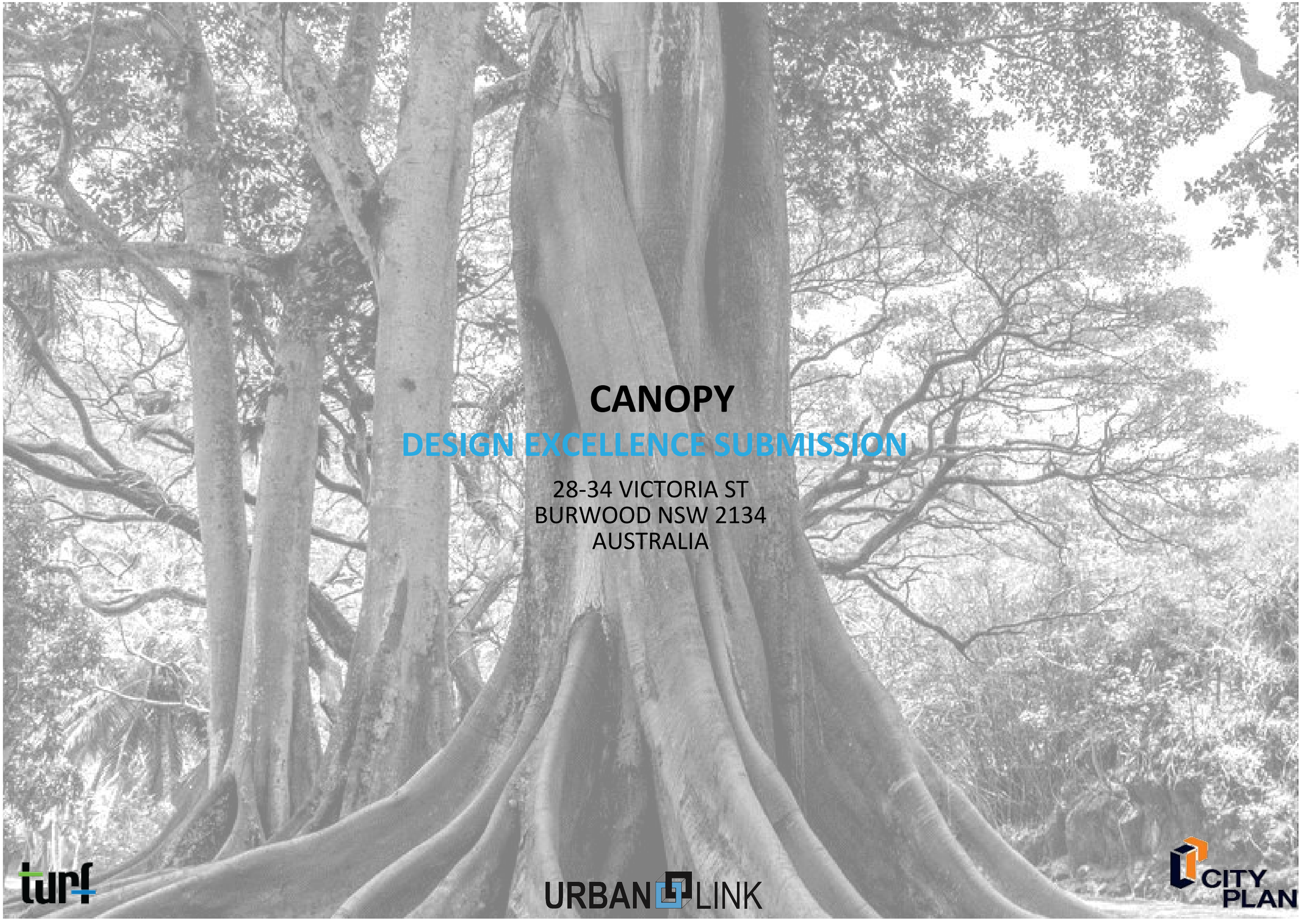


CANOPY

DESIGN EXCELLENCE SUBMISSION

28-34 VICTORIA ST
BURWOOD NSW 2134
AUSTRALIA

turf

URBAN LINK

CITY PLAN

Contents

Introduction

1.2 Project Team Introduction

Understanding the Site

2.1 Urban Context - Site Locality
2.2 Burwood Town Centre
2.3 Future Growth Retail Spine
2.4 Context & Amentities
2.5 Opportunities & Constraints
2.6 Connections & Through Links
2.7 Planning Controls

Design Vision

3.1 Design Vision
3.2 Design Pillars - Design Excellence Criteria

Contextual Fit

6.1 Urban History - Historical
6.2 Urban History - Indigenous
6.3 Context - DA approvals & Future Development
6.4 Design Parameters
6.5 60m LEP Compliant Height Form
6.6 60m Height Form Shadow
6.7 Split Form
6.8 Tower
6.9 Tower Shadow
6.10 Stepped Tower
6.11 Stepped Tower Shadow
6.12 Form Shadow Matrix
6.13 Stepped Tower Vista & Views Analysis
6.14 Height Plane
6.15 Podium
6.16 Podium entries
6.17 Curved Edges

Community

7.1 Title
7.2 Movement & Access
7.3 Pedestrian Circulation
7.4 Edges and Frontages
7.5 Existing DCP Pedestrian Link
7.6 Proposed Through site link
7.7 Proposed Through Site Link
7.8 Proposed Through Site Link
7.9 Artist Profile - Joe Hurst
7.10 Joe Hurst - Artwork Inspiration
7.11 Joe Hurst - Artwork Development
7.12 Joe Hurst - Artwork Application
7.13 Proposed Retail
7.14 Landscape Offerings
7.15 Landscape Ground Floor
7.16 Landscape Detail GF
7.17 Landscape Detail GF
7.18 Landscape Level 02
7.19 Landscape Detail - Level 2
7.20 Landscape Detail - Level 2
7.21 Landscape Level 03
7.22 Landscape Detail - Level 3
7.23 Landscape Detail - Level 3
7.24 Landscape Level 21
7.25 Landscape Detail - Level 21

Architecture

8.1 Architecture
8.2 Form Focus
8.3 Connecting Podium to tower
8.4 Program
8.5 Streetcape Opportunities
8.6 Heritage Buildings
8.7 Burwood Rd Streetscape Sketch
8.8 Streetscape Pattern Analysis
8.9 Victoria Rd Streetscape Sketch
8.10 Victoria Rd Streetscape Sketch
8.11 Streetscape Pattern Analysis
8.12 Podium Facade Evolution
8.13 Context
8.14 Key Views
8.15 Perspective
8.16 Perspective

Sustainable Approach to Design

9.1 Title
9.2 Wind Analysis
9.3 Wind Analysis at Ground & Podium
9.4 Wind Analysis Typical Floors
9.5 Solar Strategy
9.6 Bicycle Intitiative - Bike Share/Bike Racks

Appendix

10.0 Appendix
10.1 Site Plan
10.2 Basement 03
10.3 Basement 02
10.4 Basement 01
10.5 Ground Floor - Through Site Link
10.6 Ground Floor
10.7 Level 01
10.8 Level 02
10.9 Level 03
10.10 Level 04-20 Typical
10.11 Level 21
10.12 Level 22-29
10.13 Level 23-27
10.14 Level 28
10.15 Level 29
10.16 Elevation North
10.17 Elevation South
10.18 Elevation East
10.19 Elevation West
10.20 Streetscape Elevation
10.21 Section AA
10.22 Section BB
10.23 Section CC
10.24 Section DD
10.25 Section EE
10.26 Data
10.27 Commercial GFA Diagrams & Calculations
10.28 Residential GFA Diagrams & Calculations
10.29 Residential GFA Diagrams & Calculations
10.30 ADG Compliance - Landscape
10.31 ADG Compliance - Solar
10.32 ADG Compliance - Natural Ventilation
10.33 Shadows - June Equinox
10.34 Shadows - September Equinox
10.35 Perpective

URBAN LINK

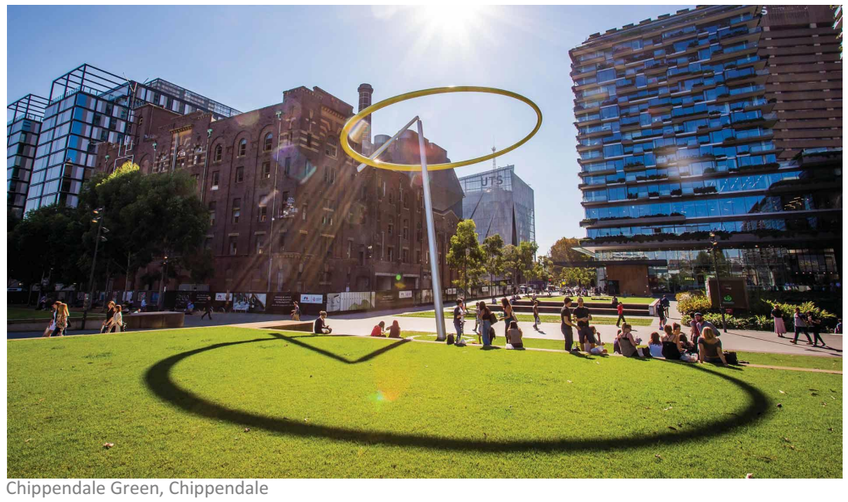

Bringelly Rd, Leppington


Crown St, Wollongong

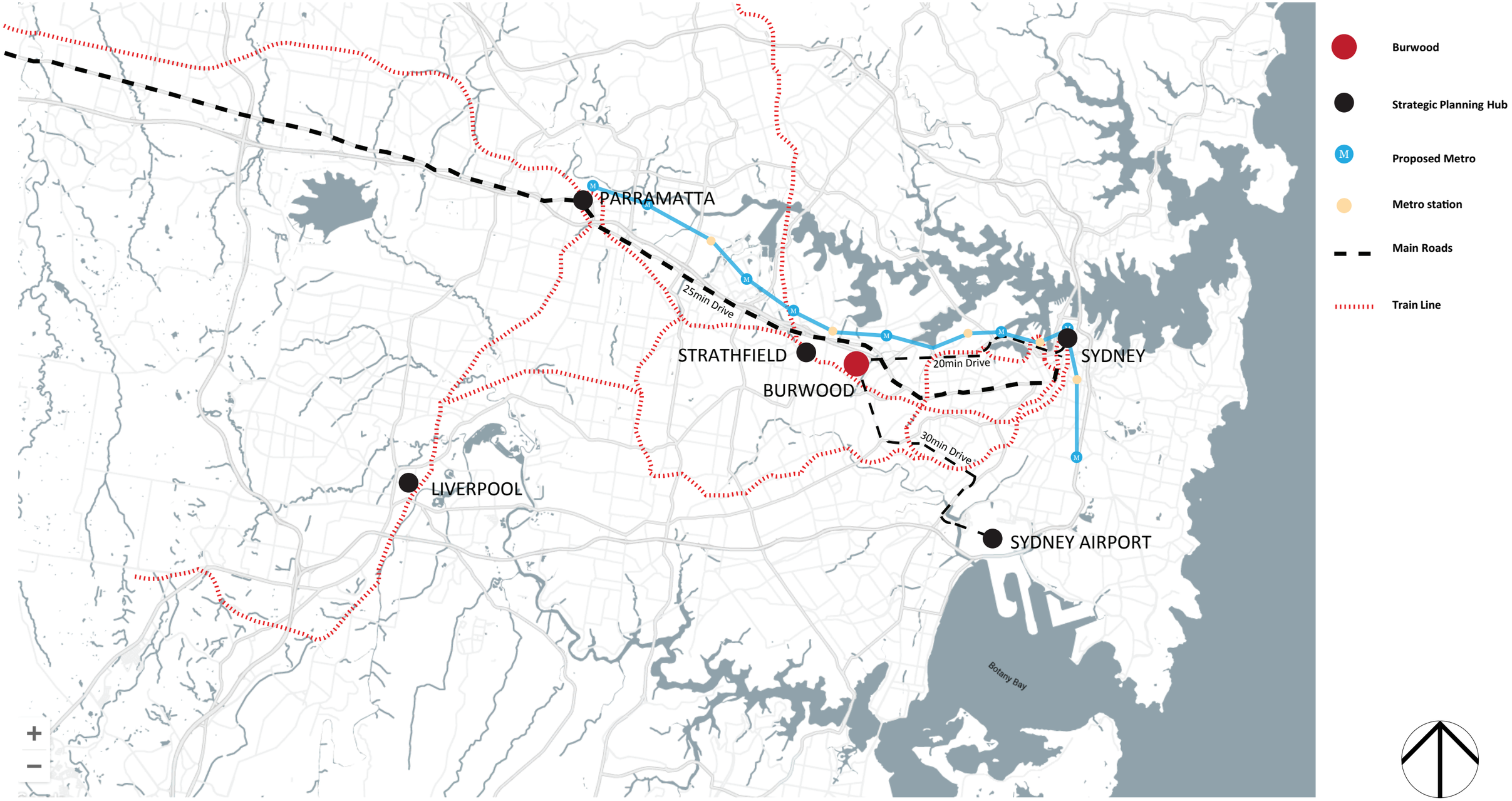

Gloucester Ave, Burwood

turf


Central Park, Chippendale


Chippendale Green, Chippendale


Kensington Street, Chippendale
Photo David Li


PARRAMATTA
STRATHFIELD
BURWOOD
SYDNEY
LIVERPOOL
SYDNEY AIRPORT
Botany Bay
25min Drive
20min Drive
30min Drive
Burwood
Strategic Planning Hub
Proposed Metro
Metro station
Main Roads
Train Line



Burwood

The site is located on Victoria Street and George Street in Burwood, an inner-west suburb of Sydney approximately 12km west of Sydney CBD.

At a metropolitan scale the site is located within close proximity to the major centre of Burwood and adjoins the WestConnex Corridor, an important corridor connecting Parramatta and Global Sydney. The Plan for Growing Sydney has identified Burwood as a Strategic Centre with the focus on providing capacity for additional mixed-use development including offices, retail, services and housing.

A range of important regionally and nationally significant institutions and precincts are situated within close proximity from the site, including Sydney Olympic Park, Australian Catholic University, Strathfield Campus, Sydney Markets and Tafe Western Sydney Institute. The site is located north of Burwood railway station, which provides regular services to the CBD (within 15 minutes). Further to the west Strathfield Train Station, which is one of the most interconnected railway stations in Sydney, providing connections to the Bankstown, Inner-West, Southern, Northern, Western and Olympic Park suburban lines; and the Southern Highlands, Blue Mountains, Newcastle & Central Coast inter-city lines. Countrylink, a national train service connecting to Melbourne, Brisbane, Canberra and many other regional locations on the east coast of Australia, also services Strathfield station.

The entrance to the M4 is located to the west of the site, intersecting with Parramatta Road, which is the primary East- West movement corridor of Sydney. The delivery of M4 east, expected to open in 2019, will extend the existing M4 Motorway from Homebush to Haberfield, bypassing Parramatta Road and connecting to City West Links. The new extension will connect at the Concord Road intersection, and is predicted to accommodate an over 67,000 vehicles per day over three lanes of traffic.


Concord Oval
MLC
Strathfield Station
OTEN Tafe
Burwood Park
Westfield
Site
Wangal Park
Burwood Girls Public School
Blair Park
Holy Innocents Catholic School
Burwood Library
Burwood Plaza
Burwood Station
Santa Sabina College
Subject Site
Shopping / Retail Strip
Landscape/Park
Education / Schools
Burwood Station
Main Roads
Rail Line
Bus Stop
Burwood Town Centre


Burwood Park
Westfield
Site
Burwood Council
Burwood Library
Burwood Plaza
Burwood Station
300m
600m
Subject Site
Shopping / Retail Strip
Landscape/Park
Education / Schools
Low Density Residential
Sporting Facilities
DA Pending Approval
DA Approved
Under Construction
Burwood Station
Childcare
Sporting Facilties


Burwood Park
Burwood Rd
Entrance
Wilga St
Shaftesbury Rd
12pm Winter Sun
3pm Winter Sun
9am Winter Sun
Westfield
250 Metres
Entrance
Entrance
Victoria St
SITE
Views to the City
George St
OVERSHADOWING
Subject Site
Shopping / Retail Strip
Public Buildings
Low Density Residential
Landscape / Parks
DA Pending Approval
DA Approved
Under Construction
Proposed Site Through Link
Current Through Link
Potential Overshadowing





BURWOOD PARK

WESTFIELD

VICTORIA STREET

SHAFTESBURY ROAD

SITE

BURWOOD ROAD

GEORGE STREET

BURWOOD STATION

Burwood Road

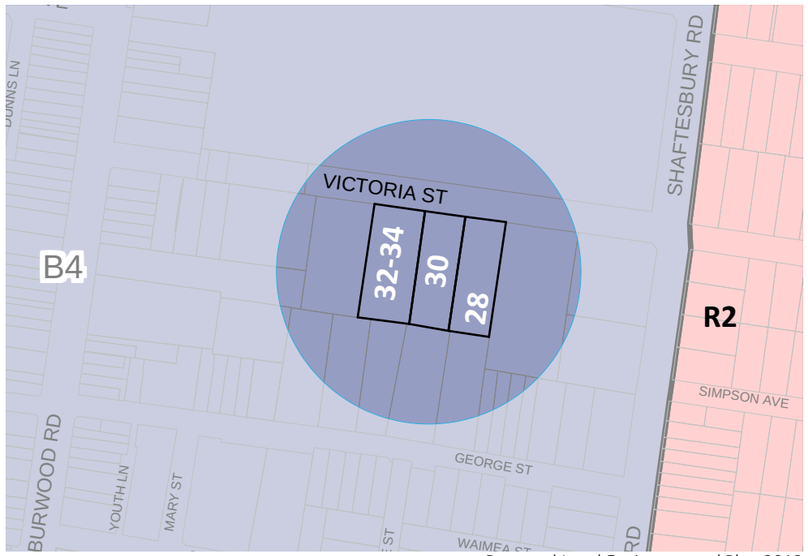
Proposed Site Through Padestrian Link

Site Through Padestrian Link

Retail Strip

Main Roads

Cross Streets



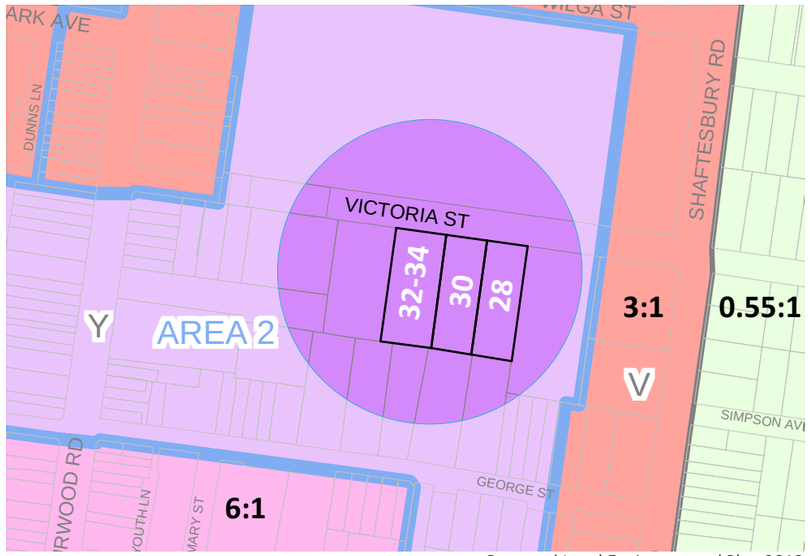
Burwood Local Environmental Plan 2012

Land Zoning

- Zone Code : B4
- Zone Description : Mixed Use

The objectives of this clause are as follows:
-To provide a mixture of compatible land uses.
-To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling

Permitted with consent:
Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4



Burwood Local Environmental Plan 2012

Floor Space Ratio

- Code: Area 2 Y
- 4.5:1

The objectives of this clause are as follows:
(a) to enable development density and intensity of land use to achieve an appropriate urban form,
(b) to focus higher development density and intensity of land use in the inner part of the Burwood Town Centre and to provide a transition in development density and intensity of land use towards the edge of the Burwood Town Centre.
4.4A Exceptions to floor space ratio
(1) The objectives of this clause are as follows:
(a) to limit the density of residential development in certain business zones to ensure that it does not dominate non-residential development in those zones,
(b) to limit the floor space of serviced apartments in certain business zones to ensure that they do not dominate service-providing and employment-generating commercial premises in those zones.

(5) Despite clause 4.4, the floor space ratio for a building on land in Area 1 or Area 2 may exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
(a) the floor space ratio for the building does not exceed:

(ii) 4.95:1-if the building is in Area 2, and
(b) the gross floor area of the part of the building used for the purpose of residential accommodation does not exceed the following percentage of the gross floor area of the building:
(i) 40 percent-if the building is in Area 1, or
(ii) 70 percent-if the building is in Area 2.



Burwood Local Environmental Plan 2012

Building Height

- Code: Area AA1
- 60m

The objectives of this clause are as follows:
(a) to establish the maximum height of buildings to encourage medium density development in specified areas and maintain Burwood's low density character in other areas,
(b) to control the potentially adverse impacts of building height on adjoining areas.



The Fig tree as a design vision for the project.
A symbol of growth, connection, architecture & nature.

Contextual Fit
Detailed context analysis to inform materiality, mass and form.
Burwood as a layered strategic hub in a transition of urban growth and development. Burwood has a rich, thriving commercial and retail offering.

Public Domain
A meeting place under the canopy of the new urban fig tree.
Providing diverse offerings for community use and a new retail hub.
Integration of landscape, public art and architecture at the Ground plane to create a high quality public domain response

Architecture
Iconic architecture that connects to context and activates the space.
Facade materiality that responds to the existing fabric of Burwood.

Sustainable approach to design
Ensuring compliance with Apartment Design Guide amenity
Measures to mitigate potential wind effects
Integrative landscape solutions



CONTEXTUAL FIT

- Whether a high standard of architectural, landscape and urban design has been achieved (including in the materials used and in detailing appropriate to the location, building type and surrounding buildings)
- How any streetscape and heritage issues have been addressed
- Whether the amenity of the surrounding area, including any view corridors, vistas or landmark locations, will be adversely affected



PUBLIC & COMMUNITY

- How traffic circulation and vehicular access will be addressed and whether the proposed development supports the provision of high quality pedestrian, cycle and service access
- Whether any adverse effect on pedestrian movement and experience will be avoided (and whether the public transport interchange as the focal point for pedestrian movement in the surrounding area will be reinforced and the ease of pedestrian access to and from that interchange will be facilitated)
- Whether the form and external appearance of the proposed building, and ground level detailing, will significantly improve the quality and amenity of the public domain



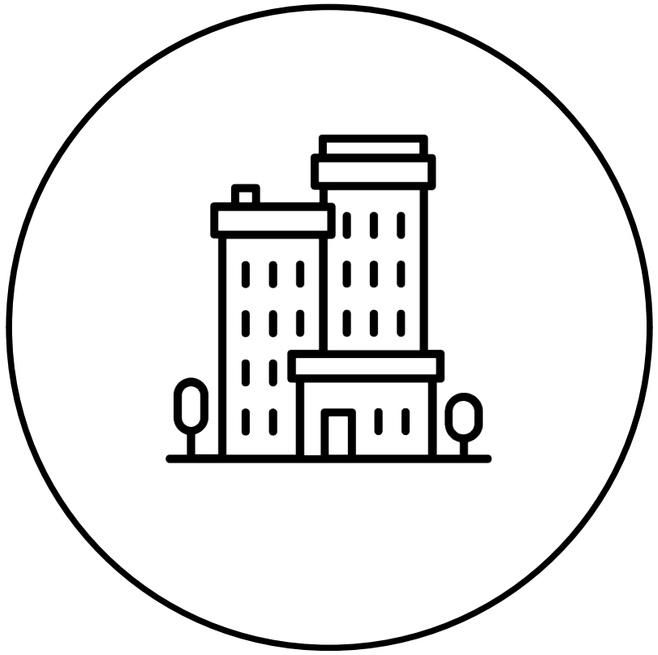
ARCHITECTURE

- Whether a high standard of architectural, landscape and urban design has been achieved (including in the materials used and in detailing appropriate to the location, building type and surrounding buildings)
- Whether the development supports an integrated land use mix in Zones B2 and B4, including a diversity of public open spaces at the ground level, as well as roof and other levels of buildings
- How the bulk, mass, modulation, separation, setback and height of buildings have been addressed and whether they are appropriate in the context of existing and proposed buildings



SUSTAINABLE APPROACH TO DESIGN

- Whether a high standard of ecologically sustainable design (including low-energy or passive design) will be achieved and overshadowing, wind effects and reflectivity will be minimised.



CONTEXTUAL FIT



Pergola - 1920



Burwood Park memorial - 1923



Westfield Shopping Centre - 1966



View of Burwood Road looking south towards trainstation - 1950

European Heritage

Governor Phillip's settlement was mainly clustered around Sydney Cove, but he also founded a small farming community at Parramatta, or 'Rose Hill', as it was called then. Communication between the two settlements was essential, so a rough bush track. The track, in 1791, more or less followed what is now Parramatta Road. In 1793, the building of this road gave Burwood its humble beginnings as a settlement.

The earliest recorded settler in Burwood was Sarah Nelson, a free settler.

Burwood derived its name from a grant of 250 acres made by Governor Hunter on 3 August 1799, to Captain Thomas Rowley of the New South Wales Corps, who named the land after the Burwood Farm on which he had lived in his native Cornwell, England.

A stagecoach began running to Parramatta in 1814 and during the 1820s inns were built at staging posts where the coaches changed horses at 10 kilometre intervals along the road. The most famous and long-lived coaching inn on Parramatta Road was the Bath Arms at the corner of Burwood Road.

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 railway was opened from Sydney to Parramatta in 1855. There were four stations - Newtown, Ashfield, Burwood and Homebush.



Wangal tribesman, warrior, and diplomat, Bennelong, first captured in November 1789 at the behest of New South Wales Governor Arthur Phillip[1]







Aboriginal Cultural Heritage

Archeological evidence suggests that Aboriginal people occupied the area in and around Sydney at least 11,000 years ago.

The Aboriginals in Sydney belonged to two tribes; the ‘Kuringal’ or ‘Eora’ tribe who were coastal dwellers, and the ‘Dharug’ tribe who lived further inland to the foothills of the Great Dividing Range . Within these two tribes were specific clans or extended family groups.

The Aboriginals who lived in the Burwood neighbourhood, were known as the Wangal people. The Aboriginal leader Bennelong was a member of the Wangal clan.

Opportunity

This project provides an opporunity to recognise the traditional owners of the area through art. The provision of art enhances the public experience and enriches the project quality.

Boomalli Aboriginal Artist Co-operative

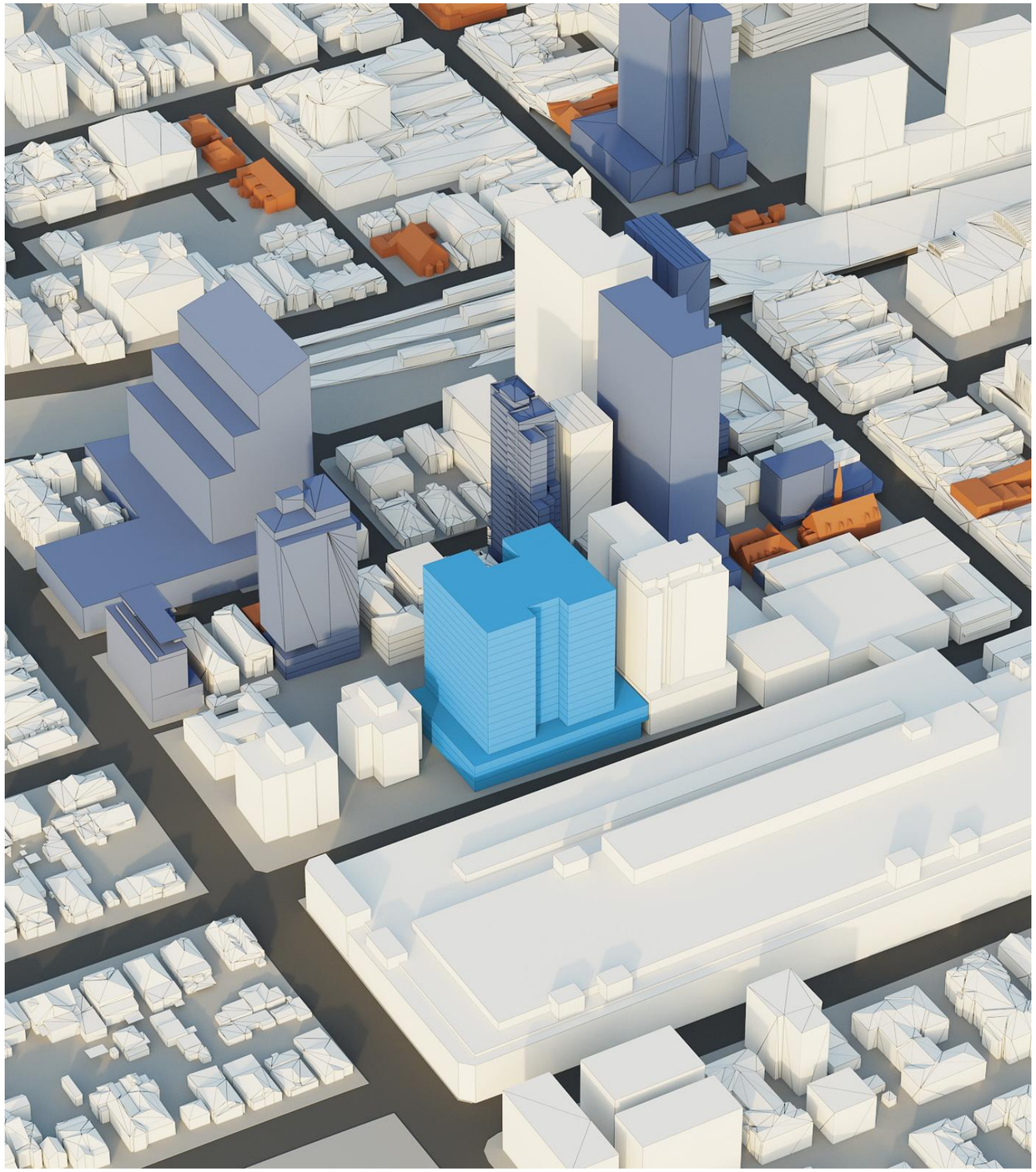
Boomalli Aboriginal Artists Co-operative's primary goal is to promote Aboriginal Artists whose language groups exist within the NSW state boundaries. We support, promote, educate and protect copyright for our members. Boomalli strives to improve access for Aboriginal Artists from both regional and metropolitan NSW. Boomalli has a current membership base of 50 Artists. Approximately a third are emerging Artists and over half of our membership consists of regional Artists.

Our core philosophy is to enhance and embrace new opportunities for NSW language group Artist members. We work diligently to support our regional Artists specifically to assist in supporting them in the social equity space.

Joe Hurst - Artist Profile

Joe Hurst is a multi-disciplined Artist who works in design, construction, sculptures and painting.

Joe is a long time member of Boomalli Aboriginal Artists Co-operative.



Burwood Context - Existing Building Heights

Existing tall building heights in Burwood Town Centre, as indicated in this image, consists of a range of different heights, with the maximum of 25 storeys on the northern side of the town centre.

Directly west of the site is a 20 storey mixed used development. Across George Street to the south-west of the proposal is a 25 storey mixed used development (the tallest existing building in the Town Centre).

