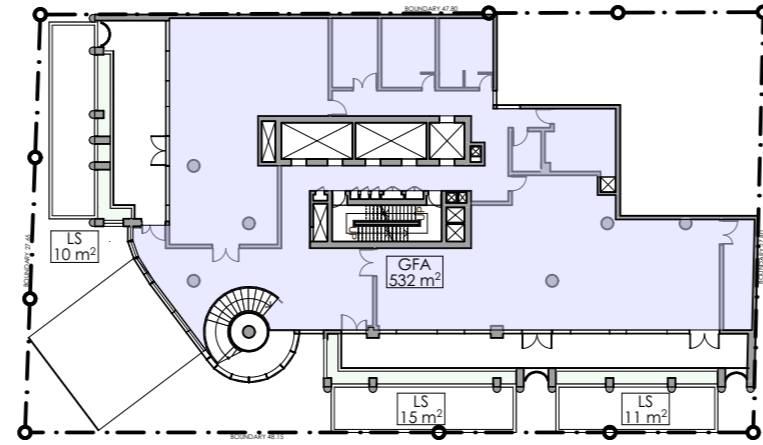
DRAWING TITLE:
APARTMENT SCHEDULE

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

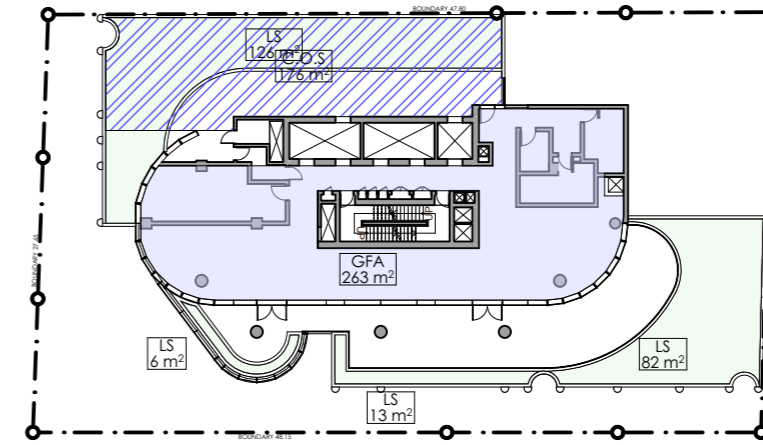
SSDA 02 A
 stage. dwg no. revision



1 GROUND FLOOR
1:500



2 LEVEL 1
1:500

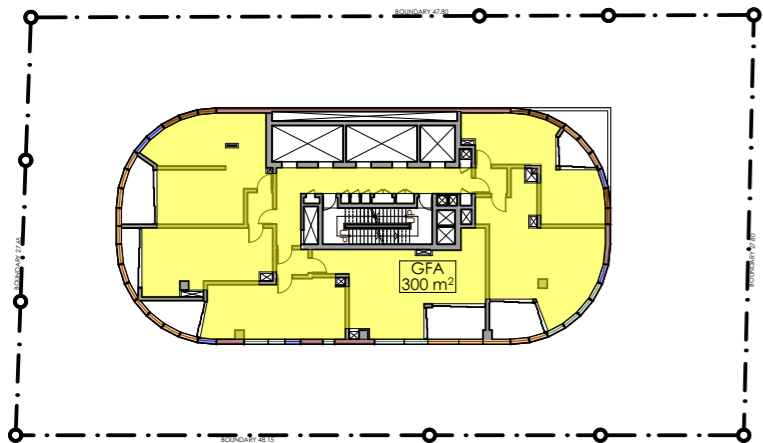


3 LEVEL 2
1:500

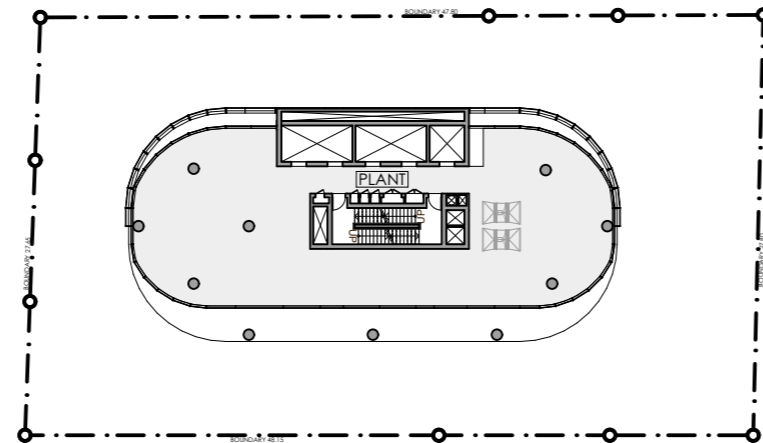
GFA LEGEND

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

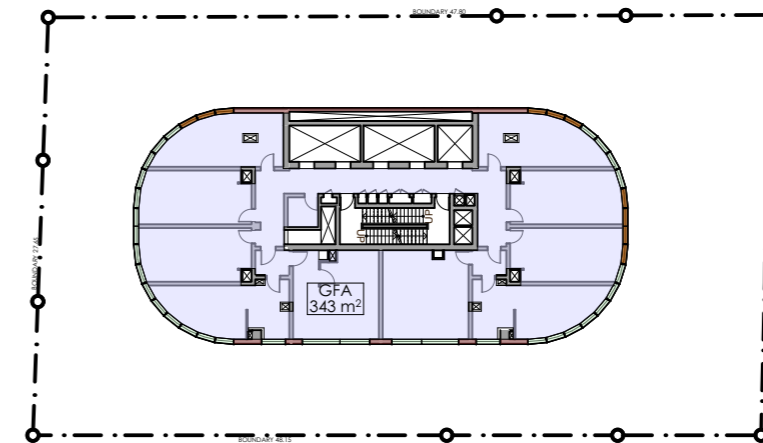
SSDA SUBMISSION



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



5 LEVEL 19
1:500



6 LEVELS 20-31
1:500

REV	DESCRIPTION	BY	DATE
A	SSDA SUBMISSION	VD	03.02.25

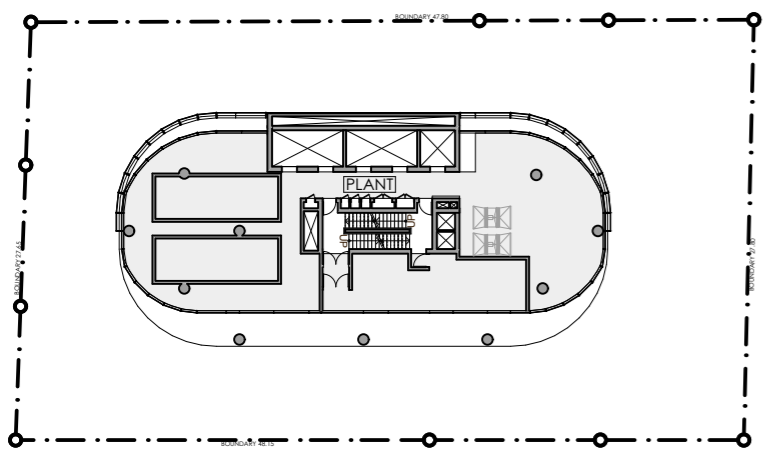


Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 50564)
ABN 90 050 071 022

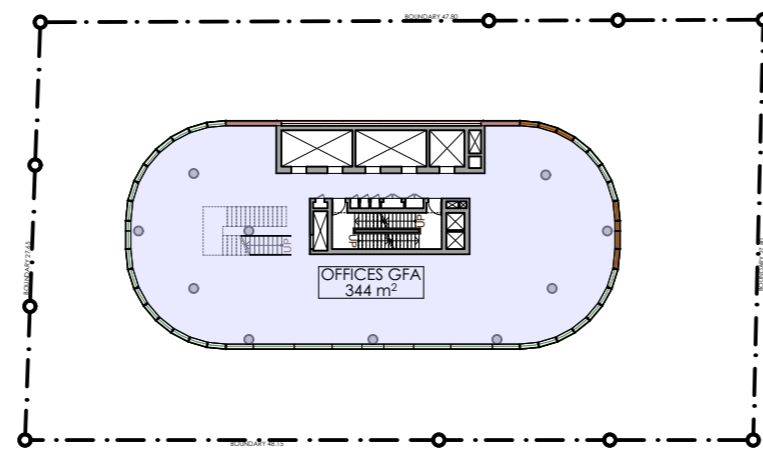
CLIENT:
NSW HOUSING CORPORATION
PTY LTD

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

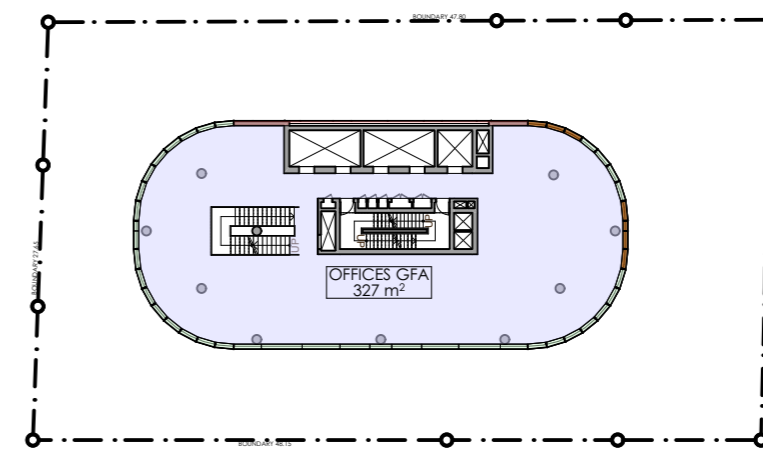
DRAWING TITLE:
GFA & FSR CALCULATIONS



7 LEVEL 32
1:500



8 LEVEL 33
1:500



9 LEVEL 34
1:500

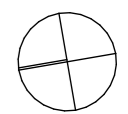


SCALE: 1:500 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

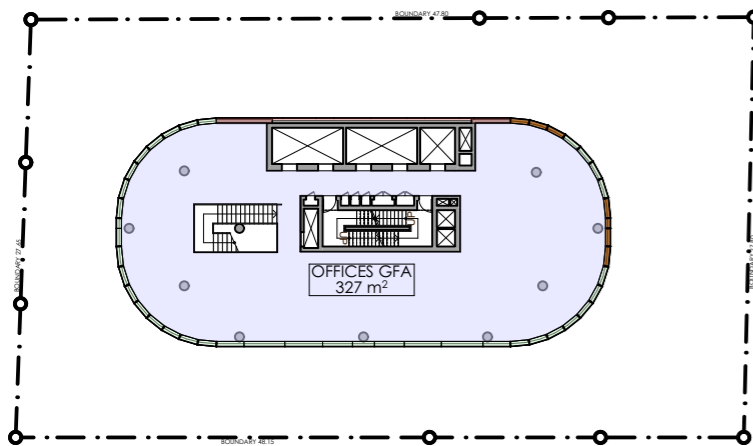
PROJECT No: P709



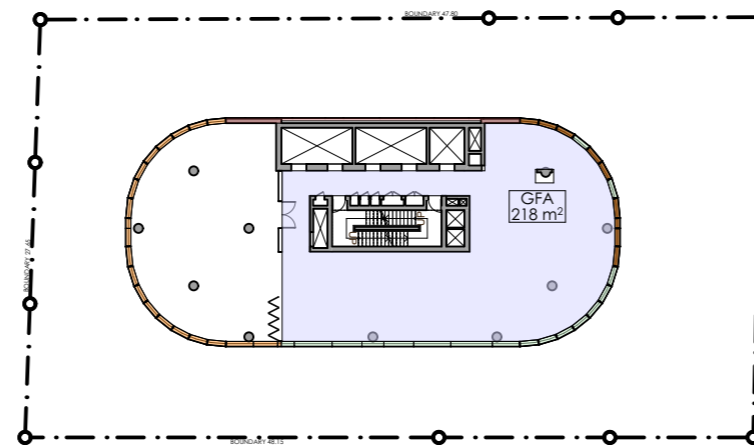
SSDA	03	A
stage.	dwg no.	revision

GFA LEGEND

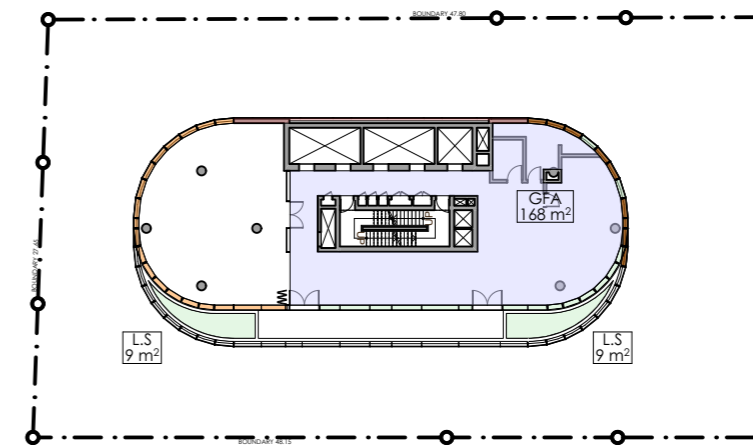
- GFA (RESIDENTIAL)
- GFA (COMM. OFFICE & HOTEL)
- RESIDENTIAL COMMUNAL OPEN SPACE
- LANDSCAPING AREA
- PLANT



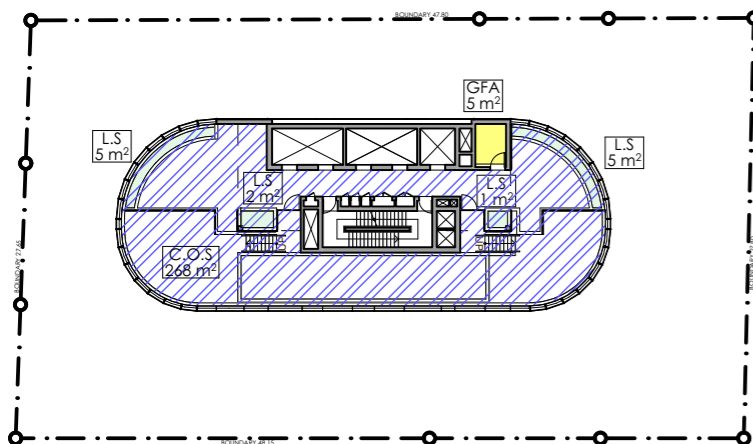
1 LEVEL 35
1:500



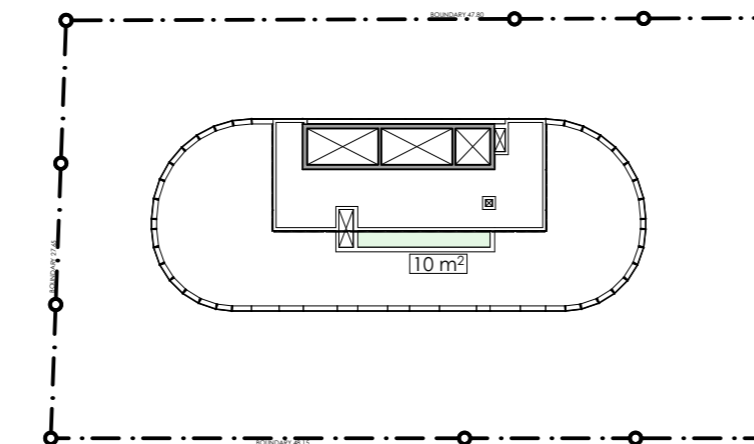
2 LEVEL 36
1:500



3 LEVEL 37
1:500



4 LEVEL 38
1:500



5 ROOF
1:500

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



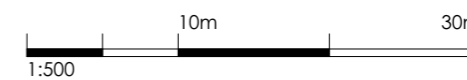
Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
 PTY LTD**

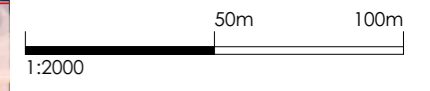
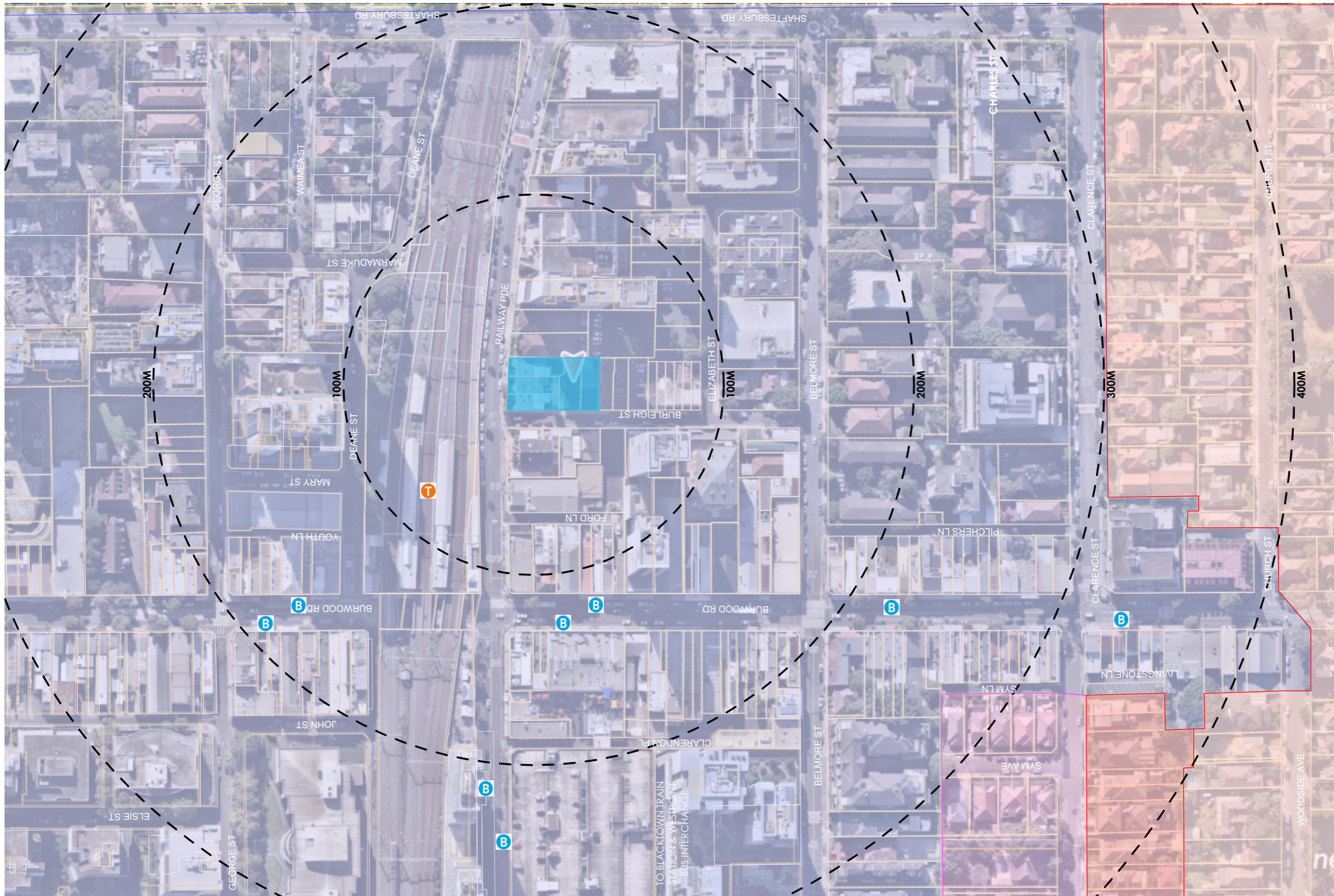
PROJECT:
**RESIDENTIAL/ AFFORDABLE
 HOUSING, HOTEL &
 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
GFA & FSR CALCULATIONS

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



SSDA **04** **A**
 stage. dwg no. revision



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A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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

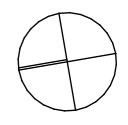
CLIENT:
**NSW HOUSING CORPORATION
 PTY LTD**

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

DRAWING TITLE:
LOCATION PLAN

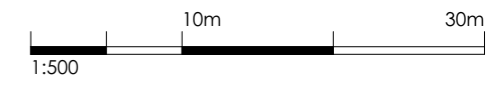
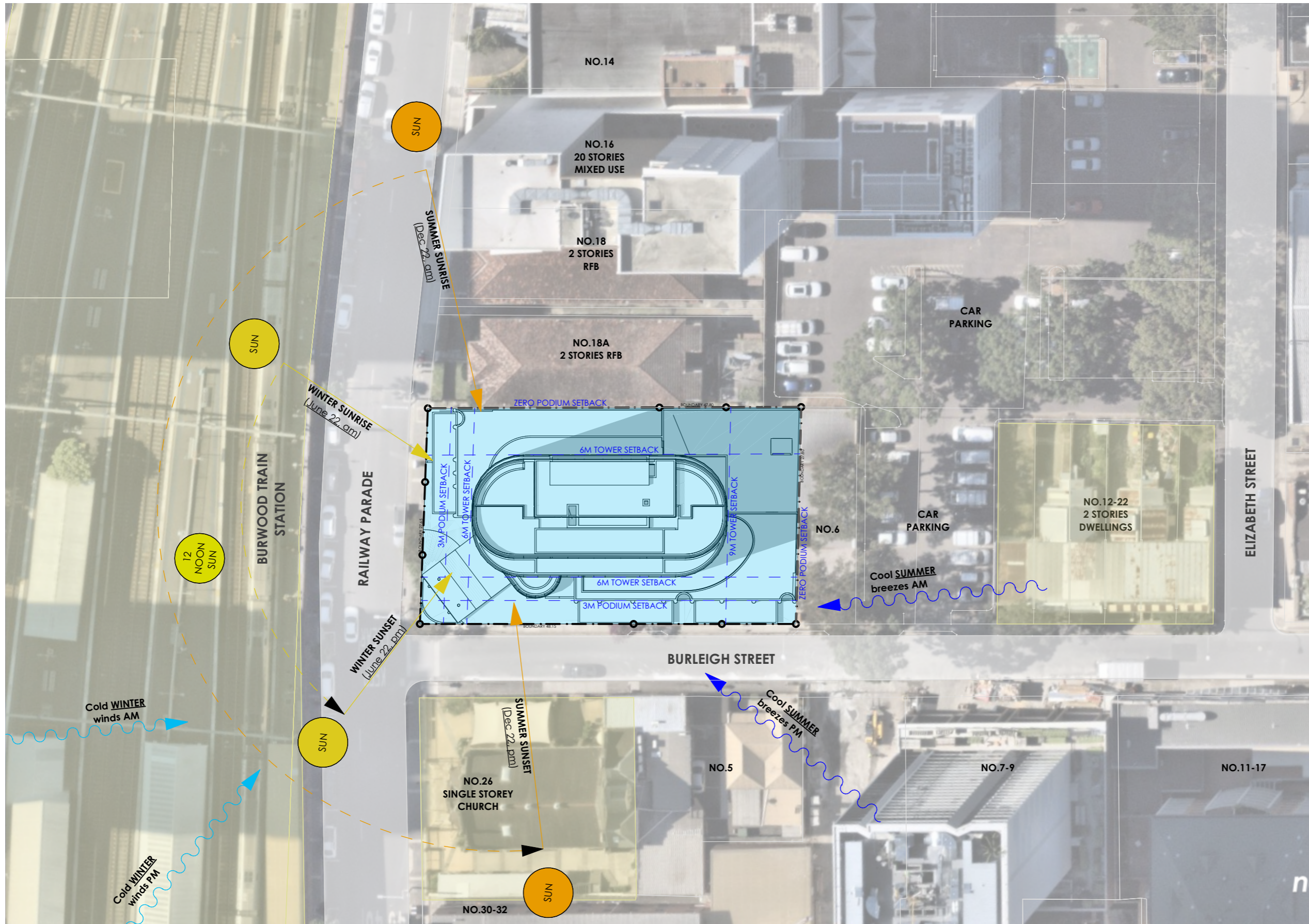
SCALE: 1:2000 AT A3 NORTH POINT:

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



- SUBJECT SITE
- ZONE MU1 MIXED USE
- ZONE R2 LOW DENSITY RESIDENTIAL
- ZONE R1 GENERAL RESIDENTIAL
- ZONE R3 MEDIUM DENSITY RESIDENTIAL

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



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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



CLIENT:
**NSW HOUSING CORPORATION
 PTY LTD**

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

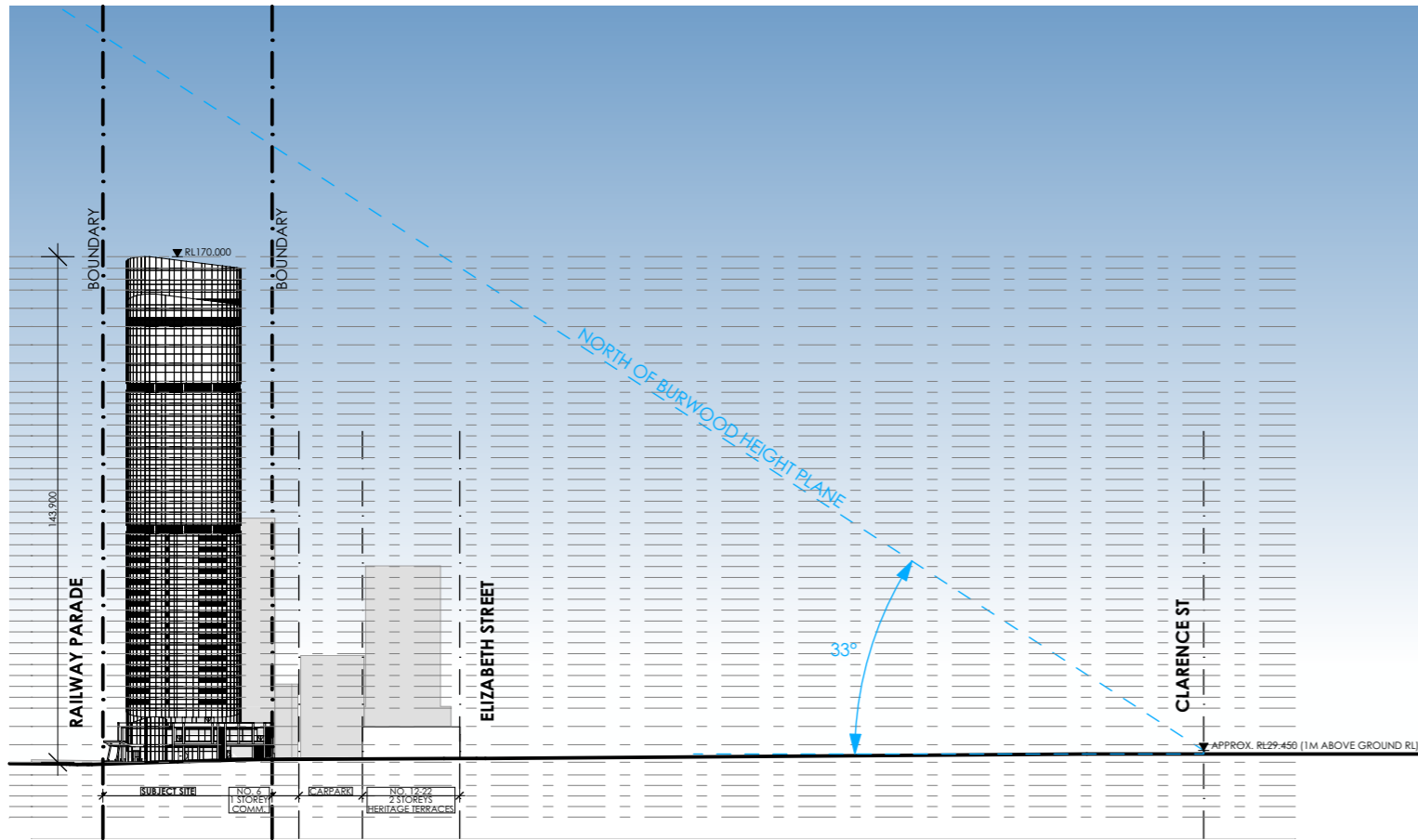
DRAWING TITLE:
SITE PLAN

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

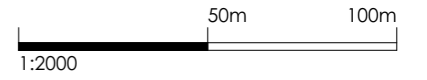
1 SITE/ SITE ANALYSIS PLAN
 1:500

-  SUBJECT SITE
-  HERITAGE ITEMS

SSDA 06 A
 stage. dwg no. revision



1 BURLEIGH ST- HEIGHT PLANE D
1:2000



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

■ SUBJECT SITE

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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 Nominated Registered Architect: Peter Israel (reg no 50564)
 ABN 90 050 071 022

CLIENT:
 NSW HOUSING CORPORATION
 PTY LTD

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

DRAWING TITLE:
 STREETScape & BURWOOD
 HEIGHT PLANE

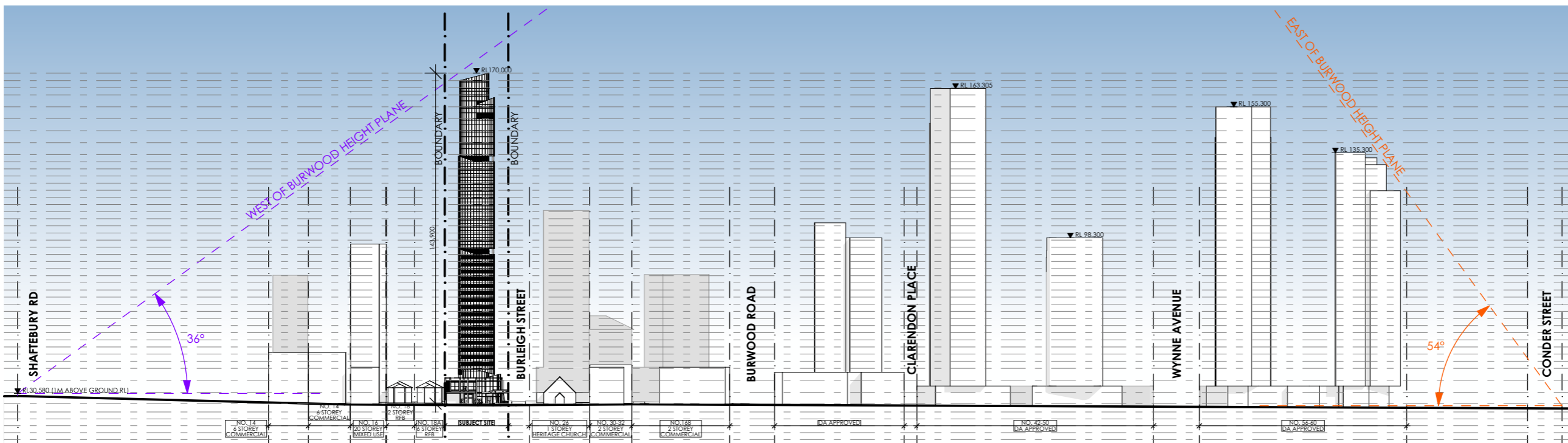
SCALE: 1:2000 AT A3 NORTH POINT:

DRAWN BY: VD/JR

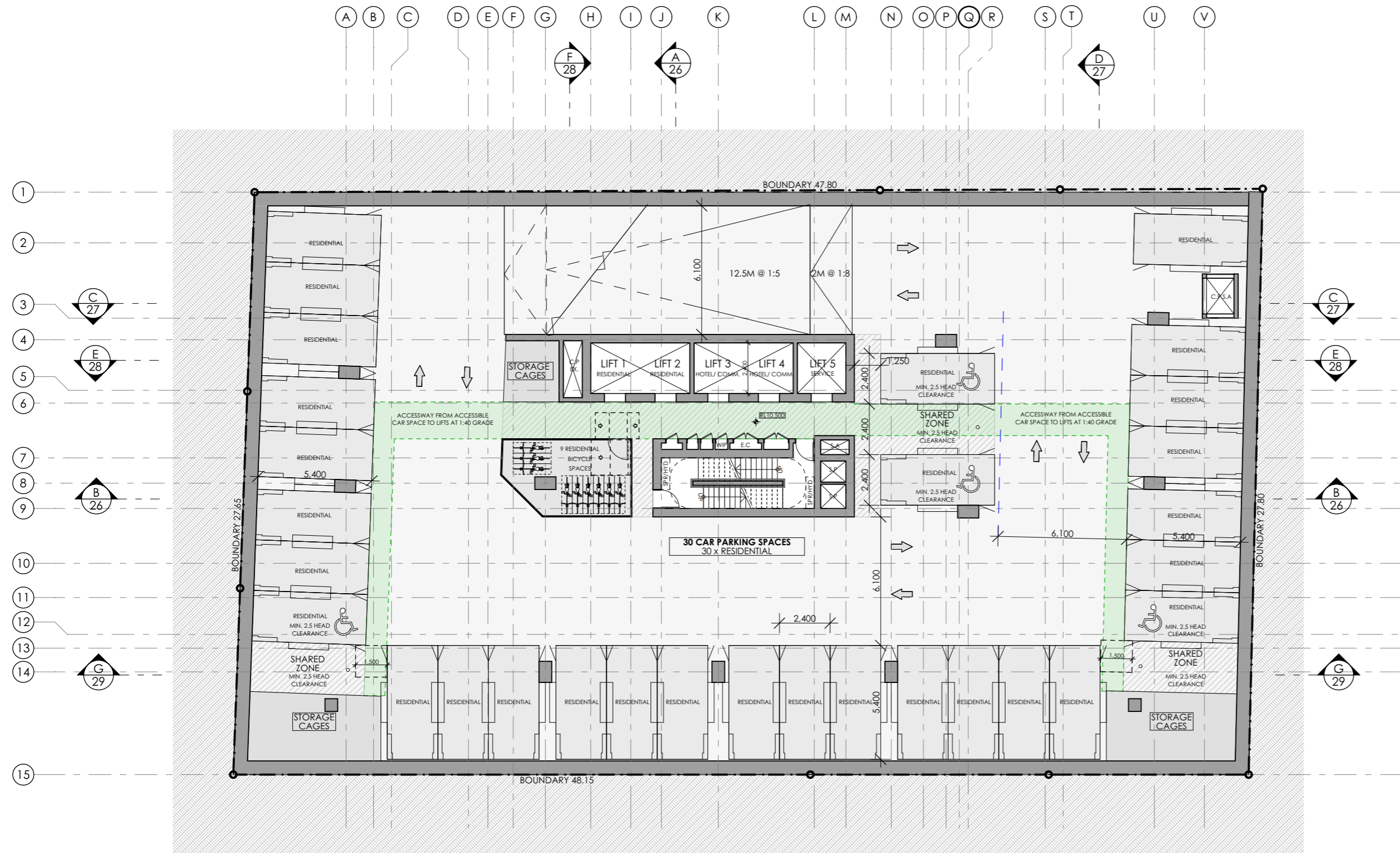
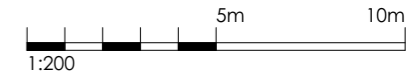
CHECKED BY: PI

PROJECT No: P709

SSDA 07 A
 stage. dwg no. revision



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



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
A	SSDA SUBMISSION	VD	03.02.25

pti ARCHITECTURE
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

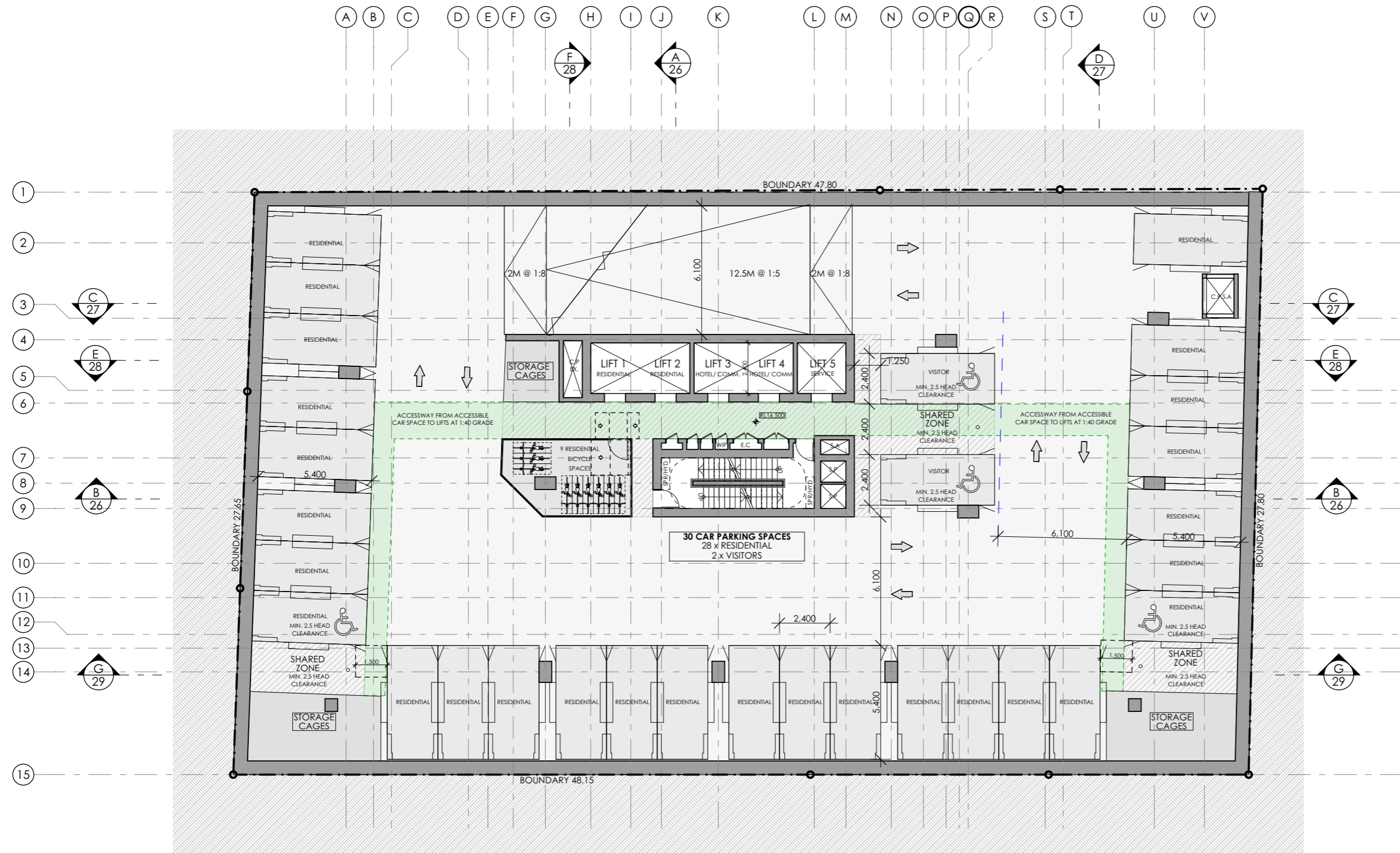
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASEMENTS 4-5 PLAN

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

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

SSDA 08 A
stage. dwg no. revision



1 BASEMENT LEVEL 3 - RESIDENTIAL PARKING
1:200

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
A	SSDA SUBMISSION	VD	03.02.25

