



# Burwood / Design Process & Response Presentation

Supplementary Materials for Stage 1 DA Discussion

## COUNCIL'S COMMENTS

- Urban Design Considerations – 3.1 Vertical Articulation & 3.2 Conceptual Tower Design
- The Role of the Parti Diagram & Subsequent Potential Design Outcome in a Basic Form of Podium & Basic Floor Plate of Tower Design
- Imbalanced Parti Diagram and Breaks or Segmentation could not demonstrate the break down of bulk and scale of tower into a slender proportions
- Proposed scheme lacks of demonstration in terms of Design Excellence Provisions BLEP CI 6.5 – "the proposed bulk, mass, modulation, separation, setback & heights of buildings"
- Proposed scheme lack of addressing "the appropriate in the context of the existing and proposed buildings"
- Lack of cohesive & harmonious composition (especially on Shaftesbury and Marmaduke Street elevations)
- Lack of a strong design statement of rationale
- Built form, scale, modulation and rhythm doesn't seem to be informed by the context of site and street scape (especially important along George Street)
- Vertical elements has to be a reflection of the streetscape analysis.

## BUCHAN'S RESPONSE

- Revisit of site to re-conduct Site & Streetscape Analysis to better assess proposed design against council's comment.
- Study of view corridors, scale, massing, allotment sizes to review the vertical articulation of proposed design.
- Study of Burwood's Urban Fabric to better address the context and architectural design language in order to introduce the contemporary architectural expression with a smooth "transition" by referencing significant design features from the surrounding context.
- Produce streetscape elevation to understand the scale and proportion of existing properties/context and its impact on the modulation/segmentation of parti diagrams.

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  - Deane Street – South Elevation
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# 01 Site Analysis & Streetscape Analysis and Studies





# 01

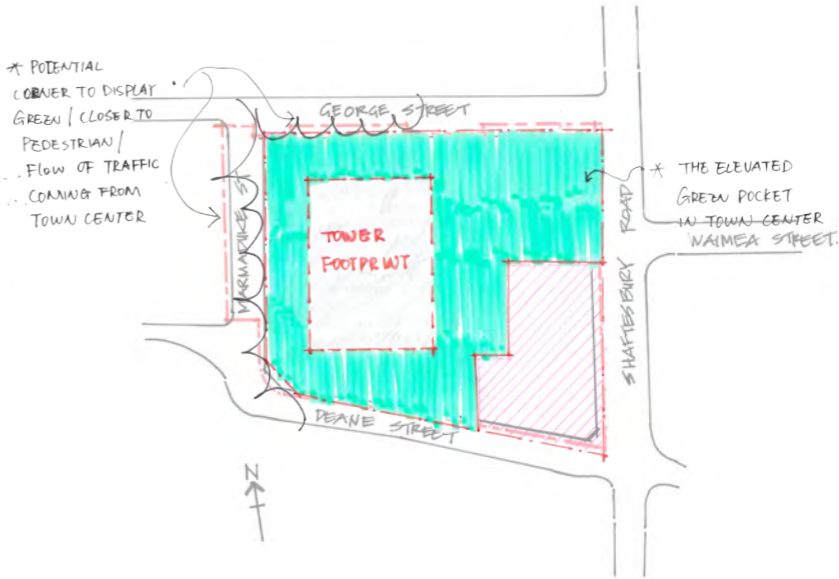
## Site Context & Analysis

### Constraints:

- Poor Pedestrian Environment
- Poor Street Presence
- Mixed front and b.o.h. facade
- Existing road/streets are narrow

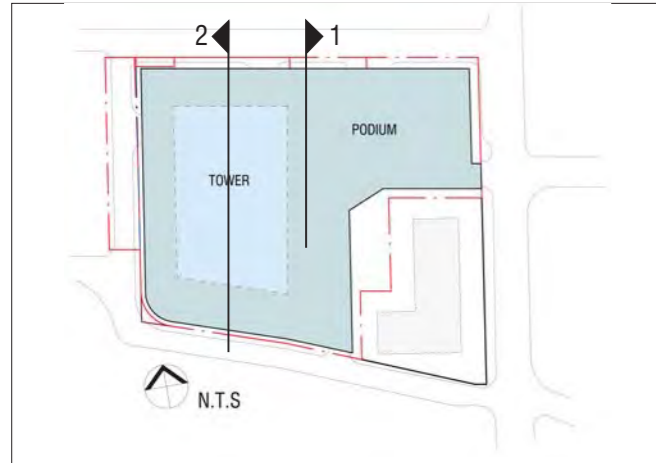
### Opportunities:

- Strategic location with close proximity to public transport ie. bus interchange & train and to town centre
- New mixed use development encouraged by population growth
- Increased of activated street frontages along Deane Street and George Street
- Increased of activities promotes a safer and better living environment



