



**Burwood** <sup>Inc.1874</sup>

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

## **Attachments**

**Burwood Council Meeting  
26 September 2023  
6:00pm**

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September 2023

# Burwood North Precinct Masterplan



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### Acknowledgement of Country

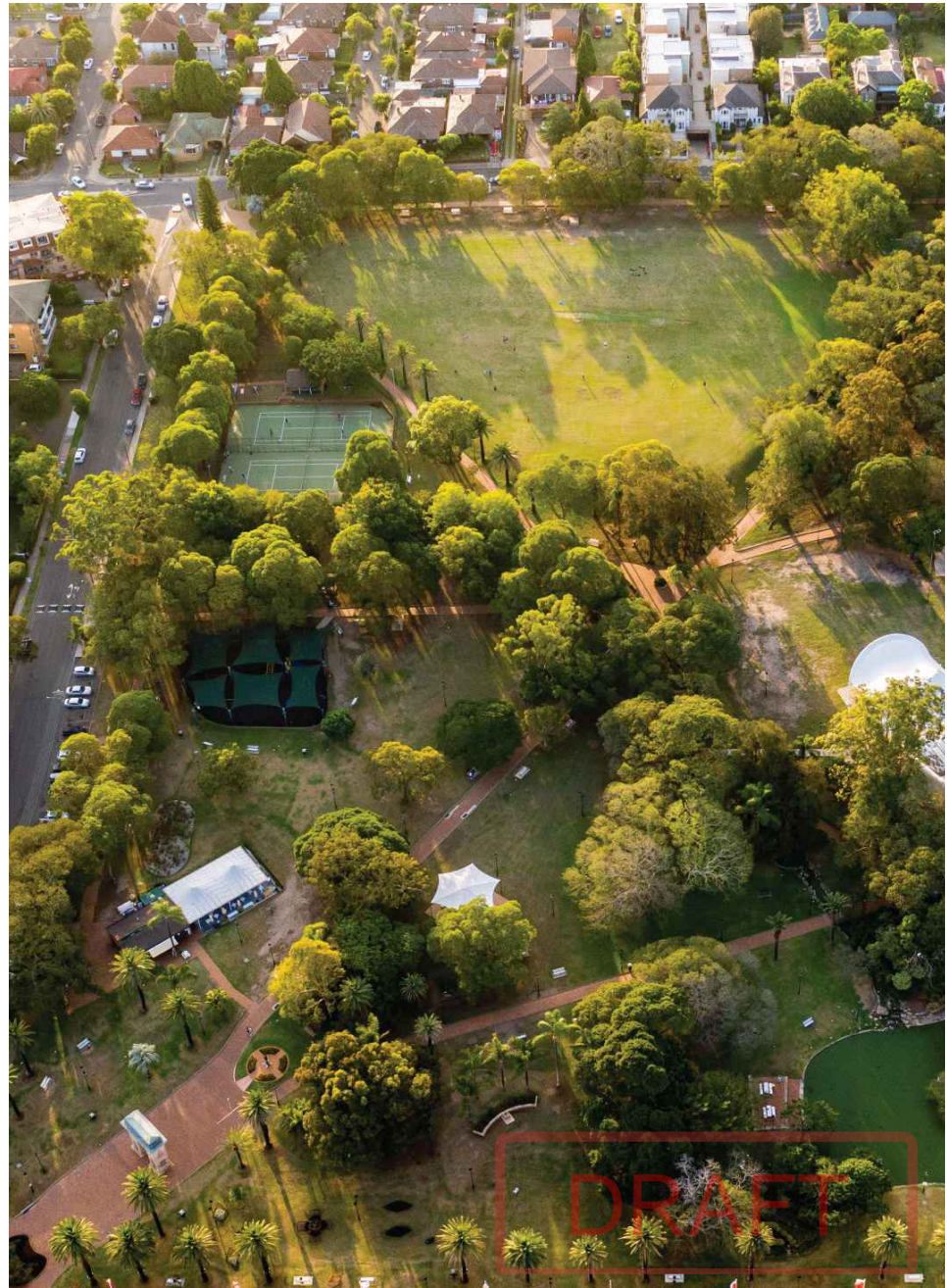
Burwood Council acknowledges the Wangal Clan of the Eora Nation, the traditional custodians of the area. We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.

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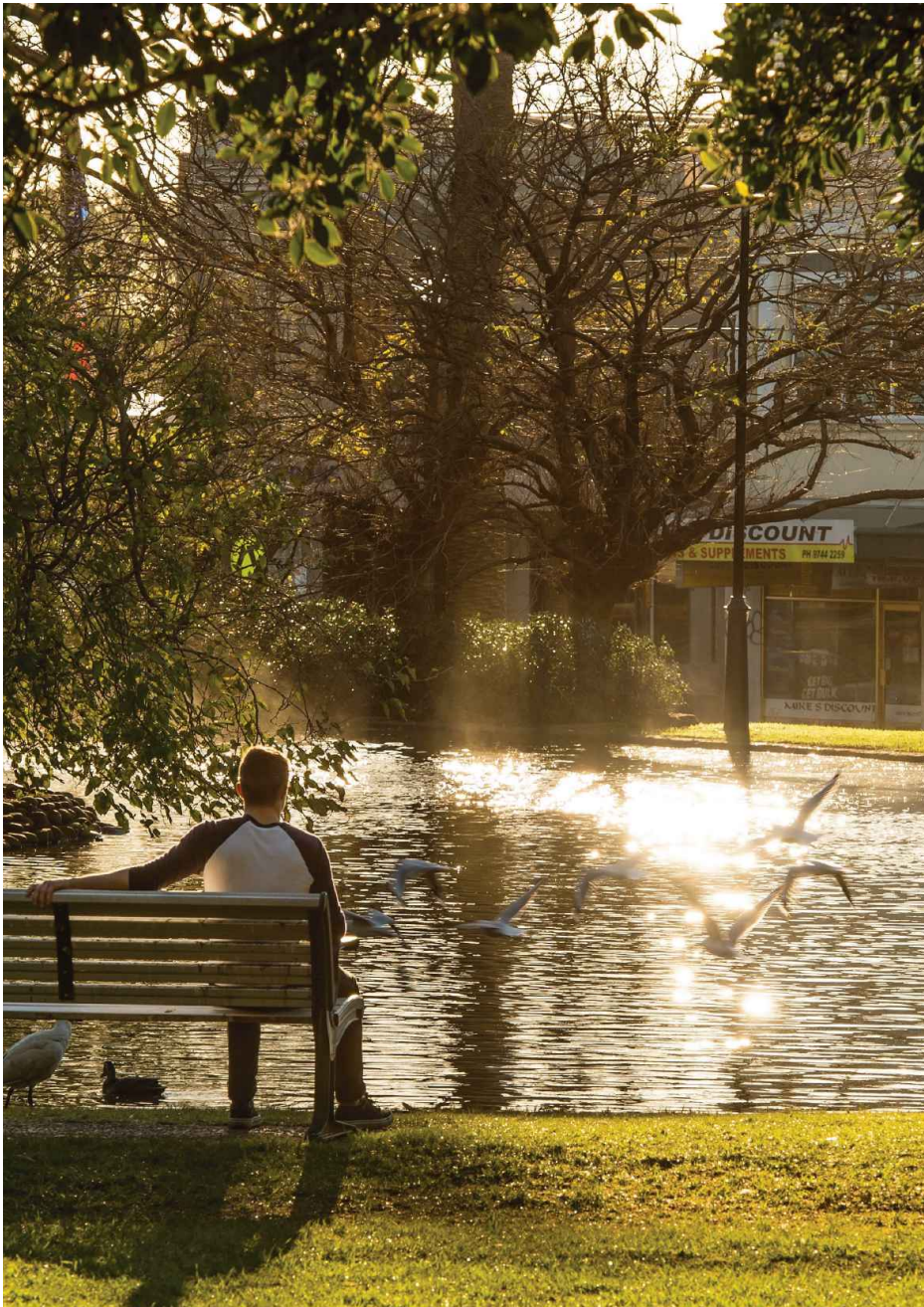


## Terms and Abbreviations

ADG	Apartment Design Guide
BRT	Bus Rapid Transit
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
DPE	Department of Planning and Environment
FSR	Floor Space Ratio
GCC	Greater Cities Commission
GFA	Gross Floor Area
LEP	Local Environment Plan
LGA	Local Government Area
PRCUTS	Parramatta Road Corridor Urban Transformation Strategy
PV	Photovoltaic
SMW	Sydney Metro West
TFNSW	Transport for New South Wales
WSUD	Water Sensitive Urban Design







## Our Vision

The vision for Burwood North has been prepared, distilled and refined in a participatory manner with key outcomes from the visioning charrette, community, landowner and first nations stakeholders.

The vision aims to set the desired future character, ambitions and objectives for Burwood North in a language that means something to everyone.

Burwood North is a benchmark of **sustainable urban renewal** and **design excellence**.

The community of Burwood North is **inclusive and liveable, embracing diversity and change**.

The economy of Burwood North is **vibrant and dynamic**; attracting activity through the day and night with its unique offering of cultural, food and employment destinations.

The streets of Burwood North are **people-oriented, connected and green**; a network of high amenity public places that are underpinned by the unique ecology and history of place and connection with Country.

Burwood North is the gateway to Burwood that is **regional in outlook and local in amenity**. It is a highly accessible, thriving urban centre offering an authentic experience of urban life and community.

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# Executive Summary

## A Plan for Burwood North

In November 2016, Urban Growth NSW released the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) which aimed to renew Parramatta Road and adjacent communities through investment in homes, jobs and transport, open spaces and public amenity. The Burwood Precinct was identified in PRCUTS as a renewal precinct and includes the land within the Burwood and Canada Bay LGAs.

The Burwood LGA portion of the Burwood Precinct, known as the Burwood North Precinct is situated at the northern edge of the Burwood LGA, along the Parramatta Road Corridor.

### Sydney Metro West Project

In 2021, the NSW Government approved the construction of the Sydney Metro West, a new rail link operating between Hunter Street, in the Sydney CBD and Westmead. Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North with access to the Sydney and Parramatta CBD and The Bays Precinct within 10 minutes. This significant investment in infrastructure will support the future growth of Burwood, as a Strategic Centre, and provides an opportunity for the Burwood North Precinct to be highly connected and accessible, making it a place where people will want to live, work and visit.

The Burwood North Precinct Masterplan builds on the work already undertaken as part of the PRCUTS and seeks to capture the opportunity afforded by the delivery of the Sydney Metro West.

It provides us with the opportunity to deliver a new vision for the Precinct, one that results in the creation of a liveable, vibrant, sustainable and well planned place that delivers community benefit, supports the delivery of investment and jobs and is a vibrant place for our existing and future communities.

Well planned urban renewal will assist in reinforcing Burwood's existing qualities. Its streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station and Burwood Road.

### The Burwood North Precinct Masterplan (Masterplan)

Provides a framework that articulates a clear vision to ensure that the Burwood North Precinct becomes a liveable, vibrant place for people. The Masterplan will guide the future urban renewal of the Precinct to deliver a people focused place, offering high amenity, liveability and sustainability.

The masterplan aims to:

- Develop design principles that respond to the Vision and Top Priorities for the precinct, and that underpin the design of the masterplan.
- Define the urban structure for Burwood North Precinct that creates a defined place, and that is responsive to the established development patterns of the Burwood Town Centre, adjoining transitions and sensitive interfaces.

- Establish planning controls including land use zones, floor space ratio (FSR), building heights, setbacks and heritage.
- Define a high quality and functional open space network that delivers new and connected open spaces
- Define land uses to support housing choice, job creation and a vibrant and liveable precinct
- Support a people-oriented movement network that is permeable and that responds to local road network constraints
- Manage flood impacts through the design of open space and the street network

The proposals contained within this masterplan report are recommendations for achieving the desired high quality renewal outcomes within the Burwood North Precinct. The Masterplan does not enact the proposed changes – this will be done via a Planning Proposal, which will be prepared following the public exhibition of the Masterplan.

### Implementation of the strategy

A draft Implementation Strategy is contained within the Masterplan. This provides an indication of the proposed changes to the:

- Land use zones
- Floor Space Ratios
- Height of Buildings

It also identifies key sites within the precinct and proposed site amalgamation requirements.

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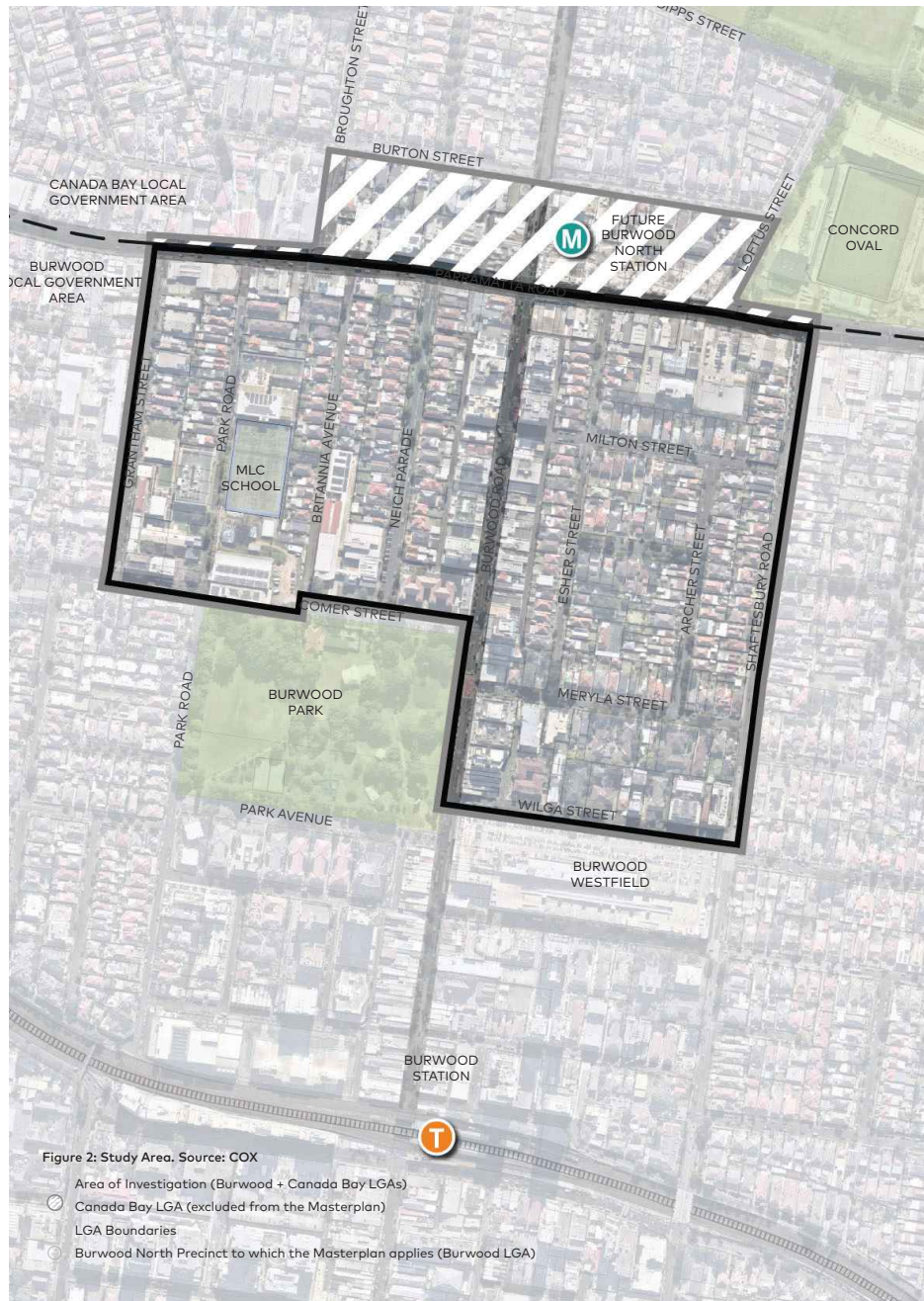
Burwood North Masterplan: Masterplan Report

Figure 1: Vision for Burwood Road. Source: Scharp



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# Introduction

## The Burwood North Precinct

The Burwood North Precinct is on the traditional Country of the Wangal Aboriginal people of the Darug Nations. The Precinct is located to the north of the established Burwood Town Centre and railway station, and is strategically located straddling Parramatta Road at the central point between the Sydney CBD (12km east) and Parramatta CBD (13km west).

The Burwood North Precinct extends to Parramatta Road to the north, Shaftesbury Road to the east, Wilga Street and Comer Street to the south and Grantham Street to the west as indicated in Figure 2.

The area of investigation extends north across Parramatta Road. This part of the Precinct, bound by Burton Street to the north, Loftus Street to the east and Broughton Street to the west is within Canada Bay LGA and does not form part of the Masterplan, but has been considered in the context of investigations as part of the preparation of the Masterplan.

Burwood North is a highly urban precinct centred around the main north-south spine of Burwood Road.

Burwood North contains both large commercial and mixed use frontages and some fine grain retail on Burwood Road. Land fronting Parramatta Road comprises urban services uses, including car sales yards and car servicing centres, service stations and other vehicular related uses, the Burwood bus depot and retail and commercial uses.

The residential areas within Burwood North are comprised primarily of low and medium density residential development of various age and architectural styles. More recent high density development in the area has resulted in poor interface outcomes between the high and low density development.

Burwood North currently does not have areas of open space, however Burwood Park is a major open space immediately adjoining the Precinct's southern boundary. Concord Oval, which is within the Canada Bay LGA is to the north-east of the Precinct boundary on the northern side of Parramatta Road and forms part of the broader open space connection.



Figure 3: Parramatta and Burwood Road. Source: COX

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## Parramatta Road Corridor Urban Transformation Strategy

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is the NSW Government's 30-year plan setting out how the Parramatta Road Corridor will grow and bring new life to local communities living and working along the Corridor. The Parramatta Road Corridor traverses 20 kilometres from Granville in the west to Camperdown in the east. The corridor includes land adjoining Parramatta Road, which have been identified as Precincts.

The Burwood-Concord Precinct is located immediately north of the existing Burwood Town Centre and Rail Station. The Precinct spans both sides of Parramatta Road to the north and south, with Burwood Road as the central spine. It is bounded to the north by Crane Street, and Meryla Street and Comer Street to the south. Shaftesbury Road, Loftus Street and the Concord Oval/Cintra Park complex bound the Precinct to the east, whilst Park Road and Broughton Street mark the Precinct's western boundary.

PRCUTS proposed the following Vision for the Burwood-Concord Precinct:

*Burwood Precinct will be a commercial gateway to Burwood Town Centre based around the enlivened spine of Burwood Road building upon existing amenity for new residents.*

*Supporting PRCUTS, the Parramatta Road Corridor Planning and Design Guidelines were developed to inform land use change and promote design quality throughout the Corridor as envisaged by the Strategy.*

The purpose of the Guidelines is to:

- Describe the priorities and principles that will ensure future development achieves high design quality and design excellence.
- Guide the rapidly changing character of the Corridor whilst ensuring that future development responds to the distinct character of areas

The Guidelines were prepared to guide the preparation of future Masterplans and Planning Proposals and included recommended land uses, building heights and densities.

PRCUTS proposed that the vision would be realised by:

- Using design features to unify both sides of Parramatta Road
- Ensuring the viability of shops and commercial uses along Parramatta Road
- Celebrating Burwood's heritage and multiculturalism and preserving heritage buildings
- Integrating new development with existing areas, especially with Burwood Town Centre
- Improving public transport connections for people living north of Parramatta Road
- Protecting Burwood Park from new development, where possible, working with landowners to amalgamate sites in a way that supports better transformation outcomes
- Dealing with narrow, unattractive streets.

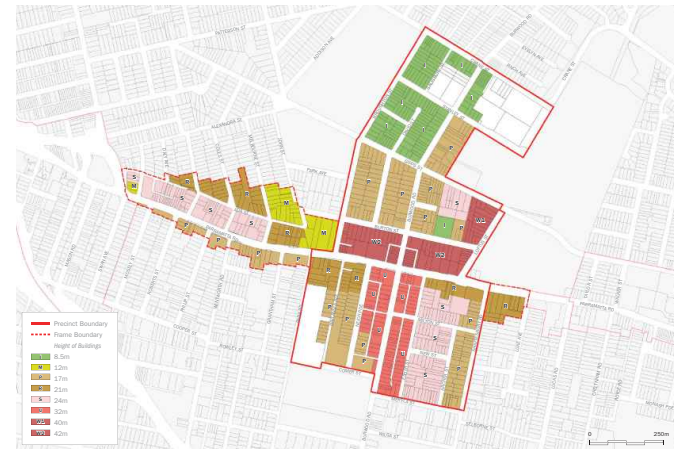


Figure 4: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Precinct Recommended Building Heights. Source: NSW Government

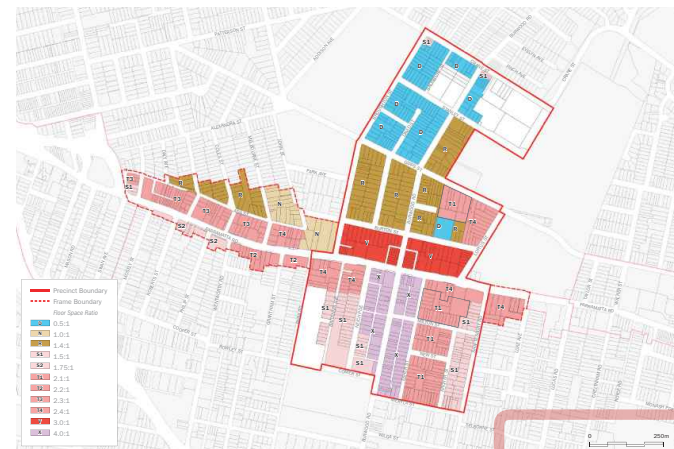


Figure 5: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Recommended Densities. Source: NSW Government



Figure 6: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Precinct Structure Plan. Source: NSW Government

### Burwood North Planning Pathway

#### Parramatta Road Corridor Urban Transformation Strategy (2016)

- **PRCUTS Supporting Evidence Base (2016)**
- Geotechnical Assessment Strategy
- Drainage and Flood Management Strategy
- Economic Analysis and Feasibility Report
- ESD Due Diligence Report and Sustainability
- Feasibility Testing
- Infrastructure and Servicing Strategy
- Landscape and Public Domain Analysis Report
- Preliminary Contamination Assessment
- Community Facilities - Updated Needs Assessment
- Aboriginal Design Principles Report
- Visioning Charrettes Outcome Report
- Community Summary Report

#### Burwood North Masterplan (2023)

- Burwood North Planning Proposal
- Amendment to Burwood Local Environmental Plan
- Amendment to Burwood Development Control Plan
- Burwood Affordable Housing Policy and Contributions Scheme
- Amendment to Burwood Development Contributions Plan

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### Sydney Metro West

In 2021, the NSW Government approved a concept plan and major civil construction works for Sydney Metro West, a new rail link operating between Westmead and the Sydney CBD, increasing connectivity both east and west.

Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North and will enhance public transport connectivity in Burwood North and provide connections to the Sydney CBD and Parramatta in 10 minutes respectively, making the Burwood North Precinct one of the most connected and accessible precincts in Sydney.

Sydney Metro West presents a significant opportunity that will support the further growth of the existing strategic centre at Burwood, and help to further strengthen connections between the precinct and existing and emerging industry and employment hubs and communities both in the east and west of the city. It also provides an opportunity to increase the residential capacity of the precinct.



Figure 7: Future Burwood North Station. Source: Sydney Metro



Figure 8: Sydney Metro West. Source: Sydney Metro

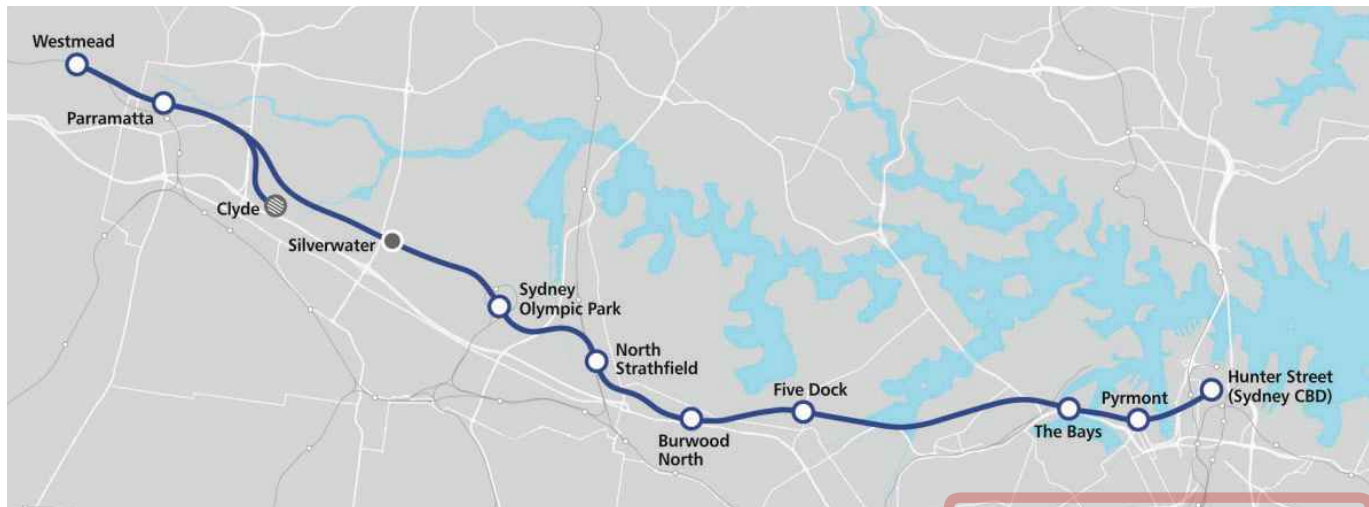


Figure 9: Sydney Metro West Network and Station Locations. Source: Sydney Metro

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## Drivers for Change

### Locating housing in the right place to meet the needs of a growing population

To support Burwood LGA's growing population, we need to ensure future housing will provide a wider variety of housing choices to cater to the evolving needs of our diverse community. These will include high density apartments in vibrant centres, larger apartments, medium density dwellings and the separate houses that give much of Burwood its valued suburban character. Increased housing choice will allow people of all ages to stay in the Burwood LGA as their life circumstances change.

New, well-designed high density housing will be focused where there is the greatest amenity, around Burwood Road and the Burwood North Metro Station. This will assist in preventing the extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character. Medium-rise housing will transition to the edges of the Precinct to ensure that future development responds to existing sensitive uses and low density residential development.

Planning controls will require the delivery of a range of housing types to suit different needs and lifestyles. Diverse housing will include a mix of sizes, universal design, housing for students, seniors, people with disabilities, families and singles within Burwood North.

### Improved accessibility and connectivity

The Burwood North Precinct is currently well serviced with rail connections at Burwood Station to Sydney CBD and Parramatta CBD. Bus services are based around the Parramatta Road strategic bus corridor. Seven bus routes service Parramatta Road within 400m of the Precinct and an additional 12 bus routes are located within 800m. Several bus services connect to Burwood Station, located south of the Burwood North Precinct boundary, which provides an attractive public transport option for commuters travelling east towards Sydney CBD or west towards Parramatta.

Sydney Metro West, a new rail link operating between Westmead and the Bays Precinct will deliver a station at Burwood North Precinct, helping to further strengthen connections between the precinct and existing and emerging industry and employment hubs and communities both in the east and west of Greater Sydney.

The research paper by the Committee for Sydney 'Rethinking Station Precincts' (May 2022) states that the Burwood Town Centres has one of the highest effective job densities (the number of jobs that can be accessed by public transport from a particular area) in Greater Sydney. With the Burwood North metro station, this accessibility will be further enhanced, making the area an important location for land use intensification and urban renewal.



Figure 10: Building Heights in relation to Public Transport accessibility. Source: SCT

### Housing Affordability

Housing affordability refers to the relationship between housing costs and household incomes, with housing generally regarded as unaffordable if households must devote a high proportion of their incomes to paying for housing. In recent years housing affordability has worsened in the Burwood LGA, along with many other parts of Greater Sydney as house price and rent growth has significantly outpaced incomes.

Burwood Council's demographics and housing needs have changed substantially over the past decade and are projected to continue changing over the next decade. This shift in the demographic complexion of the LGA has ushered in an evolving set of needs for greater diversity and affordability in its housing supply.

PRCUTS identified a number of objectives with respect to the delivery of housing in the Burwood North Precinct, including the delivery of a minimum 5% affordable housing, a greater diversity of housing suited to the needs of single-persons and older people, as well as catering for families.

Future growth in the Burwood North Precinct has implications for housing affordability. While urban renewal has many benefits, this process can impact housing cost through the replacement of older housing with newer, more expensive housing stock. To help mitigate the impacts of rising housing prices on Burwood's lower income households, Council has committed to delivering affordable housing in the Burwood North Precinct.

As part of the development of the Masterplan, testing has been undertaken to determine the viability of delivering affordable housing in Burwood North and the proposed yields take into account the delivery of a minimum 5% of GFA being delivered as affordable housing across the Precinct.

At this stage Council has not made any decisions with respect to mechanisms for delivery of affordable housing. The detail relating to delivery will be addressed as part of any future Planning Proposal. There are also a number of impending changes to State Government Policy for affordable housing that may have an impact on the feasibility and delivery of future affordable housing in the Burwood North Precinct. We will continue to monitor these changes and respond accordingly.

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## Context and Analysis

Burwood North is strategically located straddling Parramatta Road at the central point between the Sydney CBD (12km east) and Parramatta (13km west).

Four key state and two local level strategic planning documents inform land use planning within the Burwood North Precinct and collectively create the strategic line of sight from a region to local level.

These include:

- A Metropolis of Three Cities, the Greater Sydney Region Plan, Greater Sydney Commission, 2018
- Eastern City District Plan, Greater Sydney Commission, 2018
- Future Transport Strategy 2056, Transport for NSW, 2018
- Parramatta Road Corridor Urban Transformation Strategy, Urban Growth, 2016
- Burwood Local Strategic Planning Statement
- Burwood 2036 - Community Strategic Plan

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## Regional Context

### The Greater Sydney Region Plan

The Greater Sydney Regional Plan sets a 40-year vision for Greater Sydney. The plan designated Burwood as a Strategic Centre. Strategic Centres play a key role in a region's centre hierarchy and are expected to accommodate high levels of private sector investment and growth.

This designation acts as a transformational opportunity for Burwood.

### Eastern City District Plan

Burwood North sits within the Eastern City District as part of the Greater Cities Commission Greater Sydney Region Plan: A Metropolis of Three Cities, 2018.

The Eastern City is nominated to become more innovative and globally competitive carving out a greater portion of knowledge intensive jobs from the Asia Pacific Region. The plan nominates Burwood as a key strategic centre.

As identified in the Eastern City District Plan:

*'Strategic centres are expected to accommodate high levels of private sector investment, enabling them to grow and evolve. They will become increasingly important parts of the region's structure and will contribute to enabling increased access to a wide range of goods, services and jobs.'*

### Future Transport 2056

Future Transport 2056 outlines the transport vision for Greater Sydney. The Plan identifies Burwood as forming part of a centre-serving transport corridor that supports buses, walking and cycling. Key actions of Future Transport 2056 that informed the Burwood North Precinct Masterplan include:

- Support car-free, active, sustainable transport options
- Support thriving and healthy 15-minute neighbourhoods
- Manage street space as public space
- Incorporate green, blue and OCHRE infrastructure
- Build well-designed transport infrastructure that makes places more liveable and successful
- Improve the amenity of places along State Roads
- Promote travel behaviour change to manage networks

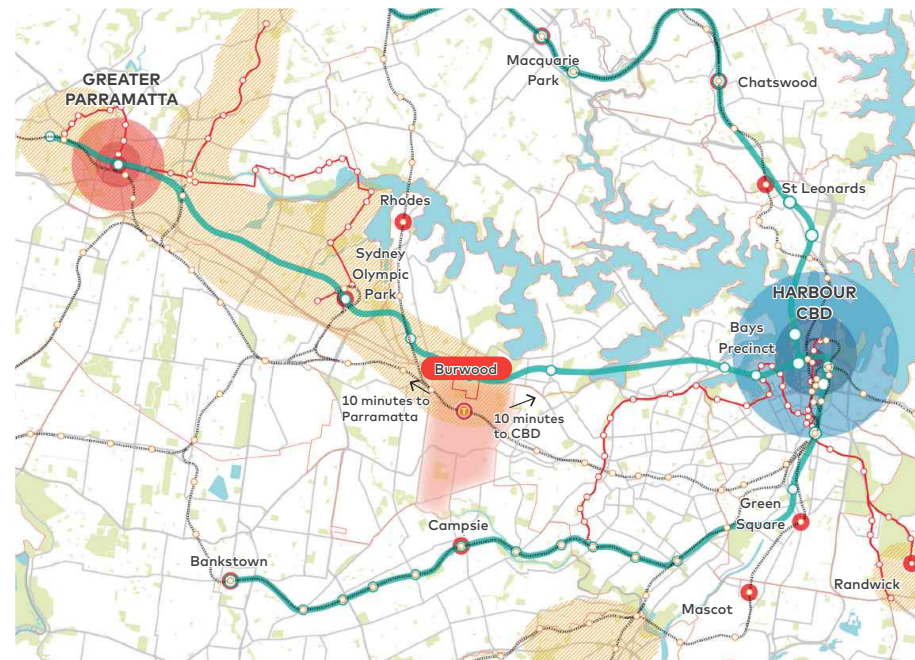


Figure 11: Strategic Context Diagram. Source: COX, GCC



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## Burwood Planning Policy Context

An extensive range of documents have been reviewed and analysed to understand the strategic planning process and priorities to date, and to draw on the ideas and knowledge of previous studies undertaken in the Burwood North Precinct. These studies form the basis of the opportunities and constraints that accompany the site analysis for the Precinct.

A comprehensive list of Council, community and consultant plans, strategies, studies, and community engagement summaries formed part of the desktop analysis. The key state and local government plans and masterplanning studies include the following:

- Burwood Precinct Masterplan Report, 2022
- Burwood North Precinct Online Engagement, February 2022
- Burwood Town Centre Urban Design Study and Masterplan, 2021
- Burwood Local Strategic Planning Statement
- Burwood 2036, Community Strategic Plan
- Future Transport Strategy
- Burwood Housing Strategy, 2020
- Parramatta Road Transformation Precincts Vision Report, 2019
- PRCUTS Control Built Form Testing, 2019
- Burwood Community Facilities and Open Space Strategy, 2019
- Burwood, Strathfield and Homebush Planned Precinct, Urban Design Report, 2018
- Greater Sydney Regional Plan, 2018
- Eastern District Plan, 2018
- The Parramatta Road Corridor Urban Transformation Strategy, 2016

Key findings and recommendations which are relevant and used to guide the masterplanning process for the Burwood North Precinct are summarised below.

### Council Vision

The Burwood 2036, Community Strategic Plan has recently been update to include a new vision for Burwood:

**'Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper'.**  
(Burwood 2036 CSP)

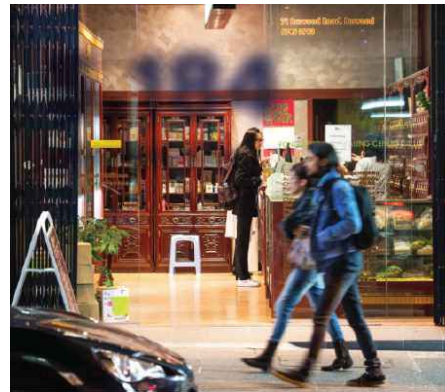


Figure 12: Burwood Community Strategic Plan. Source: Burwood Council

## Burwood 2036 – Community Strategic Plan

Burwood 2036 is Burwood Council's Community Strategic Plan, and outlines the Council's vision and aspirations for the area, providing a blueprint for Council activities and strategic directions for the next 20 years.

The vision for the Burwood LGA is for 'A well connected, innovative, sustainable and safe community that embraces and celebrates its diversity,' underpinned by the four social justice principles of equity, access, participation and rights.

The broad strategic directions of Burwood 2036:

- Inclusive community and culture
- Places for people
- Sustainable and protected environment
- Vibrant city and villages
- Open and collaborative leadership.

### Implications for housing

The strategic themes under the Plan with relevance to the future of housing include the need for:

- Environmentally sustainable developments which reduce impacts on the environment
- Burwood's existing heritage to be integrated with high quality urban design, and
- The distinct character of residential areas surrounding town centres to be preserved.

Likely challenges in relation to housing include that as a strategic centre, Burwood is expected to meet State Government targets for additional housing. Additionally, strong demand for housing in the wider Inner West will continue to pose challenges for affordability, requiring a diverse mix of dwellings to cater to a range of households.

Burwood North Precinct is uniquely placed to successfully deliver upon the Vision and create a more liveable, vibrant, and connected neighbourhood. The Precinct offers several distinct advantages in transport connectivity and its local economy.



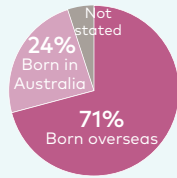
Figure 13: Burwood Chinatown. Source: COX

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## Who Are We Planning For?



The **Burwood LGA** is currently home to **40,397 people**, with approximately **8,000** of those living within the northern portion of the suburb of Burwood. **2,652** of those residents live within the **Burwood North Precinct** (the area for this Masterplan).



**71%** of Burwood North residents were **born overseas** compared with 39% in Greater Sydney

**45%** of residents have **Chinese ancestry**



**28%** of Burwood North residents are the **young workforce aged 25-34** compared with 16% in Greater Sydney

**11% Nepalese**  
**13% English & Australian**  
**3% Indian**  
**3% Italian**  
**3% Vietnamese**



SEPARATE HOUSE

**16%** of Burwood North residents live in a **separate house** compared with 53% in Greater Sydney



**58%** of Burwood North residents **rent their home** compared with 35% in Greater Sydney



HIGH DENSITY

**66%** of Burwood North residents live in a **high density apartment** compared with 27% in Greater Sydney



**31%** of Burwood North residents **do not own a car** compared with 11% in Greater Sydney



**20%** of Burwood North households are **couples with children** compared with 34% in Greater Sydney



**14%** of Burwood North households are **group households** compared with 4% in Greater Sydney

**49%** of Burwood North residents **travel to work by public transport** compared with 23% in Greater Sydney (2016 statistic)



2021 statistics (unless noted as 2016) for the suburb of Burwood (north) - Profile.id  
 The geography for these statistics extends outside the Burwood North Precinct boundary and includes the area between the rail corridor to the south, Wentworth Road to the west, Lucas Road to the east and Parramatta Road to the north.



## Local Economy

Burwood's economy is largely focused around the town centre. 'Burwood LGA's Gross Regional Product (GRP) was \$2.7 billion in the 2018 financial year, growing 2.7% from the previous year. This makes the area the hub of the Inner West region with its broad spectrum of businesses and economic input'. (Burwood Local Strategic Planning Statement). Parramatta Road largely comprises car sales and servicing centres.



## Health and Education

The health care and social assistance industry is the largest employment type in the Burwood North Precinct area. (Refer *Burwood North Precinct Masterplan: Employment Land Use Survey Summary*, by JLL) Whilst there are a number of health and social assistance businesses and services located within the Burwood North Precinct, the primary medical cluster is to the south of the Precinct in the Town Centre. The St. John of God Private Hospital and Medical Centre is located to the west of the Precinct. There is an opportunity to increase overall medical provision in Burwood North Precinct.

There are also a high number of public and private educational facilities located within and in close proximity to the Burwood North Precinct including Burwood Girls High School, Holy Innocents Catholic Primary School, Southern Cross Catholic College, MLC School and Burwood Primary School.



## Community

There are a range of community facilities in the Burwood LGA, including one aquatic centre, five community centres, early education centres, a library and community hub within the town centre. Recent demand studies show that there is a need to expand existing and provide additional community facilities to service the growing population.



## Retail and Entertainment

Currently Burwood Road is a popular retail, dining and entertainment strip serving as the spine of the town centre with the Westfield Shopping Centre serving as a major retail destination for both locals and visitors alike. There is a high concentration of dining venues in the town centre, in and around the train station and Burwood Road south, many of which offer genuine and region-specific Asian cuisine. The Burwood Chinatown development has become a popular destination with an activated arcade and a number of lane-ways eateries in the adjoining streets and lanes.

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## Historical Overview

The lands that have become known as Burwood North formed part of the traditional Country of the Wangal people. Their country extends along the southern shore of the Parramatta River between today's Pyrmont in the east and the City of Parramatta in the West. The southern boundary is not known but may have been formed in part by the Cooks River.

Elevated and flat landforms with good aspect, proximity to abundant and predictable resources and drinking water and positioned adjacent or overlooking water may have been attractive camp site locations. This includes Burwood North, being located on a prominent ridgeline that separates the Cooks and Parramatta Rivers.

European invasion forced the retreat of the Wangal into alien territory, depriving them both of their source of food and spiritual connection with their country.

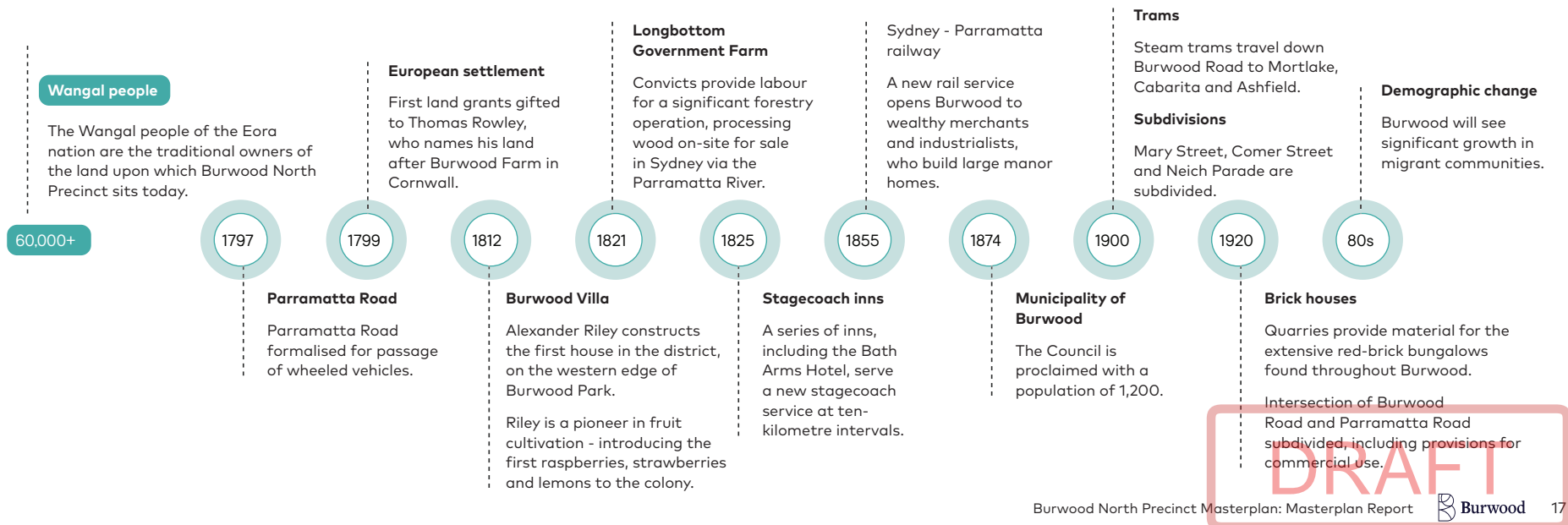
In 1799 Captain Thomas Rowley was granted 100 hectares of land (later increased to 300 hectares) covering most of today's Burwood and Croydon, named Burwood Estate. During this period there was small scale farming and timber getting, with inns and blacksmiths along Parramatta Road. The Bath Arms Hotel has sat on the site of a coach inn since the 1820's. In about 1833, the owners of a number of grants commenced to subdivide and sell their lands and thus commenced the growth of the suburb of Burwood.

The construction of the Sydney to Parramatta railway line led to the subdivisions of Burwood Estate, which slowly changed the character of the area. It became a wealthy enclave, with Sydney's businessmen attracted by the rural aspect, within easy commute of Sydney CBD and Parramatta.

In the late 19th century, former estates were subdivided and residential suburbs emerged along road and rail transport corridors. The current form of the area became solidified, with much of the area given over to Victorian and Federation style houses with retail centred along Parramatta Road, Railway Parade and Burwood Road.

During the inter-war period Sydney's urban sprawl resulted in larger homes subdivided into flats and surplus land sold for small houses. Many of the Victorian villas began to be converted into schools and institutions.

From 1970's onwards, density in Burwood has been increasing, with apartment buildings of increasing size and height, particularly around Burwood Park, and the development of Westfield and Burwood Plaza.



### Existing Heritage

The Burwood North Precinct has several heritage listed items within its boundaries. A Heritage Significance Assessment was undertaken to examine their value to the Precinct (Refer to *Burwood North Precinct Masterplan – Heritage Significance Assessment*, by HAA).

The Methodist Ladies College, Bath Arms Hotel and Teachers Residence are judged to clearly demonstrate local heritage significance. Located on the corner of Burwood Road and Parramatta Road, the Bath Arms Hotel site is a relic of Burwood’s settlement, and now marks the entrance to the Precinct.

Both the Methodist Ladies College and the Teacher’s Residence within Southern Cross College are architecturally significant, and emblematic of the growing importance of Burwood in the early 20th century.

The Italianate terraces on Archer Street are unique in the context of Sydney and should be retained. Similar Italianate terraces on Burwood Road, are substantially altered from their original form, though still carry retention value.

Elements of the Victorian shopfronts on Burwood Road are deemed to be significant, though much of the facade is compromised. Retention of its listing would require careful consideration of these facade elements.

The Queen Anne cottage on Neich Parade is notable, though not unique - the building does not differ substantially from other cottages in the same area that are not listed. The cottage’s significance has been assessed and it is considered that it does not meet the threshold for heritage listing. Consideration could be given to removing this property from Schedule 5 - Environmental Heritage of Burwood LEP 2012 as part of any future Planning Proposal.

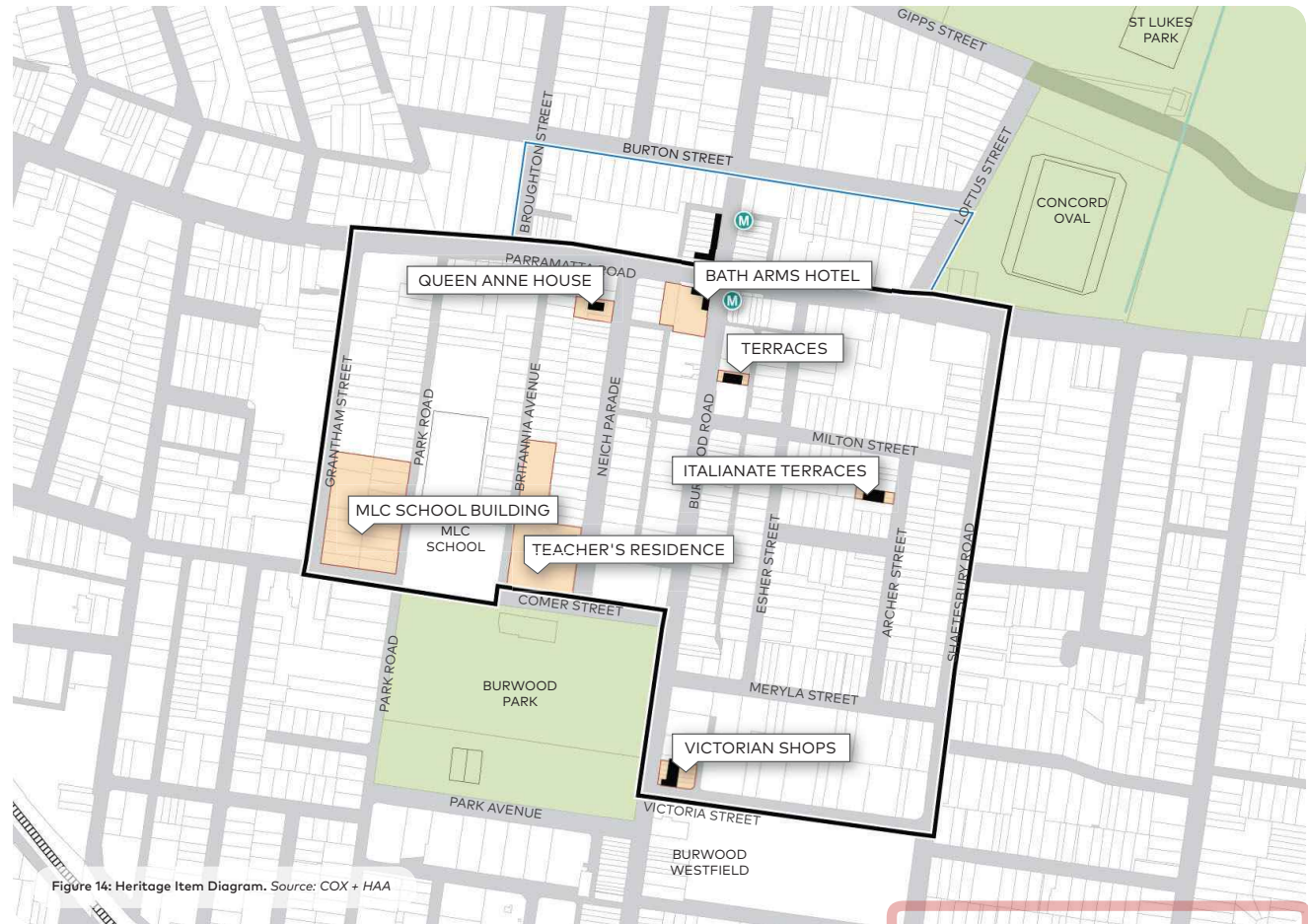


Figure 14: Heritage Item Diagram. Source: COX + HAA

- Precinct Boundary
- Future Metro Entry
- Heritage Buildings
- Proposed Open Space
- Heritage Item



### Existing Character

Today, Burwood North Precinct is an urbanised Precinct centred around Burwood Road, a major thoroughfare that runs from the Parramatta River in the north and connects to the Cooks River and Campsie in the south.

The road is primarily used by vehicles and is flanked by lane-ways on both sides. South of the Precinct, there is a bustling dining and entertainment hub with numerous small restaurants that offer outdoor dining options. The historic streetscape features narrow footpaths and a mix of road widths and verge conditions, limiting the presence of street trees due to overhead power lines. Burwood Park, located within the Burwood Town Centre, provides a green space with mature fig plantings and well-maintained open lawns.

The Precinct comprises various lot sizes, with Parramatta Road hosting car sales centres, the Burwood bus depot, and a mix of retail and commercial establishments. South of Parramatta Road, the area predominantly consists of commercial and mixed-use properties extending towards the Burwood Town Centre. The northern portion of Parramatta Road features a small group of shops. The rest of the Precinct is predominantly occupied by low and medium density residential developments of different architectural styles and ages.

Older dwellings are often red brick inter-war and post-war houses set back behind fences and front gardens. However, recent higher density developments have created a contrast between taller buildings and the Precinct's original human-scale character. Some new developments exhibit poor quality and lack a positive interface with the public domain, with service lane-ways dominated by parking and blank façades. Throughout the Precinct, there are scattered heritage items, including individual dwellings and the notable Bath Arms Hotel, which has served as a coach inn since the 1820s.



Figure 15: Upgraded streetscape along north Burwood Road - large commercial frontages contrast the existing fine grain. Source: COX



Figure 18: Development of varying age and architectural style. Source: COX



Figure 16: Wilga Street looking east - Burwood Westfield Car Park - borrowed landscape. Source: COX



Figure 19: New development with poor public domain interface along streets and lanes. Source: COX



Figure 17: Wide street with mature street trees. Source: COX



Figure 20: Parramatta Road looking towards city and proposed metro site and heritage Bath Arms Hotel. Source: COX

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## Constraints and Opportunities

As part of the analysis for the preparation of the Burwood North Precinct Masterplan, an assessment of the constraints and opportunities has been undertaken related to:

Connectivity

Environmental

Built Form and Character

Development Considerations

See Appendix 1 for more information on Constraints and Opportunities.



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## Developing The Burwood North Precinct Masterplan

Since the release of PRCUTS in 2016, the NSW Government approved the construction of the Sydney Metro West, a new rail link operating between Hunter Street, in the Sydney CBD and Westmead. Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North with access to the Sydney and Parramatta CBD and The Bays Precinct within 10 minutes. This significant investment in infrastructure will make the Burwood North Precinct one of the most connected and accessible precincts in Greater Sydney and has resulted in an opportunity to review the outcomes proposed to be delivered under PRCUTS.

The Burwood North Masterplan seeks to build upon the vision envisaged by PRCUTS in a way that ensures that the urban renewal of the Precinct leverages the opportunity afforded by the delivery of Sydney Metro West.

This level of connectivity and accessibility, not envisaged by PRCUTS, has the potential to attract significant investment in employment and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

It also provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

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## What is a Masterplan?

A masterplan is a long-term plan that provides a road map to guide future growth and change in our centres over the coming decades.

Masterplans have an important role in determining the look, feel and function of the urban environment. A masterplan guides building heights, design, density, sustainability, movement, land use zoning, open spaces, community infrastructure and heritage within a particular geographic area.

The Burwood North Precinct Masterplan has been informed by supporting studies and a Stage 1 stakeholder and community participation process. The Masterplan will guide new planning controls that could apply to properties in the Burwood North Precinct and provides an urban design framework to ensure the delivery of a high quality, liveable and walkable urban environment.

## Developing the Masterplan

The Masterplan has been developed through the following process:

- Site Analysis & Visioning - undertaken through the first stage of the project, the outcomes of the site analysis and visioning are used as the basis for developing the masterplan scenarios and preferred masterplan. Refer Burwood North Precinct Masterplan: Engagement Outcomes Report, by COX and Burwood North Precinct Masterplan: Precinct Analysis Summary Report, by COX
- Scenario Workshop - COX along with the project team and Council developed masterplan scenarios for testing and discussion with stakeholders
- Ongoing Consultant & Client Collaboration - the consultant project team and Council have collaborated throughout the process to develop the masterplan scenarios into a cohesive and refined masterplan that reflects the Vision and Top Priorities for the precinct

This report has been developed in with additional supporting studies and should be read in conjunction with the following:

- *Burwood North Precinct Masterplan Landscape and Public Domain Strategy Report*, by Oculus
- *Burwood North Precinct Masterplan First Nations Design Principles Report*, by Dominic Steel Consulting Archaeology
- *Burwood North Precinct Masterplan Rapid Transport Appraisal*, by SCT Consulting

- *Burwood North Precinct Masterplan Sustainability Statement*, by Mott MacDonald
- *Burwood North Precinct Masterplan Economic Assessment & Feasibility Report*, by JLL
- *Burwood North Precinct Masterplan Stormwater and Flooding Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Geotechnical Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Utilities Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Preliminary Site Investigation*, by Mott MacDonald
- *Burwood North Precinct Masterplan – Heritage Significance Assessment*, by HAA
- *Burwood Community Facilities and Open Space Strategy; 2023 Community Facilities Addendum*, by CRED

Following community engagement, the Masterplan will be reviewed and finalised to become the basis for the package of development standards, planning controls and policies to guide Burwood North's growth over the next 15-20 years.

These include:

- A Planning Proposal to amend the Burwood Local Environmental Plan 2012.
- Amendments to the Burwood Development Control Plan to inform built form and design outcomes.

- Integration into the Burwood Infrastructure Contributions framework to support the funding, delivery and on-going maintenance of infrastructure.
- The introduction of an Affordable Housing Scheme to ensure the delivery of a minimum 5% affordable housing.

The Masterplan provides clarity and a way forward for the urban renewal of the Burwood North Precinct. It does not however result in changes to the planning controls in Burwood North. Changes to Council's planning framework are required to go through a defined process under the *Environmental Planning and Assessment Act 1979*, which will include further community engagement beyond this Masterplan.

This Masterplan Report aims to present a conceptualised design which considers the future urban structure of a defined area, guided by future growth and development and desired outcomes unique to a cohesive vision for the place.

Creating a liveable, vibrant, sustainable and accessible place that supports attracting jobs and investment is central to the Masterplan. Well planned growth will help reinforce Burwood's existing qualities. Its streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station and Burwood Road.

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## Stage 1 Community Engagement

We engaged over 500 individuals including landowners and residents, First Nations groups, local businesses, community members, government and institutional stakeholders as part of the Stage 1 engagement phase.

The diverse range of stakeholder groups were consulted throughout this period including:

- Government agencies
- Institutional stakeholders
- Landowner and residents within the boundaries of the masterplan area of investigation
- Local businesses within the boundaries of the masterplan area of investigation
- First nations group
- Community members of the Burwood LGA

### Aim of the engagement

The Stage 1 stakeholder engagement aimed to gain a deeper understanding of the opportunities and challenges within Burwood North and to draw out the top priorities, vision, needs and desires for the future of the Precinct.

In listening to our community, we have undertaken a wide range of engagement activities including:

- Community Social Map on the Participate Burwood webpage
- Landowner and resident survey on the Participate Burwood website
- Local business survey conducted through November 2022
- Government and institutional stakeholder Visioning Charrette held at Burwood Council on 16 November 2022
- Landowner and resident drop-in session hosted at Burwood Council on 22 November 2022
- First Nations groups engagement held at Burwood Council on 6 December 2022 and 1 March 2023

### Engagement Activities

A summary of the stakeholder engagement activities undertaken as part of the Stage 1 Engagement activities are listed below. Further information is contained within the Burwood North Precinct Masterplan Engagement Outcomes Report and supporting documents.

#### Visioning charrette

The purpose of the charrette was for participant stakeholders to understand the opportunities and constraints within the Precinct, and to collectively share their non-negotiable outcomes, visions and priorities for the future planning of the Precinct.

#### Landowner one-on-one meetings

Individual meetings with major landowners in the Precinct to understand their perspectives on opportunities and constraints to development including areas of housing, open space, and community infrastructure.

#### Community drop in session

Attended by over 100 people, primarily residents and landowners from within and surrounding the Precinct, provided an opportunity for the community to speak to the project team.

#### Landowner and resident survey

Conducted from 22 November - 4 December 2022 and was hosted online on the Participate Burwood page. The aim of the survey was to gain insight into the strengths and challenges of and ideas for the Burwood North Precinct.

#### Online community engagement

An online 'social map' was launched to enable community members to share their perspective and ideas for the Precinct through marking and adding comments to a map within the categories of: love, improve, ideas, and research (areas for further investigation).

#### First Nations engagement

An advisory panel was established made up of First Nations organisations and individuals who expressed interest in participating in the project to identify, discuss and develop First Nations design principles intended for the masterplan. Two workshops took place for initial engagement and as a follow up and ideas for First Nations design intervention.

#### Masterplan scenario workshop

This workshop allowed participants to interrogate the options developed by the project team and Council and also provide guidance on opportunities, constraints, and needs that may impact option selection. Workshop outcomes were used to formulate the preferred masterplan.



Figure 22: Community drop-in session. Source: COX



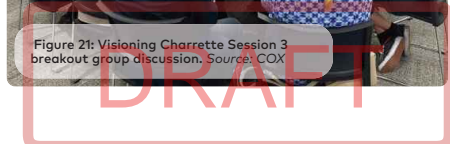
Figure 23: Visioning Charrette Session 3 breakout group discussion. Source: COX



Figure 24: Community drop-in session. Source: COX



Figure 21: Visioning Charrette Session 3 breakout group discussion. Source: COX





What we have heard

Key Strengths and Opportunities

- Burwood North is a wonderfully connected location - a thriving hub between the Sydney CBD and Parramatta CBD, that will be enhanced further with the Sydney Metro station at Burwood North
- Burwood North has a high level of accessibility to parks, schools and health services
- Burwood North is a vibrant urban destination; a place for food and shopping, with a strong night time economy
- Burwood Road is a well established, vibrant high street
- Many people get around Burwood North on foot, there is an opportunity to enhance the walkability of the Precinct
- Burwood North has an exciting, multi-cultural community feel
- Burwood Park is an important open space asset for the community, heavily used for events and recreation by people of all ages
- The community generally supports a high density urban environment for Burwood North, with the necessary community and transport infrastructure to support growth
- The former creek line that ran through Burwood North could be re-interpreted and incorporated into the public domain to assist with stormwater management and urban greening
- There is a need and opportunity to take a Connecting with Country approach to the design of the Precinct

Key Constraints

- Some roads are dominated by cars and parking, reducing pedestrian amenity and safety
- Footpaths are too narrow in some areas, with many conflicting users along Burwood Road
- Parramatta Road is challenging to cross in places, and presents as a barrier to easy and safe north-south pedestrian and cycle movement
- Burwood Road needs more safe crossing points
- There is a need for better connected active and public transport
- Burwood North could benefit from more greenery on the streets, helping to reduce the urban heat island effect
- Additional open spaces are needed to support the growing population
- Additional housing choice to meet the diverse needs of all age and cultural groups
- Housing affordability is a challenge
- Parramatta River is close by but walking access to it is not intuitive



Figure 25: Participate Burwood Social Map, showing comment from participant. Source: COX

Stage 2 Community Engagement

Further extensive engagement is proposed to be undertaken with the broader Burwood community as part of the Stage 2 Community Engagement phase. This will give our entire community an opportunity to review and provide feedback on the Vision, Priorities and Strategies that form the basis for the delivery of the planning framework for the future Burwood North Precinct.

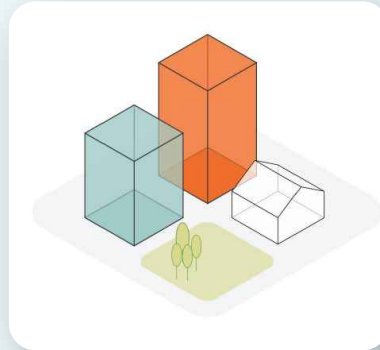
A Community Engagement Plan has been prepared and documents how Council will engage with the community with respect to the Burwood North Masterplan. The engagement approach follows Council's Community Engagement Strategy 2023-2026 (CES) and proposes a variety of communication and engagement tools to reach our diverse community and stakeholders.

The priority focus will be to ensure that landowners and community are aware of any potential change and have the opportunity to make a submission.



### Big Moves

The following masterplan "Big Moves" draw on the Vision established for Burwood North Precinct to guide the built form and planning approach for the Precinct.



#### Diverse Housing and Employment

Advocate for high-quality built form that provides a wide array of housing choices, including affordable options for key workers and families. Leverage high-amenity living to attract more knowledgeable and high-skilled jobs.

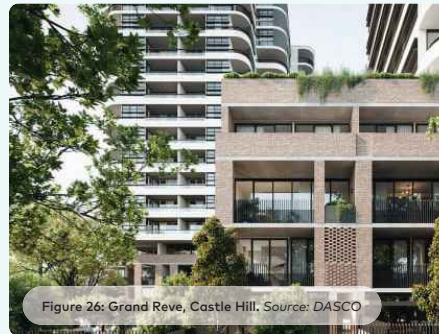
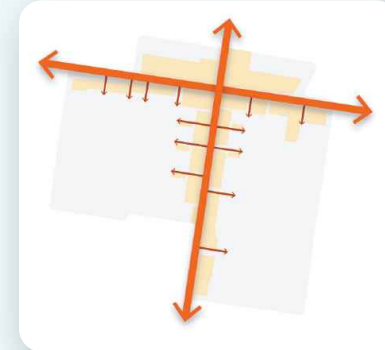


Figure 26: Grand Reve, Castle Hill. Source: DASCO



#### Activation and Celebration

Activate Parramatta Road and Burwood Road and extend activation through perpendicular streets and lane-ways into the Precinct. Manage growth and development so that the centre is rejuvenated and the diversity and culture of the Precinct remains central.



Figure 27: Llanekelly Place, Potts Point. Source: SydneyCityGuide

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### Pedestrian-First Transport Network

Prioritise pedestrian connectivity and permeability throughout the Precinct and into the wider area, considering the needs of future services access and a developed active transport network



### Blue and Green

Establish a legible green and blue network through the Precinct to provide a high level of amenity, sense of place, and connection with Country. A sustainability strategy supports these networks with directions for water management and sensitive curation of plant species and public domain materials.



### Human Scale

Protect the human scale of Burwood Road and Parramatta Road by setting taller buildings behind, and transition height down to existing areas.



Figure 28: Ithaca Commons pedestrian street. Source: Holt

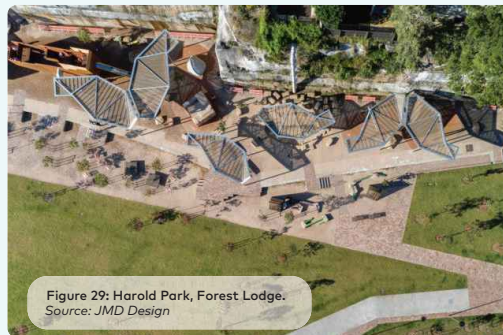


Figure 29: Harold Park, Forest Lodge. Source: JMD Design



Figure 30: Victoria Street, Chatswood. Source: COX

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## Top Priorities

The top priorities for this Precinct focus on creating a vibrant and sustainable community. The masterplan aims to deliver a Precinct that incorporates diverse and flexible green spaces, paying homage to the natural environment and acknowledging connection with Country. Additionally, there is a strong emphasis on establishing a well-connected and easily navigable active transport network supported by new green spaces, promoting walking, cycling, and other non-motorised forms of transportation. Another key aspect is the provision of well-designed and flexible housing options, catering to different needs and promoting a sense of inclusivity.

The development of a Precinct with a distinct character and a strong sense of place, fostering a unique identity and promoting community engagement. As a strategic centre, the Precinct is envisioned to be both regionally significant and locally accessible, offering a range of amenities to meet the needs of residents and visitors.

Under each of the priorities the following is documented;

- Principles - which underpin the priorities
- Masterplan strategies - what the masterplan is proposing, drawn from the observations, objectives and "what we know" from the extensive site analysis and consultation process
- Future Actions - what is required to deliver on the principles and masterplan strategies priorities.

**1** Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country

**2** Create a legible and comprehensive active transport network

**3** Deliver a range of well-designed, highly flexible housing

**4** Deliver a precinct with a richly defined identity and sense of place

**5** Create a centre that is regional in outlook and local in amenity

**6** Promote a sustainable, green, and resilient Precinct

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# Priority 1

Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country



Figure 31: Matron Ruby Grant Park, Zetland. Source: Landscape Australia



Figure 32: Newmarket, Randwick. Source: Cbus Property



Figure 33: Dyrallya Square, Green Square. Source: City of Sydney

## Principles

- **Acknowledge the opportunity for connection to Country by celebrating the cultural landscape**
- **Provide access to a diverse range of spaces across the Precinct, that complement Burwood Park to ensure that the community can enjoy cultural events, gatherings and activities**
- **Deliver quality open space within 200m of everyone's front door**
- **Integrate places and spaces within streetscapes and public domain, enabling the community to come together informally and for chance encounters to occur**
- **Support the delivery of spaces that contribute and connect to the green and blue grid network**

## Masterplan Strategies

- Maximise functionality of open space to provide for a range of activities and gathering sizes, as well as environmental and ecological benefits.
- Identify opportunities for connection with Country in the design of public spaces and connections
- Locate open spaces in areas that have good passive surveillance from surrounding development and from the public domain.
- Distribute open spaces throughout the Precinct to enable most residents to have access to an open space within 200m that has a minimum size of 1500m<sup>2</sup>.
- Maximise the delivery of open space as part of development sites and within the public domain.
- Minimise property acquisition by Council.

## Future Actions

- Council to establish planning mechanisms for the delivery of open space, through site links, plazas and other infrastructure on individual sites, in accordance with the masterplan through amendments to the LEP and DCP
- Prepare amendments to Council's contribution planning framework to reflect the forecast growth and infrastructure needs for Burwood North, including alignment with delivery of PRCUTS infrastructure
- Advocate to the State Government for funding to ensure the delivery, enhancement and maintenance of sufficient open space to cater to the needs of the future population
- Review LEP and DCP controls for Burwood North based on best practice for establishment of deep soil zones, tree canopy on ground and green roofs where practical
- Review LEP and DCP controls for Burwood North based on best practice for the establishment of adequate solar access to parks and main streets.

More detailed open space principles are contained within the *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report*, by Oculus. The Future Actions will link to how these strategies will be reflected in proposed LEP and DCP

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## Priority 2 Create a legible and comprehensive active transport network



Figure 34: Slovenska Boulevard shared street for pedestrians, cyclists and buses. Source: Landzine



Figure 35: Hackney Play Street, UK. Source: The Guardian



Figure 36: New Acton Precinct, Canberra. Source: Landzine

### Principles

- **Maximise active and public transport connectivity to the Burwood North Metro station**
- **Support a connected open space network with enhanced local and regional cycle connections**
- **Enable connections through to the Parramatta River - prioritising north-south active transport connections**
- **Support the transition of Burwood Road to enhance active and public transport connections**
- **Create walkable activated lane-ways, through-site links and shared zones as part of an integrated walking network**
- **Reduce the need for private car ownership**

### Masterplan Strategies

- Slow vehicular speeds through and within the Precinct to support pedestrian priority
- Allocate road space to prioritise pedestrians within neighbourhood zones wherever possible.
- Utilise the existing laneway network as shared zones and deliver new shared zones and pedestrian connections, to enable pedestrian priority and permeability through the Precinct.

### Future Actions

- Adopt maximum parking rates, consistent with the PRCUTS recommended parking rates for new residential development in the Burwood North Precinct
- Review the DCP to require that new developments provide access to car share and ride share services sufficient to meet the needs of the development and to discourage private car ownership
- Review the DCP to introduce provisions in the DCP which enables unbundled parking within new developments
- Review the DCP to require 100% of parking in new developments for both resident and commercial to have EV ready connections
- Include provisions to require fast or rapid EV charging for all commercial development
- Review the DCP to update provisions DCP provisions for bicycle and other parking, loading and servicing requirements
- Review the DCP to include appropriate end of trip facilities and ensure that the controls deliver facilities that are designed to support people who cycle, jog or walk to work

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# Priority 3 Deliver a range of well-designed, highly flexible housing



Figure 37: Powerhouse Philadelphia - street level activation on a contemporary stoop. Source: Architect Magazine



Figure 38: Arkadia, Alexandria. Medium density residential development with landscaped terraces and shared rooftop gardens. Source: Arch Daily



Figure 39: Nightingale Housing, Melbourne. Community oriented housing development with communal amenities such as rooftop gardens and laundries. Source: ArchitectureAU

### Principles

- Encourage to provide a range of housing typologies and options to support a diverse population, including catering for multi-generational living
- Create opportunities across the Burwood North Precinct for both medium and high rise development, to ensure that delivery of community oriented neighbourhoods
- Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households
- Allow for a diverse range of tenures, including opportunities for the delivery of affordable housing

### Masterplan Strategies

- Provide a range of densities that enable a variety of housing typologies to be delivered within the precinct.
- Position higher densities around open spaces to provide good amenity and a connection to the landscape.
- Organise built form and densities within unique neighbourhood zones that each have a distinctive character, providing a sense of place and community.
- Require the delivery of a minimum of 5 percent of new dwellings as affordable housing, consistent with PRCUTS

### Future Actions

- Amend the LEP to increase residential dwelling capacity consistent with the proposed height and floor space ratios outlined in this masterplan.
- Introduce an Affordable Housing Contributions Scheme in the LEP for the Burwood North Precinct to ensure the delivery of affordable housing, consistent with PRCUTS (minimum 5% of total FSR to be dedicated for affordable housing)
- Amend the LEP/DCP to specify the minimum unit mix rate for residential flat buildings and shop top housing with more than 20 dwellings to increase housing diversity.
- Review the DCP to require new dwellings to comply with Liveable Housing Design Guidelines.
- Investigate opportunities to increase the amount and improve the standard of housing and ensure that it is universally designed. This includes encouraging the delivery of larger apartments on the ground floor with usable external space to ensure a range of households can secure suitable housing to meet their needs.
- Continue to engage with, and advocate for the enhancement and delivery of State Government infrastructure (schools, medical/hospital, community services etc) sufficient to meet the needs of the current and future population

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## Priority 4 Deliver a precinct with a richly defined identify and sense of place



Figure 40: 'The Last Lion' art installation by Christina Huynh and Sophi Odling. Source: Burwood Council



Figure 41: Public Art on footpath in Burwood. Source: COX



Figure 42: Temporary event and pedestrian use of Burwood Road. Source: Burwood Council

### Principles

- **Deliver an exemplar urban precinct with a diversity of residential building types that ensure the prioritisation of a high amenity human experience**
- **Encourage innovative architectural, design and delivery models to ensure design excellence in new development and the public domain**
- **Respect, build on and celebrate how culture has influenced the way people live, work and play in Burwood and ensure that future development acknowledges this culture and diversity.**
- **Build on the existing fine grain character by encouraging laneway activation and small scale, fine grain retail tenancies**
- **Respect, build on and celebrate how culture has influenced the way people live, work and play in Burwood**

### Masterplan Strategies

- Position higher density and taller building forms in the blocks behind Burwood Road and Parramatta Road, to retain a human scale frontage to those primary movement corridors.
- Encourage active frontages along Burwood Road and Parramatta Road, as well as on the adjoining lane-ways to draw activation into the adjoining neighbourhoods and away from higher traffic zones, both day and night.
- Respond to the cultural and environmental heritage in the Precinct by incorporating diversity, including, connection to Country, in the design of public spaces and connections
- Provide opportunities for the Incorporation of public art throughout the precinct

### Future Actions

- Implement appropriate place based design objectives and standards within the DCP for new development within the Burwood North Precinct
- Consider the development of a Design Excellence provision and Design Excellence Competition process for key sites within the Burwood North Precinct
- Incorporate DCP controls to ensure appropriately scaled and designed development can occur within and adjacent to heritage items within the Burwood North Precinct
- Require public artworks in certain locations as part of the development approval process and Council's Public Art Policy. These artworks should convey the history and unique character of Burwood, and connection to Country and be tailored to their locations within Burwood North

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# Priority 5 Create a centre that is regional in outlook and local in amenity



Figure 43: Fish Lane, Brisbane, Source: Fish Lane

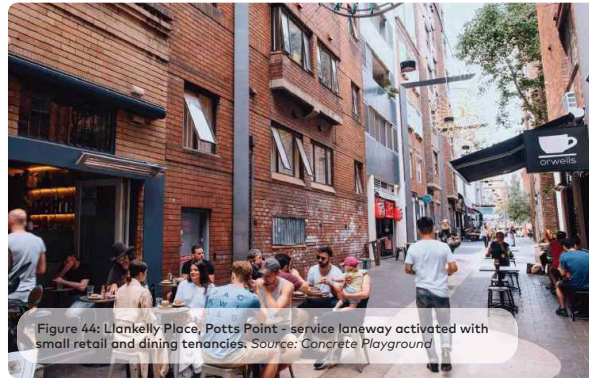


Figure 44: Lankelly Place, Potts Point – service laneway activated with small retail and dining tenancies. Source: Concrete Playground



Figure 45: Judith Neilsen Community Centre in an adaptively reused heritage building. Source: City of Sydney

## Principles

- **Maximise opportunities for job creation within the Burwood North Precinct to support the continued growth of the Burwood Town Centre as a strategic centre within the Eastern City**
- **Support small business and start-ups of different scales and types that provide a diversity of job opportunities**
- **Maximise opportunities for activation of streets and public spaces, drawing on existing vibrancy to create a hub around the future Burwood North Metro station.**
- **Maintain and expand on the richness and complexity of existing land uses with diversified dining and retail experiences**
- **Provide local service and community facilities within walking distance to where people live**
- **Enable people to experience Burwood North Precinct as both a quiet and bustling neighbourhood, with defined areas of genuine mixed use balanced with quieter streets and spaces**

## Masterplan Strategies

- Concentrate a higher proportion of non-residential uses around the Burwood North Metro station and along Parramatta Road.
- Continue to support Burwood Road as an active mixed use street with only non-residential uses at ground floor.
- Enable small scale commercial, dining and retail outlets to activate lane-ways perpendicular to Burwood Road and Parramatta Road, extending activity into the surrounding precinct to encourage and support both day time and night time economies.
- Encourage community facilities in areas of high amenity to support the community.

## Future Actions

- Introduce a new land use zone in the LEP (R4 – High Density Residential) to allow residential flat buildings and enable other complementary land uses, such as cafés and restaurants that contribute to the vibrancy of the neighbourhood while ensuring that business centres remain the focus for business and retail activity
- Amend the LEP/DCP to identify new through site links to be provided as part of future redevelopment of sites through land dedication in the Precinct
- Review the zoning and permissible land uses for land along Parramatta Road to allow for a range of uses including commercial and retail uses and residential, where appropriate.
- Continue to advocate to State Government agencies and neighbouring councils to ensure future east-west and north-south mass transit corridors through Burwood are protected and delivered in the long term.
- Implement the Burwood After Dark Strategy for Night-time economy.

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# Priority 6 Promote a sustainable, green, and resilient Precinct



Figure 46: Arkadia, Alexandria. Medium density residential development with shared rooftop gardens. Source: Arch Daily



Figure 47: One Central Park has green walls and environmentally sustainable services systems. Source: COX



Figure 48: Tanner Springs, Portland - reintroduction of a wetland park into the city where a now piped former creek line occurred. Source: Green Works

### Principles

- **Ensure that Burwood North is a sustainable urban renewal precinct, that supports the movement towards zero carbon operations**
- **Maximise urban greening of Burwood North with increased tree canopy, rain gardens, rooftop gardens, community gardens and enhanced ecosystem biodiversity**
- **Incorporate water sensitive urban design – stormwater management integrated with public domain and open space**
- **Support sustainable technologies and initiatives that will reduce carbon emissions**

### Masterplan Strategies

- Support the transition to net zero emissions in the precinct
- Allow water to be celebrated as a key part of the linear open space network, following the former creek line that ran through the precinct.
- Manage stormwater and flooding impacts through open space and water sensitive urban design and bio-filtration.

### Future Actions

- Review and update flood study and floodplain risk management study and plan to inform future planning controls
- Review and amend the DCP to incorporate relevant recommendations from the Burwood North Precinct Masterplan: Sustainability Statement, including:
  - Improving overall building energy and water efficiency
  - Requirements for setbacks, solar amenity, deep soil landscaping controls
  - A minimum tree canopy target / site coverage
  - Encouraging the planting of drought resistant species and indigenous species;
  - Green roofs and green wall design
  - On-site energy generation via solar power to reduce dependency on the main grid;
  - Fully electric to progressively eliminate fossil fuel demand towards net zero emissions
  - Electric Vehicle and Ebike charging, with car parking spaces ready to transition to electric vehicle charging when this technology becomes widespread
  - Diverting of building materials from landfill from demolition process
  - Best practice water saving measures for all new buildings not subject to BASIX
  - Waste management to ensure the diversion of waste away from landfill, including separated recycling streams, new waste technologies, communal areas for organic waste composting (FOGO).
  - Water Sensitive Urban Design controls

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## The Draft Masterplan





### Structure Plan

Burwood North Precinct is defined by its built and natural corridors. Burwood Road serves both pedestrians and vehicles as a key north-south connector, anchored by the proposed Burwood North metro station in the north, and Burwood train station to the south. Burwood's established character as a dining and retail destination oriented around Burwood Road, is proposed to be extended north in to the Precinct towards Parramatta Road.

Burwood North Precinct leverages the accessibility and activation of the metro station to create a fine-grain, dense, mixed-use community oriented around the transit node.

A chain of existing and proposed open spaces follow a former creek line between Burwood Park and Concord Oval/St Luke's Park in the Canada Bay LGA. This open space network employs First Nations design elements to anchor the Precinct within Country. Water will be 'resurfaced' to flow through Burwood North Precinct, and the open spaces surrounding the water elements provide new spaces for residents to gather and play. The wider open space network in Burwood North Precinct builds upon the connectivity of this creekline, and prioritises linkages with pocket parks and lane-ways to create a transport network that prioritises the pedestrian.

Burwood North Precinct will offer a range of housing typologies that reflect the diversity of its community - forming distinct neighbourhoods that promote walkability and minimise car dependency. Pockets of activation will create a vibrant, attractive urban experience beyond Burwood Road, and enhance green spaces with added surveillance and extended usability.

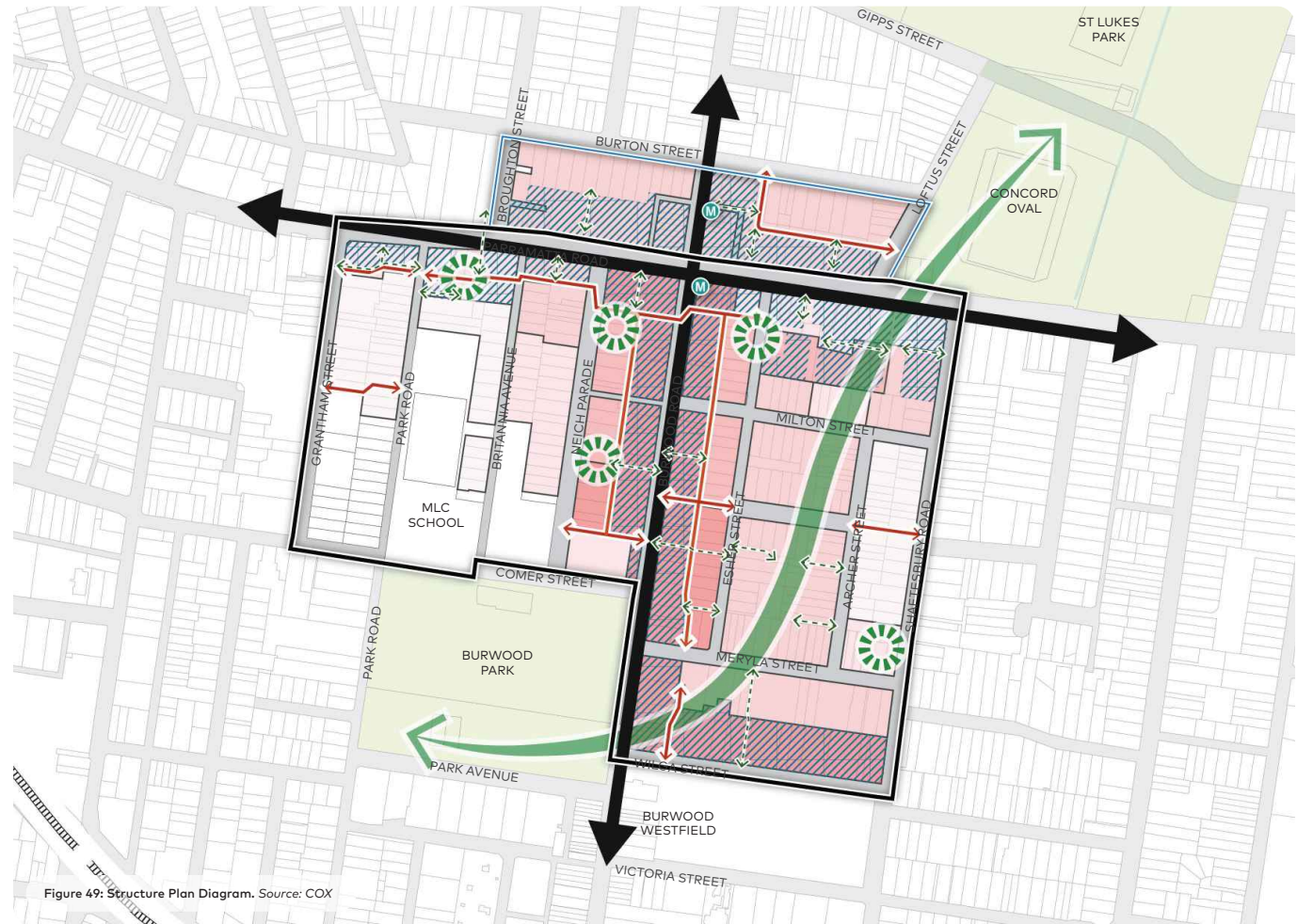


Figure 49: Structure Plan Diagram. Source: COX

- Precinct Boundary
- Canada Bay LGA (does not form part of this Masterplan)
- ➔ Green Corridor
- ➔ Existing Movement
- ⊘ Green Node
- ⊘ Commercial
- ➔ Residential
- ➔ Laneway network
- ➔ Proposed Pedestrian Through-Site Link

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### Character Areas

Burwood North Precinct forms a set of distinct but interwoven neighbourhoods, each with a unique character and offering a diverse range of housing and employment typologies.

