

DESIGN EXCELLENCE STRATEGY

Burrah Park

1953-2109 Elizabeth Drive
Badgerys Creek

Prepared for

RICHMOND BRIDGE AND ISPT

10 June 2025



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Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

We also acknowledge the Gandangara people and their ongoing connection to culture, lands and waters and their valuable contribution to the community and lands on which this development is proposed.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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Draft_v1	9 August 2024	Andrew Lee Belinda Thomas	Christophe Charkos
Final v2	1 November 2024	Andrew Lee Belinda Thomas	Christophe Charkos
RTS_V1	10 June 2025	Andrew Lee Belinda Thomas	Christophe Charkos

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1. INTRODUCTION

This Design Excellence Strategy has been prepared by Urbis on behalf of The Trustee for the Burra Park Prop Trust 1 (**the Applicant**) and it accompanies a State Significant Development Application (**SSDA**) for a staged development in the Northern Gateway Precinct of the Western Sydney Aerotropolis (Aerotropolis). The site is located at 1953-2109 Elizabeth Drive, Badgerys Creek.

The SSDA seeks development consent for the staged development of a warehouse and logistics estate known as Burrah Park. The development includes a Concept Proposal and Stage 1 Development Application for bulk earthworks, infrastructure delivery, road construction, civil infrastructure and utilities, stormwater infrastructure works, and the construction of three warehouse buildings on proposed Lots 1.1, 1.2, and 3.1

This Design Excellence Strategy outlines the principles and procedures that will be followed to ensure a consistency in approach to detailed design of the landscape, public spaces and buildings throughout the life of the Concept Approval. This will ensure that the architectural and urban design of future development stages achieves design excellence and positively contributes to Burrah Park and the broader Northern Gateway Precinct.

The Strategy articulates the proposed design excellence process and demonstrates how design excellence will be achieved during all stages of the development. The Strategy provides:

- Details on how the project has addressed the relevant requirements as outlined in the Secretary's Environmental Assessment Requirement (**SEARs**) for the project and how these will be maintained through the life of the project.
- Project objectives and Applicant commitments to guide the future development on the site.
- An outline of the key supporting documents which are to be relied upon to ensure ongoing design integrity of the Concept Plan.
- The process for design review with the NSW Government Architect, and other relevant stakeholders during the preparation of detailed development applications.
- An outline of how design integrity will be maintained throughout the design process.

1.1. BACKGROUND

Burrah Park will be a state-of-the-art warehousing, logistics, and light industrial hub in the Northern Gateway Precinct of the Western Sydney Aerotropolis. The project signifies a dedication to innovation, sustainability, smart cities and eco-friendly infrastructure. The goal is to future-proof the estate by incorporating and embedding environmentally sustainable development (**ESD**) and smart city strategies.

As a vibrant employment centre, Burrah Park will stimulate regional growth by offering diverse skilled opportunities in sectors such as freight, logistics, technology, and commercial enterprise. Additionally, it will enhance the work environment with amenities and recreational spaces for employees by providing a vibrant and active neighbourhood centre in the heart of the precinct.

1.2. SITE DESCRIPTION

Table 1 Site and Project Overview

Matter	Description
The Site	Known as Burrah Park
Country	▪ Dharug
Street Address	▪ 1953-2109 Elizabeth Drive, Badgerys Creek
Legal Description	▪ Lot 1 in Deposited Plan 1306448
Site Area	▪ 171.84ha (including the DHL/CDC land)

Matter	Description
Development Area	131.06ha (approx.)
LGA	Penrith
Existing development	The site is currently used for agricultural purposes and is largely cleared of vegetation with areas of dispersed grass and scattered natural and/or planted tree growth. The site contains several farm dams, primarily within the central and southern areas.

A map of the site in its regional setting is provided at **Figure 1**.

Figure 1 Regional Context



Source: Nearmap and Urbis

1.3. THE PROPOSAL

SSD-70316465 Stage 1 has an estimated development cost (**EDC**) of \$365,983,235 (Excl GST) and the Concept Proposal has an EDC of \$989,338,207 (Excl GST). In accordance with section 4.31 of *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* the SSD triggers the requirement for an Architectural Design Competition. The project is described in Table 2 below.

