

Sydney
Level 1, One Chifley Square
Sydney NSW 2000 AUS
P. +61 2 9957 3988
E. hello@studiosc.com.au

Melbourne
Level 5, 447 Collins Street
Melbourne VIC 3000 AUS
P. +61 3 8584 1020
E. hello@studiosc.com.au

Nominated Architect
Edward Salib 9469

Burwood Place

S4.55 RFI responses



1.0

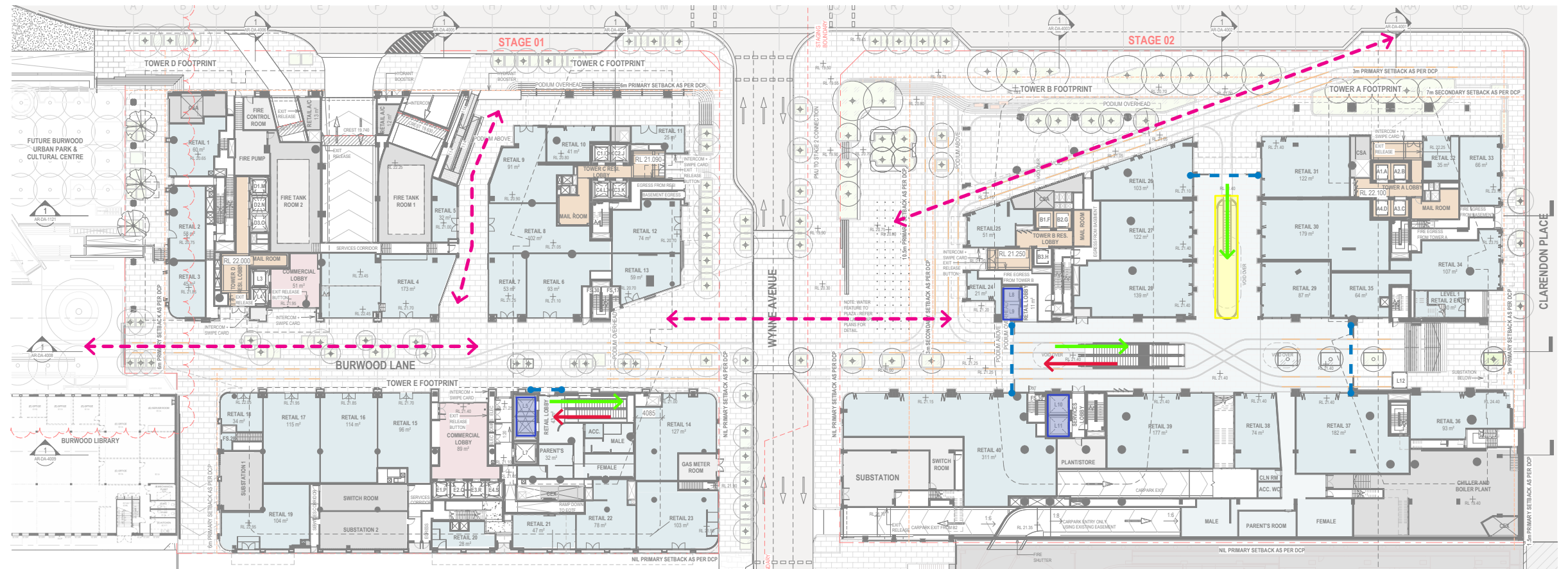
Circulation Pathways

1.0

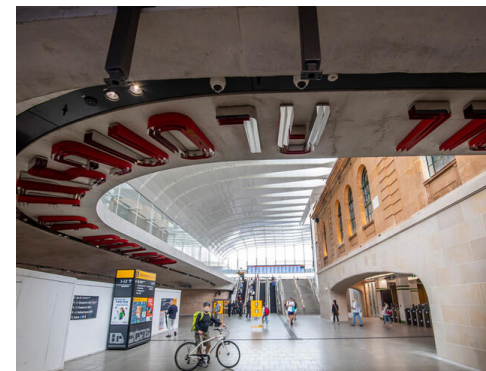
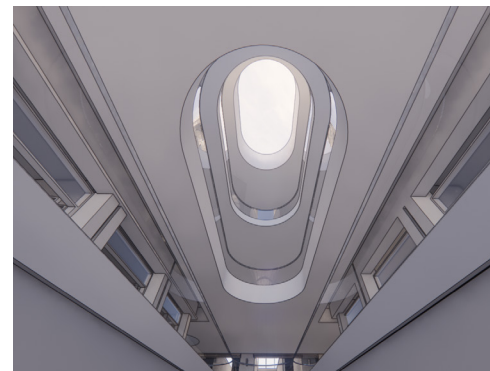
1.1 Circulation Pathways Ground Floor

LEGEND

-  Lift
-  Express Escalators
-  Access Down
-  Access Up
-  Circulation Path
-  Security Control Point



