

BURWOOD NORTH PRECINCT MASTERPLAN



Stage 1 Community Update

August 2023



Burwood
Inc.1874



Acknowledgement of Country

Burwood Council acknowledges the Wangal Clan of the Eora Nation as the traditional custodians of what is now known as the Burwood area.

We pay our respects to all First Nations People, and Wangal Elders past, present, and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land and waters where we live, learn and play.

Contents

Introduction	3
Burwood North Precinct Masterplan	4
Catalysts for renewal	5
Engagement	6
What we have heard	7
Our vision and priorities for the Burwood North Precinct	8
Precinct history	10
Precinct analysis snapshot	12
Next steps	20

Introduction

Burwood Council is preparing an updated masterplan and supporting studies for the Burwood North Precinct building upon the work already undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

The masterplan will seek to capture the opportunity afforded by a new metro station at Burwood North on the Sydney Metro West network, building on the vision for PRCUTS to reflect the unique characteristics of the established place and community.

The masterplan will articulate a clear vision and provide an urban design framework for the public and private domain, with a view to improve the amenity and quality of the built environment. In addition, the masterplan will provide recommendations on land use zones, building heights, floor space ratios (FSRs), road network improvements and public domain improvements that will facilitate activation, job creation and housing choice.

Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.

Community vision (Burwood 2036 Community Strategic Plan)



Burwood Park looking towards Burwood Road. Source: COX

Burwood North Precinct Masterplan

Study area

The Burwood North Precinct is located north of the existing Burwood town centre and rail station. The Burwood North Precinct as identified in PRCUTS is bound by Meryla Street and Burwood Park to the south, Parramatta Road to the north, Shaftesbury Road to the east and Park Street to the west. Council has extended the precinct southwards from Meryla Street to include Wilga Street and westwards from Park Street to include Grantham Street. This area is identified as the study area.

The area of influence for the Burwood North Precinct extends north across Parramatta Road. This part of the Precinct, bound by Burton Street to the north, Loftus Street to the east and Broughton Street to the west is within the LGA of the City of Canada Bay. This part of the Precinct does not form part of the Masterplan, but will be considered in the context of investigations as part of the preparation of the Masterplan.



Burwood North Precinct Masterplan Study Area.
Source: COX

Timeline

Stage 1 of the Masterplan includes a comprehensive site analysis of the Burwood North Precinct and extensive engagement with a wide range of stakeholders. This report provides a summary of the Stage 1 findings.

We are here:



Catalysts for renewal

Parramatta Road

The Burwood North Precinct is identified within PRCUTS, which seeks to revitalise land along the Parramatta Road corridor between Parramatta and the Sydney CBD. The portion of the Precinct within the Burwood LGA has not yet been rezoned to reflect the PRCUTS scenario.

The City of Canada Bay has recently exhibited a planning proposal for the portion of the Precinct within the City of Canada Bay LGA. The PRCUTS vision for the Burwood North Precinct identifies capacity for a maximum of 3,500 dwellings and minimum 82,500m² of commercial floorspace. Testing undertaken by Council has indicated that urban renewal is not feasible under the PRCUTS scenario.

Sydney Metro West

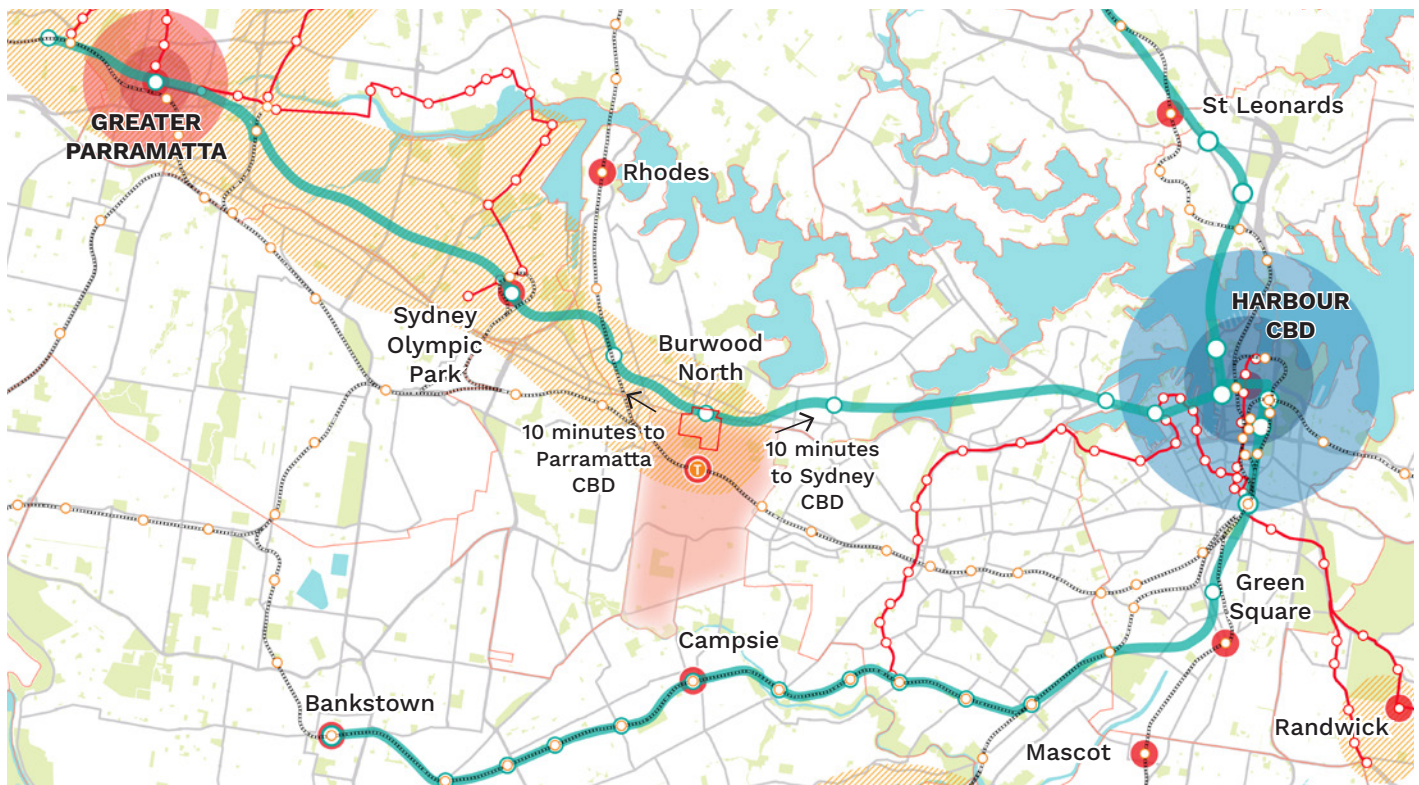
Sydney Metro West is a new 24-kilometre metro line currently under construction between Westmead and the Sydney CBD. The metro station at Burwood North will provide connections to Parramatta CBD and Sydney CBD in just 10 minutes either way. This will act as the required catalyst for the urban regeneration of the Burwood North Precinct and surrounding area.