# 01

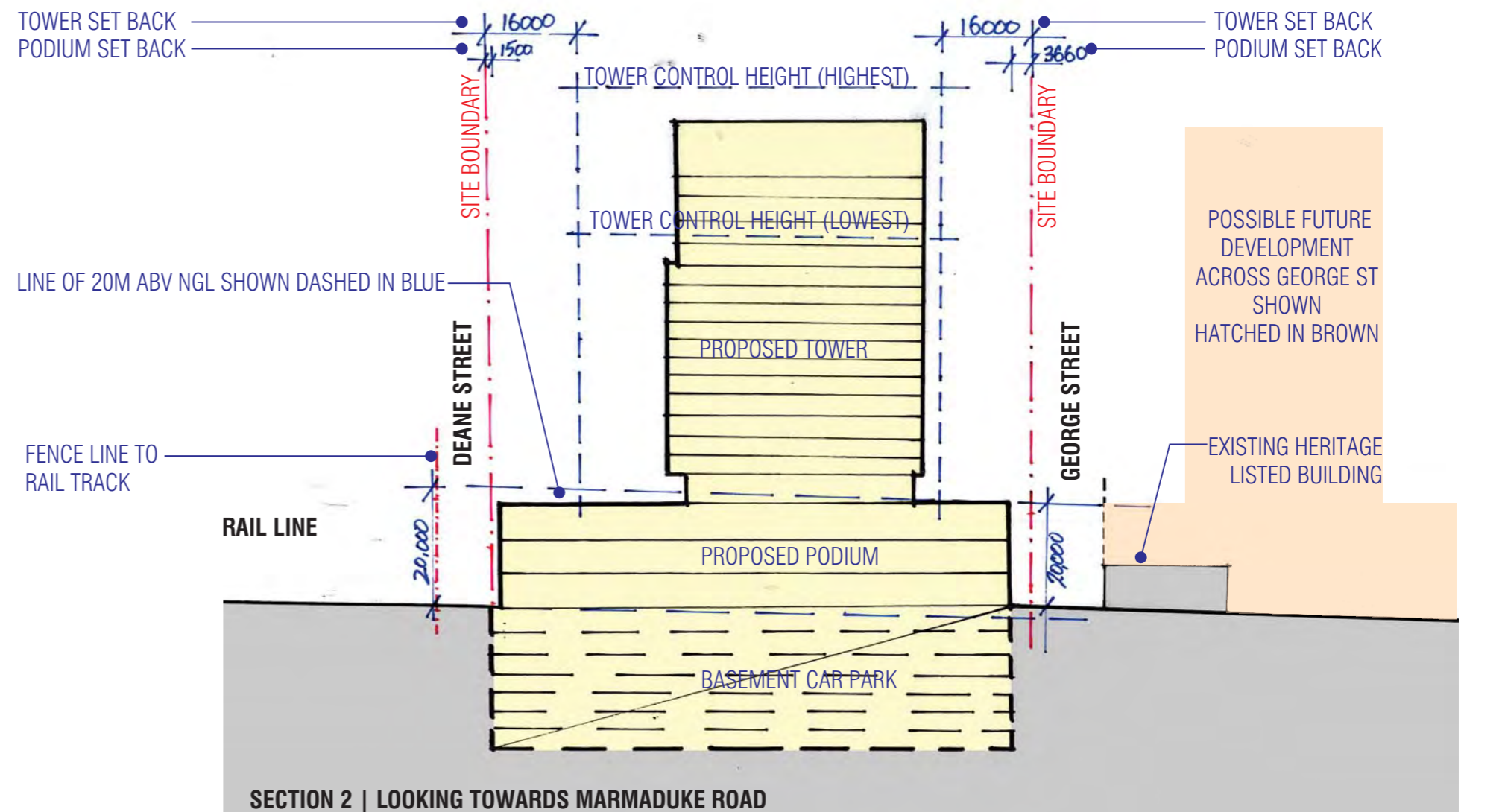
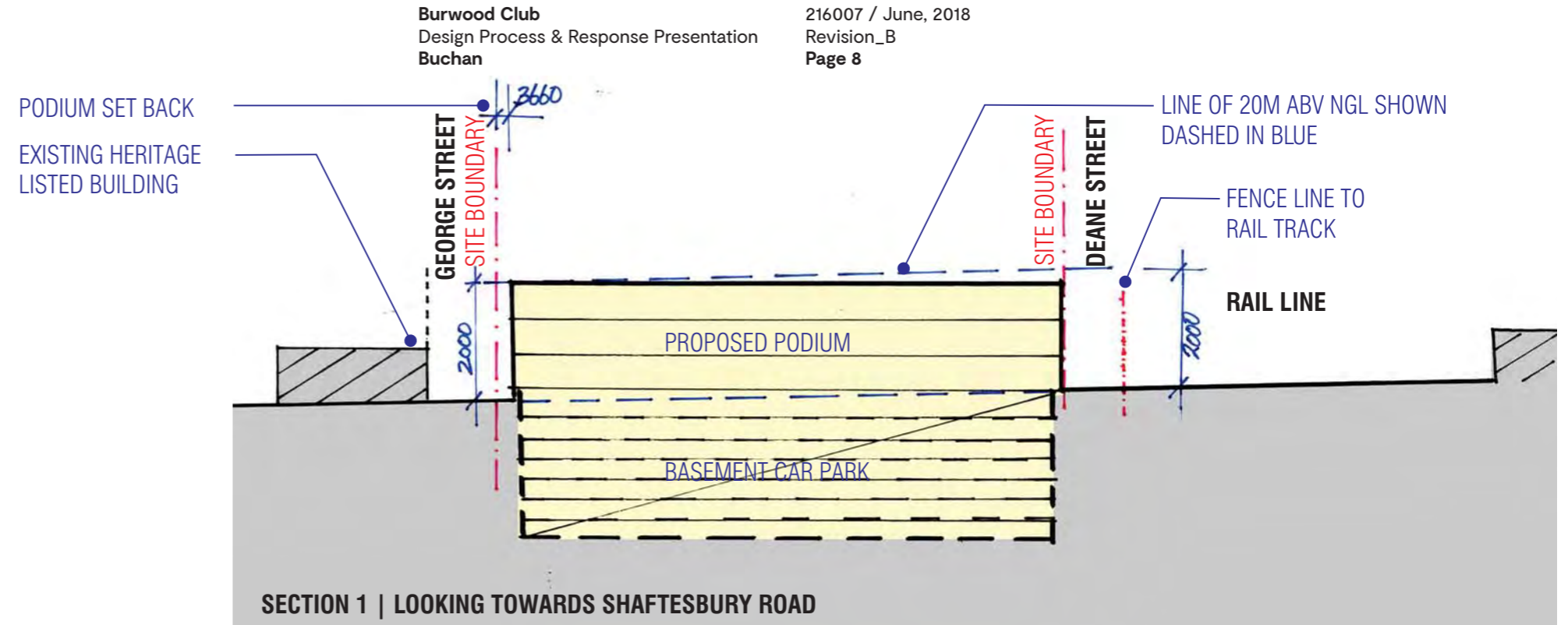
## Site Sections / Streetscape Analysis