The proposed built form and open space structure for the Burwood North Precinct has been organised into these distinct character areas, enabling Burwood North Precinct to be a place that offers a diversity of urban experiences, places and housing types.

The four character areas for Burwood North are:

- Transit and Business**  
 Bounded by one block either side of Parramatta Road
- Active High Street**  
 Defined by one or two blocks either side of Burwood Road
- Park Edge Living**  
 Between Esher Street and Shaftesbury Road
- Living and Learning**  
 Between Neich Parade and Grantham Street

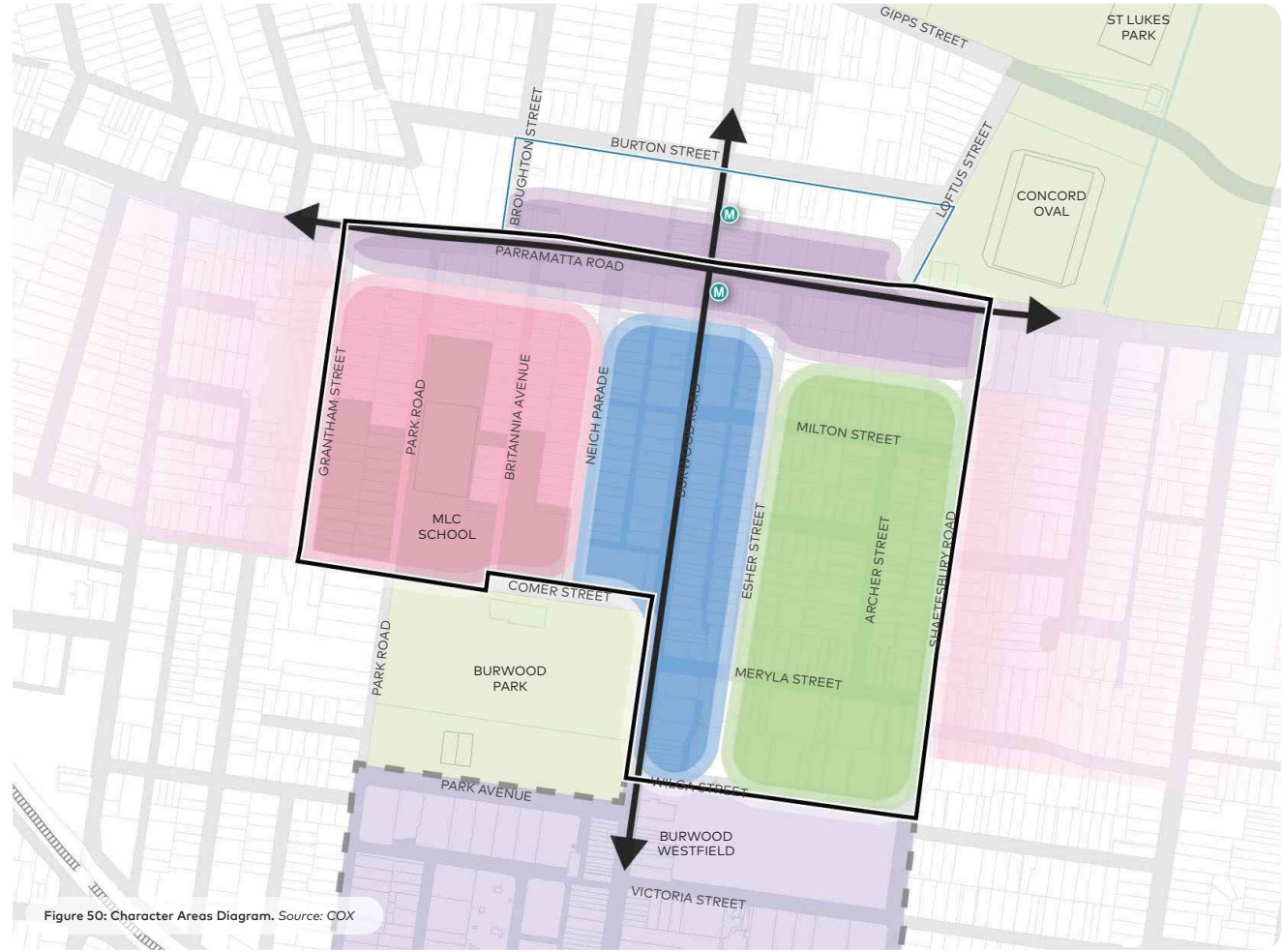
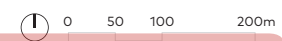


Figure 50: Character Areas Diagram. Source: COX

○ Precinct Boundary
○ Canada Bay LGA (does not form part of this Masterplan)
● Living and Learning
● Park Edge Living
● Existing Town Centre
● Future Metro Entry
● Transit and Business
● Active High Street



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### Transit and Business

The Transit and Business character area fronting Parramatta Road will host a range of active frontages in mixed-use developments, fronting Parramatta Road and around the Burwood North metro station transit node.

Parramatta Road will remain as a principal east-west vehicle artery, but will have substantially improved pedestrian amenity through the implementation of a 6 m landscaped, green setback.

Laneway connections will provide opportunities for activation from Parramatta Road to the south of the Precinct.

Enhanced permeability across Parramatta Road and into Canada Bay to the Parramatta River, will be encouraged, and this will be aided by the proposed underground connection being delivered by Metro West.

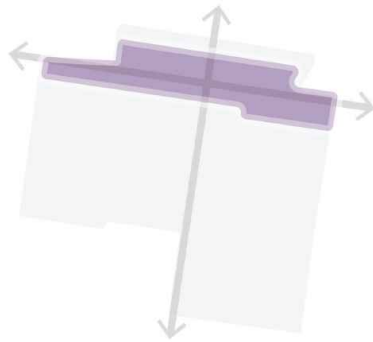


Figure 51: Visualisation of an active urban park adjacent to Burwood North Metro Station. Source: Scharp



Figure 52: Arncliffe Central. Source: Billbergia



Figure 53: Future Burwood North Station. Source: Sydney Metro

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### Active High Street

The Active High Street character area is centred on Burwood Road as the mixed-use activity spine, drawing upon the activity of the Burwood Town Centre to the south.

Burwood Road will continue to act as the high street, with future development continuing to provide active ground floor uses, including retail and dining. New and existing lane ways will be encouraged to ensure that the area is permeable and highly accessible, providing activation day and night.

Building heights along Burwood Road are intended to protect both human scale and solar access, producing a highly amenable pedestrian experience at the ground floor.

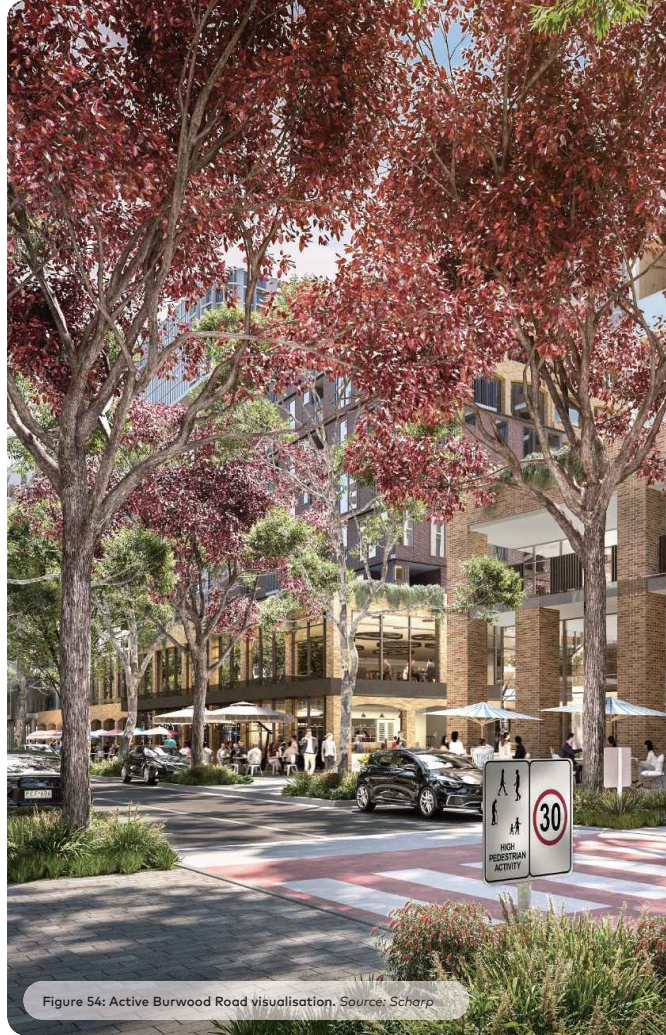
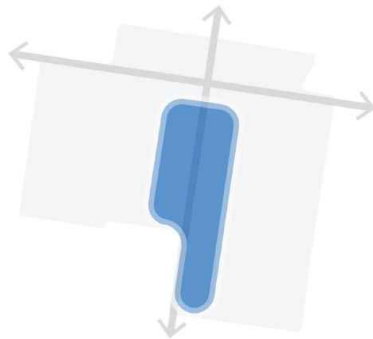


Figure 54: Active Burwood Road visualisation. Source: Scharp



Figure 55: Medium-high density mixed use frontage to a main road, Victoria & Vine, Victoria. Source: COX



Figure 56: Llankelly Place, Potts Point. Source: Destination NSW

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### Park Edge Living

The Park Edge Living character area is a medium-high density residential neighbourhood within a highly landscaped setting.

This area is anchored by a linear green and blue corridor, designed incorporating the principles of water sensitive urban design, and will provide opportunities for passive recreation.

The built form in the Park Edge Living character area encourages higher densities adjacent to the open space which will be designed to be a highly flexible space to allow for a range of activities and events to reflect the needs of a diverse population.

Development on the edge of the character area will sympathetically transition to the existing low density residential development on Shaftesbury Road.

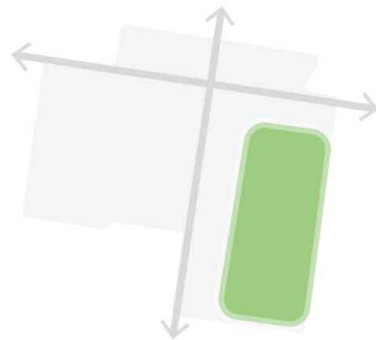


Figure 57: Linear open space with WSUD through medium density residential neighbourhood, Putney, Source: COX



Figure 58: Eden Street, Arncliffe, Source: Group GSA



Figure 59: Arkadia Apartments, Alexandria, Source: DKO + Breathe

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### Living and Learning

The Living and Learning character area will provide for medium rise residential development, set within a leafy streetscape. Future development will consider the existing sensitive educational land uses to ensure that they avoid overlooking and overshadowing.

Park Road will be transformed to encourage the continuation of the shared street to encourage active transport.

The laneway network will be expanded to enhance the permeability of the character area to encourage pedestrian movement within and through the Burwood North Precinct.

Neich Parade will form the backbone of the active transport network in Burwood North Precinct, promoting bicycle movement from Parramatta Road through to the Burwood Town Centre.

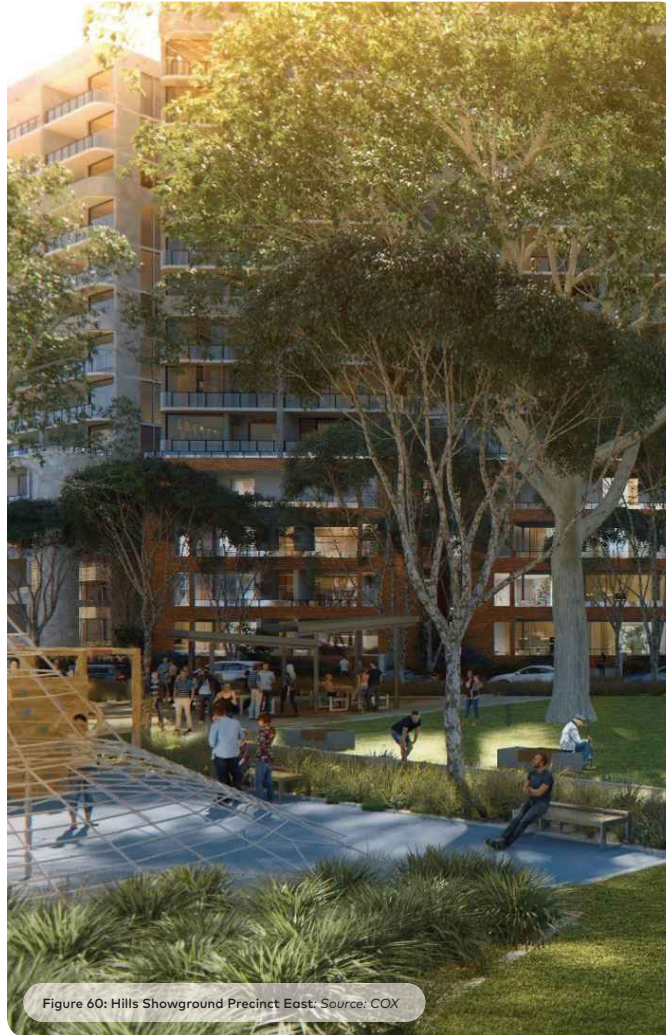
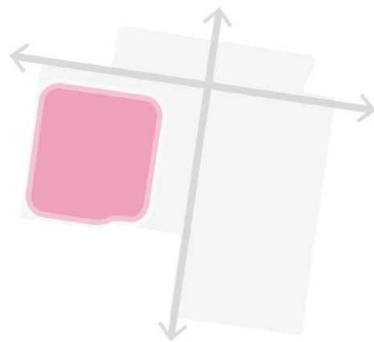


Figure 60: Hills Showground Precinct East: Source: COX



Figure 61: Juanita Nielsen Community Centre. Source: City of Sydney



Figure 62: Parramatta Engineering Innovation Hub. Source: Charter Hall

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### Proposed Heritage

The Burwood North Precinct Masterplan – Heritage Significance Assessment, July 2023 by Hector Abrahams Architects focused on the assessment of four places. Based on this research and analysis, an assessment was conducted for each place against the NSW Heritage Criteria. The assessment determined that:

- 9-11 Archer Street, Burwood - currently listed as a heritage item in Burwood LEP 2012. They are a fine example of a pair of single-storey terraces, relatively unusual in Sydney, in the Italianate style. The intactness of the façade, plan form, and the interior details of number 11 contributes to the significance. Retain as heritage items.
- 90-98 Burwood Road, Burwood includes a fine example of a Free Classical parapet but much of the remainder of the terrace group, including much of the rest of the façade, has been greatly compromised. The facade is a good example and if the listing is to be retained it should be amended to ensure that it covers the parapet specifically. Amend listing to include facade and parapet.
- 12-14 Burwood Road, Burwood are examples of Victorian Italianate terraces. 14 Burwood Road has been dramatically altered, retaining only some façade detail. The alterations to 12 Burwood Road are less substantial, and it still retains its plan form and most of its façade, though it has lost interior details. De-listing of these buildings would be appropriate.
- 7 Neich Parade, Burwood is an example of a Queen Anne cottage. There are many examples of this type and style listed in the Burwood LEP, most of which are clearly more architecturally distinctive and refined. De-listing of these buildings would be appropriate.

Refer to *The Burwood North Precinct Masterplan – Heritage Significance Assessment, July 2023* by Hector Abrahams Architects for further detail.

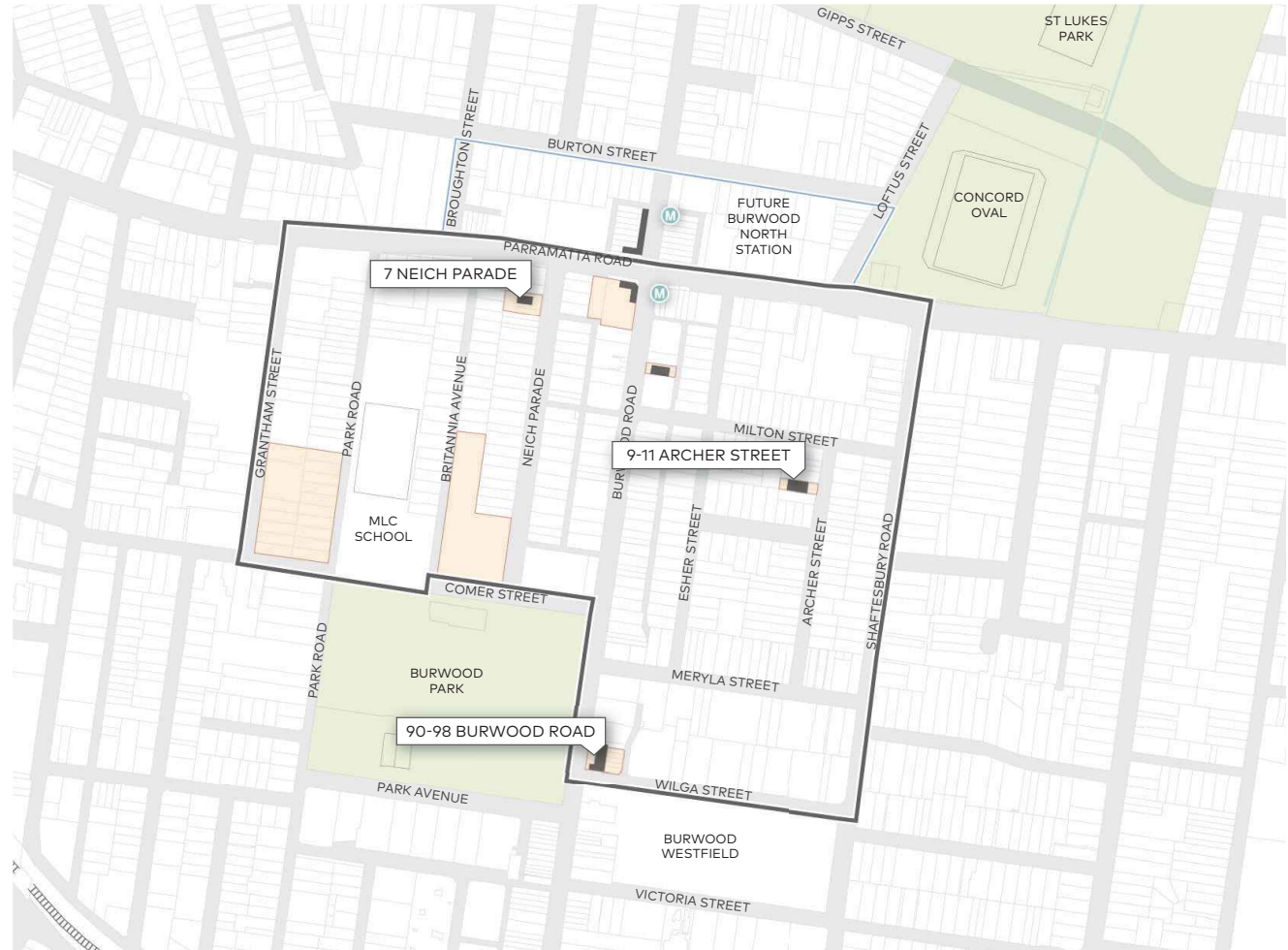


Figure 63: Heritage Diagram. Source: COX

- Precinct Boundary
- Canada Bay LGA (does not form part of this Masterplan)
- Heritage Items

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### Illustrative Masterplan

The Burwood North Precinct Masterplan envisions a highly connected Precinct with pedestrian-oriented streets interwoven with high-quality public spaces, building upon the vibrant Burwood Town Centre.

Key features of the proposed Masterplan include:

- An enhanced public space and active transport network with a new green/blue corridor linking Burwood Park to Parramatta Road
- Greater housing choice and affordability
- Increased densities and greater job opportunities
- Rejuvenation of Burwood Road as an extended high street retail and dining Precinct
- Activation of Parramatta Road to allow for additional employment opportunities
- Legible and efficient connections to the future Burwood North metro station
- Retention of the human scale and solar access on Burwood Road
- Improved pedestrian permeability to the schools in the west

Figure 64: Illustrative Masterplan. Source: OCULUS







Figure 65: View north on Burwood Road Source: Scharp



### Uses and Activity

The land use mix in the Burwood North Precinct promotes a vibrant residential and mixed-use Precinct with an active core, extending retail, professional services, and food and beverage uses from the Burwood Town Centre along Burwood Road to Parramatta Road.

The Burwood North metro station offers an opportunity to create a new commercial Precinct connected directly to a high-frequency rail line. Commercial uses extend east-west along Parramatta Road from the metro station, reflecting the proposal by Canada Bay Council for mixed-use development on the Parramatta Road frontage.

Mixed-use developments will also extend southwards along Burwood Road to Westfield Burwood. The majority of the precinct is characterised by residential uses, with ground floor activation permitted beyond Burwood Road, providing for local cafés or shops to be located adjacent to new public space. Open spaces enhance the amenity of the Precinct and provide opportunities for outdoor recreation.

MLC and Southern Cross College provide an educational focus in the west of the Precinct, which will continue to be adjoined by sympathetically designed residential development so as to restrict overlooking and overshadowing.

Refer to the Planning Controls section of the report for the proposed Land Use Zone (LZN) diagram.

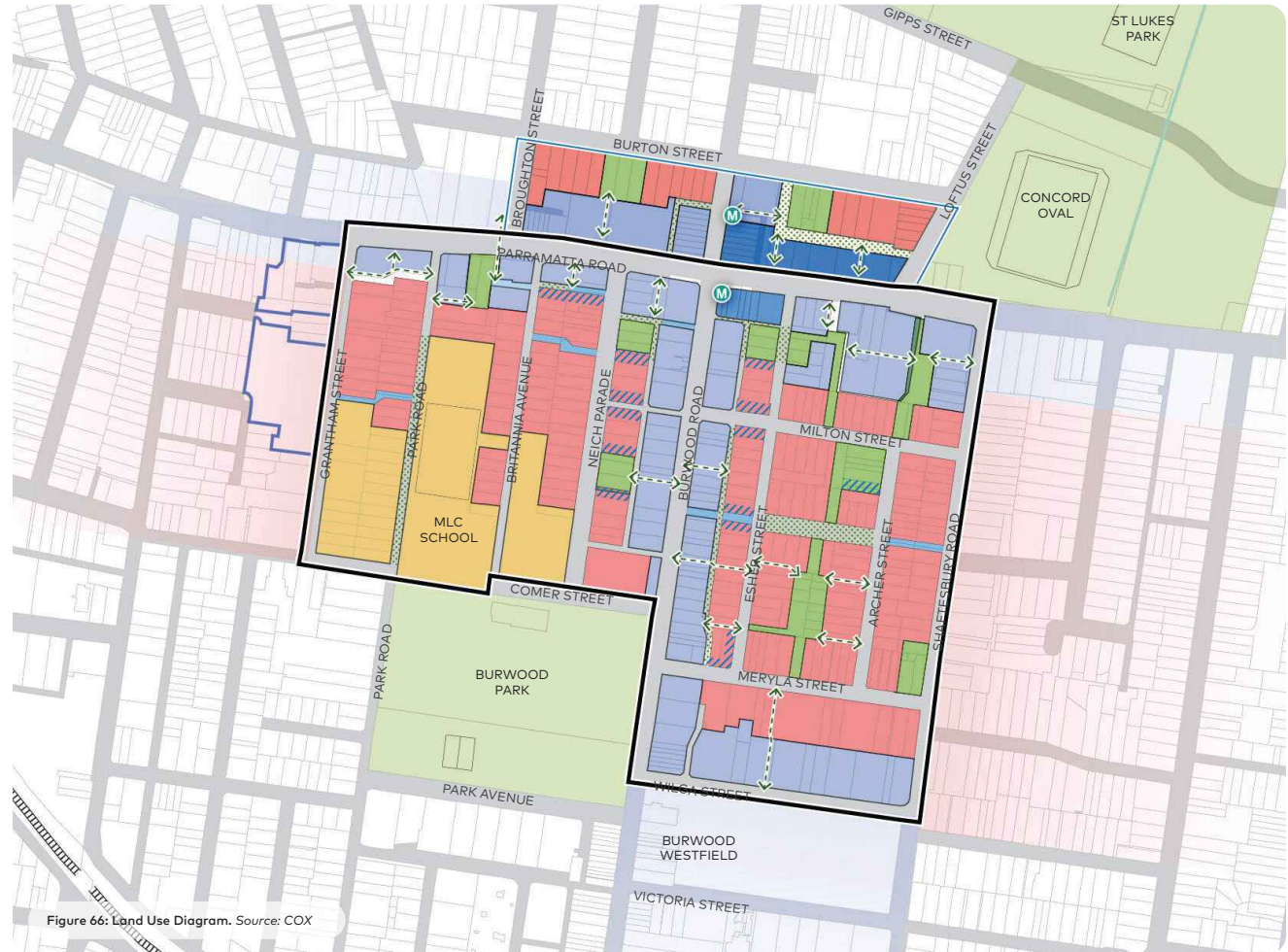


Figure 66: Land Use Diagram. Source: COX

- Precinct Boundary
- Ⓜ Future Metro Entry
- Proposed Open Space
- ⊗ Ground Floor Retail
- ⊗ Shared Street
- ⊗ Mixed Use
- Residential
- ↔ Proposed Pedestrian Through-Site Link
- Hospital
- Commercial
- Schools
- Shared Lane
- Canada Bay LGA (does not form part of this Masterplan)

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## Defining Density

Density is a control of population -resident, worker, student and visitor population.

It is an important control in the planning and design of precincts because it governs the density of residents, and workers and students and visitors that would likely be in one location at one time and allows Council and Government to plan for infrastructure and services to support those populations.

In planning and designing our cities, there is generally a correlation between the level of:

- Accessibility (transport, capacity, mode frequency, reliability, traffic, active transport, mode share)
- Amenity (proximity to open spaces, water, recreation facilities, destinations such as mixed use centres, green, cool attractive areas)

Why does the Masterplan propose greater densities than PRCUTS?

- Best practice – density is focused within walking distance to public transport (Metro, existing heavy rail, bus) and key infrastructure (open spaces, schools and Burwood Town Centre)
- Protect low density areas - allows Council to meet housing growth targets while maintaining existing built form controls in low density areas.
- Reinforces Burwood as a Strategic Centre and strengthens future role
- Delivery of community infrastructure - Higher densities result in feasible development outcomes which can assist in the delivery of community infrastructure through contributions to Council or by works-in-kind
- Creation of place – appropriate densities and heights allow for more active and attractive streets.



Figure 67: Aerial Artists Impression looking north. Source: Scharp



### Density

The proposed densities within the Burwood North Precinct are in response to the significant opportunity associated with delivery of the Burwood North metro station, which acts as the catalyst for urban renewal to deliver high liveability and opportunities for the creation of new places for people.

The highest densities are located close to the Burwood North metro station, set back behind Parramatta Road and Burwood Road, to minimise the impacts of overshadowing on the public domain and preserving the human scale along the high activity environment of Burwood Road. Higher densities are also proposed adjoining new open spaces, so that these spaces are dynamic, active, and highly accessible.

Parramatta Road retains a lower scale character, with an increased landscaped setback to create a boulevard character and align with the proposed controls north of Parramatta Road within the Canada Bay local government area.

Opportunities have been provided for higher density, taller building forms at the junction of Parramatta Road and Burwood Road to mark the gateway to the precinct and to maximise the density on sites with excellent access to the metro.

In the eastern part of the precinct between Parramatta Road and Meryla Street high-density development continues to form a relationship with the open space network stepping down to medium rise development to transition to the low density development on Shaftesbury Road.

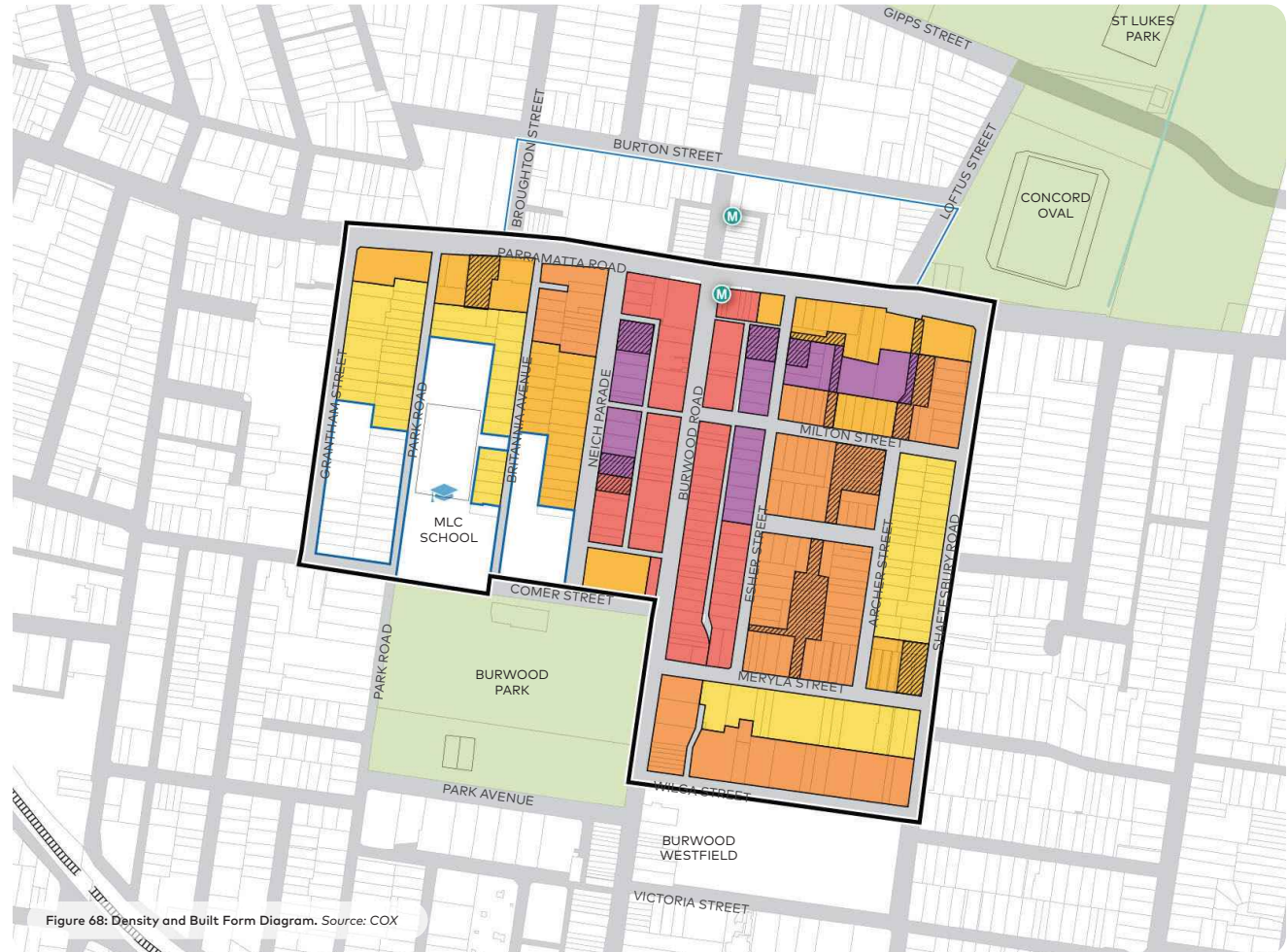


Figure 68: Density and Built Form Diagram. Source: COX

- Precinct Boundary
- Proposed Open Space
- FSR 2:1
- FSR 3:1
- FSR 6:1
- Canada Bay LGA (does not form part of this Masterplan)
- Future Metro Entry
- School
- FSR 2.5:1
- FSR 4:1

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### Building Height

Building heights also consider the proposed uses within each development - residential towers are intended to be more slender than commercial/ retail developments in a podium - and therefore require taller building heights to achieve the same density.

The tallest buildings are proposed to be located behind Burwood Road, fronting Neich Parade and Esher Street, to minimise overshadowing on Burwood Road.

Tall building forms are also proposed within the Transit and Business character area, responding to the highly accessible location but enabling a lower scale frontage to Parramatta Road.

On Burwood Road, a series of podiums are proposed to create a street wall of two to four storeys, ensuring the street environment is constructed at the human scale. Towers of up to 10 storeys in height are set back from the street above the podium.

The linear open space network from Meryla Street is defined by towers of up to 25 storeys, which descend to approximately 6 storeys along Shaftesbury Road, transitioning the height down to the adjoining low density neighbourhoods that surround the Precinct.

In the west of the Precinct, the sensitive school and hospital uses remain as current. Buildings adjacent to the MLC School and Burwood Hospital rise to a maximum of 6 storeys to mitigate the impact of shadows and view-lines to school property.



Figure 69: Building Heights Diagram. Source: COX

- Precinct Boundary
- Proposed Open Space
- 10.5m
- 15m
- 18-20.5m
- 28-30m
- 35-37.5m
- 41-42m
- 47-50m
- 52-56m
- 65m
- 78-82m
- 98m
- Future Metro Entry
- Building Height (storeys)
- Canada Bay LGA (does not form part of this Masterplan)

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### Solar Access

It is important to ensure solar access to public open spaces achieves a high level of amenity year round for those visiting, working and living in the Precinct. The built form proposed within the masterplan is responsive to the solar access needs of the key open spaces in the Precinct.

Key open spaces should receive a minimum of 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June) over a minimum proportion of the open space area.

Maintaining good solar access to the eastern side of Burwood Road will contribute to the successful activation and amenity of the streetscape for pedestrians year round.

Detail design controls for solar access will be captured in the proposed DCP amendments, post-exhibition of the draft masterplan.



Figure 70: Solar Access Diagram . Source: COX

Precinct Boundary
  Proposed Solar Access Controls
  Solar Access
 M Future Metro Entry
  Canada Bay LGA (does not form part of this Masterplan)
 
 0 50 100 200m

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### Open Space Structure

A network of new open spaces, lane-ways and plazas throughout the Precinct will offer a diversity of high quality public places for recreation, gathering and for active transport permeability.

Feasible delivery of high quality public space is the priority for open space provision within the Precinct. Responding to the fragmented nature of land ownership, open spaces have been positioned to maximise their deliverability through private development.

Large development sites that are known to have been amalgamated have been prioritised for the delivery of new pocket parks and open spaces.

A linear blue-green spine forms the heart of the open space within the Precinct, linking with and complementing the existing open spaces of Burwood Park and St Lukes Park, and responding to the natural features of the site including the former creekline that has been undergrounded through the Precinct.

The transformation of New Street into a proposed pedestrianised street supports both the linear blue-green spine and a new east-west pedestrian connection. Future development will further transform this space as services access shifts to adjacent streets.

Pocket parks and plazas provide accessible public spaces to residents workers and visitors, and are connected by a series of lane-ways and pedestrian through-links as important features of the public domain.

Refer *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report* by Oculus for further detail.



Figure 71: Open Space Structure Plan Source: COX

- Precinct Boundary
- Ⓜ Future Metro Entry
- ↔ Proposed Pedestrian Through-Site Link
- ▨ Proposed Shared Street
- Proposed Open Space
- Proposed Laneway (Shared)
- Former Creek Line
- ▨ Open Space - proposed pedestrianised street

0 50 100 200m

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Figure 72: View south within Milton Street park Source: Scharp



### Primary Setbacks

Primary setbacks are the setbacks at ground level, and adjoining podium levels above.

A 0m setback requirement for the ground floor on Burwood Road will retain the street wall pattern with a podium fronting the street of 2-4 storeys. Taller building forms will be set back above the podium. The perpendicular lane-ways will also have a 0m setback for the ground floor and podium to define the edges and activate these lane-ways and through site links.

Within lane-ways, developments will build to the boundary along the rear edge of the blocks fronting Burwood Road to maximise feasibility of these narrow blocks. A setback of 2 metres to the ground floor on the opposite sides of the laneway will enable the opportunity for vehicle turning movements into driveways, and enable adequate building separation to comply with SEPP 65 Apartment Design Guide (ADG) requirements.

On Parramatta Road, a six metre green setback to the ground floor reinforces the principles of PRCUTS, and will soften the pedestrian environment along this corridor and establish a boulevard character.

Greater ground floor building setbacks are proposed throughout the residential streets to provide adequate space for deep soil landscaping within development lots and allow for Water Sensitive Urban Design (WSUD) treatments along the streetscapes.

Detailed design controls for setbacks will be captured in the proposed DCP amendments, post-exhibition of the draft masterplan.

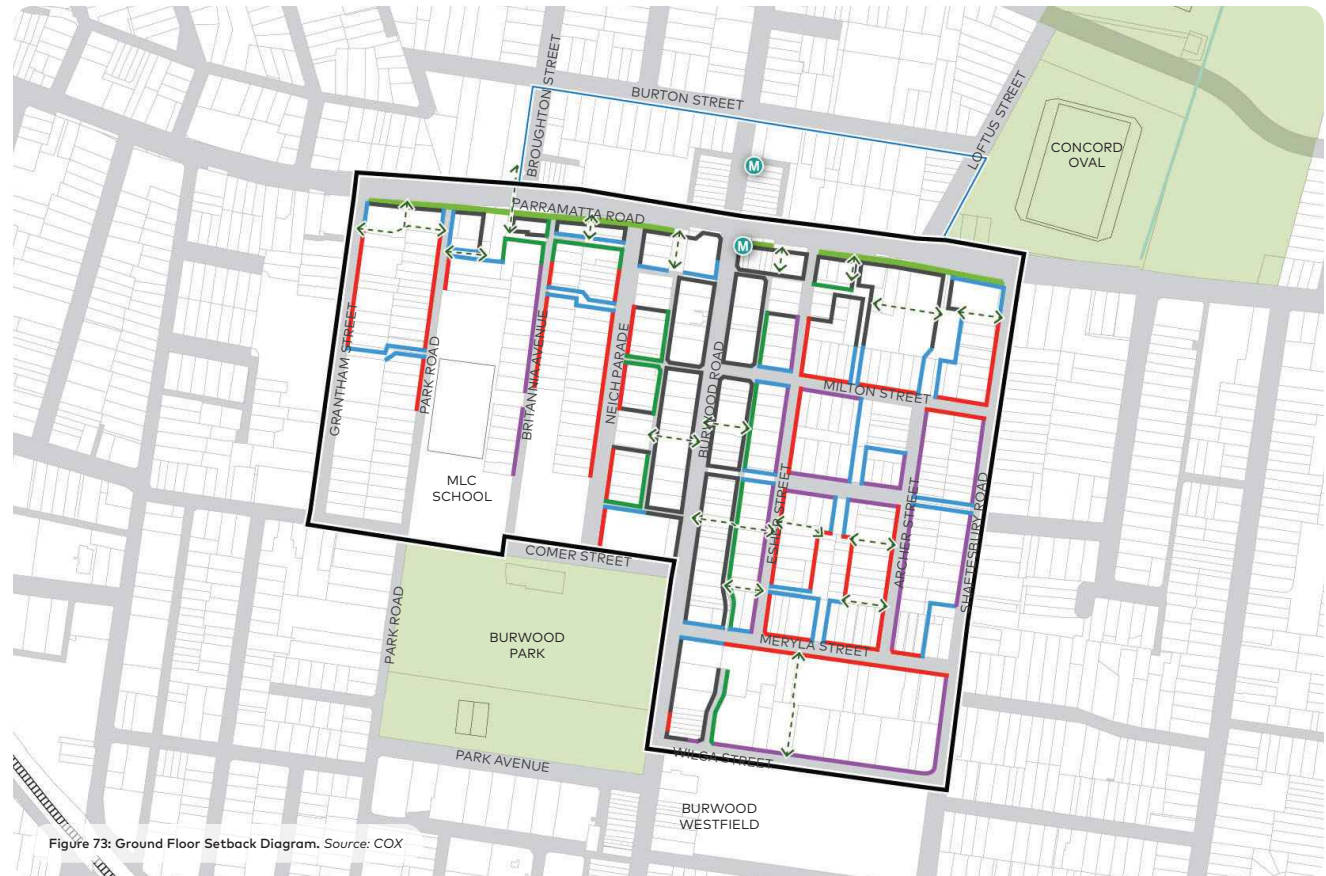


Figure 73: Ground Floor Setback Diagram. Source: COX

- Precinct Boundary
- Ⓜ Future Metro Entry
- 2m setback
- 4m setback
- 6m Parramatta Road green setback
- Proposed Open Space
- 0m setback
- 3m setback
- 6m setback
- ↔ Proposed Pedestrian Through-Site Link

0 50 100 200m

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### Secondary Setbacks

Secondary setbacks are those for the storeys above the ground level or podium. They are measured from the face of the ground level or podium so are in addition to any primary setback.

The intention of secondary setbacks is to protect the human scale of key pedestrian routes such as Burwood Road, and to achieve appropriate building separation to comply with ADG requirements.

The proposed secondary setbacks of 6m and 8m on the eastern and western sides of Burwood Road respectively, are intended to ensure ADG compliant separation for built form in the adjoining blocks fronting Neich Parade and Esher Street. The blocks on the western side of Burwood Road are deeper than the blocks on the eastern side, so are able to accommodate a deeper secondary setback while achieving a similar tower floor-plate size.

The secondary setback of 3m proposed along Parramatta Road enables building articulation and a pedestrian scale to the streetscape, while enabling feasible tower forms to be developed above.

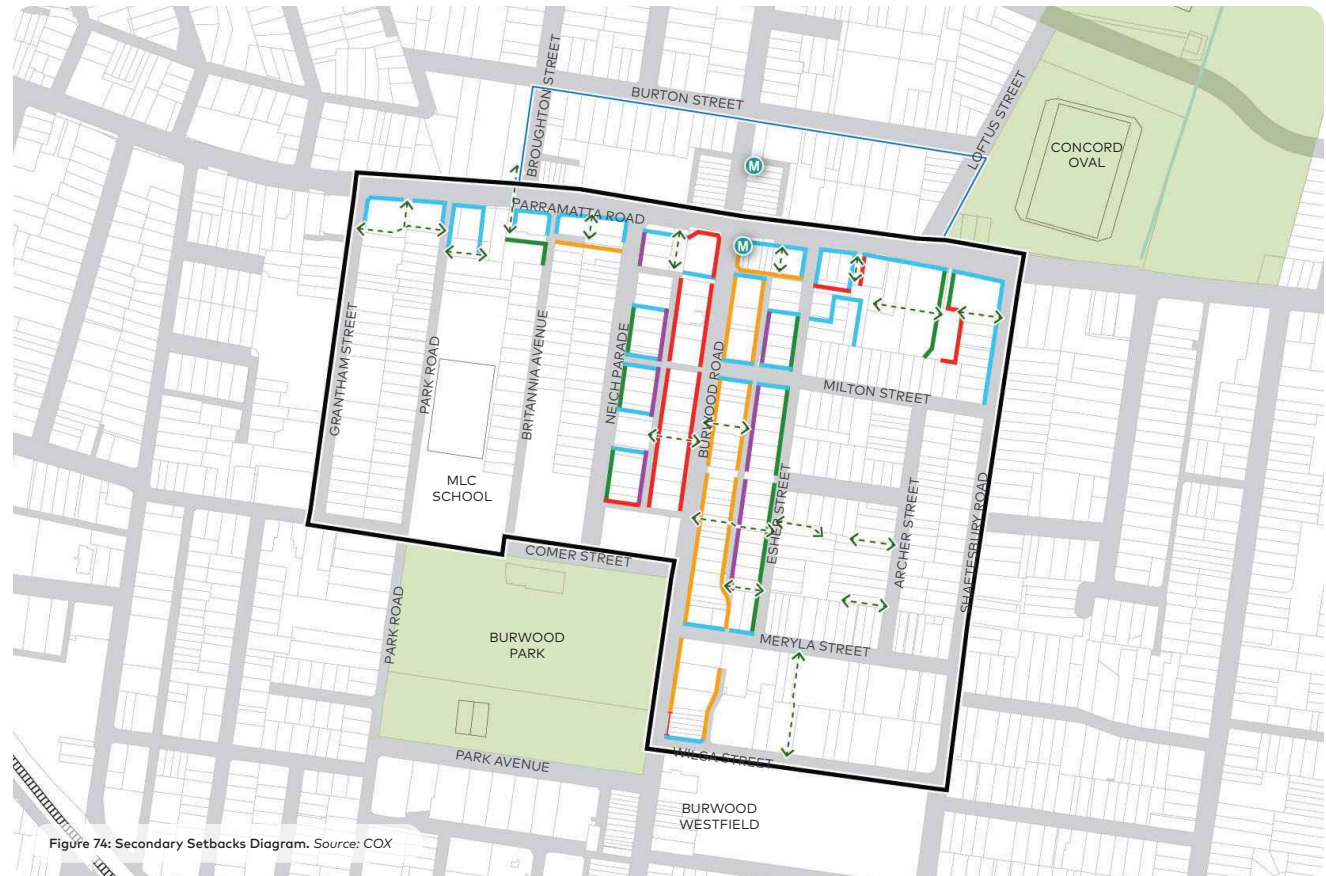


Figure 74: Secondary Setbacks Diagram. Source: COX

- Precinct Boundary
- Future Metro Entry
- 3m secondary setback
- 6m secondary setback
- 8m setback from heritage facade
- Proposed Open Space
- 2m setback
- 4m secondary setback
- 8m secondary setback
- ↔ Proposed Pedestrian Through-Site Link
- Canada Bay LGA (does not form part of this Masterplan)

0 50 100 200m

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### Active Edges

Active street frontages help to enliven the public domain and street environments, contributing to a vibrant and safe Precinct with food and beverage outlets, retail shopfronts and small scale commercial frontages with direct visibility onto the street.

Active edges will be concentrated on or near the Burwood Road corridor, drawing pedestrian activity north from the Burwood town centre and Westfield, into the Burwood North Precinct and around the metro station hub. Along Burwood Road, ground floor frontages must be activated.

Alongside a green setback, pedestrian amenity will be significantly improved on Parramatta Road as the interface is activated by ground-floor business and retail. Extending activity in perpendicular streets and lane-ways creates an environment that is less exposed and more appropriate for outdoor dining.

Pocket parks and plazas set back from Burwood Road provide opportunities for food and beverage outlets to adjoin open space, allowing for activity to spill into the open space and provide activation, expanding the usability of the open space.

There are opportunities for small scale food and beverage outlets within the ground floor of residential buildings to activate adjoining open spaces within the residential areas of the Precinct. These opportunities help to activate open spaces, provide passive surveillance and increase the amenity and convenience within the residential neighbourhoods.

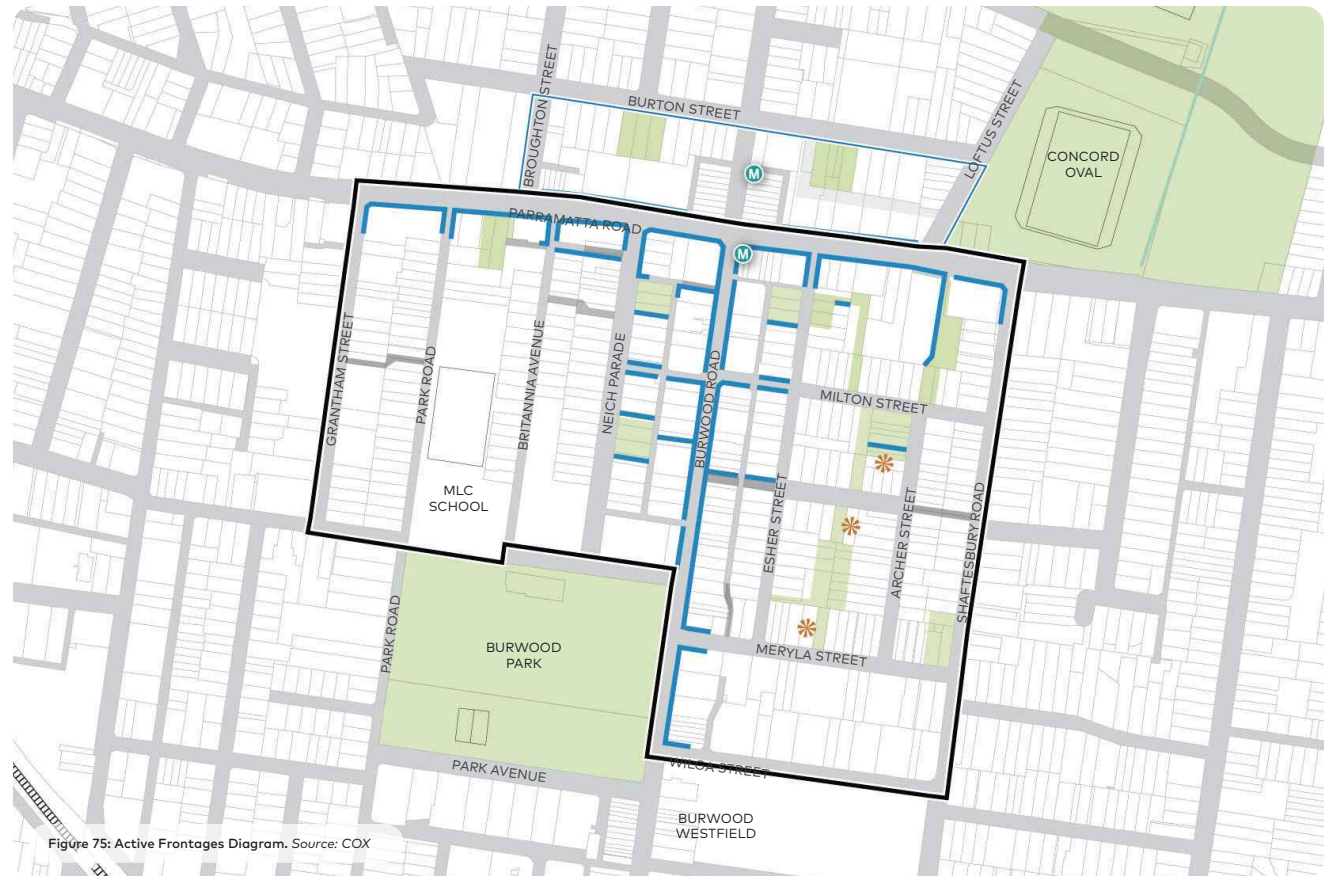


Figure 75: Active Frontages Diagram. Source: COX

- Precinct Boundary
- Future Metro Entry
- Active Ground Floor Use in Residential Zones
- Canada Bay LGA (does not form part of this Masterplan)
- Proposed Open Space
- Active Edge

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### Active Transport

The proposed active transport network will increase opportunities for east-west connections. New routes will utilise the proposed open space network, allowing cyclists to more safely connect to the wider active transport network.

The unidirectional cycle paths on Neich Parade are currently exposed to driveway entries and kerbside parking so are proposed to be replaced by a bidirectional cycle path on the eastern side of the street to minimise vehicle conflicts. Using proposed lane-ways and open spaces, this route then crosses Burwood Road and connects along the proposed New Street open space to an existing route leading to Luke Avenue and Parramatta Road.

A route is also proposed to connect Rowley Street and Comer Street, facilitating an additional east-west connection across the Precinct. The transformation of Park Road to a low-speed, one-way shared street provides further connectivity.

Pedestrian amenity is aided by a series of pedestrian only through-site links, connecting local streets to open spaces and major commercial strips. These connections align with existing lane-ways and break down large blocks to provide good pedestrian permeability. They are activated by adjoining open spaces and active ground floor frontages.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail

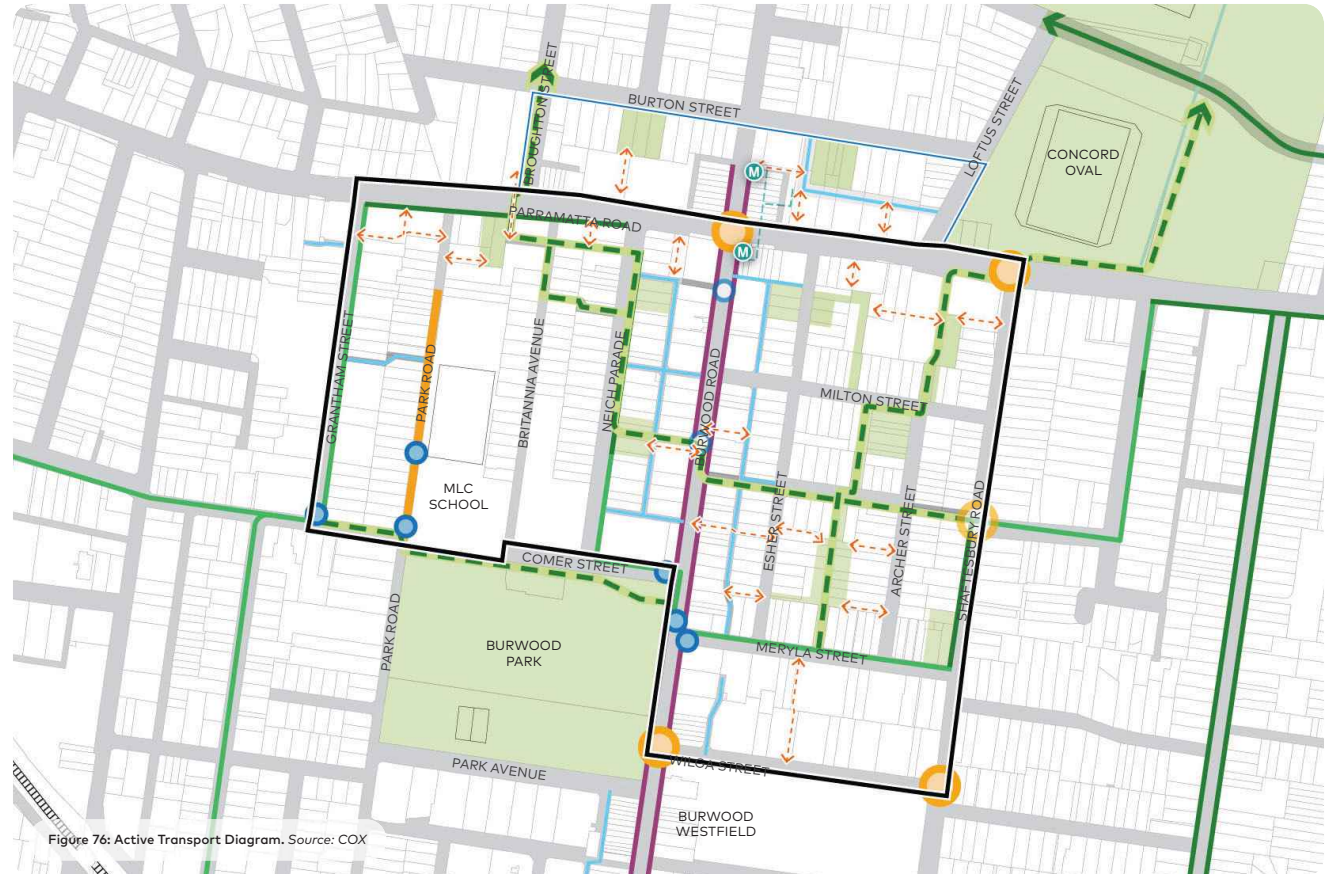


Figure 76: Active Transport Diagram. Source: COX



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Figure 77: View south on Neich Parade Source: Scharp



### Public Transport

The opening of Sydney Metro West in 2030 with a station in the Burwood North Precinct will provide a high frequency, high capacity rail link that connects to Parramatta and the Sydney CBD in 10 minutes each way, transforming public transport accessibility for the Precinct.

The existing train station at Burwood to the south of the Precinct will continue to support public transport trips for the Precinct, as will the existing bus networks that connect the Precinct along Burwood Road and Victoria Street.

Burwood Road is key to north-south connectivity across both Parramatta Road and the railway line. Traffic-calming interventions will reduce the movement of cars and improve the flow of bus traffic, better connecting residents to suburban centres.

Currently, no regular bus routes travel west along Parramatta Road from its intersection with Burwood Road. Potential exists for a bus corridor to supplement the metro and railway line with intermediate service. Additionally, PRCUTS identifies an opportunity for a large bus interchange on Parramatta Road, which will interface with the metro station.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail



Figure 78: Transport Diagram. Source: COX



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Burwood North Precinct Masterplan: Masterplan Report Burwood 57





Figure 79: View east on Esher Lane, Sydney Metro station entry off camera to the left Source: Scharp



### Street Typology

Using the NSW Government’s Movement and Place Framework, the roads and streets of Burwood North Precinct can be categorised as Main Roads, Main Streets, Local Streets and Civic Spaces.

As a Main Street, Burwood Road balances its roles as a key transport corridor and pedestrian attractor. Parramatta Road is currently a Main Road and vehicle artery, however, future development could introduce more pedestrian-oriented uses and encourage a shift toward the ‘main street’ typology.

Much of the rest of Burwood North Precinct can be categorised as Local Streets, which include the connectors of Wentworth and Shaftesbury Roads, and the neighbourhood streets of Esher and Archer Streets.

The Civic Spaces typology will be bolstered by the transformation of Park Road and New Street into shared spaces.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail.



Figure 80: Proposed Street Typology Diagram Source: COX

- Precinct Boundary
- Ⓜ Future Metro Entry
- Roundabout
- Main Street
- Civic Space
- Open Space - proposed pedestrianised street
- Open Space
- Signalised Crossing
- Main Road
- Local Street
- ↔ Pedestrian Link
- Canada Bay LGA (does not form part of this Masterplan)

0 50 100 200m

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Burwood 59



Burwood North Masterplan: Masterplan Report

Street Hierarchy and Movement

Parramatta Road is a major east-west arterial that will continue to draw traffic from the Burwood North Precinct. Parramatta Road is serviced by the connecting Wentworth and Shaftesbury Roads, which are limited to 50km/h.

The high-activity Burwood Road remains a key connector for bus traffic. Car movements will be reduced by implementing traffic calming measures in a staged approach. High pedestrian activity designates Burwood Road a High Pedestrian Activity Area with a speed limit of 30km/h.

Neighbourhood streets provide for internal movement and draw traffic to connector streets, with a speed limit of 30km/h. Milton Street is an important east-west link, providing greater connectivity to dwellings in the west of the Precinct.

Intersecting the MLC School is Park Road, a narrow street that currently carries two-way traffic. Transitioning to a one-way street, much of the road north of its intersection with Rowley Street will become a shared zone with a speed limit of 10km/h, with pavement and traffic calming landscape treatments clearly marking this transition. This change will improve safety and amenity for school children as well as the wider community.

Locating building access on adjacent streets frees New Street to be converted to a pedestrianised street, forming a key east-west pedestrian route.

Speed limits of 10km/h on all lane-ways and 30km/h on all local streets promotes pedestrian priority and permeability throughout the Precinct. The implementation of new speed limits, shared streets and road closures is subject to further assessment and TfNSW approval.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail.

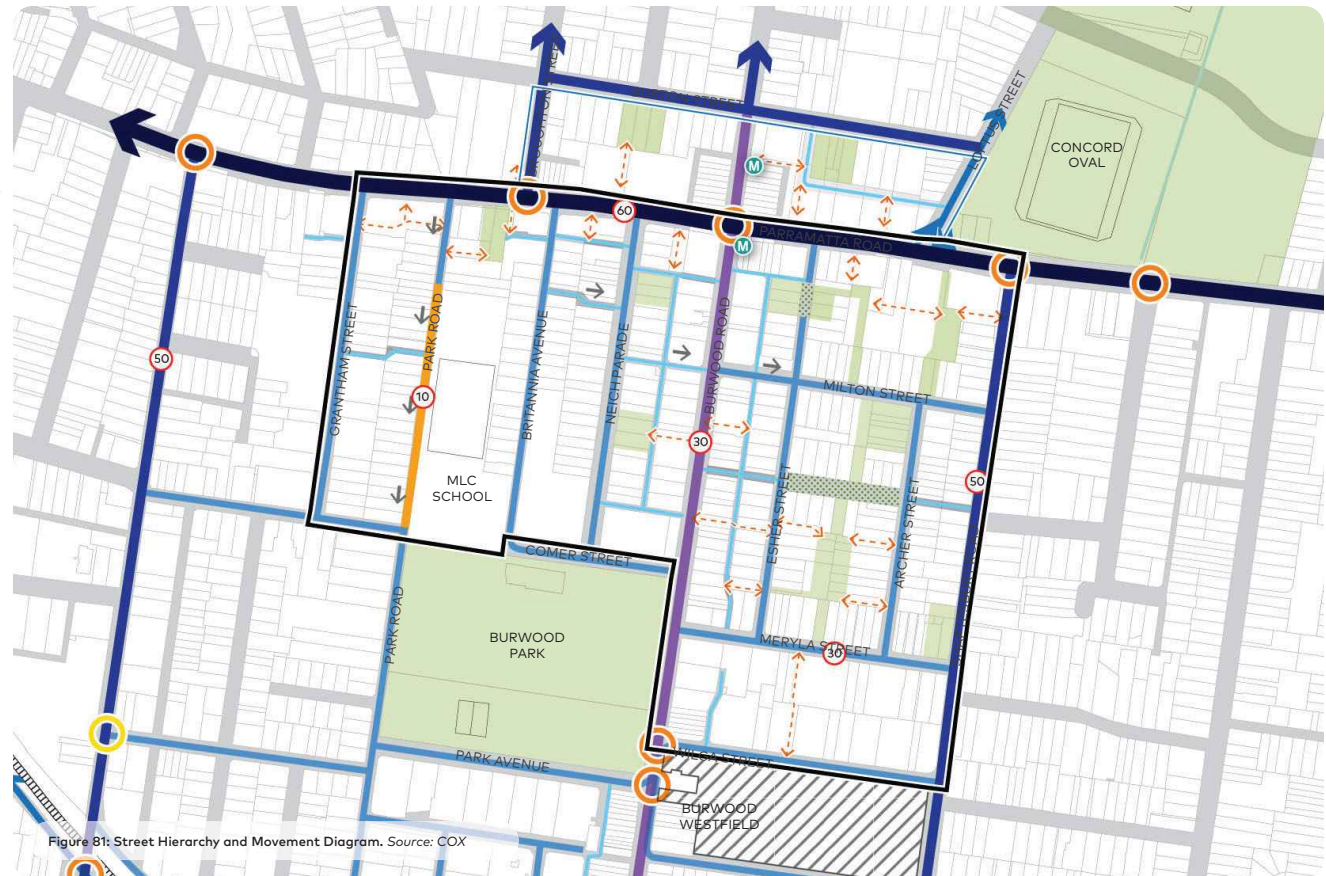


Figure 81: Street Hierarchy and Movement Diagram. Source: COX

- Precinct Boundary
- Principal Arterial Road
- Connector Streets
- Neighbourhood Streets
- Proposed Open Space
- ▨ Parking
- Canada Bay LGA (does not form part of this Masterplan)
- ↔ Pedestrian Link
- One Way
- Lane-ways
- Proposed Speed Limit
- Shared Streets
- Roundabout
- Signalised Intersection
- High Pedestrian Activity Area
- ▨ Open Space - proposed pedestrianised street

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## Yield Estimate

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### Methodology

The Precinct’s potential development capacity has been quantified to understand its potential future land uses, total dwellings, population and jobs. Land use capacities have been calculated assuming only unconstrained sites are uplifted.

The methodology and outcomes are summarised in subsequent pages.

### Constrained Sites

Sites identified with one (or more) of the following characteristics are assumed to be constrained and therefore may not present as redevelopment opportunities within the assumed timeframe of the masterplan:

- Strata titled lots containing >10 units - either commercial or residential
- Recent development
- Heritage items\*
- Schools
- Open space (existing and proposed)

\*Some heritage sites are included as opportunity sites because of their ability to be adaptively reused, or according to their assessed heritage value.

Sites where there are known development proposals within the Precinct but that do not have an approved DA are assumed to be unconstrained and are therefore an opportunity site for development uplift under the Masterplan. All other sites are assumed to be opportunity sites.

Proposed open spaces anticipated to be delivered as part of a private development are assumed to adopt that block’s FSR. Development sites that are also delivering open space can utilise the full FSR allocated to that site and redistribute that density to the developable parts of the site. These open space areas are therefore retained within the capacity assessment as having some development potential. In addition to this, the following information has also been identified for each parcel:

- Total site area of constrained sites to be excluded
- Heritage items
- Existing FSR
- PRCUTS proposed FSR

### Proposed Controls

A proposed FSR has been identified for each block, responding to the overall vision for Burwood North Precinct and the levels of accessibility and amenity within and adjoining the blocks now and in the future. The FSR controls recognise the importance of compatibility with existing character and consider the impact of future built form, constrained land uses, relationship to open space, and proximity to transport. It is assumed that the proposed FSR should not be less than the existing FSR, or the FSR identified under PRCUTS for that block.

For each block a proportional split for mixed-uses into non-residential uses and residential uses has been assumed.

### Assumptions

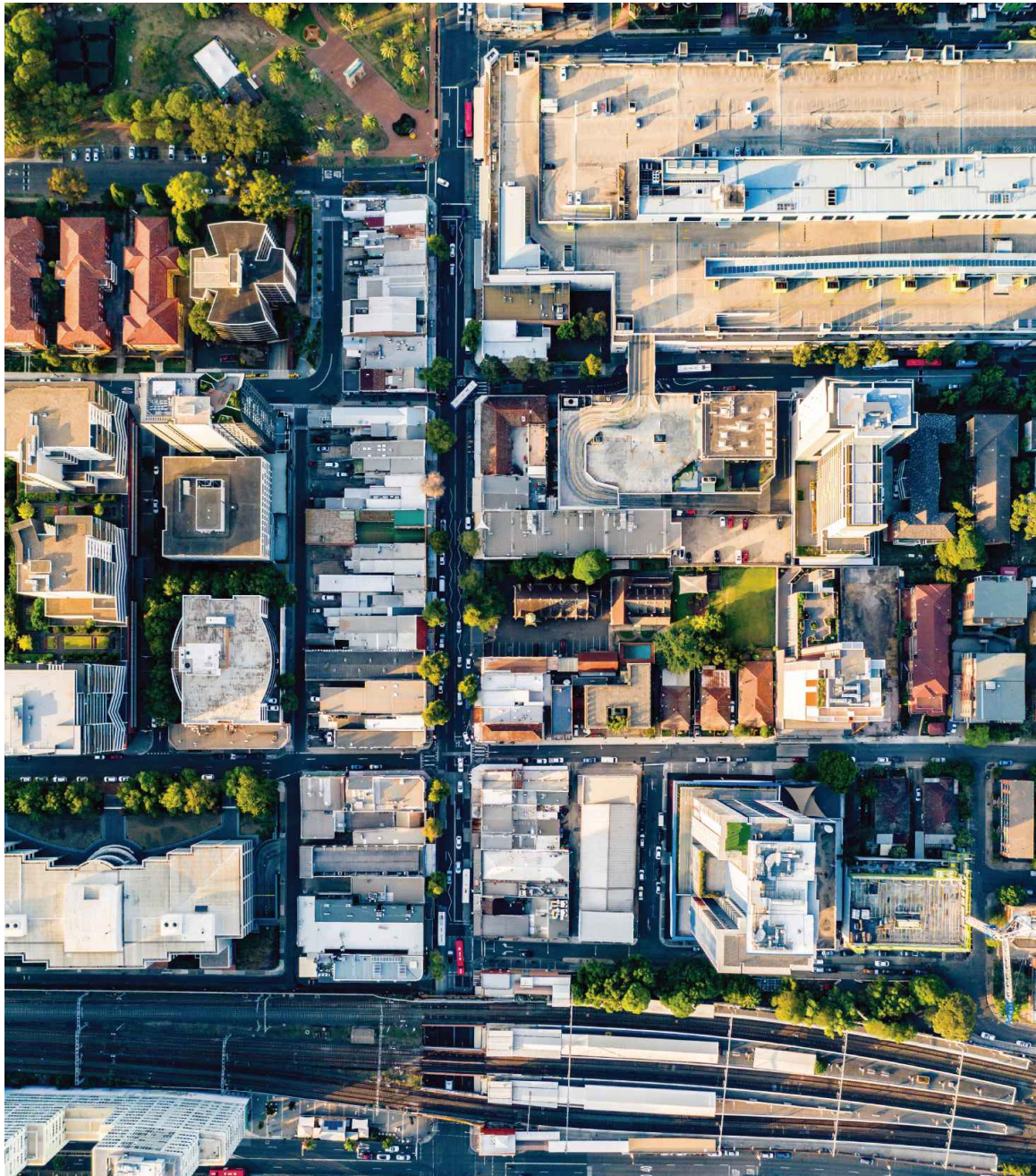
The following assumptions have been used in the development of the masterplan.

GFA to dwelling and Job assumptions	
Average apartment size	90m <sup>2</sup> GFA
People per dwelling	2.5
m <sup>2</sup> per job	35

Built Form		
Max. Floor-plate over 8 storeys	750m <sup>2</sup> (floor-plate GBA)	
Min. Amalgamated lot size	1,500m <sup>2</sup>	
Max. Building length	60m	
Max. Wall length without articulation	45m	
Min. Floor to floor heights	Residential	3.1m
	Residential ground floor	4m
	Commercial/retail	4m
	Commercial/retail ground floor	4.5m

Table 2: Burwood North Capacity Assessment





Employment Capacity	
Employment GFA Capacity	47,412m <sup>2</sup> GFA
Potential Additional Jobs	1,355
Average GFA m <sup>2</sup> per job	35

Residential Capacity	
Retained Dwellings	823
Residential GFA Capacity	482,947m <sup>2</sup>
Potential Additional Dwellings	5,366
Potential Total Dwellings	6,189
Potential Total Population (@ 2.5ppd)	15,473

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Figure 82: View south on Shaftesbury Road, Milton Street to the right Source: Scharp





## Draft Implementation Strategy

The proposals contained within this masterplan report are recommendations for achieving the desired high quality renewal outcomes within the Burwood North Precinct. The Masterplan does not enact the proposed changes – this will be done via a Planning Proposal, which will be prepared following the public exhibition of the Masterplan.

The draft Implementation Strategy provides an indication of the proposed changes to the:

- Land use zones
- Floor Space Ratios
- Height of Buildings

It also identifies key sites within the precinct and proposed site amalgamation requirements.

It should be noted that these may be subject to changes, following the conclusion of the public exhibition of the Masterplan

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### Proposed Site Amalgamation

Efficient and successful delivery of the masterplan will require amalgamation of fragmented lots throughout the Precinct.

Encouraging the amalgamation of properties to achieve a minimum lot size of 1500m<sup>2</sup> would enable the delivery of the densities proposed in the masterplan. A potential pattern of amalgamation has been shown in the following diagram, which aims to create efficient development parcels with a minimum contiguous site area of 1500m<sup>2</sup>, in an ordered way that avoids the creation of isolated sites that cannot be redeveloped to their full potential. A minimum lot size of 1500m<sup>2</sup> also enables developments to achieve ADG requirements and provide adequate amenity for future residents.

The amalgamation of properties into larger development sites (greater than 1500m<sup>2</sup>) is required to achieve the efficient delivery of open space through developer contributions, which could be offset by an allowance for additional height or development yield.

The following diagram indicates proposed open spaces that could be delivered by developers as part of a larger amalgamated development site.



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### Proposed Key Sites

Key Sites are being proposed within the Burwood North Masterplan to ensure that the delivery of community infrastructure, open space and through site links meets particular thresholds for demand and in the desired locations.

The Key Sites diagram adjacent identifies that Key Sites may include, but not be limited to;

- Parramatta Road, between Park Road and Britannia Avenue
- Neich Parade between Nicoll Lane and Emmanuel Lane
- Esher Street between Milton Street and Esher Lane
- Parramatta Road between Esher Street and Shaftesbury Road
- Block bounded by Milton, Archer, Meryla and Esher Streets.
- Meryla Street between Archer Street and Shaftesbury Road



Figure 84: Key Sites Diagram. Source: COX

- Precinct Boundary
- Proposed Open Space
- Canada Bay LGA (does not form part of this Masterplan)

0 50 100 200m

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Burwood 67



Land Use Zones

Existing Land Use Zones

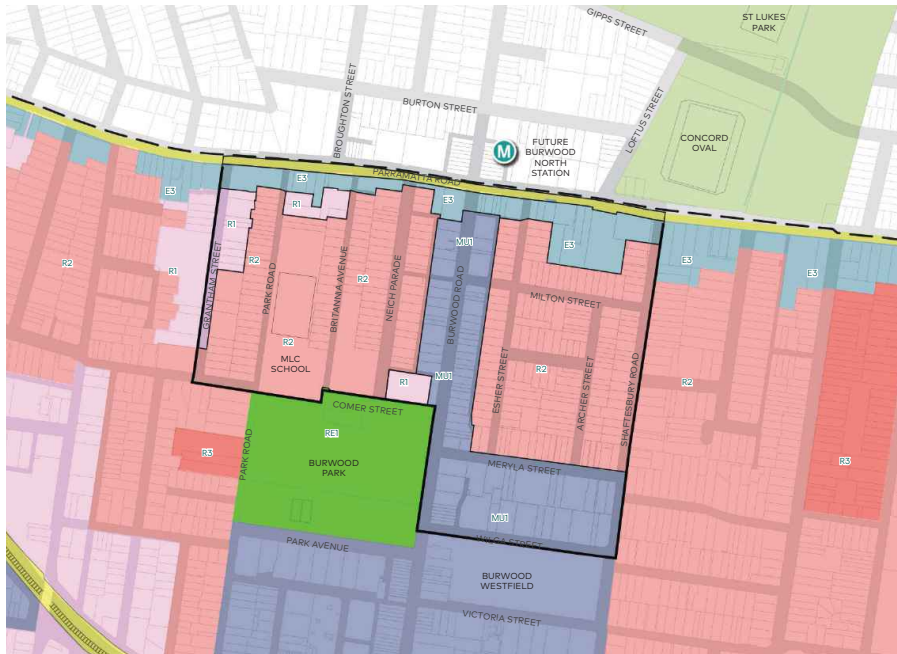
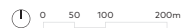


Figure 85: Existing Land Use Zoning Diagram Source: Burwood LEP

- Precinct Boundary
- R2 Low Density Residential
- E3 Productivity Support
- SP2 Infrastructure
- R3 Medium Density Residential
- RE1 Public Recreation
- R1 General Residential
- MU1 Mixed Use



Proposed Land Use Zones

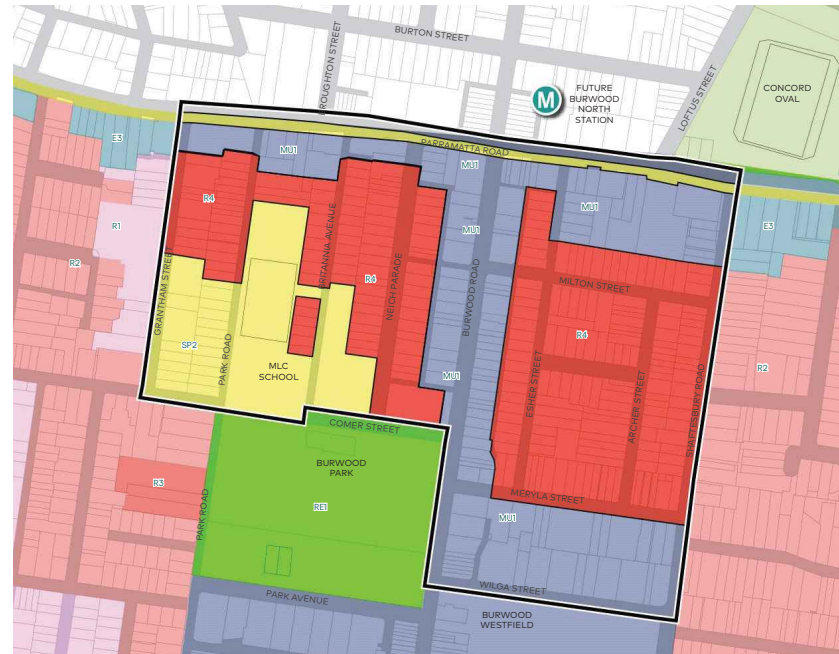
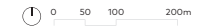


Figure 86: Proposed Land Use Zoning Diagram Source: COX

- Precinct Boundary
- R2 Low Density Residential
- MU1 Mixed Use
- SP2 Infrastructure
- R3 Medium Density Residential
- E3 Productivity Support
- R1 General Residential
- R4 High Density Residential
- RE1 Public Recreation



Burwood Road is proposed to be retained as MU1 Mixed Use zoning, consistent with PRCUTS and the Burwood Town Centre. The Parramatta Road frontage is proposed to be MU1 Mixed Use zoning, consistent with PRCUTS, but also extending south towards Milton Street to enhance activation of this area.

A large proportion of the Burwood North Precinct is proposed to be rezoned, from R2 Low Density

Residential to R4 High Density Residential to reflect the vision for a more dense and active Burwood North Precinct, supported by enhanced transport accessibility.

The proposed open space fronting Milton Street and the proposed pedestrianised New Street could be zoned RE1 Public Recreation (not shown in Figure 90), signalling their importance as public space assets for the Precinct.

Burwood North Masterplan: Masterplan Report

Floor Space Ratios (FSR)

Existing Floor Space Ratios

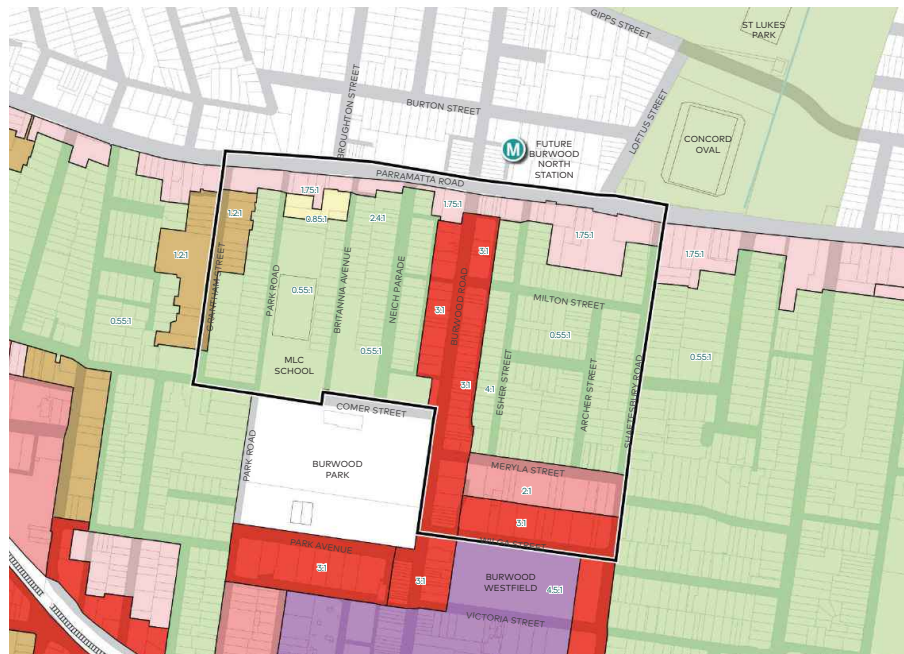


Figure 87: Existing Floor Space Ratio Diagram. Source: Burwood LEP

- Precinct Boundary
- FSR 0.85:1
- FSR 1.6:1
- FSR 3:1
- FSR 0.5:1
- FSR 1.1:1
- FSR 1.75:1
- FSR 4.5:1
- FSR 0.55:1
- FSR 1.2:1
- FSR 2:1

0 50 100 200m

Proposed Burwood North Precinct Masterplan Floor Space Ratios (FSR)



Figure 88: Proposed Floor Space Ratio Diagram. Source: COX

- Precinct Boundary
- FSR 0.9:1
- FSR 1.75:1
- FSR 3:1
- FSR 6:1
- FSR 0.5:1
- FSR 1.1:1
- FSR 2:1
- FSR 4:1
- FSR 0.55:1
- FSR 1.2:1
- FSR 2.5:1
- FSR 4.5:1

0 50 100 200m

The Burwood Road frontage is proposed to have an FSR of 4:1, with blocks behind fronting Esher Street and Neich Parade with FSRs ranging from 4:1 to 6:1.

In the western Living and Learning character area, proposed FSRs are at most 2.5:1 along the Parramatta Road frontage, and 2:1 at the sensitive school interface.

Lots surrounding the linear open space corridor in the Park Edge character area are proposed to have an FSR of 3:1, aiding the opportunity for delivery of open space by allocating that FSR onto the developable areas of those sites.

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Burwood North Masterplan: Masterplan Report

Height of Buildings (HOB)

Existing Height of Buildings

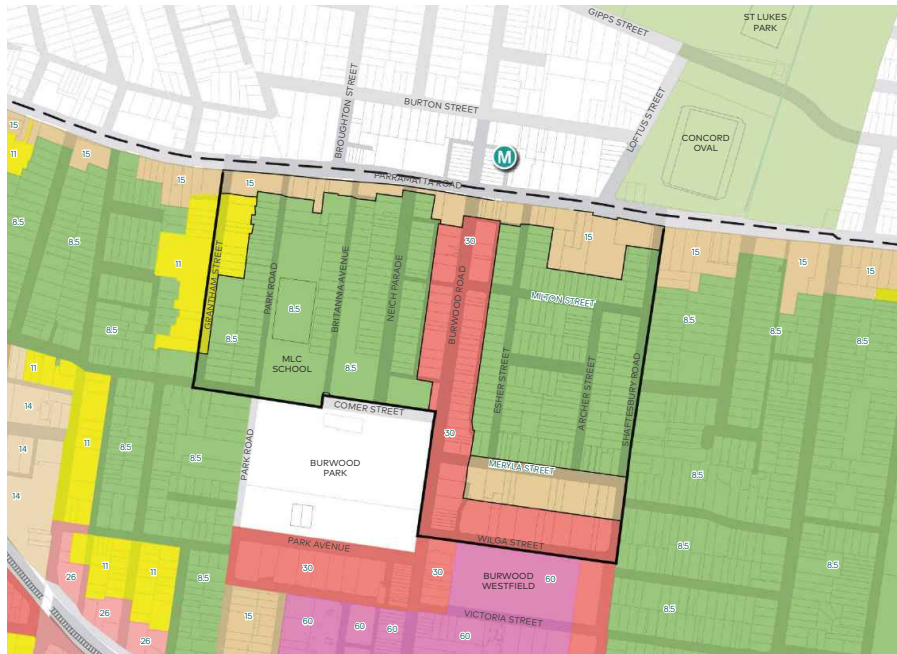


Figure 89: Existing Height of Building Diagram Source: COX

○ Precinct Boundary # Height of Building (Metres)



Proposed Height of Buildings

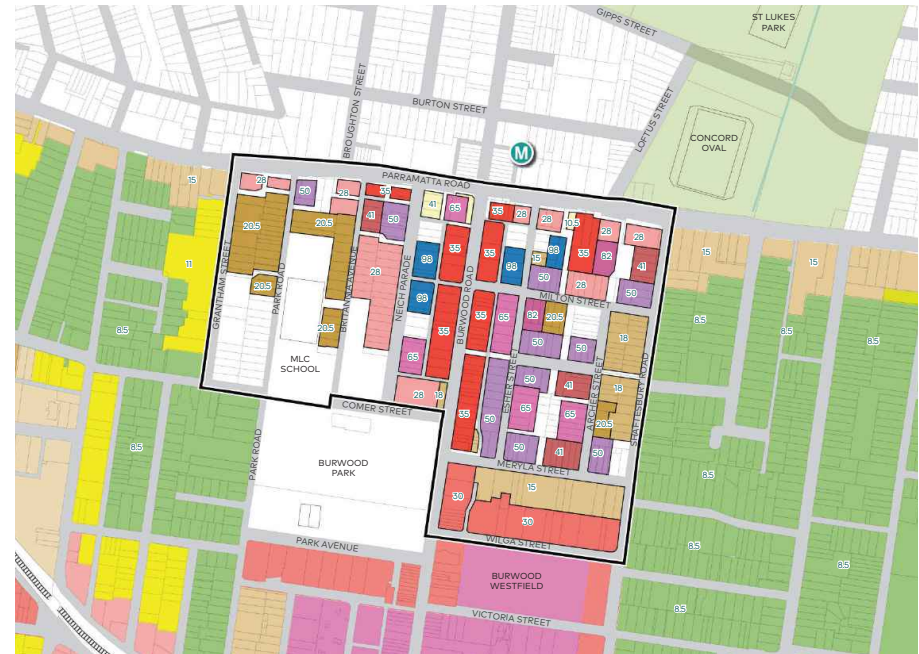
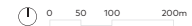


Figure 90: Proposed Height of Building Diagram. Source: COX

○ Precinct Boundary # Height of Building (Metres)



Proposed Height of Building controls deliver a built form that protects the human scale - limiting development to 35m along the vast majority of Burwood Road, and offsetting heights of up to 98m on Neich Parade, Esher Street and Milton Street. Limits of 65m and 41m at the Parramatta Road and Burwood Road intersection will encourage the development of a gateway site.