Ground Floor

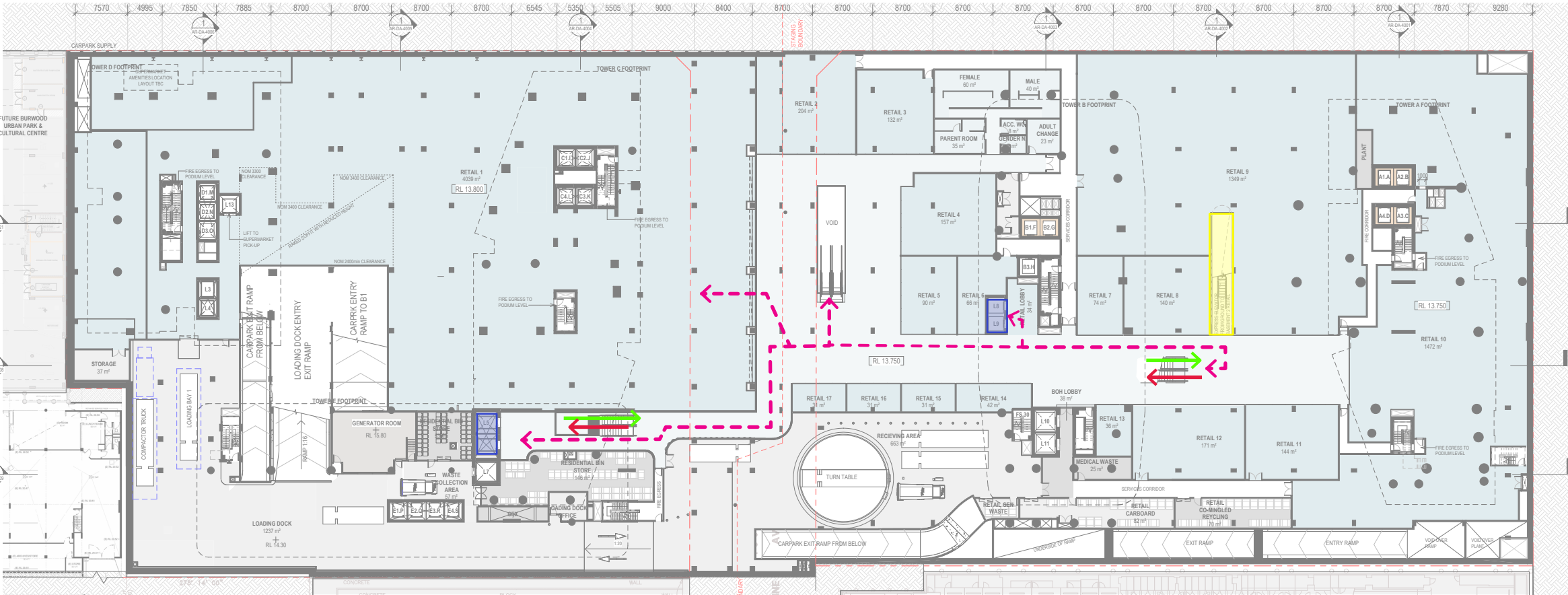


1.1 Circulation Pathways

Supermarket & Hawkers

LEGEND

-  Lift
-  Express Escaltors
-  Access Down
-  Access Up
-  Circulation Path
-  Security Control Point



Lower Ground

1.1 Circulation Pathways Hawkers Market

LEGEND

-  Lift
-  Express Escaltors
-  Access Down
-  Access Up
-  Circulation Path
-  Security Control Point