The connectivity afforded by the metro station positions Burwood North as a highly attractive place to live, work and visit. In addition to this, Burwood North is already supported by existing rail and bus networks that will continue to provide local and regional connectivity.

Burwood Strategic Centre

The Burwood town centre is a successful Strategic Centre and thriving destination with a well established day and night-time economy. Burwood Road is a popular retail, dining and entertainment strip along with the Westfield Shopping Centre, serving as a major retail destination attracting both locals and visitors.

The renewal of Burwood North, alongside the significant number high density developments being delivered around the town centre will further strengthen Burwood's role as a strategic centre.



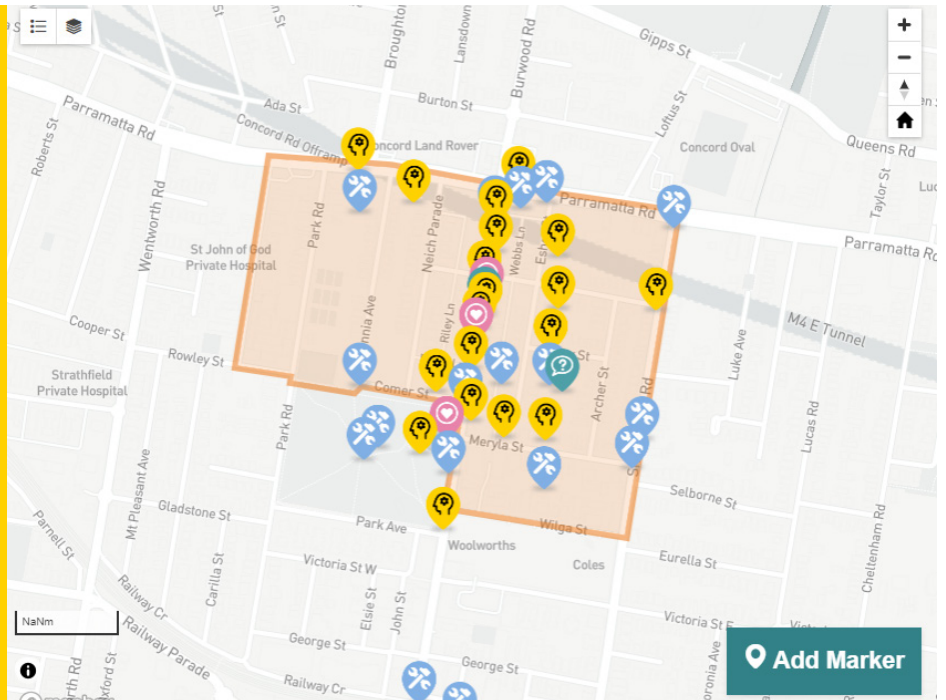
Regional Context Diagram (future). Source: COX



Engagement

Over **1500** individuals have engaged with us so far including:

- Landowners & residents
- First Nations groups
- Local businesses
- Community members
- Government and institutional stakeholders



Online Community Engagement - Social Map.

Source: Participate Burwood



Community drop-in session.

Source: COX



Community ideas and comments.

Source: COX



Visioning Charrette.

Source: COX

Stakeholder engagement to date has aimed to gain a deeper understanding of the opportunities and challenges within Burwood North and to draw out the top priorities, vision, needs and desires for the future of the Precinct.

To do this, we have undertaken a wide range of engagement activities including:

- Community Social Map on the Participate Burwood webpage
- Landowner survey on the Participate Burwood website
- Local business survey conducted through November 2022
- Government and institutional stakeholder Visioning Charrette in November 2022
- Community drop-in session hosted at Burwood Council in November 2022

- First Nations groups engagement in December 2022 and March 2023
- Scenario Workshop with government and institutional stakeholders in February 2023

We will continue to undertake further stakeholder and community consultation as the project progresses.

What we have heard

Key strengths and opportunities at Burwood North include:

- Burwood North is a wonderfully connected location – a thriving hub between the Sydney CBD and Parramatta CBD, that will be enhanced further with the Sydney Metro station at Burwood North
- Burwood North has a high level of accessibility to parks, schools and health services
- Burwood North is a vibrant urban destination; a place for food and shopping, with a strong night time economy
- Burwood Road is a well established, vibrant high street
- Many people get around Burwood North on foot, there is an opportunity to enhance the walkability of the precinct
- Burwood North has an exciting, multi-cultural community feel
- Burwood Park is an important open space asset for the community, heavily used for events and recreation by people of all ages
- The community generally supports a high density urban environment for Burwood North, with the necessary community and transport infrastructure to support growth
- There is a need and opportunity to take a Connecting with Country approach to the design of the precinct, recognising First Nations culture, stories and understanding of Burwood North's unique ecology
- The former creek line that ran through Burwood North could be re-interpreted and incorporated into the public domain to assist with stormwater management and urban greening

Key constraints at Burwood North include:

- Some roads are dominated by cars and parking, reducing pedestrian amenity and safety
- Footpaths are too narrow in some areas, with many conflicting users along Burwood Road
- Parramatta Road is challenging to cross in places, and presents as a barrier to easy and safe north-south pedestrian and cycle movement
- Burwood Road needs more safe crossing points
- There is a need for better connected active and public transport
- Burwood North could benefit from more greenery on the streets, helping to reduce the urban heat island effect
- Additional open spaces are needed to support the growing population
- Additional housing choice to meet the diverse needs of all age and cultural groups
- Housing affordability is a challenge
- Parramatta River is close by but walking access to it is not intuitive.