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

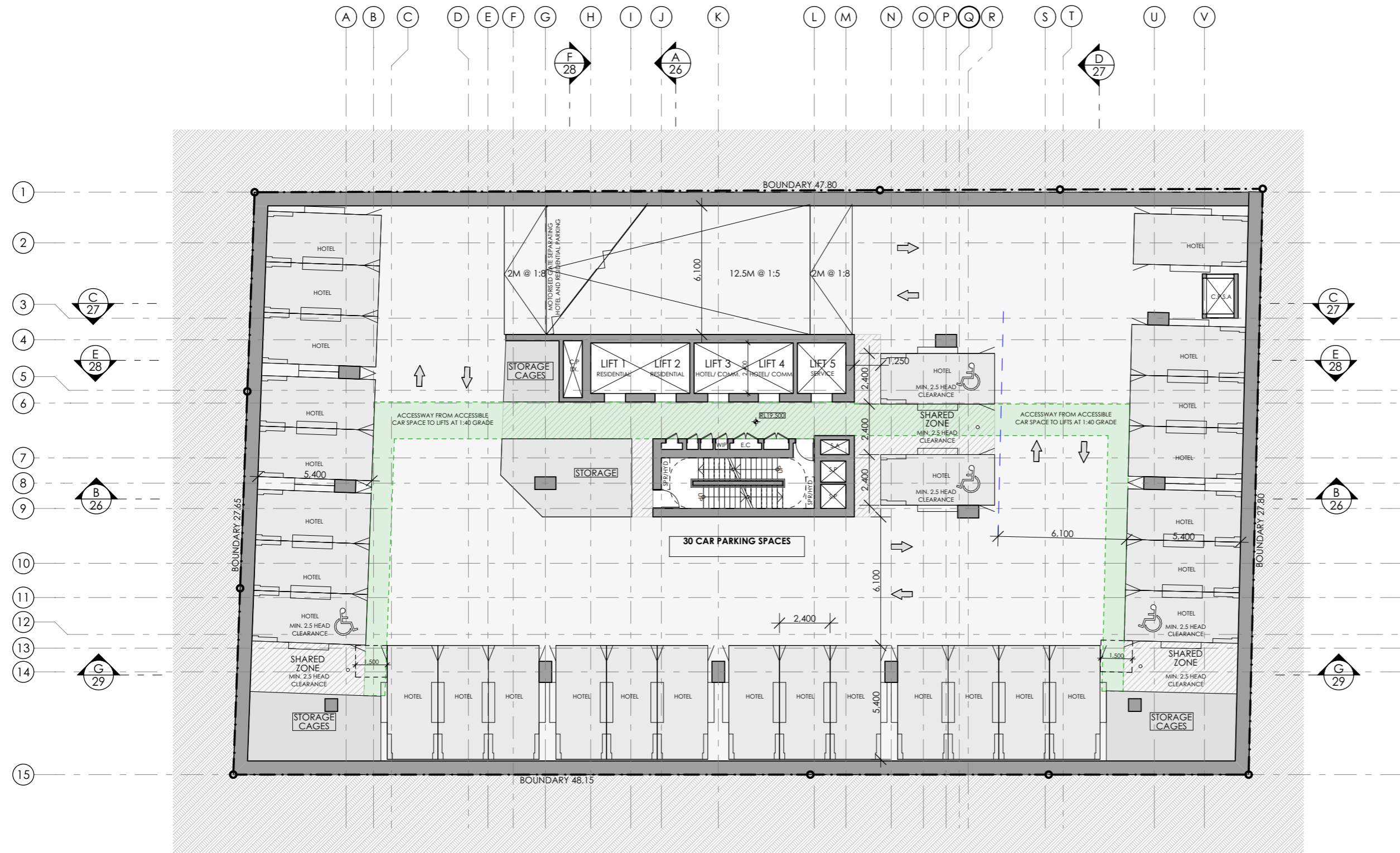
CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

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

DRAWING TITLE:
BASEMENT 3 PLAN

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

SSDA 09 A
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1 BASEMENT LEVEL 2 - HOTEL PARKING
1:200

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

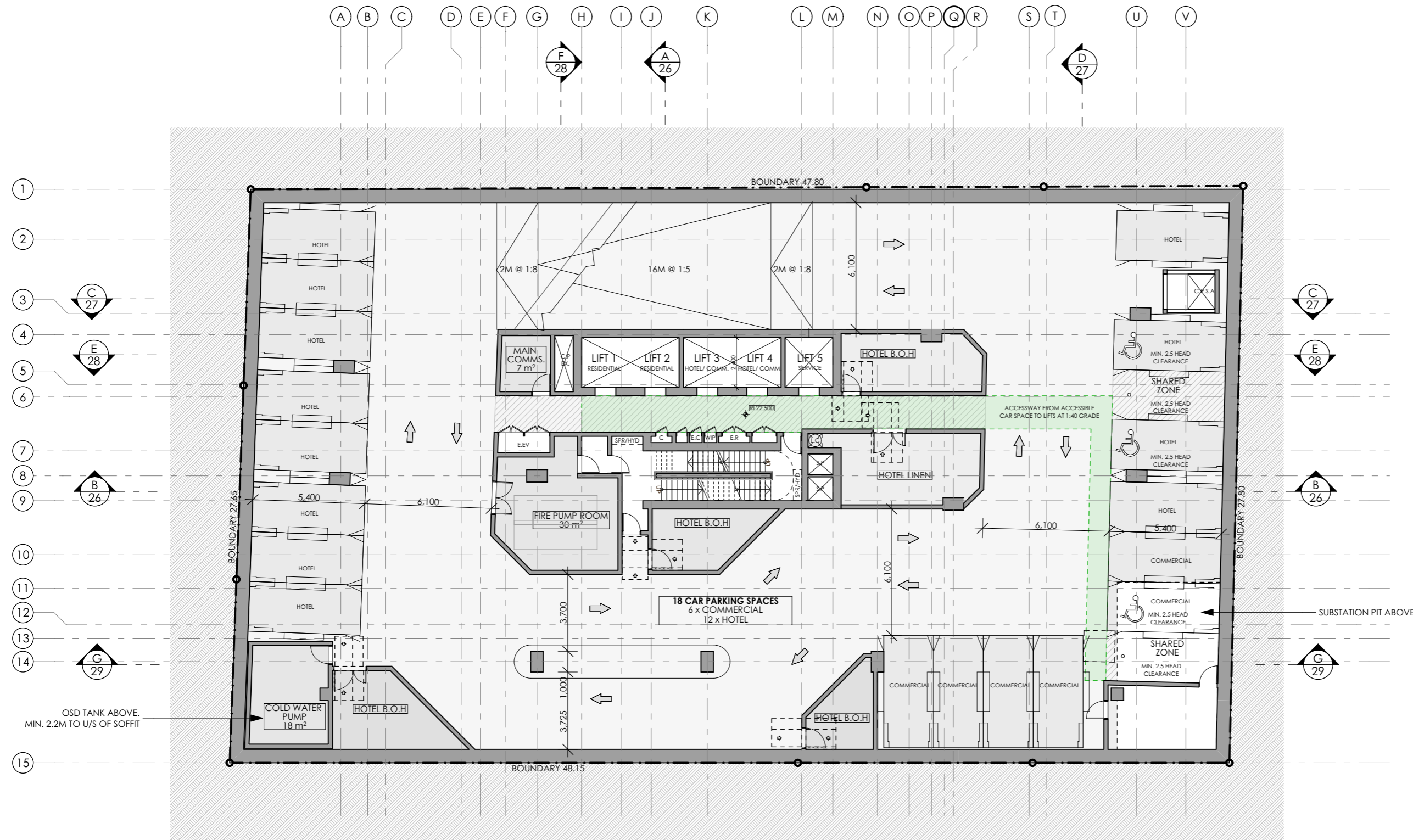
CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

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

DRAWING TITLE:
BASEMENT 2 PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
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PROJECT No:	P709		

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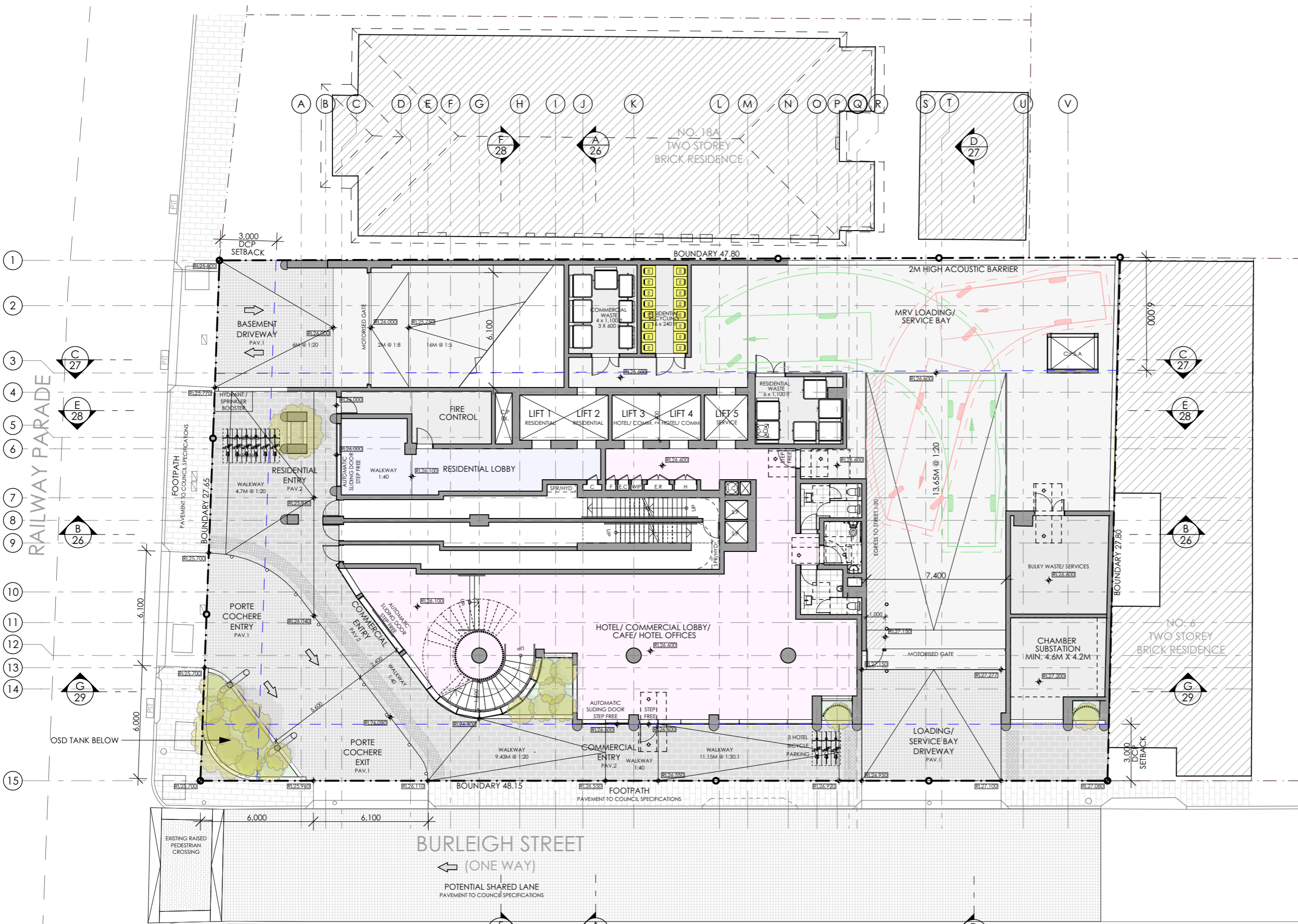
CLIENT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
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DRAWING TITLE:
BASEMENT 1 PLAN

SCALE:	1:200 AT A3	NORTH POINT:	
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PROJECT No:	P709		

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



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

DRAWING TITLE:
GROUND FLOOR PLAN

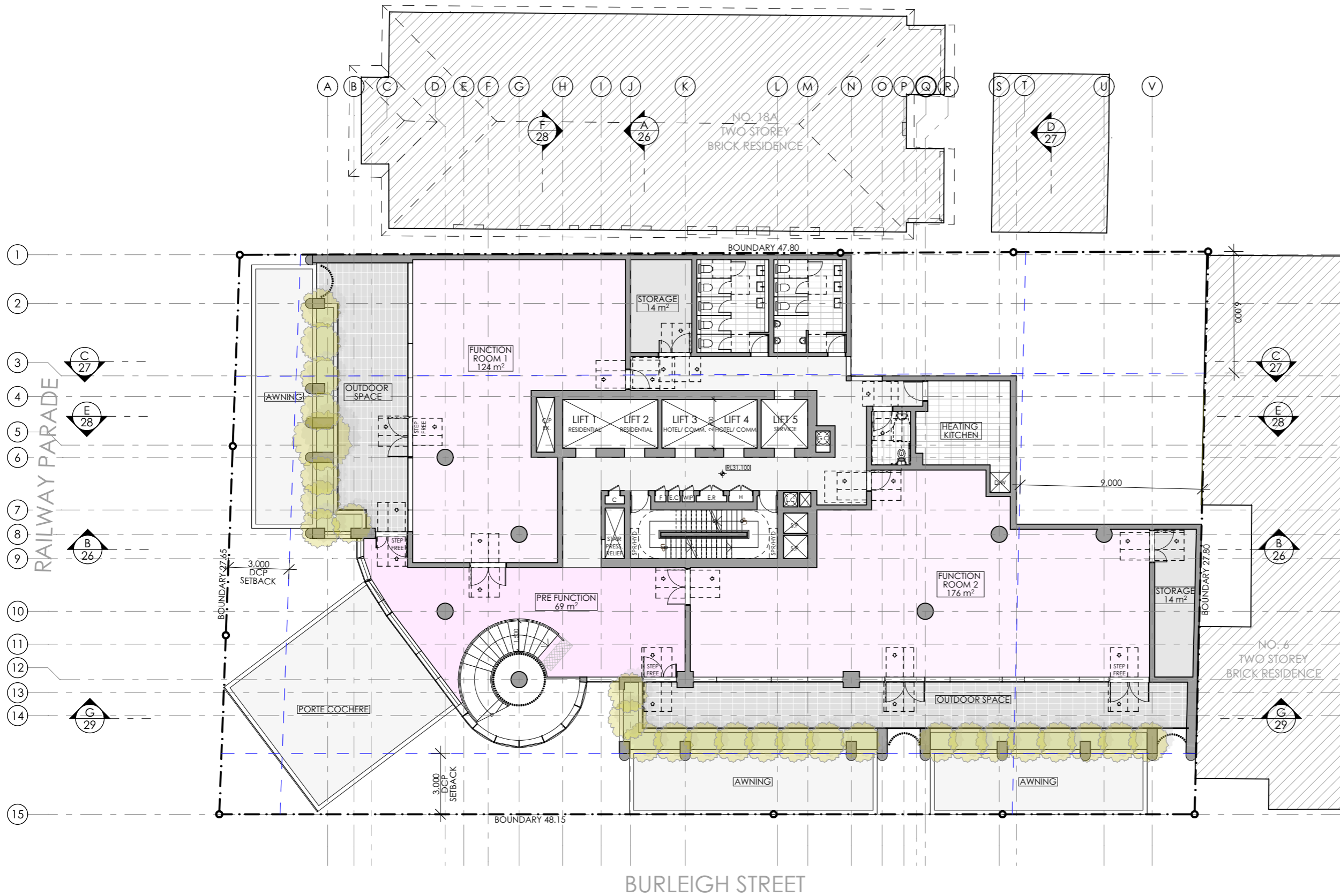
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DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

1 GROUND FLOOR
1:200

PAVEMENT FINISHES WITHIN SITE

PAV1. DRIVEWAY PAVEMENT
- CONCRETE PAVER
- 150x150x60MM

PAV2. PEDESTRIAN PAVEMENT
- GRANITE FLAGSTONES
- 600x300x50MM



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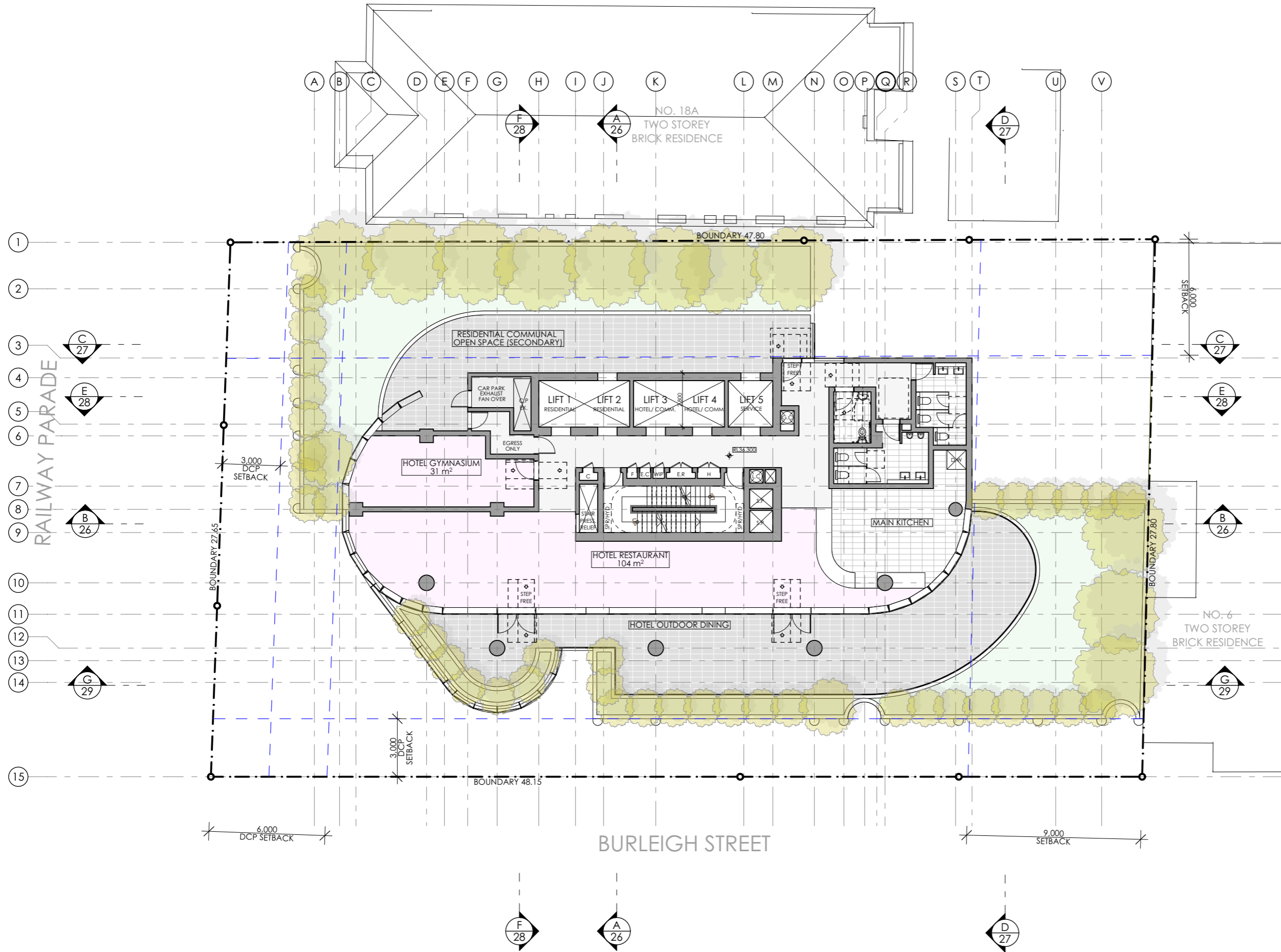
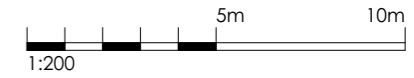
CLIENT:
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PROJECT:
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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		

1 HOTEL FACILITIES LEVEL 1
1:200



1 HOTEL FACILITIES LEVEL 2
1:200

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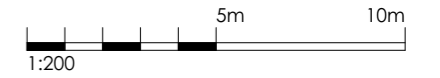
PROJECT:
**RESIDENTIAL/ AFFORDABLE
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

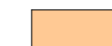

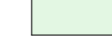


SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

ADG MINIMUM AREAS

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



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

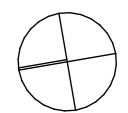


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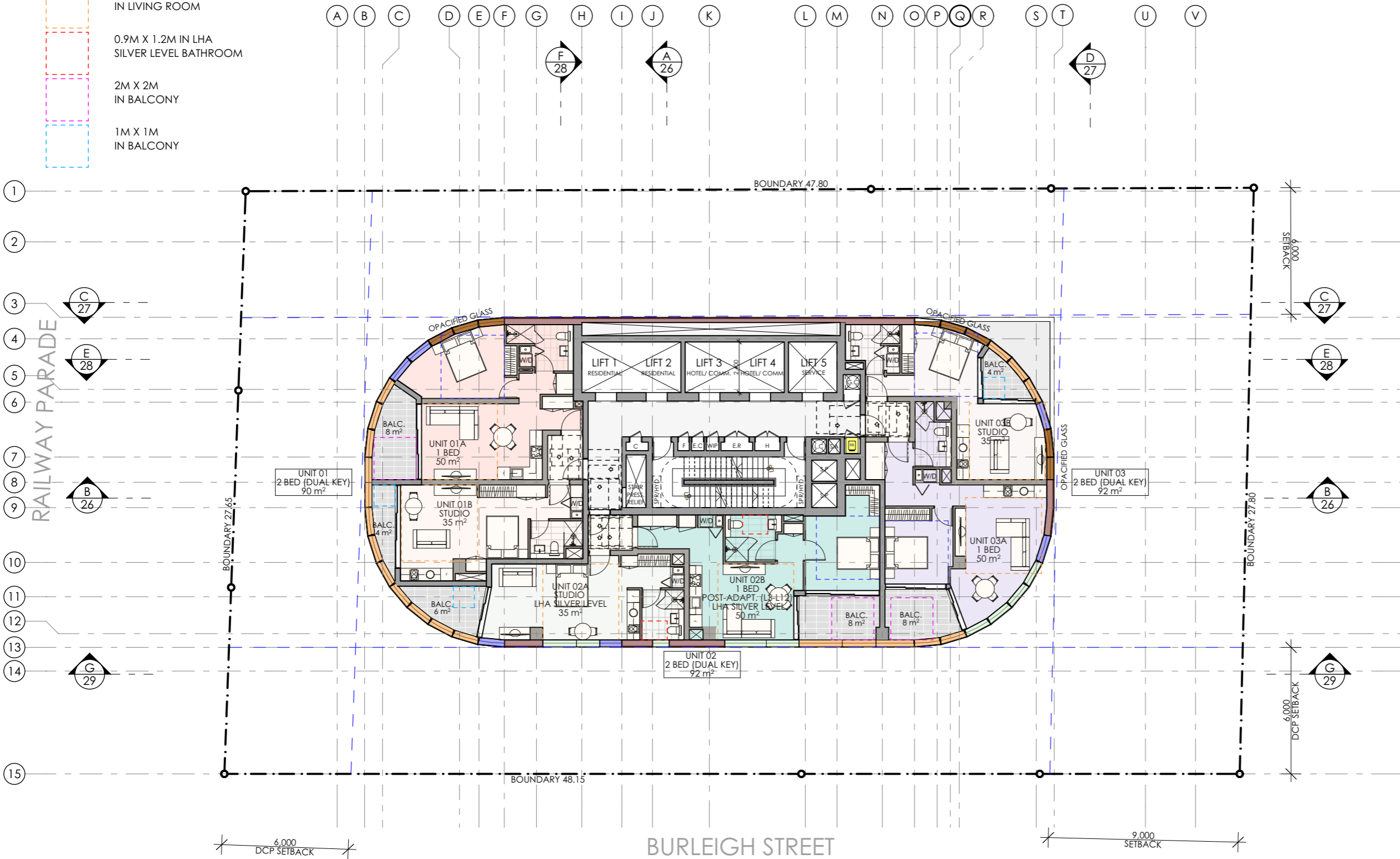
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 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

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






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CHECKED BY:	PI		
PROJECT No:	P709		

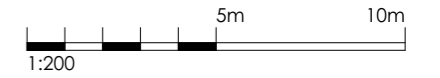
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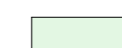


1 RESIDENTIAL APARTMENTS LEVELS 3- 8 (AFFORDABLE HOUSING)
 1:200

ADG MINIMUM AREAS

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



CURTAIN WALL LEGEND

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

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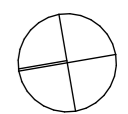


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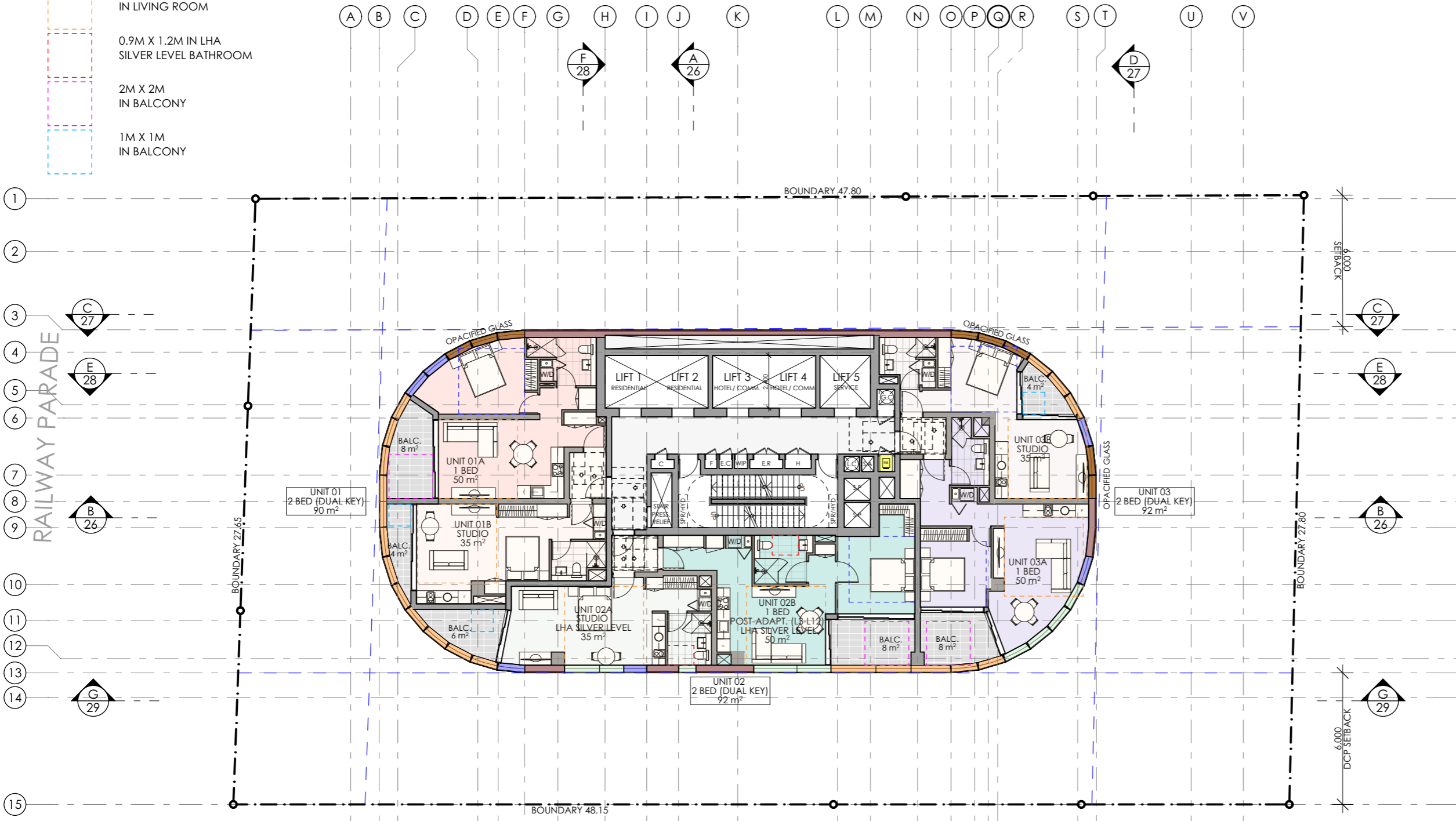
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PROJECT:
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 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

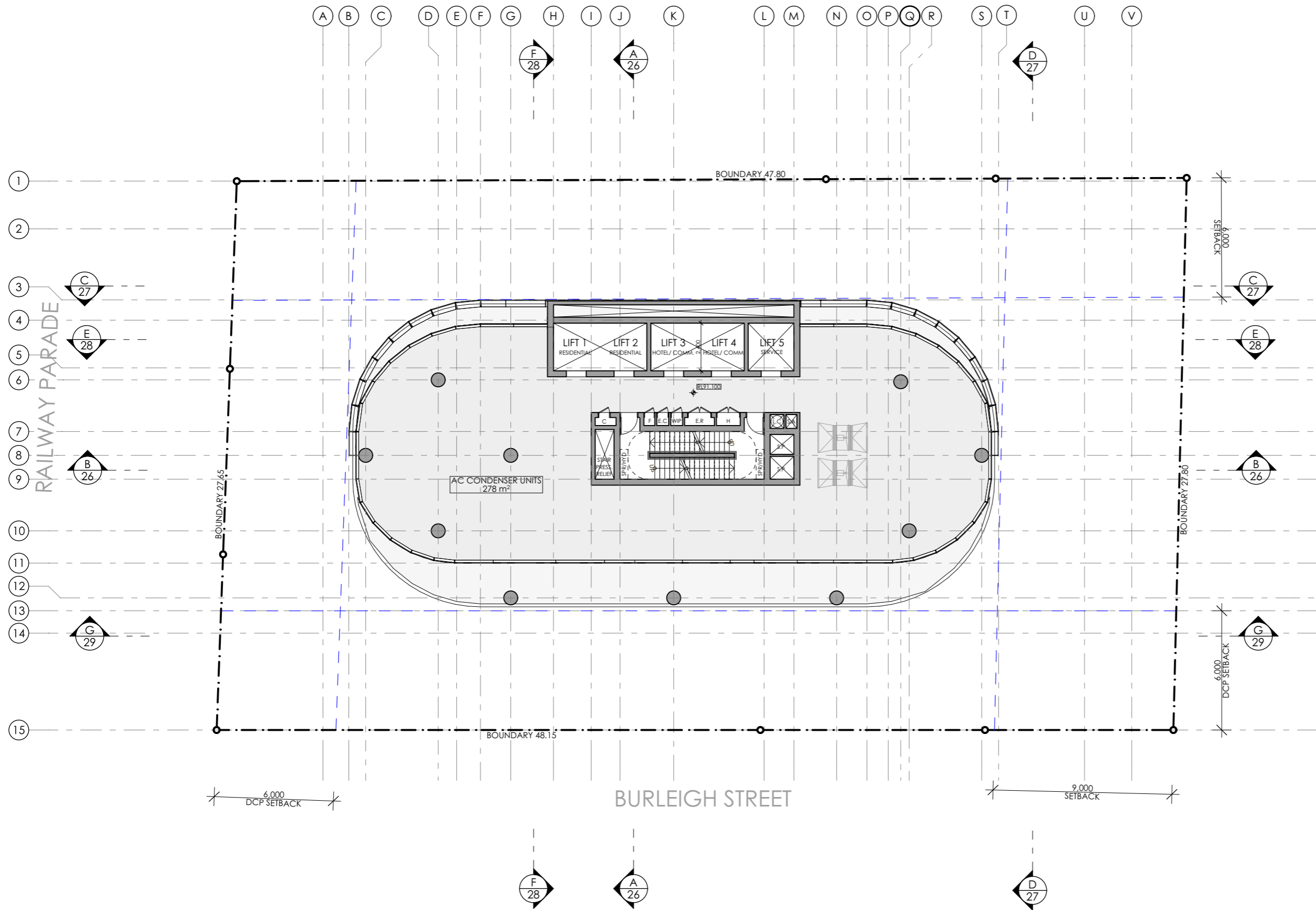
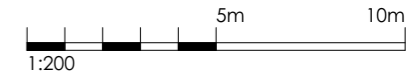
DRAWING TITLE:
**LEVELS 9-18 FLOOR PLAN-
 RESIDENTIAL**

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

SSDA **16** **A**
 stage. dwg no. revision



1 RESIDENTIAL APARTMENT LEVELS 9-18
 1:200



1 PLANT LEVEL 19
1:200

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PROJECT:
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RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LEVEL 19 FLOOR PLAN- PLANT

SCALE:	1:200 AT A3	NORTH POINT:	
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CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 17 A
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
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

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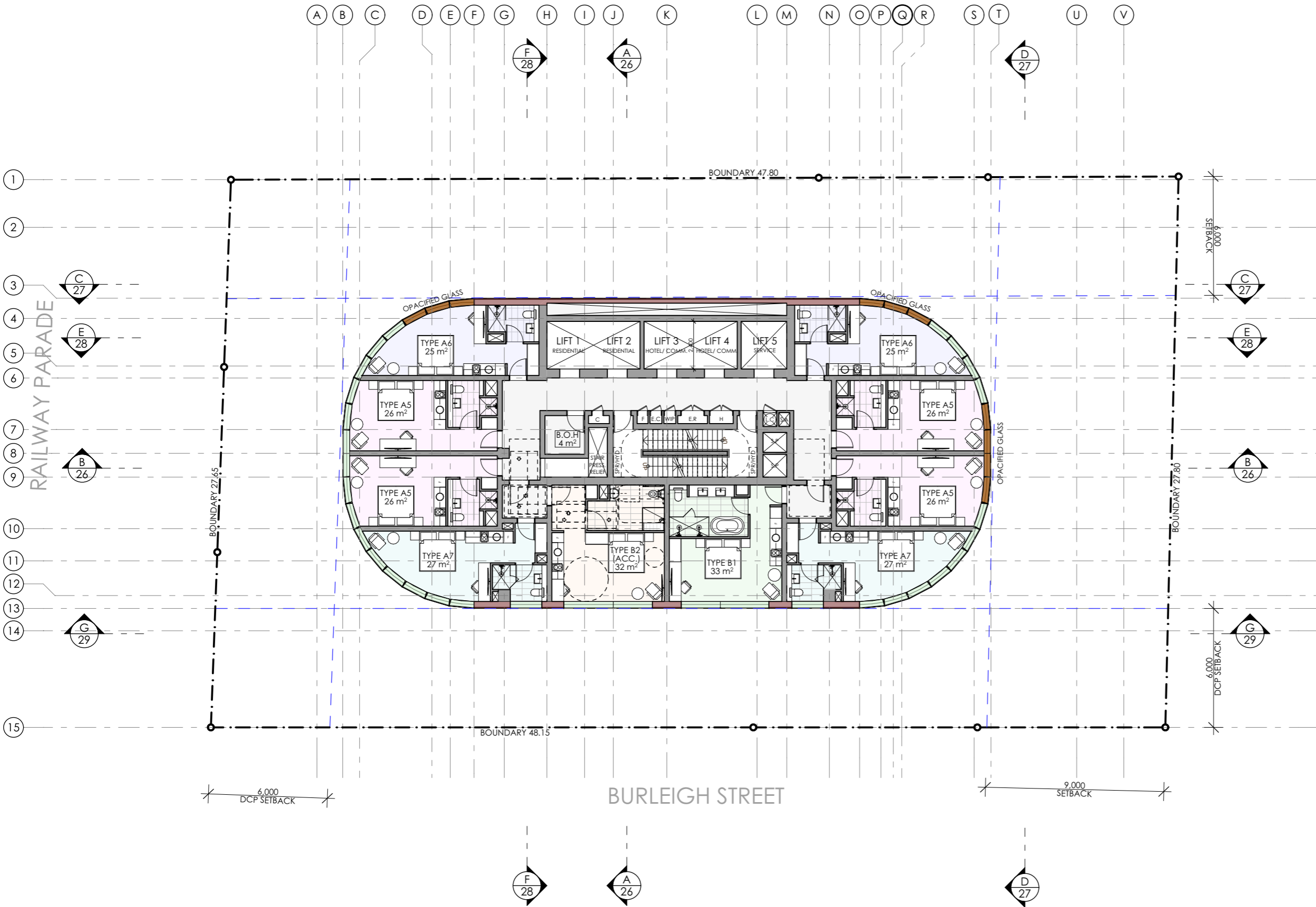
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

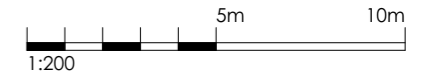
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CHECKED BY: PI	
PROJECT No: P709	

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18 dwg no.
A 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
- TYPE E**
FIXED OPACIFIED GLASS OVER SOLID WALL

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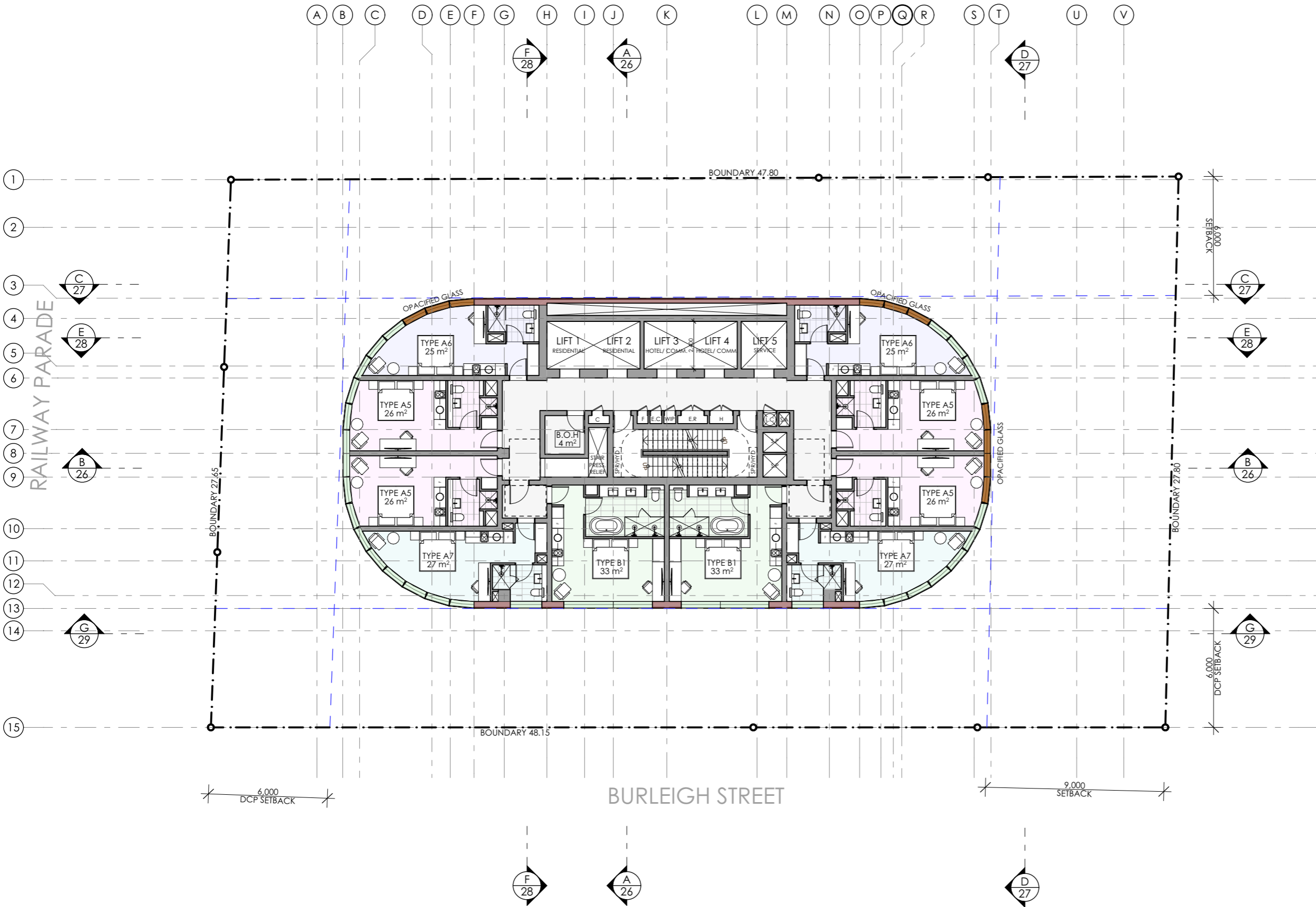
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

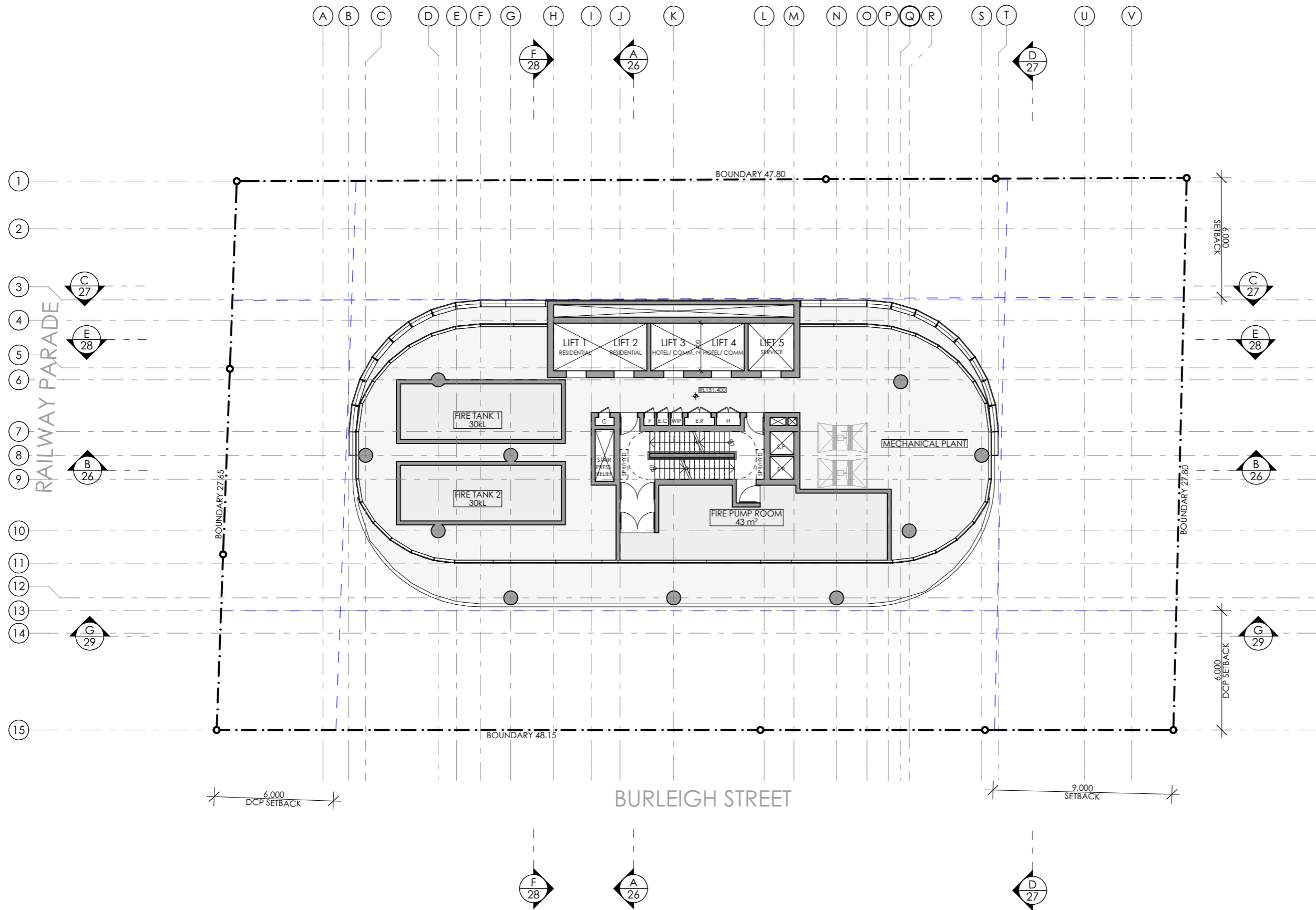
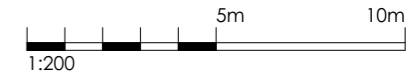
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CHECKED BY:	PI		
PROJECT No:	P709		