Table 2 Project Overview

Matter	Description
Concept Plan	▪ Concept Masterplan for Burrah Park, a new warehouse and logistics estate with 24 hour/day, seven day/week operation, ▪ Indicative site/lot layout comprising building envelopes, site access, internal road network layout, building locations, GFA, car parking, concept landscaping, building heights and setbacks, Design Excellence Strategy and Connection with Country framework. ▪ Signage Strategy ▪ Public Art Strategy ▪ Gross developable area of 131.06ha (approx.). ▪ Total GFA of 63.37a (approx.). ▪ Six (6) development stages and five (5) civil stages to be implemented in line with infrastructure delivery and market demand. The Concept Plan is illustrated in Figure 2.
Stage 1 – Site preparation works	▪ Demolition and removal of existing structures and vegetation. ▪ Construction of roads, access infrastructure, including a signalised intersection with Elizabeth Drive. ▪ Bulk earthworks, cut and fill, benching, battering and retaining walls. ▪ Lead in infrastructure, utilities and servicing. ▪ Stormwater infrastructure including construction of Sydney Water basins and Water Sensitive Urban Design (WSUD) elements. ▪ Reinstatement of the central riparian corridor and protection of Cosgroves Creek through landscaping works.
Stage 1 – Development	▪ Construction and fit out of 3 warehouse buildings and ancillary office space which will operate 24 hours/day, seven days/week. ▪ On-lot stormwater management, fencing and landscaping. ▪ Estate-wide, street tree plantings. ▪ Subdivision. ▪ Estate and on lot signage.

Figure 2 Proposed Concept Masterplan



Source: Nettleton Tribe

Figure 3 Photomontage depicting the office building design



Source: Nettleton Tribe

The project was classified State Significant Development pursuant to Schedule 1, Clause 29 of *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* as it relates to development in the Aerotropolis with an estimated development cost greater than \$30 million. SEARs were issued for the project in May 2024. The SEARs include requirements for design quality which includes the preparation of a design excellence strategy as outlined in Section 3.

This Design Excellence Strategy has been prepared to meet the requirements of the SEARs and to outline how the proposed development (and subsequent stages) will exhibit design excellence and outlines:

- How design quality will be applied to the SSDA and subsequent stages of the concept plan.
- How relevant recommendations from a design review are to be included in the EIS for the project
- A process for design integrity can be established which respects the panel recommendations however allows for flexibility for future development to accommodate specific end user outcomes as typically required for large format warehouse and logistics typologies.

This Design Excellence Strategy is supported by the following documents submitted with the EIS. These documents should be relied upon to ensure ongoing design integrity of the Concept Plan.

Table 3 Key Documents Relied Upon

Document	Author	Date	EIS/RTS Appendix
Urban Design Guidelines	Nettleton Tribe Architects	June 2025	RTS Appendix FF
Connecting with Country Framework Report	Yerrabingin	June 2025	RTS Appendix Q
Sustainability Report	Northrop	26 September 2024	EIS Appendix LL
Public Art Strategy	Yerrabingin	May 2025	RTS Appendix P

2. REQUIREMENT FOR DESIGN EXCELLENCE

2.1. LEGISLATIVE FRAMEWORK – WPC SEPP

2.1.1. Objectives

Design excellence provisions are included within Part 4.5 of the WPC SEP. The objectives of this part are –

- (a) to ensure development in the Western Sydney Aerotropolis is consistent with the policy entitled Better Placed, published by the Government Architect NSW in May 2017, and*
- (b) to deliver the highest standard of architectural, urban and landscape design.*

2.1.2. Design Excellence Process

Clauses 4.30 of the WPC SEPP the design excellence process includes requirements for design review panels as follows.

4.31 Design review panel

(1) This section applies to the following development—

- (a) State significant development,*
- (b) development with an estimated development cost of more than \$30 million,*
- (c) development with a site area of at least 10,000m²,*
- (d) development in relation to a building that has, or will have, 3 or more storeys above ground level (existing).*

(2) Development consent must not be granted to the development unless—

- (a) a design review panel reviews the development, and*
- (b) the consent authority takes into account the findings of the design review panel, and*
- (c) the consent authority is of the opinion that the development exhibits design excellence.*

(3) In this section—

design review panel means a panel of 3 or more persons established for the purposes of this section and approved by the Government Architect NSW.

It is noted that the WPC SEPP requires a competitive design process where a building that has, or will have, a height above ground level (existing) greater than 40m or 12 storeys. As the site has a maximum building height of 24m, a competitive design process would not apply to any development under the proposed concept plan.

2.1.3. Consideration of Design Excellence

Clause 4.33 of the WPC SEPP requires a consent authority to consider the following matter in considering whether the proposed development exhibits design excellence.

- *Whether the development responds to the physical and cultural connection of the local Aboriginal community to the land,*
- *Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- *Whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
- *Whether the development detrimentally impacts on view corridors.*

The consent authority must also have regard to how the development addresses the following matters:

- *the suitability of the land for development,*
- *the existing and proposed uses and use mix,*
- *Aboriginal heritage,*
- *the relationship of the development with other buildings (existing or proposed) on the same site or neighbouring sites in terms of separation, setbacks, amenity and urban form,*
- *the bulk, massing and modulation of buildings,*
- *street frontage heights,*
- *environmental performance and amenity standards, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
- *the achievement of the principles of ecologically sustainable development,*
- *pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks,*
- *the impact on, and proposed improvements to, the public domain,*
- *the impact on special character areas,*
- *achieving appropriate interfaces at ground level between the building and the public domain,*
- *architectural diversity where the development is to consist of more than 2 buildings*

