

Basix Building Fabric Requirements – 38-42 East St. Grand

Element	Material Type	Detail
External walls	Precast Concrete + R2.5 Insulation + PB	Medium colour
Internal walls	Colour back glass/spandrel with the total R-value of 2.74	Refer to drawings
Windows	Plasterboard on studs	Intra-tenancy walls
	Hebel PowerPanel + PB	Inter-tenancy walls
	Standard	NFRC Glazing System values: ⇒ U ≤ 4.3 and SHGC = 0.43 (+5%) ⇒ U ≤ 4.3 and SHGC = 0.39 (+5%)
	ALS-032-22 A (Window Wall)	
	ALS-038-22 A (Sliding Door)	
	Treatment 1	NFRC Glazing System values: ⇒ U ≤ 4.24 and SHGC = 0.46 (+5%) ⇒ U ≤ 4.1 and SHGC = 0.40 (+5%)
	A&L-003-14 A (Window Wall)	
	ALS-039-07 A (Sliding Door)	
	Unit 1305 to 2005 on level 13 to 20, Unit 1306 to 2006 on level 13 to 20, Unit 2101 to 3101 on level 21 to 31, Unit 3102	
Downlights	As specified	No Sealed option
Floor	Concrete slab	Tile (living, kitchen & wet) Carpet (bedroom)
Ceiling	Concrete + R1.5 Insulation (Outside air/non airconditioned zone below)	
	Plasterboard	
	PB + R3.0 Insulation (Roof level)	
Roof	Concrete	Light colour

SYDNEY TRAINS FACILITIES MANAGEMENT

01 A305

BASIX Commitments Summary Refer to the BASIX Certificate for more details

Element	Details
Central Rainwater Tank	10,000 L (Landscaping and Toilets)
Showerheads	4 star (> 4.5 but ≤ 6 L/min) (WELS)
Toilets	4 star (WELS scheme)
kitchen taps and bathroom taps	4 star (WELS scheme)
Clothes washer	Not specified
Dishwasher	2.5 star (WELS scheme)

Energy

Element	Details
Central Hot Water System	Electric Heat pump
Heating/Cooling to Dwelling	1-phase airconditioning 4 star
Cooktop/oven	Electric cooktop and electric oven
Refrigerator	3.5 star (Energy Star Rating)
Dishwasher	3.5 star (Energy Star Rating)
Clothes washer	Not Specified
Clothes dryer	3.5 star (Energy Star Rating)

Common Areas Ventilation and Lighting

Ventilation Type	Lighting Type
Carpark	Natural/No Mechanical LED
Ground floor Lobby	Ventilation (supply + exhaust) LED
Lobby/Hallways	Ventilation (supply + exhaust) LED

WESTERN RAIL LINE

10-32 EAST STREET DEVELOPMENT

01 A305

01 A304

01 A302

ISSUE 36

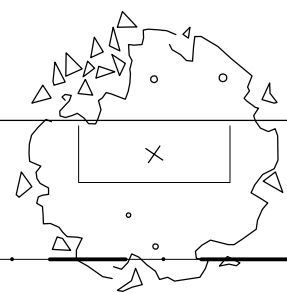
- ADDITION OF 10 X BICYCLE SPACES

- ADDITION OF 10 X BICYCLE SPACES

EAST STREET

01
A304

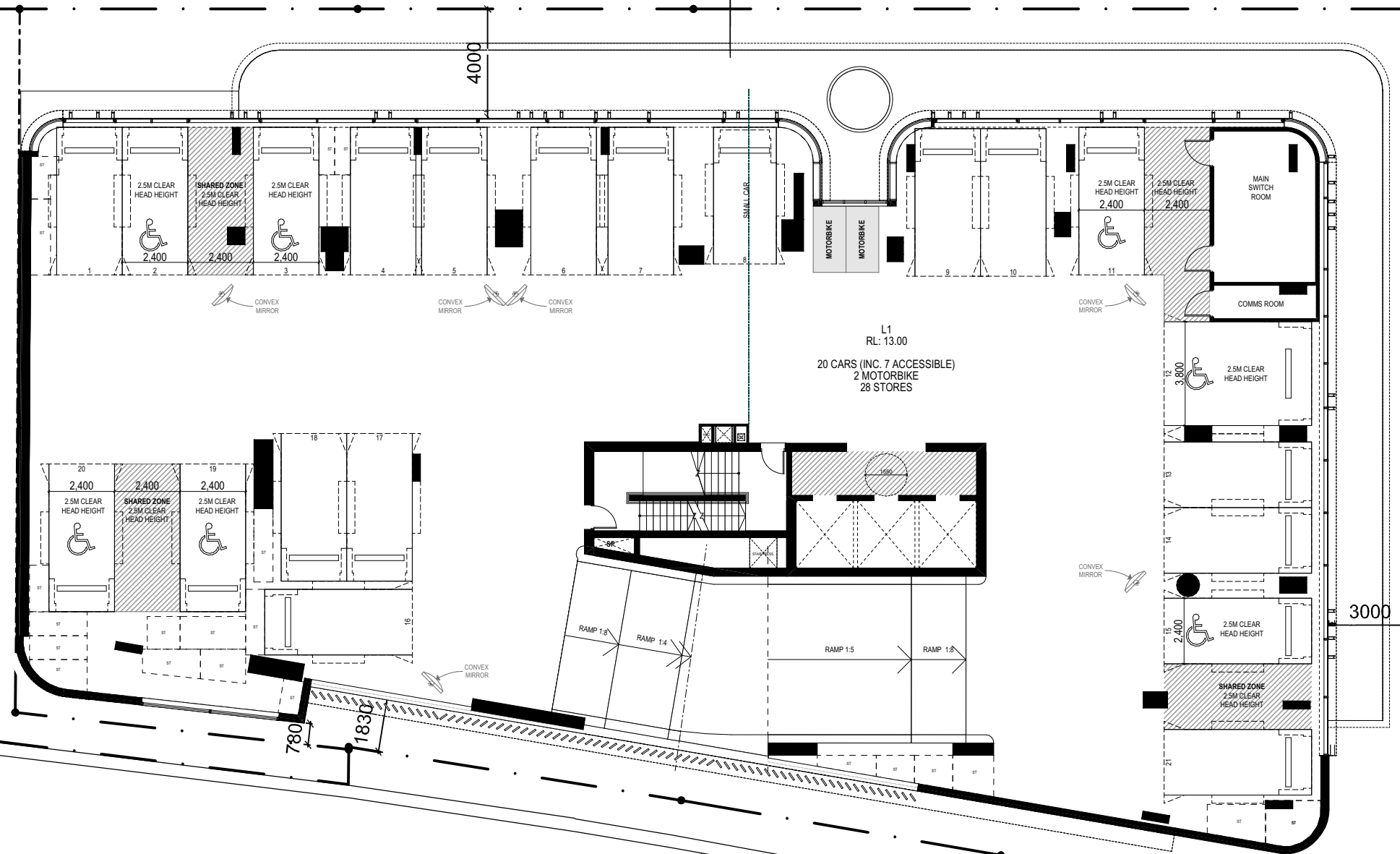
-
A300



-
A301

SYDNEY
TRAINS
FACILITIES
MANAGEMENT

01
A305



10-32 EAST
STREET
DEVELOPMENT

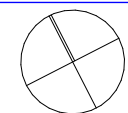
01
A305

-
A303

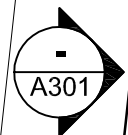
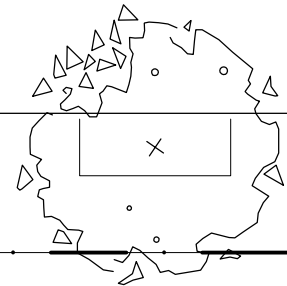
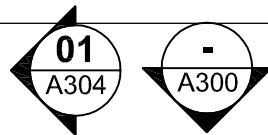
01
A304

-
A302

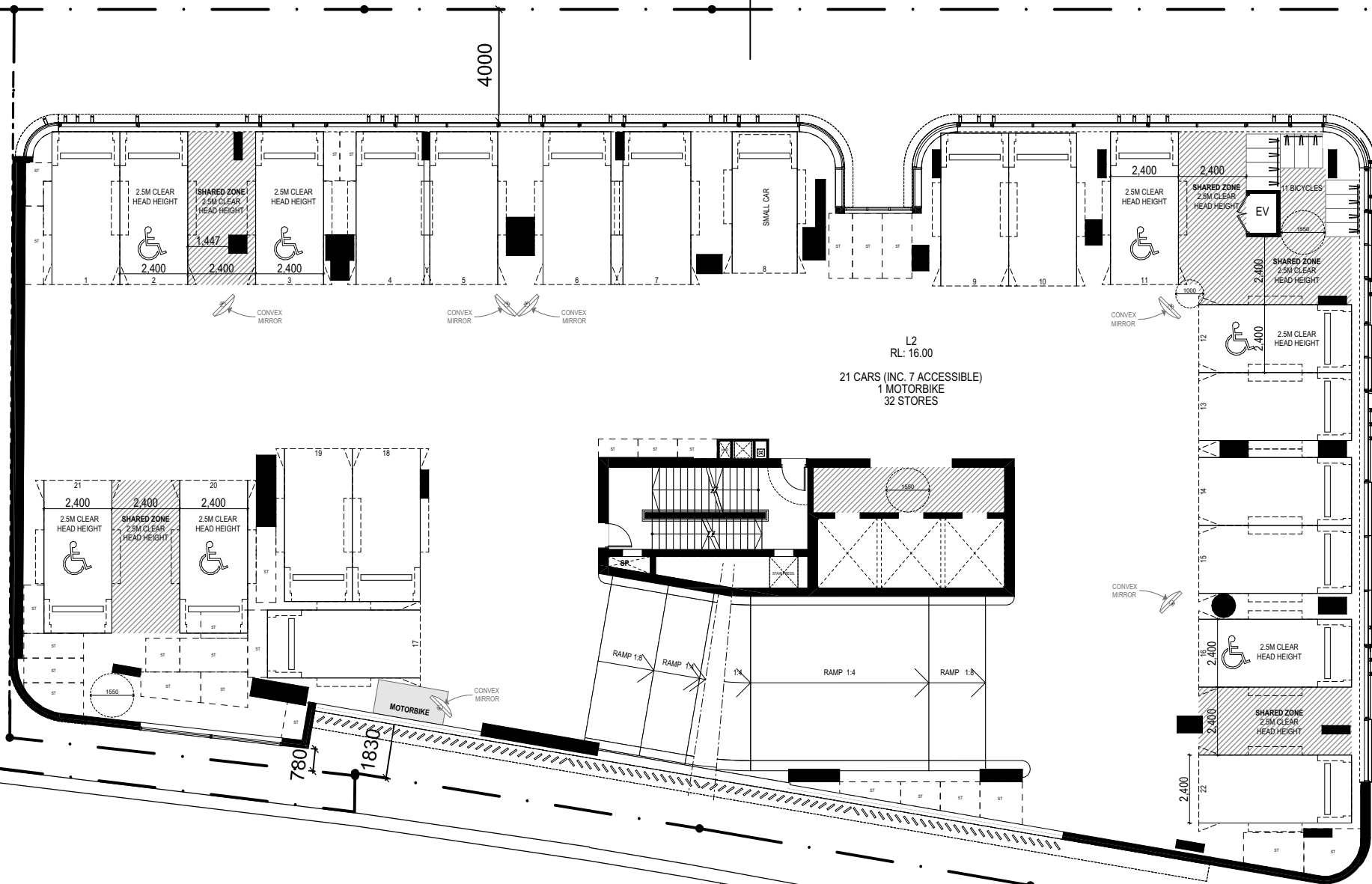
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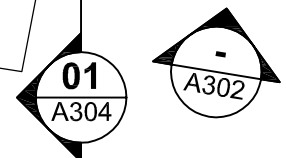
EAST STREET



SYDNEY
TRAINS
FACILITIES
MANAGEMENT



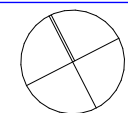
10-32 EAST
STREET
DEVELOPMENT



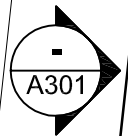
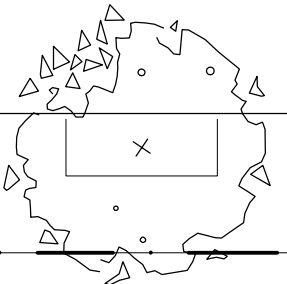
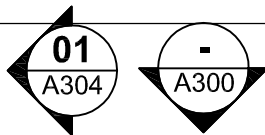
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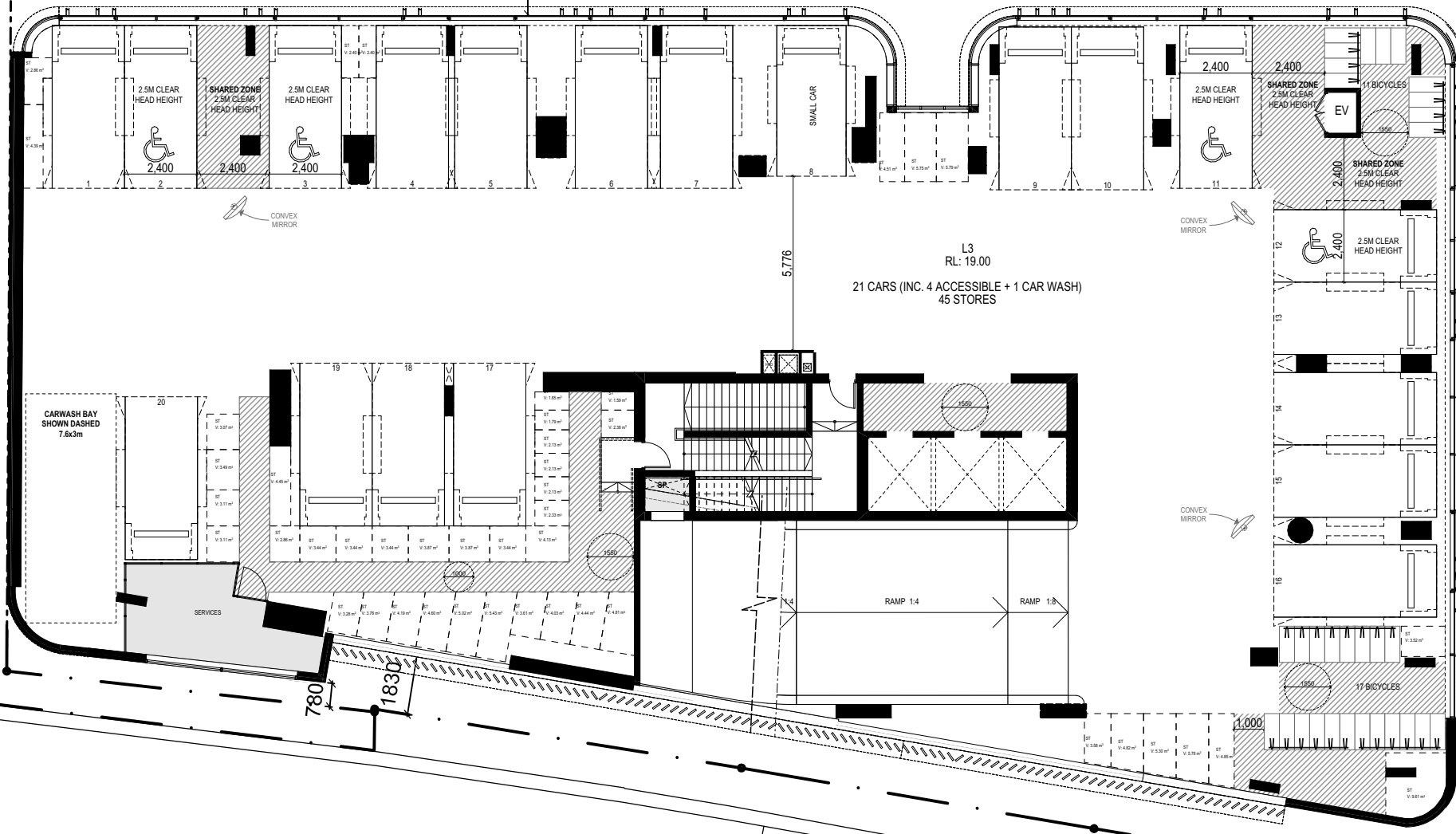
NO CHANGES



