

# Introduction to the Draft Burwood North Precinct Masterplan

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say

## Why a draft Masterplan?

The draft Masterplan provides a framework that articulates a long term vision to ensure that the Burwood North Precinct becomes a liveable, vibrant place for people, supporting investment and job opportunities for both current and future residents.

It provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

The draft Masterplan builds upon the work undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and to capture the opportunity afforded by the delivery of Sydney Metro West, which is anticipated to open in 2030.

The draft Masterplan allows Council to:

- Plan for future growth of Burwood North in a coordinated way and ensure that development occurs close to existing and future infrastructure reducing the pressure for development in our low density, heritage character areas;
- Prioritise more than just housing by planning for jobs, community infrastructure and new open space;
- Set the vision for Burwood North and create controls to achieve that vision with input from the community, rather than reacting to individual rezoning proposals;
- Advocate to the NSW Government about the need for important community infrastructure that aligns with the growth envisaged in the Burwood North Masterplan.

## Developing the draft Masterplan

The draft Masterplan provides clarity and a way forward for the urban renewal of the Burwood North Precinct.

It does not make changes to the planning controls – this will be done via the Planning Proposal process, which will be prepared following the public exhibition of the Masterplan and will include further community engagement.



## Structure of the draft Masterplan

- **Vision** – sets the desired future character, ambitions for Burwood North
- **Big Moves** – draw on the Vision established for the Burwood North Precinct
- **Top Priorities** – there are 6 top priorities that focus on delivering a sustainable and livable precinct.

Each Priority includes:

- **Principles** – underpin the Top Priorities
- **Masterplan Strategies** – what the masterplan is proposing
- **Future Actions** – what is required to deliver on the principles and masterplan strategies



## Top 6 Priorities

- 1 Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country
- 2 Create a legible and comprehensive active transport network
- 3 Deliver a range of well-designed, highly flexible housing
- 4 Deliver a precinct with a richly defined identity and sense of place
- 5 Create a centre that is regional in outlook and local in amenity
- 6 Promote a sustainable, green, and resilient Precinct

## Snapshot of the draft Masterplan for Burwood North

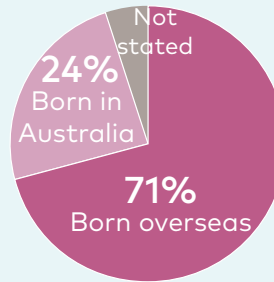
			
Delivery of new housing, including affordable housing	1,300 new jobs	1.93 hectares of new public space	Excellence in building design
			
Delivery of sustainability initiatives to meet net zero	Footpaths and streets to encourage cycling and walking	Greening Parramatta Road	Retain human scale and solar access on Burwood Road
			
Vibrant streets and active laneways	More shops, cafes and restaurants	Protecting solar access to open space and schools	New approaches to parking

# Draft Burwood North Precinct Masterplan

## Who Are We Planning For?



The **Burwood LGA** is currently home to **40,397 people**, with approximately **8,000** of those living within the northern portion of the suburb of Burwood. **2,652** of those residents live within the **Burwood North Precinct** (the area for this Masterplan).



**71%** of Burwood North residents were **born overseas** compared with 39% in Greater Sydney



**28%** of Burwood North residents are the **young workforce aged 25-34** compared with 16% in Greater Sydney

**45%** of residents have **Chinese ancestry**

**11% Nepalese**  
**13% English & Australian**  
**3% Indian**  
**3% Italian**  
**3% Vietnamese**



SEPARATE HOUSE

**16%** of Burwood North residents live in a **separate house** compared with 53% in Greater Sydney



**58%** of Burwood North residents **rent their home** compared with 35% in Greater Sydney



HIGH DENSITY

**66%** of Burwood North residents live in a **high density apartment** compared with 27% in Greater Sydney



**31%** of Burwood North residents **do not own a car** compared with 11% in Greater Sydney



**20%** of Burwood North households are **couples with children** compared with 34% in Greater Sydney



**14%** of Burwood North households are **group households** compared with 4% in Greater Sydney

**49%** of Burwood North residents **travel to work by public transport** compared with 23% in Greater Sydney (2016 statistic)

31%



45%



4%



8%



2021 statistics (unless noted as 2016) for the suburb of Burwood (north) - Profile.id

The geography for these statistics extends outside the Burwood North Precinct boundary and includes the area between the rail corridor to the south, Wentworth Road to the west, Lucas Road to the east and Parramatta Road to the north.