Burwood Context - DA Approvals

In this section all current development applications (DAs) in the immediate surroundings have been identified and considered for the purpose of urban design and analysis. These are identified as per the following:

Under construction /approved DAs.
No. Address Description Details

1 29 George St, Burwood
Mixed use development, commercial/residential
Site Area: 1,387sqm No. of storeys: 19

2 57 Shaftesbury Road and 2 George Street, Burwood
Mixed use development
Site Area: 782sqm No. of storeys: 8

3 1 – 3 Marmaduke Street and 7 Deane Street, Burwood
Mixed use development Retail, serviced and residential apartments
Site Area: 1,327sqm No. of storeys: 22

5 121-133 Burwood Road and 38-40 Railway Parade Burwood
Mixed-use development; Retail, serviced and residential apartments.
Site Area: 3,312sqm No. of storeys: 20

6 16 Railway Parade Burwood
Mixed use development; commercial, serviced
apartments and residential apartments.
Site Area: 1,163sqm No. of storeys: 20

7 180-186 Burwood Rd and 7-9 Burleigh St, Burwood
Part commercial tower and part mixed use development
comprising of commercial, serviced apartments and
residential units
Site Area: 1,632sqm No. of storeys: 19 & 21

8 5 Clarence Street Burwood Residential flat building
Site Area: 848sqm No. of storeys: 9

9 39 - 47 Belmore Street, 6 – 14 Conder Street and
11 – 19 Wynne Avenue Burwood
Retail/commercial, serviced and residential apartments
Site Area: 10,089sqm No. of storeys: 18 & 19

10 6 Railway Parade Burwood
Mixed use development; Commercial / residential,
Site Area: 715sqm No. of storeys: 17

11 34 Belmore Street Burwood Boarding house
Site Area: 787sqm No. of storeys: XX

12 9-15 George St Burwood
Mixed use development, commercial/residential
Site Area: 626sqm No. of storeys: 19

DA/PP Pending Approval
No. Address Description Details

A 18 – 20 Meryla St, Burwood
Mixed use development; Commercial / residential
flat building. Site Area: 1,197sqm No. of storeys: 5

B 23-27 George St, Burwood
Mixed use development; Retail, commercial and residential
Site Area: 1,207sqm No. of storeys: 20

D 55A Shaftesbury Rd, Burwood
Residential flat building
Site Area: 960sqm No. of storeys: 7

E 12–14 Gloucester Ave, Burwood
Mixed use development, residential/ serviced apartments.
Site Area: 1,117sqm No. of storeys: 17

F 1 – 13 Gloucester Ave & 42 – 44 Park Rd, Burwood
Residential flat building
Site Area: 3,634sqm No. of storeys: 5 & 6

G 4 Railway Parade, Burwood
Mixed use development; commercial / residential
Site Area: 2,070sqm No. of storeys: 19

H 15-25 George St, 2-57A Shaftesbury Rd, 2-5 Deane St & 42-46 Waimea St
Registered club, commercial premises, hotel accommodation, entertainment facilities,
function centre, recreation facility (indoor)
Site Area: 9,152sqm No. of storeys: 18

I 42 Belmore Street, Burwood
Mixed use development, commercial/residential
Site Area: 1,206sqm No. of storeys: 19

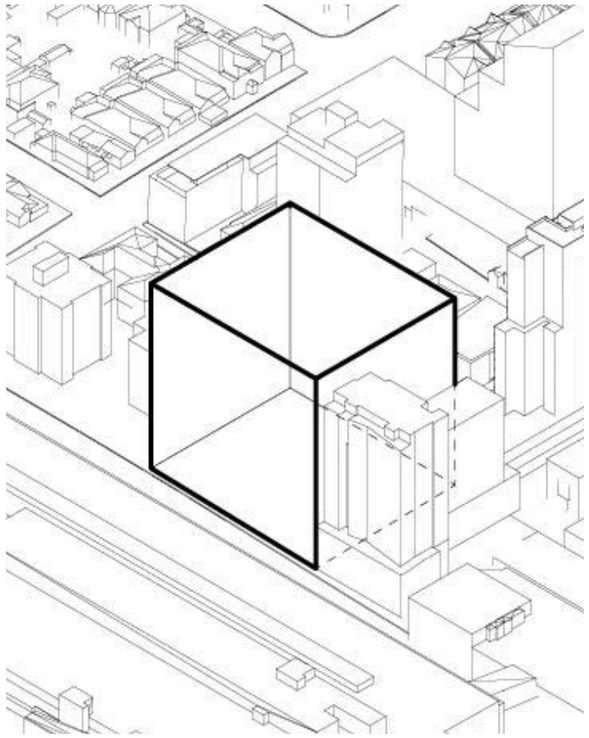
J 50-52 Belmore Street, Burwood
Residential flat building
Site Area: 1,081sqm No. of storeys: 6

K 52-54 Park Rd, Burwood
Residential flat building
Site Area: 1,036sqm No. of storeys: 5

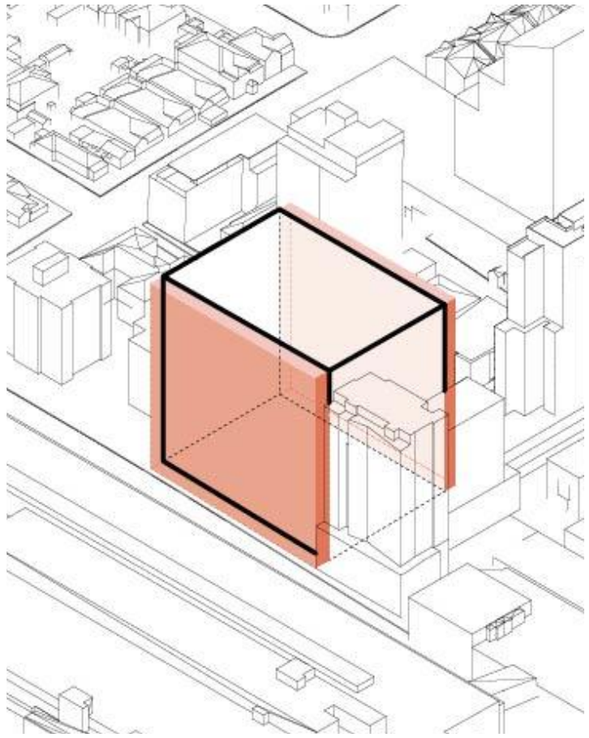
L 42-50 and 52-60 Railway Parade, Burwood
Mixed use development, commercial/residential
Site Area: 14000sqm No. of storeys: 42

M 17 Deane St Hotel Site Area: 1,150sqm
No. of storeys: Unknown

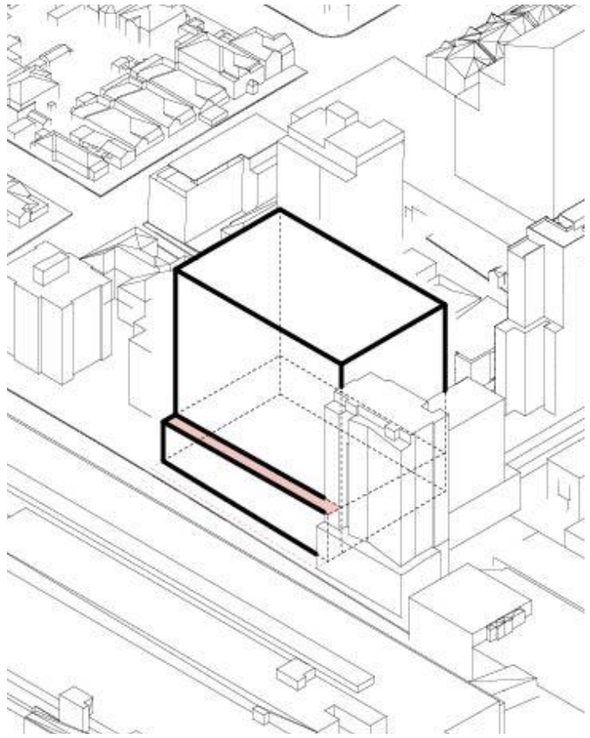
N Burwood Uniting Church Burwood Road
No. of storeys: 25 Storey Residential



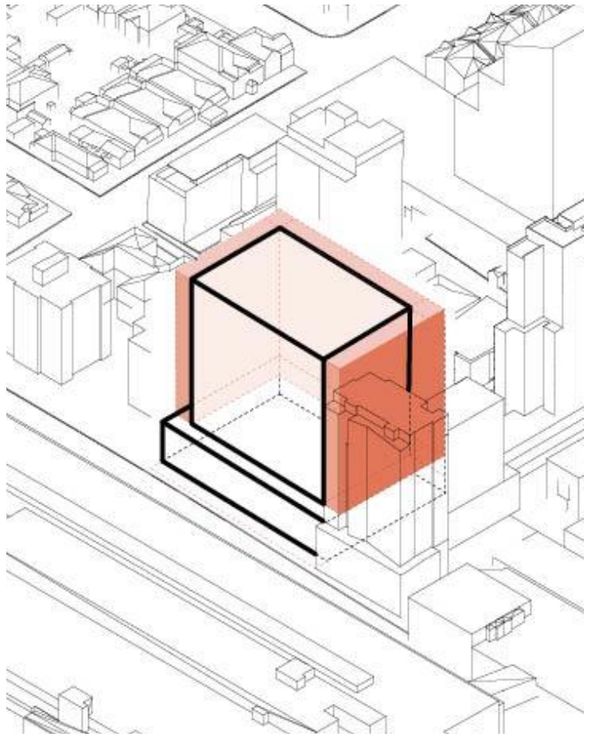
Building Height
As outlined in the BLEP, the site has a maximum height controls of 60 metres



Building Setbacks
Front Street Setback
– 3 metre building setbacks from the street front are taken from the street boundary.
Side and Rear Setbacks
– 0 metre side setback.
– to be compliant with SEPP 65 requirements.

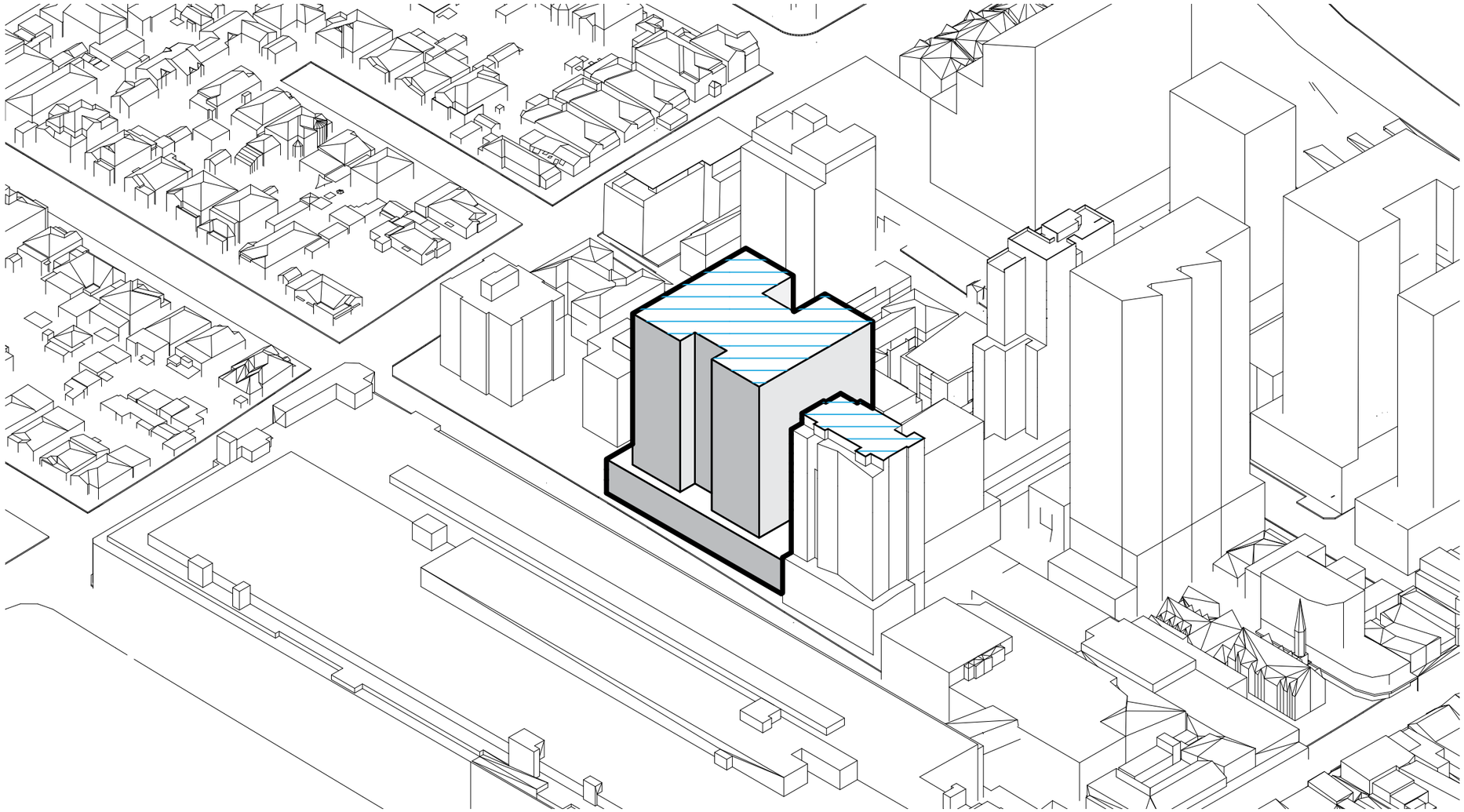


Building Setbacks
Secondary Street Setback
– 6 metre building setback from the street front boundary above 15 metres.

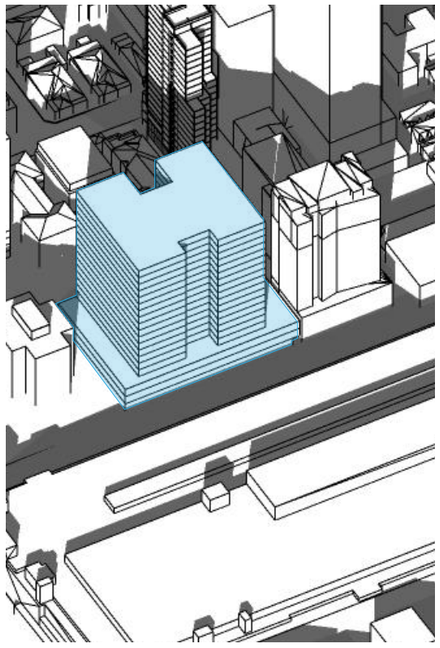


Building Separation
The BDCP requires the building separation to comply with SEPP 65 - Design Quality of Residential Flat Development. The separation dimensions are measured from the outer most edge of the building, i.e. from the balcony edge or the building wall .

Buildings over 25 metres in height
(9 storeys and over)
– 24 metres between habitable rooms/balconies
– 18 metres between habitable rooms/ balconies and non-habitable rooms;
– 12 metres between non-habitable rooms;



60m LEP Compliant Height form



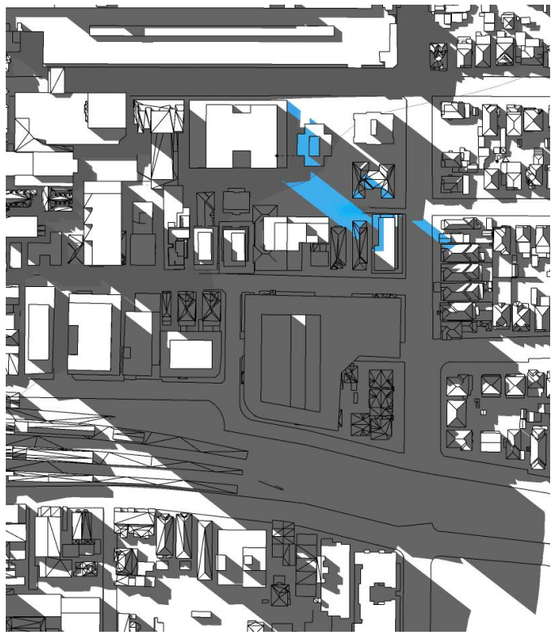
COMPLYING HEIGHT:
60m BUILD HEIGHT



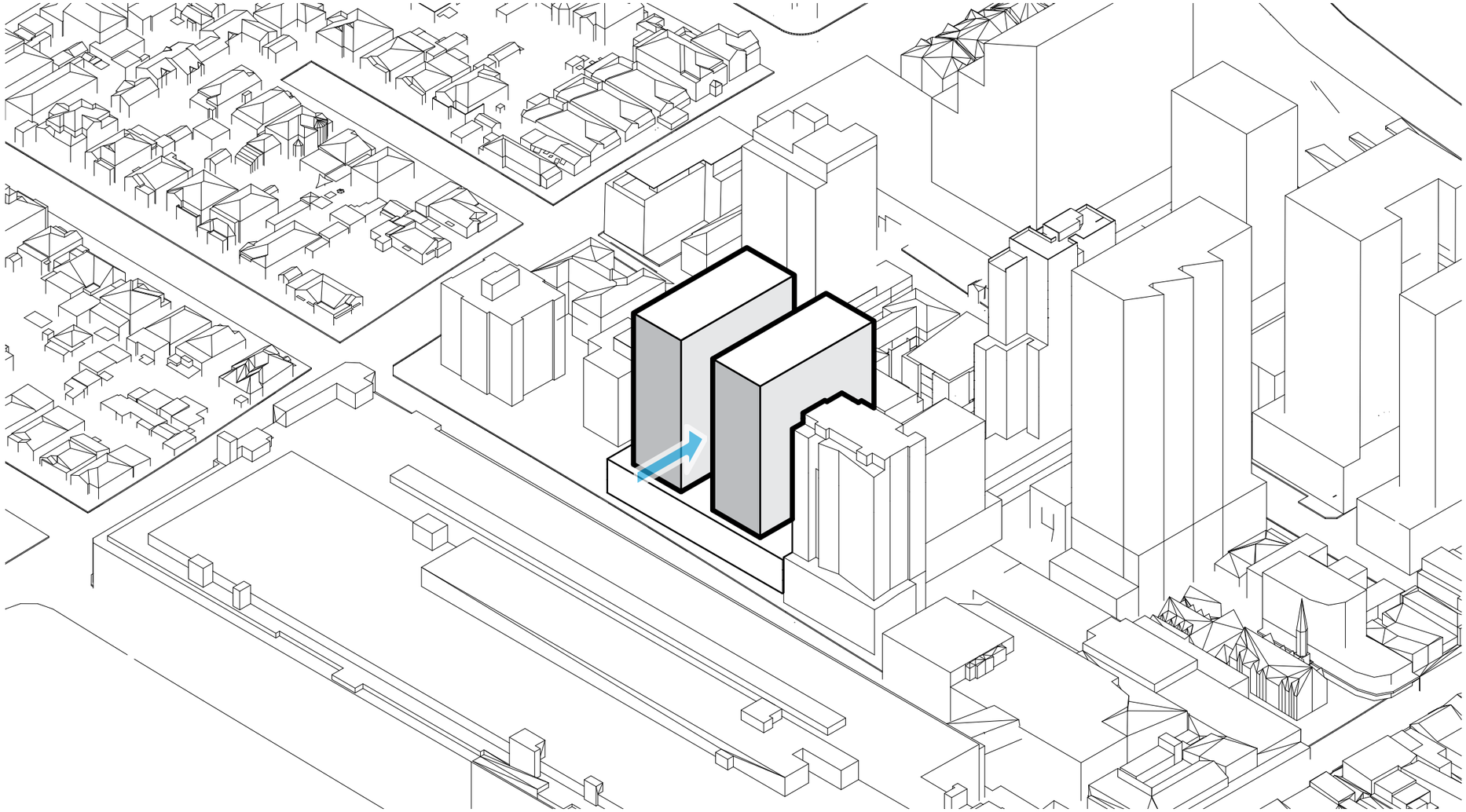
9 AM **JUNE 21st**



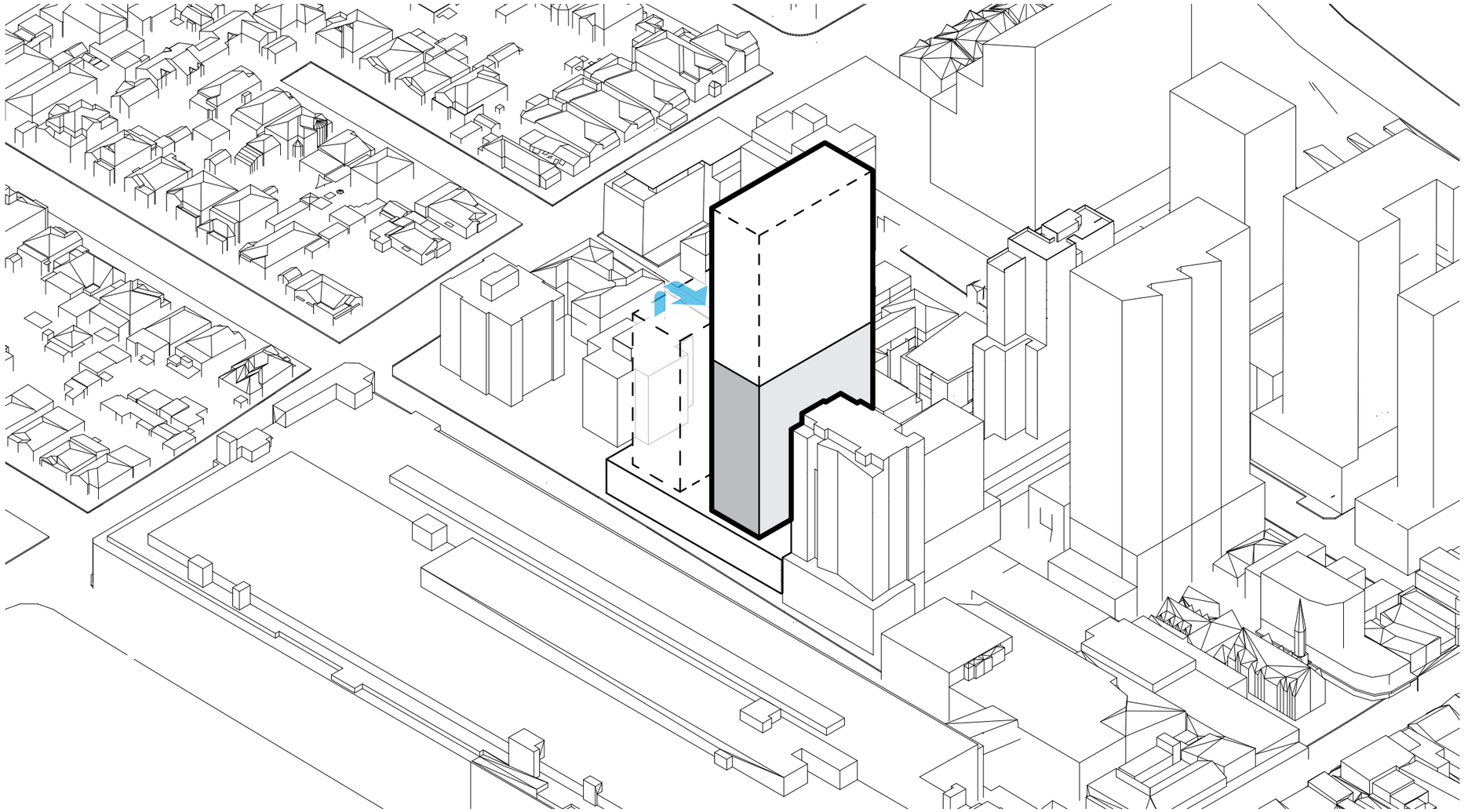
12 PM **JUNE 21st**



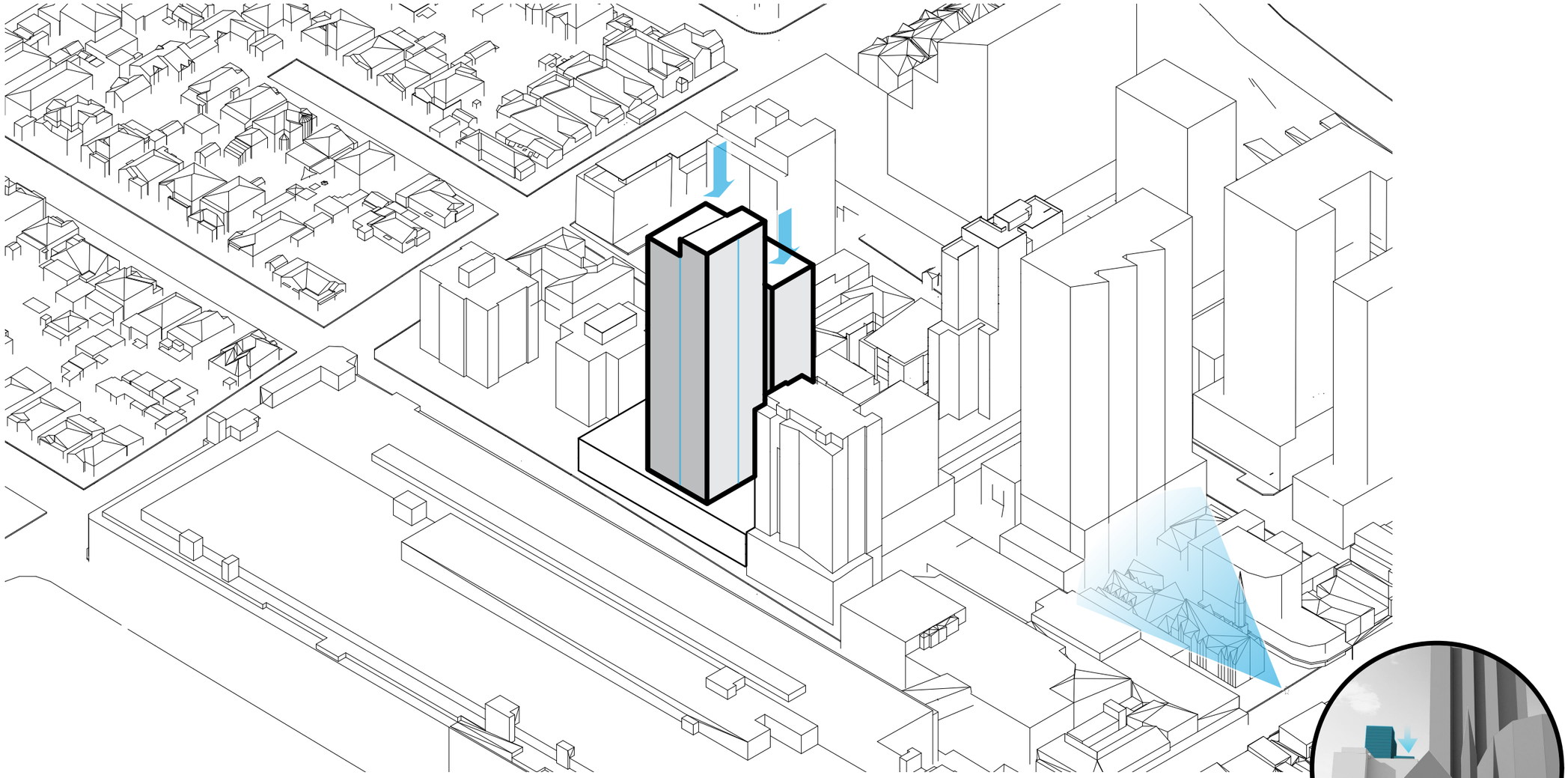
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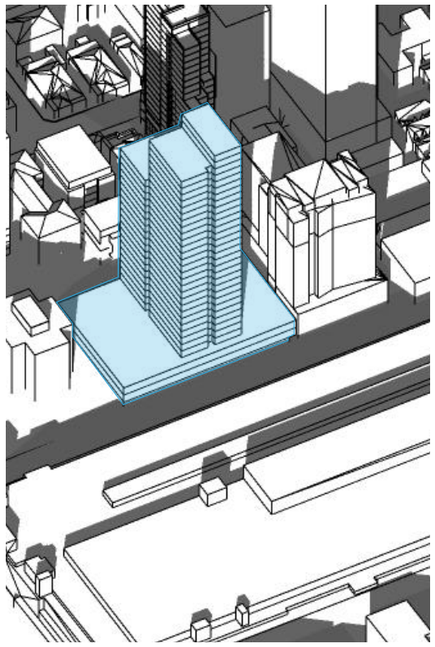
Splitting the mass to reduce bulk



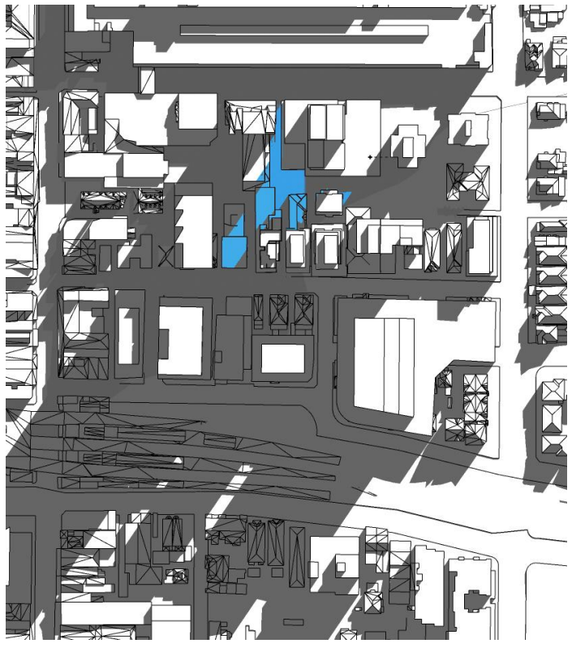
Developing the tower



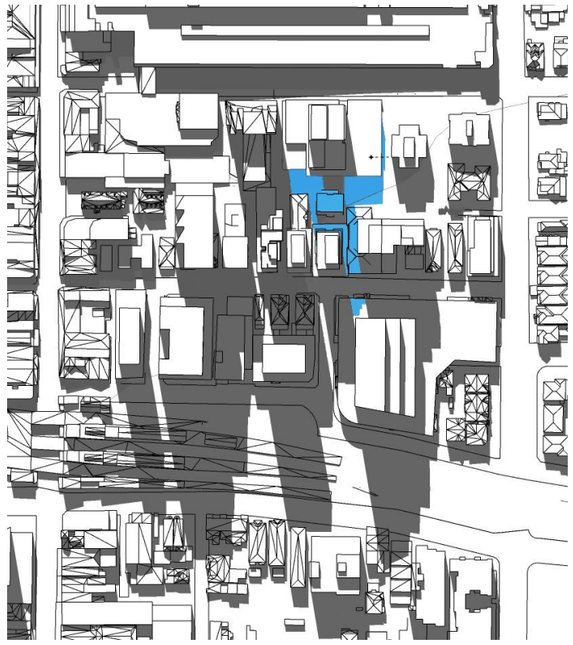
Stepped Tower to minimise overshadowing and view



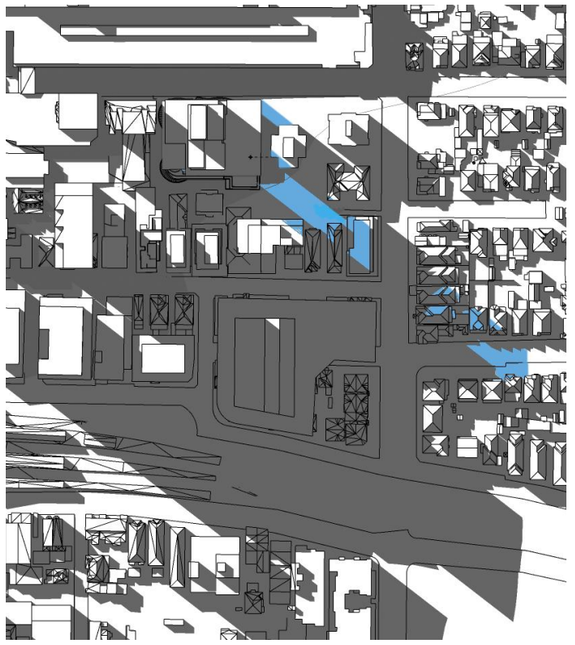
COMPLYING HEIGHT:
SLENDER FORM



9 AM JUNE 21st



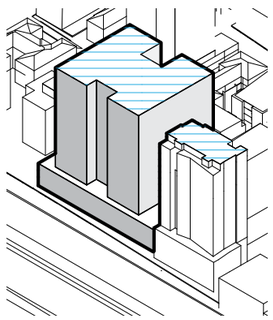
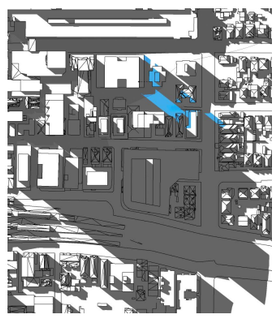
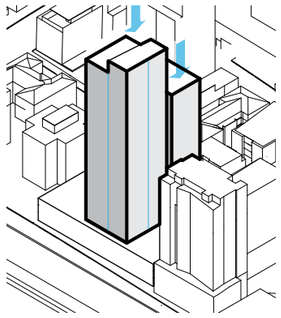
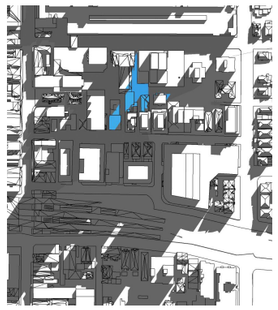
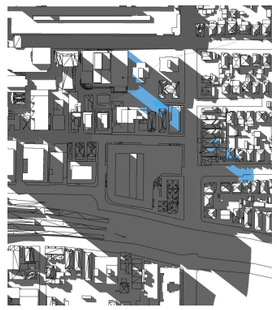
12 PM JUNE 21st



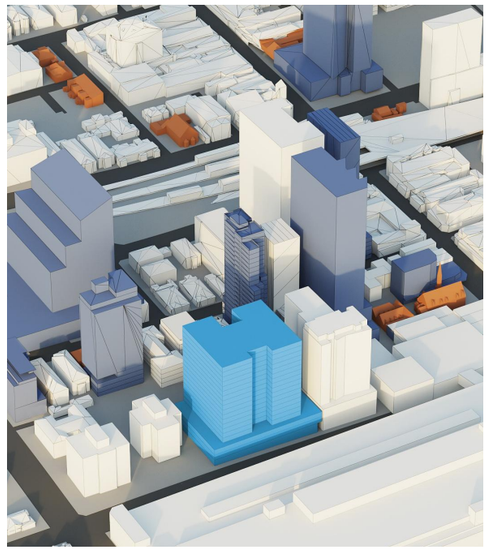
3 PM JUNE 21st

June Solstice

September Equinox

	9 AM JUNE 21st	12 PM JUNE 21st	3 PM JUNE 21st	9 AM SEPT 21st	12 PM SEPT 21st	3 PM SEPT 21st
						
						

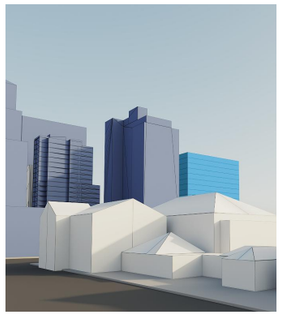
60m Form VS Stepped Tower Form Shadow Matrix