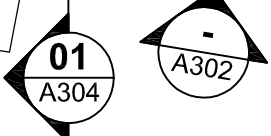
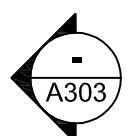
EAST STREET



SYDNEY
TRAINS
FACILITIES
MANAGEMENT



10-32 EAST
STREET
DEVELOPMENT



WESTERN RAIL LINE



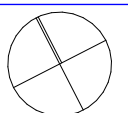
Nominated Architects:
Georges Jreije Reg no 10993

MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW

Drawing Title
LEVEL 3



NO CHANGES



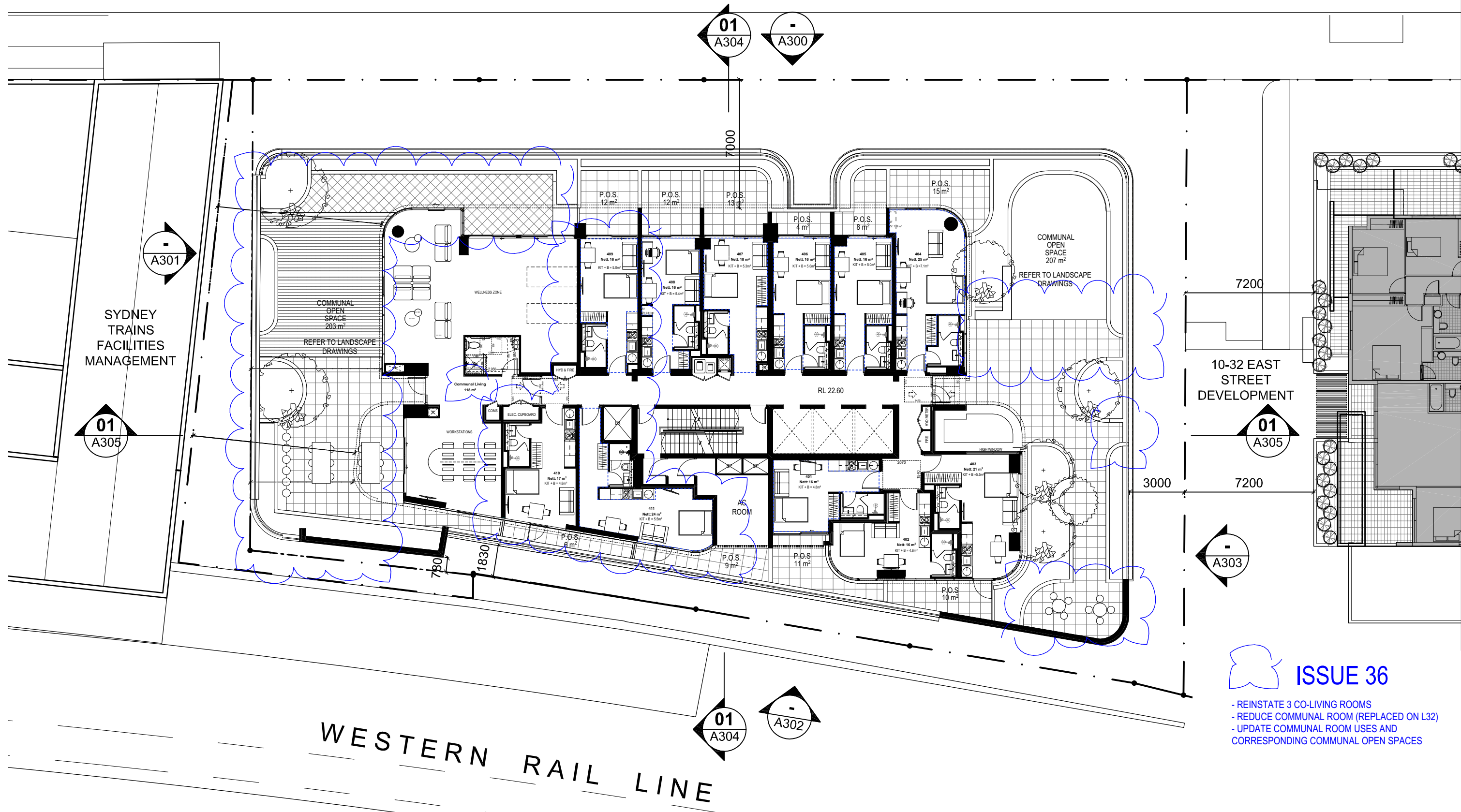
Scale
1:200 @A3 Sheet Size

Project Number
2024-005

Drawing Number
A202

Issue
36
1/05/2026

STREET



ISSUE 36

- REINSTATE 3 CO-LIVING ROOMS
- REDUCE COMMUNAL ROOM (REPLACED ON L32)
- UPDATE COMMUNAL ROOM USES AND CORRESPONDING COMMUNAL OPEN SPACES



MIXED USE DEVELOPMENT

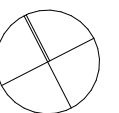
34 - 42 East Street Granville NSW

Drawing Title
LEVEL 4

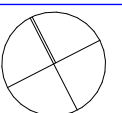
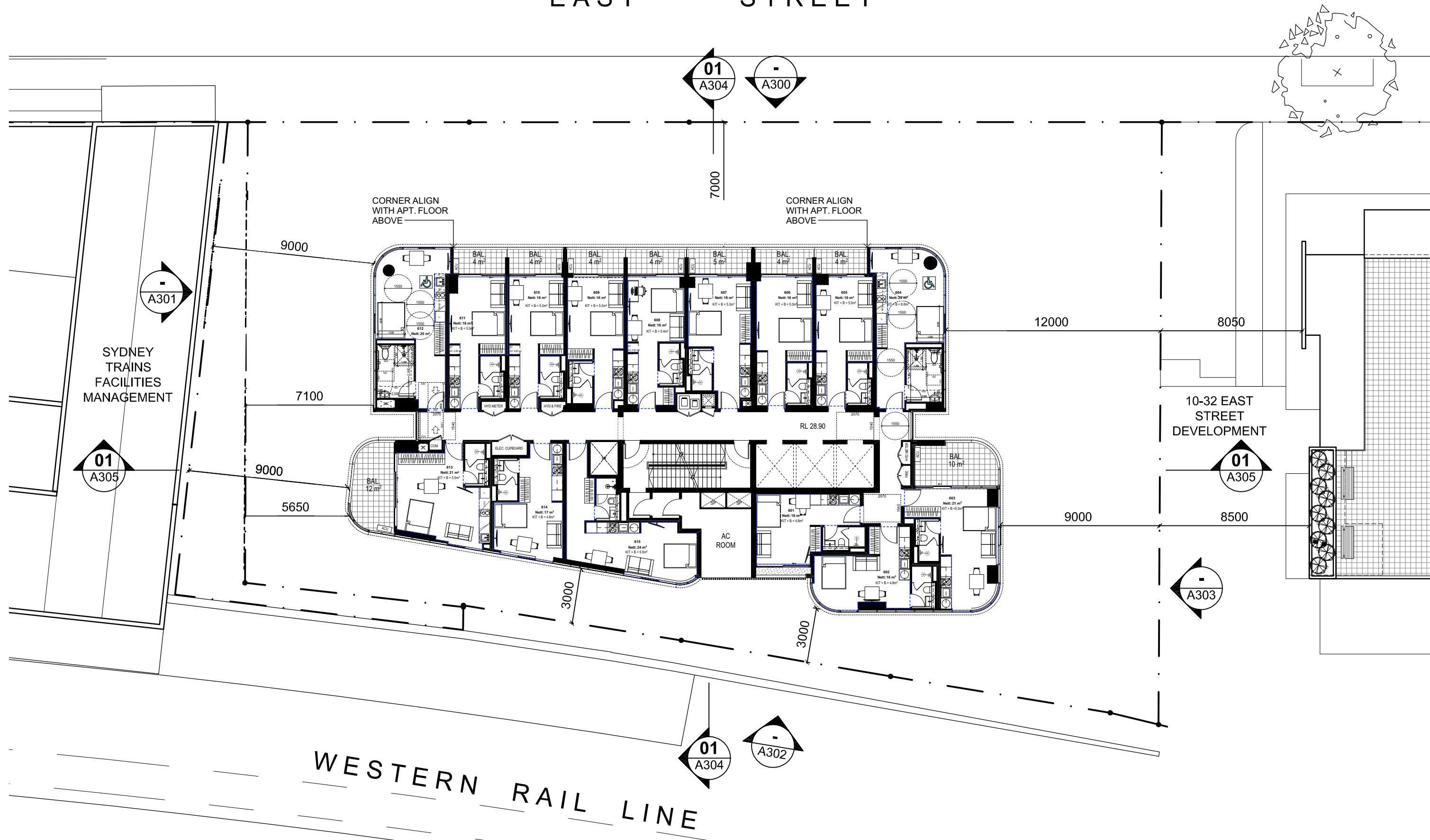
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Project Number Drawing Number
2024-005 A203