Our vision and priorities for the Burwood North Precinct

Our Vision

The vision for Burwood North has been prepared, distilled and refined in a participatory manner with key outcomes from the visioning charrette, community, landowner and first nations stakeholders.

The vision aims to set the desired future character, ambitions and objectives for Burwood North in a language that means something to everyone.

Burwood North is a benchmark of sustainable urban renewal and design excellence.

The community of Burwood North is inclusive and liveable, embracing diversity and change.

The economy of Burwood North is vibrant and dynamic; attracting activity through the day and night with its unique offering of cultural, food and employment destinations.

The streets of Burwood North are people-oriented, connected and green; a network of high amenity public places that are underpinned by the unique ecology and history of place and connection with Country.

Burwood North is the gateway to Burwood that is regional in outlook and local in amenity. It is a highly accessible, thriving urban centre offering an authentic experience of urban life and community.

Burwood North is an attractive destination that welcomes existing and future residents, workers, students and visitors with an authentic urban lifestyle and flourishing economy through the day and night.

Burwood North is a distinctive place built upon its cultural heritage, its changing demographics and its natural environment. Burwood North successfully combines culture and nature, grunge and polish, intensity and serenity, history and change, local and global.

Burwood North leverages the regional connectivity afforded by the Sydney Metro station and existing public transport connections. Local connectivity is also convenient and attractive, with its walkable street network that connects places and destinations within and surrounding the precinct.

Burwood North is an exemplary model of sustainable urban renewal and regeneration with its high quality buildings, variety of welcoming public places and its leafy street network. Burwood North is a precinct of thriving ecologies, economies and communities.



Temporary event and pedestrian use of Burwood Road. Source: Burwood Council



Arkadia, Alexandria. Medium density residential development with shared rooftop gardens. Source: Arch Daily



'The Last Lion' art installation by Christina Huynh and Sophi Odling. Source: Burwood Council

Top 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

Precinct history

We have gathered insight into the evolution of Burwood North Precinct through a historic environmental and cultural lens on country, people and place. Burwood North's rich natural and cultural landscape provides immense potential for revealing site narratives and restoring natural ecologies.

Aboriginal culture and heritage

The lands that have become known as Burwood North formed part of the traditional Country of the Wangal people. Their country extends along the southern shore of the Parramatta River between today's Pyrmont in the east and the City of Parramatta in the West. The southern boundary is not known but may have been formed in part by the Cooks River.

Elevated and flat landforms with good aspect, proximity to abundant and predictable resources and drinking water and positioned adjacent or overlooking water may have been attractive camp site locations. This includes Burwood North, being located on a prominent ridgeline that separates the Cooks and Parramatta Rivers.



Parramatta River 1867. Source: Dictionary of Sydney, State Library of New South Wales

European heritage

1799 - Captain Thomas Rowley was granted 100 hectares of land (later increased to 300 hectares) covering most of today's Burwood and Croydon, named Burwood Estate. During this period there was small scale farming and timber getting, with inns and blacksmiths along Parramatta Road. The Bath Arms Hotel has sat on the site of a coach inn since the 1820s.

1855 - The construction of the Sydney to Parramatta railway line led to the subdivisions of Burwood Estate, which slowly changed the character of the area. It became a wealthy enclave, with Sydney's businessmen attracted by the rural aspect, within easy commute of the CBD.

1880s - Former estates were subdivided and residential suburbs emerged along road and rail transport corridors. The current form of the area became solidified, with much of the area given over to Victorian and Federation style houses with retail centred along Parramatta Road, Railway Parade and Burwood Road.



Burwood Road at Park Avenue, looking towards Wilga Street intersection beyond, around 1920. Source: Pinterest

1920s - 1950s - Sydney's urban sprawl resulted in larger homes subdivided into flats and surplus land sold for small houses. During this period, many of the Victorian villas began to be converted into schools and institutions.

1970s onwards - Increasing density, with apartment buildings of increasing size and height, particularly around Burwood Park, and the development of Westfield and Burwood Plaza.

Burwood today

Today, Burwood is a thriving, multicultural hub with the station surrounds transforming into a dense, mixed-use precinct. There is a high concentration of dining venues in the town centre in and around the train station and Burwood Road south, many of which offer genuine and regional specific Asian cuisine.

Due to Burwood's high connectivity, central location, and plentiful retail and dining options, the suburb is an increasingly attractive place to live. A significant number of high density developments are approved or under construction around the town centre.



Burwood Road at Wilga Street, 2022. Some heritage buildings remain, with medium and high density infill development. Source: COX

Hydrology

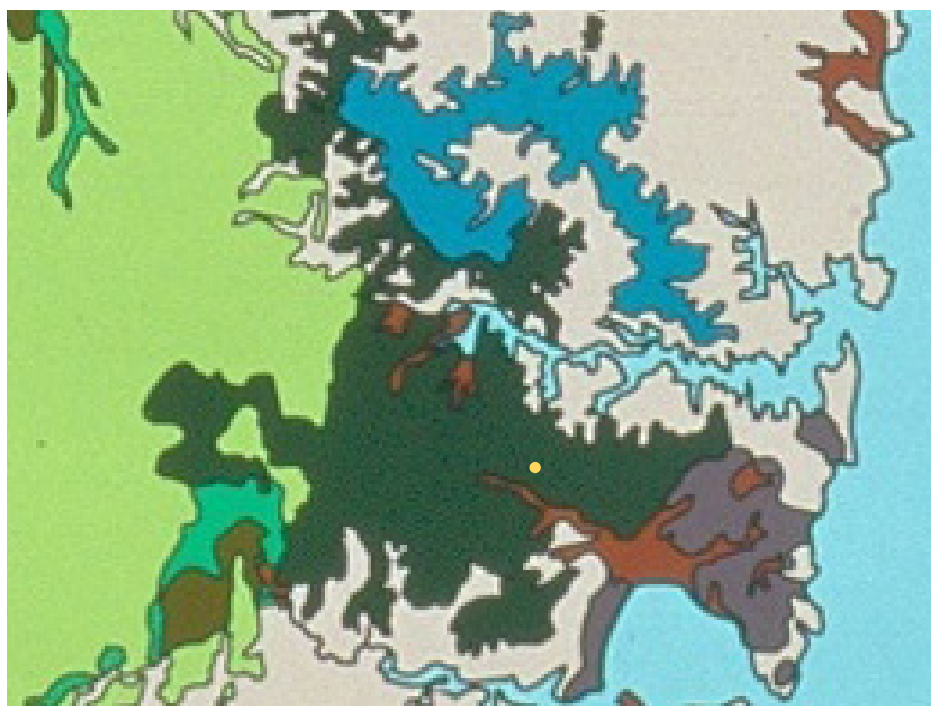
The southern shoreline of the Parramatta River has numerous rocky headlands and embayments that are fed by freshwater watercourses that flow from high ground on the northern side of the ridgeline watershed located between the Cooks River and Parramatta River.