View from Victoria St
Looking East toward
Shaftsbury Rd



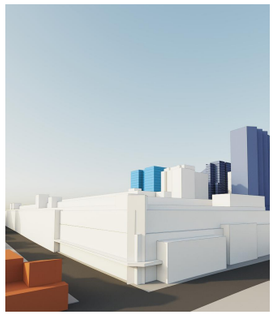
View from George St



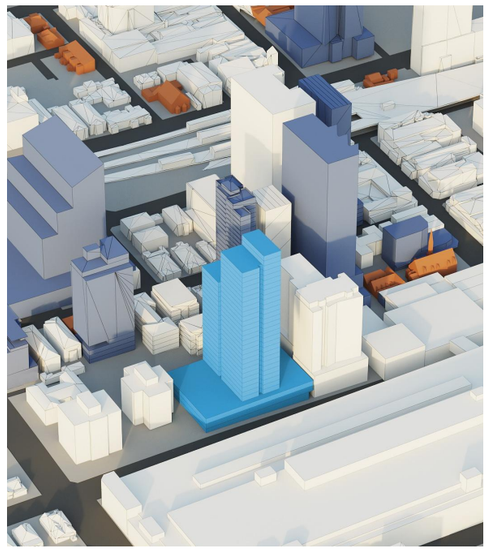
View from
Shaftsbury Rd

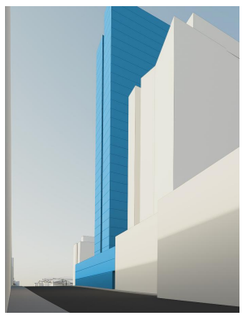


View from Burwood Park



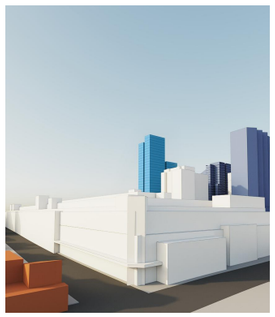
60m Form



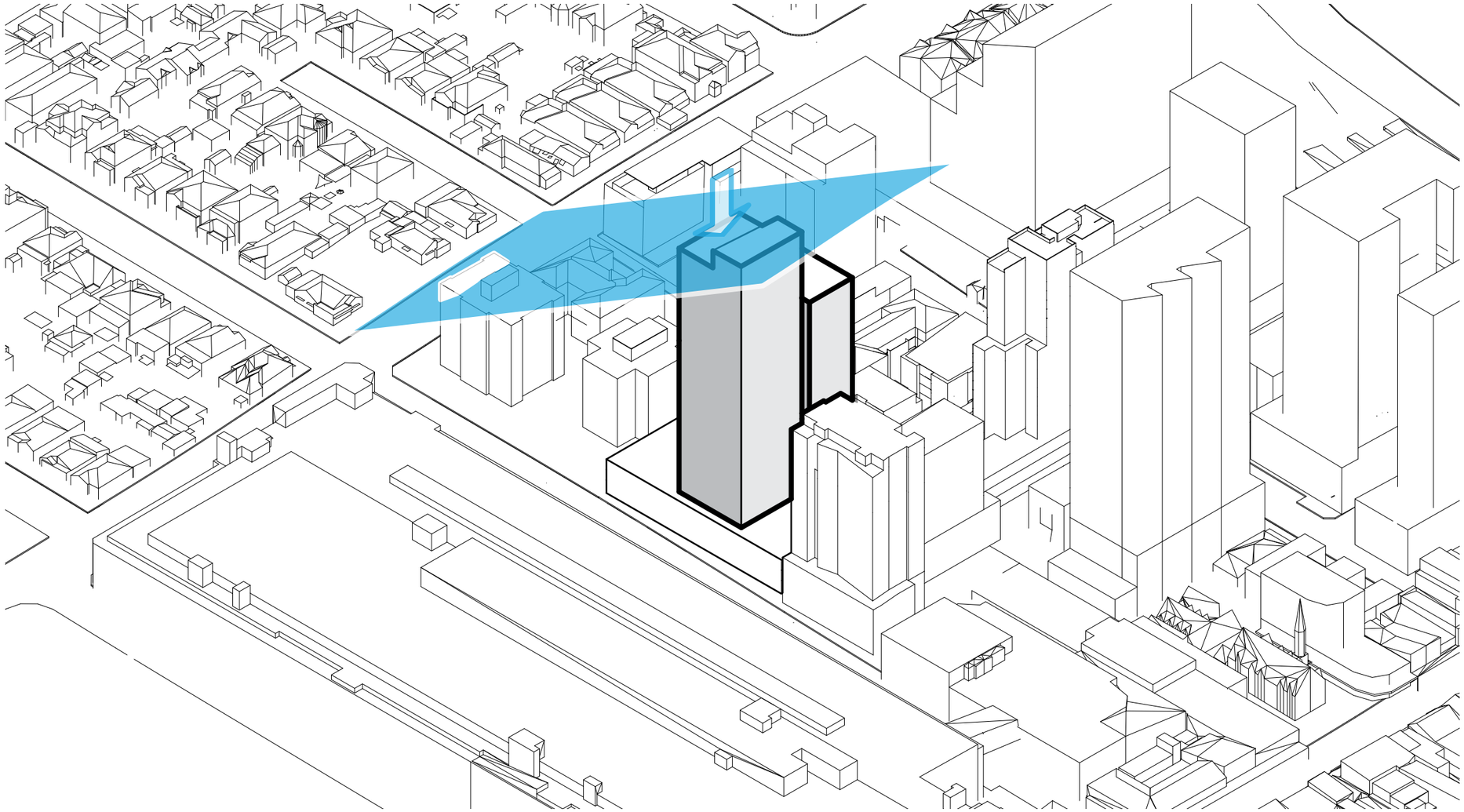




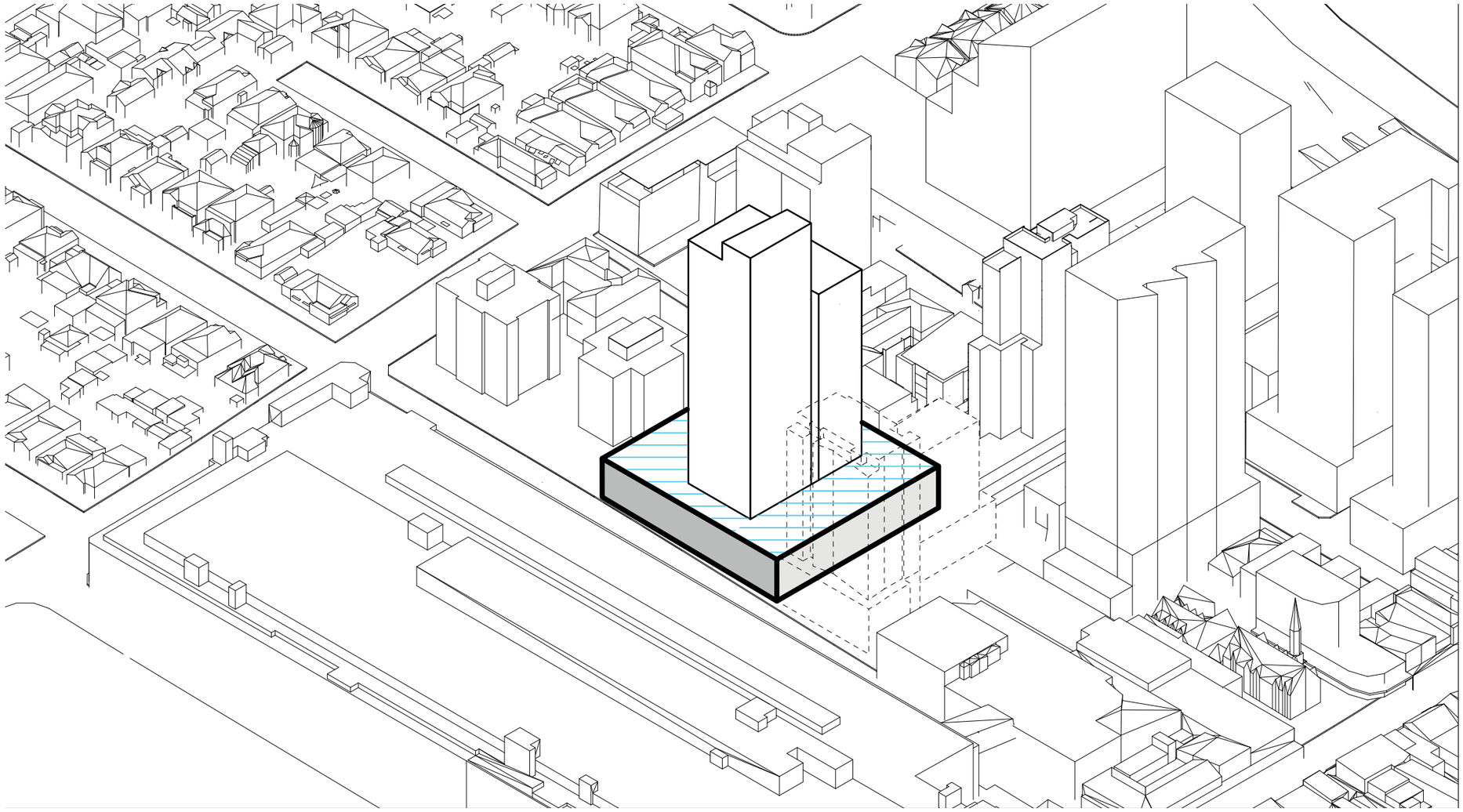




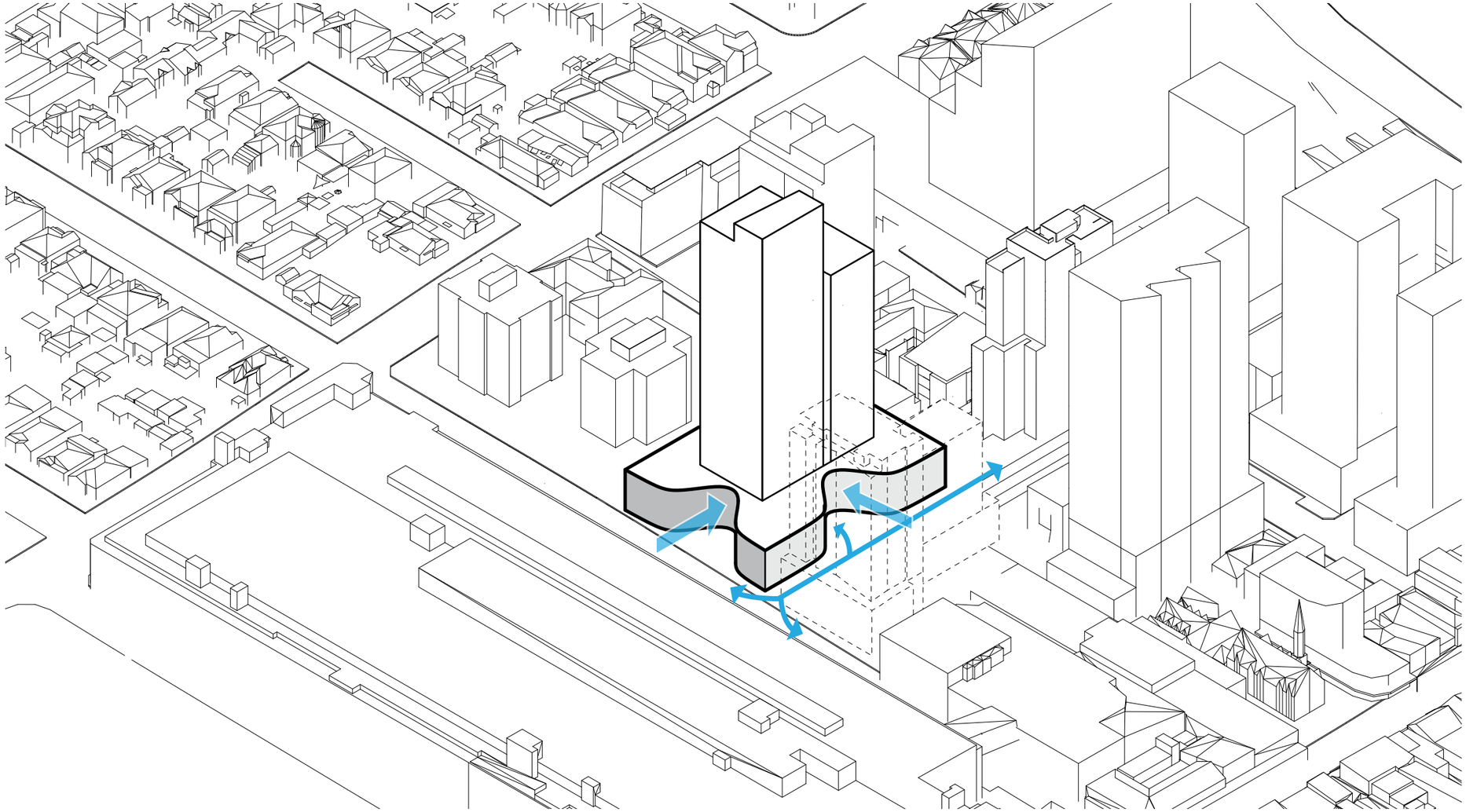
Stepped Form



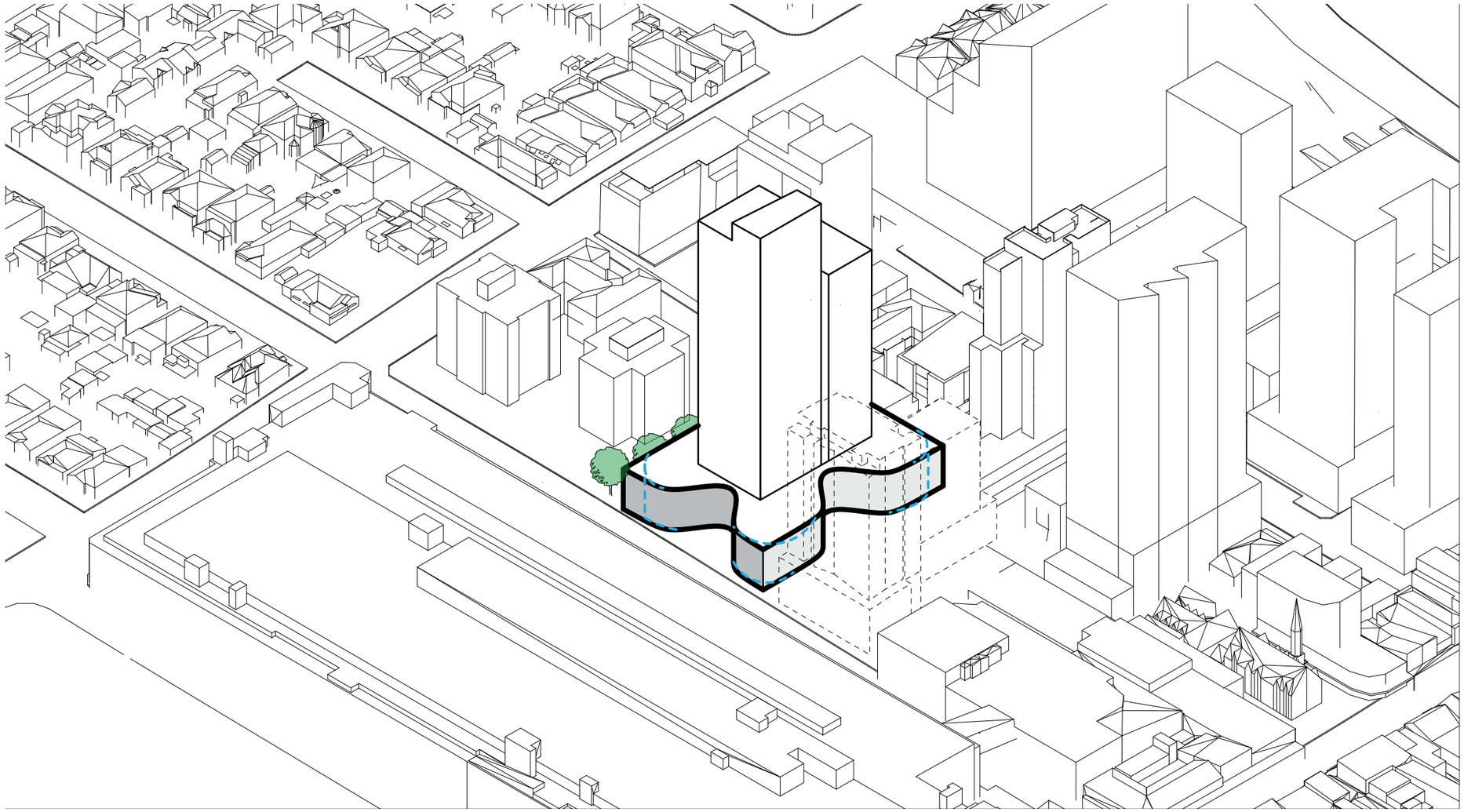
BDCP 36degree Height Plane



15m Podium height and extent

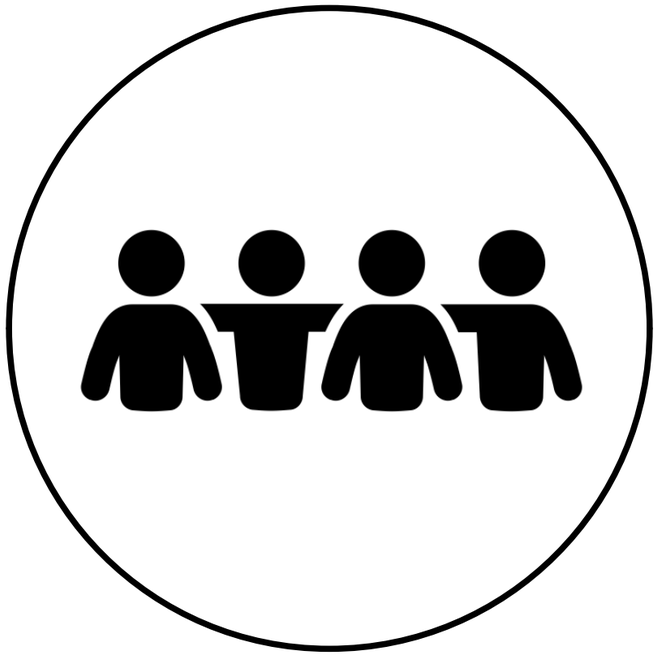


Podium entries defining form and through link

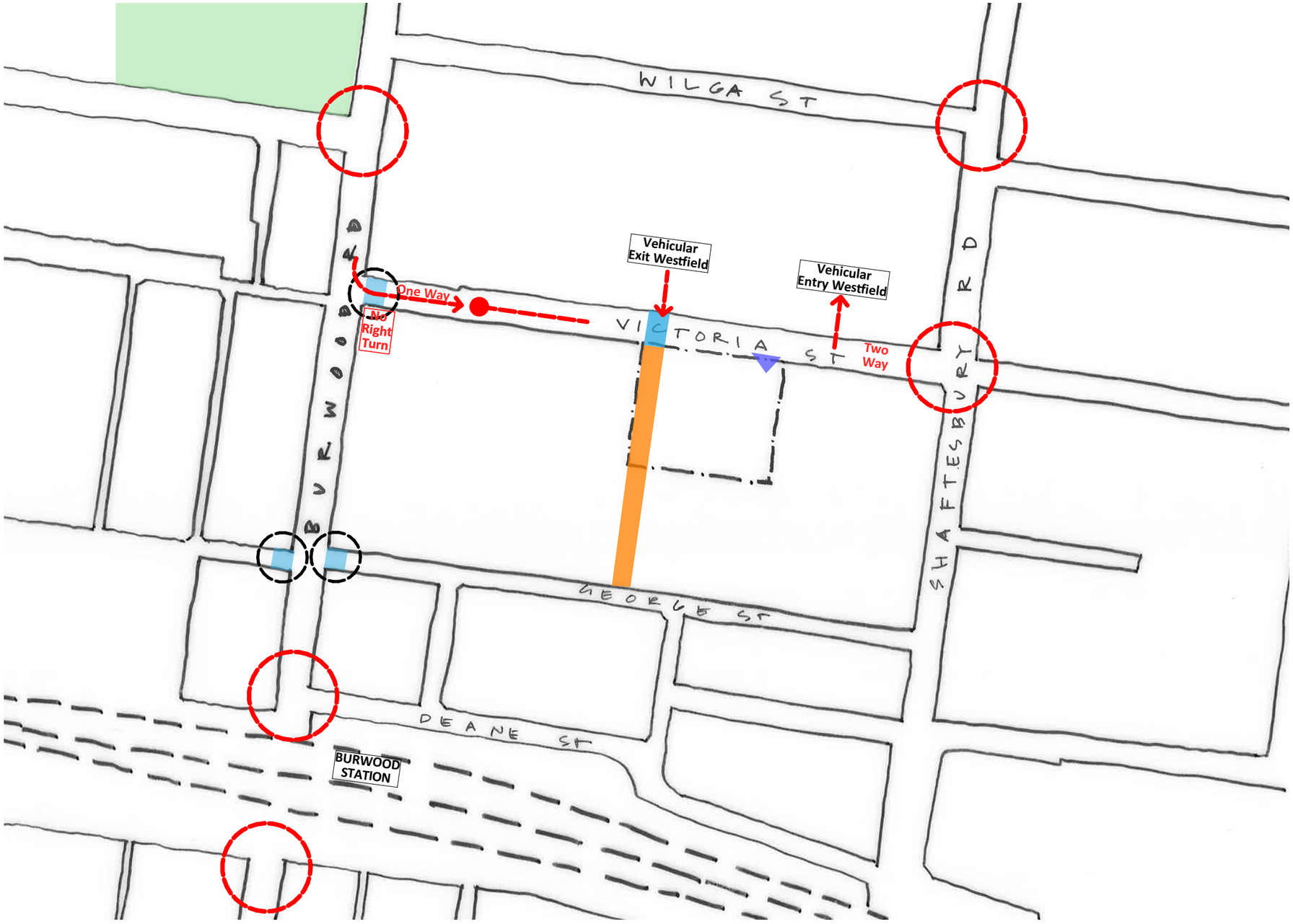


Curved edges to respond to site

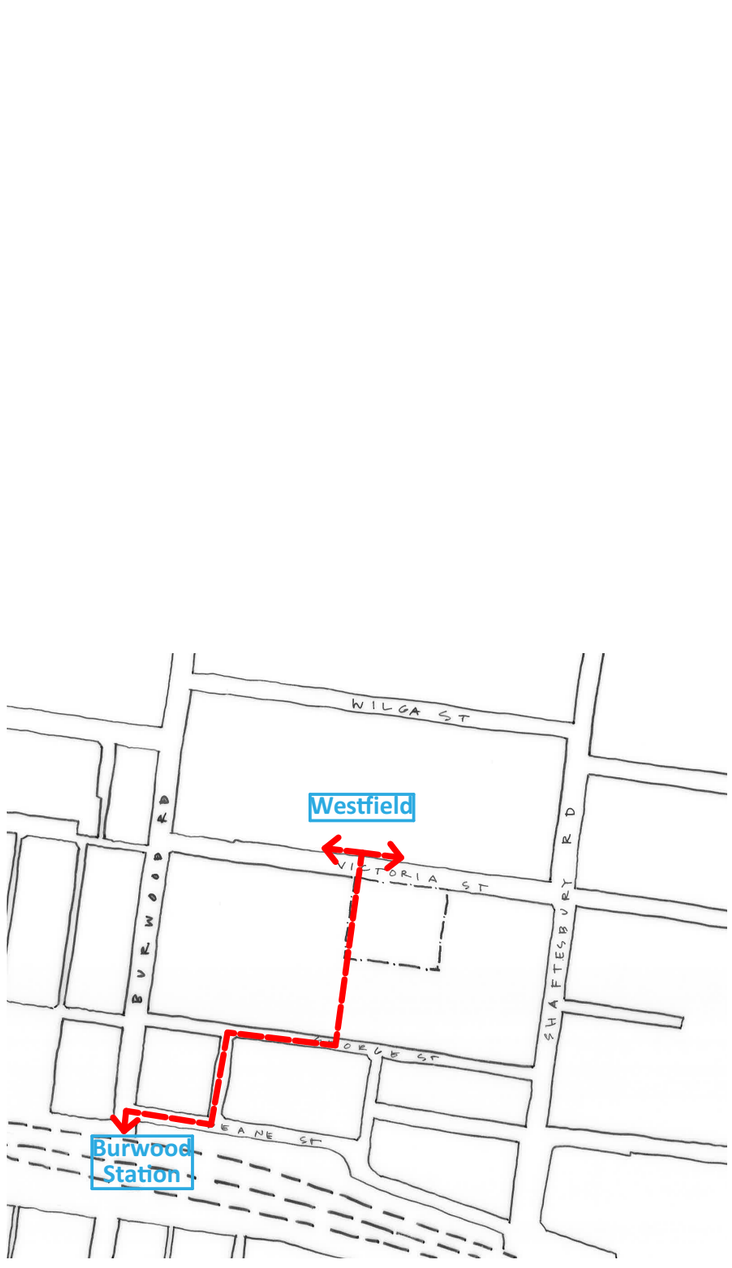
- Existing neighbouring trees to be retained
- Curved edges to activate retail/commercial edges

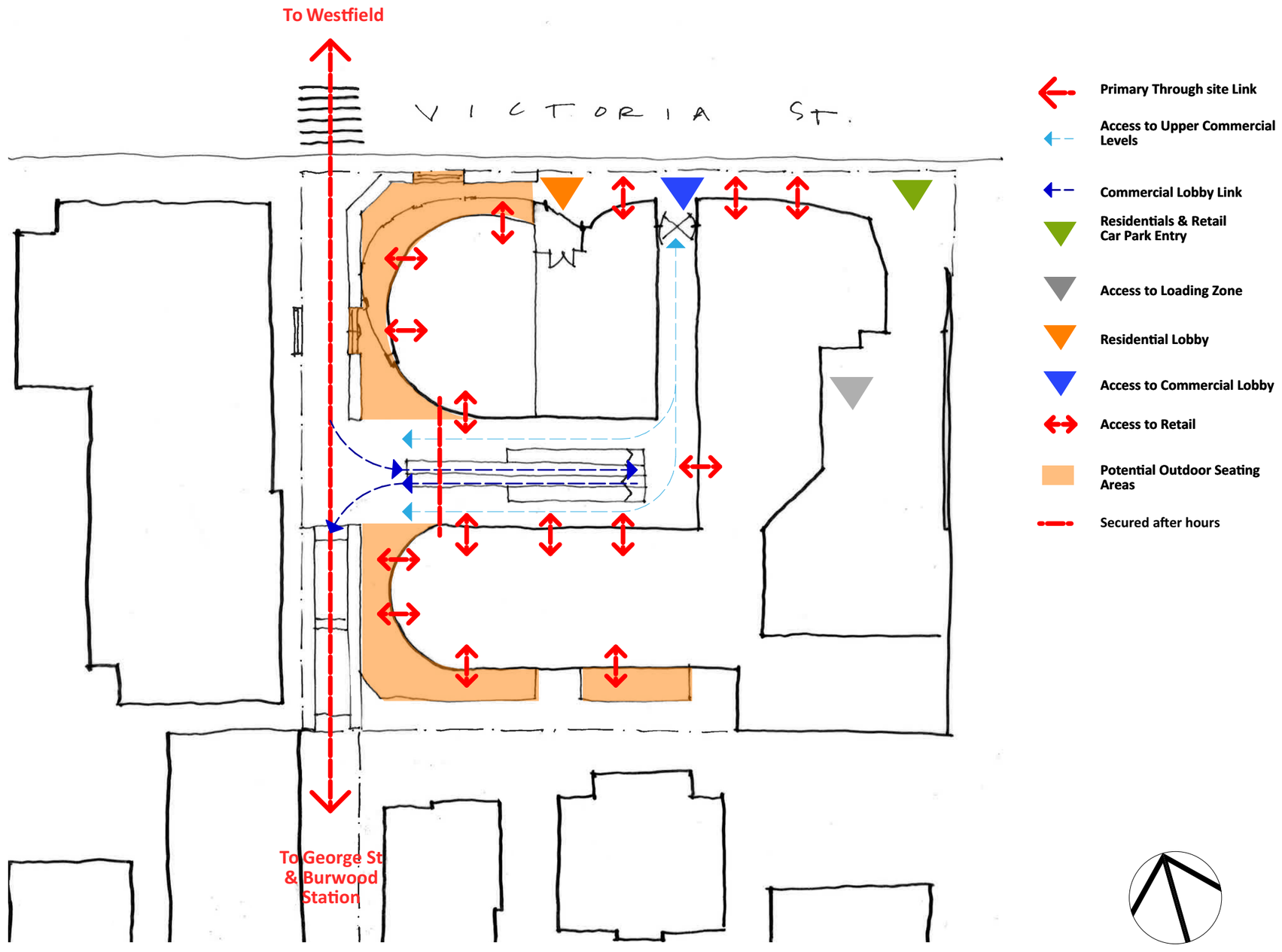


COMMUNITY



- Traffic Direction
- Major Traffic Intersections
- Pedetrian Crossing
- No Access
- Through Site link - pedestrian only
- Proposed Pedestrian Crossing
- Vehicular Access/ Service Vehicle Access


WILGA ST
Westfield
VICTORIA ST
BURWOOD RD
SHAFTESBURY RD
GEORGE ST
CLEANE ST
Burwood Station


To Westfield
VICTORIA ST.
To George St & Burwood Station
Primary Through site Link
Access to Upper Commercial Levels
Commercial Lobby Link
Residentials & Retail Car Park Entry
Access to Loading Zone
Residential Lobby
Access to Commercial Lobby
Access to Retail
Potential Outdoor Seating Areas
Secured after hours



Existing Edges & Frontages as per Burwood DCP

The internalised nature of Westfield Shopping Centre on the northern side of Victoria Street results in an expanse of inactive blank wall spanning the majority of the street block.

These existing features influence the character of the surrounding context, and have a considerable influence on the quality of the pedestrian experience.

An analysis of the street edges and frontages of the site and its immediate context reveals;
• Active frontages are mostly concentrated along Burwood Road through the inclusion of retail frontages and outdoor dining areas fronting the street.



Potential Edges & Frontages

The existing GM tower has activated Mary St and the created a link between Burwood station and 23-27 George St.

Burwood RSL Club proposal will activate the Eastern Edge of George St.

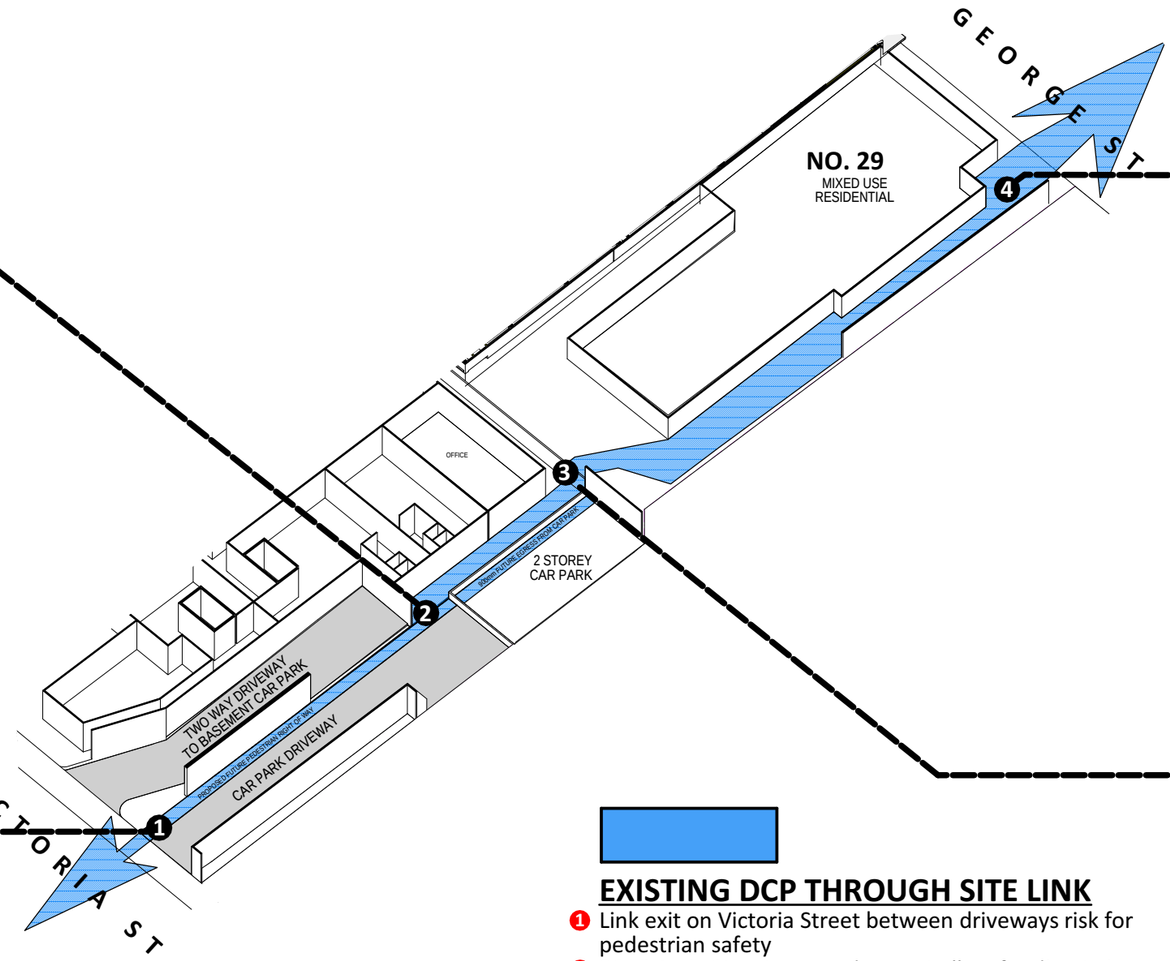
The proposed link through 23-27 George St and 28-34 Victoria St will tie the two connections and extend them through the onsite link down to Victoria Street leading up to Westfield's shopping Centre.