# The Illustrative Masterplan

The Burwood North Precinct Masterplan envisions a highly connected Precinct with pedestrian-oriented streets interwoven with high-quality public spaces, building upon the vibrant Burwood Town Centre



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# Draft Burwood North Precinct Masterplan

## Priority 1 - Rich and Varied Open Spaces that acknowledge connection with Country

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say



A network of new open spaces, laneways and plazas throughout the Precinct will offer a diversity of high quality public places for recreation, gathering and for active transport permeability.

The draft Masterplan aims to:

- Provide access to a diverse range of spaces across the Precinct, that complement Burwood Park
- Deliver quality open space within 200m of everyone's front door
- Integrate places and spaces within streetscapes and public domain, enabling the community to come together informally and for chance encounters to occur
- Support the delivery of spaces that contribute and connect to the green and blue grid network
- Acknowledge the opportunity for connection to Country by celebrating the cultural landscape.





## Draft Masterplan Strategies

- Provide a new open space network through the precinct, including 1.93 ha of new open space and a linear green corridor that from Burwood Park towards Concord Oval and the Parramatta River.
- Distribute open spaces throughout the Precinct to enable the majority of residents to have access to an open space within 200m that has a minimum size of 1500sqm.
- Maximise the delivery of open space as part of development sites and within the public domain.
- Locate open spaces with good passive surveillance from surrounding development and from the public domain
- Maximise functionality of open space to provide for a range of activities and gathering sizes, as well as environmental and ecological benefits.

More detailed open space principles are contained within the *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report*, by Oculus.

The Future Actions will link to how these strategies will be reflected in proposed Local Environmental Plan and Development Control Plan

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# Draft Burwood North Precinct Masterplan

## Priority 2 - Create a legible and comprehensive active transport network

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say



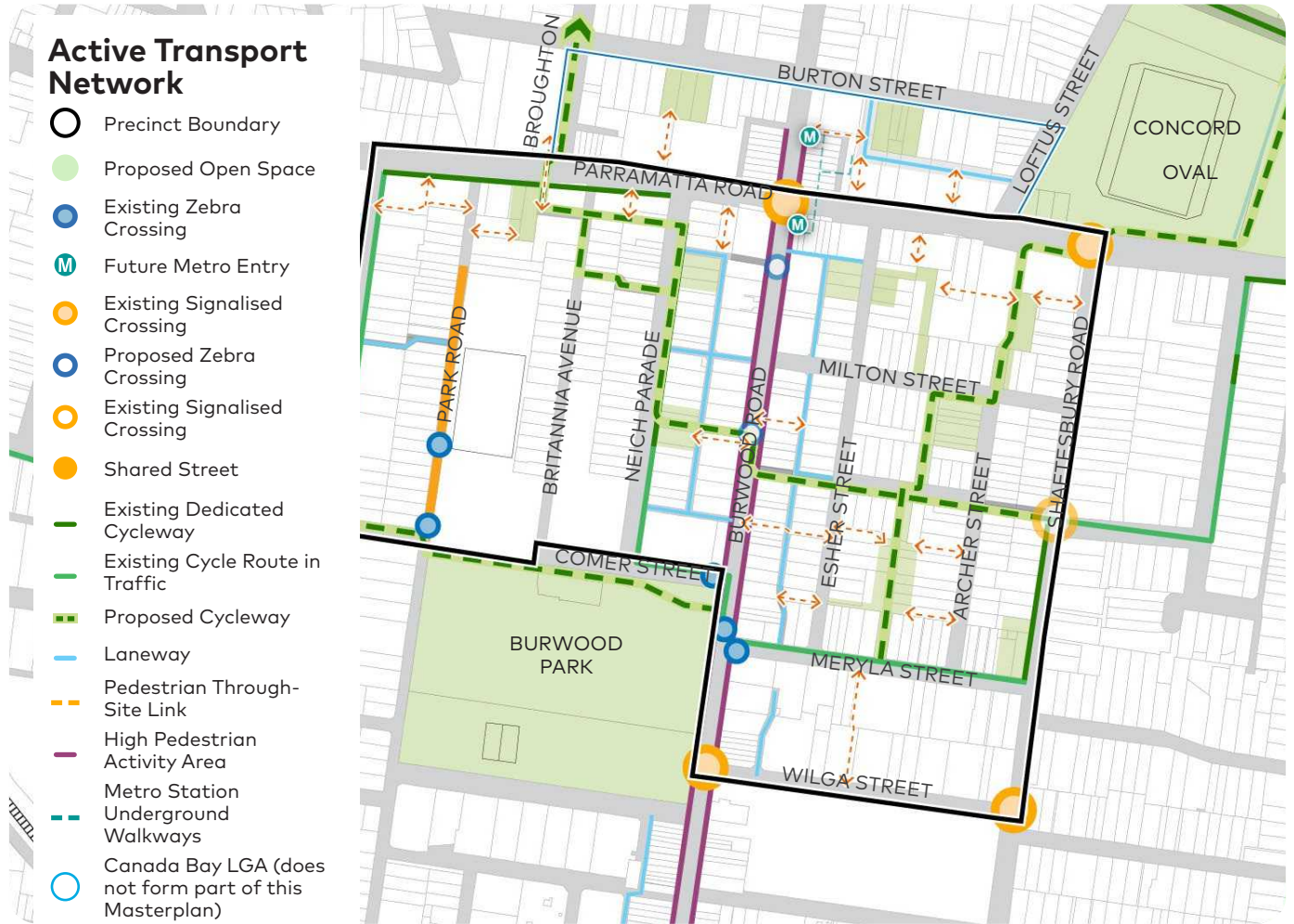
The proposed active transport network will increase opportunities for east-west connections in Burwood North. New routes will utilise the proposed open space network, allowing cyclists to more safely connect to the wider active transport network.