Heights throughout the remainder of the precinct are largely commensurate with the proposed split of land uses and densities. Heights are proposed to gradually transition from high to low towards the periphery of the precinct and blocks that have an interface to the schools.

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## Appendix

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Appendix 1

Constraints and Opportunities

Connectivity

Burwood North Precinct is currently well serviced with rail connections at Burwood Station to Sydney CBD and Parramatta CBD. Bus services are based around the Parramatta Road strategic bus corridor. Seven bus routes service Parramatta Road within 400 metres of the Precinct and an additional 12 bus routes are located within 800 metres. Several bus services connect to Burwood Station, located south of the Burwood Precinct boundary, which provides an attractive public transport option for commuters travelling east towards Sydney CBD or west towards Parramatta.

During 2021, the NSW Government approved a concept plan and major civil construction works for Sydney Metro West, a new rail link operating between Westmead and the Bays Precinct increasing connectivity both east and west. Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North Precinct, helping to further strengthen connections between the Precinct and existing and emerging industry and employment hubs and communities both in the east and west of the city, increasing both the employment and residential capacity of the area. It presents a catalytic opportunity that will support the growth of the strategic centre at Burwood.

The research paper by the Committee for Sydney 'Rethinking Station Precincts' (May 2022) indicates that the Burwood Town Centres has one of the highest effective job densities (the number of jobs that can be accessed by public transport from a particular area) in Greater Sydney. With the Burwood North metro station, this accessibility will be further enhanced, making the area an important location for land use intensification and urban renewal.



Figure 91: Transport Context Diagram. Source: COX

## Constraints and Opportunities

### Environmental

#### Constraints

- Original creek-line (St Luke's Canal) has been covered over and piped resulting in fragmented overland flow and localised flash flooding
- Canopy cover currently sits at an overall average of only approximately 10%
- Burwood North experiences heat island effect with heightened effects around large lot commercial developments and major roads
- Different street and verge widths limit potential for street tree planting throughout the Precinct
- Historic Burwood Park to be preserved as a scenic and cultural landscape

#### Opportunities

- "Daylight" overland flow paths to create new blue-green connections and ecological corridors that assist with storm water management and flood mitigation
- Provide a range of scales and types of open spaces which support biodiversity, mitigate climate change and maximise recreational opportunities
- Create new green links to connect the existing and proposed network of parks and open spaces
- Increase tree plantings in parks and streets to extend tree canopy aligning with NSW target of 40% canopy cover by 2036 - to be done alongside power line under grounding to support healthy tree growth
- 
- 
- Prioritise retention of existing mature trees on both public and private land

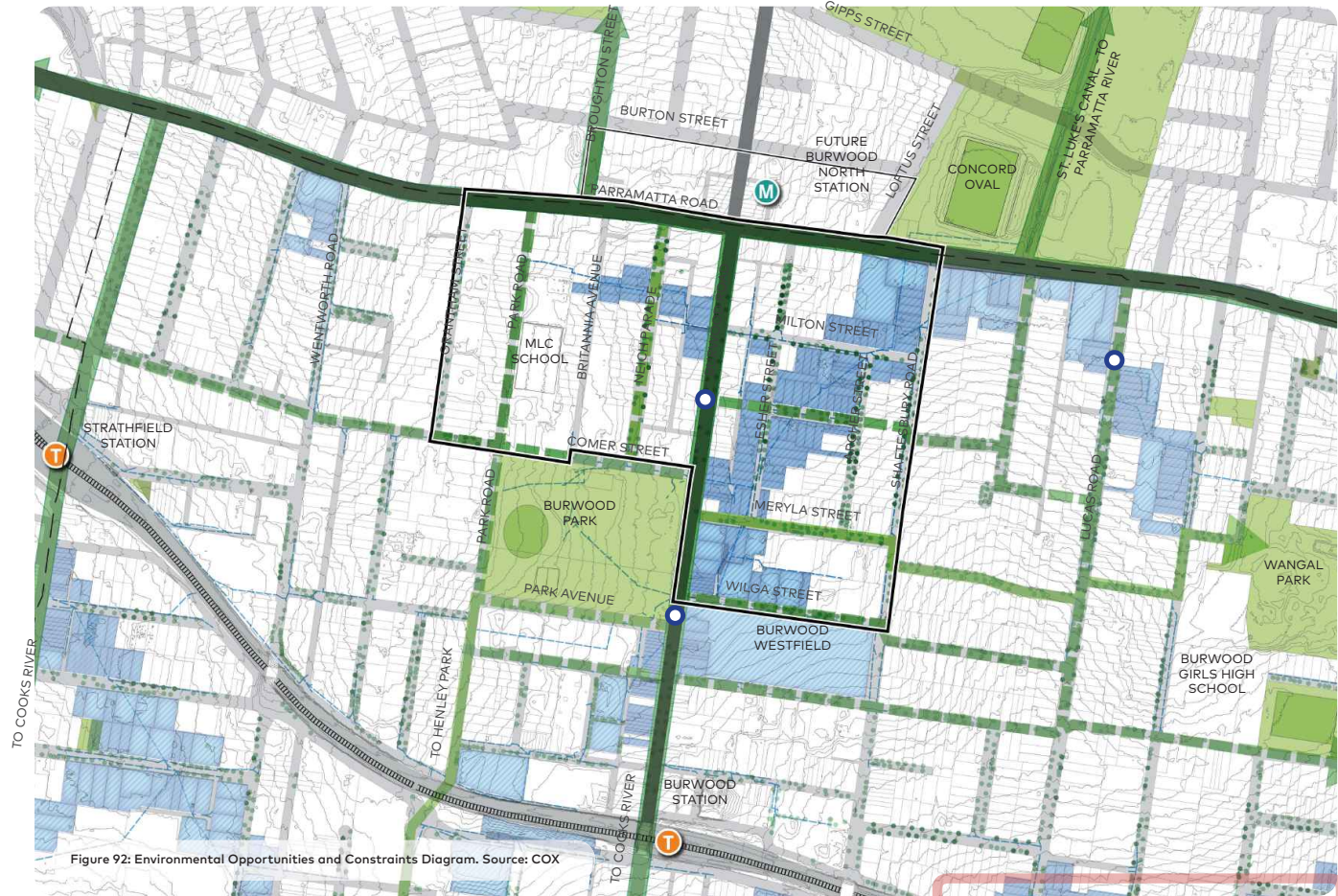


Figure 92: Environmental Opportunities and Constraints Diagram. Source: COX





## Constraints and Opportunities

### Built Form and Character

#### Constraints

- Fragmented land ownership creates juxtaposition of high and low density, old and new and in some instances outcomes that are unsympathetic to local character and heritage
- Heritage item and interface with existing development
- Achieving fine grain, narrow lot human scale character whilst also enabling lot amalgamation/ consolidation

#### Opportunities

- Deliver the PRCUTS vision for Parramatta Road with a 6m landscaped setback.
- Define distinctive character areas within the Precinct which respond to local context and are reinforced through built controls, bulk, form, materiality, setbacks etc.
- Create different character zones along the length of Burwood Road to respond to local context.
- Develop appropriate planning controls to encourage high quality planning and urban design outcomes
- Provide appropriate height transitions and curtilage to heritage items with the potential to integrate with new public open spaces and green links to reveal and celebrate the cultural and historic context
- Adaptively re-use heritage items and integrate sympathetically into new development proposals
- Locate greatest height around station Precincts with tall landmark buildings at key intersection acting as urban markers.
- Use built form to define street edges and differentiate street hierarchy defined by different degrees of streetscape activation

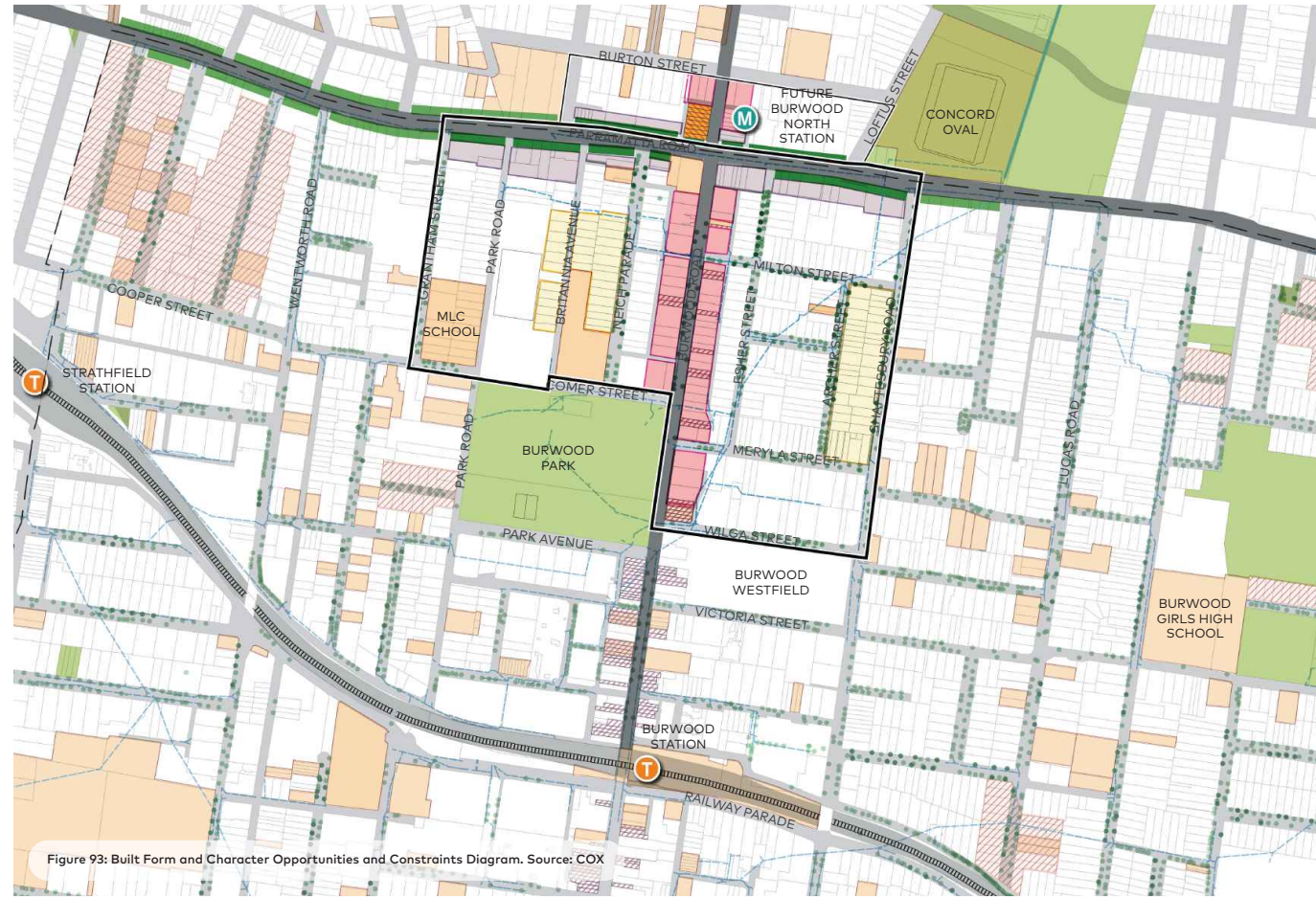


Figure 93: Built Form and Character Opportunities and Constraints Diagram. Source: COX

- |                      |                     |  |  |
|----------------------|---------------------|--|--|
| ○ Precinct Boundary  | ▨ Conservation Area | ○ Proposed Transitional Development (PRCUTS Built Form Testing)                                  | ▨ Existing Fine Grain along Burwood Road |
| ● Potential Heritage | ● Existing Trees    | ▨ Implement Fine Grain Development (PRCUTS Built Form Testing)                                   | ▬ 6m Green Edge Setback (PRCUTS)         |
| ● Heritage Item      | ● Recent Trees      | ▨ Proposed Non-Residential to Road Edge - Residential on Podium only (PRCUTS Built Form Testing) |  |

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## Constraints and Opportunities

### Redevelopment Considerations

#### Constraints

- Strata titled properties in the Precinct are unlikely to be redeveloped in the medium term
- Existing juxtaposition of high and low density, old and new buildings with different materials, bulk, scale and form diminishes local character rather than contributing to a unified future character
- Parking entries and service provision in new developments create blank façades along existing laneways resulting in a poor public interface
- Fragmented lot ownership and strata titled sites limit potential to create integrated development Precincts and consolidated parking solutions

#### Opportunities

- Maximise active façades along Burwood Road within new development
- Maximise friendly façades including lobbies and residential entries throughout Precinct which bring life to the streetscape
- Limited number of recent developments within the Precinct presents a large number of sites for redevelopment
- Consolidate lots to maximise public domain amenity and public open space provision
- Schools can be redeveloped and grow in consideration to heritage constraints
- Revise setback controls to maximise feasibility and efficiency of sites allowing for an overall reduction in height, ensuring more sympathetic built form outcomes and maximised public domain provision and amenity.



Figure 94: Development Constraints Diagram. Source: COX

- |                                 |                                  |  |                                |
|---------------------------------|----------------------------------|--|--------------------------------|
| ○ Precinct Boundary             | ▨ Proposed Development           | ● Strata Titled Properties (>10 units) | ▨ Land and Housing Corporation |
| ▨ Recently Approved Development | ● Recently Completed Development | ● Heritage Item                        | ● Potential Heritage           |

0 50 100 200m

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## Development Typologies

### Low-Medium Density Residential

**Key features:**

- 2-8 storeys
- Built to boundary at ground level and up to four storeys
- Floors above four storeys often set back to reduce perception of bulk and scale
- Careful consideration of parking rates and access required
- May include ground floor retail or small commercial suites
- Transitions scale to adjoining low density residential



Figure 95: Annandale Place, DKO. Source: COX



Figure 96: Arkadia Alexandria, DKO. Source: ArchDaily



Figure 97: Putney Hill, COX. Source: COX

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### Higher Density Mixed Use & Residential

**Key features:**

- 10+ storeys
- 85-100% residential, 0-15% non-residential
- 85% residential has a mixed-use podium built to boundary with 2 levels of commercial or retail floorspace, with residential tower set back over the podium. The ground level uses activate the streetscape
- 95-100% residential has the opportunity for small scale retail or commercial tenancies at the ground floor level, with residential across the remainder of the building. This typology may or may not have a podium
- Potential for private open space on the podium and tower rooftops
- Larger sites include fine grain building articulation to break down the scale of the building

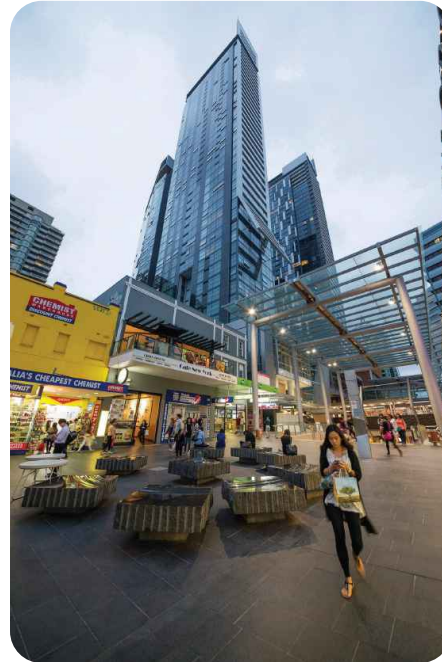


Figure 98: Mixed-use development with both retail and residential uses within the podium and residential tower over. Chatswood Transport Interchange, COX. Source: COX



Figure 99: Mixed-use development with residential tower. Kings Cross, Durbach Block Jaggers. Source: COX



Figure 100: Residential medium-high density development opposite an open space. Victoria Park, Zetland. Source: COX



Figure 101: Mixed-use development. Victoria & Vine, Melbourne. Source: COX



### Non-Residential Uses

**Key features:**

- 100% non-residential uses, or,
- 85% non-residential uses with 2-4 storey  
100% commercial/retail podium
- Increased ground level floor-to-floor heights
- Articulated podium or ground level built form to create a fine grain streetscape
- Permeable ground plane with visible building entries and through site links
- Potential for private open space on the podium and tower rooftops



Figure 102: Private open space on commercial rooftop. Capital Square, WA. Source: COX



Figure 103: High density commercial building with open ground plane activating the street. Wesley Place, VIC. Source: COX



Figure 105: Small commercial tenancies with fine grain building articulation, Foveaux Commercial Suites. Source: Hill Thalys



Figure 104: Articulated commercial & retail podium with tower over. Permeable public domain. Queen Place, VIC. Source: COX

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# 2023 Community Facilities Addendum Burwood North



Burwood Council

September 2023



**Report title:** 2023 Community Facilities Addendum - Burwood North

**Client:** Burwood Council

**Version:** Final

**Date:** September 2023

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## **Cred Consulting acknowledges the Traditional Custodians of the lands on which we operate.**

We pay our respects to the Traditional Custodians, Ancestors and Elders, past and present.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.

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# 1. Introduction

## 1.1 Background

Cred Consulting, in collaboration with Burwood Council, developed the Burwood Community Facilities and Open Space Strategy in 2019. This strategy aims to address the needs of the current and future residents, workers, students, and visitors in the Burwood Local Government Area (LGA) by providing and managing best practice community facilities and public open spaces.

Since the adoption of the Burwood Community Facilities and Open Space Strategy in 2019, Council has delivered improvements to several existing facilities and is planning to deliver additional new facilities to meet the needs identified in the Strategy.

Initially, the Burwood Community Facilities and Open Space Strategy anticipated that the Burwood LGA would reach a population of 57,500 by 2036. However, the projected population has been revisited, considering various factors such as the State Government's mandate to increase housing supply in established areas and the NSW Government's announcement regarding Sydney Metro West, which includes a station in the Burwood North Precinct.

Responding to this, the Burwood Community Strategic Plan (CSP) has established that the population of the Burwood LGA is anticipated to nearly double to 73,500 by 2036.

In order to strategically plan for this growth, Council is working on developing a masterplan for Burwood North Precinct, which will inform the planning framework to deliver a new and vibrant neighbourhood in Burwood North.

The Masterplan will set a long-term vision and strategic directions to make sure future growth is well planned, sustainable and meets the changing needs of our community.

## 1.2 Purpose of this Addendum

In light of the revised population projection, this Addendum has been prepared to assess the additional demand for community facilities in the Burwood LGA.

The objectives of this Addendum are as follows:

- Calculate the additional demand for community facilities in the Burwood LGA.
- On an indicative basis, determine where these additional community facilities should be delivered within the Burwood LGA.
- Identify which of these community facilities should be delivered within the Burwood North Precinct.
- Provide recommendations on best practice principles to consider when planning for and delivering new community facilities.

*Please note that open spaces are not addressed within this Addendum.*

### How this document will be used

This document has been developed to:

- Guide negotiations with developers seeking to deliver new community facilities within developments located in Burwood North.
- Inform the development of Council's Voluntary Planning Agreement Framework.
- Identify potential projects for inclusion in Council's Contributions Plan.
- Support collaboration with neighbouring councils and the development of regional partnerships to deliver new community facilities.

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### 1.3 Definitions

#### Community facilities

For the purposes of this Addendum, community facilities include:

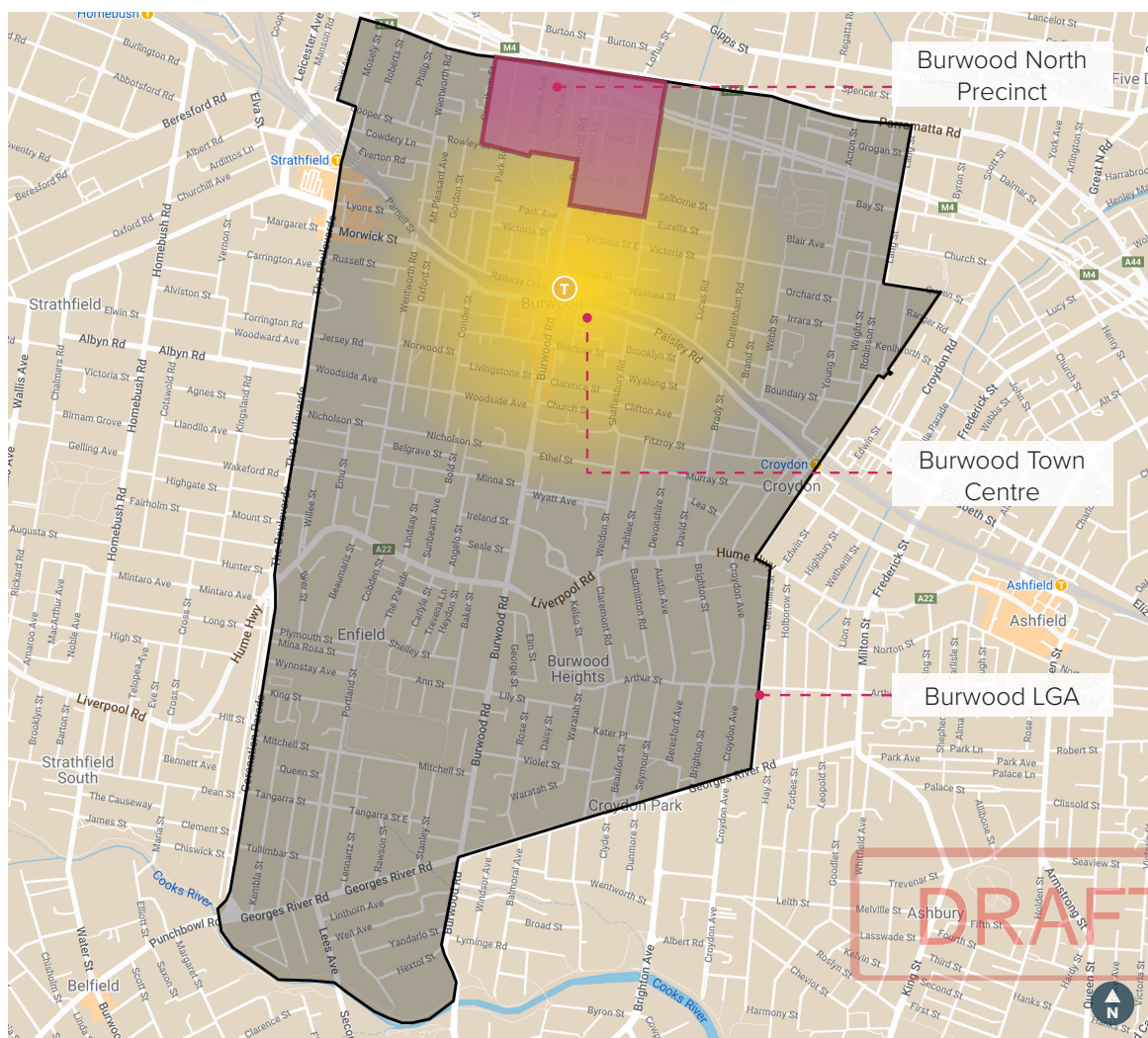
- Community centres and venues
- Arts and cultural facilities
- Libraries
- Early education and care
- Aquatic centres, and
- Indoor recreation centres.

Please note that this Addendum does not address schools, as planning for schools is undertaken by Schools Infrastructure NSW.

#### Study area

As shown in Figure 1, community facility needs have been assessed for the following areas including for Burwood LGA, Burwood Town Centre and Burwood North Precinct.

Figure 1 - Study area place context



## 1.4 Summary of findings

The analysis of community facility needs in Burwood LGA highlights several key areas where future development should be focused to meet the evolving needs and demands of the growing population. The ideal location for the identified needs would be either within the Burwood North Precinct or the Burwood Town Centre.

### Integrated community hub

#### *Minimum size 3,000 sq.m*

By 2036, there will be a below benchmark provision of 1,624 sq.m of community centre and venue floorspace and 1,468 sq.m of library floorspace. Through recent community engagement and research undertaken by Council, the community has voiced the need for additional and diverse community facilities.

In response to this, there is a need to develop a new integrated community hub. This hub should offer complimentary amenities and services to the Burwood Library and Community Hub currently located in Burwood Town Centre, while also introducing unique spaces currently lacking in the Burwood LGA.

This new hub should include:

- Community lounge spaces
- Study spaces with Wi-Fi especially catering to students
- Spaces for young people
- Co-working spaces
- Hireable multi-purpose rooms, and
- Hireable flexible rooms.

This should be located 200m from the future metro station and have clear ground floor access. Co-locating it with open spaces could enhance its appeal and functionality.

### Large office spaces for community service organisations

#### *Minimum size 1,500 sq.m*

There is an expressed demand for co-located large affordable office spaces for not-for-profit community services organisations including shared meeting rooms for efficient service delivery.

### Participatory spaces for creative arts

#### *Minimum size 700 to 1,000 sq.m*

By 2036, there will be a below benchmark provision for one arts and cultural facility. Furthermore, the community has expressed a desire for Burwood LGA to be a thriving arts and cultural destination in the future.

While there are plans to develop a best practice Arts and Cultural Centre in the Burwood Town Centre, there is a need to provide additional spaces for the community to participate in creative arts such as:

- Dedicated exhibition space
- Artist Studio spaces, maker spaces, incubator for creative industries, and
- Affordable accommodation to support emerging creative industries.

New facilities should not duplicate spaces and functions planned for the Arts and Cultural Centre.

### Indoor recreation centre

#### *Minimum size 4,000 sq.m*

Both now and by 2036, there is a below benchmark provision of one indoor recreation centre. Burwood LGA needs an indoor recreation centre with sports courts to address the increasing demand for indoor sports in Greater Sydney due to changes in participation trends and climate change.

There is an opportunity for this to be located within the Burwood North Precinct or Burwood Town Centre. It should be easily accessible via public transport and have clear ground floor access. Co-locating it with other community facilities could further enhance its utilisation.

### Early education and care centres

The demand for early education and care centres is expected to grow significantly by 2036, requiring additional long day care and out-of-school hours care places.

Locations within the Burwood North Precinct and Burwood Town Centre are ideal to advocate for these much-needed facilities.





Burwood Council and Library  
Photo source: DesignInc

## 2. Key drivers

### 2.1 Strategic review

A number of state, regional and local strategies and policies have been released since the adoption of the Burwood Community Facilities and Open Space Strategy in 2019 which will inform the planning, design and delivery of future community facilities in the Burwood LGA.

Key strategies, policies and programs that have been reviewed include:

- 2021 Australian Infrastructure Plan.
- NSW Public Spaces Charter and Great Public Facilities Guide 2022.
- Burwood Community Strategic Plan 2036 (2022).
- Burwood Local Strategic Planning Statement 2020.
- Burwood Local Housing Strategy 2020.
- Burwood Community Engagement Strategy 2023-2026.
- Burwood Community Facilities and Parks Hire Policy 2022.
- Burwood Disability Inclusion Action Plan 2022-2026.
- Sustainable Burwood Strategy 2022.

#### Needs and opportunities identified in these strategies include:

- Facilitate equitable access to services and facilities at all stages of life.
- Provide access to lifelong learning and recreation opportunities, facilities, and services.
- Create opportunities for community participation in diverse activities and events that celebrate the community's diversity, history, and culture.
- Support healthy lifestyles and livability through infrastructure upgrades, provision of new public spaces, and connectivity between spaces.

- Investigate opportunities to integrate indoor sporting facilities within future development.
- Explore mechanisms to fund additional infrastructure, including educational, cultural, sporting, and recreational facilities, public spaces, and multi-purpose community hubs.
- Review Council's local infrastructure contributions to support community needs and contribute to public benefits.
- Optimise existing infrastructure assets and reduce the demand for new infrastructure over time.
- Optimise the use of available public land for social infrastructure.
- Ensure the design of new and upgraded Council-managed community facilities comply with disability and inclusion access legislation.
- Undertake targeted community consultation with disability groups to inform the design and evaluation of new and upgraded community facilities.
- Ensure up-to-date information about the accessibility of recreation, aquatic, and community facilities is available on the Council's website.
- Improve energy, water, and waste efficiency in the built environment to align with sustainable goals.
- Explore ways to tell the diverse stories of the local community to create a positive and welcoming environment and contribute to the local identity local character.

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## 2.2 Demographic review

### Current population

This section presents the recent census data that was published in 2021. According to profile.id, the population of Burwood LGA in 2021 was 40,217, and Burwood North suburb (within which the Burwood North Precinct is located) was 8,314. The current population in Burwood LGA and Burwood North is characterised as follows:

- **Young:** The median age in Burwood LGA is 34 years, and 32 years in Burwood North suburb, which is lower compared to the Greater Sydney average of 37 years.
- **Highly culturally diverse:** 58% of Burwood LGA and 71% of Burwood North suburb residents were born overseas, compared to the Greater Sydney average of 39%. Additionally, 63% of Burwood LGA and 76% of Burwood North suburb residents speak a language other than English at home.
- **Higher proportion of couples with children:** Across both Burwood LGA (27%) and Burwood North suburb (20%), there is a higher proportion of couples with children. From 2016 to 2021, Burwood LGA experienced an increase in the proportion of couples with children, while Burwood North suburb has seen an increase in single parents with older children.
- **Lower proportion of people needing assistance due to a disability:** In Burwood LGA, 5.1% of residents require assistance due to a disability, while in Burwood North suburb, it is 4.5%. This is lower than the Greater Sydney average of 5.2%.
- **Lower rate of people with long-term health conditions:** In Burwood LGA, 22% of residents have at least one long-term health condition, and in Burwood North suburb, it is 17%. This is lower than the Greater Sydney average of 27%.
- **More people earning the lowest quartile incomes:** In Burwood LGA, 25% of residents earn less than \$887 per week, the lowest quartile income, while in Burwood North suburb, this proportion is slightly higher at 27%.

- **Live in highly dense areas:** 66% of Burwood LGA and 82% of Burwood North suburb comprise of medium and high-density housing, compared to the Greater Sydney average of 46%. In Burwood LGA, from 2016 to 2021, the proportion of separate and medium-density houses has reduced, while the number of high-density houses has grown by 9%.
- **High worker population:** According to employment.id, Burwood LGA has 15,941 local workers, out of which 13,038 people work in the area but live outside. Only 2,903 people live and work within the Burwood LGA.

### Forecast population

By 2036, the population of **Burwood LGA** is projected to experience significant growth, increasing from 40,217 residents in 2021 to **73,500**, representing **an additional 33,283 people**.

As per the indicative yields being proposed for the **Burwood North Precinct**, this area is expected to accommodate a forecast population of **13,550** people.

Based on the current population trends, it is anticipated that the future population in Burwood will predominantly live in high-density developments. Additionally, the community is likely to continue to be highly cultural diverse, with a high proportion of residents born overseas and young.

According to the 'Employment Projections for NSW 2016-66' report by the Centre of Policy Studies, Victoria University, published in October 2022, it is projected that by 2036, NSW will have 4.73 million workers.

According to employment.id, in 2021, workers in Burwood LGA constituted 0.46% of the total NSW workers. Making a high-level assumption that this proportion remains constant, it can be estimated that **by 2036, there will be approximately 21,758 workers in Burwood LGA.**

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## 2.3 Expressed community facility needs

As part of research and community engagement undertaken for recently completed or ongoing projects<sup>1</sup>, Council has identified the following expressed needs for community facilities in Burwood LGA:

### Community lounge and study spaces

- There is a need for more community lounge/study spaces with free WiFi, especially catering to students and young people.
- The existing Burwood Library and Community Hub is attractive for studying, WiFi access, and socialising, and there is a demand for more of these spaces.
- Additional spaces are required for training and skill-based development.
- 24/7 book locker facilities are needed to support the extended operating model for Burwood Library.

### Affordable spaces

- Small community groups and organisations currently face significant costs and struggle to access venues.
- Woodstock Hall is appreciated for its proximity to the railway, accessibility, and cooking facilities, but its hire fees are burdensome for seniors' groups, even with concessions and small grants from the Council.
- Some community groups require free access to programs, activities, and venue hire.

### Spaces for young people

- There is a need for facilities for young people located in highly accessible areas and at an affordable cost.
- Spaces for young people should offer flexible usage for active, educational, and passive activities.

<sup>1</sup> Youth Engagement Survey outcomes (11/4/23 - 31/7/23); Community Safety External Workshop (14/3/23) and Internal Workshop (28/3/23); Vulnerable Communities Meeting (4/4/23); Cost of Living Round Table (5/6/23); Premises, facilities and spaces meeting (28/11/22); and Multicultural Research Paper (01/10/22 - 31/12/22).

- Consideration should be given to regional partnerships with youth facilities in Strathfield and Canada Bay LGAs.
- New or underutilised developments can be utilised for spaces for young people.

### Office spaces for community service organisations

- Co-located and affordable office spaces are needed for not-for-profit community organisations operating in Burwood LGA.
- These office spaces should have essential facilities like toilets, small kitchens, desk spaces, storage, and meeting spaces for staff.
- Space is also needed for programs, private sessions, and drop-in services.
- Accessibility to train stations is important.
- Different organisations have varying space requirements, ranging from small teams to larger groups.
- Some services require access seven days a week due to staff working irregular hours.
- Convenient parking is necessary for loading and unloading.
- Affordability is a significant issue, impacting service delivery and funding, given that increased cost of living puts pressure on staffing and services.
- Co-location opportunities should be explored for synergies.

### Arts and cultural spaces

- An emerging vision and appetite for Burwood LGA to be a center for arts and culture with opportunities to participate in or access diverse art forms, ranging from accessible exhibitions and workshops to unique music performances and cultural festivals.
- Emerging need for artist studios, dedicated exhibition space, and affordable accommodation to support emerging creative industries.

### Indoor sports courts

- There is a strong demand for indoor sport courts indicated by the heavy usage of the new multi-sport courts at Henley Park since their opening in 2022.

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Artist's impression of the planned Arts and Cultural Centre  
Photo source: Burwood Council



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## 3. Review of community facilities supply and demand

This section provides an overview of existing community facilities within Burwood LGA and undertakes population benchmarking for 2021 and 2036 to estimate the required additional community facilities to meet the needs of the growing population.

Currently, Council owns and manages eight community facilities including:

- Six community centres/venues for hire
- One library, and
- One aquatic centre.

Council also owns three early education and care centres that are leased to external providers.

Council does not own any facilities with indoor courts.

Since 2019, Council has expanded some existing community facilities and has planned new community facilities.

### 3.1 Community centres and venues

#### Total provision

As shown in Table 1, currently, Burwood Council owns and manages six community centres and venues for hire.

In 2020, Council expanded the Burwood Library and Community Hub to accommodate additional library spaces, community hireable spaces, and a Council-services concierge desk. Whilst the Community Hub is relatively new, some of the spaces have already reached their capacity, in particular the open areas and study spaces.

Furthermore, the community room (58 sq.m) and multipurpose room (38 sq.m) previously used as staff areas within Enfield Aquatic Centre have been transformed into hireable spaces for the community. However, the community room is old

and not fit for purpose. Therefore, this room is earmarked to be demolished to accommodate the improved outdoor pool and additional children's pool facility upgrades. It should be noted that two new community rooms are being planned as part of the new gym and recreation facility at the Enfield Aquatic Centre site, that can operate independently or as one larger space, which will result in Enfield Aquatic Centre offering a total of 105 sq.m of community centre and venue floorspace.

In addition, Council is developing an Arts and Cultural Centre which will include significant community hireable spaces (approximately 1,826 sq.m). This includes a theatre (319 sq.m) that provides hireable rehearsal and performance spaces, two multipurpose halls that can operate independently or as one larger space (502 sq.m), a studio (60 sq.m) that can be used for community and creative purposes, a community lounge (172 sq.m) that can be used for formal and informal gatherings, and an amphitheatre foyer (201 sq.m) that can function as an informal gathering space.

As shown in Table 1, these six community centres and venues will offer a total floorspace of 4,256 sq.m.

#### Future demand

As shown in Table 2, in 2021, the community center and venue floorspace benchmark demand is 3,217 sq.m. By 2036, this demand is expected to increase to 5,880 sq.m, which is an additional 2,663 sq.m.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute 1,008 sq.m (41%) of the additional 2,663 sq.m required by 2036.

#### Benchmark gap

As shown in Table 2, in 2021, total provision meets benchmark demand. However, Burwood

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LGA will need an additional 1,624 sq.m of community centre and venues floorspace by 2036 to meet benchmark demand.

### 3.2 Library

#### Total provision

As shown in Table 1, currently, there is one library in Burwood LGA located in the Town Centre. In 2020, Council upgraded this Library to accommodate interactive learning labs, and sound proof media rooms, and areas for passive use, such as study and reading. This has resulted in the Library offering a total of 2,000 sq.m of floorspace.

In the future, through WestInvest funding, Council has plans to deliver one library kiosk on the land outside Enfield Aquatic Centre, which would deliver approximately 30 sq.m of additional library floorspace.

As shown in Table 1, these library spaces will offer a total floorspace of 2,030 sq.m.

#### Future demand

As shown in Table 2, accounting for the LGA resident population and worker population, the benchmark demand for library floorspace in 2021 is 2,279 sq.m, which is estimated to increase to 3,496 sq.m by 2036, which is an additional 1,219 sq.m.

As shown in Table 3, it is estimated that the future population in North Burwood Precinct would contribute to 932 sq.m (76%) of the additional 1,219 sq.m floorspace required in 2036.

#### Benchmark gap

As shown in Table 2, Burwood LGA will need an additional 1,466 sq.m of library floorspace by 2036 to meet benchmark demand.

Council is also exploring alternative options to expand library services via its existing central library. This includes extended operating hours, 24/7 self service access and lending facilities in additional locations, such as book lockers.

### 3.3 Arts and cultural centre

#### Total provision

As shown in Table 1, currently, there are no arts and cultural centres in Burwood LGA. However, Council is converting an existing carpark outside the Burwood Library and Community Hub into a thriving Urban Park and Arts and Cultural Centre.

This project will deliver a new Arts and Cultural Centre, which will include dedicated performance and rehearsal spaces, studio space, community lounge, and flexible multipurpose spaces and café.

Burwood RSL has plans for a major club redevelopment which will include a large scale performance space. Council is also aware of other local projects considering the development of new performance spaces or the upgrade of existing ones. However, since these are not Council-owned facilities, they have not been considered in the benchmark demand and gap analysis. As these projects develop, there is capacity for Council to negotiate improved community access to these facilities to help meet community needs.

#### Future demand

As shown in Table 2, in 2021, there is a benchmark demand for one multipurpose performing arts and cultural centre. By 2036, this will increase to a benchmark demand for two multipurpose arts and cultural centres, which is one additional facility.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute to 0.5 facilities (50%) of the one additional facility by 2036.

#### Benchmark gap

In 2021, the planned Arts and Cultural Centre in Burwood Urban Park meets the benchmark demand for arts and cultural facilities in Burwood LGA. It also meets an identified shortfall of arts and cultural facilities regionally, including in the adjoining Strathfield and Canada Bay LGAs.

As shown in Table 2, Burwood LGA will need one additional arts and cultural facility by 2036 to meet benchmark demand. Any additional

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arts and cultural facility should not duplicate the types of spaces on offer in the planned Arts and Cultural Centre in Conder Street. There is an opportunity to provide new facility types, such as maker spaces, artist studios or small dedicated exhibition space.

### 3.4 Aquatic centre

#### Total provision

As shown in Table 1, currently, Burwood LGA has one aquatic facility, the Enfield Aquatic Centre which has a 25-meter indoor pool, a 50-metre outdoor pool and a program pool.

In 2021/22, Council upgraded the Enfield Aquatic Centre to include a new 25-metre indoor program pool dedicated to learn to swim as well as an expanded rear carpark. This increased the capacity of the Enfield Aquatic Centre to deliver community-based swimming and well-being programs, enabling Council to better meet the aquatic needs of the growing community.

Council has also developed concept plans and secured WestInvest funding to enhance and modernise the physical condition of the existing Centre to ensure continued service to the community and improve all year round functionality. The project includes a new 50 metre pool, children's area, leisure and community facilities, cafe and accessible amenities.

#### Future demand

As shown in Table 2, both in 2021 and by 2036 there is a benchmark demand for one aquatic facility in Burwood LGA.

#### Benchmark gap

As shown in Table 2, the existing Enfield Aquatic Centre and its upgrades will meet benchmark demands both now and in the future.

### 3.5 Indoor recreation centre

#### Total provision

As shown in Table 1, currently, there are no indoor recreation/sports centres in Burwood LGA.

#### Future demand

As shown in Table 2, both in 2021 and by 2036 there is a benchmark demand for one indoor recreation centre in Burwood LGA.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute 0.3 of the one indoor recreation facility required by 2036.

#### Benchmark gap

As shown in Table 2, Burwood LGA will need one new indoor recreation facility by 2036 to meet needs of the population now and in the future.

### 3.6 Early education and childcare

#### Total provision

In Burwood LGA, there are three early education and care facilities within Council-owned facilities, namely Burwood Montessori Academy, Woodstock Child Care Centre, and KU Burwood Preschool. Additionally, the LGA has 20 privately-owned and operated early education and care facilities. The specifics of long day care and out-of-school hours care places within these facilities are not detailed in this Addendum.

#### Future demand

The benchmark demands for early education and care facilities are typically calculated for two age groups: 0 to 4 years and 5 to 12 years. Based on the Department of Planning and Environment's population projection for 2036, it is estimated that approximately 4.1% of Burwood LGA's population will be aged 0 to 4 years old, and 9.7% will be aged 5 to 12 years old. Similar percentages are assumed for North Burwood Precinct.

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By 2036, it is projected that there will be approximately 3,014 children aged 0 to 4 years old in the LGA and 554 children aged 0 to 4 years old in North Burwood Precinct.

Additionally, there will be around 7,130 children aged 5 to 12 years old in the LGA and 1,310 children aged 5 to 12 years old in North Burwood Precinct.

***Long day care (LDC)***

As shown in Table 2, there is a benchmark demand of 434 LDC places for children aged 0 to 4 years in 2021, expected to grow to 793 by 2036, an additional 359 places. According to Table 3, the projected 2036 population of North Burwood Precinct is likely to contribute 146 places toward the required 359 LDC places.

***Out-of-school hours care (OSHC)***

As shown in Table 2, there is a benchmark demand of 1,027 OSHC places for children aged 5 to 12 years in 2021, expected to grow to 1,876 OSHC places by 2036, an additional 850 places. As shown in Table 3, the anticipated North Burwood Precinct population in 2036 is estimated to contribute to 345 places of the required 850 places.

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**Table 1 - Burwood LGA - Council-owned community facilities provision**

Type	Name	Existing provision	Planned provision	Total provision
<b>COMMUNITY CENTRES AND VENUES</b>	Woodstock Community Centre and Fitzroy Hall	860 sq.m	-	4,256 sq.m
	Burwood Community Hub	750 sq.m	-	
	Burwood Park Pavilion and Community Centre	450 sq.m	-	
	George Street Community Venue	225 sq.m	-	
	Community spaces within the Enfield Aquatic Centre	Two rooms exist now (96 sq.m), one will be demolished and two new rooms built, resulting in a total of three rooms offering 105 sq.m*		
	Henley Park Community Room	40 sq.m		
	Community spaces as part of planned Arts and Cultural Centre, Conder Street, Burwood	-	1,826 sq.m*	
<b>LIBRARY</b>	Burwood Library	2,000 sq.m	-	~ 2,030 sq.m
	Library pod at Enfield	-	Planned kiosks - approx. 30 sq.m*	
<b>ARTS AND CULTURAL CENTRES</b>	Arts and Cultural Centre, Conder Street, Burwood	-	One planned facility	One facility
<b>AQUATIC CENTRE</b>	Enfield Aquatic Centre	One facility	Facility expansions and upgrades	One upgraded facility
<b>INDOOR SPORTS CENTRE</b>	None in the LGA	-	-	-
<b>EARLY EDUCATION AND CARE</b>	23 facilities in the LGA, of that, three are located within Council owned facilities.	NA	NA	NA

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\* Indicative areas that may change during detailed design stage



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Burwood Community Facilities and Open Space Strategy - 2023 Addendum

**Table 2 - Burwood LGA - Council-owned community facilities population benchmarking and gap analysis**

Type	Benchmark standard*	Total provision (current + planned provision)	2021 benchmark demand (for 40,217 people)	2036 benchmark demand (for 73,500 people)	2021 benchmark gap (for 40,217 people)	2036 benchmark gap (for 73,500 people)
COMMUNITY CENTRES AND VENUES	80 sq.m per 1,000 people	4,256 sq.m	3,217 sq.m	5,880 sq.m	Meets benchmark demand	-1,624 sq.m below benchmark
LIBRARY	NSW State Library Floorspace Calculator	2,030 sq.m	2,279 sq.m	3,498 sq.m	-249 sq.m below benchmark	-1,468 sq.m below benchmark
ARTS AND CULTURAL CENTRES	One multipurpose performing arts/cultural centre per 30,000 people	1 facility	1 facility	2 facilities	Meets benchmark demand	-1 facility below benchmark
EARLY EDUCATION AND CARE - LONG DAY CARE AND PRESCHOOL	1 place per 3.8 children aged 0 to 5 years	NA	434 places	793 places	NA	NA
EARLY EDUCATION AND CARE - OUT OF SCHOOL HOURS CARE	1 place for every 6 children aged 5 to 12 years	NA	1,027 places	1,876 places	NA	NA
AQUATIC CENTRE	One indoor aquatic centre per 50,000 to 100,000 people	1 facility	1 facility	1 facility	Meets benchmark demand	Meets benchmark demand
INDOOR RECREATION CENTRE	One indoor recreation centre per 50,000 to 100,000 people	None in the LGA	1 facility	1 facility	-1 facility below benchmark	-1 facility below benchmark

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**Table 3 - North Burwood Precinct population benchmarking**

Type	Benchmark standard*	Burwood LGA - Increase in benchmark demand from 2021 to 2036  (for the additional 33,283 people)	North Burwood Precinct - 2036 benchmark demand  (for the additional 13,500 people)	What % of increased benchmark demand in Burwood LGA is due to population growth in the North Burwood Precinct?
COMMUNITY CENTRES AND VENUES	80 sq.m per 1,000 people	2,663 sq.m	1,080 sq.m	41%
LIBRARY	NSW State Library Floorspace Calculator	1,219 sq.m	932 sq.m	76%
ARTS AND CULTURAL CENTRES	One multipurpose performing arts/cultural centre per 30,000 people	1 facility	0.5 facilities	50%
EARLY EDUCATION AND CARE - LONG DAY CARE AND PRESCHOOL	1 place per 3.8 children aged 0 to 5 years	359 places	146 places	41%
EARLY EDUCATION AND CARE - OUT OF SCHOOL HOURS CARE	1 place for every 6 children aged 5 to 12 years	850 places	345 places	41%
AQUATIC CENTRE	One indoor aquatic centre per 50,000 to 100,000 people	1 facility	0.3 facilities	30%
INDOOR RECREATION CENTRE	One indoor recreation centre per 50,000 to 100,000 people	0 (No net increase from 2021 to 2036)	0.3 facilities	NA

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## 4. Community facility needs analysis

Based on evidence presented in this report, the following community facility needs have been identified that will help meet the needs of the significantly growing population in the Burwood LGA and in the Burwood North Precinct.

Table 4 lists the identified needs, evidence, minimum size recommendations, and indicative location suggestions.

### Principles

The following principles that were adopted as part of the Burwood Community Facilities and Open Space Strategy continue to guide the future planning and delivery of community facilities. They are:

- Aim to meet a best practice benchmark of community facility floor space of 80 sq.m per 1,000 people by 2036.
- Future facilities to be multi-purpose wherever possible, with opportunities to deliver libraries, community centres and cultural uses in the same space.
- Further to the multi-purpose principle, ensure that facilities are fit for their primary purpose.
- Aim to deliver inclusive and diverse opportunities.

Additional principles to be considered based on emerging best practices include:

### Location:

- Develop and locate community facilities as part of a broader network, offering diverse services efficiently.
- Ensure community facilities are easily accessible by public transportation and incorporate bike racks and pedestrian-friendly pathways to encourage alternative modes of travel.

### Design:

- Deliver different community spaces/facilities as part of integrated community hubs for convenience, social cohesion and cost-effectiveness.
- Design facilities to foster interaction between different age groups and promote community integration.
- Respect and celebrate local heritage and diversity through culturally sensitive design.
- Design facilities to serve as resilient spaces during emergencies and natural disasters.
- Ensure accessibility for all people, promoting inclusivity and diversity.
- Utilise technology to enhance efficiency, safety, and user experience within the facilities.
- Design facilities with a focus on safety and security, creating inclusive spaces where people feel comfortable and welcome.
- Incorporate art installations, murals, or interactive exhibits to enhance the aesthetic appeal and cultural vibrancy of community facilities.
- Implement sustainable practices in facility design to minimise environmental impact.

### Operations:

- Offer diverse and affordable programs to promote the use of community facilities.

### Funding:

- Develop sustainable funding models and explore public-private partnerships to support ongoing maintenance, operation and development of community facilities, including Voluntary Planning Agreement and Contributions Frameworks.
- Foster collaboration between government, community organisations, and private sectors to leverage resources and expertise for facility development and programming.

Table 4 - Community facility needs analysis

Community facility need	Minimum size	Evidence and considerations	Indicative location
<p>An <b>integrated community hub</b> within 200m from train station that includes:</p> <ul style="list-style-type: none"> <li>Community lounge spaces</li> <li>Study spaces with wi-fi</li> <li>Spaces for young people</li> <li>Co-working spaces</li> <li>Hireable multi-purpose rooms, and</li> <li>Hireable flexible rooms.</li> </ul>	<p>Minimum 3,000 sq.m based on benchmark.</p>	<ul style="list-style-type: none"> <li>By 2036, there will be a below benchmark provision of 1,624 sq.m of community centre and venue floorspace and 1,468 sq.m of library floorspace.</li> <li>Expressed desire from the community for lounge, study and spaces for young people.</li> <li>Should be well-connected to public transport, have clear access from ground floor.</li> <li>Consider co-location with open spaces.</li> </ul>	<p>Burwood North Precinct.</p>
<p><b>Large affordable office spaces</b> for not-for-profit community service organisations with meetings rooms for shared use.</p>	<p>Minimum 1,500 sq.m based on best practice example Epping Community Services Hub in Victoria.</p>	<ul style="list-style-type: none"> <li>No existing facility in Burwood LGA.</li> <li>Expressed desire from the community for office spaces.</li> </ul>	<p>Burwood Town Centre or Burwood North Precinct.</p>
<p><b>Spaces for creative arts</b> that includes:</p> <ul style="list-style-type: none"> <li>Maker spaces for the community, such as spaces for pottery</li> <li>Artist studios</li> <li>Dedicated exhibition space, and</li> <li>Affordable accommodation to support emerging creative industries.</li> </ul>	<p>Minimum 700 to 1,000 sq.m based on best practice example Parramatta Artist Studios in Parramatta CBD and Rydalmere.</p>	<ul style="list-style-type: none"> <li>By 2036, there will be a below benchmark provision of one arts and cultural facility.</li> <li>Expressed desire from the community for Burwood LGA to be an arts and cultural destination.</li> <li>Considering the planned best practice Arts and Cultural Facility in the Town Centre, there is an opportunity to provide other creative spaces that respond to community needs.</li> </ul>	<p>Burwood Town Centre or Burwood North Precinct.</p>

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**ITEM NUMBER 70/23 - ATTACHMENT 2**

**Community Facilities and Open Space Strategy - 2023 Community Facilities Addendum - Burwood North**

Burwood Community Facilities and Open Space Strategy - 2023 Addendum

Community facility need	Minimum size	Evidence and considerations	Indicative location
One <b>indoor recreation centre</b> with a minimum of four sports courts as part of future development.	A minimum size of 4,000 sq.m is required to accommodate four sports courts, based on doubling the size of the best practice example KGV Recreation Centre located in the City of Sydney. The KGV Recreation Centre is 2,000 sq.m and includes two multi-purpose courts and a gymnasium.*	<ul style="list-style-type: none"> <li>• Both now and by 2036, there is a below benchmark provision of one indoor recreation centre.</li> <li>• Increasing demand across Greater Sydney for indoor sports due to change in participation trends and climate change.</li> <li>• Should be well-connected to public transport, have clear access from ground floor.</li> <li>• This could be located as part of high-rise developments at podium levels.</li> <li>• Consider co-location with other community facilities.</li> </ul>	Burwood Town Centre or Burwood North Precinct.
Advocate for <b>early education and care centres.</b>	NA	<ul style="list-style-type: none"> <li>• By 2036, need for significant long day care and out-of-school hours care places.</li> </ul>	Burwood Town Centre or Burwood North Precinct.

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\* The NSW Office of Sport has a size standard of 7,500 sq.m for indoor recreation centres which can typically accommodate six sports courts such as four netball and two squash courts.



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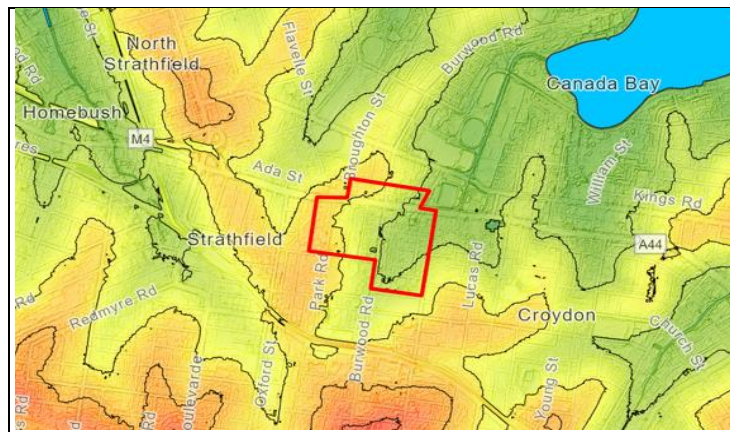
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# Burwood North Precinct Masterplan

## First Nations Design Principles Report



Report to  
Cox Architecture

dominic steele consulting archaeology

August 2023

Acknowledgement

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We acknowledge the Traditional Custodians of the Country and we recognise First Nations people's continuing connection to the lands, waters, and communities of New South Wales. We pay our respect to Elders both past, present, and emerging.



Burwood North Precinct Masterplan – First Nations Design Principles Report – August 2023



Project name	Burwood North Precinct Masterplan. First Nations Design Principles Report
Report for	Cox Architecture
Draft	July 2023
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## 1.0 Introduction

### 1.1 Burwood North Precinct Masterplan

Burwood Council is preparing an updated masterplan and supporting studies for the Burwood North Precinct, building upon the work already undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The masterplan seeks to capture the opportunity afforded by a new metro station at Burwood North on the Sydney Metro West network.

The masterplan strives to deliver an outcome that is feasible, maximises public benefit and delivers high quality public domain, open spaces and community infrastructure. The masterplan articulates a cohesive vision for Burwood North that will underpin the growth and development of the precinct as a benchmark for sustainable urban renewal.

The masterplan is the result of a collaborative process that has been undertaken between Burwood Council, a wide range of government, institutional and community stakeholders, and the project’s consultant team.

An Implementation Plan will also be prepared that outlines the recommended planning controls, policies and infrastructure necessary to enable successful delivery of the masterplan. The recommendations may inform amendments to Burwood Local Environmental Plan 2012 (BLEP) and Development Control Plan 2012 (BDCP).

Figure 1.1: Burwood North Precinct Masterplan





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The Burwood North Precinct is located on the traditional lands of the Wangal clan of the Darug Nation. This First Nations Design Principles report has been prepared in collaboration with First Nations people. It presents cultural design principles that have been developed to inform and guide the vision for the Precinct and which are recommended for integration and application at later project stages of the Masterplan.

### 1.2 Purpose of this report

The project is located on the traditional Country of the Wangal clan of the Darug Nation. The purpose of this report is two-fold. The first is to bring an understanding of the Aboriginal history and heritage of the Country and the landscape values of the place into the vision for the Burwood North Precinct Masterplan. The second is to initiate engagement with First Nations people and to identify and develop by talking with people a set of First Nations Design Principles for the Precinct that can be integrated and implemented during future design phases within developments. This report should be read in conjunction with the following:

- Burwood North Precinct Masterplan: Masterplan Report (COX)
- Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report (Oculus)
- Burwood North Precinct Masterplan: Rapid Transport Appraisal (SCT Consulting)
- Burwood North Precinct Masterplan: Sustainability Statement (Mott MacDonald)
- Burwood North Precinct Masterplan: Economic Assessment & Feasibility (JLL)
- Burwood North Precinct Masterplan: Stormwater and Flooding Report (Mott MacDonald)
- Burwood North Precinct Masterplan: Geotechnical Study (Mott MacDonald)
- Burwood North Precinct Masterplan: Utility Servicing Assessment (Mott MacDonald)
- Burwood North Precinct Masterplan: Preliminary Site Investigation (Mott MacDonald)
- Burwood North Precinct Masterplan: Engagement Outcomes Report (COX)

### 1.3 Contributors to this report

This report has been written by Dominic Steele with the help of the First Nations organisations and individuals that are acknowledged below. Eric Claxton prepared the images used in Section 2.0.

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- Darug Custodian Aboriginal Corporation

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- Didge Ngunawal Clan
- Ginninderra Aboriginal Corporation
- Gunjeewong Aboriginal Corp
- Wallanbah Aboriginal Site Conveyancing
- Widescope Indigenous Group
- Woka Aboriginal Corporation
- Wurrumay Aboriginal Corporation



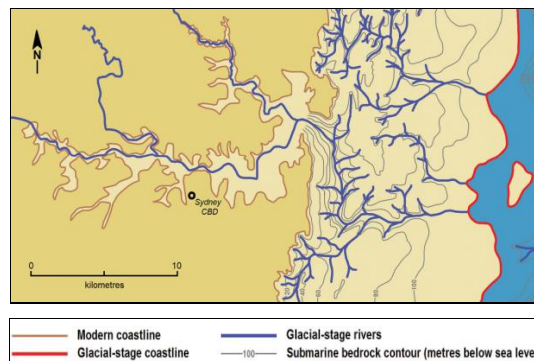
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## 2.0 Wangal Country

### 2.1 A thousand or more generations<sup>1</sup>

The beginnings of the cultural story of Sydney can be traced back to the end of the last Ice Age. Archaeological discovery and dating of cultural materials that were left behind by people on the southern bank of Parramatta River in the City of Parramatta show Aboriginal people were present over 35,000 years ago.<sup>2</sup> The character and shape of the landscape has changed dramatically since that time. Burwood was more distant from the coast than today (the harbour and continental shelf were dry land) and the place formed part of an inland freshwater river valley (rather than a coastal foreshore). About 20,000 years ago the sea-levels were about -130m below their present level. Conditions changed as global ice sheets melted and rising seas drowned Port Jackson and moved up the Parramatta River valley. Sea-levels reached present elevations about 7,500 years ago, and then exceeded them with a high stand of +1-2.0m (that may have remained at this level for some time) before sea level oscillated and fell back to current levels about 2,000 years ago.

Figure 2.1: Glacial-stage topography of Sydney Harbour and Parramatta (Port Jackson) River showing submarine paleo drainage lines and the glacial-stage coastline (Gale 2022: P.11, Figure 12)



### 2.2 People and Place in 1788

About thirty different and distinct Aboriginal 'clan' groups are recorded to have been living on the Country across the Sydney district when the British Invaded in 1788. They were local descent and land-owning groups observed to typically occupy an identifiable area of land. Each clan comprised several extended families and group numbers varied, generally ranging between 25 and 60 members, with the average usually falling below fifty people.<sup>3</sup>

<sup>1</sup> Wikipedia defines a generation referring collectively to all of the people born and living at about the same time and to a 20-30 year period 'during which children are born and grow up, become adults, and begin to have children.'

<sup>2</sup> An archaeological investigation on the River in Parramatta Park in 2016 (GML Heritage 2018:i-ii) found Aboriginal cultural materials, the oldest of which, date to between 35,000 and 40,000 years Before Present.

<sup>3</sup> Attenbrow 2010:29.

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The lands at Burwood formed part of the traditional Country of the Wangal (or Wanngal) people. Their Country was known as ‘Wann’ and the name ‘Wangal’ refers to the people of Wann.<sup>4</sup> Wann is recorded (in 1790) to have extended along the southern shore of Parramatta River from between today’s Pyrmont in the east and the City of Parramatta in the west.<sup>5</sup>

*From the entrance of the harbour, along the south shore, to the cove adjoining this settlement the district is called Cadi, and the tribe Cadigal; the women, Cadigalleon. The south side of the harbour from the above-mentioned cove to Rose Hill, which the natives call Parramatta, the district is called Wann, and the tribe Wanngal.*

Philip Gidley King described much the same (in 1793).<sup>6</sup>

*The tribe of the Cadi inhabit the south side [of Port Jackson] extending from the south head to Long Cove; at which place the district of Wanne, and the tribe Wangal, commences, extending as far as Par-ra-mata or Rose Hill*

It is not known where the southern boundary of Wann may have been but may have been formed in part by the Cooks River because the Gamey-gal (various spelling) are believed to have lived south of there.<sup>7</sup> Wann also likely included some of the harbour islands such as Memil (Goat Island).<sup>8</sup>

Neighbouring groups to the Wangal included the Burrumattagal whose Country was to the west (around Parramatta) and the Wallumettagal or Wallumedegal whose Country was to the north across the River. Wangal people would have had primary access rights to the resources of Wann and probably access to other clan estates by permission or through family ties, and this would have been reciprocated.

### 2.3 Language

Several languages were spoken in the Sydney district. A language or dialect boundary may have existed around today’s Parramatta between a coastal or saltwater language/dialect and an (inland) freshwater language/dialect. Historical evidence suggests Wangal people were a saltwater clan who spoke the coastal Sydney language or dialect that was closely related to the inland Sydney language.<sup>9</sup> It is also likely that the Wangal were along with the other Sydney clans bi- or multi-lingual. People of other language groups living in the region included the Guringai to the north, D’harawal (predominately) to the south, and Darkinjung and Gandangara to the northwest and southwest respectively.

<sup>4</sup> The British recorded the suffix ‘-gal’ referred to the men of the clan and ‘-galleon’ referred to the women (Hunter, J. [Bach, J. (ed)], 1793 [1968]:274).

<sup>5</sup> HRNSW 1(2). 1790 Letter from Governor Phillip to Lord Sydney.

<sup>6</sup> Attenbrow 2002:22 (quoting King).

<sup>7</sup> See Attenbrow 2010.

<sup>8</sup> Bennelong was a Wangal man and had family connections and ownership of Memil (Collins. 1793[1975]:497).

<sup>9</sup> See Attenbrow (2010) for discussion of sources of information for Aboriginal language and known and suspected clan boundaries.





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#### 2.4 Cultural identity

It is likely that Wangal identity was expressed at an individual, clan, and possibly also at language group level. Identity was seen expressed in Sydney peoples body adornments such necklaces, pendants, belts, and hair styles, and also in the form of body decoration (painting and scarification). Tools and weapons were distinctive. The spear for example of the 'woods tribe', the Be-dia-gal (Botany Bay area) were distinguishable from those made by coastal groups by being armed with pieces of stone rather than broken oyster shell and their songs and dances were also distinctive and different. However, we do not know much about which styles, designs, adornments, or songs and dances may have been used by Wangal people to differentiate themselves from other clans.

#### 2.5 People's movement through Country and land use

We know most about Wangal life from British observations that were made of Aboriginal people they saw and interacted with along the foreshore strip and in the waters of Sydney Harbour and the Parramatta River. Far less is recorded about how people lived and used the Country was situated away from the water (such as Burwood). There are indications in the historical records to suggest movement and interaction between clans was more common up and down the coastal strip rather than between the coastal and hinterland. Records also suggest Wangal land use was focused on the coast and waters but was 'mobile' and generally 'decentralised' in nature.

Evidence suggests Sydney Aboriginal people lived a 'mobile-sedentary' life with no single central site of occupation. It is likely that Wangal people travelled across and probably camped throughout all parts of Wann at different times. Some places in Wann will have been used and reused more frequently than others. The area that became known as 'The Flats' (Homebush) was a popular fishing ground located at the western end of Wann that was used by Wangal people and their neighbours and continued to be used by people after Invasion.

In this part of Wann where the Masterplan is located Wangal people will have used sandstone shelters on the foreshore and purpose-built bark shelters in the forests and woodlands situated away from the shore. Aboriginal 'huts' often seen and considered left 'abandoned' by the British were intentionally left standing and later were re-occupied by Aboriginal people in the same way rock shelters were repeatedly used. Traditional bark shelters continued to be made by Aboriginal people as late as the 1810s at Newington.<sup>10</sup>

Historical records suggest Sydney Aboriginal people did not generally camp at one location for extended periods but shorter term stops and over-night camps by individual family groups are more frequently recorded.

*We had reason to believe, that the natives associated in tribes of many families together...and the tribe takes its name from the place of their general residence....you may often visit the place where the tribe resides, without finding the whole society there; their time is so much occupied in search of food, that the different families take different routs [sic].<sup>11</sup>*

<sup>10</sup> Debenham (ed.) 1945. Vol ii:337.

<sup>11</sup> Attenbrow 2010:54 (quoting Hunter).

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Wangal people are likely to have used a variety of land use management practices to look after and shape their Country to provide abundance and ecological stability. Accounts from 1788 provide insights into what the Burramattagal Country looked like at Rosehill before it was rapidly changed by British settlement. No comparable records exist for Burwood. However, the Wiannamatta Shale geology and Blacktown Soil Group soils of Burwood, and the rolling hill topography and probably also the drainage patterns, are broadly comparable to those that were seen at Parramatta and further west within the interior of the Cumberland Plain and Burwood may have featured similar characteristics.

The Country at Rosehill was rolling shale hill terrain that featured woodlands and open savanna grasslands with widely spaced trees and low-shrub and open grassy understories free of underwood. Watercourses occurred as discontinuous chains of ponds with swampy meadows formation vegetation. The British described Burramattagal Country as ‘park-like country’.

The British descriptions suggest the landscape constructed; the open and lightly wooded grassland was shaped by Aboriginal people over time through fire to create mosaic grassland and woodland ecological communities that contained, attracted, and promoted complex animal and plant diversities.<sup>12</sup>

## 2.6 Environments and resources of Wann

### 2.6.1 Country of many parts

Burwood is centrally located on a prominent shale ridgeline that separates the Cooks and Parramatta Rivers. This landform also linked and ‘separated’ the Aboriginal communities living on the two rivers. Wangal people would have had easy access to the lands at Burwood by canoe from the Parramatta River and via ridgeline and side-spur topographic/terrain routes and other created pathways that are likely to have criss-crossed Wangal Country and connected people to other places and clan estates.

The area within the Masterplan has complex landforms, topography, and terrain. It comprises an east-west trending ridgeline with side-spurs extending down to the rivers on either side of the watershed. A cross-section drawn through the Country on the northern side of the ridgeline, from the higher ground at Parramatta Road down to the lower ground around the river embayment’s, would pass through elevated ridge and low rolling hill landforms, watercourses, mangroves, salt marsh, mud flat, and swamp oak zonation at the foreshore.

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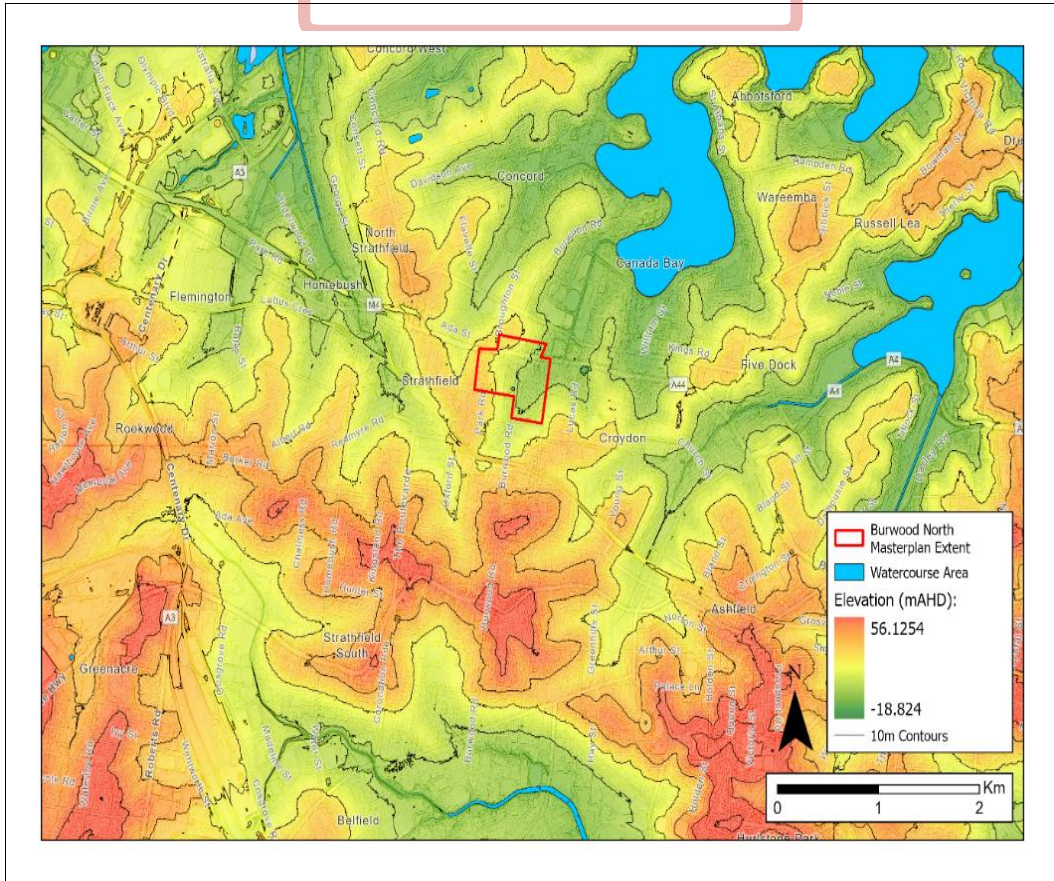
<sup>12</sup> People managed ecological communities in a mosaic pattern through the use of fire to improve availability of plant resources as well as attracting particular types of fauna for hunting, particularly after burning and regrowth (Fletcher et al 2020; Gammage 2013; 2014; Hunter 2017; Mooney et al 2012).



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Figure 2.2: Landforms and inferred access and travel routes through Country.



2.6.2 Elevation, topography and terrain

The highest points in the local landscape are to the south of the Burwood North Precinct, along the main east-west trending ridgeline. The site is located at lower elevation on the eastern side of a north-south trending ridgeline spur that slopes to the east, with a difference in elevation of about 20m, and extends down to meet lower-lying land that is crossed by a freshwater watercourse. The maps below show an east-west trending ridgeline with side-spurs extending down to the foreshore. A cross-section through the Country starting on the northern side of the ridgeline and extending through the project site from the higher ground at Parramatta Road down to the low ground around the river embayment’s would pass through elevated ridge and low rolling hill landforms, watercourses, mangroves, salt marsh, mud flat, and swamp oak zonation at the foreshore.

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Figure 2.3: Character of the Country

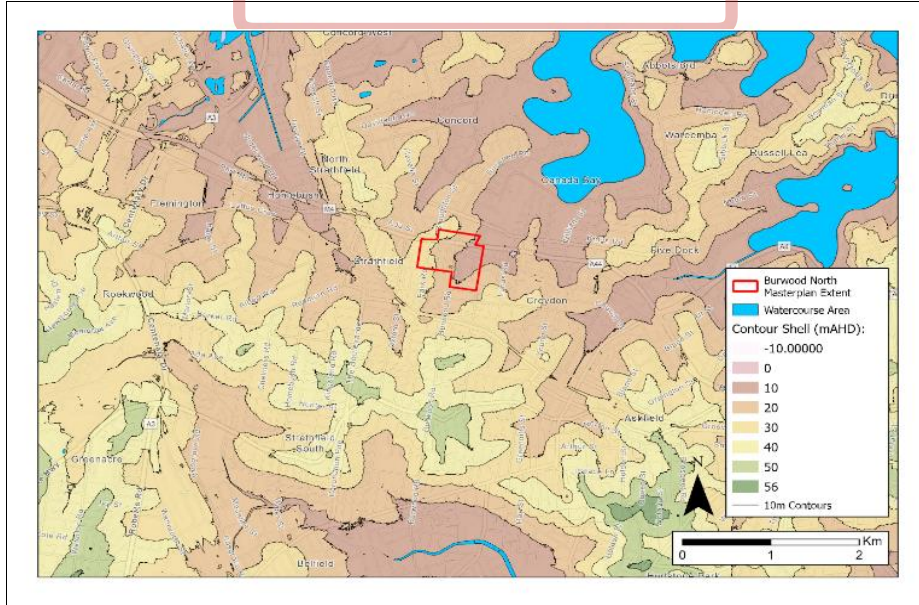
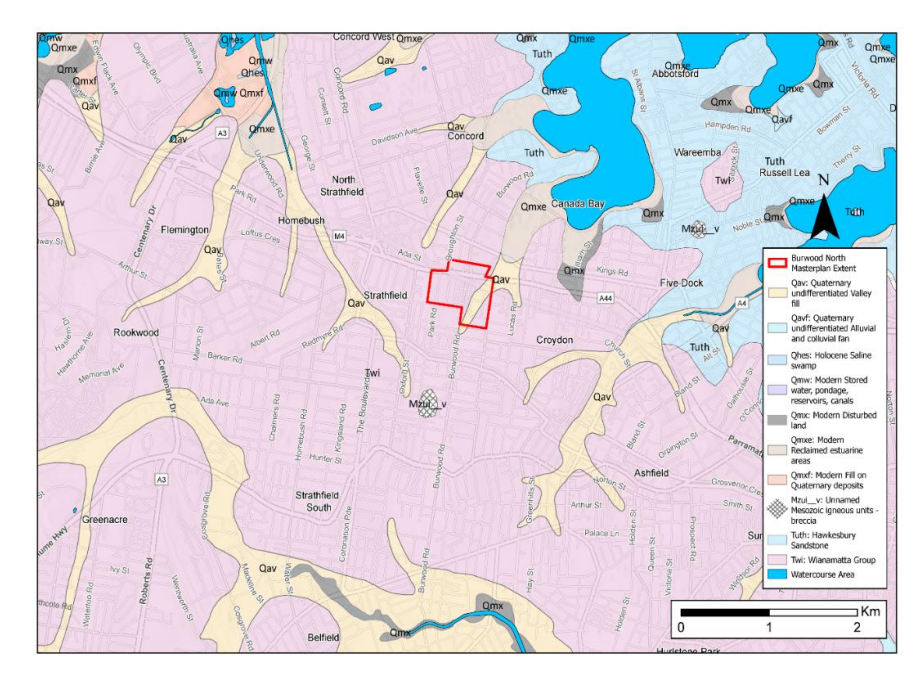


Figure 2.4: The geology is Ashfield Shale and soils are of the Blacktown Soils Landscape. Quaternary-period valley infills mark the alignment of the unnamed Aboriginal watercourse that originally crossed the land







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#### 2.6.4 Forest Country

In 1788 vast Turpentine-Ironbark Forests covered the landscape from today's inner western Sydney suburbs of Glebe and Newtown westward to around Auburn. The forests dominated the vegetation of the shale Country at Burwood. There were also likely to have been timber and grassland more closely resembling Cumberland Plain Woodland that was seen by the British on Burrumattagal Country at Parramatta and likely to have characterised the Country of the inland clans living on the Cumberland Plain. The forests were progressively cleared following Invasion, and the now remnant Sydney Turpentine-Ironbark Forest is an endangered ecological community under the EPBC Act 1999 and TSC Act 1995.

The forests at Burwood would have had 20m to 30m high trees that formed an open-forest structure. The most common trees in the forests are likely to have been Turpentine (*Syncarpia glomulifera*), White Stringybark (*E. globoidea*), Red Mahogany (*E. resinifera*), and Grey Ironbark (*E. paniculata*). Common in the understorey are likely to have been *Acacia falcata*, *A. parramattensis*, *Dodonaea triquetra*, *Pittosporum undulatum* and *Polyscias sambucifolia*. The understorey would have ranged from dense scrub to open and grassy with scattered shrubs. 'Scrub' may have been present along watercourses with Paperbarks (*Melaleuca decora* most common) found in depressions and on creek flats.

To the west of Auburn, and around Bankstown, Regents Park and towards Fairfield and Parramatta, the Wiannamatta clay soils that are the predominant soil at Burwood often have conspicuous ironstone gravels and the rainfall is lower and as a result there are changes in vegetation. Drier country trees appear (Grey Box and Woollybutt particularly common) and tree types such as Grey Ironbark are replaced by Broad-leaved Ironbark (*E. fibrosa*), and Turpentine trees become less common and occur as a low shrubby tree.<sup>13</sup>

#### 2.6.5 Iron Cove Creek (Aboriginal name unknown)

Burwood was likely to have been a well-watered landscape in 1788 and nineteenth century maps show a persistence in the landscape of complex drainage patterns but most of the original watercourses have long since been buried by housing and roads. The first trace of where Iron Cove Creek originates today is where water flow is contained within a narrow concrete channel located near Norton Street in Croydon. The original swampy land where the watercourse empties into the bay was mangrove and Swamp Oak or *Casuarina glauca* forest. Swamp Mahogany (*E. robusta*) was likely to have been present on the lower hill slopes leading down to the embayment. The original vegetation along the remainder of its course between the foreshore and Croydon is however not known. In the 1860s the watercourse was free flowing and in places had ponds and it is possible freshwater ponds formed the creek headwaters that was probably an important water resource to Wangal people.

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<sup>13</sup> See Benson and Howell (1990:17-18).



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2.6.6 St Luke's Park Canal (Aboriginal name unknown)

The watercourse referred to as St Luke's Park Canal flows through St Luke's Park in a concrete-lined channel that today originates at Parramatta Road and flows adjacent to Concord Oval, between St Luke's Park and Cintra Park, before discharging into Canada Bay. The original source of the water may have been around today's Malvern Hill where some of the first British farming occurred. The farms restricted Wangal people access to their water sources and traditional travel routes. Agriculture and stock grazing impacted very quickly and heavily on these fragile headwaters.

2.6.7 Discrete resource locales

There is a small volcanic outcrop (quarried by 1866)<sup>14</sup> located between Livingstone Street and Woodside Avenue in Burwood. The soils may have promoted different flora from that surrounding it.<sup>15</sup> These locations may have provided Wangal people with specific and valuable plant resource that could not be sourced elsewhere close by, and of course basalt, if suitable material for making edge-ground tools was exposed at or near the surface.

2.6.8 'Kangaroo Grounds'

The forest and woodlands extending away from the shoreline across Wangal and neighbouring Cadigal Country also contained rich grasslands probably supporting a high biodiversity of land animals. An individual (probably John McIntyre who was later speared by Pemulwuy) ventured out solo from Sydney for five days three in early 1788 and on return he told that he had been taken a considerable distance into the Country by the Natives, that he had killed a kangaroo which they took from him and which they cooked and ate together.<sup>16</sup> It is thought the man was probably led to what later became known as the 'Kangaroo Grounds' (around Petersham.) It is likely the forests and open woodlands stretching west from Camperdown and Ashfield and south down to the upper reaches of the Cooks River had large mobs of kangaroos and wallabies before 1788.

2.6.9 Diet

Seafood formed a major part of Wangal diet. How people used the forest lands is less clear<sup>17</sup> but people are likely to have used the Country to hunt kangaroos, wallabies, possums and other small animals for food and skins along with an unknowable range of edible and medicinal fruits, berries and plants.<sup>18</sup>

<sup>14</sup> Basalt was quarried on 'Humphrey's property at Burwood' where 'fine quality and undecomposed basalt was found and worked to a depth of one hundred feet, evidently from a dyke, probably a continuation of the Rookwood basalt' (Milne Curran 1899).

<sup>15</sup> Ibid:53.

<sup>16</sup> Karskens 2009:370.

<sup>17</sup> There are few historical references to the presence native animals in the local landscape. Burwood was sparsely settled until the second half of the nineteenth century and an early resident recall (1841-1850) dingoes being hunted by dogs and going to ground in Hen and Chicken Bay.

<sup>18</sup> Irish 2018.





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#### 2.6.10 Shorelines, bays, and islands

The southern shoreline of the Parramatta River in Wann has numerous rocky headlands and embayment's that are fed by freshwater watercourses that flow from high ground on the northern side of the ridgeline watershed located between the Cooks River and Parramatta River. St Luke's Canal is an example. The foreshore bays, inlets and headlands provided people with a long stretch of estuarine river with fish, shellfish and other resources.

Wann is likely to have included several islands in addition to Memil (Goat Island) that is situated at the mouth of Cockle Bay. Glebe Island (Aboriginal name unknown) in Rozelle Bay and Rodd Island (Aboriginal name unknown) in Iron Cove may have been Wangal owned (and possibly Spectacle and Cockatoo Islands at the mouth of Iron Cove) and were probably used for fishing.

#### 2.7 'Longbottom' (Aboriginal name unknown)

'Longbottom' was one of the first places in Wann permanently taken by the British. The land from 1792 was initially used as a stockade.<sup>19</sup> The site (Concord Oval) was located on the side of the Aboriginal pathway that skirted the swamps on the southern edges of Iron Cove and Hen and Chicken Bay that became part of an overland track that was used by the British to link Sydney to the Rose Hill settlement. Longbottom was halfway between the two places and was positioned above the swamps and adjacent to a freshwater creek (St Luke's Park Canal). Longbottom provided an overnight stop for convicts in their overland journey between these settlements and to house road gangs. This government reserve quickly grew to cover an area of over 936 acres (about 368 hectares) of swamps and forested rolling hills and plains.

Early reports describe Longbottom was composed principally of a heavily timbered flat land, rising into a low hill to the west, and sloping gradually off into an extensive mangrove swamp which skirted the Hen and Chicken Bay to the east.<sup>20</sup> The low ground would have supported a mix of alluvial woodland grading to Swamp Oak Floodplain Forest and mangroves and saltmarshes towards the embayment's. The rocky bay-side headlands supported open-shrubby woodland. The dominant geology and soils of the gently undulating rises to the south and to the west of Hen and Chicken Bay are Ashfield Shale that supported Turpentine-Ironbark Forest.

Although the 1858 subdivision map below dates to well after the Country at Longbottom had been changed and depleted of resources, it offers insight into the former nature of the landforms and water and shore at the place. Specifically, the elevated sandy landform dividing the two watercourses extending down from the high ground and draining through tidal saltwater swamps. Drinking water reserves along the watercourses are also shown.

