

Architectural Response - Council RFIs

Item	Burwood Design Review Panel Comments	Response
1	Complete public domain plans and associated works with many of the ideas shown on photomontages only but not on drawings.	Refer to report s4.55 RFI responses - item 4 . Drawings align with photomontage intent.
Principle 1		
2	The Panel advised that additional, realistically angled visualisations and street sections are required to demonstrate how the development considers, responds to, and integrates with the surrounding urban fabric.	Refer to report s4.55 RFI responses - item 4 . Additional clouding, clarification and description provided on photomontages
4	Plans referencing the adjoining approved cultural centre/amphitheatre (adjacent to Tower A podium) are to be supported by site sections to confirm the relationship between the proposed and adjoining developments.	Refer to updated architectural plans AR-DA-2202[P], AR-DA-2202b[A] and report (s4.55 RFI responses - item 2) incorporating latest BUPACC site information received. Several meetings have been held with both parties ensuring cohesion of the Public Domain at the ground plane. Basement access is achieved at Basement 1 level via a short vehicle ramp.
Principle 2		
6	The Panel acknowledged the reduction and reconfiguration of unit balconies and supports this approach, noting the proposed provision of indoor and outdoor communal spaces in each tower. Further clarification is requested on how both private balconies and communal areas will accommodate a range of gathering types, demographics, and age groups.	Balcony Adjustments: Minor adjustments to balcony configurations, including balustrade treatments and alignments, have been made to suit updated apartment planning and to improve internal amenity. These remain within the approved envelope and are designed to maintain the articulation strategy that breaks down tower massing. Also refer to report s4.55 RFI responses - item 3. The proposal balances private and communal open space by offering a variety of high-quality outdoor areas that cater to different uses, age groups, and gathering types. In addition to private balconies, communal open spaces are provided at multiple levels throughout the development, including podium-level gardens and courtyards, as well as elevated terraces within each tower. These shared spaces are designed to accommodate both passive and active recreation, encouraging a sense of community while supporting a diverse range of social interactions, from quiet reflection to group gatherings. Private balconies, while reduced or reconfigured in some units, have been designed to remain highly functional. As illustrated in the accompanying image, even compact balconies (ranging from 1m to 2m in depth) can comfortably accommodate a variety of uses, including outdoor dining, lounging, planting, or simply a personal retreat. The design supports flexibility and personalisation, catering to different lifestyles and preferences. This layered approach, providing a mix of private, semi-private, and communal outdoor spaces, ensures all residents have access to usable, well-designed amenity that supports individual needs as well as community living.
Principle 3		
8	Clarification through diagrams is required to show movement paths for different user groups, as well as proposed security provisions and circulation pinch points to mitigate impacts associated with increased density.	Refer to supplied movement diagrams (s4.55 RFI responses - item 1), demonstrating pedestrian movement through public spaces and after hours security points restricting access to the Hawkers markets.
Principle 7		

25	Balcony depths must be reviewed by a suitably qualified Certifier or NCC specialist. Balconies with depths under one metre may present climbability and fall risks.	Where balconies are proposed with depths 1 metre or less, edge treatments will be carefully detailed to mitigate any potential climbability or fall risks. This includes ensuring balustrades are non-climbable in accordance with NCC Clause D2.24 (formerly BCA Part D2), with no horizontal elements between 150 mm and 760 mm above floor level, and using solid or perforated panels where appropriate. The architectural detailing will be refined through the detailed design phase, with final certification to be provided by the appointed PCA (Principal Certifying Authority) and building code consultant. The design intent is to maintain safe, compliant private open spaces while supporting the broader amenity strategy across the development.
Principle 8		
27	Revised architectural plans must confirm layouts of pre- and postadaptation apartments. Adaptation must avoid structural or plumbing amendments.	Refer to architectural drawings of pre and post adaptation layouts. AR-DA-7007[L], AR-DA-7009[L], AR-DA-7009b[F]
28	All adaptable balconies must provide wheelchair access, with supporting documentation in updated architectural drawings.	Refer to drawings with supported removable ramps. AR-DA-7007[L], AR-DA-7009[L], AR-DA-7009b[F]
Principle 9		
32	Developed architectural drawings must describe the intent of each primary façade type with 1:20 or 1:50 sections, elevations, and appropriate 3D representations.	Façade Amendments Overview – Burwood Place The façade design across the Burwood Place development has been carefully maintained in line with the approved design intent, including the consistent use of materials, rhythm, and articulation. Where adjustments have been made, they are the result of detailed design development and coordination with structural, services, and tenancy planning. All changes are minor in nature, respectful of the original design, and fully clouded and annotated in the drawing set. Podium Façade Changes • Ventilation Integration: Mechanical ventilation requirements for basement and retail tenancies have developed. Ventilation grilles at ground and podium levels have been introduced or repositioned to meet airflow and compliance needs. These have retained previous detail, maintaining consistency with the podium rhythm and material palette. • Mullion and Structural Alignment: Minor shifts in the location of structural columns and facade mullions were necessary due to structural grid optimisation. These changes have been resolved to retain visual alignment and consistency across façade bays. • RL Adjustments: Slight changes to slab RLs due to services coordination and construction methodology have led to subtle refinements in podium façade articulation. These do not alter the approved heights or massing but improve interface alignment and structural logic. • Retail Entry Additions (Stage 2): Additional doors have been incorporated along the retail frontage in Stage 2 to support tenant flexibility and meet operational needs. These have been integrated seamlessly into the original podium design strategy, respecting shopfront hierarchy and access rhythm.

		• Tower C Entry Relocation: The residential lobby for Tower C has been relocated from Railway Parade (north façade) to Wynn Avenue (east façade). This improves the interface with egress stairs and enhances the continuity of active retail frontage on Railway Parade, while also strengthening the residential address to the quieter street frontage. Tower Façade Changes and Rationale: • Façade Panel Adjustments: Internal planning refinements, particularly around apartment layouts and services zones, have required minor shifts in mullion lines and the proportioning of solid vs glazed panels. These changes preserve the towers' architectural rhythm and maintain the legibility of the vertical and horizontal articulation. • Condenser Plant Louvres (Towers A, C, D): Small louvred elements have been introduced to accommodate on-floor condenser plant rooms. These additions are minimal, integrated into the façade pattern, and match the adjoining materiality. Their placement is discreet and avoids disrupting key compositional features. • Refinement of Tower Tops: The tops of Towers A and C have been modified to remove previously sharp or angular roof elements. This change results in a cleaner, more refined silhouette, improves the layout and daylight access of upper-level apartments, and enhances buildability. The revised forms are shown in elevation drawings, with previous outlines included for comparison. Design Integrity Maintained Across all changes, the design intent has been carefully preserved. The architectural expression continues to emphasise a legible podium-tower relationship, vertical articulation, and a cohesive material language. The façade amendments respond to the practical requirements of detailed design while enhancing buildability, tenant usability, and long-term performance. These refinements are part of the standard design evolution process and do not alter the approved building envelope or materiality. The architectural integrity, façade strategy, and urban response remain consistent with the endorsed design.
Additional Requirements		
38	Kerb ramp details at traffic signals must comply with TfNSW technical standards.	Kerb ramp can comply. As part of design development and to be conditioned as part of application approval
47	Long sections of driveways must be detailed with dimensions and annotations.	They are consistent with the DA in terms of location and function, however there has been development in terms of RLs following further civil input and flood study assessment. No RLs or sections were provided within the original DA. The ramps, could be conditioned on application approval