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stage.
19
dwg no.
A
revision



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HOTEL ROOMS LEVELS 26-31
1:200



1 PLANT LEVEL 32
1:200

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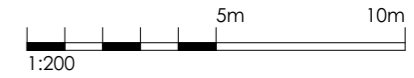
CLIENT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
LEVEL 32 FLOOR PLAN- PLANT

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

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CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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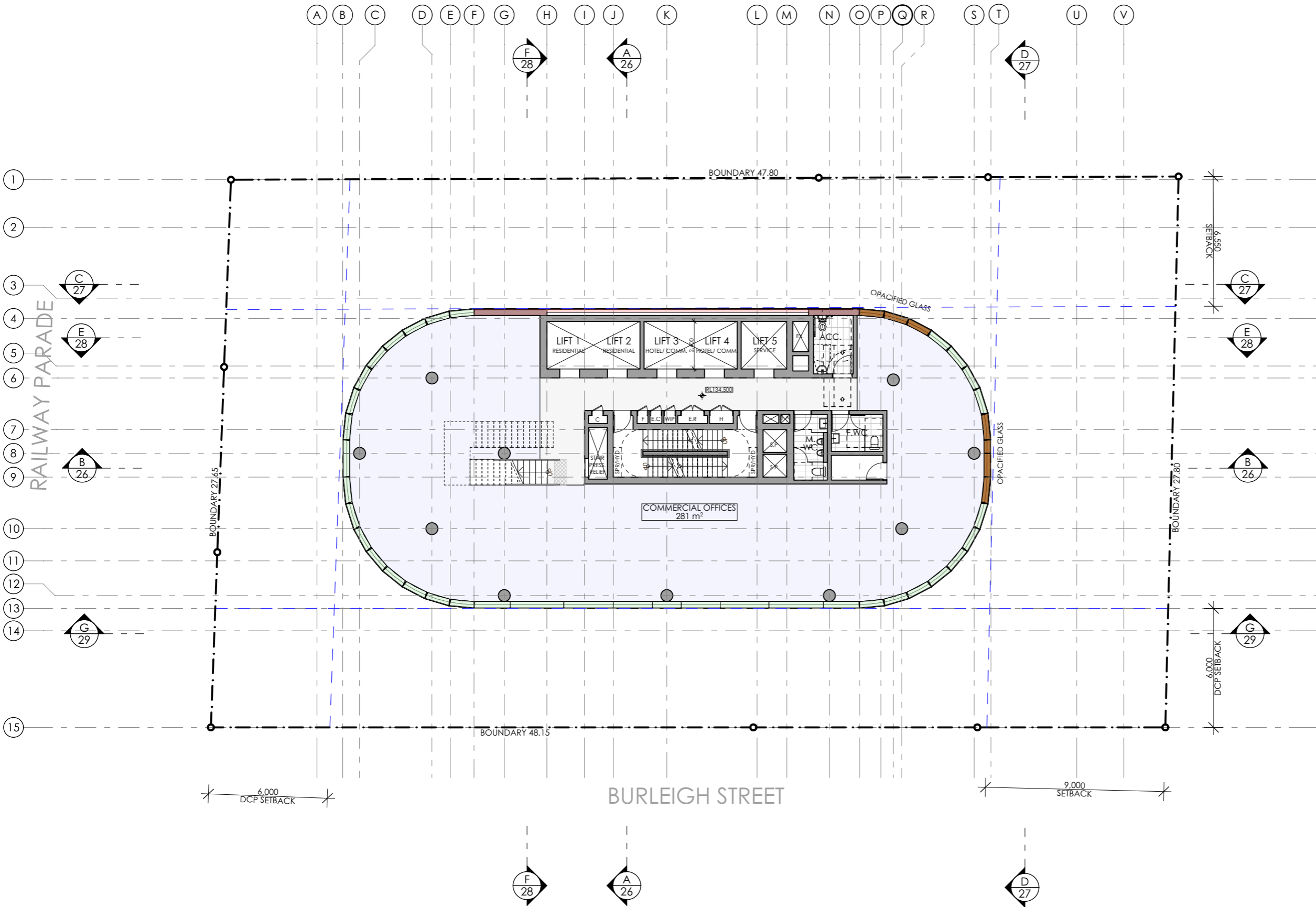
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HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

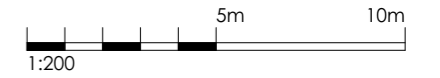
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CHECKED BY: PI	
PROJECT No: P709	

SSDA	21	A
stage.	dwg no.	revision



1

COMM. OFFICES LEVELS 33-35
1:200



CURTAIN WALL LEGEND

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

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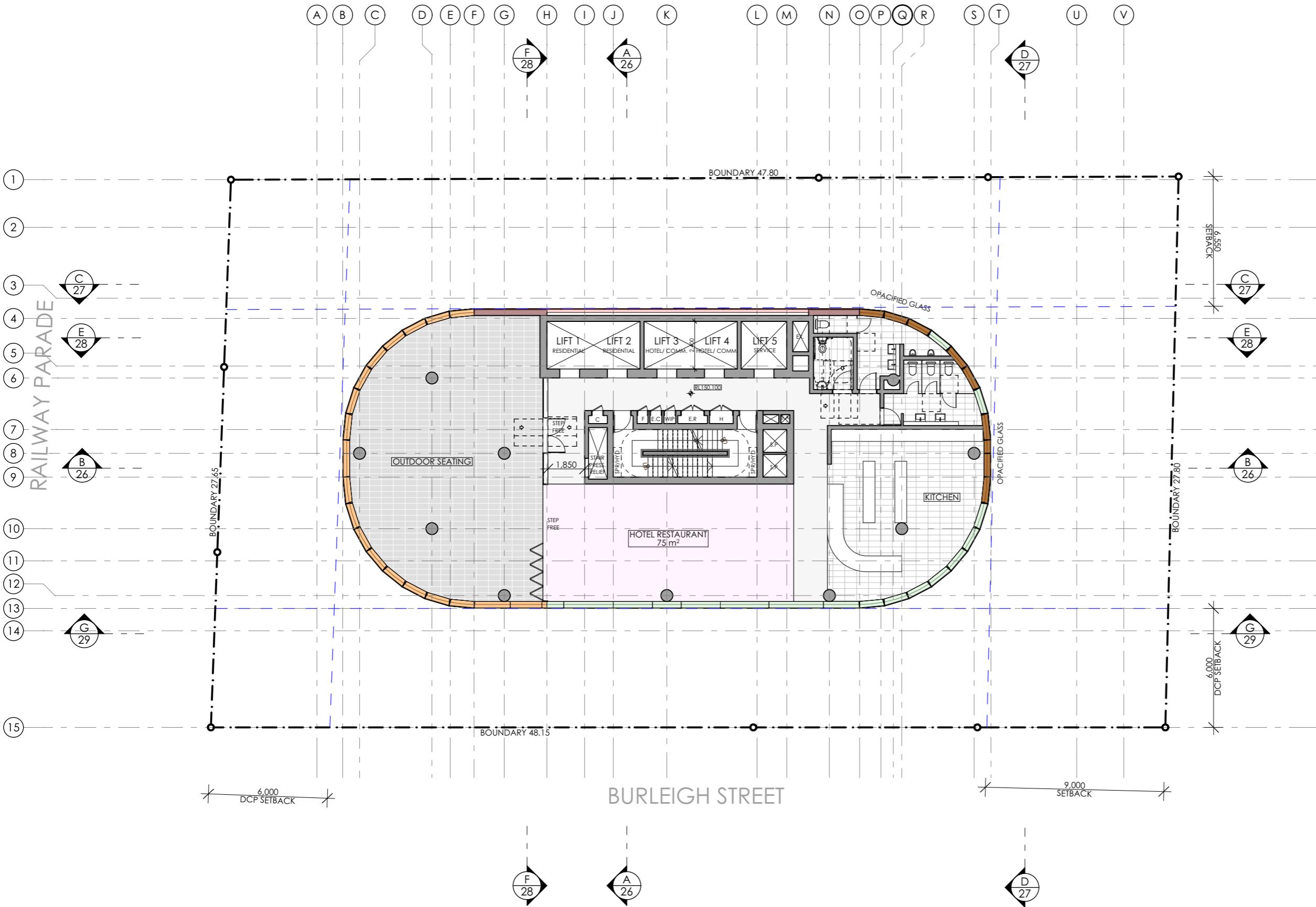
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PROJECT:
**RESIDENTIAL/ AFFORDABLE
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 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
**LEVEL 36 FLOOR PLAN- HOTEL
 FACILITIES**

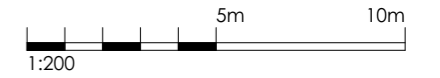
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CHECKED BY:	PI		
PROJECT No:	P709		

SSDA
stage.
22
dwg no.
A
revision



1

HOTEL FACILITIES LEVEL 36
1:200



CURTAIN WALL LEGEND

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

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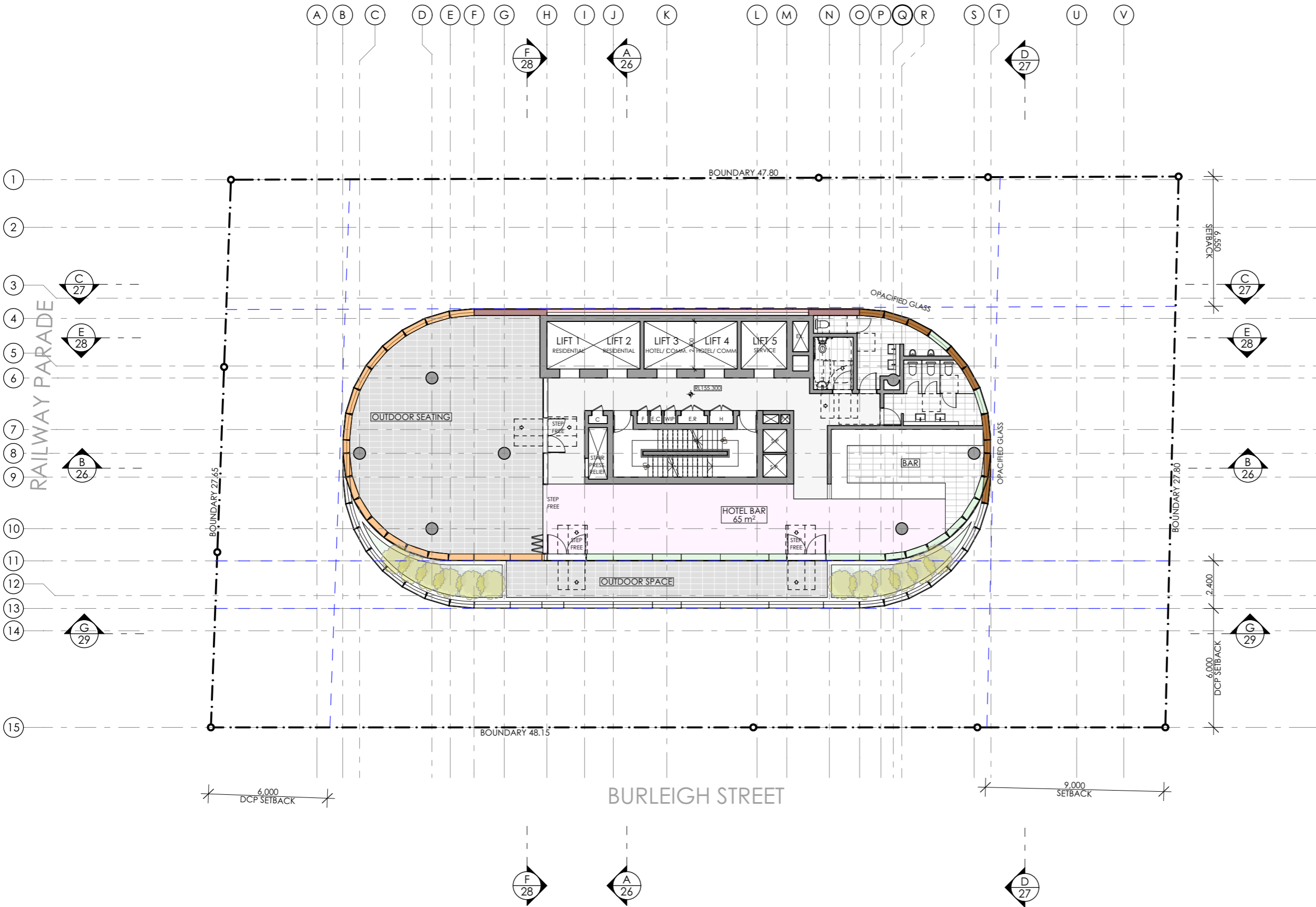
CLIENT:
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 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

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

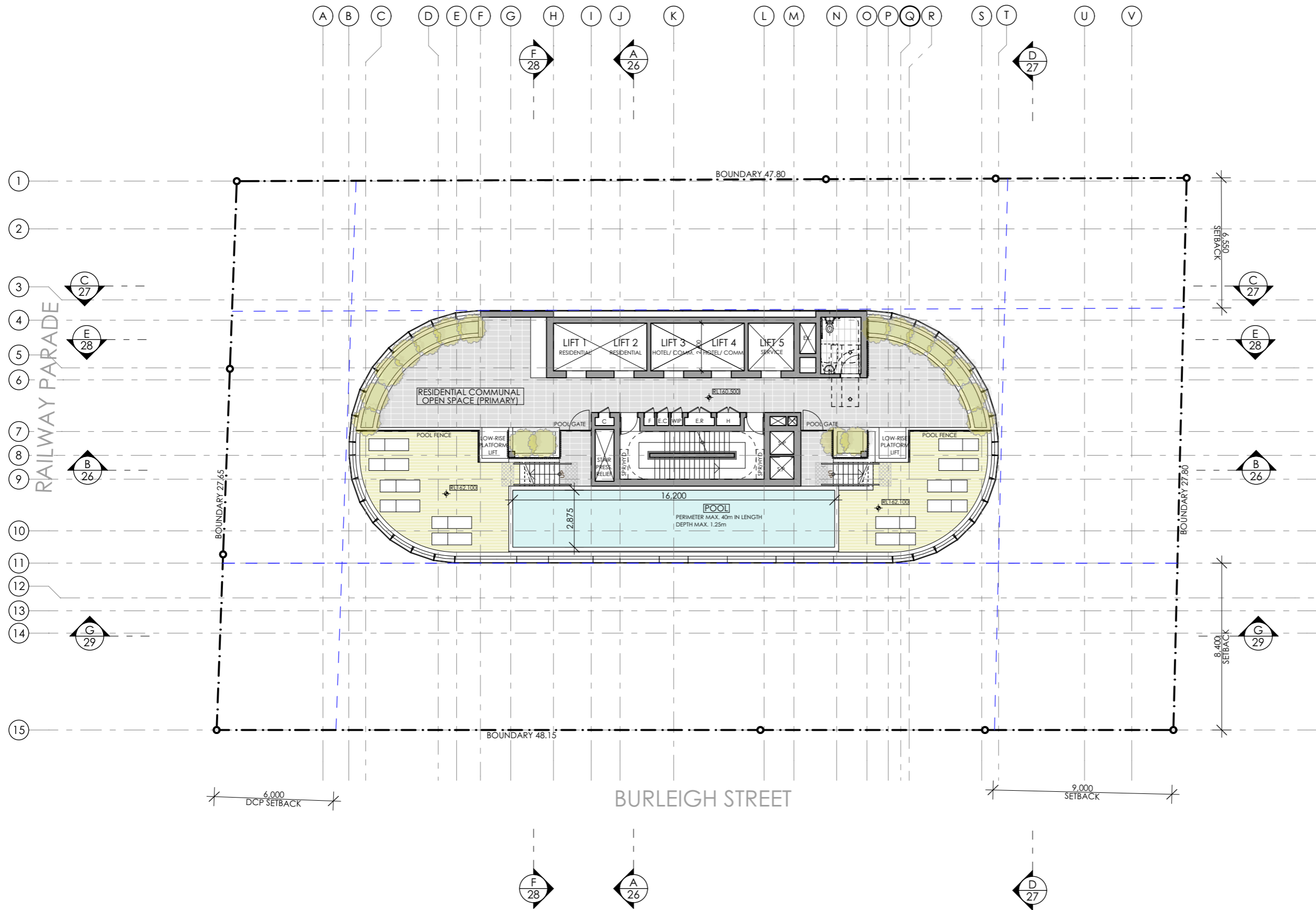
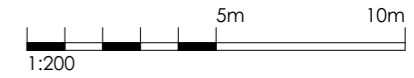
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DRAWN BY: VD/JR	
CHECKED BY: PI	
PROJECT No: P709	

SSDA	23	A
stage.	dwg no.	revision



1

HOTEL FACILITIES LEVEL 37
 1:200



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

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

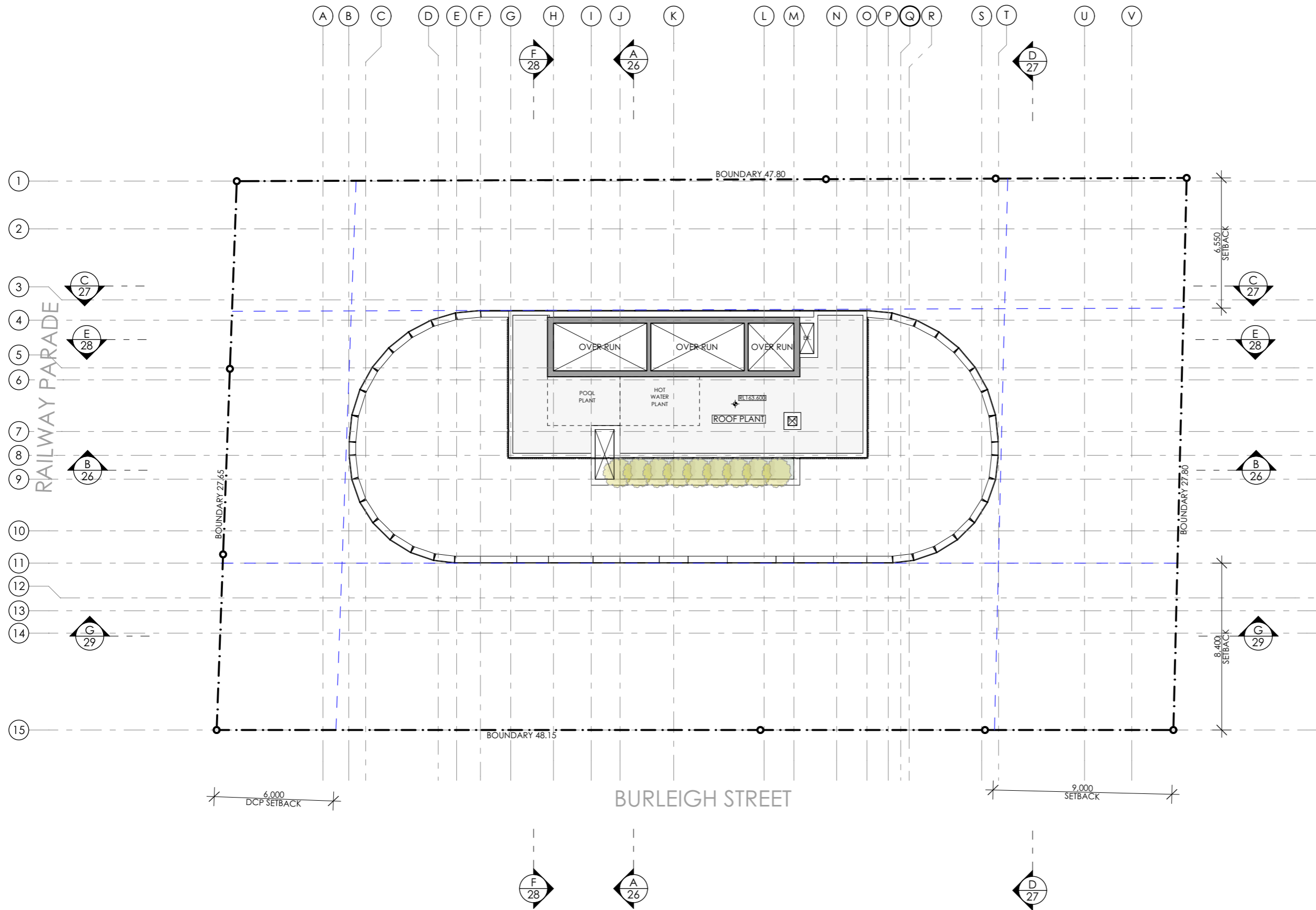
CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

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

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

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

SSDA 24 A
stage. dwg no. revision



1 ROOF PLANT
1:200

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

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

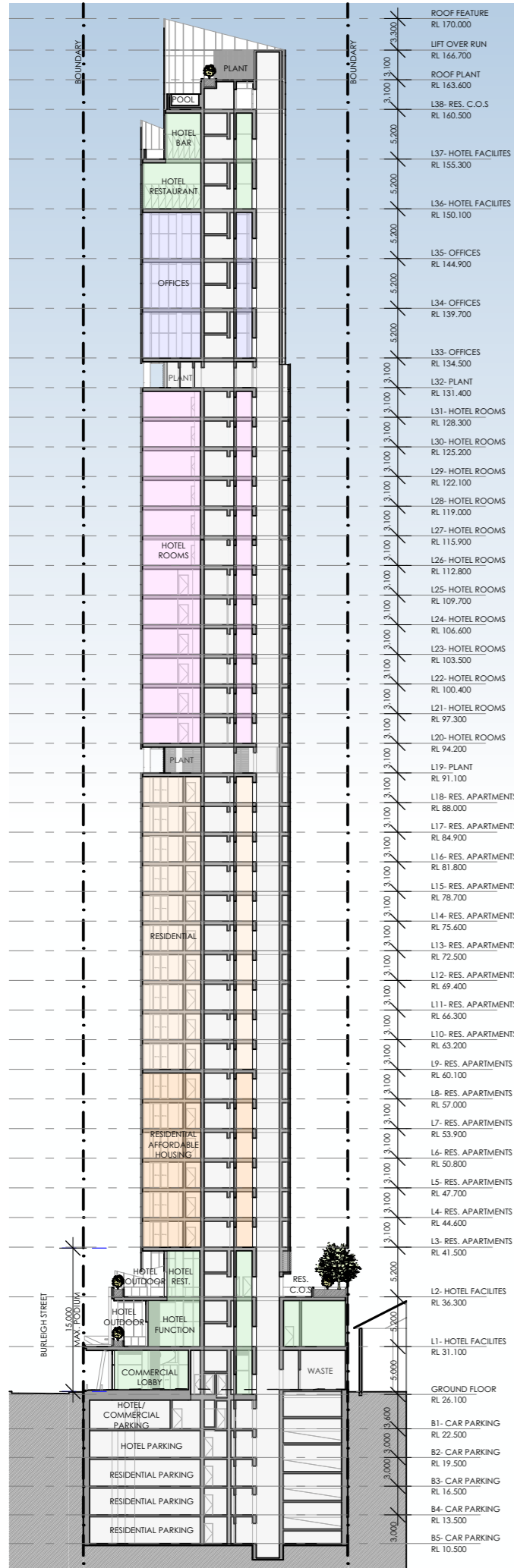
CLIENT:
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PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ROOF PLAN

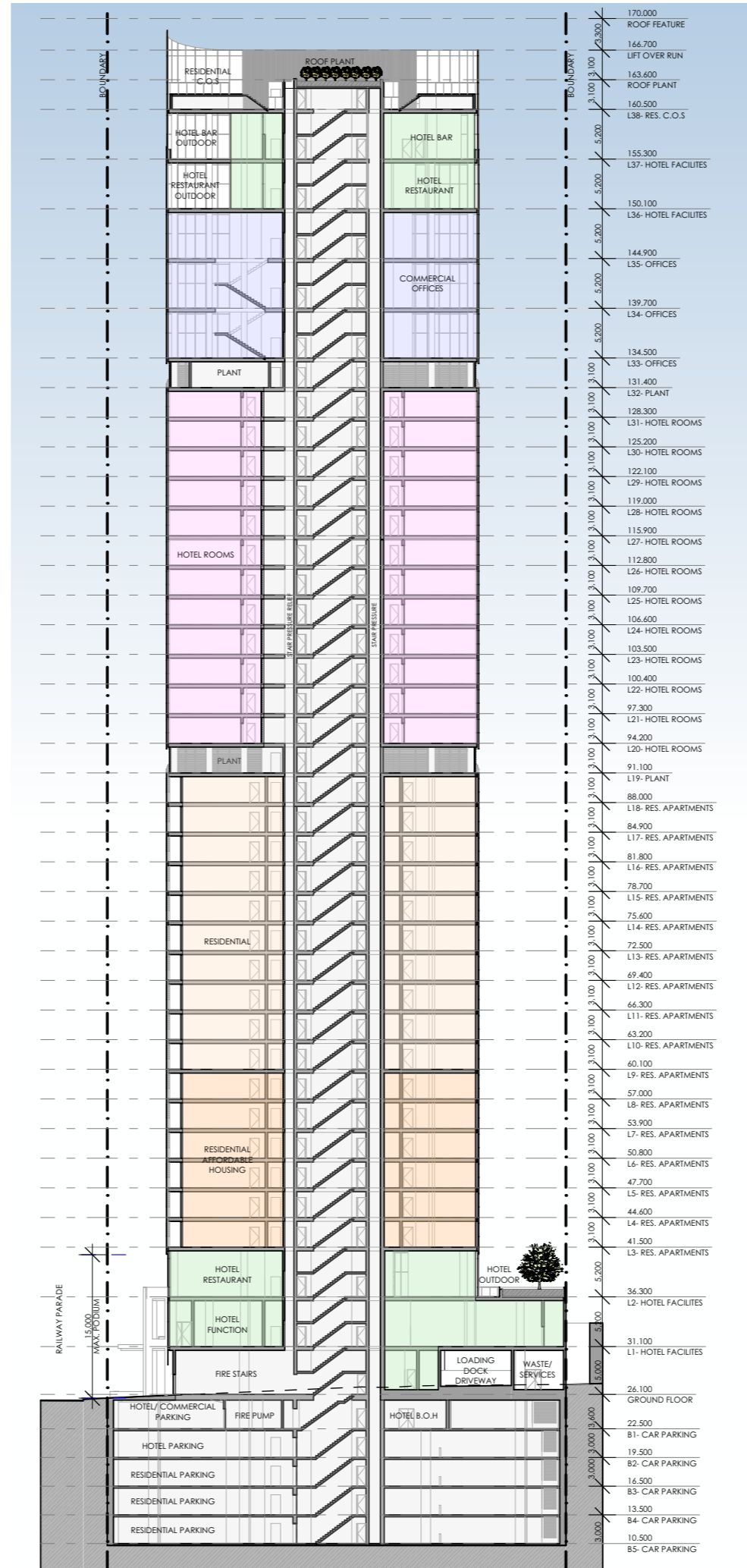
SCALE:	1:200 AT A3	NORTH POINT:	
DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

SSDA 25 A
stage. dwg no. revision



ROOF FEATURE RL 170.000
 LIFT OVER RUN RL 166.700
 ROOF PLANT RL 163.600
 L38- RES. C.O.S RL 160.500
 L37- HOTEL FACILITIES RL 155.300
 L36- HOTEL FACILITIES RL 150.100
 L35- OFFICES RL 144.900
 L34- OFFICES RL 139.700
 L33- OFFICES RL 134.500
 L32- PLANT RL 131.400
 L31- HOTEL ROOMS RL 128.300
 L30- HOTEL ROOMS RL 125.200
 L29- HOTEL ROOMS RL 122.100
 L28- HOTEL ROOMS RL 119.000
 L27- HOTEL ROOMS RL 115.900
 L26- HOTEL ROOMS RL 112.800
 L25- HOTEL ROOMS RL 109.700
 L24- HOTEL ROOMS RL 106.600
 L23- HOTEL ROOMS RL 103.500
 L22- HOTEL ROOMS RL 100.400
 L21- HOTEL ROOMS RL 97.300
 L20- HOTEL ROOMS RL 94.200
 L19- PLANT RL 91.100
 L18- RES. APARTMENTS RL 88.000
 L17- RES. APARTMENTS RL 84.900
 L16- RES. APARTMENTS RL 81.800
 L15- RES. APARTMENTS RL 78.700
 L14- RES. APARTMENTS RL 75.600
 L13- RES. APARTMENTS RL 72.500
 L12- RES. APARTMENTS RL 69.400
 L11- RES. APARTMENTS RL 66.300
 L10- RES. APARTMENTS RL 63.200
 L9- RES. APARTMENTS RL 60.100
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 L7- RES. APARTMENTS RL 53.900
 L6- RES. APARTMENTS RL 50.800
 L5- RES. APARTMENTS RL 47.700
 L4- RES. APARTMENTS RL 44.600
 L3- RES. APARTMENTS RL 41.500
 L2- HOTEL FACILITIES RL 36.300
 L1- HOTEL FACILITIES RL 31.100
 GROUND FLOOR RL 26.100
 B1- CAR PARKING RL 22.500
 B2- CAR PARKING RL 19.500
 B3- CAR PARKING RL 16.500
 B4- CAR PARKING RL 13.500
 B5- CAR PARKING RL 10.500

1 SECTION A
1:600



170.000 ROOF FEATURE
 166.700 LIFT OVER RUN
 163.600 ROOF PLANT
 160.500 L38- RES. C.O.S
 155.300 L37- HOTEL FACILITIES
 150.100 L36- HOTEL FACILITIES
 144.900 L35- OFFICES
 139.700 L34- OFFICES
 134.500 L33- OFFICES
 131.400 L32- PLANT
 128.300 L31- HOTEL ROOMS
 125.200 L30- HOTEL ROOMS
 122.100 L29- HOTEL ROOMS
 119.000 L28- HOTEL ROOMS
 115.900 L27- HOTEL ROOMS
 112.800 L26- HOTEL ROOMS
 109.700 L25- HOTEL ROOMS
 106.600 L24- HOTEL ROOMS
 103.500 L23- HOTEL ROOMS
 100.400 L22- HOTEL ROOMS
 97.300 L21- HOTEL ROOMS
 94.200 L20- HOTEL ROOMS
 91.100 L19- PLANT
 88.000 L18- RES. APARTMENTS
 84.900 L17- RES. APARTMENTS
 81.800 L16- RES. APARTMENTS
 78.700 L15- RES. APARTMENTS
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 57.000 L8- RES. APARTMENTS
 53.900 L7- RES. APARTMENTS
 50.800 L6- RES. APARTMENTS
 47.700 L5- RES. APARTMENTS
 44.600 L4- RES. APARTMENTS
 41.500 L3- RES. APARTMENTS
 36.300 L2- HOTEL FACILITIES
 31.100 L1- HOTEL FACILITIES
 26.100 GROUND FLOOR
 22.500 B1- CAR PARKING
 19.500 B2- CAR PARKING
 16.500 B3- CAR PARKING
 13.500 B4- CAR PARKING
 10.500 B5- CAR PARKING

2 SECTION B
1:600

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

SSDA SUBMISSION

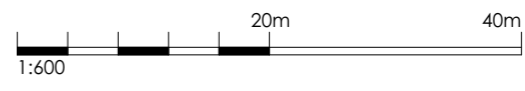
A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

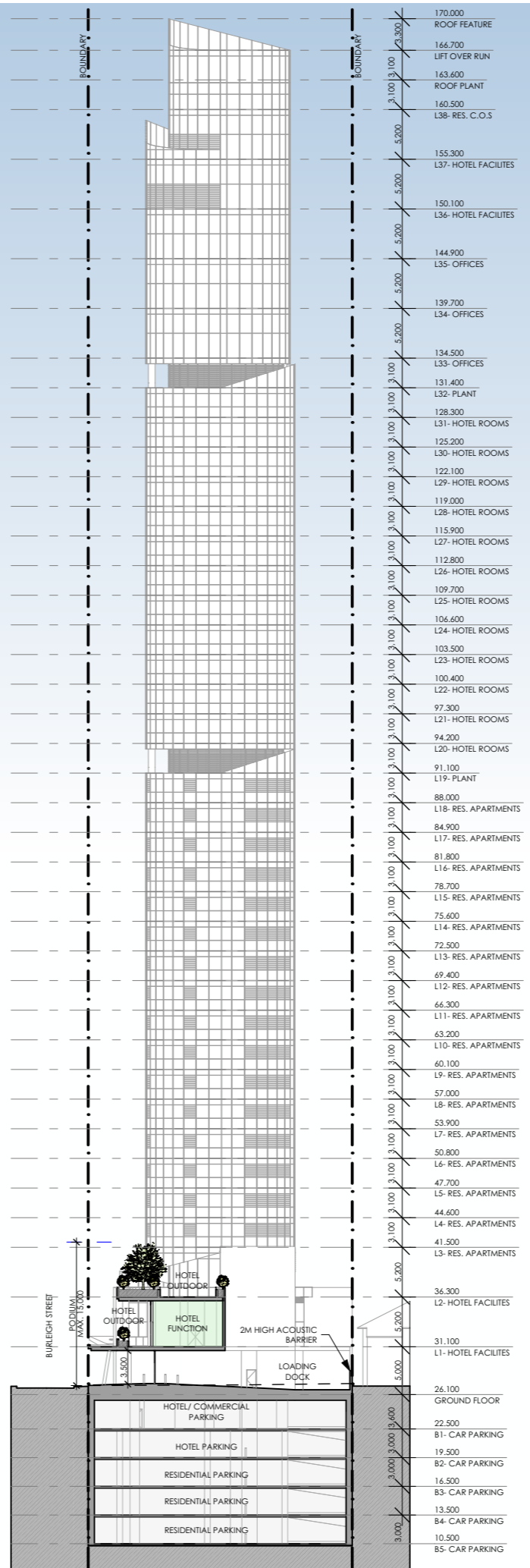
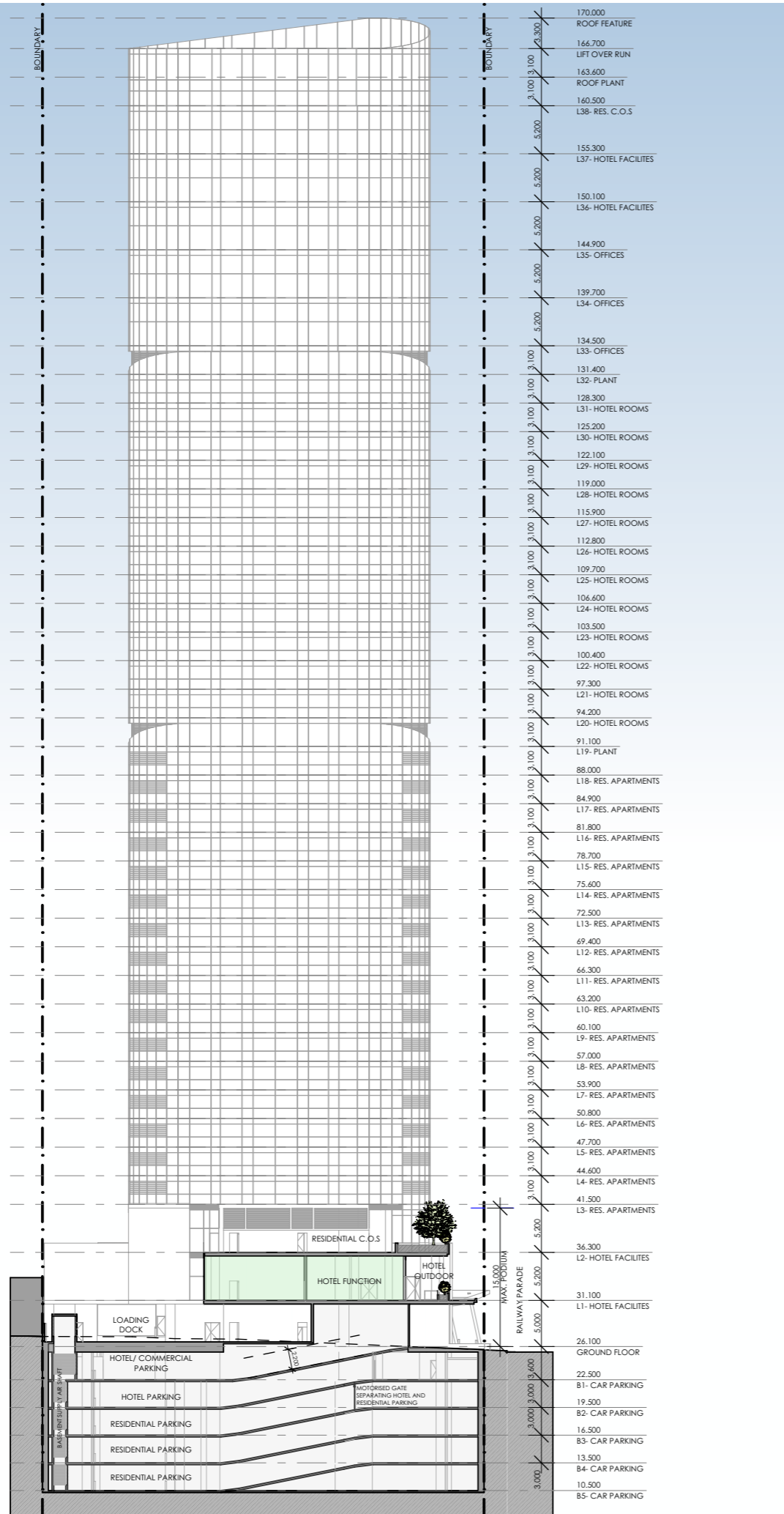

ARCHITECTURE
 Tourism + Residential
 Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 + 61 2 9283 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

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

DRAWING TITLE:
SECTIONS A & B

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





USE LEGEND

Commercial Offices	COMMERCIAL OFFICES
Hotel Room Levels	HOTEL ROOM LEVELS
Residential Apartment Levels	RESIDENTIAL APARTMENT LEVELS
Hotel Facility Levels	HOTEL FACILITY LEVELS
Back of House/ Services	BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

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

DRAWING TITLE:
SECTIONS C & D

SCALE: 1:600 AT A3 NORTH POINT:

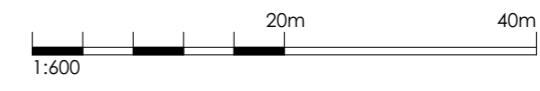
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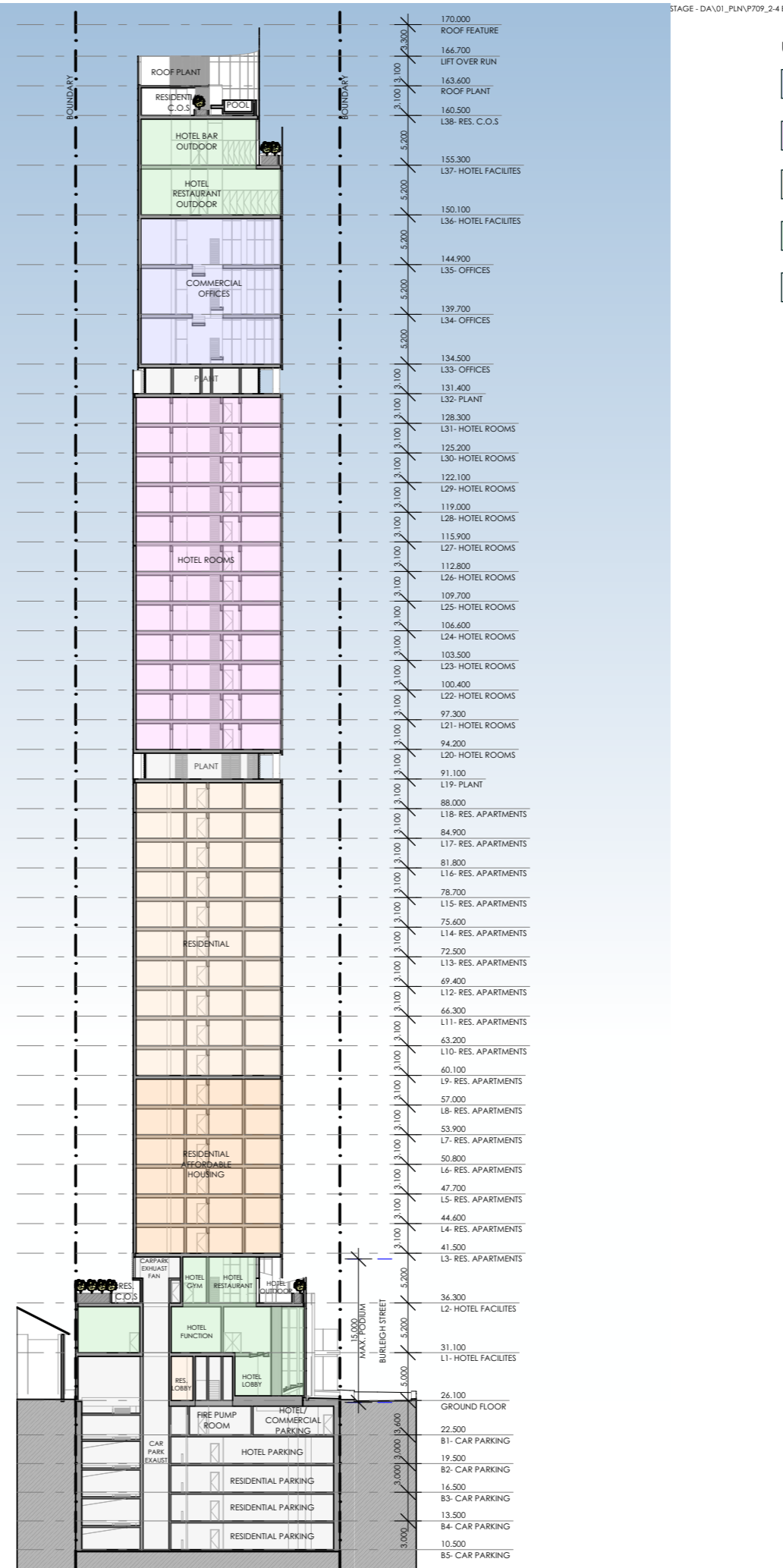
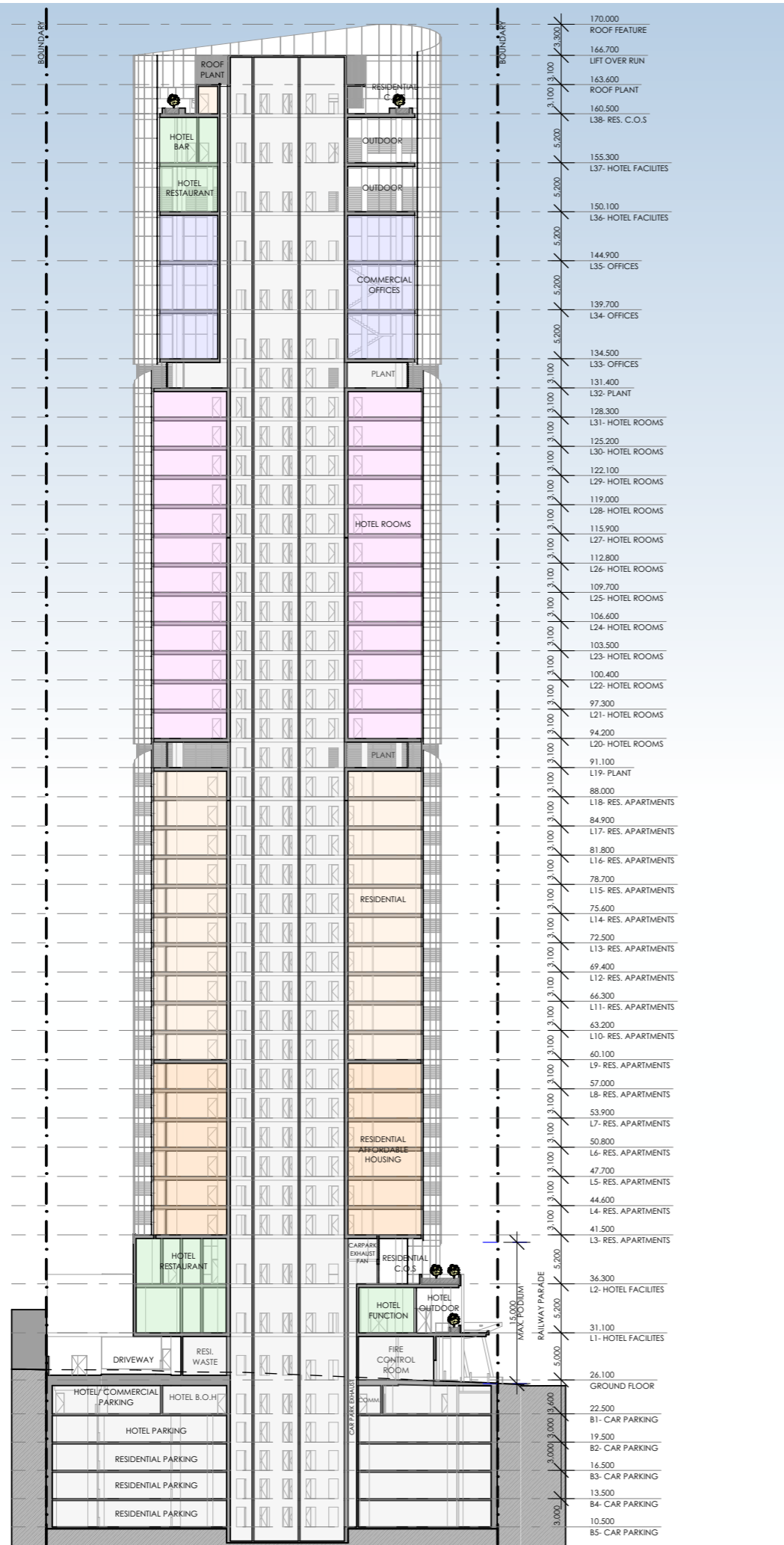
CHECKED BY: PI

PROJECT No: P709

1 SECTION C
1:600

2 SECTION D
1:600





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

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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

DRAWING TITLE:
SECTIONS E & F

SCALE: 1:600 AT A3 NORTH POINT:

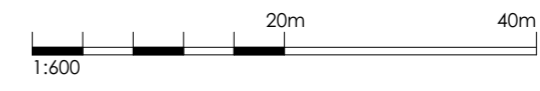
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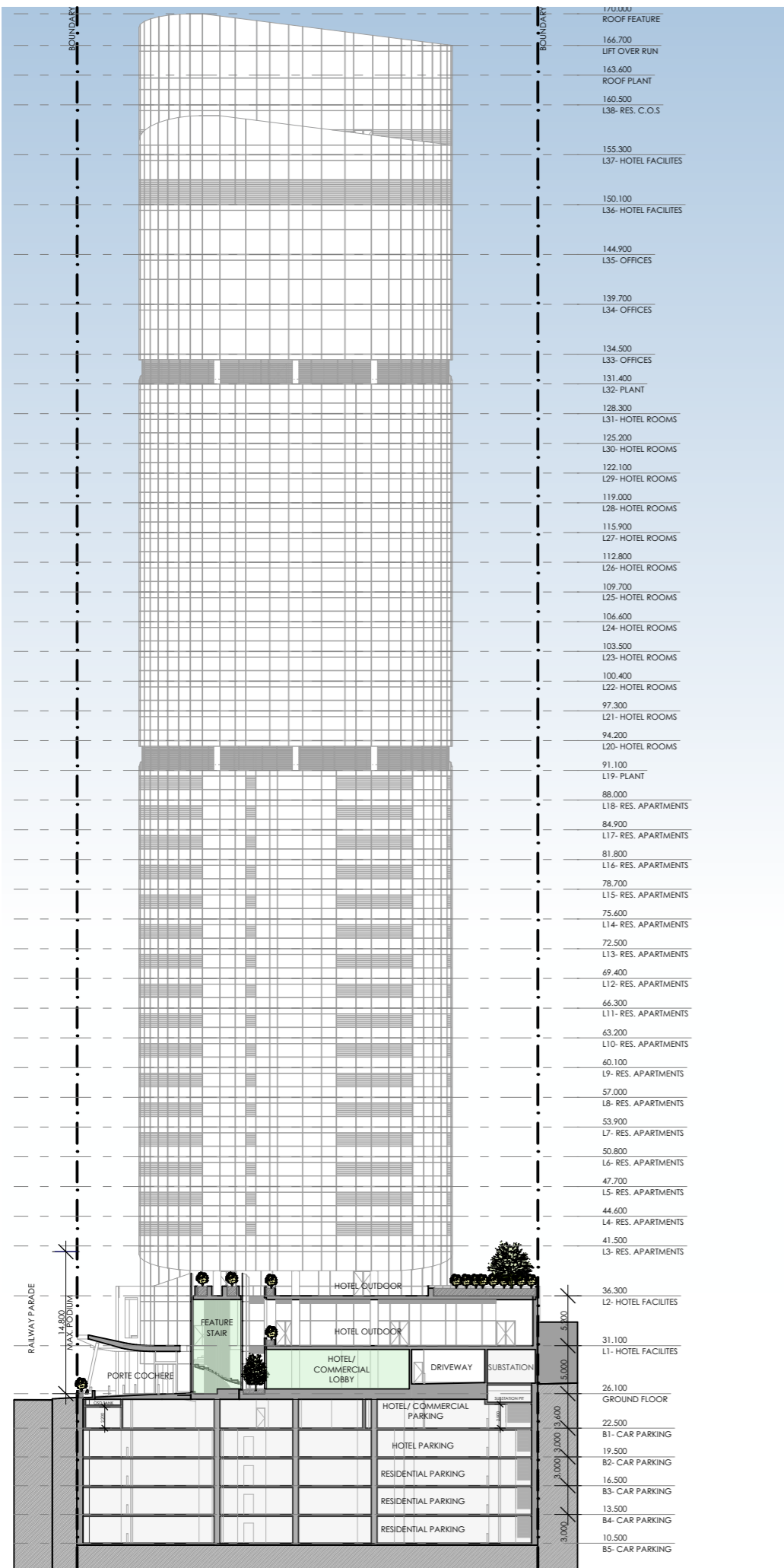
CHECKED BY: PI

PROJECT No: P709

1 SECTION E
 1:600

2 SECTION F
 1:600





USE LEGEND

[Light Blue Box]	COMMERCIAL OFFICES
[Light Purple Box]	HOTEL ROOM LEVELS
[Light Orange Box]	RESIDENTIAL APARTMENT LEVELS
[Light Green Box]	HOTEL FACILITY LEVELS
[Light Grey Box]	BACK OF HOUSE/ SERVICES

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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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

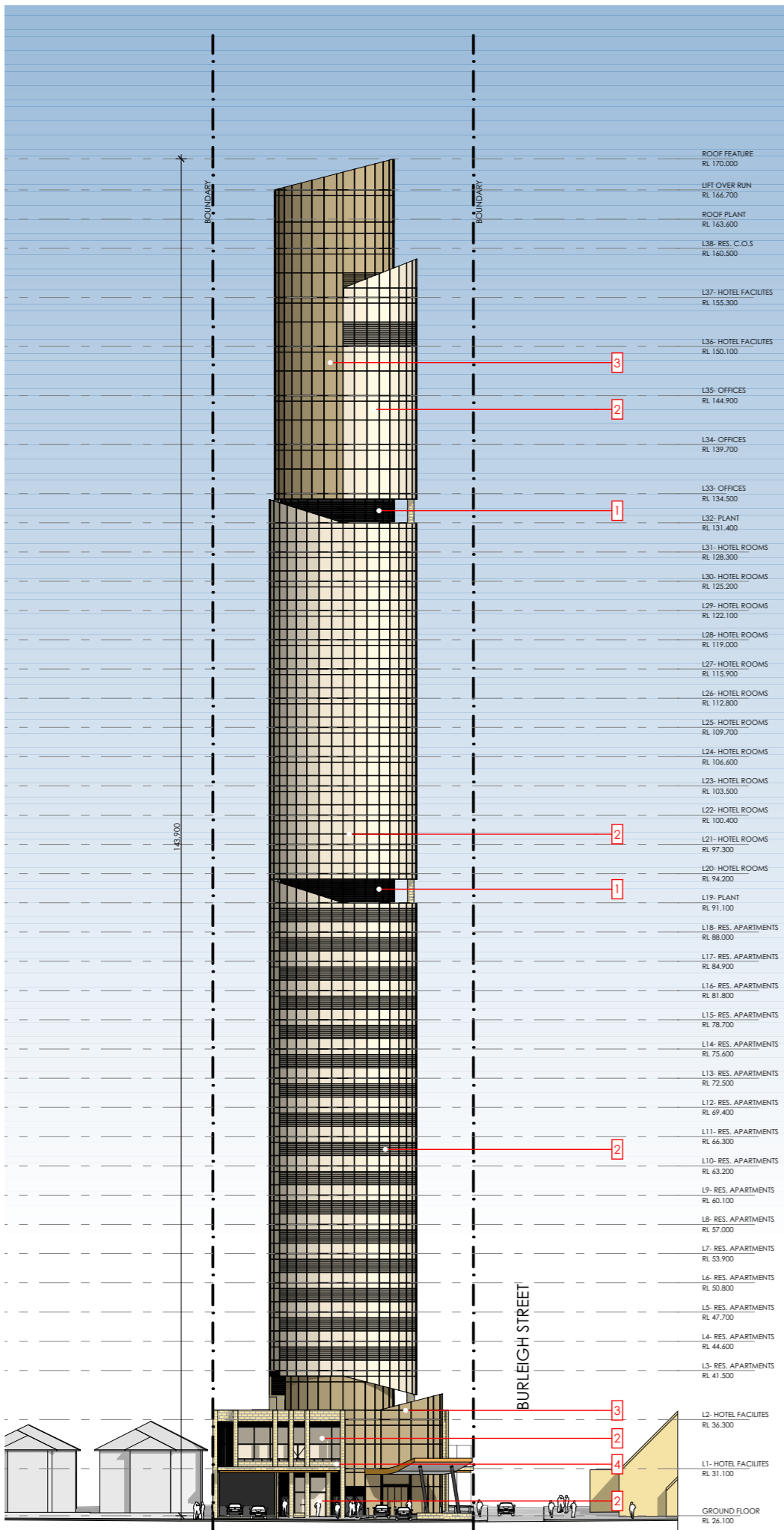
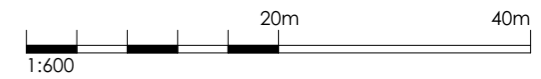
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PROJECT No: P709

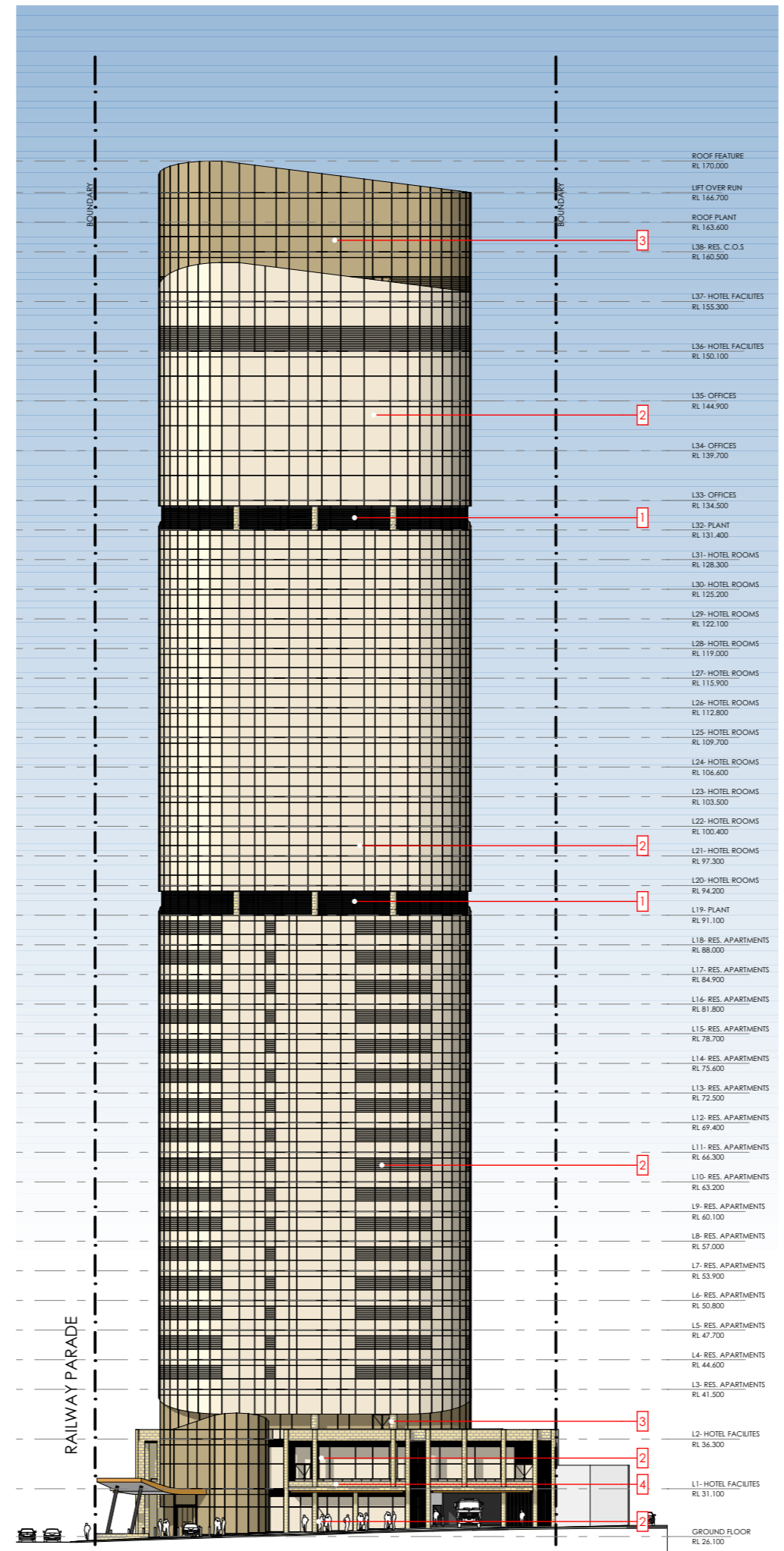
1 SECTION G
 1:600



SSDA 29 A
 stage. dwg no. revision



1 NORTH ELEVATION- RAILWAY PARADE
1:600

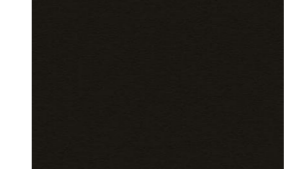


2 WEST ELEVATION- BURLEIGH STREET
1:600

ROOF FEATURE	RL 170.000
LIFT OVER RUN	RL 166.700
ROOF PLANT	RL 163.600
L38- RES. C.O.S	RL 160.500
L37- HOTEL FACILITIES	RL 155.300
L36- HOTEL FACILITIES	RL 150.100
L35- OFFICES	RL 144.900
L34- OFFICES	RL 139.700
L33- OFFICES	RL 134.500
L32- PLANT	RL 131.400
L31- HOTEL ROOMS	RL 128.300
L30- HOTEL ROOMS	RL 125.200
L29- HOTEL ROOMS	RL 122.100
L28- HOTEL ROOMS	RL 119.000
L27- HOTEL ROOMS	RL 115.900
L26- HOTEL ROOMS	RL 112.800
L25- HOTEL ROOMS	RL 109.700
L24- HOTEL ROOMS	RL 106.600
L23- HOTEL ROOMS	RL 103.500
L22- HOTEL ROOMS	RL 100.400
L21- HOTEL ROOMS	RL 97.300
L20- HOTEL ROOMS	RL 94.200
L19- PLANT	RL 91.100
L18- RES. APARTMENTS	RL 88.000
L17- RES. APARTMENTS	RL 84.900
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L14- RES. APARTMENTS	RL 75.600
L13- RES. APARTMENTS	RL 72.500
L12- RES. APARTMENTS	RL 69.400
L11- RES. APARTMENTS	RL 66.300
L10- RES. APARTMENTS	RL 63.200
L9- RES. APARTMENTS	RL 60.100
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L6- RES. APARTMENTS	RL 50.800
L5- RES. APARTMENTS	RL 47.700
L4- RES. APARTMENTS	RL 44.600
L3- RES. APARTMENTS	RL 41.500
L2- HOTEL FACILITIES	RL 36.300
L1- HOTEL FACILITIES	RL 31.100
GROUND FLOOR	RL 26.100

ROOF FEATURE	RL 170.000
LIFT OVER RUN	RL 166.700
ROOF PLANT	RL 163.600
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L37- HOTEL FACILITIES	RL 155.300
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L1- HOTEL FACILITIES	RL 31.100
GROUND FLOOR	RL 26.100

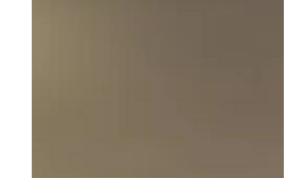
1. POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME/
LOUVRES, COLOUR: BLACK



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



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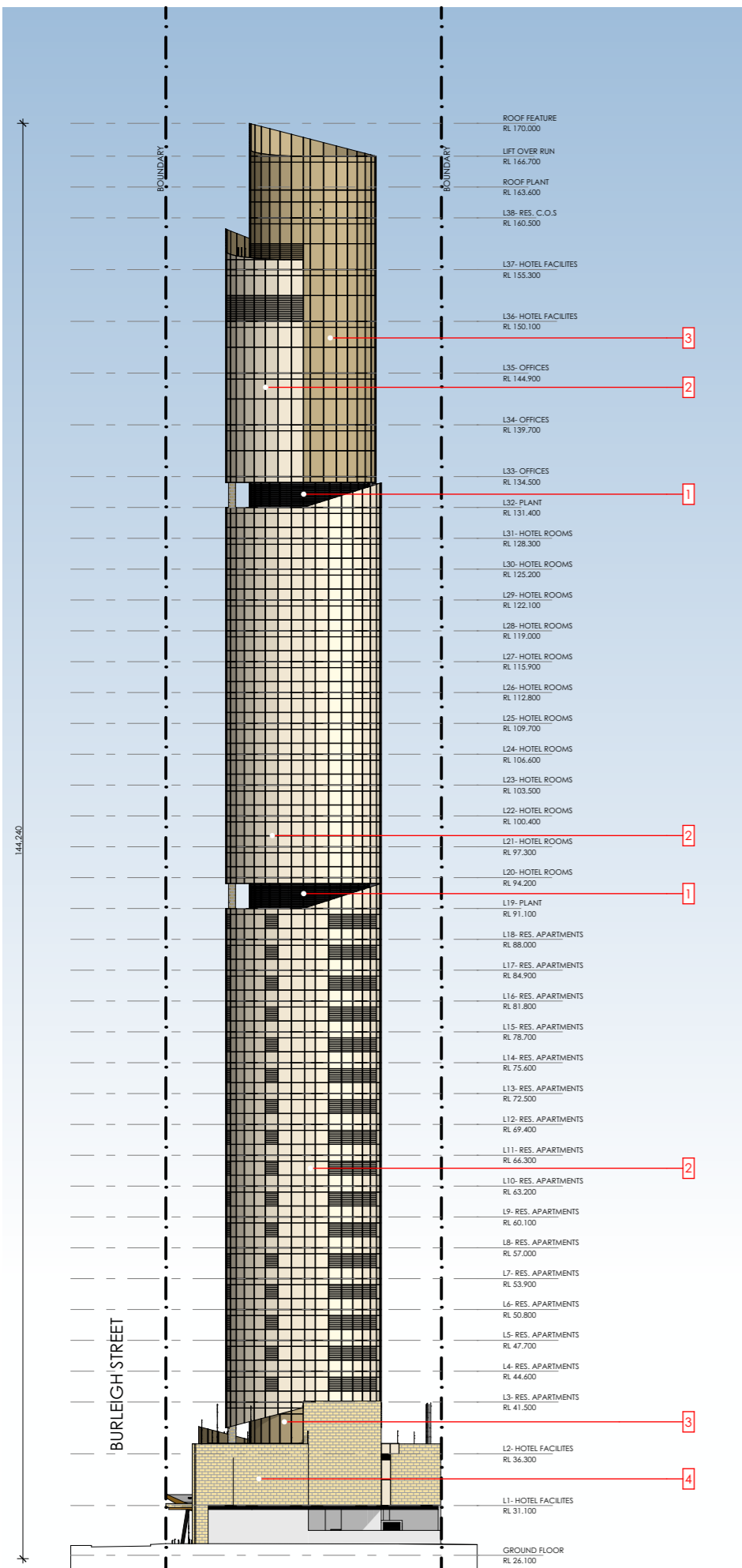
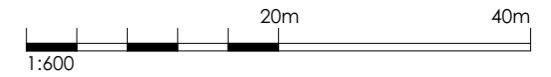
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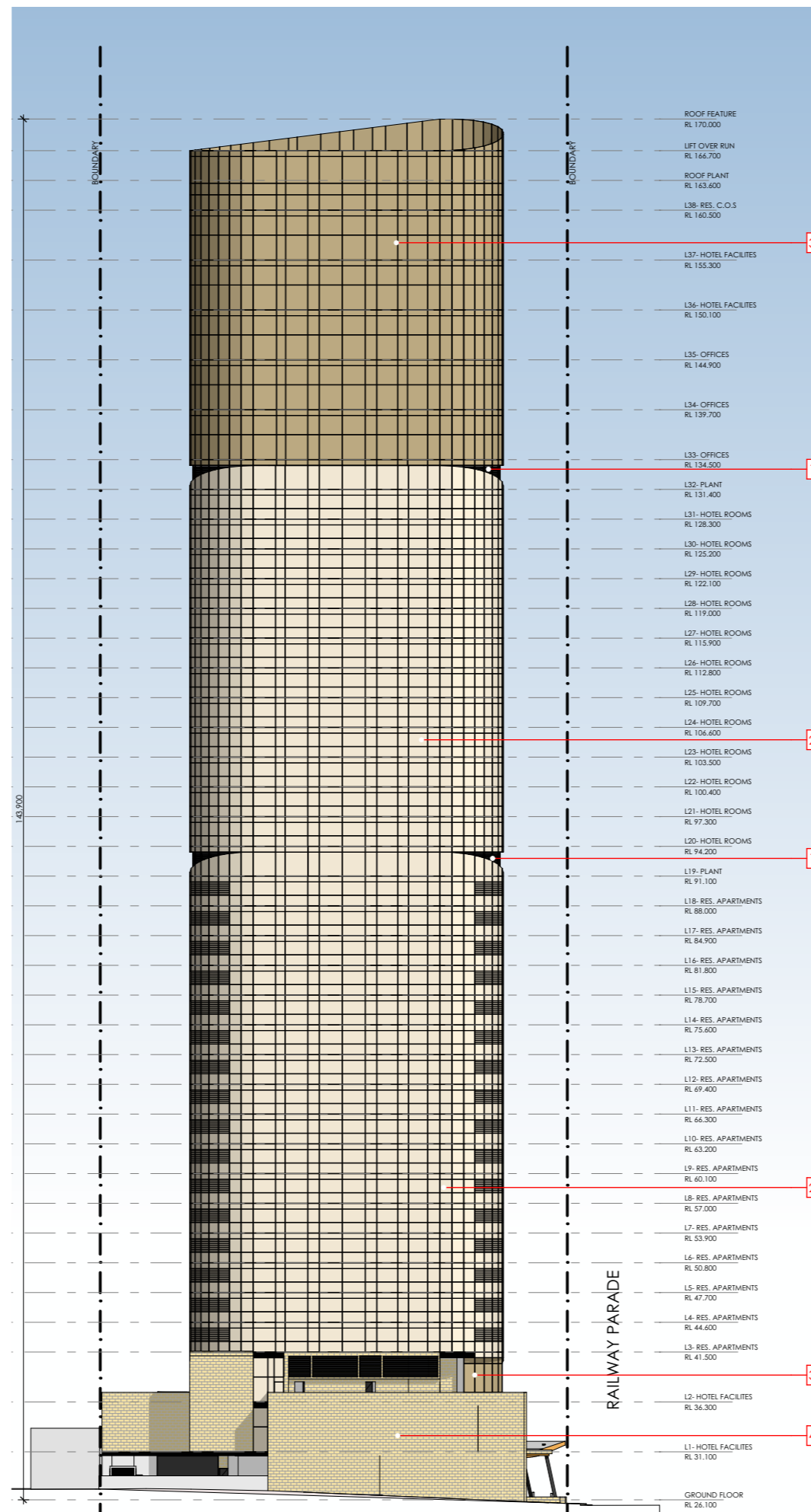
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ELEVATIONS- NORTH & WEST

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



1 SOUTH ELEVATION
1:600



2 EAST ELEVATION
1:600

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



2. TINTED GLASS
LIGHT BRONZE



3. TINTED GLASS
DARK BRONZE



4. SANDSTONE CLADDING



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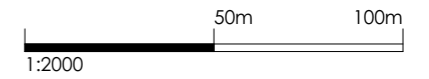
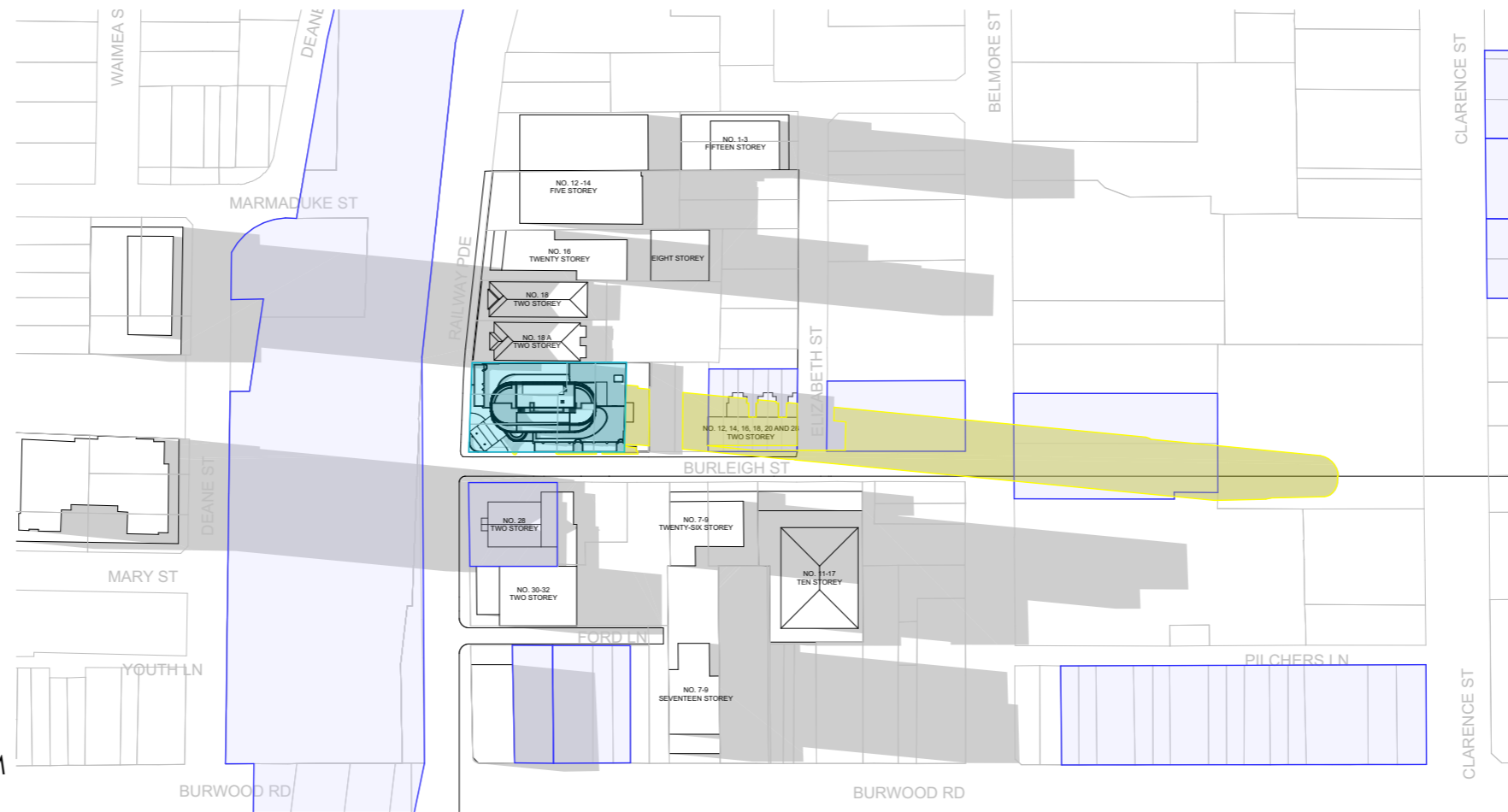
DRAWING TITLE:
ELEVATIONS- SOUTH & EAST

SCALE: 1:600 AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

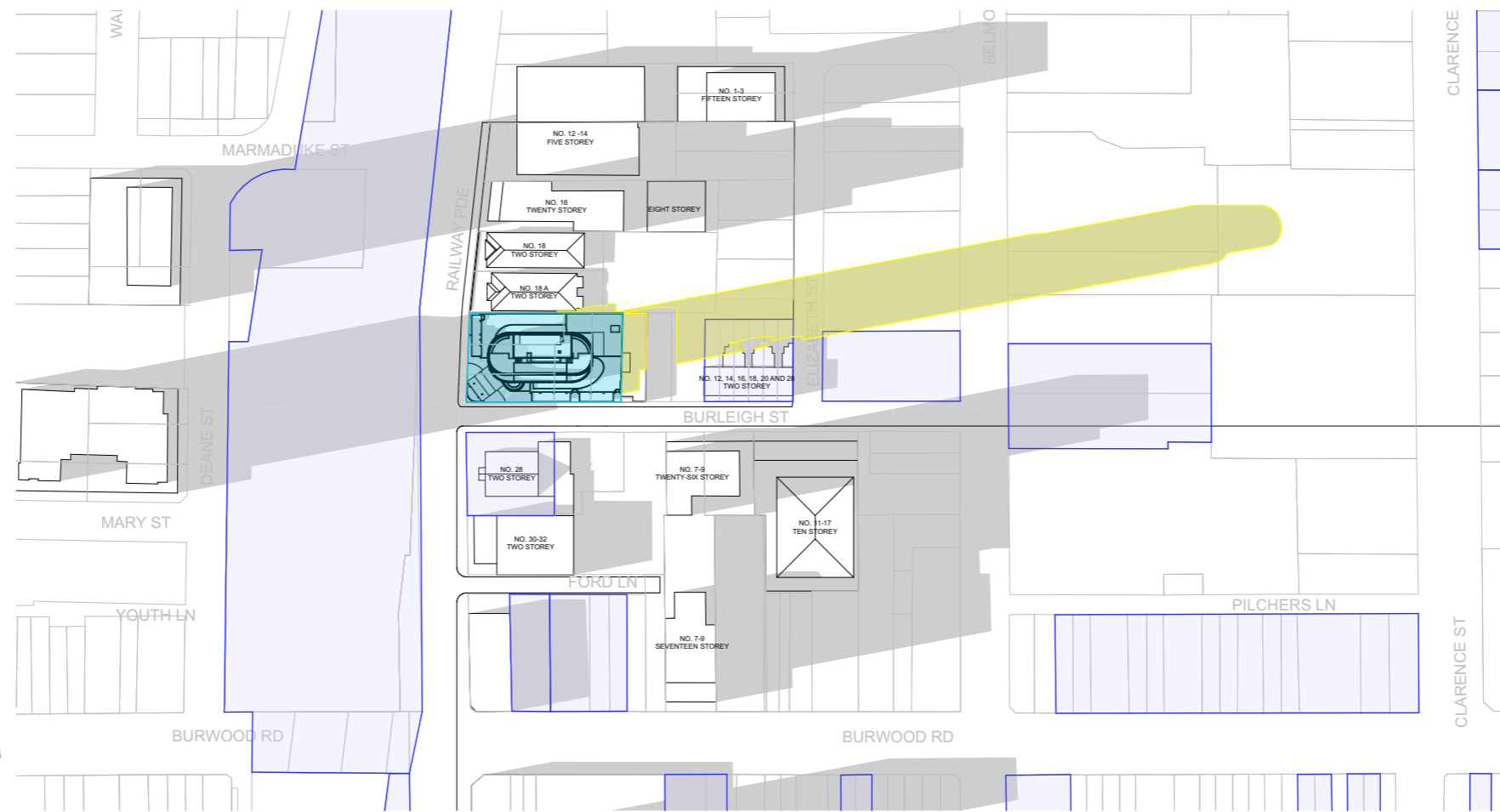
PROJECT No: P709



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

SSDA SUBMISSION

1 SHADOW DIAGRAM JUNE 21 11AM
1:2000



2 SHADOW DIAGRAM JUNE 21 12PM
1:2000

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

pti ARCHITECTURE
Tourism + Residential

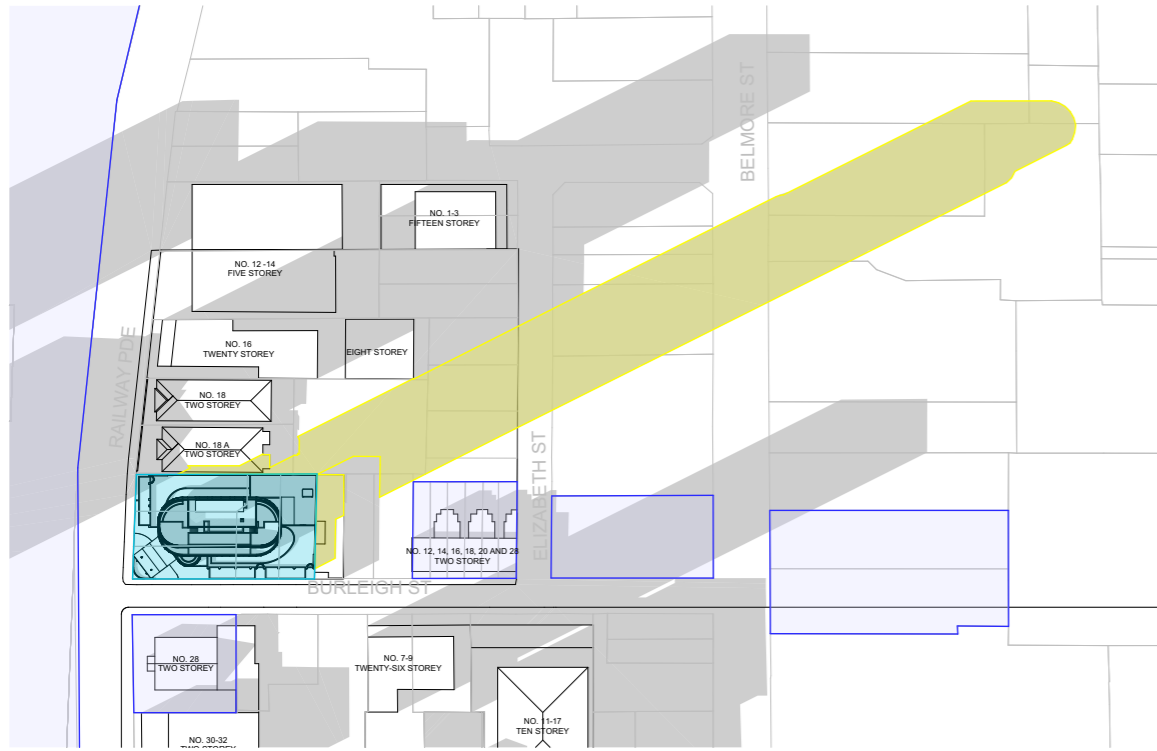
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PTY LTD**