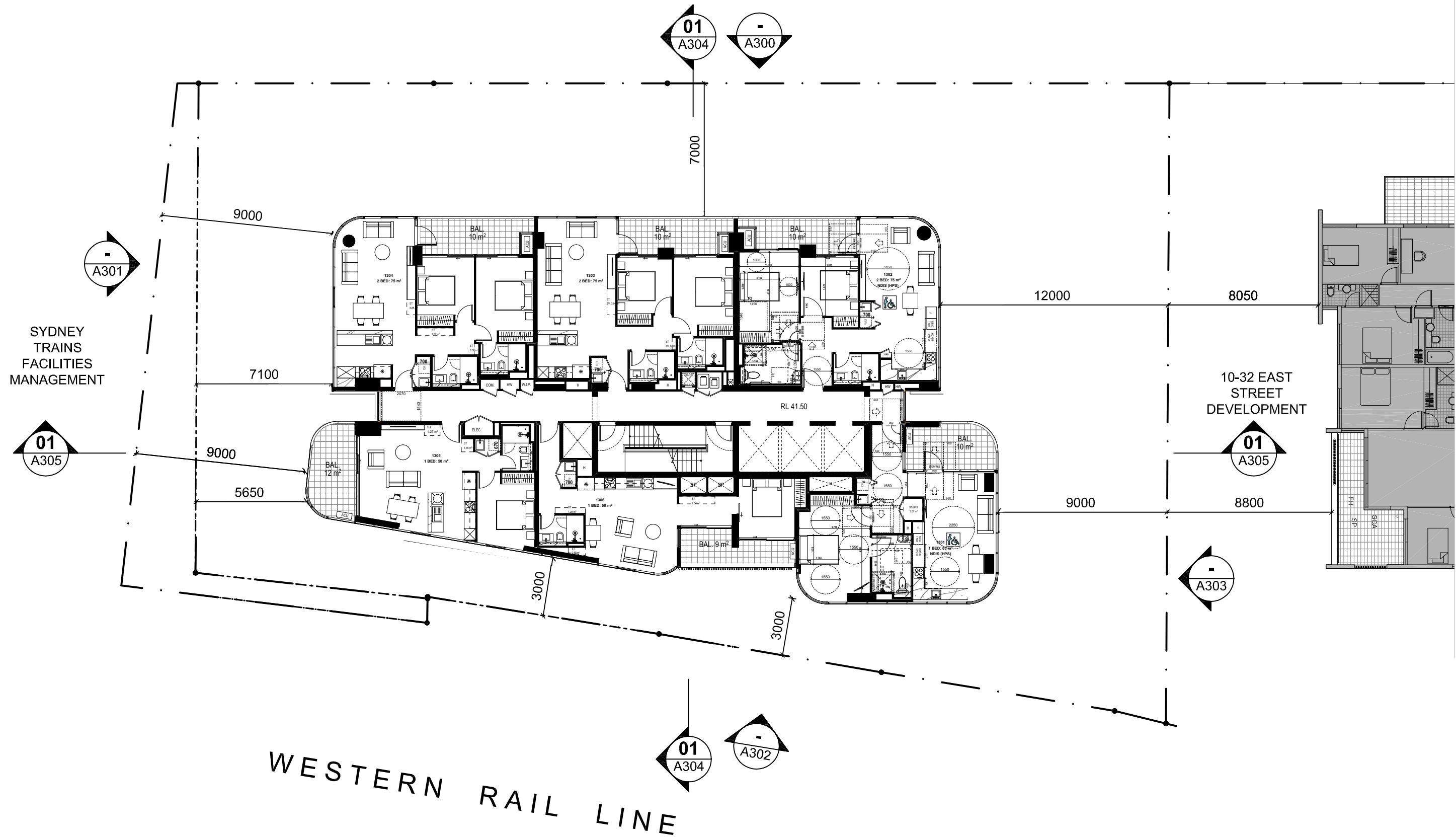
Issue
36 1/05/2026



EAST STREET



EAST STREET

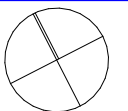


MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW

Drawing Title
LEVEL 13-20



NO CHANGES

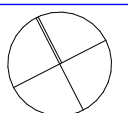
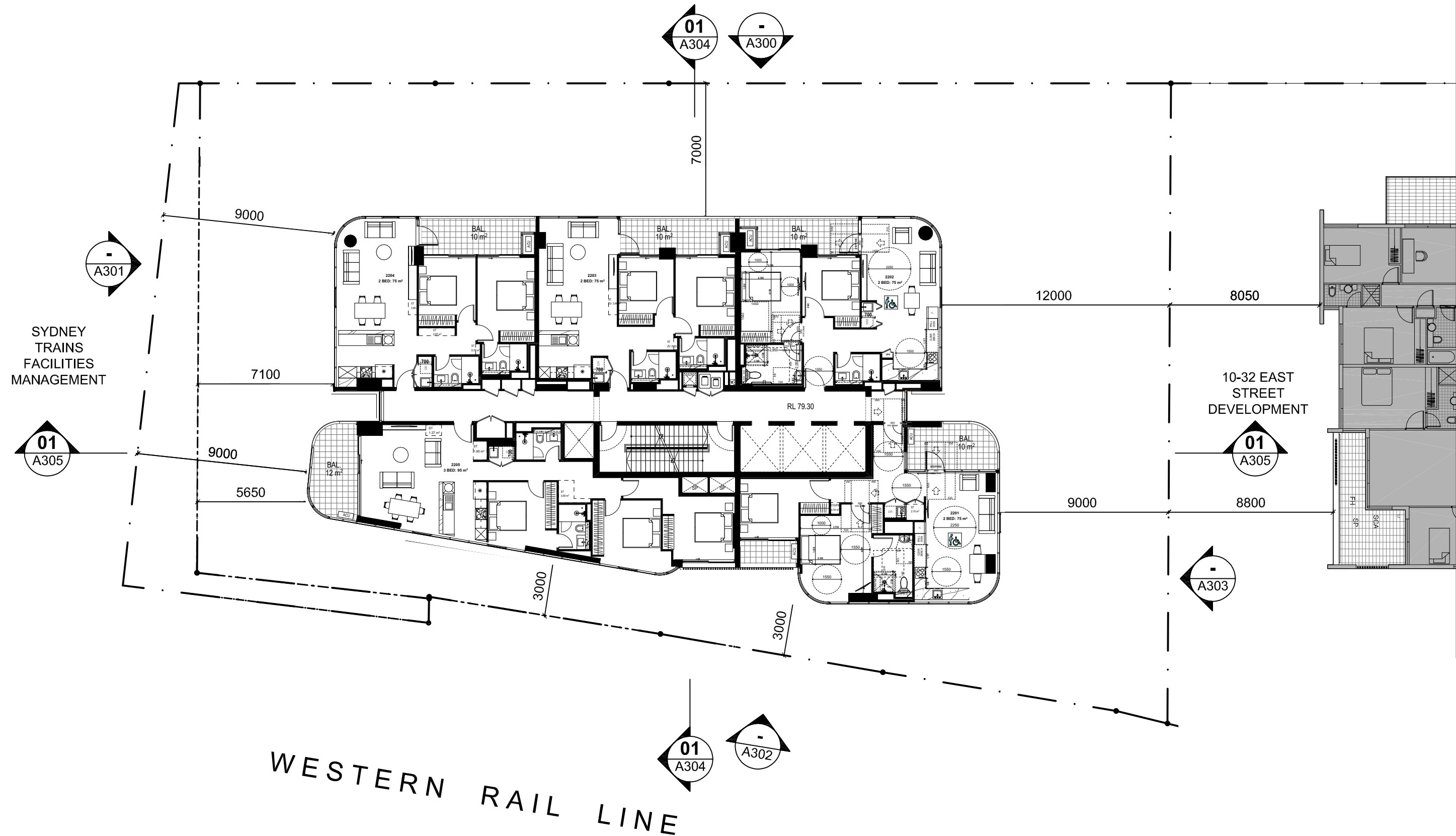


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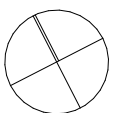
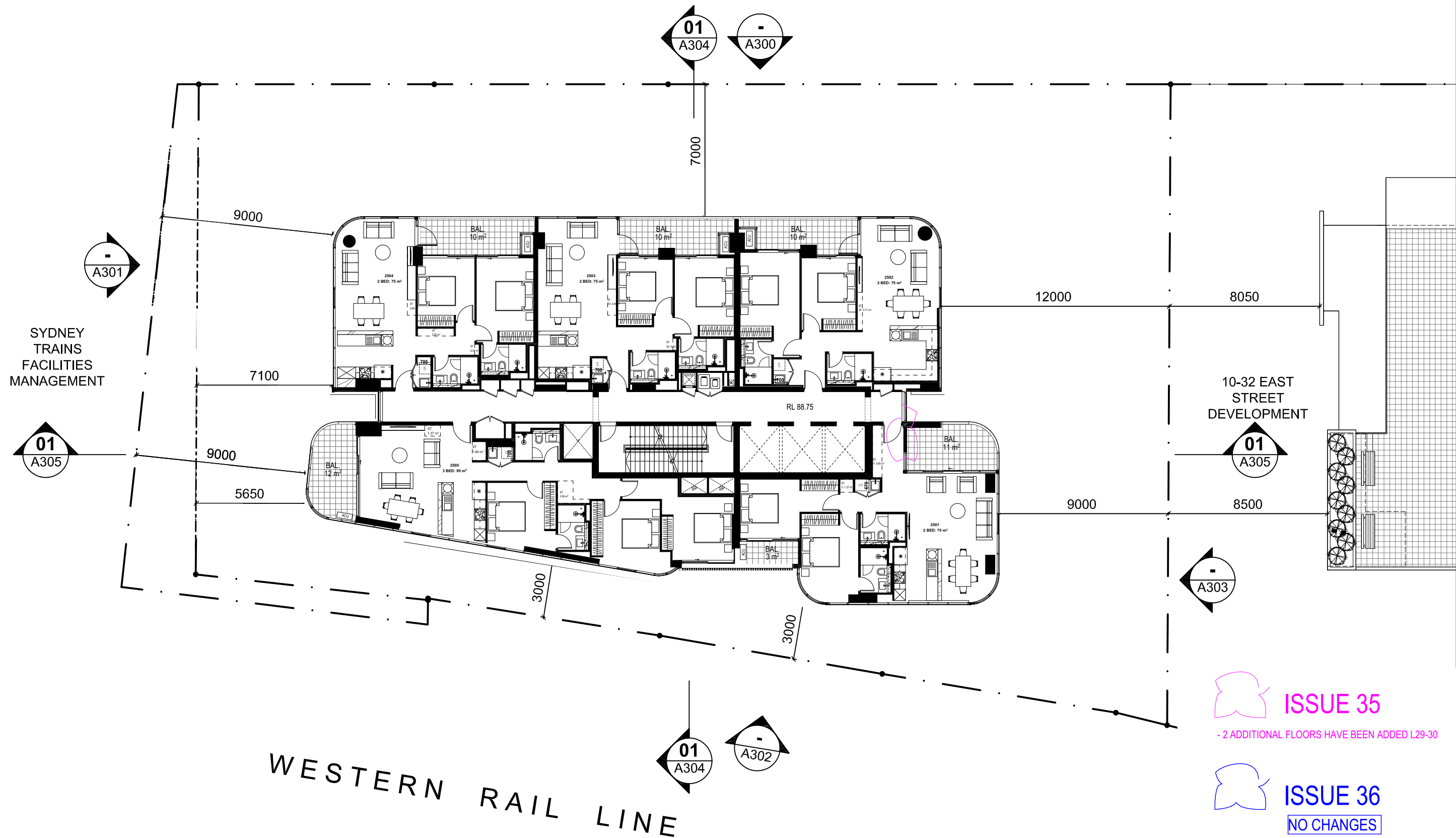
Project Number Drawing Number
2024-005 A207

Issue
36
1/05/2026

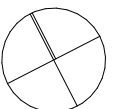
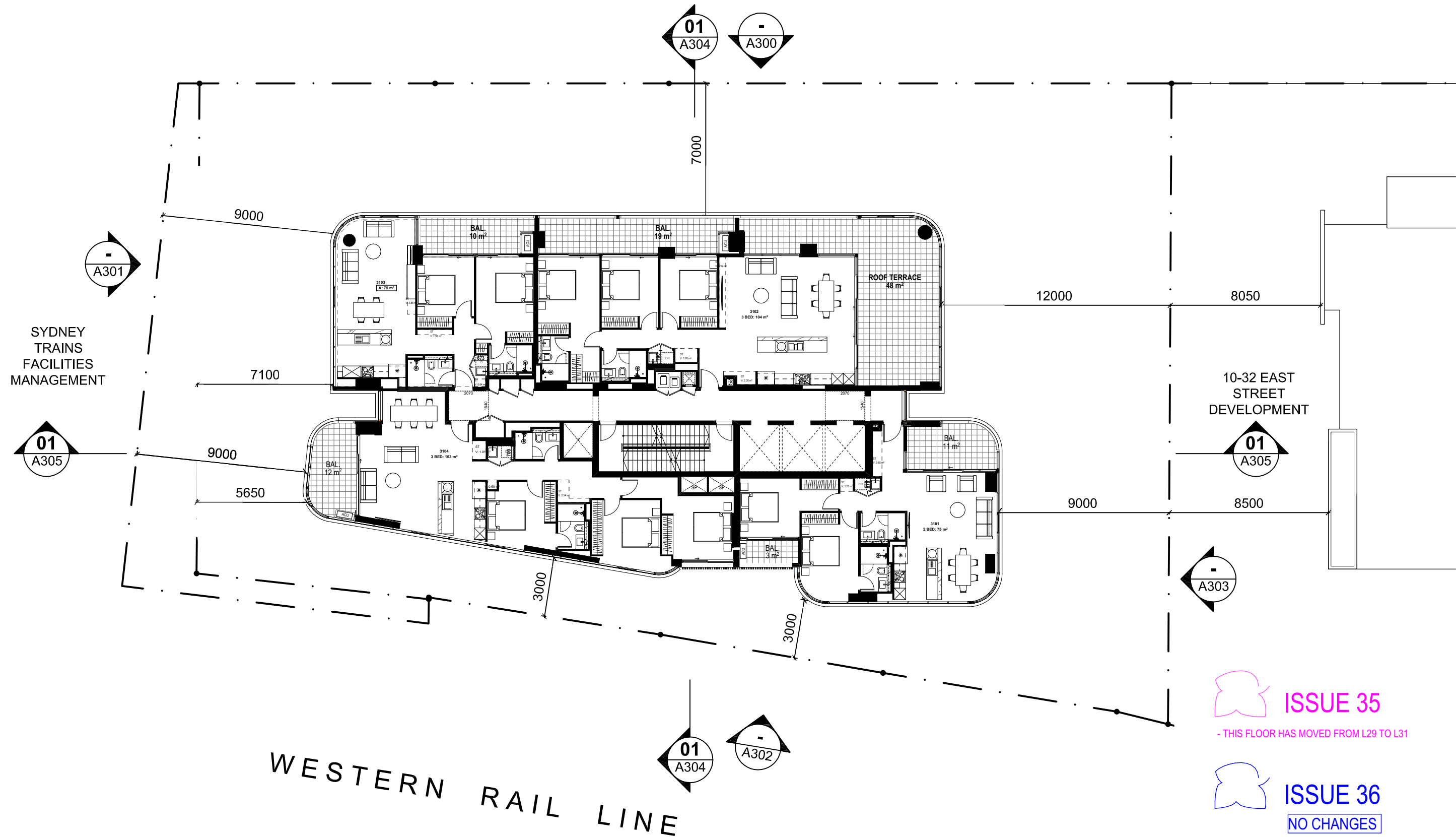
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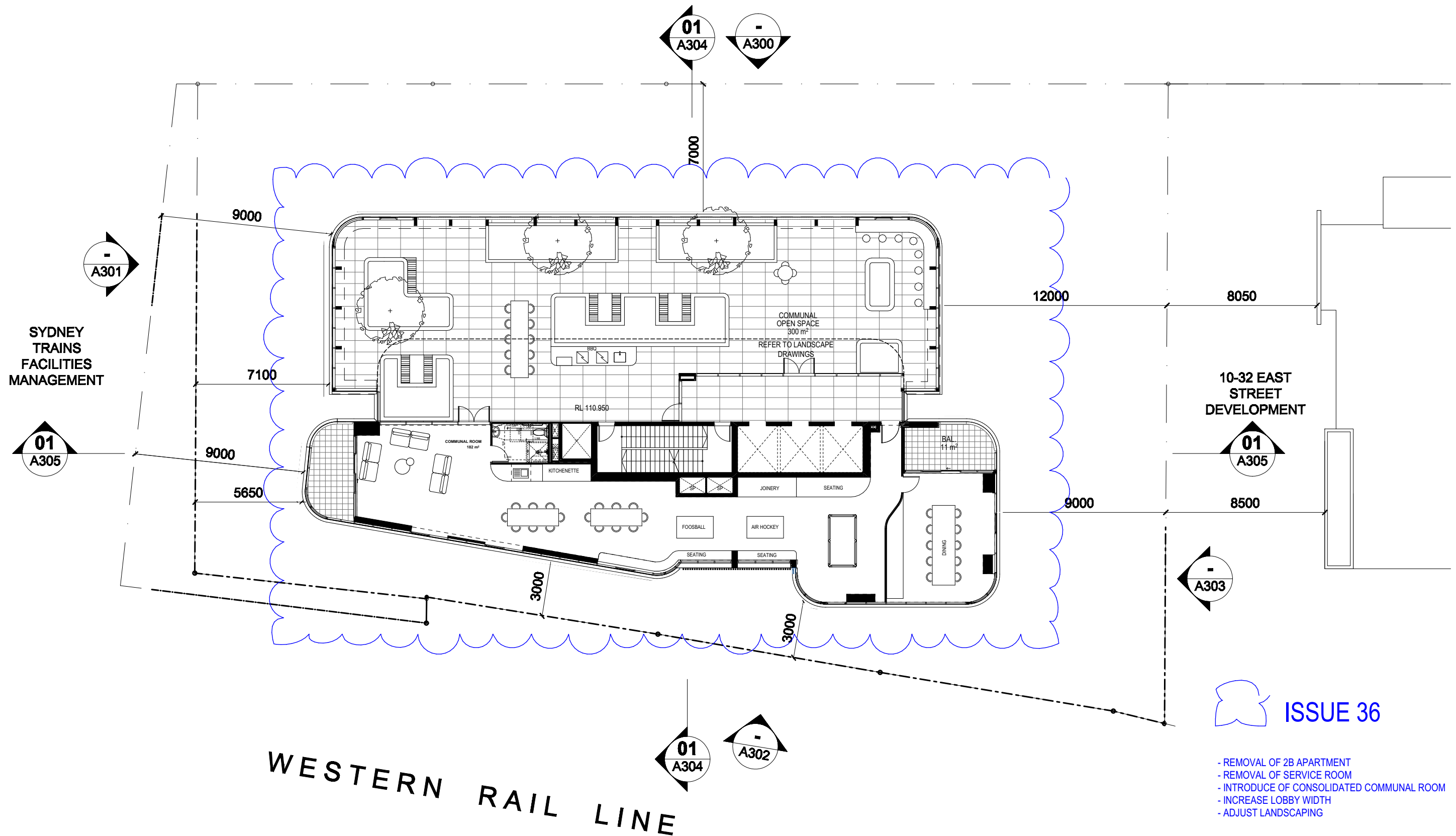
EAST STREET