Basement 2

1.1 Circulation Pathways

Level 1 & 2 Retail

- LEGEND
- Lift

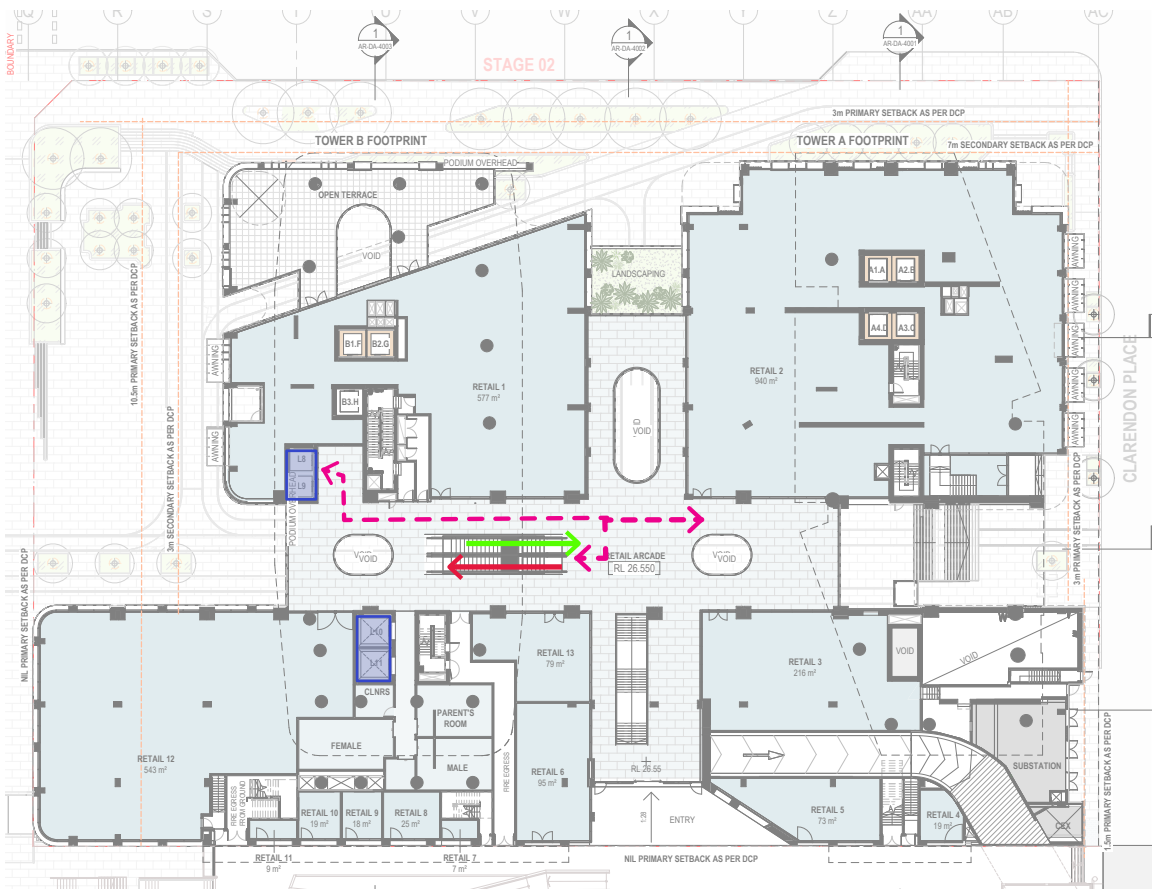
Express Escaltors

Access Down

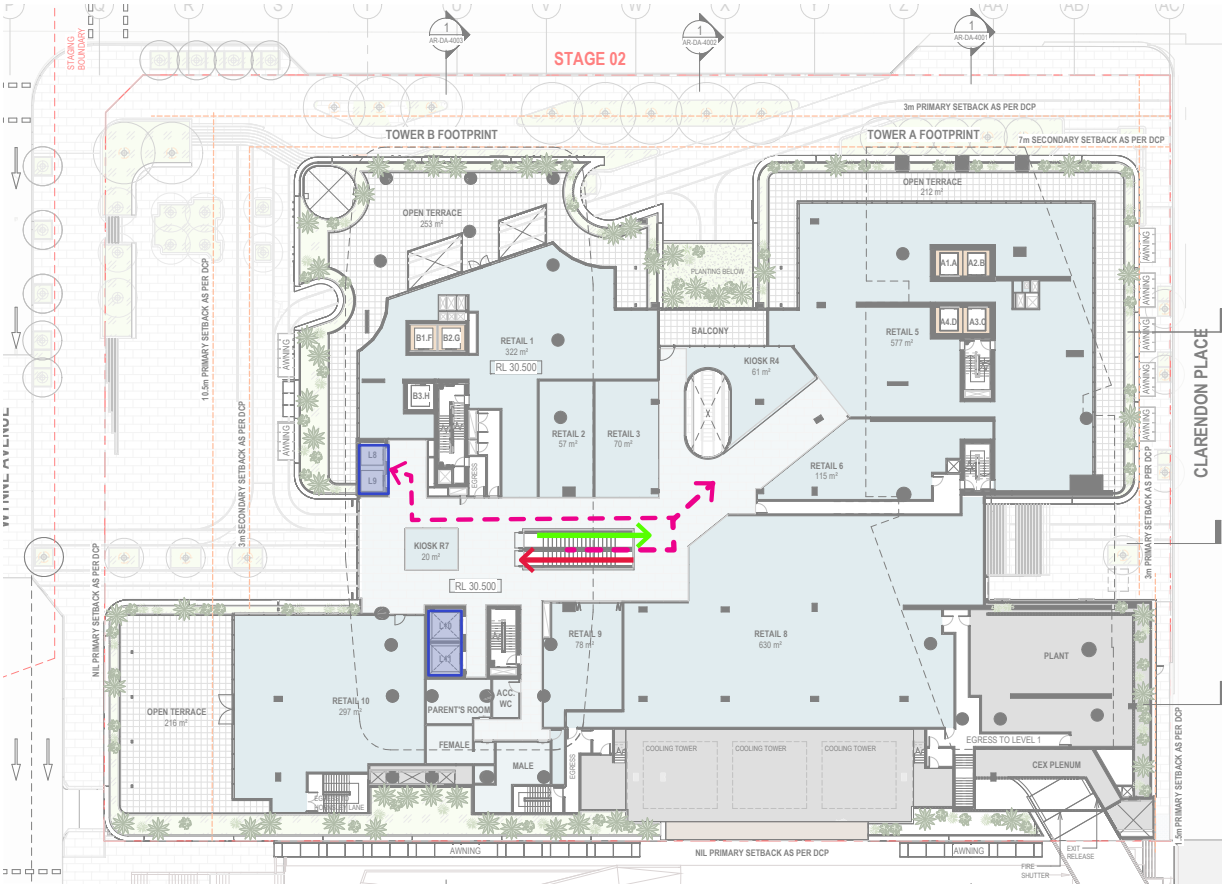
Access Up

Circulation Path

Security Control Point



Level 1



Level 2

1.2 Circulation Pathways

Commercial Carpark

LEGEND

- Lift
- Express Escaltors
- Access Down
- Access Up
- Circulation Path
- Security Control Point



Basement 5 - Commercial Carpark

1.3 Circulation Pathways Residential

LEGEND

-  Lift
-  Express Escaltors
-  Access Down
-  Access Up
-  Circulation Path
-  Security Control Point