The draft Masterplan aims to:

- Maximise active and public transport connectivity to the Burwood North Metro station
  - Support a connected open space network with enhanced local and regional cycle connections
  - Enable connections through to the Parramatta River
  - Support the transition of Burwood Road to enhance active and public transport connections
  - Create walkable activated laneways, through-site links and shared zones as part of an integrated walking network
  - Reduce the need for private car ownership.
- Slow vehicular speeds through and within the Precinct to support pedestrian priority.
  - Allocate road space to prioritise pedestrians, wherever possible.
  - Utilise the existing laneway network as shared zones and deliver new shared zones and pedestrian connections, to enable pedestrian priority and permeability through the Precinct.
  - Adopting maximum car parking rates supported by improving access to public transport, providing access to car share and ride share services and giving homeowners the opportunity to choose whether they want a car space (unbundled parking) noting that 31% of households in Burwood North don't own a car.

## Draft Masterplan Strategies

# Active Transport



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# Draft Burwood North Precinct Masterplan

## Priority 3 - Deliver a range of well-designed highly flexible housing

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your  
say



To support Burwood's growing population, we need to ensure future housing will provide a wider variety of housing choices to cater to the evolving needs of our diverse community. Future housing in Burwood North will be well designed and will provide a range of housing types to suit difference needs and lifestyles and allow people of all ages to stay in the Burwood LGA as their life circumstances change.

The draft Masterplan aims to:

- Deliver 5,366 new homes in Burwood North to help meet NSW Government's housing targets.
- Encourage a range of housing typologies and options to support a diverse population, including catering for multi-generational living.
- Create opportunities for both medium and high rise development, to ensure the delivery of community oriented neighbourhoods.
- Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households.
- Allow for a diverse range of tenures, including opportunities for the delivery of affordable housing (minimum 5%) and build to rent accommodation.





## Draft Masterplan Strategies

- Provide a range of densities across the Burwood North Precinct that enable a variety of housing typologies to be delivered within the precinct to support a diverse population, including catering for multi-generational living.
- Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households
- Putting in measures to promote design excellence
- Position new housing around open spaces to provide good amenity and a connection to the landscape.
- Organise built form and densities within unique neighbourhood zones that each have a distinctive character, providing a sense of place and community.
- Require the delivery of a minimum of 5 percent of new dwellings as affordable housing, consistent with PRCUTS
- Encouraging a variety of homes in Burwood North for all stages of life.

