

BURWOOD UNITING CHURCH

Concept Development Application
Resubmission August 2020



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CLIENT
Burwood Uniting Church

DLCB Quality Endorsed Company ISO 9001:2008 Registration Number 20476
Nominated Architect: Nicholas Turner BSC, ANZAS 95 054 084 911

| Rev | Date | Approved by | Revision Notes |
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| J | 14.08.20 | ANM | REVISED DA SUBMISSION |

Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
GENERAL
Cover Sheet

| Scale | Project No. | Drawn by | North |
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ARCHITECTURAL DESCRIPTION (iii)

Overshadowing

The proposal has considered the impact of overshadowing and anticipates that it will maintain the ADG minimum solar to the buildings to the east (29 George St) and to the South (11-15 Deane St) The proposal maintains a minimum of 2hrs solar to living areas and balconies that receive 2hrs or greater already.

Refer to Turner shadowing drawings.

The student housing will likely not affect development of the neighbouring site to the south as it is a future residential development on this site would build up the southern party wall of the student housing and have openings to the East and West.

Public Realm and permeability

The proposed development will be a very significant new public space for Burwood. The public space and laneway provides a unique breathing space along busy Burwood Rd and creates a new activated connection to George St and Council thru-site-link to the south of the site. The proposal will also connect with and extend the proposed pedestrian links from Elsie St as indicated in Figure 23 of Burwood DCP.

The proposal will give new life to beautiful heritage buildings that are currently not achieving their potential. There are many historical precedents of churches having a central position in the town square at the centre of public life, which this development aspires to emulate. The laneway space is designed as with a robust paved landscape with a series of planting/seating street furniture elements that are positioned within the space and away from the heritage buildings through the main laneway area.

The Church Square Laneway will be highly activated with the variety of activities and through traffic. The public space will have good passive surveillance for public safety and will be active throughout the day and evenings. The proposal combines large-scale development with a fine grain human-scale to the ground level and the program of uses is varied, addressing the needs of a number of social groups. Refer to Place Designs Landscape report for further details of the public domain

The diverse program of uses is a direct response to the Uniting Churches vision for the site. Their vision is that a mix of uses will allow a diverse population that reflect the social mix of Burwood to enter and engage with the site. The broad range of building uses and amenity will result in the site being active throughout the day



ARCHITECTURAL DESCRIPTION (i)

Summary

This design statement by Turner forms part of Concept Development Application (DA) submission for 134A-134C Burwood Road and 29A-33A George Street, Burwood seeking approval for a proposed mixed-use development, incorporating Burwood Uniting Church and Schoolhouse.

The Uniting Church has engaged in a design process with Johnstaff, Ethos Urban and Urbis to develop the site. The proposal retains the historic church and schoolhouse and proposes three new buildings – Building 1, a church administration building, Building 2 a retail/student housing building and Building 3, a residential tower on a podium of retail, daycare, medical centre and strata commercial offices. A new public space is created tpo the south of the Church/Schoolhouse and a thru-site link 'eat street' laneway that connects Burwood Rd to the BDCP Victoria St/George St Pedestran Link and directly to George St

The design seeks to play a key role in the transformation of Burwood with the creation of a development that has a unique synthesis of program, public spaces and building form.

This report should be read in conjunction with the accompanying architectural design package and associated consultant’s reports.

Site Context

Burwood is undergoing a transformation into a strategic centre with a number of high-rise apartments towers of up to 24 stories in height already built. Numerous other high-rise projects are in development in the vicinity. The site sits within a cluster of towers: 29 George St to the East, 11-15 Deane St to the South, 36-38 Victoria to the north. The site is located within a highly active, populated and vibrant high street with a variety of services, retail and dining offerings. The site is located at the midpoint of the busiest section of the street between the Railway station and Westfield. Other than Burwood Park, Burwood Rd is lacking in public open space.

The site is an ‘L’ shaped block with frontage to Burwood Rd and George St. The site topography falls gently approximately 2m from the East to the West. To the north of the site is a two storey commercial building that presents a continuous 8m blank wall running from Burwood Rd to the back of the schoolhouse. Further east along the northern side of the site is a two storey parking structure. To the east of the site is a newly constructed 22-storey mixed-use building consisting of an 18-storey residential tower on 4-storey podium. The tower and approximately half of the podium is built to the boundary, presenting a blank wall to the site. To the south of the site on the corner of Burwood Rd and George St there are a number of 2-storey commercial/retail premises and a 3-storey apartment building further along to the East.

The proposal seeks to demolish a two-storey retail buildings on Burwood rd, a single storey ancillary building and the three single-storey houses facing onto George St.

Church and Schoolhouse

The Church was erected in 1880, designed by Thomas Rowe. The school hall situated to the east was built in 1874. The Church is constructed of sandstone with steeply pitched slate roof, dressed stone string course, decorative metal vents, pointed arch windows, with pointed labels and decorative stone tracery. The most dominant feature is the entrance tower with its rounded trefoil windows and tall copper spire. The design makes minimal physical contact with the heritage buildings only joining at north-western porch of the church. The development will fund the ongoing maintenance of the heritage buildings. Refer to the Heritage Report by GBA Heritage for further detail.

Planning Controls

The site sits within the Middle Ring of Burwood Town Centre. Current LEP controls provide for a maximum building height of 60 metres. The site is unaffected by the 'Burwood Height Plane' with the portion of the height plane above the site more than 150m distant. The site has a maximum total floor space ratio (FSR) of 4.5:1. The site also has a maximum residential accommodation FSR of 3.0:1 and a maximum serviced apartments FSR of 0.45:1.

Access to the site

The site is well served by public transport. Burwood Station is a major Sydney Rail station served by the T1 and T2 lines, which include express train to the City and Parramatta. Burwood Rd is at the confluence of a number of Sydney Bus routes

Vehicles and pedestrians currently access the site off Burwood Rd. The proposed design creates a pedestrian laneway along the southern side of the church connecting Burwood rd to George St. Vehicle access from Burwood Rd will be limited to vehicles for Church events such as weddings, funerals where the vehicle would be guided by an assistant. The proposed vehicle access will be at the south-east corner of the site off George St. The design proposed waste collection will be on site within the envelope of Building 3.



ARCHITECTURAL DESCRIPTION (ii)

Building Form

The proposed design presents a considered composition of buildings, each one making a specific contextual response. The proposal is compatible with the current and future character of Burwood. The main bulk of the development is located in the tower (Building 1) to the east of the site away from Burwood Rd and within the cluster of neighbouring towers. Building 2 is considerably smaller at seven stories with its form modelled to minimise its impact on views of the church. Building 3 inserts itself into an under-used space and has a minimal visual impact.

Tower

This building is located to the east of the site close to other recently built towers. The building has a clear tower and podium expression. The proposed tower consists of twenty-one storeys of residential unit above a 4-5 storey podium of mixed commercial levels. The podium consists of one level of strata commercial offices, one level of medical centre and one level of day-care above retail and loading. The proposed parking basement levels are located below the tower.

The indicative scheme indicates podium base has its own distinctive architectural treatment allowing it to relate to the street/heritage scale. The podium is set back 3m as required from George St . The lobbies of the office and tower address George St as is appropriate for 24 hour access. The podium accommodates a connection to the BDCP thru-site link connecting Victoria St and George St. This link provided a direct line of sight from Burwood Rd to the pedestrian link. The church administration lift and day-care are accessed adjacent to the laneway and link providing activation to this space and providing a safe outdoor location for congregation area for parents and children coming and going from daycare .

The apartment tower form has been developed as a contextual response to existing site conditions. It preserves ADG minimum solar amenity to the existing buildings to the south and east of the tower. From Burwood Rd (the primary aspect of the tower) the building is expressed as two distinctive elements separated by and indented slot . The southern portion has been angled to preserve solar access and views to 11-15 Deane St . Communal open space is provided at level 8 and at roof level, allowing for a variety of leisure programs for residents.

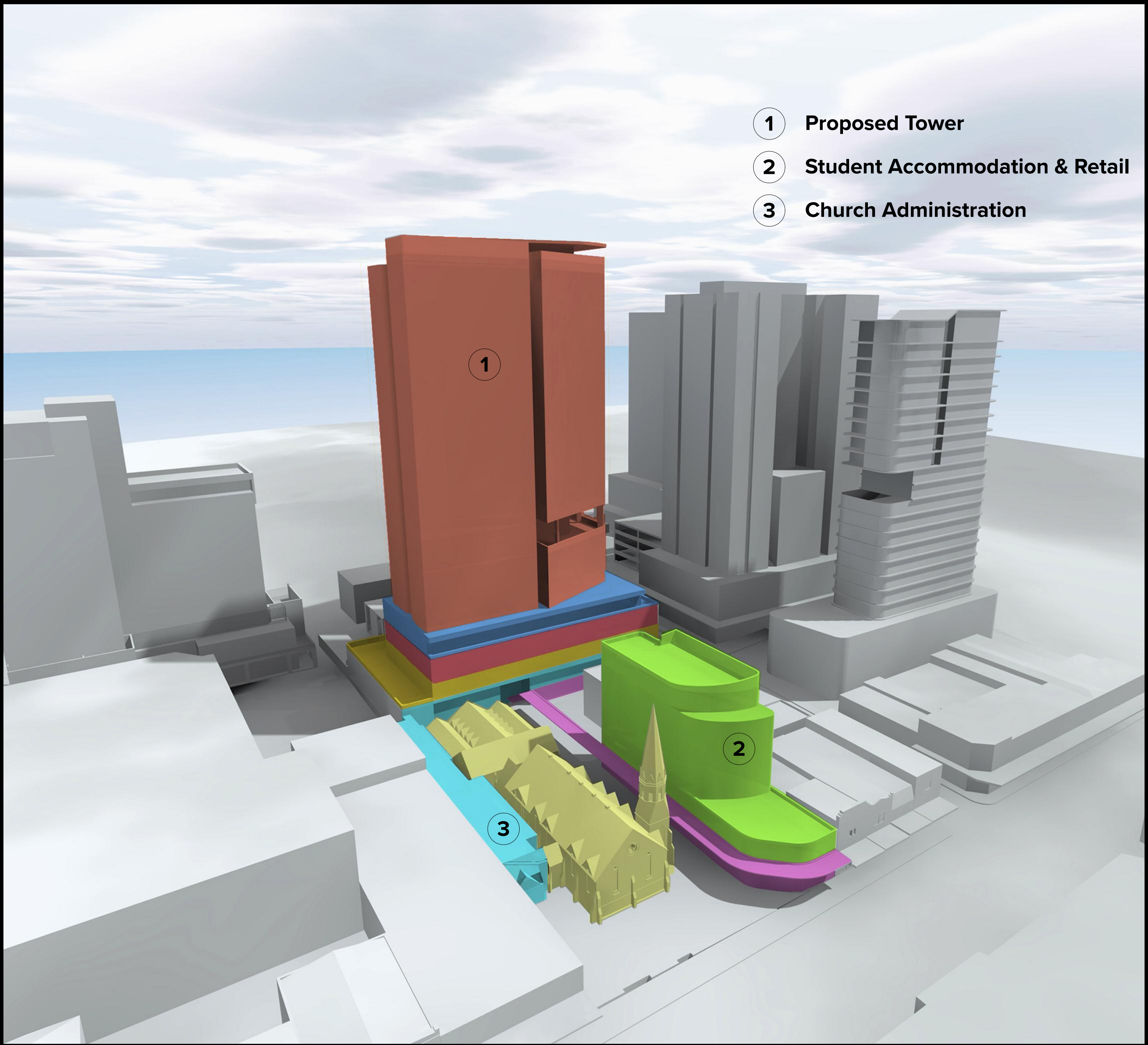
The indicative scheme has been designed to achieve the objectives and design criteria of the ADG. The bulk and scale is appropriate to the current and future context and the building separation distances comply with current and likely future development of adjacent sites. The block planning shows that the units can provided the required 70% 2hrs solar and 60% cross ventilation. Two communal roof terraces are indicated to satisfy the communal open space requirements.