3. SEARS - DESIGN QUALITY REQUIREMENTS

The SEARs for the project require a design excellence strategy to be provided which includes demonstration of the following:

- “How the development will achieve design excellence in accordance with the WPC SEPP and the objectives for good design in Better Placed (GANSW 2017)
- How the development achieves the connection to Country aims and objectives of the Aerotropolis planning framework and the Connecting with Country Framework (GANSW 2023)
- That the development has been reviewed by the State Design Review Panel (SDRP), and
- How recommendations of the SDRP have been addressed in the design”

3.1. RELEVANT EPI & BETTER PLACED OBJECTIVES FOR GOOD DESIGN

Clause 4.33 of the WPC SEPP includes matters which must be considered by the consent authority in considering whether the proposed development exhibits design excellence. Table 3 outlines these matters, how they have been considered in the concept design the relevant reference documents that support ongoing design excellence through the life of the project. Table 4 provides a response to the objectives for good design in the NSW Government Architects, Better Placed policy.

Table 4 Response and Ongoing Strategy to address WPC SEPP design excellence provisions

Provision	Proposal	Ongoing Design Quality Strategy Reference Documents
(1) When considering whether development exhibits design excellence, the consent authority must have regard for the following—		
<i>(a) whether the development responds to the physical and cultural connection of the local Aboriginal community to the land,</i>	The development has undertaken deep engagement with the traditional custodians to provide a culturally responsive design that celebrates and respects country and their connection to the land. The Connection with Country framework document prepared by Yerrabingin will ensure that the ongoing development of the Concept Plan will respect and consider Country.	Connecting with Country Framework Report Urban Design Guidelines Public Art Strategy
<i>(b) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i>	The Design Excellence Strategy and Urban Design Guidelines will ensure a high standard of architectural design materials and detailing appropriate to building type and location can be maintained throughout the delivery of the Concept Plan.	Urban Design Guidelines
<i>(c) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</i>	The Connection with Country Framework and Urban Design Guidelines will ensure that the form of development considers and improves the quality and amenity of the surrounding public domain.	Urban Design Guidelines Connecting with Country Framework Report Public Art Strategy
<i>(d) whether the development detrimentally impacts on view corridors.</i>	The Urban Design Report and Landscape Strategy Report demonstrates how the Concept Plan layout ensures that key view corridors through the site and beyond can be celebrated and maintained.	Urban Design Guidelines
(2) The consent authority must also have regard to how the development addresses the following matters—		
<i>(a) the suitability of the land for development,</i>	The site is suitable for development given its size, topography and minimal environmental constraints. The development has considered constraints such as environment zones and riparian corridors and has planned for these in the concept plan layout.	Urban Design Guidelines Urban Design Report

Provision	Proposal	Ongoing Design Quality Strategy Reference Documents
<i>(b) the existing and proposed uses and use mix,</i>	The site is suitable for the range of land uses being proposed including large format warehousing and logistics development due to its size, topography and location immediately adjacent to Western Sydney Airport and key freight transport routes.	Urban Design Guidelines Urban Design Report
<i>(c) Aboriginal heritage,</i>	The development has considered Aboriginal Heritage in the concept plan layout and has protected identified areas of cultural significance along Cosgroves Creek and has incorporated feedback from Traditional Custodians as outlined in the Connection with Country Framework prepared by Yerrabingin.	Urban Design Guidelines Connecting with Country Framework Report Public Art Strategy
<i>(d) the relationship of the development with other buildings (existing or proposed) on the same site or neighbouring sites in terms of separation, setbacks, amenity and urban form,</i>	The Concept Plan and Stage 1 Built Form complies with the relevant built form controls for warehouse development in the Aerotropolis DCP and as such considers the spatial relationship between buildings, public domain and open space.	Urban Design Guidelines Urban Design Report
<i>(e) the bulk, massing and modulation of buildings,</i>	The bulk, massing and modulation is suitable in the context of large format warehouse development. The building envelopes proposed in the concept and stage 1 plan comply with the relevant height and massing requirements outlined in the Precinct Plan and DCP.	Design Excellence Strategy Urban Design Guidelines Urban Design Report
<i>(f) street frontage heights,</i>	The bulk, massing and modulation is suitable in the context of large format warehouse development. The building envelopes proposed in the concept and stage 1 plan comply with the relevant height and massing requirements outlined in the Precinct Plan and DCP.	Design Excellence Strategy Urban Design Guidelines Urban Design Report
<i>(g) environmental performance and amenity standards, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,</i>	The proposed development has incorporated principles of sustainable design to provide high amenity standards within buildings and the public domain.	Urban Design Guidelines Urban Design Report Sustainability Report Sustainability Management Plan
<i>(h) the achievement of the principles of ecologically sustainable development,</i>	The project has incorporated the principles of ecologically sustainable development and achieves well above the minimum targeted points for 5 Star Green Star Buildings and Communities rating and can potentially achieve a 6-star communities rating into the future.	Urban Design Guidelines Urban Design Report Sustainability Report Sustainability Management Plan
<i>(i) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks,</i>	The project has considered pedestrian, vehicular and service access and circulation requirements through the public domain and proposed open space areas. Active transport connections are provided throughout the concept master plan layout where no building is more than five minutes' walk from areas of open space.	Urban Design Guidelines Urban Design Report
<i>(j) the impact on, and proposed improvements to, the public domain,</i>	The project has focused on providing a high-quality public domain throughout the site. A centrally located neighbourhood centre will be activated around the central riparian corridor.	Urban Design Report Landscape Strategy Report Public Art Strategy