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# Draft Burwood North Precinct Masterplan

## Priority 4 - Richly defined identity and sense of place

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your  
say



The focus on City Excellence is responding to the growth which will be occurring around Burwood North and recognising the regional significance of Burwood North.

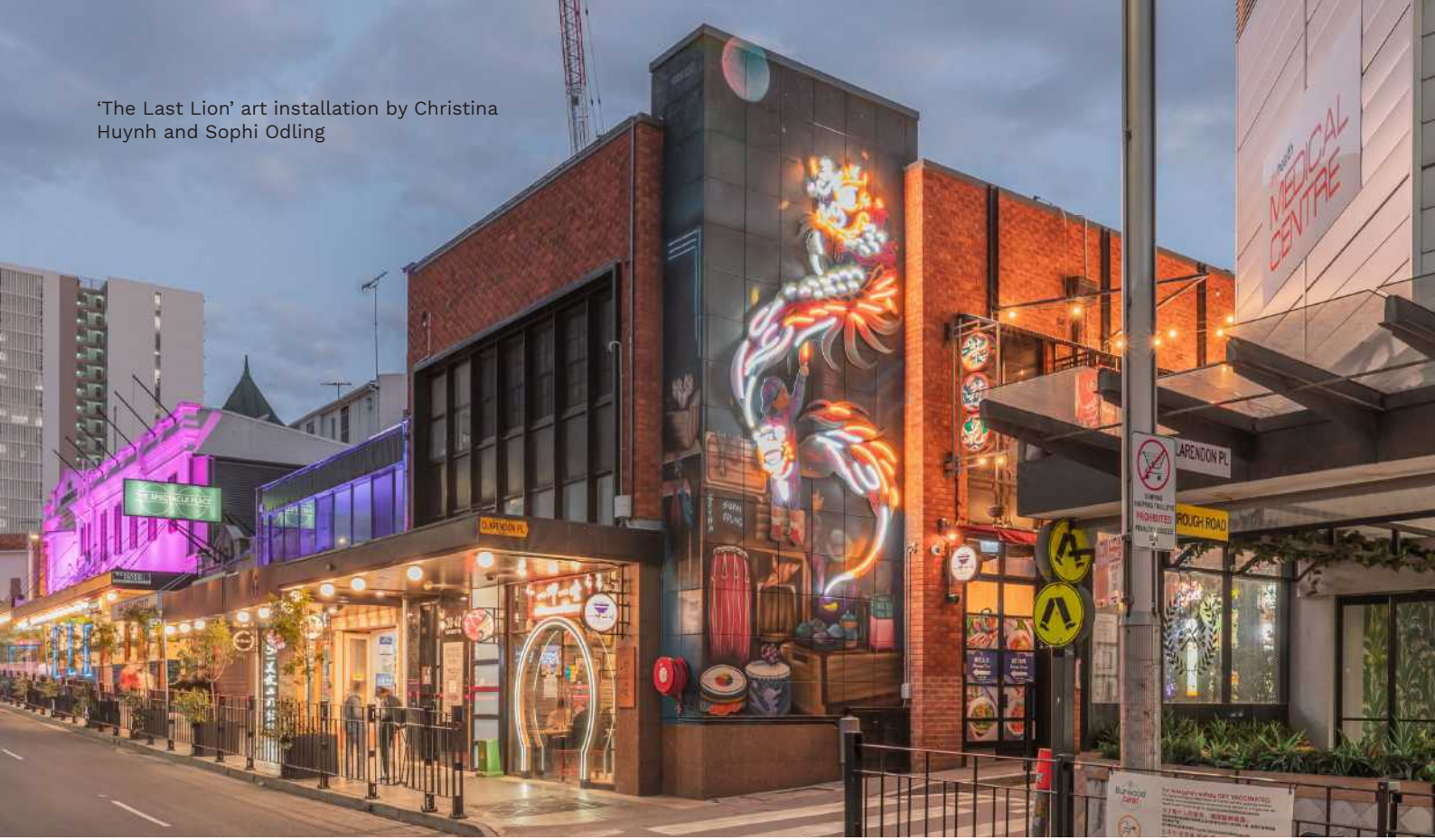
The Burwood Town Centre already has a reputation as a vibrant dining precinct, is receiving continue investment with several major projects in the pipeline and has a strategic location midway between Parramatta and the City of Sydney. There is a need to respond to these opportunities in a positive manner which reinforces the place based outcomes and builds upon the unique identity of Burwood North as a place.