Student accommodation and retail

This building consists of a six-storey block of student housing above a Ground level of retail. The scale of podium relates to the Ground level retail building on Burwood rd. The retail at ground level is intended to be cafes and dining with ample opportunities for outdoor seating on the laneway and the potential for openable facades extending the sense of space of the indoor and outdoor spaces. The upper five levels of student accommodation is been se back 12.5 m from Burwood Rd, further than the required setback (8m) preserving views of the spire as one approaches along Burwood rd from the South. The the top level set back a further 3.5m helping reduce the apparent bulk of the building. In addition the north-west corner has a curved form, further enhancing views of the church and spire. The roof of the podium is treated as a landscaped outdoor terrace for the amenity of the student accommodation.

Church Administration

This building is located to the north of the church. The neighbouring buildings to the north of the site present two-storey blank walls onto the site. The proposal inserts a one-storey plus basement building into this space. It is intended to function as an adjunct space to the church allowing gatherings before and after church services. It will also permit disabled access into the church and accessible toilet facilities. The building makes minimal physical contact with the church and schoolhouse - the illustrative scheme shows a glazed connection to the northern side porch and a connection with the eaves of the eastern portion of the schoolhouse. Other than these connection points the building has been set off the church and schoolhouse a minimum of 2.2m and permits the church to be viewed in the round as well as maintenance . The southern façade has the potential to be a minimal glass wall thatt allows the church to become the ‘fourth wall’ of the spaces facing onto the church and schoolhouse.



SEPP 65 DESIGN QUALITY PRINCIPLES

Design Quality 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 proposal is compatible with the existing and desired context and neighbourhood character of the precinct, and in-line with Burwood Council’s vision for the area. The overall proposal builds up Burwood’s Public Domain Strategy extending the link from Elsie St to Burwood rd. The proposal provides a significant public space and will add to the amenity of Burwood Rd

The locality already has a number of residential towers and there are numerous residential towers in development. It sits within a cluster of other towers on the skyline. The proposal is a suitable use for the area.

Design Quality 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 residential tower is located within the middle of a cluster of surrounding towers. It is located more than 70m from the two-storey scale of Burwood Rd. The building has a clear tower/podium form. The bulk of the tower is mitigated by splitting the tower into two distinct elements when viewed from the Burwood Rd view. These two forms have a slender verticality that is further enhanced by the angling of the southern portion. The residential tower sits on a podium of mixed-use commercial. The upper sections of the tower have a GFA of just over 600sqm presenting a slender and well-articulated tower. It achieves ADG building separation to the adjacent developments and preserves solar amenity and views. The tower screens the blank side walls of 29 George St from Burwood Rd. The student accomodation is set well back from Burwood Rd, preserving views of the spire along Burwood Rd. Its bulk is further reduced by setting back the top level from Burwood rd. The base of the tower and the student building have an expression that relates to the scale of the heritage buildings . They have a more solid expression with an equal glazed to solid ratio. It is proposed that these building be face brick further expressing a base datum.

Design Quality 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 proposed density and use of the site are a direct response to the desired future character of the area and proximity to local retail, services and public transport including both bus and trains. The development is consistent with the future desired density of the Burwood, the proposed development form provides an appropriate balance between building footprint and landscaped area, when viewed as a whole. The tower forms has been set back to create appropriate setbacks to the surrounding buildings. The block apartment planning design optimises solar amenity, views, access to daylight and ventilation.

Design Quality 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. This development is designed to be highly sustainable and to contribute positively to the environmental, social and economic outcomes of the area. The proposed density is appropriate when one considers the high level of amenity in terms of local amenity, communal facilities and the proximity to services in Burwood. The apartments are designed with excellent amenity, responding positively to the ADG design criteria. Passive solar and thermal design features are incorporated into the form of the building to lower energy use, to improve amenity, and to reduce the need for mechanical ventilation and air conditioning. The development includes sustainability measures to:

- improve indoor air quality,
- reduce energy use of plant, heating and cooling,
- decrease the need for private vehicle usage, and
- reduce the consumption and waste of water.

Further information about the sustainability measures of the building can be found elsewhere in this report as well as in the accompanying reports submitted as part of the development application

SEPP 65 DESIGN QUALITY PRINCIPLES

Design Quality 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, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.

This proposal makes a major contribution to public open space in Burwood through the opening up of the site as a public space and through the provision of the through site link. The proposed public space and laneway measure 1300sqm which amounts to 25.8% of the total site area. The illustrative landscaped design indicates by Place Design Group indicates a high-quality urban landscape design. The design respects the heritage buildings with freestanding seating and planting elements refrain from touching the historic fabric. Despite being mainly a hard-paved treatment, the design incorporates a large number of trees both existing and new that will provide shade and reduce the ‘heat island’ effect.

The residential tower indicates 2 areas of roof level communal terraces that can provide a variety of leisure amenity programs from physical exercise, social gatherings to quiet contemplation.

Design Quality 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

Proposal

The design aspires to the creation of a ‘vertical community’. The combination of residential tower, student accommodation, commercial offices, daycare, retail and church premises should prove very appealing to residents and visitors alike.

Within the residential tower the communal landscaped roof terraces provided allow for a range of activities. The block apartment layouts include a mix of unit typologies, providing a high level of daylight access and natural ventilation. Apartment layouts have been developed to maximize the solar amenity, local park and distant views to the North east and north west. Conversely apartment have been designed to minimize issues of privacy/ overlooking with the neighbouring buildings.

Solar access and cross-ventilation recommendations are met with the proposed apartments are designed to have excellent levels of amenity.

Design Quality 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 Burwood church development proposal optimises safety and security by carefully positioning building entries to optimise the activation of the public domain and produce a safe and secure environment for residents and the community.

The ground floor plan presents a continually activated base to the development. There are number of a number of retail units and student housing, daycare and church lobbies address the proposed laneway. It is expected these retail units will have lengthy operation hours providing activation and surveillance to the laneway. The commercial and residential lobbies are located on George St with direct sightlines to the street and providing a suitable location for late night taxi/Uber type pick-up/drop-offs.

The laneway is overlooked by the apartments and student accomodation affording it good passive surveillance.

SEPP 65 DESIGN QUALITY PRINCIPLES

Design Quality Principle 8 - Social Dimension

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, providing opportunities for social interaction amongst residents.

Proposal

The residential tower proposal contains a mix of 1-bedroom, 2-bedroom and 3-bedroom apartments. Within this range there are multiple apartment types and sizes allowing a variety of options for different demographics and price points. The development also includes a student accommodation.

Communal spaces are designed to engender community for the residents by offering private and public open spaces including areas for groups to congregate and also for more private activities. Common areas are designed for equitable access.

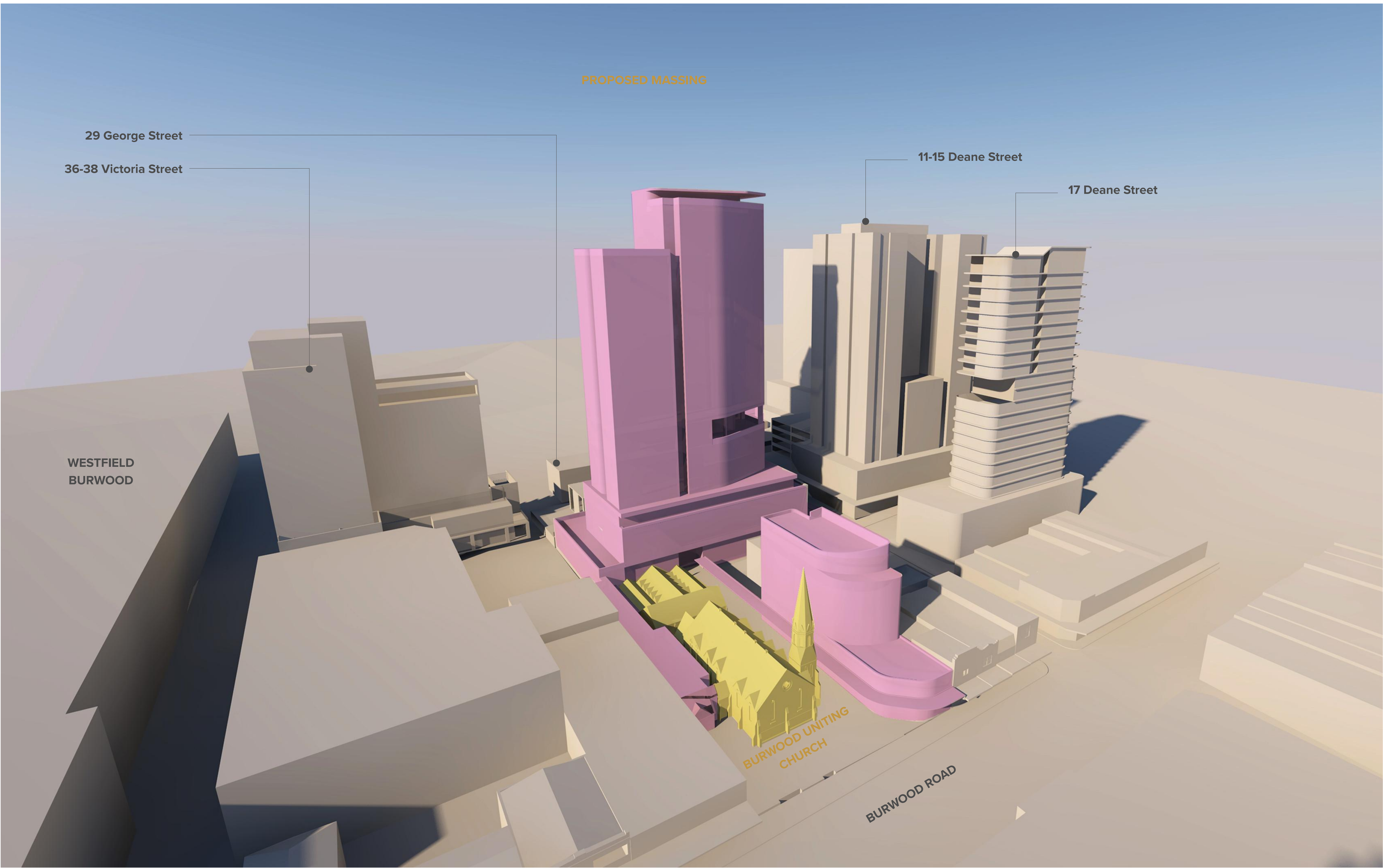
The public domain at ground level is designed to provide an environment with high amenity and activation. Lobbies are will be designed to mediate appropriate permeability and opacity to the street.

Design Quality 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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The Illustrative design presents a building form that has been conceived in the round. The residential tower has a legible tower form The primary aspect of the tower is the from Burwood Rd and Park - from the west and north-west. From both of these views the tower reads as two distinct elements. This device helps give a verticality to the elements of tower. These elements are further differentiated by architectural treatment. The 4-5 storey commercial podium helps transition the scale of the tower to the lower scale of the streetscape and heritage buildings. The tower has been designed so that all of the facades are activated without large expanses of blank wall. The building form is further enlivened with the two communal roof terraces and the private terraces on top of the commercial podium that add visual interest to the facades with the provision for substantial trees and planting.