Provision	Proposal	Ongoing Design Quality Strategy Reference Documents
<i>(k) the impact on special character areas</i>	The project has considered special character areas on the site including Cosgroves Creek and the central riparian corridor.	Urban Design Report Landscape Design Report
<i>(l) achieving appropriate interfaces at ground level between the building and the public domain,</i>	The project provides appropriate interfaces at ground level between buildings and public domain by reducing the extent of cut and fill, splitting levels within the site to ensure that buildings appropriately interface with the adjoining public domain.	Urban Design Report Landscape Design Report
<i>(m) architectural diversity where the development is to consist of more than 2 buildings.</i>	The proposed development includes a design excellence strategy which will guide the development of this state-of-the-art warehouse and logistics precinct. Whilst the opportunity for architectural diversity for warehouses is limited, the strategy will encourage an innovative approach to warehouse development and design.	Urban Design Guidelines Urban Design Report

Table 5 Response and Ongoing Strategy to Better Placed

Provision	Proposal	Ongoing Design Quality Strategy Documents
<i>Better Fit Context & Location</i>	The design responds intelligently and sensitively to the distinctive character of the local area, including prominent natural & built features, social, economic, and environmental conditions. The design also considers the future desired character of the area and its interfaces.	Urban Design Guidelines Urban Design Report
<i>Better Performance Sustainability</i>	The design considers a sustainable landscape in an urban setting and consider practical and effective sustainable measures, relating to shading, ventilation, power generation and water. The design responds to the local community context, the wider social context by creating employment opportunity for a diverse local community and encourage diverse social interaction. The project achieves well above the minimum targeted points for 5 Star Green Star Buildings and Communities rating and can potentially achieve a 6-star communities rating into the future.	Urban Design Guidelines Urban Design Report Sustainability Report Sustainability Management Plan
<i>Better for Community Legibility, Community</i>	The built form has a clear identity, and its uses and components have been clearly defined for ease of operations and use.	Urban Design Guidelines Urban Design Report
<i>Better for People Safety, Aesthetics</i>	Safety has been considered and evaluated in the design process to ensure risk and harm are minimised and safe behaviour and use are supported in accordance with the CPTED report undertaken for the project. The design incorporates design principles in considering its context and addressing the varying scales and form of buildings through use of materials and colours.	Urban Design Guidelines Urban Design Report CPTED Assessment
<i>Better Working Functionality & Quality, Landscape</i>	The design seeks to balance the needs of the user efficiently and effectively. Space have been made as flexible and as adaptive as possible to minimise possible future modifications and maximise the life cycle of the development. Material selections, durability and their relationships have been considered as has the detailing and weather implications to ensure the quality of the finished form and its life cycle into the future. The design recognises that	Urban Design Guidelines Urban Design Report Landscape Strategy Report

Provision	Proposal	Ongoing Design Quality Strategy Documents
	landscape and building operate together and as an integrated and sustainable system.	
<i>Better Value Amenity</i>	The design responds to a variety of uses, proximity to supporting amenity as well as optimising internal and external amenity for users.	Urban Design Guidelines Urban Design Report
<i>Better Look and Feel Built Form and Scale</i>	The built form successfully responds to its setting and the future character and setting of the location.	Urban Design Guidelines Urban Design Report

3.2. CONNECTING WITH COUNTRY

The SEARs require consideration of how the development achieves the connection to Country aims and objectives of the Aerotropolis planning framework and the Connecting with Country Framework (GANSW 2023). The Connecting with Country Framework Report (CWC Framework Report) has been prepared by Yerrabingin having regard to the following policies:

- *Recognise Country: Guidelines for Development in the Aerotropolis (DPHI, 2020), and*
- *Connecting with Country Framework (GANSW)*

The CWC Framework Report uses Yerrabingin's 'Elements of Country approach' to analyse Country and develop design considerations for the Burrah Park to address the Recognise Country Guidelines and GANSW Connecting with Country Framework. Design considerations are then applied to identify opportunities within different spatial typologies across the site.