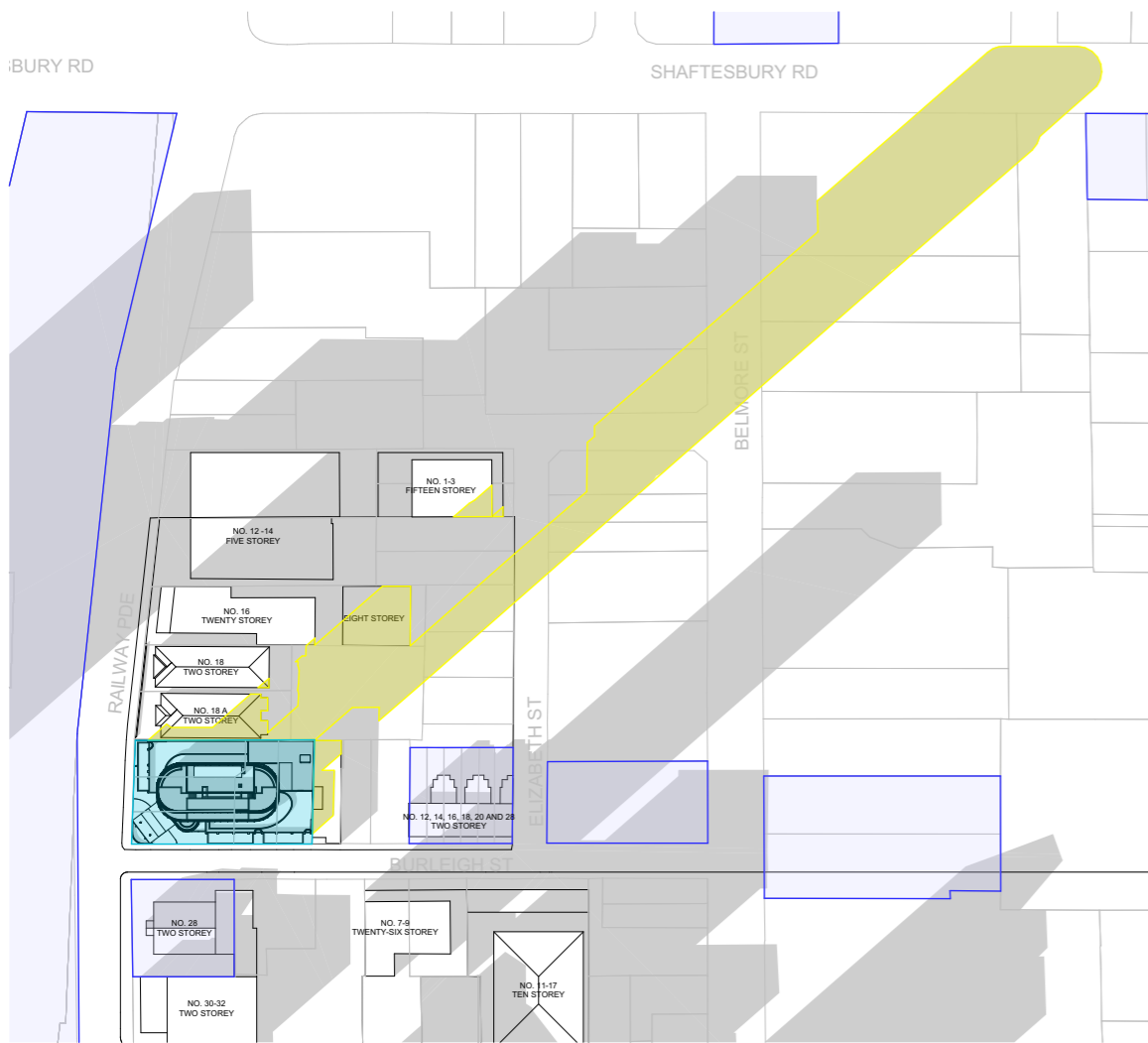
PROJECT:
**RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

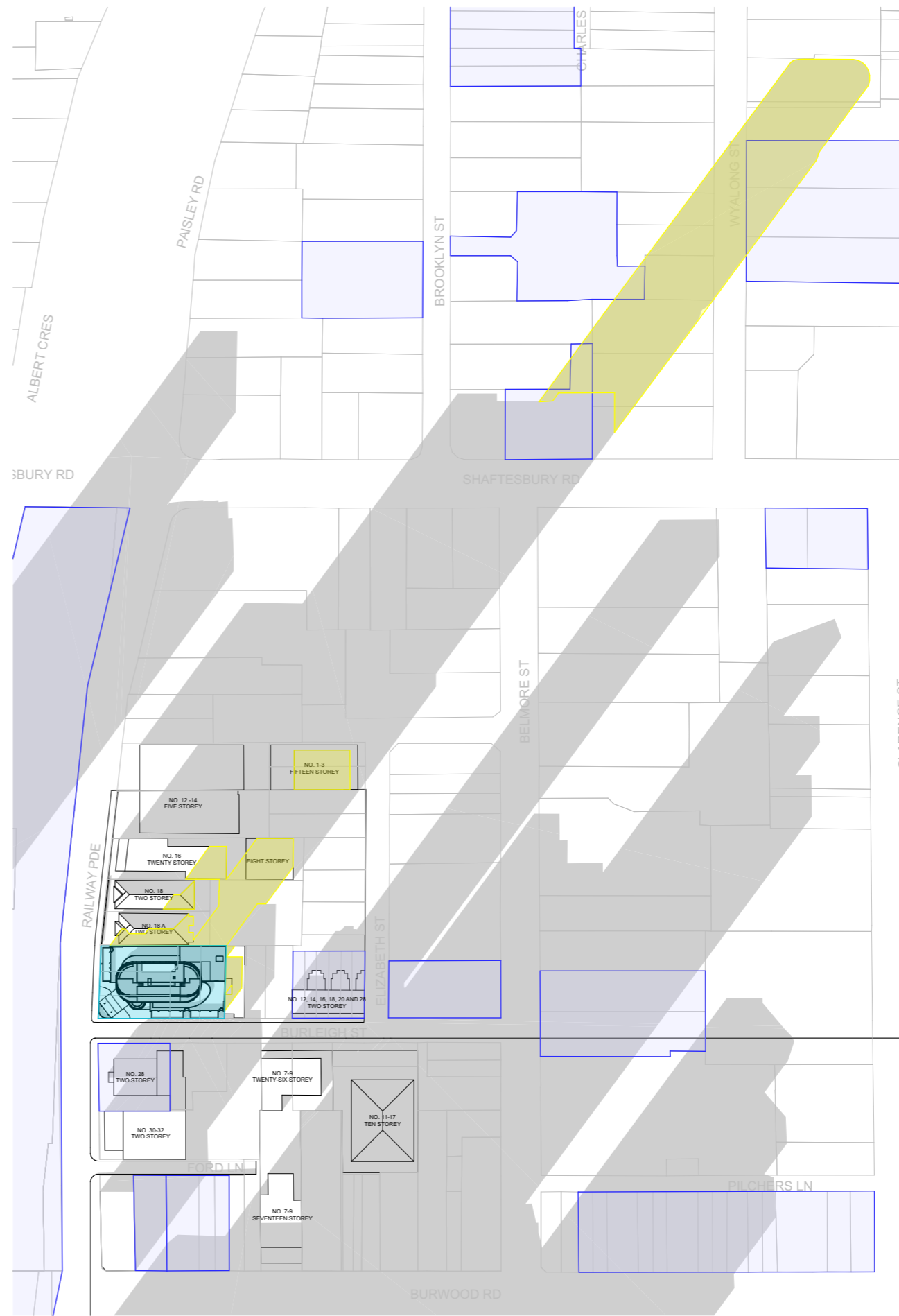
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DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		



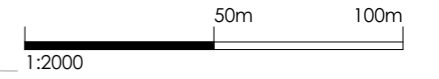
1 SHADOW DIAGRAM JUNE 21 1PM
1:2000



2 SHADOW DIAGRAM JUNE 21 2PM
1:2000



3 SHADOW DIAGRAM JUNE 21 3PM
1:2000



SHADOW IMPACT LEGEND

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

SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

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Tourism + Residential

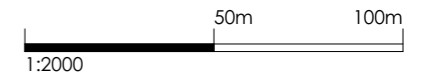
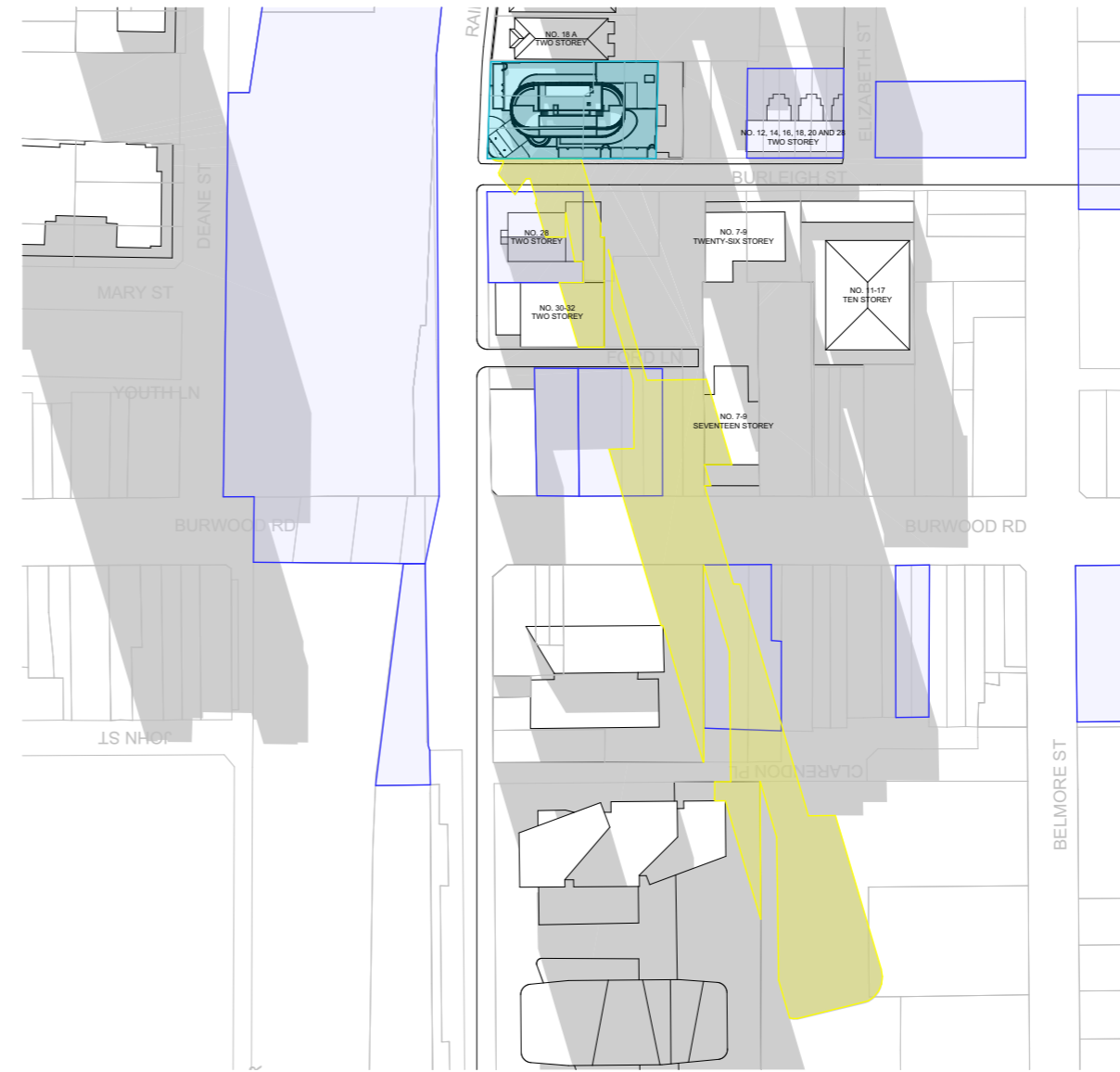
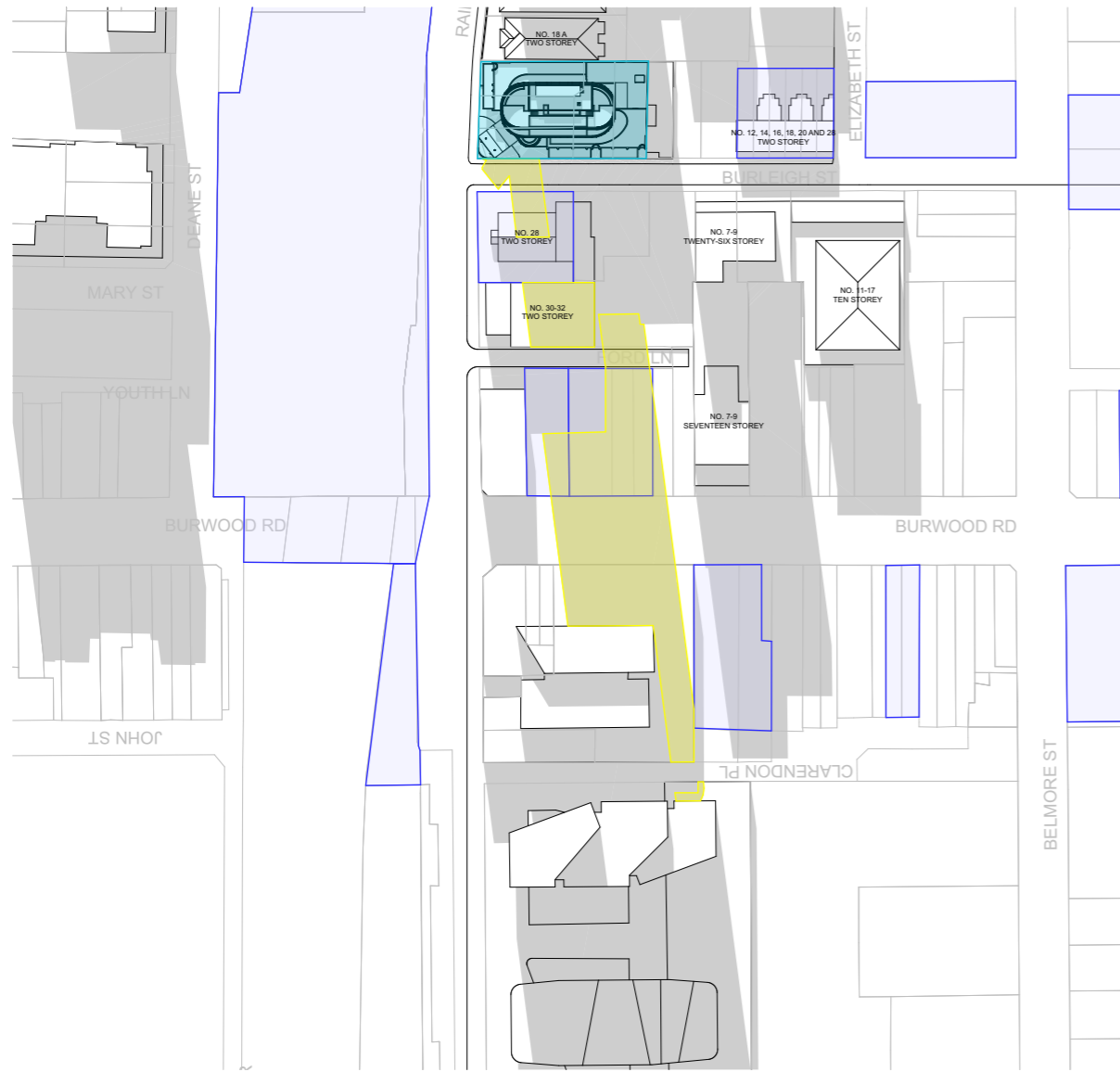
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ABN 90 050 071 022

CLIENT:
**NSW HOUSING CORPORATION
PTY LTD**

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

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

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

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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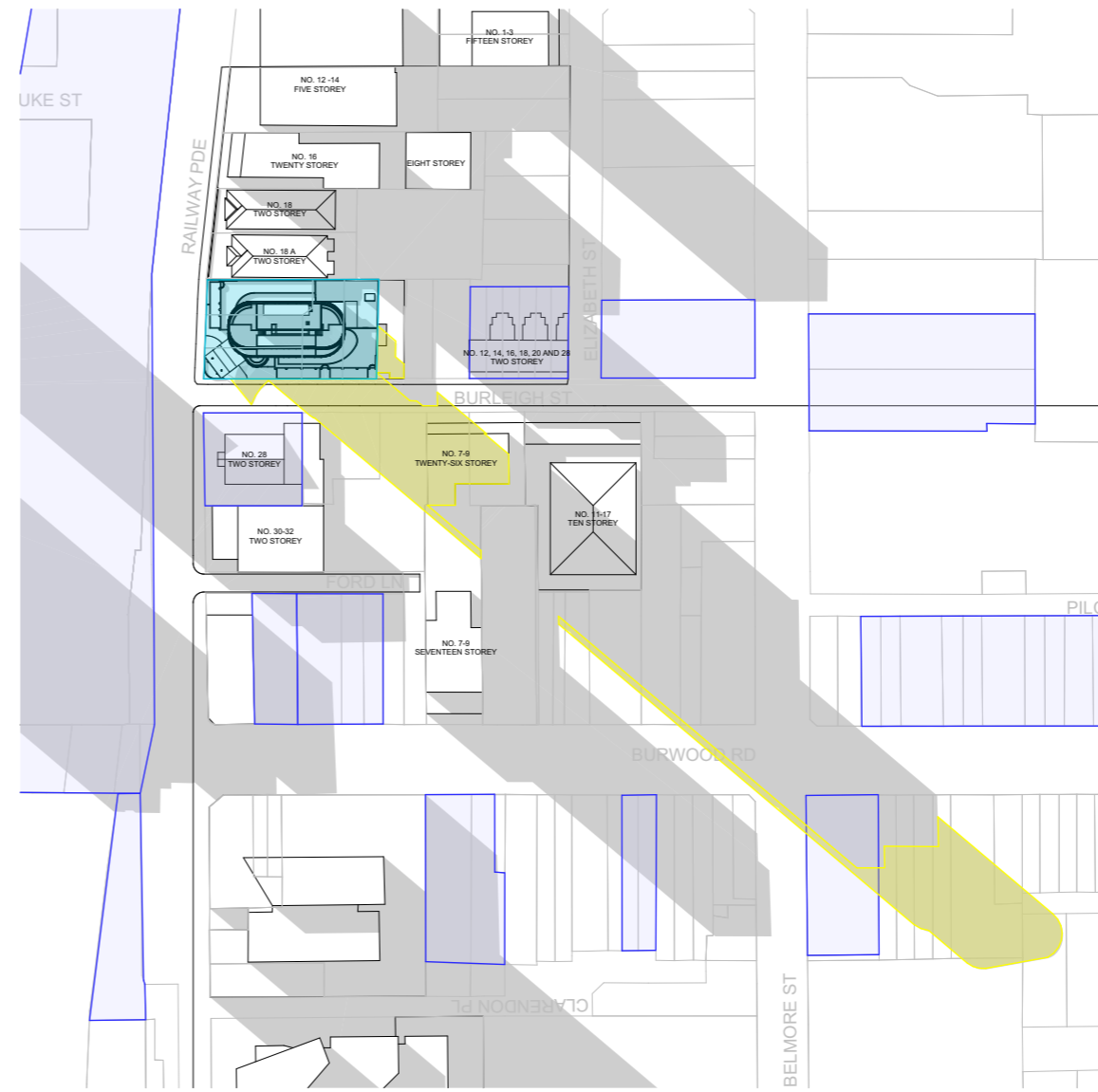
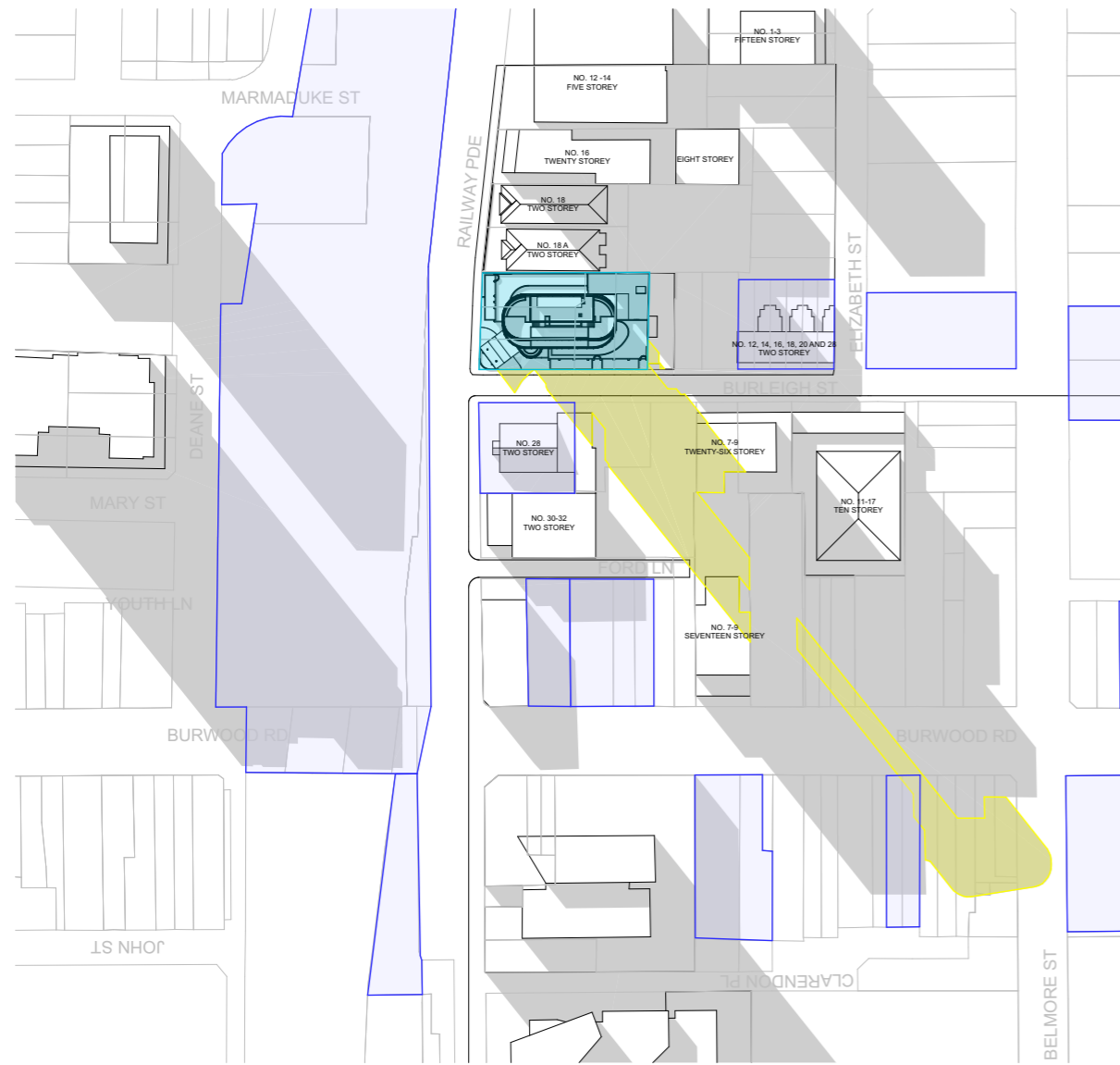
PROJECT:
**RESIDENTIAL/ AFFORDABLE
 HOUSING, HOTEL &
 COMMERCIAL OFFICES
 2-4 BURLEIGH ST & 20-24
 RAILWAY PDE, BURWOOD**

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

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

1 SHADOW DIAGRAM JAN 21 9AM
 1:2000

2 SHADOW DIAGRAM FEB 21 9AM
 1:2000



- SHADOW IMPACT LEGEND**
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1 SHADOW DIAGRAM MAR 21 9AM
1:2000

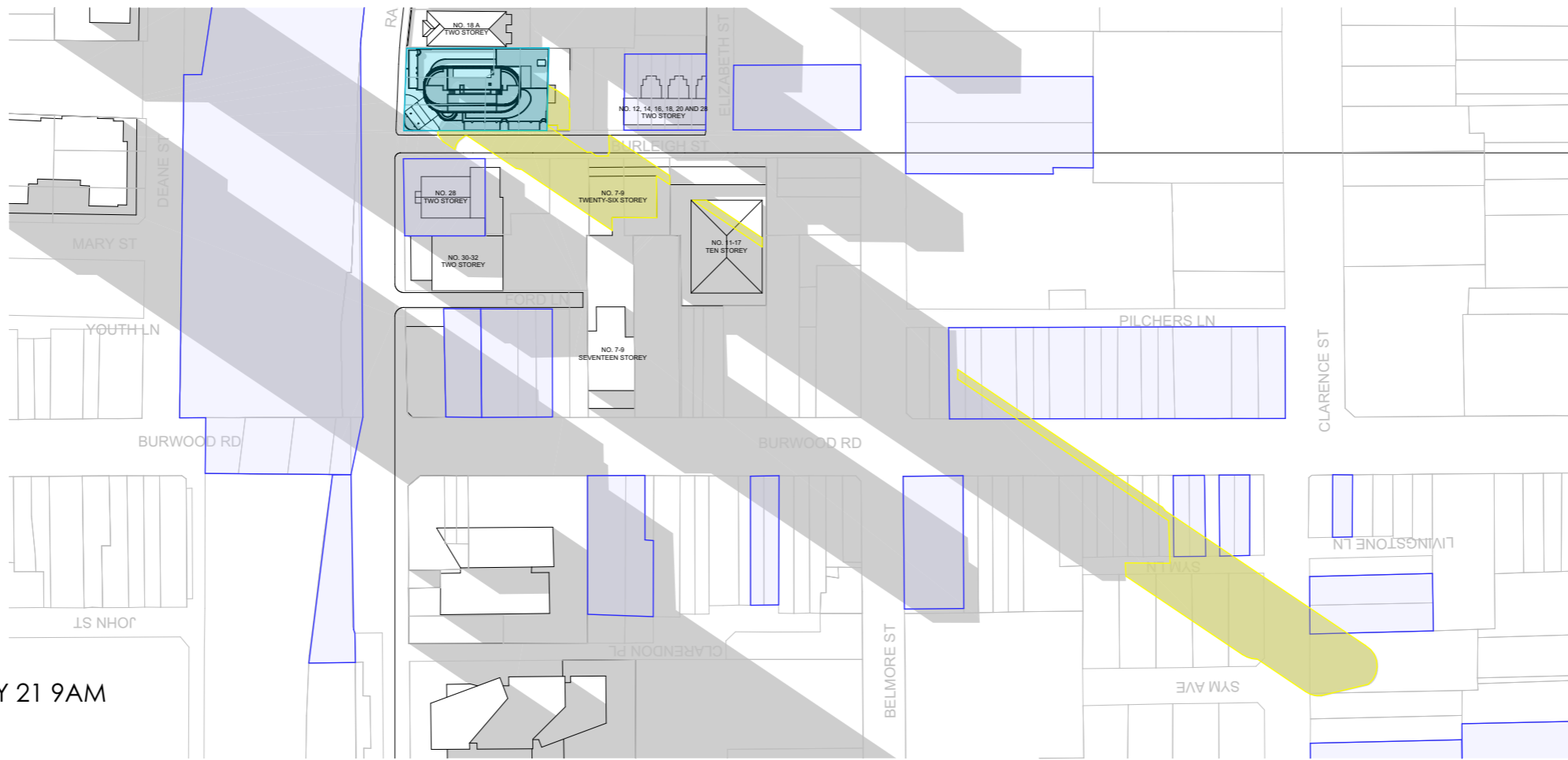
2 SHADOW DIAGRAM APR 21 9AM
1:2000

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PTY LTD

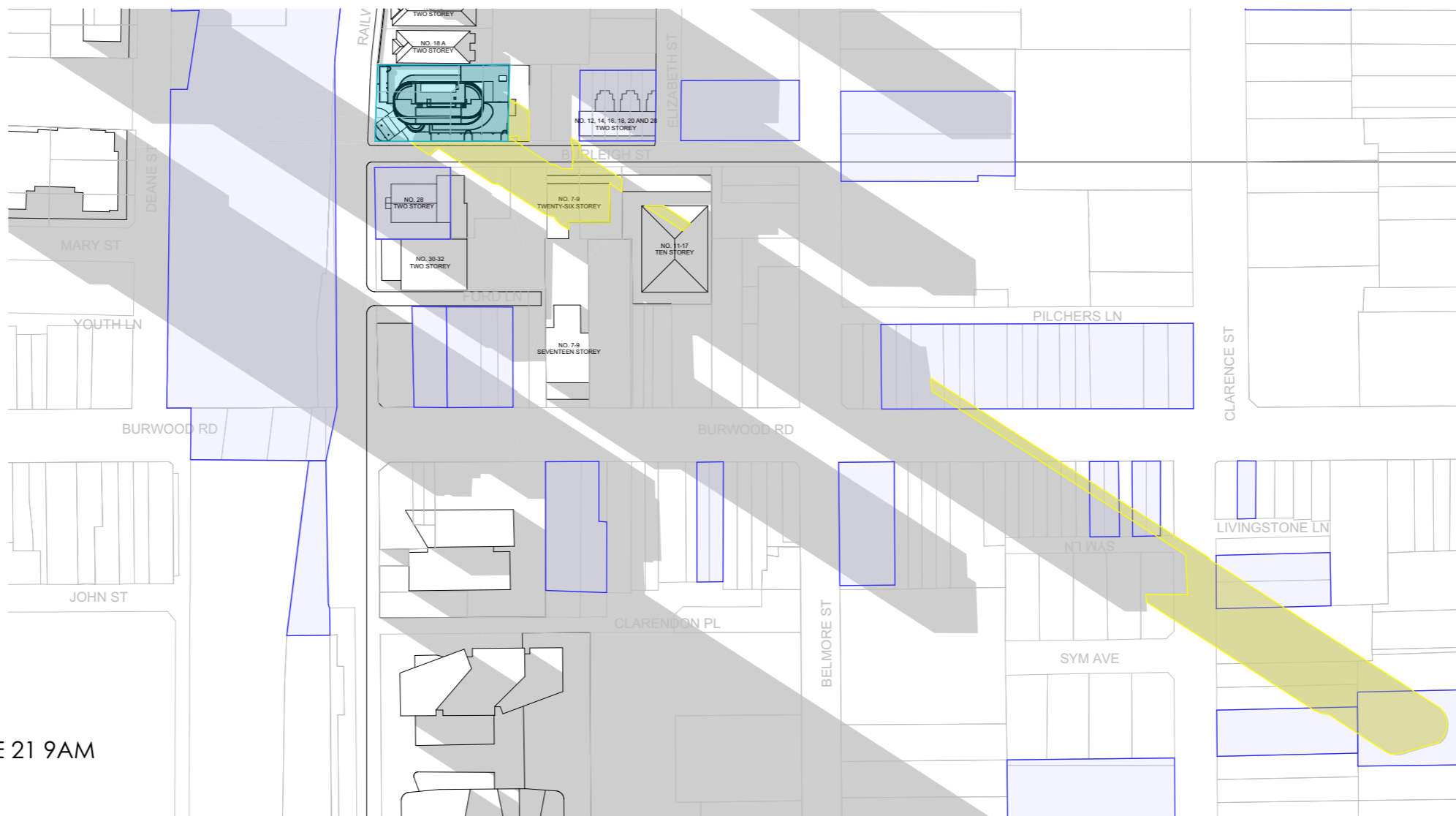
PROJECT:
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

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SHADOW DIAGRAMS- MAR 21
9AM & APR 21 9AM

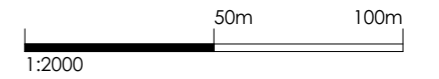
SCALE: 1:2000 AT A3	NORTH POINT:
DRAWN BY: VD/JR	
CHECKED BY: PI	
PROJECT No: P709	



1 SHADOW DIAGRAM MAY 21 9AM
1:2000



2 SHADOW DIAGRAM JUNE 21 9AM
1:2000



- SHADOW IMPACT LEGEND**
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 - SUBJECT SITE
 - HERITAGE ITEM

SSDA SUBMISSION

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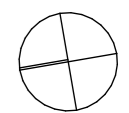
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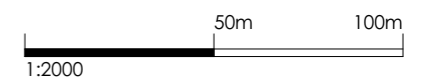
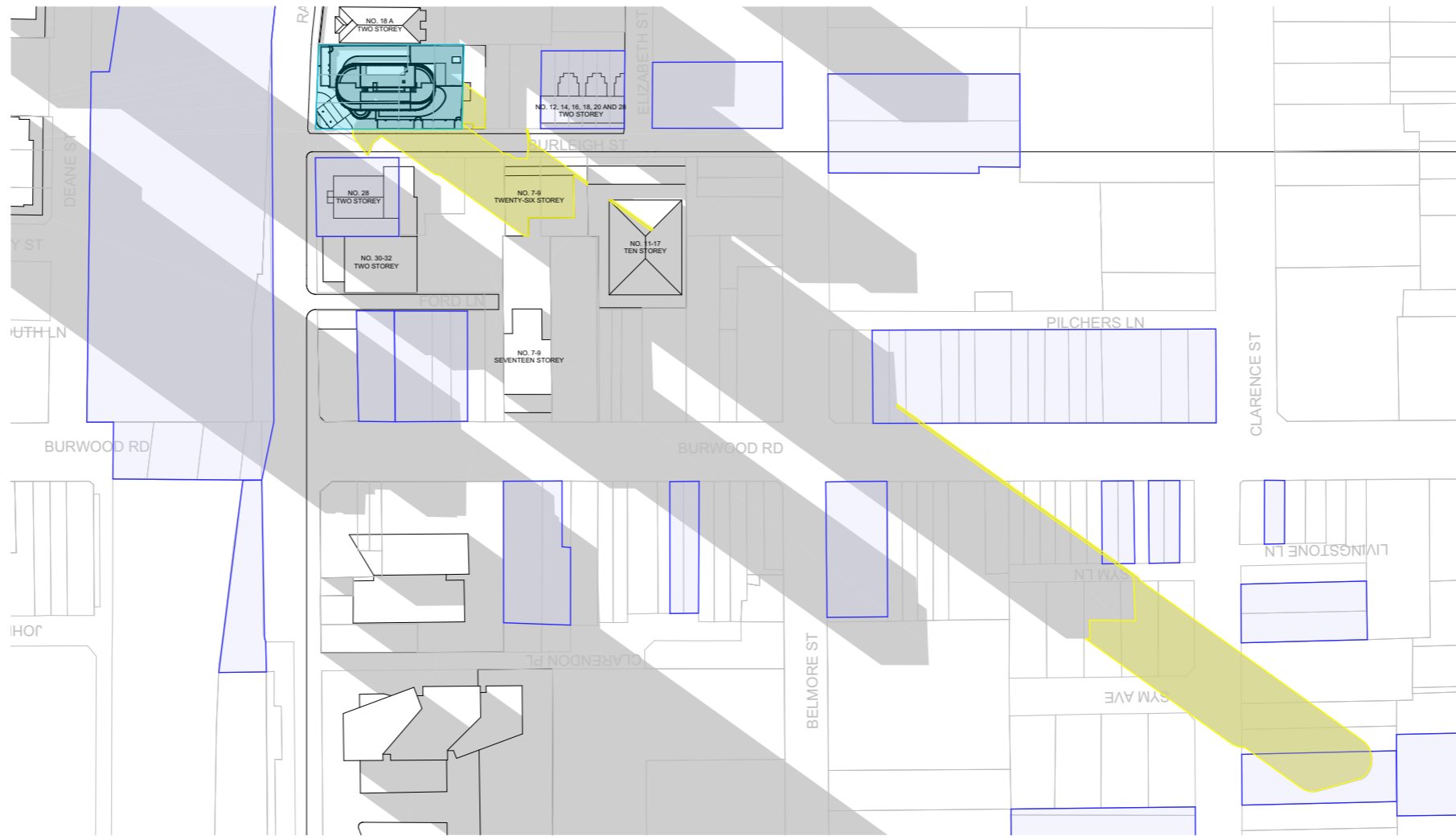
CLIENT:
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PROJECT:
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