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Burwood Uniting Church

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner BSL, ARN 00 054 084 011

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Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
Our Vision
Context 3D

| Scale | Project No. | Drawn by | North |
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| NTS | 14012 | DC | |
| Status | Dwg No. DA-010-001 | Rev J | |
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PROPOSED MASSING

LEGEND

- 1

Proposed Tower
- 2

Student Accommodation & Retail
- 3

Church Administration
- a

- Child Care Centre
- b

- Church Office
- c

- Medical Centre
- d

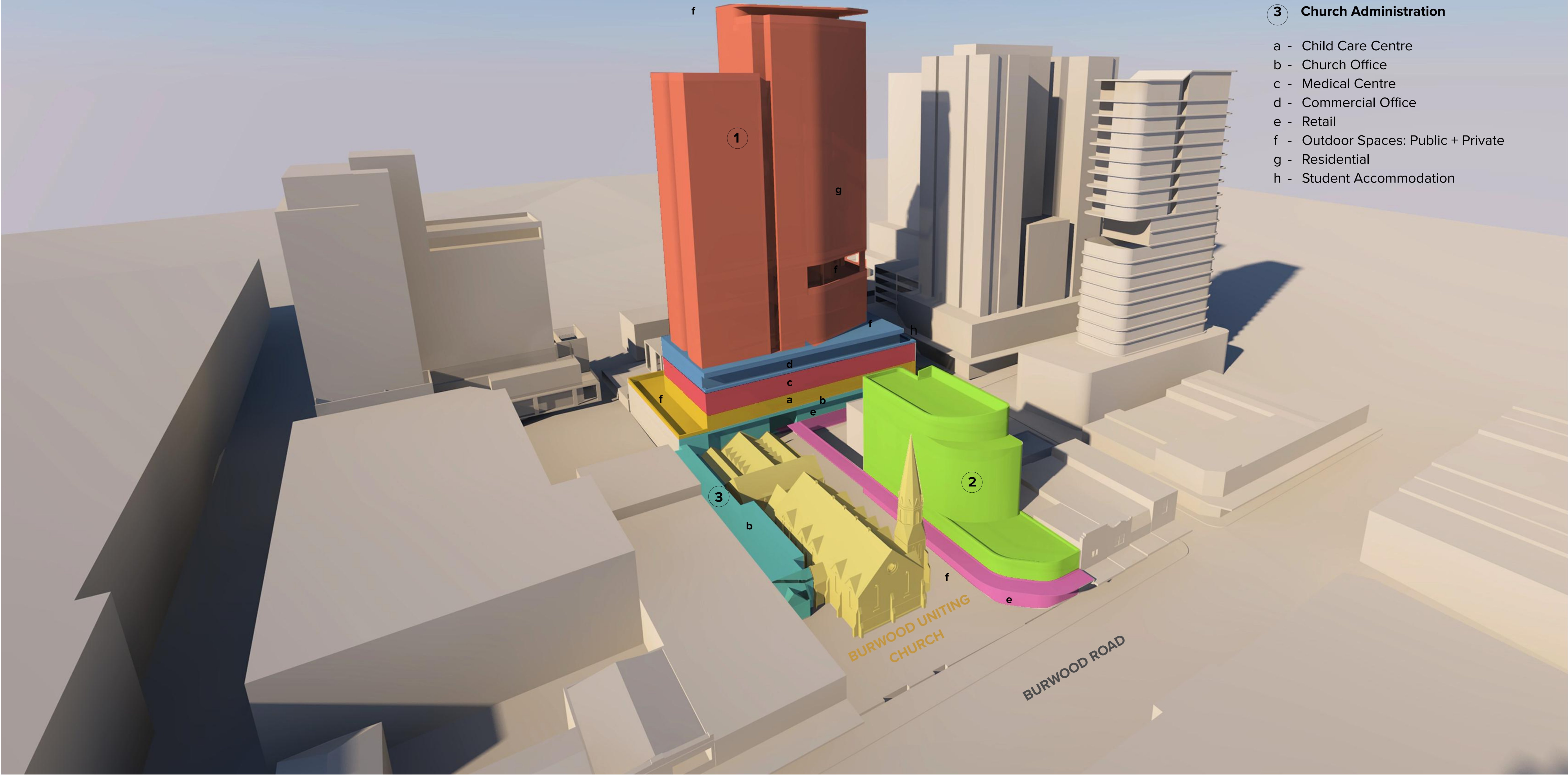
- Commercial Office
- e

- Retail
- f

- Outdoor Spaces: Public + Private
- g

- Residential
- h

- Student Accommodation



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Burwood Uniting Church

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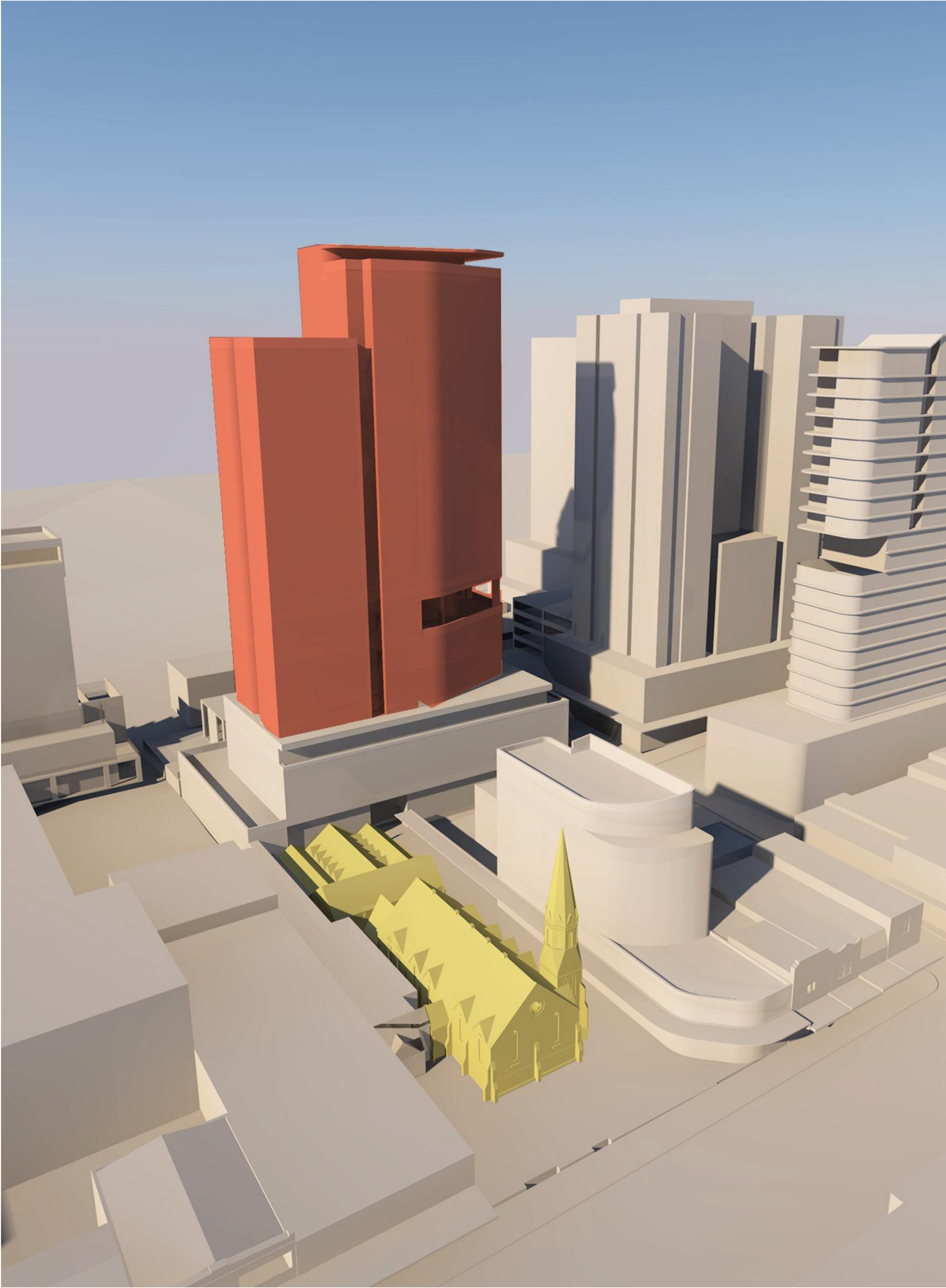
Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
Our Vision
Proposed Massing

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Reference Project - Screened facade



Reference Project - Green/planted facade



Indicative Design - View Building 3 from north-west



Indicative Design - View Building 3 from north-west

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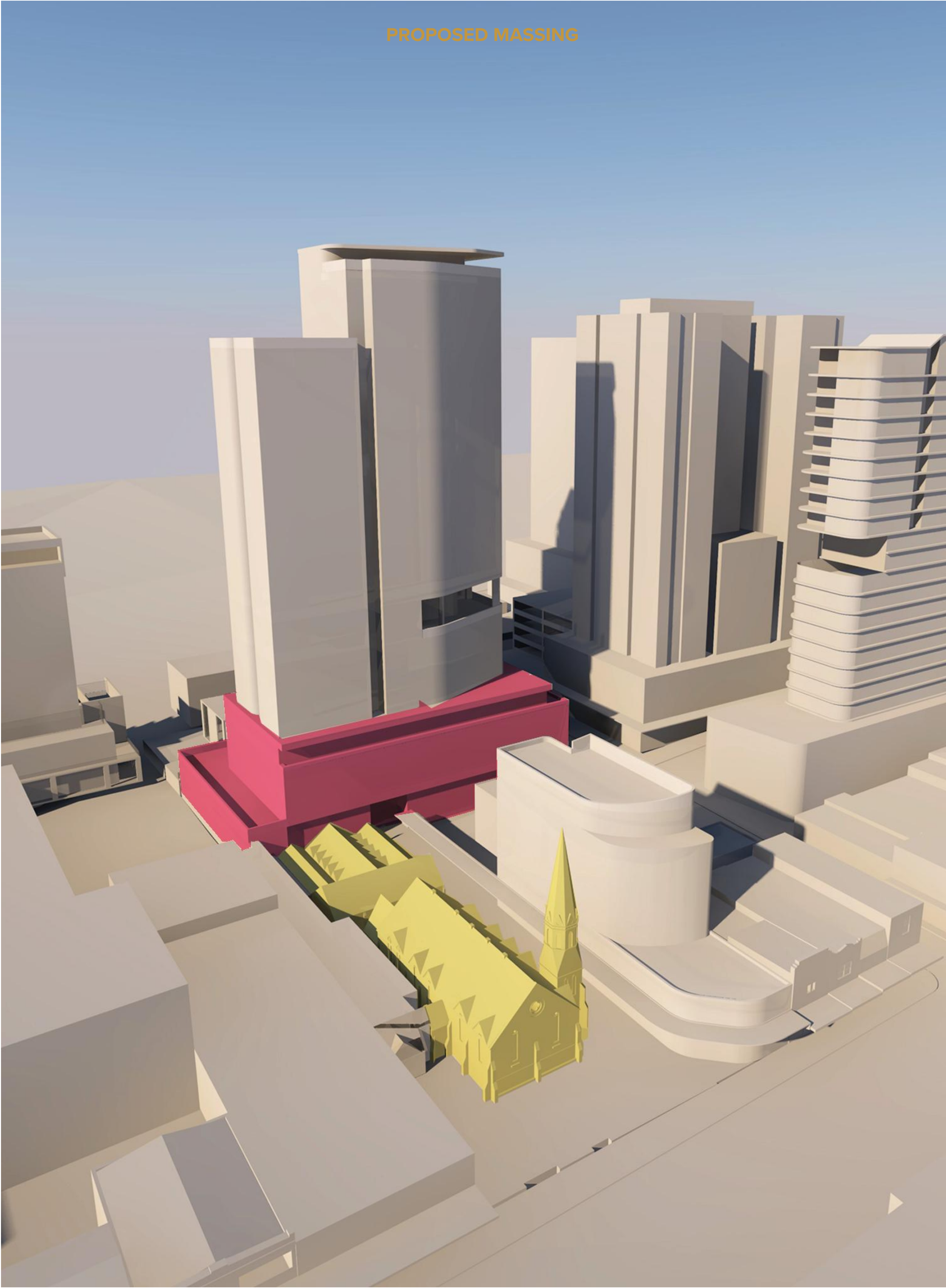
Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
Our Vision
Proposed Massing - Tower