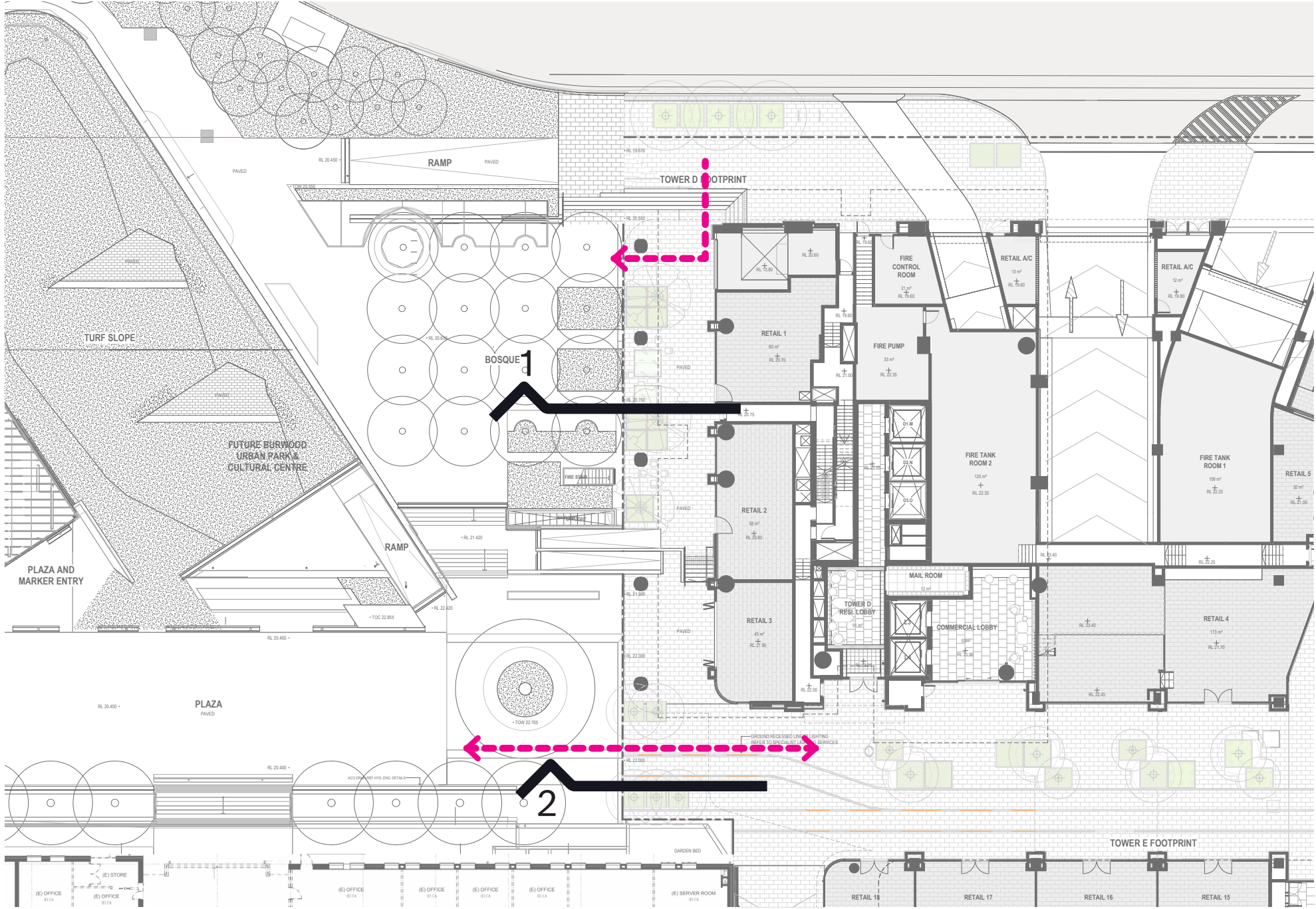
Basement 7 - Residential Carpark

2.0

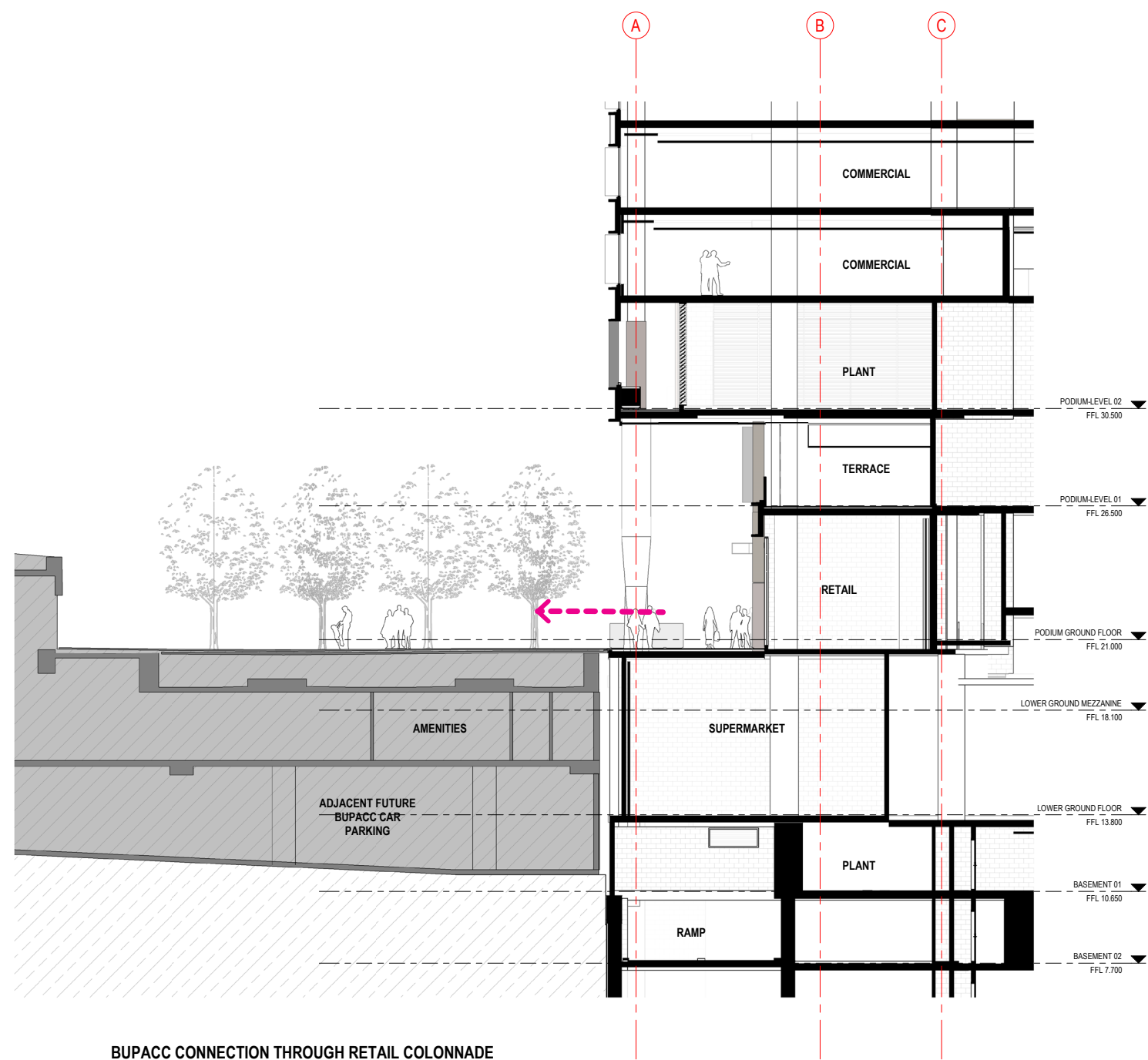
BUPACC Connection

2.0