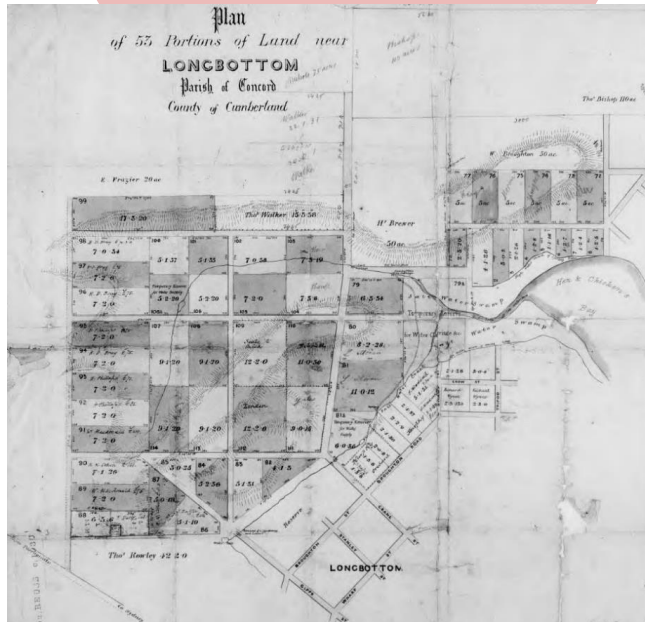
<sup>19</sup> The name 'Longbottom' refers to the 'long areas of low-lying, marshy 'bottoms' along [this part of] the Parramatta River' (Karskens 2009:90).

<sup>20</sup> Shaw 1933.

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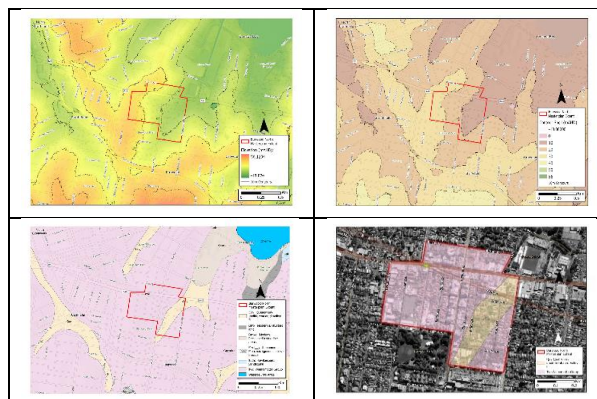
Figure 2.5: Longbottom (in 1858) showing the nature of the topography and saltwater swampland between the two-watercourse draining into Hen and Chicken Bay<sup>21</sup>



### 2.5 Key landscape elements of the Burwood North Precinct

The land is characterised by moderately elevated shale ridge and rolling hill landforms to the west that were formerly covered by Turpentine-Ironbark Forest that transition in the east with lower and flatter terrain that is crossed by a watercourse that is likely to have originally featured different types of trees and shrubs and grasses along its riparian corridor to that of the surrounding forestland.

Figure 2.6: Geology, landforms, topography, and water making up the fabric of the Country within the Burwood North Precinct



<sup>21</sup> SLNSW ZM2 811.1838/1858/1)



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### 3.0 a brief history

#### 3.1 Invasion of Country and cultural adaptation

Invasion had a profound impact on Wangal people, their Country, and their traditional lifeways but despite rapid land dispossession, loss of hunting and fishing grounds, and effects of disease, people tried to keep and maintain links to their 'country' whilst preserving and maintaining some traditional practices and adapting others.

Figure 3.1: Extract from Dawe's 1791 'map of all those parts of the territory of New South Wales which have been seen by any person belonging to the settlement established at Port Jackson' showing a travel route through terrain that was above and skirted the low-lying foreshore zones between Sydney Cove and Rose Hill. These first British terrain routes followed traditional Aboriginal travel and communication routes<sup>22</sup>



The human impact from a smallpox epidemic that affected the Sydney Aboriginal population in early 1789 was devastating. Hundreds of Aboriginal people died in a few months. The loss of life and the severing and disruption to the webs of social connections that linked Aboriginal people from widely dispersed areas to places was sudden and long-lasting.<sup>23</sup> This makes it difficult today to recognise how people regrouped along old lines in subsequent years. The 'beat' of early colonial go-between, Bennelong, provides insight. Bennelong's father was Wangal, and he inherited rights to Goat Island from that family line. The affiliations of Bennelong's mother and grandparents are unknown, but he was linked to Botany Bay through his wives, and to the harbour's north shore, and the northern side of the Parramatta River. Bennelong lived for about a decade on his last wife's clan's land at Kissing Point as a member of a group of people formed from the amalgamation of their extended families after he returned from a trip to England with Governor Philip. Bennelong died in 1813 and was buried in an orchard.<sup>24</sup>

<sup>22</sup> National Library of Australia: MAP NK 2456/126.

<sup>23</sup> See Foley and Read 2020, Goodall and Cadzow 2009, and Karskens 2009.

<sup>24</sup> Irish 2017:25.



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### 3.2 Impact from disease in 1789

A sudden and widespread outbreak of disease that contemporary accounts referred to as a smallpox epidemic killed a large number of Aboriginal people in April and May 1788. The epidemic appears to have been limited almost entirely to Aboriginal people and to have subsided by May. The impact on the Sydney populations, and those living away from the coast and within the interior of the Cumberland Plain is unknowable but possible one half of the population died. When the first exploration expeditions reached the Nepean River in 1791 they were informed by their two Aboriginal guides that *'this part of the country was inhabited by the Bidigals, but that most of the tribe were dead of the smallpox'* (Hunter 1793: 340-341). People not immediately affected by the disease temporarily abandoned the coastal strip but only for a short time and Dowling (2005:66) comments that however high the mortality rate had been, large numbers of Aboriginal people were soon observed again occupying the coastal regions of Port Jackson as little as twelve to eighteen months after the epidemic was first noticed.

### 3.3 Taking of Longbottom

The proximity and position of Longbottom that was situated between the settlements at Sydney and Parramatta enabled the rapid access to exploitation of Wangal resources. This occurred in the form of (extensive) timber-felling for building and burning for charcoal, rush-cutting, and shell-collecting and burning for lime. The land was also used for animal grazing and growing crops. Trees were cut down and timber was cut and sawn on the spot, and conveyed to Sydney in boats via the river, and as the land was cleared of wood, the cultivation was extended. However, the government use of the place declined after about 1820 and the Longbottom reserve was left over-exploited, unused and 'neglected' for a long period of time allowing for natural regeneration and regrowth of trees and vegetation from stumps and rootstock.<sup>25</sup>

### 3.4 First farms on Wangal Country

The first permanent incursions onto Wangal Country occurred in the form of what were at first, small and isolated settler farms located near water adjacent to the Sydney-Parramatta track that was progressively formalised and became Parramatta Road. The first settler in Burwood was a free woman named Sarah Nelson who was given fifteen acres of land in 1794. 'Nelson Farm' occupied today's Malvern Hill area with the farm's eastern boundary being Dickinson Avenue Croydon. The farm was accessed from Parramatta Road via a bush track, which ran slightly to the east of today's Cheltenham Road.<sup>26</sup>

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<sup>25</sup> Gondwana Consulting 2006:167.

<sup>26</sup> Dunlop 1974.





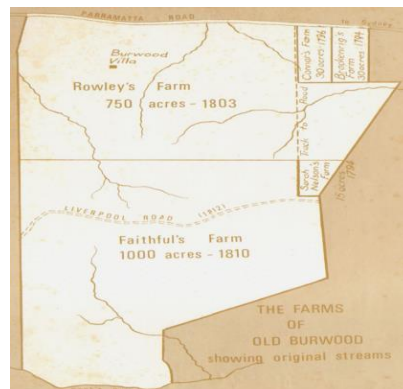
### 3.5 Resistance

Aboriginal people resisted Invasion. Hostilities during the 1790s formed the start of the Hawkesbury and Nepean Wars. In 1797 a large party of Aboriginal men that were led by Bidjigal warrior, Pemulwuy, attacked the British military barracks on Burramattagal land at Parramatta. Pemulwuy was shot and taken to the hospital before escaping wounded and in irons. Resistance continued into the new century.

There was also resistance on Wangal Country. Nelson Farm was southwest of another early land grant. This was a larger 100 acre land grant given to Augustus Alt, the first surveyor-general of NSW, who had laid out the town plan for Rose Hill after the Burramattagal Country was taken from November 1788. The grant was on Iron Cove Creek and extended to the present-day Croydon Railway Station. Alt named his land 'The Hermitage'. His house lasted for only four years. In 1798, whilst Alt was in Sydney, his farmhouse was burnt to the ground and his 'effects wholly consumed'<sup>27</sup> by a group of Aboriginal people (possibly led by Pemulwuy). Alt did return to his land at Croydon but set himself up and lived in neighbouring Ashfield.

Most early grants were small compared to the 250 acres granted to Captain Thomas Rowley in 1799. This gift was later extended to 750 acres (three hundred hectares) and covered most of today's Burwood and Croydon. Rowley named this land Burwood after a same-named farm in England. Rowley did not live on this land on Wangal Country but spent his life at 'Kingston Farm' in the Stanmore area located within Cadigal Country. However, Rowley used Burwood's resources. He bought some of the first Spanish merinos brought out to the colony from the Cape in 1797 (the same cargo of sheep as those more famously purchased by Macarthur and grazed at Elizabeth Farm in Burramattagal Country) and had five hundred sheep by 1805.<sup>28</sup>

Figure 3.2: Early British ownership of Wangal land at Burwood and Croydon<sup>29</sup>



<sup>27</sup> Historical Records of Australia.I:III:147.

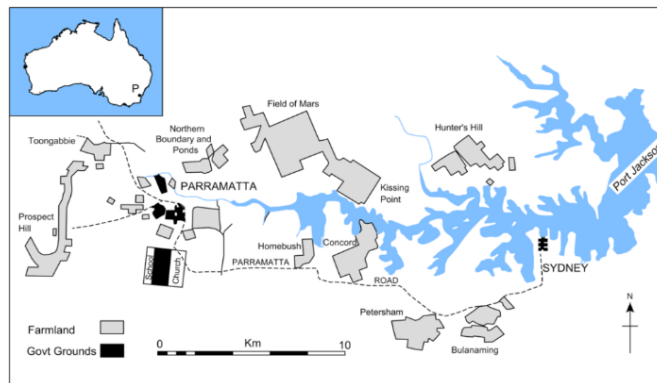
<sup>28</sup> Dunlop 1974:15

<sup>29</sup> Ibid, fly-cover.

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The impact on the native grasses and ground covers in the Wangal forests from what the introduced sheep ate, and on the soils below the ground from compaction and accelerated erosion from hard hooves, would have increased exponentially over time to leave native grasses and their biodiversity depleted within decades. This occurred across all the Country the British used for agriculture and stock raising. A larger grant of 1,000 acres adjoining Rowley's on the southern side was made to William Faithfull, a lawyer, who exchanged his grant for 1,200 acres of land Riley also was in possession of at South Creek.

Figure 3.3: Location of Parramatta, Sydney, and the main colonial farming areas in the region by 1796<sup>30</sup>



### 3.6 New century

Conflict renewed in 1805. Governor King reimposed bans prohibiting Aboriginal people from approaching settler dwellings in the Parramatta and Hawkesbury River districts. The Dyarubbin (Hawkesbury) River district had been increasingly settled since the 1790s when King met with Hawkesbury Aboriginal people (at Ebenezer) in 1804 to discuss their 'grievances' about settlers taking their land:

*'On questioning the cause of their disagreement with the new settlers...[the Aborigines at Portland Head] very ingeniously answered that they did not like to be driven away from the that were left on the banks of the river, where alone they could procure food; that they had gone down the river as the White men took possession of the bank; if they went across White men's grounds the settlers fired upon them and were angry...The observation [and subsequent request] appear to be so just and so equitable that I assured them no more settlement should be made lower down the river'.<sup>31</sup>*

### 3.7 Aboriginal Sydney and Parramatta during the 1810s

Responding to Aboriginal attacks on farms on the Macquarie sent out three punitive military expeditions to the Nepean, Grose and Hawkesbury Rivers and South Creek to catch or kill Aboriginal people believed responsible.<sup>32</sup>

<sup>30</sup> Mytum 2020: Figure 1.

<sup>31</sup> Historical Records of NSW Vol 5:512-513.

<sup>32</sup> (CSI Reel 6045:4/1735:44-49, 72-73).



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The military attachments with Aboriginal guides did not locate or help kill or capture any people. The only party without Aboriginal guides was sent to the Appin and Airs districts and fatally surprised a sleeping family camp in Appin and killed (at least) fourteen people (including women and children). Soldiers remained in the districts to protect farms and capture remaining ‘troublesome’ or ‘banned’ Aboriginal people on Macquarie’s lists.

Macquarie’s ‘Native Institution’ opened in Parramatta in 1815. The plan was that Aboriginal children would receive religious instruction and be taught how to read and write. Boys would be taught manual labour and agriculture and girls how to sew, knit and spin. The plan was for when the children at the school were mature, they would be paired off and married and settled on farms as couples.<sup>33</sup> However only two months after opening, six children had already been taken away by their parents.<sup>34</sup>

The first ‘Native Conference’ held at Parramatta Market Place in 1815 attracted sixty men, women and children. Aboriginal attendance numbers grew through time, along with the distances some clans travelled to attend. In 1819 about three hundred Aboriginal people attended the feast with some people coming from beyond the Blue Mountains and ‘*other tribes from the North and South who had travelled a distance of upwards of 100 miles*’.<sup>35</sup> Aboriginal people travelling to Parramatta camped on the outskirts of town for possibility days before the event and stayed for a period afterwards. We know the general location of a few of these sites. Some may have been traditional places used regularly by ancestors and others may have been continuation of the traditions of meeting up established by the annual conferences in the town from 1815.

### 3.8 Accelerated impacts to Wangal Country from the 1820s

#### 3.8.1 Burwood Estate

Burwood Villa was built by Rowley’s successor, Alexander Riley who built it in 1814 and lived there until 1817. The villa was painted and the estate described by Joseph Lycett in 1824 and it shows how the Wangal forests and woodlands were cut down and the natives grasses replaced on large settler estates:

*This Estate is within eight miles of Sydney, on the high road to PARRAMATTA, and bounded at the back by the high road to LIVERPOOL, comprising a square of one thousand acres, with a rail-fence, Burwood House and impact on turpentine and is a remarkable instance of how speedily the forest in NEW SOUTH WALES can be cleared of its superfluous timber and rendered contributable to the comforts and luxuries of man; for within three years of the felling the first tree on this estate, the whole was enclosed and subdivided; five hundred acres were more or less cleared and a desirable villa house erected; artificial Grasses were growing and a Garden of four acres was in full cultivation, containing upwards of three hundred Trees.*

<sup>33</sup> Brook 1996:7.

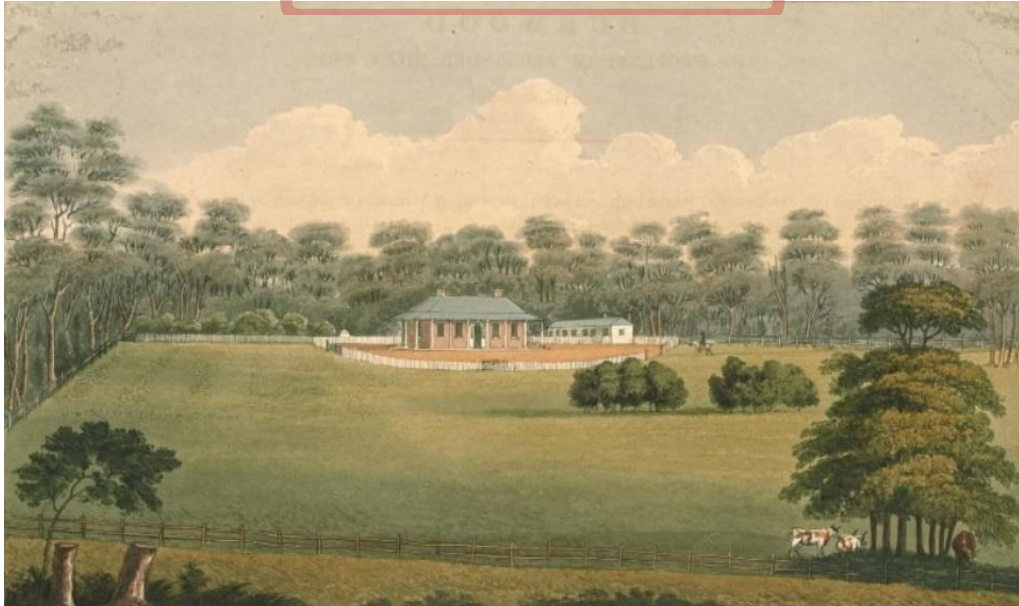
<sup>34</sup> HRA VIII:467.

<sup>35</sup> Sydney Gazette, 2 January 1819:2

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Figure 3.4: Burwood Villa, New South Wales. The property of Alexander Riley - J. Lycett, 1824



The types of trees that were cut down are likely to have been like those types of trees that were described to be still present on the estate a decade later. In 1834 the Sydney (Morning) Herald advertised allotments of the Burwood Estate with timber, Shingle Oak, Iron and Stringy Bark, Mahogany, Blue Gum and these were probably trees of *Allocasuarina torulosa*, *E. paniculata*, *E. globoides*, *E. resinifera*, and *E. tereticormis* respectively.<sup>36</sup>

#### 3.8.2 Longbottom

By 1825 all useful timber on the Longbottom government reserve had been exhausted.<sup>37</sup> Rush-cutting, oyster shell collection for lime production, quarrying and stone cutting by convict gangs were other early extractive and unsustainable industries that left their mark on Wangal Country and its resources.

#### 3.8.3 Where Aboriginal people are recorded living in the late 1820s

The colonial authorities counted the number of people (excluding military) living in NSW in the late 1820s and the 1828 Census provides a snapshot of the Aboriginal population forty years after Invasion. There were about 40 000 Europeans living in the 'settled districts' and approximately 3,000 Aboriginal people were counted. About half of the Aboriginal people counted were living in the wider Hunter region. Prior to this in 1826, Governor Darling had initiated an annual distribution of blankets and cheap 'slop' clothing to Aboriginal people. In order

<sup>36</sup> Benson and Howell 1990.

<sup>37</sup> Gondwana Consulting 2006:125.





for enough blankets and clothes be available for distribution to people, the colonial administrators would ask district magistrates to advise on the number of Aboriginal people in their District, distinguishing the several 'tribes', and count the number of men, women, and children belonging to each 'tribe'.<sup>38</sup>

The 1828 Census records for the area between Parramatta and the Blue Mountains that Aboriginal people were living at Parramatta, Richmond, Mulgoa, Burragorang, Cowpastures, Nepean, and the McDonald River. The 'Parramatta Tribe' consisted of forty-nine members (21 men, thirteen women and 15 children).<sup>39</sup>

### 3.9 Aboriginal groups referred to as 'Tribes' in the 1830s and 1840s

#### 3.9.1 Continuation of cultural identity

Governor's Darling and Bourke continued the practice of the annual conference and feast, but the date of the feast was changed under Bourke to May in 1832 so that blankets and warm clothing could be distributed before winter. Issue was at local police stations or town courthouses. This was likely the case at Parramatta where blankets were issued on the Queen's birthday and the tradition of Aboriginal people and gathering for 'blanket day' persisted into the late nineteenth century. Government issued blankets had value and uses for Aboriginal people that had little to do with the idea of the Crown's intended compassion or social responsibility and formed hard currency within Aboriginal people's economic exchanges and as an internally shared resource became part of the material repertoire of Aboriginal society.<sup>40</sup>

Returns from the Parramatta District from between 1834 and 1843 however make no mention of a 'Parramatta Tribe' but do indicate various groups in the district and attending Parramatta for the distribution of blankets including 'Tribes' from Duck River, Kissing Point (Ryde), Breakfast Creek (Quakers Hill), and Eastern and South Creeks. On the Hawkesbury River, Aboriginal people are recorded 'residing' at Mullet (Dangar) Island, Mangrove Creek, Brisbane Water, Broken Bay, Erina and Narara. Aboriginal people were also living at Windsor ('Richmond tribe') and Portland Head (Hawkesbury River).<sup>41</sup>

A group of Aboriginal people known as the 'Concord Tribe' are recorded in blanket returns from 1836 and 1837. Along with the 'Tribes' recorded at Kissing Point and Duck River, the existence of these groups suggests that traditional clan and family cultural identities were being maintained as far as these groupings are likely to have comprised the remaining Wangal and Wallumedegal descendants and people from neighbouring clans.<sup>42</sup>

<sup>38</sup> Smithson 1992. The first general distribution of blankets was in 1827. Governor Gipps stopped the practice in 1844. Governor Fitzroy responded to appeals and restored the annual distribution in 1848.

<sup>39</sup> Sainty and Johnson 1985

<sup>40</sup> Nettelbeck (2016:216-217)

<sup>41</sup> Sainty and Johnson 1985

<sup>42</sup> See Irish 2013.

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Blanket returns for Concord from 1836 show the population consisted of four men, three women, one boy and one girl. The 1837 population comprised five men and two women. The returns cannot be relied upon to provide an accurate census as not all Aboriginal people may have come forward to collect a blanket. Nevertheless, they show Aboriginal people still associated with the Burwood/Canada Bay area in the mid-1830s.

#### 3.9.2 The 'Concord Tribe'

We do not know where the people who are historical referred to as the 'Concord Tribe' may have lived. The locality of Concord in the 1830s described the current areas of Rhodes, Concord West and Concord, the District of Concord covered a much larger. In 1836 the group included five adult men, two married, and one teenaged girl. Two men were listed as caring for children but not recorded as having wives. The oldest man recorded was about 50 years old. The 'old man' and two children (of unspecified ages) are not recorded in 1837. There are no records of the 'Concord Tribe' after this time.

#### 3.9.3 The 'Kissing Point Tribe'

Aboriginal people are recorded to have been living on the property of James Squire at Kissing Point since the early 1800s. Bennelong lived there for a long time before his death in 1813. Bennelong was buried there along with his last wife. His friend Nanbaree was also later buried on the property. Aboriginal people may have chosen this area because it allowed them to remain close to the river and their Country, and because Squire allowed these people to live there. We know a little about a few individuals, and the 'tribe' will have probably included both Wangal and Wallumedegal families and linked by the marriage of Bennelong's sister Karangaran to Bidjee Bidjee who was a Wallumedegal man and was known to Europeans as the 'chief' of the 'Kissing Point Tribe'.

It is not known if Aboriginal people continued to speak language through this period. It is possible that the removal of children at an early age into the 1820s 'Institutions' (Parramatta, then Blacktown, then Liverpool) and some European households meant knowledge and use of Language declined each generation. But it is also likely some Language was kept alive during this period because there were several Aboriginal people living in the area who were born before Invasion. There are few direct references (sourced) in historical records to the Kissing Point Aboriginal community after about 1840 but as for some other places in Sydney and across the wider Cumberland Plain, Aboriginal people are known to have lived in the Ryde area for some time after this time, and these people may have been descents of the Kissing Point people.

#### 3.10 Hardening views on race

Reasons offered to explain the decline in Aboriginal populations during the Macquarie period (apart from War and disease) were often couched in terms of the 'disappearance of kangaroo' and the destruction of hunting grounds from the clearance of forests. Karskens explains that some people however saw it was more profound



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and was rooted in deep grievance and sense of loss amongst Aboriginal people. Archbishop John Bede Polding told a sceptical parliamentary committee in 1845 of the injustice of dispossession:<sup>43</sup>

*My opinion may be very different from that entertained by a greater part of the community. In the first place...there is established in the mind of the black population a sentiment that the whites are essentially unjust...that is the leading idea, founded on the whites coming to take possession of their lands, without giving them what they deemed an equivalent; of course, they argue, not according to our views, but according to their own.; to trespass upon the hunting ground of another tribe is deemed to them a case of war; and...must necessarily be considered by them an act of spontaneous injustice. I perceive that these principles will apply to the whites coming to this country; the Aborigines will demand 'what right have you to come here? We have not asked you to come, and you take away our lands, you drive away our means of subsistence'.*

### 3.11 Accelerated impacts to Wangal Country from the 1880s

#### 3.11.1 Subdivision and urbanisation

From the 1880s many of the former large estates that had been created on Wangal Country during the Macquarie period, such as at Burwood, were progressively subdivided into smaller land parcels as demand for land increased and residential suburbs emerged and followed road and rail transport corridors. Much of the land had already been significantly cleared of its former forest, woodland, and grassland and contractors were paid to pull out and clear old stumps as part of the road forming works. The first streets in the Burwood area had basic kerbing and guttering if any at all, and early sidewalks were kerbed with ironbark and other Wangal forest hardwoods.<sup>44</sup>

Figure 3.5: Burwood in the Parish of Concord in 1886. During this period remaining tree stumps began to disappear from streets and culverts and bridges were built across creeks (watercourses shown on the map have been highlighted)



<sup>43</sup> Karskens 2009:521-522

<sup>44</sup> The Gosford Times and Wyong District Advocate, 17 February 1921:19

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During the first decades of the twentieth century higher density suburban development increased on the flatter areas in the local landscape such as Burwood and Croydon and there was also expansion into land cleared from past agriculture extending from Canterbury to Bankstown and Croydon to Parramatta.

#### 3.11.2 Urbanisation – impact on Aboriginal cultural heritage sites and natural heritage values

The undulating to flat topography of the Country, and by this time the widely cleared state of the former forests, in places like Burwood provided a ‘blank canvas’ for rapid residential housing and suburban growth during the 1920s and 1930s. Housing changed the landscape from a patchwork of regrowth forests, open paddocks, and market gardens into a new urbanised landscape with few natural areas.<sup>45</sup> It is likely many old Wangal camping sites, some of which that may have been occupied after Invasion, and older camps with longer histories and which may have contained cultural (archaeological) materials buried in the soil’s leftover from past peoples and times, were destroyed during this period.

Old camps will have been disturbed and cultural materials displaced by the agricultural land use of the preceding settler generations and many sites were doubtless destroyed. However, traces of some campsites will have survived in the ground in little used and historically undeveloped paddocks. At Parramatta and out west across the wider Cumberland Plain where the same types of Wianamatta Clay soils as present at Burwood predominate, Aboriginal archaeological materials are often found in shallow but surviving original topsoils along watercourses and on the adjoining hills and plains. The main watercourses in this Wangal landscape will likely have also have formerly retained a rich record of people’s use and re-use of places over time.

There are surviving elements of the original Wangal forests in the local landscape. They are small, fragmented, and isolated by development. Queen Elizabeth Park and Rothwell Park have remnant old growth trees of the Turpentine-Ironbark Forest. Ecological connectivity across parks and reserves is restricted but in combination the area’s open space conserves a significant number of native flora and fauna species.

The Wangal foreshores were also transformed dramatically from the late nineteenth century. As a result of land clearing and increased sedimentation and river turbidity, mudflats expanded significantly, and reclamation works undertaken during the 1930s filled over extensive estuarine wetlands at Hen and Chicken Bay and replaced these ecologies with levelled parkland and recreational space.

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<sup>45</sup> Karskens 2009:21.



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## 4.0 Aboriginal cultural heritage in Burwood LGA

### 4.1 AHIMS and previous cultural heritage investigations

The lands that are contained within the Burwood North Masterplan are a mix of long-established residential housing with much of it dating to the first decades of the twentieth century and more recent light industry development. The precinct is thereby uniformly covered by urban built form and there are few locations where original natural ground are exposed at the surface. On the shale topography contained within the precinct the original topsoils were shallow to begin with, and it is unlikely that intact and in situ soils with potential to contain Aboriginal objects have survived early the processes of forest clearance and agricultural land use followed by impacts from later urbanisation. A First Nations heritage constraints analysis prepared in 2018 for housing and industry land located in locations in Burwood, Strathfield and Homebush concluded these areas generally consisted of (predominantly) highly disturbed terrain that was unlikely to retain the potential for Aboriginal archaeological materials to be present.<sup>46</sup> However, the 2018 study did identify three areas that displayed lesser levels of historic land use disturbance that were assessed to retain archaeological sensitivity and contain natural heritage values that are reflective of former landscapes and these areas are described to occur within Queen Elizabeth Park, Burwood Park, and Santa Sabina College respectively.

### 4.2 Why are there no First Nations cultural heritage sites recorded in Burwood

There are no Aboriginal archaeological cultural heritage sites recorded in Burwood LGA. This is largely because the suburb was fully urbanised by over half a century or more before the first Aboriginal heritage surveys were undertaken by amateur archaeologist in 1960s and before the advent of the NPW Act and EPA Act in the 1970s. This situation is different in the adjacent City of Canada Bay LGA that contains extensive foreshore areas that have surviving Aboriginal heritage sites in the form of rock shelters with occupation deposits and some with painted and stencilled art along with open shell middens. All of these sites are located within about 100 metres of the foreshores of the Harbour or the Parramatta River.

### 4.3 Nearest known First Nations cultural heritage site listed in AHIMS

There are no historic records for Aboriginal people interacting directly with the British at Longbottom after it was taken from them during the early 1790s but the place is likely to have continued to have been visited and used by Aboriginal people when this was possible after 1788. There are a number of Aboriginal heritage sites in Sydney that have been archaeologically investigated and found to include tangible evidence of 'cultural contact' in the form of European materials such as glass and ceramic having been used by Aboriginal people to make new tools using traditional stone-working techniques.

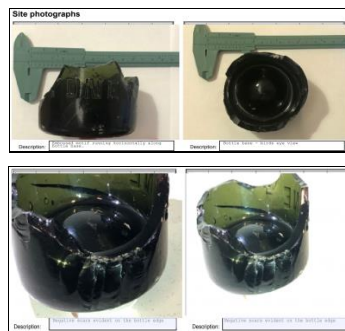
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<sup>46</sup> Aecom Australia Pty Ltd 2018.



The glass bottle base below was located during historical investigations undertaken for the redevelopment of Concord Oval in 2019.<sup>47</sup> The item was found below the surface of a landscaped slope situated about 65m to the southeast of the southern entrance gates on Loftus Street. The champagne-style bottle base is embossed with the letters 'YDNEY' surving and has six uniform and unidirectional negative flake scars marking where glass flakes of similar form are believed to have been struck-off by an Aboriginal person(s) before the item was moved from where it was originally lost/thrown away and ended up within an extremely disturbed fill context.

Figure 4.1: Concord Oval potential flaked glass artefact (AHIMS ID 29-3-0079)



#### 4.4 Landscape values embedded in the urban streetscapes

The form of the original terrain of the Country can still be read in the contours and gradients of the streets and in the presence of native street and park trees.<sup>48</sup> Some of these trees are twentieth century plantings and a few are mature, descendant trees of the original forests.

Figure 4.2: A mix of mature native and introduced trees at Burwood Park. The types of trees likely to have been present in this area of Burwood were Turpentine, Iron and Stringy Bark, Mahogany, and Blue Gum



<sup>47</sup> NGH Consulting 2019.

<sup>48</sup> Burwood Council had a tree-planting program prior to 1912. It included mainly Brush Box and Camphor Laurels which affected service lines, and a new street tree program was initiated that saw mainly of Phoenix palms planted throughout Burwood's streets by 1924.



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The presence of former water courses is also reflected by street guttering and the course of an unnamed Aboriginal watercourse that used to connect the forestland contained within the study area with the Parramatta River foreshore is marked by an unobtrusive concrete channel (St Luke’s Park Canal).

Figure 4.3: Some of the mature trees in the local landscape are likely to be descendant trees from the original forest and woodland communities that used to occupy the area and the tall and mature native street trees that are present in the study area (tree shown below is in Park Avenue) are reflective of the former forest and woodland communities that used to be present here



Figure 4.4: Stand of regrowth trees growing on the edges of the built form with wide-spreading canopy



Figure 4.5: Paperbark trees characterise this streetscape



Burwood North Precinct Masterplan – First Nations Design Principles Report – August 2023

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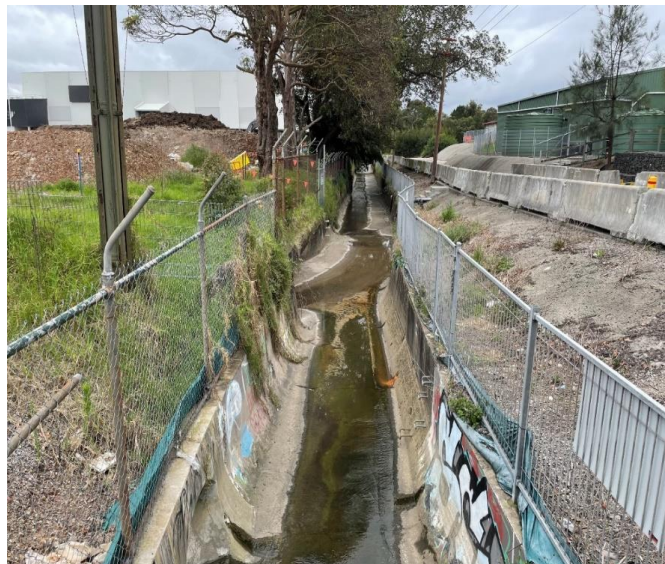
Figure 4.6: Bottle-brush trees characterise this streetscape



Figure 4.7: Looking north along Shaftesbury Avenue, envisioning a past view looking from the entrance to Longbottom Stockade and up the long and flat to sloping land extending down from the formerly timbered slopes on the higher ground in the background



Figure 4.8: Looking north along St Luke's Park Canal showing the existing condition of this former (unnamed) Aboriginal watercourse





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## 5.0 First Nations engagement and consultation

### 5.1 Engagement

Council reached out to over sixty First Nations organisations and individuals about the Burwood North Precinct Masterplan during early planning and asked each if they would like to be involved in consultation and help inform the vision for the Precinct and development of First Nations design principles to guide the Masterplan.<sup>49</sup>

Council received expressions of interest from sixteen organisations. Consultation with each member of this cultural advisory body has continued and has unfolded over two workshops and follow-up online consultation.

### 5.2 Workshop One (December 2022)

#### 5.2.1 What we talked about at this workshop

Council convened a start-up workshop with the First Nations advisory panel in early December 2022. Council acknowledged the project was located on Wangal land and paid respect to the traditional owners of the Country before Council and the Cox design team explained the vision for the desired outcome of the Masterplan. Council and the design team listened to people's initial thoughts and points of view that provided understanding of the project vision, planning, and design from a First Nations perspective. This enabled conversations to be developed about ways Council were hoping to engage and represent First Nations people within planning for the Masterplan and continue to engage with First Nations people throughout the project lifecycle to embed cultural knowledge into aspects of the design and future function of the Precinct.

We used maps to show the geology and soils of the Precinct that make up the fabric of the Country that is today buried under urban housing and roads and to identify the key landforms and topography of the terrain that is contained within the Masterplan.

Maps were also used to show watercourses, focusing on 'St Luke's Park Canal' that crosses through the Masterplan area, and for other discrete landscape features to understand the character of the landscape.

We used historical paintings, plans, and modern vegetation data to illustrate our understanding of the former forests, woodland, and open grasslands that originally grew on the rolling shale hills forming the higher ground that adjoins the flatter terrain at Longbottom. The location was originally crossed by the St Luke's Park watercourse that drained the hills and then passed through swamps, mudflats, and saltmarsh environments before reaching the foreshore at Hen and Chicken Bay.

<sup>49</sup> We notified people about the project using contacts provided by Council and those contained on HNSW Aboriginal community stakeholder consultation lists for Burwood, City of Canada Bay, City of Parramatta, City of Blacktown, and Penrith LGA's.

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We listened to peoples comments about the Country and the variety of different landscapes and locations that it contains and how the landscape originally had many pathways and terrain tracks that connected people to all of their places along the Parramatta River and harbour foreshore and in the forests.

It was noted that most of those old travel routes (most never recorded or mapped) are today built on and obscured by development on the ridgelines and former Aboriginal view and communication points provided by the highest elevations were now mostly lost.

The Aboriginal cultural and natural significance of the unnamed Aboriginal watercourse whose former alignment crosses the Masterplan was also discussed. It was observed the St Luke's Park watercourse was today confined within a concrete-lined channel to the north of Parramatta Road and piped underground in the Masterplan area. It is not visible even though it is one of the primary natural landscape elements of this land and it was considered likely that very few people were aware of its existence let-alone its cultural and natural heritage story.

We heard that despite its modern appearance and condition, this was still an 'authentic' Wangal water source and deserved to be 'revived', acknowledged, respected and interpreted within open public space (and not built over by houses) for its first Nations cultural significance and natural heritage values.

We touched on the impact Invasion had on Wangal people and their Country, and Aboriginal resistance, and cultural resilience that continues today.<sup>50</sup> We discussed that elements of the former Wangal landscapes can still be read in the modern urban layout.

We used images of native trees in local street and parks, some of which may be descendant trees of the original Wangal forests, and street views to show that the form of original landforms and terrain were still legible in the gradients and slopes of streetscapes and in the presence of gutters and drains that in places mark the presence of former watercourses and water bodies.

We discussed reasons for why no Aboriginal archaeological heritage sites are registered on AHIMS to occur within the Burwood North Masterplan study area. It was noted some public parks may preserve former ground surfaces and soils with potential to contain Aboriginal archaeological materials buried below depths of fill.

We discussed ideas for how the Masterplan might acknowledge and respect Wangal Country and First Nations culture and heritage. We also talked about how this could be identified and embedded through design elements to enhance people's connection to places and for First Nations culture to be shared and celebrated. Examples for open space design were provided by the advisory group that gave insight to Council about how can design can be influenced and shaped by First Nations cultural knowledge by creative design and built form interventions in public space.

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<sup>50</sup> When First Nations people frequently remind non-Indigenous people that they know their history.



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Opportunities discussed included thinking about form and patterns of Country in the creation of spaces and using planting layouts, pathways and connections, built form and landscaping, and First Nations storytelling through visual art and place and space naming using Language.

Discussions about guiding First Nations Cultural Principles that could be developed for the Masterplan, and from which First Nations Design Principles could then be considered, focused on three main areas of concern. The first of these considerations we heard from the advisory group was that First Nations people were the experts on their culture and their heritage and should lead or co-lead the design of Aboriginal elements in the Masterplan and should make decisions on how knowledge, stories, art, and Language are used in place-making design.

A second message we heard was that local First Nations people should be engaged and involved in this process at Burwood.

A third message we heard concerned acknowledging value and ownership of shared First Nations cultural knowledge and the imperative that First Nations design elements and use of cultural knowledge must be approved before use.

The draft First Nations Cultural Principles below were tabled and talked through based on these discussions. The advisory group was asked to provide comment on these principles and consider them for endorsement.

- First Nations people should lead or co-lead the First Nations elements of design in the Masterplan and should make decisions on how cultural knowledge is used.
- Local First Nations communities should be given opportunity to be involved in the process.
- All First Nations design elements used in the Masterplan must be approved for use by the First Nations people who conceived and/or created the design element.

5.2.2 What we heard from First Nations advisory group at this Workshop

5.2.3 What we resolved to do next

The First Nations advisory group resolved to take away these initial baseline cultural principles and feedback to Council at a follow up meeting (convened in February 2023). The Cox team resolved to provide the First Nations advisory group at the next meeting with updated illustrative concepts for the Masterplan and information about the open space strategy proposed to flag and discuss opportunities to explore the development of First Nations Design Principles that could be integrated with the Burwood North Precinct open space strategy.



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### 5.3 Workshop Two (February 2023)

#### 5.3.1 What we talked about at this Workshop

Following an acknowledge of Country, this Workshop focused on updated open space and streetscape concepts for the Precinct that incorporated considerations identified during the first Workshop that had included providing well-built, attractive but varied, built form and a safe and pedestrian friendly public domain and street network with good connections and amenity. The main topics of discussion were about where and how much new open space was to be created by the Masterplan and how it was to be connected, and the opportunities that this presented for First Nations design interventions to form part of making public spaces.

Discussion followed two main streams. The first concerned opportunities to acknowledge Wangal people and their culture by featuring First Nations storytelling and cultural interpretation in public spaces and places (existing and new parks, renewed spaces). The second concerned future engagement opportunities that could be enabled by the Masterplan for First Nations people including education and training and employment associated with future landscape, construction, restoration, and maintenance of the lands within the public realm in the Precinct.

The advisory body were shown landscape typologies for the Precinct that would provide site-specific landscape responses (and a range of recreational opportunities) and planning of a linear park along the Wangal watercourse in the Precinct was well received. We heard that the planning showed respect and care for the old drainage line by protecting it within parkland and also because of the presence of this Wangal watercourse it had opportunity to integrate sustainable water management practices while providing recreational spaces. We were also told this park would also be enhanced by First Nations storytelling and interpretation.

We also discussed pedestrian connections and connectivity across the Precinct. Some public space is designed for use by pedestrians and cyclists only that will increase connectivity and overall 'permeability'. The Masterplan is designed to ensure equitable access to open space to future residents and visitors and pedestrians and cyclists are priorities in the street network and links.

Opportunities to incorporate public art and interpretation were discussed including First Nations storytelling into future design of key streets and laneways.

The final area of discussion for this Workshop was about First Nations place-naming and to use Aboriginal Language for other places and space names in the Precinct. The advisory group supported the idea of place naming for the Precinct and suggested that Council could investigate opportunities for First Nations place naming. Should Council look to develop a place naming strategy for the Precinct, this should be prepared in conjunction with a First Nations consultant. Any place naming strategy should be prepared and exhibited in accordance with Council's Engagement Strategy.



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#### 5.3.2 What we heard from First Nations advisory group at this Workshop

The advisory group are supportive of the Masterplan. It will provide planned residential housing and new open space embedded in pedestrian friendly street networks with amenity and connections. The concept design enables opportunities to integrate First Nations cultural knowledge and thinking and design interventions into the built form of public places and spaces. We also heard:

- People were supportive of the respect shown by Council to the old Wangal drainage line that runs through the Precinct and that the design of the linear open space link in the eastern side of the Precinct seeks to acknowledge and recognise its cultural significance to First Nations people and promoting the intention of the delivery of a linear open space link.
- Public art and interpretation in the Burwood North Precinct strategy could include First Nations art and storytelling. Opportunities for this could be translated in the future design of open spaces and key streets and laneways.
- The advisory group would like to see this park and the watercourse it contains given cultural and natural heritage identity and a story through First Nations storytelling and interpretation.
- Public art and interpretation in the Burwood North Precinct could, where appropriate, include and integrate First Nations art and storytelling and interpretation in the design of open spaces.
- Council should continue to talk to people about future education and training and employment opportunities that may be enabled by the Masterplan that are associated with future landscape, building, landscape restoration, and maintenance of lands within the public domain in the Precinct.

#### 5.2.3 What we resolved to do next

Council seek endorsement from the First Nations advisory group of the Design Principles below that were developed as an outcome of discussions during Workshop One:

- ✓ First Nations people should lead or co-lead the First Nations elements of design in the Masterplan and should make decisions on how cultural knowledge is used.
- ✓ Local First Nations communities should be given opportunity to be involved in the process.
- ✓ All First Nations design elements used in the Masterplan must be approved for use by the First Nations people who conceived and/or created the design element.

The First Nations advisory group to provide feedback on the additional Design Principles below that are intended to promote the integration of First Nations storytelling and interpretation into the design of the Masterplan public space strategy:



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- Public art and interpretation in the Burwood North Precinct could, where appropriate, include and integrate First Nations art and storytelling and interpretation in the design of open spaces and in the design of key streets and laneways.
- As part of the development and/or review of any public art strategy for the Burwood North Precinct, consideration should be given to including First Nations art and interpretation provisions. The would be subject to engagement with the community in accordance with Council's Engagement Strategy and would assist in guiding co-design with First Nations People and acknowledging connection to country.

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## 6.0 Recommendations

This report recommends that:

- Burwood Council continue to engage with First Nations people to guide the implementation of any First Nations design elements as part of the Burwood North Precinct.
- Consideration be given to developing a place naming strategy for the Burwood North Precinct that could include Aboriginal names as part of a Connecting to Country process. If pursued, the place naming strategy should be developed in conjunction with a First Nations provider and be widely consulted with the community.



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Appendices

Attachment 1: AHIMS data

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**AHIMS Web Services (AWS)**

Search Result

Your Ref/PO Number : 2 Meryla

Client Service ID : 739666

Dominic Steele Archaeological Consulting

Date: 10 December 2022

21 Macgregor Street  
CROYDON New South Wales 2132

Attention: Dominic Steele  
Email: dsca@bigpond.net.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat. Long From : -33.8812, 151.0941 - Lat. Long To : -33.8627, 151.1559, conducted by Dominic Steele on 10 December 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

- 7 Aboriginal sites are recorded in or near the above location.
- 0 Aboriginal places have been declared in or near the above location. \*





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**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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Level 6, 10 Valentine Ave, Parramatta 2150  
Locked Bag 5020 Parramatta NSW 2124  
Tel: (02) 9585 6345

ABN 34 945 244 274  
Email: [ahims@environment.nsw.gov.au](mailto:ahims@environment.nsw.gov.au)  
Web: [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

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AHIMS Web Services (AWS)											
Extensive search - Site list report											
SiteID	SiteName	Datum	Zone	Easting	Northing	Contact	Site Status **	SiteFeatures	SiteTypes	Reports	Your Ref/PO Number : Burwood CMP Client Service ID : 739692
45-6-0262	Rodd Point/Rodd Park	ACD	56	328700	6251000	Open site	Valid	Shell :-,Artifact :-	Midden	2047	
<p><b>Contact</b> Val Attenbrow,Michael Gahler</p> <p><b>Recorders</b> Michael Gahler</p>											
45-6-1936	Rodd Point/Cave:	ACD	56	328730	6251010	Chased site	Valid	Shell :-,Artifact :-	Shelter with Midden		
<p><b>Contact</b> Michael Gahler</p> <p><b>Recorders</b> Mr Mathew Barber,NGH Heritage - Pysawick</p>											
29-3-4079	Concord Oval Potential Flaked Glass Artifact	GDA	56	325056	6250768	Open site	Valid	Artifact :-			
<p><b>Contact</b> Mr Mathew Barber,NGH Heritage - Pysawick</p> <p><b>Recorders</b> DPLF - Arnold,McSam Higgs</p>											
45-6-3322	Trimbull Park Midden	GDA	56	327989	6250589	Open site	Not a Site	Shell :-		4780	
<p><b>Contact</b> Mr R Toplin</p> <p><b>Recorders</b> M.R Toplin</p>											
45-6-2142	Hen & Chicken Bay, Five Docks:	ACD	56	326200	6251250	Open site	Valid	Shell :-,Artifact :-	Midden		
<p><b>Contact</b> ROCO Artifact Scatter/PAD</p> <p><b>Recorders</b> Urtis Pty Ltd - Angel Place L8 123 Pitt Street/Doctor Aaron Olsen</p>											
45-6-3906	ROCO Artifact Scatter/PAD	GDA	56	325154	6250930	Open site	Valid	Artifact :-,Potential Archaeological Deposit (PAD) :-		4780	
<p><b>Contact</b> Michael Gahler</p> <p><b>Recorders</b> Michael Gahler</p>											
45-6-2555	Rodd Island	ACD	56	329080	6251280	Open site	Valid	Shell :-,Artifact :-	Midden		
<p><b>Contact</b> Michael Gahler</p> <p><b>Recorders</b> Michael Gahler</p>											

**--- Site Status**  
 Valid - The site has been recorded and accepted onto the system as valid  
 Destroyed - The site has been completely impacted or named usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution  
 Partially Destroyed - The site has been only partially impacted or named usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground  
 Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an Aboriginal site. Instead of the type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 10/12/2023 for Domestic/State for the following area at Lat, Long From: -33.8812, 151.0947 - Lat, Long To: -33.8627, 151.1159. Number of Aboriginal sites and Aboriginal objects found is 7  
 This information is not guaranteed to be free from error/omission. Heritage NSW and its employees's disclaimer liability for any act done or omission made on the information and consequences of such acts or omission.

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**Aboriginal Site Recording Form**  
 Manager, Information Systems  
 Locked Bag 5020, Parramatta 2124 NSW

**AHIMS site ID:**  **Date recorded:**

**Site Location Information**

**Site name:**

**Easting:**  **Northing:**  **Coordinates must be in GDA94 (MGA)**

**Horizontal Accuracy (m):**

**Zone:**  **Phone GPS:**

**Recorder Information**  
(The person responsible for the completion and submission of this form)

Title	Surname	First name
<input type="text" value="Mr."/>	<input type="text" value="Barber"/>	<input type="text" value="Matthew"/>
<b>Organisation:</b> <input type="text" value="NGH"/>		
<b>Address:</b> <input type="text" value="Po Box 62 Fyshwick ACT 2609"/>		
<b>Phone:</b> <input type="text" value="0407485018"/>	<b>E-mail:</b> <input type="text" value="matthew.b@nghenvironmental.com.au"/>	

**Site Context Information**

**Land Form Pattern:**  **Land Use:**

**Land Form Unit:**  **Vegetation:**

**Distance to Water (m):**  **Primary Report:**

**How to get to the site:**

**Other site information:**



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Site location map



Site plan



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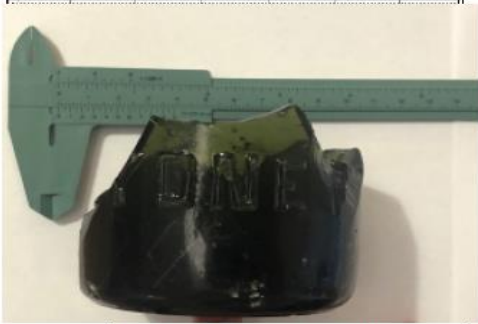

**Site contents information**      open/closed site:       Site condition:

Features:	Number of features	Length of feature(s) extent (m)	Width of feature (s) extent (m)	Scarred Trees			
				Scar Depth (cm)	Regrowth (cm)	Scar shape	Tree Species
1. <input type="text" value="Artefact"/>	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Feature condition: <input type="text"/>							
Description: <input type="text" value="Press and blown moulded black/dark olive champagne style glass bottle base excavated from a disturbed context approx 1000mm depth in TP4, broken and only the base remains with a partial embossed with a motif of letters YDNE. To the left of these letters are 6 unidirectional negative flake scars."/>							
2. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Feature condition: <input type="text"/>							
Description: <input type="text"/>							
3. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Feature condition: <input type="text"/>							
Description: <input type="text"/>							

3

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Features:	Number of features	Length of feature(s) extent (m)	Width of feature (s) extent (m)	Scarred Trees			
				Scar Depth (cm)	Regrowth (cm)	Scar shape	Tree Species
4. <input style="width: 100%;" type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Feature condition: <input style="width: 100%;" type="text"/>							
Description: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>							
5. <input style="width: 100%;" type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Feature condition: <input style="width: 100%;" type="text"/>							
Description: <div style="border: 1px solid black; height: 60px; width: 100%;"></div>							
<b>Site photographs</b>							
							
Description: <input style="width: 100%;" type="text" value="Embossed motif running horizontally along bottle base."/>				Description: <input style="width: 100%;" type="text" value="Bottle base - birds eye view"/>			
4							



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Description: Negative scars evident on the bottle edge



Description: Negative scars evident on the bottle edge

Site restrictions

Do you want to Restrict this site?:

Restriction type: Gender  General  Location

Why is this site restricted?:

Further information contact

Title  Surname  First name

Organisation:

Address:

Phone:  E-mail:

Site interpretation and community statement



# Burwood North Precinct Masterplan Geotechnical Study

December 2022

Updated Baseline Report

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# Acknowledgment of Country

We recognise the Darug Wallamatta People as the Traditional Custodians of this land that is being masterplanned. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship and values.

We acknowledge that these connections, to the land and waters, have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey.

We recognise that we are, and always will be, on Aboriginal land.

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# Burwood North Precinct Masterplan

Geotechnical Desktop Study Report

December 2022

## Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	22/11/22	G Sourenian	T Sheridan	D Fettell	First Issue
B	09/12/22	T Sheridan	T Sheridan	D Fettell	Addresses Council Comments

**Document reference:** 703100557 | Geotechnical Desk Study Report | B |

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# 1 Introduction

This report provides a high-level review of the currently identified geotechnical risks for the proposed Burwood North Precinct. Information for this geotechnical assessment has been gathered from a desk top review of publicly available data online.

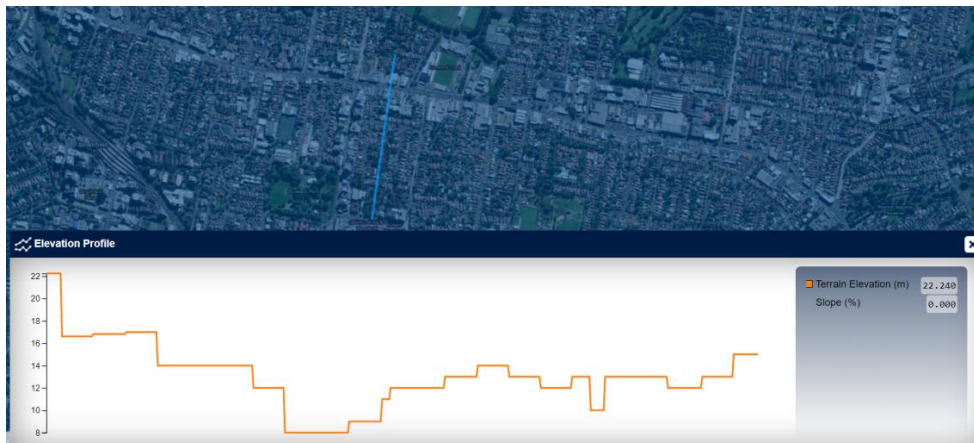
The masterplan for the Burwood North Precinct covers an area from Burwood Park and Wilga Street in the south to the proposed Burwood North Metro Station in the north and extending from Shaftesbury Road in the east to Grantham Street to the west. At completion the precinct will strengthen the thriving business and retail centre for the surrounding community.

This report aims to identify major geotechnical opportunities and constraints which can then inform future stages of design and construction.

## 2 Topography

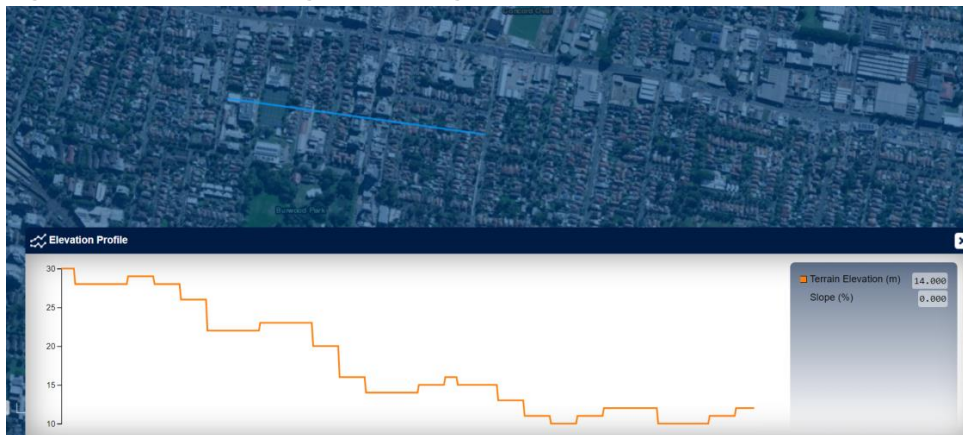
A general review of the regional topography in ELVIS (Figure 2.1 & Figure 2.2) shows lows of around 10m Australian Height Datum (AHD) to the east of the study area, increasing in elevation towards the south to 22m AHD and a maximum of 30m AHD towards the west.

**Figure 2.1: Indicative topographic change (From south to north)**



Source: ELVIS [Accessed: 09 November 2022]

**Figure 2.2: Indicative topographic change (From west to east)**



Source: ELVIS [Accessed: 09 November 2022]

### 3 Geology

The Burwood North study area lies within the geological region known as the Sydney Basin. This comprises a structural and topographic basin extending from Batemans Bay in the south, Lithgow to the west, and Raymond Terrace to the north.

NSW Seamless Geology Data Package (accessed via MinView) shows the area is underlain by Ashfield Shale of the Wianamatta Group (Figure 3.1), described as 'black to light grey shale and laminite'. Ashfield Shale is thought to have been deposited in a lacustrine to brackish or shallow marine environment during the Middle Triassic period (247.2 – 237 million years ago). It generally consists of dark grey to black, sideritic claystone and siltstone and laminated fine-grained sandstone and siltstone. The siderite is described as abundant and oxidised to limonite in weathered rock. It is therefore not present in surface rocks. It also forms hard 'iron-stone' bands, recorded as up to 300mm thick.

Alluvial valley deposits are shown overlying the Ashfield Shale on the eastern portion of the study area (Figure 3.1) and appear to follow the path of a now buried/infilled creek bed in a general north-south orientation. These deposits are described in MinView as 'silt, clay (fluvially deposited) lithic to quartz-lithic sand, gravel'.

Fill, or 'anthropogenic deposits' can be expected across the study area related to existing and previous site developments and construction.

**Figure 3.1: Geology of study area**



Source: NSW Seamless Geology Data Package, [Accessed: 22 November 2022]



## 4 Hydrogeology

The hydrogeology of the study area and wider area can be characterised by shallow groundwater (located within the fill/alluvium deposits) following the topography and travelling towards St. Lukes Canal (approximately 130m east of the study area).

Groundwater within the Ashfield Shale may be interacting with the M4 WestConnex tunnel, which runs through the study area. Deeper groundwater within the Ashfield Shale may not be hydraulically connected to groundwater within the alluvium due to the fine-grained sediments and clay minerals of the Ashfield Shale restricting vertical movement of groundwater.

Shallow groundwater is more likely to preferentially flow horizontally through the fill/alluvium than vertically into the Ashfield Shale. Some vertical movement of shallow groundwater into the Ashfield Shale may occur.

## 5 Previous investigations

Three geotechnical investigations (GI) within 500m of the site boundary were identified using MinView (2022) and are summarised below, additional investigation information has been requested from Sydney Metro and will be incorporated into this assessment when provided.

Findings from investigations undertaken for the Montrose Child Protection Unit, completed by Public Works, are summarised in Table 5.1. The investigations consisted of three test pits between 0.8m and 2.1m depth and were completed approximately 280m northeast of the Burwood study area. This investigation is closest to the alluvial deposits and the soil encountered was generally moist with possible groundwater or perched water encountered in one of the test pits.

**Table 5.1: Subsurface profile summary from Montrose Child Protection Unit**

Material	Description	Depth to top (mbgl)	Thickness (m)
Fill	Mix of silt, sand and clay in differing amounts, light to dark brown, very loose, moist, with organic matter and bricks	0.0	0.4 – 0.9
Silty clay/ clayey silt	Red-brown, with some fine gravel, moist, firm to very stiff (increasing strength with depth)	0.4 – 0.9	0.8 – 1.7
Shale	Grey, highly weathered, very weak, with brown ironstone gravels	2.1 and greater	Not confirmed

Source: Public Works Department. (1988) Geotechnical Investigation Montrose Child Protection Unit

Investigations for OTEN College, Strathfield, completed by Arup, are summarised in Table 5.2. The investigation consisted of seven boreholes between 6.4m and 9.4m depth and were completed approximately 350m southwest of the site boundary, with no groundwater encountered during this investigation.

**Table 5.2: Subsurface profile summary from OTEN College Strathfield**

Material	Description	Depth to top (mbgl)	Thickness (m)
Fill	Reinforced concrete, road base, clayey topsoil with shale gravel present	0.0	0.0 – 1.0
Silty clay	Medium plasticity, light grey, orange-brown, shale gravel present, soft to very stiff (increasing strength with depth)	0.0 – 1.0	1.0 – 2.7
Shale	Light orange-brown to grey, slightly to highly weathered (improving with depth), very low to medium strength, Class IV-II (improving with depth), horizontal bedding	1.4 – 3.0	Not confirmed

Source: Arup Geotechnics. (1993) Geotechnical Investigation Oten College, Strathfield

Investigations for Lucas Gardens School, New Hydrotherapy Pool, completed by Public Works, are summarised in Table 5.3. The investigation consisted of seven boreholes between 3.2m and 4.5m depth and were completed approximately 450m northeast of the site boundary, with moist soil observed and no groundwater encountered.

**Table 5.3: Subsurface profile summary from Lucas Gardens Hydrotherapy**

Material	Description	Depth to top (mbgl)	Thickness (m)
Fill	Bitumen, mix of silt, sand and clay in differing amounts, dark grey/brown, loose, moist, with organic matter, pieces of broken glass.	0.0	0.4 – 1.3
Silty clay	Orange-brown, moist, stiff, trace ironstone gravel	0.4 – 1.3	0.0 – 1.5
Shale	Light grey with brown, extremely to highly weathered (improving with depth), extremely to very weak	1.3-1.9	Not confirmed

Source: NSW Public Works – Project Management. (2012) Geotechnical Investigation Lucas Garden School for Specific Purposes, New Hydrotherapy Pool

Based on the available data, these three investigations (spread up to 1700m apart) encountered similar conditions, potentially indicating a general consistency, although it should be noted that any investigation can only confirm conditions in its immediate vicinity and may not be representative of the full range of conditions present.

These investigations consisted of three test pits and 13 boreholes in total. Fill was observed in layers up to 1.3m thick, which were generally underlain by silty clay (potentially residual soils of the Ashfield Shale) up to 2.6m thick. Below the silty clay layer Ashfield Shale rock was encountered at a shallow depth of 1.4m to 3.0m. In general, the rock encountered was initially extremely weathered with very low strength, the rock was observed to increase in strength and decrease in weathering with depth. It should be noted little is known about the depth of the alluvial deposits and the existence of perched groundwater.



## 6 Potential impacts

The following sections discussed the potential impacts and considerations of the ground conditions on the development of the master plan.

### 6.1 Overview

The currently limited available historical investigations indicate generally shallow depths to rock (<5m below ground level). At shallow depths the rock is likely to be low strength and highly weathered and can generally be expected to become less weathered and increase in strength with increasing depth.

No information has been found to indicate the depth, extent, or composition of the mapped alluvial valley deposits. Alluvial deposits can be associated with deeper soils and greater weathering of rock. This may impact the design of any excavation and retention systems for basements/underground works and the depth and size of foundations. Appropriate investigations, including boreholes through the alluvium and underlying rock will provide further information prior to site redevelopment in this area.

The alluvial deposits may also be associated with shallow groundwater perched above a deeper groundwater aquifer within the Ashfield Shale.

### 6.2 Foundations

Foundations for new structures are likely to be formed within the rock. For small, light structures of 1-2 storeys this may include shallow pad or strip foundations founded at shallow depths at/near the top of the rock. With increasing size and height buildings will require larger foundations likely to include bored piles into more competent material.

### 6.3 Basements/excavations

Any excavations for basements/underground works are anticipated to encounter existing fill/topsoil, alluvium (where present) and residual soils before continuing through weathered Ashfield Shale and progressively through less weathered, stronger rock. For deeper basement excavations, medium strength and higher strength rock is likely to be encountered which may require ripping or breaking.

To complete the excavation for basements, a retaining system is likely be required, given the space constraints are requirement to protect adjacent existing structures from excessive ground movement. Where alluvium is present, soils are likely to be normally consolidated and lower in strength than the underlying rocks and likely to require more robust retention systems, including the need to manage greater potential groundwater inflows.

Where large groundwater inflows are anticipated, diaphragm or secant pile walls may be required to provide sufficient seal from the surrounding groundwater. By isolating the excavation from groundwater inflows, this a) limits the need for groundwater pumping and potentially expensive offsite disposal and b) helps to protect adjacent structures from damage caused by dewatering induced ground settlement.

#### 6.3.1 Retention systems

For excavation of basements in built-up areas generally a retention system consisting of piles, and anchors or props are required to allow excavation and construction below existing ground level. In rock in Sydney, where groundwater is not present, or flows can be managed by sump

pumping this often involves soldier pile walls with shotcrete infill. This is a well-understood and developed solution in the Sydney area. Where high groundwater flows are anticipated alternative support options include secant piles or diaphragm walls.

For deep supported excavations temporary anchors or props are often employed to limit movement and reduce the risk of damage to surrounding structures. Anchors, while relatively easy to install and widely used in Sydney, may extend beyond the site boundaries and require additional land acquisition, agreements and/or easements for installation. Props provide an alternative, typically spanning between two facing retaining structures. While props remove the need for anchors extending outside the site boundaries, they can limit the working area within the excavation and need careful sequencing for placing and removal.

#### 6.4 Groundwater

Generally, the Ashfield Shale is anticipated to be low permeability however open joints/fractures may allow for water inflow. Groundwater inflow can also be anticipated in the alluvial deposits, with a higher inflow potential from the sand layers. The rate of flow is dependent on the material type, frequency of discontinuities and connectivity of fractures.

It should be noted there is little information on groundwater levels in the area. Groundwater inflow and potential for long-term groundwater drawdown for drained basement structures may impact the ground movement and associated risks to third party infrastructure. Risk of high groundwater inflows require deeper retaining walls to cut-off any groundwater seepage into basements and may require construction of tension piles to resist uplift due to hydrostatic pressures.

#### 6.5 Ground movement

Ground movements are expected to be of lower risk due to the presence of shallow rock, allowing for higher strength materials for foundations. Ground movement may damage existing/adjacent structures by affecting the settlement of footings. Situations which may induce settlement and deformation are dewatering and excavation without appropriate shoring.

For most sound buildings such movements may cause cracks and aesthetic damage. However, heritage structures may be subject to stricter movement criteria which may limit excavation depths/zones in their vicinity which should be considered as designs are developed.

## 7 Risks and opportunities

The table below summarises the risks and opportunities identified in this first stage desk study. These will be updated as more information becomes available (eg Sydney Metro West GI data) and the masterplan evolves.

At this stage in the masterplan development, this desk study has not identified ground risks that would unduly limit or constrain development in the area. It is recommended that project specific geotechnical investigations are scoped and undertaken as part of any future development applications to inform foundation/excavation design requirements and appropriately categorise ground risk for each development proposal as this desk study can only provide an overview of the mapped available data.

**Table 7.1: Risks and opportunities**

Type	Item	Description
Opportunity	Shallow rock encountered	Shallow foundations may be provided for lighter structures. The stiff rock may also require less temporary support during construction, eg fewer props, less stiff walls.
Risk	Uncontrolled fill	Uncontrolled fill from historical site uses may result in a poor, variable and inconsistent founding material. Risk can be managed by founding structures below this layer.
Risk	Deep soils/weathered material within alluvial valley	Depth, extent and composition of alluvial soils and weathering profile of underlying rock is currently unknown with no historical data recorded on publicly available records. Risk can be managed through investigation prior to construction and design of appropriate foundation/retaining structures.
Risk	Groundwater	Groundwater inflows and levels can impact design of retention systems and basement waterproofing systems. Risk can be managed at design through appropriate investigation and groundwater monitoring.



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Burwood North Precinct Masterplan – Heritage Significance Assessment  
For Burwood Council and Cox Architecture

V1.3

17 July 2023



Version Control		
Version number (status)	Author	Date
V1.0 (draft)	HAA	16/03/2023
V1.1 (draft after internal review)	HAA	20/03/2023
V1.2 (after Council review)	HAA	27/03/2023
V1.3 (after Council review)	HAA	17/07/2023

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## Executive Summary

Hector Abrahams Architects have been engaged, in collaboration with Cox Architecture, to determine if seven places within the study area of the Burwood North Precinct Master Plan merit their listing on Schedule 5 of the Burwood Local Environmental Plan 2012 (LEP).

The authors completed an external physical inspection of all places in February 2023 and determined three places (Methodist Ladies Colleges, Bath Arms Hotel, and Teacher's residence Christian Brothers High School) clearly demonstrated local significance and did not require further investigation. The significance of the remaining four places was less clearly demonstrated and these places have been researched and assessed to determine their significance.

This report is mainly focused on the assessment of the remaining four places. These assessments were conducted on the basis of a site visit to the exterior of each place, desktop comparative analysis, review of publicly available interior images (from real estate websites), and desktop historical research drawing on primary source material available online. Based on this research and analysis, an assessment was conducted for each place against the NSW Heritage Criteria. The assessment determined that:

9-11 Archer Street, Burwood merits listing in the Burwood LEP. They are a fine example of a pair of single-storey terraces, relatively unusual in Sydney, in the Italianate style. The intactness of the façade, plan form, and the interior details of number 11 contributes to the significance.

90-98 Burwood Road, Burwood includes a fine example of a Free Classical parapet, but much of the remainder of the terrace group, including much of the rest of the façade, has been greatly compromised. It is not best practice to list only facades or elements of facades, unless the façade itself is particularly significant and the rest of the building is compromised. In this case, the façade is a good example. However, in the opinion of the authors, it is not in itself so significant as to merit listing. Even so, given the lower threshold of significance and integrity applied to similar items in the locality, retention as a local item is appropriate. If this façade is to retain its listing, it should be amended to ensure that it covers the parapet specifically and careful thought should be given to policies that would ensure it retained its significance in the event of new development. Otherwise, de-listing would also be appropriate.

12-14 Burwood Road, Burwood are examples of Victorian Italianate terraces. 14 Burwood Road has been dramatically altered, retaining only some façade detail. The alterations to 12 Burwood Road are less substantial, and it still retains its plan form and most of its façade, though it has lost interior details. 12 Burwood Road is a good example, but is compromised by the changes to its partner, and does not clearly merit listing on its own. De-listing of these buildings would be appropriate.

7 Neich Parade, Burwood is an example of a Queen Anne cottage. There are many examples of this type and style listed in the Burwood LEP, most of which are clearly more architecturally distinctive and refined. 7 Neich Parade is, at least in terms of its exterior, not notably different from other cottages in the same area that are not listed. Real estate photos dated to 2010 suggest that at that time parts of the interior were generally intact, though other parts had been altered. The place does not meet the threshold for listing on the Burwood LEP. Therefore, de-listing of the place would be appropriate.



## Introduction

The authors have been engaged by Burwood Council, in collaboration with Cox Architecture, to assess the significance of the seven heritage items located within the study area of the Burwood North Precinct Master Plan. The objective of the study is to assess the significance of these places and determine whether they meet the threshold for listing in the Burwood Local Environmental Plan 2012 (LEP) and, if it is determined they do, make recommendations for their future conservation in the context of the new master plan.

The seven local heritage items are located within the study area and are locally listed for the following reasons:

- Attached Houses, 9-11 Archer Street (item I2), is of historic and aesthetic significance, as representative examples of late Victorian workers cottages.<sup>1</sup>
- Terrace Houses, 12-14 Burwood Road (item I16), is of historic and aesthetic significance, as a representative example freestanding terraces built in the 1880s.<sup>2</sup>
- Federation House, 7 Neich Parade (item I83), is of historic and aesthetic significance. The allotment is evidence of early subdivision patterns in Burwood. It is “a very good example of a single storeyed c. 1890s-1900 Federation bungalow”<sup>3</sup> (though research suggests it actually dates from the early 20<sup>th</sup> Century).
- Victorian shops, 90-98 Burwood Road (item #I19), is of historic and aesthetic significance. The buildings and facades are evidence of part of an early subdivision and Victorian development period.<sup>4</sup>
- Bath Arms Hotel, 352-354 Paramatta Road (I94), is of local significance for five of the seven criteria. It has local historical significance as it is located on the former site of the Bath Arms Inn and provides evidence of the development of Burwood in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.<sup>5</sup>
- Methodist Ladies’ College (MLC), 45 Park Road (item I89), is of local significance for five of the seven criteria. “MLC is of historic, aesthetic and social significance as a good example of an early all girls Church run School established in the late 1880s, as part of the early development in the local area”.<sup>6</sup>
- Teachers’ residence Christian Brothers High School, 17 Comer Street (I45), is of historic, associative, aesthetic and social significance; it is a representative example of a freestanding Victorian Italianate style house.<sup>7</sup>

The assessment includes a description of the site, history, physical analysis, comparative analysis, significance assessment and listing recommendations. A methodological approach was employed rather than determinative. It is the opinion of the authors of this report that the Bath Arms Hotel, MLC and Teachers’ residence at Christian Brothers High School clearly demonstrate

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<sup>1</sup> “Attached Houses [Item 002]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250063>

<sup>2</sup> “Terrace Houses [Item 016]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250050>.

<sup>3</sup> “Federation House [Item 83].”

<sup>4</sup> “Victorian Shops – First floor facades only [Item 019]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>.

<sup>5</sup> “Site of the Bath Arms Hotel [item 94]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250049>

<sup>6</sup> “Methodist Ladies College [Item 89]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250043>

<sup>7</sup> “17 Comer Street Burwood [Item 45]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

local significance and therefore, do not require further investigation. This report focuses on the remaining four heritage items where significance is less clearly demonstrated.

The report was prepared by Georgia Holloway, Tristan Ryan and Hector Abrahams of Hector Abrahams Architects. Georgia Holloway and Tristan Ryan visited the places in February 2023.

## Methodology

Hector Abrahams Architects completed an external physical inspection of the subject places on 16 February 2023.

Based on brief desktop research and review of the places, it has been determined that three of the places clearly merit their listing and do not require further investigation. These are; the Bath Arms Hotel at 352-354 Parramatta Road, Christian Brothers High School teachers' residence at 17 Comer Street, and the Methodist Ladies College at 45 Park Road, Burwood. These places are given summary reviews in this report.

The majority of the report is therefore focused on the four places which have less clear significance. These are the; Attached Houses at 9-11 Archer Street, Semi-detached houses at 12-14 Burwood Road, Federation house at 7 Neich Parade, and the Victorian shop facades at 90-98 Burwood Road, Burwood.

The authors have assessed each of the properties against the seven criteria of the NSW Heritage manual guidelines *Assessing Heritage Significance* and in accordance with the principles of the *Burra Charter: the Australia ICOMOS Charter for Place of Cultural Significance*.



## History of Burwood

The following history of Burwood has been taken from the State Inventory: <sup>8</sup>

*“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 c.1880’s, a number of gentleman’s estates were established in and around Burwood.”*

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<sup>8</sup> “Methodist Ladies College [Item 89],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250043>

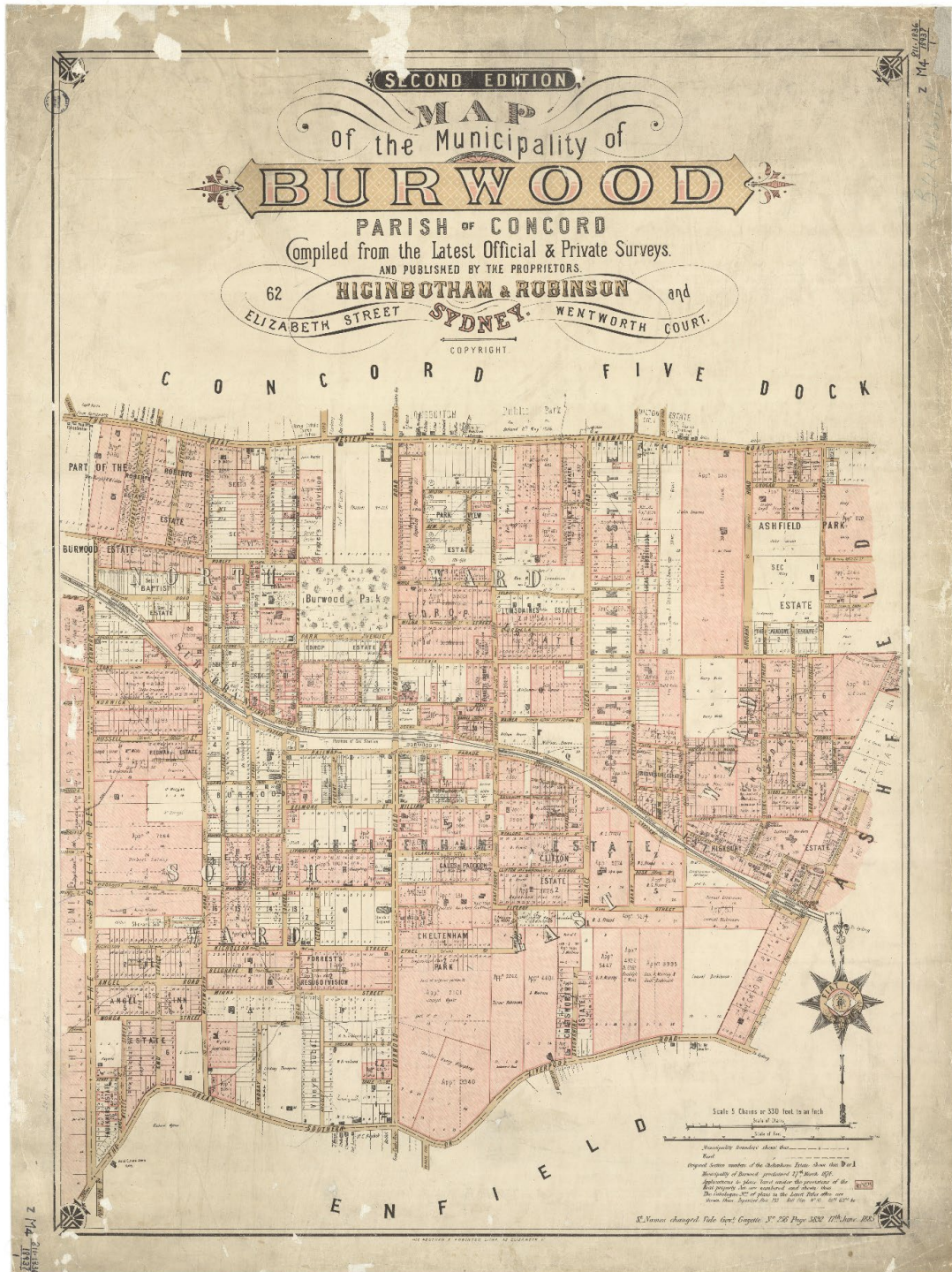


Figure 1 Municipality of Burwood second edition map, 17 June 1885, (Source: SLNSW FL16812320)

## Assessments of Significance

### 1. Attached Houses; 9-11 Archer Street, Burwood

#### 1.1. History

9-11 Archer street Burwood was built on Wangal land. This specific lot was part of the Park View Estate, before it was subdivided circa 1880s.<sup>9</sup> References to Archer Street appear in Sands Directory in 1885,<sup>10</sup> with the western side being developed more quickly such that by 1890 there were five residents.<sup>11</sup> The apparent longest occupying resident of 11 Archer Street may have been Adolphus Dingeldei who is first listed in the Sands Directory in 1903 he continues to be listed until 1922.<sup>12</sup> Dingeldei is listed as occupant of 11 Archer Street in *Wise's New South Wales Post Office Directory* in 1922-24, though appears to be the occupant of number 13 according to Sands Directory.<sup>13</sup> The death of Dingeldei is reported in 1953 and the residence of his wife, Nora Dingeldei 13 Archer Street.<sup>14</sup>

The occupants of either 9 and 11 Archer are numerous but is first listed as John Savage in 1903, William Bowman in 1904, and from 1908 – 1920 Samuel Carter is listed.<sup>15</sup> In 1932-33 Murphy and Fletcher William are listed as 9-11 Archer Street, respectively, Adolphus Dingeldei is listed as 13.<sup>16</sup>

Based on the available information and research conducted, none of the former occupants appear to be notable. It is probable that the street was inhabited primarily by

<sup>9</sup> Map of the municipality of Burwood, parish of Concord [cartographic material], Higinbotham and Robinson (Sydney: Higinbotham & Robinson [1893?]), State Library NSW, <https://collection.sl.nsw.gov.au/record/74VKO5k0dayg>

<sup>10</sup> Sands Directory, 1885 Part 2, 165, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>

<sup>11</sup> Sands Directory, 1890 Part 2, 181, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>

<sup>12</sup> Sands Directory 1903 Part 3 - Suburban Directory - Ashfield to Glebe (01/01/1903 - 31/12/1903), 251, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899984>; 1904 Part 3 - Suburban Directory - Ashfield to Glebe (01/01/1904 - 31/12/1904), 246,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899966>; 1908 Part 3 – Suburban Directory – Ashfield to Drummoyne (01/01/1908 – 31/12/1908), 257,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>; 1910 Part 3 – Suburban Directory – Annandale to Darlington (01/01/1910 – 31/12/1910), 268,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899848>; 1912 Part 3 – Suburban Directory – Alexandria to Camperdown (01/01/1912 – 31/12/1912), 281,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899804>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne, 246, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>

<sup>13</sup> Sands (1922). BURWOOD including CROYDON (part of) and STRATHFIELD (part of)., *Wise's New South Wales post office directory* Retrieved March 16, 2023, from <http://nla.gov.au/nla.obj-696009532>; (1924). BURWOOD., *Wise's New South Wales post office directory* Retrieved March 16, 2023, from <http://nla.gov.au/nla.obj-671369597>

<sup>14</sup> Sydney Morning Herald (NSW : 1842 - 1954), Tuesday 28 April 1953, page 16 <https://trove.nla.gov.au/newspaper/article/18370991>

<sup>15</sup> Sands Directory, 1903, 1904, 1908, 1910, 1912, 1920, *ibid.*

<sup>16</sup> Sands Directory, 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), p 245, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>



the working class, based on the professions that are identified in Sands – carpenters and builders.<sup>17</sup>

List of occupants, 9-11 Archer Street, Burwood.

Year	Listed as	Occupants
1900	No street address or building number	
1903	No street address or house name	Adolphus Dingeldei
1904	No street address or house name	
1908 - 1920	Street address of 9 and 11 Archer Street appear in c1918	
1922	9 and 11 Archer Street	
1932-33	9, 11 and 13 Archer Street	9 Murphy William 11 Fletcher William 13 Adolphus Dingeldei

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<sup>17</sup> Sands Directory, 1890 Part 2, 181, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>





Figure 3 9-11 Archer Street, Burwood marked in red 1943. (Source NSW Historical Imagery, HAA overlay)

## 1.2. Physical Analysis

9-11 Archer Street is a pair of single-storey terrace houses. They are Victorian-era Italianate in style, with a bullnose roof above the veranda, and a parapet in front of a skillion roof. The parapet is ornamented by a central curved pediment flanked by ornate plaster decoration, possibly missing a central element. A protruding cornice detail runs along the centre of the parapet, supported by small decorative corbels. The boundary walls curve with the line of the roof, with further ornate corbels at the eaves. The windows at number 11 appear to be original, with rounded corners to the architraves of both doors and window frames. At number 9 the windows appear to have been altered to become one window, but retain evidence of the architrave and sill. There are arch-headed niche details in the inside of each boundary wall. The fronts of each property are differing shades of pale yellow, and the parapet a third shade, suggesting that pale yellow is likely to reflect the original colour scheme. Both front fences have been modified, as have both verandas, and the niches of number 9 have been painted with a scheme that resembles crazy paving. Otherwise, the exteriors of both houses appear to be reasonable intact.

Real estate photos from 2019 and a site plan of number 11 suggest that it retains its original plan form (with a later extension at the rear) and many interior details including cornice, skirting, fireplaces and architraves. The modifications to the property have not compromised its overall design integrity. Modifications to number 9 (photos dating from 2017) appear to be somewhat more extensive, with historical details not clearly visible in photographs. However, the front portion of the plan form has been retained here also. The modifications to number 9 are not so extensive as to compromise the design integrity of the pair.







Figure 4 9 (right) and 11 (left) Archer Street, Burwood (Source: HAA)



Figure 5 The roof line behind the parapet of 11 Archer Street. The architrave details of the windows is also visible. (Source: HAA)

### 1.3. Comparative analysis

9-11 Archer Street is at present identified in its listing as a pair of worker’s cottages. It is quite likely that they were inhabited by working class people, as noted above, but they do not confirm to the ordinary typology of a worker’s cottage. Nevertheless, a comparison to these has been included, as well as comparisons to single storey terrace houses.

