

Burwood Place - SEPP 65 Design Quality Principles
Revision : A - 03-09-2025

	Design Quality Principle.	DA Response	S5.44 Response	Consistency
1	Principle 1: Context and neighbourhood character Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	The proposed development responds to the desired future character and context of the Burwood town centre, as outlined in the Burwood DCP as well as the site-specific DCP. This desired future character of the Burwood town centre is for high-density development consistent with its status as a Strategic Centre under the Eastern City District Plan, while maintaining human-scaled street environments that respect the scale of existing heritage items in the locality. The proposal is consistent with this as it incorporates three-storey podiums to create a human-scaled presence to the street, with towers that are visually recessed when viewed from the street. The proposal also creates a number of through-site links to link the site with surrounding sites and increase pedestrian permeability with the surrounding area. Architectural elements have also been incorporated into the design to respond to context, including the use of brick and arches within the podium, which are design elements within the existing Burwood town centre.	The proposal remains consistent with the approved DA in its podium expression, through-site links and materiality, which continue to reinforce a human-scaled relationship to the street while allowing slender towers to sit comfortably within the skyline. Burwood is recognised as a key precinct in Sydney's night-time economy, with Council identifying the town centre as a Special Entertainment Precinct anchored by Chinatown and Emerald Square. The introduction of a hawkers market within the podium directly supports this role, adding a new layer of cultural and culinary activity that will enliven the precinct after hours, strengthen pedestrian connectivity, and contribute to Burwood's identity as a vibrant and diverse urban destination.	YES
2	Principle 2: Built form and scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	The scale, bulk and height of the proposed development is consistent with the height and FSR controls under the Burwood LEP (which were gazetted following a Planning Proposal process) and the provisions of the site-specific DCP relating to height, FSR, building separation and setbacks and general built form. As the proposal complies with the DCP in this regard, more onerous standards cannot be required, pursuant to section 4.15(3A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).	The proposal remains consistent with the original DA approval, with only minor amendments introduced under this modification. These refinements sit wholly within the site-specific DCP provisions for height, FSR, building separation, and setbacks, ensuring that the approved built form strategy is maintained. The podium continues to provide a clear human-scaled interface to the street, while the towers above reinforce the intended high-density character of the Burwood Strategic Centre. As the proposal aligns with the endorsed planning controls, the development continues to deliver a scale and bulk appropriate for this prominent site without exceeding the established framework.	YES
3	Principle 3: Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	The density of the proposed development is consistent with the Planning Proposal for the site and the status of Burwood as a Strategic Centre. The site is well serviced by public transport including trains and buses, access to jobs and community facilities. The proposal overall provides an acceptable level of amenity for residents having regard to the design criteria and objectives of the ADG and site-specific DCP relating to solar access, ventilation, number of apartments off a single core, and so on.	The density of the proposal remains consistent with the approved DA, retaining the same overall quantum of apartments. Minor adjustments to the mix have been made, resulting in a greater proportion of larger two- and three-bedroom dwellings that respond to the growing demand for family-oriented housing within the Burwood town centre. Communal amenity for residents has been enhanced through the introduction of additional shared spaces on the upper levels of Towers A and C, offering access to elevated outlooks and shared views across the district. Access to recreational facilities has also been improved, with pool areas now directly connected to landscaped podiums and designed to provide stronger integration and permeability between towers, ensuring a high standard of amenity for all residents.	YES
4	Principle 4: Sustainability Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.	The proposal complies with the requirements of BASIX. As noted in section 8 of the BASIX SEPP, a consent authority cannot require a higher standard of ecologically sustainable design than what is achieved by BASIX in respect of the residential component of a mixed-use development. The proposal also provides a compliant level of solar access in accordance with the ADG. In relation to ventilation, 64% of apartments are naturally cross ventilated in the first nine storeys. Each tower individually achieves >60%. While the applicant relies on the use of plenums to achieve >60%, in most cases, plenums are being used for single aspect apartments. Whilst not the preferred mechanism, the ADG does permit the use of plenums for single aspect apartments. Additionally, the use of plenums was included in the site-specific DCP, which was accepted and adopted.	The proposal remains consistent with the DA approval, maintaining compliance with BASIX and solar access requirements under the ADG. Through design development, the waste management strategy has been refined to incorporate an additional chute dedicated to recycling, improving long-term operational outcomes. The residential component has also transitioned to an all-electric building, supporting more sustainable energy use. Cross-ventilation outcomes remain in line with the approved approach, with reliance on plenums reduced. The updated performance is: Block 1 – 60% (Tower A 61%, Tower B 60%); Block 2 – 60% (Tower C 67%, Tower D 44%). While the overall percentage has decreased slightly, this is the result of reducing plenums on each floor plate for improved constructability and coordination.	YES
5	Principle 5: Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.	The finishes and materials of the landscape details are generally of high quality. The publicly accessible private land is designed to create a high-quality address and setting for the proposed buildings, including the provision of a variety of plant types and sizes; trees capable of offering shade to public spaces; a variety of seating options for use by the public (not restricted to outdoor dining); a high quality pavement design, and public art.	The landscape approach remains consistent with the DA approval, with no change to the location or extent of through-site links and publicly accessible open spaces. The proposed refinements focus on enhancing amenity, most notably through the introduction of a more flexible plaza space designed to accommodate a variety of events and community uses. Tree canopy cover is maintained in line with the approval, ensuring shade and comfort within key public areas. The Public Art Strategy also remains secured as a condition of consent and will be further developed and integrated during detailed design, reinforcing the quality and identity of the public realm	YES
6	Principle 6: Amenity Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.	The proposal provides an acceptable level of amenity to residents in terms of apartment sizes, solar access to apartments, outlook, privacy, ventilation and so on. While there are some noncompliances with ADG design criteria, these are considered well justified. This is discussed in the ADG compliance table below.	Consistent with DA approval, any ADG non-compliances are discussed and considered in the ADG compliance table.	YES
7	Principle 7: Safety Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	The Crime Risk Report submitted with the application outlines how the proposed development addresses the principles of Crime Prevention Through Environmental Design. In summary, the proposed development will provide a high level of safety and security that aligns with the principles of CPTED, subject to compliance with conditions of consent which are included in the recommended conditions.	The proposal remains consistent with the DA approval, with no changes introduced that alter the original CPTED principles or the findings of the Crime Risk Report. The development continues to provide a high level of safety and security through active frontages, clear sight lines, and well-lit public spaces, supported by conditions of consent to be addressed in later stages.	YES