key plan

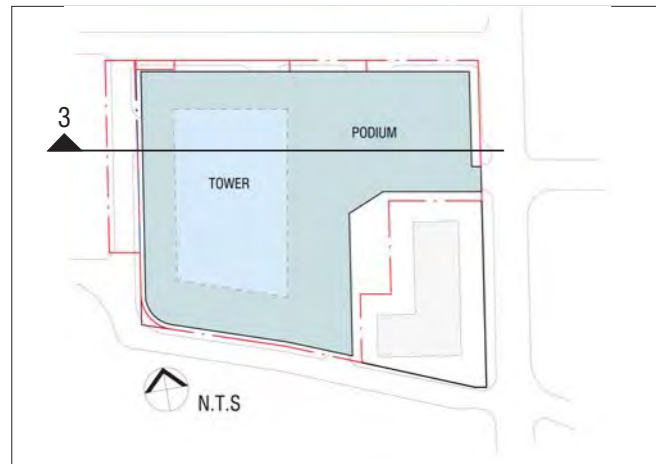
### Design & Planning Studies:

- Set back of podium and tower for a scale transition
- Consideration of a taller & slenderer tower to enhance built form & identity
- Consideration of scale of street wall and street presence
- Be empathetic to the context and scale of heritage along George Street
- Review of primary & secondary building facade informed by site context
- b.o.h. vehicular access away from primary facade to achieve a continuous activated street frontages
- Consideration of landscape zone for a pleasant footpath environment