Table 6 Response to Recognise Country: Guidelines for Development in the Aerotropolis

Principle	Key Considerations	Design Response
Starting with Country	▪ Cultural Safety ▪ Meaningful Engagement ▪ Economic Development Opportunities	▪ Protect existing waterways and promote enterprise opportunity for the maintenance and care of Cosgroves Creek ▪ Understanding layers of geology ▪ Archaeological examples and design ▪ Seasonal planting ▪ Enterprise opportunities for cultural tours and bush tucker/medicinal plant nursery within the parklands.
Cultural Landscape	▪ Cultural Values and Heritage ▪ Landscape ▪ Water ▪ Parks and Open Space ▪ Caring for Country	▪ Walking trails along Cosgroves Creek ▪ Planting and ecology workshop ▪ Endemic and native planting ▪ Planting to attract non-human kin ▪ Incorporating habitat ▪ Connecting to sky country through open areas ▪ Shadow play and shelter ▪ Ceremonial spaces for cultural practice within parklands ▪ Wildflower gardens for sensory experience.
Built Form	▪ Culturally Responsive Design ▪ Culturally Responsive Social Infrastructure ▪ Culturally Responsive Public Art	▪ Dharug education for workers and visitors ▪ Rain gardens ▪ Permeable surfaces ▪ Represent Dharug Country colours and geology ▪ Rooftop terraces to view Dharug landscape ▪ Green roofs, walls and built form elements. ▪ Solar power for energy ▪ Skylights and openings for natural light and visible connection to sky. ▪ Passive solar design for warehousing. ▪ Kinetic wind walls and elements
Language and Naming	▪ Place Naming ▪ Wayfinding and Signage	▪ Dharug education and signage

3.3. STATE DESIGN REVIEW PANEL

Clause 4.31 of the WPC SEPP requires that State Significant Development be subject to a design review panel. The project has been reviewed on three separate occasions by the State Design Review Panel (SDRP). Whilst two of these reviews related to the previous SSD – 18406916 in 2022, the comments are still considered relevant to this project. The project was reviewed by the SDRP on the following dates.

- 24 March 2022 (SSD – 18406916.)
- 02 June 2022 (SSD – 18406916.)
- 04 July 2024

The SDRP provided detailed feedback and recommendations which have been considered in detail by the design team. SDRP recommendations have been incorporated into the design where practicable and feasible.

As detailed in the SDRP Response Table and Urban Design Report the following key moves have been made to the Concept Plan to address the matters raised by the State Design Review Panel.

- Clearly embed feedback from Traditional Custodians into the design methodology and ensure that the future connection to Luddenham Road does not impact on the confluence of Cosgroves Creek with the central riparian corridor, a key area identified by local Indigenous knowledge holders.
- Reinstatement and rehabilitation of the central riparian corridor that responds to Country and provides for recreation, tree planting, biodiversity Sydney Water basins and natural trunk drainage.
- A landscape led design that responds to Country and works with the topography to enhance key views, integrates with the broader context providing human scale opportunities through landscape and public domain in the 'heart' of the site.
- Overall reduction in cut and fill across the site has been achieved by a site responsive design that responds to prevailing topography.
- A revised road network and connections that reflects ongoing discussions with key agencies including Transport for NSW.
- Inclusion of the neighbourhood centre as the precinct heart to provide activity and open space recreational opportunities.
- Provision of a detailed Design Excellence Strategy supported by an Urban Design Guide, CWC Framework Report and other key documents to ensure a consistency in approach detailed design of the landscape, public spaces and buildings.
- A commitment to create a smart and sustainable place that embeds technology to be future fit and achieves high sustainability targets which go beyond 5 Star Green Star Buildings and Communities Rating.

4. DESIGN EXCELLENCE STRATEGY

4.1. APPLICANT COMMITMENTS

The Strategy to deliver design excellence for the project is based on the following six commitments and as detailed further below

1. Ensuring that the detailed design of future development under the concept plan maintains design excellence in accordance with the requirements of Part 4.5 of the WPC SEPP.
2. Ensuring the highest standard of architectural, urban and landscape design is maintained over the lifecycle of the project through the establishment of an implementation plan to guide development of the future stages.
3. Require the procurement of design professionals who have skills and expertise that meet, or are equivalent to, the requirements for eligibility on the NSW Government's prequalification scheme- Government Architect's Strategy and Design Excellence
4. Ensure that the detailed design of future development under the concept plan is in accordance with the following documents:
 - a. The Burrah Park Concept Plan & Consent
 - b. Connection with Country Framework
 - c. Burrah Park Urban Design Guidelines,
 - d. Sustainability Report and Management Plan, and
 - e. Public Art Strategy.
5. Establish a design integrity process for development not subject to a design review under the WPC SEPP.
6. Ensure the development achieves a minimum 5 Star Green Star Buildings and 6 Star Green Star Communities rating.