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PROPOSED MASSING



Reference Project - Child care



Reference Project - Green/planted facade



Indicative Design - View to George St entry



Laneway looking East to thru-site link

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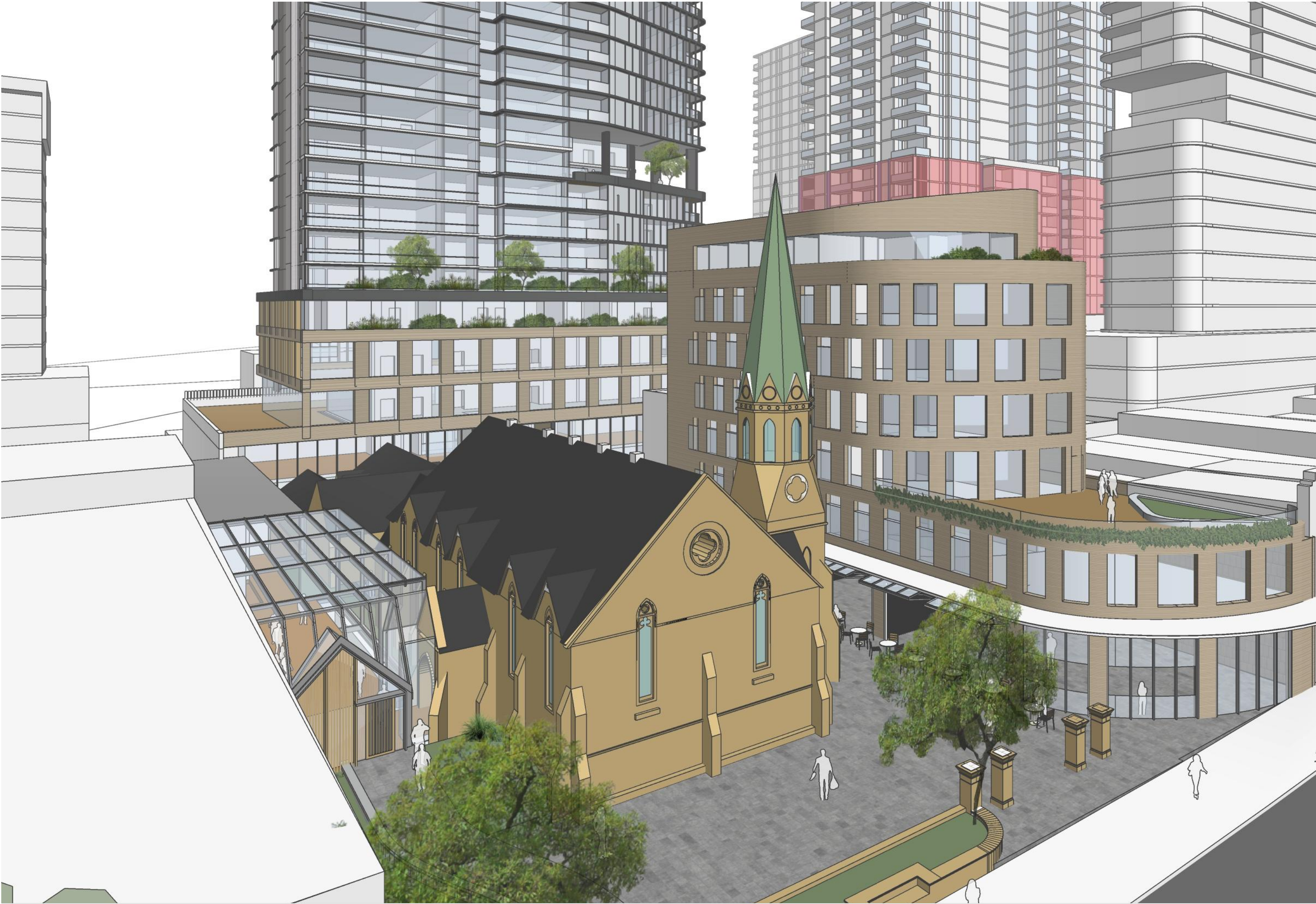
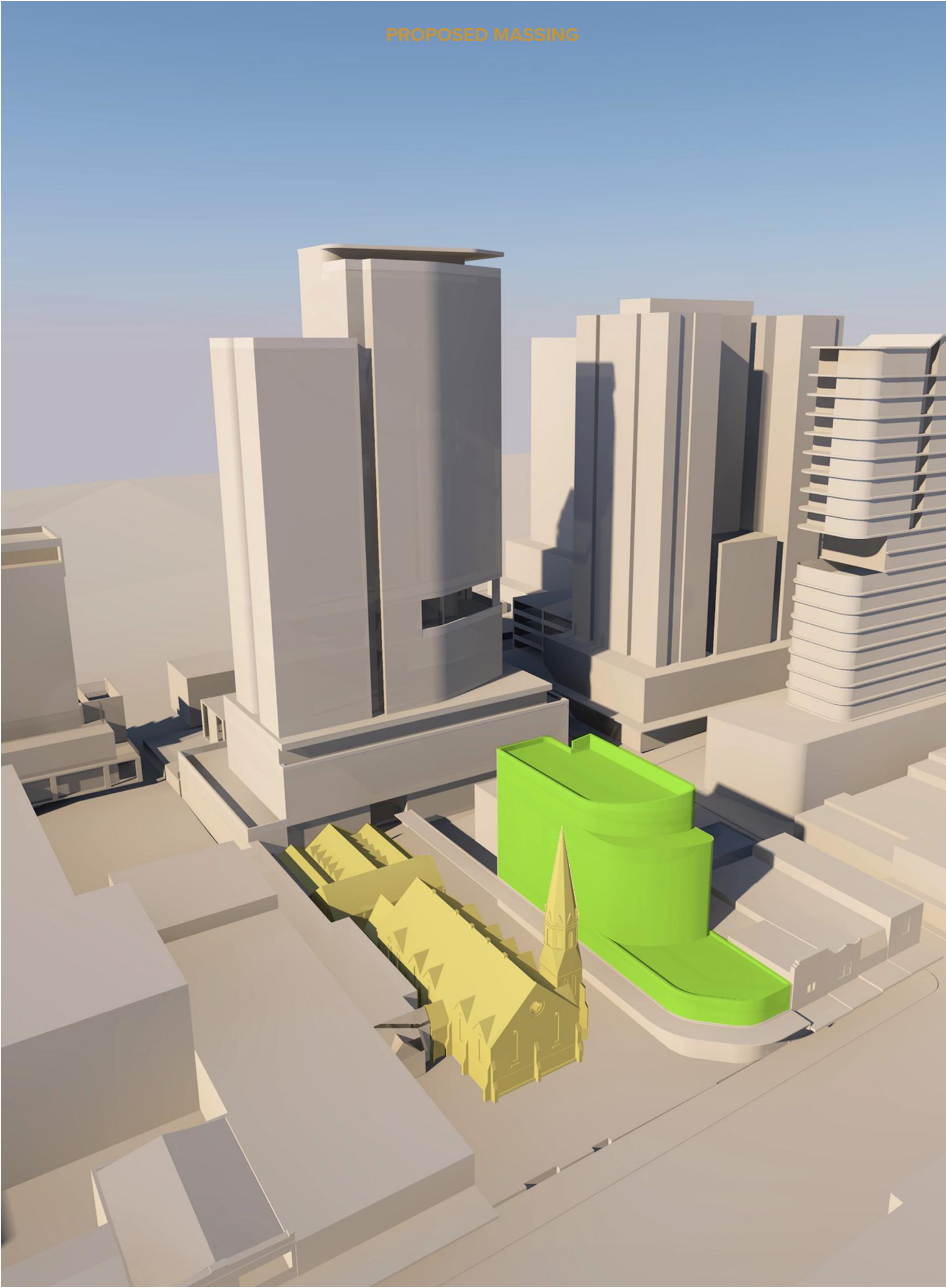
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Drawing Title
Our Vision
Proposed Massing - Tower Podium + Child care

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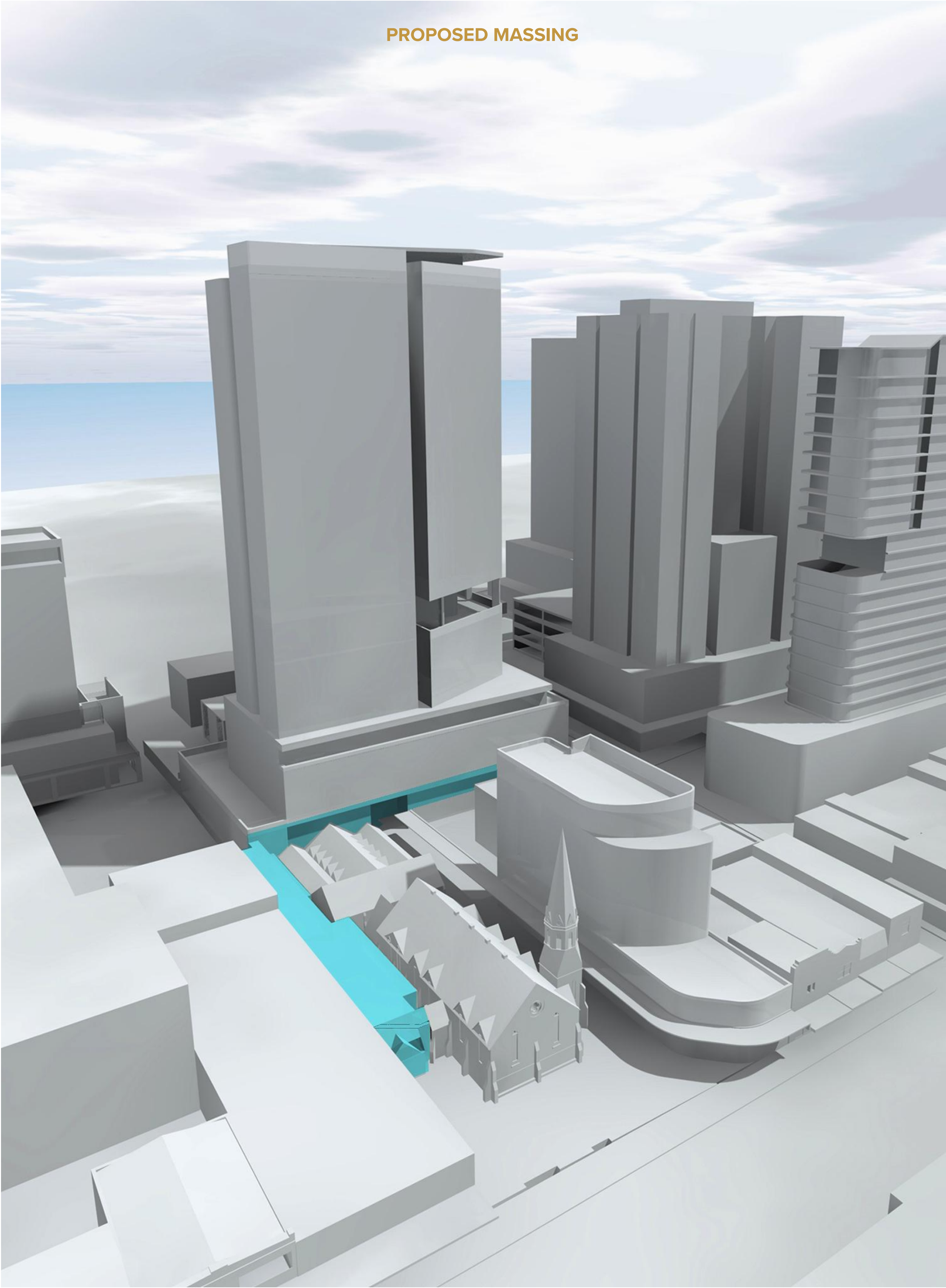
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Drawing Title
Our Vision
Proposed Massing - Student Accommodation