# 01

## Site Sections / Streetscape Analysis



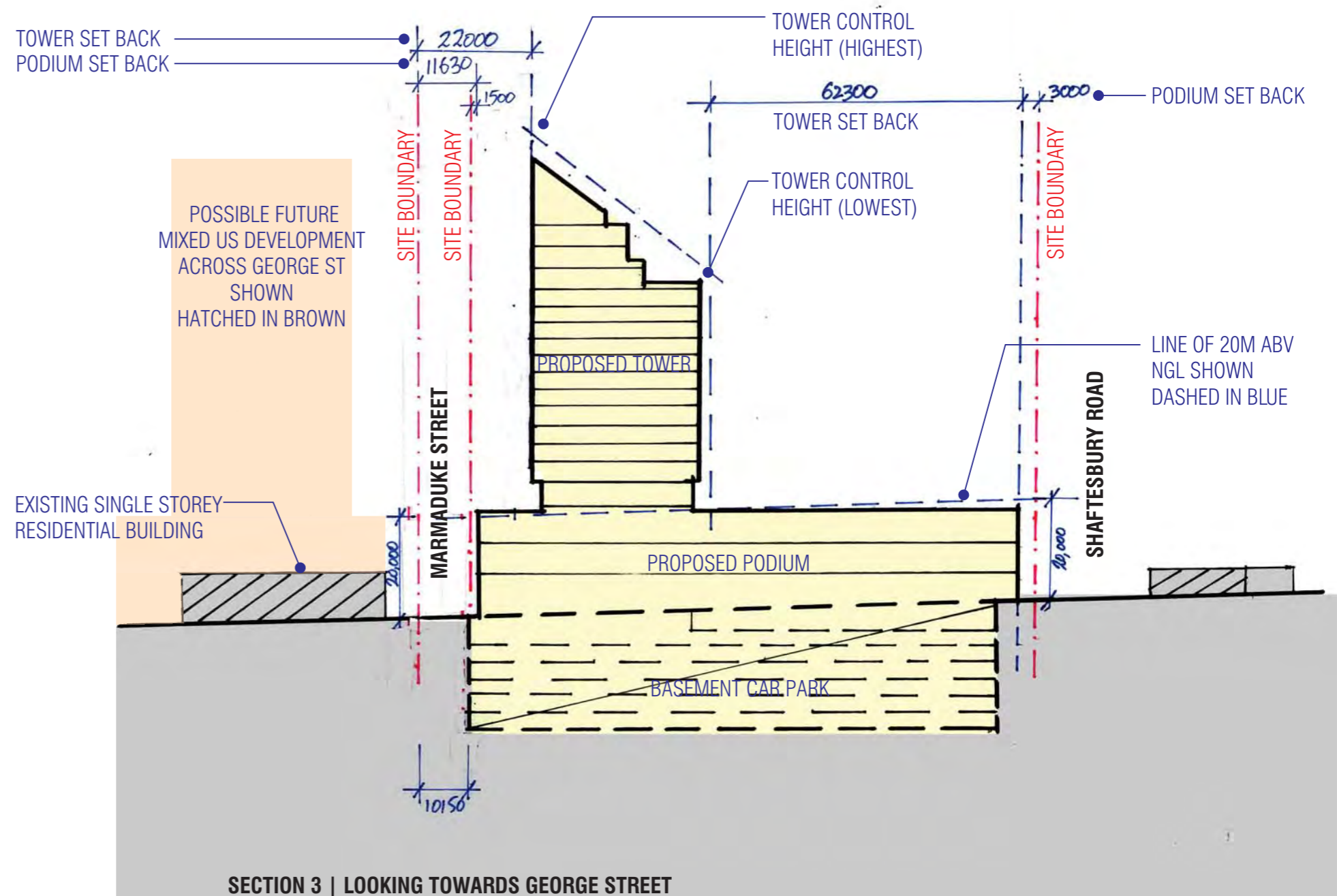
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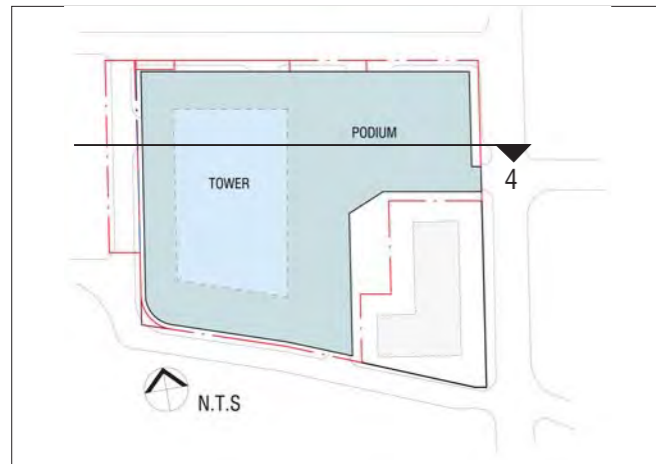