Image	Address	Description
 <p data-bbox="277 1133 874 1182">Figure 6 26-32 Wyatt Avneue, Burwood, Author Unknown, 2010, State Inventory</p>	<p data-bbox="917 689 1098 835">Semi-detached Cottages [Item I26], 26-32 Wyatt Avenue, Burwood 2134</p>	<p data-bbox="1137 689 1461 1339">A group of four Federation semi-detached homes constructed c1900-1910s. While stylistically different to 9-11 Archer Street with terracotta tile hipped roofs, face brickwork and a projecting gable wing the terraces are a representative example of single storey semi-detached Federation houses. The buildings are historically associated with George Hoskins, a notable builder who subdivided his large estate from 1903 to create a model suburb. These terraces were built to accommodate “minor servants of Hoksins and his fellow residents”.<sup>18</sup></p>
 <p data-bbox="277 1776 826 1825">Figure 7 ‘Row of Workers Cottages’, Graham Neaves, 1989, State Inventory</p>	<p data-bbox="917 1350 1114 1518">Row of Workers Cottages [Item 6391], 3-9 Robinson Street, Wollongong NSW 2500</p>	<p data-bbox="1137 1350 1461 1552">3-9 Robinson Street are locally significant to the Wollongong area for historic and aesthetic reasons, they are a representative example of “modest Federation timber cottages</p>

<sup>18</sup> “semi-detached Cottages [Item I26],” State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250261>



 <p>Figure 8 '7 Robinson Street', Carly Boag, 2017, State Inventory</p>		<p>in the local area".<sup>19</sup> Unlike 9-11 Archer Street the cottages were built to accommodate workers. The cottages are representative of modest accommodation of this period and are relatively locally rare remnants of this type.</p>
 <p>Figure 9 "cottages", Mathew Stubbs, January 2000, State Inventory</p>	<p>Early workers cottages [Item I427], 23-31 Isabella Street, Queens Park, NSW 2022</p>	<p>Single storey stone construction houses with roof pitching to street most have been altered, verandahs lost or replaced, original stonework survives. 21-31 Isabella Street are some of the first workers cottages in the Waverly Council area. Described as a "fine row of early workers cottages, now rare".<sup>20</sup> The cottages were built on land originally owned by Simeon Pearce and his brother. It is possible the cottages were constructed by the Pearces' for workers on their holdings.</p>

<sup>19</sup> "Row of Workers Cottages," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700696>

<sup>20</sup> "Early workers cottages," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620178>



	<p>House - Timber Workers Cottage [Item 140], 10 Sturt Street, Campbelltown NSW 2560</p>	<p>10 Sturt Street is very early and simple single storey workers cottages, constructed c1870s. The buildings are representative of some of the earliest infill of the Campbelltown Town Plan. <sup>21</sup> 10 Sturt Street provides physical evidence of the early and modest period of development in Campbelltown. The building is a “simple vernacular dwelling” representative of the mid-late 19<sup>th</sup> Century development of what was an emergent country town. It has an early outbuilding, which is possibly contemporary with the building. The plan form and arrangement of outbuilding is demonstrative of mid-late 19<sup>th</sup> Century building practices.</p>
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Figure 10 "Timber workers cottage, 10 Sturt Street Campbelltown", Paul Davies Pty Ltd, 2009, State Inventory

Image	Address	Description
<b>Single storey terraces</b>		
	<p>Single storey terraces [Item 1196], 53-61 Victoria Street, Granville NSW 2142</p>	<p>53-61 Victoria Street is a single storey terrace comprising five residences which was constructed c1883. It is locally significant for historic reasons as a representative example of housing in a major subdivision. The cottages were built for rental purposes by William Thackray a noted builder in Granville. <sup>22</sup></p>

Figure 11 55 Victoria Street, Granville NSW 2142," Realestate.com.au, February 2021

<sup>21</sup> "House – Timber Workers Cottage," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1290072>

<sup>22</sup> "Single storey terraces," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2240588>

	<p>Single Storey Terrace Group [Item 211], 1-27 Darling Street, Kensington NSW 203</p>	<p>A good example of Edwardian style row houses, one of the few of this typology erected in the district. It has a parapet like 9-11 Archer Street. The row contributes to the streetscape despite alterations. Constructed c1905 as a series of pairs with central gablet above doors. Slate roofing, terraced with bullnosed verandah.<sup>23</sup></p>
<p>Figure 12 "1 Darling Street, Kensington NSW 2033," June 2021, Realestate.com.au.</p>	<p>Single storey terrace row [Item 195], 28-32 Mackenzie Street, Bondi Junction, NSW 202</p>	<p>A very good example of a Late Victorian style row, substantially intact. The row is more decoratively detailed when compared to 9-11 Archer Street.<sup>24</sup></p>
	<p>Figure 13 "28 Mackenzie Street", date unknown, Domain.com.au</p>	

<sup>23</sup> "Single Storey Terrace Group," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310210>

<sup>24</sup> "Single storey terrace row," state Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620201>

 <p>Figure 14 "75-77 Darling Street, Malmain East", LMC, June 2010, State Inventory</p>	<p>Single storey terrace including interiors [Item I393], 75- 77 Darling Street Balmain East NSW 2041</p>	<p>Similar to 9-11 Archer street in scale although less intact. 75-77 Darling Street is locally significant as a representative example of early Victorian terraces built during the mid nineteenth century. Its integrity has been compromised with unsympathetic modifications including modern front doors, red brick piers and balustrade.<sup>25</sup></p>
 <p>Figure 15 "156 Cowper Street", Lorena Blacklock, December 2001, State Inventory</p>	<p>Dwellings Single Storey Terraces (c1870) [Item I148], 150-180 Cowper Street, Goulburn NSW 2580</p>	<p>A group of Victorian style single storey terrace houses constructed c1870. Number 150-162 are attached single storey terraces. The buildings are more numerous than 9-11 Archer Street and contribute to the Cowper Street streetscape.<sup>26</sup></p>

<sup>25</sup> "Single storey terrace, including interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1940412>.

<sup>26</sup> "Dwellings, Single Storey Terraces (C 1870)," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2933183>



### 1.3.1. Comparative Analysis Conclusion

The above locally listed workers cottages are of a distinctive typology: single-storey houses, attached, double-fronted, or semi-detached, with simple rectilinear windows and doors under verandah rooves, typically bull-nosed. The roof form is typically a gable, with the slope of the roof coming down to meet the separate verandah roof. Generally, the worker's cottages have historical significance, as accommodation constructed for workers (sometimes by employers) which is demonstrative of early and modest nineteenth Century development. The architectural form and detailing of 9-11 Archer Street are not likely to be highly representative of workers' accommodation in Burwood in the late nineteenth Century, but despite an unusual form and detailing bear some resemblance to the worker's cottages, particularly the bull-nosed verandah and plan form. It is also probable that 9-11 Archer Street was inhabited by working class people, though this is difficult to definitively substantiate on the evidence.

Most comparative examples were of local aesthetic significance as representative examples of modest single storey accommodation, their plan form and detailing are evidence of mid-late nineteenth Century development. Similar to 9-11 Archer Street, most workers cottages were locally rare remnants of this building typology. However, unlike the comparative examples 9-11 Archer Street is an unusual example of its type; as a single storey terrace pair with a skillion roof and ornamented parapet.

## 1.4. Assessment of Significance

### 1.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 9-11 Archer Street, Burwood.

Australian Theme	NSW Theme	Notes
4 Building settlements towns and cities	Accommodation	This pair of single-storey late Victorian terraces, in the Italianate style, are unusual in Sydney and demonstrate the character of the growth of Burwood, with new housing for the working class.

Australian Theme	NSW Theme	Notes
8 Developing Australia's cultural life	Creative endeavour	Though relatively modest homes, the intact features of these terraces demonstrate a high degree of architectural resolution and care, with the use of ornate corbels, parapet with pediment, and round-cornered continuous architrave being particularly notable. Number 11 also retains many interior features.

**1.4.2.** Assessment against NSW heritage assessment criteria

*Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area*

9-11 Archer Street is demonstrative of modest housing development in late 19<sup>th</sup> Century Burwood, as a basic but architecturally ornamented terrace with skillion roof and parapet. It is likely historically (though not aesthetically) representative of the development of workers' housing in Burwood. It has some modest local historical significance as evidence of the "Park View Estate" subdivision in c1880s.<sup>27</sup>

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	The status as cottages inhabited by workers is not able to be definitively substantiated.
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Local

<sup>27</sup> Map of the municipality of Burwood, parish of Concord [cartographic material], State Library NSW.



*Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

Based on available information and research conducted, 9-11 Archer Street does not have a strong or special association with the life or works of a person, or group of persons, important in Burwood's cultural or natural history.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	Yes
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable

*Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

9-11 Archer Street is a good example of the Victorian Italianate style of architecture. In this instance, the style pertains to an unusual type – a parapeted pair of single-storey Victorian terraces, likely constructed 1880-1895. In particular, the use of decorative architraves and corbels at the façade, as well as the parapet details are notable.

As a pair, the two are highly intact, with 11 Archer Street the better representation of interior and exterior details, which appear to be largely intact throughout, where some elements of the interior and exterior of 9 Archer Street have been altered or lost. The facades and majority of the plan form are generally intact across both addresses.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes (designer unknown)
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

Level of Significance: Local

*Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

As far as is known 9-11 Archer Street does not have a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

The item does not meet the threshold for social significance.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	No
Is retained only in preference to a proposed alternative	No

Level of Significance: Not applicable



*Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

9-11 Archer Street does not have the capacity to yield further information about the cultural or natural history of the local area, except possibly through archaeological study.

The item does not meet the criterion for research value.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	Unknown
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Unknown

Level of Significance: Not applicable

*Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

9-11 Archer Street is an example of a type as a pair of single storey terraces with a parapet and skillion roof rather than the more typical form of a gable or hipped roof applied to attached or semi-detached single-storey houses. This type appears to be rare among listed items in New South Wales. The intactness of number 11 also contributes to this rarity.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	Yes
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	Yes
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	No
Is numerous but under threat	No

Level of significance: Local

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*Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

9-11 Archer Street is a representative and intact example of Victorian Italianate terrace houses in its architectural detailing, despite being highly unusual in its single-storey parapeted form.

Inclusion Guidelines	Check
Is a fine example of its type	Yes
Has the principal characteristics of an important class or group of items	No
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes
Is a significant variation to a class of items	Yes
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	Yes
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	No

Level of Significance: Local



### 1.4.3. Statement of Significance

The following Statement of Significance has been taken from the State Inventory: <sup>28</sup>

“No. 9-11 Archer Street, Burwood has historic and aesthetic significance as representative examples of late Victorian workers cottages that are found in Burwood. Despite some modifications to No.9, the buildings significantly retain their overall scale, form and character and make a positive contribution to the Archer Street streetscape.”

It is suggested this could be amended as follows:

No. 9-11 Archer Street, Burwood has historic and aesthetic significance as rare examples of late Victorian Italianate single-storey terraces, most likely built for workers. Their architectural features are representative as a good example of Italianate detailing, and they represent a significant variation from the typical terrace in their form. Despite some modifications to No.9, the buildings significantly retain their overall scale, form and character and make a positive contribution to the Archer Street streetscape.

### 1.5. Listing Recommendations

It is the opinion of the authors that 9-11 Archer Street meets the threshold for listing on Schedule 5 of the Burwood LEP 2012. As such, they should remain listed.

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<sup>28</sup> “Attached Houses [Item 002],” State Heritage Inventory.

## 2. Semi Detached Houses; 12-14 Burwood Road, Burwood

### 2.1. History

The properties are located on Wangal land. The specific parcel of land was owned by William Webb, along Burwood Road north of Meryla Steet, before it subdivided circa 1880.<sup>29</sup> The 1885 subdivision plan of the Municipality of Burwood shows a primary application had been lodged for Thomas Rowley's land grant land on Burwood Road north of Meryla Street.<sup>30</sup> 12-14 on Burwood Road first appears in the Sands Directory in 1908 as "Ellerslie" with Mrs Elizabeth West listed as the occupant.<sup>31</sup> In 1923 numbers 12-14 Burwood Road are listed as "Ellerslie" and "Lanside", respectively.<sup>32</sup> Listed occupants of the semi-detached houses are numerous and change frequently. There are no notable occupants for this place.

List of occupants, 12-14 Burwood Road

Year	Listed as	Occupants
1904	No street number or building name	Mrs Elizabeth Lawrence (possible)
1908	"Ellerslie" and "Lanside"	12 Mrs Elizabeth West, "Ellerslie" 14 Thomas Watts, "Langside"
1910	"Ellerslie"	12 Harper Henry John, "Ellerslie" 14 Bennet Henry, constable
1916	"Ellerslie"	Mrs Mary South
1918	"Ellerslie"	12 Alfred Burwood 14 Arthus B Gardner
1920	"Ellerslie"	12 Alfred Burwood 14 Arthus B Gardner
1922	Street address numbers 12 and 14	12 Robert Leitch 14 Hewitt Thomas

<sup>29</sup> Map of the municipality of Burwood, parish of Concord [cartographic material], State Library NSW.

<sup>30</sup> Primary application 4943 William Webb, 6 July 1880, Historical Land Records Viewer (HLRV), accessed March 23, 2023, <https://hlrv.nswlrs.com.au/>

<sup>31</sup> Sands Directory, 1908 Part 3 – Suburban Directory – Ashfield to Drummoyne (01/01/1908 – 31/12/1908), 258, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>

<sup>32</sup> Sands Directory, City of Sydney Archives, 1910 Part 3 – Suburban Directory – Annandale to Darlington (01/01/1910 – 31/12/1910), [A-01137099], 264, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899848>; 1916 Part 4 - Suburban Directory - Botany to Glebe (01/01/1916 - 31/12/1916), [A-01136957], 304, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899706>; 1918 Part 3 - Suburban Directory - Ashfield to Dundas (01/01/1918 - 31/12/1918), 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899656>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1920 - 31/12/1920), [A-01136857], 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>; 1922 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1922 - 31/12/1922), 271-272, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899553>; 1923 Part 3 – Suburban Directory – Ashfield to Canterbury (01/01/1923 – 31/12/1923), [A-01136776], 273-374, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899525>; 1925 Part 3 – Suburban Directory – Balmain to Drummoyne (01/01/1925 – 31/12/1925), [A-01136724], 233-34, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899473>; 1926 Part 3 - Suburban Directory - Balmain to Concord (01/01/1926 - 31/12/1926), [A-01136698], 238-237, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899447>

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1923	Street address numbers 12 and 14 and building names	12 Robert Leitch "Ellerslie" 14 Thomas Hewitt "Lanside"
1925	Street address numbers 12 and 14	12 Alfred Williams 14 vacant
1926	Street address numbers 12 and 14	12 Alfred G William 14 William Latham
1932-33	Street address number 10	10 Mrs Yoshi Sherriff <sup>33</sup> 10 Latham Ernst

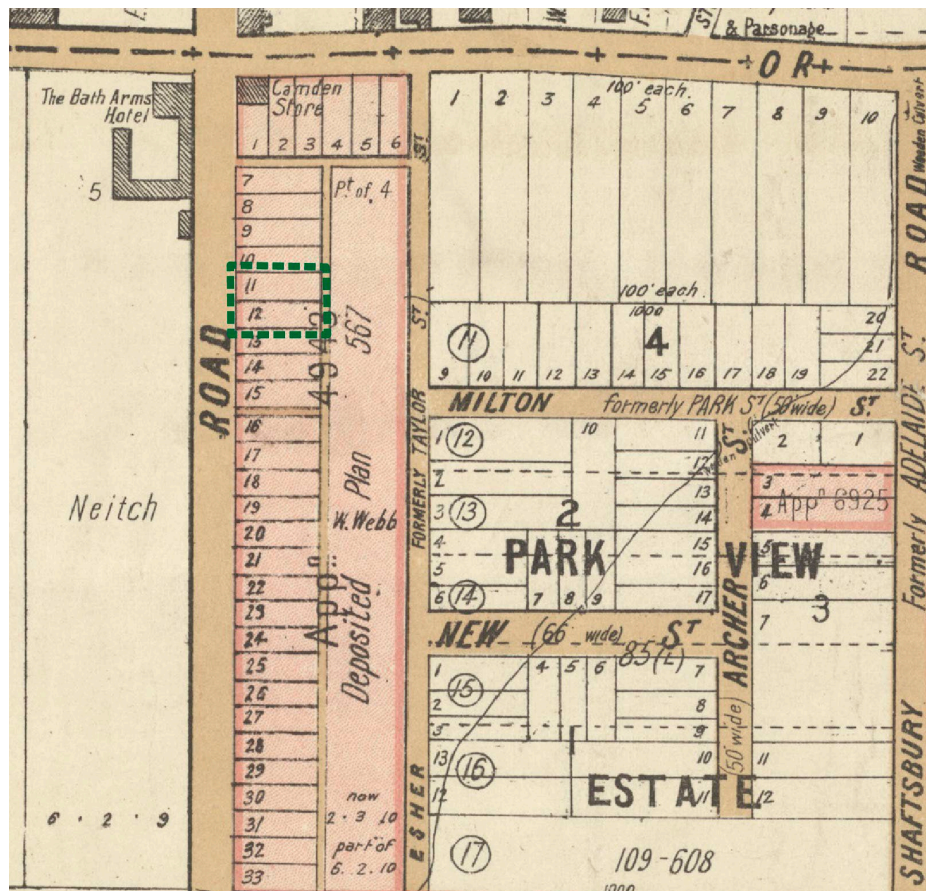


Figure 16 Approximate location of 12-14 Burwood Road, Burwood marked in green. (Source: SLNSW FL16812320, HAA overlay).

<sup>33</sup> 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525]. City of Sydney Archives, accessed 16 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>





Figure 17 12-14 Burwood Road, Burwood, marked in red, 1943. (Source: SixMaps, HAA overlay)

## 2.2. Physical Analysis

12 Burwood Road is a partially intact Italianate terrace house, which appears to retain much of its original façade and interior. The front fence has been removed and alterations made to the rear and interior, but some original features including a fireplace, doors and windows have been retained. The interior walls have been rebuilt after unauthorised works,<sup>34</sup> and are therefore not original.

14 Burwood Road is a largely altered Italianate terrace house, of a pair with 12 Burwood Road. Much of the original façade has been removed, though the pilasters and parapet detailing are still in evidence. The front fence has been replaced with a brick wall. The balcony has been infilled. Real estate photography suggests the interior, including the plan form, is heavily altered, though there may be some surviving elements hidden under carpets and above suspended ceilings, the architectural integrity of the building as a whole is greatly compromised.

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<sup>34</sup> Information provided by Burwood Council Heritage Advisor.



Figure 18 12-14 Burwood Road in February 2023 (Source: HAA)



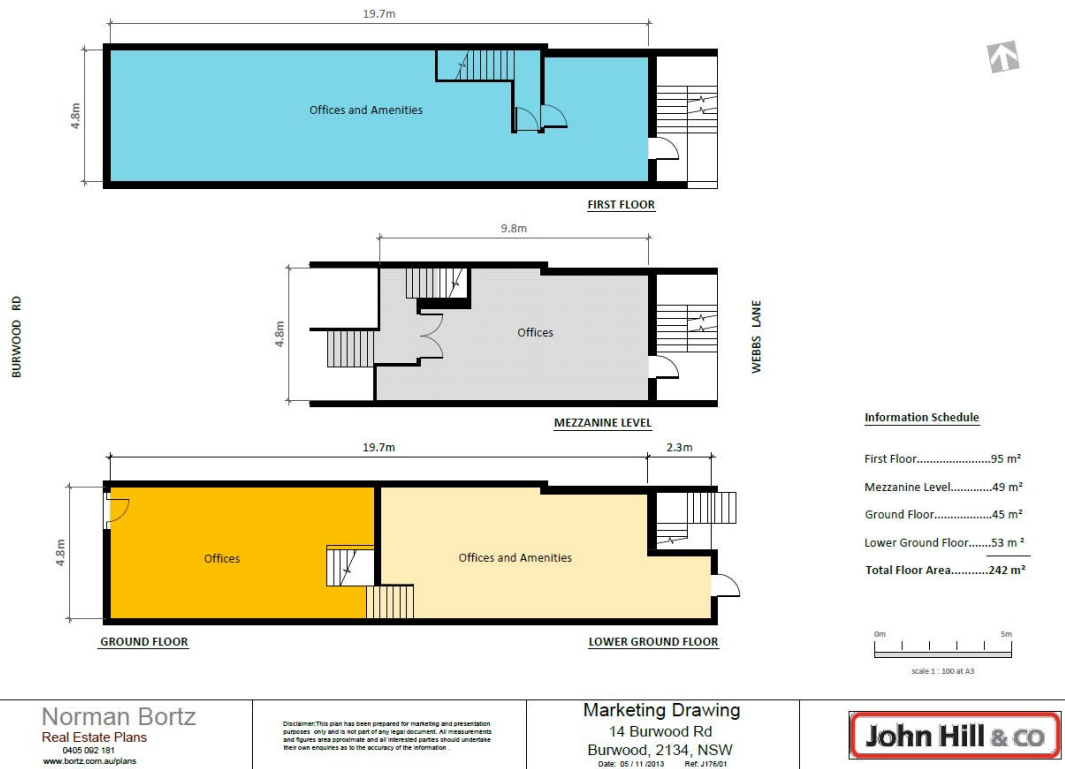


Figure 19 14 Burwood Road in November 2013. (Source: RealEstate.com.au)



Figure 20 What appears to be a reception area in 14 Burwood Road, November 2013. (Source: RealEstate.com.au)





<p><b>Norman Bortz</b> Real Estate Plans 0405 062 161 www.bortz.com.au/plans</p>	<p><small>Disclaimer: This plan has been prepared for marketing and presentation purposes only and is not part of any legal document. All measurements and figures are approximate and all interested parties should undertake their own enquiries as to the accuracy of the information.</small></p>	<p><b>Marketing Drawing</b> 14 Burwood Rd Burwood, 2134, NSW Date: 05 / 11 / 2013 Ref: J17601</p>	
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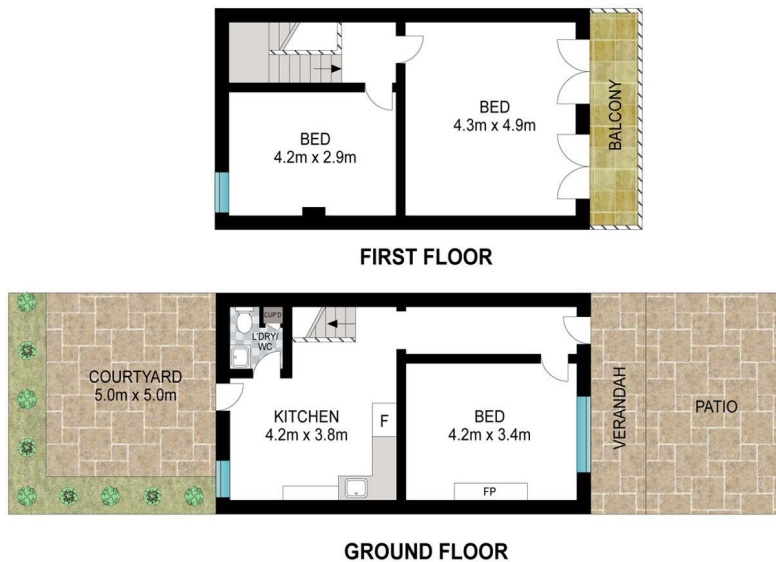
Figure 21 A plan of 14 Burwood Road dated November 2013, showing a greatly altered plan. (Source: RealEstate.com.au)



Figure 22 12 Burwood Road c. 2021, showing the upper floor with retained or reconstructed doors, architraves, balcony and skirting. Other features such as vents have been removed. (Source: RealCommerical.com.au)



Figure 23 The ground floor of 12 Burwood Road c. 2021, showing intact fireplace and windows. (Source: RealCommercial.com.au)





Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT FIRST FLOOR: 41 m<sup>2</sup>  
 EXT FIRST FLOOR: 6 m<sup>2</sup>  
 INT GROUND FLOOR: 41 m<sup>2</sup>  
 EXT GROUND FLOOR: 45 m<sup>2</sup>



Figure 24 Plan of 12 Burwood Road, undated but presumably c. 2021, showing a largely intact plan form. (Source: RealCommercial.com.au)



2.3. Comparative analysis

Image	Address	Description
Terrace Houses		
 <p data-bbox="274 898 866 958">Figure 25 "6,8 Livingstone Street Burwood", Author Unknown, 2010, State Inventory</p>	<p data-bbox="882 495 1106 611">Victorian Terrace [Item 72], 6, 8 Livingstone Street Burwood, 2134</p>	<p data-bbox="1121 495 1430 999">A pair of freestanding c1870-1880s two storey, wide Victorian Filigree style semi-detached terraces. More decorative and ornate when compared to 12-14 Burwood Road, including tall parapet wall with a central pediment and decorative elements, elaborate brackets and frieze, cast iron columns. Unlike 12-14 Burwood Road, the building has retained the original form, scale and detailing.<sup>35</sup></p>
 <p data-bbox="274 1417 767 1473">Figure 26 "16 Burleigh Street, Burwood," LJ Hooker, date unknown, Domain.com.au</p>	<p data-bbox="882 1032 1106 1149">Victorian Terraces [Item 014], 12-22 Burleigh Street Burwood 2134</p>	<p data-bbox="1121 1032 1430 1532">A row of six two-storey Victorian semi-detached terraces. Originally built c1880s and later modified. The buildings are face brick and painted brick, with a high parapet wall and central pediment, moulded cornices with an enclosed verandah and bullnosed verandah roof. While comparatively less ornate the groups' form and fabric is largely intact; unlike 12-14 Burwood Road.<sup>36</sup></p>

<sup>35</sup> "Victorian Terrace [Item 72]," State Heritage Inventory, accessed March 23, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250206>

<sup>36</sup> "Victorian Terraces [Item 014], State Heritage Inventory, accessed March 23, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250242>



 <p>Figure 27 "Victorian Terraces [Item 167]," Author Unknown, July 2020, State Inventory</p>	<p>Victorian Terraces [Item 167], 31 &amp; 33 Webb Street Croydon NSW 2132</p>	<p>A pair of freestanding two-storey Victorian Italianate Style semi-detached terraces. Constructed c1880-90s in rendered brick with tall and heavily moulded parapet wall, verandah and balcony with bull-nosed roof, raised motif and bracket on rendered brick walls, decorative cast iron balustrade, brackets and frieze. Comparatively grander and more intact when compared to 12-14 Burwood Road, the building retains its original form and detailing.<sup>37</sup></p>
 <p>Figure 28 "15 Wellington Street," Author Unknown, July 2020, State Inventory</p>	<p>Wincheslea Terrace [Item 168], 7-17 Wellington Street Croydon NSW 2132</p>	<p>A row of six two-storey Victorian semi-detached terraces, constructed c1883. Numbers 9, 11, 13 are face brickwork and numbers 7, 15, and 17 are rendered brickwork. More detailed than 12-14 Burwood Road with heavily moulded parapet wall and central pediment, ornate cast iron balustrade, frieze and brackets, enclosed first floor verandah, raised motif and bracket on brick party walls. The buildings are largely intact unlike 12-14 Burwood Road.<sup>38</sup></p>



<sup>37</sup> "Victorian Terraces [Item 167]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250090>

<sup>38</sup> "Wincheslea Terrace [Item 168]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250106>

 <p>Figure 29 "Beatrice and Lillyvale", S Poulton, July 2005, State Inventory</p>	<p>Terraces and garden, "Beatrice" and "Lillyville", [Item I206], 14-16 Victoria Street Kogarah NSW 2217</p>	<p>Notable for fine Victorian Italianate stylistic qualities and locally rare within the Kogarah LGA. 14-16 Victoria Street is a pair of two-storey late 19<sup>th</sup> Century terraces and representative of the Victorian Italianate style. Number 16 is noted "as somewhat compromised by sympathetic balcony infill"<sup>39</sup> however it retains its ground level façade intact.</p>
 <p>Figure 30 "View Terrace Facade, 2009", SHFA (Monique Galloway), June 2009, State Inventory,</p>	<p>View Terrace N &amp; W Facades, 26-30 Gloucester Street [SHR 01614], The Rocks NSW 2000</p>	<p>Stylistically similar to 12-14 Burwood Road with Italianate detailing. Its unique configuration, fine detailing and landmark qualities, are aesthetically significant. It is historically significant, originally built as part of speculative housing developments which was later resumed by the Government in 1900 and used for working class accommodation.<sup>40</sup></p>

<sup>39</sup> "Terraces and garden, "Beatrice" and "Lillyville"", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870128>.



<sup>40</sup> "View Terrace N & W Facades," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053231>

	<p>Group of Victorian Italianate style terrace houses- "Doris, Clifton, Tarana, Glenroy" including interiors, [Item I146], 17-23 Dickson Street, Newtown NSW 2042</p>	<p>Group of Victorian Italianate style terrace houses, in rendered and painted brick. The stylistic features are more ornate and intact than 12-14 Burwood Road including a two-storey rendered brick tower and balcony structure, and pediment. Pediments are highly detailed with elaborate stucco decoration.<sup>41</sup> Remarkable for their historical association with Josiah Gentle, founder of Bedford Brickworks, who built the terraces in 1900. The group is a fine representative example of a Victorian Italianate style terrace and aesthetically significant highlighting unusual features and detailing.</p>
	<p>Terrace Group "Palmerston Terrace" including interiors, front fences and gardens, [Item I753], 257-287 Glebe Point Road, Glebe NSW 2037</p>	<p>An "outstanding" example of a late Victorian Italianate terrace. The group is distinctive as a local landmark and has local aesthetic significance with elaborate parapets and cohesive detailing. It is evidence of Victorian speculative development as a key contribution to the creation of Glebe Point Road. The terrace has historically associated with developer James Marks Esq and architect Stanley Uther.<sup>42</sup> Despite alterations to some terraces, detail is largely retained across the group</p>

<sup>41</sup> "Group of Victorian Italianate style terrace houses- "Doris, Clifton, Tarana, Glenroy" including interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030459>

<sup>42</sup> "Terrace Group "Palmerston Terrace" including interiors, front fences and gardens," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2427782>



 <p>Figure 33 "Terrace," Lucy Moore, August 2014, State Inventory</p>	<p>Terrace, 69 Windmill Street, Millers Point, [SHR 00853], NSW 2000</p>	<p>This three-storey terrace with Italianate detailing was constructed during the 1880s. It has intricate stuccoed mouldings to the windows and parapet. The terrace was part of land granted to Thomas Steven an Irish transported convict. Steven's widow turned the residence into a public house named 'Hit or Miss Hotel' in 1850. Three generations of the Stevens family have held the license since 1852. It has a history of use as social housing and is currently commercially operated on behalf of the NSW Land and Housing Corporation.<sup>43</sup></p>
 <p>Figure 34 "32-37 Bent Street, Paddington NSW 2021," Ian Kirk, January 2011, State Inventory</p>	<p>Terrace Group including interiors, [Item I1047], 35-37 Bent Street, Paddington NSW 202</p>	<p>The terrace group has local historical significance as a terrace-row which is evidence of the key terrace dwelling phase of development in Paddington. The group is a pair of two storey Victorian Italianate terraces built from rendered masonry with sandstone base and parapet style roof. The group is a good example of Victorian Italianate terraces demonstrating key characteristics such rendered mouldings, corbels and ornamental roof urns, and Palladian windows.<sup>44</sup></p>

<sup>43</sup> "Terrace," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5000969>

<sup>44</sup> "Terrace Group including interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420453>

### 2.3.1. Comparative Analysis Conclusion

Most of the above local and state listed terrace houses are aesthetically and historically significant. Many of the comparative examples were built in the Victorian Italianate style in evidence at 12-14 Burwood Road. However, unlike 12-14 Burwood Road, most comparative examples were highly intact in their facades and detailing, retaining their characteristics, presentation to the street, detail and form. 12-14 Burwood Road, in contrast, has been highly modified including the removal of the original verandah, moulded window architraves, front door detailing and top light to number 14. The relationship to the street has also been compromised by the removal of the front fences. Additionally, unlike the comparative examples the immediate setting of 12-14 Burwood Road has been highly compromised.

## 2.4. Assessment of Significance

### 2.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 12-14 Burwood Road, Burwood12-14 Burwood Road, Burwood.

Australian Theme	NSW Theme	Notes
4 Building settlements, towns and cities	Accommodation	12-14 Burwood Road would have been constructed as terrace houses. However, they are now used for commercial premises. In the case of 12 Burwood Road, the original use as a house is still interpretable in the plan form and retained elements. This is not the case at 14 Burwood Road.
8 Developing Australia's cultural life	Creative endeavour	Number 12 Burwood Road is demonstrative of a good quality Italianate terrace design. Number 14 has lost much of its detail and design integrity.

**2.4.2.** Assessment against NSW heritage assessment criteria

*Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)*

The terraces at 12-14 Burwood Road provide some evidence of the residential development of Burwood in the late 19<sup>th</sup> Century. Their ability to demonstrate effectively has been somewhat diminished by later alterations.

The item does not meet the threshold for listing under this criterion

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	Yes

Level of Significance: Not applicable.



*Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

Based on available information and research conducted, 12-14 Burwood Road does not have a strong or special association with the life or works of a person, or group of persons, important in Burwood's cultural or natural history.

The item does not meet the threshold for listing under this criterion

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	N/A
Provides evidence of people or events that are of dubious historical importance	N/A
Has been so altered that it can no longer provide evidence of a particular association	N/A

Level of Significance: Not applicable

*Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

12-14 Burwood Road are a pair of Victorian Italianate terraces. The interiors and facade of number 14 and the front gardens and fences of both properties are all highly compromised. The interiors and façade of number 12 are substantially intact or reconstructed. They have lost their immediate historic setting.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	Yes
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	Yes
Has only a loose association with a creative or technical achievement	No

**Level of Significance: Not applicable**

**Criterion (d)** *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

As far as is known, there is no association with the item for a particular cultural group or community.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	N/A
Is retained only in preference to a proposed alternative	N/A

Level of Significance: Not applicable

**Criterion (e)** *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

There is no apparent potential to yield information.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes

Level of Significance: Not applicable



*Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

Two storey terrace housing of this style is not particularly rare in Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	No
Is numerous but under threat	N/A

Level of significance: Not applicable

*Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

12-14 Burwood Road are collectively representative of Italianate terrace housing. 12 is a good example, while 14 is heavily degraded and has lost any real evidence of its style, and presents greatly diminished evidence of its typology.

As a terrace house, 12 Burwood Road is necessarily closely connected in its value to its neighbour at 14 Burwood Road.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	Yes (12 Burwood Rd only)
Has the principal characteristics of an important class or group of items	Yes (12 Burwood Rd only)
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes (12 Burwood Rd only)
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	Yes (14 Burwood Rd)
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable

### 2.4.3. Statement of Significance

The following Statement of Significance has been taken from the State Inventory: <sup>45</sup>

“No. 12 Bur[wood Road], Burwood has historic and aesthetic significance as one of a pair of free-standing terraces constructed in the Victorian Italianate style in the 1880’s close to the railway. Despite some modifications No.14 still retains its original form. No. [12] retains its details that include a cast iron first floor balustrade with decorative columns in front of the party walls, first floor timber frame French doors and highlight, ground floor tall double hung timber framed windows with arched top window with rendered label moulds.”

### 2.5. Listing Recommendations

The assessment of 12-14 Burwood Road has found that its heritage value has been largely degraded by alterations made to 14 Burwood Road. While 12 Burwood Road is intact in its façade, much of its interior is reconstructed and detail has been lost. Furthermore, the aesthetic, historic and representative significance of the pair has been substantially degraded by the alterations at 14 Burwood Road, particularly to the façade. 12 Burwood Road is a good example of an Italianate terrace, but is not outstanding and as a terrace its significance is closely connected to the neighbouring property. Therefore, it does not meet the threshold for listing on its own merit. Additionally, listing in separation from its neighbour would be likely to result in poor conservation outcomes and a further diminished understanding of its significance were 14 Burwood Road to be demolished.

It is, therefore, appropriate to delist the item.

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<sup>45</sup> “Terrace Houses [Item 016].”



### 3. Federation House; 7 Neich Parade, Burwood

#### 3.1. History

7 Neich Parade was constructed on Wangal land. The specific parcel of land was owned by Emmanuel Neich, along Burwood Road north of Burwood Park and Comer Street and west of Burwood Road, before it was subdivided in 1894.<sup>46</sup> In the 1894 subdivision advertisement Neich Parade was referenced as Mary Street.<sup>47</sup> There is no known reference to a Mary Street in this location in the Sands Directory for the years 1875, 1882, 1885, 1888, and 1900.<sup>48</sup> Neich Parade was named after Emmauel Neich founder of the Bath Arms Inn.<sup>49</sup> The corner area on the western side of the Parramatta and Burwood roads, where the Bath Arms Hotel stands, was known as “Neich’s Corner”.<sup>50</sup> Neich Parade is not referenced in the Sand Directory until 1908.<sup>51</sup> In 1917 the house appears as “Cotopaxi” with Walter Rothwell residing in it, in 1919 the occupant is listed as to Horace E Hynard who resides there until end of Sands Directory issues in 1932-33.<sup>52</sup> On

<sup>46</sup> “[Strathfield and Burwood subdivision plans] [cartographic material],” State Library, accessed March 16, 2023, 190, <https://collection.sl.nsw.gov.au/record/74Vvqd2EIDyl/4NK7QBqppD3bl>.

<sup>47</sup> “[Strathfield and Burwood subdivision plans] [cartographic material],” State Library.

<sup>48</sup> 1875 Part 2 - City Street Directory - Liv-Yur - Suburban Directory - Alexandria to Newtown (01/01/1875 - 31/12/1875), [A-01137506]. City of Sydney Archives, accessed March 16, 2023, 178-180, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900255>; 1882 Part 2 - City Street Directory - Phi-Yur - Suburban Directory - Alexandria to Macdonald Town (01/01/1882 - 31/12/1882), [A-01137468], 170-174, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900217>; 1885 Part 2 - City Street Directory - May-Yur - Suburban Directory - Alexandria to Glebe (01/01/1885 - 31/12/1885), [A-01137445], 168, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>; 1888 Part 2 - City Street Directory - Mew-Yur - Suburban Directory - Alexandria to Concord (01/01/1888 - 31/12/1888), [A-01137413], 186-187, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900162>; 1900 Part 3 - Suburban Directory - Auburn to Glebe (01/01/1900 - 31/12/1900), [A-01137279], 241, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900028>

<sup>49</sup> Sun (Sydney, NSW : 1910 - 1954), Saturday 23 May 1931, page 7, <http://nla.gov.au/nla.news-article224709028>; Sydney Daily Telegraph (NSW : 1879 -1883), Wednesday 26 April 1882, page 3, <http://nla.gov.au/nla.news-article238468229>.

<sup>50</sup> Evening News (Sydney, NSW : 1869 - 1931), Thursday 31 March 1892, page 2, <http://nla.gov.au/nla.news-article113759353>; Sydney Daily Telegraph (NSW : 1879 -1883), Wednesday 26 April 1882, page 3, <http://nla.gov.au/nla.news-article238468229>.

<sup>51</sup> 1908 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1908 - 31/12/1908), [A-01137141]. City of Sydney Archives, accessed March 16, 2023, 268, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>

<sup>52</sup> 1917 Part 4 - Suburban Directory - Bexley to Erskineville (01/01/1917 - 31/12/1917), [A-01136932]. City of Sydney Archives, accessed March 16, 2023, 316, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899681>; 1919 1919 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1919 - 31/12/1919), [A-01136883], 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899632>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1920 - 31/12/1920), [A-01136857], 253, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>; 1921 Part 3 - Suburban Directory - Ashfield to Burwood (01/01/1921 - 31/12/1921), [A-01136831], 263, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899580>; 1922 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1922 - 31/12/1922), [A-01136804], 277, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899553>; 1923 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1923 - 31/12/1923), [A-01136776], 279, 1924 Part 3 - Suburban Directory - Balmain to Enfield (01/01/1924 - 31/12/1924), [A-01136748], 214,

Monday 29 November 1915 an advertisement for a quote for labour of drainers was published in the Sydney Morning Herald noting, "Rothwell's job".<sup>53</sup> From 1918, there are published advertisement with reference 7 Neich Parade as "Mascotte".<sup>54</sup> In 1920 "Mascotte" is advertised for sale.<sup>55</sup> In 1920 the birth of Rothwell's child at "Cotopaxi" in Cheltenham is noted in the Sydney Morning Herald, indicating he has moved from 7 Neich Parade.<sup>56</sup> It is possible two subdivisions occurred in 1912 with two separate occupants listed for "Wynum" and "Ardgowan", likely 37 and 33 Neich Parade respectively.<sup>57</sup> Based on the available research it is likely that 7 Neich Parade was constructed well into the 1900s not during the late 1890's.

List of occupants, 7 Neich Parade, Burwood.

Year	Listed as	Occupant
1917	"Cotopaxi"	Walter Rothwell
1919	No street number or name	Horace E Hynard
1918 - 1933	Mascotte or street number 7	Horace E Hynard

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899497>; 1925 Part 3 - Suburban Directory - Balmain to Drummoyne (01/01/1925 - 31/12/1925), [A-01136724], 238,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899473>; 1926 Part 3 - Suburban Directory - Balmain to Concord (01/01/1926 - 31/12/1926), [A-01136698], 244,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899447>; 1927 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1927 - 31/12/1927), [A-01136670], 250,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899419>; 1930 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1930 - 31/12/1930), [A-01136583], 253,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899332>; 1931 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1931 - 31/12/1931), [A-01136554], 253,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899303>; 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525], 253,  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>.

<sup>53</sup> Sydney Morning Herald (NSW : 1842 - 1954), Monday 29 November 1915, page 3 (3)

<http://nla.gov.au/nla.news-article15627618>

<sup>54</sup> Sydney Morning Herald (NSW : 1842 - 1954), Saturday 9 February 1918, page 15,

<http://nla.gov.au/nla.news-article15771827>; Sydney Morning Herald (NSW : 1842 - 1954), Saturday 21 April 1917, page 9, <http://nla.gov.au/nla.news-article15714881>; Sydney Morning Herald (NSW : 1842 - 1954), Saturday 9 February 1918, page 15, <http://nla.gov.au/nla.news-article15771827>

<sup>55</sup> Sydney Morning Herald (NSW : 1842 - 1954), Saturday 14 August 1920, page 18 (6),

<http://nla.gov.au/nla.news-article15902132>.

<sup>56</sup> Sydney Morning Herald (NSW : 1842 - 1954), Saturday 1 May 1920, page 12,

<http://nla.gov.au/nla.news-article28090443>.

<sup>57</sup> 1912 Part 3 - Suburban Directory - Alexandria to Camperdown (01/01/1912 - 31/12/1912), [A-01137055]. City of Sydney Archives, accessed March 16, 2023, 288, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899804>.

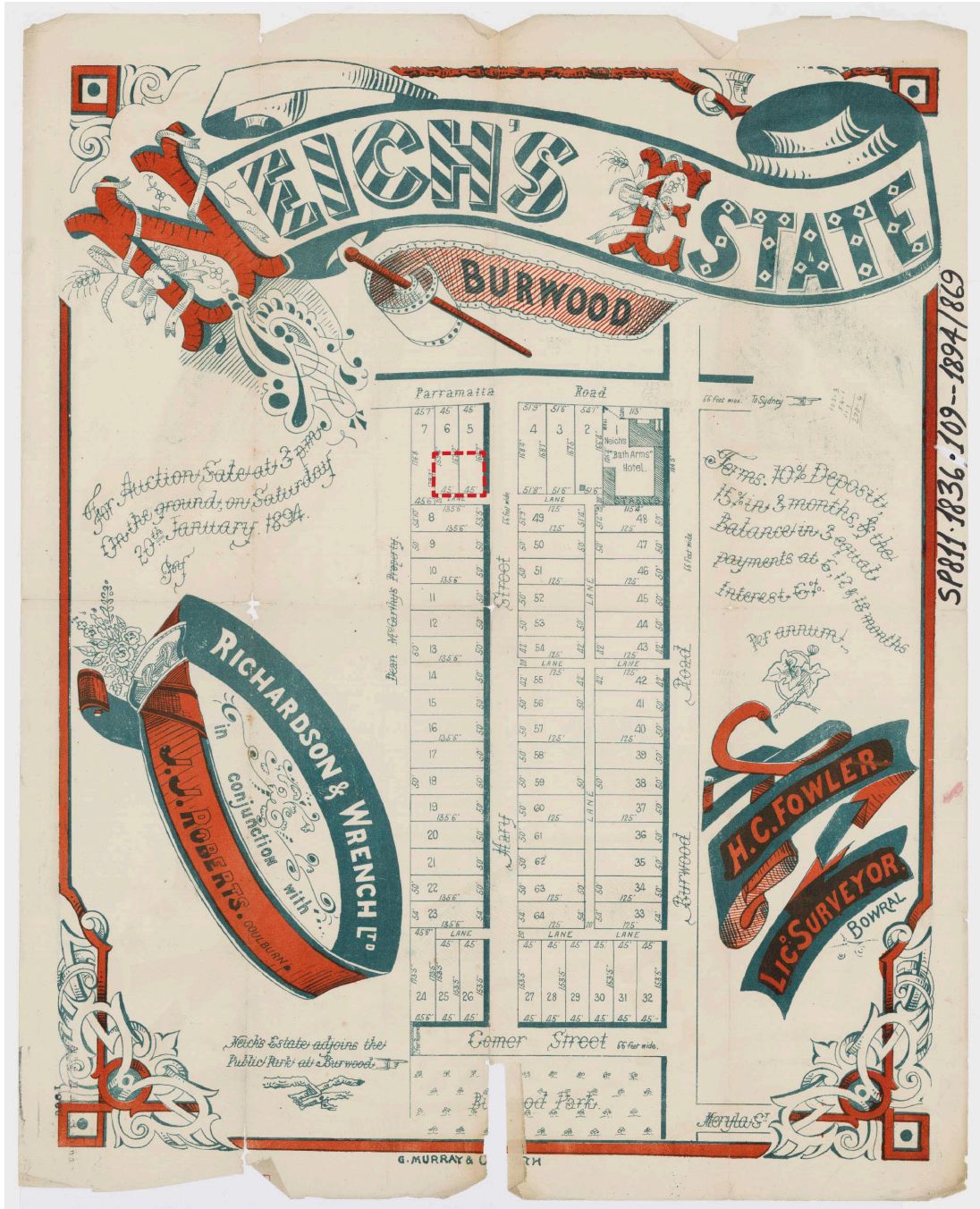


Figure 35 1894 Subdivision of Neich's Estate, approximate location 7 Neich parade marked in red. (Source: SLNSW FL9114864, HAA overlay)



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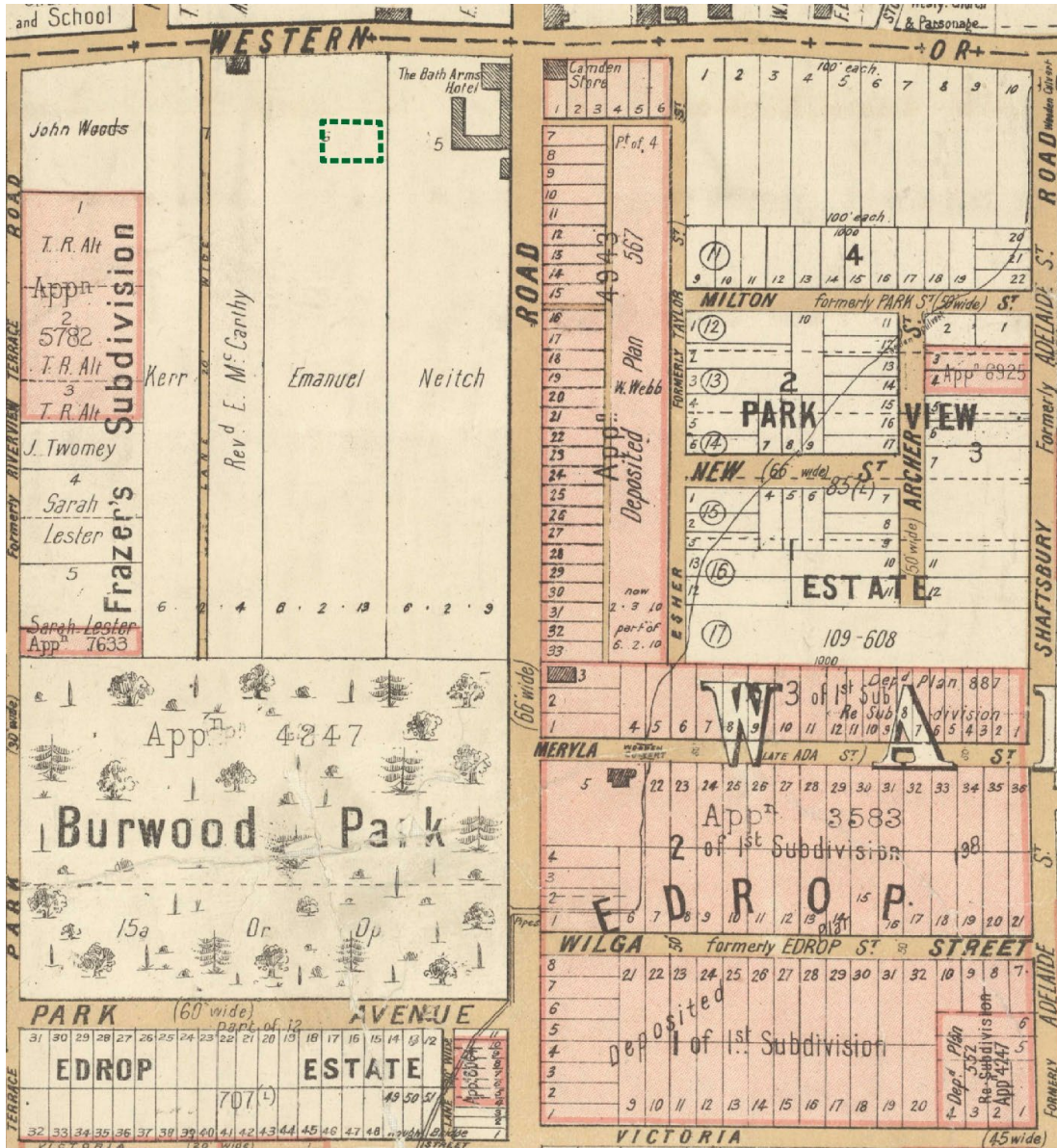


Figure 36 Approximate location of 7 Neich Parade marked in green, 1885 Burwood Subdivision Plan. (Source: SLNSW\_FL16812320, HAA overlay).



Figure 37 7 Neich Parade, Burwood NSW 3125, 1943. (Source: SixMaps, HAA overlay)



### 3.2. Physical Analysis

7 Neich Parade is a Queen Anne style house of the Federation period. It retains much of its original exterior detail at the front of the property, including verandah, fascia, windows, ridge tiles, gable and awning. In real estate photos in 2010, it appears that a substantial portion of interior finishes and details have been retained, including ceilings and cornice details, though there has been alteration at the rear and in the kitchen.



Figure 38 7 Neich Parade, Burwood, February 2023 (Source: HAA)



Figure 39 7 Neich Parade Burwood, February 2023 (Source: HAA)





Figure 40 An interior room of 7 Neich Parade, c. 2010. It appears substantially intact including ceiling, cornice, vents, and evidence of a fireplace. This seems to be a side room, facing a neighbour's fence. (Source: RealEstate.com.au)





Figure 41 A rear room of 7 Neich Parade c. 2010, showing substantial alteration though it is possible the windows may be original.(Source: RealEstate.com.au)



Figure 42 The kitchen of 7 Neich Parade, c. 2010. The architrave and window may be original. (Source: RealEstate.com.au)



3.3.Comparative analysis

Image	Address	Description
Queen Anne Federation houses		
 <p data-bbox="277 898 826 931">Figure 43 16 Clifton Ave, Burwood (Source: SHI)</p>	<p data-bbox="884 495 1034 674">'Federation House' [Item 44] 16 Clifton Avenue, Burwood, NSW 2134</p>	<p data-bbox="1053 495 1461 696">A single-storey Federation Queen Anne house, with attic room, listed for its historical and aesthetic significance. It is substantially more grand and aesthetically distinctive as compared with 7 Neich Parade.<sup>58</sup></p>
 <p data-bbox="277 1391 826 1447">Figure 44 19 Selbourne Street, Burwood (Source: SHI)</p>	<p data-bbox="884 954 1034 1155">'Federation House' [Item 103], 19 Selborne Street, Burwood, NSW 2134</p>	<p data-bbox="1053 954 1461 1099">A single storey Federation Queen Anne bungalow, similar in many respects to 7 Neich Parade but with refined dichromatic brickwork to the front façade.<sup>59</sup></p>

<sup>58</sup> "Federation House [Item 44]," State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250287>

<sup>59</sup> "Federation House [Item 103]," State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250069>

 <p>Figure 45 27 Selbourne Street, Burwood. (Source: SHI)</p>	<p>‘Federation House and Garden’ [Item 104], 27 Selborne Street, Burwood, NSW 2134</p>	<p>A single storey Federation Queen Anne bungalow, similar in many respects to 7 Neich Parade but with refined chromatic brickwork to the façade, a more grand scale and design, and landmark qualities afforded by its corner site and address, complex roof form and prominent chimneys. It has an intrusive fence obscuring much of its aesthetic quality, but otherwise its exterior is substantially intact.<sup>60</sup></p>
 <p>Figure 46 53 Abbotsford Road, Strathfield (Source SHI)</p>	<p>‘Badgelly - Federation House’ [Item 85] 53 Abbotsford Road Homebush NSW 2140</p>	<p>A single storey Federation Queen Anne style house with similar key characteristics to 7 Neich Parade such as the hipped and gabled roof of terracotta tiles and decorated verandah posts. It is of grander scale and design featuring an unusual roof extension over a side carport. The front fence unifies the site utilising the same dichromatic brickwork as the façade.<sup>61</sup></p>
 <p>Figure 47 17 Gladstone Street, Burwood (Source: SHI)</p>	<p>‘Federation Houses’ [Item 59], 11, 17 &amp; 19 Gladstone Street Burwood NSW 2134</p>	<p>A group of three single storey Federation bungalows located on corner lots. Despite some modifications to number 11 the houses retain their original form, character and detailing. The houses are more decorative and grander compared to 7 Neich Parade with ornate gable ends, returning verandahs, and detailed timber frieze and brackets.<sup>62</sup></p>

<sup>60</sup> “Federation House and Garden [Item 104],” State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250068>

<sup>61</sup> “Badgelly – Federation House,” State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2450005>

<sup>62</sup> “Federation Houses [Item 59],” State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250022>

 <p>Figure 48 27 Gordon Street, Rosebery (Source: SHI)</p>	<p>House [Item 1368], 27 Gordon Street Rosebery NSW 2018</p>	<p>Notable as a very good and finely detailed example of a Federation Queen Anne bungalow in a highly urbanised setting. It retains its plan form and setting with its return verandah addressing the garden space on the double block site. Highly ornate compared to 7 Neich Parade with detailing to the verandah and ribbon work on the front fence, and distinctive and intact chimneys.<sup>63</sup></p>
 <p>Figure 49 "Cranbrook [Item 42]," Author Unknown, July 2020, State Inventory</p>	<p>Cranbrook [Item 42], 8 Clarence Street, Burwood 2134</p>	<p>A two-storey Queen Anne style house built c1898. The building is a "a very good intact" example of a two-storey house constructed in the Queen Anne style. Highly detailed and decorated compared to 7 Neich Parade including, cast iron balustrade with timber valence, decorative gable end, decorative window awnings, heavy stop-chamfered verandah posts.<sup>64</sup></p>

<sup>63</sup> "House," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210116>  
<sup>64</sup> "Cranbrook [Item 42]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250248>



	<p>Arlington [Item 147], 26 Froggatt Crescent Croydon NSW 2132</p>	<p>A two storey Federation Queen Anne house built c1887. The facade fronting Froggatt Street is part of the original 1870s Victorian Style terrace house, which was later extending and reoriented to the north. Façade fronting Froggatt Street is rendered and painted brickwork with a salte roof which continues over the first-floor balcony. Arlington is detailed with double hung windows and timber shutters, decorative turned timber posts, brackets, beam and balustrade. The house retains its overall form and character with is more interesting and impressive when comparing 7 Neich Parade.<sup>65</sup></p>
	<p>Figure 51 "Arlington [Item 147]," Author Unkown, July 2020, State Inventory</p>	
	<p>Athole [Item 38], 1 Church Street, Burwood, NSW 2134</p>	<p>A two stroey Federation Queen Anne house built c1897 by Thomas Murray. The buildngs overall form and scale is grander when comparing 7 Neich Parade. Athole features interesting stylistics elements including decorative brick chimney stacks and small pyramidal roofed tower. Athole retains the original form and scale and original detailing such as face brickwork, timber balustrade, posts, brackets and frieze.<sup>66</sup></p>
<p>Figure 52 "Athole [Item 38]," Author Unknown, July 2020, State Inventory</p>		

<sup>65</sup> "Arlington [Item 147]," State Heirtage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250117>

<sup>66</sup> "Athole [Item 38]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250251>

**3.3.1. Comparative Analysis Conclusion**

The above comparative examples have local historic, associational, aesthetic and representative significance. Many of the comparative examples are houses built distinctively in the Queen Anne style during the Federation period. While 7 Neich Parade is an example of a Federation Queen Anne style house, it is not architecturally noteworthy or distinctive. Generally, most comparative examples were remarkable for their overall form, scale, and highly decorative stylistic elements. 7 Neich Parade is representative of a Queen Anne house common to the Burwood LGA in the early twentieth Century.

**3.4. Assessment of Significance****3.4.1. Ability to demonstrate**

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 7 Neich Parade.

Australian Theme	NSW Theme	Notes
4 Building settlements, towns and cities	Accommodation	7 Neich Parade is a good example of a Federation Queen Anne style house, typical of Burwood's development in the early 20 <sup>th</sup> Century.
8 Developing Australia's cultural life	Creative endeavour	7 Neich Parade is a good example of a Federation Queen Anne style house.

**3.4.2. Assessment against NSW heritage assessment criteria**

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

7 Neich Parade is an example of a Queen Anne style bungalow, one of a number of similar houses in the street and wider suburb. It is not, in itself, important in the history of the local area, though it is demonstrative of a significant historical phase in Burwood's development.

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	Yes
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable



*Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

As far as is known, 7 Neich Parade has no association with any important persons.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	No
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable

**Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)**

7 Neich Parade is a good example of a typical house of its type and style. It is largely unremarkable in its design. Based on real estate photos taken in 2010, it is only partially - though still substantially - intact. It is one of a number of similar houses on the street and in Burwood. It has substantially less architectural distinction than many other houses of this type and style that are listed in the LEP.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	No
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	Yes

Level of Significance: Not applicable

**Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons**

As far as is known, 7 Neich Parade has no strong or special association with a particular community or cultural group in NSW or Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	No

Is retained only in preference to a proposed alternative	No
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Level of Significance: Not applicable

*Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

There is no clear potential to yield information that would contribute to an understanding of NSW or Burwood's cultural or natural history.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes

Level of Significance: Not applicable



*Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

It is one of a number of similar houses on the street and in Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	Yes
Is numerous but under threat	No

Level of significance: Not applicable

*Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

7 Neich Parade is a generally representative and largely intact example of its style and type but it is not a particularly fine example.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	No
Has the principal characteristics of an important class or group of items	Yes
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable

### 3.4.3. Statement of Significance

The following is taken from the State Heritage Inventory for the place:

*No. 7 Neich Parade, Burwood has historic and aesthetic significance as a very good example of a single storeyed c. 1890's-1900 Federation bungalow. The building retains its original form, character and detailing including a projecting gable to the front with roughcast and painted battens to the apex, a side gable has a decorative timber gable screen, timber framed casement leadlight windows with small multi coloured glass panels at the bottom with coloured highlight windows over on a moulded projecting sill, window awnings, a return verandah with tessellated floor tiles supported on timber columns with heavily decorated valance brackets and a curved brick balustrade, timber and glass panelled entry door with sidelight and highlight. The building makes a positive contribution to the Neich Parade streetscape.*

Based on research, it seems more likely that 7 Neich Parade is a bungalow of the first decade of the 20<sup>th</sup> century, or later, rather than the 1890s.

### 3.5. Listing Recommendations

7 Neich Parade does not clearly meet the threshold for listing under any of the 7 standard criteria employed for significance assessment in New South Wales, and is a less aesthetically distinctive or architecturally resolved form than many comparable houses of a similar period and style listed in the Burwood LEP.

There is no clear evidence of excessive degradation of the place that would completely compromise architectural integrity. Though 2010 photos appear to show that there have been some substantial alterations at the rear, they also show evidence of substantially intact original interior fabric. 7 Neich Parade would certainly be classed as a contributory item were it in a heritage conservation area, but is not sufficiently remarkable or representative in either its individual aesthetic qualities or its ability to demonstrate stylistic features through intactness, to merit listing in its own right.

Therefore, delisting of the place would be appropriate.



## 4. Victorian shops; 90-98 Burwood Road, Burwood

Currently listed as a heritage item in the Burwood Council LEP 2012 (item I19) for historic and aesthetic significance. The buildings and facades are evidence of part of an early subdivision and Victorian development period.<sup>67</sup> The first floor facades are constructed in the Victorian Free Classical style and retain their original form and decorative parapet detailing.<sup>68</sup>

### 4.1. History

90-98 Burwood Road Burwood was constructed on Wangal land. The terraces first appear in the Sands Directory in 1894 as “Park Terrace” with four occupants; John Gilmore, Mrs Gilmore, Alfred Beazley and Miss Isabel Beazley.<sup>69</sup> In 1893 John Gilmore is listed Sands Directory twice, once as “John Gilmore furniture warehouse” and secondly by name only.<sup>70</sup> Based on the information available it is possible John Gilmore occupied 90 Burwood Road before the place becomes known as “Park Terrace”.<sup>71</sup> In 1890 and the years prior there is no listing referring to 90-98 Burwood Road.<sup>72</sup> In 1985, Park Terrace is listed with numbers 5-2.<sup>73</sup> The number of occupants listed for Park Terrace varies over the years. Number 1 Park Terrace first appears in the Sands Directory in 1904 with Harrie McConnell “house and land agent and photographer” listed as the occupant.<sup>74</sup> From 1924, 90-98 Burwood Road is no longer referenced as “Park Terrace”

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<sup>67</sup> “Victorian Shops – First floor facades only [Item 019],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>.

<sup>68</sup> “Victorian Shops – First floor facades only [Item 019].”

<sup>69</sup> *1894 Part 2 - City Street Directory - Lon-Yur - Suburban Directory - Alexandria to Burwood* (01/01/1894 - 31/12/1894), [A-01137347]. City of Sydney Archives, accessed March 16, 2023, 194-195, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900096>

<sup>70</sup> *1893 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Camperdown* (01/01/1893 - 31/12/1893), [A-01137358]. City of Sydney Archives, accessed March 16, 2023, 188, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900107>.

<sup>71</sup> *1893 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Camperdown* (01/01/1893 - 31/12/1893), [A-01137358]. City of Sydney Archives, accessed March 16, 2023, 188, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900107>.

<sup>72</sup> *1890 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Canterbury* (01/01/1890 - 31/12/1890), [A-01137392]. City of Sydney Archives, accessed March 16, 2023, 182, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>; *1891 Part 2 – City Street Directory – Mar-Yur – Suburban Directory – Alexandria to Concord* (01/01/1891 – 31/12/1891), [A-01137380], 176, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900129>; *1892 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Canterbury* (01/01/1892 - 31/12/1892), [A-01137369], 183, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900118>; *1888 Part 2 - City Street Directory - Mew-Yur - Suburban Directory - Alexandria to Concord* (01/01/1888 - 31/12/1888), [A-01137413], 184, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900162>; *1885 Part 2 - City Street Directory - May-Yur - Suburban Directory - Alexandria to Glebe* (01/01/1885 - 31/12/1885), [A-01137445], 165, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>.

<sup>73</sup> *1895 Part 2 - City Street Directory - Nor-Yur - Suburban Directory - Alexandria to Burwood* (01/01/1895 - 31/12/1895), [A-01137336]. City of Sydney Archives, accessed March 16, 2023, 198, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900085>.

<sup>74</sup> *1904 Part 3 - Suburban Directory - Ashfield to Glebe* (01/01/1904 - 31/12/1904), [A-01137217]. City of Sydney Archives, accessed March 16, 2023, 247, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899966>.

and numbers 90-98 are used, the listed occupants are noted with their occupations, although there are no additional street numbers recorded.<sup>75</sup> In 1932-33 90-98 Burwood Road is listed with the same numbers, names and occupations; there is no indication of additional street numbers being used at that time, which may indicate that the shop front additions were constructed after this time.

There is limited information about the Beazley family who occupied 90 Burwood Road for close to 30 years from 1894-1923. Alfred Beazley was a “merchant and mine merchant”, his wife Eliza died on 12 January 1895, his daughter Miss Isabel Beazley was a teacher of music.<sup>76</sup>

90-98 Burwood Road was built to front Burwood Park and this historical relationship has been largely retained, if somewhat compromised by the later additions of shopfronts.

List of occupants, 90-98 Burwood Road, Burwood

Year	Listed as	Occupants
1893	No building name or street number	“John Gilmore, furniture warehouse” and “John Gilmore”
1894	No building name or street number	“Gilmore John, furniture warehouse Mrs Gilmore, dressmaker Alfred Beazley Ms Beazley”
1895	“Park Terrace” 5-2	5 Alfred Beazley 4 Denis E Driscoll 3 Miss E Carroll 2 Mrs Hall and Charles Counsel
1896	Park Terrace 5 and 3	5 Alfred Beazley 3 RS Hudson, surgeon dentist and John Salsell, carpenter
1900	Park Terrace 5, 4 and 3	5 Ms Beazley, music teacher, 4 Rose Thomas M.L.A, 3 OJ Udall and Harrie McConnell photographer
1904	Park Terrace 5, 4, 2 and 1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry H Hahn 2 George Clewes 1 Harrie McConnell house and land agent photographer
1910	Park Terrace 5, 4, 2 and 1	5. Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose J.P., solicitor 3 Henry O Burgess and Henry Burgess 1 Edward A Checkley, painter
1916	Park Terrace 5 and 4	5 Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose J.P., Solicitor

<sup>75</sup> "BURWOOD including CROYDON (part of) and STRATHFIELD (part of)", Wise's New South Wales post office directory Sydney: Wise's Directories, 1909 issue 1924, accessed March 13, 2023 <http://nla.gov.au/nla.obj-696009532>; Issue 1922 <https://nla.gov.au:443/tarkine/nla.obj-660770687>; Issue 1924 <http://nla.gov.au/nla.obj-670515559>; Issue 1925 <http://nla.gov.au/nla.obj-613408082>.

<sup>76</sup> "IN BANKRUPTCY," New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 18 November 1890: 8867, accessed March 13, 2023 <http://nla.gov.au/nla.news-article221646388>; Sydney Morning Herald (NSW : 1842 - 1954), Monday 14 January 1895, page 1, <http://nla.gov.au/nla.news-article13981313>; Daily Telegraph (Sydney, NSW : 1883 - 1930), Saturday 27 January 1912, page 10, <http://nla.gov.au/nla.news-article239062765>.

1914 <sup>77</sup>	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley, teacher of music 4 Thomas Rose, J.P, solicitor 3 Ms B Hill, boarding-house 2 George Clewes 1 Edward A Checkley, painter
1918 <sup>78</sup>	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose, J.P 3 Mrs A E Lattrelle 2 Mrs Louisa Carter 1 Edward A Checkley
1919 <sup>79</sup>	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry Smith 3 Mrs Summerhayes 2 Mrs Louisa Carter 1 Edward A Checkley
1920	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry Smith 3 Mrs Summerhayes 2 Mrs Louisa Carter 1 Edward Checkley, painter
1932-32 <sup>80</sup>	90-98 Burwood Road	90 W . J. Weeks, butcher 92 Arthur Strachan, <i>occupation illegible</i> 94 Candle and Anderson, grocers 96 E Stevenson, small goods 98 R. J. Randall, confectioner

<sup>77</sup> 1914 Part 4 - Suburban Directory - Botany to Granville (01/01/1914 - 31/12/1914), [A-01137008]. City of Sydney Archives, accessed 16 Mar 2023,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899757>

<sup>78</sup> 1918 Part 3 - Suburban Directory - Ashfield to Dundas (01/01/1918 - 31/12/1918), [A-01136907]. City of Sydney Archives, accessed 16 Mar 2023,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899656>

<sup>79</sup> 1919 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1919 - 31/12/1919), [A-01136883]. City of Sydney Archives, accessed 16 Mar 2023,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899632>

<sup>80</sup> 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525]. City of Sydney Archives, accessed 22 Mar 2023,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>



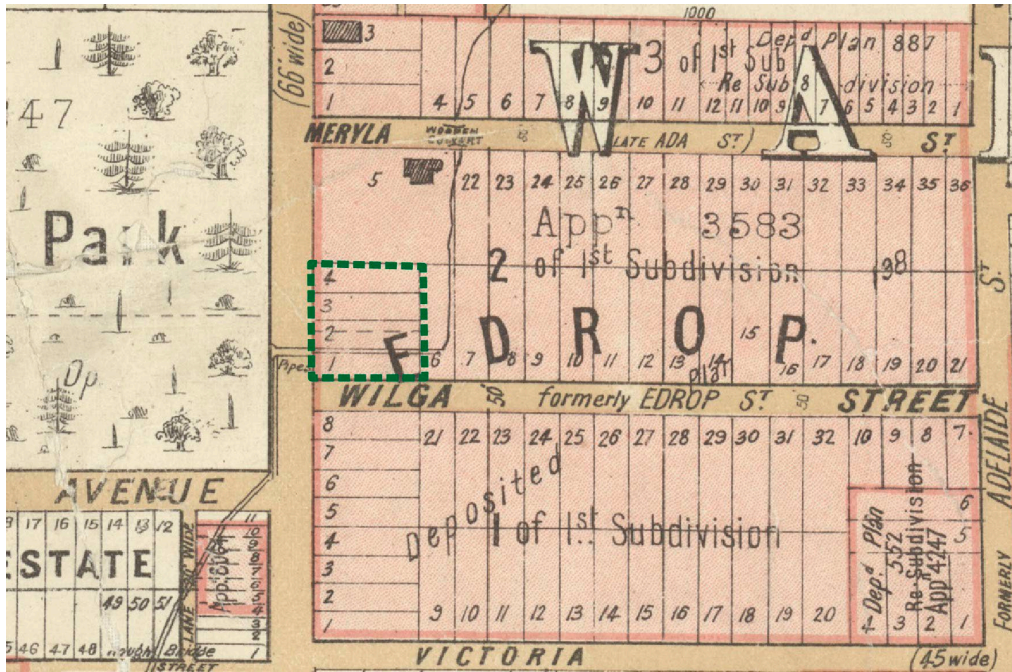


Figure 53 Approximate located of 90-98 Burwood Road, Burwood marked in green, 1885 Burwood subdivision plan (Source: SLNSW FL16812320, HAA overlay)



Figure 54 90-98 Burwood Road, Burwood NSW 3125, 1943. Source: SixMaps, HAA overlay.

#### 4.2. Physical Analysis

90-98 Burwood Road are a series of terraces that have been altered with shopfronts, in a manner common in the early 20<sup>th</sup> Century to create new commercial space along main roads. The corner building, number 98, was probably originally built as a shop-house.

The main historical feature retained across the buildings is a Free Classical parapet, with a broken pediment above each terrace and a matching pediment on the corner of number 98. The parapet is substantially intact. Sometime in the early-mid 20<sup>th</sup> century, shopfronts have been added to the terraces with a simpler parapet-cum-balustrade that nevertheless reflects the pediment detail of the earlier parapet in its design. With the exception of the boundary walls, the facades below the line of the bullnose balcony roof appear to be greatly altered, and even the details of the boundary walls are not clearly in evidence on the ground floor. The exterior of 98 Burwood Road appears to have been altered substantially across both levels though retaining the parapet.

The status of the interiors varies between the addresses, but in most cases they appear to have been lost entirely. A possible exception to this is 92 Burwood Road, which retains a roof form that might be expected of an original terrace and for which no Real Estate photos could be found. Photos also could not be found for 96 Burwood Road, though the roof form is unlikely to be original. 90 and 94 appear to be completely gutted. 98 has a timber floor, though it is unlikely to be original, and there is limited evidence of other historical features.



Figure 55 90-98 Burwood Road, February 2023 (Source: HAA)




4.3.Comparative analysis

Image	Address	Description
<p data-bbox="277 495 501 521">Shops abd terraces</p>  <p data-bbox="277 891 903 943">Figure 56 "67 Abercrombie, Chippendale", Realcommercial.com.au, accessed March 16, 2023</p>	<p data-bbox="933 521 1098 875">Corner Shop and Terrace Group "Centennial Terrace" Including Interiors [Item I157], 63-67 Abercrombie Street Chippendale NSW 2008</p>	<p data-bbox="1126 521 1458 936">A pair of two storey late Victorian terraces adjoin a three-storey corner shop and residence. It has a decorative parapet with "Centennial Terrace" inscribed on the corner. The building is more distinctive and intact, and of a grander scale than 90-98 Burwood Road. It is representative of the working-class development of Chippendale.<sup>81</sup></p>
 <p data-bbox="277 1451 903 1503">Figure 57 "Late Victorian Shop and Residence," Author Unknown, July 2020, State Inventory</p>	<p data-bbox="933 965 1098 1200">Late Victorian Shop and Residence [Item I285], 194 Avoca Street Randwick NSW 2031</p>	<p data-bbox="1126 965 1458 1435">Notable for its historic association to landowner Alexander McArthur whose grant encompassed the site, and Edward Hearne who built it. It is characteristics including stuccoed masonry construction with imitation ashlar are typical of its type as a Victorian shop and residence. It is more finely detailed when compared to 90-98 Burwood Road, with segmental arched windows, mouldings, high parapet and pediments.<sup>82</sup></p>

<sup>81</sup> "Corner Shop and Terrace Group "Centennial Terrace" Including Interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420267>

<sup>82</sup> "Late Victorian Shop and Residence," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310075>

 <p>Figure 58 "Don Vincenzo Pizza Parlour," D J Tisdell, January 2005, State Inventory</p>	<p>Federation Free Style Shop [Item 176], 113 Lachlan Street, Forbes NSW 2871</p>	<p>A fire destroying the original shops and façades in February 1897 was the impetus for reconstruction by Forbes architect John Holderness Bates and contractors Peterson and Hewson by October 1897. The shops contribute to the general scale of buildings in Lachlan Street, Forbes. The cast iron verandah was demolished and replaced with a cantilever awning in the 1960s.<sup>83</sup> It is more distinctive than 90-98 Burwood Road. Unlike the Burwood, the building is of a similar scale and form to surrounding development, whereas the facades of 90-98 Burwood Road have intrusive awning additions.</p>
 <p>Figure 59 "99-103 Johnston Street front facade," LMC, September 2015, State Inventory</p>	<p>Shop and residence, "The Colannade", including interiors [Item 151], 101 Johnston Street Annandale NSW 2038</p>	<p>A two storey Federation Free Classical shop and flat that was constructed in 1894, which is unusual for Johnston Street. Unlike 90-98 Burwood Road the buildings' front façade retains its original form and character, including; Juliet balcony, decorative mouldings, pilasters, pediment and name and date of the building.<sup>84</sup></p>



<sup>83</sup> "Federation Free style Shop," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1580170>

<sup>84</sup> "Shop and residence, "The Colannade", including interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1940053>

 <p>Figure 60 "Corner shop (former) [Item 110]", author unknown, 2020, State Inventory.</p>	<p>Corner shop (former) [Item 110], 25 Stanley Street, Burwood</p>	<p>A two storey Victorian-era Georgian-style former shop and residence. Retains its exterior form and details across both levels.</p>
 <p>Figure 61 "185D-185E Burwood Rd", author unknown, 2010, State Inventory.</p>	<p>Shop facades [Item 026], 185D, 185E, 187 Burwood Road, Burwood</p>	<p>Architecturally distinctive examples of Inter-War period Art Deco shop fronts, retaining details across both levels.</p>
 <p>Figure 62 144-152 Burwood Rd, Tristan Ryan, 2023, HAA.</p>	<p>144-152 Burwood Road, Burwood</p>	<p>A group of shop-houses which appear to retain their original overall form, compromised by one missing upper-storey façade in the row of five, interior alterations, and by the infilling of the enclosed balconies at 144-148. 144 has landmark qualities similar to 98 Burwood Road. These are not listed nor in a conservation area.</p>



 <p>Figure 63 "Victorian Shops - First floor facades only [Item 018]", author unknown, 2010, State Inventory</p>	<p>Victorian Shops, first floor façades only [Item 018], 71-77 Burwood Road BURWOOD NSW 2134</p>	<p>A group of shop houses with an awning, located on Burwood Road, that retain their original form and detailing such as decorative parapets.</p>
 <p>Figure 64 "Shops - First floor facades only [Item 028]", author unknown, 2010, State Inventory</p>	<p>Shops, first floor façades only [Item 028], 185-185A Burwood Road BURWOOD NSW 2134</p>	<p>A group of Inter-War period shops c1930s, located on Burwood Road. Despite later modifications they retain original detailing such as decorative face brick to the gabled parapet wall.</p>
 <p>Figure 65 "Shops - First floor facades only [Item 025]", author unknown, 2010, State Inventory</p>	<p>Shops, first floor façades only [Item 025], 170-174 Burwood Road BURWOOD NSW 2134</p>	<p>A pair of shop houses c1900s which retain the original form and detailing such as the high parapet wall with centre pediments and moulded detailing.</p>

 <p>Figure 66 "Shops - First floor facades only [Item 022]", author unknown, 2010, State Inventory</p>	<p>Shops, First floor facades only [Item 022], 157-159 Burwood Road BURWOOD NSW 2134</p>	<p>A group of Federation period shop houses c1900s. Despite later development they have retained their original form and classical detailing to cornices.</p>
 <p>Figure 67 "Commercial Buildings," Hughes Trueman Ludlow, September 1990, State Inventory</p>	<p>Victorian Commercial Buildings [Item 135], 165 - 175 Howick Street Bathurst NSW 2795</p>	<p>A row of six two-storey Victorian Italianate commercial buildings design by eminent architect Thomas Rowe in 1874. The buildings contribute to the streetscape as a Victorian Free Classical style that forms a landmark in the Bathurst commercial area. The buildings have a higher degree of integrity when compared to 90-98 Burwood Road with highly decorated facades above awning level separated by 'eaves-stops', decorative entablatures, and ornamental rainwater heads.</p> <p><sup>85</sup></p>

<sup>85</sup> "Victorian Commercial Buildings," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1080135>

 <p>Figure 68 198-206 St Johns Road, Glebe (Source: Domain.com.au)</p>	<p>Shop and Residence Group (204-206 St Johns Road) Including Interiors [Item 1809], 198-206 St Johns Road Glebe NSW 2037</p>	<p>A very fine example of a Federation Free Classical style pair of asymmetrical shops and residences on top of brick construction. The likely original red brickwork with tuck pointing has since been painted with rendered detailing. The ground level features early storefronts with ceramic will tiles, the awning has been removed. Unlike 98-90 Burwood Road is has retained its characteristics, overall scale and form and setting.<sup>86</sup></p>
 <p>Figure 69 "147 St Johns Road, Glebe," 2015, Homely.com.au</p>	<p>143-147 St Johns Road, Glebe, 2037 (not listed, part of Hereford and Forest Lodge Heritage Conservation Area)</p>	<p>A group of Victorian terraces, with shop fronts added at a later date with detailed parapet walls. The shop fronts here remain largely intact, as do the overall forms of the terraces behind. Although not listed individually, these buildings appear more intact than 90-98 Burwood Road.<sup>87</sup></p>

<sup>86</sup> "Shop and Residence Group (204-206 St Johns Road) Including Interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2427898>

<sup>87</sup> "147 St Johns Road, Glebe NSW 2037," Homely.com.au, accessed March 24, 2023, <https://www.homely.com.au/homes/147-st-johns-road-glebe-nsw-2037/1706987#gallery>



#### 4.3.1. Comparative Analysis Conclusion

The above comparative examples have local historic, aesthetic and representative significance. Most comparative examples are shops and residences built through the Victorian period. 204-206 St Johns. Road, Glebe and 101 Johnstone Street, Annadale are built in the Federation Free Classical style and retain their overall form and character. Generally, most comparative examples have been modified below awning level, but otherwise their design integrity and forms have been retained, with additions and alterations not generally being as destructive as at 90-98 Burwood Road. Some of the places have retained their original form and detail across both levels. Notably, the example that most closely resembles the subject properties - as terraces which have been later altered with shop fronts, 143-147 St John's Road - appears far more intact but is not listed as an item (though is within a Heritage Conservation Area).

#### 4.4. Assessment of Significance

##### 4.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 90-98 Burwood Road, Burwood.

Australian Theme	NSW Theme	Notes
3 Developing local, regional and national economies	Commerce	90-98 Burwood Road, Burwood, are examples of a series of shop houses. 90-96 were converted from residential premises to have shop fronts in the early-mid Twentieth Century, a common practice as main streets developed.
4 Building settlements, towns and cities	Accommodation	90-98 Burwood Road are examples of Victorian terraces, later converted to shop houses and finally to apparently entirely commercial premises. Their ability to demonstrate their original use is limited by later alterations.
8 Developing Australia's cultural life	Creative endeavour	90-98 Burwood Road retain a historical parapet that is a fine example of a Free Classical façade. Their ability to demonstrate other aspects of this style or of any other creative achievement is limited by later alterations.

**4.4.2.** Assessment against NSW heritage assessment criteria

*Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area*

The shop buildings are demonstrative of a period of development along Burwood Road, including in their alteration (in the early-mid Twentieth Century) from residential terraces to shopfronts. However, their ability to demonstrate this has been degraded by extensive alteration. The shops buildings are evidence of past subdivision patterns in the town of Burwood as Section One of the "Edrop Estate" which was subdivided in 1880.<sup>88</sup>

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	Yes
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	No
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	Yes

Level of Significance: Not applicable

<sup>88</sup> "September 25, 1880," *The Bulletin*, National Library of Australia, vol 3, 25, September 25, 1880, <https://nla.gov.au/tarkine/nla.obj-242211336>

*Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

As far as can be ascertained, there were not occupants of historical importance at 90-98 Burwood Road, nor other important associations with important persons.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	N/A
Provides evidence of people or events that are of dubious historical importance	N/A
Has been so altered that it can no longer provide evidence of a particular association	N/A

Level of Significance: Not applicable



*Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

The parapet of 90-98 Burwood Road has some aesthetic significance. It is a fine example of Victorian Free Classical parapet. The architectural value of the rest of the buildings has been greatly degraded by later alterations.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes (parapet only)
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes (parapet only)
Has landmark qualities	Yes (parapet only)
Exemplifies a particular taste, style or technology	No
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	Yes
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	Yes
Has only a loose association with a creative or technical achievement	No

Level of Significance: The parapet alone may be said to have aesthetic significance at a Local level.

**Criterion (d)** *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

As far as is known there is not strong association with a particular community or cultural group.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	N/A
Is retained only in preference to a proposed alternative	N/A

Level of significance: Not applicable

**Criterion (e)** *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

90-98 Burwood Road has no obvious potential to yield information, and the extent of later alterations makes archaeological evidence highly unlikely.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	N/A
Has little archaeological or research potential	N/A
Only contains information that is readily available from other resources or archaeological sites	N/A

Level of Significance: Not applicable

*Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

The item is not rare.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	Yes
Is numerous but under threat	N/A

Level of significance: Not applicable



*Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

The parapet demonstrates the principal characteristics of the Free Classical style and is a good example of this style and type.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	Yes (parapet only)
Has the principal characteristics of an important class or group of items	Yes (parapet only)
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes (parapet only)
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	Yes
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable. The parapet alone could be said to be representative of the Free Classical style.

#### 4.4.3. Statement of Significance

The following Statement of Significance has been taken from the State Inventory:<sup>89</sup>

*“Nos. 90-98 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Victorian period of development in the local area constructed in c. 1870s-80s. Despite some modifications, the first-floor façades still have their original form and detailing such as decorative parapets.”*

#### 4.4.4. Listing and management recommendations

The majority of 90-98 Burwood Road is not significant due to considerable alteration to the interior, rear and front of the properties largely destroying the design and historical integrity of the fabric.