EAST STREET

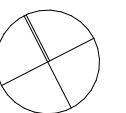


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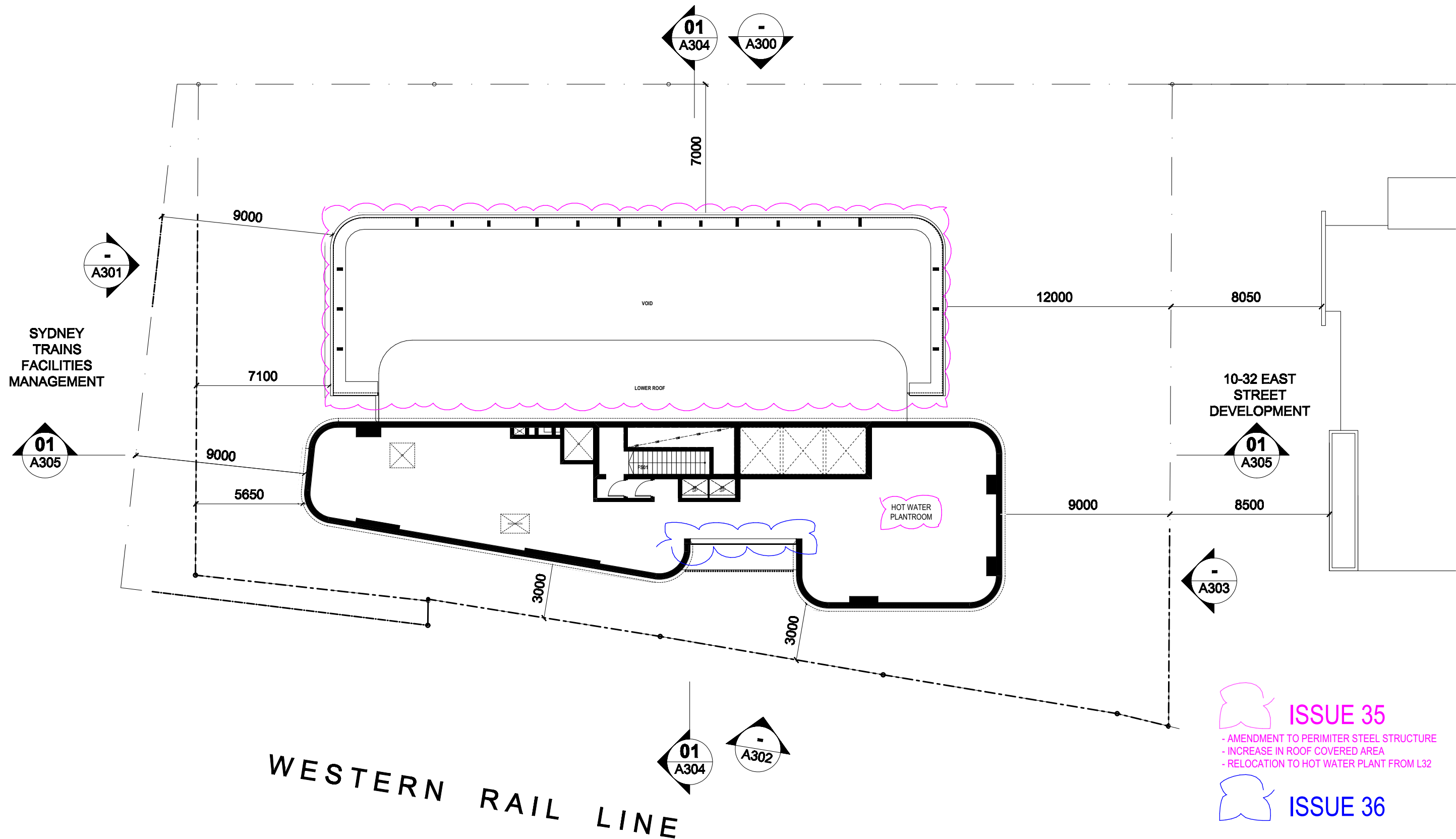


ISSUE 36

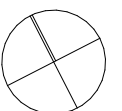
- REMOVAL OF 2B APARTMENT
- REMOVAL OF SERVICE ROOM
- INTRODUCE OF CONSOLIDATED COMMUNAL ROOM
- INCREASE LOBBY WIDTH
- ADJUST LANDSCAPING



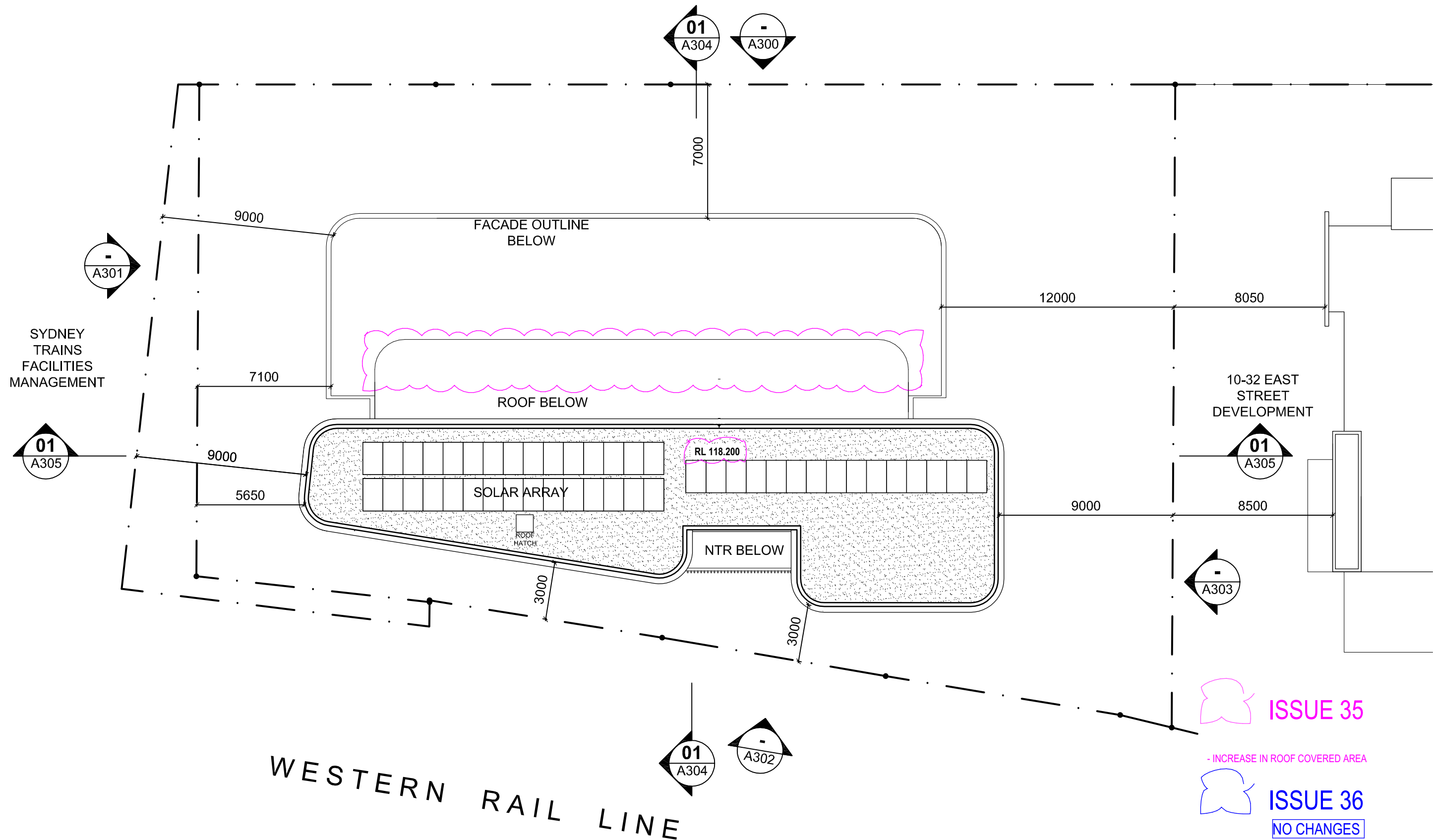
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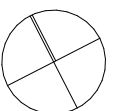
- ISSUE 35**
- AMENDMENT TO PERIMETER STEEL STRUCTURE
 - INCREASE IN ROOF COVERED AREA
 - RELOCATION TO HOT WATER PLANT FROM L32
- ISSUE 36**
- ADDITION OF LOUVRE

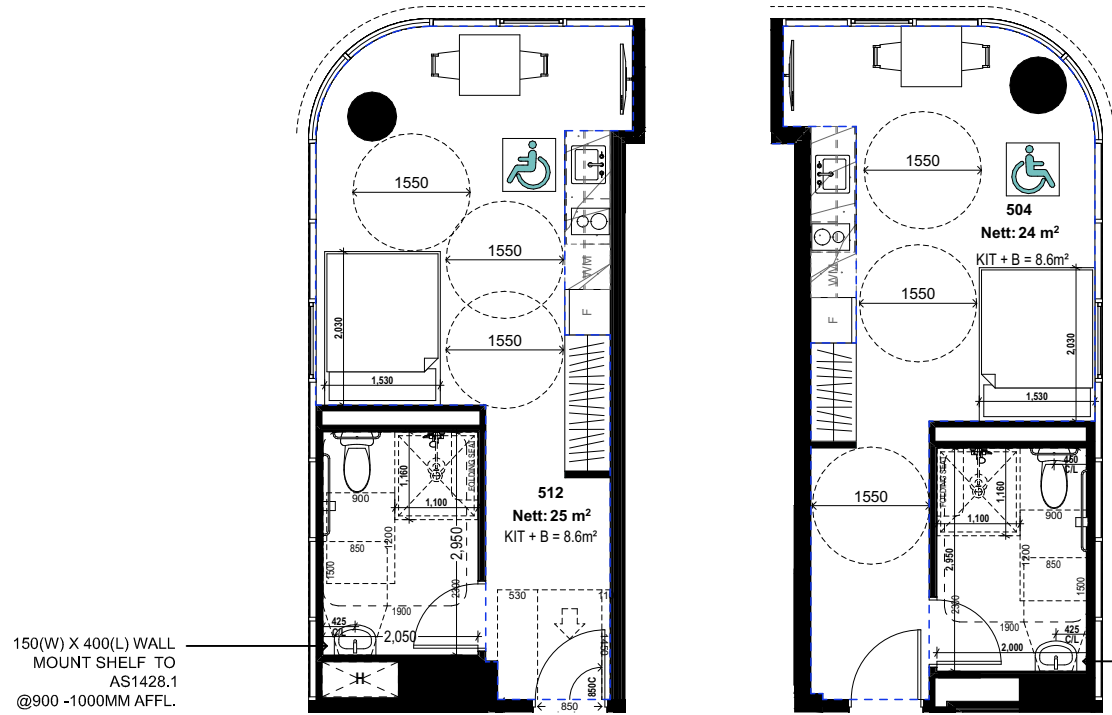


EAST STREET



ISSUE 35
- INCREASE IN ROOF COVERED AREA
ISSUE 36
NO CHANGES



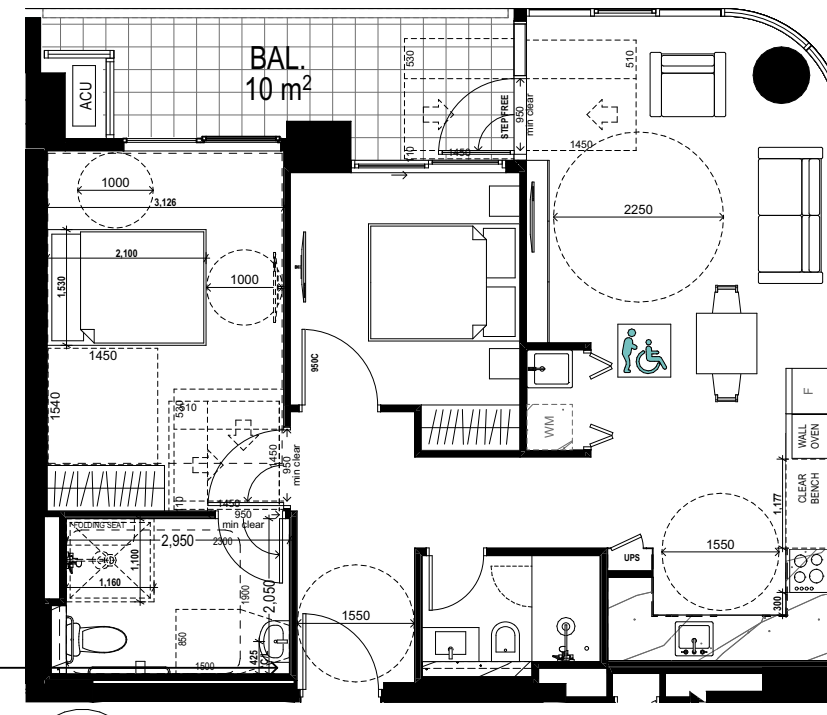


ACCESSIBLE CO-LIVING ROOM LAYOUT

1:100

ROOMS 512, 612, 712, 812,
912, 1012, 1112, 1212

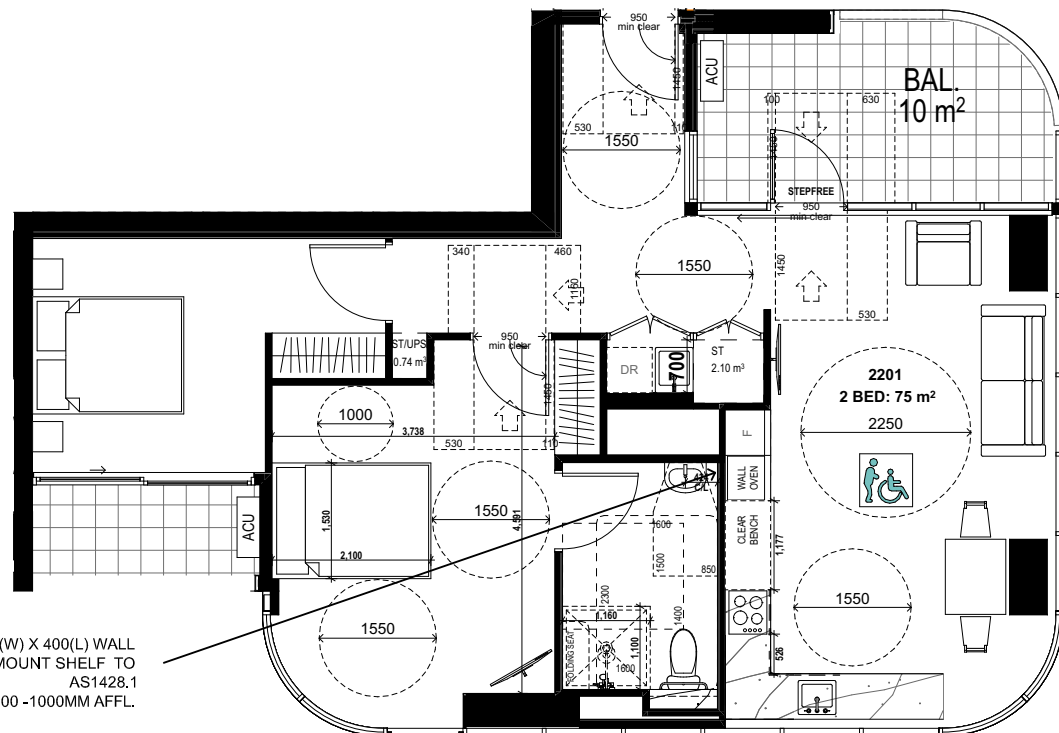
ROOMS 504, 604, 704, 804,
904, 1004, 1104, 1204