The draft Masterplan aims to:

- Deliver an exemplar precinct with a diversity of residential building types that prioritise high amenity.
- Encourage innovative architectural, design and delivery models to ensure design excellence in new development and the public domain.
- Respect, build on and celebrate how culture has influenced the way people live, work and play in Burwood and ensure that future development acknowledges this culture and diversity.
- Build on the existing fine grain character by encouraging laneway activation and small scale, fine grain retail tenancies.



'The Last Lion' art installation by Christina Huynh and Sophi Odling



## Draft Masterplan Strategies

- Position higher density and taller building forms in the blocks behind Burwood Road and Parramatta Road, to retain the human scale.
- Encourage active frontages along Burwood Road and Parramatta Road, as well as on the adjoining laneways to draw activation into the adjoining neighbourhoods and away from higher traffic zones, both day and night.
- Provide opportunities for the incorporation of public art throughout the precinct.
- Implement appropriate place based design objectives and standards within the Development Control Plan for new development within the Burwood North Precinct.
- Consider the development of a Design Excellence provision and Design Excellence Competition process for key sites within the Burwood North Precinct.

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# Draft Burwood North Precinct Masterplan

## Priority 5 - Create a Centre that is regional in outlook and local in amenity

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The Burwood North Masterplan seeks to build upon the vision envisaged by PRCUTS and aims to create opportunities for the delivery of an additional 1,355 jobs by 2043.

The delivery of Sydney Metro West makes Burwood North one of the most connected and accessible places in Greater Sydney and has the potential to attract significant investment in employment; and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

The draft Masterplan aims to:

- Maximise opportunities for job creation to support the continued growth of the Burwood
- Town Centre as a strategic centre within the Eastern City
- Support small business and start-ups of different scales and types
- Maximise opportunities for activation of streets and public spaces, to create a hub around the future Burwood North Metro station.
- Maintain and expand existing land uses and diversify dining and retail experiences
- Provide local service and community facilities within walking distance to where people live
- Enable people to experience both a quiet and bustling neighbourhood, with defined areas of genuine mixed use, balanced with quieter streets and spaces.





## Draft Masterplan Strategies

- Concentrate non-residential uses around the Burwood North Metro station and along Parramatta Road.
- Continue to support Burwood Road as an active mixed use street with only non- residential uses at ground floor.
- Enable small scale commercial, dining and retail outlets to activate laneways perpendicular to Burwood Road and Parramatta Road, extending activity into the surrounding precinct to encourage and support both day and night time economies.
- Encourage community facilities in areas of high amenity to support the community.

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# Draft Burwood North Precinct Masterplan

## Priority 6 - A sustainable, green and resilient Precinct

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The draft Burwood North Masterplan is supported by a Sustainability Statement to support the movement towards zero carbon in Burwood North by 2050. Sustainability strategies aim to maximise urban greening, reduce urban heat island effect, increase green infrastructure and deliver water sensitive urban design treatments to minimise stormwater and flooding impacts.

The draft Masterplan aims to:

- Ensure that Burwood North is a sustainable urban renewal precinct, that supports the movement towards zero carbon operations
- Maximise urban greening of Burwood North with increased tree canopy, rain gardens, rooftop gardens, community gardens and enhanced ecosystem biodiversity
- Incorporate water sensitive urban design – stormwater management integrated with public domain and open space
- Support sustainable technologies and initiatives that will reduce carbon emissions.





## Draft Masterplan Strategies

- Provide development controls (building setbacks, solar access and deep soil landscaping) that ensure buildings are sustainable and energy and water efficient
- Support the transition to net zero emissions in the precinct by:
  - Improving overall building energy and water efficiency
  - Encouraging fully electric to progressively eliminate fossil fuel demand towards net zero emissions
  - Encouraging solar power to reduce dependency on the main grid
- Requiring all new development to be electric vehicle ready
- Requiring the diversion of building materials from landfill
- Ensuring waste management is efficient and diverts waste away from landfill - separated recycling streams, new waste technologies, communal areas for organic waste composting (FOGO).
- Manage stormwater flooding impacts through delivery and design of open space and introducing water sensitive urban design controls.