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

SSDA 37 A
stage. dwg no. revision



- SHADOW IMPACT LEGEND**
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1 SHADOW DIAGRAM JUL 21 9AM
1:2000

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REV	DESCRIPTION	BY	DATE

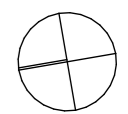
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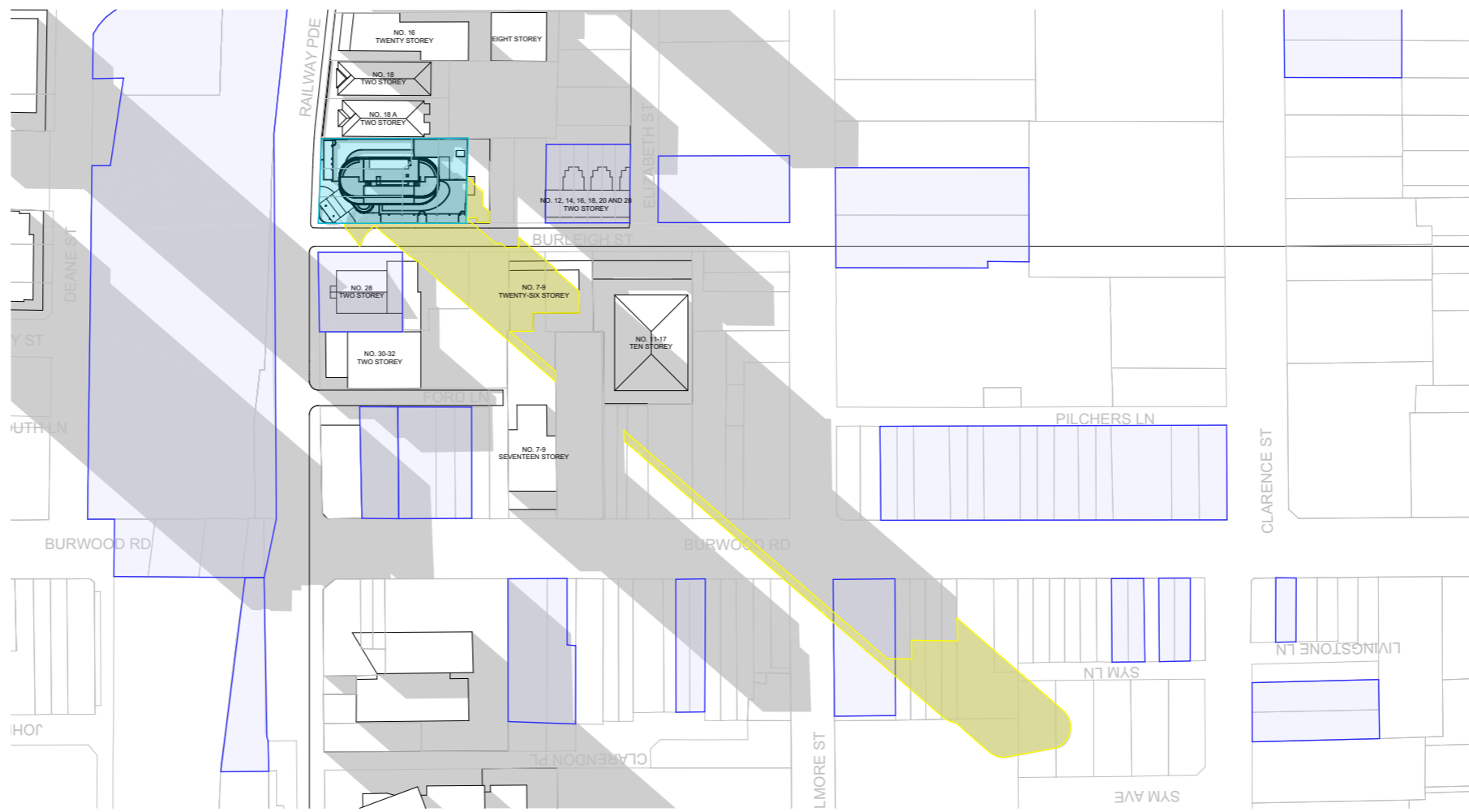
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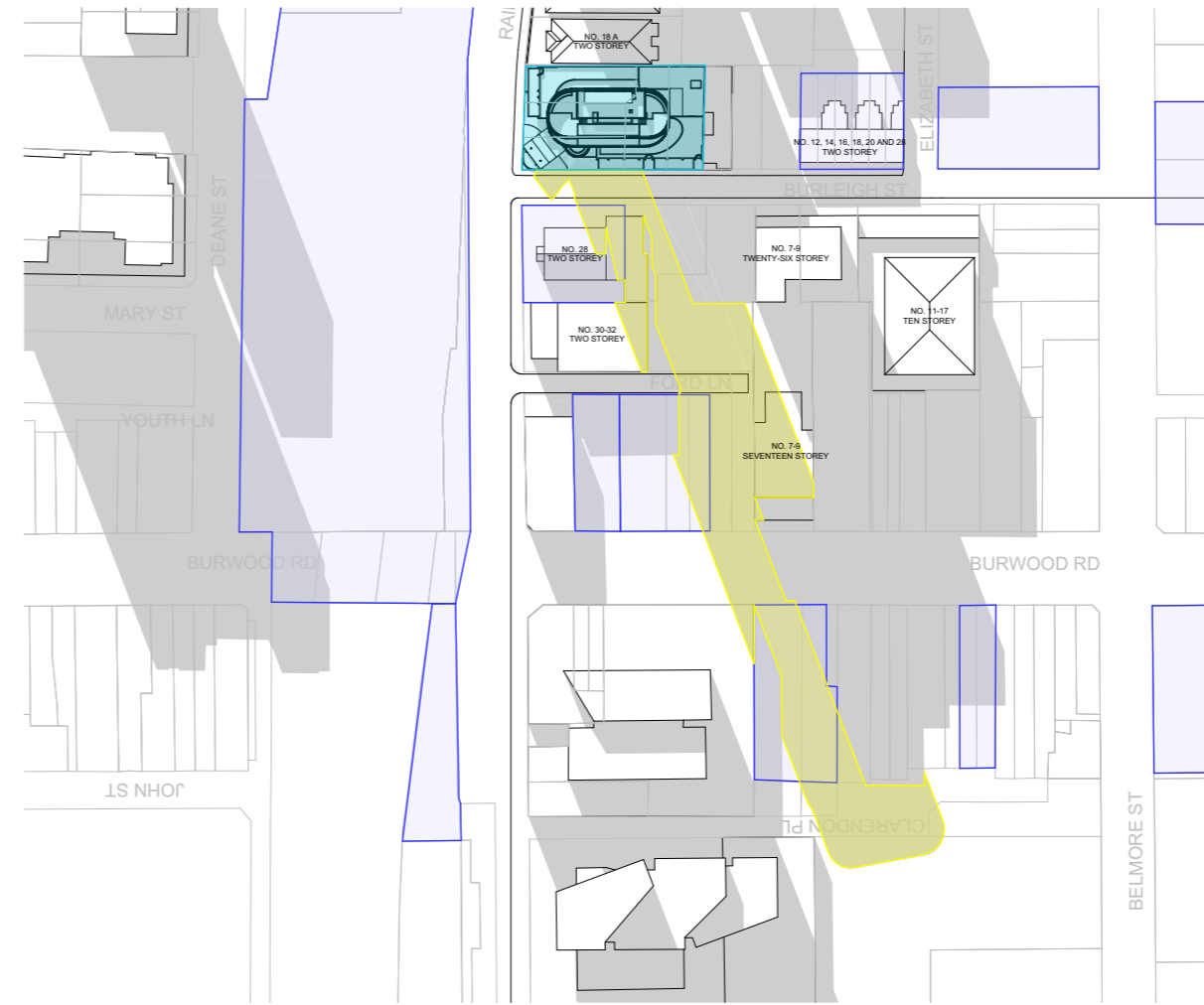
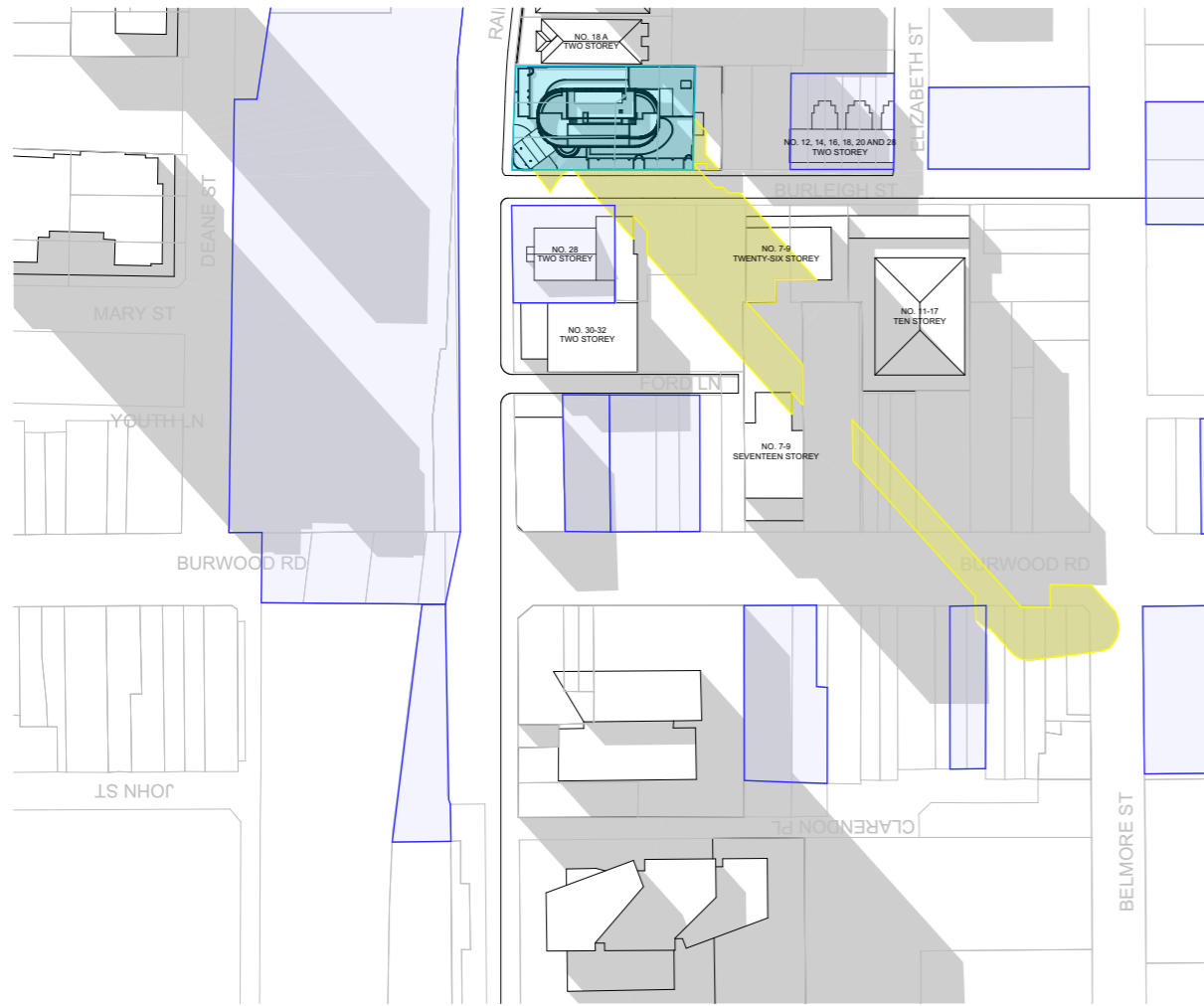
PROJECT:
**RESIDENTIAL/ AFFORDABLE
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COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

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



2 SHADOW DIAGRAM AUG 21 9AM
1:2000



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SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

1 SHADOW DIAGRAM SEP 21 9AM
1:2000

2 SHADOW DIAGRAM OCT 21 9AM
1:2000

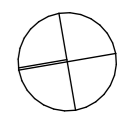
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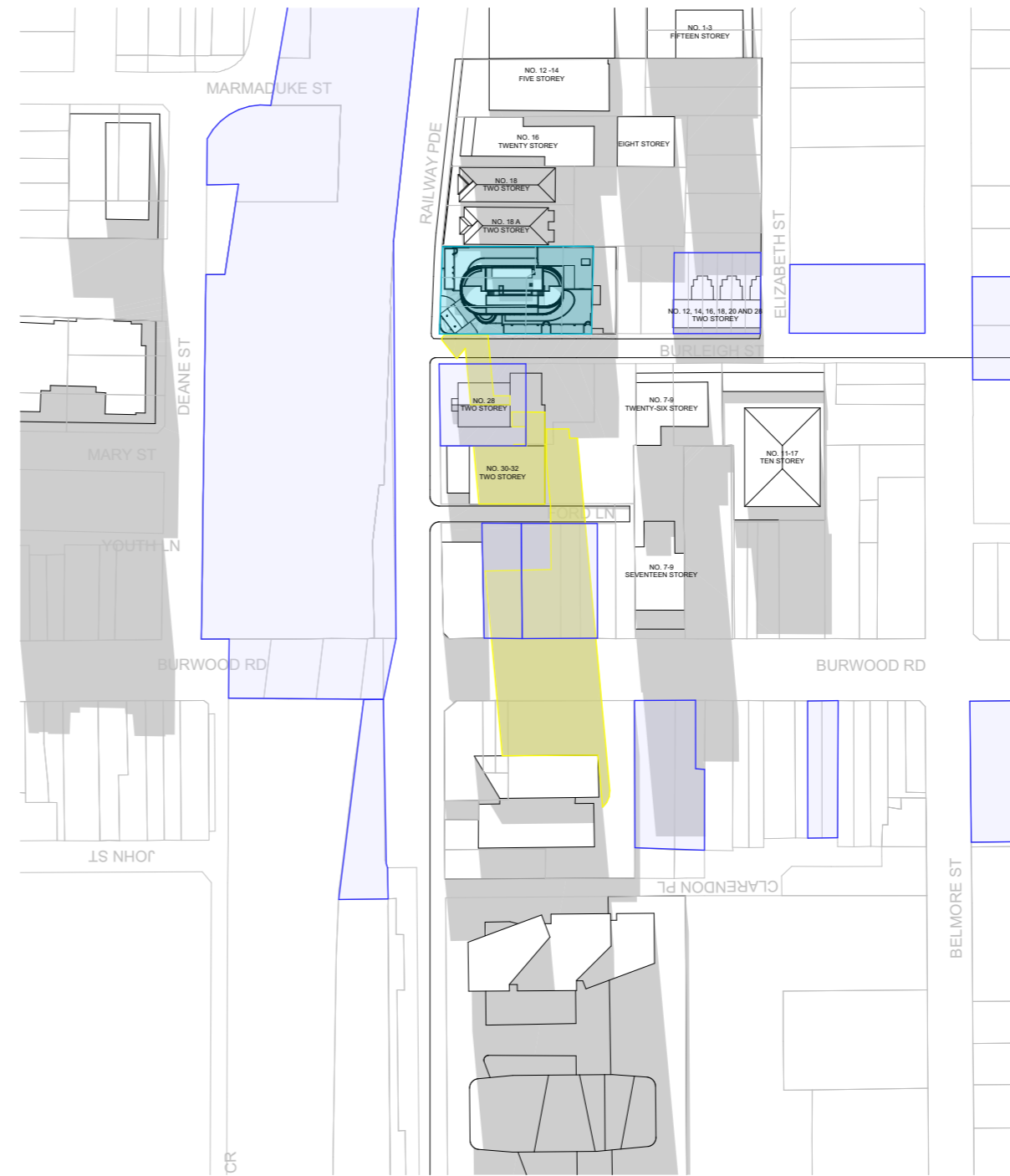
PROJECT:
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RAILWAY PDE, BURWOOD**

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

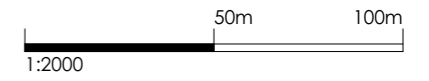
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CHECKED BY:	PI		
PROJECT No:	P709		



1 SHADOW DIAGRAM NOV 21 9AM
1:2000



2 SHADOW DIAGRAM DEC 21 9AM
1:2000



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 - HERITAGE ITEM

SSDA SUBMISSION

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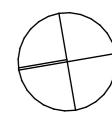
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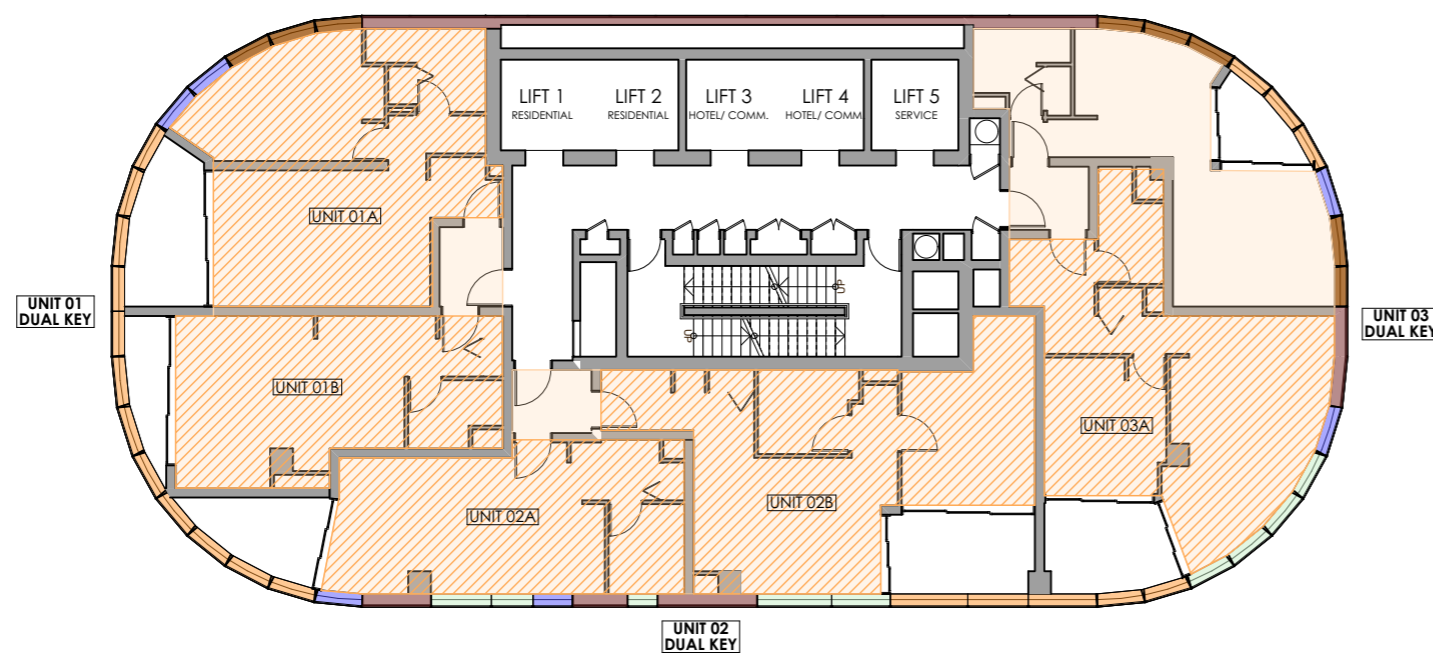
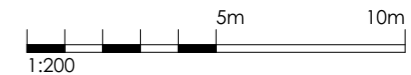
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

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

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

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stage. dwg no. revision



SOLAR ACCESS & CROSS VENTILATION LEGEND

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

CURTAIN WALL LEGEND

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

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

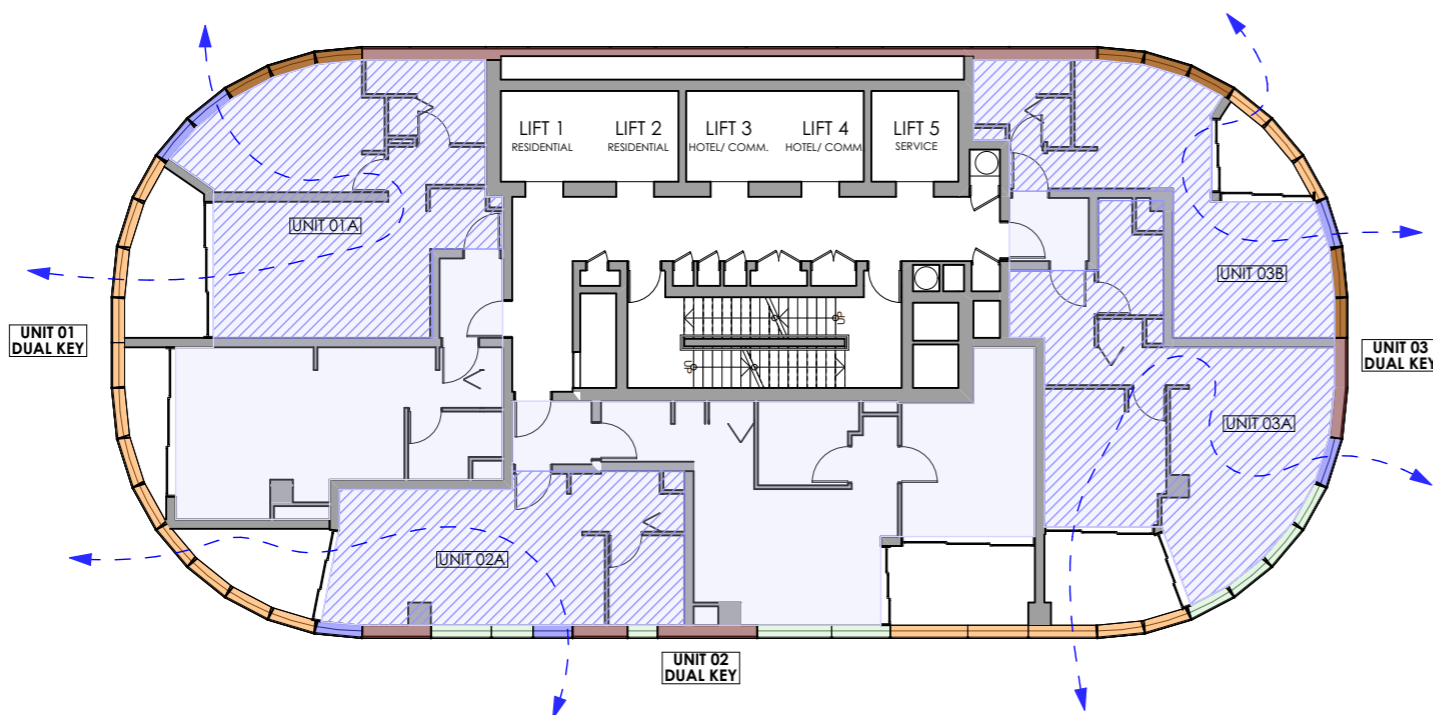
NATURAL CROSS VENTILATION (48 x DUAL KEY UNITS)
 AFFORDABLE HOUSING (LEVELS 3 TO 8) - 18/18 (100%)
 NON-AFFORDABLE HOUSING (LEVELS 9 TO 18) - 30/30 (100%)

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

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

SSDA SUBMISSION

1 LEVELS 3 TO 18- SOLAR ACCESS
1:200



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

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE

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

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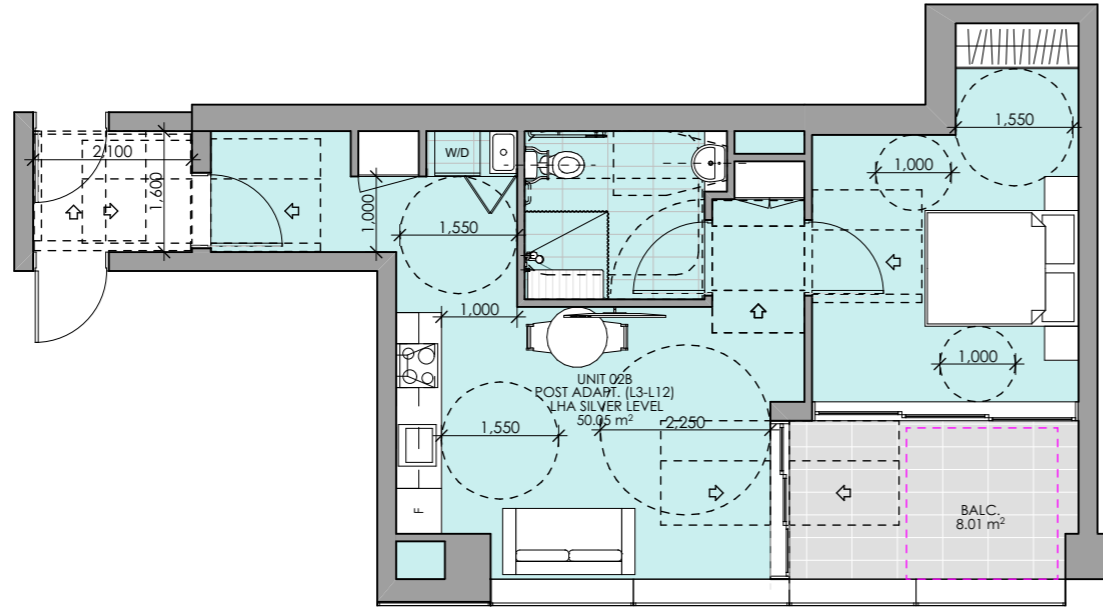
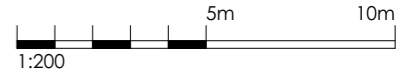
PROJECT:
RESIDENTIAL/ AFFORDABLE
HOUSING, HOTEL &
COMMERCIAL OFFICES
2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD

DRAWING TITLE:
SOLAR ACCESS AND NATURAL
CROSS VENTILATION

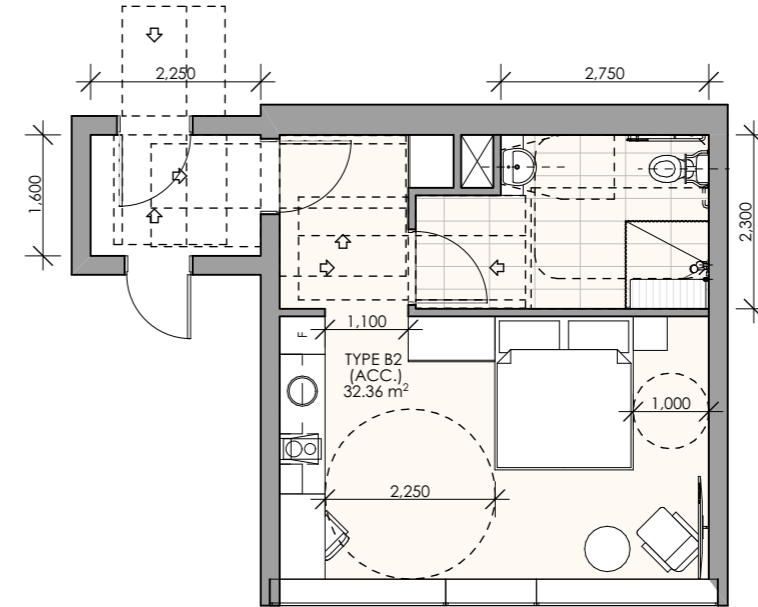
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DRAWN BY:	VD/JR		
CHECKED BY:	PI		
PROJECT No:	P709		

ADG MINIMUM AREAS

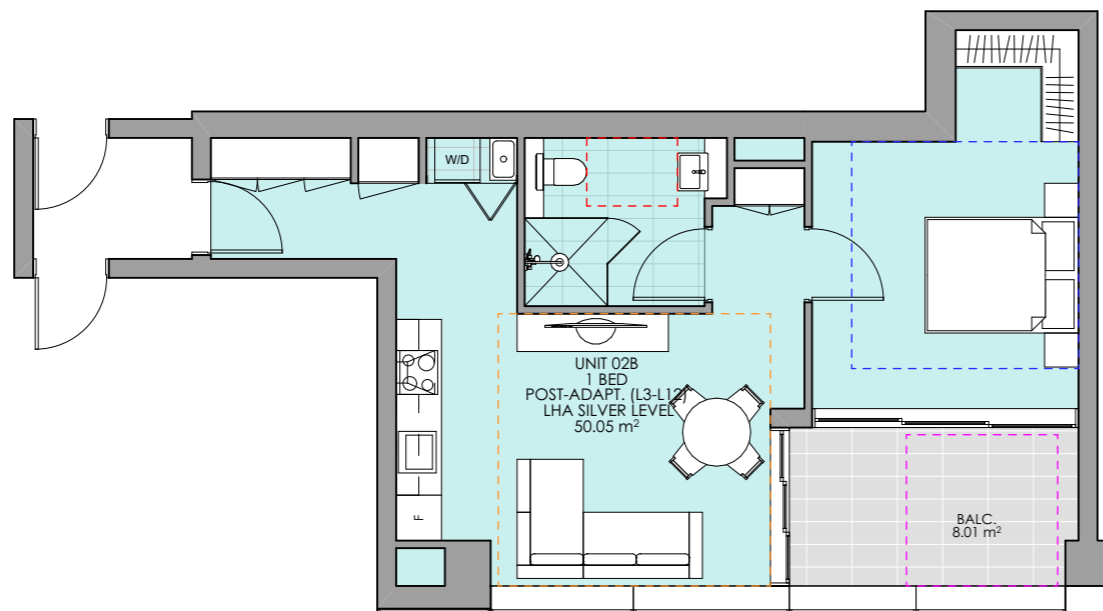
-  3M X 3M
IN BEDROOM
-  3.6M X 3.6M
IN LIVING ROOM
-  0.9M X 1.2M IN LHA
SILVER LEVEL BATHROOM
-  2M X 2M
IN BALCONY
-  1M X 1M
IN BALCONY



1 POST-ADAPTABLE LAYOUT
1:100



2 ACCESSIBLE HOTEL ROOM
1:100



3 PRE-ADAPTABLE LAYOUT
1:100

SSDA SUBMISSION

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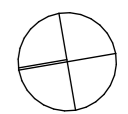


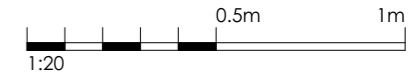
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 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
ACCESSIBLE LAYOUTS

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



CURTAIN WALL LEGEND

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

SSDA SUBMISSION

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ARCHITECTURE
 Tourism + Residential

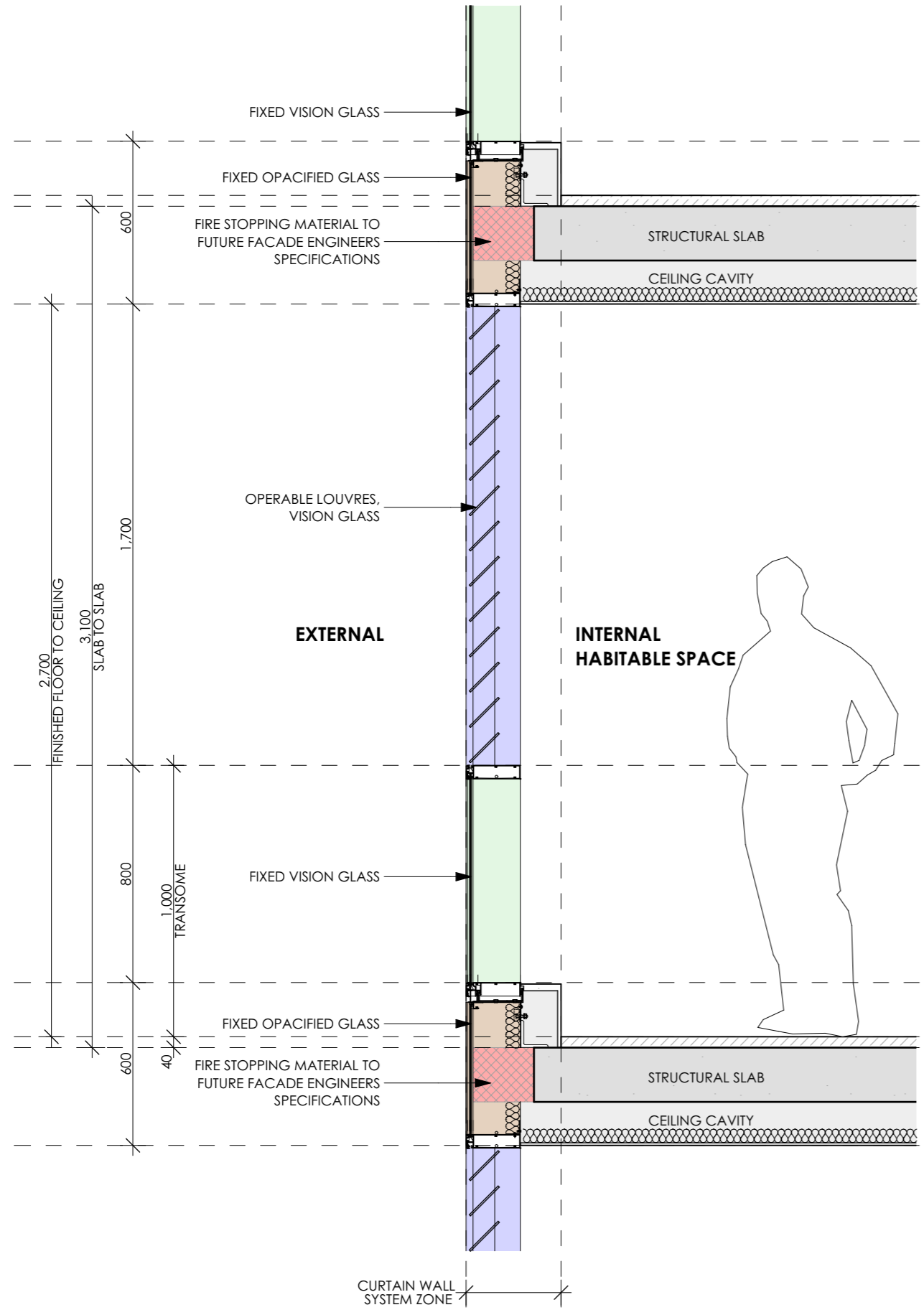
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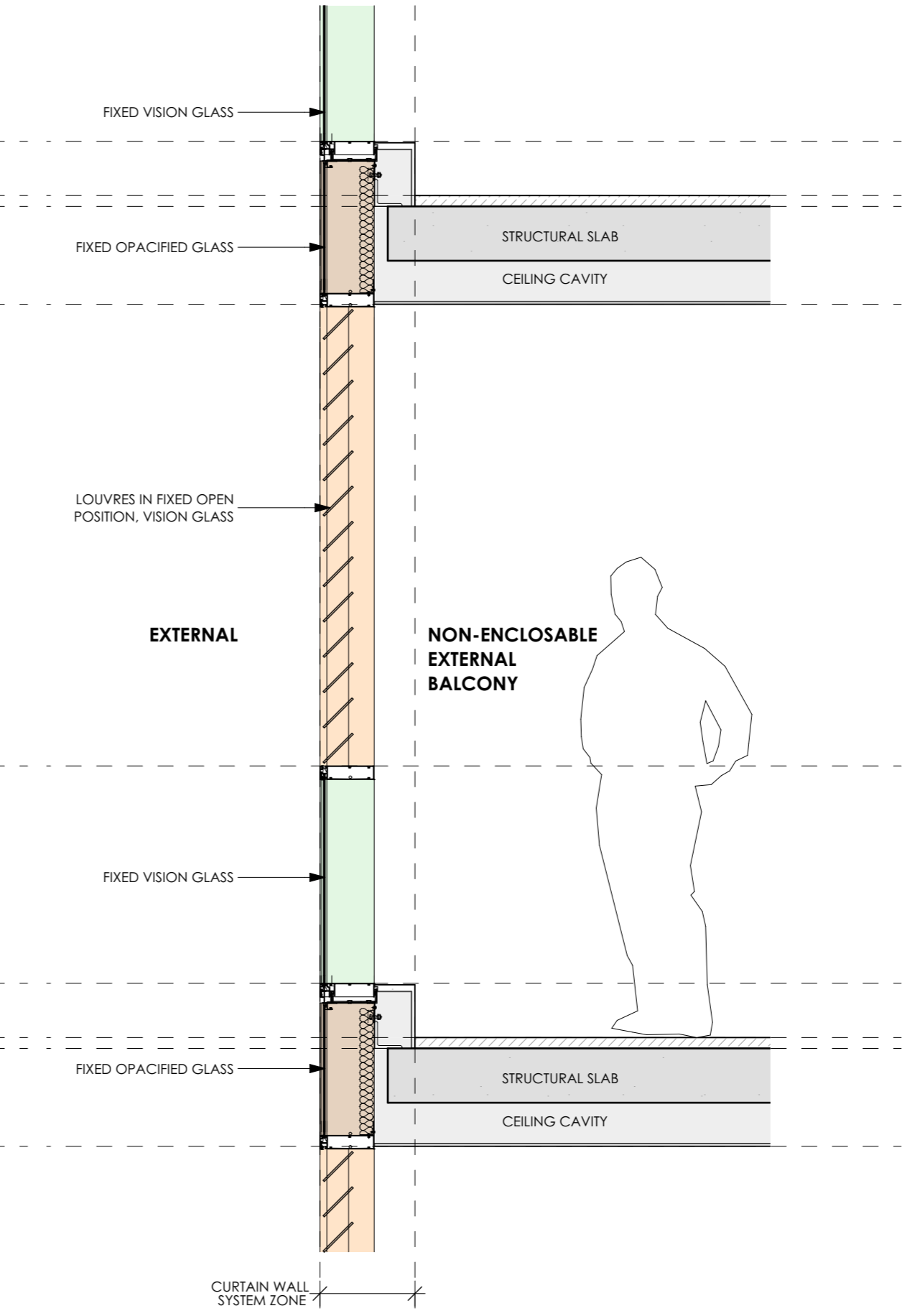
PROJECT:
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2-4 BURLEIGH ST & 20-24
RAILWAY PDE, BURWOOD**

DRAWING TITLE:
FACADE CONCEPT SECTIONS

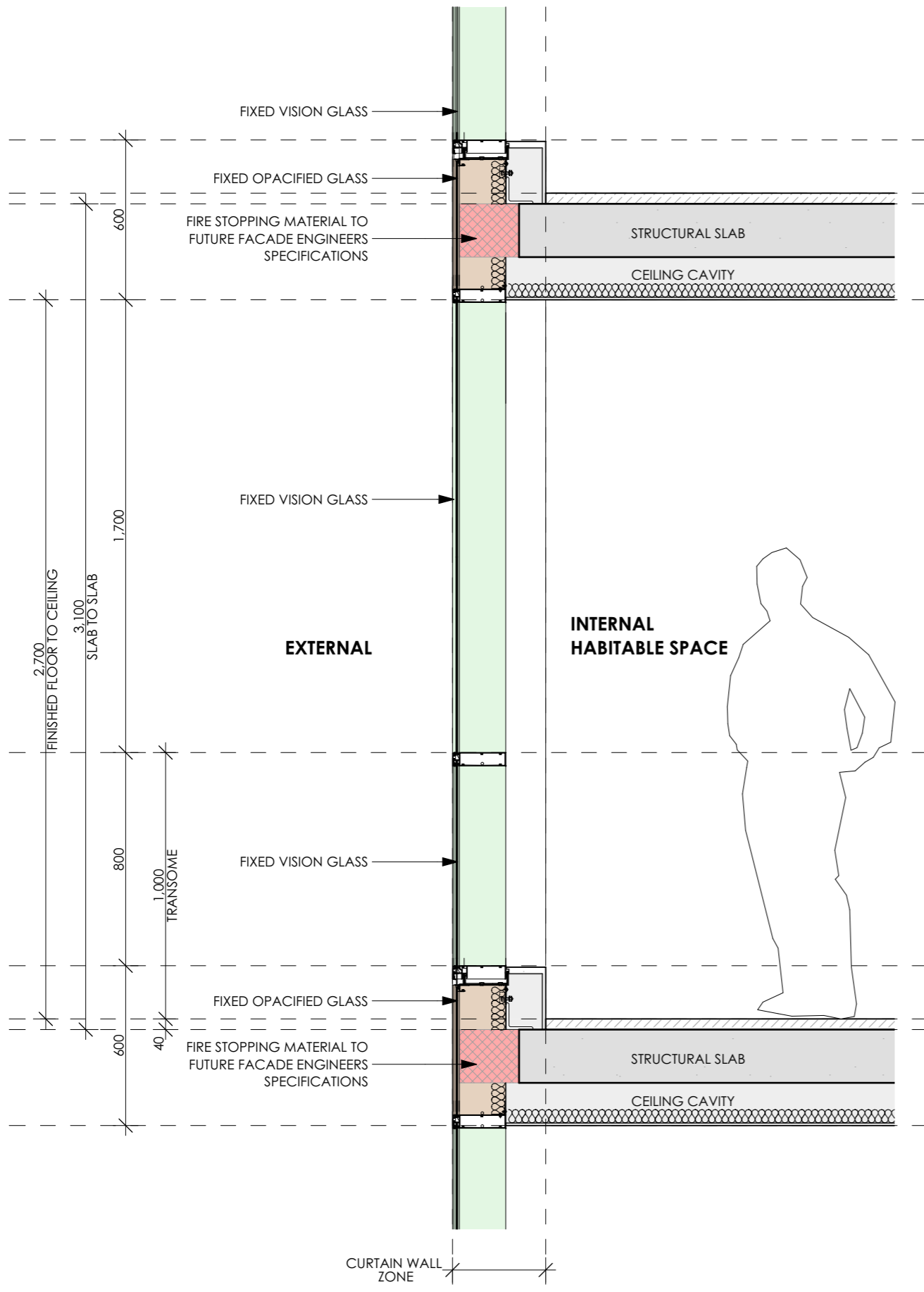
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DRAWN BY: VD/JR	
CHECKED BY: PI	
PROJECT No: P709	