The practice of listing facades alone, separate from the rest of a building, is not encouraged as best practice heritage conservation, and is only justifiable in cases where a façade is itself an exceptional creative achievement and where the rest of the building has been greatly modified. The second is clearly true of 90-98 Burwood Road, but while the parapet is a high-quality example, it is not outstanding, and the historical façade as a whole has been heavily compromised.

There are three possible outcomes for development should the façade remain listed:

1. The redevelopment of the site including the employment of an architect with the skill to relocate the parapet to the top of a new building in an appropriate and sympathetic manner. This is unusual, but possible and would be appropriate. In this instance, the parapet would be used to ornament a new building rather than arbitrarily preserving the rest of the façade, which is of little to no significance.
2. The redevelopment of the site with a new building located behind the existing parapet, which would remain at the current level. This would compromise the architectural integrity of the parapet, which would lose the silhouette of its distinctive broken pediments against the sky. This would further compromise the already compromised aesthetic value.
3. The relocation of the parapet elsewhere. This is highly unusual, difficult, and expensive, and not a desirable conservation outcome in any case.

In consideration of the above, de-listing of the façade would be appropriate.

In the event of de-listing, it is recommended that the parapet and fronts be recorded through photography and detailed elevation drawings.

In the event it is retained as a listed item, the listing should be modified to refer to the parapet in specific, rather than the façade in general (the rest of the façade is highly

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<sup>89</sup> “Victorian Shops – First floor facades only [Item 019],” State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>

compromised). Careful consideration should be given to future management in the event of development, including the possibility that recording may in some cases be preferable to retention. Policies should be added to the listing and/or DCP to the effect that the parapet should be located at the top of any building on the site.

When examining the existing shop facades located on Burwood Road, which are included as heritage items on the Burwood Local Environmental Plan 2012 Schedule 5, it is clear a lower threshold of significance and integrity has been applied. It is acknowledged that the significance of 90-98 Burwood Road has been compromised by later alterations and additions. However, it retains its original context and readability despite later development as a Victorian-period shop terrace erected in the Free Classical style. Therefore, retention of 90-98 Burwood Road as a local heritage item is appropriate.

## 5. Site of the Bath Arms Hotel [Item 94]; 352-354 Parramatta Road, Burwood

Currently listed as a heritage item in the Burwood Council LEP 2012 (item I45) for historic, aesthetic, social and rarity values; it is a representative example of an Inter-War hotel building with Art Deco stylistic elements. The building is of historic significance as it occupies the site of the former Bath Arms Inn and provides evidence of commercial activity growth along Parramatta Road and Burwood throughout the 1920s.<sup>90</sup> It has some local aesthetic significance and is demonstrative of Inter War hotel building characteristics such as, the face brick exterior and render motif on the parapet.<sup>91</sup> It has landmark qualities with its position on the main entry point of Parramatta Road to the suburb of Burwood.<sup>92</sup> Bring used as a place of recreation since the 1830s, which is rare, it has some social significance to the residents of Burwood.<sup>93</sup>

### 5.1. History

Along Parramatta Road through the 1820s and 1830s roadside inns were established to service coaches travelling on the Parramatta run.<sup>94</sup> The Bath Arms Inn was founded by Emanuel Neich in 1834, Neich was the licensee until he died in 1893.<sup>95</sup> The Inn was built for Neich by his father-in-law James Comer in 1834.<sup>96</sup> Aged 20 at the time, Neich was required to be married to obtain a license for an inn.<sup>97</sup> It was erected on the corner of Burwood and Parramatta roads. The inn was a well-known landmark and staging post for the coaches along the Parramatta Road route.<sup>98</sup> The present Bath Arms Hotel occupies the original site of the Bath Arms Inn. It is an Inter War, built circa 1920, two storey brick building with Art Deco stylistic elements.<sup>99</sup> The original Inn was a “three sided building enclosing a courtyard for vehicles and had stables and a grazing paddock at the rear”.<sup>100</sup>

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<sup>90</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250049>.

<sup>91</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

<sup>92</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

<sup>93</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

<sup>94</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

<sup>95</sup> Dunlop, E. W. and Burwood (N.S.W.: Municipality) Council, *Harvest of the years: the story of Burwood, 1794-1974*, Eric Dunlop and Council of the Municipality of Burwood (Burwood: N.S.W), 1974 [https://www.holyinnocentscroydon.org.au/files/pdf/Harvest\\_of\\_the\\_Years\\_Part1.pdf](https://www.holyinnocentscroydon.org.au/files/pdf/Harvest_of_the_Years_Part1.pdf), 19-20.

<sup>96</sup> Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

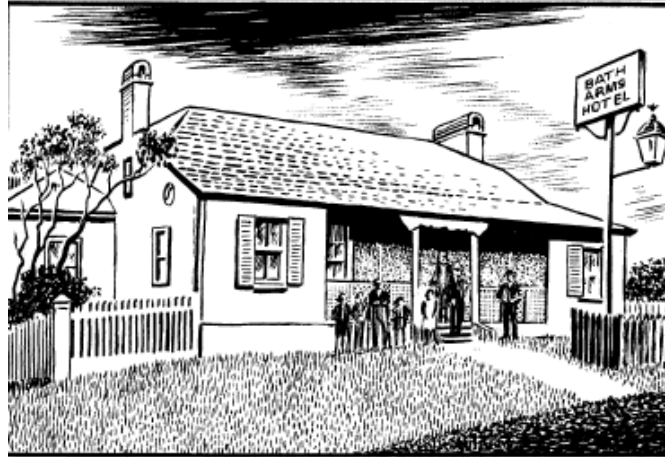
<sup>97</sup> Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

<sup>98</sup> Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

<sup>99</sup> “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

<sup>100</sup> Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.





THE BATH ARMS INN, built in 1834 by James Corner for his son-in-law, Emanuel Neich. This famous coaching inn was conducted by Neich for sixty years.  
(Drawing by Frank Tyler from an old photograph.)

Figure 70 Former Bath Arms Inn, Frank Tyler (drawing from photograph), in Eric Dunlop 1974



Figure 71 Bath Arms Hotel, 352-354 Parramatta Road, Burwood (Source: HAA)

## 5.2. Physical Analysis

The following description has been taken from the State Inventory:<sup>101</sup>

*The Bath Arms Hotel is a two storey corner hotel building on the corner of Parramatta and Burwood Roads. The site comprises the main Inter War hotel building, as well as a car park and a single storey restaurant/bottle shop building which has a frontage to Burwood Road. The exterior of the main hotel building embodies the key elements of an Inter War hotel building that was popular during the 1920s and 30s in Sydney. Key elements of the style include the face brick exterior; splayed rendered motif on the parapet; horizontally oriented timber sash windows; tiled ground floor facade; cantilevered awning and horizontal massing.*

## 5.3. Assessment of Significance

The site of the Bath Arms Hotel clearly demonstrates local heritage significance for its aesthetic, landmark and historical qualities.

### 5.3.1. Statement of Significance

The following Statement of Significance has been taken from the State Inventory:<sup>102</sup>

*The Bath Arms Hotel has local historical significance as it is located on the site of the Bath Arms Inn that previously occupied the site and it provides evidence of the growth of commercial activity along Parramatta Road and the suburb of Burwood during the 1920s. The hotel building has a moderate level of aesthetic significance as it embodies the characteristics of an Inter-War hotel building with Art Deco elements, which was popular for the design of hotel buildings during the period. It also has landmark qualities as the entry point from the main thoroughfare of Parramatta Road to the suburb of Burwood. As a place of public recreation that has retained its historical usage from the 1830s to the 21st century, the place has some social significance for the local community. The hotel is considered rare as the site has been in continued use as a hotel since the 1830s. The Bath Arms Hotel building is representative of an Inter-War hotel building with Art Deco elements.<sup>103</sup>*

## 5.4. Listing Recommendations

Based on the research available and physical examination, both external and internal, the site of the Bath Arms Hotel clearly demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

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<sup>101</sup> "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

<sup>102</sup> "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

<sup>103</sup> "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

## 6. Methodist Ladies' College [Item 89]; 45 Park Road, Burwood

It is associated with architects Harry C Kent and Alfred G Newman. MLC is a representative example of all girls Church run school in the late 19<sup>th</sup> Century.



Figure 72 Methodist Ladies' College, 45 Park Road Burwood (Source: HAA)

### 6.1. History

Refer to Methodist Ladies' College [Item 89] in State Heritage Inventory for a complete history.

## 6.2. Physical Analysis

The following description is taken from the State Inventory:

*The bulk of the School buildings are located on the main site which retains a mix of buildings dating from various periods of development. These have also been overlaid with successive additions and alterations made possible by the acquisition of additional land. No buildings or elements remain from the initial period and c.1880s establishment of the School.*

*The Schofield Tower and Chapel are the oldest buildings on the site and survived the c.1977 fire. The single storey Chapel was constructed in c.1891-92. The Tower and associated wing were constructed in 1919.*

*The Grantham Street "façade" is terminated by the Potts Hall building, Building 3, which is a distinctive Federation style building constructed in c. 1926. The distinctive building remains a strong and highly visible feature of the Rowley Street frontage despite the various additions to the School. A notable feature of the Grantham Street frontage is the former entry to Building 9, the Sutton Wing, which was constructed in the late 1940s.*

*The architectural language of the face brick facades includes pointed arches, crenulated parapets and a "tower" which has been described as being an architectural "flourish" provided architectural motifs and inspiration for buildings that followed.*

## 6.3. Assessment of Significance

The Methodist Ladies College clearly demonstrates local heritage significance for its historic, aesthetic and social significance.

### 6.3.1. Statement of Significance

The following Statement of Significance has been taken from the State Inventory:

*MLC Burwood, particularly the main school site bounded by Rowley and Grantham Street and Park Road, is of local historic, aesthetic and social significance as a good example of an early all girls Church run School established in the late 1880s, as part of the early development in the local area.*

*The establishment of the School in c.1886 represents the recognition of Burwood as a favourable and growing suburb. Subsequent land acquisitions and development of the school also reflects the growth and development of the local area. The establishment of the school also represents the Church's recognition and value of an all girl school, it was the first all girls' school established by the Wesleyan/ Methodist Church. The site is of high social significance due to its associations with the Uniting Church and its predecessors and past and present students, staff and their families*

*The Schofield Wing/ Chapel, Tower and remaining wing, corner building containing Potts Hall and associated fence are of high, local historic, aesthetic and social significance as*



*part of the early development of the School. Despite some change, adaption and additions, the buildings represent the early growth and development of the School and generally retain their overall form, character and Federation and Inter-war period details including face brick facades, brick and rendered detail including corner pilasters and towers and crenulated parapets, parapeted and pitched roof forms. Each also makes a high visual contribution to the Park Road, Rowley and Grantham Street streetscapes.*

*Part of the School land on the eastern side of Park Road is also of some historic significance as part of the lands originally purchased for the School. This land has traditionally and significantly continues to be used for school sports activities.*

*The remainder of the school buildings are representative examples of educational buildings and facilities from the 1960s to the present. The various changes and modifications to the buildings and site frontages and construction of new building and additional wings demonstrate the on-going use and evolution of the school and changing requirements, tastes and expectations. The built context is enhanced by a number of open spaces and courtyards, trees and plantings. The area of the Principal's Lawn and area and planting in front of Kent House Visual Arts Centre is also of some historic and aesthetic significance and make a contribution to the School sites and Park Road and Rowley Street streetscapes.*

#### **6.4. Listing recommendation**

Based on the research available and external physical examination it is clear that the Methodist Ladies College demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

## 7. 17 Comer Street, Burwood [Item 45]

Currently listed as a heritage item in the Burwood Council LEP 2012 (item I45) for historic, associational, aesthetic and social significance; it is a representative example of a freestanding Victorian Italianate style house. The building is of historic significance as part of an early subdivision and late Victorian period of development in Burwood. <sup>104</sup> It is associated with education as a teacher's residence for the Christian Brothers from 1924-84, its contribution to an educational precinct (adjacent to MLC) has social significance. <sup>105</sup> It a representative example of a Victorian Italianate style villa constructed in the late 1890s and clearly demonstrates local aesthetic significance. <sup>106</sup>



Figure 73 17 Comer Street Burwood [Item 45],” Author Unknown 2010, State Inventory

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<sup>104</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

<sup>105</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

<sup>106</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

## 7.1. History

“Kassala” was originally constructed in 1898 as residence for the Mayor of Burwood Michael Sheppard (in office 1902-1903). Sheppard’s daughter Elsie married Sydney Cook (son of Prime Minister Joseph Cook) on 19 September 1914.<sup>107</sup> Both served during World War 1, Elsie in the Australian Nursing Service and Sydney as an officer. Their lives have been the basis for many works of fiction including: Thomas Keneally’s ‘The Daughters of Mars’, Shift Theatres ‘The Girls in Grey’, and Peter Rees’ ‘The Other Anzacs’ (which inspired ABC miniseries ‘Anzac Girls’).

The Christian Brothers purchased Kassala in 1924 as a residence and monastery, as they operated a school on the land adjacent.<sup>108</sup> The Christian Brothers added four rooms in 1937 and made significant alterations throughout 1958.<sup>109</sup> The Christian Brothers constructed a school chapel north of Kassala in 1968.<sup>110</sup> In 1984 the Christian Brothers withdrew from the monastery and it remained vacant for some time.<sup>111</sup> The building was adapted to establish a vocational training centre necessitating extensive repairs and modification of the plan form. The building is currently occupied by the Southern Cross Catholic College and used as a vocational college for senior high school students. In 2013 the existing building was conserved.<sup>112</sup>

## 7.2. Physical Analysis

The following description has been taken from the State Inventory:<sup>113</sup>

*No. 17 Comer Street Road is a large two storey Victorian Italianate style villa with slate tiled hipped roof constructed in c.1898 for Michael Sheppard.*

*The principal rooms of "Kassala" have a faceted bay protruding towards the street. A central corridor containing a dogleg stair is entered off a verandah that wraps around the rest of the frontage. Service rooms are located towards the rear (north) of the house.*

*The street façade is made of tuck pointed pressed face bricks featuring a projecting faceted two storey bay and two storey verandah. The first floor verandah has timber posts and cast iron balustrade, frieze and brackets supporting a bull nosed corrugated steel roof. The ground floor verandah has a tessellated tiled floor. Other details include tall timber framed double hung windows with moulded sills and aprons. The front door is a wide timber and glass panelled door with sidelight and highlight windows.*

*The side and rear elevations are constructed in common brick, with rendered window sills and heads. The eaves are bracketed.*

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<sup>107</sup> Windsor and Richmond Gazette (NSW : 1888 - 1965), Friday 9 October 1914, page 8

<https://trove.nla.gov.au/newspaper/article/85860728>

<sup>108</sup> Freeman’s Journal (Sydney, NSW : 1850 - 1932), Thursday 3 April 1924, page 26,

<https://trove.nla.gov.au/newspaper/article/115297135>; “17 Comer Street Burwood [Item 45].”

<sup>109</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

<sup>110</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

<sup>111</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

<sup>112</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

<sup>113</sup> “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

*The internal walls are plastered. Doors are generally four panelled but those on the first floor have been replaced with solid core. Doors to the principal rooms are fitted with fanlights. About half of the fanlights, retain their original operating mechanism.*

*The house is set back from Comer Street and surrounded on the south and east by open space. A grotto and former tuckshop are sited to the western side of the house. A chapel, is sited immediately to the northwest.*

### **7.3. Assessment of significance**

17 Comer Street, Burwood clearly demonstrates local heritage significance for its aesthetic and historical qualities.

#### **7.3.1. Statement of Significance**

The following Statement of Significance has been taken from the State Inventory: <sup>114</sup>

*No. 17 Comer Street, Burwood has historic and aesthetic significance as an excellent two storey Victorian Italianate style villa constructed in 1898. The building significantly retains its original form and detailing featuring a projecting faceted two storey bay and two storey verandahs. The first floor verandah has timber posts and cast iron balustrade, frieze and brackets supporting a bull nosed corrugated steel roof. The ground floor verandah has a tessellated tiled floor. Other details include tall timber framed double hung windows with moulded sills and aprons. The front door is a wide timber and glass panelled door with sidelight and highlight windows. The house has been a part of an educational precinct which has provided education for young people for over 100 years. The Building, including the surrounding garden makes a positive contribution to the Burwood Road streetscape.*

### **7.4. Listing Recommendation**

Based on the research available evidence and external physical examination it is clear that 17 Comer Street Burwood demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

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<sup>114</sup> "17 Comer Street Burwood [Item 45]," State Heritage Inventory.



OCULUS

**Burwood North Precinct  
Master plan**  
Landscape and Public  
Domain Strategy Report

Date of Issue  
31 August 2023

Prepared for  
Burwood Council

We acknowledge the Traditional Custodians of the places we work.

We honour Elders past and present, whose profound knowledge systems can teach us much about how we design and care for Country.

Rev	Issue	Date	By	Checked
A	Draft	16.03.23	Simon Bond	Keith Stead
B	Draft	17.07.23	Simon Bond	Keith Stead
C	Draft	31.08.23	Simon Bond	Keith Stead



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## 1.0 Introduction



## 1.1 Background

Burwood Council is pursuing an exciting vision for the Burwood North Precinct and values a resilient, sustainable and active community, set within an attractive public domain, that leverages the metro to provide new opportunities for housing, employment and cultural activities.

Burwood Council is preparing an updated master plan and supporting studies for the Burwood North Precinct, building upon the work already undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The master plan seeks to capture the opportunity afforded by a new metro station at Burwood North on the Sydney Metro West network.

The master plan strives to deliver an outcome that is feasible, maximises public benefit and delivers high quality public domain, open spaces and community infrastructure. The master plan articulates a cohesive vision for Burwood North that will underpin the growth and development of the precinct as a benchmark for sustainable urban renewal.

The master plan is the result of a collaborative process that has been undertaken between Burwood Council, a wide range of government, institutional and community stakeholders, and the project's consultant team.

An Implementation Plan will also be prepared that outlines the recommended planning controls, policies and infrastructure necessary to enable the successful delivery of the master plan. The recommendations may inform amendments to the Burwood Local Environmental Plan 2012 (LEP) and Burwood Development Control Plan 2012 (DCP).

Burwood North is a precinct identified in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), a NSW Government strategy developed to revitalise land from Granville to Camperdown. The PRCUTS establishes a 30-year vision to connect the cities two main central business districts of Sydney and Parramatta, via a renewed urban corridor.

This project aims to deliver a better outcome than possible under PRCUTS by maximising the public benefit through recognising development potential and capacity of sites within the precinct. This capacity will be leveraged to deliver improved public benefits to address issues like affordable housing supply and provision of public spaces.

The Burwood North Precinct is bound by Wilga Street and Burwood Park to the south, Parramatta Road to the north, Shaftesbury Road to the east and Grantham Street to the west.

Burwood North extends into the Canada Bay Local Government Area, located on the northern side of Parramatta Road. A metro station, located on the northern side of Parramatta road is currently under construction, with an entry located on Burwood Road, within the Burwood LGA.

The Master Plan will articulate a clear vision and provide an urban design framework for the public and private domain, with a view to improve the amenity and quality of the built environment.

In addition, the master plan will provide recommendations on land use zones, building heights, floor space ratios (FSRs), road network improvements and public domain improvements that will facilitate activation, job creation and housing choice.



## 1.2 Purpose of this Report

This report outlines the landscape and public domain strategy for Burwood North, including:

- + Landscape and public domain principles
- + Open Space provision, character and typologies
- + Streets and connections hierarchy, character and typologies

The outcomes in this report build on previous site analysis, consultation and scenario testing including:

- + Desktop analysis - reviewing previous reports and studies undertaken for the precinct and reviewing the current strategic planning context
- + Stakeholder engagement - a wide range of stakeholders have been engaged through the analysis, visioning and scenario testing process including Burwood Council staff, State government and institutional stakeholders of the precinct, landowners in the precinct, and the general community
- + Site visits - the project team undertook numerous site visits at various times of the day, week and year to gain an appreciation for the Precinct.

The previous site analysis work is included in the end of this report along with exemplar projects that have been studied for their relevance to the future renewal of the Burwood North Precinct.

This report should be read in conjunction with supporting reports including:

- + Burwood North Precinct Master plan: Master plan Report, by COX
- + Burwood North Precinct Master plan: First Nations Design Principles Report, by Dominic Steel Consulting Archaeology
- + Burwood North Precinct Master plan: Rapid Transport Appraisal, by SCT Consulting
- + Burwood North Precinct Master plan: Sustainability Statement, by Mott MacDonald
- + Burwood North Precinct Master plan: Economic Assessment & Feasibility, by JLL
- + Burwood North Precinct Master plan: Stormwater and Flooding Report, by Mott MacDonald
- + Burwood North Precinct Master plan: Geotechnical Study, by Mott MacDonald
- + Burwood North Precinct Master plan: Utility Servicing Assessment, by Mott MacDonald
- + Burwood North Precinct Master plan: Preliminary Site Investigation, by Mott MacDonald
- + Burwood North Precinct Master plan: Engagement Outcomes Report, by COX.



### Next Steps

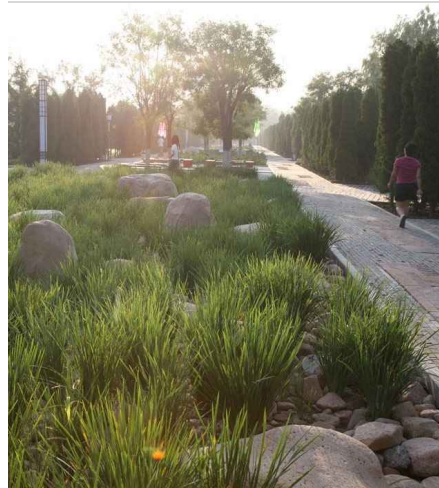
The next step for this project will involve developing an Implementation Plan and LEP/DCP amendments, along with further engagement prior to issuing final reports.





### 1.3 Landscape Overview

The master plan was considered against the natural environment, landscape connectivity and open space / amenity, with the following general outcomes:



**Natural Environment**

The master plan pays respect to the existing landscape by reflecting the existing drainage line across the eastern part of the site in the structure of the open space in this part of the precinct. The master plan also considers the wider linkages of the Greater Sydney Green Grid.

Water sensitive urban design (WSUD) is integrated into the public and private domains, including within open space, streets and setbacks.

Specific targets for canopy cover are included in this report to embed this requirement into the master plan, including canopy cover targets for different types of land use, open space and street typologies.



**Open Space and Amenity**

The open space provision has been based on meeting the future needs of the community, and particularly responding to the proposed increased number of dwellings in the precinct.

A variety of open space typologies are proposed in order to provide a variety of recreational opportunities. The size and location of proposed open spaces has considered feasibility in terms of delivery through site amalgamations and minimising costs of land acquisition for Council.

Open space catchments have also informed the master plan, including addressing existing or future gaps in provision and improving the accessibility of existing and proposed open space. The master plan also seeks to achieve connections to the wider open space network, particularly to the Canada Bay LGA.



**Connectivity**

The master plan aims to improve connectivity and accessibility across the precinct as well as providing connections to surrounding precincts and addressing missing links in the wider regional pedestrian and cycle network.

All streets are to be considered as pedestrian and cyclist friendly streets and ensure their priority, safety and comfort over vehicles. A number of streets have been identified for pedestrianisation or shared zones, whilst others will have slower speed limits and other traffic calming measures. Shared laneways for local access and servicing, and through site pedestrian links will help create a permeable, fine-grain urban precinct.

1.4 Landscape and Public Domain Plan



Legend

- 1 Local park
- 2 Urban park
- 3 Pocket park
- 4 Linear park
- 5 Pedestrianised street



## 2.0 Natural Environment

Landscape and Public Domain Strategy

2.1 Blue / Green Infrastructure

Principles

Planting and Ecology

- + Provide a range of scales and types of open spaces which support biodiversity, mitigate climate change and maximise recreational opportunities
- + Deliver green grid priority connections - Burwood Road, Broughton Street and Parramatta Road, and secondary local green corridor connections along Park Road and Meryla Street linking to local parks, sport and recreation zones and the Parramatta River and Cooks River open space corridors
- + Preference local provenance native plant species from the local native vegetation communities that occur or occurred in the local area to enhance local biodiversity, rather than plant non-local native or non-native plants, ie. Sydney Turpentine Iron-bark forest, for all public and private spaces.
- + Prioritise retention of existing mature trees on both public and private land
- + Integrate verge planting and WSUD into existing streetscapes and public domain to assist with bio-filtration and habitat creation
- + Provide nature-based recreational opportunities
- + Consider green cover\* targets/controls that are to be met across public and private land. including the following:
  - every apartment site provide a minimum 35% site area as green cover.
- + Consider setting native/endemic species targets for private developments.

\* Green cover is defined as living organisms growing in soil which have stems, leaves, and roots. Green cover is open to the sky and can be located in common areas or within private open space such as balconies or roof tops. Green cover includes deep soil areas, planting on structure (rooftops, podiums, planters) and planting such as lawn and gardens in communal open space.

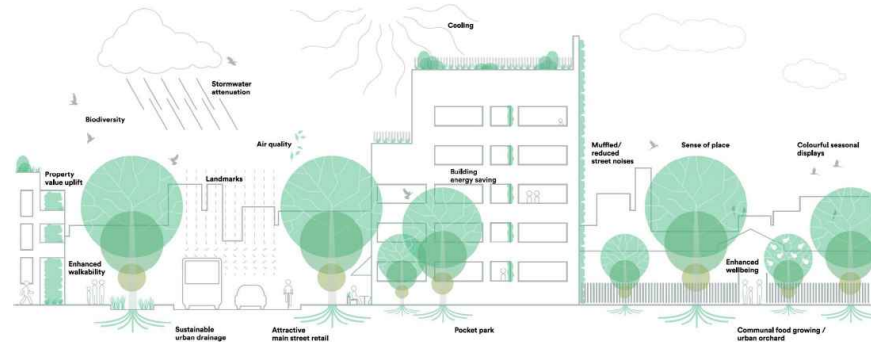
Water

- + Highlight overland flow paths and historical waterways (e.g. St Luke's Canal) through new blue-green connections and ecological corridors
- + Locate open spaces areas along overland flow paths and within flood prone areas to assist with water management
- + Maximise precinct wide permeability within both public and private areas
- + Integrate verge planting and Water Sensitive Urban Design (WSUD) / Integrated Water Management into existing and proposed streetscapes and public domain to assist with bio-filtration and habitat creation
- + Incorporate WSUD within development sites
- + Provide passive irrigation to street trees
- + Use recycled water for irrigation



Blue / Green Infrastructure Considerations

- High risk flooding area
- Contour 1m interval
- Underground Stormwater Pipe
- Stormwater Channel
- High Points
- Valley Line
- Green Grid Priority Connection
- Council Led Local Green Grid Corridor
- Study Area



The benefits of trees, Greener Places Draft Guide, GANSW

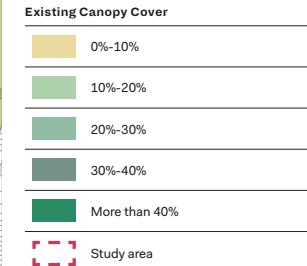
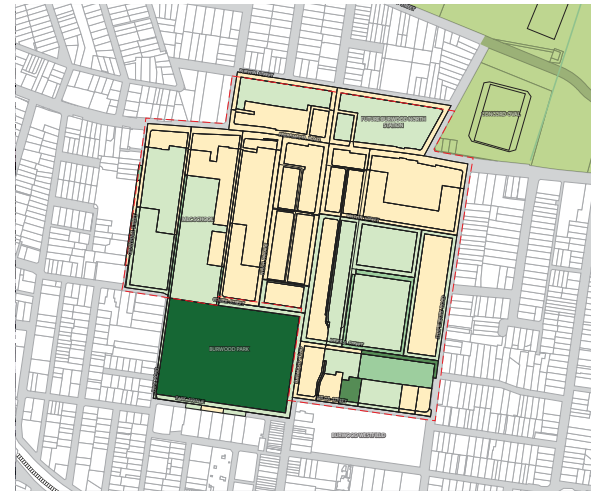


## 2.2 Tree Canopy Cover

Existing canopy cover for the precinct is very low, at a total of 10.2%. Many of the streets and development blocks have less than 10% existing canopy cover. Areas with greater cover include the schools, some of the wider residential streets, and lower density areas with established mature trees on private lots. Burwood Park has the highest canopy cover within the local context, with more than 40% cover.

### Principles

- + Increase canopy cover in line with NSW target of 40% cover by 2036
- + Underground utilities, reduce parking / plant in parking bays and reduce carriageway widths where possible to accommodate additional trees
- + Set land use specific targets for canopy cover, drawing on the Urban Tree Canopy Targets and Development Controls Report (Gallagher Studio for NSW DPIE 2022), including the targets outlined in the adjacent table
- + Retain existing mature trees where possible, particularly any local native species
- + Use advanced and established local native species, to assist in mitigating the removal of trees, as the loss of existing trees and the benefits that they provide takes years for a juvenile tree to grow and replace
- + New trees should be planted across the site where they will provide the greatest ecological value, pedestrian amenity and reduction in urban heat island effect
- + Provide sufficient area/space to allow trees to grow to maturity, including generous setbacks to new streets to maximise capacity to accommodate large canopy trees for shade and wildlife habitat.
- + Select tree species and sizes suited to available growing conditions, which may include planting smaller trees in narrow streets and verges.



Typology	Minimum Tree Canopy Target	
<b>Development category</b>		
Apartments and Mixed Use < 1500m <sup>2</sup> site area	15% site area	
Apartments and Mixed Use 1500m <sup>2</sup> + site area	20% site area	
Entertainment, Urban Services, Schools	25% site area	
<b>Streets</b>		
	Overhead Power lines	Underground Power
Existing Residential Streets	40% canopy cover	50% canopy cover
<b>Public Open Space</b>		
Open spaces	Park wide target	
	45% canopy cover - Target only applies to areas outside the courts and fields. Where possible, the area without courts and fields should exceed the 45% minimum to compensate for the areas without canopy	

## **3.0** Open Space and Amenity



Landscape and Public Domain Strategy

3.1 Open Space Principles

- + Address the existing shortfall in open space quantity, quality and accessibility
- + Ensure access to open space within 200m of all residents
- + Leverage opportunities as part of future development sites, site amalgamations or acquisitions to deliver new parks for local uses, of between 0.1ha and 0.3ha in priority areas
- + Burwood Park is currently near/at capacity at busy times such as weekends. Provide flexible spaces for group activities and informal sports to reduce pressure on Burwood Park
- + Providing Green Grid connections to link to the wider landscape and open space network
- + Create a shared city, utilising rooftops, podiums, streets and lanes wherever possible as usable open space for passive recreation
- + Provide accessible and universally designed facilities and open spaces.
- + Collaborate with City of Canada Bay to investigate opportunities to improve open space and recreation amenity north of Parramatta Road, in conjunction with connections and/or green links across Parramatta Road.
- + Increase play opportunities in high density areas by introducing playful elements in streets, footpaths and lanes
- + Improve permeability, connectivity and equitable access to open space throughout the precinct
- + Consider heritage in the design of public spaces.
- + Incorporate Connection to Country in the design of public spaces and connections, including:
  - Engaging with local land councils or other appropriate Indigenous knowledge-holders on design decisions
  - Including Indigenous businesses, artists and consultants as part of the design process
  - Considering opportunities for Indigenous engagement, education, training and employment associated with landscape construction, restoration and maintenance
- + Provide a comfortable and pedestrian friendly public domain and street network.
- + Incorporate public art and interpretation, including Indigenous storytelling.
- + Implement best practice social and environmental sustainability across the public domain.
- + Implement paving types and furniture suites that are consistent with those currently used in the town centre.



### 3.2 Open Space Provision

A variety of landscape typologies will provide a site-specific landscape response and a range of recreational opportunities to workers, visitors and residents.

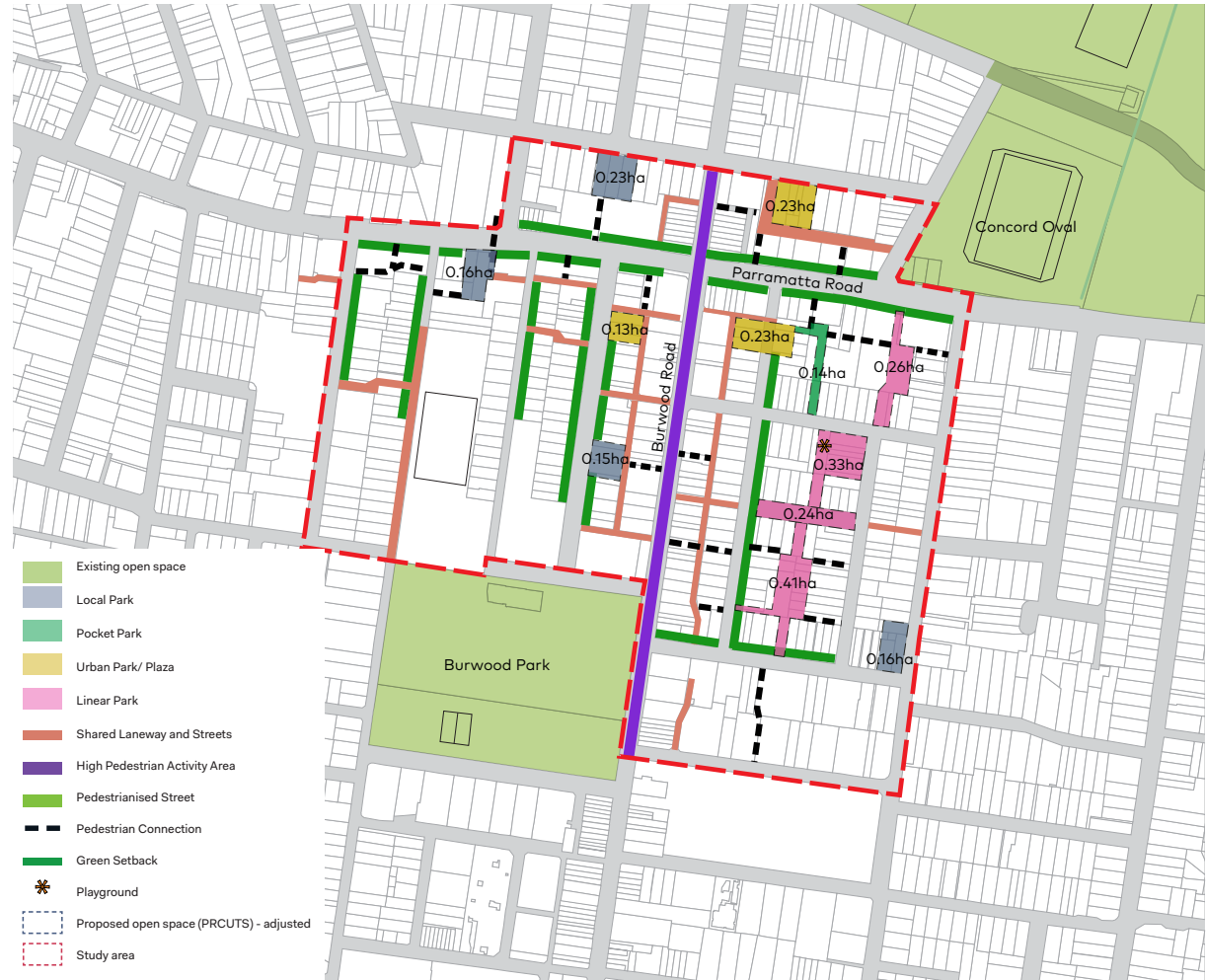
The planning of a linear park along a natural drainage line in Burwood presents an opportunity to integrate sustainable water management practices while providing a new recreational space for the community.

Features:

- + 1 Linear Park (1.24 ha)
- + 6 Local Parks (0.15-0.3 ha), including 2 Urban Park / Plaza
- + 2 Pocket Parks (<0.15 ha), including 1 Urban Plazas
- + 2.67 ha in Total



200m catchment from open space larger than 0.15Ha



- Existing open space
- Local Park
- Pocket Park
- Urban Park/ Plaza
- Linear Park
- Shared Laneway and Streets
- High Pedestrian Activity Area
- Pedestrianised Street
- Pedestrian Connection
- Green Setback
- Playground
- Proposed open space (PRCUTS) - adjusted
- Study area

Landscape and Public Domain Strategy

District / Regional Parks

**Description:**

Regional parks are open space areas of a size or function that services an entire LGA and draws residents from other LGAs. They have multiple attractors drawing people to the park.

District parks are larger parks that have uses or functions that service a suburb or suburbs. They may include playing fields or courts.

Typical size: >2ha (District), >5ha (Regional)

**Provision:**

Burwood Park is a regional park adjacent the site providing ample green space for picnics, recreation, and relaxation activities.

District Parks within 800m of the site include Wangal Park and Blair Park within the Burwood LGA, and Queen Elizabeth Park, Goddard Park, Concord Oval and St Lukes Park within the Canada Bay LGA.

Collectively, these district parks provide access to various recreational opportunities including fields, courts, passive green spaces, playgrounds and gathering spaces for the local community.





Landscape and Public Domain Strategy

Local Parks

**Description:**

Local parks are neighbourhood parks that are used by a range of community members for social activities or information leisure activities. Local parks may have some small equipment such as a playground or fitness equipment and seating.

Typical size: 0.15ha-2.0ha.

**Provision:**

There are eight new local parks proposed, including two local park scale open spaces making up the linear park in the east of the site.



**Legend**

- 1 Shared laneway
- 2 Pedestrian connection
- 3 Shade structure and picnic tables
- 4 Pathway circulation
- 5 Sculptural play opportunities
- 6 Edge planting and seating
- 7 Open lawn for informal recreation
- 8 Existing trees retained
- 9 Active frontage to park



Landscape and Public Domain Strategy

Pocket Parks

**Description:**

Small parcels of open space such as single blocks of land designed to increase open space in developed areas or "leftover" land such as from road closures or development on irregular blocks.

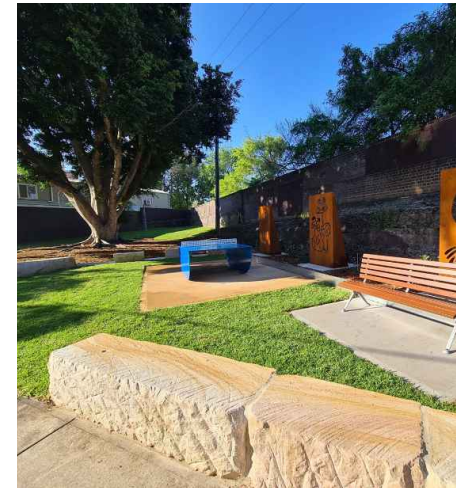
Pocket parks may include:

- + a small amount of playground equipment
- + open spaces for passive recreation and small gatherings
- + benches and seating areas for rest and relaxation
- + landscaped areas with trees and plants

Typical size: <0.15ha.

**Provision:**

There are two new pocket parks proposed, including one with a more urban character adjacent Burwood Road.



Landscape and Public Domain Strategy

Linear Park

**Description:**

A linear park is a type of park that is significantly longer than it is wide. These linear parks are strips of public land running along canals, rivers, streams, defensive walls, electrical lines, or highways and shorelines.

Linear parks may serve as green corridors, connecting larger parks and open spaces, and providing important habitat for wildlife.

Linear parks may include:

- + walking and cycling paths
- + water bodies and treatment
- + picnic areas and seating spaces
- + gardens and landscaped areas
- + extensive planting and canopy cover
- + seating areas for rest and relaxation

Typical size: varies.

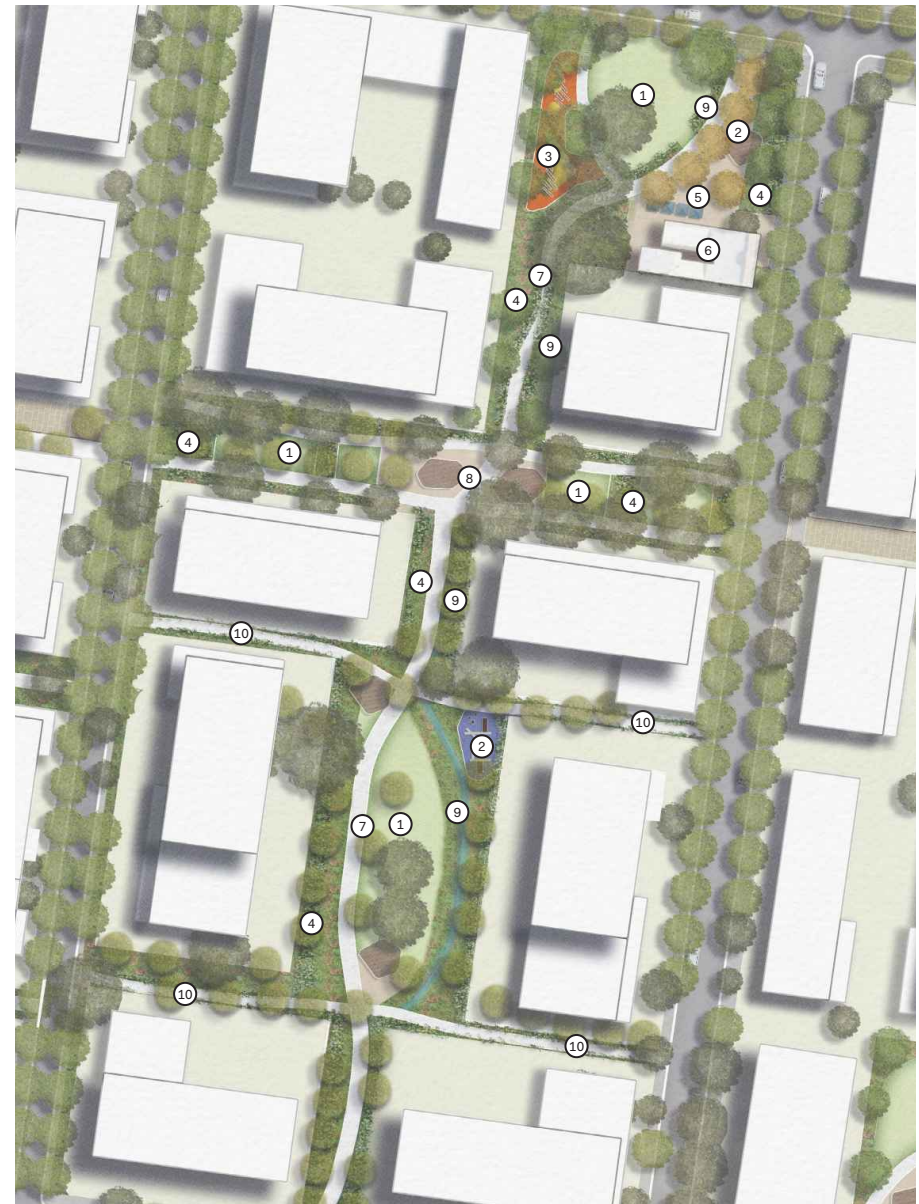
**Provision:**

A new linear park is provided across three blocks within the east of the site, reflecting the existing valley and overland flow path through the site and connecting Burwood Park to Concord Oval.



**Legend**

1	Lawn / detention area
2	Fitness station
3	Playground
4	Bioretention area
5	Paved plaza
6	Heritage community building
7	Shared path
8	Plaza and shelters
9	Open drainage channel in planting
10	Pedestrian connection through private development





Landscape and Public Domain Strategy

Urban Park / Plaza

**Description:**

Urban parks and plazas provide engaging civic spaces for use within a high density residential or mixed use precinct, consisting of flexible spaces and a mix of hard and soft surfaces that cater to the everyday activity of residents, visitors and workers as well as larger community events and gatherings.

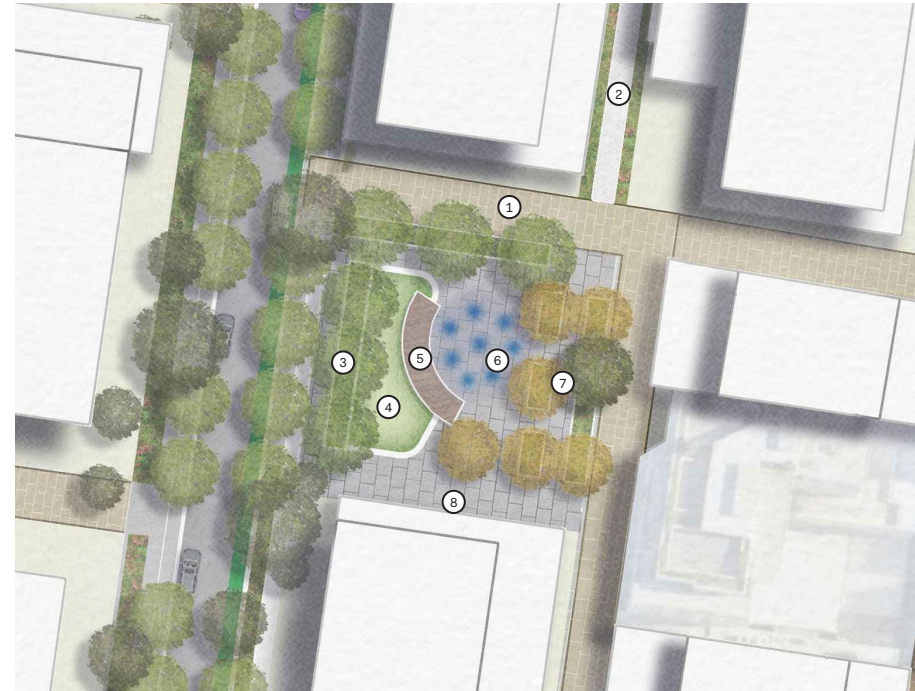
Urban parks and plazas may include:

- + open spaces for socializing, and events
- + seating areas with benches and shade structures
- + gardens and landscaped areas
- + water features such as fountains and pools

Typical size: varies.

**Provision:**

There are three new urban parks proposed, two within Burwood Council LGA and one within Canada Bay LGA.



**Legend**

- |   |                           |
|---|---------------------------|
| 1 | Shared laneway            |
| 2 | Pedestrian connection     |
| 3 | Edge planting and seating |
| 4 | Raised lawn area          |
| 5 | Shelter                   |
| 6 | Plaza, water feature      |
| 7 | Seating grove             |
| 8 | Active edge to plaza      |

Landscape and Public Domain Strategy

Shared Streets and Laneways

**Description:**

Shared streets combine cycling, pedestrians, social activities, parking, and local car traffic to create a shared public space. Eliminating the traditional segregation of motor vehicles, pedestrians and cyclists can create a shared and more vibrant streetscape.

Shared streets and laneways may include:

- + narrower roadways with slower speeds, making it easier and safer for pedestrians and cyclists to navigate
- + pedestrian-friendly elements such as benches, lighting, and trees
- + reduced parking or car-free areas
- + public art installations and greening

**Provision:**

There are a number of existing and proposed lanes that may act as pedestrian friendly shared laneways. The majority of Park Road is proposed to become a shared street.



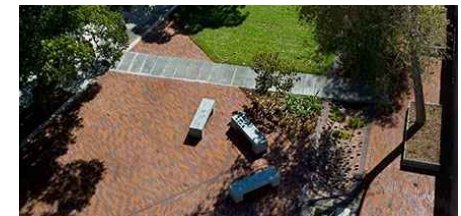
Pedestrian Connections

**Description:**

Pedestrian connection is public space designed for use by pedestrians and cyclists only, increasing connectivity across the site and providing additional open space, or active retail laneway. Wider pedestrian connections may serve as passive recreation and meeting places.

**Provision:**

New pedestrian connections are provided through a number of the blocks, adding pedestrian amenity and increase overall permeability. New links to the southern portion of linear park ensure this park is accessible to the public and reduces the sense of privatisation of this area.





## 4.0 Connectivity

Landscape and Public Domain Strategy

4.1 Connectivity Principles

- + Prioritise pedestrians and cyclists in the street network/hierarchy
  - + Consider active transport as a key part of the connectivity network and transport infrastructure
  - + Integrate active transport links with Green Grid connections to link to the wider landscape and open space network
  - + Encourage public transport use in the planning and design of the movement network
  - + Ensure access to open space within 200m of all residents
  - + Leverage opportunities as part of future development sites, site amalgamations or acquisitions to deliver new pedestrian links
  - + Provide accessible and universally designed streets and pedestrian links
  - + Collaborate with City of Canada Bay to investigate opportunities to improve pedestrian and cycle connections across Parramatta Road
  - + Increase play opportunities in high density areas by introducing playful elements in streets, footpaths and laneways
  - + Use the movement network to improve permeability, connectivity and equitable access to open space throughout the precinct
  - + Create a permeable fine-grain urban form through the provision of pedestrian laneways and links
  - + Carefully plan, locate and design building access requirements into the public domain, ensuring pedestrian safety, comfort and amenity is prioritised
- + Provide a comfortable and pedestrian friendly street network
  - + Adopt best practice cycleway planning and design, including segregated cycle paths for main routes, on road cycleways along low speed streets, and shared paths for recreational routes within open space
  - + Incorporate public art and interpretation, including Indigenous storytelling, into the design of key streets and laneways
  - + Ensure appropriate tree canopy cover to streets, laneways and pedestrian links, including adequate deep soil and soil moisture / aeration
  - + Implement best practice social and environmental sustainability across the public domain, including integrating WSUD into streets.



### 4.2 Street Hierarchy and Movement

Parramatta Road is a major east-west arterial road serviced by the connecting Wentworth and Shaftesbury Roads, which are limited to 50km/h.

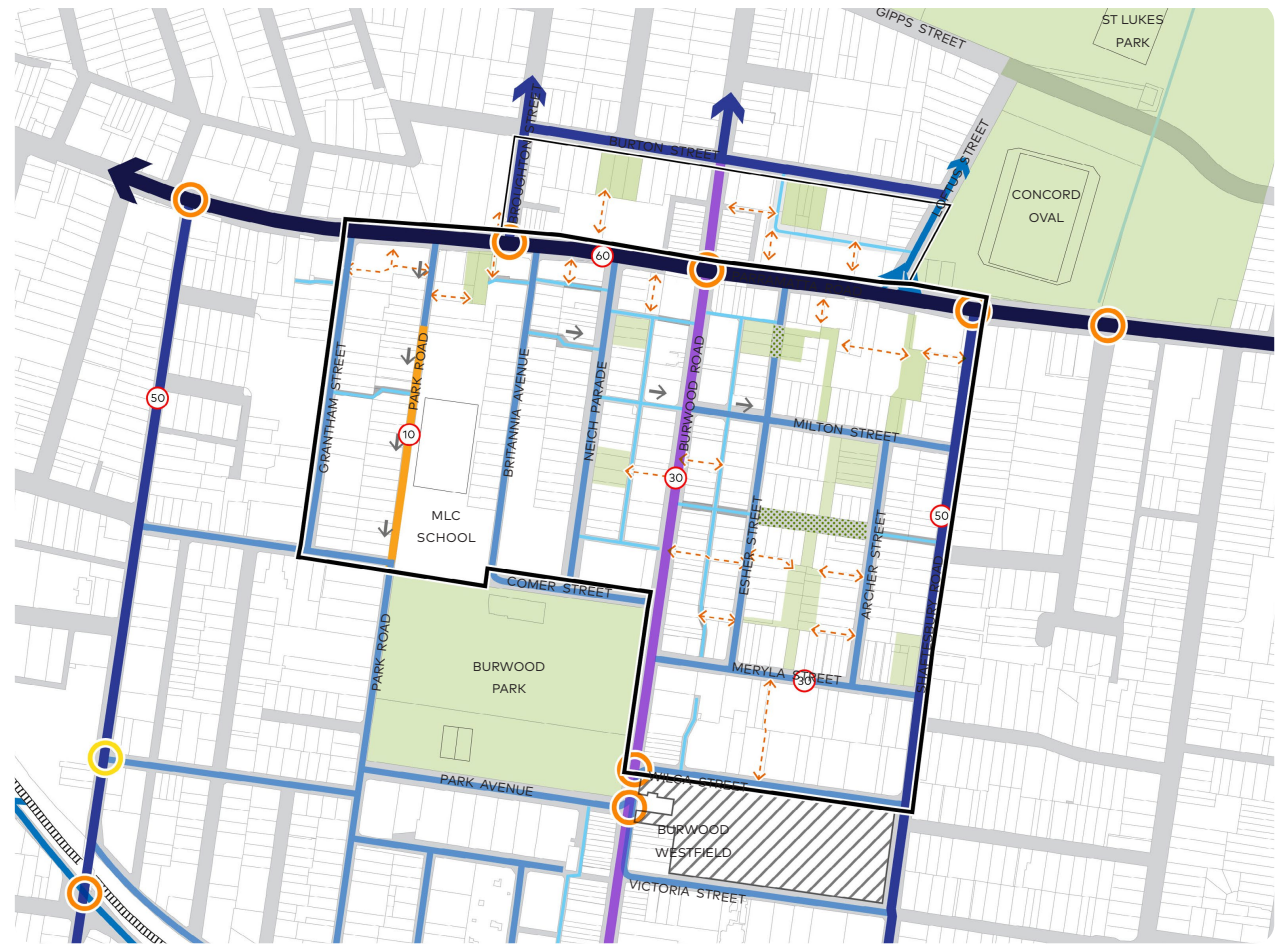
Burwood Road remains a key connector for bus traffic, though car movements will be reduced by implementing traffic calming measures in a staged approach. Burwood Road will be a High Pedestrian Activity Area with a speed limit of 30km/h.

30km/h neighbourhood streets provide for internal movement and draw traffic to connector streets, with a speed limit of 30km/h.

Intersecting the MLC School is Park Road, a narrow street that currently carries two-way traffic. Transitioning to a one-way street, much of the road north of its intersection with Rowley Street will become a shared zone with a speed limit of 10km/h, with pavement and traffic calming landscape treatments clearly marking this transition. This change will improve safety and amenity for school children as well as the wider community.

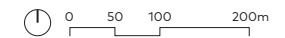
Locating building access on adjacent streets frees New Street to be converted to a pedestrianised street, forming a key east-west pedestrian route.

Speed limits of 10km/h on all laneways and 30km/h on all local streets promotes pedestrian priority and permeability throughout the precinct.



source: COX

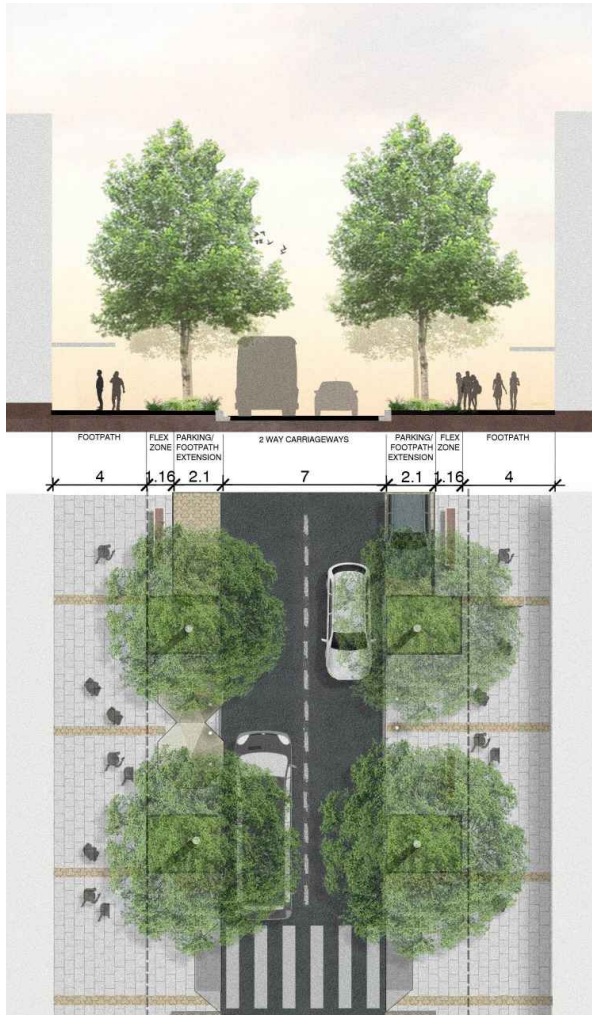
- Precinct Boundary
- Principal Arterial Road
- High Pedestrian Activity Area
- ↔ Pedestrian Link
- Signalled Intersection
- Proposed Open Space
- Connector Streets
- One Way
- Shared Streets
- Proposed Speed Limit
- ▨ Parking
- Neighbourhood Streets
- Laneways
- Roundabout
- Open Space - proposed pedestrianised street





### 4.3 Street Typologies

#### Burwood Road



The intent for Burwood Road is to improve the Place function and pedestrian priority of the street, building on the existing high levels of pedestrian activity further south within the main shopping/dining area and close to the station.

The traffic function, particularly in terms of public transport, will be maintained, but with lower speed limits reflecting the high pedestrian activity.

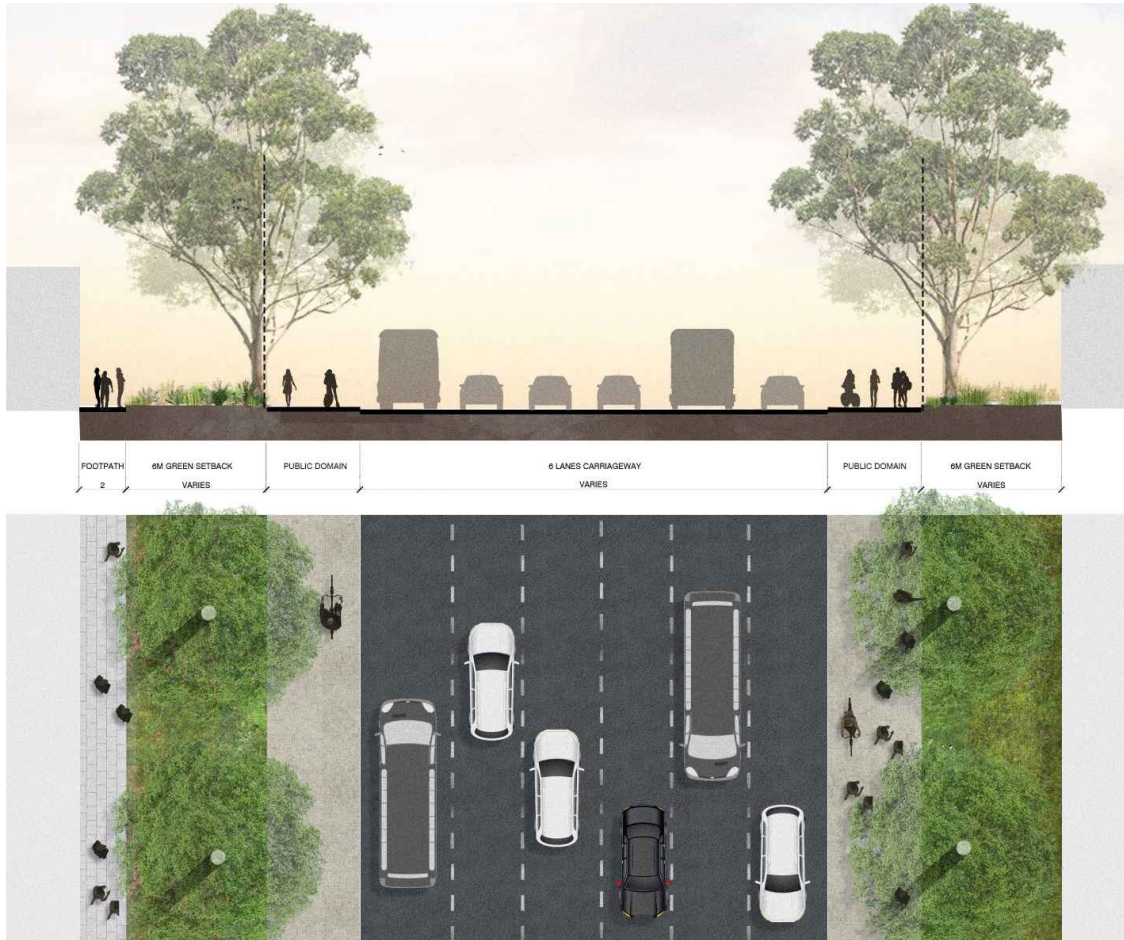
Opportunities to gradually remove on street parking will be explored to create widened footpath areas for outdoor dining, public seating and other activation measures. Additional street tree planting will be provided along with low level planting. Street lighting would be upgraded.

There may be the opportunity in the long term to potentially remove private vehicles from Burwood Road entirely leaving just public transport vehicles.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Landscape and Public Domain Strategy

Arterial Road:  
Parramatta Road



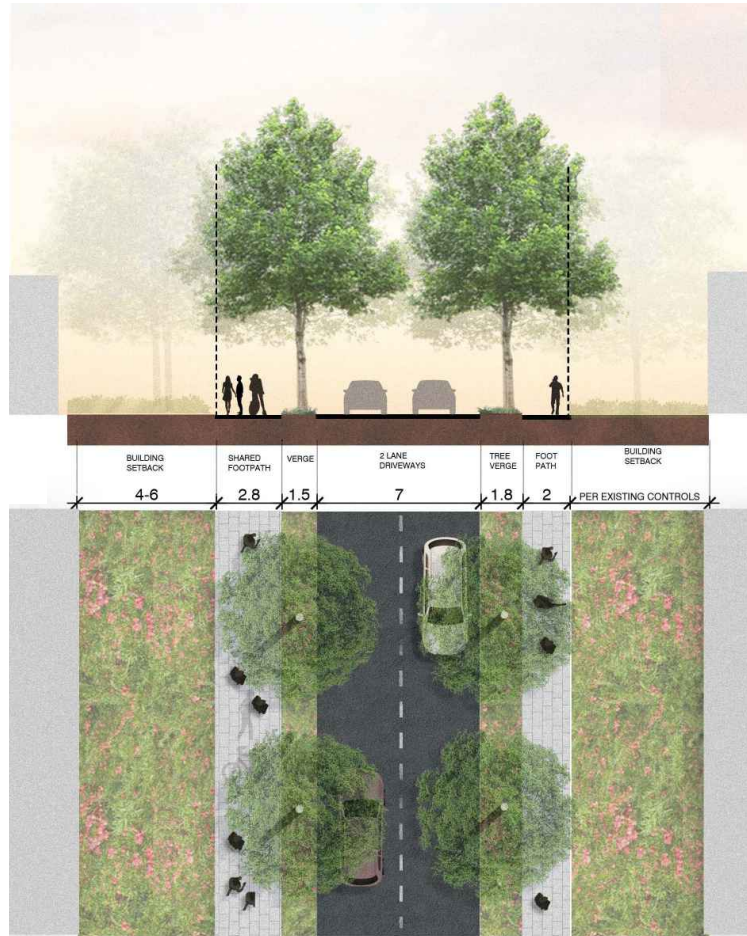
Parramatta Road will maintain its Movement function for buses and private vehicles. Existing footpaths on both sides will be widened to 4m to act as shared paths.

Setback zones will typically be provided on both sides of Parramatta Road between the road reserve and new building development. These setbacks will be up to 6m in width and will be landscaped with large size tree planting to improve the amenity of the street and shade the footpaths.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Landscape and Public Domain Strategy

Connector Streets:  
Shaftesbury Road



Shaftesbury Road forms an important connector between Parramatta Road and Burwood and other suburbs/centres to the south.

It is proposed to reduce the carriageway width to 7m and increase verge widths along with a wider footpath on one side and shared path on the other. Street tree planting would be provided in the wider verges.

In the event that private vehicles are removed from Burwood Road, then Shaftesbury Road would need 2 traffic lanes in each direction requiring land acquisition to accommodate the additional width.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Laneways:  
Webbs Lane



Webbs Lane provides an important service and vehicle access function to properties on the east side of Burwood Road. This role will be enhanced under the master plan to include new development sites on the west side of Esher Street.

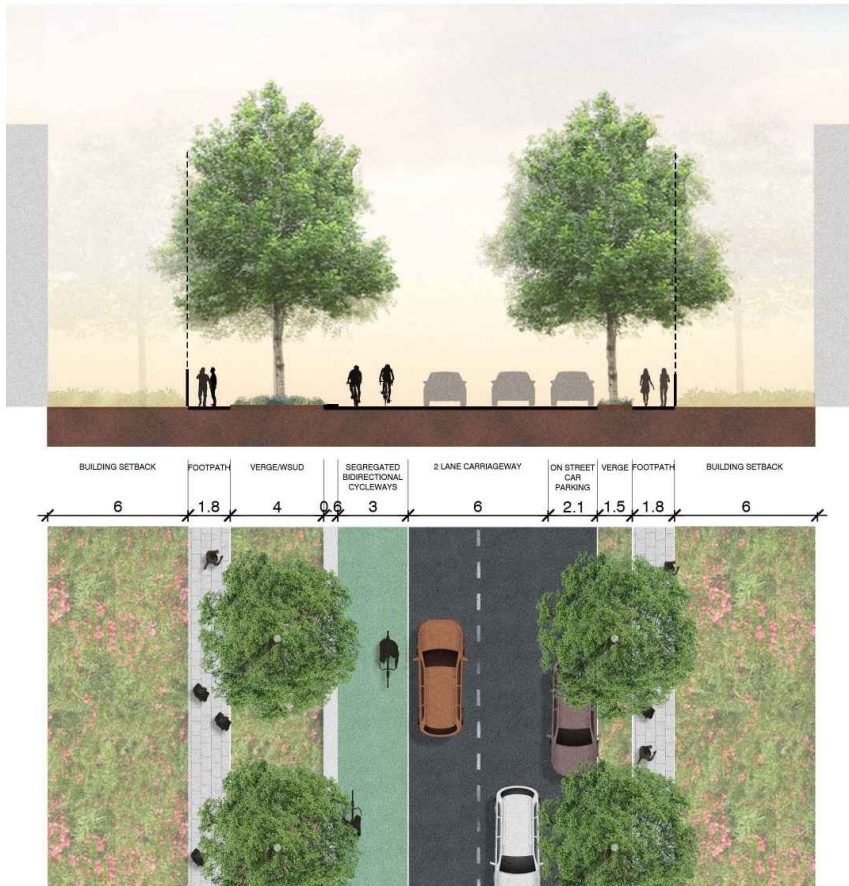
The lane will become a low speed shared zone environment with pedestrians and cyclists sharing the laneway with vehicles.



Landscape and Public Domain Strategy

Neighbourhood Streets:

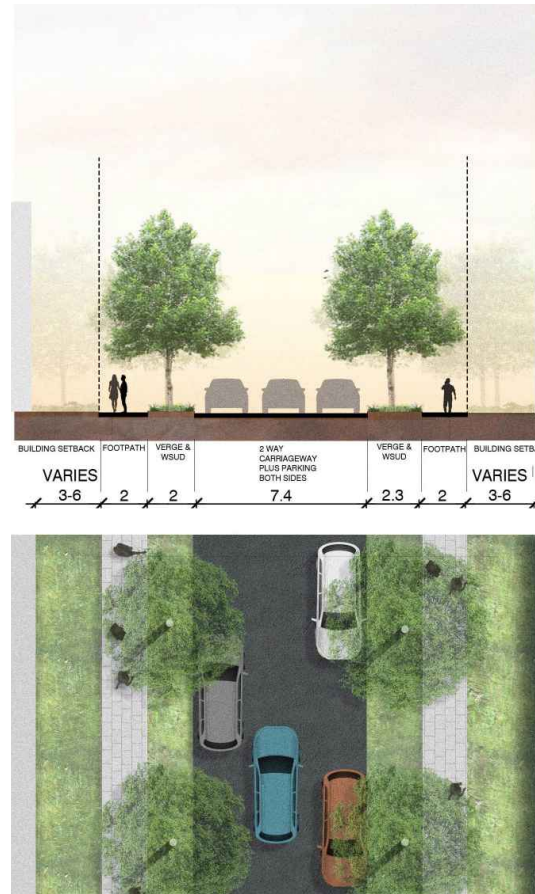
Neich Parade



Neich Parade forms an important connection between Parramatta Road and Burwood Park. Its active transport role will be increased by converting the existing on road cycleways to a segregated bi-directional cyclepath on the west side of the street.

On street parking will be retained on the east side, with trees in the parking lane and verge. A widened verge on the western side will accommodate new and existing street tree planting and potentially WSUD.

Milton Street



Milton Street acts as an important east-west connection between Burwood Road and Shaftesbury Road. Its traffic function will be maintained in order to enable the pedestrianisation of new Road to the south.

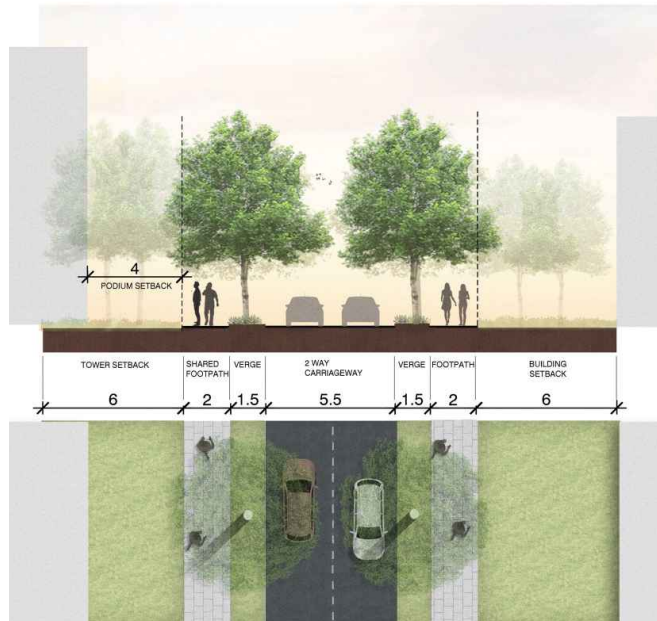
A two way carriageway with parking on both sides will remain. Verges will enable increased street tree planting with potential for WSUD.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Landscape and Public Domain Strategy

Neighbourhood Streets:

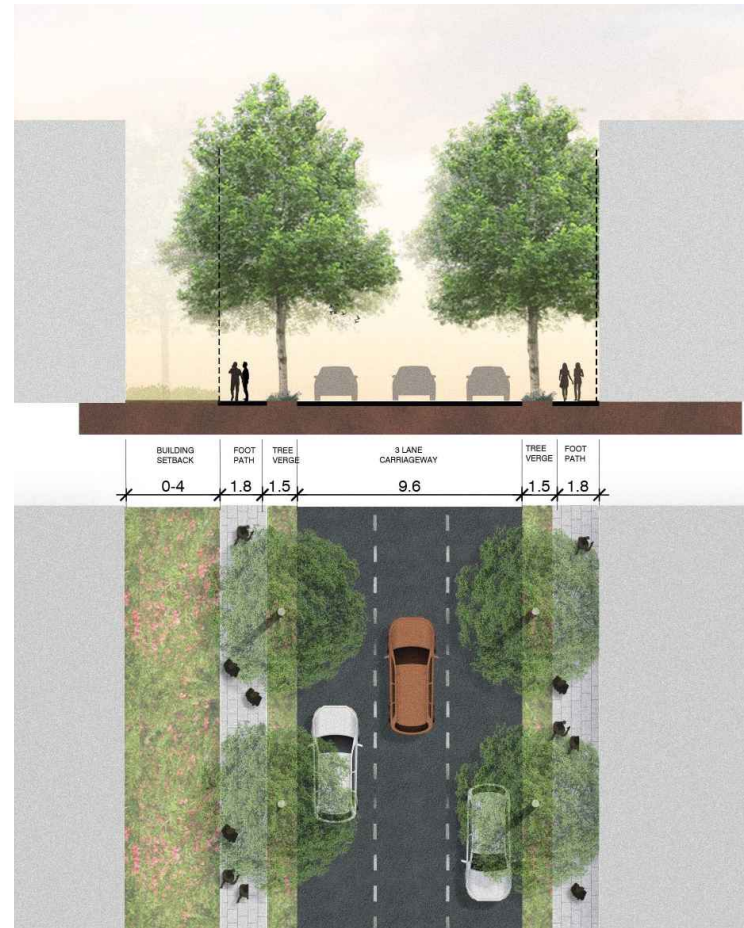
Esher Street



Esher Street connects Meryla Street to Parramatta Road. It will function as a local street with a reduced carriageway width and low speed limit (30km/hr).

Footpaths will be increased in width to 1.8m and verges widened to enable increased street tree planting.

Wilga Street



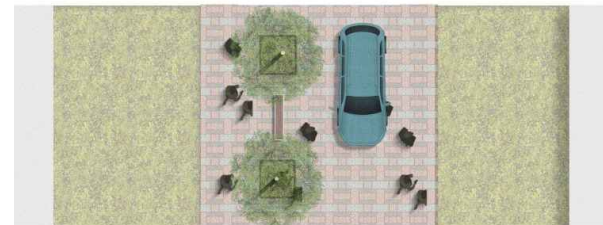
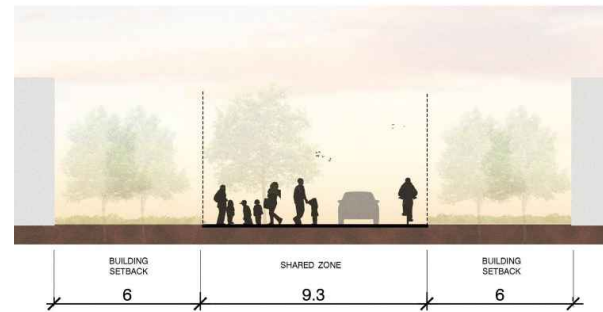
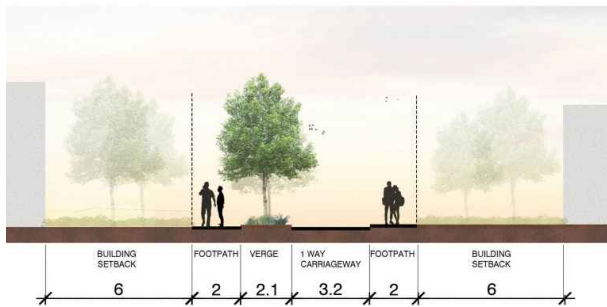
Wilga Street connects Burwood Road with Shaftesbury Road and also provides access to Burwood Westfield on its southern side.

Its vehicle access and service function will be maintained but a reduction in carriageway width will enable wider verges to increase street tree planting and shade the footpaths.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Landscape and Public Domain Strategy

Civic Space:  
Park Road



Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.

Park Road connects to Parramatta Road and also forms the western edge to Burwood Park. It also forms the main vehicle access to MLC School for drop-off and pick-up.

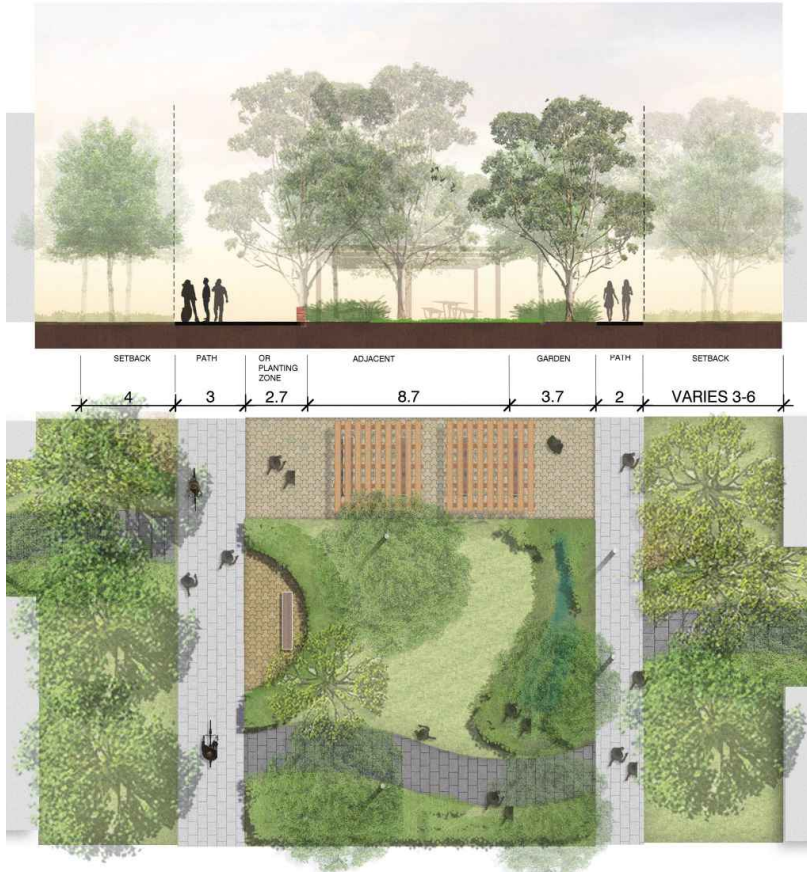
The street is heavily constrained in width and it is proposed to make the street one way southbound. In addition, apart from a short section closest to Parramatta Road, the street will become a low speed (10km/hr) shared zone, improving safety for students and other pedestrians and cyclists.



Landscape and Public Domain Strategy

Pedestrianised Street:

New Street



New Street is a wide street with limited traffic function. With the proposed road hierarchy, there is the opportunity to pedestrianise the street and enable it to function as additional open space.

New Street will form an active transport link between Burwood Road and Shaftesbury Road. It will also enable safe and easy pedestrian connection across between the two parts of the linear park to the north and south.

The new pedestrian environment will include open lawn, paved seating areas, planting and WSUD.

Note: street typologies are long-term desired cross sections based on typical mid block cross sections. Specific treatments may be required at intersections, and there may be interim treatments required before final outcome can be achieved.



## 5.0 Exemplar Projects



Exemplar Project - Local Park  
Dyuralya Square, Waterloo

Features:

- + Event space
- + Incidental play
- + Outdoor dining area
- + Shade
- + Raised garden beds
- + Lawn terrace
- + Water sculpture



**Lessons for Burwood North**

- + Study area may benefit from a green civic urban space on or in proximity to Burwood Road. An urban plaza would have a different and complimentary character to Burwood Park, which people tend to use more for sport activities and relaxation in nature.
- + Opportunity for a high level of activation through event/festival space, street buskers, food trucks, local activity groups.
- + Opportunity to engage local indigenous community to contribute to the design of urban space, such as art from local artists.
- + Potential water feature could be featured in the plaza as part of the WSUD programs on site and revealing the underlying 'water story' of Burwood North.



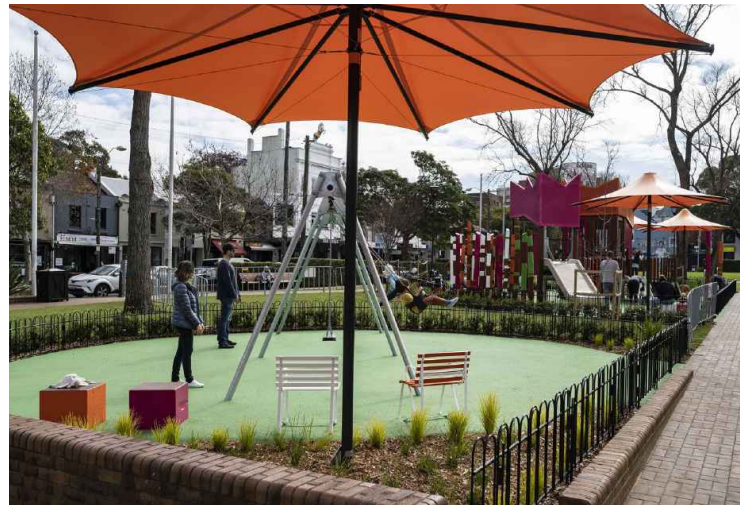




Exemplar Project - Local Park  
 Shannon Reserve, Surry Hills

Features:

- + Slide
- + Bridge
- + Fort and swings
- + Shade
- + Seating
- + Lawn
- + Large shade trees



**Lessons for Burwood North**

- + Custom designed playground provides locally distinct character and caters to younger children.
- + High level of shade provision through canopies and existing mature trees.
- + Simplicity of grass and trees for the majority of the park provides a flexibility in use, a high level of greening and respite from the urban environment - avoid over-programming of public spaces.







Exemplar Project - Linear Park  
 Riverlight Park, London, UK

Features:

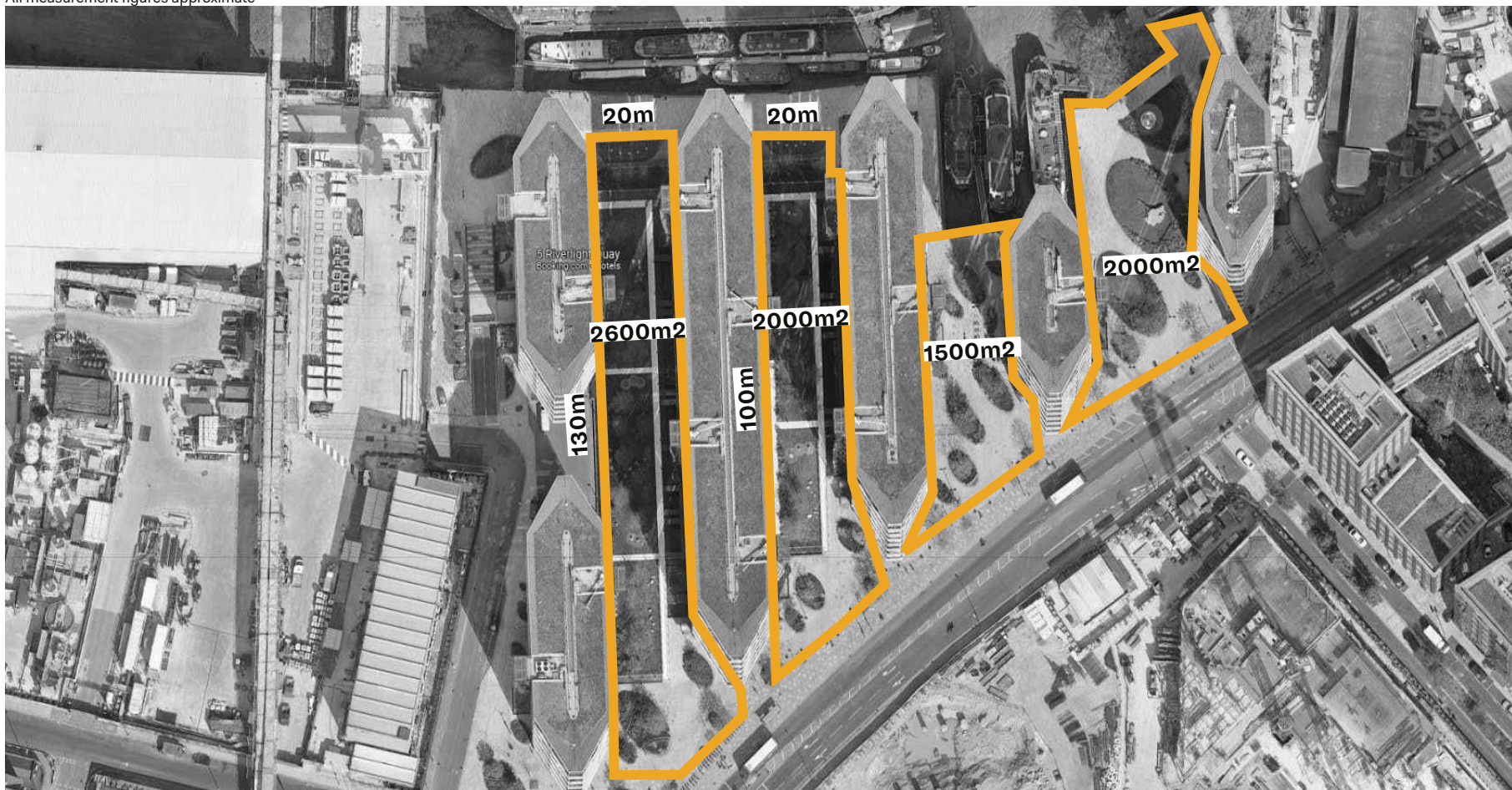
- + Large central lawn
- + Children's play area
- + Sculptures
- + Several seating areas
- + Views of River Thames
- + WSUD including a rain garden and bioswale



**Lessons for Burwood North**

- + Incorporating WSUD elements such as bioswales and rain gardens, can enhance the environmental sustainability of public spaces
- + Designing public spaces with input from local residents and businesses can create spaces that better serve the needs and desires of the community
- + Public parks can serve as community hubs and places for relaxation and recreation, even in rapidly developing urban areas

All measurement figures approximate





Exemplar Project - Pocket Park  
**Balfour Street Pocket Park, Sydney**

Features:

- + Central brick swale
- + Lighting feature
- + Patchwork brick paving
- + Seatings
- + Garden beds
- + Central Lawn



**Lessons for Burwood North**

- + The use of finely crafted materials can give a park a handmade quality that is both robust and timeless.
- + Incorporating stormwater management features into park design can create visual interest and serve an important ecological function.
- + Using lighting in creative ways can provide visual interest in a park both day and night.
- + Combining different types of paving materials can create a rich and varied texture and pattern in park design.
- + Referencing local heritage or other unique features of a site can add a sense of place and meaning to park design.