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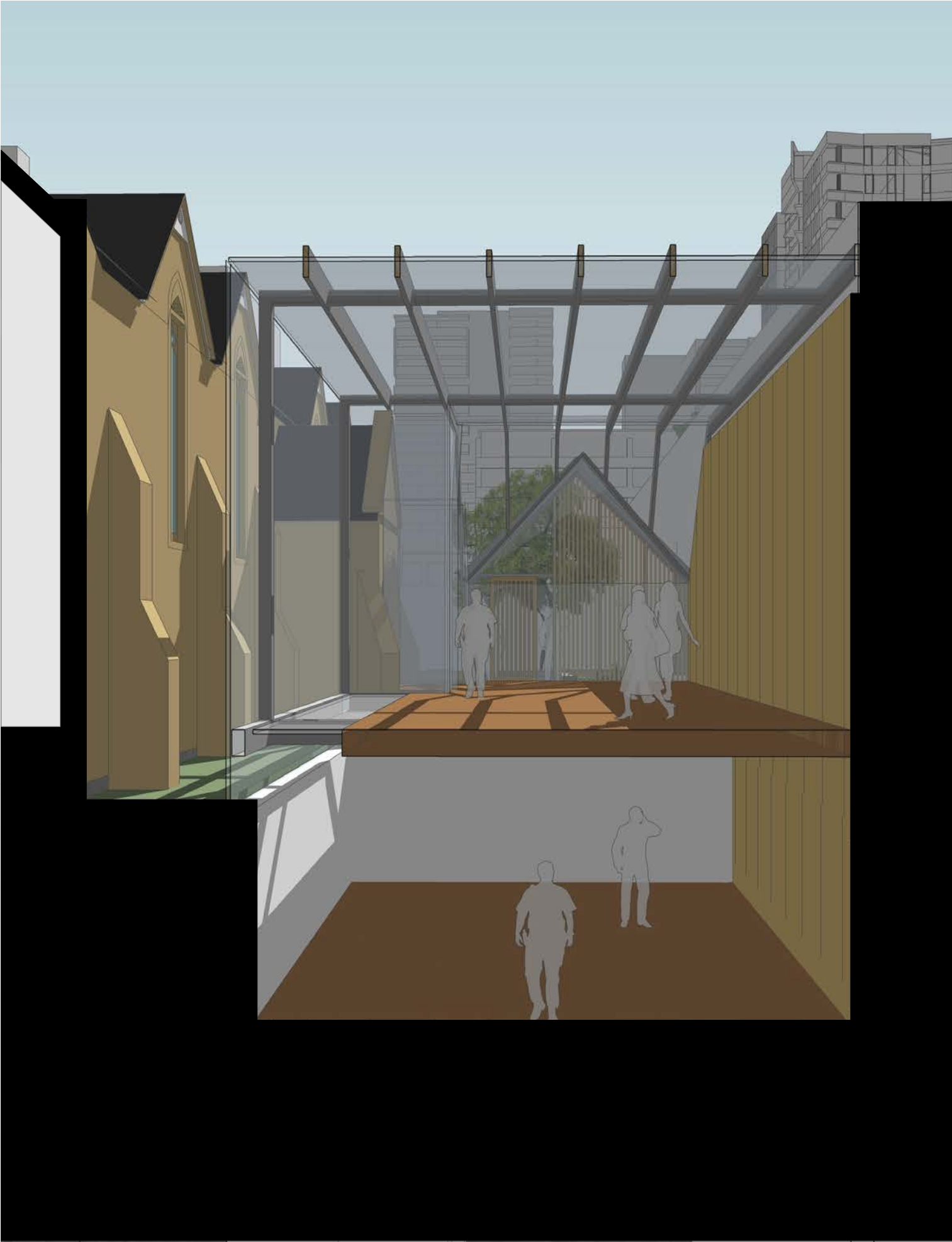
Reference Project - Schoolhouse conversion



Reference Project - Interface of old and new



Indicative Design - Entry to Church Administration



Indicative Design - Cross Section Through Building 3

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Burwood Uniting Church

DLCS Quality Endorsed Company ISO 9001:2008 Registration Number 20476
Nominated Architect: Nicholas Turner BDES, ANZ 02 954 084 911

| Rev | Date | Approved by | Revision Notes |
|-----|----------|-------------|-----------------------|
| J | 14.08.20 | ANM | REVISED DA SUBMISSION |

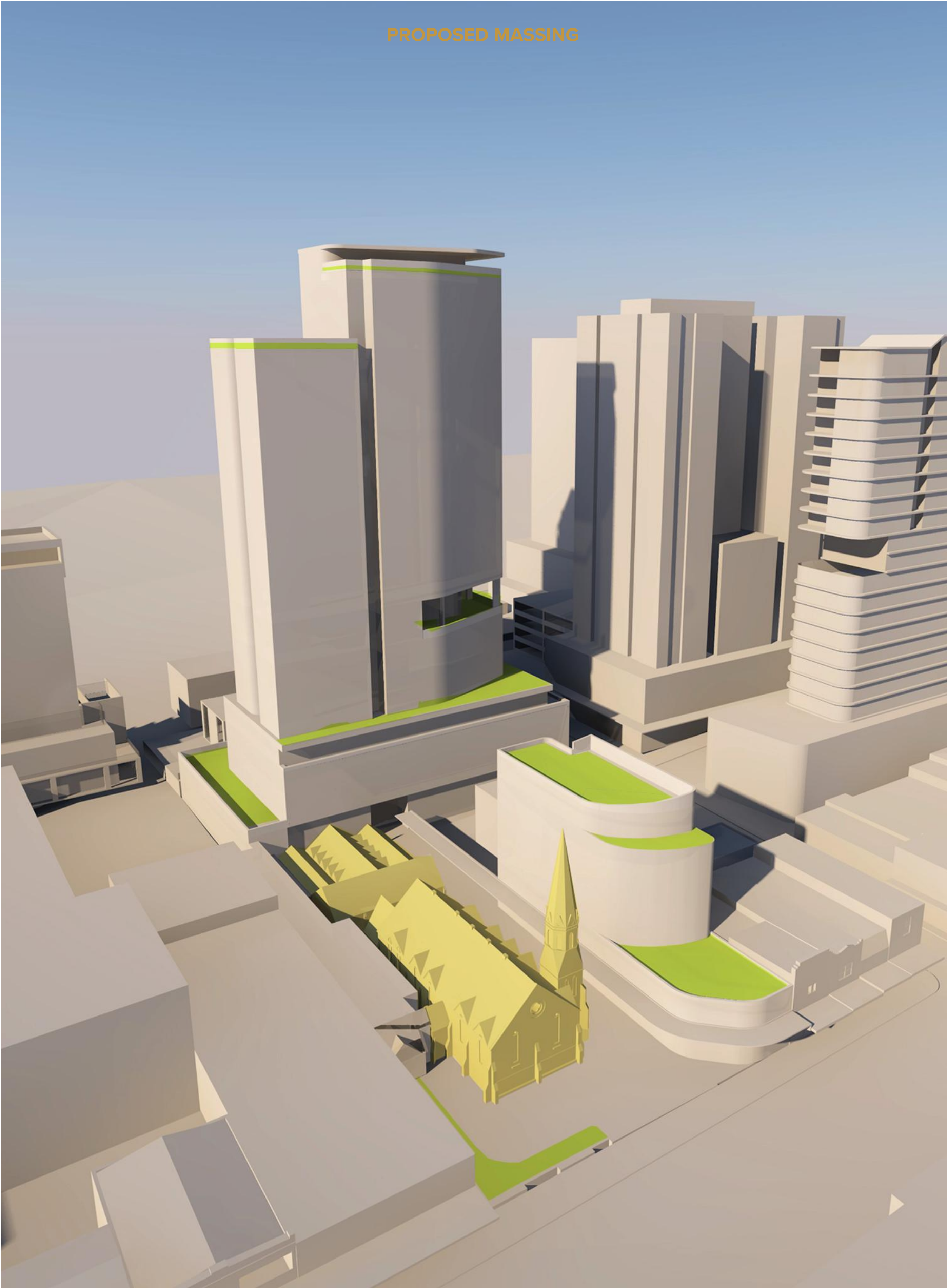
Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
Our Vision
Proposed Massing - Church Office

| Scale | Project No. | Drawn by | North |
|-----------------|---------------------------|--------------|-------|
| NTS | 14012 | DC | |
| For Information | Dwg No. DA-010-006 | Rev J | |

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Roof top amenity



Roof top landscape



Indicative design Rooftop amenity



Indicative design - Rooftop amenity

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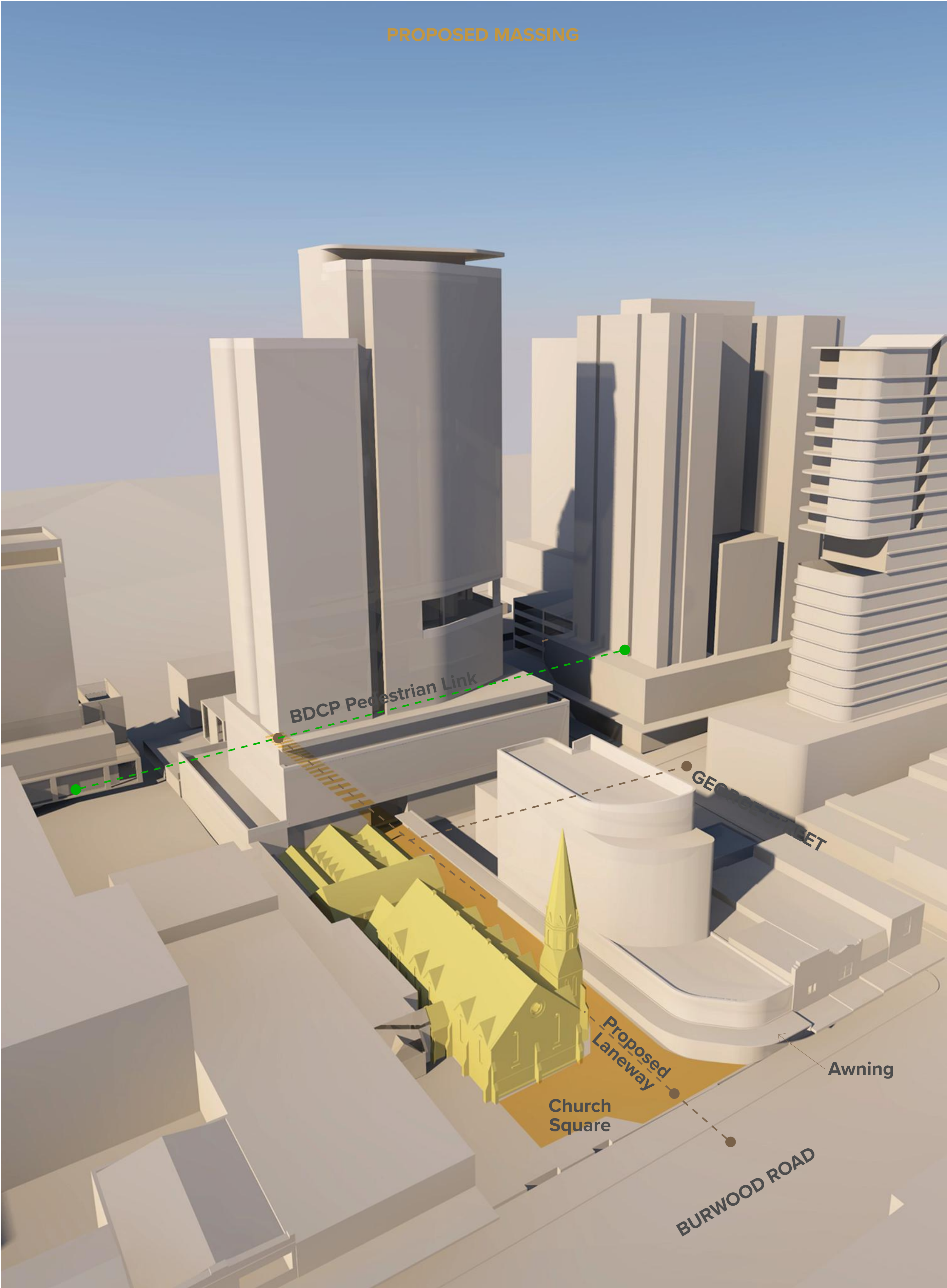
Project Title
CONCEPT DEVELOPMENT APPLICATION
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Drawing Title
Our Vision
Proposed Massing - Landscape

| Scale | Project No. | Drawn by |
|-----------------|-------------------|----------|
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| For Information | DA-010-007 | Rev J |