4.2. PROJECT OBJECTIVES

A series of project objectives have guided the preparation of the concept plan are intended to be maintained through the design development of the project. These objectives seek to ensure that any future design proposal suitably responds to its immediate and broader urban context whilst also providing a high-quality workplace building. These objectives include;

- Embed Country into the overall design of the estate including the landscape, built form and public domain.
- Create a new global gateway which will be a regionally and nationally significant employment area that leverages off the site's proximate access to the Western Sydney Airport (WSA) to make it the preeminent location for global logistics and supply chain operators.
- Facilitate a modern, sustainable, and efficient warehouse and logistics estate that embeds smart technology and digital infrastructure that can respond to the sustainability objectives of the Aerotropolis, deliver a liveable city, and enable development of industry and jobs.
- Design a cool, green warehouse and logistics estate with a landscape led approach that increases urban tree canopy and provides useable landscaped open space areas throughout.

4.3. KEY SUPPORTING DOCUMENTS

This design excellence strategy is supported by the following key documents which will guide the ongoing development of the site in accordance with the Concept Plan. It is expected that these documents will form part of the approved documentation and conditions of consent issued for the project.

4.3.1. The Burrah Park Concept Plan

The approved Burrah Park Concept Plan and consent will inform future detailed development. Any future development is to be consistent with the Burrah Park concept plan and any relevant conditions of consent and mitigation measures.

4.3.2. Urban Design Guidelines

Detailed Urban Design Guidelines have been prepared by the project Architect, Nettleton Tribe and submitted at Appendix M to the EIS. These guidelines provide a design framework to guide the future development of Burrah Park. The Urban Design Guidelines detail how Yerrabingin's Connecting with Country Framework will be implemented into the landscape and built form elements of the project. The design guidelines include:

- Sustainability initiatives,
- Smart Places initiatives
- Built form and Architectural objectives and guidelines including;
 - Colour tones and materiality
 - Building/construction methodologies
 - Articulation requirements including materiality
 - Consideration of landscape on building elements
 - Requirements relating to light and air movement within buildings
 - Permeability requirements
 - Warehouse Office compositions
 - Indicative Signage details.
- Landscape design guidelines for the open space areas and public domain.

The Urban Design Guidelines should be read in conjunction with this Design Excellence Strategy and the approved Architectural Plans, Urban Design Report, Landscape Plans and Landscape Strategy Report. The Urban Design Guidelines will be provided to the designers of subsequent stages prior to the commencement of detailed design and planning. The guidelines will also be provided to the consent authority and any relevant design integrity panel established to review the relevant design.

4.3.3. Connecting with Country Framework

Yerrabingin's Connecting with Country Framework Report is a long-term document to guide the development of Burrah Park. The CWC Framework Report has been informed by detailed feedback from Traditional Custodians and includes recommendations to be incorporated into the detailed design the open space, public domain and built form. The CWC Framework identifies a design matrix approach for the following areas within the Concept Plan:

- **Riparian corridors** including Cosgroves Creek and its protective buffer zone, the central spine water bodies and new vegetated riparian zones,
- **Parklands** which includes the public open space areas which will incorporate most of the public activation areas,
- **Streetscape** which includes the public domain areas around development lots and entry points which serve to guide users through the space,
- **Node areas** which provide intimate spaces for workers to experience the landscape
- **Development lots** which includes design recommendations for both the buildings and surrounding landscape / tree canopy cover.

The CWC framework report should be read in conjunction with this Design Excellence Strategy and Urban Design Guidelines in addition to the submitted Architectural Plans, Urban Design Report, Landscape Plans and Landscape Strategy Report.

4.3.4. Sustainability Report and Management Plan

A detailed Sustainability Report and Management Plan have been prepared by Northrop. The Sustainability Report outlines the ESD strategies which are aimed at minimising the impact and, where feasible, enhancing the ecological, social and economic outcomes for construction workers, future tenants, the wider community and ecosystem ecologies both local, regional and global.

The Sustainability Report also details how the project is incorporating best practice in line with elements drawn from the Green Building Council of Australia (GBCA). These elements provide a benchmark for the project to industry best practice noting the targeted aims for 5 Star Green Star Buildings and 6 Star Communities rating.

The Sustainability Management Plan has been prepared for the Stage 1 development and outlines how the project can meet targets to demonstrate its strong commitment to sustainability incorporated within its design, construction, and operation.

4.3.5. Public Art Strategy

A Public Art Strategy has been provided by Yerrabingin. Any public art proposed as part of a subsequent development stage will be required to be consistent with this strategy.

5. IMPLEMENTATION PLAN

In preparing any design for review the Applicant will specify that designs must address the matters for consideration under Section 4.33 of the Aerotropolis SEPP.

5.1. COMMITMENTS & GOVERNANCE

5.1.1. Commitments

The proposed implementation plan for the proposed commitments outlined in section 4.1 of this strategy are outlined in Table 7 below.

