



Burwood
Inc.1874

Planning Information Session

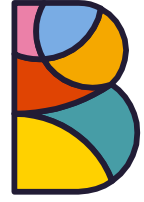
Burwood Design Review Panel
Draft Boarding House & Co-Living Housing Controls

21 March 2023

Acknowledgement of Country

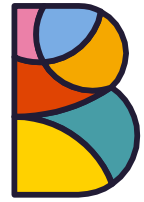
Burwood Council acknowledges the Wangal Clan of the Eora Nation, the traditional custodians of the area.

We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.



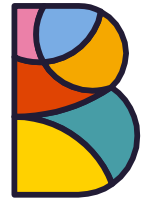
Why are we here?

- **To inform** on current planning and development issues
- **Seek feedback on planning matters** from you
- **Understand issues** from the industry and the community



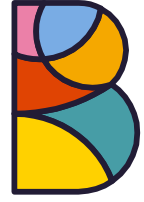
City Strategy Team





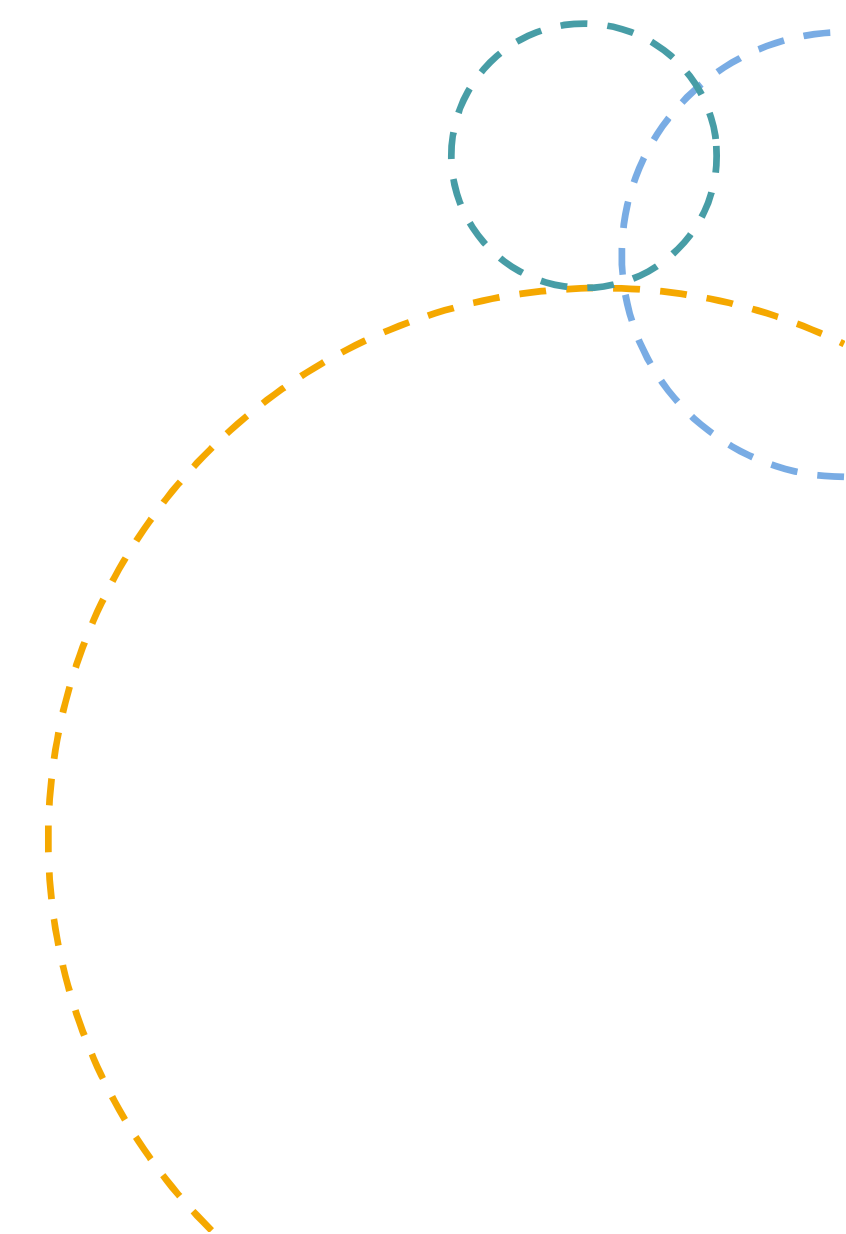
Planning Information Sessions

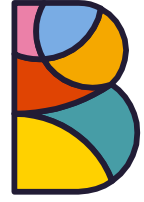
- **Series of sessions throughout 2023**
- **What they might cover?**
 - Development process,**
Council's current planning priorities,
Master plan updates etc.
- **Who are we targeting?**
 - Everyone!**
Planning and development professionals,
Local business,
Community members etc.



Topics for Today

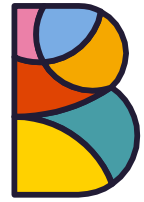
- **Burwood Design Review Panel**
- **Amendment to Burwood DCP - Boarding Houses and Co-living Housing**





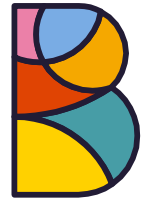
A Question:

- When does Burwood **Town** Centre become
 - Burwood **City** Centre?



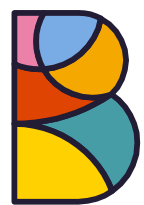
A Transformative Future

- 39,886 residents in 2018 growing to 57,500 in 2036 (44% increase)
- 13,494 Dwellings in 2016 increasing by 6,500 to 20,033 by 2036
- Supporting 20,571 local jobs and 5,486 business