View of 36 Victoria Street & 29 George Street along boundary of 2 storey car park to the right



View of proposed Exit of Existing DCP Link on Victoria Street



EXISTING DCP THROUGH SITE LINK

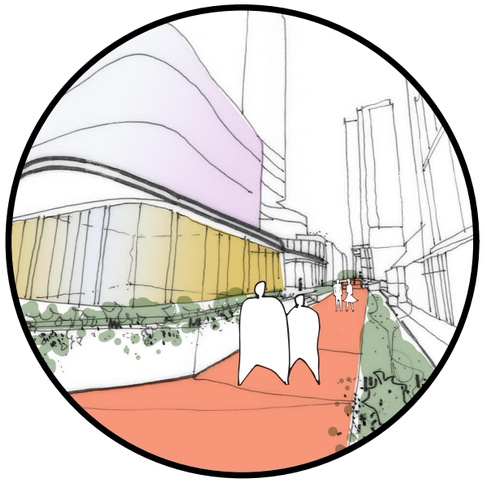
1. Link exit on Victoria Street between driveways risk for pedestrian safety
2. 36 Victoria Street egress does not allow for direct views for pedestrians through the site link
   Interface along the car park is dark and unattractive with existing services and airconditioning units
3. Chair lift may be required to allow for disabled access due to the large level difference between 29 George Street and 36 Victoria Street
4. Limited direct disabled access from 29 George Street



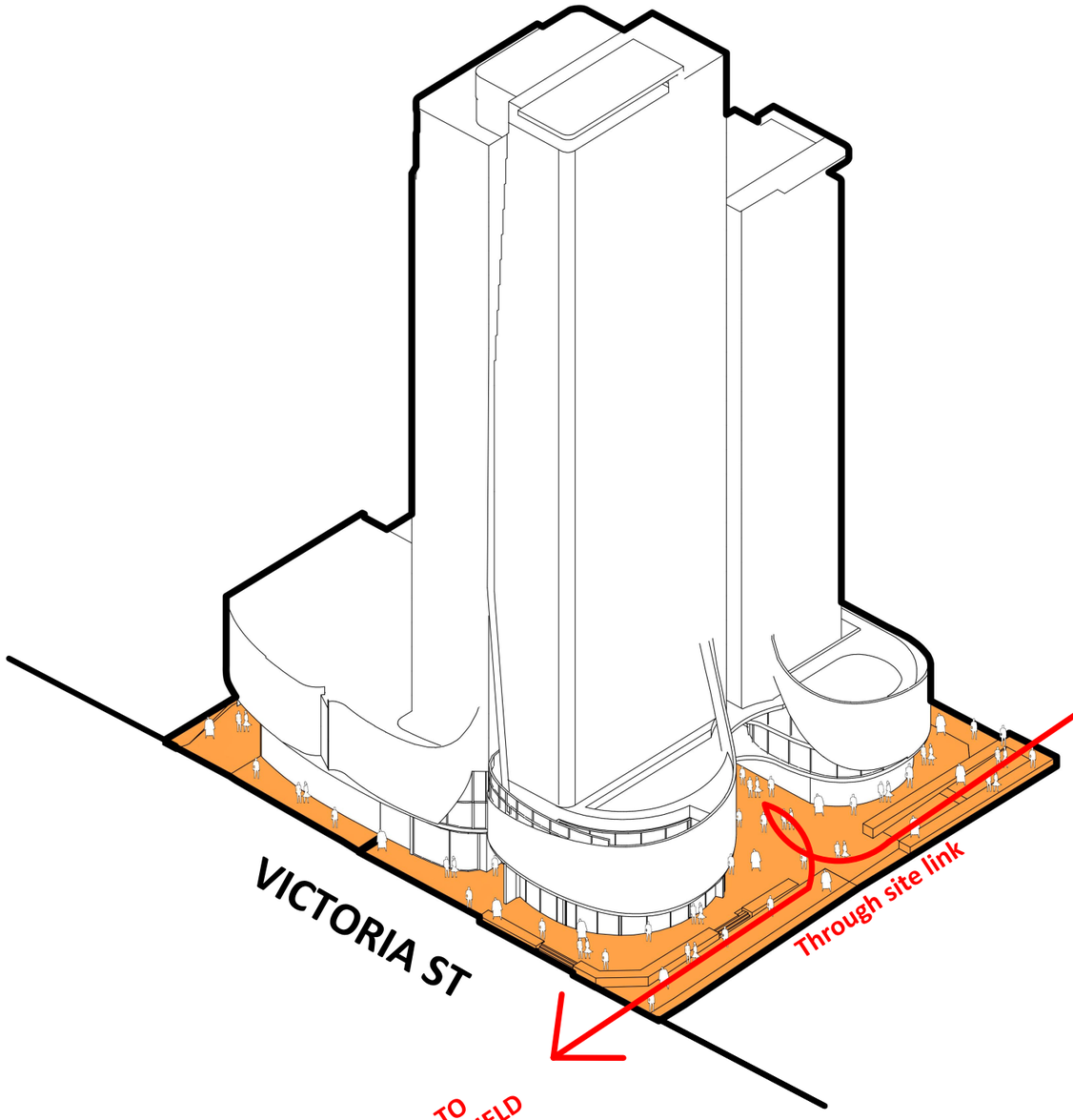
29 George Street to existing through site link entry

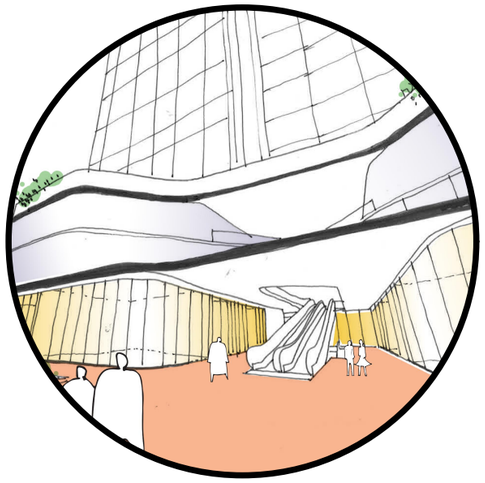


View of 36 Victoria Street & 29 George Street along boundary that demonstrates the drastic level change

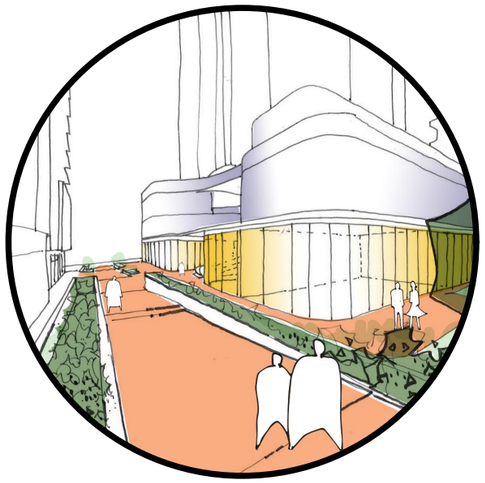


Sketch of proposed through site link and F&B edge at Victoria St Entrance

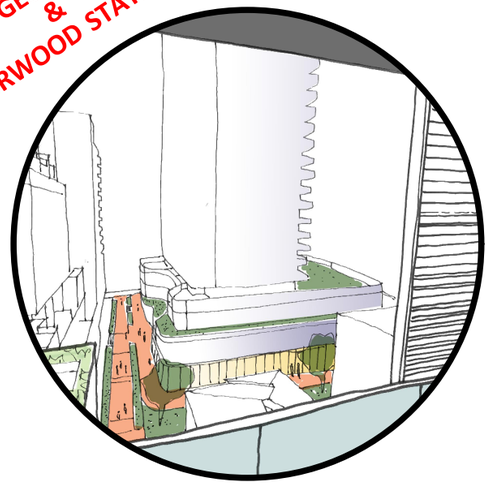




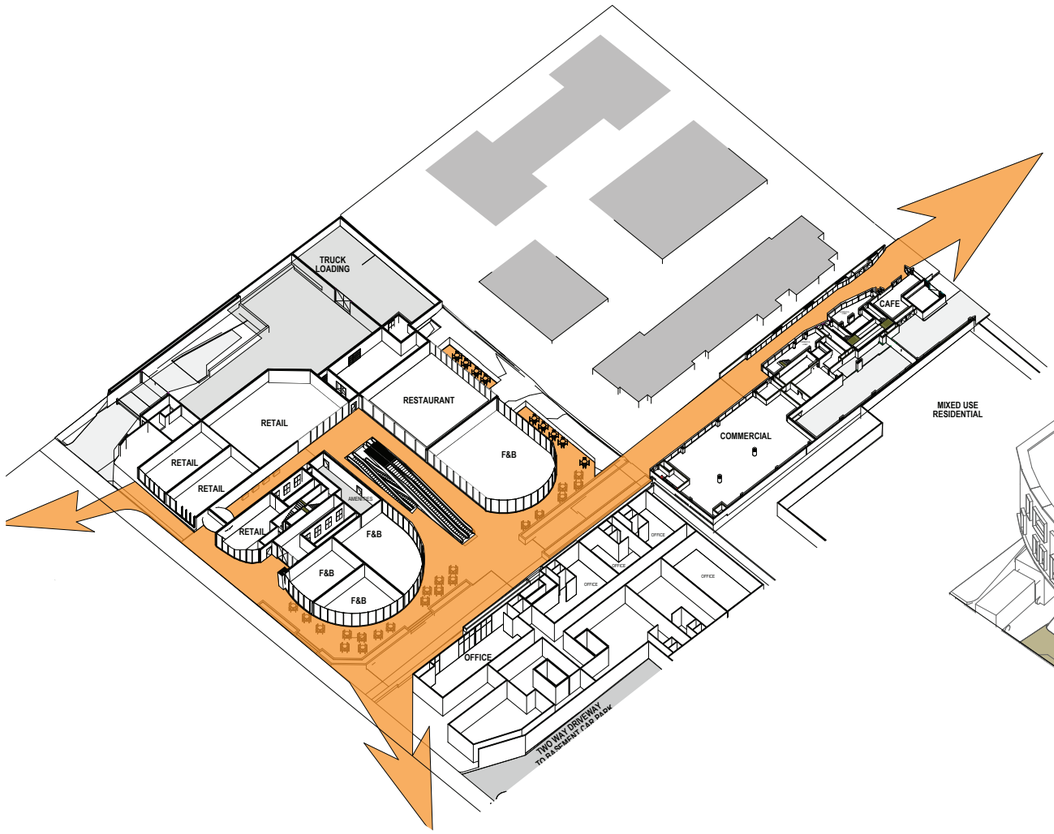
Sketch of Proposed Public Plaza and new retail spaces

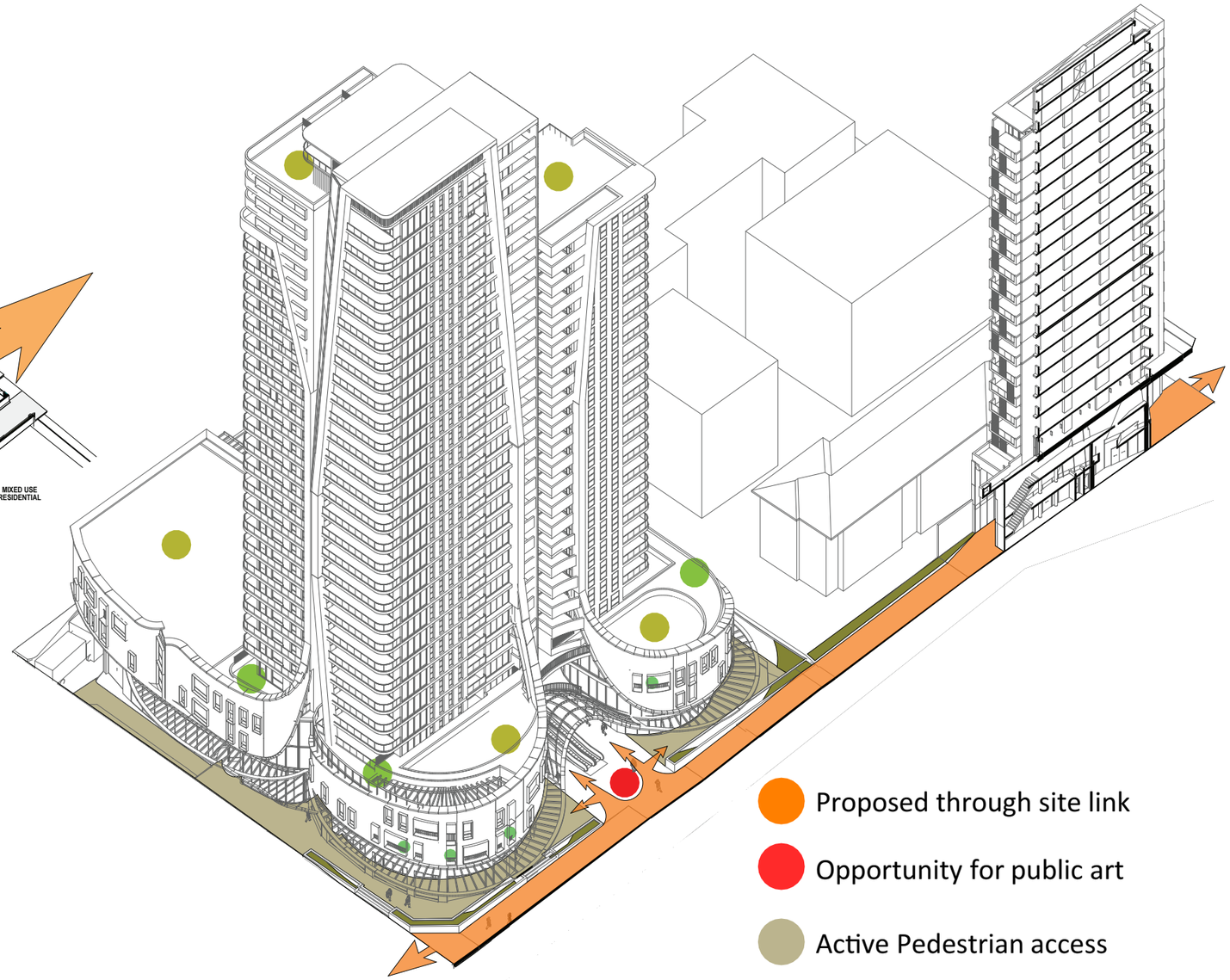


Sketch of proposed through site link coming from George Street entrance



Sketch from 29 George Street North Facing Balcony overlooking proposed through site link



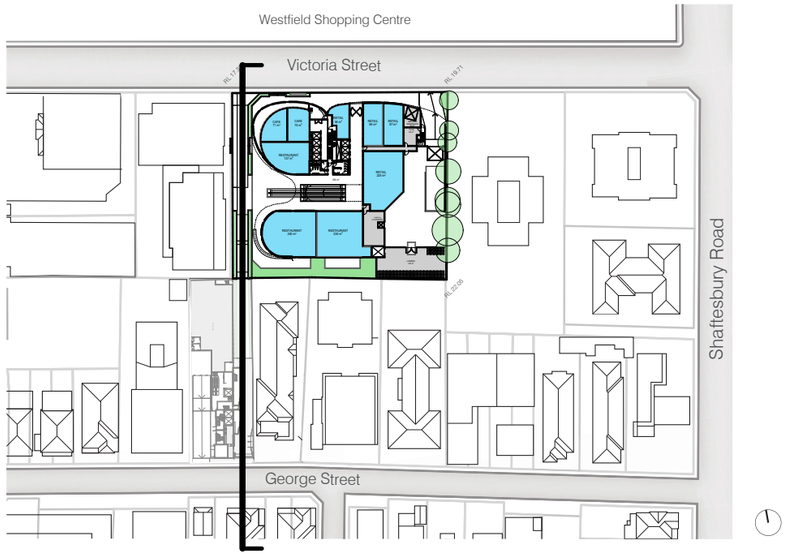


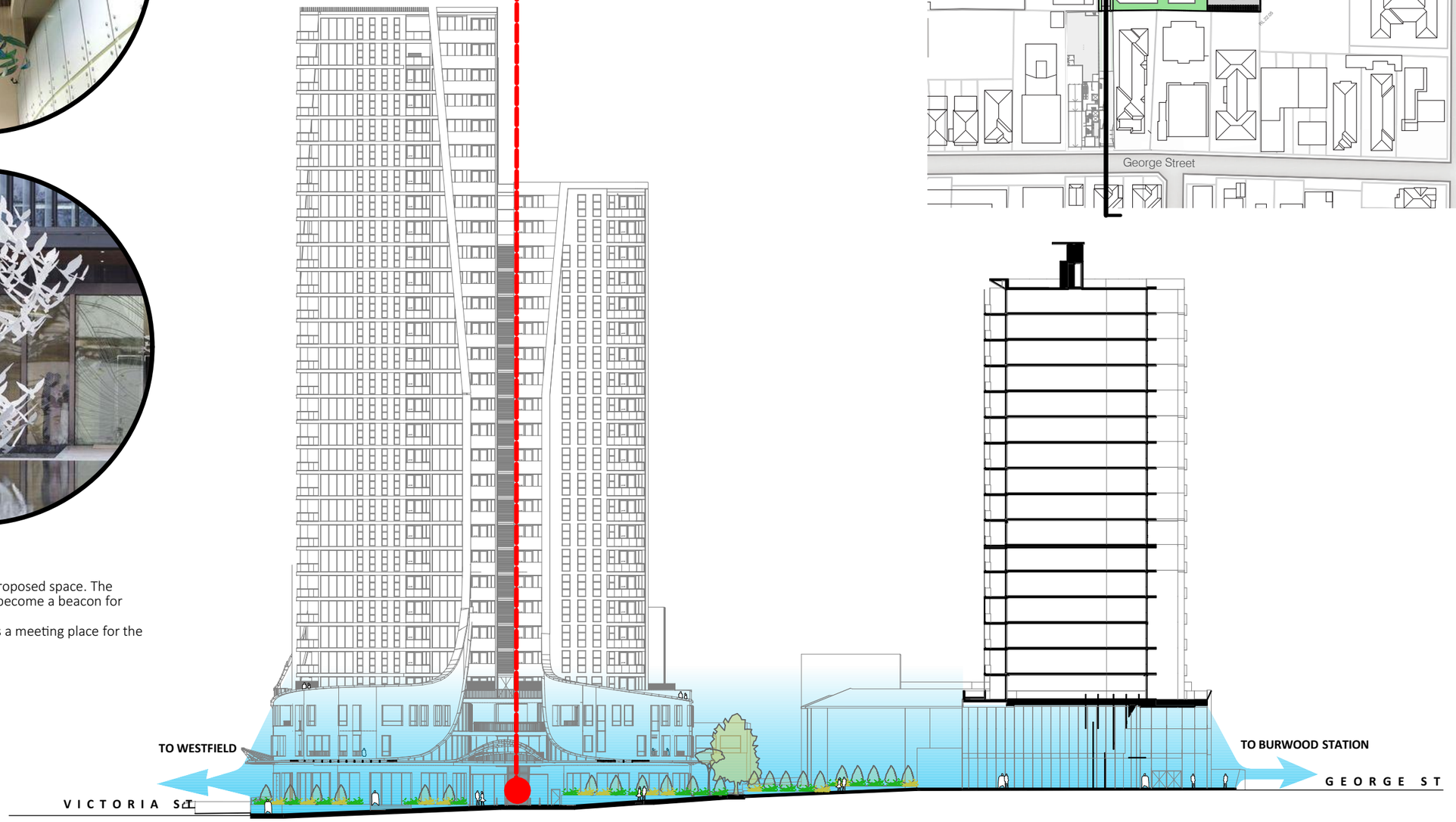
- Proposed through site link
- Opportunity for public art
- Active Pedestrian access
- Residential Communal Open Space
- Residential Private Open Space
- Commercial/Retail Outdoor Space





PUBLIC ART
Above are some examples of Public Art for the proposed space. The purpose of the work is to enliven the space and become a beacon for Burwood.
It is envisioned that the public art would serve as a meeting place for the community to activate the public domain.





2019 Nawi (canoe) Sandstone sculpture in Steel Park, Marrickville for Inner West Council as part of the *Wayfinding on Gadigal* Land art project
2019 Exhibition *Warriors for the Environment* Boomalli Aboriginal Artists Cooperative (installation, PowerPoint photographs)
2018 Terrazzo floor design and corbel brick inlaid ceiling design for St George Housing with DKO architects and Lend Lease
2018 55 metre painted footpath in *Five Senses Parkland* for Canada Bay Council
2017 Exhibition; *Saltwater, freshwater* at, Rocks Discovery Museum Sculpture, photographs, paintings
2016 One of five shortlisted artists for Monument to the Eora City of Sydney Council
2015 Design and construct whale seat on parkland, The Rocks Sydney, Sydney Harbour Foreshore Authority
2014 Boatshed design - Sydney Harbour Foreshore Authority
2013 Mural on wall opposite Sydenham Station (320 metres) Marrickville Council

2012 Fairfield Council-sandstone relief reclaimed vegetable garden parkland

2012 Fairfield Council, Cabravale Memorial Park - Rain Garden - Aboriginal Interpretive Art

2011 Holroyd Council Warali Wali Sculpture Project: Mananga the Eagle 4.5m high by 3m diameter sculpture in forged steel

2009 *Duel* - Exhibition of painting prints and sculptures
Ishi Buki Sculpture Garden and Gallery Sydney (Northern beaches)

2009 *Quattro* - Boomalli Aboriginal Artists Cooperative.
(an exhibition of four artists using four mediums- printmaking, paint, photography and sculpture)

2008 Bankstown Council. Historical figurative sculptures and 14 trail markers. (Sandstone with brass inlays).

2007 Fairfield City Council: Plantlines - (four, 8 metre forged steel trees) and Urban Sustainability Shack- (Mosaic and signage)

2006 Technology Park (new building) Redfern /Waterloo Authority (Glazed tiles with steel forged sculptural elements)

2005 Fairfield City Council Children's play area- mosaic seating and ground plan

2006 Warali Wali project- Fairfield Holroyd Councils Cultural heritage trail - (recycled concrete pipes with concrete path decorated with ceramic mosaics, depicting the creation of the wattle trees)

2005 Tugan By-Pass, Gold Coast.4 x 400 metres entrance of tunnel underpass (panels of cast concrete and stainless steel overlay)

2004 Willoughby Council Tingha Woman - (Bronze sculptural water feature and signage Curry Park

2003 Indigenous Artist fellowship, Arts NSW(Creation of images of NSW landscape)

2003 Sutherland Shire Council 450 metre decorative imprinted footpath, Silver Beach Kurnell (Historical images of settlement and invasion)

2002 Sutherland Shire Council 14 carved poles with 12 circular mosaics as part of Kurnell Sculptural Round about.

2000 Sculpture- 4.5 metre high structure, representing the Mimi Spirit of the Kakadu people New Indigenous Exhibition Sydney Power House Museum.

2000 Sea of Hands design - Sydney Royal Botanical Gardens - Reconciliation weekend

1999 Sculpture Marrickville Council Memorial to the Stolen Generations- Relief sandstone on sandstone relief wall and ceramics- (Sydenham Green Park)

1999 Parramatta Council Aboriginal art-form- 750 metres x 15 metres medium strips on Grand Avenue (depicting ancient mega fauna)

1998-1997 Leichhardt Council- Interpretive signage project for White Horse Point, Callan Point and Yaralbin Park (painted filled and etched stainless steel signs and steel maps, based on research of the original people of the Sydney area)

1995 Office of Aboriginal Affairs (NSW State Government) Office design - sculptures in the foyer, and work spaces, decorative walls, signage in glass and ceramics.

1994-1995 Co- consultant with Keys Young Landscape Architects, commissioned by South Sydney Council to develop a master street plan of Redfern resulting in Stage 1 of the pavement of Botany Road which includes street mural, planters with decorative seating, decorative pavers in herring bone pattern.

1995 NSW Premier's Department- Security level foyer: sandstone panels, relief sculpture, wall and floor rugs (woven and tufted)

1993 Ground sculpture and installation *My Mother She's Burning*
23rd Autumn Art Festival, Budapest, Hungary.

1990 Installation- *The Universe is Slipping A*RTDOCK: Contemporary Australian Art in Noumea, New Caledonia

1990 Exhibition: *Welcome to Brewarrina,* Tin Sheds Gallery, University of Sydney (Installation, sound tracks and floor painting supported by the photography of Sandy Edwards



Redfern Waterloo Authority



Bonnyrigg Town Centre





Boo'kerrkin, Cawarra Pl Fairfield



Tugun Freeway

Joe Hurst - Artist Profile

Joe has been an Artist for over 30 years. He designed a sculpture, measuring 4.5 metres high for the New Indigenous Exhibition at the Powerhouse Museum in Sydney.

Joe has completed commission pieces for the Department of Aboriginal Affairs (NSW Government), NSW Premiers Department and several set designs for TV stations as well as theatre companies, dance, drama and puppetry.

He designed the Sea of Hands for both Reconciliation weekend and Olympic weekend in the Royal Botanical Park. Hurst has been involved in many exhibitions both Nationally and Internationally including exhibitions in Budapest, Hungary and New Zealand.



Inspiration from Nature
The natural structure of the hanging vines and buttresses of the Fig Trees



Negative Space
The ephemeral patterns of the interwoven branches and leaves

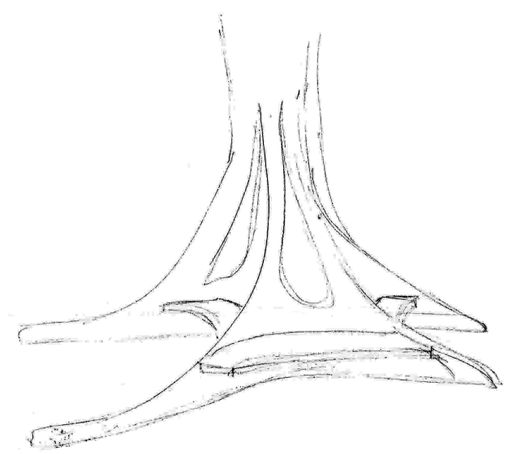
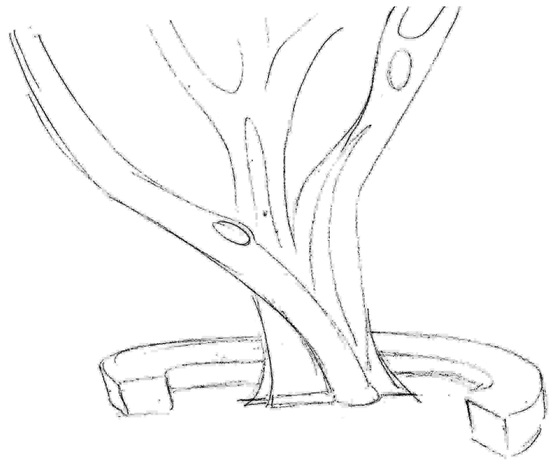
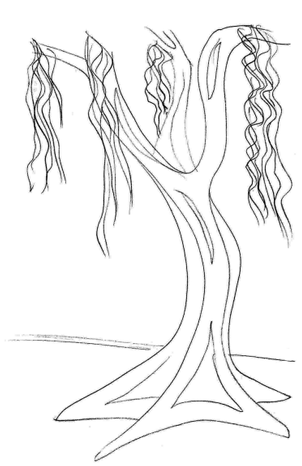
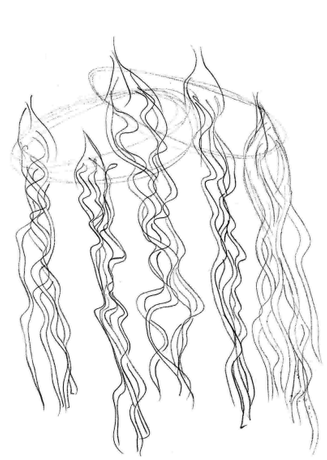


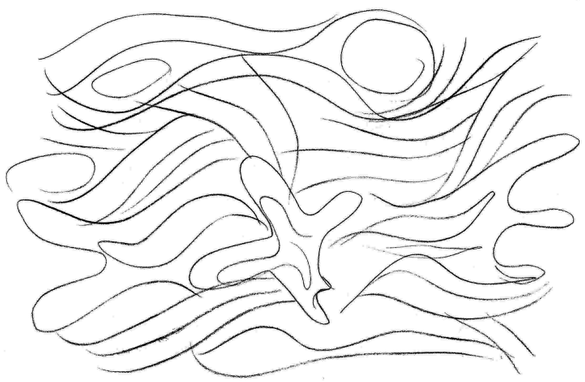
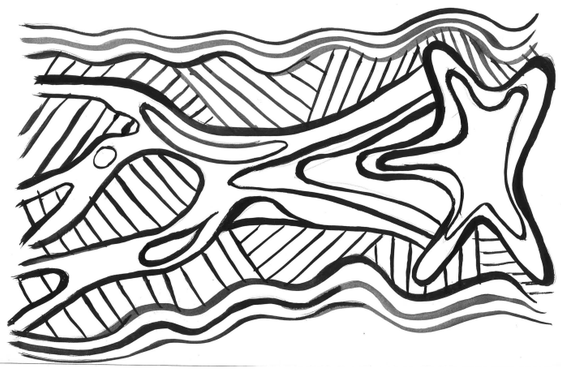
Canopy
The 3 dimensional patterns of the canopy

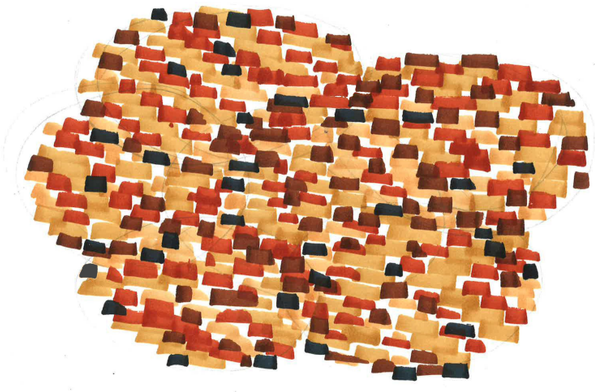


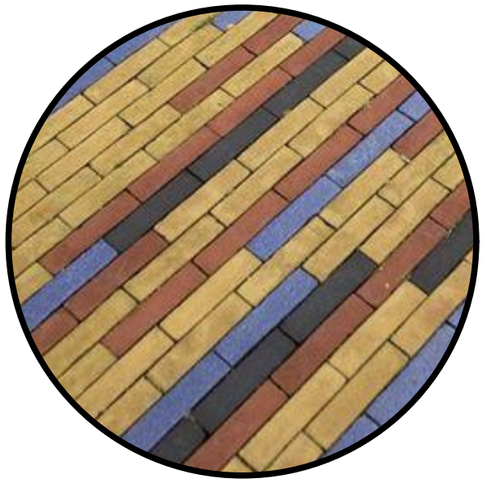
Moreton Bay Fig

The 4 species of large Fig Trees of Burwood Park the Moreton Bay Fig is the most iconic



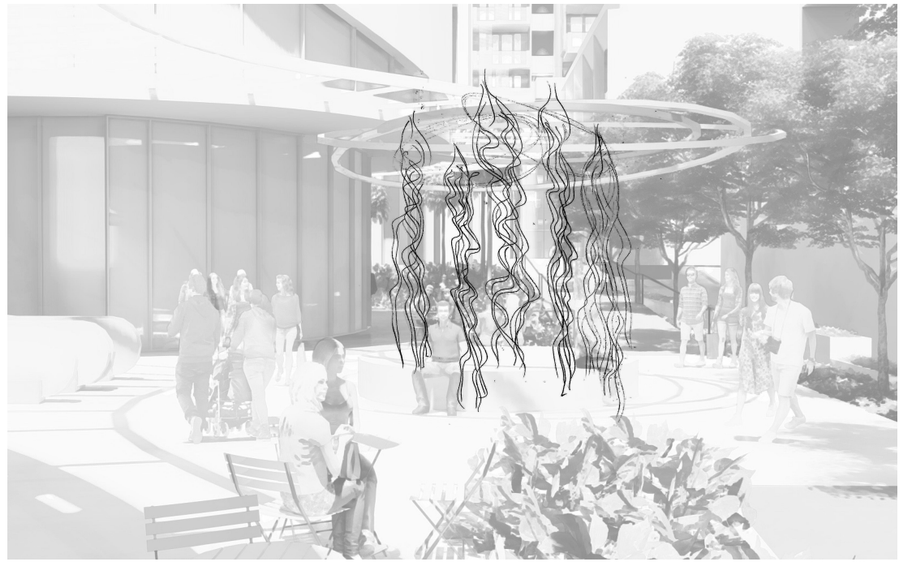






Paving patterns

Ground Plane paving patterns that
direct and lead to various locations on the through site link
and at communal spaces