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# Draft Burwood North Precinct Masterplan Implementing the Vision

Have  
your  
say



The preparation and delivery of the draft Masterplan is a collaborative effort between the local community, Council and the NSW Government.

The draft Masterplan has been released for the purpose of seeking the community's feedback. It is a draft and at this stage no decisions have been made with respect to the proposed land uses, density (FSR) and building heights

## Proposed Changes to Planning Controls

The proposed changes to land use, density (FSR) and height within the Burwood North Precinct have been developed as a result of detailed urban design and taking into account the context of adjoining land uses, both within and adjacent to the Precinct.

Based on feedback received during the exhibition of the draft Masterplan, the proposed maps may change.

## Have Your Say



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<https://participate.burwood.nsw.gov.au/burwood-north-precinct-masterplan>

I want to talk to someone:  
Contact Burwood Council on **9911 9911**

Email: [council@burwood.nsw.gov.au](mailto:council@burwood.nsw.gov.au)

Exhibition closes: **Friday 15 December 2023**



### To learn more about the draft Masterplan in your language

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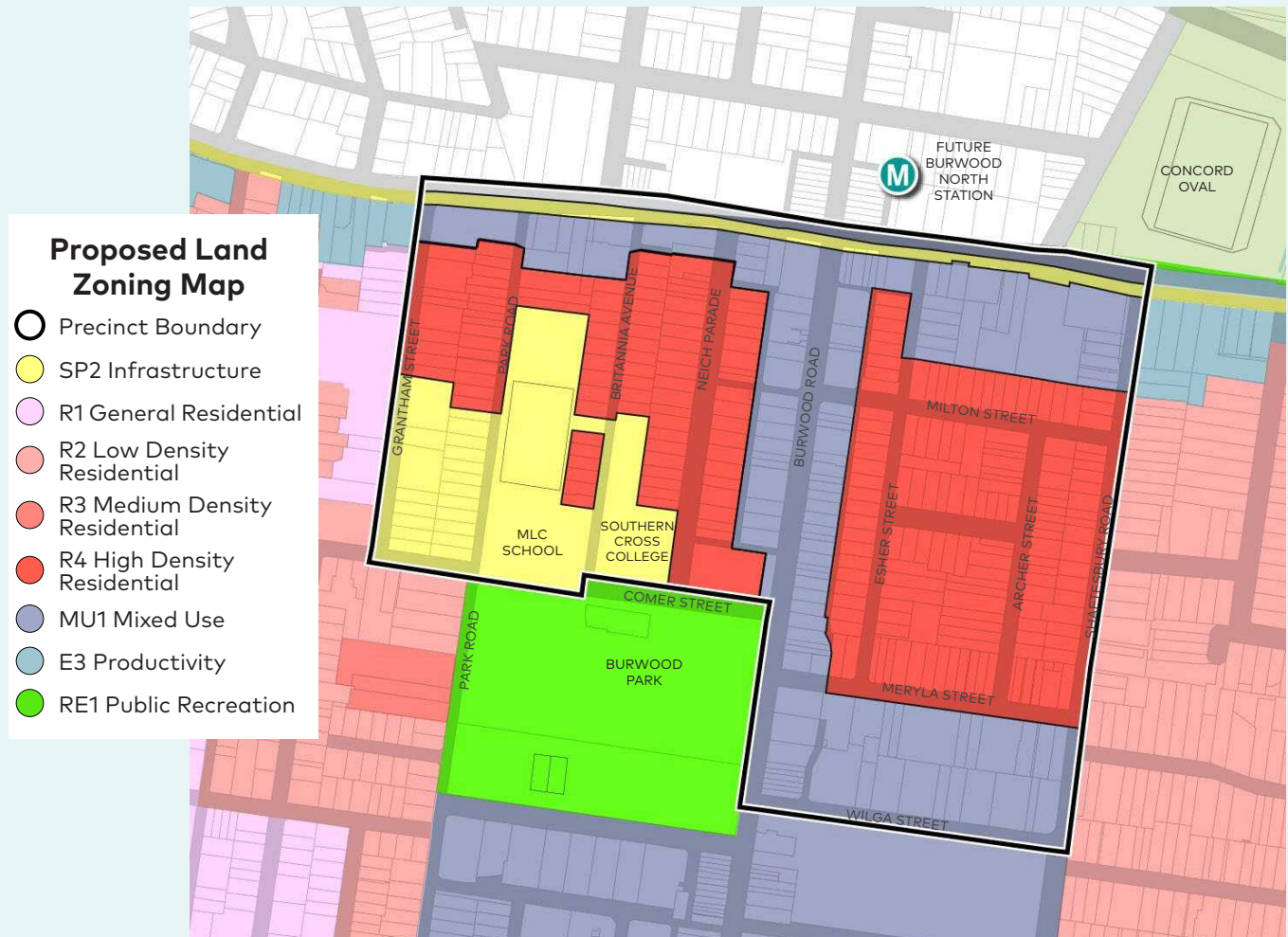
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# Burwood North - Proposed Land Uses