The Burwood North precinct has a watercourse that flows in a north-easterly direction across the site. It has since been undergrounded flowing through the trunk drainage system, emerging at Parramatta Road and flowing through St Luke's Park in a concrete-lined channel adjacent to Concord Oval, before discharging into Canada Bay.

Flora and Fauna

In 1788 vast Turpentine-Ironbark Forests covered the landscape from today's inner western Sydney suburbs of Glebe and Newtown westward to around Auburn.

The now remnant Sydney Turpentine-Ironbark Forest is an endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999 and Threatened Species Conservation Act 1995. There is an opportunity to re-introduce this endemic species back into Burwood North.



Natural Vegetation, Sydney, 1788.

Source: Yarralla's Landscape Heritage, Stuart Read

● Precinct location

● Turpentine Ironbark Forest

Precinct analysis snapshot

Demographic and Economic Profile

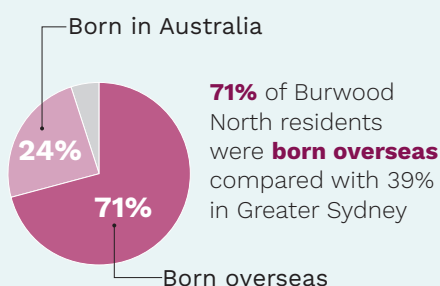
The 2021 census found that over 71% of the community living in the area of Burwood north of Burwood Station were born overseas, significantly higher than the statistic of 39% for Greater Sydney residents. The community displays a diverse mix of cultures including Chinese, English, Nepalese, Indian, Italian, Greek and Arabic contributing to the diverse mix of cultures, foods and traditions experienced in Burwood daily and through its local and cultural events throughout the year.

Over the last 10 years, Burwood has seen a significant increase in apartment living within the LGA, centred around growth in the town centre. This has been clearly highlighted in the 2021 census showing that 66% of residents in the northern part of Burwood are now living in high density apartments along with a greater proportion of young workforce, couples without children and group households compared to Greater Sydney.

More than half the population are renters which is much higher compared to 35% in Greater Sydney, highlighting issues related to affordability and the creation of a community that is shifting away from long term landownership.

One third of the Burwood North population does not own a car and half the population travel to work by public transport. This highlights the importance of accessibility to public transport and convenience to services as a key driver for the creation of the existing walking community.

Key Facts



45% of residents have **Chinese ancestry**

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



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



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



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



31%



45%



4%



8%

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

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

Natural Environment

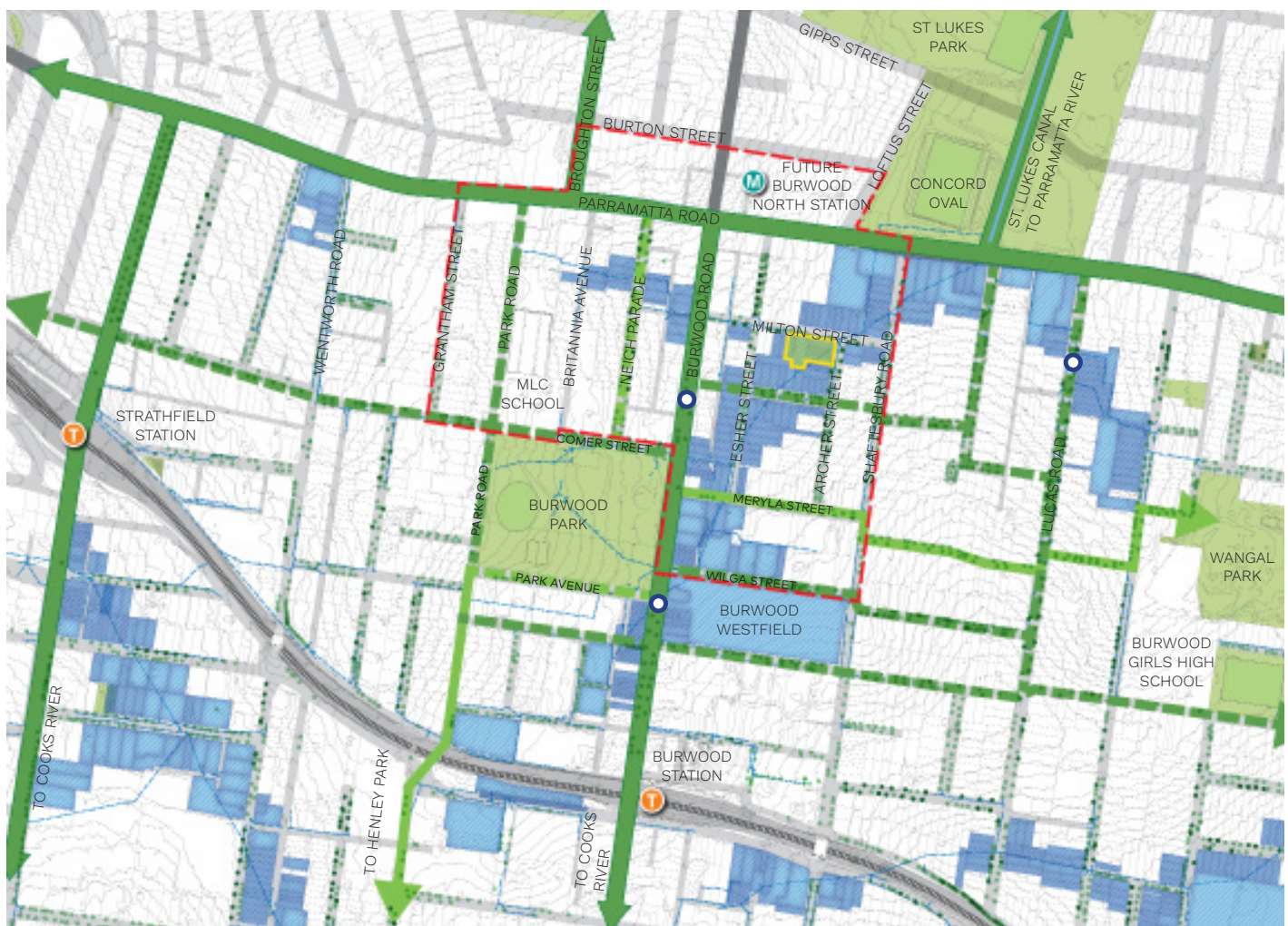
An former creek line runs through the precinct between St Lukes Canal and Burwood Park, now buried and piped underground. The area following this former creek line is impacted by some localised flash flooding.