- Connected to a **Global City**
- Central to Parramatta and City of Sydney
- Pipeline of major new projects in Burwood Town Centre
- Council investment in a new urban park and facility
- **Global Urban Village Opportunity**



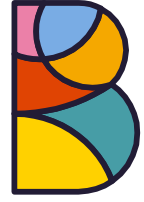
Burwood Town Centre





Pipeline Development

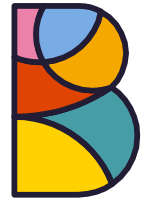




Achievement of **City Excellence**



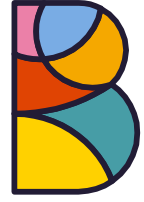
Burwood Design Review Panel



Why we have set up a Design Review Panel?

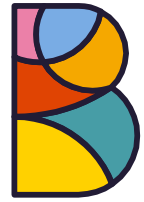
- To provide independent and expert advice and promote design quality and excellence
- Support and enhance the focus on City Excellence
 - Burwood Town Centre and Burwood North
- Ensure the delivery of consistent design outcomes
- Aim to achieve high quality residential amenity and creation of place





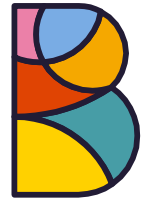
BDRP – Overview

- Providing Architectural, Urban Design and Landscape advice
- Major Developments & large scale Planning Proposals
- Within the Burwood Town Centre and across the LGA



Who are the BDRP members?

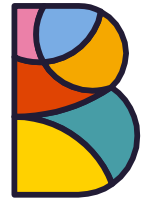
Name	Area of Expertise	Position
Paul Walter	Urban Designer	Chair
Karla Castellanos	Urban Designer	Alternate Chair & Panel Member
Vishal Lakhia	Architect	Alternate Chair & Panel Member
Stephen Pearse	Architect	Panel Member
Jill Woodley	Architect	Panel Member
Joh Johannsen	Architect & Urban Designer	Panel Member
Josh Zoeller	Architect & Urban Designer	Panel Member
Matthew Taylor	Landscape Architect	Panel Member
Greg Dyson	Landscape Architect & Urban Designer	Panel Member



When is referral to the Design Review Panel triggered?