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Active Laneway



Hard landscape elements



Indicative Design View from Burwood Rd

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| J | 14.08.20 | ANM | REVISED DA SUBMISSION |

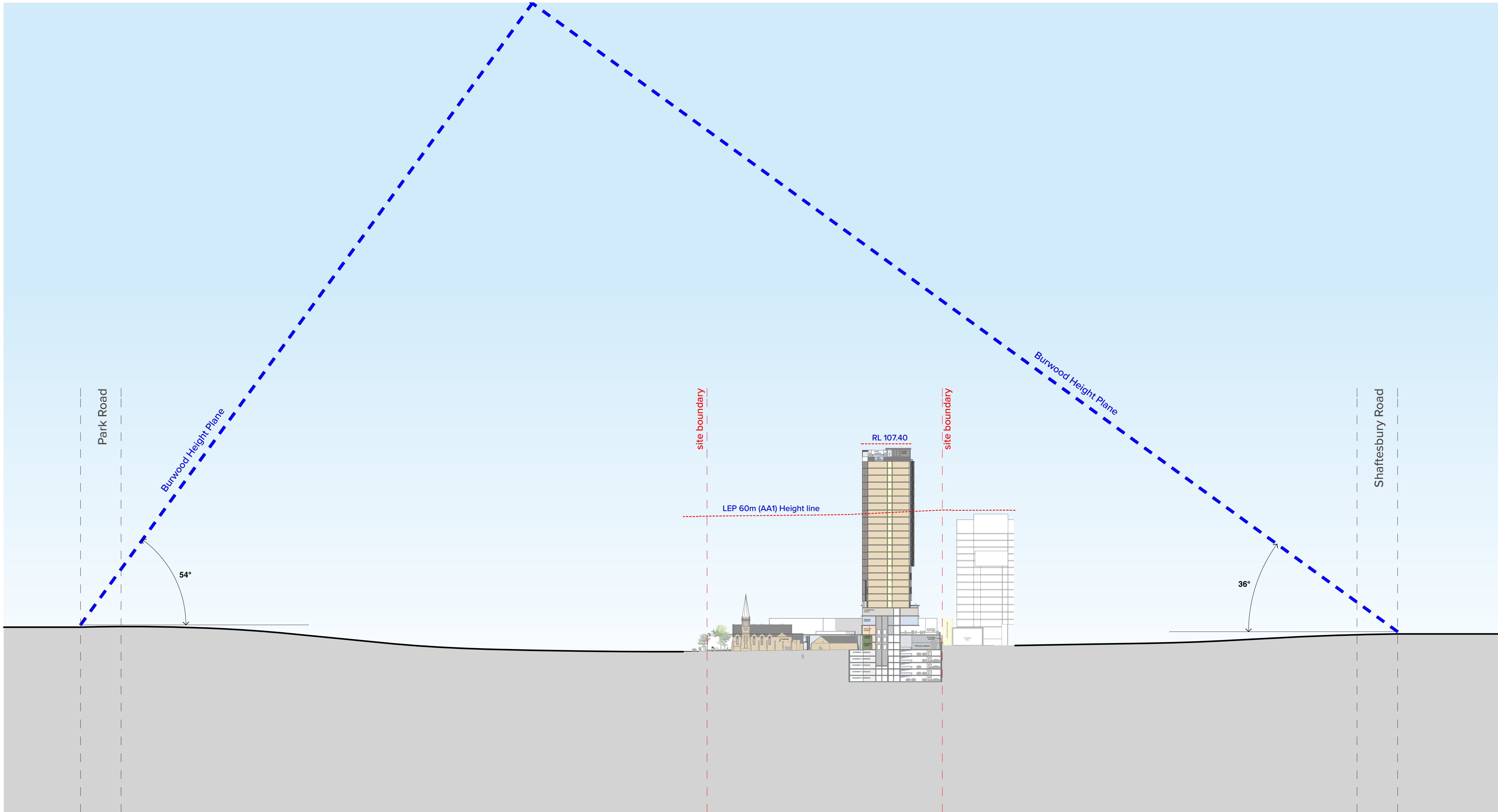
Project Title
CONCEPT DEVELOPMENT APPLICATION
134 Burwood Road Burwood NSW 2134

Drawing Title
Our Vision
Proposed Massing - Laneway

| Scale | Project No. | Drawn by | North |
|-----------------|---------------------------|--------------|-------|
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| Status | Dwg No. DA-010-008 | Rev J | |
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West-East Section thru site

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Nominated Architect: Nicholas Turner - BSL, ARV BE 054 084 911

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|-----|----------|-------------|-----------------------|
| J | 14.08.20 | ANM | REVISED DA SUBMISSION |

Project Title
RESIDENTIAL/RETAIL DEVELOPMENT
134 Burwood Road Burwood NSW 2134

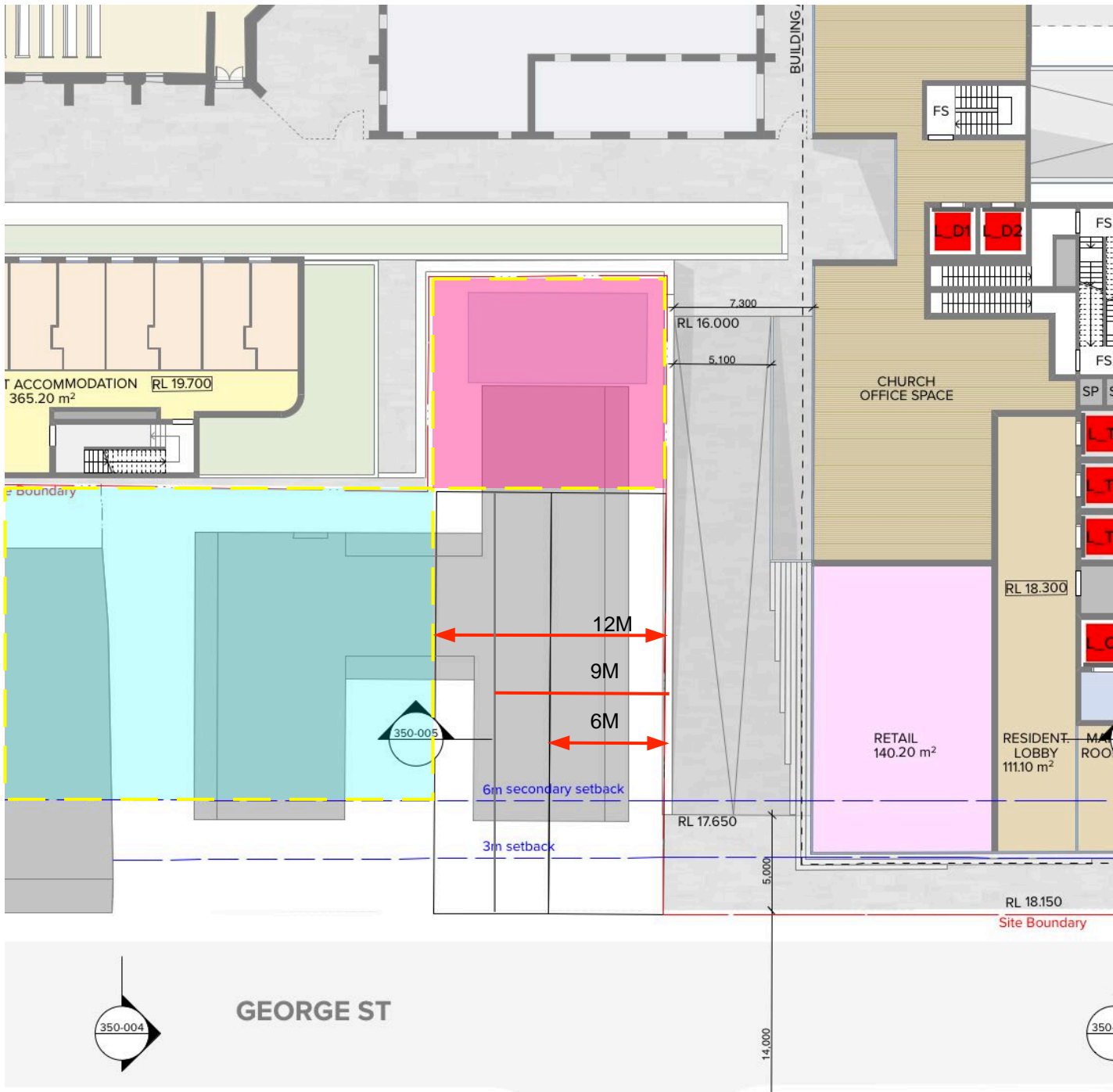
Drawing Title
SUPPLEMENTARY DRAWINGS
Burwood Height Plane Analysis

| | | | |
|-----------------------------|------------------------------|-----------------|------------|
| Scale 1:1000 @A1, 50%@A3 | Project No. 14012 | Drawn by DC | North ↑ |
| Status For Information | Dwg No. DA-800-001 | Rev J | |

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Building Separation to 35 George St

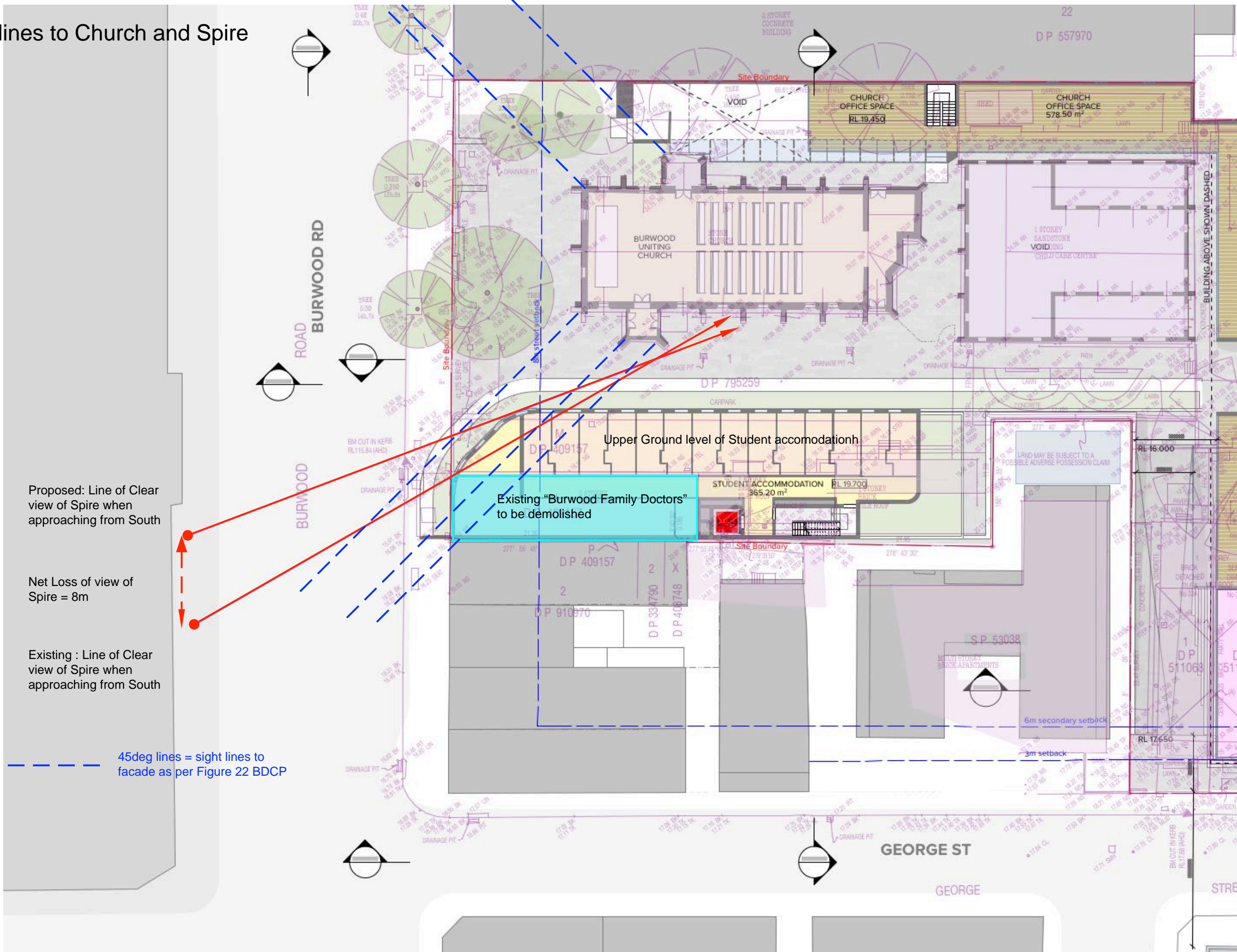


- Shading indicates area of 35 George St and adjacent sites that can be developed to a height greater than 8 storeys
- Shading indicates portion of 35 George St that is not likely to be developed for a residential building