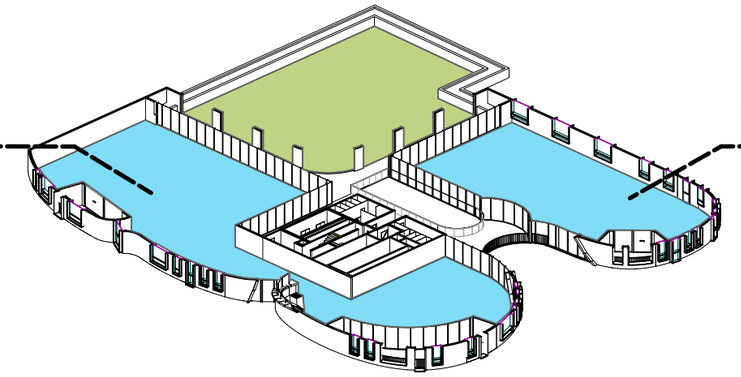


'Beacon' Sculpture

Hanging sculptural artwork for Centre
piece at Ground Level



Fitness/Gym Studio



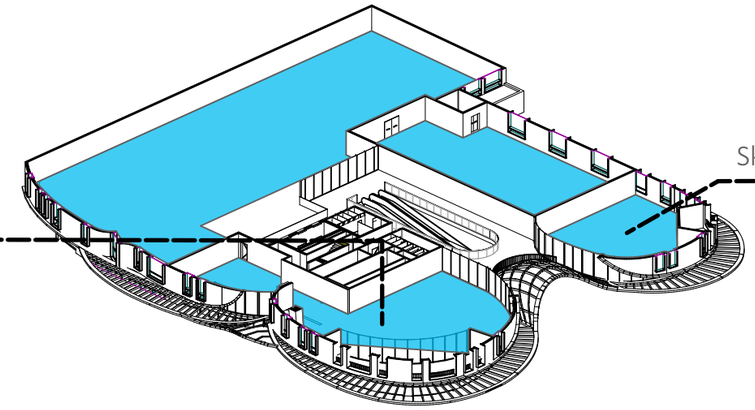
Level 02 Commercial

Child Care or Offices





Real Estate/Offices



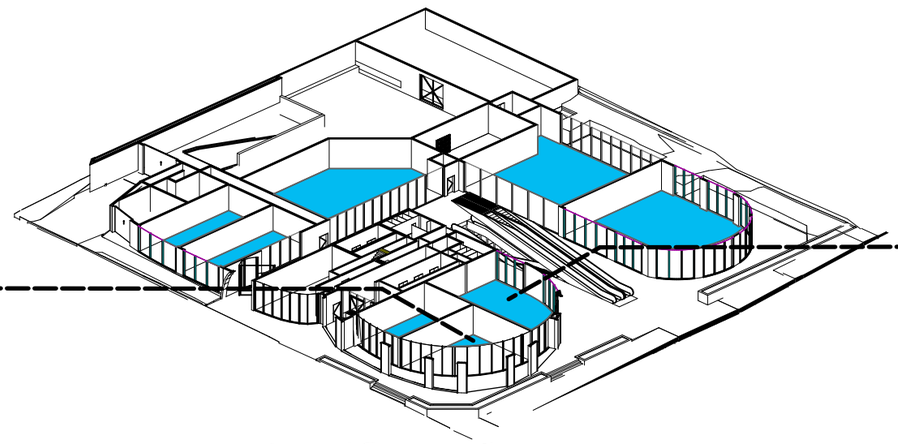
Level 01 Commercial

Skin/Health Clinic





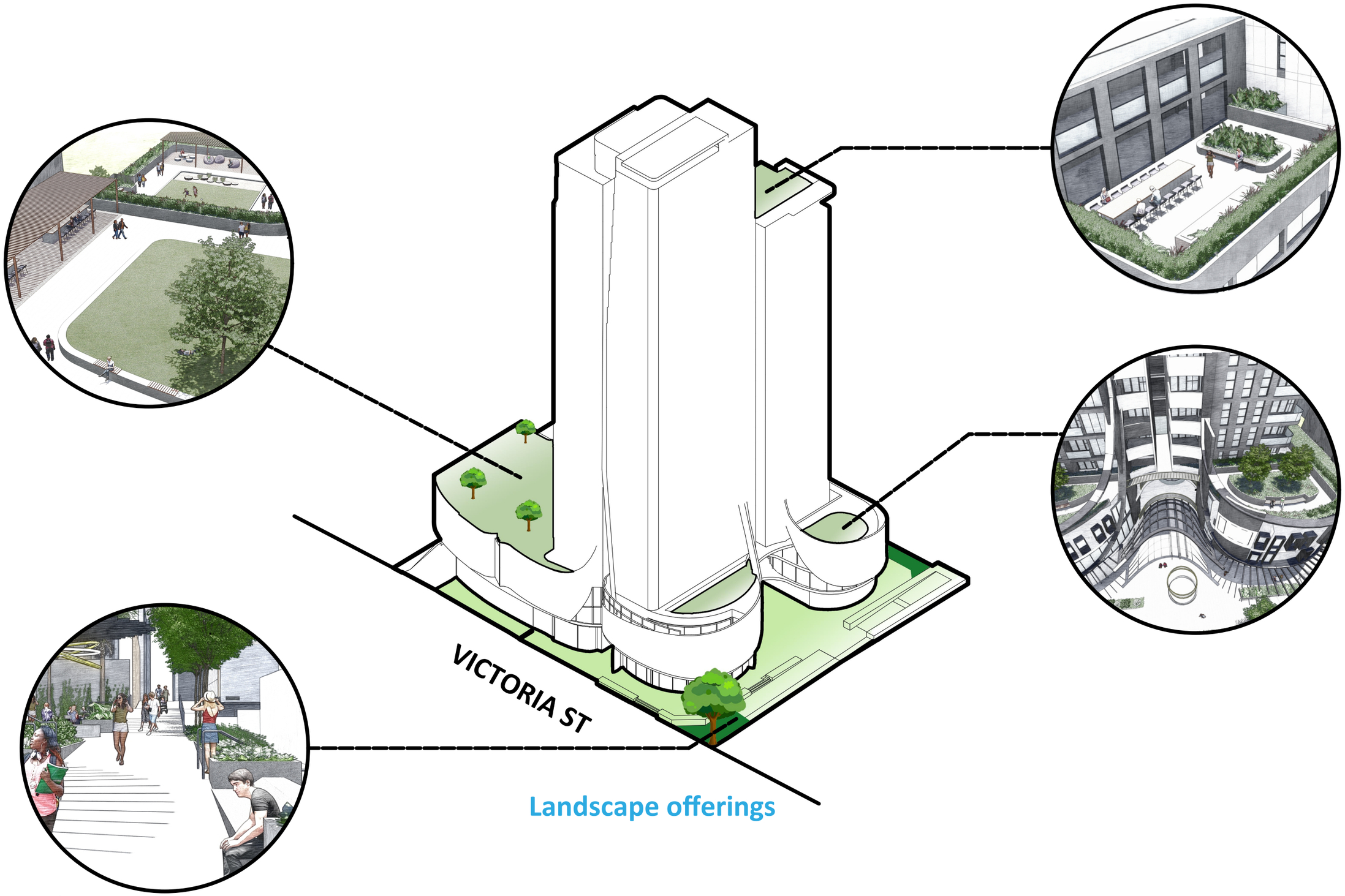
Cafe/Patisserie



Ground floor Retail

Restaurant





Landscape offerings



Dining & Retail

Deliverying an active, urban dining space for all to enjoy



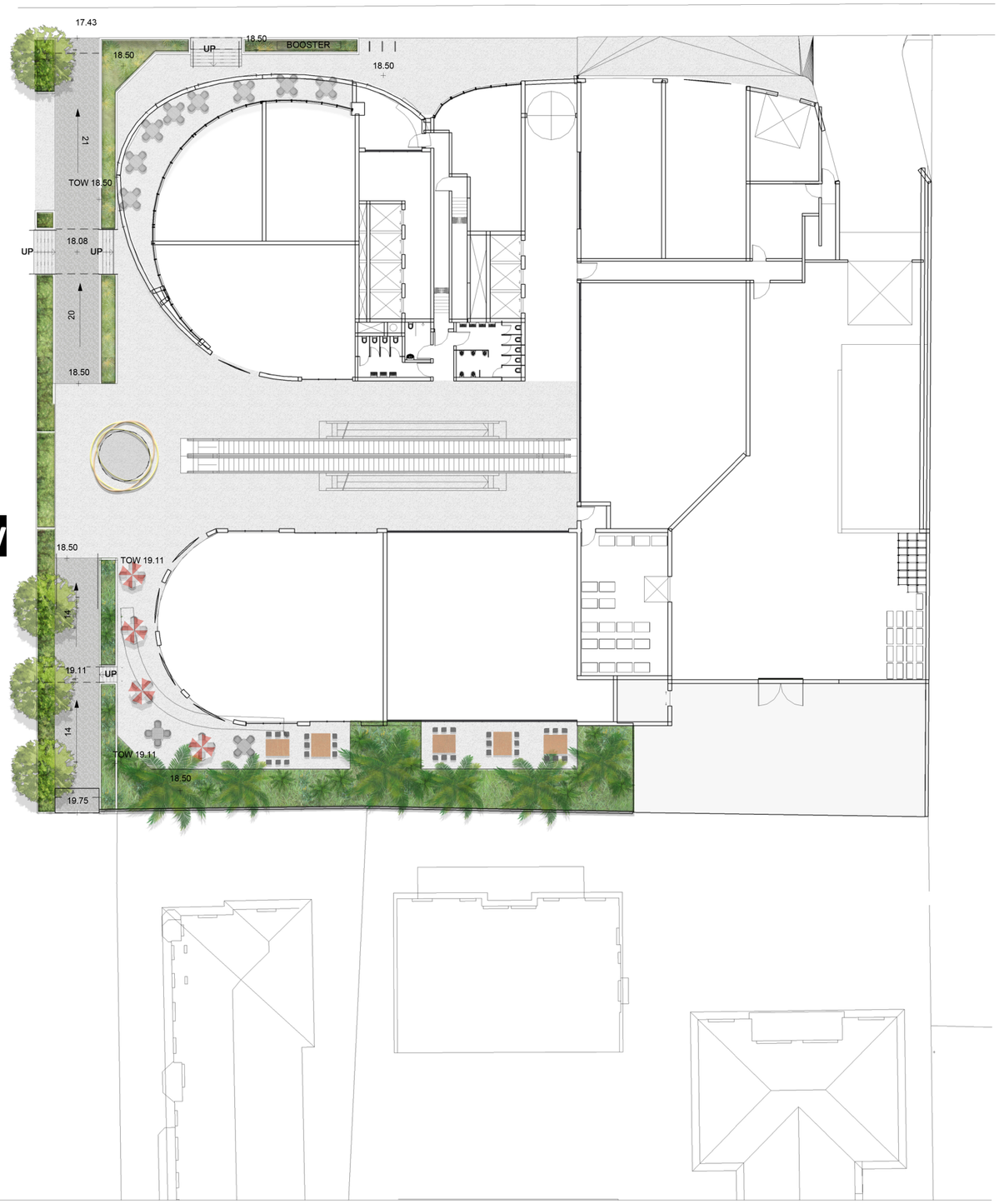
Connecting the community

A safe and connected public domain, with the through-site-link providing direct connections to the neighbourhood



Contributing to character

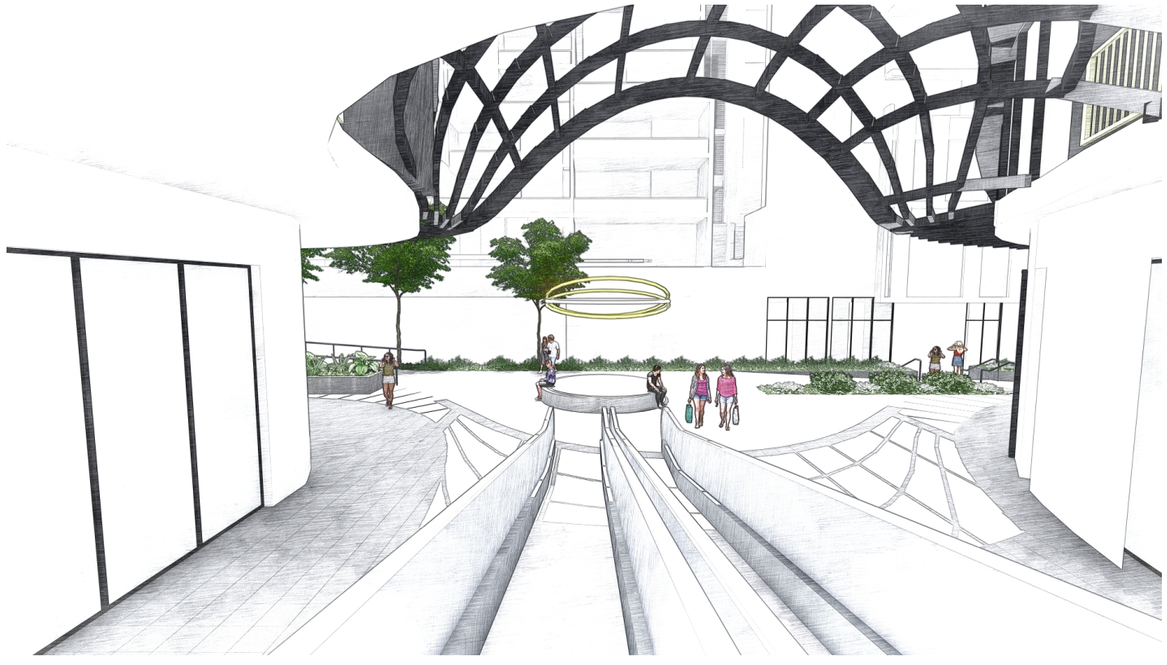
from the arrival streetscape experience, through to the residential entries, ensuring the landscape provides amenity, aesthetic and character to reflect a contempory Burwood.







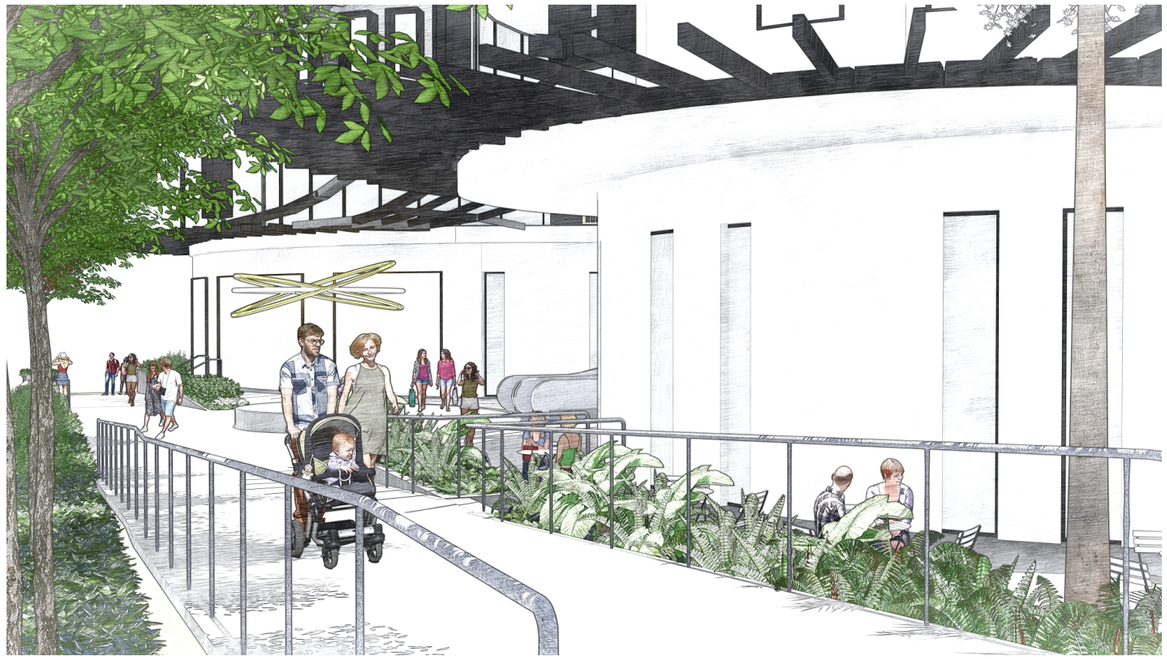














Flexible

Offering users a series of flexible communal breakout space - from lawn to pavement



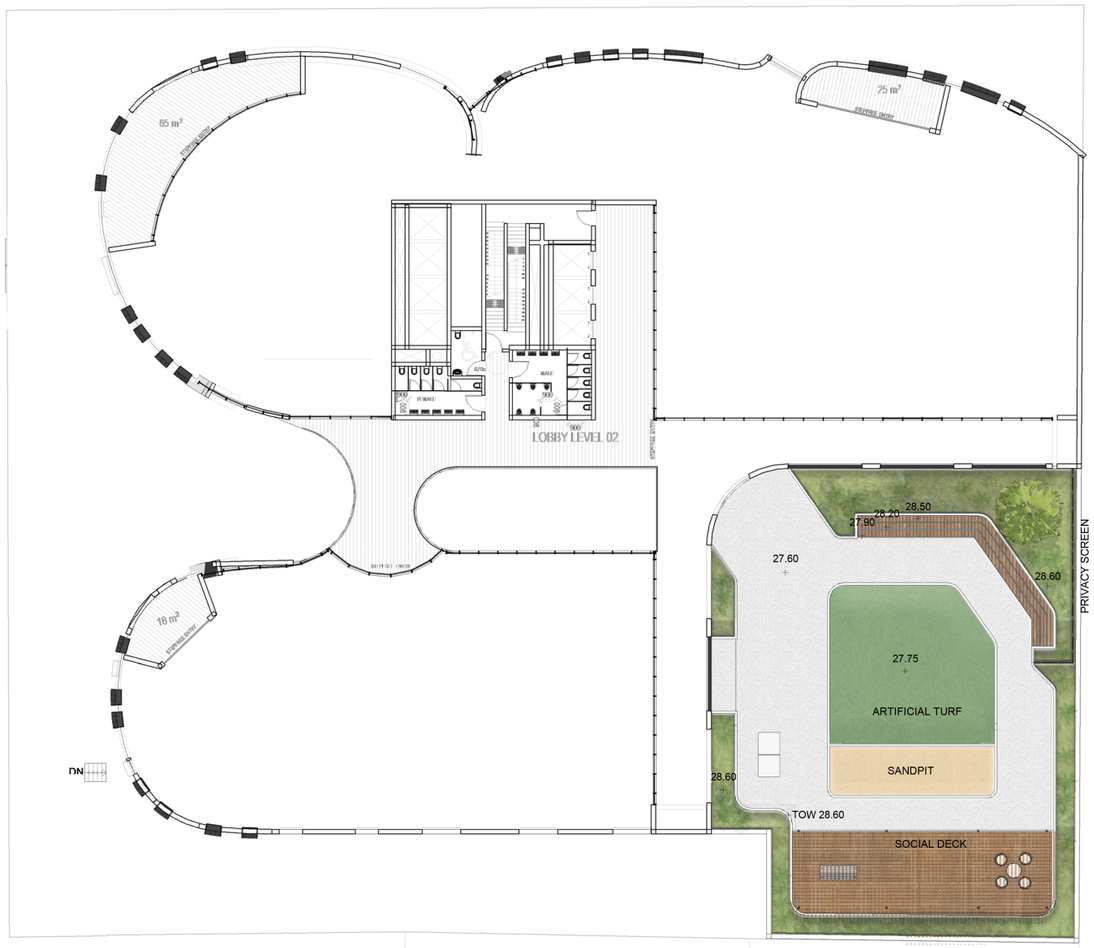
Podium Greening

Bringing the landscape to the rooftops with luch boundary planting.



Comfort into the evening

Delivering a design that is occupied during the night and day





















Open & Active

an open space that is adaptable to the needs and desires of the residents



Protected

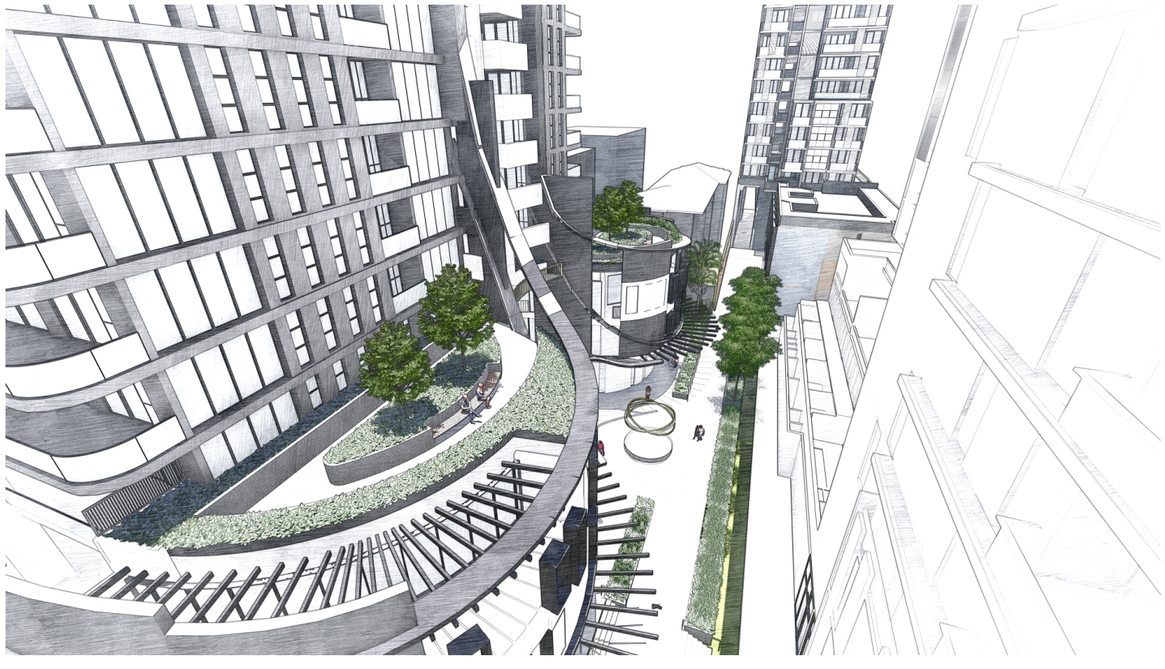
Using design and structure to mitigate the wind and weather, allowing the spaces to be used all year round



Immersive

Using planting and simple seating elements to provide spaces for rest and respite





















Comfort

primary objective for all external spaces is environmental comfort - how it feels to be there throughout the year, both day and night

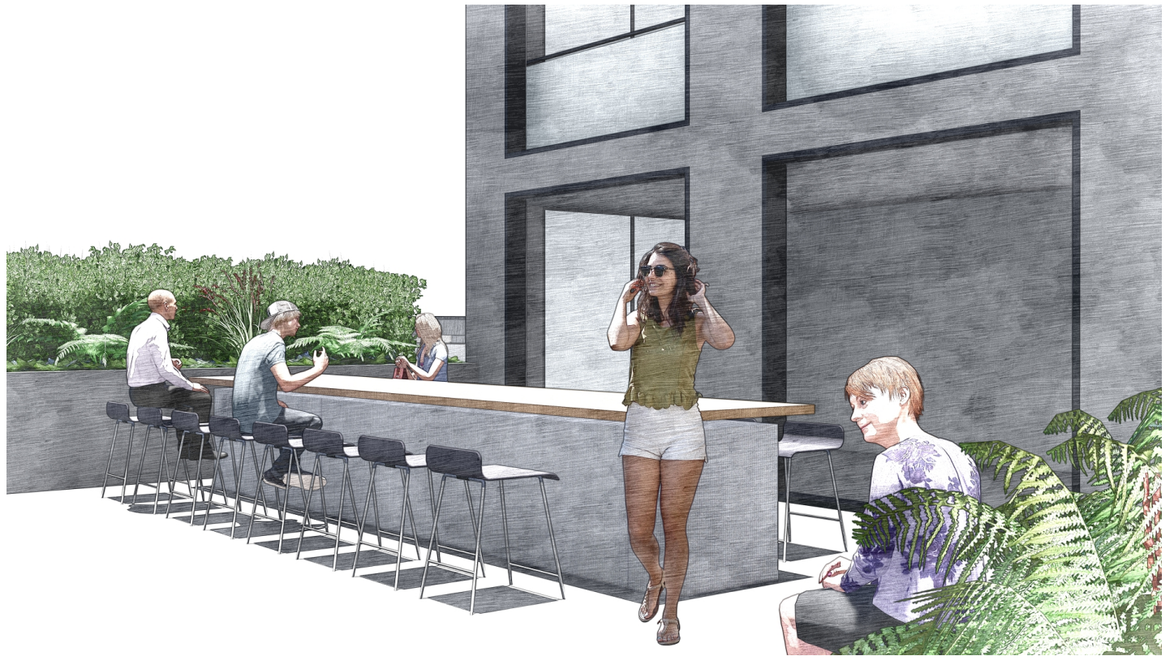


Genuine, Social Space

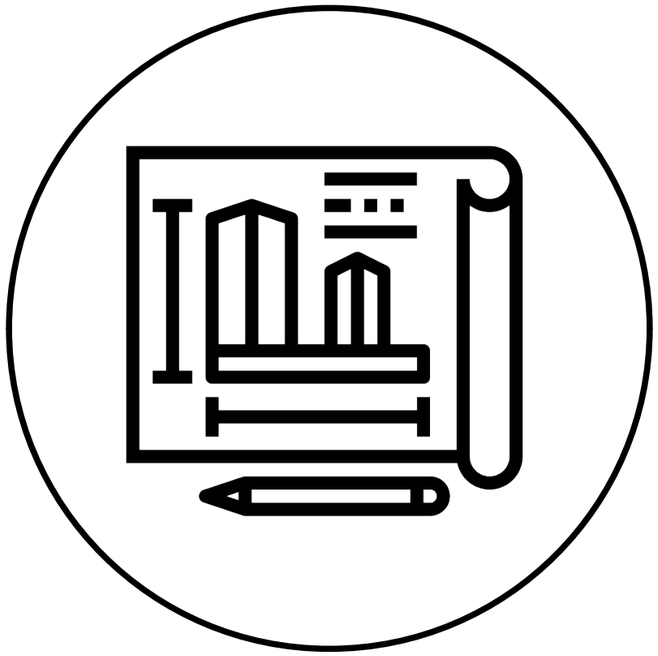
Providing a more intimately sized communal space for social dining and connection.











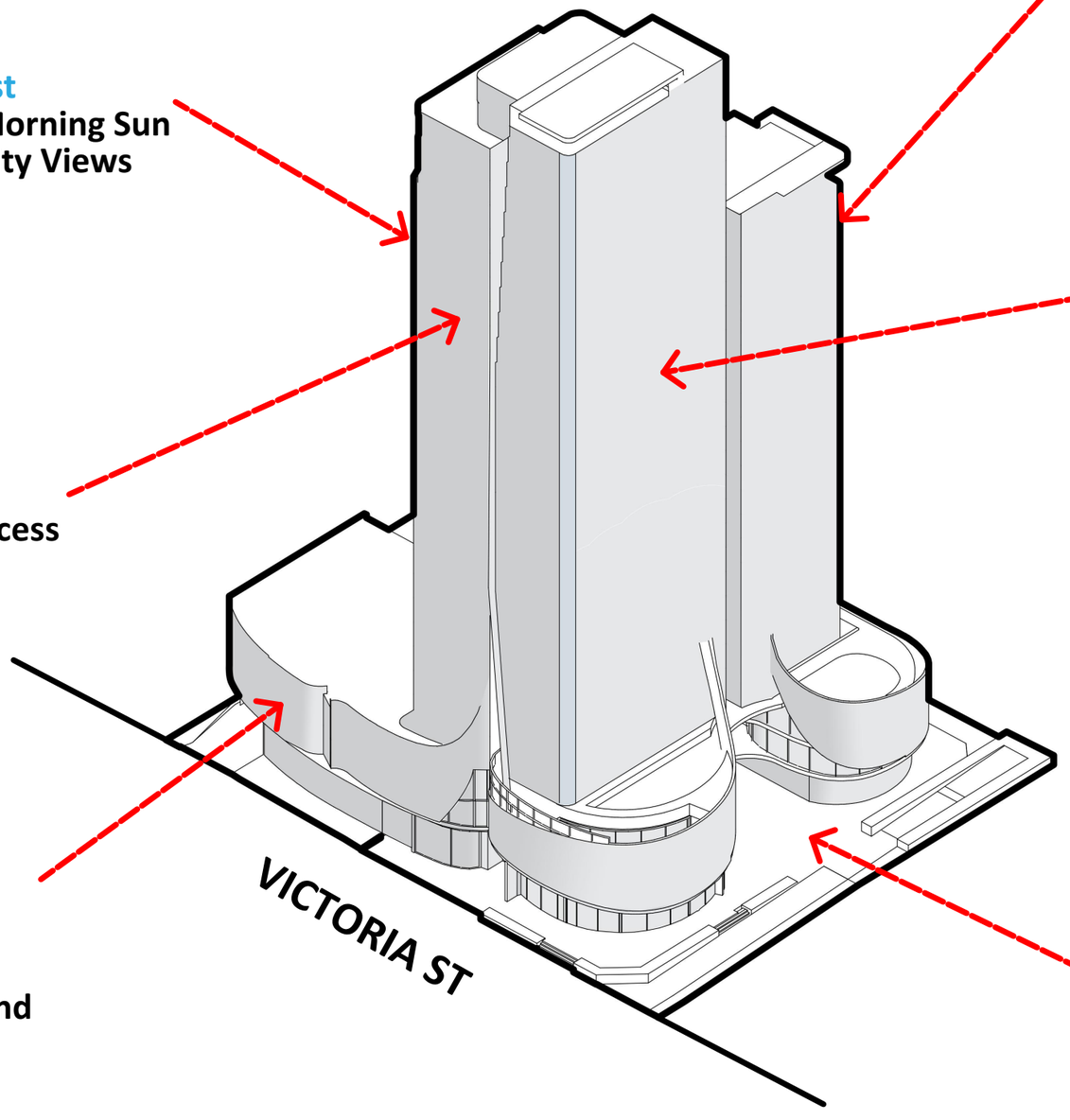
ARCHITECTURE

South
- No solar access
- Larger windows to increase natural light

East
- Morning Sun
- City Views

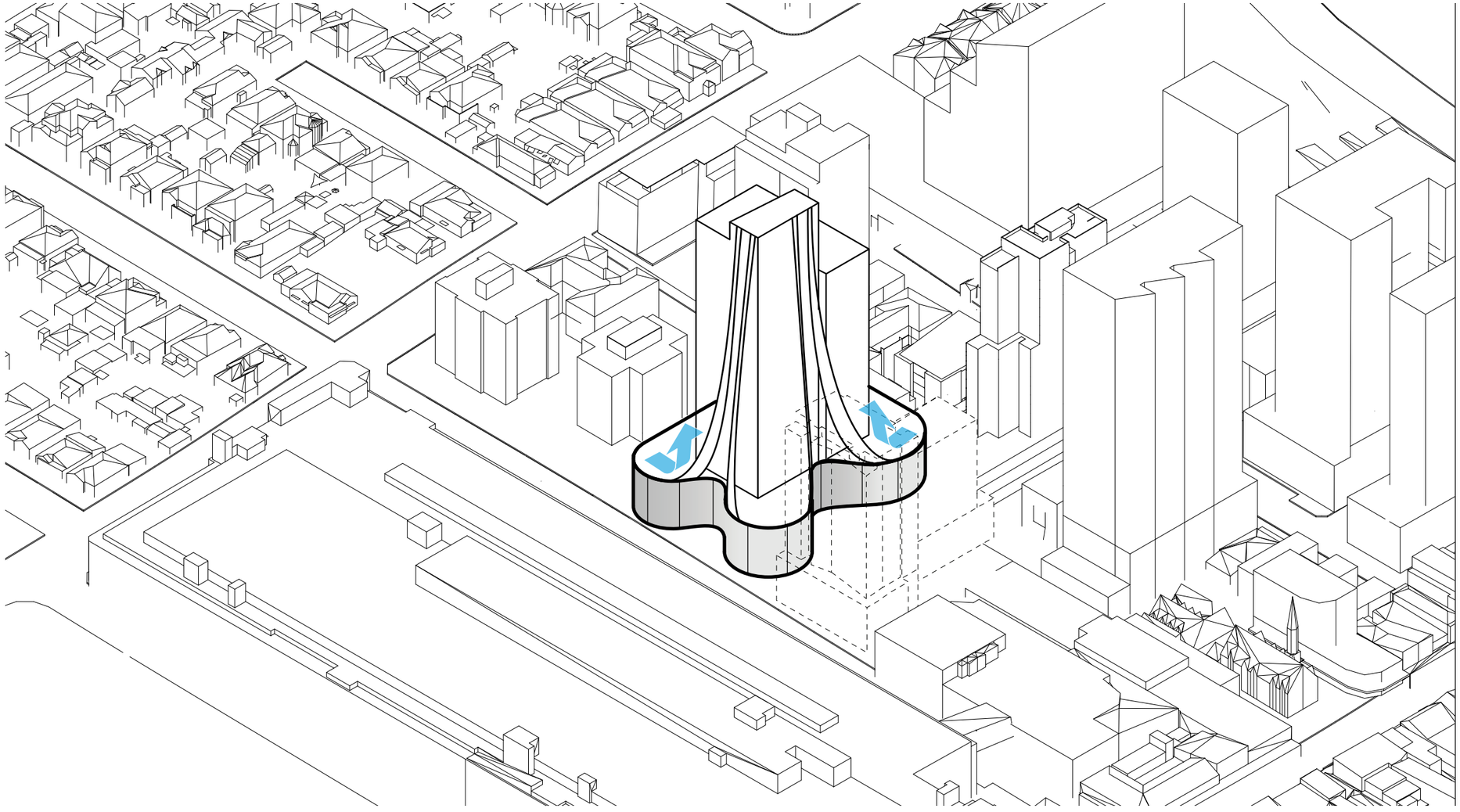
West
- Strong Summer Sun
- Views towards Blue Mountains

North
- Optimal Solar Access

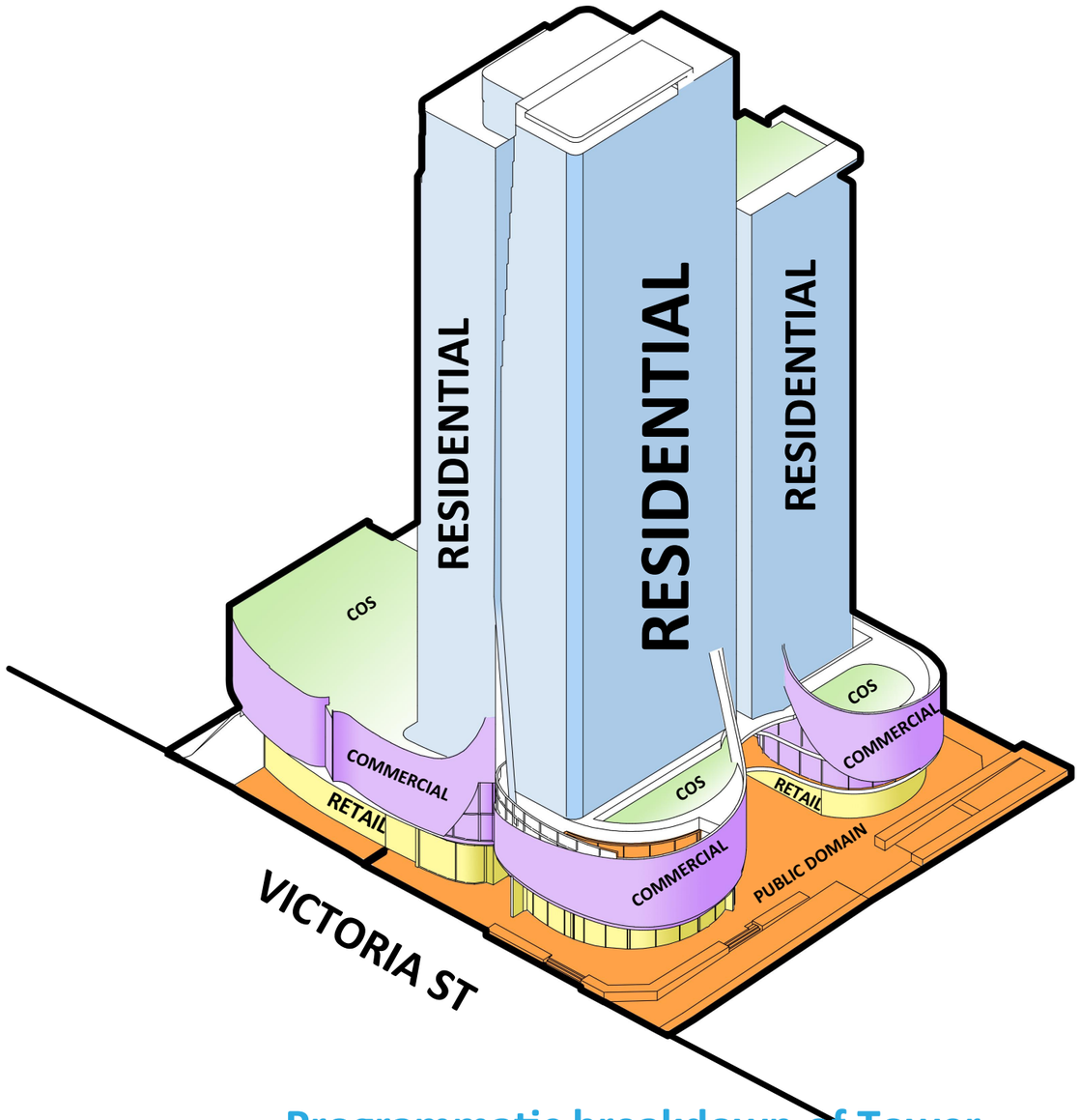


Podium
- Street interface
- Iconic form to fit context
- Materiality, proportions and detailing to reference existing Burwood character

Public Domain
- Through site link
- Activation of street level
- Retail Hub



Connecting podium to tower



Programmatic breakdown of Tower

Victoria Street Images



01. East along Victoria Road - neighbouring landscape edge



02. Existing 40 Victoria Street



03. View along Victora St looking east - 26 Victoria St

Burwood Road Images



01. East along Victoria Road - neighbouring landscape edge



02. Existing 34 and 36-38 Victoria Street Edge



03. View along Victora St looking east

Streetscape

– Contribute to the town centre amenity and character and promote day and night-time uses on the site.