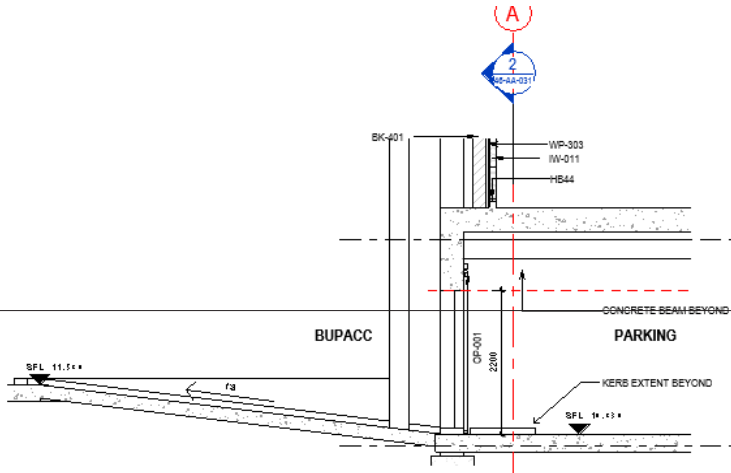
2.1 BUPACC Connection
Western Boundary



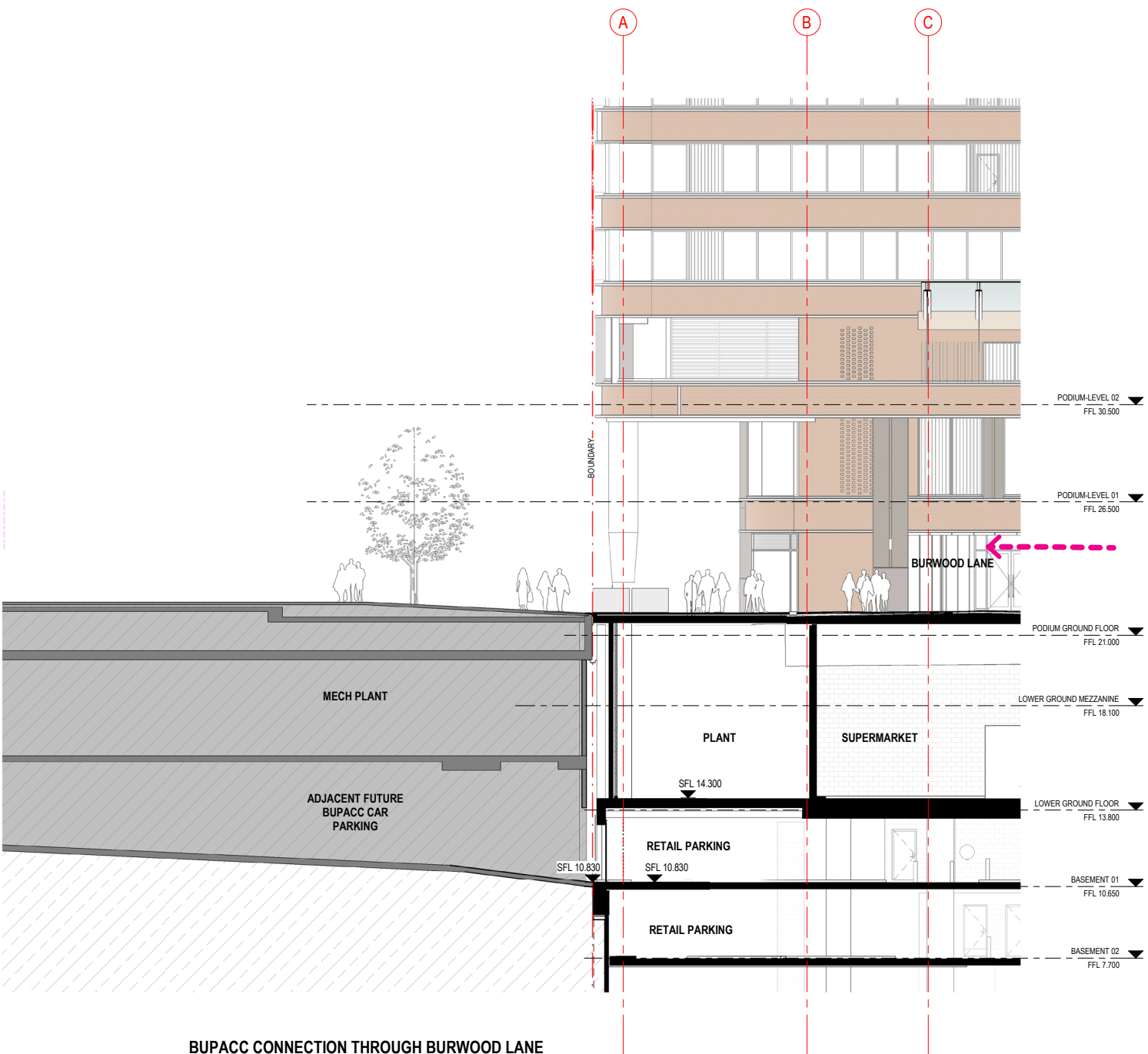
2.1 BUPACC Connection
Western Boundary Sections