- Early as possible – pre-DA and pre-scoping for Planning Proposals
- Mandatory for the following applications:
 - New developments over 3 storeys in B2 or B4 zone subject to Clause 6.5 of Burwood LEP
 - Residential flat buildings/boarding houses – 4+ storeys outside of Business zone
 - New residential developments containing 10 or more units
- DAs or Planning Proposals with potential significant impact - Director's discretion

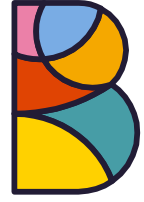




What does the Design Review Panel provide advice on?

- Design Quality
- Design Excellence (Clause 6.5 of Burwood LEP)
- State Environmental Planning Policy 65 and Apartment Design Guide (ADG) requirements
- Planning Proposals – urban design and context advice
- DCP – objectives and provisions to ensure achievement of design quality and excellence





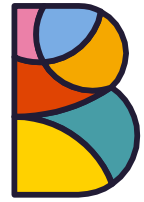
Design Review Panel Meetings

- Held monthly, or as required
- Panel members undertake site visit prior to the meeting – understanding the context & site and surroundings
- Applicants have opportunity to present to the Panel
- Written minutes are provided to the Applicant following the meeting – timeframes depend on complexity of application
- Cost – In accordance with Burwood Fees and Charges
- Follow up meetings – charged at 50% of original fee



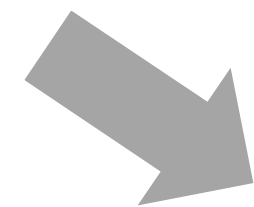
DCP Amendment

– Boarding House/ Co-Living Housing



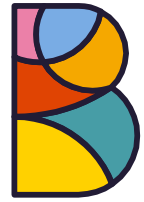
Background – Why this Review?

- Housing SEPP 2021 commencement (November 2021)
- Standard Instrument LEP was amended – Boarding Houses prohibited in R2 zone
- New housing typology introduced – Co-living Housing



up-to-date controls & consistent with the SEPP

high quality design and appropriate amenity



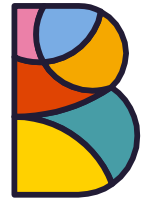
Overview of Changes

Section 5.4

- Site Planning
- Local Streetscape Character
- Design Excellence
- Built Form Design
- Visual Appearance and Articulation
- Internal Design
- Visual Privacy and Acoustic Amenity

- Landscaping and Open Space
- Parking
- Operational Management
- Fire Safety
- Service Facilities
- Signage

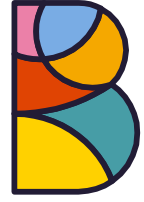
Associated changes – parking & waste



Overview of Changes - **new**

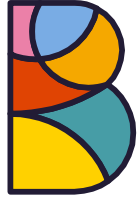
- Local Streetscape Character
- Design Excellence
- Visual Appearance and Articulation
- Landscaping and Open Space
- Operational Management – Plan of Management