VIEW CORRIDOR ALONG GEORGE STREET  
SHOWING SCALE & BULK OF FUTURE DEVELOPMENT



# 01

## Site Sections / Streetscape Analysis



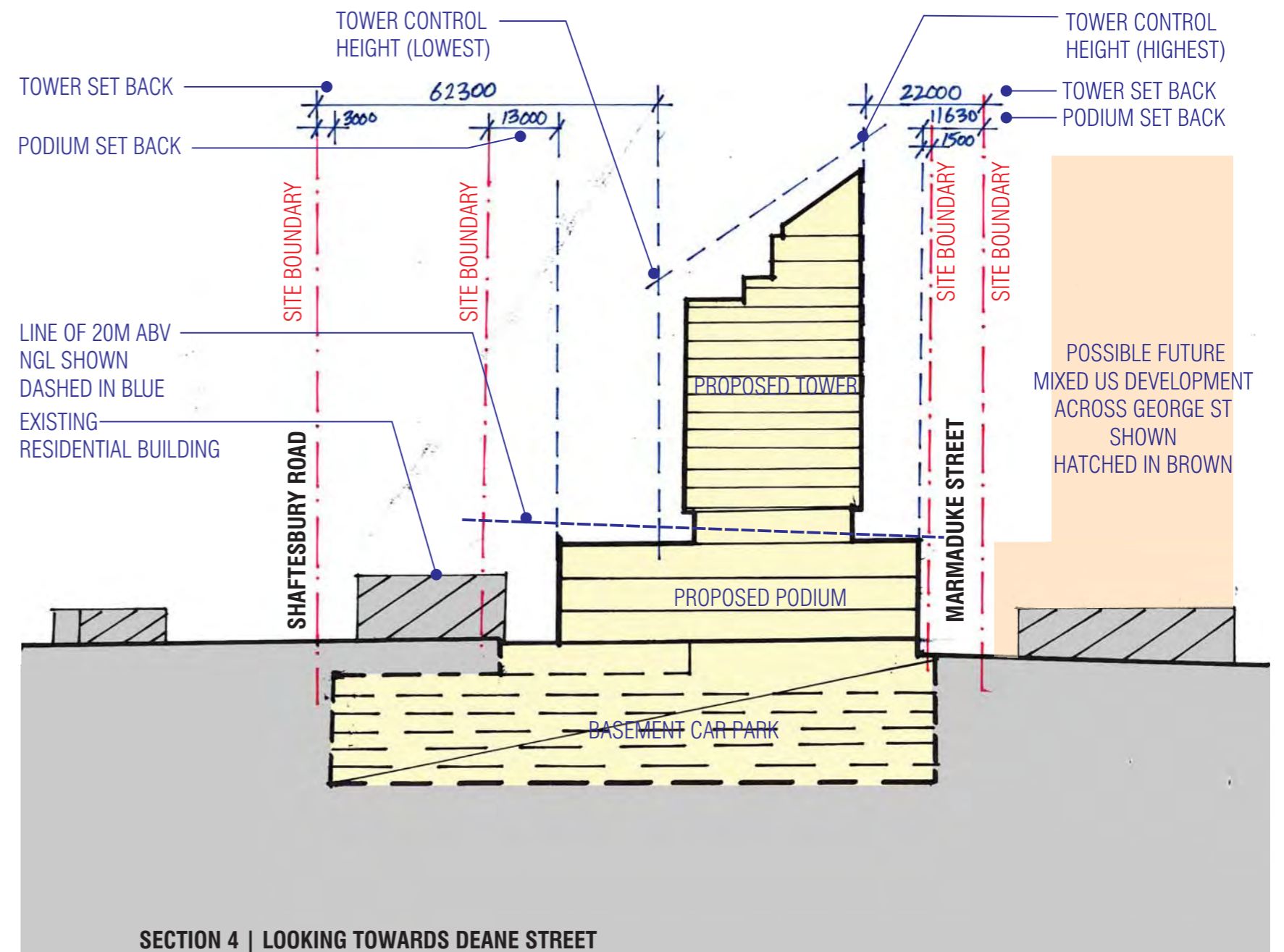
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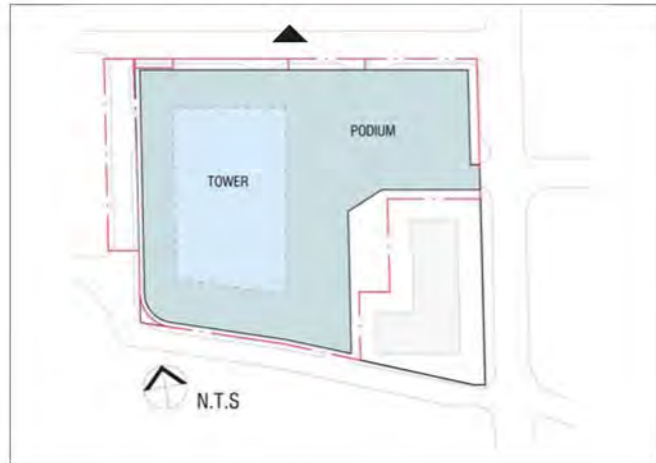


VIEW CORRIDOR ALONG DEANE STREET  
SHOWING STREET FRONT ACTIVATION



# 01

## Site Elevations - George Street / Streetscape Analysis



key plan

### Streetscape Studies:

Summary below is based on our observation on site:

- New development has increased in property allotment sizes, quite significantly
- New development increased in scale and bulk
- Mixed of facade finishes, breaking away from the red bricks. Introduction of contemporary materials
- Change of architectural design language
- Due to the new allotment sizes (as shown on new development):

The modulation of vertical articulation along George Street & Shaftesbury could be around 20m to 30m;

The modulation of vertical articulation along Marmaduke Street could be around 30m;

The modulation of Deane Street could be around 30m



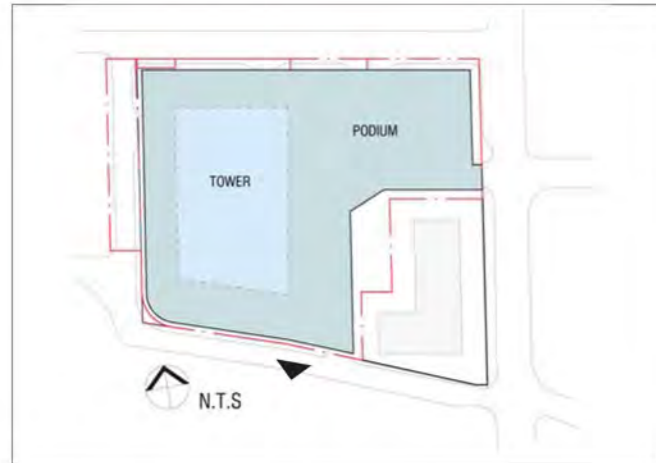
IMAGE LEFT -  
VIEW CORRIDOR ALONG GEORGE STREET SHOWS  
THE CHANGE OF SKYLINE IN BURWOOD