Existing canopy coverage is mixed throughout the precinct, with some well planted streets such as Wilga Street, and others that have low levels of canopy coverage. Varying street and verge widths limit the potential for street tree planting throughout the precinct.

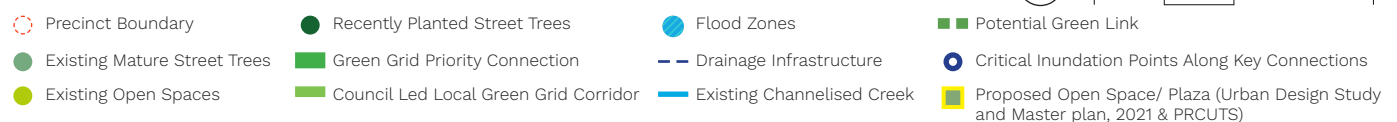
Burwood Road and Parramatta Road have been identified as priority green grid connections.

Opportunities

- **Protect and enhancing existing landscapes;**
- **Increase quality and quantity of open space throughout the precinct;**
- **Maximise greening, biodiversity and habitat creation;**
- **Strengthen blue-green grid connections and ecological corridors;**
- **Restore the health and well being of natural waterways.**



Natural environment analysis diagram. Source: COX



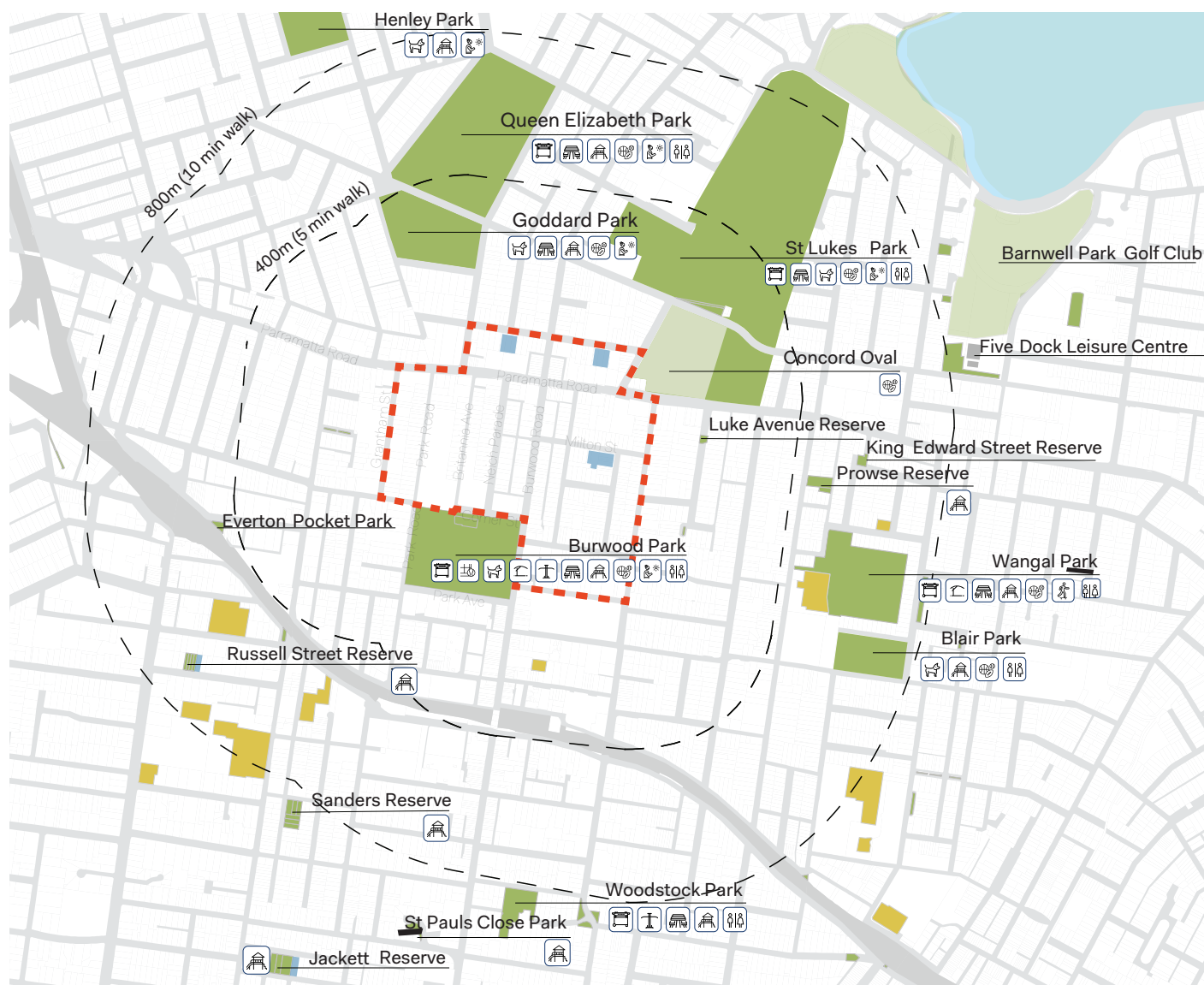
Open Space

Analysis of the existing open space network notes that there are a number of parks within a 10 minute walk from the edge of the precinct boundary offering a range of recreational opportunities. There are currently no open spaces within the Burwood North precinct itself.

Burwood Park anchors the precinct to the south west and provides a single open space destination south of Parramatta Road.