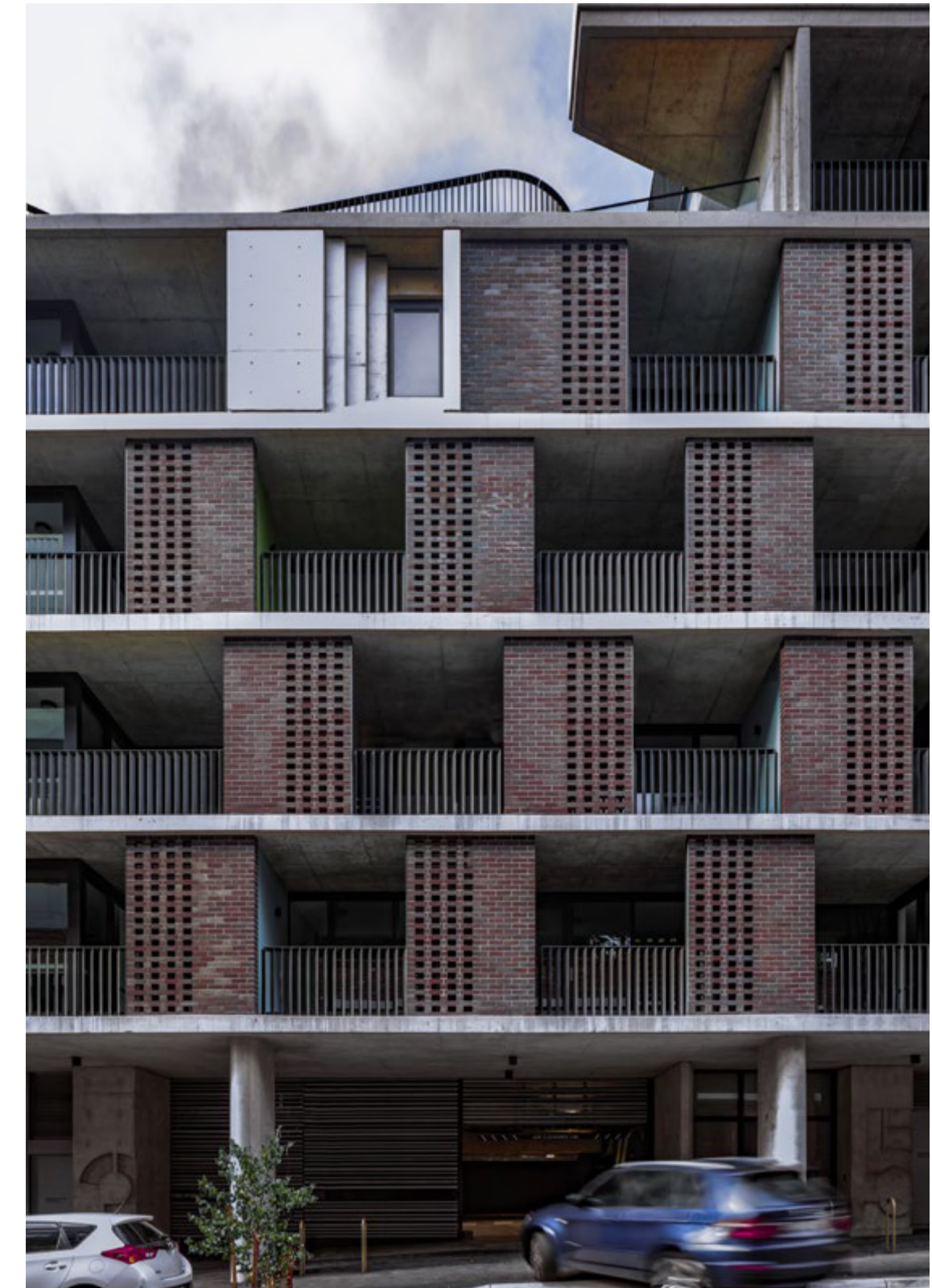
Local Streetscape Character

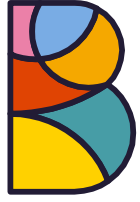
- Character assessment & statement
- Detailed site analysis
- Heritage item & Heritage Conservation Areas (HCA)



Design Excellence

- High standard design,
- Form and external appearance,
- Quality and amenity of public domain,
- Streetscape and heritage,
- Traffic circulation and vehicular access,
- Pedestrian movement and experience,
- Open space,
- Modulation,
- Ecologically sustainable design

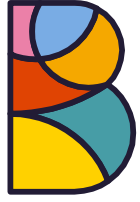




Visual Appearance & Articulation

- Building façade & articulation
- Material, colours and details
- Blank walls
- Corner elements

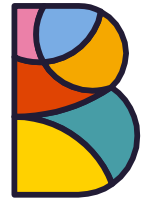




Landscape & Open Space

- Deep soil
- Private open space
- Communal open space





Plan of Management - Template

- Must be submitted as part of the DA documentation
- Provides consistency and certainty for future residents
- Enforced via a condition of consent

PLAN OF MANAGEMENT
Boarding House/ Co-Living Housing
[INSERT ADDRESS]

1. Introduction

1.1 This Plan of Management provides directions and controls on the use and management of the premise as a Boarding House or Co-Living Housing. The directions and controls are to be strictly adhered to in the operation of the Boarding House or Co-Living Housing, to ensure compliance with the conditions of Development Consent and health and amenity requirements for both the occupants and surrounding residents.