IMAGES ON THE PAGE -  
EXISTING RESIDENTIAL PROPERTIES ALONG GEORGE STREET



# 01

## Site Elevations - Deane Street / Streetscape Analysis



key plan



IMAGE RIGHT -  
VIEW CORRIDOR ALONG DEANE STREET SHOWS THE  
NEW SCALE FUTURE DEVELOPMENT

IMAGES ON THE PAGE -  
MIXED USE PROPERTIES AND RAIL LINE BOUNDING  
SUBJECT SITE



### Streetscape Studies:

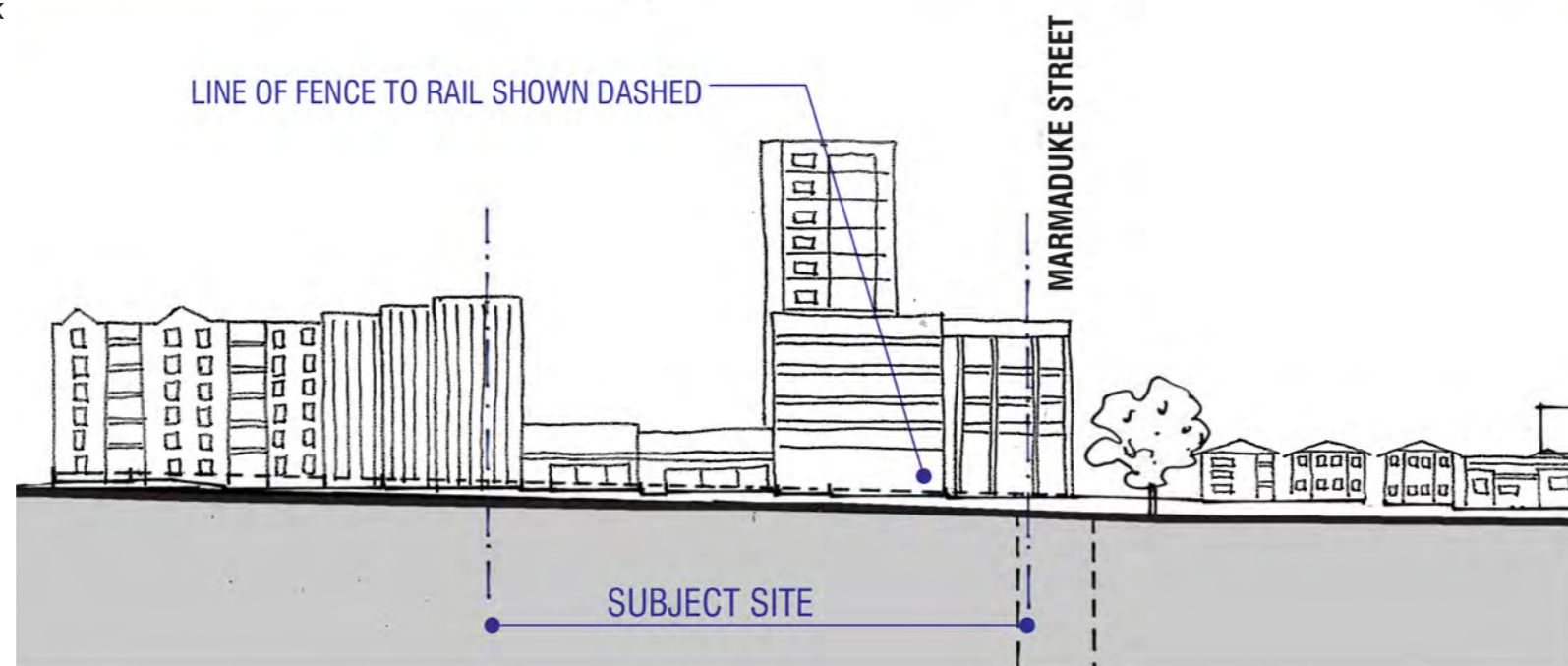
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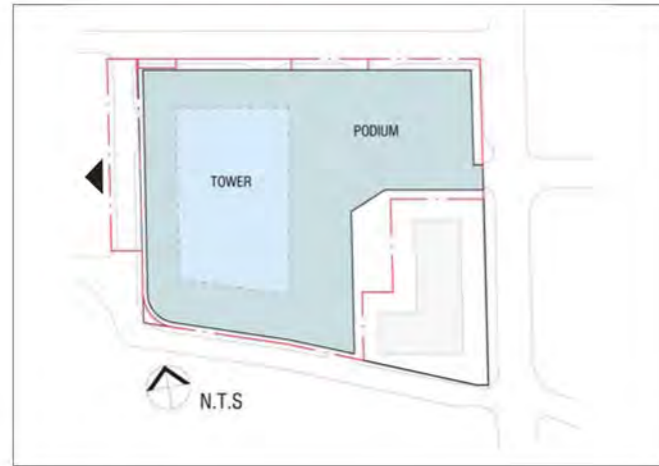
The modulation of vertical articulation along Marmaduke Street could be around 30m;