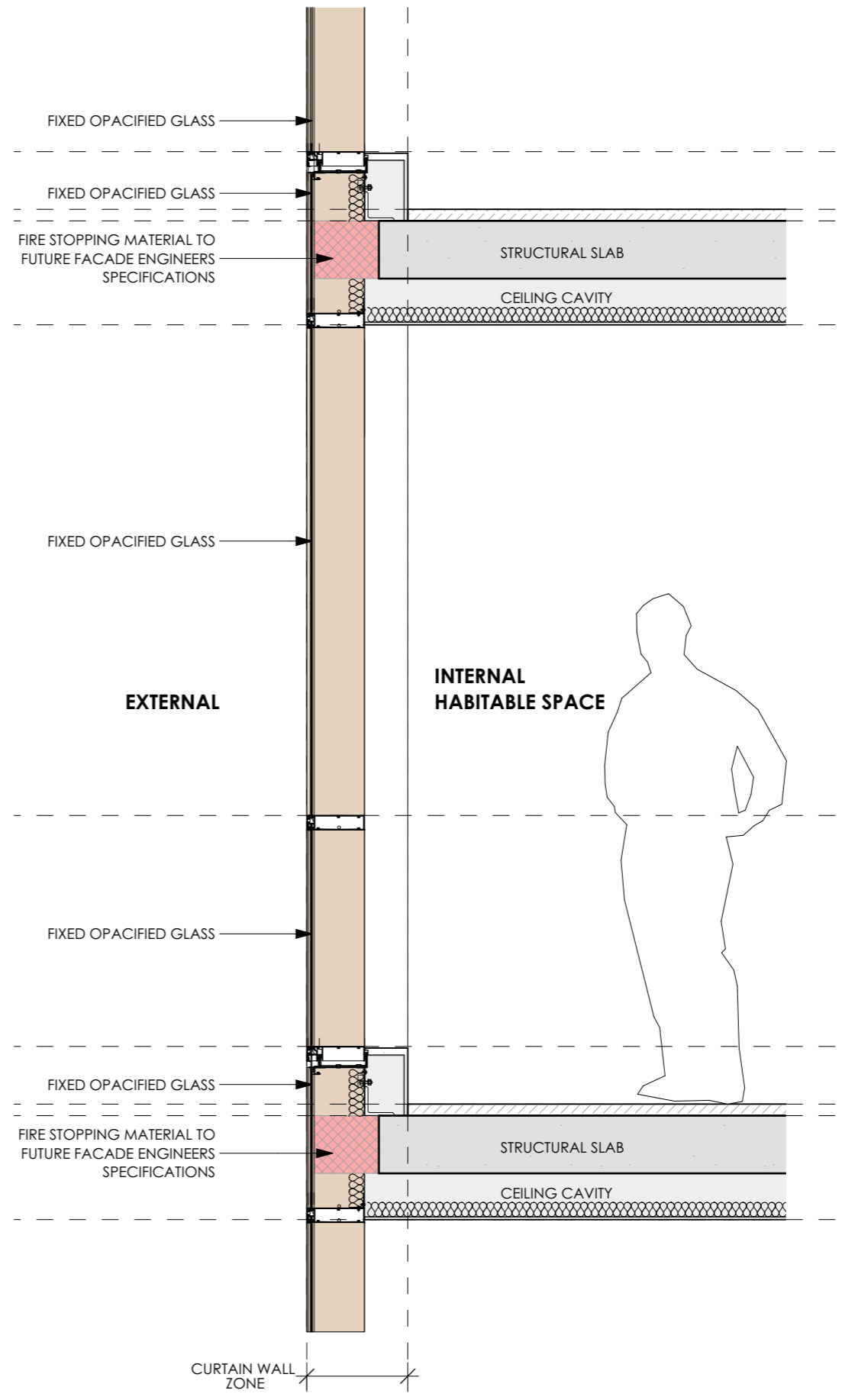
1 CURTAIN WALL
 1:20



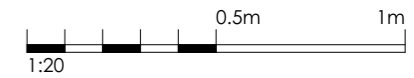
2 CURTAIN WALL
 1:20



1 CURTAIN WALL
1:20



2 CURTAIN WALL
1:20



CURTAIN WALL LEGEND

- TYPE A**
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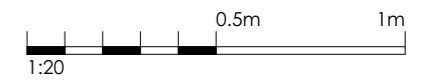
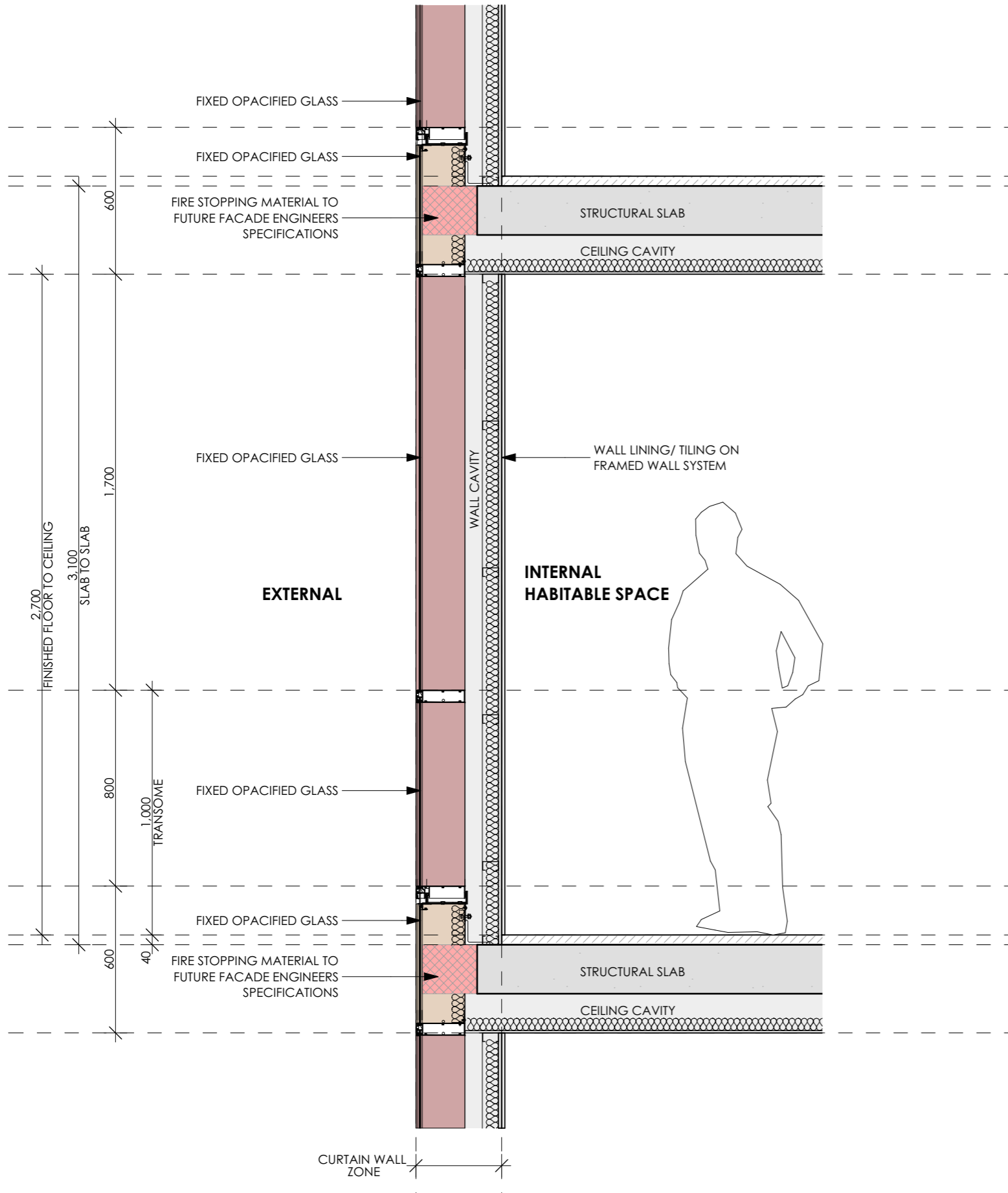
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SCALE:	1:20 AT A3	NORTH POINT:	
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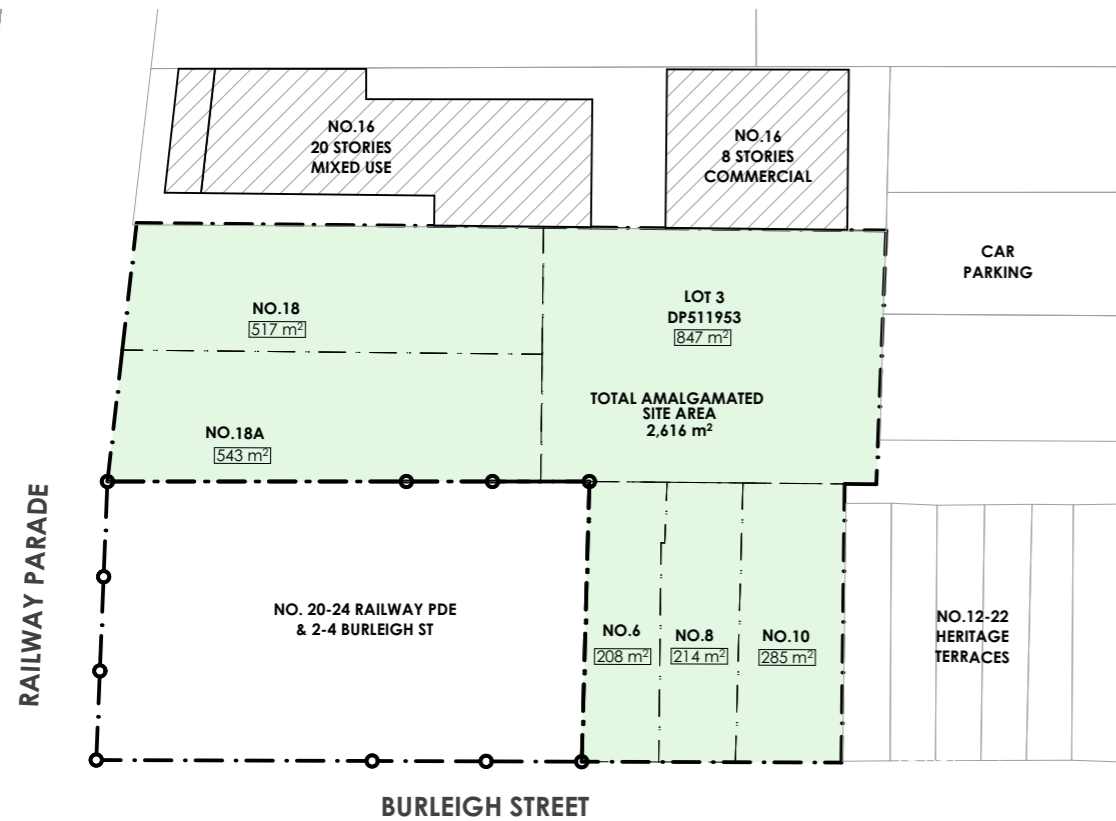
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FACADE CONCEPT SECTIONS

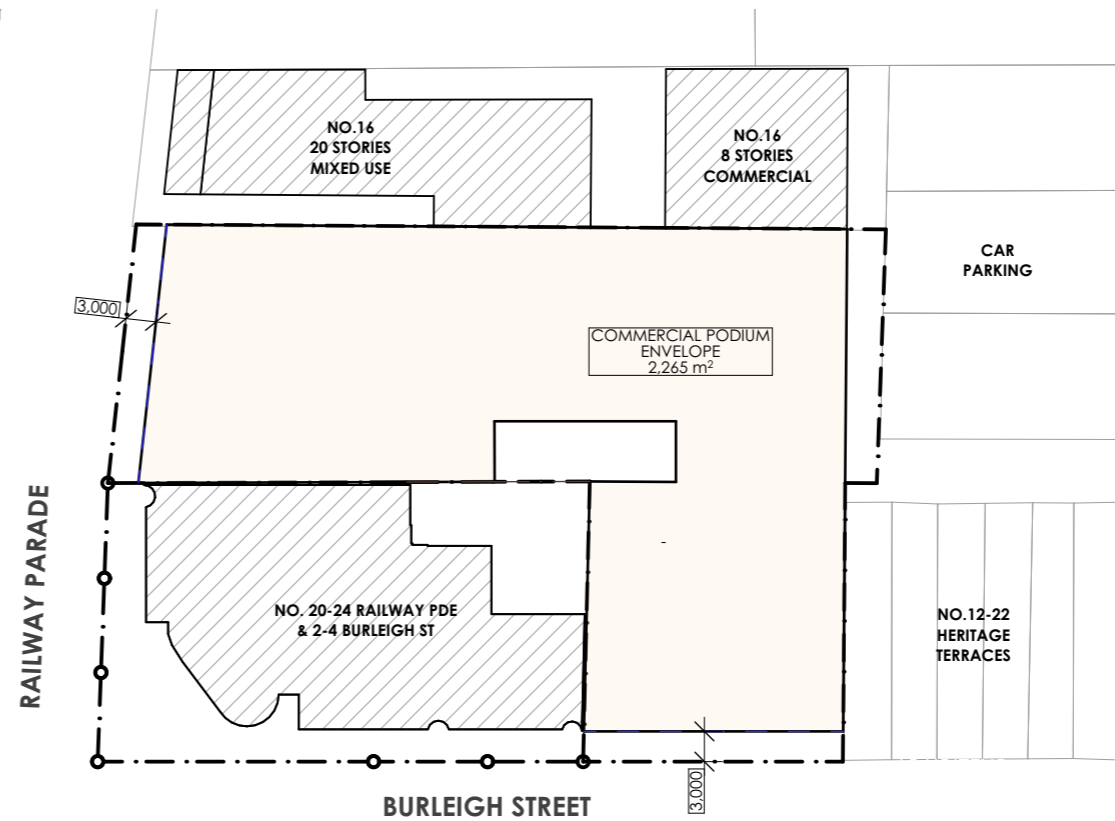
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DRAWN BY:	VD/JR	
CHECKED BY:	PI	
PROJECT No:	P709	

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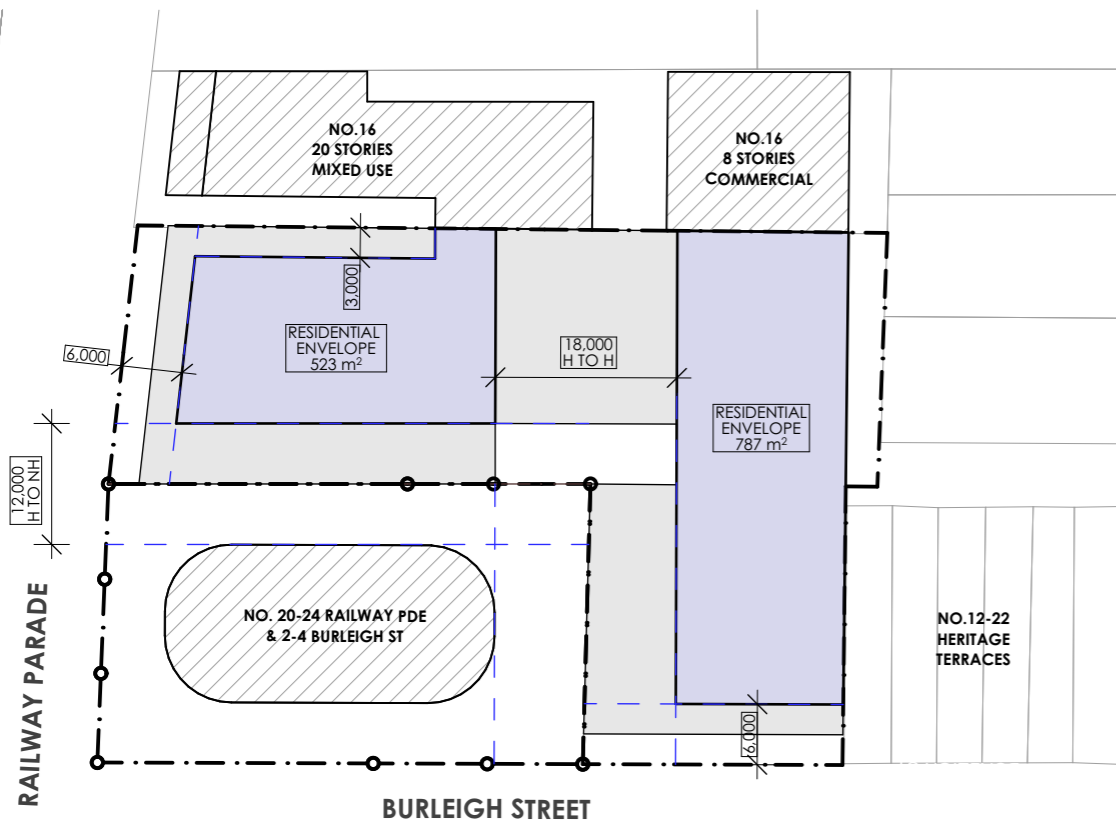
CURTAIN WALL
1:20



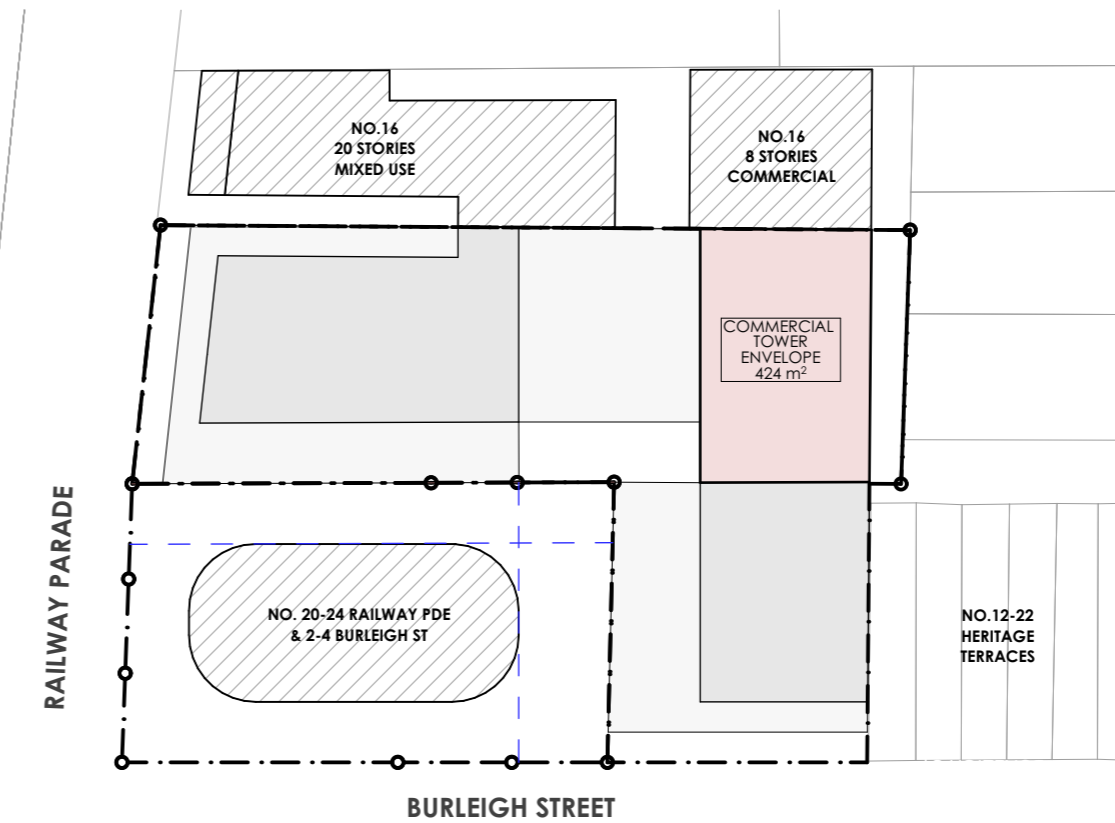
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1:750



2 PODIUM- GF TO L3
1:750



3 TOWER- L3 TO L7
1:750



4 TOWER L8 TO L28
1:750

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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

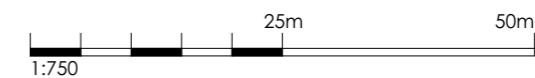
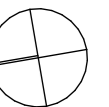
DRAWING TITLE:
POTENTIAL SURROUNDING
DEVELOPMENT

SCALE: 1:750 AT A3 NORTH POINT:

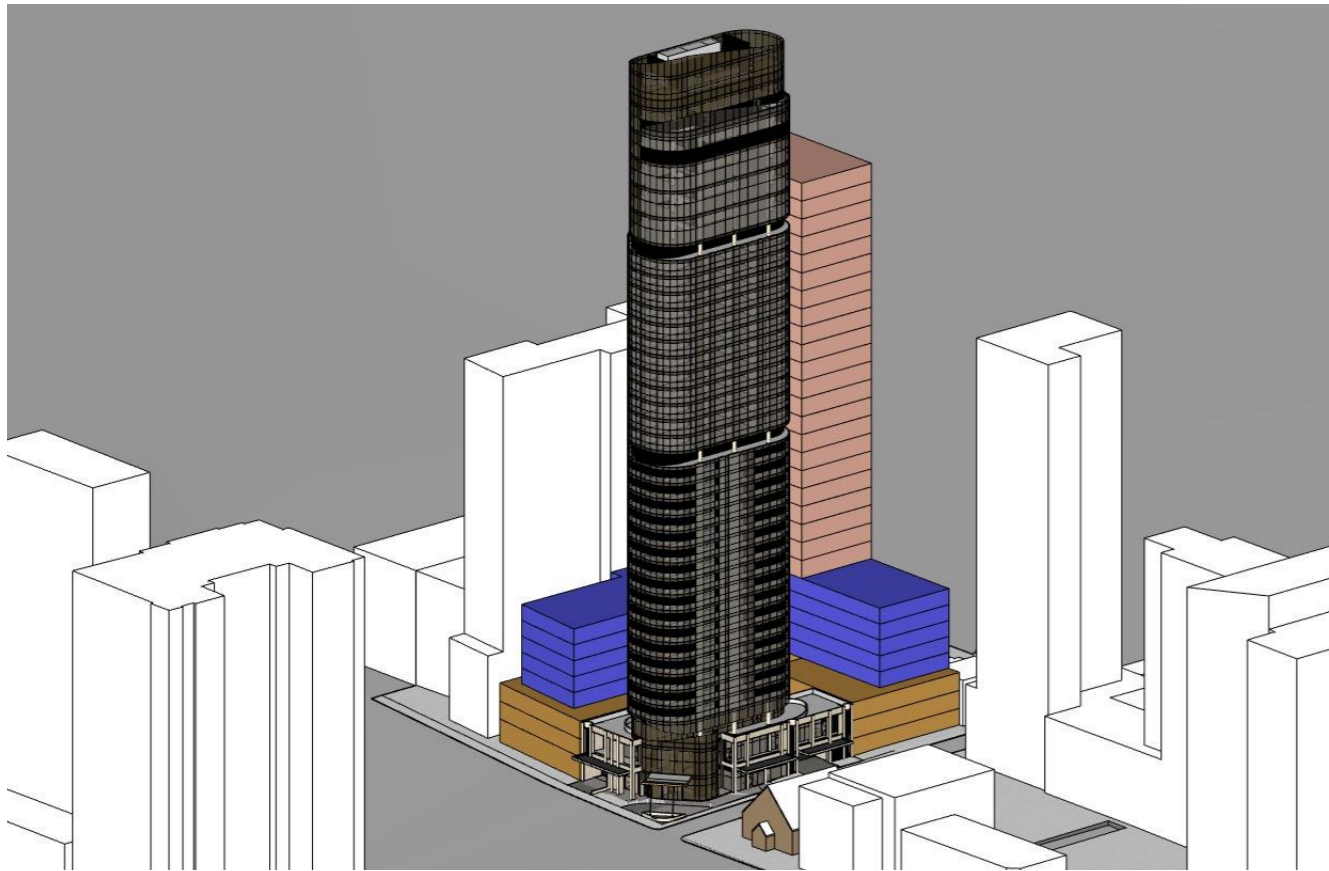
DRAWN BY: VD/JR

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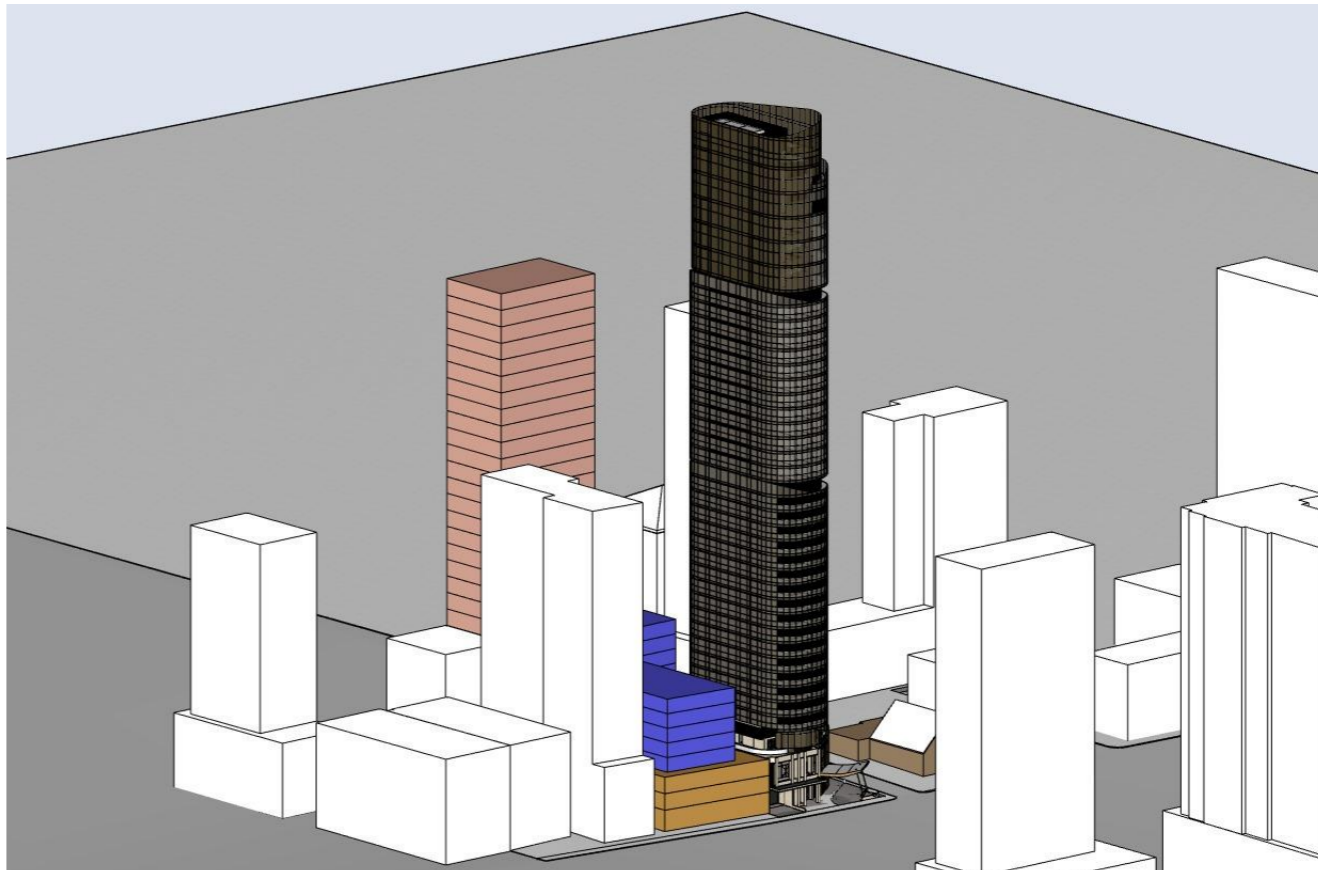
PROJECT No: P709



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stage. dwg no. revision



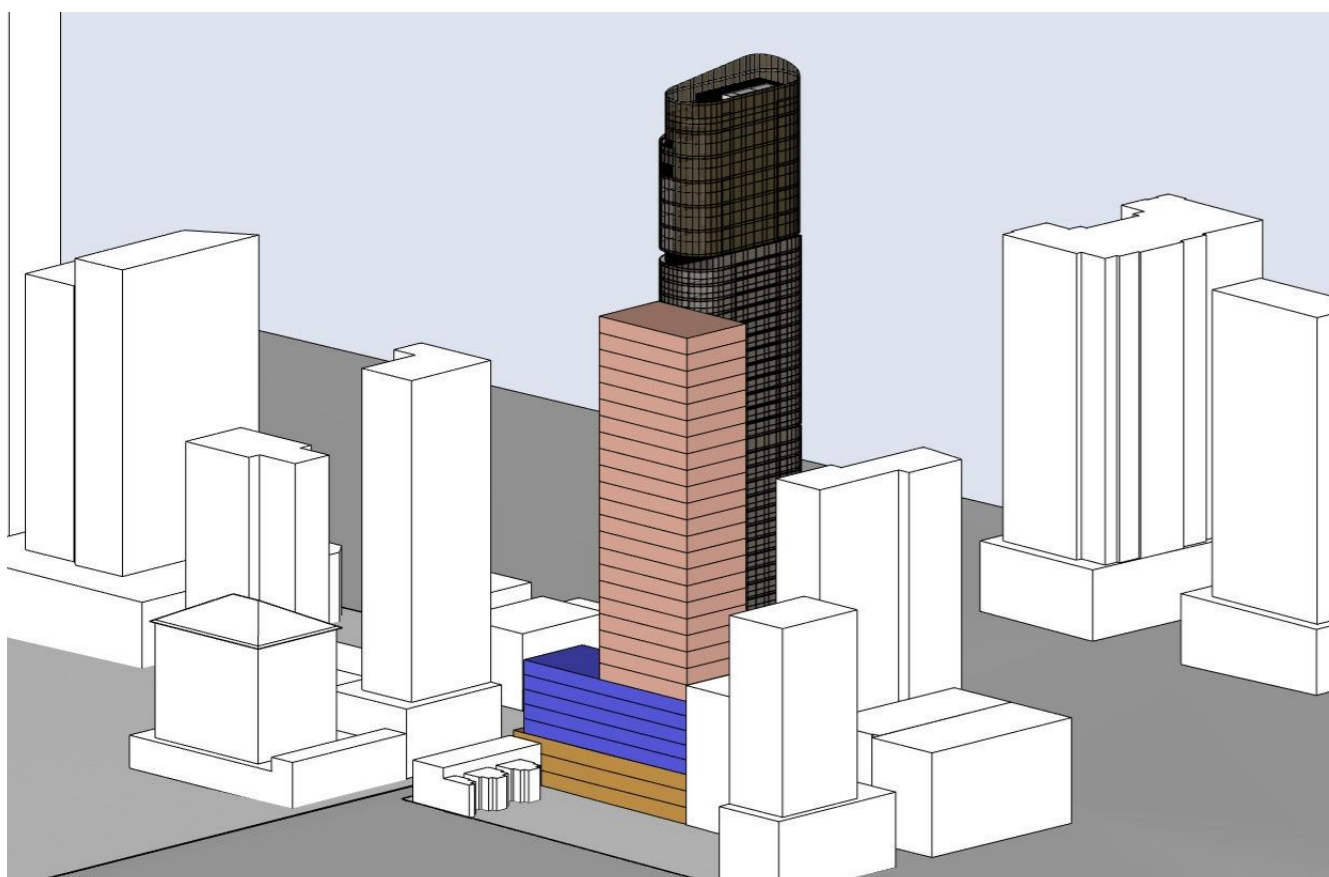
1 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST



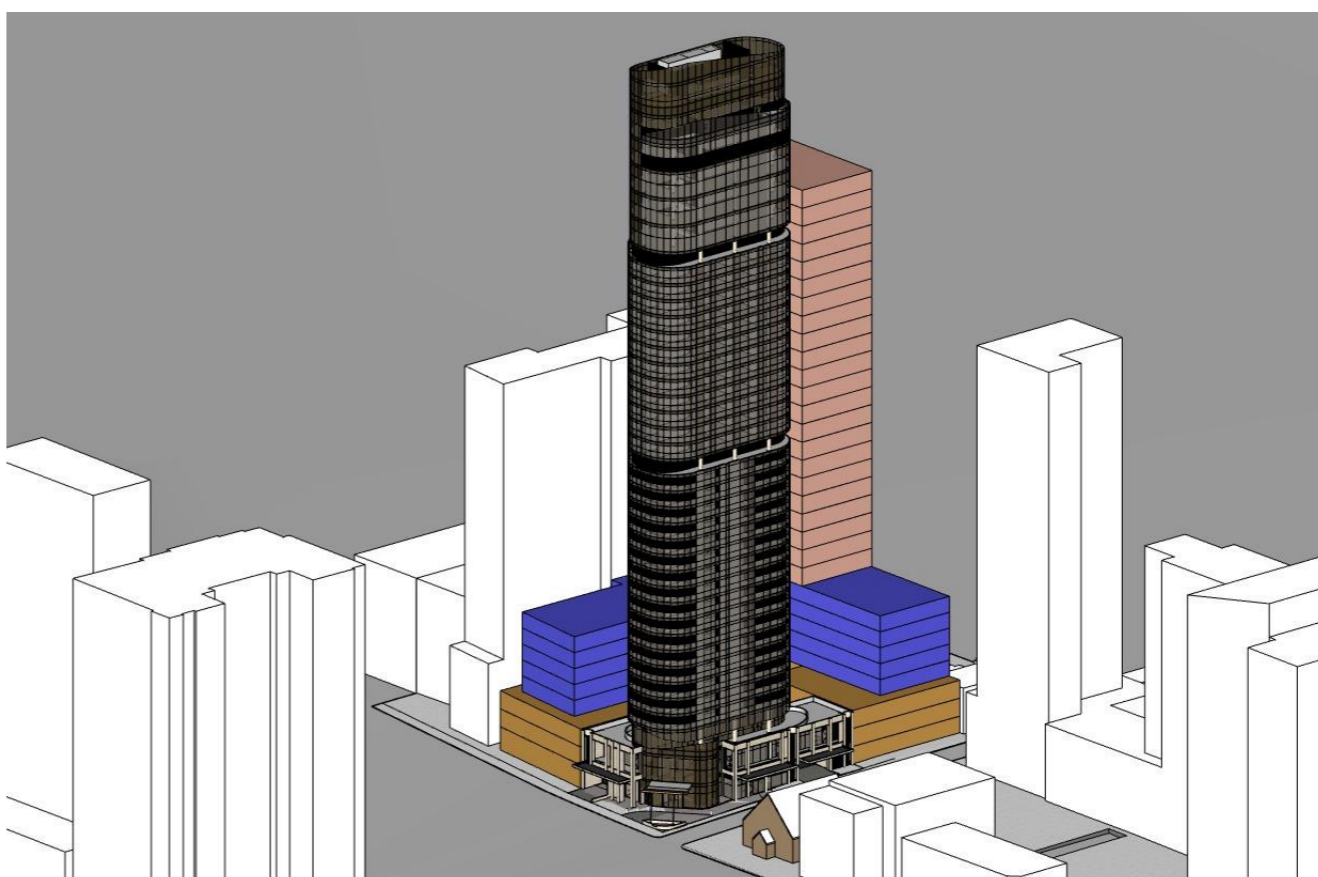
2 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-WEST

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

SSDA SUBMISSION



3 POTENTIAL SURROUNDING DEVELOPMENT LOOKING NORTH-WEST



4 POTENTIAL SURROUNDING DEVELOPMENT LOOKING SOUTH-EAST

A SSDA SUBMISSION VD 03.02.25

REV	DESCRIPTION	BY	DATE



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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 47 A
stage. dwg no. revision

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

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
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

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
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

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
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

REV	DESCRIPTION	BY	DATE
A	SSDA SUBMISSION	VD	03.02.25



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 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

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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RAILWAY PDE, BURWOOD

DRAWING TITLE:
PERSPECTIVE 1

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 49 A
stage. dwg no. revision



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A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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RAILWAY PDE, BURWOOD

DRAWING TITLE:
PERSPECTIVE 2

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

SSDA 50 A
stage. dwg no. revision



SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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PROJECT:
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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 51 A
stage. dwg no. revision

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. 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
-	-	-	-

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

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

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

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SSDA SUBMISSION

A SSDA SUBMISSION VD 03.02.25

REV DESCRIPTION BY DATE

(b) Dwellings

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

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

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

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

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 RAILWAY PDE, BURWOOD

DRAWING TITLE:
 BASIX COMMITMENTS- SHEET 1

SCALE: AT A3 NORTH POINT:

DRAWN BY: VD/JR

CHECKED BY: PI

PROJECT No: P709

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 stage. dwg no. revision

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

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

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

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

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

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

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REV	DESCRIPTION	BY	DATE

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

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

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


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

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

Common area	Common area ventilation system		Common area lighting		
	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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 ABN 90 050 071 022

CLIENT:
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 PTY LTD**

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

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 2

SCALE: **AT A3** NORTH POINT:

DRAWN BY: **VD/JR**

CHECKED BY: **PI**

PROJECT No: **P709**

SSDA **53** **A**
 stage. dwg no. revision

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

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2. Commitments for multi-dwelling housing

(a) Dwellings

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

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

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SSDA SUBMISSION

A	SSDA SUBMISSION	VD	03.02.25
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.			

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

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RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 3

SCALE: **AT A3** NORTH POINT:

DRAWN BY: **VD/JR**

CHECKED BY: **PI**

PROJECT No: **P709**

SSDA **54** **A**
stage. dwg no. revision

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.		✓	✓

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

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

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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.	✓	✓	✓

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DRAWING TITLE:
BASIX COMMITMENTS- SHEET 4

SCALE: **AT A3** NORTH POINT:

DRAWN BY: **VD/JR**

CHECKED BY: **PI**

PROJECT No: **P709**

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 stage. dwg no. revision

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	-

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Notes

- In these commitments, "applicant" means the person carrying out the development.
- 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.
- 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.
- 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).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- 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

- 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).
- 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.
- 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 fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

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A	SSDA SUBMISSION	VD	03.02.25
REV	DESCRIPTION	BY	DATE



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 RAILWAY PDE, BURWOOD**

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 5

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

SSDA 56 A
 stage. dwg no. revision

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.

**APPENDIX B: APPROVED COMPLYING DEVELOPMENT
CERTIFICATE & ASSOCIATED DOCUMENTS, DATED 17 JUNE
2024.**



Certis (NSW) Pty Ltd
Suite 211, Level 2, 25-29 Berry Street North Sydney
NSW 2060
PO Box 1065 Milton BC QLD 4064
Ph: 1300 702 085
ACN: 128 682 557 ABN: 14 128 682 557

Fri, 14 June 2024

Builtcom Developments Burwood Square Pty Ltd
60 Burwood Road
Burwood North NSW 2134

Dear Glenda Lam

20-24 Railway Parade, Burwood (Demo)

,

20-24 Railway Parade Burwood NSW 2134

COMPLYING DEVELOPMENT CERTIFICATE NO: 8772/1

Please find enclosed Complying Development Certificate for the subject premises with endorsed plans, specifications and design documentation. A copy of the certificate has been forwarded directly to Burwood Council for their records in accordance with Clause 130(4) of the Environmental Planning and Assessment Regulation 2000.

Should you need to discuss any issues, please do not hesitate to contact Mohammad Sohel on 1300 702 085.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Peter Hofstetter".

Peter Hofstetter
Team Leader NSW



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Suite 211, Level 2, 25-29 Berry Street North
Sydney NSW 2060
PO Box 1065 Milton BC QLD 4064
Ph: 1300 702 085 Fax:
ACN: 128 682 557 ABN: 14 128 682 557

COMPLYING DEVELOPMENT CERTIFICATE No:

8772/1

Issued under Part 4 section 4.27 of the Environmental Planning and Assessment Act 1979

APPLICANT

Name: Builtcom Constructions Pty Ltd
Address: 60 Burwood Road
Burwood North NSW 2134
Contact Details: Glenda Lam
Phone: 02 8076 4607 Fax:
Email: glenda@conquest.net.au

PROPOSAL

Description of proposal: Demo - 2- 4 Burleigh St & 20-24 Railway Parade, Burwood
CDC Description: Demo - 2- 4 Burleigh St & 20-24 Railway Parade, Burwood
Exclusions:
Address of Development: 20-24 Railway Parade
Burwood NSW 2134
Unit: Level:
Building Name:
Shop No: Tenancy Name:
Property Title Lot: A,B,C,D,E DP: DP438222
Description: Class: Land use zone: MU1
Cost of works: \$15,000.00

DECISION OF THE CERTIFYING AUTHORITY

The decision was made under: State Environment Planning Policy 2008 (Exempt and Complying)

This certificate is issued: Subject to specification & documents endorsed listed in Attachment A
 Subject to endorsed plans listed in Attachment B
 With Fire Safety Schedule listed in Attachment C
 With Notice to Applicant of Critical Stage Inspections in Attachment D
 Subject to the Mandatory Conditions listed in Attachment E
 Subject to the statutory Conditions listed in Attachment F

DATE OF CERTIFICATE



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Consent is to operate from: 14-Jun-2024

Consent will lapse on: 14-Jun-2029

CERTIFYING AUTHORITY

That I, Peter Hofstetter, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concernin the issue of the certificate.

Signature:

A handwritten signature in blue ink, appearing to read "Peter Hofstetter".

Date: 14-Jun-2024

Accreditation No: BDC2578

Name: Peter Hofstetter



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ATTACHMENT A - Endorsed Specifications & Documents

Title

- Notice of Appointment of PCA
- Pre Certification Inspection
- 01 - CDC - Application V5 signed
- 02 - CDC - Notice of Commencement v4
- 03a - Lot A - Title Search and 10.7
- 03b - Lot B - Title Search and 10.7
- 03c - Lot C - Title Search and 10.7
- 03d - Lot D - Title Search and 10.7
- 03e - Lot E - Title Search and 10.7
- 04 - Construction-Management-Plan_draft V4.1
- 05 - Waste Management Plan - Railway PDE Burwood
- 06 - Pre-Dilapidation Report
- 07 - Structural Engineer's statement regarding neighboring property.



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ATTACHMENT B - Endorsed Plans

Plan No.	Revision	Name
AR-02-0100	A	DEMOLITION PLAN
AR-02-0200	A	LOCATION PLAN
220801/001-1	A	PLAN SHOWING LEVELS & DETAILS OVER



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ATTACHMENT C - Fire Safety Schedule

Fire Safety Schedule



Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Please note:

- A fire safety schedule must deal with the whole of the building not just part of the building
- Please complete all sections in full using CAPITAL LETTERS.
- Information to assist to complete each section is provided at the end of this document

Section 1: Location of the building

Address (Street No, Street Name, Suburb and Postcode)

20-24 Railway Parade Burwood 2134

Lot No (if known) DP/SP (if known) Building Name (if applicable)

A,B,C,D,E DP438222

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable - Fire Safety Schedule is not being re-issued
- Reissued Fire Safety Schedule (please state reason below)
Reason for Reissue of Schedule
- Original Schedule Lost or Destroyed Correct of errors or omissions

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
Complying Development Certificate	8772/1

Section 4: Fire Safety Measures for the building - excluding Critical Fire Safety Measures (Section 79 or the Regulation)

Item No.	Fire Safety Measure	Minimum Standard of Performance
		Current (Existing)

	« NIL »	« NIL »
--	---------	---------

Proposed (New or Modified including Section 84(6) of the Regulation)

	« NIL »	« NIL »
--	---------	---------



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Fire Safety Schedule



Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)
 (Ref No./Title of report/Author/Date) BCA Performance Requirement(s) BCA DtS Provisions (s) and details of non-compliance

« NIL »	« NIL »	
---------	---------	--

Section 5: Critical Fire Safety Measures - where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

Item No. Fire Safety Measure Minimum Standard of Performance
 Current (Existing)

« NIL »	« NIL »
---------	---------

Proposed (New or Modified)

« NIL »	« NIL »
---------	---------

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

Item No. Fire Safety Measure Minimum Standard of Performance

« NIL »	« NIL »
---------	---------

Section 7: Name of authority or registered certifier issuing this schedule

Name Organisation (Business or Council Name)

Peter Hofstetter Certis (NSW) Pty Ltd

Business Address (Street No, Street Name, Suburb and Postcode)

Suite 211, Level 2, 25-29 Berry Street North Sydney NSW 2060

Registration Number (Where Applicable)

BDC2578

Date of Issue

14-Jun-2024



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ATTACHMENT D - Notice of Applicant of Critical Stage Inspections

The applicant, being the person having benefit of the development consent is required under Section 6.6(2)(d)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Critical Stage Inspection	Inspector
After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



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ATTACHMENT E - Mandatory Conditions of the Certificate



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ATTACHMENT F - Statutory Conditions of the Certificate

Schedule 9 Conditions applying to complying development certificates under the Demolition Code

(Clause 7.3)

Note 1—Complying development under the Demolition Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

Note 2—Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.