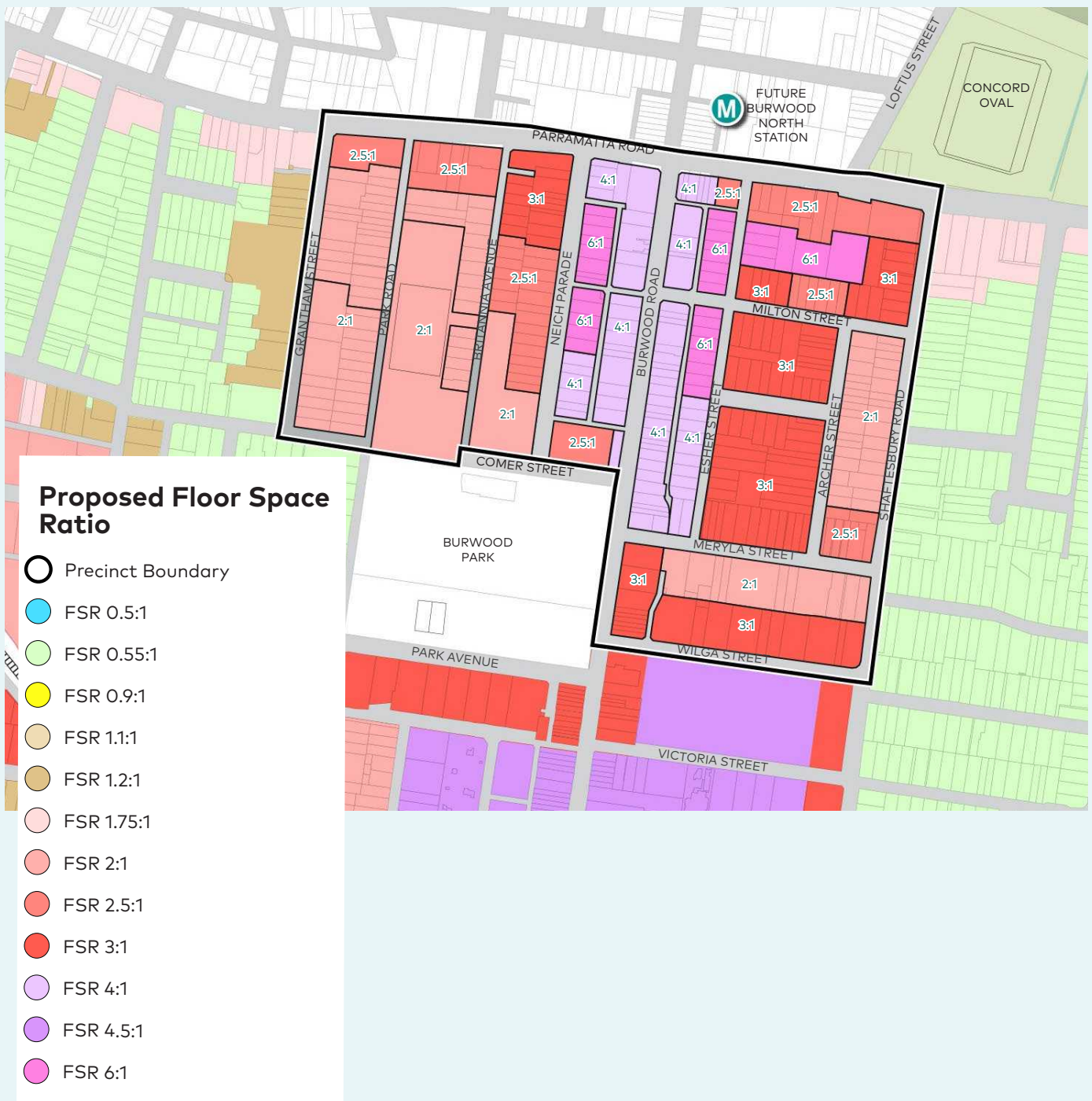


- To promote a vibrant residential and mixed use Precinct
- Mixed use developments will be focused along Burwood Road and Parramatta Road
- Some non-residential uses will be permitted in streets behind Burwood Road for developments fronting new open space
- Remainder of the Precinct is proposed to be residential development



# Burwood North - Proposed Density (FSR)

- The highest densities are located close to the Burwood North Metro Station, set back behind Parramatta Road and Burwood Road, to minimise the impacts of overshadowing on the public domain and preserving the human scale along Burwood Road.
- Higher densities are also proposed adjoining new open spaces, so as to ensure that delivery of open space is feasible.
- Parramatta Road generally retains a lower scale character, with an increased landscaped setback (minimum 6m) to create a boulevard character.
- Between Parramatta Road and Meryla Street development steps down in density from north to south.
- Medium rise development adjoins the existing schools and allows for a transition to the low density development on Shaftesbury Road.





# Burwood North - Proposed Building Height (HOB)

- Limits of 65m and 41m (20 storeys and 8-12 storeys) at the Parramatta Road and Burwood Road intersection will encourage the development of a gateway site.
- The tallest buildings are proposed to be located behind Burwood Road, fronting Neich Parade and Esher Street, to minimise overshadowing on Burwood Road.
- Building height along Burwood Road aims to protect the human scale
- Height transitions down to the adjoining low density neighbourhoods that surround the Precinct.
- In the west of the Precinct, buildings adjacent to the schools and St John of God Hospital are limited to 20.5m (6 storeys) to mitigate the impact of overshadowing and to reduce the impacts of overlooking to school property.





# Draft Burwood North Precinct Masterplan

## Next Steps: What happens after the exhibition?

Have  
your  
say