All measurement figures approximate





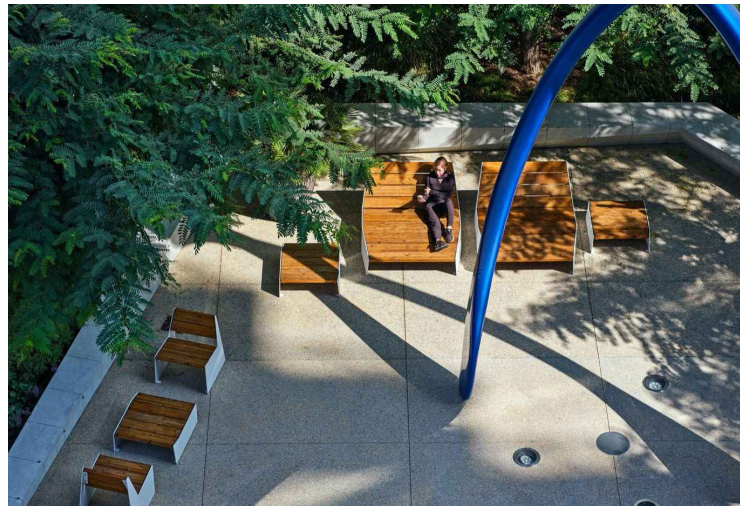
## Landscape and Public Domain Strategy

### Exemplar Project - Urban Park

#### South Park Commons, Los Angeles, USA

##### Features:

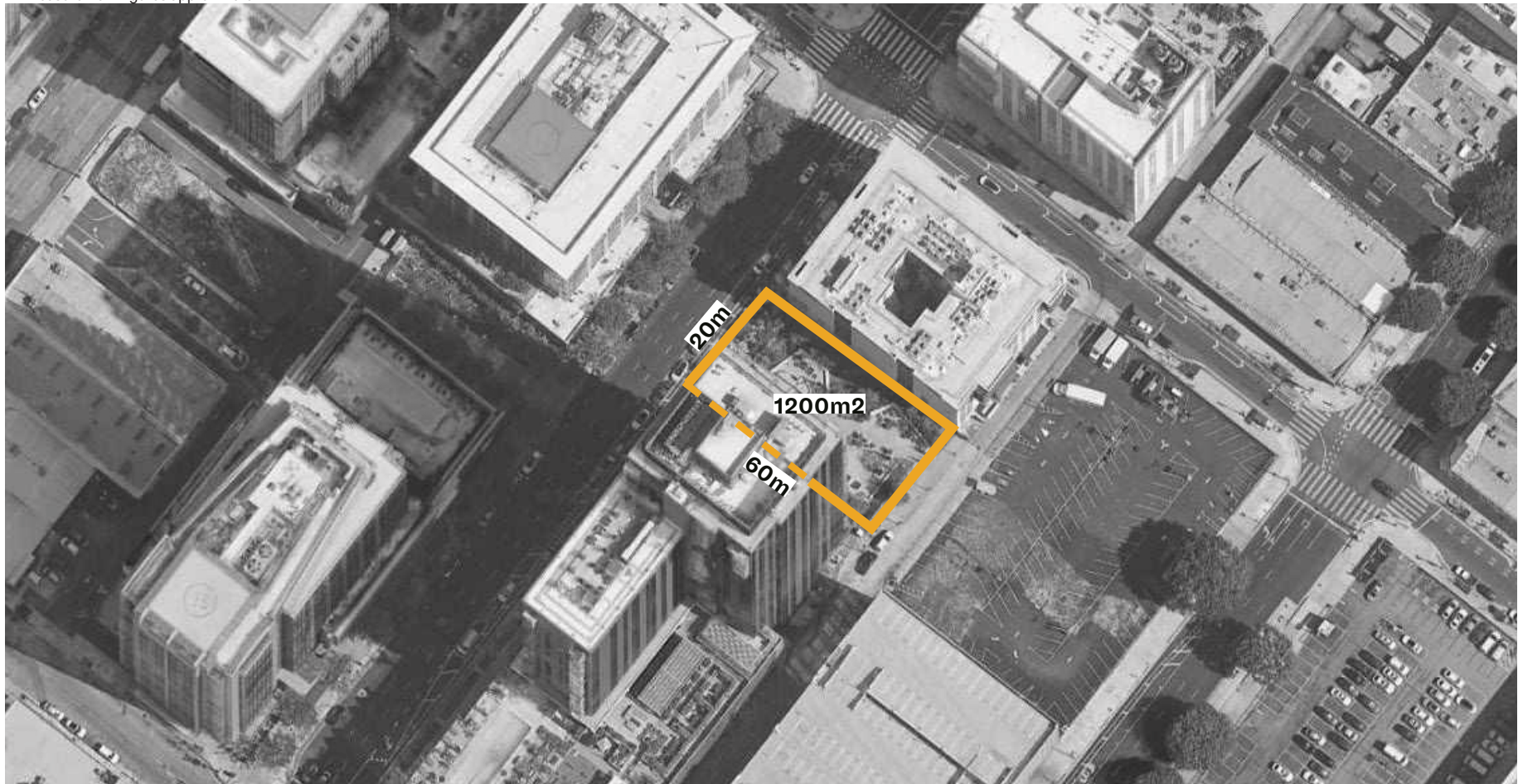
- + Open space for all ages
- + Shared activities and programs space
- + Restaurant terrace
- + 50+ plant species for seasonal interest
- + Intentional framing of views into park
- + Sculptural seating
- + Public art



##### Lessons for Burwood North

- + Prioritizing green space in urban environments can provide a respite for residents who may lack access to private open space.
- + Incorporating a variety of garden rooms can offer diverse experiences within a small urban park.
- + Providing space for shared activities and programs can promote community engagement and socialization.
- + A diverse mix of plant species, including native and adapted plants, can create seasonal interest and a resilient landscape.
- + Dynamic park layouts with absorbent geometries can encourage socialization and intimate gathering.

All measurement figures approximate





### Exemplar Project - Small Park Mid Main Park, Vancouver, Canada

#### Features:

- + Curvaceous seating walls
- + Paving with "milk bubbles"
- + Bands of permeable concrete paving
- + Bendy-straw trellis
- + Matching barstools
- + Retained street trees
- + Local gathering space



#### Lessons for Burwood North

- + Incorporating site history and community feedback can help create a park that feels like a natural extension of the surrounding neighborhood.
- + Careful design choices, such as the use of curved pathways and seating walls, can encourage people to slow down and enjoy the park.
- + The use of permeable paving and stormwater management systems can help reduce runoff and lessen the environmental impact of the park.
- + Artistic and whimsical elements can add character to a park and make it memorable for visitors.

All measurement figures approximate





Landscape and Public Domain Strategy

Exemplar Project - Local Park  
**Tanner Springs Park, Portland, USA**

Located on the site of a former wetland, rail yards and industry, Tanner Springs Park is a city park within that Pearl District in northern part of downtown Portland - an area that has progressively established itself a new young, mixed, urban and dynamic neighbourhood - home to families and businesses.

Features:

- + Urban wetland
- + Gathering space
- + Sedges
- + Meadow
- + Reclaimed railroad rails
- + Lawn terraces
- + Foot bridge

Characteristics, Uses, Users and Activities

- + 60x60m urban park with a wetland focus that provides bio-filtration, natural habitat, cooling and site interpretation/ education.
- + Recaptures a transect of the major natural plant communities historically found in Willamette Valley - prairie and woodland
- + Creates a refuge for people and wildlife in the midst of a bustling downtown neighbourhood.
- + Storm water runoff is fed into a natural water feature with a spring and natural cleansing system
- + Artwork recycles historic rail tracks
- + Projects is the outcomes of an intense community participation and stakeholder and steering group engagement - capturing the hopes and dreams of the community
- + Designed a passive park for reflection with a range of spaces and places including a board walk and lawn terraces for seating and gathering



**Lessons for Burwood North**

- + Burwood has an original creek which has been under-grounded - provides potential for daylighting and the inclusion of open spaces that incorporate urban wetlands to assist with flood mitigation and help filter storm water before it is release into Parramatta River.
- + Opportunity for site interpretation - revealing the water story of Burwood
- + Creating a place for engaging with water - reflection, respite, gathering and socialisation
- + Opportunity to create a distinctive local park as part of a network of parks throughout Burwood.
- + Can assist with mitigating negative effects of climate change and help to restore natural ecologies of Burwood providing habitat for local birds and wildlife
- + Outcome of community engagement process





Exemplar Project - Local Park

Matron Ruby Park, Zetland

Located in Green Square, Australia's largest urban renewal project growing up around a train station 9 minutes from Sydney's CBD, the Joynton Creative Centre is an adaptive re-use project occupying a former nurses accommodation block.

Features:

- + Community buildings
- + Picnic area
- + Seating
- + Children's area
- + Stormwater harvesting
- + Public art
- + Playground
- + Seating
- + Lawn

Characteristics, Uses, Users and Activities

- + Existing vaults create an outdoor room which addresses the park
- + Community shed now a community workshop
- + Integrates small spaces for art-making and subsidized offices, classrooms for creative practice and start-ups - wider community has access for workshops and exhibitions
- + Storm water management reed beds -reinstated native plants for the former Waterloo swamp
- + Defined outdoor spaces including open lawn areas for gathering picnicking, seating and children's play areas including water play of spaces and places including a board walk and lawn terraces for seating and gathering



**Lessons for Burwood North**

- + A number of heritage houses in Burwood have potential to be adaptively re-used and integrated alongside proposed open space/ local parks/ site through connections and green links.
- + Potential to celebrate local history and culture through the adaptive re-use of existing heritage fabric.
- + Increasing demand for community facilities and a growing population in Burwood calls for additional community facilities to be integrated into existing fabric.
- + Located on a former creek line north Burwood has potential to integrate storm water management and bio-filtration alongside water play into the design of local parks/ open space areas.
- + Potential to reinstate local ecologies
- + Limited open space offering in Burwood requires highly programmed public spaces offering a variety of activities and uses.
- + Potential to involve/ support community through public art projects.

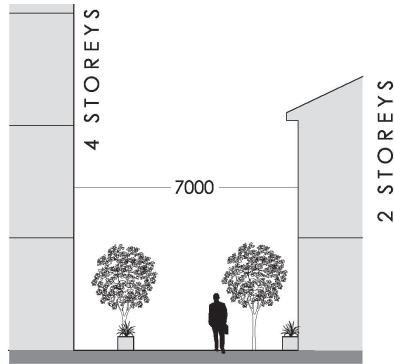






Shared Laneways  
Kensington St, Sydney

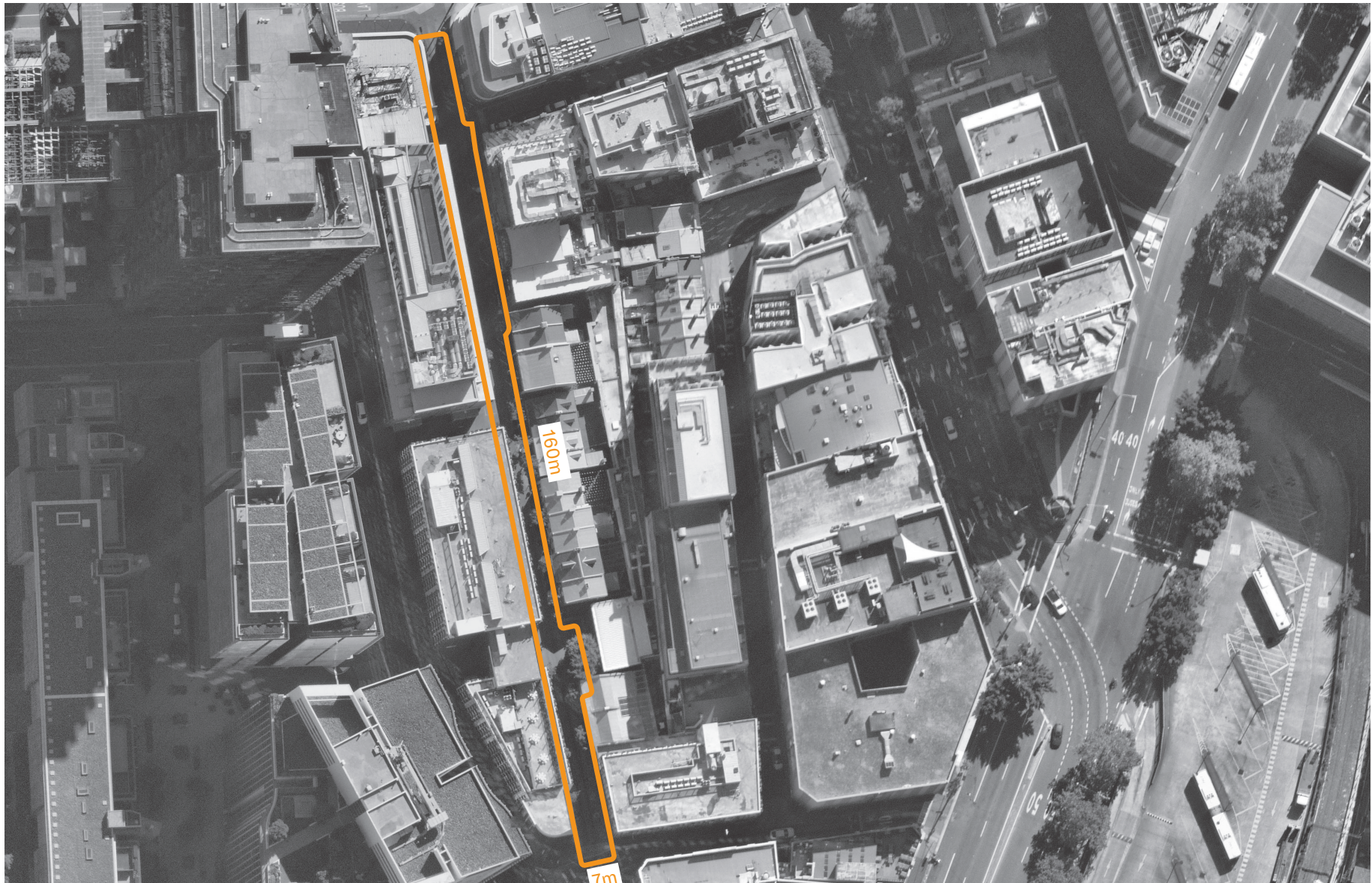
- + Fine grain
- + Narrow, slow speed shared laneway
- + Activation



**Lessons for Burwood North**

- + Encourages street life - streets for people becomes part of a city wide integrated shared street/ laneways network
- + Public domain treatment reinforces fine grain and human scale
- + Outdoor dining opportunities on streets
- + Opportunity to have tree and plant pots on both sides to bring greenness into the space when the soil depth isn't ideal for tree growth or the road is too narrow to have garden beds



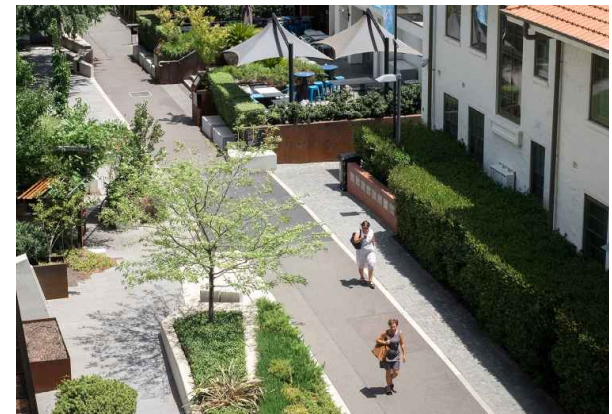
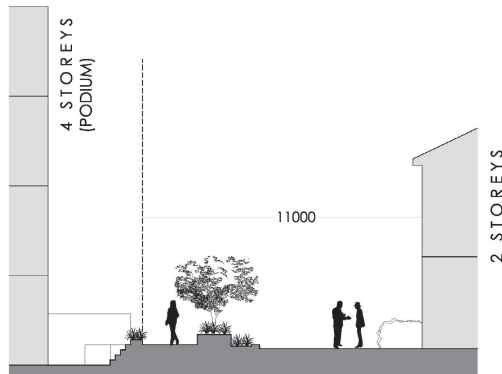




Laneway Networks

NewActon Laneways, Canberra

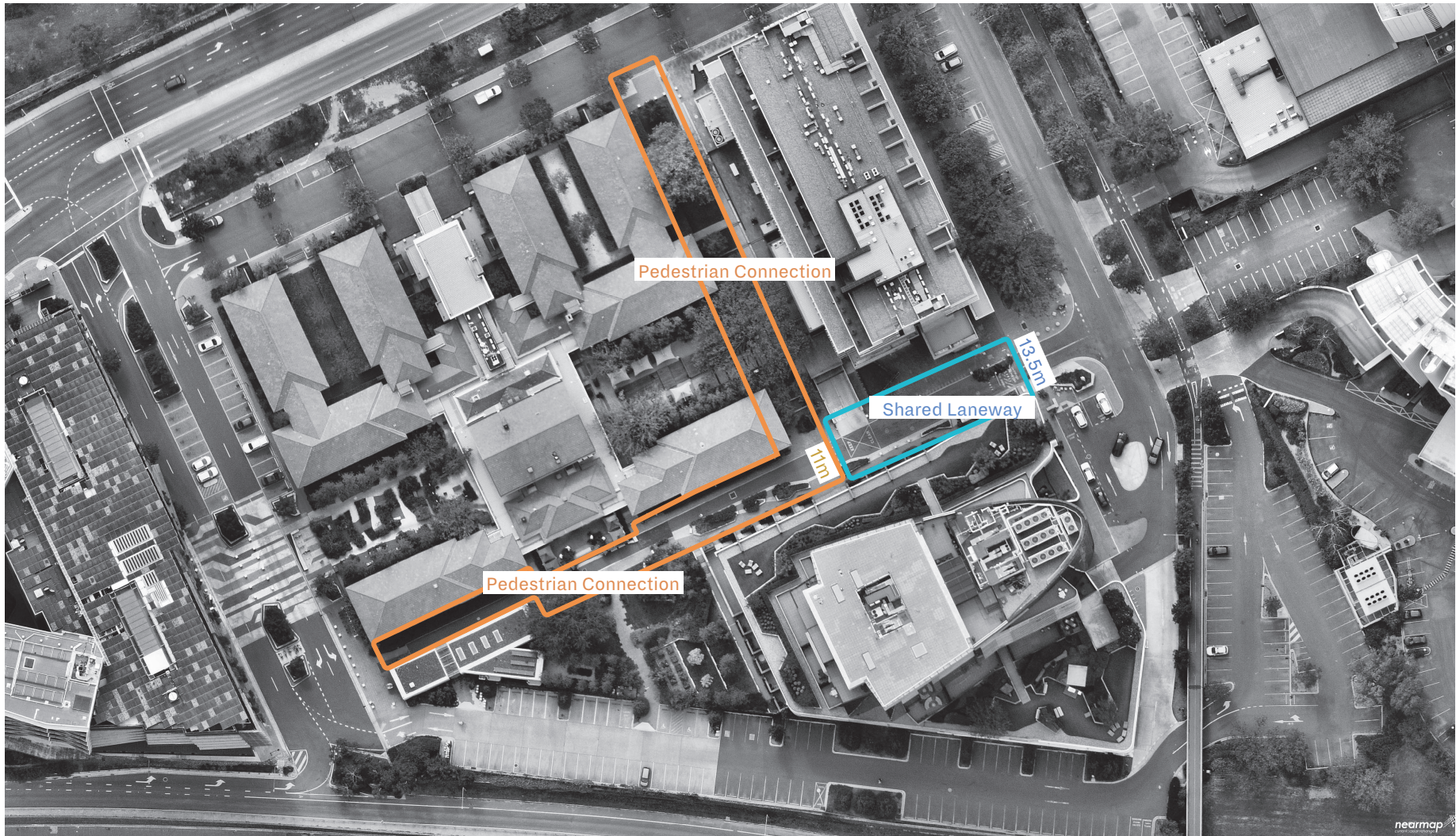
- + Fine grain
- + Narrow, slow speed shared laneway
- + Activation



**Lessons for Burwood North**

- + Demonstrates a highly active, pedestrian focused fine grain laneway network
- + Layering of green important to streetscapes and interfaces
- + Filtered views as an interface to residential courtyards
- + Varying widths and adjacent open spaces add a rhythm of compression and openness that provides variety along the laneway







Landscape and Public Domain Strategy

Shared Streets

Fort St, Auckland

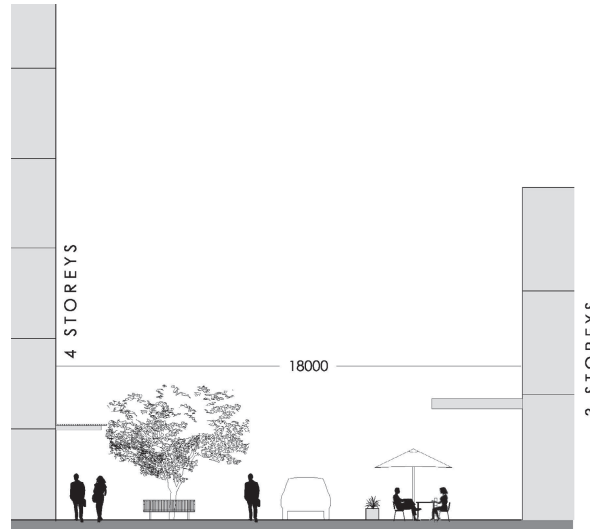
Fort Street is one of several new shared spaces implemented in Auckland's Central Business District in recent years to enhance pedestrian connectivity and provide a high-quality public domain

Features:

- + Fine grain
- + Narrow, slow speed shared laneway
- + Activation

Characteristics, Uses, Users and Activities

- + Prioritizes pedestrian/ cyclists - includes bike parking facilities
- + 10km/hour car speed
- + Continuous paving treatment with no level change
- + Integrated Street Tree Planting
- + Provides for a diversity of users/ uses including opportunities for outdoor dining and seating areas for gathering
- + Extensive collaboration with key stakeholders and monitoring and evaluating the project before and after implementation to communicate its impacts



**Lessons for Burwood North**

- + Much like Burwood Road it shows how a traffic dominated street can become a destination increasing visitors for shopping and other activities
- + Encourages street life - streets for people becomes part of a city wide integrated shared street/ laneways network
- + Demonstrated positive impacts remove stigma around change for Burwood Road- positive impacts for shop owners and pedestrians
- + 54% increase in pedestrian volumes
- + 47% increase in consumer spending
- + 25% decrease in vehicle volumes
- + 80% felt safer in the area
- + Public domain treatment reinforces fine grain and human scale





Landscape and Public Domain Strategy

Shared Laneways

Woonerf, Netherlands

- + Slow speed shared environments - cars restricted to "walking speed"
- + Streets as places for people
- + Green and fine grain
- + Woonerf rough translated as "living street"
- + Primacy of non-motorized activities



Lessons for Burwood North

- + Potential to introduce the concept of 'living street' to the laneways in the area. Currently laneways like Webbs Ln can adopt this Netherlands model to lower the vehicle speed so the pedestrians and cyclists can enjoy the laneway as an open space.
- + Opportunities for a more pedestrian-friendly paving in the laneways which can also slow down the vehicle speed and can be used as a line marking or public art.



Landscape and Public Domain Strategy

Shared Streets

Slovenska Boulevard, Slovenia

- + Public transport, pedestrian and cycling only
- + 2 x 4m wide public transport lane
- + Approx. 18m wide overall including Road reserve, active frontages, bus-only shared street



**Lessons for Burwood North**

- + Example of a bus-only road shared with pedestrians as a potential exemplar for Burwood Rd
- + Opportunity to incorporate a unique urban furniture suite on the streets, one can be in harmony of building façades and provides space for pedestrians to relax and eat outdoors.
- + Opportunity for creating distinctive paving patterns on the main street.



Landscape and Public Domain Strategy

Green Streets

Malop St, Geelong

Malop Street is a shining example of how a traditional retail street can become an inviting public space during the day and night.

Features:

- + Cycling path
- + Mix of exotic and native planting
- + Seating/ outdoor dining
- + Green spine

Characteristics, Uses, Users and Activities

- + Green spine incorporating extensive verge and street tree plantings - high diversity and mix
- + A horticultural connecting to Johnstone Park and Geelong Botanic Gardens is established through the use of a both indigenous and exotic species.
- + Wide footpaths providing opportunities for outdoor dining
- + Integrated intimate seating spaces not often seen in street scape design
- + Integrates water sensitive urban design measures through the integration of extensive rain gardens.
- + Integration of public art



Lessons for Burwood North

- + Potential to substantially change the character and experience of a main street through the introduction of green infrastructure and public domain upgrades - Burwood Road as a green spine
- + Integration of diverse street tree and verge plantings providing distinctive character, connecting to place and restoring local ecologies -
- + Removal of car parking to facilitate improved pedestrian and cycle amenity through the integration of a separated active cycle links along a main street
- + High quality public domain integrating incidental spaces and places for seating/gathering along main street including opportunities for outdoor dining.
- + WSUD integration into main street.
- + Potential to express local culture through public art







December 2022



# Burwood North Precinct Masterplan Precinct Analysis Summary Report



Precinct Analysis Summary Report

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Prepared for:



Inc.1874

Burwood Council  
2 Conder Street  
Burwood, NSW 2134

Revision(s)	Date	By	Checked
Rev A Draft	28/11/2022	Tamara Obradovic	Laura Clarke & Lachlan Abercrombie
Rev B	13/12/2022	Tamara Obradovic	Laura Clarke & Lachlan Abercrombie

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## Terms and Abbreviations

BRT	Bus Rapid Transit
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
DPE	Department of Planning and Environment
FSR	Floor Space Ratio
LEP	Local Environment Plan
LGA	Local Government Area
PRCUTS	Parramatta Road Corridor Urban Transformation Strategy
PV	Photovoltaic
SMW	Sydney Metro West
TfNSW	Transport for New South Wales
WSUD	Water Sensitive Urban Design

### Acknowledgement of Country

COX acknowledges the enduring spirit of Wann Country. We recognise the knowledges, languages, stories, songlines, land, skies, waterways, and Spirit systems that have nurtured the local peoples here for millennia.

We pay our respects to the local peoples of the place on which the Burwood North Precinct stands, the Wangal people, and any other peoples that call this place home. We pay our deepest respects to Elders, past, present, and emerging and recognise your continuing cultural and Ancestral connections.

We also acknowledge Gadigal Country, upon which this document was crafted, as well as the Traditional Custodians of this place, the D'harawal, Dharug, Eora, Gia-maragal, Gundungurra and Guringai peoples. We pay our respects to the many Aboriginal peoples that now know this place as your home and mother and acknowledge the caretaking relationships you have here.









## Introduction

Figure 1: Meryla Street, Burwood. Source: COX

## Introduction

*"Home to a thriving town centre and cherished heritage conservation areas, with world class transport, well designed buildings and inviting public spaces."*

*"We are planning for a wide range of jobs to enable more locals to work closer to home, a strong night-time economy and safe, green leafy neighbourhoods filled with distinct character, offering a range of housing options and access to open space."*

Cr John Faker Mayor of Burwood

### Purpose of the Burwood North Precinct Masterplan

Burwood Council is preparing an updated masterplan and supporting studies for the Burwood North Precinct building upon the work already undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

The masterplan will articulate a clear vision and provide an urban design framework for the public and private domain, with a view to improve the amenity and quality of the built environment. In addition, the masterplan will provide recommendations on land use zones, building heights, floor space ratios (FSRs), road network improvements and public domain improvements that will facilitate activation, job creation and housing choice.

The masterplan will seek to capture the opportunity afforded by a new metro station at Burwood North on the Sydney Metro West network, building on the vision for PRCUTS to reflect the unique characteristics of the established place and community.

The masterplan will articulate a cohesive vision for the Precinct that strives to deliver an outcome that is feasible, maximises public benefit and delivers high quality public domain, open spaces and community infrastructure.

An Implementation Plan will also be prepared that outlines the recommended planning controls, policies and infrastructure necessary to enable the successful delivery and realisation of the masterplan.

The recommendations may inform amendments to the Burwood Local Environmental Plan 2012 (BLEP) 2012 and Burwood Development Control Plan (DCP)

### Parramatta Road

The Burwood North Precinct is identified within PRCUTS, which seeks to revitalise land along the length of the Parramatta Road corridor between Parramatta and the Sydney CBD. The portion of the Burwood North Precinct within the Burwood the Burwood LGA has not yet been rezoned to reflect the PRCUTS scenario. The City of Canada Bay has recently exhibited a planning proposal for the portion of the Precinct within the City of Canada Bay LGA.

The PRCUTS vision for the Burwood North Precinct identifies capacity for a maximum of 3,500 dwellings and minimum 82,500m<sup>2</sup> of commercial floorspace. Testing previously undertaken by Council has indicated that urban renewal is not feasible under the PRCUTS scenario.

### Catalytic Renewal

Sydney Metro West (SMW) is a new 24-kilometre metro line with stations confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street in the Sydney CBD.

A proposed metro station at Burwood North will provide connections to Parramatta CBD and Sydney CBD in just 10 minutes either way.

The Sydney Metro West station, currently under construction, at Burwood North will be the required catalyst for the urban regeneration of the Burwood North Precinct and surrounding area.

The connectivity afforded by the metro station positions Burwood North as a highly attractive place to live, work and visit. In addition to this, Burwood North is already supported by existing rail and bus networks that will continue to play an important role in providing local and regional connectivity.

The Burwood town centre already has one of the highest number of jobs that can be accessed by public transport in Greater Sydney. For residents of Burwood North the metro will mean that there are additional rail connections to the employment, activity, health, education and recreation opportunities at Westmead, Parramatta, Sydney Olympic Park, The Bays, the Sydney CBD, Chatswood, Macquarie Park and the emerging Western Parkland City. This connectivity will offer residents and workers of Burwood North unprecedented opportunities to move around the city.

The proposed Metro station within the Precinct fundamentally changes the potential accessibility, amenity and commercial appeal of Burwood North, and necessitates a complete review of any previous plans and policies to guide growth and development within Burwood North to respond to the catalytic opportunities created by SMW.

The masterplan will enable Burwood North to build on its already attractive lifestyle offerings including extensive retail, dining, schools and open spaces. These offerings will be strengthened and supported by greater housing options, enhanced walkability and landscape quality, as well as a mixture of land uses along key corridors such as Burwood Road and Parramatta Road that will increase the liveability, sustainability and attraction of Burwood North as a place to live, work and visit.



Figure 2: Burwood North Precinct. Source: COX



# Precinct Analysis Summary Report

## Purpose of this Report

The Precinct Analysis Summary Report presents the results of the first stage of the Burwood North Precinct Masterplan project; analysing and investigating the precinct context, opportunities and constraints.

The site analysis investigation has been undertaken in a number of ways including:

- **Desktop analysis** - reviewing previous reports and studies undertaken for the precinct and reviewing the current strategic planning context
- **Stakeholder engagement** - a wide range of stakeholders have been engaged through the analysis and visioning process including Burwood Council staff, State government and institutional stakeholders of the precinct, landowners in the precinct, and the general community
- **Site visits** - the project team undertook numerous site visits at various times of the day, week and year to gain an appreciation for the Precinct.

Outcomes of the stakeholder engagement process are contained within the Burwood North Precinct Masterplan: Engagement Outcomes Report, by COX.

This report also includes a wide range of exemplar projects that have been studied for their relevance to the future renewal of the Burwood North Precinct. These exemplar projects identify best practice examples of local and international projects delivering outcomes such as:

- Places that have achieved mode shift towards public and active transport, reducing private vehicle use
- Revitalisation of streets incorporating:
  - shared spaces, prioritising pedestrian amenity
  - urban greening and restoration of ecological systems
- Successful urban parks and public spaces
- Urban greening that contributes to urban cooling and local biodiversity
- Developments showcasing high sustainability including recycled materials, water and off grid energy production.

## Team and Roles

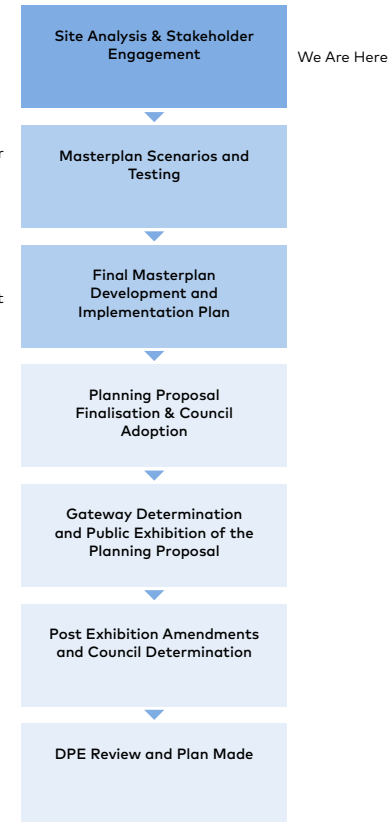
**Cox Architecture** has been engaged to assist Council in the preparation of the masterplan for the Burwood North Precinct. COX will lead the urban design and built form elements of Masterplan and is supported by a number of consultants to deliver the Masterplan including:

- **JLL**, who will provide the economic analysis of the Precinct and will test the feasibility of the recommended Masterplan with regard to market trends, costs, constraints, redevelopment potential, and infrastructure.
- **SCT Consulting**, who will provide traffic and transport advice and ensure that well-planned infrastructure and transportation systems are the foundation of safe, sustainable and liveable Burwood North.
- **Mott MacDonald**, who will provide drainage and flood management, geotechnical and contamination assessments, utilities and infrastructure servicing, as well as ecological sustainability advice. Mott MacDonald will provide an integrated engineering design service with the ability to draw on each of the technical disciplines to provide innovative solutions for Burwood North.
- **Oculus**, who will undertake the landscape and place analysis and ensure that the masterplan meets the recreational and environmental needs of the Burwood North community.
- **Dominic Steele Consulting Archaeology**, who will lead the identification of Aboriginal cultural heritage opportunities through community engagement and will be captured in an Aboriginal Design Principles Report to inform the preparation of the Masterplan.

This report should be read in conjunction with supporting reports including:

- Burwood North Precinct Masterplan: Landscape and Public Domain Report, by Oculus
- Burwood North Precinct Masterplan: First Nations Design Principles Report, by Dominic Steel Consulting Archaeology
- Burwood North Precinct Masterplan: Transport Context, Opportunities and Constraints, by SCT Consulting
- Burwood North Precinct Masterplan: Sustainability Statement, by Mott MacDonald
- Burwood North Precinct Masterplan: Storm water & Flood Study, by Mott MacDonald
- Burwood North Precinct Masterplan: Geotechnical Study, by Mott MacDonald
- Burwood North Precinct Masterplan: Utilities Study, by Mott MacDonald
- Burwood North Precinct Masterplan: Preliminary Site Investigation, by Mott MacDonald
- Burwood North Precinct Masterplan: Engagement Outcomes Report, by COX

## Project Timeline









## Context

Figure 4: Burwood Park. Source: COX



## Aboriginal Culture and Heritage

### Wangal Country

#### People and Place

The lands that have become known as Burwood formed part of the traditional Country of the Wangal (or Wanngal). Their country extended along the southern shore of Parramatta River from between today's Pyrmont in the east and the City of Parramatta in the West. The southern boundary is not known but may have been formed in part by the Cook's River.

Neighbouring groups to the Wangal included the Burramattagal whose Country was to the west (around Parramatta) and the Wallumettagal or Wallumedegal whose Country was to the north and across the Parramatta River. The Codigal were at the eastern end of Wann. Wangal people would have had access to other clan estates by permission or through family ties, and this would have been reciprocated.

Historical evidence suggests Wangal people were a saltwater clan who spoke the coastal Sydney language or dialect that was closely related to the inland Sydney language.

It is likely that Wangal people travelled across and camped throughout all parts of Wann at different times. Some places in Wann will have been used and reused more frequently than others. The area that became known as 'The Flats' (Homebush) was a popular fishing ground located at the western end of Wann that was used by Wangal people and their neighbours and continued to be used by people after Invasion.

In this part of Wann where the project is located Wangal people will have used sandstone shelters where suitable rock was exposed on the foreshore or used purpose-built bark shelters in the forests and woodlands situated away from the shoreline. Traditional bark shelters were still being constructed by Aboriginal people as late as the 1810s at Newington.

Elevated, dry, and flat landforms with good aspect, proximity to abundant and predictable resources and drinking water and positioned adjacent or overlooking water may have been attractive campsite locations. Historical records from Sydney suggests people did not camp at one location for extended periods but short term stops and over-night camps by individual family groups are recorded.

#### Environment and Resources

Burwood is centrally located on a prominent shale ridgeline that separates the Cooks and Parramatta Rivers. This land form also linked and 'separated' the Aboriginal communities living on the two rivers. Wangal people would have had easy access to the lands at Burwood by canoe from the Parramatta River and via ridgeline and side-spur topographic/terrain routes and other created pathways that are likely to have criss-crossed Wangal Country and connected people to other places and clan estates.

#### Topography

The highest points in the local landscape are to the south of the project area, along the main east-west trending ridgeline. The site is located at lower elevation on the eastern side of a north-south trending ridgeline spur that slopes to the east, with a difference in elevation of about 20m, and extends down to meet lower-lying land that is crossed by a freshwater watercourse draining into the river.

A cross-section drawn through the Country on the northern side of the ridgeline, from the higher ground at Parramatta Road down to the lower ground around the river embayments, would pass through elevated ridge and low rolling hill landforms, watercourses, mangroves, salt marsh, mud flat, and swamp oak zonation at the foreshore.

#### Flora and Fauna

In 1788 vast Turpentine-Ironbark Forests covered the landscape from today's inner western Sydney suburbs of Glebe and Newtown westward to around Auburn (refer to figure 8) The forests dominated the vegetation of the shale Country at Burwood. There were also likely to have been timber and grassland more closely resembling Cumberland Plain Woodland that was seen by the British on Burramattagal Country at Parramatta and likely to have characterised the Country of the inland clans living on the Cumberland Plain. The forests were progressively cleared following Invasion, and the now remnant Sydney Turpentine-Ironbark Forest is an endangered ecological community under the EPBC Act 1999 and TSC Act 1995. Queen Elizabeth Park and Rothwell Park have remnant old growth trees of the Turpentine-Ironbark Forest. Ecological

connectivity across parks and reserves is restricted but in combination the areas open space conserves a significant number of native flora and fauna species.

The most common trees in the forests are likely to have been Turpentine (*Syncarpia glomulifera*), White Stringybark (*E. globoidea*), Red Mahogany (*E. resinifera*), and Grey Ironbark (*E. paniculata*). Common in the understorey are likely to have been *Acacia falcata*, *A. parramattensis*, *Dodonaea triquetra*, *Pittosporum undulatum* and *Polyscias sambucifolia*. The understorey would have ranged from dense scrub up to 3m high, to open and grassy with scattered shrubs. Dense scrub may have been along watercourses with Paperbarks (*Melaleuca decora* most common) found in depressions and on creek flats.

#### Hydrology

The southern shoreline of the Parramatta River in Wann has numerous rocky headlands and embayments that are fed by freshwater watercourses that flow from high ground on the northern side of the ridgeline watershed located between the Cooks River and Parramatta River.

The Burwood North Precinct sits within one of three sub-catchments of the Greater Burwood sub-precinct. The original source of the watercourse may have been around today as far as Malvern Hill and flowing in a north-easterly direction. It has since been undergrounded flowing through the trunk drainage system, emerging at Parramatta Road and flowing through St Luke's Park in a concrete-lined channel adjacent to Concord Oval, before discharging into Canada Bay.

Burwood North's rich natural and cultural landscape provides immense potential for revealing site narratives and restoring natural ecologies.

Refer to *Burwood North Precinct Masterplan: First Nations Design Principles Report* by Dominic Steel Consulting Archaeology for further information.

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Figure 5: The geology is Ashfield Shale and soils are of the Blacktown Soils Landscape. Quaternary-period valley infills mark the alignment of the unnamed Aboriginal watercourse that originally crossed the land. Source: Burwood North Masterplan First Nations Design Precincts Report

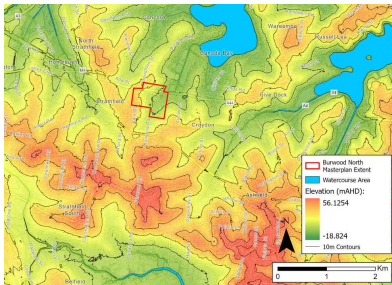


Figure 6: Landforms and inferred access and travel routes through Country. Source: Burwood North Masterplan First Nations Design Precincts Report



Figure 7: Parramatta River, 1867. Source: Dictionary of Sydney, State Library of New South Wales

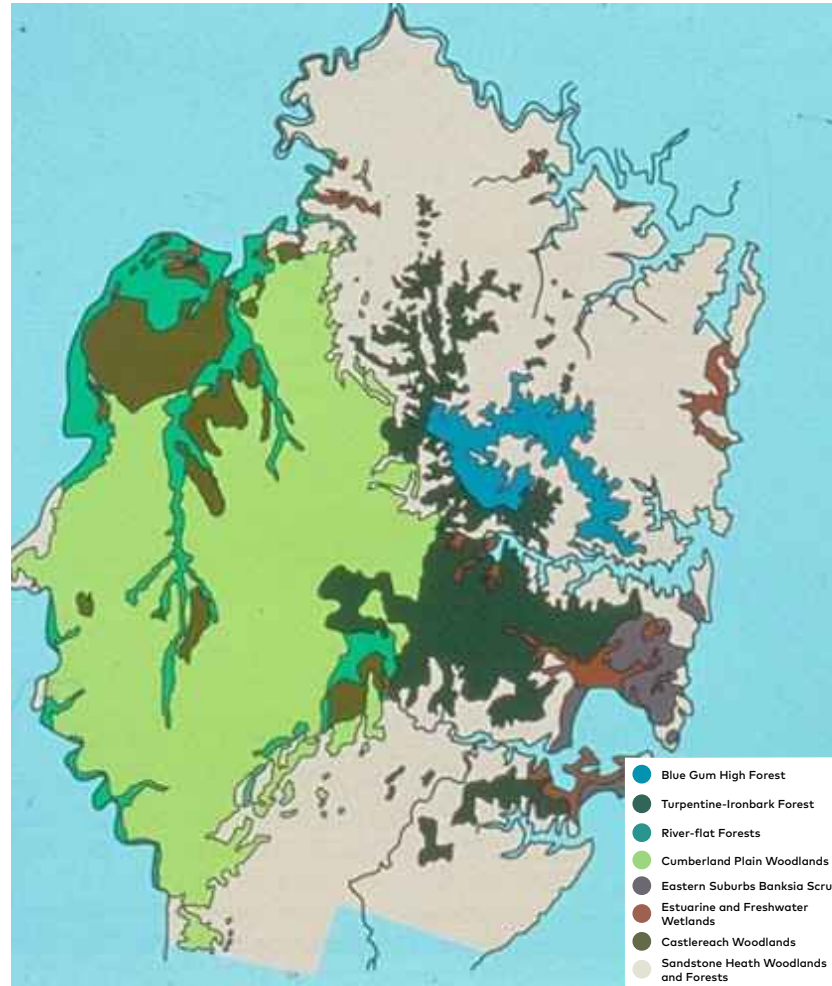
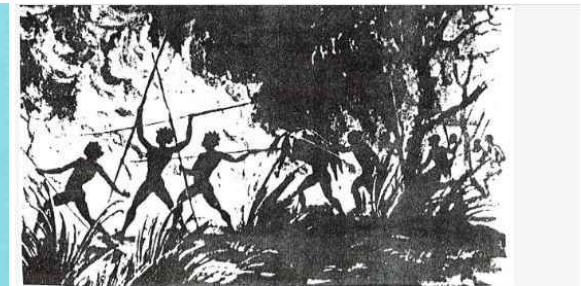


Figure 8: Natural Vegetation, Sydney, 1788. Source: Yarallans's Landscape Heritage, Stuart Read



Burwood Memories

Burwood's proud Indigenous history

The indigenous history of what is today the Burwood LGA has been shaped and influenced by the geological makeup of the land. We know that place, country, and culture are incredibly important values to first Australians and this area was inhabited by the Wangal Clan of the Darung Tribe.

Located on a ridge between the Cooks and Parramatta Rivers this landscape was easily accessible to the local clans. Archaeological evidence reveals that Eucalypt trees and native grasses were once plentiful in the area and while it is not known for certain, it's very likely that hunts for food such as kangaroos occurred due to the relative flat terrain.

The first recorded meeting between Indigenous Australians and European settlers near what is modern-day Burwood took place on February 5th 1788 at the very southern bank of the Parramatta River. The meeting was later described in a diary entry by Lieutenant William Bradley RN.

Because of the early settlement by Europeans in the area and the lack of sandstone in the vicinity there are no relics visible in the Burwood LGA today. However, the area is still important land to the Wangal People, and Council pays its respect to the traditional owners by performing an acknowledgment of country at all public events.

Picture - The above picture and information about local Indigenous history is sourced from a 1997 text called *Aboriginal History of Burwood Municipality* by Michael Guider. The image depicts a traditional kangaroo hunt.

Figure 9: Source: <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

## European Heritage

### Early Settlers

The first permanent incursions onto Wangal Country occurred in the form of what were at first, small and isolated settler farms located near water adjacent to the Sydney-Parramatta track that was progressively formalised and became Parramatta Road. The first settler in Burwood was a free woman named Sarah Nelson who was given fifteen acres of land in 1794. 'Nelson Farm' occupied today's Malvern Hill area with the farm's eastern boundary being Dickinson Avenue Croydon. The farm was accessed from Parramatta Road via a bush track, which ran slightly to the east of today's Cheltenham Road.

Most early grants were small compared to the 250 acres (100 hectares) that was granted to Captain Thomas Rowley in 1799. This gift was later extended to 750 acres (three hundred hectares) and covered most of today's Burwood and Croydon. Rowley named this land Burwood after a same-named farm in England. Rowley did not live on this land on Wangal Country but spent his life at Kingston Farm in the Stanmore area located within Gadigal Country.

The impact on the native grasses and ground covers in the Wangal forests from what the introduced sheep ate, and on the soils below the ground from compaction and accelerated erosion from hard hooves, would have increase exponentially over time to leave native grasses and their biodiversity depleted within decades.

Burwood Villa was built by Rowleys successor, Alexander Riley who bought the Burwood Estate in about 1812. Riley completed building the villa in 1814 and lived there until 1817. The villa was painted by Joseph Lycett and the estate was described by Joseph Lycett in 1824. At this time Wangal forests and woodlands were cut down and the natives grasses replaced on large settler estates.

During this period there was small scale farming and timber getting, together with inns and blacksmiths along Parramatta Road, but relatively little development. The existing Bath Arms Hotel sits on the site of a coach inn since the 1820's.

Riley's Burwood Estate was leased until after his death in 1833 and was subsequently subdivided into four parts, with further subdivision occurring in 1835. However, the area was still considered isolated and multiple allotments were purchased and consolidated (Fox & Associates, 1988:20).

### The Arrival of the Railway

The construction of the Sydney to Parramatta railway line provided the next impetus for development within the area. The line opened in 1855 with a limited number of stops. One of these was Homebush, but despite this, development was not rapid or extensive – there was still plenty of land for residential purposes closer to Sydney (Jones, 1985:23). Rather than the working-class, it was the more affluent that were drawn to the area and established country villas.

The subdivisions of Burwood Estate, Redmyre and Strathfield slowly changed the character of the area. It became a wealthy enclave, with Sydney's wealthy business men attracted by the rural aspect, within easy commute of the CBD. Country villas were established by the wealthy from the 1850s, but with increasing pace from the 1870s. In 1895, Strathfield and Burwood were praised for their large houses and well laid out gardens

### Subdivision and Urbanisation

From the 1880s many of the former large estates that had been created on Wangal Country during the Macquarie period, such as at Burwood, were progressively subdivided into smaller land parcels as demand for land increased and residential suburbs emerged and followed road and rail transport corridors. Burwood was incorporated as a municipality in 1874 (Dunlop, 1974).

From 1900, Burwood and Strathfield municipality took deliberate steps to embrace new controls provided to it by the Local Government Act (1906), which allowed it to proscribe the inclusion of proper drainage, wide streets and control density (Fox & Associates, 1988:30). The strong influence of the municipalities has been credited with the maintenance of the upper and middle-class status of Burwood and Strathfield:

During this period, therefore, the current form of the area became solidified, with much of the area given over to residential, free-standing houses and retail being centred along Parramatta Road, Railway Parade and Burwood Road.

### Suburban Consolidation

Sydney's urban sprawl began in earnest during the 1920s, however by this time Burwood and Strathfield were well-established. Some of the larger homes were subdivided into flats and surplus land sold for small houses. During this period, many of the Victorian villas began to be converted into schools and institutions, thereby preserving these buildings and providing amenities and facilities to the local areas (Fox & Associates, 1988a:32).

Municipalities were quick to identify the threat to the Garden Suburb ideal brought about by the pressure for higher densities: Burwood was proclaimed a residential district. This meant that businesses could only be erected on established business strips. Additionally, residential flats were not approved.

Subdivision and intensification would continue in the years following World War II.

The conversion of larger houses into hostels and flats continued and the municipalities found that it had to allow the construction of some residential flats, but this form of housing was comparatively under-represented. The limited number of apartments led to a stabilisation of the population in Burwood and Strathfield from the end of World War II.

Strathfield and Burwood in particular, have maintained high house prices and subsequently, a high socio-economic status, with a large proportion of employers, white-collar workers and professionals.

The physical form of the Burwood North Precinct has undergone some increase in density, being overlaid since the 1970s with some apartment buildings of increasing size and height, particularly around Burwood Park, and the development of Westfield and Burwood Plazas.

### Heritage Listings

Locally listed items are largely residential, with houses representing the architectural styles from the Victorian era through to the Federation and Inter-war years as the area developed as a 'Garden Suburb'. The early country villas built in the 1870s and 1880s, have been preserved through their conversion from private residences into institutions, such as schools and community centres - (e.g. Woodstock, now a community centre; Teachers Residence" Christian Bros. High School). The layout of Burwood is regular – dominated by north-south and east-west roads laid out on a standard grid. The only discordant element to this is the railway line, which roughly dissects the Burwood precinct in half, taking a more organic-like contour based route on a northwest-southeast alignment.

Refer to *Burwood North Precinct Masterplan: First Nations Design Principles Report* by Dominic Steel Consulting Archaeology for further information.

Sources: *Burwood North Precinct Masterplan First Nations Design Principles Report*  
*Burwood, Strathfield and Homebush Precinct - Non-Indigenous Heritage Assessment*, Aecom



Precinct Analysis Summary Report



Figure 11: Burwood Villa - Early 1900's. Source: <https://www.burwood.nsw.gov.au/Our-Council/News-and-Media/News-Stories/Mayors-Message>



Figure 10: Burwood Road pre 1920. Burwood Park on the left and the intersection of Wilga St on the right where Westfield now stands. Source: <https://www.pinterest.com.au/sofierusin/burwood-history/>



Figure 12: Burwood Road 1940's. Source: <https://twitter.com/oldshopsoz/status/1033901103694340096>

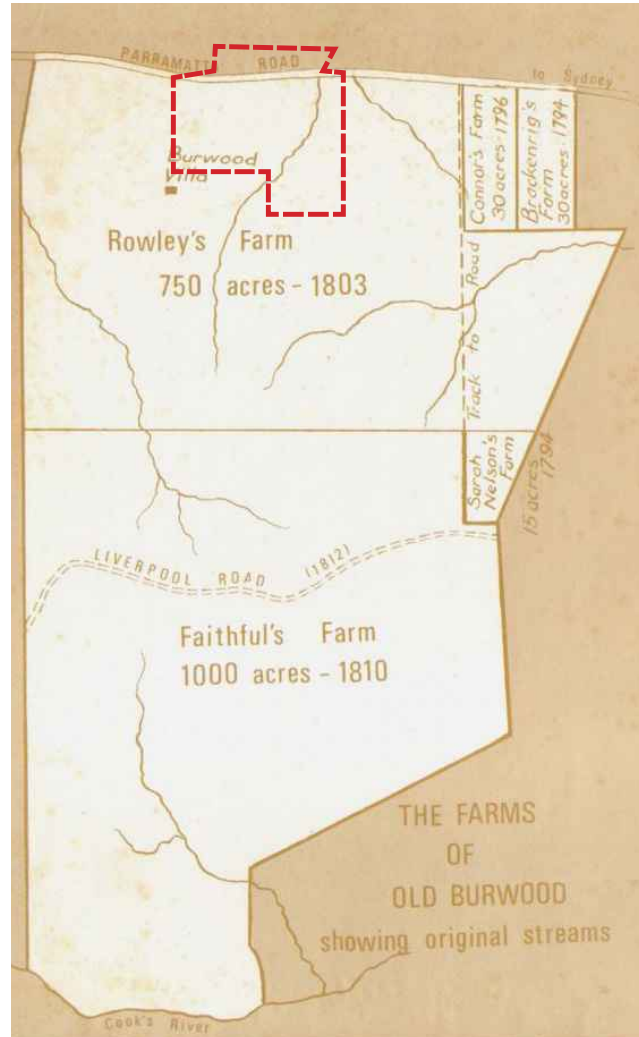
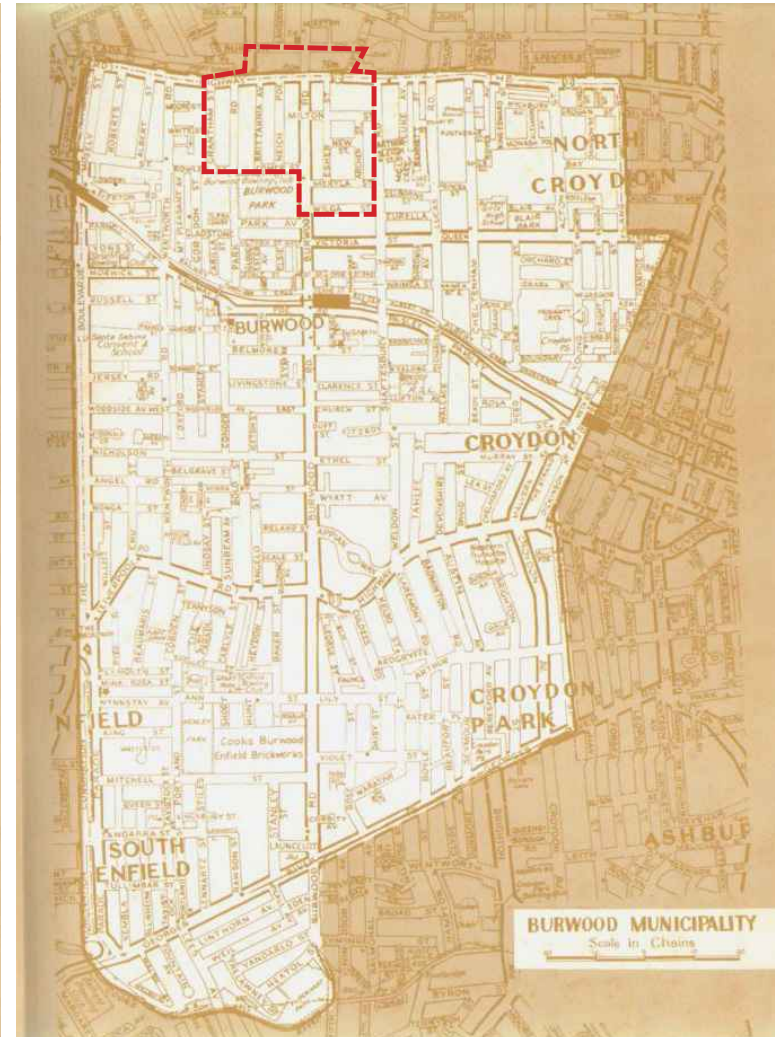


Figure 13: Early Land grants - Subdivision - Urbanisation. Source: [https://www.holyinnocentscroydon.org.au/files/pdf/Harvest\\_of\\_the\\_Years\\_Part1.pdf](https://www.holyinnocentscroydon.org.au/files/pdf/Harvest_of_the_Years_Part1.pdf)



## Regional Context

### Strategic Position

Burwood North is strategically located straddling Parramatta Road at the central point between the Sydney CBD (12km east) and Parramatta (13km west). Burwood North sits within the Eastern City District as part of the Greater Cities Commission Greater Sydney Region Plan: A Metropolis of Three Cities, 2018. The Eastern City is nominated to become more innovative and globally competitive carving out a greater portion of knowledge intensive jobs from the Asia Pacific Region. The plan nominates Burwood as a key strategic centre alongside Kogarah, Green Square, Randwick, Maroubra Junction, Bondi Junction.

As identified in the Eastern District Plan, 'Strategic centres are expected to accommodate high levels of private sector investment, enabling them to grow and evolve. They will become increasingly important parts of the region's structure... and will contribute to enabling increased access to a wide range of goods, services and jobs'.

Being a location that is highly accessible to jobs and services in the Greater Sydney region, Burwood North will also be a key location for the provision of additional housing, assisting to achieve NSW Government priority to deliver over 400,000 new homes across NSW.

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) prepared in 2016, identified Burwood North as a precinct which was catalytic to the revitalisation of land from Granville to Camperdown. It established a 30 year vision to connect the cities two main central business districts of Sydney and Parramatta, via a renewed urban corridor oriented along Parramatta Road, attracting investment funding new homes, jobs and improved transport, open spaces and public amenity.

### Connectivity

Burwood North is currently well serviced with rail connections at Burwood Station to Sydney and Parramatta. Bus services are based around the Parramatta Road strategic bus corridor. Seven bus routes service Parramatta Road within 400 metres of the Precinct and an additional 12 bus routes are located within 800 metres. Several bus services connect to Burwood Station, located south of the Burwood Precinct boundary, which provides an attractive public transport option for commuters travelling east towards Sydney CBD or west towards Parramatta.

During 2021, the NSW Government approved a concept plan and major civil construction works for Sydney Metro West, a new rail link operating between Westmead and the Bays Precinct increasing connectivity both east and west. Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North, helping to further strengthen connections between the precinct and existing and emerging industry and employment hubs and communities both in the east and west of the city, increasing both the employment and residential capacity of the area. It presents a catalytic opportunity that will support the growth of the strategic centre at Burwood.

The research paper by the Committee for Sydney 'Rethinking Station Precincts' (May 2022) indicates that the Burwood Town Centres has one of the highest effective job densities (the number of jobs that can be accessed by public transport from a particular area) in Greater Sydney. With the Burwood North metro station, this accessibility will be further enhanced, making the area an important location for land use intensification and urban renewal.

### Local Economy

Burwood's economy is largely focused around the town centre. 'Burwood Council area's Gross Regional Product (GRP) was \$2.7 billion in the 2018 financial year, growing 2.7% from the previous year. This makes the area the hub of the Inner West region with its broad spectrum of businesses and economic input'. (Burwood Local Strategic Planning Statement). Parramatta Road largely comprises car sales and servicing centres.

### Key Attractors

Whilst there is provision for a variety of retail, entertainment, community and recreational facilities within Burwood, the expected growth will increase demand for open space, community, cultural and recreational facilities across the Burwood North Precinct.

#### Retail and Entertainment

Currently Burwood Road is a popular retail, dining and entertainment strip serving as the spine of the town centre with the Westfield Shopping Centre serving as a major retail destination servicing both the locals and visitors alike. There is a high concentration of dining venues in the town centre, in and around the train station and Burwood Road south, many of which offer genuine and regional specific Asian cuisine. The Burwood Chinatown development has become a popular destination with an activated arcade and a number of laneway eateries in the adjoining streets and lanes.

#### Health and Education

The health care and social assistance industry is the largest employment type in the Burwood North area. (Refer *Burwood North Precinct Masterplan: Employment Land Use Survey Summary*, by JLL) Whilst there are a number of health and social assistance businesses and services located within the Burwood North Precinct, the primary medical cluster is to the south of the precinct in the Town Centre. St. John of God Private Hospital and Medical Centre is located to the west of the precinct. There is an opportunity to increase overall medical provision in Burwood North.

There are also a high number of public and private educational facilities located within and in close proximity to the Burwood North Precinct including Burwood Girls High School, Holy Innocents Catholic Primary School, Southern Cross Catholic College, MLC School and Burwood Primary School.

### Community

There are a range of community facilities in Burwood LGA including one aquatic centre, five community centres, early education centres, a library and community hub within the town centre. Recent demand studies show that there is a need to expand existing and provide additional community facilities to service the growing population.

#### Cultural

There is current planning in place for a dedicated arts and cultural centre/ performance space and plaza adjacent to the Council Chambers. There are also no performing or creative arts centres in neighbouring Strathfield or Canada Bay, highlighting a need to expand cultural provision in Burwood North.

#### Sport and Recreation

The Burwood North Precinct is anchored by an extensive open space network to the north east of the precinct that follows the original St. Luke's creek line extending to the Parramatta River. Concord Oval, Saint Luke's Park, Queen Elizabeth Park to the north and Wangal Park to the east are larger or notable open space areas within walking distance of the precinct. A large proportion of the open space areas to the north are fenced off and inaccessible as they are dedicated sports facilities for paying customers. As a result, while there is a large volume of open space there is very little publicly accessible active open space. A new urban park is proposed as part of the arts and cultural centre.

Burwood Park is a large and heavily used open space area anchoring the precinct to the south west and is currently the only open space area servicing the precinct to the south of Parramatta Road.



Precinct Analysis Summary Report



Figure 15: Activated 'Eat Street' Laneway - Burwood Chinatown. Source: COX



Figure 16: High Density Development - Burwood Road North. Source: COX



Figure 17: Bath Arms Hotel - Burwood Road/Parramatta Road. Source: COX

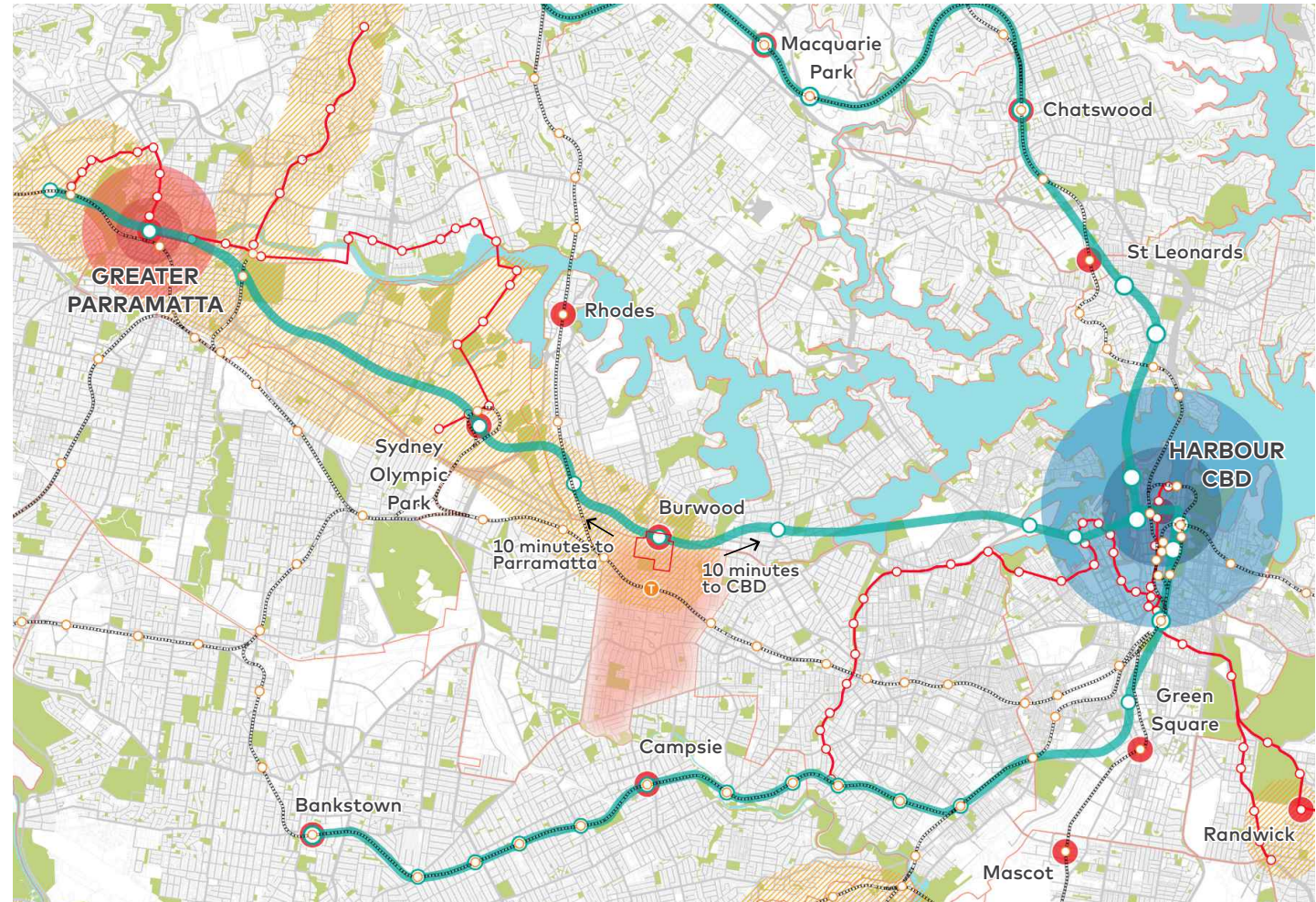


Figure 18: Regional Context Diagram. Source: COX

- |                              |              |                    |                  |                    |
|------------------------------|--------------|--------------------|------------------|--------------------|
| Precinct Boundary            | Harbour CBD  | Greater Parramatta | Strategic Centre | Urban Renewal Area |
| Transit Oriented Development | Railway line | Train station      | Light Rail Line  | Light Rail Stop    |
| Metro Line                   | Metro Stop   | LGA Boundaries     | Burwood LGA      |                    |



Precinct Analysis Summary Report

## Burwood North's Community

### Burwood North's Community

Burwood North has a diverse established community which is an asset that can be enhanced and expanded into the future through the Masterplan. Burwood already has a thriving day and night-time economy, with a strong cultural, retail, food and beverage and entertainment offering that attracts not only Burwood residents but those from the wider region. Burwood north precinct offers great potential to extend and diversify the late night offerings.

The 2021 census found that over 71% of the Burwood North community (the area of the Burwood suburb north of Burwood Station) were born overseas, significantly higher than the statistic of 39% for Greater Sydney residents. The community displays a diverse mix of cultures including Chinese, English, Nepalese, Indian, Italian, Greek and Arabic contributing to the diverse mix of cultures, foods and traditions experienced in Burwood daily and through its local and cultural events throughout the year. A strong trend towards Chinese population growth is narrowing this diversity.

Within Burwood North itself, Burwood Road has long been a successful and vibrant high street, anchored around Burwood Station and forming the backbone of the Burwood community. The activity on Burwood Road extends over 1km, and reaches into Burwood North to the future metro station located on Parramatta Road. Burwood Road will continue to be a critical connector between the two transport nodes and activity centres at the Burwood North metro station and the Burwood train station, presenting exciting opportunities to be revitalised with enhanced public domain and additional activation through Burwood North.

Over the last 10 years, Burwood has seen a significant increase in apartment living within the LGA, centred around growth in the town centre. This has been clearly highlighted in the 2021 census showing that 66% of Burwood North residents are now living in high density apartments along with a greater proportion of young workforce, couples without children and group households compared to Greater Sydney.

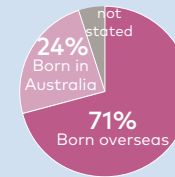
More than half the population are renters which is much higher compared to 35% in Greater Sydney highlighting issues related to affordability and the creation of a community that is shifting away from long term landownership.

One third of the Burwood North population does not own a car and half the population travel to work by public transport. This highlights the importance of accessibility to public transport and convenience to services as a key driver for the creation of the existing walking community.

There is evidence of a large increase in health care and social assistance workers within the precinct boosting the local healthcare and social assistance industry. There is also a steady increase of people working in the professional, scientific and technical service, administrative and support service and manufacturing industry sectors. This presents great potential to stimulate local job growth and strengthen local industry in relevant sectors.



The **Burwood LGA** is currently home to **40,397 people**, with approximately **8,000** of those living within the northern portion of the suburb of Burwood. **2,652** of those residents live within the **Burwood North Precinct** (the area for this Masterplan).



**71%** of Burwood North residents were **born overseas** compared with 39% in Greater Sydney

- 45% of residents have **Chinese ancestry**
- 11% **Nepalese**
- 13% **English & Australian**
- 3% **Indian**
- 3% **Italian**
- 3% **Vietnamese**



**28%** of Burwood North residents are the **young workforce aged 25-34** compared with 16% in Greater Sydney



**16%** of Burwood North residents live in a **separate house** compared with 53% in Greater Sydney

**66%** of Burwood North residents live in a **high density apartment** compared with 27% in Greater Sydney



**58%** of Burwood North residents **rent their home** compared with 35% in Greater Sydney



**31%** of Burwood North residents **do not own a car** compared with 11% in Greater Sydney



**20%** of Burwood North households are **couples with children** compared with 34% in Greater Sydney



**14%** of Burwood North households are **group households** compared with 4% in Greater Sydney

**49%** of Burwood North residents **travel to work by public transport** compared with 23% in Greater Sydney (2016 statistic)



2021 statistics (unless noted as 2016) for the suburb of Burwood (north) - Profile.id  
 The geography for these statistics extends outside the Burwood North Precinct boundary and includes the area between the rail corridor to the south, Wentworth Road to the west, Lucas Road to the east and Parramatta Road to the north.

Precinct Analysis Summary Report



Figure 19: Community Event - Burwood Park. Source: <https://www.burwood.nsw.gov.au/For-Residents/Venues-for-Hire/Burwood-Park-Pavilion>



Figure 20: Burwood Road. Source: <https://www.burwood.nsw.gov.au/For-Residents/Our-Community/Multicultural-Burwood/Community-Snapshot>



Figure 21: Burwood Chinatown. Source: COX



Figure 22: Burwood Street Festival. Source: <https://www.facebook.com/burwoodcouncil/>

## Precinct Analysis Summary Report

### Strategic Planning Context Document Review and Key Findings

An extensive range of documents have been reviewed and analysed to understand the strategic planning process and priorities to date, and to draw on the ideas and knowledge of previous studies undertaken in the North Burwood Precinct. These studies form the basis of the opportunities and constraints that accompany the site analysis for the precinct.

A comprehensive list of Council, community and consultant plans, strategies, studies, and community engagement summaries formed part of the desktop analysis. The key state and local government plans and master planning studies include the following:

- Burwood Precinct Masterplan Report, 2022
- Burwood North Precinct Online Engagement, February 2022
- Burwood Town Centre Urban Design Study and Masterplan, 2021
- Burwood Local Strategic Planning Statement
- Burwood 2036, Community Strategic Plan
- Future Transport Strategy
- Burwood Housing Strategy, 2020
- Parramatta Road Transformation Precincts Vision Report, 2019
- PRCUTS Control Built Form Testing, 2019
- Burwood Community Facilities and Open Space Strategy, 2019
- Burwood, Strathfield and Homebush Planned Precinct, Urban Design Report, 2018
- Greater Sydney Regional Plan, 2018
- Eastern District Plan, 2018
- The Parramatta Road Corridor Urban Transformation Strategy, 2016

Key findings and recommendations which are relevant and used to guide the master planning process for the Burwood North Precinct are summarised below.

#### Council Vision

The Burwood 2036, Community Strategic Plan has recently been updated to include a new vision for Burwood:

**'Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.'** (Burwood 2036 CSP)

#### Regional Context

The regional context sets the basis for the strategic direction for the Burwood North Precinct.

- Burwood North is part of the Eastern City District aiming to become more innovative and globally competitive carving out a greater portion of knowledge intensive jobs
- Burwood is identified as a strategic centre, providing a wide range of goods, services and jobs
- Burwood Council recognises the opportunity presented by Sydney Metro to transform and elevate the vision for the Burwood North Precinct

#### Local Context

Findings have been grouped under 4 themes: natural, built and Land Use and Social Infrastructure, for ease of reference:

##### Natural

- The area was originally Turpentine - Ironbark Forest with St' Luke Creek running through the site and linking to Parramatta Rive to the North
- Relevance of former St. Luke's Canal and resultant flood zones within precinct
- Soil contamination along Burwood and Parramatta Roads and fill along creek zone
- Shallow rock present within precinct - sitting anywhere between 1-4m below ground

##### Built

- Parramatta Road is the backbone of Burwood North renewal precinct supporting trade, movement, place and commerce
- Burwood Road is a key north-south public transit corridor
- Original 'garden suburb' grid and allotments are still visible within wide tree-lined streets and scale of lots
- Burwood 'Fine Grain Main Street' should build on existing urban fabric and character with pedestrian focused human scale outcomes with a healthy relationship to Parramatta Road
- PRCUTS provides a starting point for identifying the requirement for additional walking, cycling and site through links with improved amenity and locating three new local parks within the precinct
- Create a network of connected open space and green links

- Providing active façades on Burwood Road and laneways, friendly façades on local streets and mixed façades on laneways further away from metro
- Small retail laneway plazas to compliment main activities on Burwood Road
- Create experience routes connecting to laneway plazas ie. Through-site links with a place overlay and unique character
- Character Areas could include 'Burwood Lanes' as destination corridors for retail and employment along Burwood and Parramatta Roads defined by shop-top housing, hardscape transit plaza, laneways and small open spaces and 'Residential Nexus' defined by medium density residential flat building and linear green connections and open space adjacent to heritage buildings and equitable distribution of community facilities
- A proposed 6m setback under PRCUTS on Parramatta Road ensures sufficient areas for street tree planting in private lots
- Potential for adaptive re-use for heritage items and sensitive integration of heritage items into new development - 45 degree transitions
- Locate parks next to heritage items
- There is a shortfall of open space in the Burwood Area
- Recommended size for a local park is 2,300-2,500m<sup>2</sup>
- Promote narrow lot, medium density development that maintains Burwood Road Lot Rhythm
- Concentrate height in the Metro Precinct
- Possible transfer of heights to avoid bulky forms
- Encourage lot development with a terrace feel in areas adjacent to low density residential
- Implement fine grain texture to built form along Burwood Road
- Tall and medium density residential buildings and mixed-use building will characterise the Metro Precinct
- Parking should be unbundled from sale of apartments in metro precinct with minimum parking within 800m of metro and other rail station and not parking within 400m
- There will be a demand for dwellings of a variety of sizes - most demand is for apartments in high density developments, predominantly one and two bedroom dwellings to cater to lone person households and couples without children - include large apartments min. 3 bedrooms suitable for larger household sizes
- Create additional medium density housing capacity to increase housing diversity and choice

available in Burwood for couples with children and one parent families

- Allow increased floor area in apartment developments if affordable housing is provided
- Use SEPP 70 to require affordable housing contributions in any future rezoning as part of major housing development along Parramatta Road and near the Burwood North Metro Station
- There is a lack single-level stock that could be suitable for older people
- Currently an oversupply of apartments
- Growing number of international students and renters living in high density dwellings
- Continue to liaise with community housing providers to facilitate housing development

#### Land Use

- Council wishes to promote the vibrancy and destination value of the Town Centre
- Locate large scale commercial along Parramatta Road with ground floor retail along Burwood Road and Parramatta Road at key activity nodes surrounding Metro entry
- Clearly defined precincts including shopping adjacent to Westfield, residential in the middle and medical and education closer to Parramatta Road
- Potential to extend commercial activities into adjacent podiums on Parramatta road where lots are too narrow
- Clearly defined precincts including shopping adjacent to Westfield, residential in the middle and medical and education closer to Parramatta Road
- Activated laneways and pedestrian connections have an opportunity to create destination eat streets

#### Social Infrastructure

- Original Victorian villas were converted into schools and institutions, preserving buildings and providing amenities and facilities to the local areas
- There is insufficient social infrastructure including community, recreational and cultural facilities within the precinct
- Provide a community facility on council owned land/ car park
- Investigate potential for shared use of existing community/ educational facilities



Precinct Analysis Summary Report

Community Prioritisation

A community online engagement process, that took place in February 2022, outlines the key community priorities and levels of prioritisation as summarised below:

1. Special planning controls to secure affordable housing
2. A range of dwelling sizes to support a diverse community
3. Affordable housing for families, couples and singles
4. Key worker housing
5. Options for assisted living for seniors or people with disabilities
6. Housing diversity and affordability
7. Alternative housing models 'rent to own', shared equity and 'live work'

Source: Burwood North Precinct Online Engagement, February 2022

NSW Government Strategies

The NSW Government Strategies section displays four key documents: 'A Metropolis of Three Cities' (Greater Sydney Commission), 'Eastern City District Plan' (Greater Sydney Commission), 'Future Transport Strategy' (Transport for NSW), and 'Parramatta Road Corridor Urban Transformation Strategy' (NSW Government).

Supporting Studies and Masterplans

The Supporting Studies and Masterplans section features five documents: 'Parramatta Road Transformation Precincts Vision Report' (two versions), 'Burwood, Strathfield & Homebush Planned Precinct Urban Design Background Research and Analysis Report' (ATCOM), 'Burwood Precinct Master Plan Report' (VDP/PA), and another report from VDP/PA.

Burwood Council Strategies

The Burwood Council Strategies section includes four documents: 'Local Strategic Planning Statement', '2036 Burwood Community Space Plan', 'Burwood Community Facilities and Open Space Strategy', and 'Burwood Housing Strategy'.







## Site Appreciation and Opportunities

The analysis and resulting masterplan opportunities and constraints for the Burwood North Precinct are underpinned by the vision and priorities as set out in the Burwood Local Planning Strategic Statement under the following four themes:

- Sustainability
- Infrastructure and Collaboration
- Liveability
- Productivity

These themes set out the basis for land use action in the Burwood LGA as part of Council's 20-year vision.

The following site appreciation, constraints and opportunities have been clustered under these four themes and have further been informed by:

- Desktop analysis - reviewing previous reports and studies undertaken for the precinct and reviewing the current strategic planning context
- Stakeholder engagement - a wide range of stakeholders have been engaged through the analysis and visioning process including Burwood Council staff, State government and institutional stakeholders of the precinct, landowners in the precinct, and the general community
- Site visits - the project team undertook numerous site visits at various times of the day, week and year to gain an appreciation for the Precinct.

Figure 23: Burwood Road looking south from corner of Burton Street.  
Source: COX



Precinct Analysis Summary Report

Site Appreciation and Opportunities

Site Context

Study Area

The Burwood North Precinct is located immediately north of the existing Burwood Town Centre and Rail Station. The Burwood North Precinct as identified in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is bound by Meryla Street and Burwood Park to the south, Parramatta Road to the north, Shaftesbury Road to the east and Park Street to the west. Council has extended the precinct southwards from Meryla Street to include Wilga Street and westwards from Park Street to include Grantham Street. This area is identified as the study area.

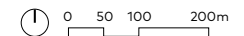
The area of influence for the Burwood North Precinct extends north across Parramatta Road. This part of the Precinct, bound by Burton Street to the north, Loftus Street to the east and Broughton Street to the west is within the LGA of the City of Canada Bay. This part of the Precinct does not form part of the Masterplan, but will be considered in the context of investigations as part of the preparation of the Masterplan.

Concord Oval sits to the north-east of the Precinct forming part of the broader open space connection to Parramatta River. A metro station, located on the northern side of Parramatta road is currently under construction, with entries located north and south of Parramatta Road on Burwood Road. The southern entry point to the metro station will be located on Burwood Road within the Burwood LGA.



Figure 24: Study Area. Source: COX

  Study Area Boundary (Burwood LGA)     
   Area of Investigation     
  LGA Boundaries





Precinct Analysis Summary Report

Character and Identity

Burwood North is a highly urbanised precinct oriented around Burwood Road, the main north-south spine through the suburb connecting between the Parramatta River to the north and the Cooks River and Campsie to the south. Burwood Road is characteristic of a vehicle dominated transit spine serviced by laneways either side to both east and west. The area of Burwood Road directly south of the precinct is a thriving dining and entertainment hub with many small scale restaurants that spill onto the streets with outdoor dining.

The historic street grid is characterised by narrow footpaths, and a range of road widths and verge conditions that support limited street tree plantings with some local streets accommodating mature street tree plantings where verges widths allow. Tree growth is often inhibited by overhead power lines.

Burwood Park provides visual relief and an extensive green space within the heart of Burwood Town Centre characterised by mature Fig Tree plantings and manicured open lawns and planted zones reflective of the original historical parkland character.

The Burwood North precinct is characterised by a mix of lot sizes. Land fronting Parramatta Road comprises car sales and servicing centres, the Burwood bus depot and a mix of retail and commercial uses. Land south of Parramatta Road along Burwood Road contains largely commercial and mixed uses extending towards the Burwood Town Centre with large commercial frontages and some fine grain as characteristic of the southern position of Burwood Road. The portion north of Parramatta Road comprises a small cluster of shops at Parramatta Road.

The remainder of the precinct is dominated by both low and medium density residential development of varying age and architectural style. The majority of older low density residential dwellings are red brick inter-war and post-war dwellings setback behind low fences and front gardens. More recent higher density development in the area has heightened the dichotomy between high and low built fabric gradually eroding the human scale character of the precinct. New development in some instances being of poor quality with a poor interface with the public domain with service laneways dominated by parking, service infrastructure and blank façades.

Heritage items are scattered throughout the Precinct and include a number of individual dwellings and the significant Bath Arms Hotel, the site of a coach inn since the 1820's.



Figure 32: Upgraded streetscape along north Burwood Road - large commercial frontages contrast the existing fine grain. Source: COX



Figure 31: Local Street within minimal street tree planting and narrow footpaths. Source: COX



Figure 25: Wilga Street looking east - Burwood Westfield Car Park - borrowed landscape. Source: COX



Figure 29: New development with poor public domain interface along streets and lanes. Source: COX



Figure 30: Historic Burwood Park. Source: COX



Figure 26: Wide street with nature street trees. Source: COX



Figure 27: Parramatta Road looking towards city and proposed metro site and heritage Bath Arms Hotel. Source: COX



Figure 28: Development of varying age and architectural style. Source: COX



## Site Appreciation and Opportunities

### Sustainability

As nominated in the Burwood Local Strategic Planning Statement

### Ecology

This section analyses both past and present site ecological and hydrological conditions along with existing open space and street tree quantity and distribution to determine existing constraints and opportunities for improved ecological function of the urban forest and local waterways. It looks at protecting and enhancing existing landscapes, increasing quality and quantity of open space throughout the precinct maximising recreational opportunities, biodiversity, habitat creation and moderating micro-climate. It also identifies opportunities for strengthening green grid connections and restoring the health and well-being of broader natural systems.

For further flooding information, refer *Burwood North Precinct Masterplan: Storm water & Flood Study, December 2022 Updated Baseline Report* by Mott MacDonald

**Vision**

- Green, open spaces and tree lined streets.