2.1 BUPACC Connection
Western Boundary Sections

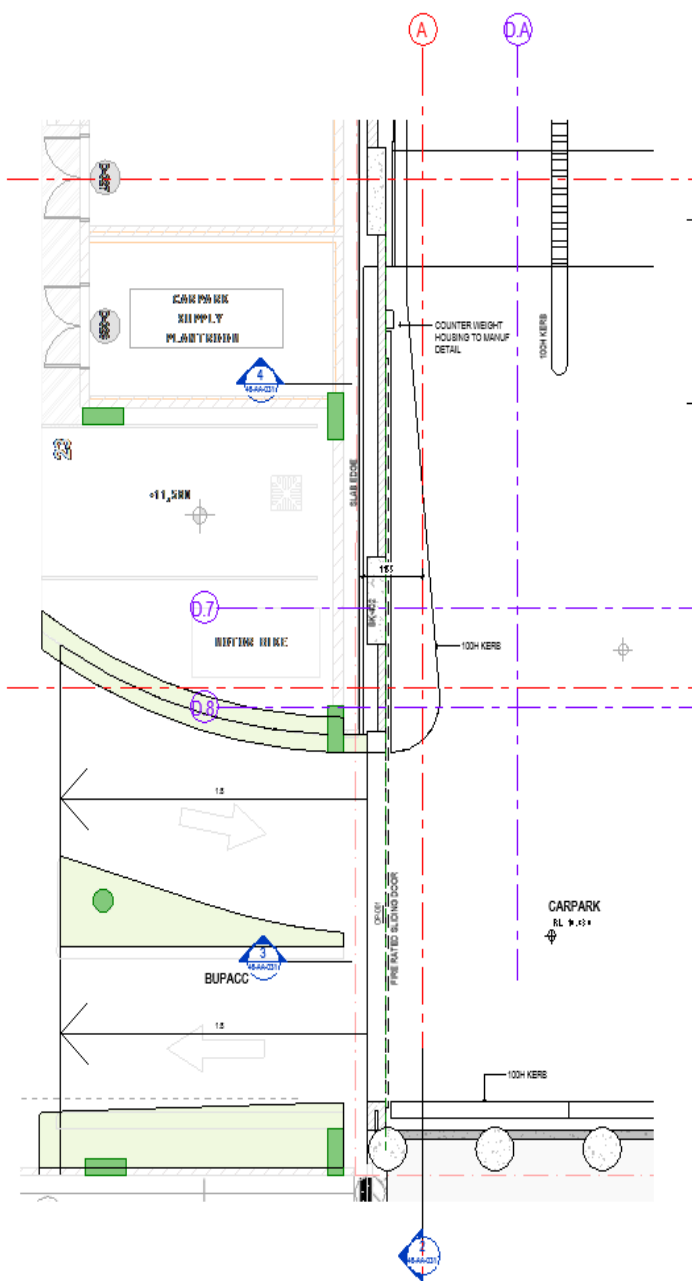


BUPACC VEHICLE CONNECTION VIA BASEMENT 1



BUPACC CONNECTION THROUGH BURWOOD LANE

2



BASEMENT 1 PART PLAN - VEHICLE CONNECTION

3

3.0

Residential Balconies

3.0

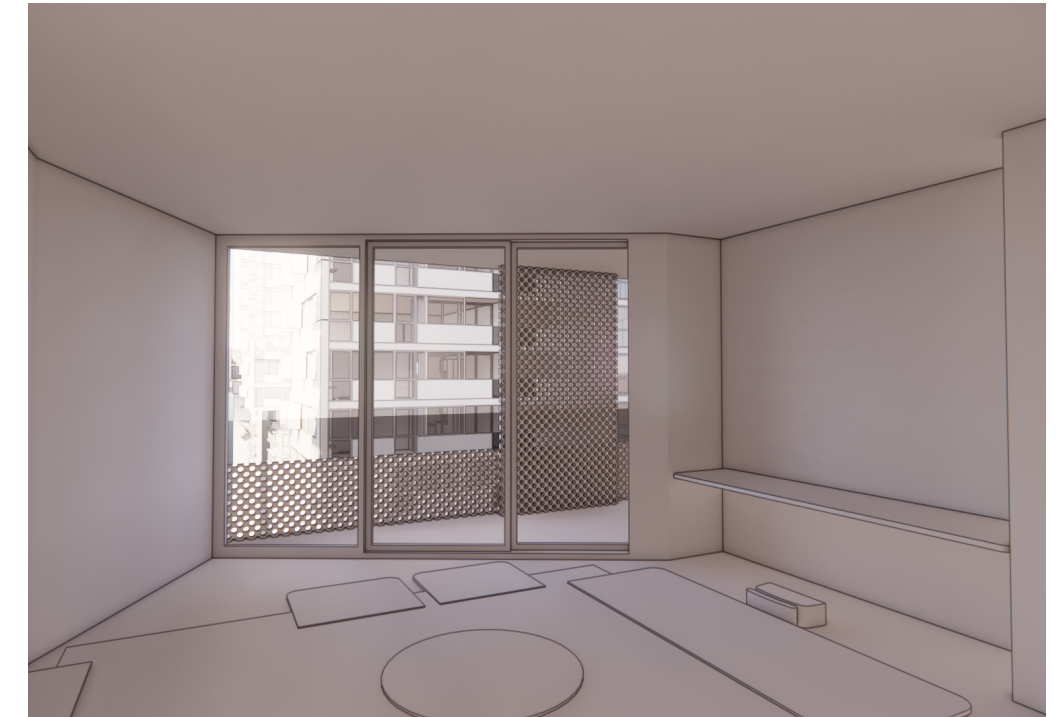
3.1 Residential Balconies

The proposal balances private and communal open space by offering a variety of high-quality outdoor areas that cater to different uses, age groups, and gathering types.

In addition to private balconies, communal open spaces are provided at multiple levels throughout the development, including podium-level gardens and courtyards, as well as elevated terraces within each tower. These shared spaces are designed to accommodate both passive and active recreation, encouraging a sense of community while supporting a diverse range of social interactions, from quiet reflection to group gatherings.



Internal view change



DA

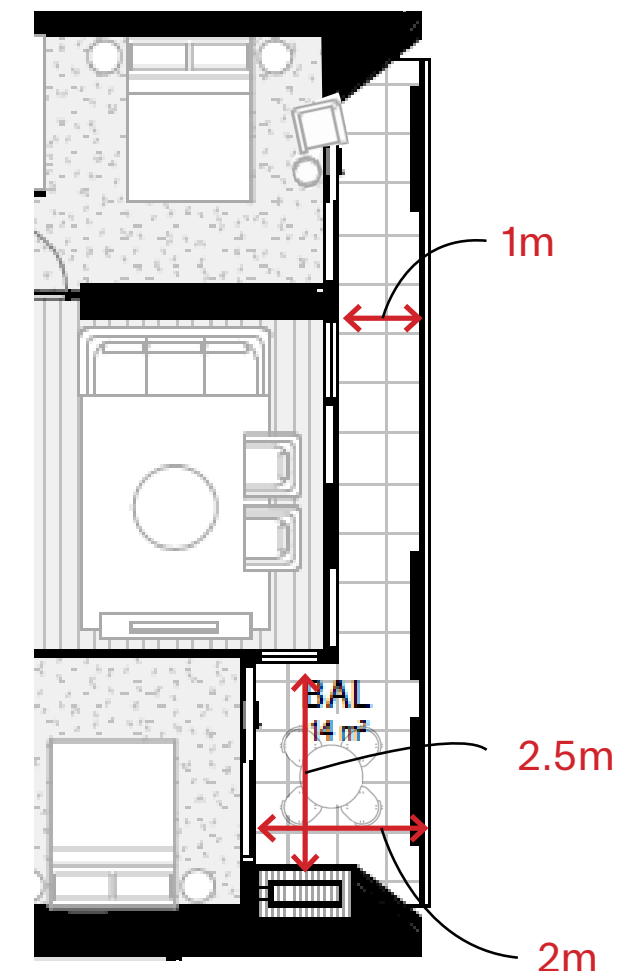


3.2 Residential Balconies

Private balconies, while reduced or reconfigured in some units, have been designed to remain highly functional. As illustrated in the accompanying image, even compact balconies (ranging from 1m to 2m in depth) can comfortably accommodate a variety of uses, including outdoor dining, lounging, planting, or simply a personal retreat. The design supports flexibility and personalisation, catering to different lifestyles and preferences. This layered approach, providing a mix of private, semi-private, and communal outdoor spaces, ensures all residents have access to usable, well-designed amenity that supports individual needs as well as community living.

Where balconies are proposed with depths 1 metre or less, edge treatments will be carefully detailed to mitigate any potential climbability or fall risks. This includes ensuring balustrades are non-climbable in accordance with NCC Clause D2.24 (formerly BCA Part D2), with no horizontal elements between 150 mm and 760 mm above floor level, and using solid or perforated panels where appropriate.