Note 3—In addition to the requirements specified for development to be complying development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4—If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5—Under section 4.29 of the *Environmental Planning and Assessment Act 1979* a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works, if the works—

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note—Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 Toilet facilities

(1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must—

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

3 Waste management

(1) A waste management plan for the work must be prepared before work commences on the site.

(2) The waste management plan must—

- (a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material, in tonnes and cubic metres, to be—
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

(1) If a building to be demolished is within 900mm of a boundary, and there is a wall (the *adjoining wall*) on the lot adjoining that boundary that is less than 900mm from that boundary, the person having the benefit of the complying



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development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by—

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Part 2 Conditions applying during the works

Note—The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

6 Hours for demolition

Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no demolition is to be carried out at any time on a Sunday or a public holiday.

7 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

8 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

9 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority—
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction—
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

9A Fill on work site

Fill brought to the work site must contain only virgin excavated natural material as defined in Schedule 1, Part 3 of the *Protection of the Environment Operations Act 1997*.

9B Contamination discovered during works

- (1) If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the *Contaminated Land Management Act 1997*—
 - (a) all works must stop immediately, and
 - (b) the Environment Protection Authority and the council must be notified of the contamination.
- (2) Land is found to be contaminated for the purposes of this clause if the person having the benefit of the complying development certificate or the principal certifying authority knows or should reasonably suspect the land is



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contaminated.

Note—

Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.

10 Aboriginal objects discovered during works

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work—

- (a) all excavation or disturbance of the area must stop immediately, and
- (b) the person making the discovery must advise the Chief Executive (within the meaning of the *National Parks and Wildlife Act 1974*) of the discovery in accordance with section 89A of that Act.

Note—If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.



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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

*Notice of appointment of Principal Certifying Authority under Section
6.6 of the Environmental Planning and Assessment Act 1979*

PART 1 - Development Details

Development Approval Details	Complying Development Certificate No: Date of Determination:	8772/1 14-Jun-2024
Applicant Details	Name: Address: Phone:	Builtcom Developments Burwood Square Pty Ltd Glenda Lam 60 Burwood Road Burwood North NSW 2134 02 8076 4607
Development Address	20-24 Railway Parade Burwood NSW 2134	
Description of Development	Demo - 2- 4 Burleigh St & 20-24 Railway Parade, Burwood	

PART 2 - Appointment of Principal Certifying Authority

Details of Principal Certifying Authority	Certifying Authority: Accreditation No: Address & Contact Details:	Peter Hofstetter BDC2578 Certis (NSW) Pty Ltd Suite 211, Level 2, 25-29 Berry Street North Sydney NSW 2060 Phone: 1300 702 085 Fax:
--	---	---

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature:

Date:

14-Jun-2024



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PRE-CERTIFICATION INSPECTION

In accordance with Clause 129B, 129C, 129D, 143B & 162D of the Environmental Planning and Assessment Regulation 2000

Last updated 24-Jul-2014

PART 1 - Development Details

Development Address 20-24 Railway Parade
Burwood NSW 2134

Description of Development Demo - 2- 4 Burleigh St & 20-24 Railway Parade, Burwood

Development Approval Details CDC No: 8772/1
Dated: 14-Jun-2024

PART 2 - Result of Inspection

Date of Inspection 04-Jun-2024

Result Satisfactory subject to actions

Were the parts of the building affected by the development, and the egress routes from those parts of the building inspected: Yes No
The answer should be 'NO' only if the development DOES NOT affect an existing 1b, 2, 3, 4, 5, 6, 7, 8 or 9 building

Were there any significant fire safety issue with any part of the building: Yes No
If yes please list in Part 4

Was written Notice sent to Council within 2 days after this inspection Yes No
Not required to give notice if the fire safety issue is being addressed (a) by the proposed development, or (b) by a fire safety order, or (c) by some other development consent

PART 3 - Existing Fire Safety Measures Affected by the Proposed Development

PART 4 - Notes

Certifying Authority: Peter Hofstetter
Accreditation No: BDC2578

ALL EXISTING TREES ON SITE TO BE RETAINED.

TREES TO BE PROTECTED WITH MESH AND TIMBER PALINGS.

WATER AND ELECTRICITY SERVICES AT THE FRONT OF SITE TO BE DISCONNECTED

BLUE DASH LINE INDICATES EXTENTS OF SEDIMENT AND EROSION CONTROL MEASURE

BURLEIGH STREET

RAILWAY PARADE

24 RAILWAY PARADE

22 RAILWAY PARADE

20 RAILWAY PARADE

2 BURLEIGH STREET

4 BURLEIGH STREET

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited without the consent of Conquest Design Studio.

 TO BE DEMOLISHED



CERTIS
Solution Focused Thinking
Certis (NSW) Pty Ltd

APPROVED
CDC 8772/1
14/06/2024

Certifying Authority: Peter Hofstetter
Accreditation No: BDG2578



Rev	Amendment	By	Chk*	Date
A	ISSUE FOR CONSTRUCTION			11.06.2024
2	ISSUE FOR CDC APPLICATION			31.05.2024
1	ISSUE FOR INFORMATION			14.05.2024

Consultant
Consultant Discipline Consultant Name


Client
Owner

Architect

CQ STUDIO- SYDNEY
Level 1, 60 Burwood Rd, Burwood,
NSW 2134, Australia
P (02) 8212 5592

Project Project Number
RAILWAY PARADE
20-24 RAILWAY PARADE, BURWOOD

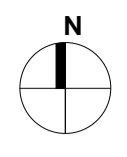
Title
DEMOLITION PLAN

SCALE 1:200 @ A1 1:400 @ A3

0 2m 4m 10m

Drawing Number Revision

AR-02-0100 A

Status



APPENDIX C: BURWOOD RAILWAY STATION HERITAGE LISTINGS

Item Details

Name

Burwood Railway Station group

SHR/LEP/S170

SHR #01106

Address

Great Southern and Western Railway BURWOOD NSW 2134

Local Govt Area

Burwood

Local Aboriginal Land Council

Metropolitan



Item Type

Complex / Group

Group/Collection

Transport - Rail

Category

Railway Platform/ Station

All Addresses

Addresses

Records Retrieved: 3

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Railway Parade	BURWOOD/NSW/2134	Burwood	Unknown			STRATHFIELD	Alternate Address
	Deane Street	BURWOOD/NSW/2134	Burwood	Unknown			STRATHFIELD	Alternate Address
	Great Southern and Western Railway	BURWOOD/NSW/2134	Burwood	Metropolitan			STRATHFIELD	Primary Address

Boundary Description

The listing boundary includes the bridges crossing Burwood Rd to the west, platforms 4 and 5 between the tracks and the street frontage to Railway Pde onto which the Parcels Office fronts.

Significance

Statement Of Significance

Burwood is a major suburban site with some significant structures dating from the 1880 period when the railway crossed Burwood Rd by a level crossing. The small former railway post office is a rare surviving example of this type of structure. The Parcels Office is also of significance because it shows the original earlier platform alignment on which the tracks were located and the changes with the upgrading of the line through that area in 1892.

Criteria f)

Rarity

This item is assessed as historically rare. This item is assessed as scientifically rare. This item is assessed as arch. rare. This item is assessed as socially rare.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

BUILDINGS

booking office - brick in subway, 1892

parcels office - formerly railway post office, brick, c. 1880, LEP, HS

STRUCTURES

pedestrian subway and steps - brick

crane - 5 tonne jib crane

weighbridge - Goulburn

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Railway Station

Former Use

Aboriginal land, farm, Railway Station

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01106	4/2/1999 12:00:00 AM	27	1546
Heritage Act - s.170 NSW State agency heritage register					

Procedures/Exemptions

Records Retrieved: 1					
Section of Act	Description	Title	Comments	Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

History

Historical Notes or Provenance

Updated

Burwood:
Parramatta Road was first created in 1791, a vital land (cf water) artery between Sydney Cove and Rose Hill's settlement and crops. Liverpool Road opened in 1814 as Governor Macquarie's Great South Road. Its winding route reflects pre-existing land grant boundaries. To Burwood's north over Parramatta Rd. was Longbottom Government Farm, staffed by convicts. This grew to over 700 acres on heavily timbered flat, sloping to swamps on Hen & Chicken Bay. Commissioner Bigge recorded how valuable timber (ironbark) was cut and sawn on the spot, conveyed to Sydney in boats by the river. 'Charcoal for the forges and foundries is likewise prepared here' he noted.

2 grants were critical on Burwood's clay: Captain Thomas Rowley's Burwood Farm estate and William Faithful's 1000 acre grant to its south in Enfield covered most of modern Burwood. Rowley, adjutant of the NSW Corps, named it after the farm he'd lived on in Cornwall. 1799 and subsequent grants brought it to 750 acres but he continued to live at Kingston Farm in Newtown until his death in 1806. He'd bought some of the first Spanish merinos brought from the Cape Colony in 1797, others being sold to Macarthur, Marsden & Cox. The southern boundary of his farm was approximately Woodside Avenue & Fitzroy Street.

Under Rowley's will the estate passed to his 3 underage children- executors Dr Harris & Major Johnstone were both involved in the 1808 Bligh rebellion and returned to England for the court martial. Governor Macquarie appointed Thomas Moore as guardian and executor. In 1812 he wrongfully auctioned the estate. It was bought by Sydney businessman Alexander Riley. He's believed to have built Burwood Villa in 1814 (perhaps on older (1797) foundations of Rowley's shepherd's cottage) and lived here until departing for England in 1817. In 1824 Joseph Lycett described the estate. 500 acres had been cleared for pasture. Lycett in Views of Australia described 'a garden of 4 acres in full cultivation, containing upwards of three hundred Trees, bearing the following choice fruits, viz. The Orange, Citron, Lemon, Pomegranate, Loquat, Guava, Peaches, Nectarines, Apricots, Apples, Pears, the Cherry, Plums, Figs, Chestnuts, Almonds, Medlars, Quinces; with abundance of Raspberries, Strawberries, and the finest Melons. &c'.

Until the 1830s Burwood consisted of a few inns along the highways and 2 or 3 huge, undeveloped estates within the next 20 years these began to break up, attracting settlers and encouraging the growth of embryo villages at Burwood & Enfield. Riley died in 1833 and Rowley's children, now of age, started legal proceedings and regained possession of the 750 acre estate. It was divided between Thomas jnr., John, John Lucas* and Henry Biggs. Almost at once they subdivided into lots of 4-20 acres for country homes and small farms. In 1834 Burwood estate was held by John Lucas, husband of Thomas's daughter Mary Rowley, who divided 113 of his 213 acres into small allotments for sale. Streets such as Webb, Lucas Rd., Wentworth Rd. & Strathfield's The Boulevarde reflect the boundaries of these subdivisions/estates.

To the south (including the land later the Appian Way) was William Faithful's grant of 1000 acres (1808) at 'Liberty Plains'. Faithful was a private in the NSW Corps: discharged in 1799 he became Captain Foveaux's farm manager, and this connection got him the grant. Apart from 15 acres of Sarah Nelson's on Malvern Hill (Croydon), Faithful's Farm extended from Rowley's farm to Cooks River and west to Punchbowl Rd. The government retained a right to build a road through it (doing so in 1815: Liverpool or the Great South Road), and to cut 'such timber as may be deemed fit for naval purposes' - the area was thick with tall ironbark. Faithful exchanged it in 1815. Alexander

Riley bought his 200 acres north of the new road incorporating it into his Burwood estate. This was jointly owned by the Rowley family after 1833 and had no streets across it, only a few tracks.

Despite opening up of the Rowley estate there was little settlement in Burwood between the 2 highways before 1860. Sydney Railway Company opened the first railway line to Parramatta in 1855. Burwood 'station' (just west of Ashfield station, one of the first stations) was a wooden platform near a level crossing over the grassy track that was Neich's Lane* (later Burwood Rd). This was beside 'the newly laid out township of Cheltenham'. Speedy transport meant subdivision and consolidation followed, filling out the area. Burwood's biggest growth spurt was between 1874 & 1900 (Burwood's population was, respectively: 1200-7400, an increase not matched since. *1835 maps show this as the only track between Parramatta / Liverpool Roads in Burwood.

Between 1889 and 1918 Australia's population swelled from 3 to 5 million triggering an urgent need for housing. Suburban spread was greatly assisted by expansion of the public transport system of trams, ferries and trams, which formed a well-integrated pre-car transport system. (Fraser, Hugh, in Heritage Council of NSW, 1981-4, amended and added to by Stuart Read, 17/5/2008 with excerpts from Eric Dunlop (1975)).

Railway Station Group:

Despite opening up of the Rowley estate there was little settlement in Burwood between the 2 highways before 1860. Sydney Railway Company opened the first railway line to Parramatta in 1855. Burwood 'station' (just west of Ashfield station, one of the first stations) was a wooden platform near a level crossing over the grassy track that was Neich's Lane* (later Burwood Rd). This was beside 'the newly laid out township of Cheltenham'. Speedy transport meant subdivision and consolidation followed, filling out the area. Burwood's biggest growth spurt was between 1874 & 1900 (Burwood's population was, respectively: 1200-7400, an increase not matched since. (Fraser, Hugh, in Heritage Council of NSW, 1981-4, amended and added to by Stuart Read, 17/5/2008 with excerpts from Eric Dunlop (1975)).

In 1869 a post office was situated at the railway station. Postal services were previously conducted through general stores. In 1886, a new building was erected at the railway station (this remains today) and in 1892, the present day Post Office, designed by W.L. Vernon, was opened (Stanley et al, 2002).

The surviving building at No. 1 Railway Parade dates from 1886 and was built by the Railway Department fronting the down platform of the then Burwood Station as a Post & Telegraph Office. It survived in its original form until c.1894, when approximately 3/4 of the structure were removed from the southern side facing Railway Parade. It is the last remaining visible fabric of the second Burwood Railway Station which occupied the site immediately west of Burwood Road from 1878-1892. Its location coincides approximately with the site of an earlier station building which was erected in 1862 and demolished in 1878. The building is a rare surviving example of a purpose-built post office dating from the years when this facility was often closely associated with the spread and development of the state's railway network... Documentary evidence (historic measured surveys) show that the present building has a different footprint from that standing in 1890 and 1894. An examination of the fabric of the building provides clues to explaining that discrepancy. The present building was erected in 1886, not c.1880 or 1883 as claimed by others. It was purpose built by the Railway Department as a Post and Telegraph Office. Some time after 1894, the building was adapted for a new use as a Railway Goods Office; it may never have been used as a parcels office, even though it was so-named. The present building, and the associated crane and weighbridge, are considered to have local or possibly regional heritage significance.

The four surviving elements in the Burwood Goods Yard - pillar crane, weighbridge, office and platform - are physical reminders of a typical small suburban goods yard at the turn of the 20th century. Few traces of such elements survive at other yards, most if not all of which, such as Petersham and Ashfield, have been closed to goods traffic.

The surviving elements have the ability to be used in assisting in the interpretation of the many changes that have taken place to Burwood Railway Station since the opening of the first platform in 1855. (Irving & Pratten, 1996, 35, 37-8)

Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
7. Governing	Government and Administration	State government
7. Governing	Government and Administration	Developing roles for government - providing public transport
7. Governing	Government and Administration	Developing roles for government - conserving cultural and natural heritage
7. Governing	Government and Administration	Developing roles for government - building and operating public infrastructure

7. Governing	Government and Administration	Developing roles for government - building and administering rail networks
7. Governing	Government and Administration	Developing roles for government - administration of land
5. Working	Labour	Working on public infrastructure projects
5. Working	Labour	Working in the public service
5. Working	Labour	Railway work culture
4. Settlement	Towns, suburbs and villages	Urban landscapes inspiring creative responses
4. Settlement	Towns, suburbs and villages	Subdivision of rural estates
4. Settlement	Towns, suburbs and villages	Role of Transport in Settlement
4. Settlement	Towns, suburbs and villages	Roadside Villages
4. Settlement	Towns, suburbs and villages	Railway Suburbs
4. Settlement	Towns, suburbs and villages	Planning relationships between key structures and town plans
4. Settlement	Towns, suburbs and villages	living in the suburbs
4. Settlement	Towns, suburbs and villages	Impacts of railways on urban form
4. Settlement	Towns, suburbs and villages	Impact of railways on suburban development
4. Settlement	Towns, suburbs and villages	Developing suburbia
4. Settlement	Towns, suburbs and villages	Cultural Social and religious life
4. Settlement	Towns, suburbs and villages	Creating landmark structures and places in suburban settings
4. Settlement	Towns, suburbs and villages	Commercial strip development
4. Settlement	Towns, suburbs and villages	Beautifying towns and villages
4. Settlement	Towns, suburbs and villages	20th century Suburban Developments
4. Settlement	Towns, suburbs and villages	20th Century infrastructure
4. Settlement	Towns, suburbs and villages	19th Century infrastructure
4. Settlement	Land tenure	Changing land uses - from suburban to urban
4. Settlement	Land tenure	Early farming (cropping)
4. Settlement	Land tenure	Changing land uses - from rural to suburban
4. Settlement	Land tenure	Townships
4. Settlement	Land tenure	Suburban Centres
4. Settlement	Land tenure	Early farming (Cattle grazing)
4. Settlement	Land tenure	Administering and alienating Crown lands
4. Settlement	Land tenure	1820s-1850s land grants
4. Settlement	Accommodation	Building settlements, towns and cities
4. Settlement	Accommodation	A Picturesque Residential Suburb
3. Economy	Transport	Railway Station
3. Economy	Transport	Rail transport
3. Economy	Transport	Development in response to railway lines
3. Economy	Transport	Building the railway network
3. Economy	Transport	Administering the public railway system

3. Economy	Pastoralism	Modifying landscapes to increase productivity
3. Economy	Pastoralism	Agisting and fattening stock for slaughter
3. Economy	Events	Developing local landmarks
3. Economy	Environment - cultural landscape	Landscapes of urban amenity
3. Economy	Environment - cultural landscape	Developing local, regional and national economies
3. Economy	Commerce	Developing Commercial Enterprise
3. Economy	Agriculture	Private farming
1. Environment	Environment - naturally evolved	Other open space
1. Environment	Environment - naturally evolved	Changing the environment

Recommended Management

Management Summary

Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 7

Type	Author	Year	Title	Link
Written	Office of Rail Heritage	2012	Railway garden and landscape conservation guide	
Tourism		2007	Burwood Railway Station Group	http://www.visitnsw.com.au/Operator.aspx?ProductId=9019394
Tourism	Attraction Homepage	2007	Burwood Railway Station group	http://www.cityrail.com.au/facilities/facilities.jsp?n=47&giveOutput=true&facility=
Written	Garry Stanley & Architects Woods Bagot	2002	Conservation Management Plan: 168A Burwood Rd., Burwood - Post Office	
Written	Irving, Robert & Pratten, Christopher	1996	No.1 Railway Parade, Burwood - the former Burwood Post & Telegraph Office (later Railway Goods Office) Conservation Plan	
Written	Hugh Fraser, Phillip Clements & Helen Powell, modified by Stuart Read	1984	Conservation of the Federation House, a series of one-day seminars, 1981, 1982, 1983, 1984	
Written	Dunlop, Eric	1975	Harvest of the years - the history of Burwood, 1874-1975	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5011960

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APPENDIX D: 26 RAILWAY PARADE ST, NECTARIOS GREEK ORTHODOX CHURCH HERITAGE LISTINGS

Item Details

Name

St. Nectarios Greek Orthodox Church [Item 96]

SHR/LEP/S170

LEP #I96

Address

26 Railway Parade BURWOOD NSW 2134

Local Govt Area

Burwood

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Religion

Category

Church

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
26	Railway Parade	BURWOOD/NSW/2134	Burwood	Unknown	Concord	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

St. Nectarios Greek Orthodox Church has historic significance as the first Methodist Church in Burwood, built in c.1879 in the Victorian Free Gothic style and since c.1970, the church has continued as a Greek Orthodox Church. The church significantly retains its overall scale, form and character and architectural qualities such as a symmetrical facade featuring a projecting gabled entry porch flanked by small bays with slate covered roofs, stone wall buttresses and pinnacles, a large decorative rose window, pointed arched leadlight windows with pointed labels and decorative stone tracery. The church has social significance for the part it played in the influx of migrants into the local community and for its use in religious activity and social events.

Criteria a)

Historical Significance

The site and building are of local historical significance as the first Methodist church in Burwood, built in c.1879, in the Victorian Free Gothic style. The church was later bought by the Greek Orthodox.

Criteria c)

Aesthetic/Technical Significance

The building is of local aesthetic significance as a good intact example of a Victorian Free Gothic style Church. The church is constructed of stone with a symmetrical facade featuring a projecting gabled entry porch flanked by small bays with slate covered roofs. Gothic style details include stone wall buttresses and pinnacles, a large decorative rose window, pointed arched leadlight windows with pointed labels and decorative stone tracery.

Criteria d)

Social/Cultural Significance

The building has social significance for its role in religious activity relating to the Methodist and Greek Orthodox faith in Burwood.

Criteria g)

Representative

The church building is an excellent representative example of a Victorian Free Gothic style Church constructed in c. 1879.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

William Boles

Builder/Maker

Physical Description

Updated

St. Nectarios Greek Orthodox Church, c.1879 is a Victorian Free Gothic style Church with a steeply pitched slate roof. The church is constructed of stone with a symmetrical facade featuring a projecting gabled entry porch flanked by small bays with slate covered roofs. Gothic style details include stone wall buttresses and pinnacles, a large decorative rose window, pointed arched leadlight windows with pointed labels and decorative stone tracery.

There are wide sandstone steps across the front of the building with a cast iron palisade fence with sandstone piers and base on the street boundary.

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage study					
Local Environmental Plan	Burwood Local Environmental Plan 2012	196	11/9/2012 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The first land grants in the Burwood district included those to Thomas Rowley in c.1799 and William Faithful in c.1808. In c.1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in c.1814.

Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. Through to the c.1880's, a number of gentleman's estates were established in and around Burwood.

By c.1895 the villa estates had largely been subdivided. Burwood remained an attractive railway suburb of gentlemen's residences and during the following two decades its character as a garden suburb developed as there was limited industrial development in the area, but there was a variety of service industries as well as some modest homes.

The first Methodist services were conducted in Burwood prior to c.1879 were held in private homes. The Gothic-style church in Railway Parade which opened in December, c.1879, was the last of several Wesleyan churches designed by William Boles, a young architect who unfortunately died shortly after completing the design. The church was enlarged in c.1893 and it had a large congregation and Sunday school. The Methodist and Congregational Churches decided to form a united parish in c.1970 and moved to the Congregational Church Offices and School-Hall, so the church was sold to the Greek Orthodox. It is now known as St. Nectarios Greek Orthodox Church.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
8. Culture	Religion	Railway Suburbs

Recommended Management

Management Summary

[a] Architectural detailing and decorative elements of the building should be conserved. [b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained. [c] Architectural details and decorative elements which have been damaged or lost should be repaired and/or reinstated (based on sound evidence/research).

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Burwood Heritage Study			1990		Burwood Municipal Council
Burwood Heritage Study			1989		Unnamed
Burwood Heritage Study			1989		Fox and Associates
Burwood Heritage Study			1986		Fox & Associates Architects/Planners
Burwood Heritage study			1986		Fox & Associates Architects/Planners Sydney
Burwood Heritage Study			0		Fox & Associates

Reference & Internet Links

References

Records Retrieved: 2

Type	Author	Year	Title	Link
Written	Eric Dunlop	1974	'Harvest of the Years'- The Story of Burwood	
Written	The National Trust		Heritage Listing Form	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Burwood Council	1250239

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BURWOOD HERITAGE STUDY
ITEM IDENTIFICATION SHEET

INVENTORY ITEM NO.
32

NAME
ST. NECTARIOS GREEK ORTHODOX CHURCH.

MAP REF.

FORMER/OTHER NAMES
METHODIST CHURCH.

ADDRESS
26 Railway Parade, BURWOOD.

SITE INFORMATION

OWNERS/OCCUPANTS

DESCRIPTION, HISTORY, SIGNIFICANCE

TYPE OF ITEM
Church

In 1879, this Gothic styled church was opened. It was designed by William Boles, a young architect who unfortunately died shortly after completing the design. Services prior to 1879 were held in private homes. The church was enlarged in 1893 and it had a large congregation and Sunday school. The church is constructed of stone with a symmetrical facade, a projecting gabled porch entry flanked by small bays with slate covered roofs. Pointed arched windows feature stone tracery and the original iron and stone fence is retained. When the Methodist-Congregational parish was established in 1970, the church was sold to the Greek Orthodox Church. St. Nectarios is of local significance as an attractive church of Gothic style that also illustrates the influx of migrants into the Burwood Municipality.

PERIOD
1874 - 1918

THEMATIC CONTEXT
Railway Suburbs

REFERENCES

E. Dunlop - 'Harvest of the Years' - The Story of Burwood - 1974.
The National Trust Listing Form.

PREVIOUS LISTINGS

- State Heritage
- P.C.O
- I.C.O
- National Estate Registered
- National Trust Classified
- Recorded
- Other
- RAIA
- P.W.D

PHOTOGRAPH Film No. 0297 Negative No. 25



SIGNIFICANCE

- State
- Local

DATE
JULY, 1986

UNDERTAKEN FOR THE DEPARTMENT OF ENVIRONMENT AND PLANNING,
AND BURWOOD MUNICIPAL COUNCIL BY
FOX & ASSOCIATES ARCHITECTS/PLANNERS SYDNEY (02) 27 1544

APPENDIX E: 12 – 22 BURLEIGH STREET, VICTORIAN TERRACES HERITAGE LISTINGS

Item Details

Name

Victorian Terraces [Item 014]

SHR/LEP/S170

LEP #114

Address

12,14,16,18,20,22 Burleigh Street BURWOOD NSW 2134

Local Govt Area

Burwood

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

Terrace

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
12,14,16,18,20,22	Burleigh Street	BURWOOD/NSW/2134	Burwood	Unknown	Concord	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

No. 12-22 Burleigh Street, Burwood has local significance as a good example of a free standing row of terraces constructed in the Victorian style for workers close to the railway. Despite some modifications the building retains its original form, character and simple detailing including face brickwork, parapet wall, balcony with cast iron balustrade, double hung timber framed windows, French doors and low brick front fence.

The terrace row at Nos 12-22 Burleigh Street is a group of six terrace houses constructed around 1903 by Henry Hart as an investment. It demonstrates early 20th Century development in proximity to Burwood Station. These have remained substantially intact in form and character externally.

Terrace houses are a rare building typology in Burwood which was more advanced in its attitudes to suburban development than many older parts of Sydney.

Terraces houses that survive in the Burwood area have interpretive value in demonstrating the history of residential development in the suburb of Burwood in the Late Victorian and Federation periods.

The six terraces are representative of Federation period residential architecture and based on the typology of a Victorian terrace form.

The building retains its streetscape contribution to Burleigh Street and there is substantial integrity to the terrace form of the group.

Criteria a)

Historical Significance

The site and building are of local historical significance as part of an early subdivision and late Victorian period of development in the local area. A group of six terrace houses constructed around 1903 by Henry Hart as an investment. It demonstrates early 20th Century development in proximity to Burwood Station.

Criteria c)

Aesthetic/Technical Significance

The original building comprised six two-storey terrace houses substantially in Victorian form but with Federation features. These have remained substantially intact in form and character externally. The building is of local aesthetic significance as a good intact example of c. 1880-1900s free standing row of terraces constructed in the late Victorian style. Despite some modifications the building retains its original form, character and simple detailing including face brickwork, parapet wall, balcony with cast iron balustrade, double hung timber framed windows, French doors and low brick front fence.

Criteria f)

Rarity

Terrace houses are a rare building typology in Burwood which was advanced in its attitudes to suburban development relative to older parts of Sydney. Terraces houses that survive in the Burwood area have interpretive value in demonstrating the history of residential development in the suburb of Burwood in the Late Victorian and Federation periods.

Criteria g)

Representative

The building is a good representative example of a free standing row of terraces constructed in the Victorian style for workers close to the railway. The six terraces are representative of Federation period residential architecture and based on the typology of a Victorian terrace form.

Integrity/Intactness

No. 12 is compromised in terms of its structural integrity but the majority of the building's form and fabric remain viable as the basis for a full reconstruction of the rear wing. The terrace row exhibits good integrity and intactness.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

Nos. 12-22 Burleigh Street is a row of six two storey Victorian c.1880-1990 face brick and painted brick semi-detached terraces with a high parapet wall with moulded cornices and central pediment and a sloping corrugated steel roof behind. The front façade of Nos. 12-16 is constructed of face brickwork and Nos. 18-22 are constructed of painted brickwork. All facades have a ground floor open verandah, a balcony with a bullnose corrugated steel roof supported between brick party walls. Other details include cast iron balcony balustrade, a ground floor tall double hung timber framed window with moulded sill and timber door with highlight; first floor timber frame French doors with highlight over.

No. 14 retains the original low brick front fence with circular metal bar above. All other terraces have modified versions of the original.

Modifications

Bars on windows and aluminium security screen doors on Nos. 14 and 16. No.12 has an AC unit in the ground floor window. Nos. 18-22 has painted brickwork and plain timber front doors.

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Residential

Former Use

Residential

Listings

Listings

Records Retrieved: 2					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage study					
Local Environmental Plan	Burwood Local Environmental Plan 2012	l14	11/9/2012 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The first land grants in the Burwood district included those to Thomas Rowley in 1799 and William Faithful in 1808. In 1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in 1814.

Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in 1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in 1854 and the area remained relatively open. Through to the 1880's, a number of gentleman's estates were established in and around Burwood.

By 1895 the villa estates had largely been subdivided. Burwood remained an attractive railway suburb of gentlemen's residences and during the following two decades its character as a garden suburb developed as there was limited industrial development in the area, but there was a variety of service industries as well as some modest homes.

The site of the Burleigh Street terraces was part of Section L of the subdivision of the Cheltenham Estate, originating as the grant to Thomas Rowley of Portion 246 on 9th August 1803. It is strategically located in walking distance to Burwood Railway Station but there is no evidence of its development through a number of owners from William Throsby in 1856 through to Margaret Halloran, widow of James Halloran who owned the land of the present terraces until her death around 1889. She had made several attempts to sell this and other parcels in the immediate area. Burleigh Street was not gazetted until 1889 so it is most likely that the terraces date from the Federation period.

The property was heavily mortgaged, and the mortgagees agreed to bring the property under the Real Titles Act, presumably to enhance its value. Probate was granted to the will of Margaret Halloran in May 1889. The land was advertised for sale soon afterwards and described as: 'That block of land bounded by the Railway Terrace, Birlay and Elizabeth Streets, next to the Wesleyan Church, and only a few yards from the railway station'.

By the 1901 it was in the ownership of Henry Hart, an undertaker.

It seems likely that Hart ordered the building of the terraces as Sands directories records six residents at "Hart's Terrace" in 1904. One of these was Peter O'Keefe, a builder and it may have been he who was responsible for the construction of the terrace group. His family owned other property in the street including the adjoining property to the north.

Hart sold the property to hotelier Angelo Arditto a resident at Strathfield who was around this time seeking to build and operate a Hotel in Burwood Road. He already owned the hotel that became Whelan's at Strathfield. His application for another hotel licence was not granted and in 1910 Arditto sold the terraces to Sarah Wessberg of Sydney, a widow.

By 1914 the name had been altered to "Burleigh Terrace" as shown in Sands.

In 1937, after the demise of Sarah Wessberg, the property passed to Sydney Norton of Artarmon and his wife Sylvia. He was a bank Secretary and they owned the terraces until 1950 when it was transferred to Alexander Keeling and V.C. Motor Industries P/L. Ownership was then effectively split and two titles created.

Based on the Land Titles and Sands records, it is likely that the terraces at Nos. 12–22 were built as a speculative investment around 1903 by Henry Hart. The builder was possibly Peter O'Keefe. The properties were leased as an investment by various owners. Currently all except No. 14 are in the ownership of Burwood Council.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Railway Suburbs

Recommended Management

Management Summary

[a] Architectural detailing and decorative elements of the building should be conserved. [b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained. [c] No new openings i.e. windows and doors should be made to the front façade of the building. [d] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Burwood Heritage Study			1990		Burwood Municipal Council
Burwood Heritage Study			1989		Fox and Associates
Burwood Heritage Study			1989		Unnamed
Burwood Heritage study			1986		Fox & Associates Architects/Planners Sydney
Burwood Heritage Study			1986		Fox & Associates Architects/Planners
Burwood Heritage Study			0		Fox & Associates

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Burwood Council	1250242

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BURWOOD HERITAGE STUDY
ITEM IDENTIFICATION SHEET

INVENTORY ITEM NO.
3.5

NAME
VICTORIAN TERRACES.

MAP REF.

FORMER/OTHER NAMES

ADDRESS
12 - 22 Burleigh Street, BURWOOD.

SITE INFORMATION

OWNERS/OCCUPANTS

DESCRIPTION, HISTORY, SIGNIFICANCE

TYPE OF ITEM
Terraces

PERIOD
1874 - 1918

THEMATIC CONTEXT
Railway Suburbs

These simple, two storey terraces are constructed of brick with cast iron balustrades, corrugated iron balcony roof, timber windows and french doors to the balcony. Numbers 12, 18, 20 and 22 are Council owned. The original fencing has been retained to numbers 12, 14, 16 and 22. In Burwood the Railway Suburb image, with its detached houses and gardens, is dominant. The terrace house is in direct contrast to this with its narrow fronted unified row housing. These Victorian terraces of simple decoration, are of local significance as representing workers housing close to the railway.

REFERENCES

PREVIOUS LISTINGS

- State Heritage
- P.C.O
- I.C.O
- National Estate Registered
- National Trust Classified
- Recorded
- Other
- RAIA
- P.W.D

PHOTOGRAPH Film No. 0297 Negative No. 27



SIGNIFICANCE
State
Local

DATE
JULY, 1986

UNDERTAKEN FOR THE DEPARTMENT OF ENVIRONMENT AND PLANNING,
AND BURWOOD MUNICIPAL COUNCIL BY
FOX & ASSOCIATES ARCHITECTS/PLANNERS SYDNEY (02) 27 1544

APPENDIX F: 24 BURLEIGH STREET, BURWOOD POLICE STATION AND COURTHOUSE HERITAGE LISTINGS

Item Details

Name

Burwood Police Station and Courthouse [Item 015]

SHR/LEP/S170

LEP #115

Address

24 Burleigh Street BURWOOD NSW 2134

Local Govt Area

Burwood

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Law Enforcement

Category

Police station

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
24	Burleigh Street	BURWOOD/NSW/2134	Burwood	Unknown	Concord	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The former Burwood Police Station and Courthouse are small scaled public buildings designed by Walter Liberty Vernon, the New South Wales Government Architect. The original fabric is substantially intact but a subsequent addition of a modern entry vault is not in keeping with the character of the courthouse. The architectural detailing of the Burleigh Street and Elizabeth Street façade demonstrate Vernon's interest in the principles of the Arts and Crafts movement's use of materials and the then (though fleeting) popularity of Neo-Romanesque style. The building makes a considerable architectural contribution to the setting of Burleigh Street and Elizabeth Street through careful use of materials, controlled scale, roof form and details.

Criteria a)

Historical Significance

The former courthouse and police station are of historical significance as they played a vital role in the civic amenities of the local area since its inception.

Criteria b)

Historical Association Significance

Burwood former Courthouse and former Police Station is associated with Walter Liberty Vernon who designed a wide variety of buildings as the government architect. This building was one of many lock ups built in the widening program to provide adequate police and court buildings throughout NSW .

Burwood Courthouse has been associated with the provision of law and justice in the area since 1899 and provides evidence of the functional relationship between police station operations and the adjacent courthouse.

Criteria c)

Aesthetic/Technical Significance

The buildings demonstrate the aesthetic styles that were vernacular to the designs of Walter L. Vernon with high quality design and composition. Its location on a prominent corner site and dominant architectural character provides a strong civic presence. The buildings are good examples of the Federation Romanesque and Free style. The imposing form of Burwood former Courthouse and former Police Station is symbolic of the approach to the provision of law and justice in the nineteenth century, when courthouses were designed to impart the authority and power of the Colonial government and justice system

Criteria d)

Social/Cultural Significance

Burwood former Courthouse and former Police Station is likely to have significance for the local community as a long-standing civic institution of the area. The fabric and use of Burwood former Courthouse and former Police Station provides evidence of changes in court practices and the provision of police services.

Criteria f)

Rarity

The complex which includes Burwood former Courthouse and former Police Station is one of the few purpose-built combined courthouse/police station buildings in NSW.

Criteria g)

Representative

The former Courthouse and former Police Station is representative of the style of public buildings designed by Government Architect Walter L. Vernon

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

24 Burleigh Street, Burwood comprises of two buildings, the former Police Station and the former Courthouse.

The former Police Station is a single storeyed face brick building designed by Government Architect Walter L. Vernon in the Federation Romanesque Style, and constructed in c.1897-98. The front façades are face brickwork with large stone arches and string courses, stone edges to the gable end and parapet wall with a pitched concrete tiled roof behind. A further arched entrance is located on the Elizabeth Street frontage.

The former Courthouse is a residential scaled two storeyed face brick building designed in the Federation Free Style, constructed in c.1899-1900. The front façade includes prominent eaves with exposed rafters and strongly contrasting materials, textures and colours

The boundary fence is original and consists of a low sandstone base with cast iron palisade fence above.

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage study					
Local Environmental Plan	Burwood Local Environmental Plan 2012	l15	11/9/2012 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The first land grants in the Burwood district included those to Thomas Rowley in 1799 and William Faithful in 1808. In 1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in 1814.

Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in 1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in 1854 and the area remained relatively open. Through to the 1880's, a number of gentleman's estates were established in and around Burwood.

By 1895 the villa estates had largely been subdivided. Burwood remained an attractive railway suburb of gentlemen's residences and during the following two decades its character as a garden suburb developed as there was limited industrial development in the area, but there was a variety of service industries as well as some modest homes.

The subject site was owned by Henry Kennedy of Kangaloon, a dairy farmer, in 1897. It became government land, transferred to Her Most Gracious Majesty Queen Victoria, a year later in 1898.

In 1897-98 the Police Station was built as No. 9 division. Rooms in the Council Chambers were used for early courts up until 1907. In 1907 the Courthouse was opened.

It has since been in government ownership as a police station and courthouse until 2010, when it was purchased by a private entity from the Department of Commerce

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
7. Governing	Law and order	Government

Recommended Management

Management Summary

[a] The buildings should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery and flooring should be retained and conserved. [b] Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls. However it is acknowledged that the limited area exists to the rear to enable additions. [c] Form, scale and character of the building, together with its curtilage and streetscape value should be maintained. [d] Any future alterations and additions should not detract from the existing form, character and scale of the building.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Burwood Heritage Study			1990		Burwood Municipal Council
Burwood Heritage Study			1989		Unnamed
Burwood Heritage Study			1989		Fox and Associates
Burwood Heritage Study			1986		Fox & Associates Architects/Planners
Burwood Heritage study			1986		Fox & Associates Architects/Planners Sydney
Burwood Heritage Study			0		Fox & Associates

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Burwood Council	1250243

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**BURWOOD HERITAGE STUDY
ITEM IDENTIFICATION SHEET**

INVENTORY ITEM NO.

36

NAME

BURWOOD POLICE STATION AND COURTHOUSE.

MAP REF.

FORMER/OTHER NAMES

ADDRESS

24 Burleigh Street, BURWOOD.

SITE INFORMATION

OWNERS/OCCUPANTS

DESCRIPTION, HISTORY, SIGNIFICANCE

When the Municipality of Burwood was incorporated the nearest Police Headquarters was in Sydney. Burwood had only one constable at this time. In 1900 the present day Police Station was built - No. 9 Division. Rooms in the Council Chambers were used for early courts in Burwood up until 1907. In that year, the present day Courthouse was opened. Both Buildings are in the federation style with stone arches and string course, face and rendered brick facade, metal entry vault and lantern to the courthouse. The modern entry vault and skylights are not in keeping with the character of the courthouse. This pair of buildings are of local significance for their federation architecture and for their association with the suburban development of Burwood Municipality.

TYPE OF ITEM

Police and Courthouse

PERIOD

1874 - 1918

THEMATIC CONTEXT

Garden Suburbs /
Government

REFERENCES

PREVIOUS LISTINGS

State Heritage

P.C.O

I.C.O

National Estate

Registered

National Trust

Classified

Recorded

Other

RAIA

P.W.D

PHOTOGRAPH

Film No.0297 Negative No.28



SIGNIFICANCE

State

Local

DATE

JULY, 1986

UNDERTAKEN FOR THE DEPARTMENT OF ENVIRONMENT AND PLANNING,
AND BURWOOD MUNICIPAL COUNCIL BY
FOX & ASSOCIATES ARCHITECTS/PLANNERS SYDNEY (02) 27 1544