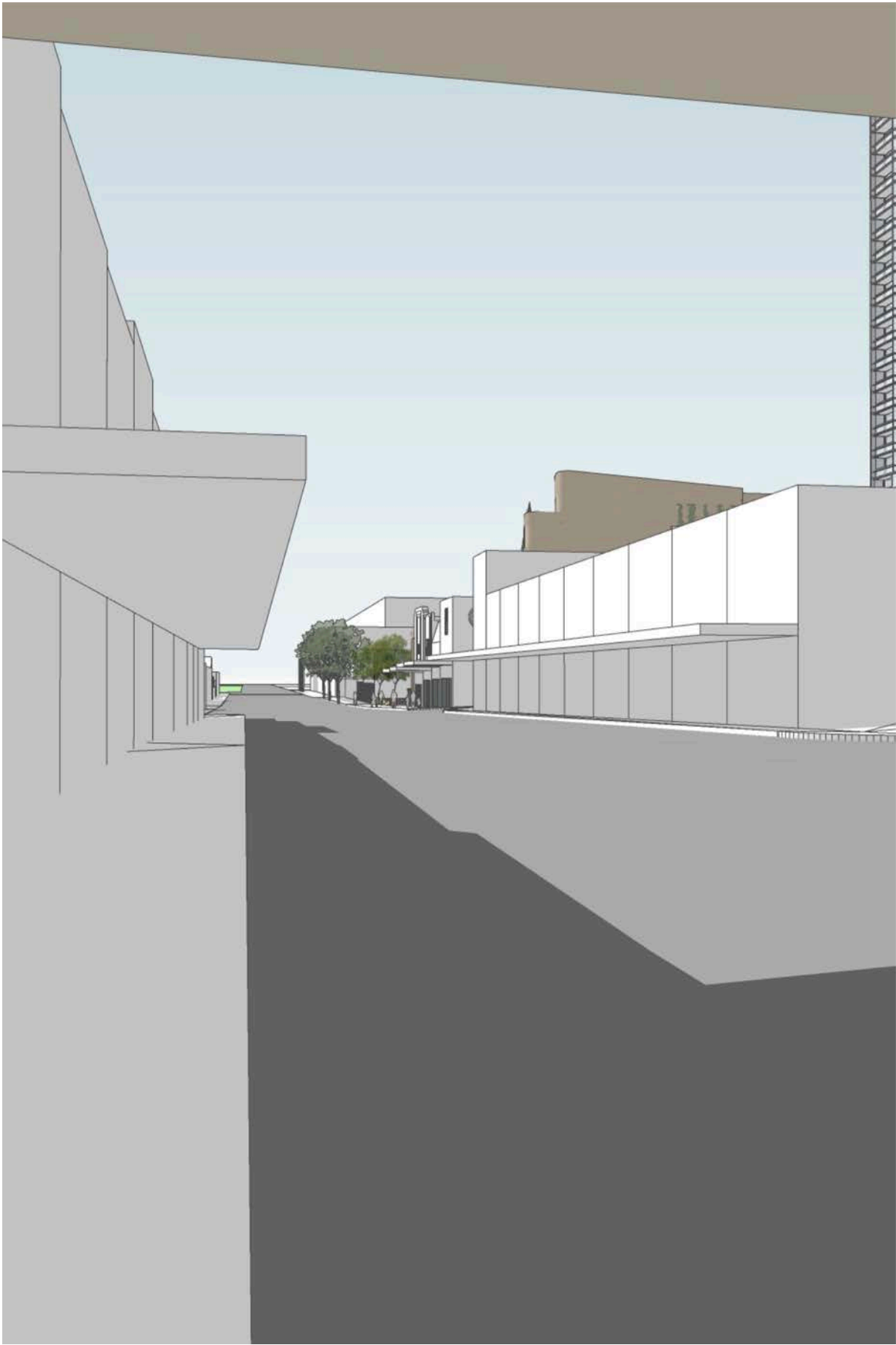
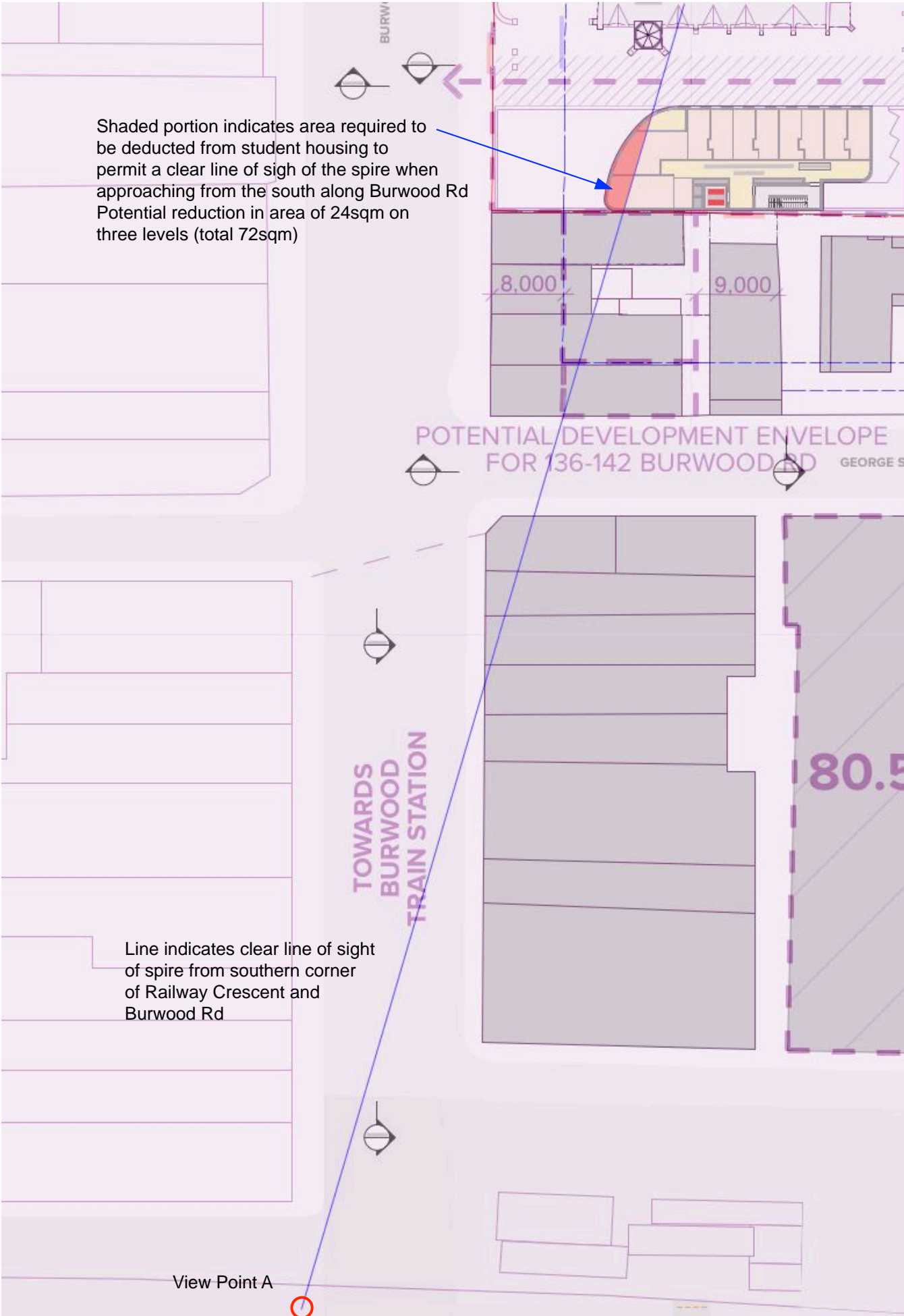
Building Separation to 35 George St



Sightlines to Church and Spire



View of Spire - from South



View showing Student Accomodation set back on upper levels to reduce bulk and reveal view of Spire when approaching from South along Burwood Rd - refer to view analysis.

Building 1 Podium treatment - View from lane

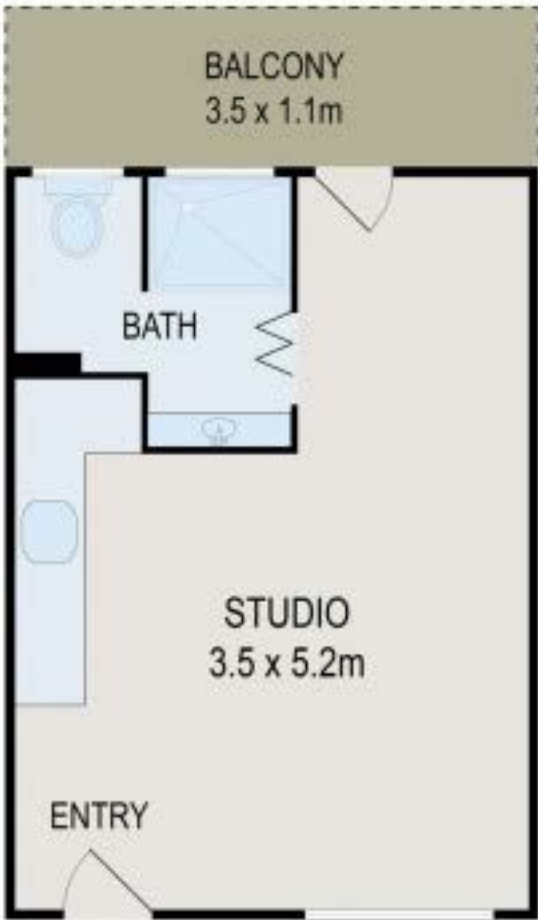
Simplified facade expression to podium.
Brick facade, similar to proposed Student
housing to create a consistent and
harmonious backdrop to heritage buildings

Facade slot with planted balcony to reduce
bulk and scale of facade. Also terminates
laneway axis

Double Height portal recess framing junction of
Laneway and link. Thru-Site link with direct line
of sight to Laneway.