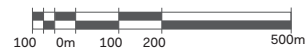
Opportunities

- Create additional recreational spaces, parks and plazas across the precinct to provide diverse scales and programming, complementing the existing offering in the area local area. Three new local parks were identified within PRCUTS to address the shortfall in open space accessibility and quantity.



Existing open space analysis diagram. Source: Oculus

- Public open space
- Restricted access public open space
- Private open space
- Potential locations for local parks, as identified in PRCUTS



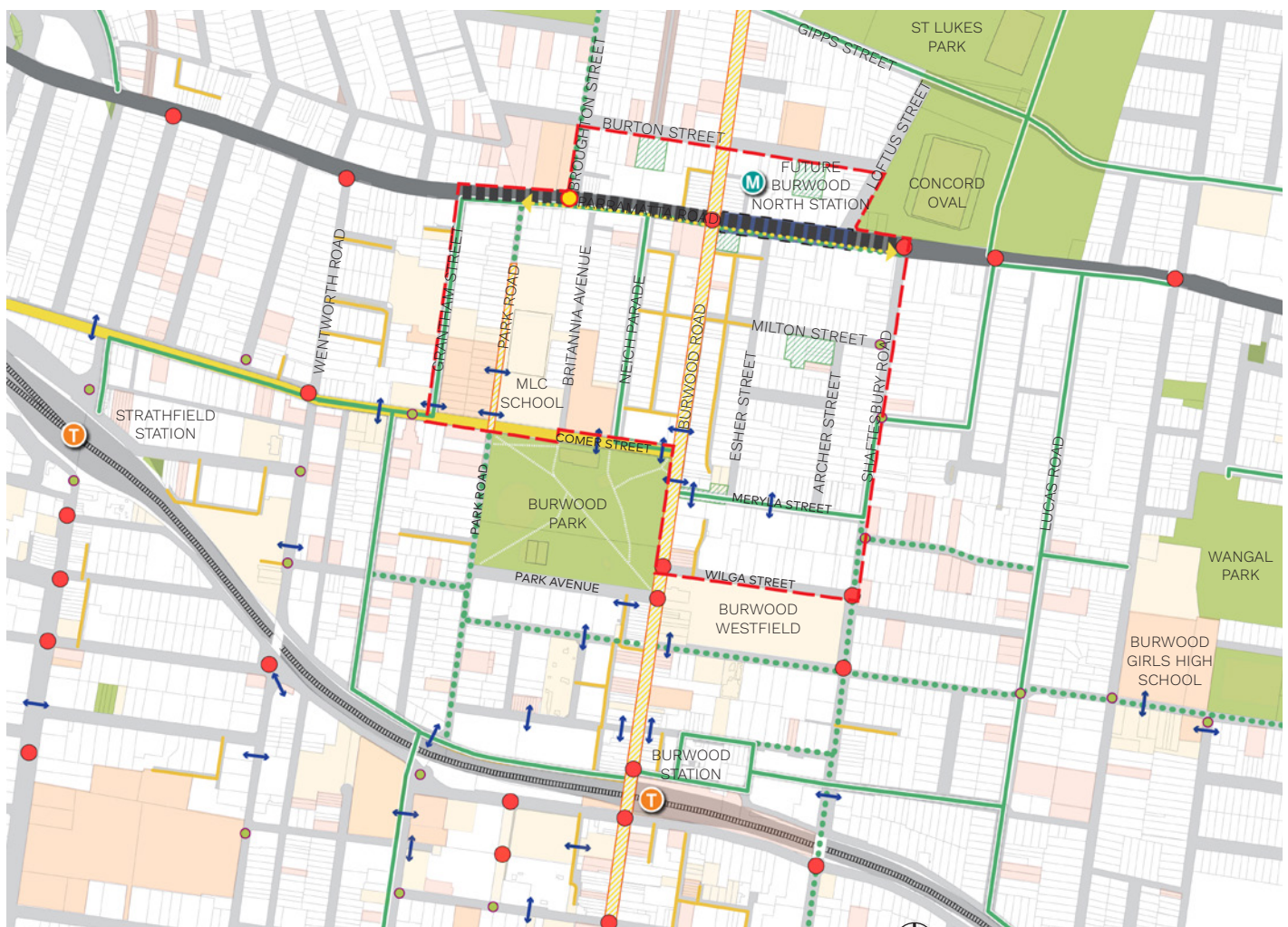
Pedestrian & Cycle Movement

North-south cycle connectivity is currently constrained through the precinct with high vehicle volumes on Burwood Road, Shaftesbury Road and Grantham Street. Parramatta Road also presents a significant barrier to north-south pedestrian and cycle connectivity with few convenient crossing points.

Existing road widths constrain opportunities to accommodate dedicated bike lanes on many streets. The grid-like block structure provides a clear movement network through the precinct, however some disconnected laneways and longer blocks reduce pedestrian permeability.

Opportunities

- **Create a safe, integrated, legible and connected pedestrian and cycle precinct-wide network that provides additional connections, crossings and enhanced public amenity;**
- **Prioritise pedestrians in areas of high activity and ensure safety;**
- **Encourage play and multi-functional use of existing local streets and associated public domain.**



Pedestrian and cycle movement analysis diagram. Source: COX

- | | | | |
|---|--|--|------------------------|
| ○ Precinct Boundary | — Existing On-Road Cycleway | ● Refuge Island | ▨ High Pedestrian Area |
| ▬ Parramatta Road - Barrier to movement | ↔ Existing Pedestrian Crossing | ● Existing Pedestrian Bridge | |
| ● Traffic Light and Pedestrian Crossing | — Improved Public Realm (Burwood to Powell's Creek Corridor (UD Background Report, 2018) | — Proposed Cycle Link (Urban Design Study and Master plan, 2021) | |

Public Transport

Burwood Road forms a significant regional bus corridor connecting Burwood Station to destinations like Campsie, Rhodes and Macquarie Park. The future Sydney Metro West will offer fast and frequent connections from Burwood to the Sydney CBD and Parramatta/Westmead, and will likely increase bus movements at the intersection of Burwood Road and Parramatta Road.

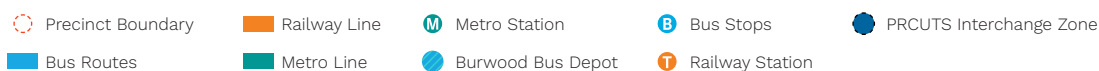
Parramatta Road is currently served by some bus routes, though the opening of the M4 Tunnel may allow the opportunity for the road to develop its transport options further and become a significant transport corridor.