Table 7 Commitments

Commitment	Governance	Responsibility
1. Ensure that the detailed design of future development under the concept plan maintains design excellence in accordance with the requirements of Part 4.5 of the WPC SEPP.	Statutory – WPC SEPP	Consent Authority
2. Ensure the highest standard of architectural, urban and landscape design is maintained over the lifecycle of the project through the establishment of an implementation plan to guide development of the future stages.	Condition of consent- design excellence strategy implementation plan	Consent Authority / Applicant
3. Require the procurement of design professionals who have skills and expertise that meet, or are equivalent to, the requirements for eligibility on the NSW Government's prequalification scheme- Government Architect's Strategy and Design Excellence	Lease or contract of sale	Applicant / tenant
4. Ensure that the detailed design of future development under the concept plan in in accordance with the following documents: ▪ The Burrah Park Concept Plan & Consent ▪ Connection with Country Framework ▪ Burrah Park Urban Design Guidelines, ▪ Sustainability Report and Management Plan, - and ▪ Public Art Strategy.	Condition of consent Lease or contract of sale	Applicant / tenant
5. Establish a site-specific design integrity process for development not subject to a design review under the WPC SEPP.	Condition of consent - design excellence strategy implementation plan	Consent Authority / Applicant
6. Ensure the development achieves a minimum 5 Star Green Star Buildings and 6 Star Green Star Communities rating.	Lease or contract or sale / Green Star Building Council Australia	Applicant / tenant

5.1.2. Governance

The proposed governance arrangements for site landscaping/public realm and connecting with Country commitments is provided in Table 8 below. It is noted that the applicant is discussing the extent of open space to be dedicated to and managed Council.

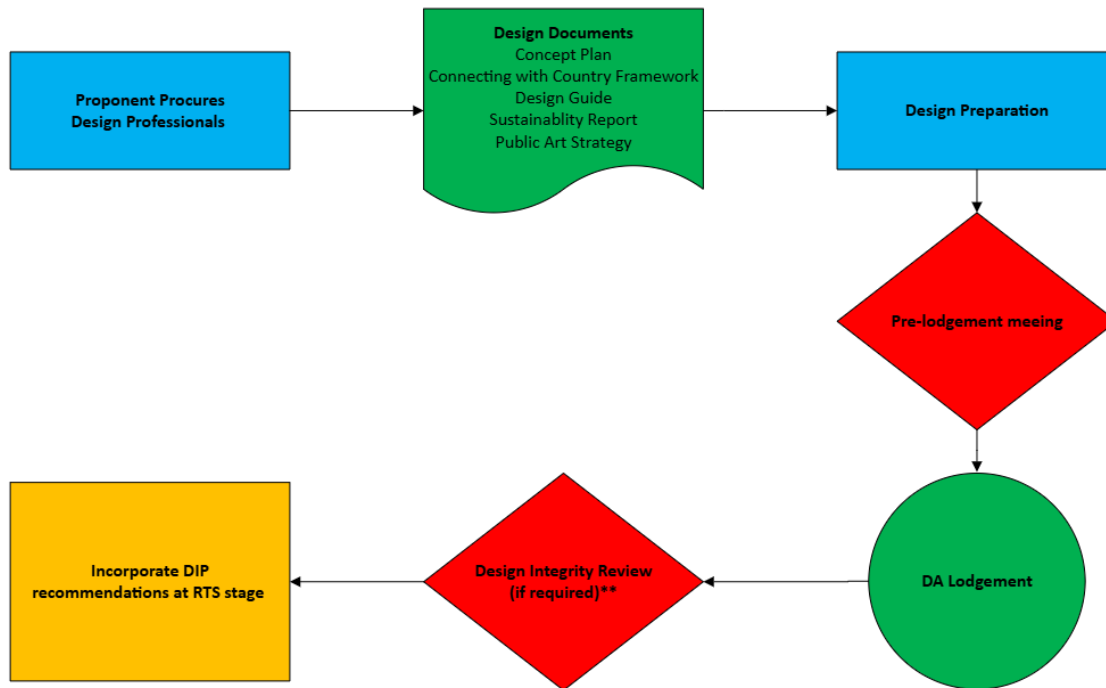
Table 8 Governance

Commitment	Delivery	Stage(s)	Ongoing ownership	Ongoing management
Landscaping				
On – lot	Applicant	1-6	Applicant	Tenant
Public Domain (Roads)	Applicant	1	Council	Council
Public Open Space	Applicant	1	Applicant / Council (Areas TBC)	Applicant/Council
Regional Stormwater Infrastructure	Applicant	1	Sydney Water	Sydney Water
Trunk Drainage	Applicant	1	Council	Sydney Water
Connecting with Country				
On – lot	Applicant	1-6	Applicant	Tenant
Public Domain (Landscaping)	Applicant	1	Council	Council / Traditional Custodians
Public Open Space – Indigenous Educational Element	Applicant	1	Council	Council / Traditional Custodians
Public Open Space – Archaeological Watering Hole	Applicant	1	Council	Council/Traditional Custodians
Aboriginal Cultural Space	Applicant	1	TBC	Traditional Custodians
Native Wild Flower Garden	Applicant	1	Applicant	Traditional Custodians
Indigenous Enterprise Area within neighbourhood centre	Applicant	6	Applicant	Traditional Custodians
Public Art	Applicant	1-6	Applicant	Traditional Custodians