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8	Principle 8: Housing diversity and social interaction Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents	The proposed development achieves a mix of apartment sizes appropriate to the social context of the area, as follows: Studios: 17 (1.63%) 1 bedroom: 266 (25.55%) 2 bedrooms: 553 (53.12%) 3 bedrooms: 202 (19.4%) 4 bedrooms: 3 (0.28%) The Social Impact Statement submitted with the application noted that the locality has a high proportion of couples without children for whom one or two bedroom apartments could provide adequate housing options, and that over half of all households comprise one or two people, demonstrating a strong demand for housing suited to smaller households. The proposed dwelling mix is therefore considered appropriate.	The proposal continues to provide a diverse mix of dwelling types, with a revised schedule of Studios: 27 (2.6%), 1-Bedroom: 202 (19.4%), 2-Bedroom: 577 (55.4%), and 3-Bedroom: 235 (22.6%). While the overall quantum of apartments remains unchanged, the adjustment delivers a greater proportion of larger two- and three-bedroom units, responding to the increasing demand for family-oriented housing in town centres. Research by the Greater Sydney Commission and NSW Department of Planning highlights the importance of providing larger apartments within Strategic Centres to support long-term housing choice, attract and retain families, and encourage sustainable urban living close to transport, jobs, and services. This mix continues to meet the needs of smaller households while strengthening the provision of family-suitable housing, thereby improving social balance and resilience within the precinct.	YES
9	Principle 9: Aesthetics Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The proposed development is high quality in terms of its aesthetics, using a diversity of scale, materials, colours and textures and fenestration that provide visual interest and diversity while responding to existing elements within the town centre streetscape. In terms of materiality, the podiums are predominantly brick, responsive to the brick of Burwood Road, and incorporate a number of different elements including hit and miss brickwork, vertical louvres, portal frames, angled windows, corner windows, shopfront awnings, balconies and terraces, brick panels, and brick arches. Different approaches to materiality and fenestration are used for each tower, as outlined in the Architectural Design Statement.	The proposal remains consistent with the DA approval, with no changes proposed to the approved materiality or architectural language. The development continues to present a high-quality aesthetic outcome through the use of brick podiums that reference the character of Burwood Road, articulated with elements such as hit-and-miss brickwork, vertical louvres, portal frames, corner windows, shopfront awnings, balconies, and terraces. Each tower retains its distinct approach to fenestration and expression, ensuring visual diversity while maintaining cohesion across the precinct.	YES