



HERITAGE ADVICE RESPONSE TO SSDA RFI (SSD-77260958)

TO	Owner: NSW Housing Corporation Pty Ltd Architect: PTI Architecture	DATE	14 November 2025
PROJECT	<i>Mixed-Use Development with Infill Affordable Housing at 2-4 Burleigh Street & 20-24 Railway Parade, Burwood</i>	REF.	OUR REF: 2404 HAR:JT:WG
FROM	Tropman & Tropman Architects (TTA) Wan Hoe Goh	TOTAL PAGES	3

1.0 NSW DEPARTMENT OF PLANNING, HOUSING & INFRASTRUCTURE AND BURWOOD COUNCIL HERITAGE REQUEST FOR INFORMATION

As requested by the NSW Housing Corporation Pty Ltd, this heritage advice response has been prepared for the State Significant Development Application (SSDA) SSD-77260958 Heritage Request For Information (RFI) by the NSW Department of Planning, Housing & Infrastructure (NSW DPHI) and Burwood Council, dated 17 October 2025. This heritage advice should be read in conjunction with the Heritage Impact Statement prepared by Tropman and Tropman Architect dated 27 March 2025, that accompanied the SSDA submission.

2.0 NSW DPHI HERITAGE RFI “OTHER MATTERS ITEM 16”

“Provide an addendum HIS or supplementary advice from the heritage consultant which considers the final design of the proposal and provides a conclusion regarding the proposal’s impact on the streetscape, materials and finishes used, landscaping and impact to view corridors. Where further refinement is recommended, detail the changes required.”

TTA Comment:

The proposed development to No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood is generally acceptable and reasonable in order to provide the much needed housing supply to Burwood and New South Wales. The proposed No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood is a positive outcome, sustaining the current and foreseeable future demands of the Burwood Civic Precinct.

The revised proposed development and its architectural features including the podium and porte cochere, as documented, has considered the heritage impact on the streetscape, materials and finishes, landscaping and impact to view corridors and is satisfactory for the State Significant Development Application (SSDA). **NOTE:** No further refinement for SSDA is required.

The use of appropriate materials and finishes on the podium level such as yellow brown sandstone, similar to the adjacent church is positive. The use of warm tones dark bronze and light bronze on the recessive tinted glass to the upper podium level will complement the setting and precinct. The use of concrete pavers to the driveways and granite flagstones to the pedestrian pavement would assist to differentiate and retain the existing pedestrian link, streetscape and view corridors along Railway Parade and Burleigh Street.

3.0 BURWOOD COUNCIL HERITAGE RFI

3.1 *“The setbacks proposed are not appropriate to the partially demolished terrace house form, as these had front yards. While a franchised themed AC/DC Hard Rock Café may be one way to acknowledge the former occupants of the site, a more detailed heritage interpretation to recognise the cultural contribution is required.”*

TTA Comment:

The proposed setbacks are acceptable as they are generally consistent with the setbacks of other similar developments and buildings within the Railway Parade and Burleigh Street precinct.

A Heritage Interpretation Plan and Strategy would be undertaken for the site to highlight the former development of the land from the rural farming activity to the commercial and civic buildings and uses previously occupying the precinct and connections to the cultural and heritage of the greater Burwood Civic Precinct and Burwood Railway Station.

This is anticipated to be included as a condition of development consent and is to be completed and a copy provided to Burwood Council prior to the issue of an Occupation Certificate.

3.2 *“In addition, the design of the vehicular entrances to suit the building use does not reflect the subdivision pattern of rear lanes (night soil lanes) and small front gardens. The Porte-Cochere form is not considered to be appropriate within the context of surrounding heritage items.”*

TTA Comment:

The revised proposed development has considered the design of the vehicular entrances and have improved the basement driveway entry and exit at Railway Parade, with the driveway being perpendicular to the vehicular crossover. This has improved the access and sightline for vehicles exiting the car park.

3.3 *“Furthermore, the applicant’s response indicates that heritage details will be provided at construction certificate stage. However, the detail is needed now to assess the developments impacts on surrounding heritage items, the rail infrastructure, the terraces and the Greek church. Heritage impacts are currently not able to be fully assessed due to insufficient detail currently provided.”*

TTA Comment:

The revised proposed development and its architectural features including the podium and porte cochere, as documented, has considered the heritage impact on the streetscape, materials and finishes, landscaping and impact to view corridors and is satisfactory for the State Significant Development Application (SSDA).

NOTE: No further refinement for SSDA is required.

3.4 *“The development has not provided an adequate setback from the north-west corner to provide curtilage to the church to the west that is listed as a local heritage item.”*

TTA Comment:

The proposed setbacks are acceptable as they are generally consistent with the setbacks of other similar developments and buildings within the Railway Parade and Burleigh Street precinct.

The north west corner is splayed and setback to provide a clear view of the adjacent church local heritage item when viewed along the Railway Parade view corridor.

3.5 *“It is recommended that conditions of consent be included in the SSDA approval in relation to the findings of the HIS and Historical Archaeological Report, including:*

- The requirement for the submission of a more detailed design demonstrating materials, finishes, detailing and landscaping at the Construction Certificate stage.*
- Conditions relating to the treatment of potential historical archaeology (as set out in the historical archaeology report) and Aboriginal archaeology.*
- A condition requiring interpretation of the past uses, occupiers and buildings on the site including the preparation and implementation of a Heritage Interpretation Plan and a detailed acknowledgement of the association with the Rock band AC/DC.”*

TTA Comment:

The above may be included as conditions of development consent and are to be completed prior to the issue of a Construction Certificate.