5.2. DESIGN QUALITY PROCESS

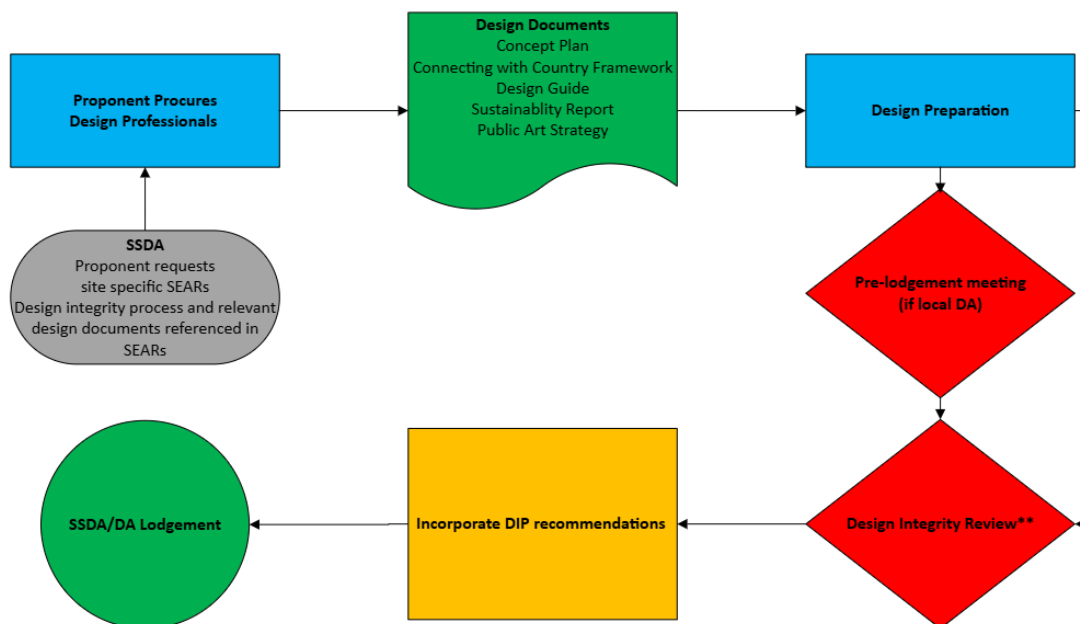
5.2.1. Development applications / s4.55 modifications not requiring design review under WPC SEPP

Figure 4 Design Quality Process – Local DAs, s4.55 modifications.



5.2.2. Development requiring design review under WPC SEPP

Figure 5 Design Quality Process – Development Requiring Design Review under WPC SEPP.



** The proponent is to provide the panel with a copy of all guidance documents referenced in this

5.3. DESIGN INTEGRITY

A design integrity review panel (DIP) is considered the most appropriate mechanism to ensure that future stages under the concept plan maintain design excellence. This is because the concept plan has been subject to rigorous design review and has implemented its recommendations to ensure that the project exhibits design excellence in accordance with the WPC SEPP.

Design integrity is a process following design excellence to ensure ongoing design review. A design integrity review process is proposed to satisfy section 4.31 of the WPC SEPP where Design Review is required. In some circumstances a design integrity review may also be required for DAs not triggering the requirements for design review under the WPC SEPP.

When ongoing design integrity is required a design integrity panel should be selected and appointed by the applicant in consultation with the NSW Government Architect. Where possible, the panel should include up to (3) members of the original design excellence review panel for the Concept DA. This will ensure consistent advice throughout the integrity review process. The NSW Government Architect should appoint a Panel chair who will decide with the applicant on the most appropriate DIP review process.

Stages in the development process where a design integrity review is required are:

- Before lodgement of any DA that requires design review under the WPC SEPP.
- Post lodgement of any DA or s4.55 that, in the opinion of the consent authority, requires a design integrity review because the application significantly modifies the external appearance of an approved building or the concept plan.

Ongoing design integrity is not required where the requirement for a design review panel in the SEPP is not met and, in the opinion of the consent authority:

- The development/modification remains broadly consistent with the development endorsed by the original design review panel; or
- The design changes are internal and/or relate to specific end user requirements that do not materially affect the external appearance of the building and/or the Concept Plan.

The DIP review process should be agreed with the Panel chair and include:

- Panel review of submitted documents and provision of written advice to the applicant by the DIP.
- Panel review of submitted documents, applicant presentation to the DIP, provision of written advice to the applicant by the DIP.

The DA submission should include any relevant panel deliberation report including recommendations and evidence of the agreed design integrity process.

Where a DIP is undertaken post lodgement, any changes to the submitted design are to be documented as part of the formal response to submissions process.

DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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