The modulation of Deane Street could be around 30m



# 01

## Site Elevations - Marmaduke Street / Streetscape Analysis



key plan

### Streetscape Studies:

Summary below is based on our observation on site:

- New development has increased in property allotment sizes, quite significantly
- New development increased in scale and bulk
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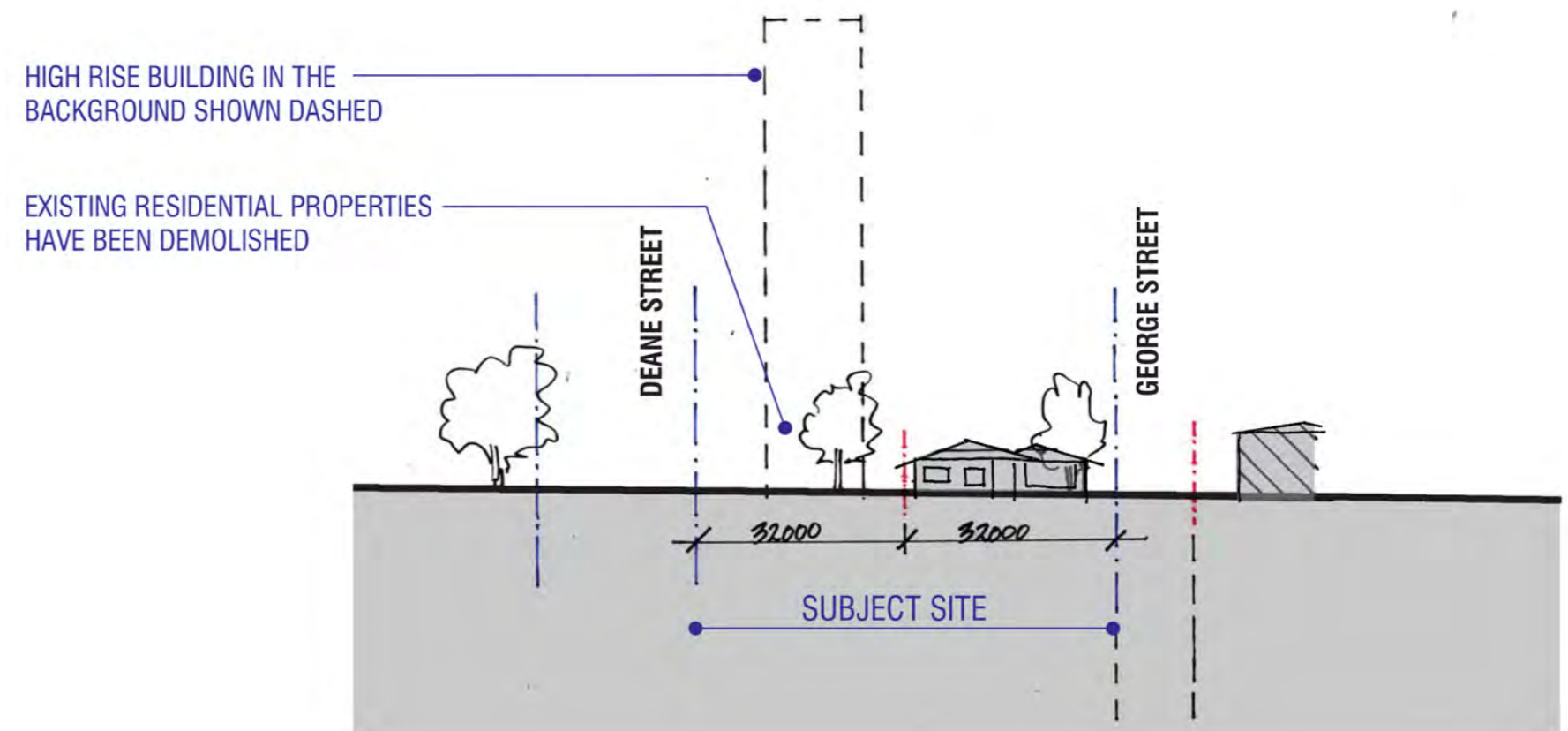
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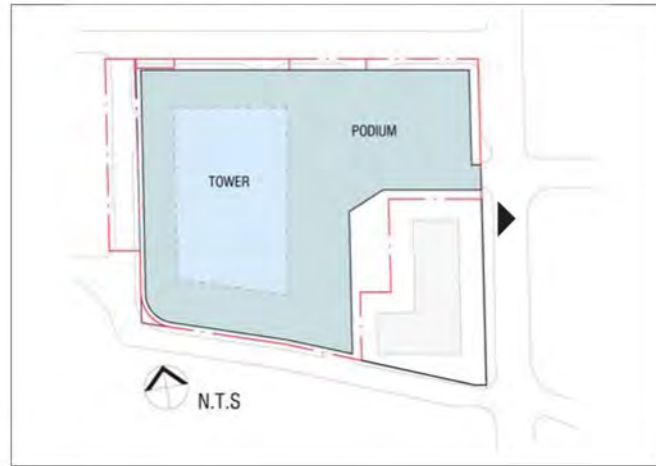
IMAGE LEFT -  
VIEW CORRIDOR ALONG MARMADUKE LOOKING  
TOWARDS DEANE STREET