2 BED NDIS (HPS) APARTMENT LAYOUT

1:100

APARTMENTS
HPS 1302, 1402, 1502,
1602, 1702, 1802, 1902, 2002,
2102, 2202, 2302
HPS = 11

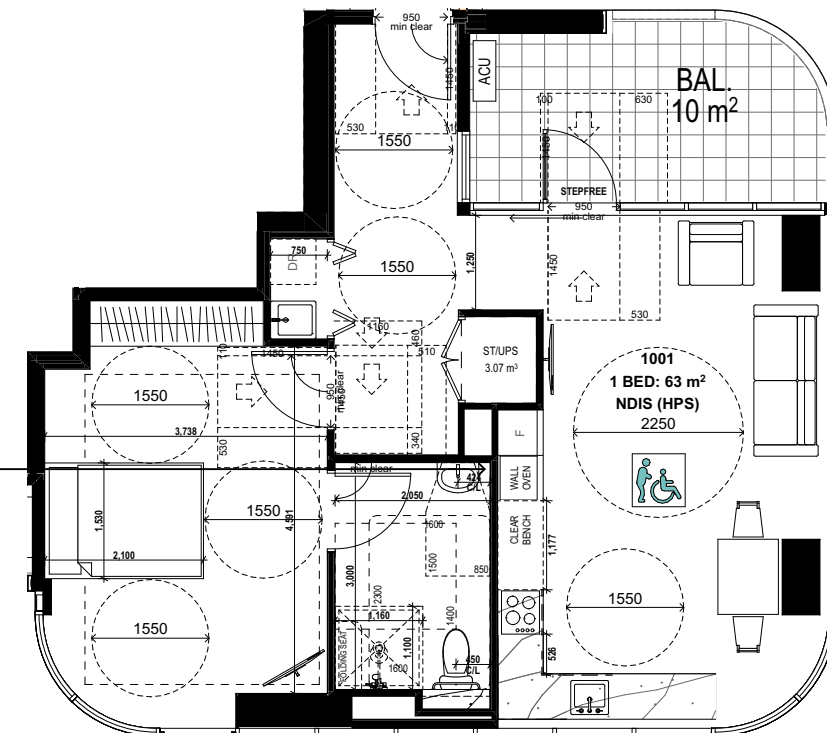


2 BED NDIS (HPS) APARTMENT LAYOUT

1:100

APARTMENTS
HPS 2101, 2201, 2301

HPS = 3



1 BED NDIS (HPS) APARTMENT LAYOUT

1:100

APARTMENTS
HPS 1301, 1401, 1501, 1601,
1701, 1801, 1901, 2001
HPS = 8



38
COWPER STREET
DEVELOPMENT

106.6m HEIGHT PLANE

SITE BOUNDARY

EAST
STREET

GRANVILLE
STATION

BOUNDARY

ROOF FEATURE
117.250

LEVEL 33
114.250

LEVEL 32
110.950

LEVEL 31
107.650

LEVEL 30
104.500

LEVEL 29
101.350

LEVEL 28
98.200

LEVEL 27
95.050

LEVEL 26
91.900

LEVEL 25
88.750

LEVEL 24
85.600

LEVEL 23
82.450

LEVEL 22
79.300

LEVEL 21
76.150

LEVEL 20
73.000

LEVEL 19
69.850

LEVEL 18
66.700

LEVEL 17
63.550

LEVEL 16
60.400

LEVEL 15
57.250

LEVEL 14
54.100

LEVEL 13
50.950

LEVEL 12
47.800

LEVEL 11
44.650

LEVEL 10
41.500

LEVEL 09
38.350

LEVEL 08
35.200

LEVEL 07
32.050

LEVEL 06
28.900

LEVEL 05
25.750

LEVEL 04
22.600

LEVEL 03
19.000

LEVEL 02
16.000

LEVEL 01
13.000

GROUND FLOOR
7.500

BASEMENT 01
4.200

03
A407

SH2

SH1

AE1

GL2

CB1

CG

FG

FG

AE3

FLG

B2

AE2

01
A409

03
A408

CG

CB2



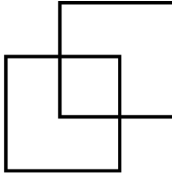
ISSUE 35

+ ADDITION OF 2 FLOOR L29-30



ISSUE 36

NO CHANGES



URBAN LINK
ARCHITECTS

Nominated Architects:
Georges Jreije Reg no 10993

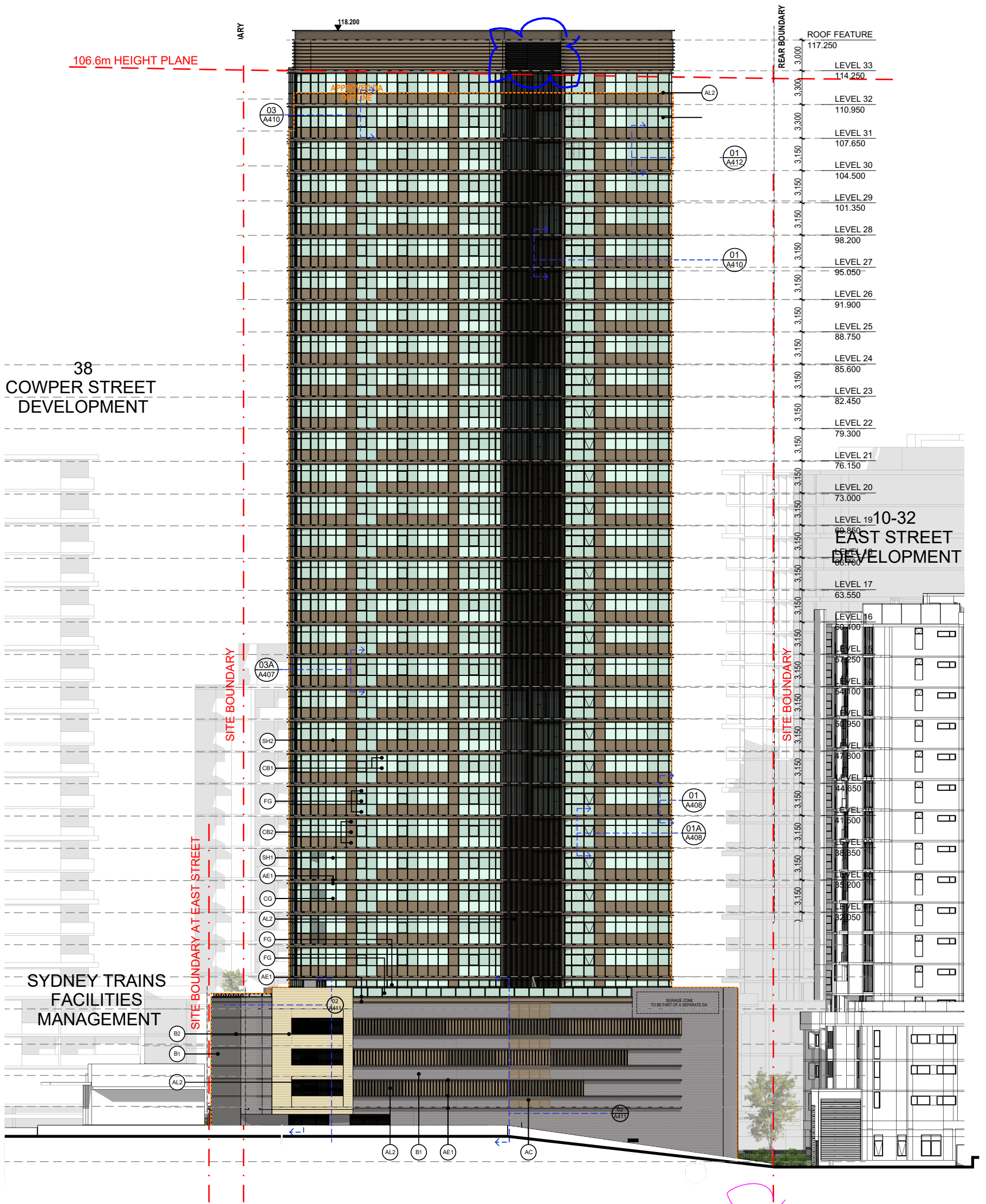
MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW

Drawing Title
NORTH WEST ELEVATION

Scale
A3

Project Number Drawing Number
2024-005 A301

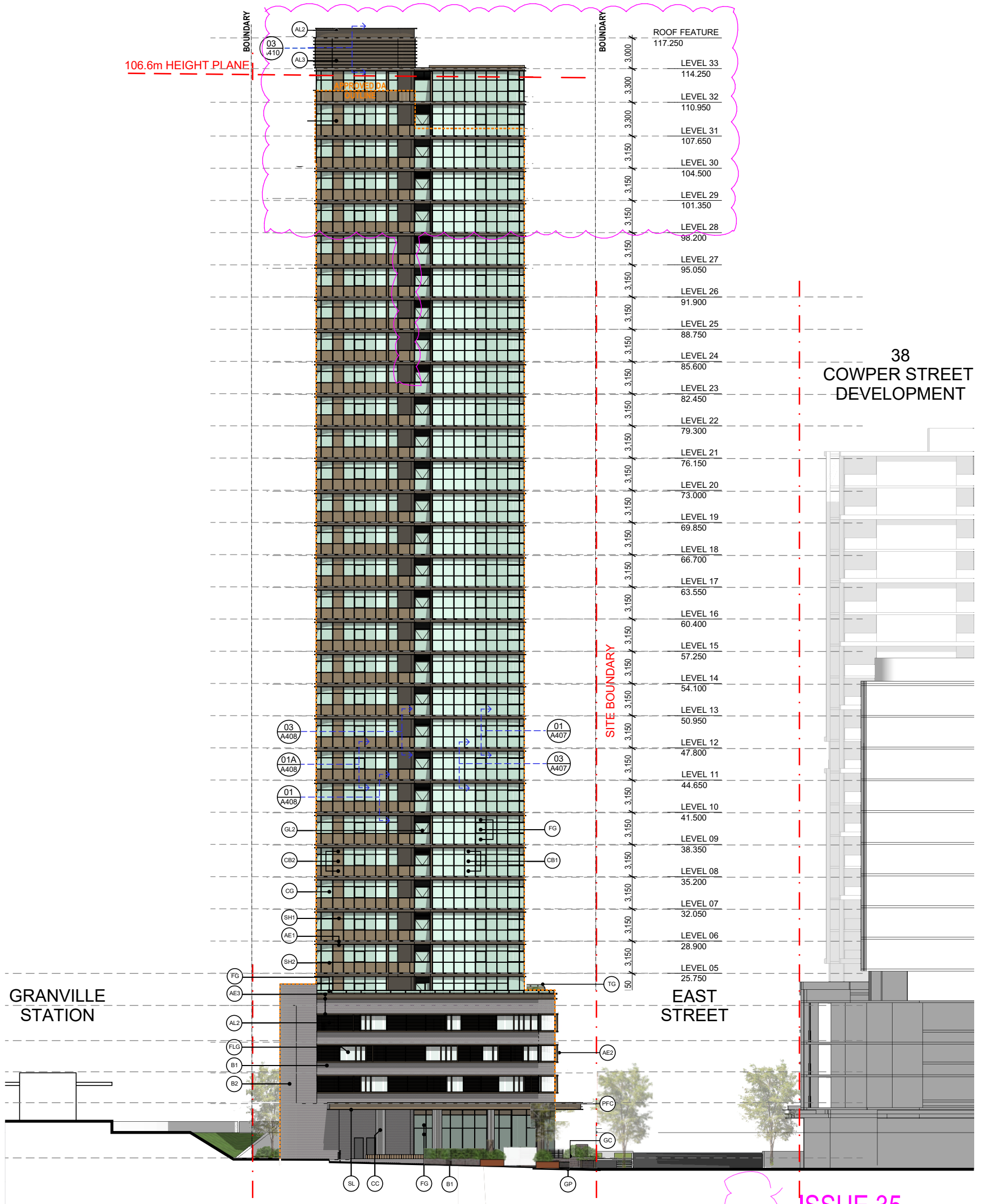
Issue
36
1/05/2026



ISSUE 35
- ADDITION OF 2 FLOORS L29-30

ISSUE 36
- ADDITION OF LOUVRE TO L33 SERVICE ZONE



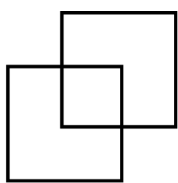


ISSUE 35

- ADDITION OF 2 FLOOR L29-30
- SLIGHT ADJUSTMENT To 24.01-30.01 (BASIX)

ISSUE 36

NO CHANGES



URBAN LINK
ARCHITECTS

Nominated Architects:
Georges Jreije Reg no 10993

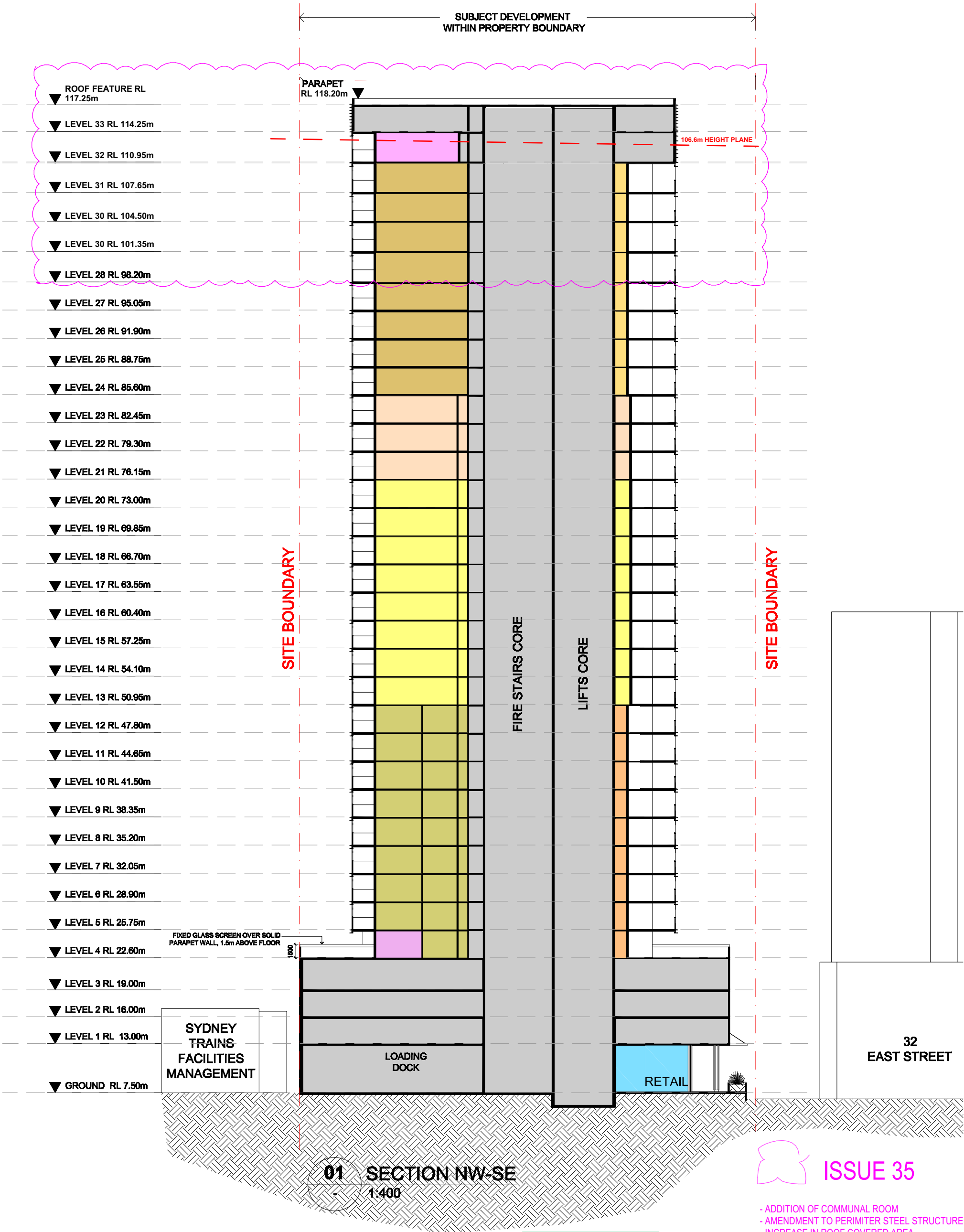
MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW

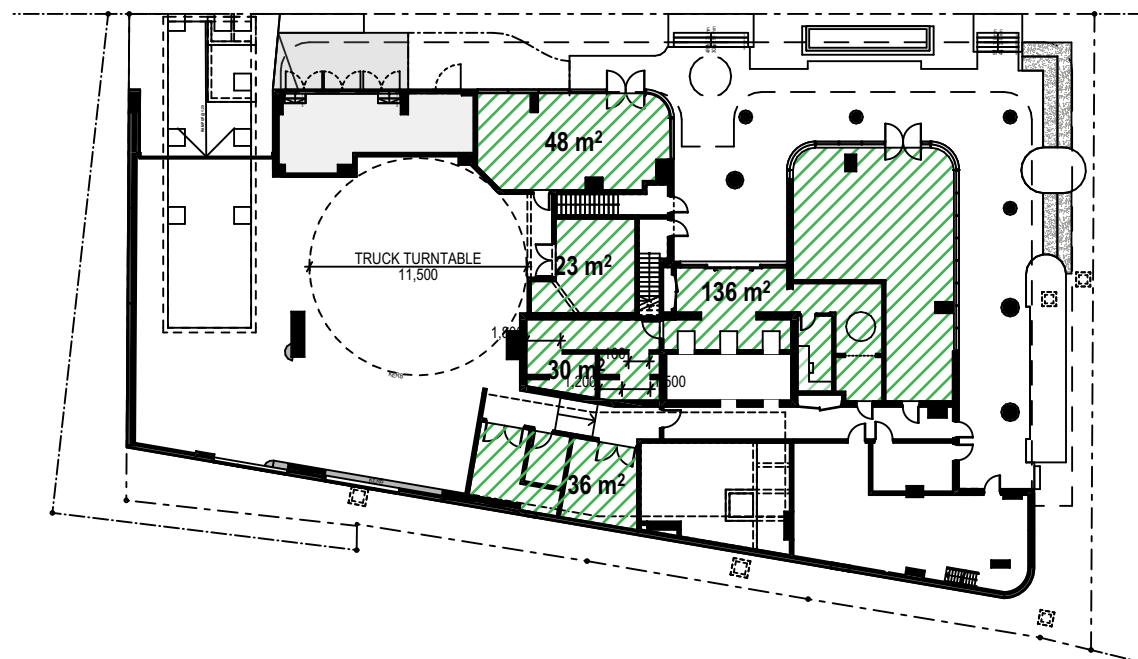
Drawing Title
SOUTH EAST ELEVATION

Scale
1:400 A3

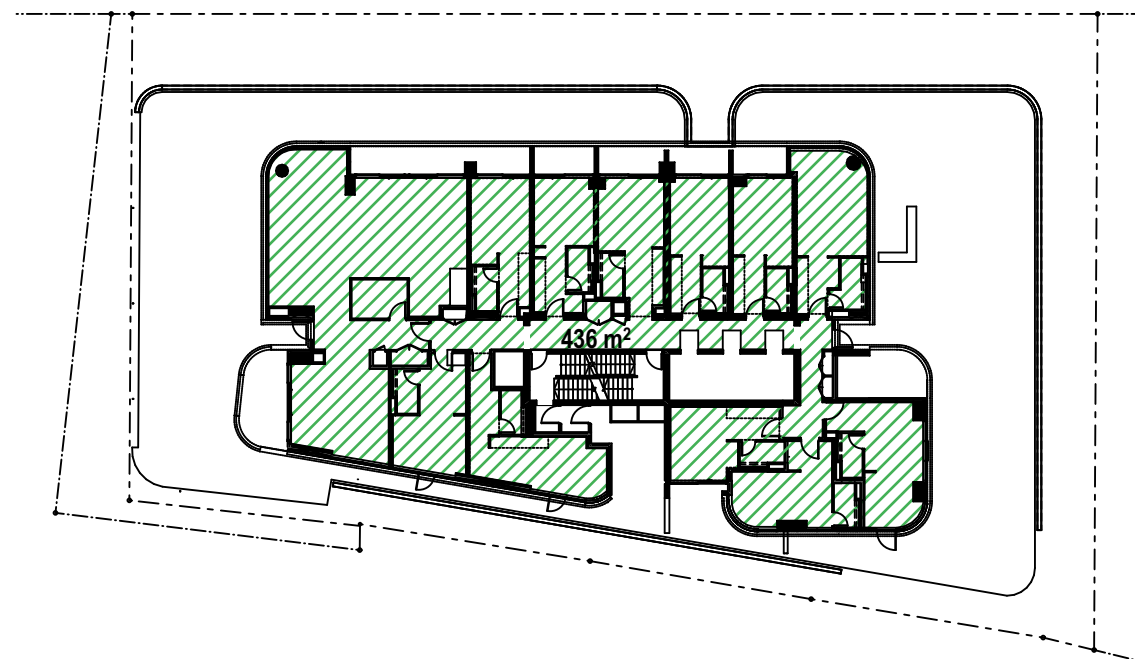
Project Number Drawing Number
2024-005 A303