The architectural detailing will be refined through the detailed design phase, with final certification to be provided by the appointed PCA (Principal Certifying Authority) and building code consultant. The design intent is to maintain safe, compliant private open spaces while supporting the broader amenity strategy across the development.



4.0

CGIs

4.0

4.1

CGIs

View down Wynne Ave



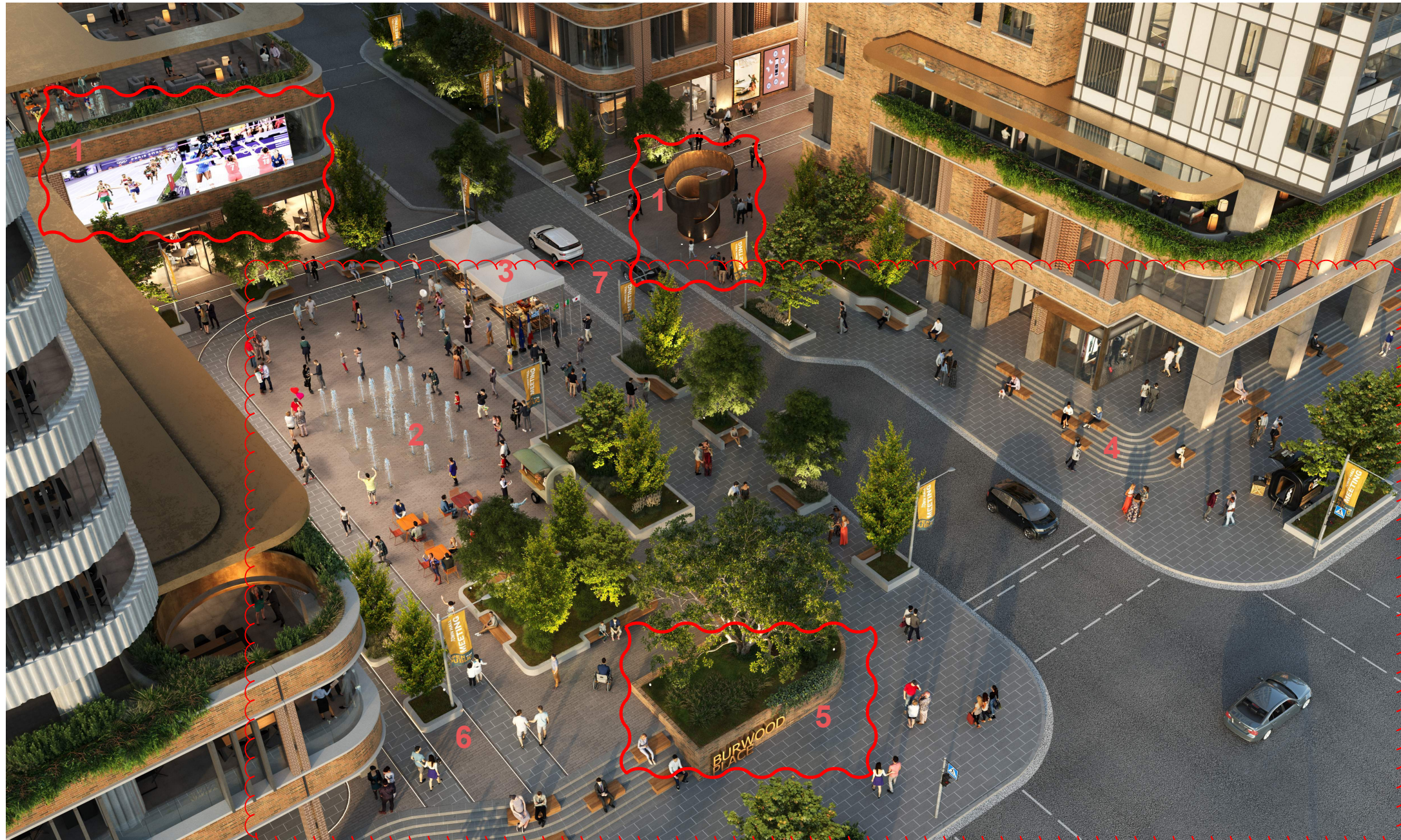
1. Landscape design in public domain amended. Extent of changes captured in Landscape documentation.
2. Location / Building identification marker
3. Integrated seating to stair

4.2 CGIs Public Domain Clarendon Place



1. Landscape species amended.
Above ground planting in lieu of in ground.
2. level 1 and 2 retail arcade enclosed.
3. glazed shop front extended
4. Indicative festoon street lighting
5. In ground street lighting. refer to specialist lighting for details

4.3 CGIs Aerial from Railway Parade



1. Proposed public art and digital screens.
2. Water feature reinstated as per councils request
3. Indicative casual leasing / street activation
4. Integrated seating to stair
5. Location / Building identification marker
6. Integrated inground lighting indicated.
7. Landscape design in public domain amended. Extent of changes captured in Landscape documentation.



1. Tree species amended. Refer to landscape design for details
2. Above ground planting shown in lieu of in ground. Refer to Landscape for details.
3. Indicative casual leasing / street activation.
4. Integrated inground lighting indicated.
5. Louvre screen to residential plant of Tower C.

4.5 CGIs

View from BUPACC



1. Plant species amended along Burwood Lane. Refer to Landscape design.

4.6 CGIs Public Domain Clarendon Place



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Nominated Architects

Doug Southwell 7362
Edward Salib 9469
Nicholas Bandounas 0000
Thomas Hansen 0000