– Provide fine grain active retail facing the street.

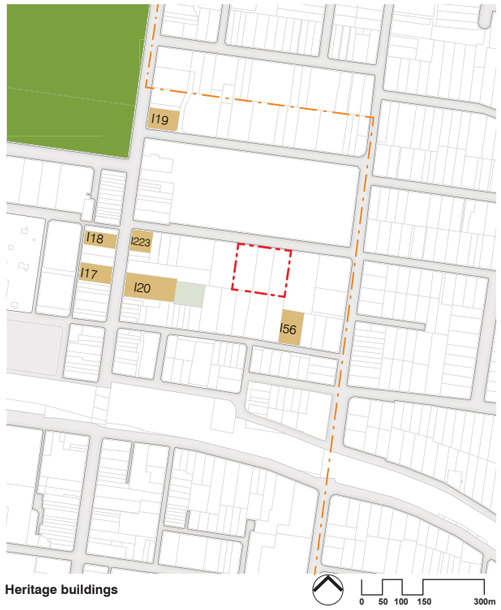
– Ensure that podiums are consistent with the prevailing height and scale of the street.

– Promote walking with high quality public domain including street tree planting.

– Minimise drive-way cross-overs and locate them away from pedestrian priority areas such as through-site link or open space.

A Opportunity to provide a soft landscape transition from the proposed to the neighbouring street trees

B Opportunity to extend existing podium to create a continuous commercial streetwall



Heritage buildings

Heritage Buildings

Local heritage listed Items
No. Item name Address
I17 Victorian Shops—first floor facade
55–55A, 57 and 59 Burwood Road

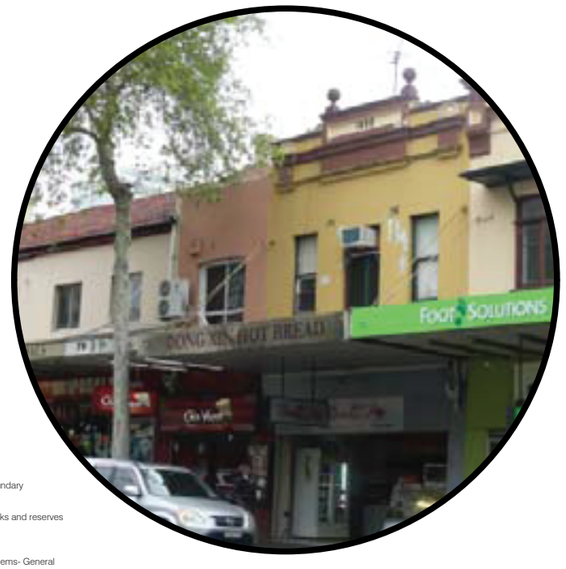
I18 Victorian shops—first floor facade
71–77 Burwood Road

I19 Victorian shops 90–98 Burwood Road

I20 Congregational (Uniting)
Church and Church Hall
134A Burwood Road

I56 Victorian semi-detached houses
9 and 11 George Street East

I223 "Ely House"—1st floor facade, including balconies, windows, window shutters & roof (facing Burwood Road and Victoria Street)



117-Victorian Shops—first floor facade



156-Victorian semi-detached houses



120-Congregational (Uniting) Church



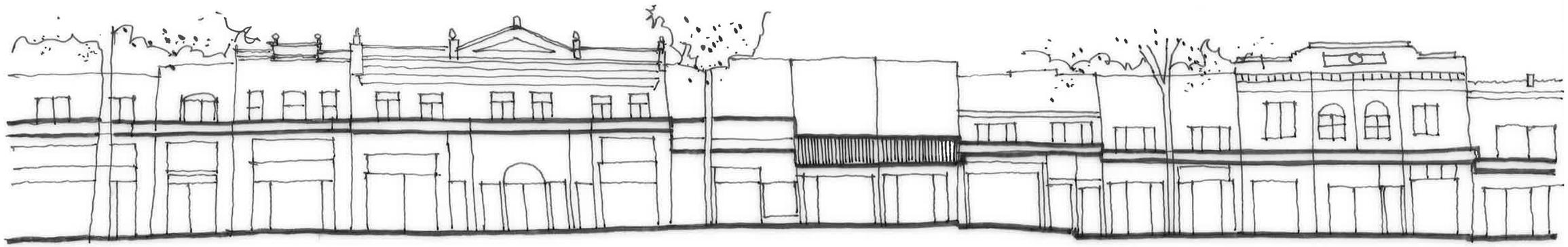
118-Victorian shops—first floor facade



119-Victorian shops

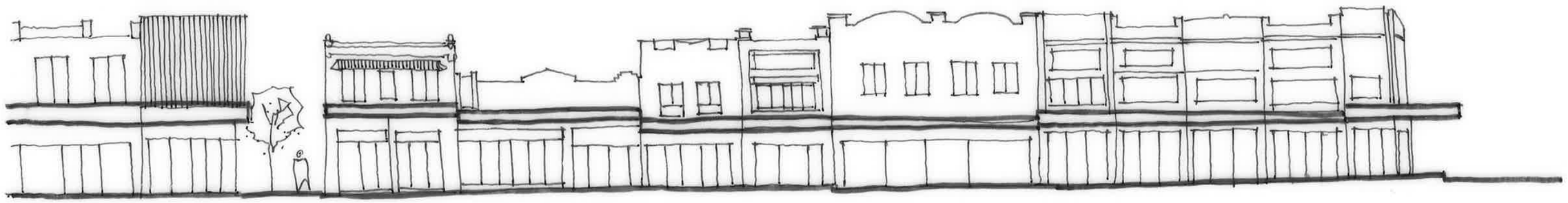


223-Ely House

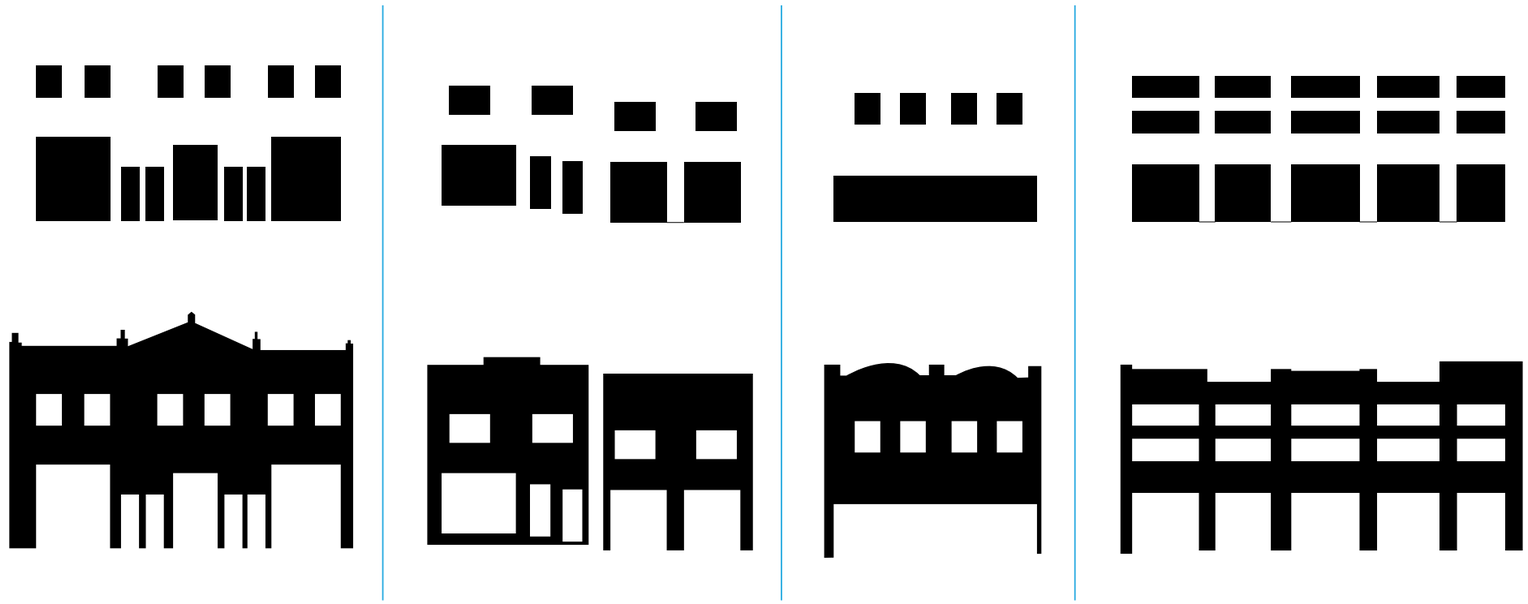


Burwood Rd (West)

Continued



Burwood Rd (West)



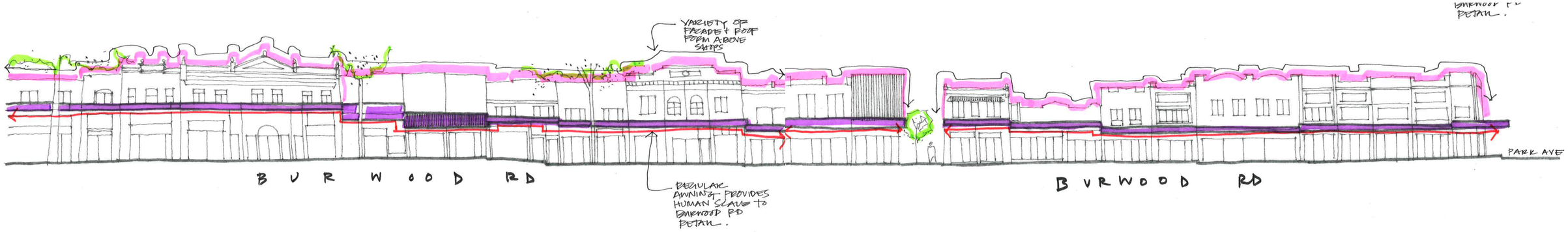
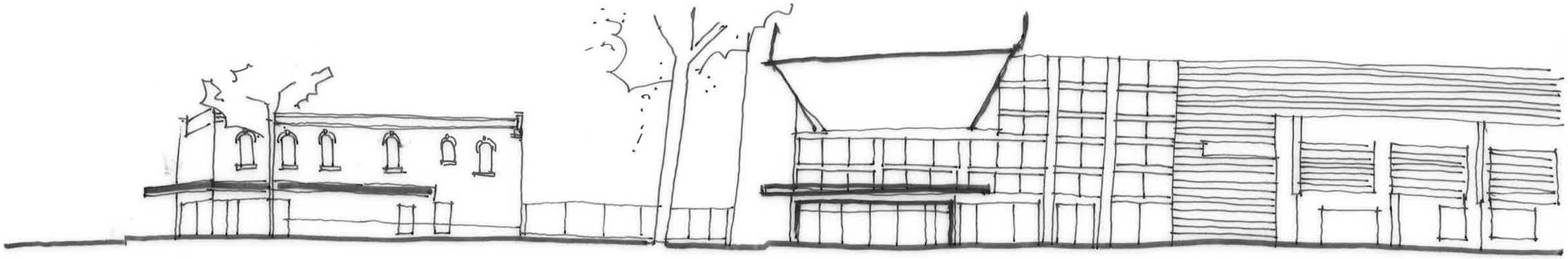
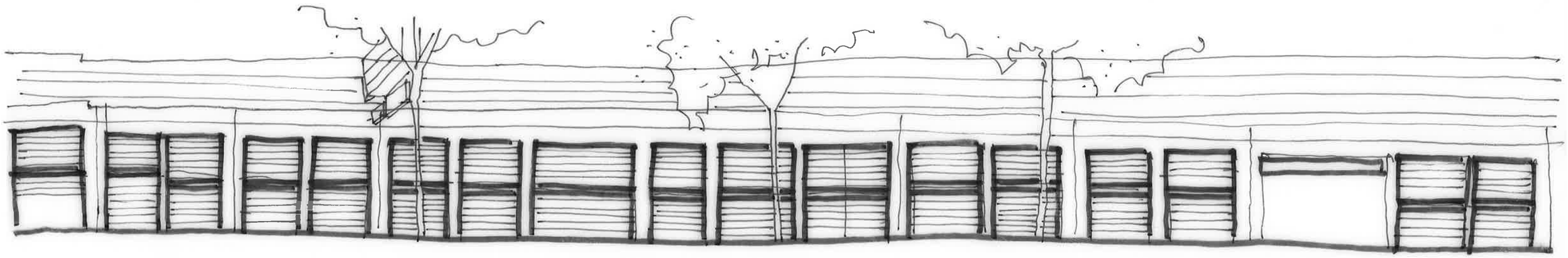

VARIETY OF FACADE + ROOF FORM ABOVE SHOPS
REGULAR AWNING PROVIDES HUMAN SCALE TO BURWOOD RD RETAIL.
BURWOOD RD
BURWOOD RD
PARK AVE

Diagram.



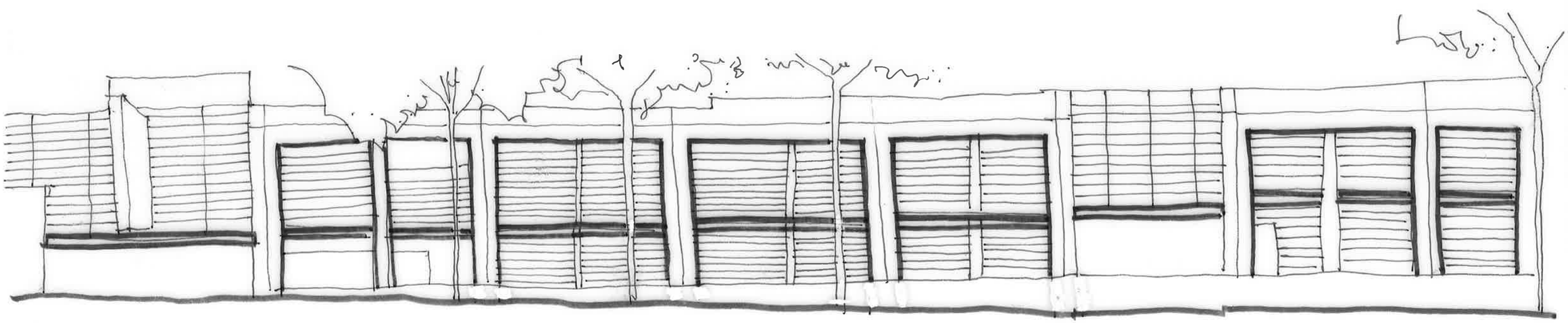
Victoria Rd (North)

Continued

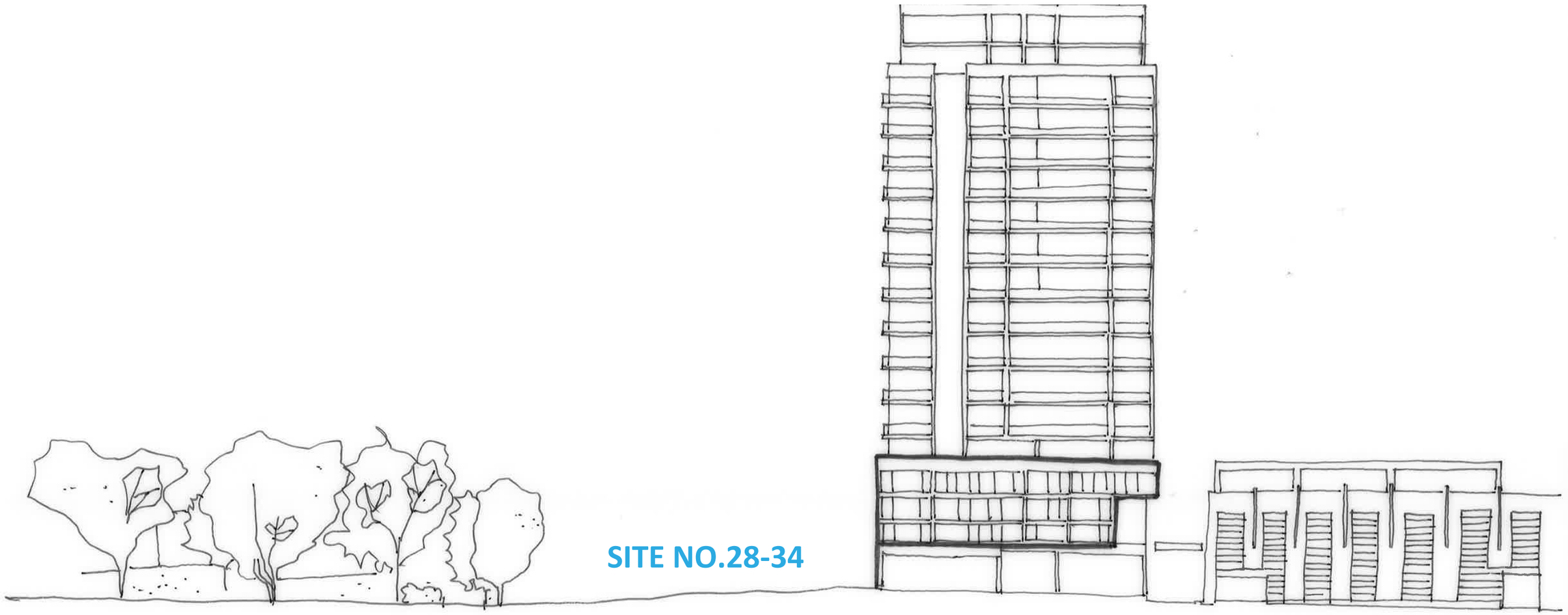


Victoria Rd (North)

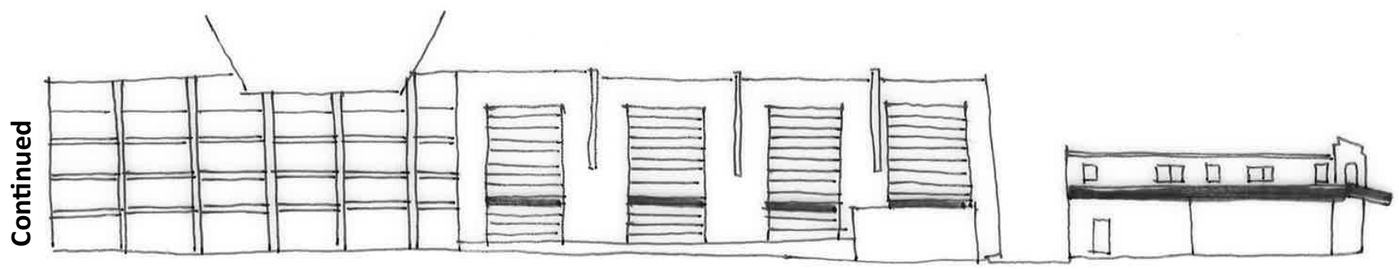
Continued



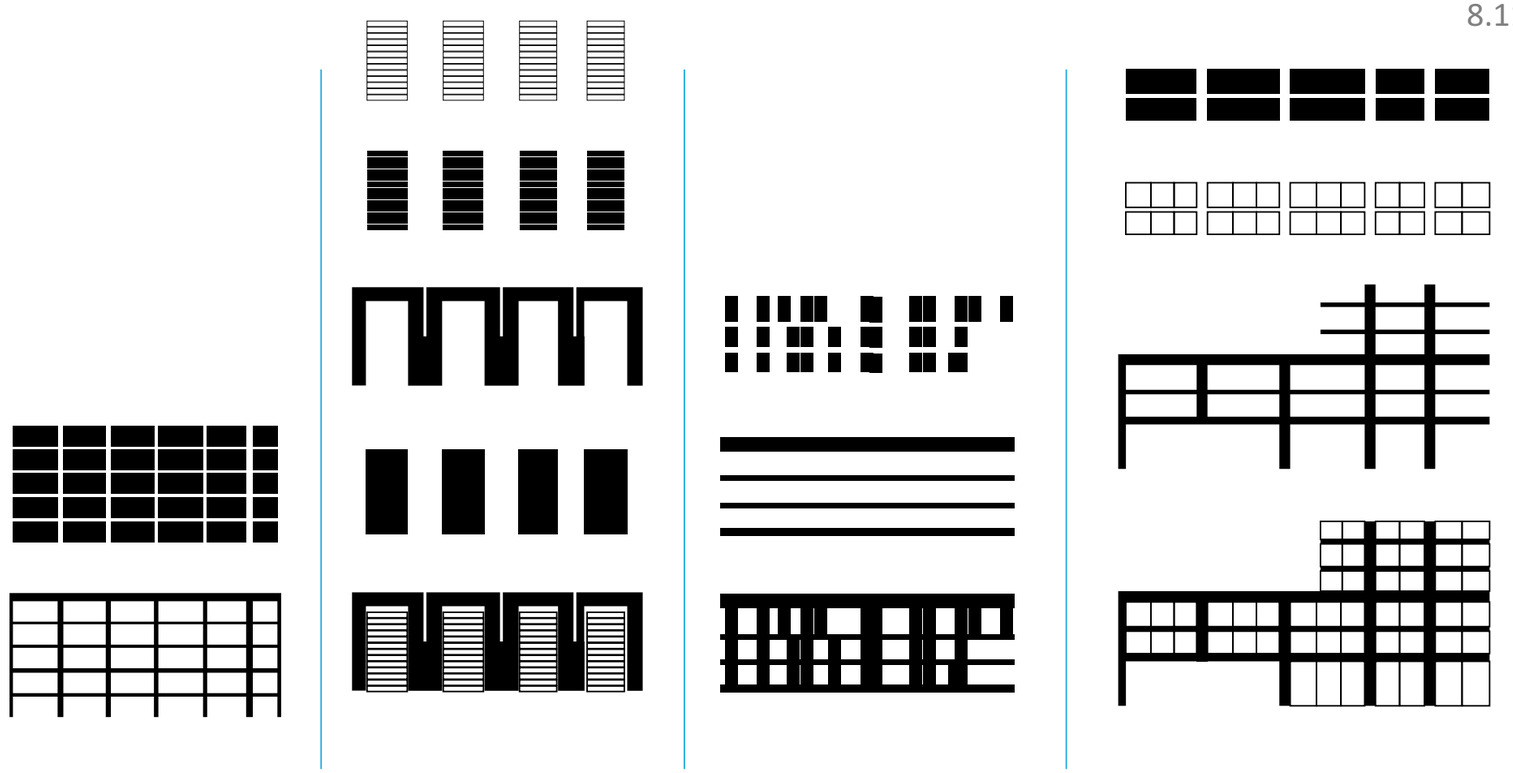
Victoria Rd (North)

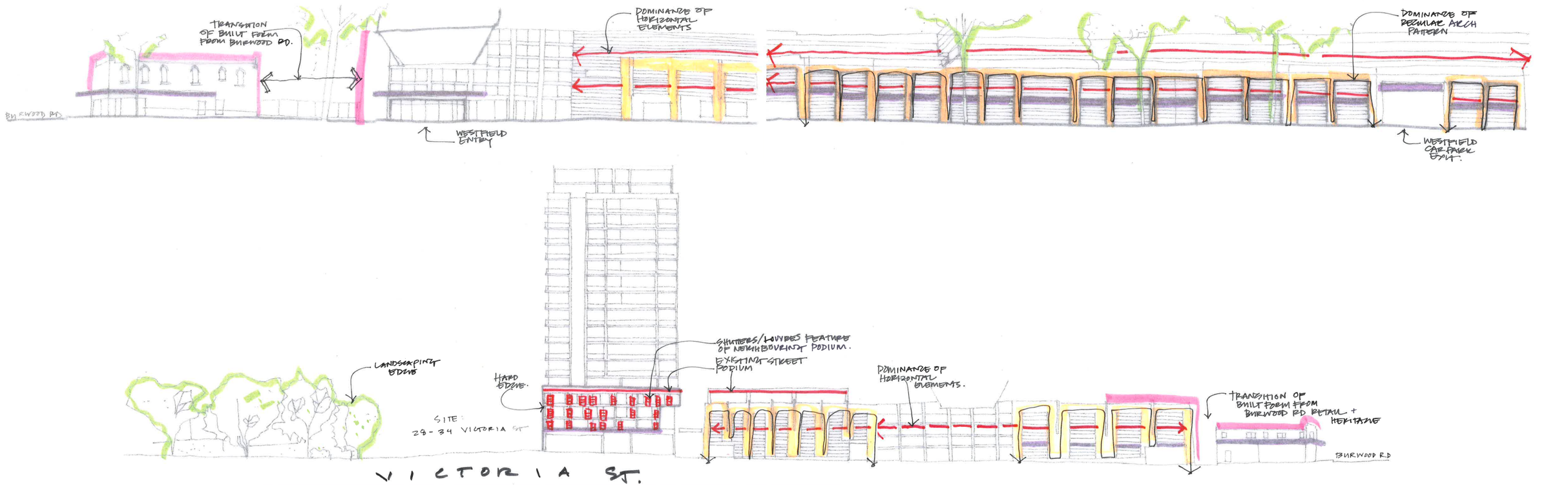


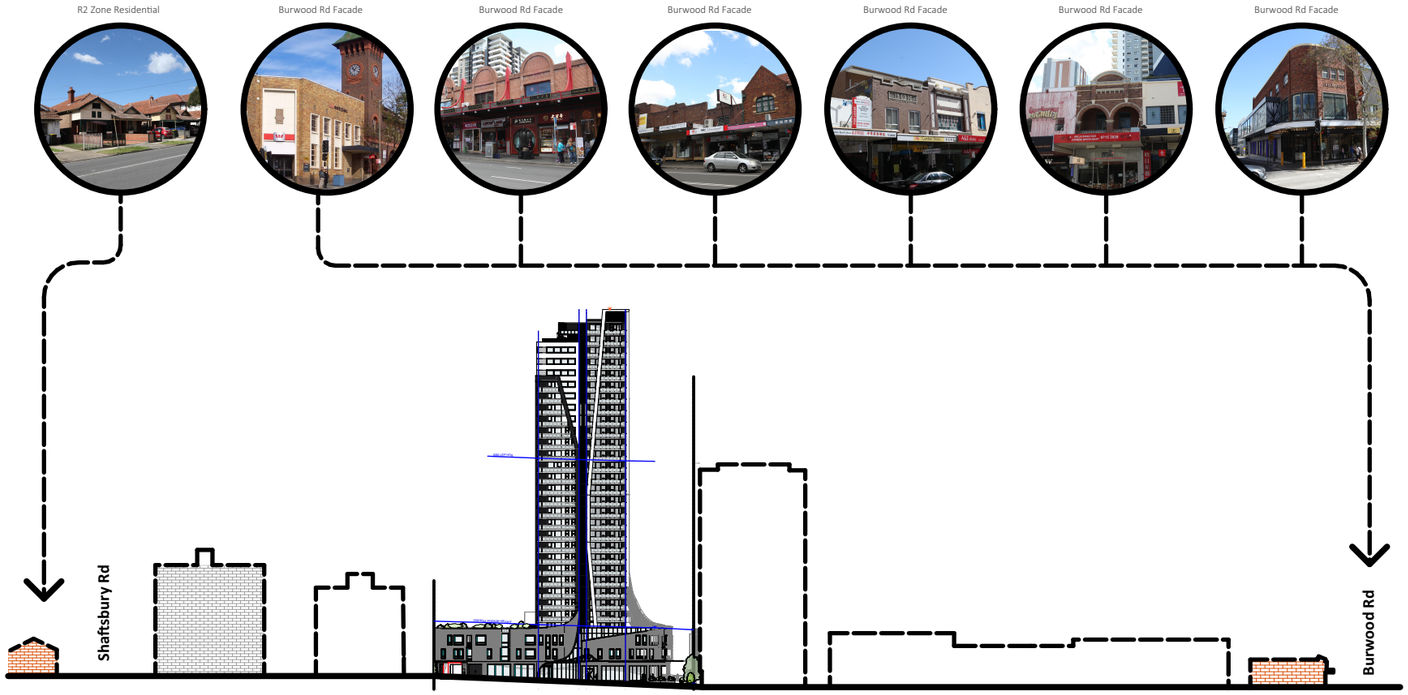
Victoria Rd (South)



Victoria Rd (South)




TRANSITION OF BUILT FORM FROM BURWOOD RD.
BURWOOD RD
WESTFIELD ENTRY
DOMINANCE OF HORIZONTAL ELEMENTS
DOMINANCE OF REGULAR ARCH PATTERN
WESTFIELD CARPARK EXIT
LANDSCAPING EDGE
HARD EDGE.
SITE: 28-34 VICTORIA ST
SHUTTERS/LOUVRES FEATURE OF NEIGHBOURING PODIUM.
EXISTING STREET PODIUM
DOMINANCE OF HORIZONTAL ELEMENTS.
TRANSITION OF BUILT FORM FROM BURWOOD RD RETAIL + HERITAGE
BURWOOD RD
VICTORIA ST.





Corium - PGH Brick Range

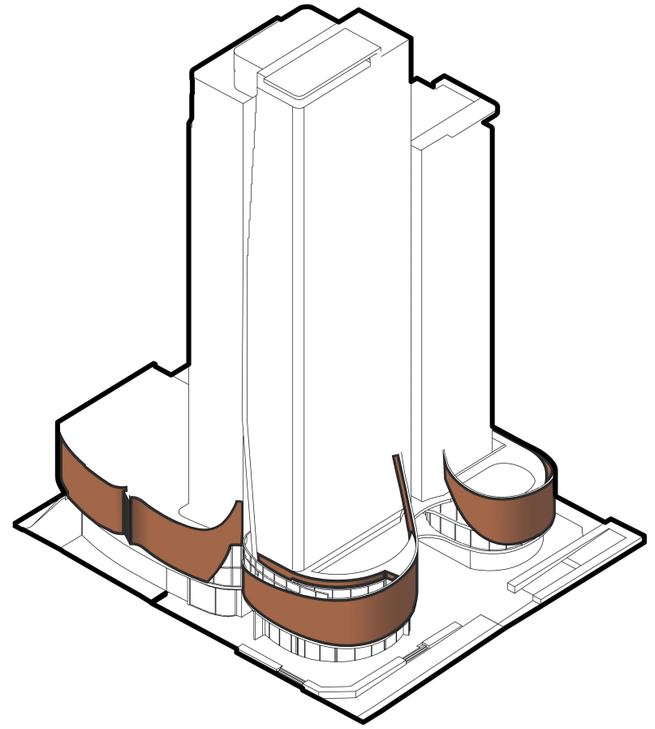
The smart and natural look of brick can now be used to stunning effect in the design of mid to high-rise buildings, new construction and re-cladding projects, through this unique cladding system that is CORIUM.

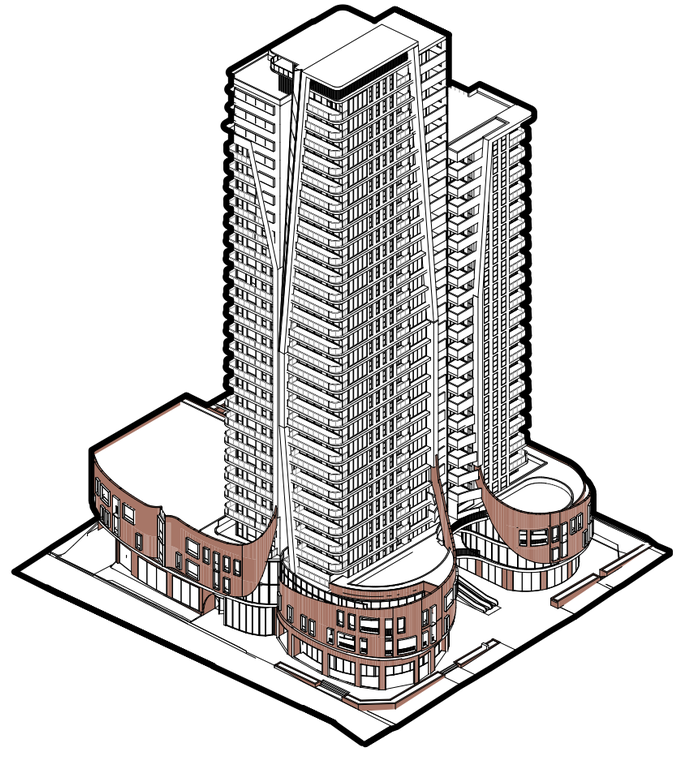
Innovative and versatile, the CORIUM system comprises brick tiles specially manufactured to fix mechanically to an HPS200 galvanised steel backing section. These profiled lengths are mounted in horizontal rows onto a vertical support system and the brick tiles are then clipped in place. The mechanical 'clipping' feature is unique to CORIUM and ensures a high strength façade that enables some adjustment of brick tile position during installation. Mortar is added using a pump system.