IMAGES ON THE PAGE -  
VIEW CORRIDOR ALONG MARMADUKE LOOKING  
TOWARDS GEORGE STREET



# 01

## Site Elevations - Shaftesbury Street / Streetscape Analysis



key plan



### Streetscape Studies:

Summary below is based on our observation on site:

- New development has increased in property allotment sizes, quite significantly
- New development increased in scale and bulk
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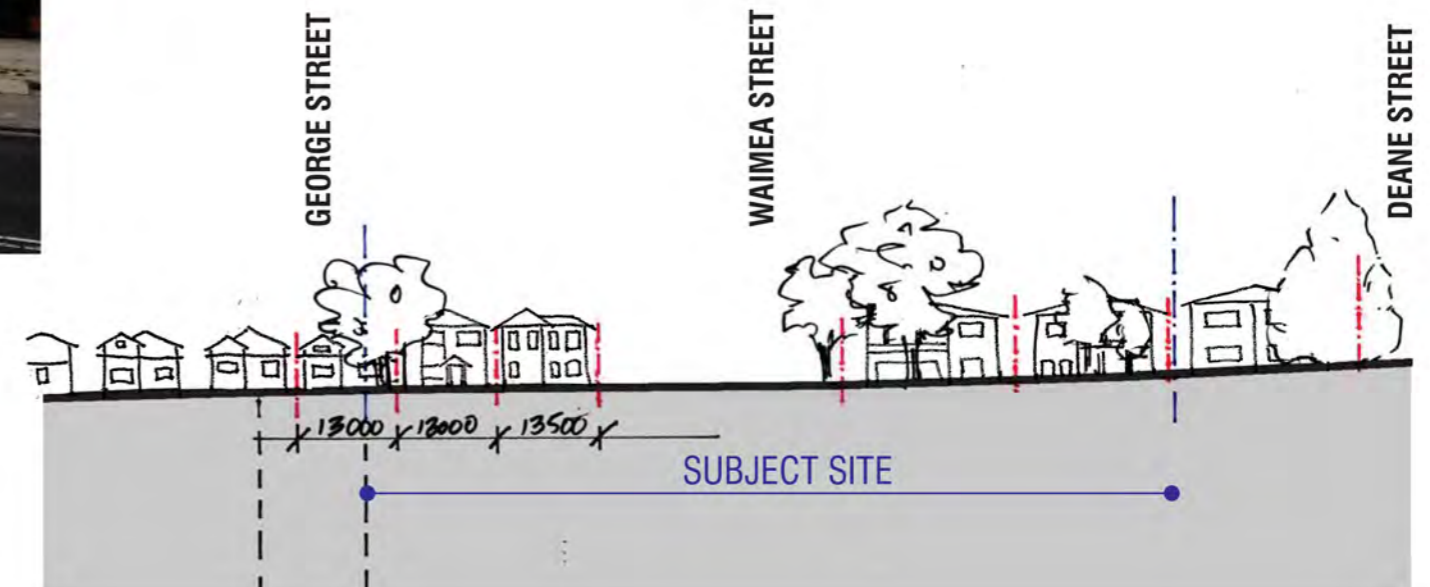
The modulation of vertical articulation along Marmaduke Street could be around 30m;

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IMAGE TOP LEFT & RIGHT -  
VIEW CORRIDOR ALONG SHAFTESBURY ROAD SHOWING LOW RISE  
EXISTING THE RESIDENTIAL PROPERTIES

IMAGE LEFT -  
TYPICAL DESIGN AND PATTERN OF RESIDENTIAL ALONG  
SHAFTESBURY ROAD



# 01

## Site Context & Analysis

### Design Response:

- Improve pedestrian footpath environment
- Integration of landscape zone on ground level & podium roof top to elevate quality of environment
- Scale transition from podium to tower for a human scale street wall
- Activated street frontages to enhance street presence
- Empathetic design approach to the heritage property along George Street
- Podium facade with articulation sensible to the scale and massing of existing developments
- Tower facade with major articulation to achieve a well considered & slender built form

### Project Vision:

- A development that would be a proud icon to city fabric
- Reinvigorate and enhance liveability to the community
- Well integrated and welcomed by the locals