Opportunities

- **Promote public transport usage by prioritising pedestrians and encouraging efficient connections;**
- **Promote Parramatta Road as a future transport corridor;**
- **Leverage new transport infrastructure to deliver a high amenity living precinct:**
 - **Plan for appropriate density near stations;**
 - **Increase activation between stations on Burwood Road.**



Pedestrian and cycle movement analysis diagram. Source: COX



Vehicular Traffic

Parramatta Road will continue to be an important regional east-west vehicular route and is a state owned road.

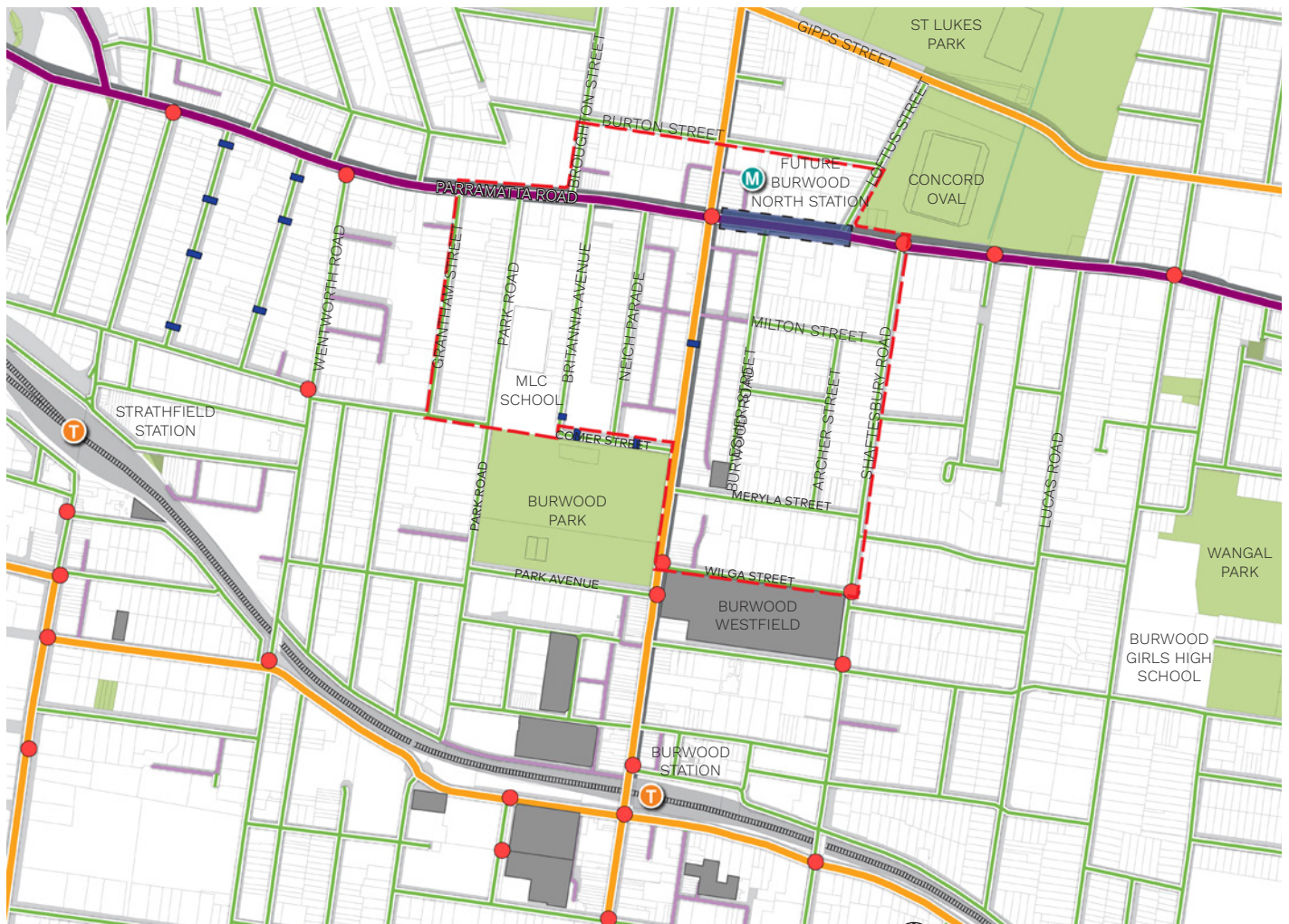
Burwood Road acts as a significant north-south route through the precinct for private vehicles and contains kerbside parking along much of its length.

Some vehicular and pedestrian conflict occurs through the existing service lanes, as well as around the schools.

Westfield incorporates a large car park for shoppers and visitors to the area, generating additional traffic in adjoining streets.

Opportunities

- **Re-imagine road functions along Burwood and Parramatta Road;**
- **Re-allocate space for pedestrians and cyclists within local streets;**
- **Implement innovative parking strategies and temporary or short term public domain interventions to share road space across all users and build community vibrancy.**



Vehicular movement analysis diagram. Source: COX

- | | | | |
|--|---|--|---|
| --- Precinct Boundary | --- Arterial Road | --- Service Lane | ● Raised Crossing |
| --- Local Road | --- Main Road | ● Traffic Light and Pedestrian Crossing | ■ Car parks |

Land Use and Function

Burwood North is uniquely placed as an extension of the existing Burwood town centre and will be supported by the future Sydney Metro station.

Burwood Road is an important high street, with high pedestrian volumes and a vibrant streetscape. Supported by surrounding mixed uses, there is a significant number of retail and dining offerings on Burwood Road and adjoining streets around Burwood Station through to Burwood Park.

Uses along the Parramatta Road corridor are currently a mixture of businesses, light industrial and residential.