A draft Master Plan does not result in changes to planning controls. It will make recommendations for a separate 'Planning Proposal' process, which will implement the draft Master Plan and involve further engagement with the community. This process typically takes a year or more. Once the draft Master Plan is adopted, we can begin to implement it. This process includes planning amendments and advocating for our community.

### Planning amendments

Council will update its planning controls, including the Burwood Local Environmental Plan and Development Control Plan. These will set land use zoning changes, building heights changes and floor space ratio changes as well as detailed design controls. Council will engage with the community specifically on these controls as part of a future Planning Proposal.

### Advocating for our community

The draft Masterplan shows the NSW Government that change is happening in Burwood North and gives the NSW Government an opportunity to respond to this change by planning and delivering new and upgraded community infrastructure.

The delivery of the Vision for the Burwood North Precinct will result in the need for additional State Government investment (upgrades to schools, regional roads, government services which are outside of Council's control and are the responsibility of the NSW Government).

Although we are currently advocating to the NSW Government as part of the exhibition of the draft Masterplan, this will continue so as to ensure that enhancement and delivery of the required supporting infrastructure happens.

## Have Your Say



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# The Next Steps

Preparing and finalising the draft Masterplan

## Late 2022

Early engagement with the community to understand the vision for Burwood North

## Early 2023

Prepare the draft masterplan for engagement with the community

## Late 2023

Public exhibition of the draft masterplan for community input

Review feedback from the community. Council to consider the draft masterplan for adoption and whether to progress to a formal Planning Proposal process

Should Council adopt the draft masterplan, a Planning Proposal will be prepared and submitted to the NSW Government to commence formal process of amending planning controls

Formal exhibition of a Planning Proposal including draft planning controls

Review submissions and finalisation of the Planning Proposal

Implementing the Masterplan