Issue
36 1/05/2026

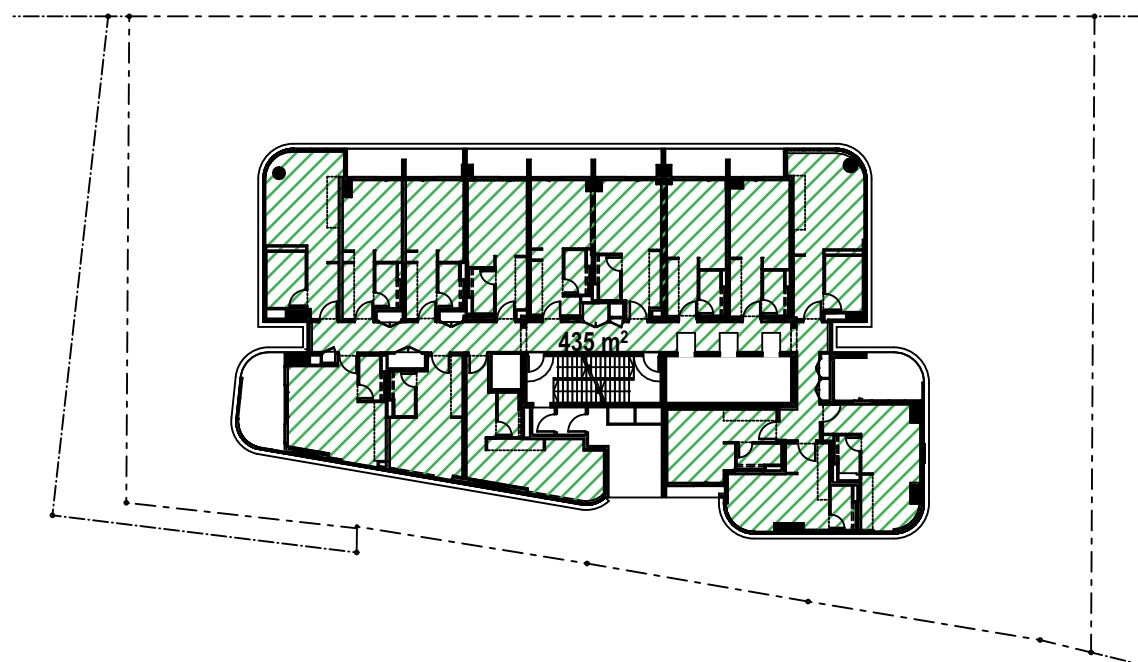




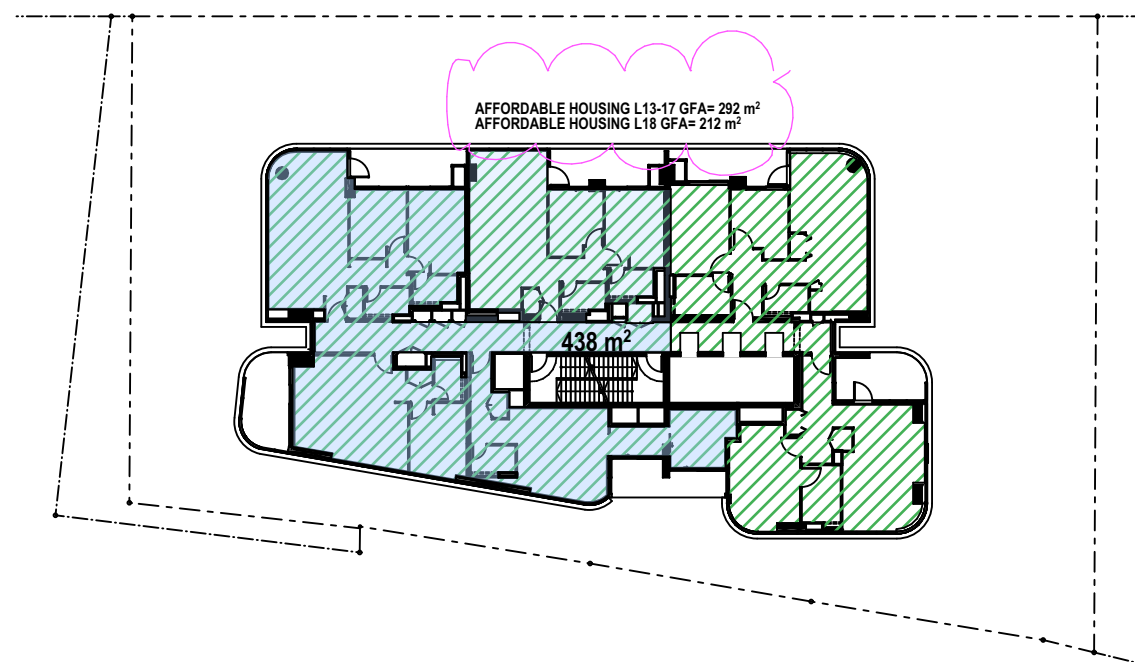
01 GROUND FLOOR
1:400



02 LEVEL 4 PODIUM
1:400



03 LEVELS 5-12
1:400

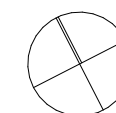


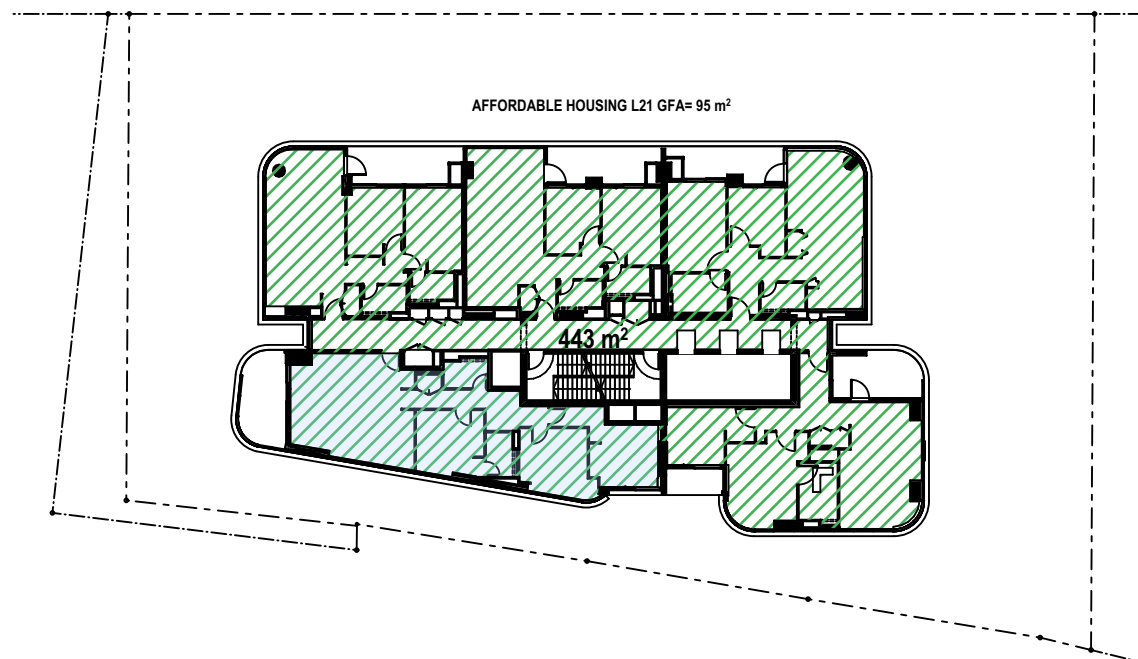
04 LEVEL 13-20
1:400

ISSUE 35

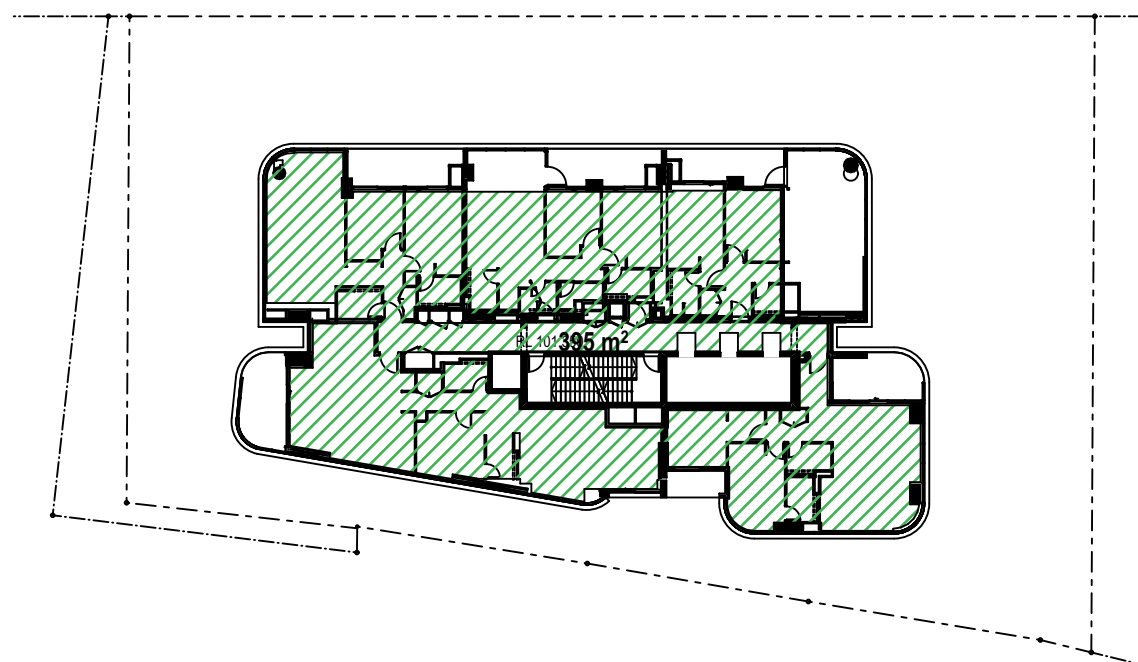
- ADJUSTMENT TO GFA CALCULATIONS
- ADJUSTMENT TO AFFORDABLE HOUSING ALLOCATION

ISSUE 36
NO CHANGES

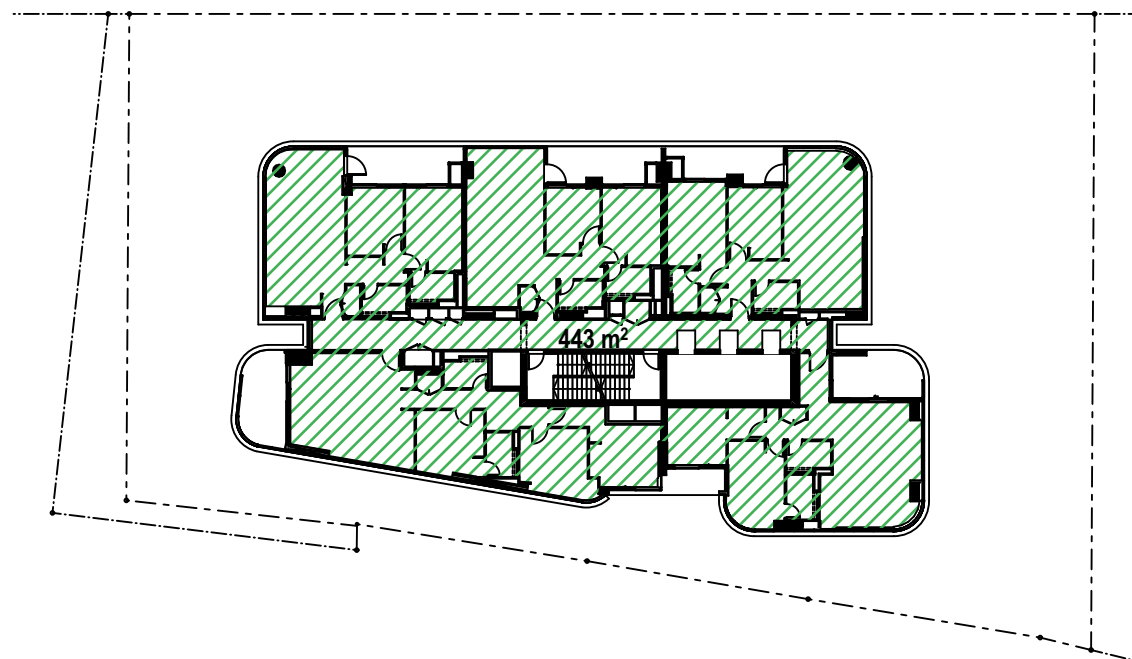




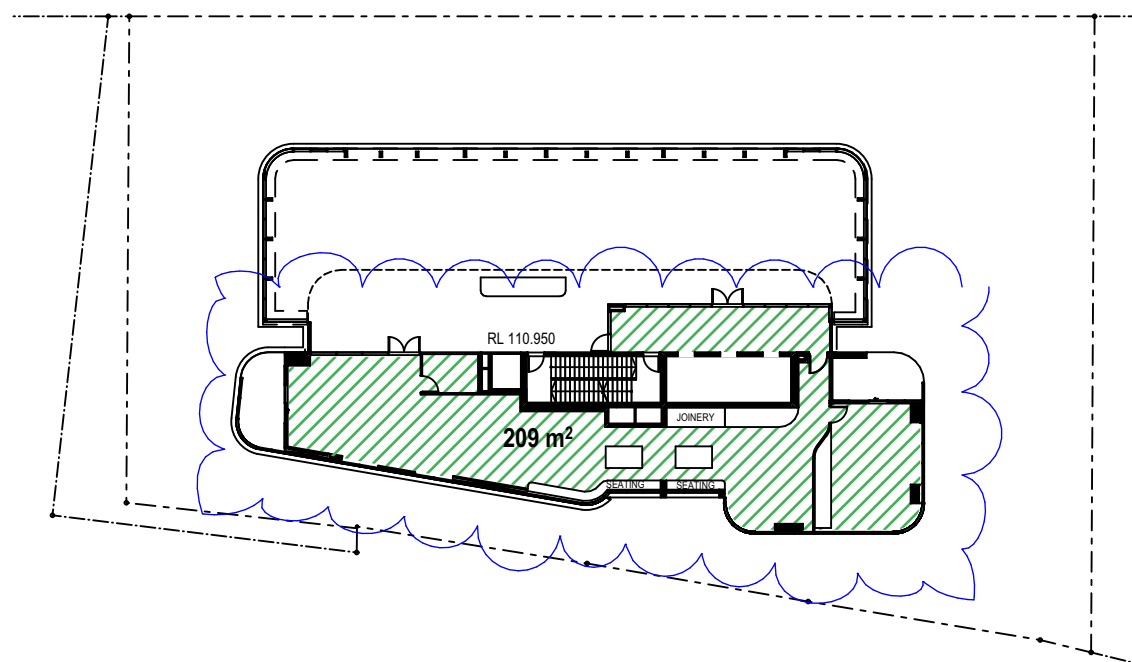
01 LEVEL 21-23
1:400



03 LEVEL 31
1:400



02 LEVEL 24-30
1:400



04 LEVEL 32
1:400

SITE AREA = 1496.4m²

GFA

GROUND FLOOR = 273m²
LEVEL 4 = 436m²
LEVEL 5-12 435m² x 8
LEVEL 13-23 = 438m² x 11
LEVEL 24-30 = 443m² x 7
LEVEL 31 = 395m²
LEVEL 32 = 209m²

TOTAL GFA = 12,712m²

FSR = 8.49:1

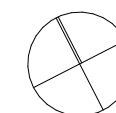
AFFORDABLE HOUSING

LEVEL 13-17= 292m² x 5
LEVEL 18 = 212m²
LEVEL 21 = 95m²
=1767m²

ALLOCATED APARTMENTS:

1303,1304,1305,1306
1403,1404,1405,1406
1503, 1504, 1505, 1506
1603, 1604, 1605, 1606
1703, 1704, 1705, 1706
1804, 1805, 1806
2105

ISSUE 36





1 21 JUNE - 9am



2 21 JUNE - 10am



3 21 JUNE - 11am



4 21 JUNE - 12pm



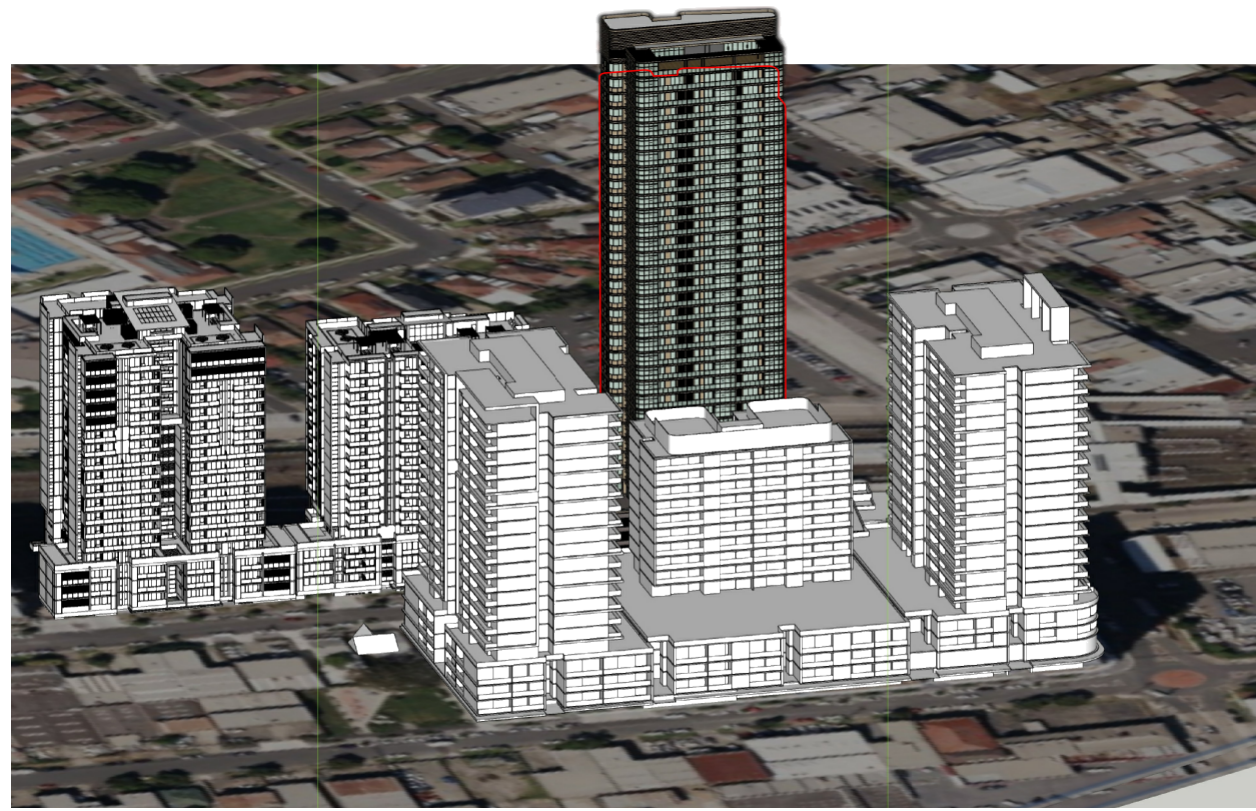
21 JUNE - 1pm



21 JUNE - 2pm

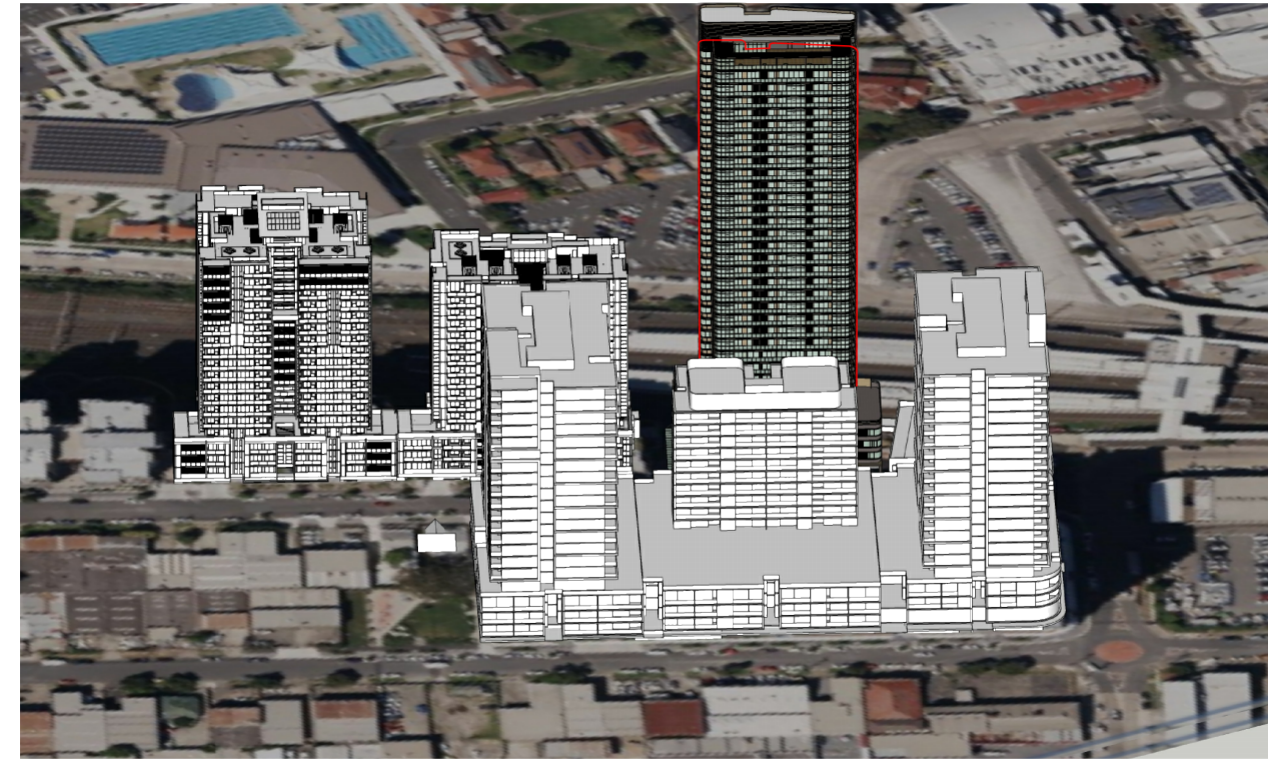


21 JUNE - 3pm



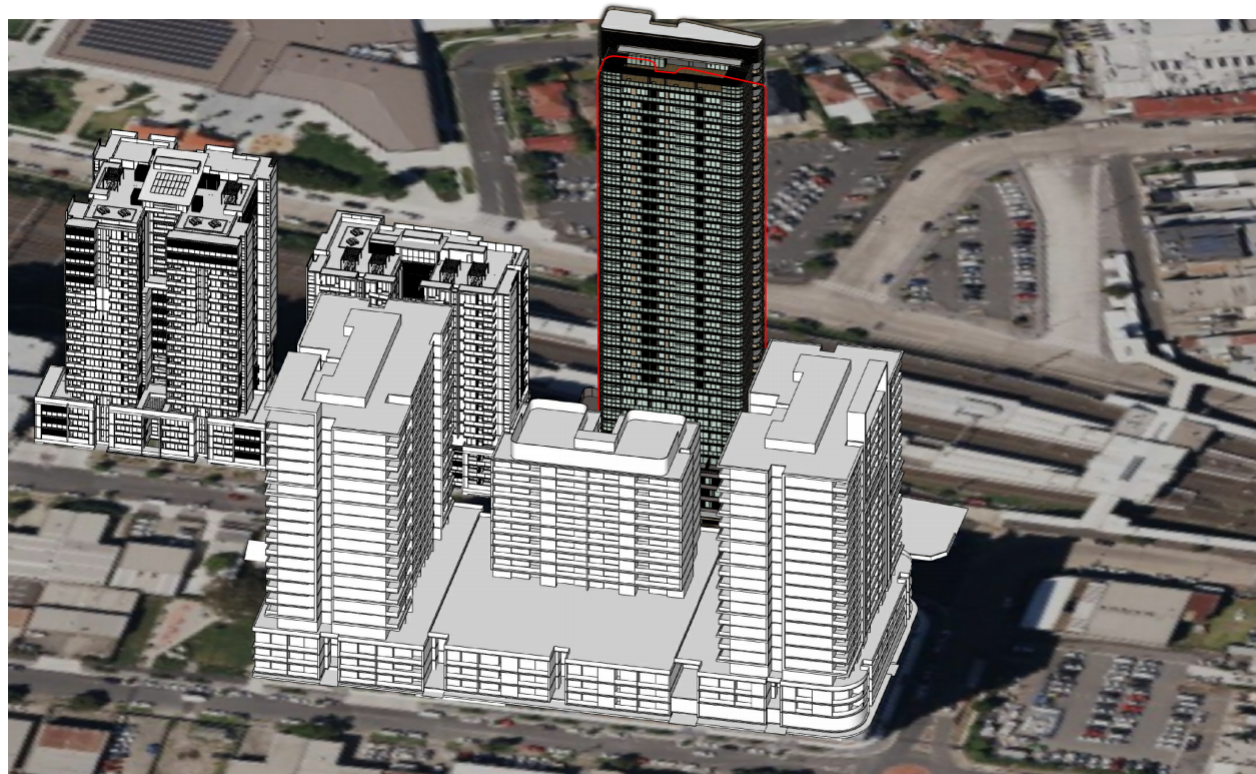
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21 JUNE - VFS 9am