Corium

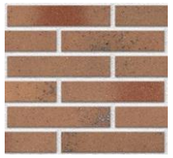
PGH BRICKS & PAVERS

Podium Facade Evolution









PGH - CORIUM 73315
327 x 65mm
OR SIMILAR



GROOVED PRECAST PANEL
FINISHED IN NAWKAW GABBRA E1
OR SIMILAR

GROOVED PRECAST PANEL
FINISHED IN FOAMY WHITE E79
OR SIMILAR



ALUMINIUM POWDERCOATED FRAME
FINISHED IN DULUX ETERNITY BRONZE
PEARL
OR SIMILAR



ALUMINIUM POWDERCOATED FRAME
FINISHED IN DULUX ZEUS
LUNAR ECLIPSE
OR SIMILAR













Key Urban Views

1 View of proposed from Shaftsburd Rd with future development outline

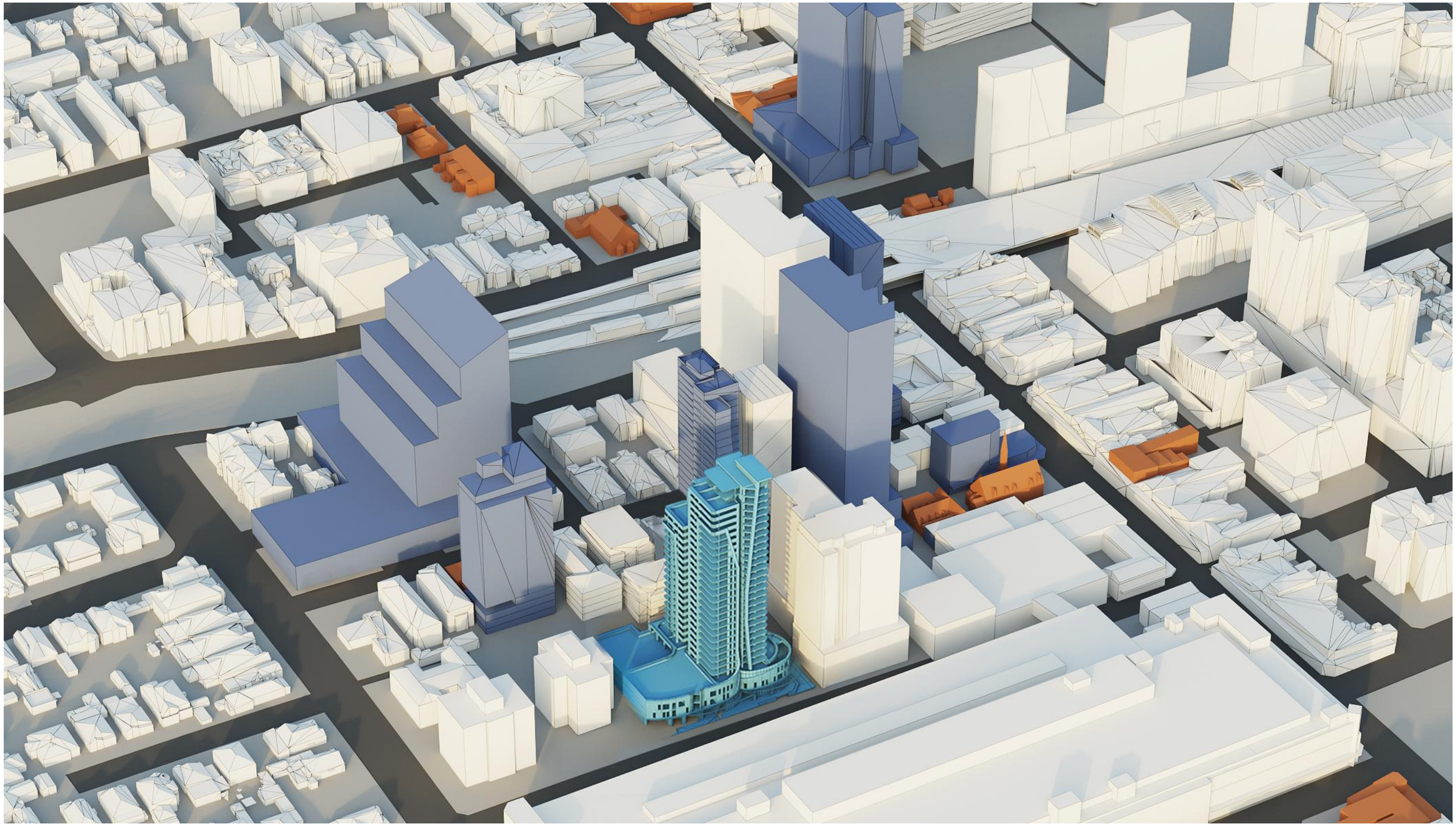
2 View of proposed from Burwood Park

3 View of proposed from Shaftsburd Rd bridge over train line

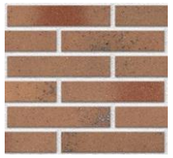
4 View of proposed from Burwood Park

5 View of proposed from Burwood Rd Uniting Church

5 View of proposed from Parramatta Rd







PGH - CORIUM 73315
327 x 65mm OR SIMILAR



GROOVED PRECAST PANEL
FINISHED IN NAWKAW GABBRA E1
OR SIMILAR

GROOVED PRECAST PANEL
FINISHED IN FOAMY WHITE E79
OR SIMILAR



ALUMINIUM POWDERCOATED FRAME
FINISHED IN DULUX ETERNITY BRONZE PEARL
OR SIMILAR



ALUMINIUM POWDERCOATED FRAME
FINISHED IN DULUX ZEUS
LUNAR ECLIPSE OR SIMILAR

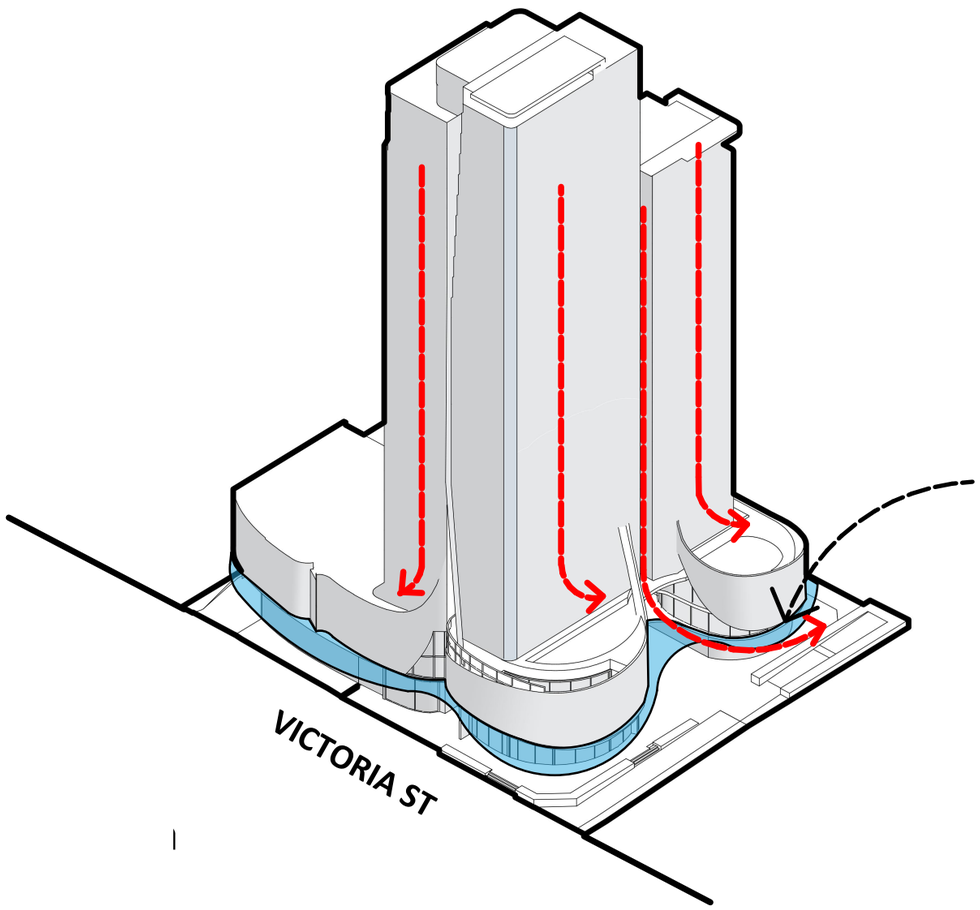


SUSTAINABLE APPROACH TO DESIGN

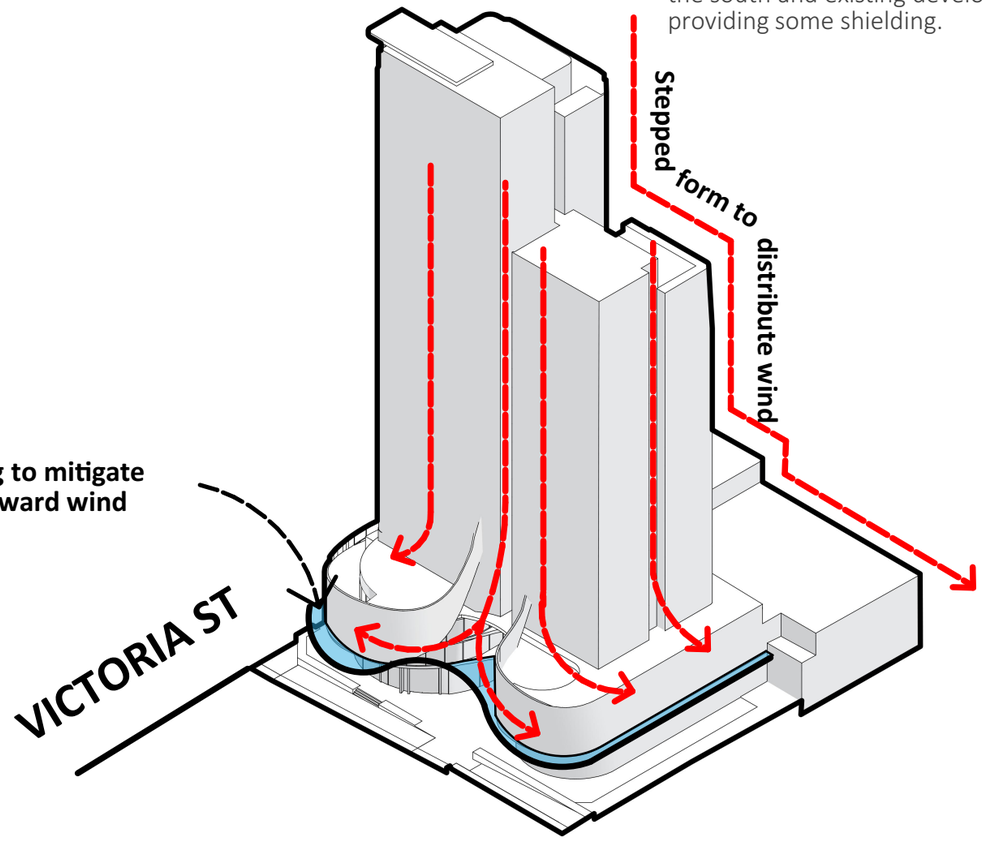
During the warmer months the winds tend to be from the easterly to southerly directions. During the colder periods the Westerly to southerly are predominant.

Currently the site is exposed to the easterly and southerly directions with potential development to the south and existing development to the west providing some shielding.

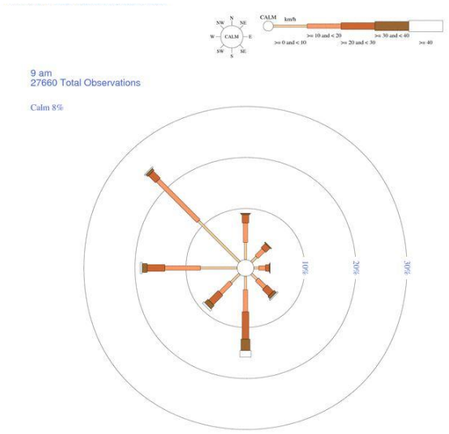
Stepped form and curved podium to distribute wind



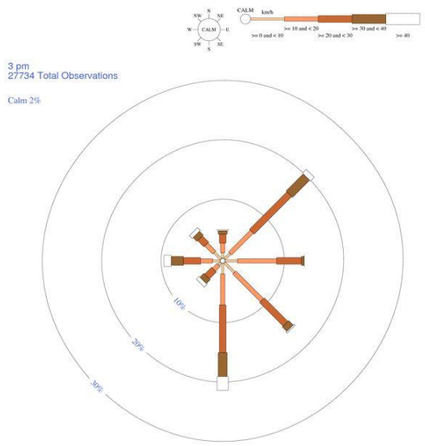
Awning to mitigate downward wind



Wind Analysis



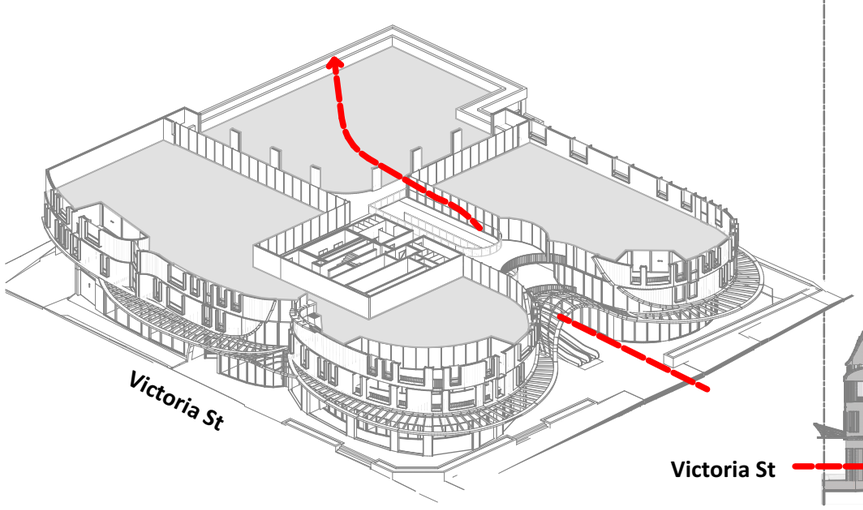
9am Wind Rose



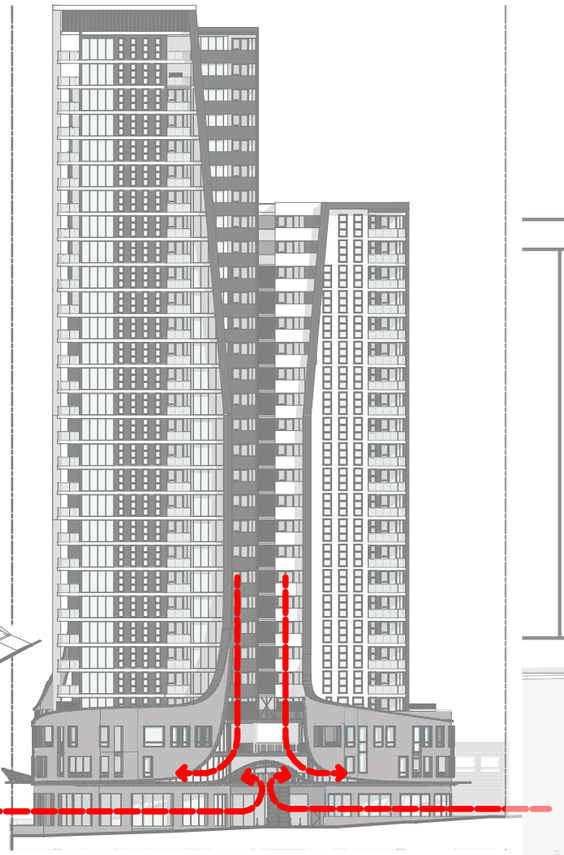
3pm Wind Rose

The communal open space at level 2 which is open and accessible from the commercial lobby and walk ways allows wind at ground level to travel through the podium level voids to exit. The design of the podium collinade and the porosity of the open spaces/balconies assists in reducing the pressure differential.

The downward wind is mitigated by the podium form and dispursed by the awning protecting the ground floor amenity.

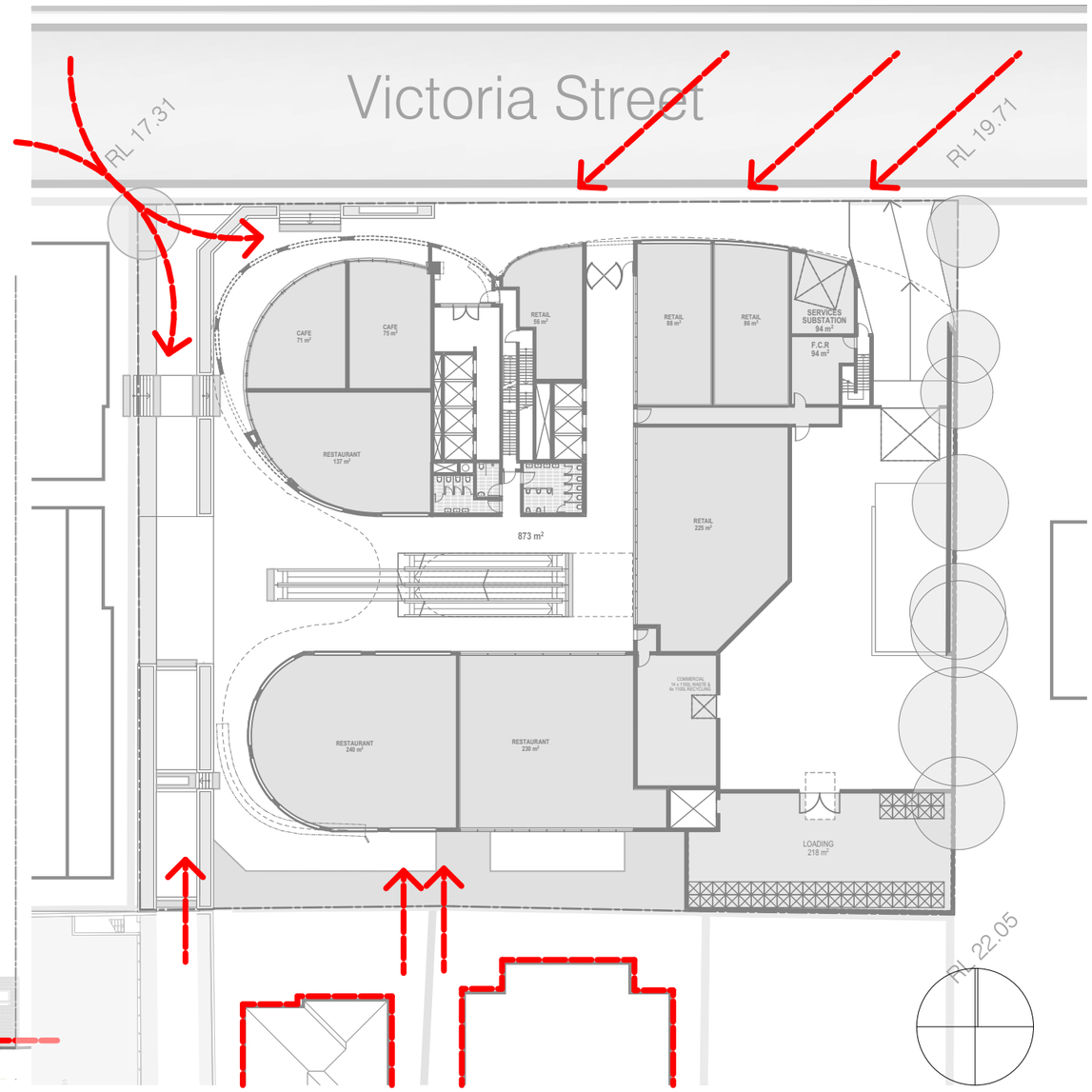


Podium Wind Analysis - Natural Ventilation

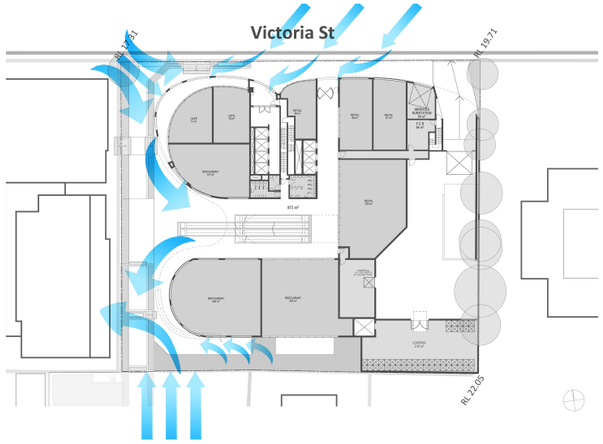


Through Site Link Wind Analysis - West Elevation

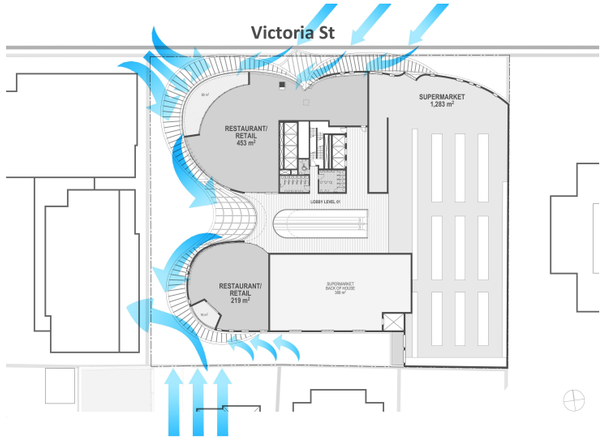
Westfield Shopping Centre



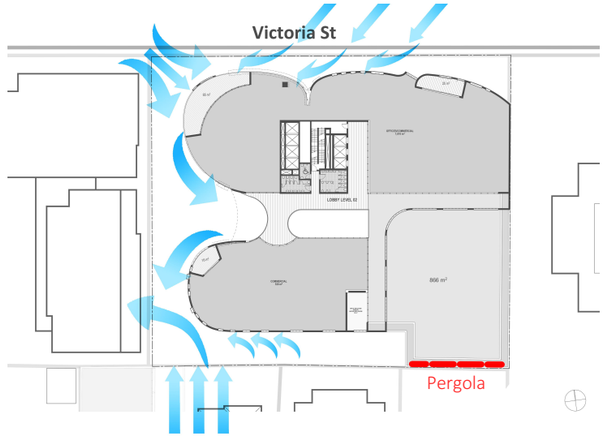
Podium



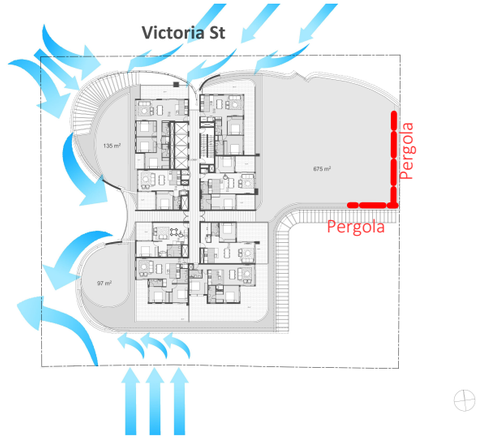
Ground Floor



Level 01



Level 02



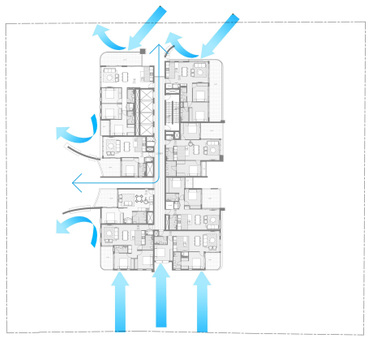
Level 03

Podium Wind

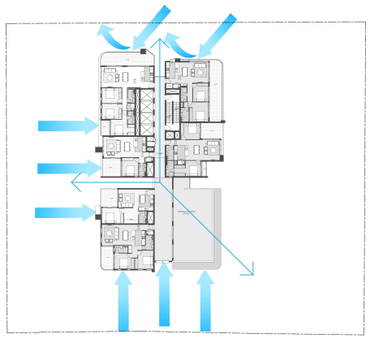
Providing covered communal areas in the various communal landscaped pockets of the podium allows for protection from the downward winds. The pergola structures allow cool breezes and solar protection in the warmer months.

Landscaping screening along the southern facade as detailed by turf allows protection from the cold southerly winds. For south-easterly and southerly winds, the ground level is screened by existing buildings and the pedestrian wind speeds are not expected to increase due to the proposed development.

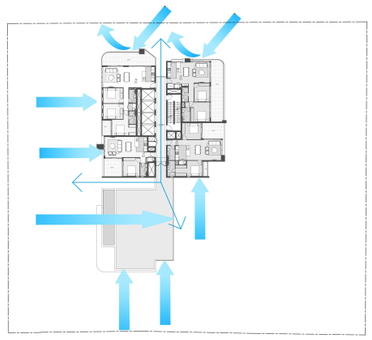
Tower



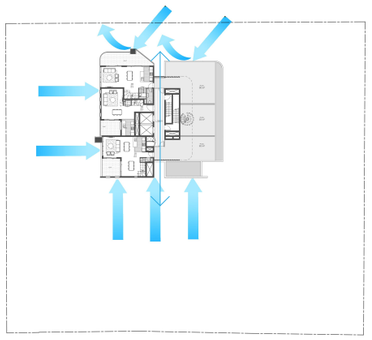
Typical Floor 4-20



Level 21



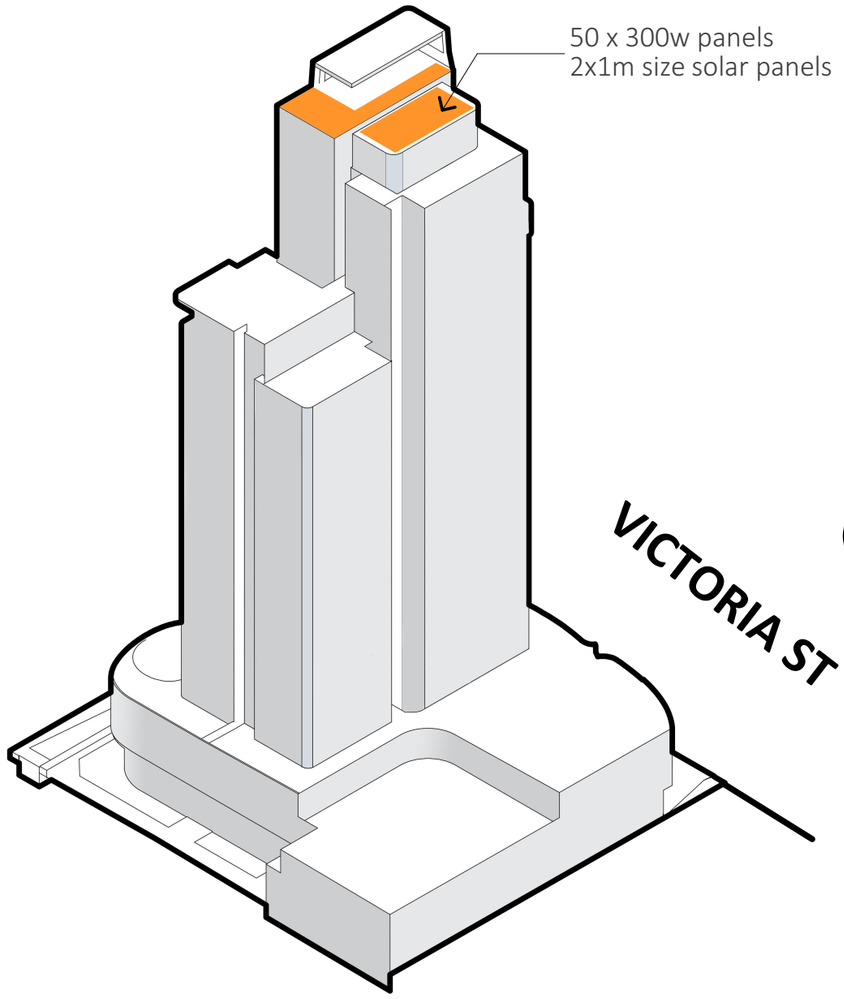
Typical Floor 22-27



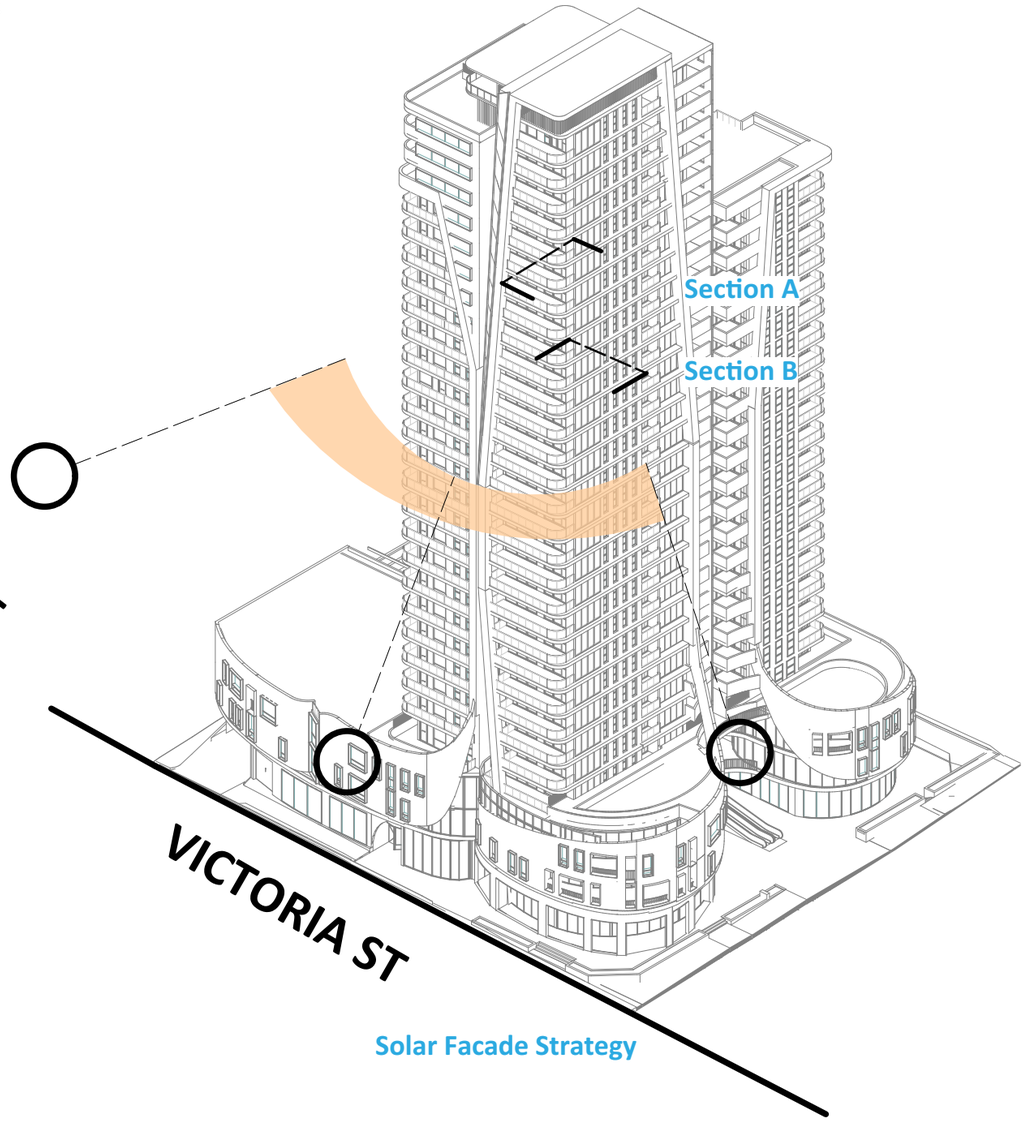
Level 28

Tower Wind

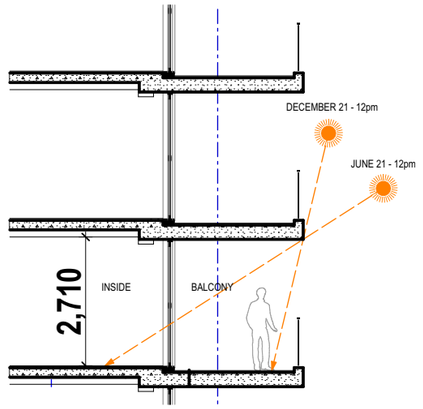
Recessed balconies along the western facade are tucked into the layout to alleviate wind. The open and ventilated lobbies allow for wind to dispurse through the levels. When wind hits the wall of a building, some of the incoming air flow is deflected downwards, towards the ground, by the building resulting in increased wind speeds at ground level and windward corners of the building. This effect is most predominant for tall and wide buildings.
Downwash will occur for all wind directions, however the proposed building design is relatively narrow, and features a setback of the higher storeys which will mitigate the downwash effects by deflecting the downwashed wind away from ground.