**Planning Priorities**

- Deliver high quality open space and recreation facilities.
- Increase urban tree canopy cover.
- Deliver Green Grid connections.
- Promote the improved health and enjoyment of the Cooks River waterway and Parramatta River catchment.
- Protect and enhance biodiversity.
- Protect and enhance scenic and cultural landscapes.

Source: Burwood Local Strategic Planning Statement



Figure 33: Native Street Tree Plantings - along selected local streets. Source: COX



Figure 35: Passive Open Space - Burwood Park - minimising heat island effect. Source: COX



Figure 37: Burwood Park -local waterways can assist with bio-filtration and habitat creation. Source: COX



Figure 34: Street Tree canopy - narrow verges - including trees on both public and private land. Source: COX



Figure 36: Mature and significant plantings of Figs in Burwood Park - contribute to local biodiversity and regulate micro-climate. Source: COX



Precinct Analysis Summary Report

Constraints

- Capacity of existing trunk drainage
- Original creek-line (St Luke's Canal) has been covered over and piped resulting in fragmented overland flow and localised flash flooding
- Canopy cover currently sits at an overall average of only approximately 10%
- Additional open space requires the acquisition of land
- Different street and verge widths limit potential for street tree planting throughout the precinct
- Canada Bay Council relies on storm water run-off from Burwood for irrigation of sports fields.
- Overhead and underground services, street and traffic signs and awnings limit tree planting potential
- Burwood North experiences heat island effect with heightened effects around large lot commercial developments and major roads.
- Historic Burwood Park to be preserved as a scenic and cultural landscape

Opportunities

- Daylight overland flow paths to create new blue-green connections and ecological corridors that assist with storm water management and flood mitigation
- Locate open spaces areas along overland flow paths and within flood prone areas
- Provide a range of scales and types of open spaces which support biodiversity, mitigate climate change and maximise recreational opportunities
- Deliver green grid priority connections – Burwood Road, Broughton Street and Parramatta Road, and secondary local green corridor connections along Park Road and Meryla linking to local parks, sport and recreation zones and the Parramatta River and Cooks River open space corridors
- Create new green links to connect the existing and proposed network of parks and open spaces
- Increase tree plantings in parks and streets to extend tree canopy aligning with NSW target of 40% canopy cover by 2036 - to be done alongside power line under grounding to support healthy tree growth
- Maximise biodiversity and habitat creation re-establishing remnant vegetation communities, ie. Sydney Turpentine Iron-bark forest, for all public and private spaces.
- Prioritise retention of existing mature trees on both public and private land.
- Maximise precinct wide permeability within both public and private areas
- Integrate verge planting and WSUD into existing streetscapes and public domain to assist with bio-filtration, biodiversity and habitat creation
- Integrate on-site detention into future developments
- Preserve Burwood Park's historic and cultural landscape



Figure 38: Precinct Ecology Opportunities and Constraints Diagram. Source: COX





Precinct Analysis Summary Report

Site Appreciation and Opportunities

Sustainability

Resilience

This section assess the precinct's current capacity for resilience with relation to land ownership, governance and physical site conditions. It determines constraints and opportunities for maximising the capacity of the precinct to integrate a range of sustainability initiatives, managing and integrating waste, water, energy, transport and smart city sustainable technologies combined with precinct wide green infrastructure solutions to mitigate the effects of climate change and work towards Net Zero emissions by 2050.



Figure 40: Community composting scheme. Source: Sustainable Burwood, Version No.1



Figure 44: Council led tree planting schemes. Source: Sustainable Burwood, Version No.1

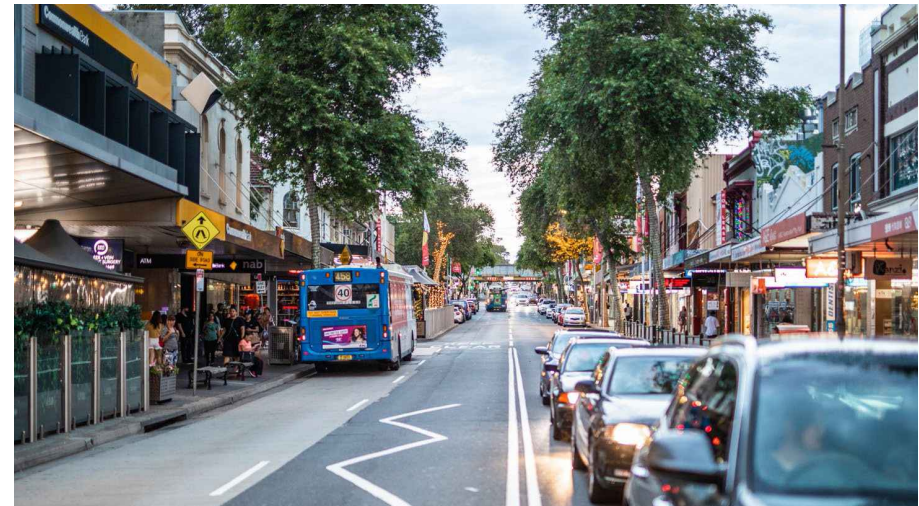


Figure 42: Vehicular dominated - Burwood Road. Source: Sustainable Burwood, Version No.1



Figure 41: Burwood Park. Source: Sustainable Burwood, Version No.1



Figure 43: Existing St. Luke's canal to north west of precinct. Source: Sustainable Burwood, Version No.1

**Vision**

- A leader in sustainable and resilient city processes.

**Planning Priorities**

- Protect and enhance biodiversity.
- Reduce carbon emissions and manage energy, water and waste efficiently.
- Build resilience across Burwood Council and the Burwood community.

Source: Burwood Local Strategic Planning Statement



## Precinct Analysis Summary Report

### Constraints

- Increased intense rainfall events
- Increasing urban heat island effect
- Single lot ownership limits potential to create integrated low-carbon infrastructure
- Current policy and controls are not sufficient to support a transition to net-zero
- Vehicle dominated streets with limited sustainable transport infrastructure

### Opportunities

- Create controls which mandate new development to integrate vertical green and have at least 50% of the roof area filled with grass, shrubs or trees to clean air, cool the urban environment and increase biodiversity
- Encourage rainwater collection and re-use through planned recycle water schemes.
- Introduce controls to efficiently manage energy, waste and water in the precinct
- Establish a low carbon precinct through both precinct scale, block scale and lot scale, circular, sustainable and retro-fit initiatives, aiming for net zero emissions by 2050
- Support precinct based initiatives where possible to increase renewable energy generation and efficiency supporting micro-grids and circular systems for heating and cooling
- Encourage commercial ownership structures for precinct utility services reducing cost of overall operation within development and public domain.
- Reduce precinct wide car parking provision and private vehicle ownership through, reduced on-site parking rates, decoupled parking schemes, electric vehicle charging stations within developments and the implementation of car share initiatives.
- Promote active transport through improved pedestrian and cycle infrastructure
- Integrate adaptive building design to enable flexible future use of car parking
- Support and encourage the use of materials with low-embodied carbon
- New development to incorporate sustainable waste management
- Integrate passive heating and cooling measures
- Introduce streetscape greening, WSUD measures to mitigate effects of climate change.
- Integrate deciduous trees to moderate micro-climate and thermal comfort.
- Drive community education around sustainable practices
- Introduce a smart city strategy to support precinct wide sustainability
- Encourage urban farming both on rooftop and within both public and private land.
- Define a climate positive pathway to achieve whole of life net zero by 2030



Figure 45: Rooftop Garden - Eve Apartments, Erskineville. Source: <https://www.360.net.au/eve>



Precinct Analysis Summary Report

Site Appreciation and Opportunities

Infrastructure and Collaboration

Vehicular Access and Movement

This section explores vehicular access and movement throughout the precinct, taking into account existing public transport corridors and provision requirements, future road widening along Parramatta Road, parking requirements and servicing and access requirements for existing and potential future commercial, retail and residential properties. It looks at opportunities to re-imagine road functions along Burwood and Parramatta Road and the reallocation of space for pedestrian and cyclists within local streets along with innovative parking strategies and tactical urbanism interventions to unlock the public domain.



Figure 51: Traffic calming measure/ pedestrian cycle link. Source: COX



Figure 50: On-Street Parking and Cycle conflicts - Neich Parade. Source: COX



Figure 49: Car dominated Parramatta Road. Source: COX



Figure 47: Car dominated Burwood Road south - north-south bus route. Source: COX



Figure 52: Existing service lane parking areas. Source: COX

**Vision**

- Infrastructure is delivered to support a growing population.
- A collaborative approach to planning delivers great outcomes for the community.

**Planning Priorities**

- Deliver local infrastructure, services and facilities.

Source: Burwood Local Strategic Planning Statement



Figure 46: Narrow local street. Source: COX



Figure 48: Traffic calming measures - Burwood Road north. Source: COX

Precinct Analysis Summary Report

Constraints

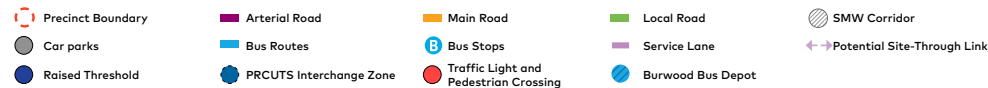
- Accommodate local bus networks and retain bus movement along Burwood Road
- Parramatta Road will continue to be an important regional east-west vehicular route and is a state owned road
- Accommodating TfNSW's potential future road widening for BRT (Bus Rapid Transit)
- Constrained road widths to balance movement function and place
- Parking requirements to service activity centres conflict with the strategy of reducing overall parking provision to encourage mode shift towards public and active transport
- Conflicts between school children and vehicles compromise safety
- Service lane parking and access requirements
- Long blocks and fragmented street grid

Opportunities

- Re-imagine the way Burwood Road functions within the town centre and Burwood North, reducing private vehicle volumes by incentivising alternative routes
- Create shared zones with pedestrian, cycle and public transport priority, with improved public domain amenity and accessibility within activity zones and along key movement corridors (where vehicular movement network permits).
- Review private vehicle movements and speeds in local neighbourhood streets to find opportunities for slow streets and shared zones
- Extend street grid through future renewal to provide additional east-west, north-south links that break down longer blocks and maximise permeability and legibility of street network.
- Re-organise vehicular movement patterns within local neighbourhoods to create super blocks, removing through traffic and reallocating street space to public space
- Reallocate road space from parking to create widened footpaths and accommodate cycleways and street tree planting
- Review parking policy, provision and design controls to better utilise space and encourage mode shift
- Limit parking along Burwood Road, minimising parking for visitors while maintaining servicing, freight and on demand delivery access
- Implement innovative parking strategies for new development which reduce reliance on service lanes
- Implement tactical urbanism to trial low cost traffic management/ urban activation initiatives.
- Establish a micro-mobility hub to consolidate and reduce freight movements to service retail and businesses.



Figure 53: Vehicular Access and Movement Opportunities and Constraints Diagram. Source: COX





Precinct Analysis Summary Report

Site Appreciation and Opportunities

Infrastructure and Collaboration

Pedestrian and Cycle Movement

This section explores pedestrian and cycle movement throughout the precinct, taking into account existing barriers, amenity, lack of connection to key destinations and overall vehicle dominated primary movement corridors. It identifies opportunities for a safe, integrated, legible and connected pedestrian and cycle precinct-wide network that provides additional connections, crossings and enhanced public amenity, prioritising pedestrians in areas of high activity and ensuring safety, encouraging play and multi-functional use of existing local streets and associated public domain.



Figure 57: Raised threshold pedestrian/ cycle crossing - Burwood Road. Source: COX



Figure 56: On-road cycleway, Neich Parade. Source: COX



Figure 59: Temporary low cost plaza - road closure - Burwood Road south. Source: COX



Figure 61: Parramatta Road - limited pedestrian cycle amenity. Source: COX



Figure 55: Cluttered footpath - Burwood Road. Source: COX



Figure 60: Narrow verge and footpath - Shaftesbury Road. Source: COX



Figure 62: Milton Street footpath with low quality verge planting. Source: COX



Figure 58: Limited pedestrian crossing provision - Burwood Road north. Source: COX



Figure 63: Existing laneway network. Source: COX

**Vision**

- Infrastructure is delivered to support a growing population.
- A collaborative approach to planning delivers great outcomes for the community.

**Planning Priorities**

- Deliver local infrastructure, services and facilities.

Source: Burwood Local Strategic Planning Statement



Precinct Analysis Summary Report

Constraints

- Constrained road widths to accommodate dedicated bike lanes
- Parramatta Road presents a significant barrier to north south pedestrian and cycle connectivity
- Large block sizes limit through site connections - reliance on developers to provide
- Limited crossings along Burwood and Parramatta Roads
- Existing parking requirements and provision to service activity centres conflicts with the need to increase pedestrian and cycle amenity along Burwood Road and Parramatta Road.
- Fragmented grid and disconnected laneways reduce site wide permeability

Opportunities

- Improve precinct wide pedestrian amenity to support 'a walking community' and improve connectivity to and between key transport nodes, civic retail destinations and parks and open space areas.
- Upgrade Burwood Road and Park Road (adjoining MLC School) to become pedestrian priority high activity zones.
- Create shared zones with pedestrian and cycle priority within key activity zones and along key movement corridors (where movement network permits)
- Provide additional pedestrian crossings along Burwood Road
- Create pedestrian and cycle 'filtration nodes' at key streets adjoining Burwood Road and connecting to local laneways.
- Create play streets as an extension of public domain in local neighbourhood streets
- Create additional through-site links maximising precinct wide liveability, permeability and connectivity and reinforcing the original grid street pattern.
- Enhance north-south pedestrian and cycle connectivity across Parramatta Road with additional crossing points, particularly around the metro station
- Upgrade pedestrian bridge at Broughton Street.
- Upgrade pedestrian and cycle amenity along Parramatta Road in line with the PRCUTS vision
- Upgrade active transport connections and expand the local cycle network along key green corridors and links connecting to the regional network, key transport nodes, civic destinations and recreational open space areas.
- Upgrade public domain along Comer Street, improving pedestrian and cycle amenity along the Powell's Creek Corridor
- Reallocate road space from parking to create widened footpaths and accommodate cycleways and street tree planting
- Implement tactical urbanism to trial low cost traffic management/ urban activation initiatives

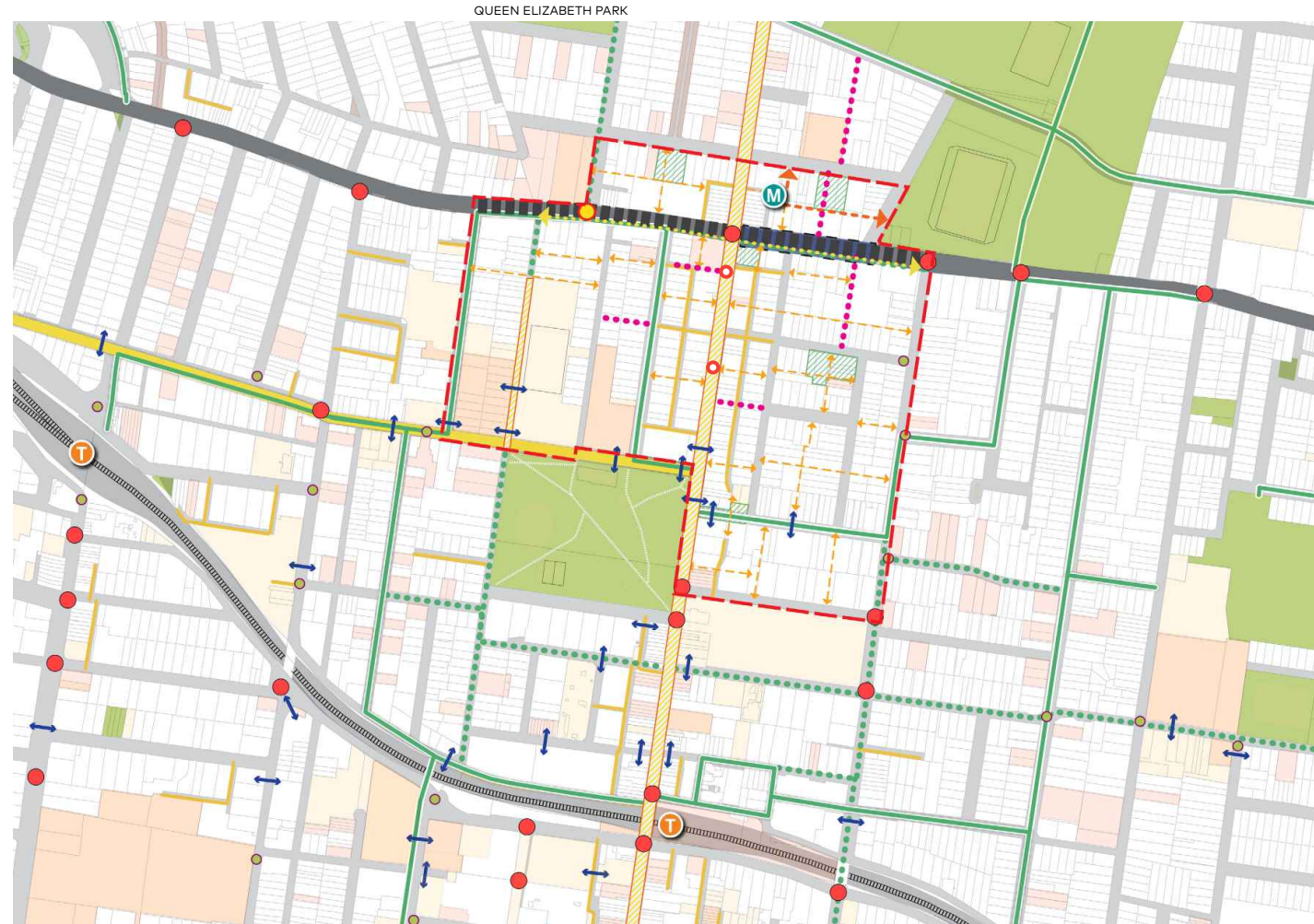
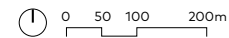


Figure 64: Pedestrian and Cycle Movement Opportunities and Constraints Diagram. Source: COX



Precinct Analysis Summary Report

Site Appreciation and Opportunities

Infrastructure and Collaboration

Places and Spaces

This section explores the existing public domain, social infrastructure and cultural offering and increasing demand to assess capacity of the precinct for maximising public benefit. Recognising future development as a catalyst for increasing capacity of sites provides immense potential along with enhancing existing facilities, streets and open spaces to create diverse, efficient, activated and integrated places and spaces for people and the broader community offering a range of activities and experiences.



Figure 65: Community facility - Burwood Park. Source: COX



Figure 66: Fitness station - Burwood Park. Source: COX

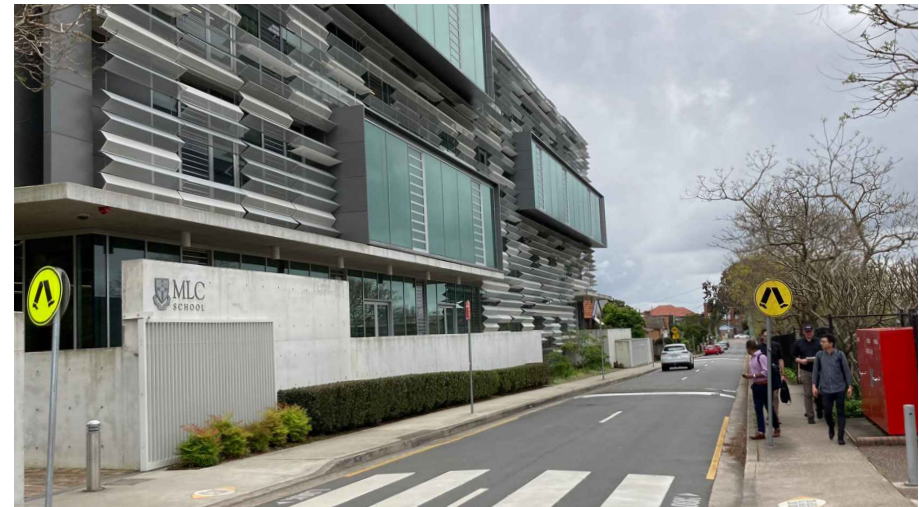


Figure 67: MLC School straddles Park Road. Source: COX



Figure 68: MLC School - private sports fields. Source: COX

**Vision**

- Infrastructure is delivered to support a growing population.
- A collaborative approach to planning delivers great outcomes for the community.

**Planning Priorities**

- Deliver local infrastructure, services and facilities.

Source: Burwood Local Strategic Planning Statement



Precinct Analysis Summary Report

Constraints

- Burwood currently has a shortfall of open space, currently having 10m<sup>2</sup>/person of open space which is significantly lower than neighbouring LGA's.
- Burwood Park is the only single open space in Burwood North, highly utilised and nearing capacity, servicing a range of different user groups and a rapidly growing population
- Land acquisition and funding is required to acquire new public open space
- There is a need to accommodate large groups without overcrowding in new open space areas
- There is currently a limited community, culture and arts offering in the precinct
- Heavy congestion and limited crossing points of Burwood Road limits place potential
- Limited indoor/outdoor recreational spaces
- Limited way finding and safe and legible pedestrian and cycle connectivity to local area facilities
- Community services are clustered around Burwood Station south of the precinct will minimal provision in the north
- MLC School sports and aquatic centre facilities are disconnected from Burwood Park

Opportunities

- Create additional recreational spaces and parks and plazas across the precinct to include diverse scales and programming to compliment offering in local area
- Open up and visually and physically connect existing MLC Aquatic Centre with Burwood Park
- Provide increased public domain amenity and pedestrian/cycle priority and connectivity to local schools and community facilities
- Enhance Burwood Road to become a destination with increased public amenity including social spaces at key activity nodes and east west connection nodes
- Expand existing community facility within Burwood Park to service increased community demand
- Underutilised car parks and Council owned lands present an opportunity to provide additional community services, facilities, spaces or integrate into new development
- Encourage shared use of educational facilities out of school hours and/or integrate into new development
- Intensify recreational use/programming within Burwood Park to maximise amenity and whilst preserving cultural landscape.
- Westfield is a major regional retail attractor bringing additional people to Burwood. There is an opportunity to expand the public domain around Westfield to accommodate high pedestrian volumes.

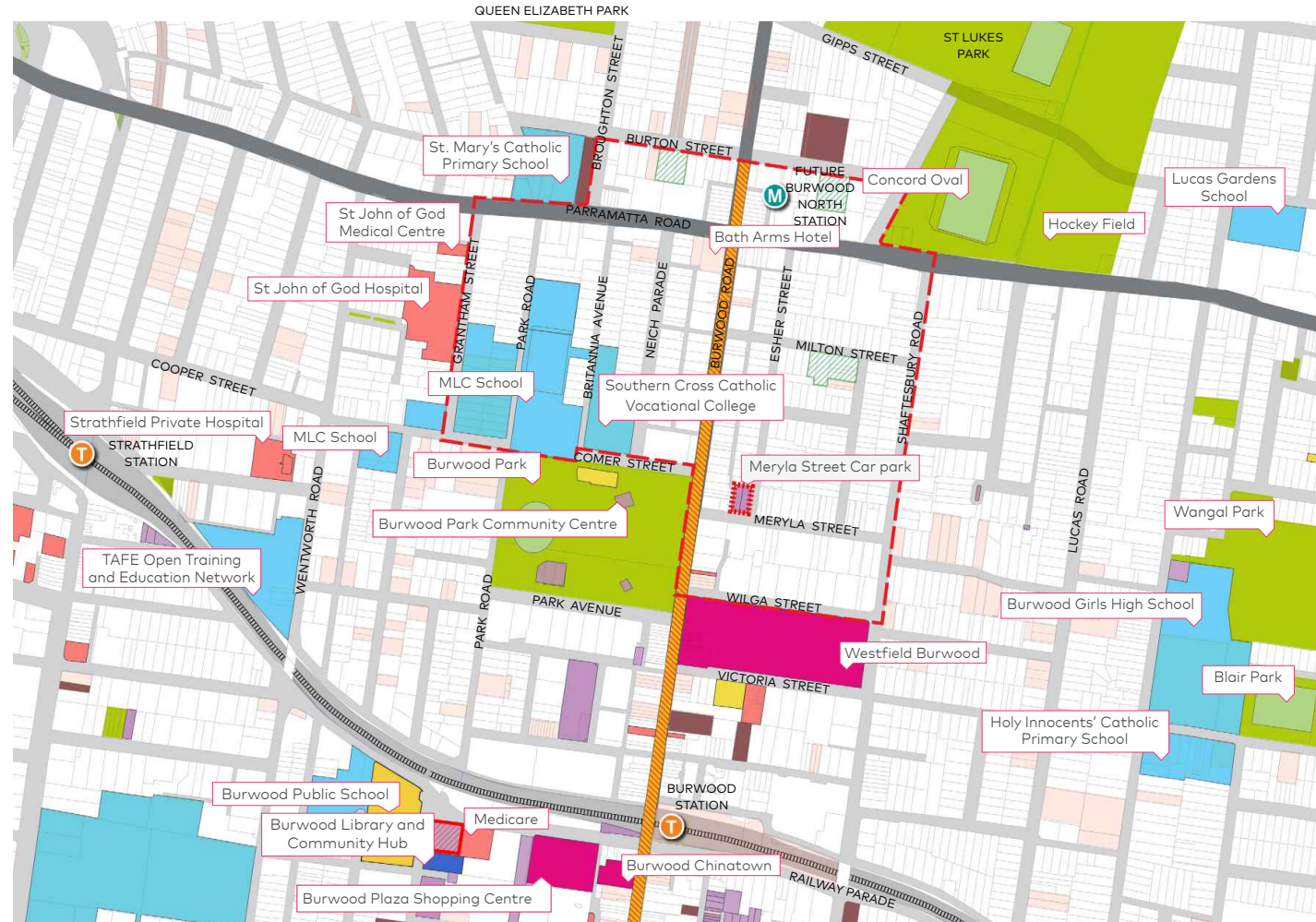
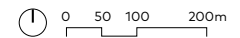


Figure 69: Places and Spaces Opportunities and Constraints Diagram. Source: COX





Precinct Analysis Summary Report

Site Appreciation and Opportunities

Productivity

Land Use and Function

Burwood North is uniquely place as an extension of the existing Burwood town centre and will be supported by the future Sydney Metro station. This section explores the physical, social, cultural and economic constraints, drivers and market opportunities for the site, leveraging existing growth in educational, health and social service industries and its centrally placed and highly connected strategic location in relation to Sydney's commercial, retail, health, education and innovation hubs. There is also immense potential to support, compliment and diversify its thriving dining culture.

Vision

- A strong and thriving centre for jobs and investment and a leading entertainment destination.

Planning Priorities

- Strategically grow investment, business opportunities and jobs.
- Grow Burwood's night-time entertainment, dining and other recreational opportunities.
- Increase the long term viability of all centres.
- Support urban freight and commercial servicing along commercial corridors.

Source: Burwood Local Strategic Planning Statement

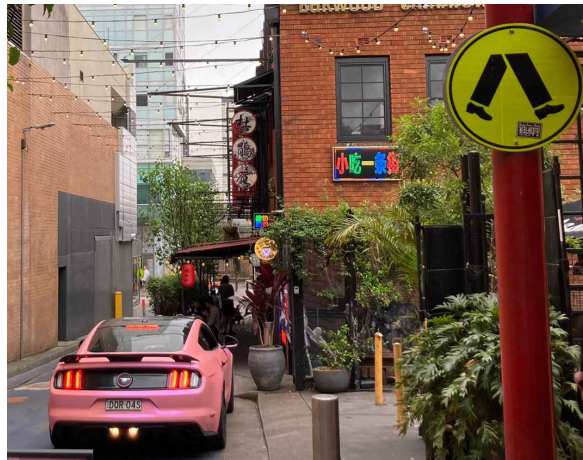


Figure 70: Street-side food stalls - laneway - Burwood town centre. Source: COX



Figure 75: Local business within residential property - Live-work. Source: COX



Figure 71: Crowne Plaza Hotel - Burwood Road. Source: COX



Figure 74: Outdoor dining - Burwood Road. Source: COX



Figure 72: Burwood Chinatown. Source: COX

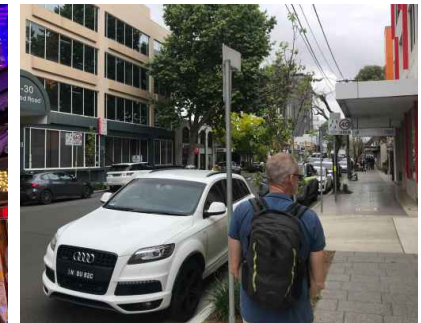


Figure 73: Commercial premises - Burwood Road north. Source: COX

Precinct Analysis Summary Report

Constraints

- Narrow commercial lots along Parramatta Road limit commercial uses
- Westfield is a potential competitor to new businesses setting up in mixed-use zone
- Limited crossings and traffic congestion along Burwood Road
- Limited pedestrian and cycle amenity along Burwood Road and Parramatta Road
- Small scale food and beverage outlets characterise the area around Burwood Station on Burwood Road. The desire to extend this into Burwood North should not detract from the vibrancy of the existing offering.
- Soil contamination from prior land uses to be taken into consideration during any future development

Opportunities

- Diversify economic role and function of Burwood Road North, leverage strategic centre advantage and proximity to Parramatta Road and the new metro station
- Expand and integrate growing educational, health and social service sectors and locate away from main thoroughfare to ensure affordability
- Explore research and innovation partnerships and collaborative opportunities with USYD and UTS
- Maximise opportunities for ground floor activation along Burwood Road, primarily focused around key activity nodes.
- Increase night-time entertainment and food and beverage offering in Burwood North complimenting and diversifying the current offer in Burwood Town Centre and Westfield
- Market the area as a high quality eat street destination
- Leverage the cafe culture trend
- Filter activity into adjoining small streets and laneways expanding centre east and west
- Preserve the enterprise corridor along Parramatta Road for affordable mixed/ industrial spaces encouraging small local businesses to continue/ establish themselves
- Explore live/work built opportunities
- Expand into podium of adjacent lots where blocks are too shallow to accommodate employment space along Parramatta Road
- Explore the integration of commercial/ retail into existing and potential open spaces and community and recreational facilities to ensure long term viability, maintenance and adaptability of social infrastructure.
- Explore potential to integrate hotel accommodation into new development in line with strategic centre growth
- Explore the role and function of the Coronation Club and its integration into future development as a local f&b destination

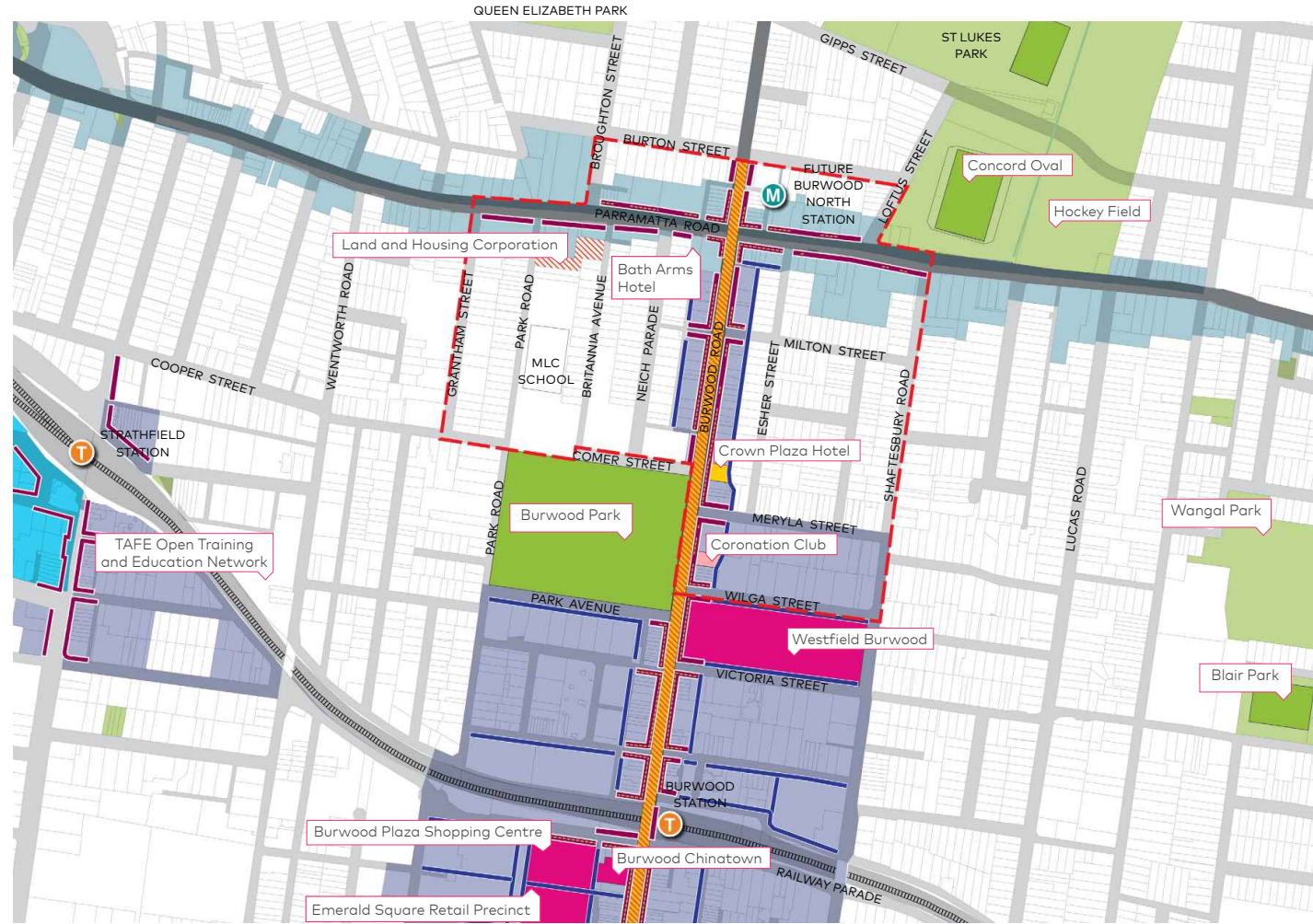
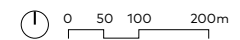


Figure 76: Land Use and Function Opportunities and Constraints Diagram. Source: COX





Precinct Analysis Summary Report

Site Appreciation and Opportunities

Liveability

Built Form and Character

This section explores the existing character of Burwood North constrained by existing development controls, fragmented land ownerships and existing diverse yet unsympathetic built fabric to identify opportunities for creating distinctive character zones and associated design controls within the precinct in order to preserve and protect existing heritage, fine grain and human scale character and diversity whilst ensuring a unified and distinctive built form outcome and identity for the future of Burwood North.



Figure 77: Bath Arms Hotel - Parramatta Road. Source: COX



Figure 80: Dichotomy of high and low - old and new. Source: COX

Vision

- A great strategic centre with high density, high quality urban design and inviting public spaces.
- A diversity of housing types and affordability provides better housing choice.
- Local character is protected and enhanced

Planning Priorities

- Provide housing supply, choice and affordability in close proximity to jobs, services and public transport.
- Provide high quality planning and urban design outcomes for key sites and precincts.
- Identify local character areas considering preservation, enhancement and desired future character.

Source: Burwood Local Strategic Planning Statement



Figure 78: Unsympathetic transitions to existing heritage buildings. Source: COX



Figure 79: Contrasting scales and architectural styles. Source: COX

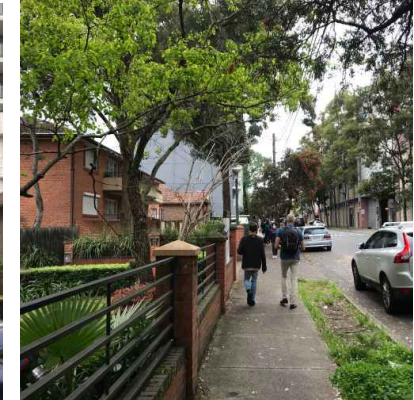


Figure 81: Borrowed landscape - green street. Source: COX



Precinct Analysis Summary Report

Constraints

- Fragmented land ownership creates dichotomy of high and low density, old and new and in some instances outcomes that are unsympathetic to local character and heritage
- Need to ensure development controls encourage diversity of housing options/ typologies whilst remaining feasible and affordable
- Achieving fine grain, narrow lot human scale character whilst also enabling lot amalgamation/ consolidation

Opportunities

- Deliver the PRCUTS vision for Parramatta Road with a 6m landscaped setback through the precinct.
- Define distinctive character areas within the precinct which respond to local context and are reinforced through built controls, bulk, form, materiality, setbacks etc.
- Create different character zones along the length of Burwood Road to respond to local context.
- Develop appropriate planning controls to encourage high quality planning and urban design outcomes
- Protect human scale/ fine grain experience along Burwood Road through appropriate building height and setbacks and narrow lot development
- Preserve 'garden suburb' character of local streets with appropriate setback for tree planting and greening.
- Provide appropriate height transitions and curtilage to heritage items with the potential to integrate with new public open spaces and green links to reveal and celebrate the cultural and historic context
- Adaptively re-use heritage items and integrate sympathetically into new development proposals
- Locate greatest height around station precincts with tall landmark buildings at key intersection acting as urban markers.
- Integrate a unique medium density housing typology that sympathetically transitions to residential areas and provides diversity in local housing stock.
- Use built form to define street edges and differentiate street hierarchy defined by different degrees of streetscape activation

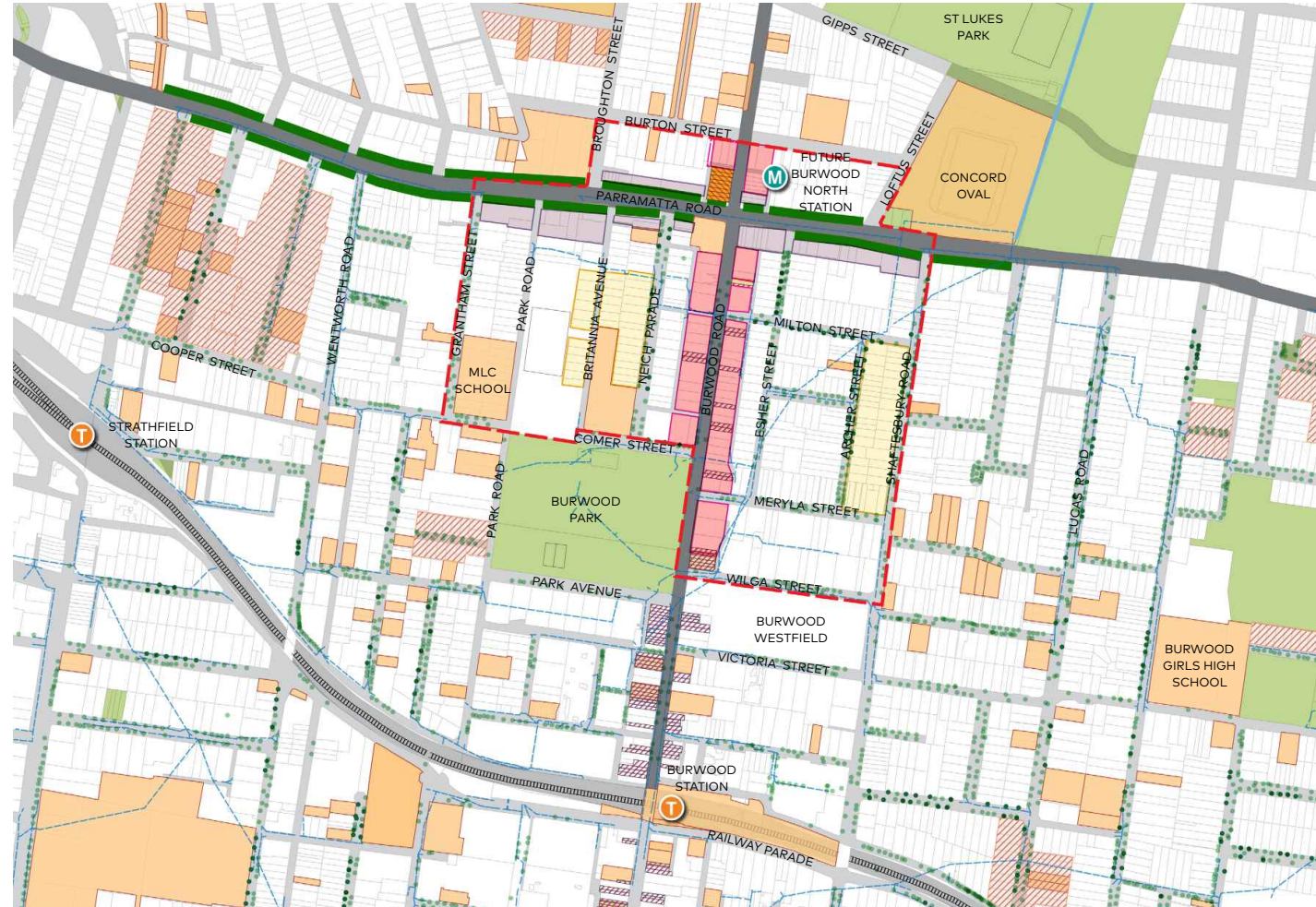
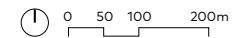
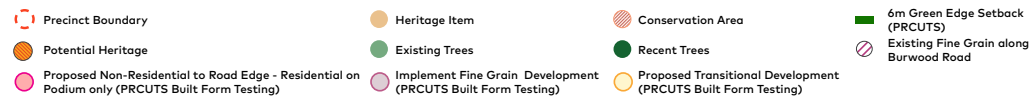


Figure 82: Built Form and Character Opportunities and Constraints Diagram. Source: COX



Precinct Analysis Summary Report

Site Appreciation and Opportunities

Liveability

Development Constraints

This section explores the constraints that will inhibit a consistent development approach across the precinct including limitations associated with individual land ownership, strata tile and the recent and unsympathetic development within the precinct. It identifies opportunities for developing controls that assist with maximising the efficiencies of sites through revised building setbacks and building controls that encourage narrow lot development, maximise public domain outcomes, improve public interface and amenity, legibility and hierarchy of streets and ensure human scale and diversity whilst creating a distinctive and recognisable identity for Burwood North.

Vision

- A great strategic centre with high density, high quality urban design and inviting public spaces.
- A diversity of housing types and affordability provides better housing choice.
- Local character is protected and enhanced

Planning Priorities

- Provide housing supply, choice and affordability in close proximity to jobs, services and public transport.
- Provide high quality planning and urban design outcomes for key sites and precincts.
- Identify local character areas considering preservation, enhancement and desired future character.

Source: Burwood Local Strategic Planning Statement



Figure 83: Existing dichotomy of high and low - constrained public domain interface. Source: COX



Figure 84: Existing strata tilted properties are more challenging to redevelop. Source: COX

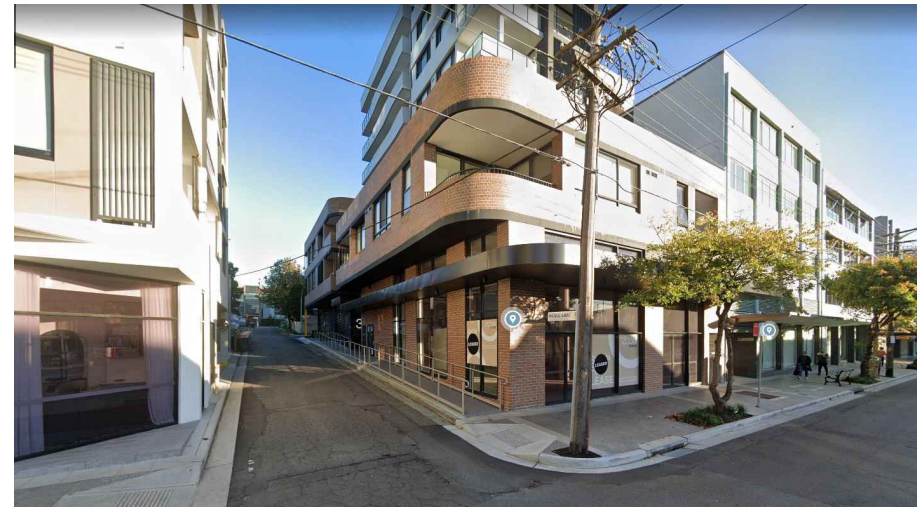


Figure 85: Podium setbacks in new development - retaining human scale - streetscape experience. Source: Google Street view



Figure 86: Poor public interface along lanes and streets within new development. Source: COX



Figure 87: Existing high density development adjacent to metro station. Source: COX



Precinct Analysis Summary Report

Constraints

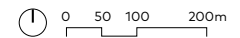
- Strata titled properties in the precinct are unlikely be redeveloped in the medium term
- Existing dichotomy of high and low density, old and new buildings with different, materials, bulk, scale and form diminishes local character rather than contributing to a unified future character
- Parking entries and service provision in new developments create blank façades along existing laneways resulting in a poor public interface
- Fragmented lot ownership and strata titled sites limit potential to create integrated development precincts and consolidated parking solutions
- Open space controls within new development on constrained narrow depth lots compromise built form outcomes
- Existing Land and Housing Corporation Land requires establishment of partnerships with developers

Opportunities

- Maximise active façades along Burwood Road within new development
- Maximise friendly façades including lobbies and residential entries throughout precinct which bring life to streetscape
- Limited number of recent developments within the precinct presents a large number of sites that could undergo renewal
- Consolidate lots to maximise public domain amenity and public open space provision
- Revise setback controls to enable consolidated and shared open space provision
- Revise setback controls to maximise feasibility and efficiency of sites allowing for an overall reduction in height, ensuring more sympathetic built form outcomes and maximised public domain provision and amenity.
- Improve public interface of new development through innovative parking strategies which allow for laneway façades to be activated and sleeved with retail/ commercial uses
- Ensure appropriate podium setbacks to retain human scale experience
- Utilise rooftop areas for open space provision within new developments



Figure 88: Development Constraints Diagram. Source: COX





Precinct Analysis Summary Report





## Case Studies

A selection of case studies have been critically reviewed for their relevance to the renewal of the Burwood North Precinct.

Oculus and Mott MacDonald have provided input into the case studies presented in this section. Refer *Burwood North Precinct Masterplan: Landscape and Public Domain Report*, by Oculus, and *Burwood North Precinct Masterplan: Sustainability Statement*, by Mott MacDonald for additional case studies.

Each benchmark has been chosen for specific relevance to one or more of the following criteria:

- Urban regeneration or revitalisation - 'giving back' - both consolidated and singular developments
- Density done well - providing height and density with human scale
- Retrofitting the built environment - integration of new and existing land uses
- New types of urban environments, from the built form to the public domain
- Shared space - maximising efficiency and use
- Sense of place - Meaningful and sympathetic response to physical, cultural, and landscape heritage
- Mode shift - strategies for the creation of walkable neighbourhoods/ streets for people
- Multi-modal transit networks - integration and connectivity throughout precinct
- Existing fabric - 'Consideration of interfaces with surrounding established urban fabric
- Uplift and equity - consideration for new and emerging communities
- Integrated blue green infrastructure - blurring boundaries between the public and private domain
- Strategic approach to safeguarding sustainable outcomes

Figure 89: Comer Street looking east towards Burwood Road with Burwood Park on the right. Source: COX



Case Studies - Precinct Development

Central Park, Sydney

The 5.8 ha site on the border of Broadway and Chippendale is close to Sydney's major transport hub Central Station and two large universities. Formerly occupied by Carlton and United Brewery, the site is now a mixed-use development which has become a vibrant inner city neighbourhood with one of the highest population densities in Australia.

Characteristics, Uses, Users and Activities

- The built fabric surrounding Central Park includes some of Sydney's oldest workers cottages, terraces and warehouses.
- Central Park provides a mix of commercial spaces, residential apartments, student accommodation, shopping centre and cinemas as well as laneway retail including an eat street 'Spice 'Alley' which supports a vibrant night time economy.
- The site planning creates an interconnected network of new places, streets, lanes, parks and plazas.
- The north facing public park provides valuable open space for the area and hosts markets and events.
- One Central Park has a 42m cantilevered heliostat sky garden, vertical hanging gardens, a low carbon tri generation plant and internal water recycling plant.



Figure 93: Distinctive central green delivered in phase 1 - green streets - supporting active mobility. Source: COX



Figure 92: Sympathetic transition to existing heritage buildings - integrating filtration nodes/ plaza spaces - built form diversity. Source: Google Street View



Figure 91: Site through links - active frontages - permeable pedestrian network. Source: Google Street View



Figure 94: Green Building. Source: [https://www.idealgroup.it/blog/biophilic-design-la-progettazione-vitale/ajn\\_ptw\\_sydney\\_occup\\_murrayfredericks\\_facadedetail/](https://www.idealgroup.it/blog/biophilic-design-la-progettazione-vitale/ajn_ptw_sydney_occup_murrayfredericks_facadedetail/)



Figure 90: Human Scale Laneways - integrating heritage built fabric - Hunter Street North. Source: <https://www.pinterest.com.au/pin/526499012678328238/>

Lessons for Burwood North

- Sympathetic urban infill retains historic fabric to create human scale and mixed character
- New buildings respond to adjoining heritage through setbacks, heights, built form and materiality.
- Existing fabric is stitched into the new development through the fine grain activated laneways, permeable walking and cycling network and narrow slow speed laneways.
- New development provides through site links and activated street frontages, spaces and connections support a diverse range of activities including night time economy.
- Planted verges and street trees provide urban greening, shade, and comfort.
- Incorporates a large public park
- Delivered by a single developer which allowed for sustainability initiatives at scale to be incorporated from day one.



Precinct Analysis Summary Report

Case Studies - Block Development - Sustainable Materials - Residential

Resource Rows, Copenhagen

Resource Rows is part of the Orestad Syd development, the most southern urban extension of Orestad stretching 5 kilometres from the centre of Copenhagen to Kalvebod nature reserve.

Characteristics, Uses, Users and Activities

- 92 built to rent homes across two rows of three-storey terraced houses book ended by two five-storey apartment blocks, oriented around a central courtyard.
- Private courtyards with little to no fencing actively engage with shared courtyard space
- Circular economy construction: up-cycled old buildings into new including recycled brickwork 3m2 panels fabricated from cut out segments of brick walls and recycled timber used for window frames, terraces and decking.
- Shared courtyard and roof terraces include a number of greenhouses made from recycled windows.
- Energy provided by solar panels and water to air heat pumps.



Figure 95: - Minimal setback - defined street edge - public domain contribution. Source: <https://lendager.com/project/resource-rows/>



Figure 98: Rooftop as active space for socialisation. Source: <https://www.architectsjournal.co.uk/buildings/old-into-new-recycled-bricks-form-facade-of-copenhagen-housing-project>



Figure 97: Central courtyard space - minimal fencing activates edges - integration of public/ private space . Source: <https://lendager.com/project/resource-rows/>

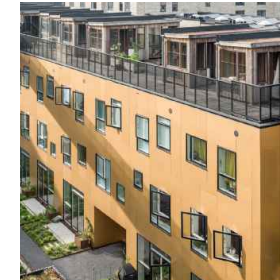


Figure 96: Recycled time greenhouse on rooftop. Source: <https://lendager.com/project/resource-rows/>

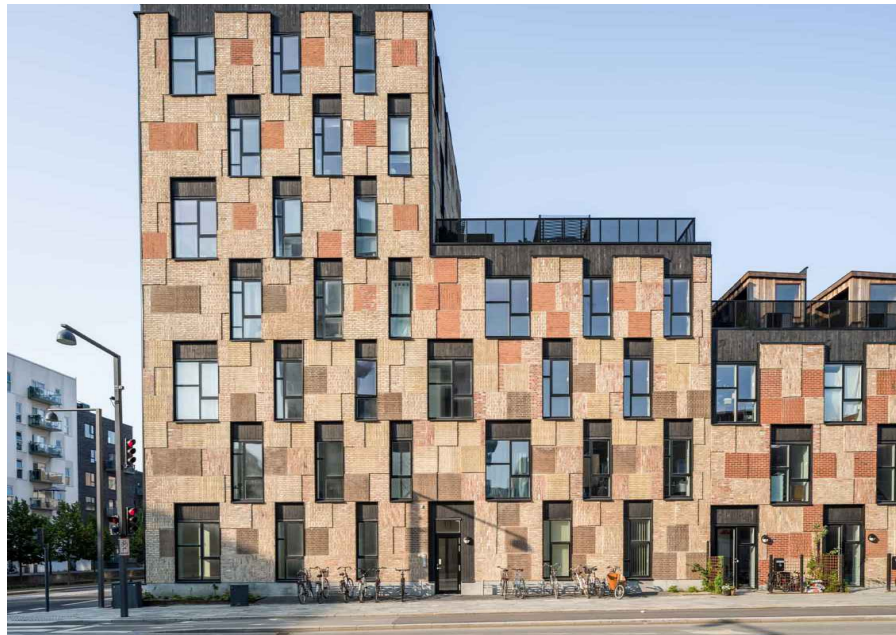


Figure 100: Height transitions maintain human scale -height at intersection provides visual anchor. Source: <https://lendager.com/project/resource-rows/>

Lessons for Burwood North

- 29% CO2 is saved by up-cycling only 10% of all building materials, converting 463 tonnes of waste into building materials.
- Incorporation of energy efficient initiatives.
- Recycling materials from existing building stock contextualises character of buildings and breathes life into buildings telling a story of place.
- Shared courtyards and rooftop gardens engage residents through active and social life and opportunities for urban farming.
- Building height provides human scale with height at corners providing visual anchors at street intersections
- The architect, Lendager (Denmark) researched and sourced recycled material, designed prototypes and found partners to produce new building products from old.
- With a minimal street setback, the building defines the street edge and incorporates translucent fencing, greening and provides a public domain contribution.

Precinct Analysis Summary Report

Case Studies - Block Development - Urban Infill - Residential

Powerhouse, Philadelphia

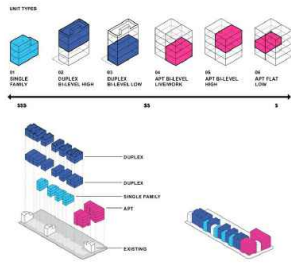


Figure 101: Diverse housing typologies



Figure 102: Integrating row houses into existing street wall. Source: <http://www.is-architects.com/powerhouse/vfuhwcalj5ba677qa1f180wmqpf5y5>

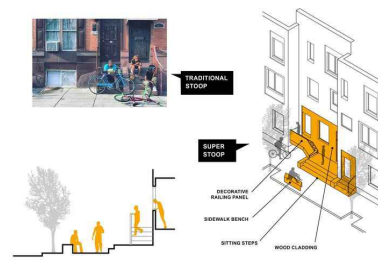


Figure 103: 'Super Stoops'. Source: <http://www.is-architects.com/powerhouse/vfuhwcalj5ba677qa1f180wmqpf5y5>



Figure 105: Rooftop private space. Source: <http://www.is-architects.com/powerhouse/vfuhwcalj5ba677qa1f180wmqpf5y5>

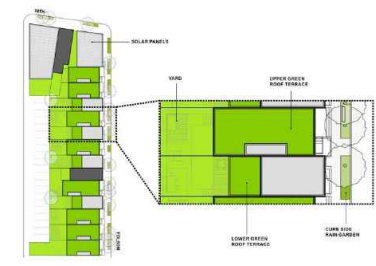


Figure 106: Green Rooftops. Source: <http://www.is-architects.com/powerhouse/vfuhwcalj5ba677qa1f180wmqpf5y5>

The project built in 2017 carefully fits a dense cluster of units into an urban block in Philadelphia's Francisville neighbourhood on the edge of Centre City. The neighbourhood has been undergoing rapid gentrification with a large proportion of renters and entrepreneurs drawn to the area by housing that is less expensive than the Centre City.

Characteristics, Uses, Users and Activities

- Creates 'street level social spaces' defined by 'super stoops' - navigating grade changes
- Spans a cluster of 31 units of a variety of typologies - single family town homes, duplexes and two small apartment buildings
- All units achieve LEED platinum certifications
- Manages storm water on site and provides rain gardens along curb line
- Fabricated metal handrail panels designed by a local artist
- Respects local character through material expression



Figure 104: Street level social spaces blur boundary between public and private space - local artist designed balustrades. Source: <http://www.is-architects.com/powerhouse/vfuhwcalj5ba677qa1f180wmqpf5y5>

Lessons for Burwood North

- Considers affordability - a diversity of living options at a range of prices and in keeping with the character of the surrounding community
- Street level social spaces blur boundaries between public and private spaces, an innovative response to site topography.
- Responds to local context and neighbourhood character by integrating row houses into the existing street wall with complimentary materiality, stoop setbacks blurring boundary between old and new.
- Green roofs mitigate heat island and provide additional private open space in a compact urban form.
- Manages storm water on site and contributes to neighbourhood WSUD networks. On-site energy production and LEED Platinum certification
- Encourages community participation in design with local artists employed.



Case Studies - Block Development - Urban Infill - Mixed-Use

Foley Lane, Sydney

A prominent collection of character buildings fronting Oxford Street within the renowned urban village of Darlinghurst, a 10 minute walk from the centre of Sydney CBD, are being revitalised and re-purposed to provide a mix of modern, heritage inspired office, retail and hotel accommodation.

Characteristics, Uses, Users and Activities

- The development adaptively reuses the heritage building with an additional structure on top.
- The development adds to the diversity and mix of existing bars, retailers and creative spaces surrounding the site.
- The development is reinvigorating the street life of the historic precinct by providing additional through-site links and laneway activation
- Accommodates laneway servicing and drop off whilst creating a shared zone environment with good pedestrian amenity.
- The laneway is bookended with public spaces drawing people through the space
- It works with the unique topographical constraints to provide through-site links with double height lobby spaces and maximise ground floor activation and land use efficiency.



Figure 108: Adaptive re-use - mixed-use maintaining high street character - activation of rear laneway. Source: FJMT Architects



Figure 110: Combination of shared zones and service vehicle access areas. Source: FJMT Architects



Figure 107: Ground floor Laneway Activation - Public Art. Source: <https://www.commercialrealestate.com.au/news/reviving-one-of-sydneys-great-neighbourhoods-1174945/>

Lessons for Burwood North

- Maximises laneway interface activation and amenity, also incorporating servicing in a shared zone environment.
- Sympathetic to heritage character, maintaining Oxford Street's high street character, human scale and fine grain experience.
- Laneway paving treatment adds to character and richness of local area identity
- Incorporates mixed-use which responds to local hospitality, retail and creative industries.
- Improves through site connectivity between lanes and through to Oxford Street
- Incorporate public art to enliven the streetscape.



Figure 109: Sympathetic renewal - retaining human scale - fine grain character of precinct. Source: <https://www.australianpropertyjournal.com.au/2022/05/19/oxford-st-revitalisation-gets-the-red-orange-yellow-green-blue-and-violet-light/>



Precinct Analysis Summary Report

Case Studies - High Streets - Shared Streets

Waltham Forest - 'Mini Holland' Scheme, London

Waltham Forest is a culturally diverse neighbourhood 10km north east from London CBD. In 2020 funding was allocated to an experimental Low Traffic Neighbourhood as part of a key council strategy to create Liveable Neighbourhoods. London's Mini-Holland programme is part of the Mayor's Healthy Streets approach which aims to make three outer London boroughs cycle-friendly with significant upgrades to streets and junctions to ensure they are safer for cyclists and pedestrians, including children. Many of these boroughs have low rates of car ownership so the programme aims to increase the safety and attractiveness of walking and cycling.

Characteristics, Uses, Users and Activities

- Main street used to have high car traffic but is now restricted to buses and bikes only between 10am and 10pm. Increased footpath space enables dining, sociable and safe streets.
- Default speed limit reduced to 20mph (32km/h) in residential areas and some high streets across the borough.
- The scheme was implemented by experimental traffic management and included consultation with key stakeholders and emergency services. It limits through traffic on local streets whilst allowing indirect access to residents. It also includes the closure of selected roads, creating small public squares and plazas.
- Removal of kerbs to create high quality flush paved zones with new cycle infrastructure.



Figure 111: Bike Infrastructure. Source: <https://www.pgweb.uk/planning-all-subjects/healthy-streets/1188-a-tour-of-waltham-forest-s-mini-holland>



Figure 112: Filtration nodes - social spaces. Source: <https://www.pgweb.uk/planning-all-subjects/healthy-streets/1188-a-tour-of-waltham-forest-s-mini-holland>



Figure 113: Flush pavements along main street. Source: <https://www.pgweb.uk/planning-all-subjects/healthy-streets/1188-a-tour-of-waltham-forest-s-mini-holland>



Figure 114: Pedestrian/cycle/bus transit priority along main street - lively sociable and safe streets. Source: <https://road.cc/content/news/251586-waltham-forest-mini-holland-crackdown-motorists-parking-cycle-lanes>

Lessons for Burwood North

- Councils directing funds towards creating low traffic neighbourhoods with the prioritisation of pedestrians and cyclists. This supports equitable access to safe transport modes.
- Main Streets becoming lively sociable and safe streets which encourage outdoor dining and boost local business and economy.
- Filtration nodes and WSUD are incorporated into the upgraded streetscapes.

NEWHAM AND WALTHAM FOREST LOW TRAFFIC NEIGHBOURHOODS

Changes since the scheme was implemented

Comparison of before and after scheme implementation (Oct 2018 and Oct 2021)

	AREA 1 MARYLAND	AREA 2 ODESSA
Traffic on internal streets	76% decrease	61% decrease
Traffic on boundary streets	19% increase (see notes below)	3% decrease
Speeds on internal streets	5% decrease	6% decrease
Speeds on boundary streets	No significant change	4% increase
Directional traffic (boundary and internal streets)	33% decrease (east-west)	18% decrease (east-west)*
Cycling on internal streets	125% increase	172% increase
Air quality (nitrogen dioxide)	3% better	No significant change
Road safety	Fewer injuries	Fewer injuries
Bus journey times	7% increase	5% decrease
Fire brigade response times	No significant change	Slight improvement
Fly tipping	24% decrease	13% decrease

Figure 115: Source: <https://road.cc/content/news/251586-waltham-forest-mini-holland-crackdown-motorists-parking-cycle-lanes>

Precinct Analysis Summary Report

Case Studies - Local Street - Shared Streets

Superblocks, Barcelona

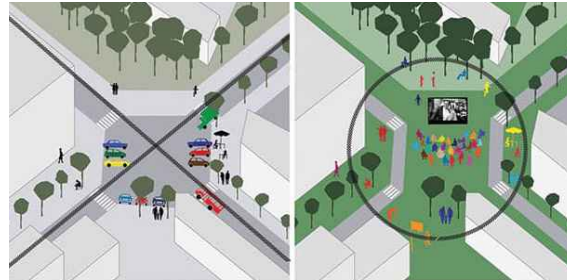
Superilles, or Superblocks is a project designed by Barcelona City Council in collaboration with the Urban Ecology Agency that aims to foster sustainable mobility, reallocating road space back to people, creating social cohesion involving public participation and a reduced ecological footprint. The project promotes a new type of urbanism across 5 macro-areas in Barcelona chosen for the experiment.

Characteristics, Uses, Users and Activities

- Macro areas are three blocks wide and three blocks long - larger than a block but smaller than a neighbourhood, where traffic is limited to residents only. Through traffic and buses are redirected to the perimeter. The scheme preserves adequate circulation of people, goods and services using fewer vehicles on fewer streets.
- Street intersections become public squares for the neighbourhood, with local traffic travelling at 10km/hour
- Significant environmental outcomes by reducing CO2 emissions, traffic noise and allocating more space for greening, social gathering and play.
- The City Of Barcelona aims to turn 1 out of 3 streets into green streets by 2030, in line with the 2024 Urban Mobility Plan which aims to reduce private vehicle journeys from 26% to 18% by 2024.



Figure 117: Super block plaza space. Source: <https://www.archdaily.com/office/leku-studio>



Rethinking urban public space:

Figure 119: Reducing vehicle through routes to maximise public space. Source: <https://www.archdaily.com/office/leku-studio>



Figure 118: Temporary low cost interventions - tactical urbanism. Source: <https://www.archdaily.com/office/leku-studio>



Figure 116: Superblock Concept applied to Barcelona Street Grid. Source: <https://barcelonarchitecturewalks.com/barcelona-superblocks/>

Lessons for Burwood North

- Proximity to efficient public transport reduces need for private vehicle journeys.
- Re-establishing and reinforcing the historic street grid allows for similar interventions. Impacts to streets identified for through traffic need to be considered in their urban form and street design.
- Limited public open space in Burwood provides opportunities for innovation and increased efficiencies through the use of existing streets for additional public open space and amenity
- Apartment living which is increasing in Burwood will result in increased public open space demand and a higher number of pedestrians moving around the streets.



Precinct Analysis Summary Report

Case Studies - Green Streets

Malop Street, Geelong

Malop Street is a shining example of how a traditional retail street can become an inviting public space during the day and night.

Characteristics, Uses, Users and Activities

- The project converted a car dominated streetscape into a green spine, incorporating separated bicycle lanes, extensive verge and street tree plantings with a great diversity of plant types.
- A horticultural connection to nearby Johnstone Park and Geelong Botanic Gardens was established through the use of a both indigenous and exotic species.
- Wide footpaths provide opportunities for outdoor dining
- The street incorporates integrated intimate seating spaces not often seen in streetscape design.
- Water sensitive urban design measures are incorporated through the extensive use of rain gardens.
- Public art is integrated along the street.



Figure 120: Streetscape Greening - expanded public domain and separated active transport connections. Source: <https://www.outlinesla.com.au/project/malop-street-green-spine>



Figure 121: Intimate seating spaces. Source: <https://www.establishedtrees.com.au/geelong-malop-street-hailed-as-leading-the-way-for-greening-projects/>



Figure 122: Car park removal to allow for additional street trees. Source: <https://www.revitalisingcentralgeelong.vic.gov.au/projects/underway-projects/green-spine-future-blocks>



Figure 123: Extended footpaths provide areas for street tree plantings and seating zones. Source: <https://www.outlinesla.com.au/project/malop-street-green-spine>

Lessons for Burwood North

- Potential to substantially change the character and experience of a main street through the introduction of green infrastructure and public domain upgrades.
- Integration of diverse street tree and verge plantings providing distinctive character, connecting to place and restoring local ecologies.
- Removal of car parking to facilitate improved pedestrian and cycle amenity through the integration of separated bicycle links along a main street.
- High quality public domain integrating incidental spaces and places for seating and gathering along the main street including opportunities for outdoor dining.
- WSUD integration into the main street.
- Potential to express local culture through public art.



Precinct Analysis Summary Report

Case Studies - Local Street - Shared Streets

Fort Street, Auckland

Fort Street is one of several new shared spaces implemented in Auckland's Central Business District in recent years to enhance pedestrian connectivity and provide a high-quality public domain.

Characteristics, Uses, Users and Activities

- Prioritises pedestrians and cyclists and includes bike parking facilities with 10km/hour car speeds.
- Continuous paving treatment with no level change and integrated street tree planting.
- Provides for a diversity of users and uses including opportunities for outdoor dining and seating areas for gathering.
- Extensive collaboration with key stakeholders and monitoring and evaluating of the project before and after implementation to understand and communicate its impacts.



Figure 124: Integrated Seating Areas. Source: <https://www.stuff.co.nz/life-style/home-property/72930841/shared-space-lifts-fort-street>



Figure 125: Extended outdoor dining zones. Source: <https://www.stuff.co.nz/life-style/home-property/72930841/shared-space-lifts-fort-street>

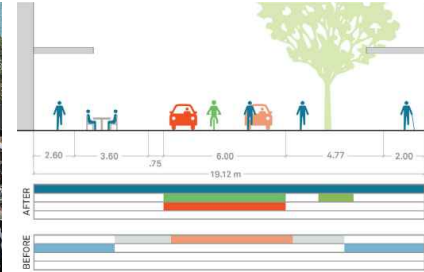


Figure 126: Before and after comparison - increased public amenity. Source: <https://www.stuff.co.nz/life-style/home-property/72930841/shared-space-lifts-fort-street>

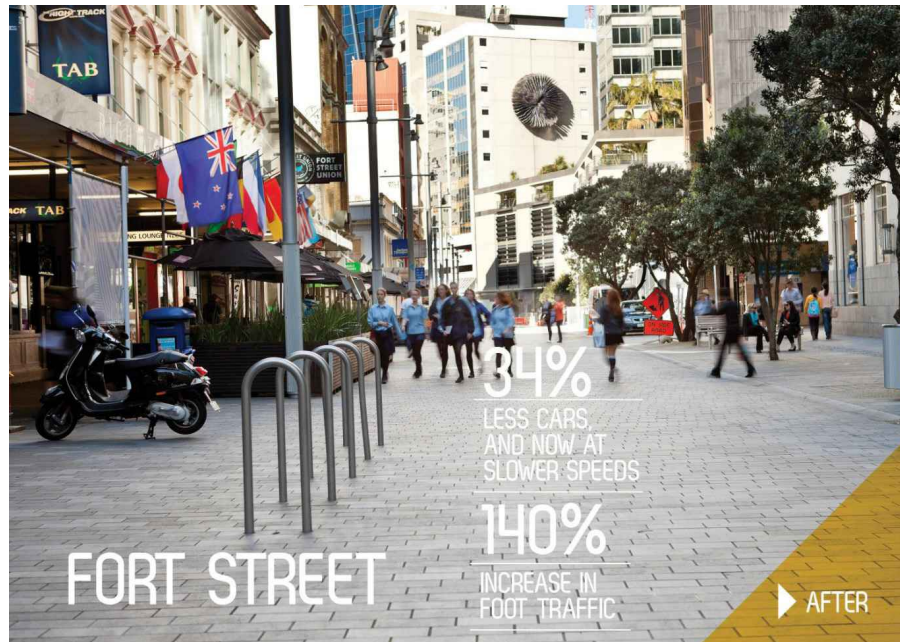


Figure 127: Flush paved shared zones prioritising walking and cycling. Source: <https://www.viennacouver.com/2015/01/aucklands-city-centre-shared-space-programme/>

Lessons for Burwood North

- Much like Burwood Road it shows how a traffic dominated street can become a more attractive destination, increasing visitors for shopping and other activities
- Encourages street life and becomes part of a city wide integrated shared streets and laneways network.
- By monitoring and evaluating impacts over time, positive impacts can be demonstrated and communicated to remove stigma around change. At Fort Street in Auckland, benefits included:
  - 54% increase in pedestrian volumes
  - 47% increase in consumer spending
  - 25% decrease in vehicle volumes
  - 80% of people surveyed felt safer in the area.
- Public domain treatment reinforces fine grain and human scale.

Case Studies - Local Park - WSUD

Tanner Springs Park, Portland

Located on the site of a former wetland, rail yards and industry, Tanner Springs Park is a 60x60m city park within the Pearl District in the northern part of downtown Portland. The area has progressively established itself a new young, mixed, urban and dynamic neighbourhood and is home to families and businesses.

Characteristics, Uses, Users and Activities

- Urban park with a wetland providing bio-filtration, natural habitat, cooling, site interpretation and education.
- The park recaptures a transect of the major natural plant communities historically found in Willamette Valley - prairie and woodland
- Storm water runoff is fed into a natural water feature with a spring and natural cleansing system.
- Projects is the outcomes of an intense community participation and stakeholder and steering group engagement - capturing the hopes and dreams of the community
- The park creates a refuge for people and wildlife in the midst of a bustling downtown neighbourhood. It is designed as a passive park for reflection with a range of spaces and places including a boardwalk and lawn terraces for seating and gathering.



Figure 128: Urban wetland - neighbourhood integration. Source: <https://ramboll.com/projects/germany/tanner-springs-park>



Figure 129: Re-establishing remnant plant communities. Source: <https://greenworkspc.com/ourwork/tanner-springs-park>



Figure 130: Boardwalks and seating areas. Source: <https://ramboll.com/projects/germany/tanner-springs-park>

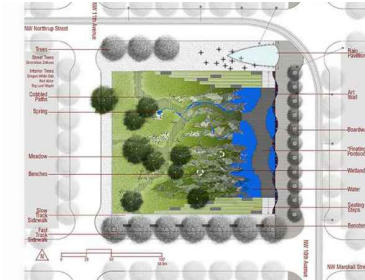


Figure 131: Blue Green Master Plan. Source: <https://ramboll.com/projects/germany/tanner-springs-park>

Lessons for Burwood North

- Burwood has a former creek which has been filled in for development. There is an opportunity for potential daylighting of the former creek and the inclusion of open spaces that incorporate urban wetlands to assist with flood mitigation and help filter storm water before it is released into Parramatta River.
- There is an opportunity for site interpretation, revealing the water story of Burwood by creating a place for engaging with water through reflection, respite, gathering and socialisation.
- There is an opportunity to create a distinctive local park as part of a network of parks throughout Burwood.
- Urban wetlands can assist with mitigating negative effects of climate change and help to restore the natural ecologies of Burwood, providing habitat for local birds and wildlife.
- The park demonstrates successful outcomes of a community engagement process.



Case Studies - Heritage - Adaptive Re-Use - Local Park

Joynton Avenue Creative Centre and Matron Ruby Grant Park Sydney

Located in Green Square, Australia's largest urban renewal project being developed around a train station 9 minutes from Sydney's CBD, the Joynton Creative Centre is an adaptive re-use project occupying a former nurses accommodation block. The adjoining Matron Ruby Grant Park provides valuable open space for a dense urban community.

Characteristics, Uses, Users and Activities

- Existing vaults create an outdoor room which addresses the park and the community shed is now a community workshop.
- Integrates small spaces for art-making and subsidised offices, classrooms for creative practice and start-ups. The wider community has access for workshops and exhibitions.
- Storm water management reed beds are integrated into the park design, reinstating native plants of the former Waterloo swamp that covered the area.
- The park provides defined outdoor spaces including open lawn areas for gathering, seating and children's play areas including water play.
- The park and community centre integrate public art



Figure 132: Integration of parkland and adaptive re-use of heritage building to create community hub. Source: <https://landscapeaustralia.com/articles/matron-ruby-grant-park/>



Figure 133: Indoor/outdoor community space. Source: <https://107.org.au/joynton-avenue-event-spaces/>



Figure 134: Activating/programming public space. Source: <https://landscapeaustralia.com/articles/matron-ruby-grant-park/>



Figure 135: Adaptive-reuse of heritage building for community program. Source: <https://www.facebook.com/dianaparadayoga/>



Figure 136: Open lawn area providing for a range of uses and users - WSUD integration in form of storm water management reed beds. Source: <https://landscapeaustralia.com/articles/matron-ruby-grant-park/>

Lessons for Burwood North

- A number of heritage houses in Burwood have potential to be adaptively re-used and integrated alongside proposed open space, local parks, through-site connections and green links.
- Burwood offers the potential to celebrate local history and culture through the adaptive re-use of existing heritage fabric.
- Increasing demand for community facilities alongside the growing population in Burwood calls for additional community facilities to be integrated into the precinct.
- Located on a former creek-line, Burwood North has potential to integrate storm water management and bio-filtration alongside water play into the design of local parks, open space areas and streets, also offering the potential to reinstate local ecologies
- The limited open space offering in Burwood requires highly programmed public spaces offering a variety of activities and uses.
- There is opportunity to involve the community through public art projects.



Case Studies - Precinct Development - Infill - Laneway - Activation - Leadership - Management

Fish Lane Precinct, Brisbane

Fish Lane is an example of the successful master planning and urban transformation of a neglected post-industrial area to create a vibrant arts precinct in central Brisbane, adjoining South Bank and the Queensland Art Precinct.

Characteristics, Uses, Users and Activities

- Creates a lively shared street environment whilst managing 24 hour use by both vehicles and pedestrians
- Incorporates tactical urbanism through public private partnerships. The development was led by a private development company who builds a cooperative culture across landowners, stakeholder and approval authorities to create a residential and commercial neighbourhood of distinctive character.
- Fish Lane Town Square was established beneath a rail overpass and includes moveable furniture and fixtures to allow maintenance for rail authorities.
- Fish Lane includes public artworks, more than 30 so far, that are continually added and renewed.
- The developer manages precinct activation. The 19 retail tenancies leased by the developer are designed and managed to space-specific goals.
- The design of new buildings respects and references precinct history in new building, pavements and installations, retaining fine grain intimate qualities.



Figure 137: - Urban infill - sympathetic fine grain design - 24 hour shared environment - lined by retail tenancies. Source: <https://www.realestate.com.au/sold/property-apartment-ql-d-south+brisbane-137588130>



Figure 138: Public artwork in laneway - heritage integration. Source: <https://heritage.brisbane.qld.gov.au/heritage-places/1955>



Figure 139: Fish Lane Town Square beneath railway overpass - urban greening. Source: <https://propertymash.com/research/fish-lane-town-square-wins-prestigious-award/>



Figure 140: Activated ground floor along laneway. Source: [https://www.visitbrisbane.com.au/brisbane/things-to-do/shopping/fish-lane?sc\\_lang=en-au](https://www.visitbrisbane.com.au/brisbane/things-to-do/shopping/fish-lane?sc_lang=en-au)

Lessons for Burwood North

- Mixed-use development provides opportunities to reclaim Burwood's laneways as a distinctive destination for pedestrian use, retail, food and beverage.
- Public private partnerships have supported developer driven outcomes. The developer creates buildings in blocks that front and bookend the laneway and drives projects along and around the laneway as part of their overall vision for the precinct.
- The development entity is in charge of and ensures sympathetic fine grain design response and heritage integration and manages activities and events within laneway.
- Tactical urbanism interventions ensure human scale, contribute urban greening and public art and imbue the place with distinctive character
- Shared zones support vehicle and servicing access

Precinct Analysis Summary Report

Case Studies - Local Street - Play

Hackney Play Streets, Kings Crescent Estate, London

Hackney Play Streets is a ground breaking scheme by Hackney Council enabling residents to close residential streets temporarily or permanently to increase opportunities for play. Kings Crescent Estate's main street has been designed to be a permanent playable area and is main route to an adjacent major open space, Clissold Park. In other parts of Hackney borough, residents apply to have streets temporarily closed regularly to enable outdoor play.

Characteristics, Uses, Users and Activities

- The scheme enable streets to be temporarily closed for a few hours per week or month, so that children can play out in the neighbourhood streets together.
- There are more than 60 play streets in Hackney, including 3 schools and a children's centre. People living on the streets can still drive to and from their home at 10km/hour
- The scheme builds social cohesion and strengthens sense of community.
- Hackney Play Association in partnership with Hackney Council supports residents, schools and community organisations to get involved.



Figure 141: Street closure - activation. Source: <https://www.hackneyplay.org/playstreets/home/>



Figure 142: Crescent Estate - shared courtyard. Source: <http://www.studiofalaj.com/portfolio/kings-crescent-estate/>



Figure 143: School street activation. Source: <https://www.hackneyplay.org/playstreets/school-play-streets/>



Figure 144: Tactical urbanism - low cost intervention to create play street. Source: <https://www.theguardian.com/artanddesign/2021/feb/25/set-children-free-are-playgrounds-a-form-of-incarceration>

Lessons for Burwood North

- The large number of educational facilities within and around Burwood North, and dense residential environment could benefit from such schemes.
- Limited open space and public gathering space in Burwood North would benefit from use of local streets as places for people.
- Increased density will require a greater quantum of public space for community and neighbours to come together.
- These streets have the potential for other social uses and events that support community building.



Precinct Analysis Summary Report

Case Studies - Precinct Development - Eco-Neighbourhood - Circular

Hammarby Sjöstad, Stockholm

Hammarby is an eco-district development of 160Ha, situated along the Hammarby Lake and located 3km south of Stockholm CBD in a former industrial area. The district is an example of circular design and lifestyle. The strategy of a walkable town with a high proportion of green space balances built up areas, infrastructure and public realm.

Characteristics, Uses, Users and Activities

- The absence of fences and the presence of public spaces and walkways creates a welcoming environment attracting active mobility - 19ha of green area.
- 80% of trips made by public transport
- Central vacuum system for recycling
- Heating supplied by district sources contributes to achieving energy and waste water targets:
  - 34% of heat comes from purified waste water
  - 47% from combustible household waste
  - 16% from bio fuel (2002 figures).
  - Solar hot water heating
- When the heat has been extracted from the warm, purified waste water, the remaining cold water can be used for district cooling.
- Bio-gas is used as fuel for vehicles such as buses, taxis and waste collection trucks, and to heat 1000 homes in the area.
- Sludge produced by the treatment process is recycled and used for fertilising farmland and forestry land.
- Rainwater is collected on green roofs or is drained off through canals which become part of the integrated open space network.
- Runoff from roads is captured separately and drained off to treatment pools before being allowed to infiltrate the ground.



Figure 145: Hammarby Eco-neighbourhood. Source: <https://cmgrannis.medium.com/hammarby-sj%C3%B6stad-stockholm-sweden-894e6cc2dcfa>



Figure 146: Integrated canal network - part of site WSUD scheme. Source: <https://cmgrannis.medium.com/hammarby-sj%C3%B6stad-stockholm-sweden-894e6cc2dcfa>



Figure 147: Narrow local streets - flush pavements - enhanced pedestrian/cycle priority. Source: <https://cmgrannis.medium.com/hammarby-sj%C3%B6stad-stockholm-sweden-894e6cc2dcfa>



Figure 148: Maximum 6 storey development maintains human scale. Source: <https://www.thenatureofcities.com/2014/02/12/hammarby-sjostad-a-new-generation-of-sustainable-urban-eco-districts/>



Figure 148: Circular systems for water, waste, and energy. Source: <https://ecosistemaurbano.org/english/work-in-progress-eco-neighbourhoods-in-the-north-of-europe/>

Lessons for Burwood North

- Precinct scale initiatives have potential to create closed loop water, energy and waste cycles reducing reliance on fossil fuel and mitigate
- Green roofs can be incorporated into new development.
- Precinct wide WSUD integration provides detention, bio-filtration and opportunities for re-use.
- Efficient fixture and fittings can reduce overall potable water use



Precinct Analysis Summary Report

Case Studies - Precinct Green Infrastructure - WSUD

Osterbro Climate Quarter, Copenhagen

Located 4km north of the Copenhagen CBD, Osterbro created the first climate-resilient district by implementing extensive green infrastructure.

Characteristics, Uses, Users and Activities

- Integrated system of green streets and pocket parks serve as retention areas and water basin. Local hills funnel water to designated retention areas.
- Public squares collect water from surrounding buildings roofs and distribute the water locally, managing 30% of total rainwater.
- 50,000m<sup>2</sup> of city space to become climate-resilient, natural urban infrastructure. 20% of neighbourhood surfaces to become green, sequestering CO<sub>2</sub> and improving biodiversity.
- Reduces the cost of damage from cloudburst and requirements to implement sewer expansion.
- 10,000 people have taken part in projects with 170 citizen-led initiatives.



Figure 149: Green Streets and pockets parks combined to create precinct wide WSUD network. Source: <https://landezine-award.com/sankt-kjelds-square-and-bryggervangen/solutions/>



Figure 150: Green infrastructure for flood mitigation



Figure 151: Public squares collect and distribute water locally. Source: <file:///C:/Users/tamara.obradovic/Downloads/transport-for-nsw-mobilit-summit-henriette-vamberg.pdf>



Figure 152: Storm water grate detail. Source: <https://landezine-award.com/sankt-kjelds-square-and-bryggervangen/>



Figure 153: Pocket parks serve a retention areas - provide cooling, shade and shelter, increased bio-diversity and habitat - mitigating the effects of climate change. Source: <https://goexplorer.org/copenhagen-worlds-first-climate-resilient-neighborhood/>

Lessons for Burwood North

- Green infrastructure integration into existing urban fabric can mitigate flooding in existing flood prone areas in Burwood North, assist with rainwater collection and re-use and bio-filtration for storm water runoff.
- Creates positive environmental impacts, improving air quality, sequestering CO<sub>2</sub> and improving local biodiversity.
- Can provide long term cost savings from ongoing maintenance and infrastructure upgrades.
- Opportunity to engage and educate the local community in Burwood North through implementation and initiative creation.