1.2 The Plan of Management refers to the plans prepared by **[Insert Name]** dated **[Insert Date of Plans]** and Development Application No. **[Insert Number]**.

1.3 The Plan of Management has been prepared for a Boarding House or Co-Living Housing at premises: **[Insert Address, Suburb]**. The Boarding House or Co-Living Housing was approved on **[Insert Date of DA Consent]** and is subject to compliance with the Conditions of Consent **[Insert DA Consent Number]**. The Conditions of Consent and a copy of the approved plans are provided as Annexure A **[Provide Copy of Relevant Consent As Annexure A]**.

1.4 The Boarding House or Co-Living Housing is to be managed by **[Insert Whether an Off-Site Manager, Or On-Site Manager]** who will be familiar with the content of the Plan of Management.
[Insert Manager Contact Details]

1.5 The location of the premises is shown on Figure 1 – Location Plan.
[Insert Location Plan]

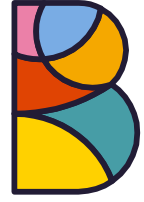
2. Definitions

In this Plan of Management

a. **Building:** means the building known as **[Insert Address]**.

b. **Business:** means the operation of the building as a Boarding House or Co-Living Housing.

c. **Communal Room:** means the room(s) identified as the communal room(s) on the approved plans.



Exhibition & Next Steps

- On Exhibition – until **31 March 2023**
- Review submissions – where appropriate changes will be made to address issues raised
- Post Exhibition – report back to Council for endorsement
- DCP updated



Exhibition of BDCP Amendment – Boarding Houses and Co-Living Housing

Amendment to Burwood DCP - Boarding Houses and Co-Living Housing

[Home](#) / [Amendment to Burwood DCP - Boarding Houses and Co-Living Housing](#)

Council, at its meeting on 14 February 2023 resolved to exhibit an amendment to the Burwood Development Control Plan (BDCP) with respect to boarding houses and co-living housing development (Section 5.4 of the BDCP).

The amendment to the DCP requirements have been necessitated by amendments to the State Environmental Planning Policy (Housing) 2021.

The proposed amendments aim to ensure that there are strong objectives and practical controls to ensure new developments for boarding house and co-living housing developments are of a high quality, consistent with streetscape character and capable to provide appropriate amenity for residents of these developments.

The amendments to the boarding house and co-living housing provisions are on exhibition from 20 February 2023 to 31 March 2023. A copy of the draft Section 5.4, including a draft template for a Plan of Management is available in the document library.

If you have something to say about the amendment to Section 5.4 of we encourage you to make a submission. All submissions must be in writing and must be received by **31 March 2023**. Please quote reference number SUB 22/311 and include in the subject line: "DCP Amendment – Boarding Houses & Co-Living Housing".

Make a Submission

Submissions can be sent via:

Email: council@burwood.nsw.gov.au

Post: Burwood Council, PO Box 240, BURWOOD NSW 1805

Document Library



14 February 2023 Council Meeting Resolution (Item 2/23)
PDF (29.81 KB)



14 February 2023 Council Meeting Report (Item 2/23)
PDF (54.81 KB)



Draft DCP Amendments - Section 5.4 Boarding Houses and Co-Living Housing
PDF (277.18 KB)

[See more](#)

Timeline



Submission received by Council
31 March 2023 (extended)

Questions?



Feedback



Do you have a suggestion for the future sessions?

If you have an idea or suggestion you would like to put forward to Council for consideration, please outline below: Required

First Name

Last Name

Your Contact Number

Your Email Required

Submit

<https://participate.burwood.nsw.gov.au/planning-information-sessions>



Thank you

City Planning Team

2 Conder Street
Burwood NSW 2134