Opportunities

- **Leverage Burwood North's centrally placed and highly connected strategic location in relation to Sydney's commercial, retail, health, education and innovation hubs;**
- **Support, complement and diversify Burwood's existing thriving retail and dining culture;**
- **Revitalise Burwood Road as an important connector and high street for the area;**
- **Extend trading hours to support growth of night-time economy.**



Land use and function analysis diagram. Source: COX

- | | | | |
|--------------------------|---|---|----------------------|
| Precinct Boundary | B4 - Mixed Use | B6 - Enterprise Corridor | B3 - Commercial Core |
| High Pedestrian Area | Parks and Playing Fields | Major Retail Centres | Crowne Plaza Hotel |
| Existing Active Frontage | Potential Primary Active Frontages (Urban Design Study and Master plan, 2021) | Potential Secondary Active Frontages (Urban Design Study and Master plan, 2021) | Coronation Club |

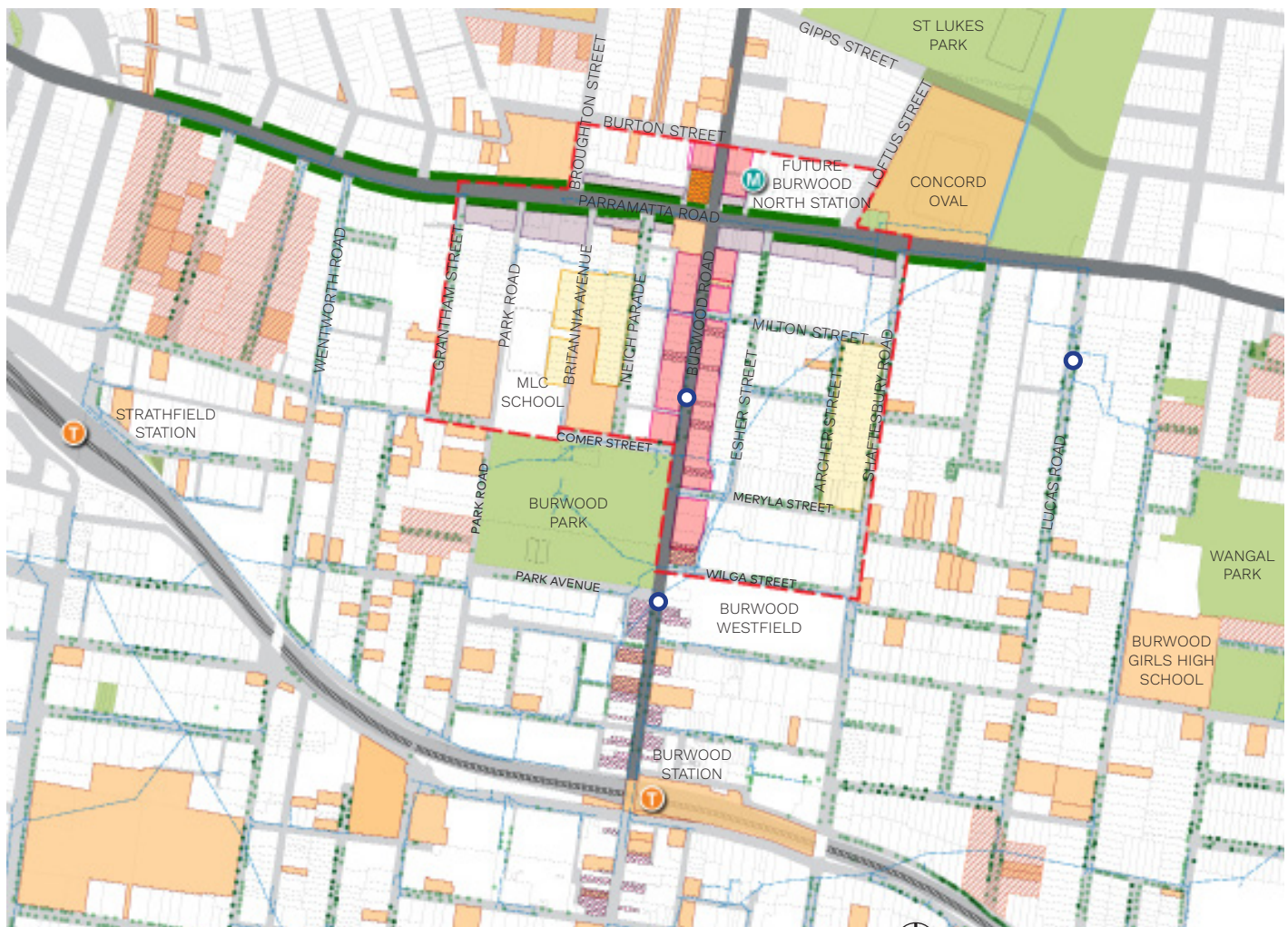
Character

The existing built fabric is increasingly characterised by a dichotomy of low to medium and high density residential developments of varying age and architectural style. There are a number of heritage items within the precinct.

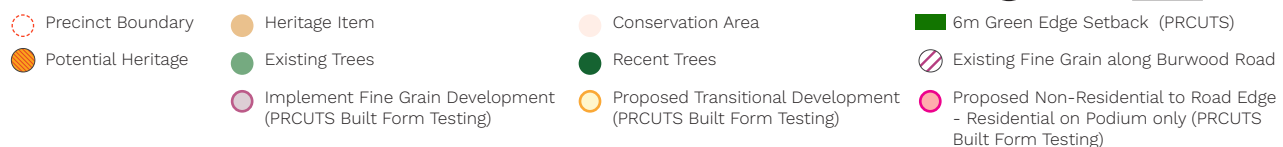
Burwood Road has a mixture of fine grain shop fronts and more recent larger mixed use developments. Previous analysis for PRCUTS tested areas suitable for lower building forms that appropriately transition between higher density building forms and adjoining sensitive uses such as schools and heritage buildings.

Opportunities

- **Create distinctive character zones;**
- **Develop design controls within the precinct in order to:**
 - **Preserve and protect existing heritage;**
 - **Reinforce the fine grain character of Burwood Road;**
 - **Ensure human scale and diversity in built form;**
 - **A unified yet distinctive identity for the future of Burwood North.**



Character analysis diagram. Source: COX





Next steps

Stage 2

We will be using the research, analysis and engagement outcomes from Stage 1 to progress with the Masterplan for the Burwood North Precinct.

Upcoming engagement

We would love to hear from you again as we develop the Masterplan.

We will be undertaking engagement to hear your thoughts on the draft masterplan. This will include:

- Community pop-up sessions
- Drop in sessions at Burwood Hub
- Online information available on 'Burwood Participate'

Burwood North precinct existing images (top to bottom): Burwood Road, Bath Arms Hotel, diverse existing housing types, landscaped street, laneways of Burwood North. Source: COX