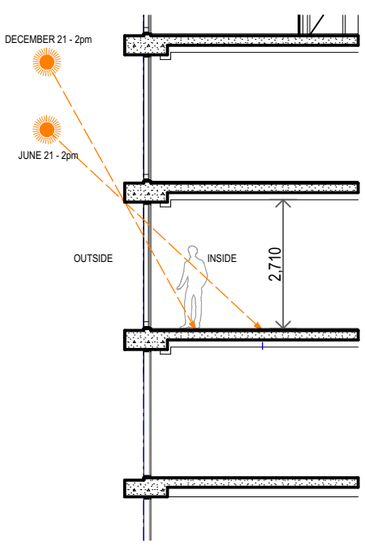
Solar Panels to power Communal Areas



Solar Facade Strategy



Section A
North Facade Balconies



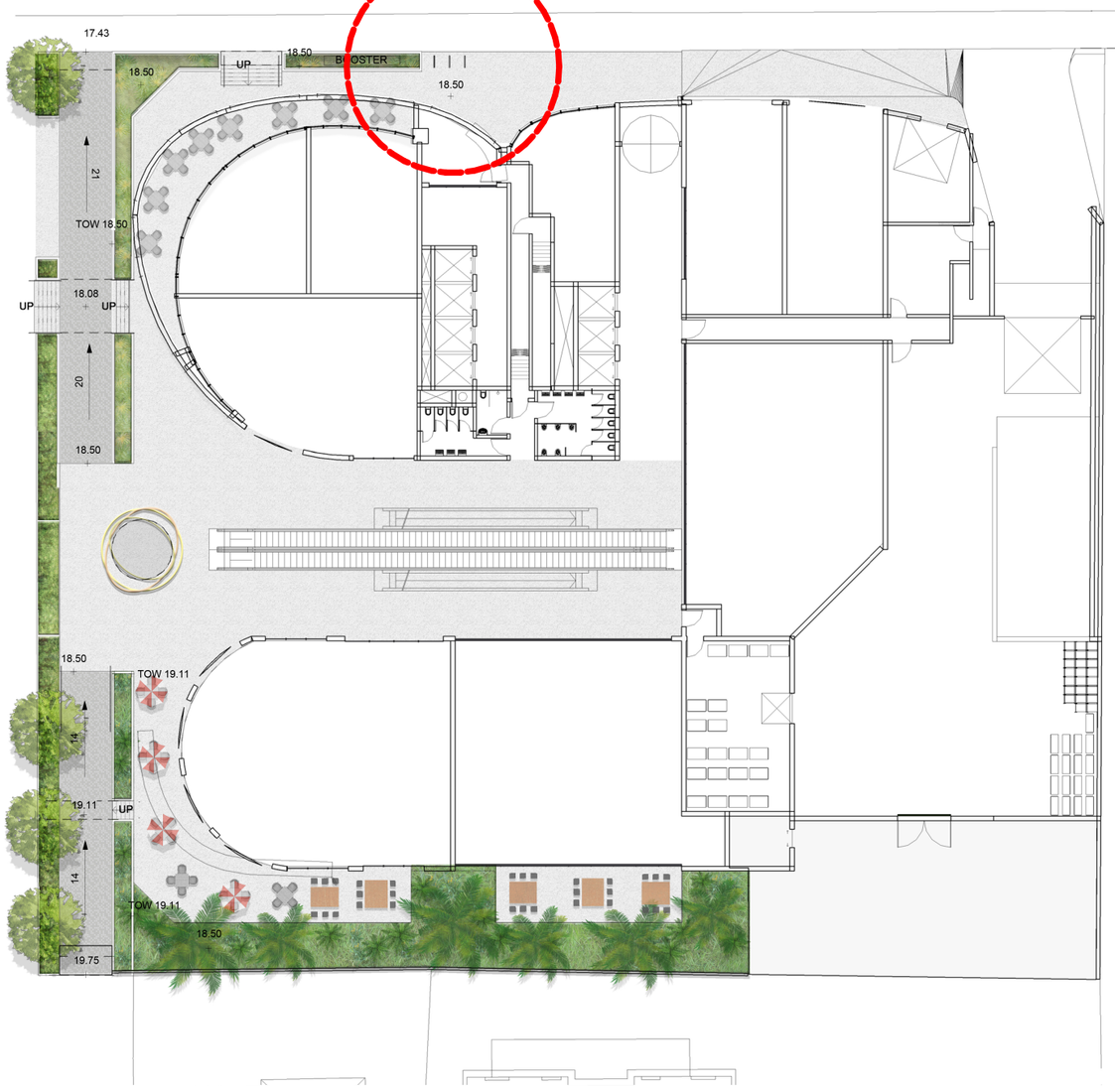
Section B
West Facade
- Minimal glazing
- Increased slab overhangs for reduced summer sun on glazing







- Dedicated Bike area
- Accessible bikes from Victoria Street
- Available for residents and public
- Promotes 'green' transport



Promoting Green transport

The proposal recommends introducing the use of either secure bike storage, bike share or electric scooter share for public use.

The current bike parking rack at Burwood Station is congested and shows a need for more public bicycle racks and storage.

The benefits of bike sharing schemes include transport flexibility, reductions to vehicle emissions, health benefits, reduced congestion and fuel consumption, and financial savings for individuals.

But the most special quality of public bicycles is the idea of sharing. By sharing with others through a publicly available scheme, individuals can use bicycles on an “as-needed” basis, without the costs and responsibilities associated with ownership. In doing so, these schemes allow people who may not otherwise use bicycles, to enjoy the benefits of cycling; whether they’re tourists or locals.

Existing Bike Rack at Burwood Station



Appendix

Summary

SITE AREA

4240.6m²

GFA

20,990 m²

FSR

4.95 : 1

COMMERCIAL GROSS FLOOR AREA

6,296 m²

Commercial	*1,788.00 m²*
Retail	*2,438.00 m²*
Café / Restaurant	*2,070.00 m²*

RESIDENTIAL UNITS

179

Studio	*0*	0%
1bed	*47*	26%
2bed	*105*	59%
3bed	*27*	15%
4bed	*0*	0%

TOTAL CARPARKING

318.00

Residential	*229.0*
Non-Residential	*89.0*

Compliance

CONTROL		REQUIREMENT		PROPOSED		COMPLIES
Floor Space Ratio		4.95 : 1	MAX	4.950 : 1		✓
Residential FSR maximum		3.465 : 1	MAX	3.465 : 1		✓
Gross Floor Area		20,991.0 m²	MAX	20,990.0 m²		✓
Residential GFA Maximum		14,693.7 m²	MAX	14,694.0 m²		✓
Building Height		60.00 m	MAX	100.98m (Clause 4.3)		✓
Carparking						
Residential		192.5	MIN	193.0		✓
Residential Visitor		35.8	MIN	36.0		✓
Commercial		89.0	MIN	89.0		✓
Total		318	MIN	318.0		✓
Motorcycle Parking (1/50)		4.00	MIN	4.0		✓
Bicycle Parking		59.05	MIN	60.0		✓
No Solar Access (< 15 mins)		15%	MAX	0	0%	✓
Cross Ventilation		60%	MIN	159	89%	✓
Adapatable Units						
Adaptable		10%	MIN	18	10%	✓
Livable Housing Silver Level		20%	MIN	36	20%	✓
Communal Open Space (DCP)		25%	MIN	1,121 m2	26.4%	✓
Unit Storage	*1Bed*	6 m3	MIN		6 m3	✓
(min. half in unit, remaining in basement)	*2Bed*	8 m3	MIN		8 m3	✓
	3Bed+	10 m3	MIN		10 m3	✓
Landscape ground floor (DCP)		0%	MIN	573	13.6%	✓
Deep Soil (DCP)		0%	MIN	172	4.1%	✓
Deep Soil ADG - with min 6m width		15%	MIN	72	1.6%	✗
Deep Soil ADG -		15%	MIN	172	4.1%	✗

Detailed Calculations

GROSS FLOOR AREA

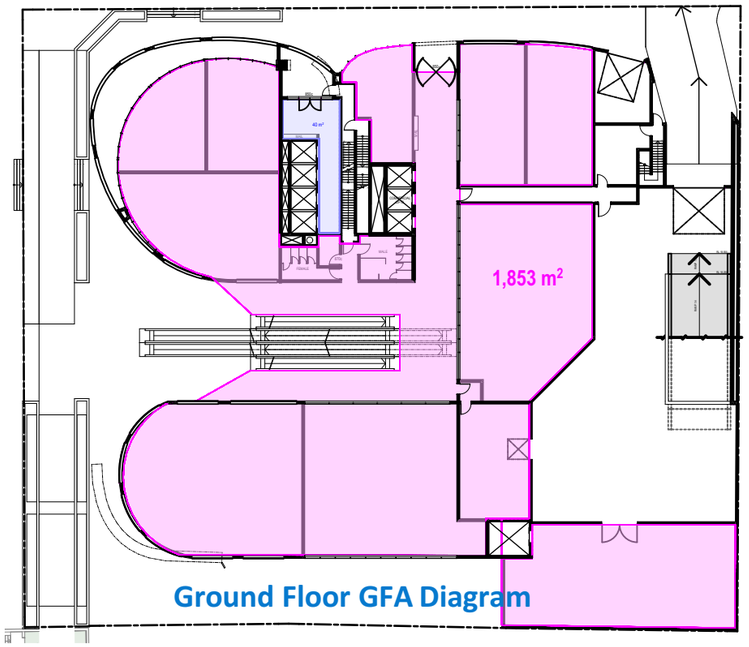
	Commercial	Retail	Café / Restaurant	Residential
Basement 3				
Basement 2				
Basement 1				
Ground		457.0 m²	1,396.0 m²	40.0 m²
Level 1		1,981.0 m²	674.0 m²	
Level 2	1,788.0 m²			
Level 3				640.0 m²
Level 4				651.0 m²
Level 5				651.0 m²
Level 6				651.0 m²
Level 7				651.0 m²
Level 8				651.0 m²
Level 9				651.0 m²
Level 10				651.0 m²
Level 11				651.0 m²
Level 12				649.0 m²
Level 13				649.0 m²
Level 14				649.0 m²
Level 15				649.0 m²
Level 16				649.0 m²
Level 17				649.0 m²
Level 18				649.0 m²
Level 19				649.0 m²
Level 20				649.0 m²
Level 21				469.0 m²
Level 22				469.0 m²
Level 23				333.0 m²
Level 24				333.0 m²
Level 25				333.0 m²
Level 26				333.0 m²
Level 27				333.0 m²
Level 28				179.0 m²
Level 29				183.0 m²
	1,788.0 m²	2,438.0 m²	2,070.0 m²	14,694.0 m²
			Total	**20,990.0 m²**

UNITS QTY

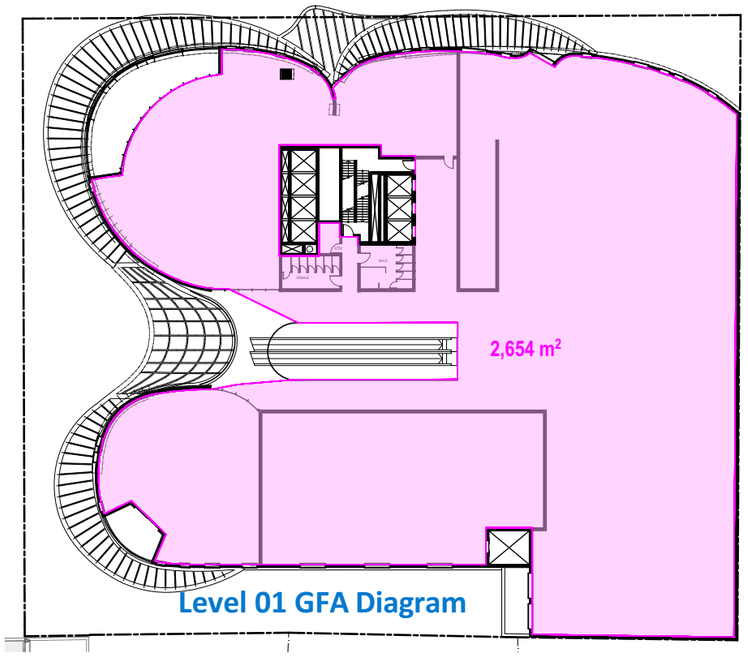
	1Bed	1Bed + Study	2Bed	2 Bed + Study	3Bed	TOTAL Units per floor
Basement 3						
Basement 2						
Basement 1						
Ground						*0*
Level 1						*0*
Level 2						*0*
Level 3	2	2	3	1		*8*
Level 4	1	1	5	1		*8*
Level 5	1	1	5	1		*8*
Level 6	1	1	5	1		*8*
Level 7	1	1	5	1		*8*
Level 8	1	1	5	1		*8*
Level 9	1	1	5	1		*8*
Level 10	1	1	5	1		*8*
Level 11	1	1	5	1		*8*
Level 12	1	1	5	1		*8*
Level 13	1	1	5	1		*8*
Level 14	1	1	5	1		*8*
Level 15	1	1	5	1		*8*
Level 16	1	1	5	1		*8*
Level 17	1	1	5	1		*8*
Level 18	1	1	5	1		*8*
Level 19	1	1	5	1		*8*
Level 20	1	1	5	1		*8*
Level 21	1	1	3	1		*6*
Level 22	1	1	3	1		*6*
Level 23	1		2	1		*4*
Level 24	1		2	1		*4*
Level 25	1		2	1		*4*
Level 26	1		2	1		*4*
Level 27	1		2	1		*4*
Level 28	0		1	2		*3*
Level 29	0		0	0		*0*
	0 26	21	105	0 27	0 0	
		47	105	27		
					Total	**179**

CARPARKING PROVIDED

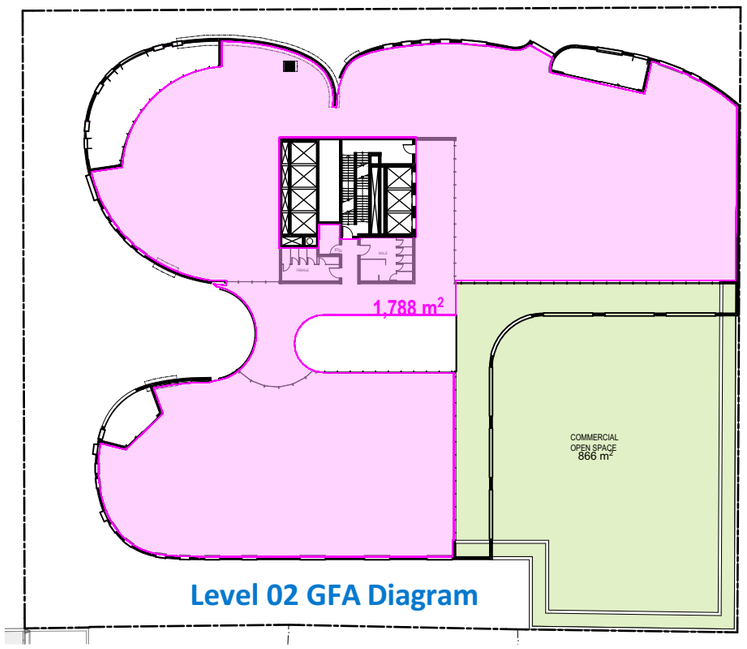
123.00
106.00
89.00



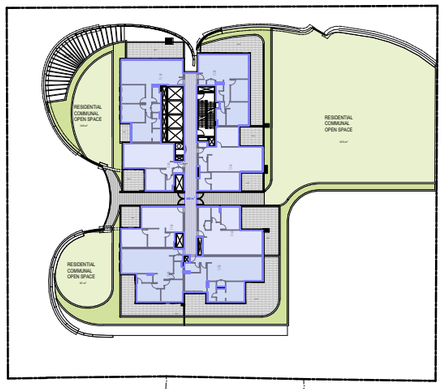
Ground Floor GFA Diagram



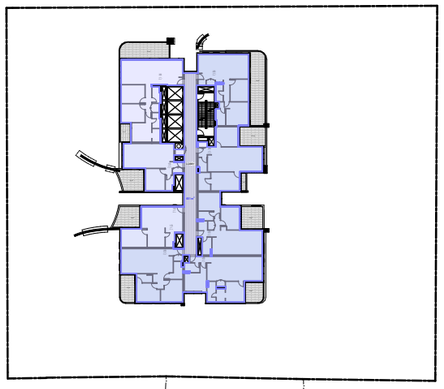
Level 01 GFA Diagram



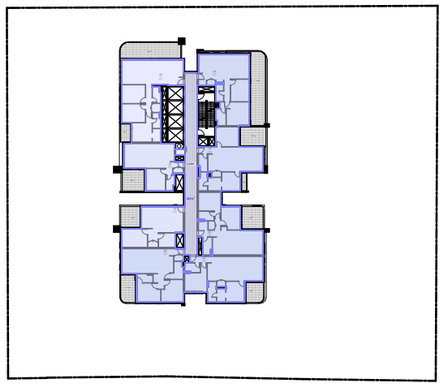
Level 02 GFA Diagram



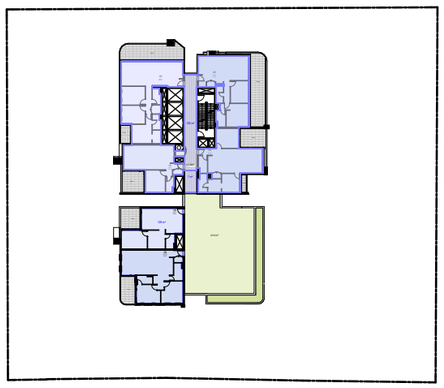
Level 03 GFA Diagram



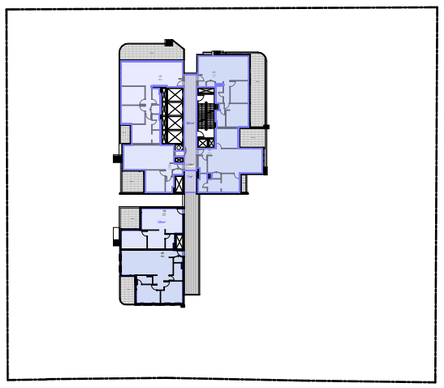
Level 04-11 GFA Diagram



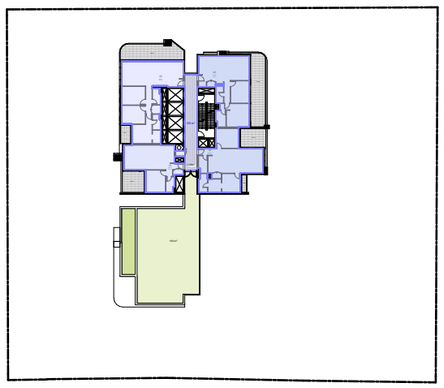
Level 12-20 GFA Diagram



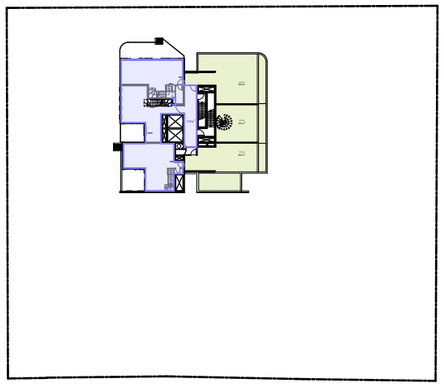
Level 21 GFA Diagram



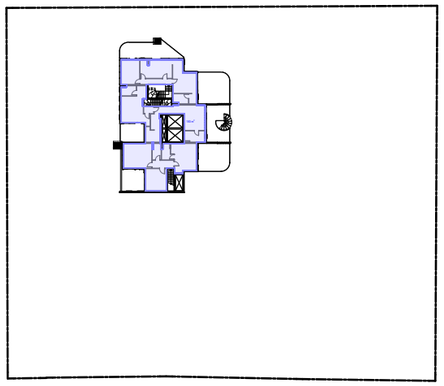
Level 22 GFA Diagram



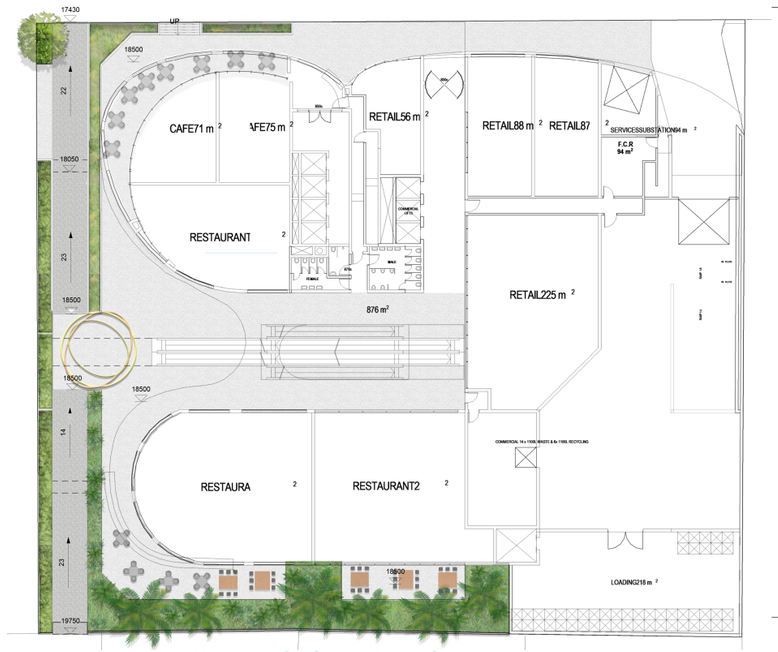
Level 23-27 GFA Diagram



Level 28 GFA Diagram



Level 29 GFA Diagram



Ground Floor Landscape



Level 01 Landscape



Level 02Landscape

Landscape, Common Open Space & Deep Soil

Apartment Design Guide

The Apartment Design Guide is to be used in conjunction with *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* (SEPP 65) which sets out the NSW Government's policy direction for residential apartment development in NSW.

Communal Open Space

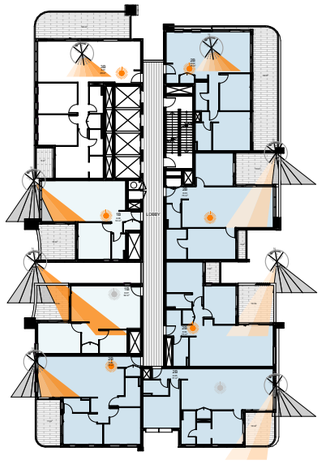
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design criteria

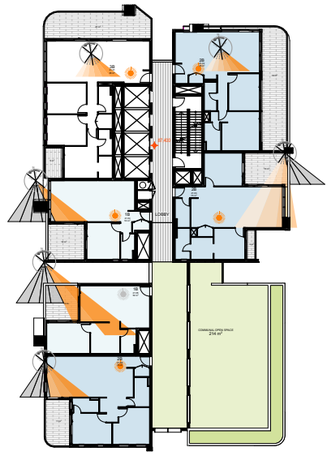
1. Communal open space has a minimum area equal to 25% of the site
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Deep Soil Zones

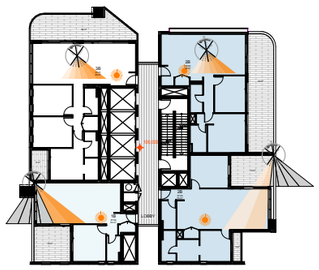
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality



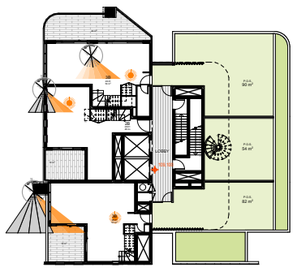
Typical Level 3-20 Floor Plan
Solar Diagram



Typical Level 21-22 Floor Plan
Solar Diagram



Typical Level 23-27 Floor Plan
Solar Diagram



Typical Level28 Floor Plan
Solar Diagram

Solar Access

Apartment Design Guide

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Solar Access

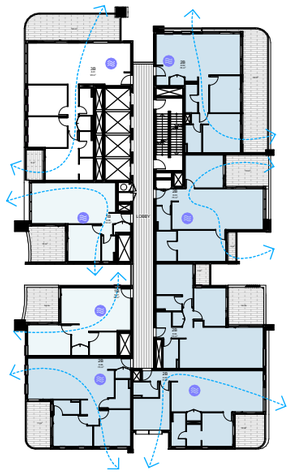
Properties located near major roads, rail lines and beneath flight paths can be subject to noise and poor air quality. Similarly, hostile and noisy environments such as industrial areas, substations or sports stadiums can have impacts on residential amenity. Careful design solutions can help to improve quality of life in affected apartments by minimising potential noise and pollution impacts.

Development near rail corridors and busy roads
The NSW Government's *Development near Rail Corridors and Busy Roads - Interim Guideline* as called up by *State Environmental Planning Policy (Infrastructure) 2007* assists in the planning, design and assessment of development in, or adjacent to, rail corridors and busy roads. SEPP 65 development in these locations must have regard to this Guideline.

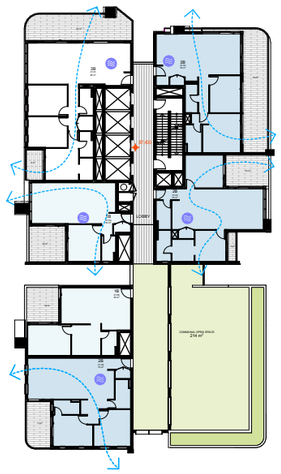
Solar Access

- ADG - Min. 70% of units to achieve 3 hours sunlight between 9am-3pm June 22

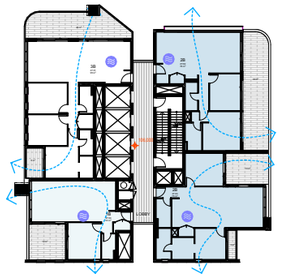
- indicates units that achieve solar



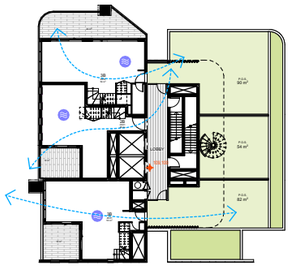
Typical Level 3-20 Floor Plan Solar Diagram



Typical Level 21-22 Floor Plan Solar Diagram



Typical Level 23-27 Floor Plan Solar Diagram



Typical Level28 Floor Plan Solar Diagram

Natural Ventilation

Apartment Design Guide

The Apartment Design Guide is to be used in conjunction with *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* (SEPP 65) which sets out the NSW Government's policy direction for residential apartment development in NSW.

Natural Ventilation

Natural cross ventilation is achieved by apartments having more than one aspect with direct exposure to the prevailing winds, or windows located in significantly different pressure regions, rather than relying on purely wind driven air. Apartment layout and building depth have a close relationship with the ability of an apartment to be naturally ventilated. Generally as the building gets deeper, effective airflow reduces.

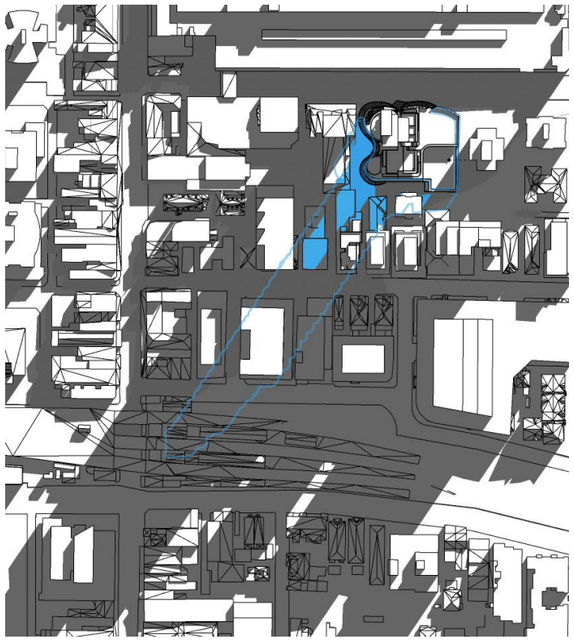
1.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
2.	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

Extract from Apartment Design Guide

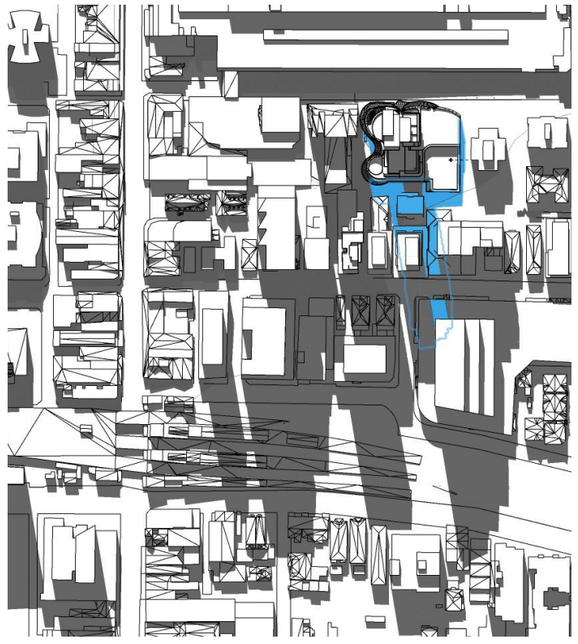
Natural Ventilation

- ADG - Min. 60% of units to achieve cross flow ventilation

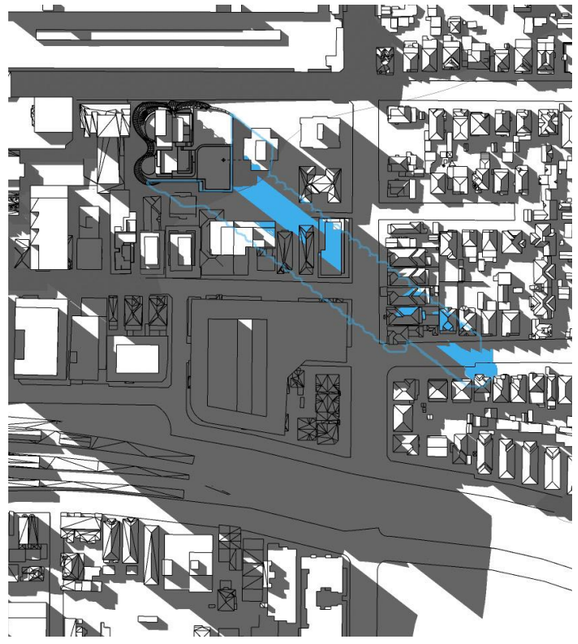
- indicates units that achieve natural ventilation



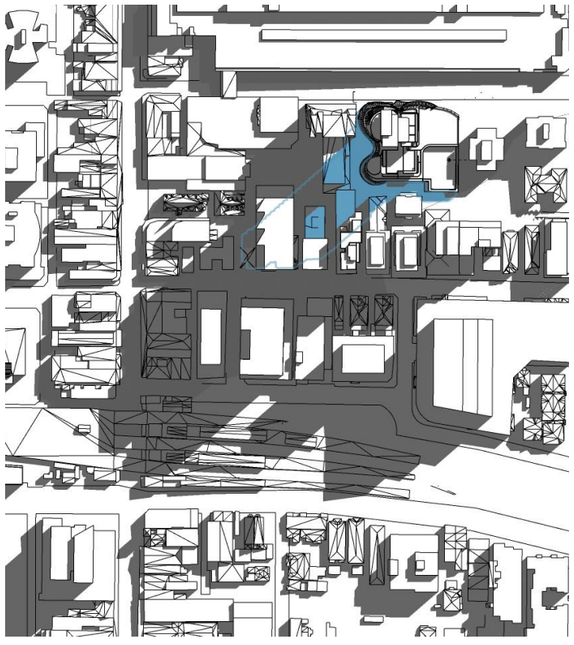
9 AM JUNE 21st



12 PM JUNE 21st



3 PM JUNE 21st



9 AM SEPT 21st



12 PM SEPT 21st



3 PM SEPT 21st

June Solstice

September Equinox

9 AM JUNE 21st

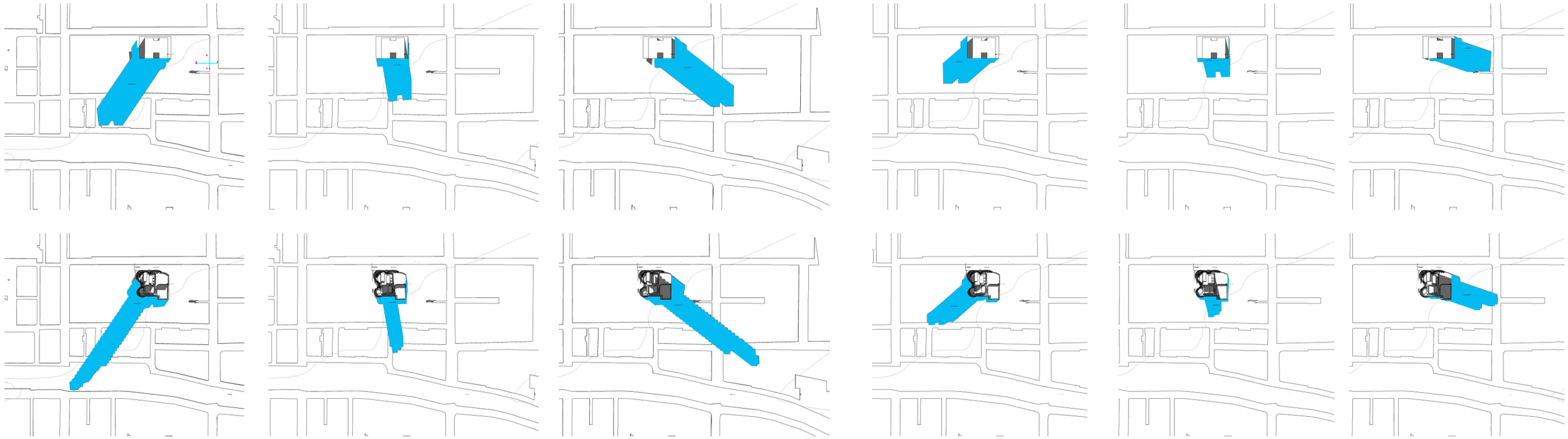
12 PM JUNE 21st

3 PM JUNE 21st

9 AM SEPT 21st

12 PM SEPT 21st

3 PM SEPT 21st



	Winter Solstice			September Equinox			
	June 21 - 9am	June 21 - 12pm	June 21 - 3pm	September 21 - 9am	September 21 - 12pm	September 21 - 3pm	TOTAL
60m LEP COMPLIANT (m²)	12055	5363	11478	5506	2363	5179	**41944**
PROPOSAL (m²)	11478	4198	11615	5609	1568	4616	**39084**

60m Form VS Proposed Form Shadow Matrix