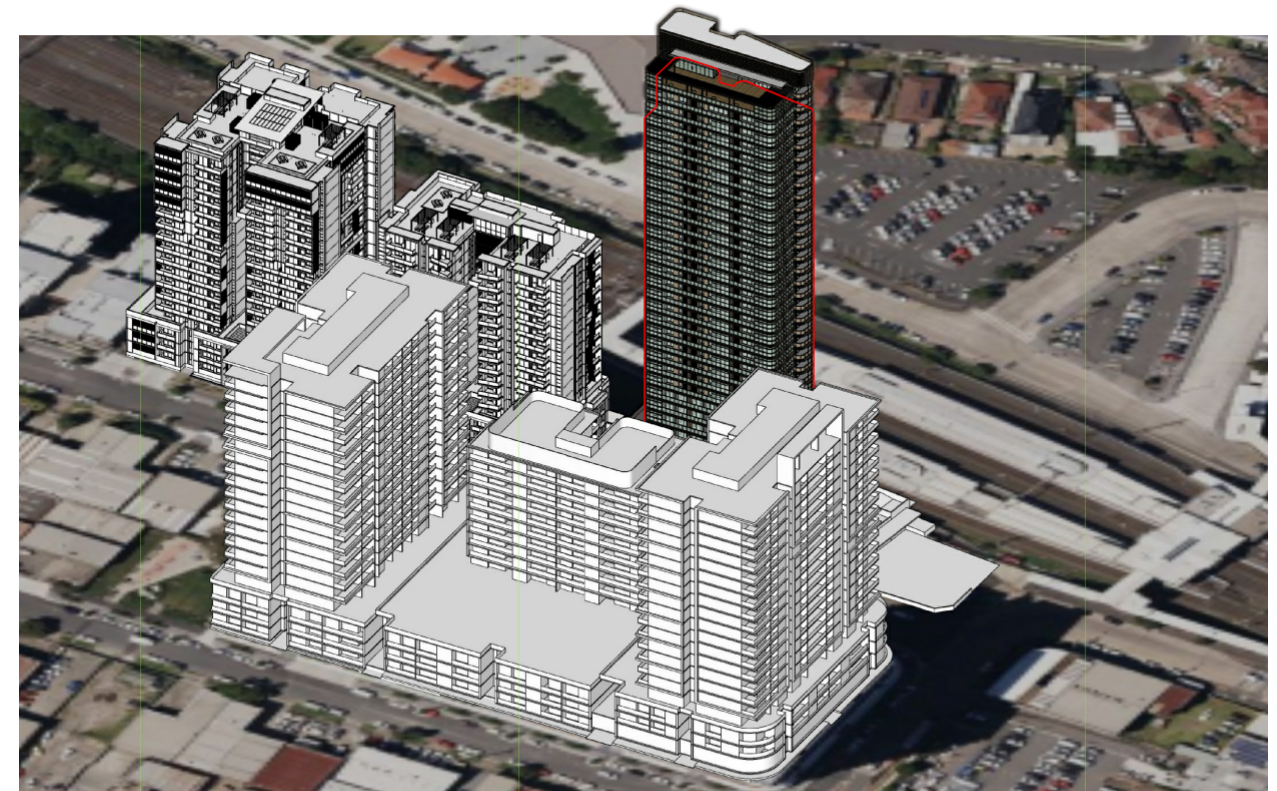
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21 JUNE - VFS 10am



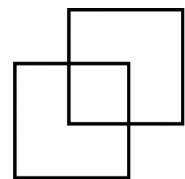
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21 JUNE - VFS 11am



4

21 JUNE - VFS 12pm



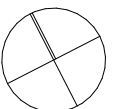
URBAN LINK
ARCHITECTS

Nominated Architects:
Georges Jreije Reg no 10993

MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW



LEGEND:
— Current approval

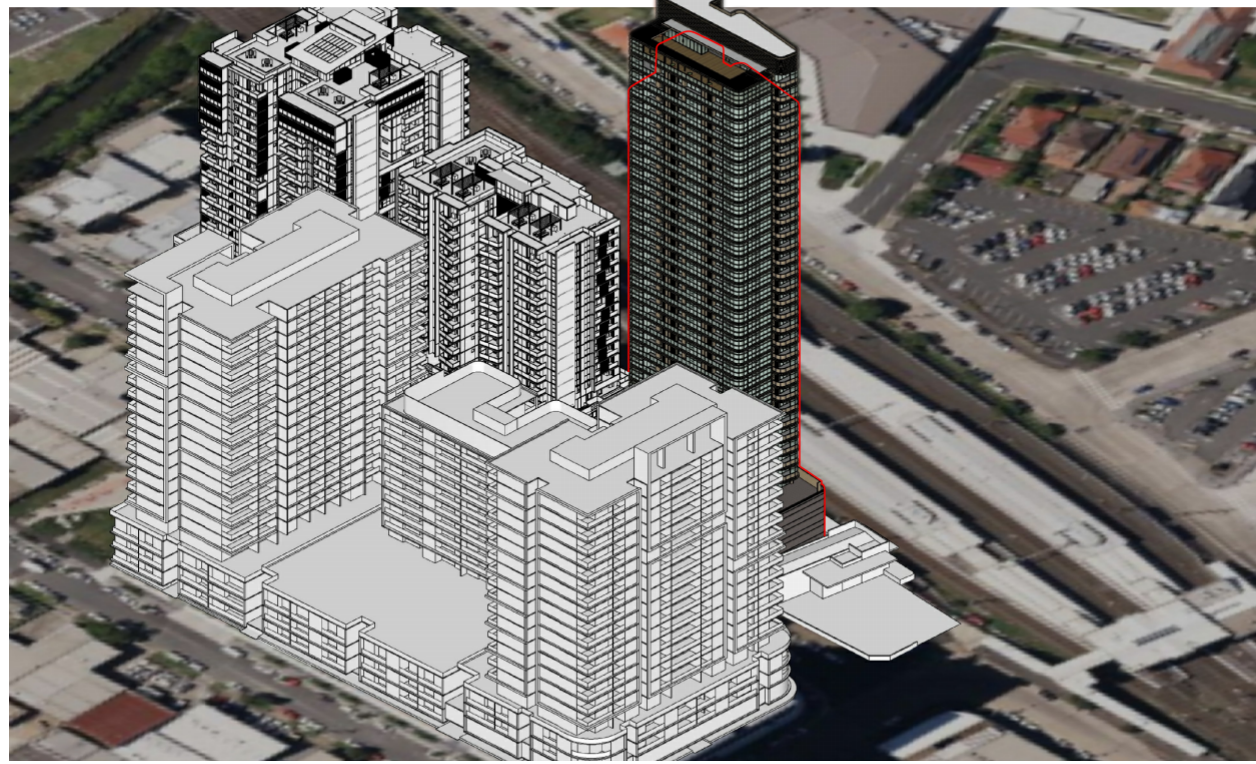


Drawing Title
SUN VIEW DIAGRAM MID WINTER

Scale

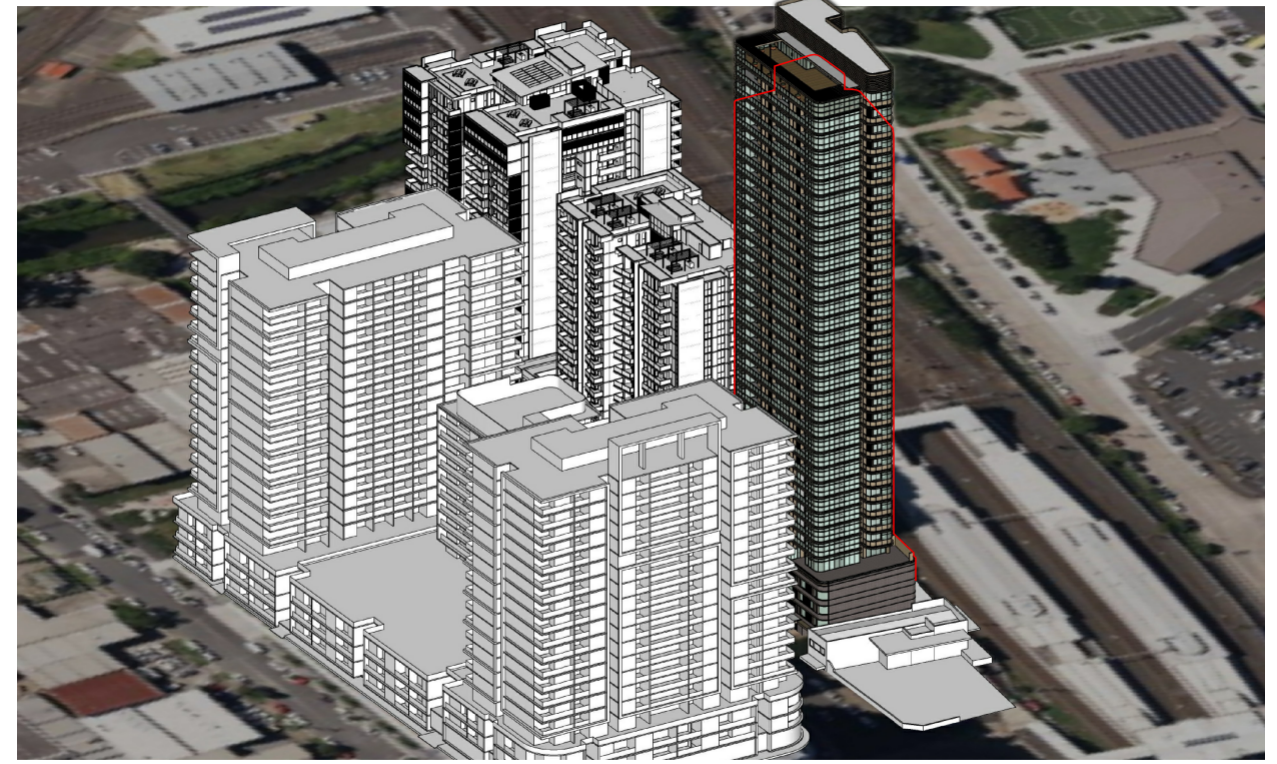
Project Number Drawing Number
2024-005 A602

Issue
36
1/05/2026



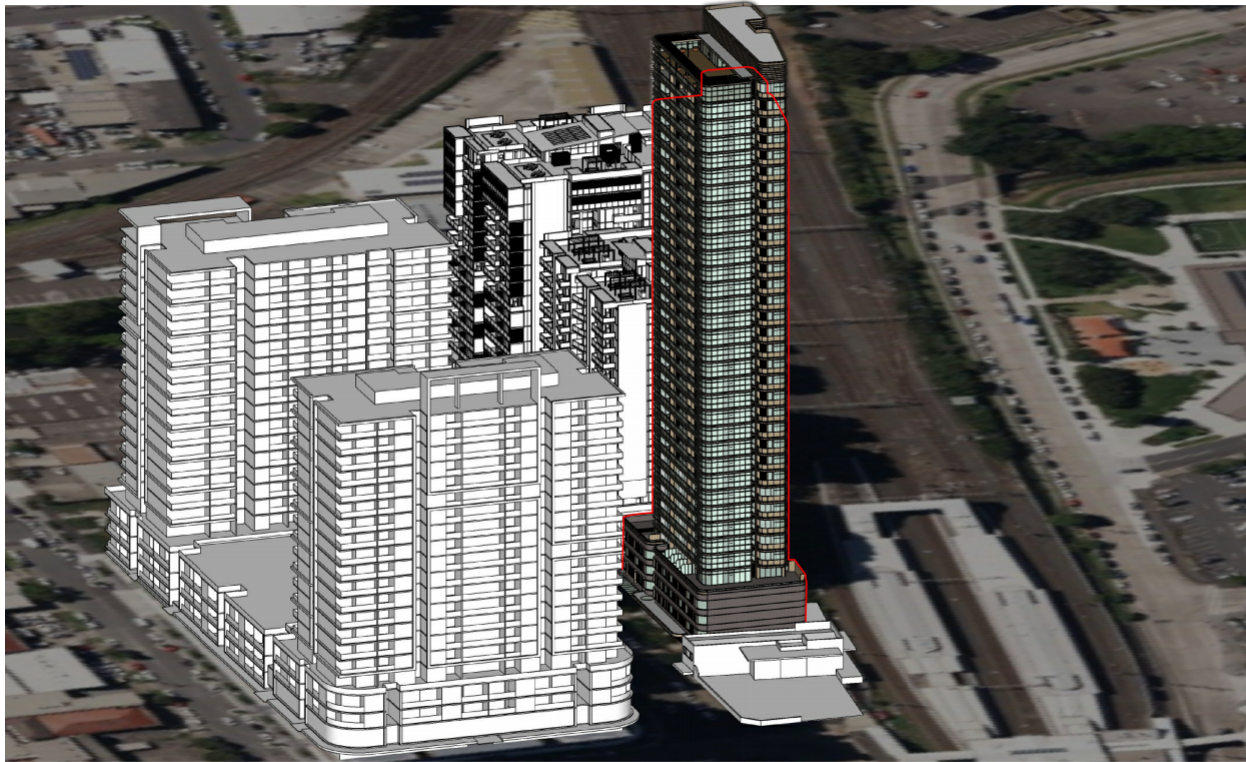
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21 JUNE - VFS 1pm



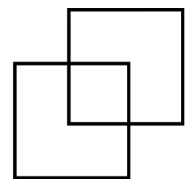
2

21 JUNE - VFS 2pm



3

21 JUNE - VFS 3pm



URBAN LINK
ARCHITECTS

Nominated Architects:
Georges Jreije Reg no 10993

MIXED USE DEVELOPMENT
34 - 42 East Street Granville NSW



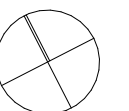
LEGEND:

— Current approval

Scale

Project Number Drawing Number
2024-005 A603

Issue
36
11/05/2026



Drawing Title
SUN VIEW DIAGRAM MID WINTER

APPROVED



PROPOSED