35 George St



20/35 George Street, Burwood

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

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Typical unit floorplan



View along George St looking East



Typical Unit interior

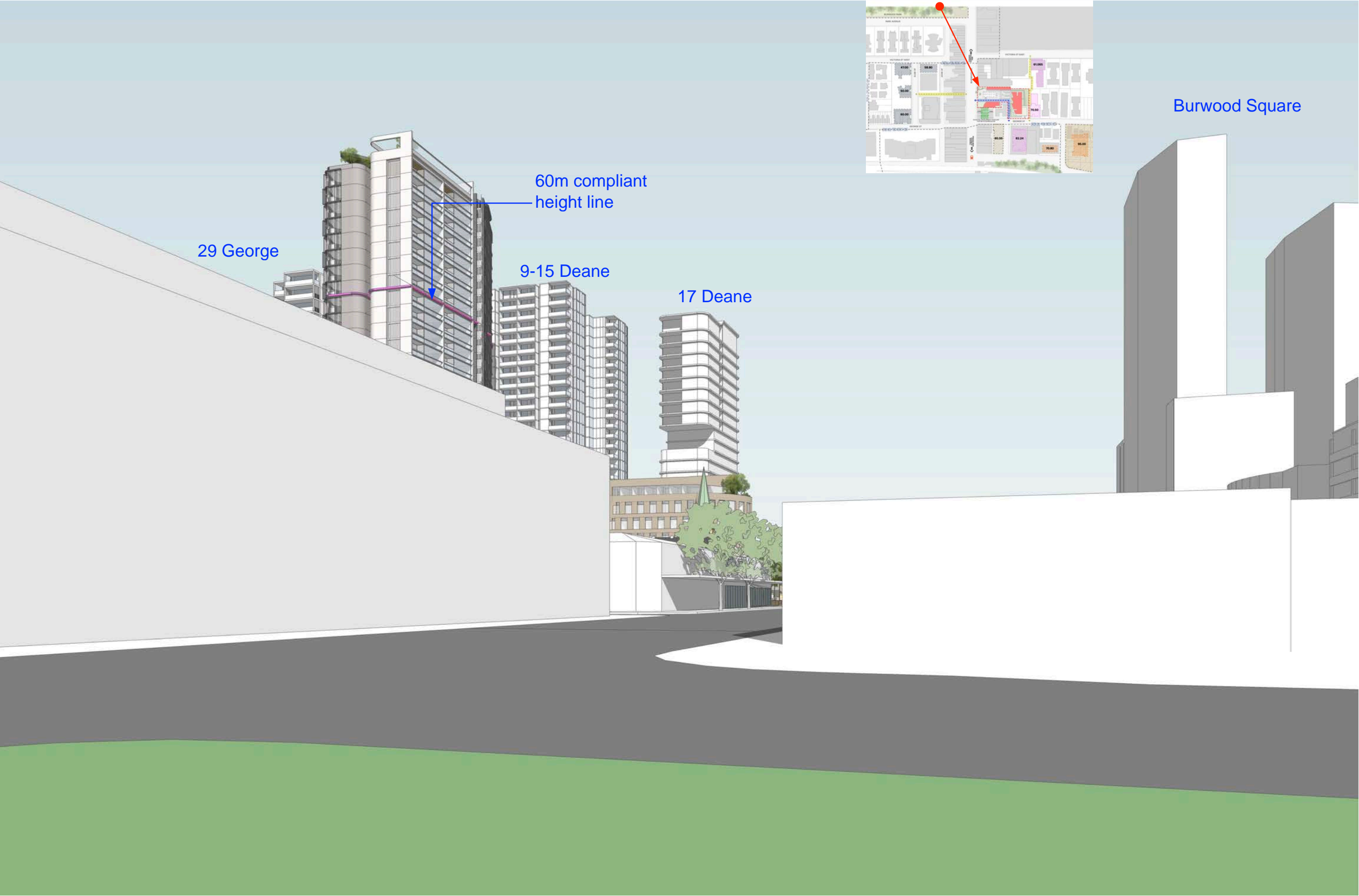
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Context View Analysis

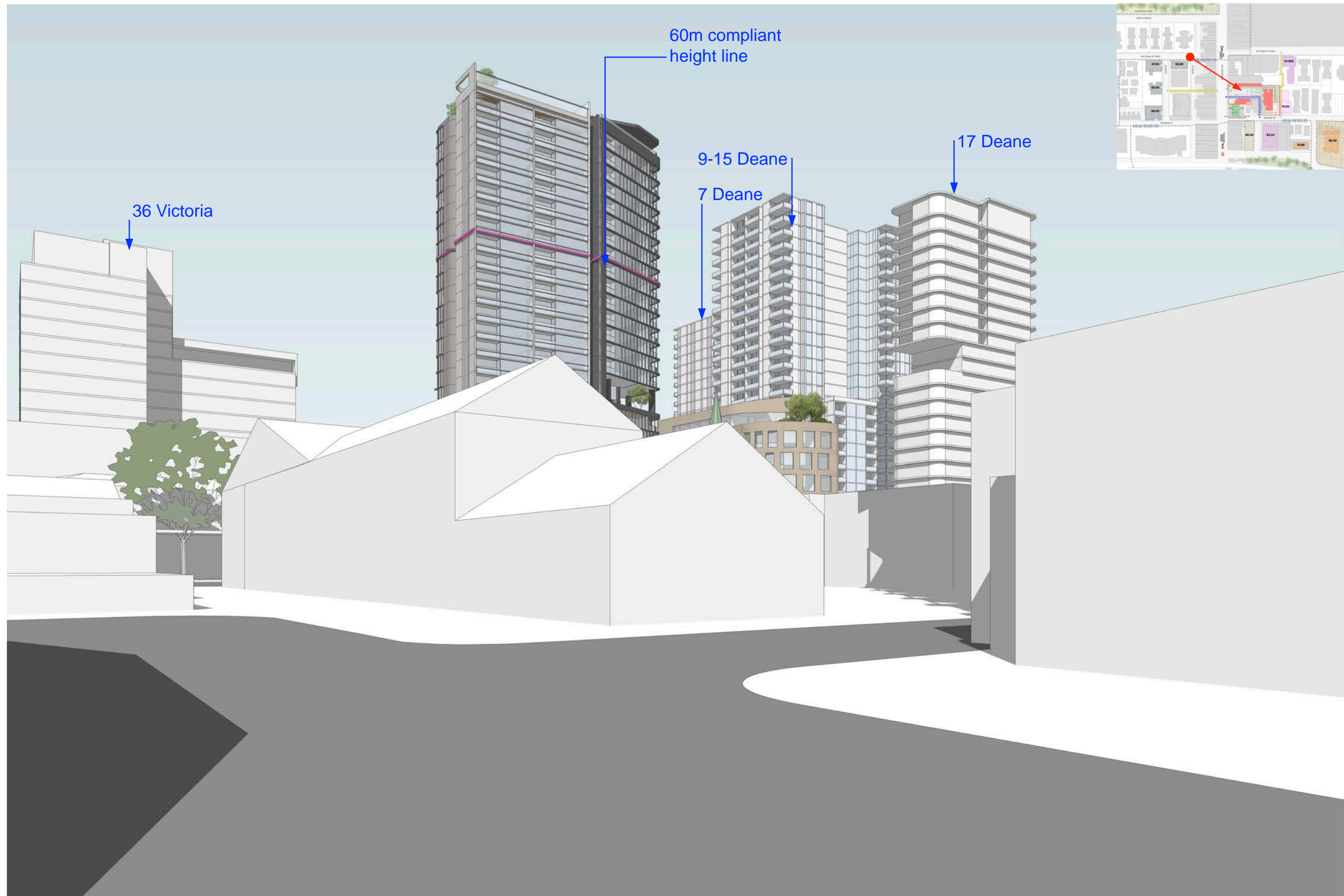
View 1 - from north west



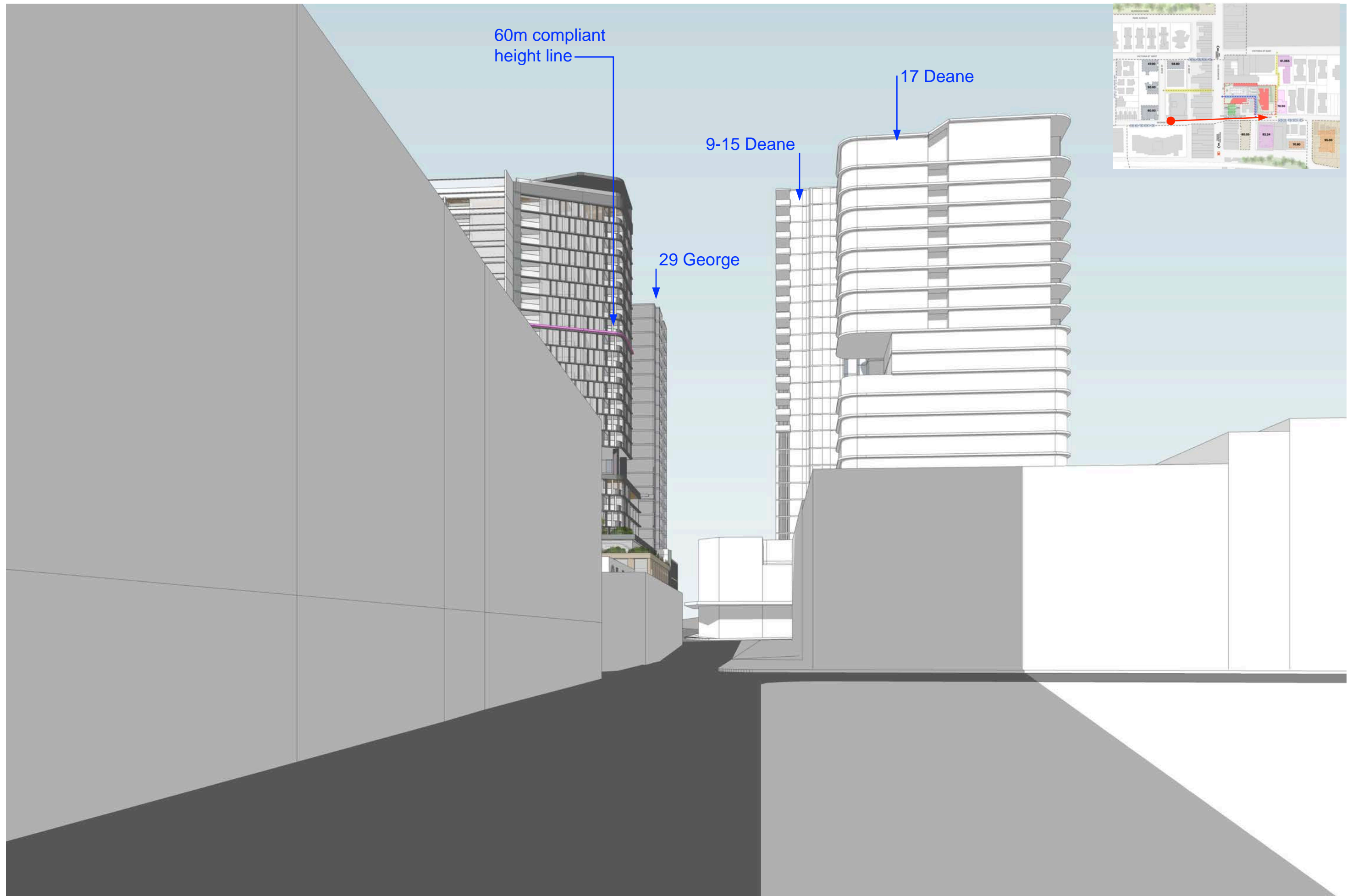
View 2 - from North, Burwood Park



View 3 - from West, Victoria St



View 4 - from West, George St



View 5 - from South, Mary St



Building 1 Podium treatment
- Aerial View



View 6 - from West, Burwood Rd



Potential Future Development of adjacent sites

- Amalgamated options for northern and southern sites indicated.
A maximum scenario is indicated, based on DCP controls

Tower to southern site assumes a blank facade to the north

